REPORT TO THE HEARING OFFICER

HEARING DATE: May 21, 2014 REPORT NO. HO-14-026

ATTENTION: Hearing Officer

SUBJECT: MUIR FLATS
PTS PROJECT NUMBER: 348058

LOCATION: 4945 and 4947 Muir Avenue

APPLICANT: Amy Martorano
OWNER: APG Fund I, LLC, John Shafer (Attachment 12)

SUMMARY

Issue: Should the Hearing Officer approve a Coastal Development Permit and Tentative Parcel Map to demolish the existing residential dwelling and detached garage located at the rear of the property (4947 Muir Avenue), retain the existing residential dwelling unit at the front of the property (4945 Muir Avenue) and construct a new two-story, two unit, residential condominium building with improvements, at the rear of the property, located at 4945 and 4947 Muir Avenue in the Ocean Beach Precise Plan area?

Staff Recommendation -

APPROVE Coastal Development Permit No. 1218367 and Tentative Parcel Map No. 1218406

Community Planning Group Recommendation - On April 3, 2014, the Ocean Beach Planning Board voted 9-0-0 to recommend approval of the project with one condition (Attachment 11).

Environmental Review:
The project was determined to be exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15303 (New Construction). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on April 15, 2014, the Notice of Right to Appeal (NORA) was prepared and the opportunity to appeal the determination ended April 29, 2014 (Attachment 9).
BACKGROUND

The 5,000 square foot project site is currently developed with two existing residential units and detached single car garage. The residential unit located at the front of the property, addressed as 4945 Muir Avenue, was constructed in 1950 and will be retained on the project site. The residential unit located at the rear of the property, addressed as 4947 Muir Avenue, was constructed in 1916 and is proposed to be demolished as part of the proposed development. The detached garage was built around 1950 and is also proposed to be demolished.

The property is located at 4945 and 4947 Muir Avenue, on the south side of Muir Avenue, north of Long Branch Avenue, west of Cable Street and east of Bacon Street, within the Ocean Beach Precise Plan. The Ocean Beach Precise Plan designates the site for medium density residential at a maximum of 25 dwelling units per acre and the proposed development is consistent with this designation. The site is located in the RM-2-4 Zone, 30-Foot Coastal Height Limitation Overlay Zone, Coastal Overlay Zone (Non-Appealable Area), Ocean Beach Cottage Emerging District, Parking Impact Overlay Zone (Beach Impact Area), Residential Tandem Parking Overlay Zone, Airport Approach Overlay Zone, Airport Influence Area for the San Diego International Airport (SDIA), FAA Part 77 Notification Area, and Local Coastal Program area. (Attachments 1-3). The site is bordered by existing single family development on all sides.

A Coastal Development Permit is required for the proposed demolition of the existing structures and construction of the new 2-unit residential condominium building, with improvements and a Tentative Parcel Map is required to create three (3) residential condominium units, for individual ownership, on the site.

A historic review of the existing site was conducted by staff during the review of the project. Staff determined that the property located at 4945 and 4947 Muir Avenue, is not an individually designated resource. The property is located within the Ocean Beach Cottage Emerging Historical District, but is not currently designated as part of that district. The District is voluntary in nature, and only property owners who volunteer their properties for designation are included in and regulated by the District. The property does not meet local designation criteria as an individually significant resource under any adopted Historical Resources Board Criteria.

DISCUSSION

A Coastal Development Permit (CDP) and Tentative Parcel Map are required to demolish the existing residential building in the rear of the property and construct a new two-story, 1,513 square foot, 2-unit, residential condominium building located on a 5,000 square foot site. The completed project would contain three residential condominium units. The site is east of the Pacific Ocean, on the south side of Muir Avenue, north of Long Branch Avenue, west of Cable Street and east of Bacon Street.

The proposed 2-unit, condominium building would consist of the following: a five space parking area, similar in look to a carport, located at grade, with the proposed residential units above the parking area. The parking area would be accessed from the existing alley. Each unit within the
building would consist of the following: living room, kitchen and exterior patio of the first floor of living area; one bedroom and one bathroom on the second floor of living area and two individual roof decks on the top of the building. Exterior elevations of the proposed building consist of wood siding, stucco, concrete block, windows and aluminum railings.

The proposed project would be consistent with the bulk and scale of the surrounding residential community. The two-story building would have a height not greater than 30'-0" as defined, which would comply with the Coastal Height Limitation Overlay Zone's maximum allowable height of 30 feet (Attachments 5 and 6).

The project site is located within the Airport Influence Area (AIA) for the San Diego International Airport (SDIA) Airport Land Use Compatibility Plan (ALUCP). Due to the project site location within the 65-70 dB CNEL noise contour, the project information was submitted to the San Diego County Regional Airport Authority (SDCAA) for a determination of consistency. The SDCCAA, acting in its capacity as the San Diego County Airport Land Use Commission (ALUC), has determined that the proposed project is conditionally consistent with the SDIA ALUCP. Condition numbers 12-14 of the Coastal Development Permit are consistent with conditions presented in Resolution 2014-0005 ALUC, approved on March 6, 2014, by the ALUC (Attachment 13).

Project Related Issues

Undergrounding Waiver Request

San Diego Municipal Code Section 144.0240 allows the subdivider to apply for a waiver from the requirement to underground existing overhead utilities within the boundary of the subdivision or within the abutting public rights of way. City staff has determined that the undergrounding waiver request qualifies under the guidelines for SDMC Section 144.0240 in that: The conversion involves a short span of overhead facility (less than a full block in length) and would not represent a logical extension to an underground facility. Additionally, 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.

The applicant is required to underground any new service within the subdivision per condition number 20 of the draft tentative parcel map conditions (Attachment 8).

COMMUNITY PARTICIPATION

On April 3, 2014, the Ocean Beach Planning Board voted 9-0-0 to recommend approval of the project with one condition (Attachment 11). The one condition was that the Map Waiver be approved with the Coastal Development Permit to ensure the project provides the correct amount of parking. The parking regulations for apartment or condominium units are the same. The project requires five (5) parking spaces and provides the required five (5) parking spaces accessed from the alley.
CONCLUSION

Staff has reviewed the application for the Coastal Development Permit and Tentative Parcel Map and determined the project is consistent with the applicable Coastal Development Regulations, the Ocean Beach Precise Plan and the City of San Diego Land Development Code. Staff recommends that the Hearing Officer approve the requested permits.

ALTERNATIVES

1. Approve Coastal Development Permit No. 1218367 and Tentative Parcel Map No. 1218406, with modifications.

2. Deny Coastal Development Permit No. 1218367 and Tentative Parcel Map No. 1218406, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

Laura C. Black, AICP, Development Project Manager

Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Draft Permit Resolution with Findings
6. Draft Permit with Conditions
7. Draft Map Resolution
8. Draft Map Conditions
9. Environmental Exemption
10. Project Plans, including Map Exhibit
11. Community Planning Group Recommendation
12. Ownership Disclosure Statement
13. San Diego County Regional Airport Authority Review and Resolution No. 2014-0005 ALUC
14. Project Chronology
15. Notice of Public Hearing
Aerial Photo
MUIR FLATS—4945 and 4947 Muir Avenue
PROJECT NO. 348058
Land Use Map
MUHR FLATS–4945 and 4947 Muir Avenue
PROJECT NO. 348058
Project Location Map

MUIR FLATS—4945 and 4947 Muir Avenue
PROJECT NO. 348058
**PROJECT DATA SHEET**

<table>
<thead>
<tr>
<th>PROJECT NAME:</th>
<th>Muir Flats</th>
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</thead>
<tbody>
<tr>
<td>PROJECT DESCRIPTION:</td>
<td>Maintain one existing dwelling unit at the front of the lot (to be converted to a condominium), demolition of an existing single story residence and detached garage located at the rear of the property; and the construction a new, two-story, 1,513 square foot condominium building, containing two residential units, at the rear of the property. When completed, the site will contain three residential condominium units on the 5,000 square foot lot.</td>
</tr>
<tr>
<td>COMMUNITY PLAN AREA:</td>
<td>Ocean Beach Precise Plan</td>
</tr>
<tr>
<td>DISCRETIONARY ACTIONS:</td>
<td>Coastal Development Permit and Tentative Parcel Map</td>
</tr>
<tr>
<td>COMMUNITY PLAN LAND USE DESIGNATION:</td>
<td>Residential (Allows residential development of 25 dwelling units per acre)</td>
</tr>
</tbody>
</table>

**ZONING INFORMATION:**

ZONE: RM-2-4: (A multi-family residential zone allowing 1 dwelling unit per 1,750 square feet of lot area)

HEIGHT LIMIT: 40-Foot maximum height limit for the zone, within the 30-Foot coastal height limit overlay zone / proposed 28’6” max height

LOT SIZE: 5,000

FLOOR AREA RATIO: 0.70 max / proposed 0.70

FRONT SETBACK: 15 feet proposed

SIDE SETBACK: 4 feet proposed

REAR SETBACK: 7 feet 6 inches proposed

PARKING: 5 parking spaces required / 5 parking spaces provided

<table>
<thead>
<tr>
<th>ADJACENT PROPERTIES:</th>
<th>LAND USE DESIGNATION &amp; ZONE</th>
<th>EXISTING LAND USE</th>
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<tbody>
<tr>
<td>NORTH:</td>
<td>Residential; RM-2-4</td>
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<td>SOUTH:</td>
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<td>EAST:</td>
<td>Residential; RM-2-4</td>
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</tr>
<tr>
<td>WEST:</td>
<td>Residential; RM-2-4</td>
<td>Multi-Family Residential</td>
</tr>
</tbody>
</table>

DEVIATIONS OR VARIANCES REQUESTED: None

COMMUNITY PLANNING GROUP RECOMMENDATION: On April 3, 2014, the Ocean Beach Planning Board voted 9-0-0 to recommend approval of the project with one condition. The condition of the approval was to ensure the map waiver to approve along with Coastal Development Permit.
WHEREAS, APG Fund I, LLC., John Shafer, Manager, Owner/Permittee, filed an application with the City of San Diego for a permit to demolish the rear residence and detached garage, maintain the front residence and construct a 2 unit condominium building, (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 1218367), on portions of a 5,000 square foot site;

WHEREAS, the project site is located at 4945 and 4947 Muir Avenue in the RM-2-4 zone, Coastal Height Limitation Overlay Zone, Coastal Overlay Zone (Non-Appealable Area), Ocean Beach Cottage Emerging District, Parking Impact Overlay Zone (Beach Impact Area), Residential Tandem Parking Overlay Zone, Airport Approach Overlay Zone, Airport Influence Area for the San Diego International Airport (SDIA), FAA Part 77 Notification Area, and the Ocean Beach Precise Plan and Local Coastal Program area;

WHEREAS, the project site is legally described as Lots 36 and 37 in Block 10 of Ocean Beach Park according to Map No. 1167;

WHEREAS, on May 21, 2014, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. 1218367 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on April 15, 2014, 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 Guideline Section 15303 (New Construction); and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520.

BE IT RESOLVED by the Hearing Officer of the City of San Diego as follows:

That the Hearing Officer adopts the following written Findings, dated May 21, 2014.

FINDINGS:

**Coastal Development Permit - Section 126.0708**

1. The proposed coastal development will not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway identified in a Local Coastal Program land use plan; and the proposed coastal development will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program land use plan.

The proposed project is located at 4945 and 4947 Muir Avenue, approximately 1,800 feet from the Pacific Ocean, within an urbanized and fully developed residential neighborhood in the Ocean Beach Precise Plan and Local Coastal Program area;
Beach Precise Plan and the Local Coastal Program. The site is not located on the ocean and does not include any existing physical access way or proposed access way to the coast. The project site is not located within any identified view corridor, public vantage point or physical access route in the Ocean Beach Precise Plan. Additionally, no see-through or public views to the ocean exist through the site. Therefore, proposed project would not encroach upon any existing physical accessway and would not impact the Ocean Beach Precise Plan or Local Coastal Program.

2. The proposed coastal development will not adversely affect environmentally sensitive lands.

The proposed project is located at 4945 and 4947 Muir Avenue within an urbanized and fully developed residential neighborhood in the Ocean Beach Precise Plan and the Local Coastal Program. The existing developed site is relatively flat with an overall grade differential of approximately 3.0 feet. The site is surrounded by development and there is no environmentally sensitive lands mapped on the project site, nor on the adjacent properties; therefore, the proposed project would not have an adverse affect on environmentally sensitive lands.

3. The proposed coastal development is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program.

The proposed project is located at 4945 and 4947 Muir Avenue within an urbanized and fully developed residential neighborhood in the Ocean Beach Precise Plan and the Local Coastal Program. The proposed development is consistent with the Ocean Beach Precise Plan’s recommended “Residential” designation with the density at 25 dwelling units per acre. The RM-2-4 zone implements the designated use and density; allowing for three dwelling units on the 5,000 square foot site. Therefore, the proposed residential project conforms to the identified land use in the Ocean Beach Precise Plan and the Local Coastal Program, and the certified Implementation Program.

4. For every Coastal Development Permit issued for any coastal development between the nearest public road and the sea or the shoreline of any body of water located within the Coastal Overlay Zone the coastal development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

The proposed project is located at 4945 and 4947 Muir Avenue within an urbanized and fully developed residential neighborhood in the Ocean Beach Precise Plan and the Local Coastal Program. The project is not located between the nearest public road and the sea or shoreline.
BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Coastal Development Permit No. 1218367 is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 1218367, a copy of which is attached hereto and made a part hereof.

Laura C. Black, AICP  
Development Project Manager  
Development Services  

Adopted on: May 21, 2014  

Job Order No. 24004222
This Coastal Development Permit No. 1218367 is granted by the Hearing Officer of the City of San Diego to APG Fund I, LLC., John Shafer, Manager, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0708. The 5,000 square foot site is located at 4945 and 4947 Muir Avenue in the RM-2-4 zone, Coastal Height Limitation Overlay Zone, Coastal Overlay Zone (Non-Appealable Area), Ocean Beach Cottage Emerging District, Parking Impact Overlay Zone (Beach Impact Area), Residential Tandem Parking Overlay Zone, Airport Approach Overlay Zone, Airport Influence Area for the San Diego International Airport (SDIA), FAA Part 77 Notification Area, and the Ocean Beach Precise Plan and Local Coastal Program area. The project site is legally described as: Lots 36 and 37 in Block 10 of Ocean Beach Park according to Map No. 1167

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to demolish the rear residence and detached garage, maintain the front residence and construct a 2 unit condominium building, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated May 21, 2014, on file in the Development Services Department.

The project shall include:

a. Maintain one existing dwelling unit at the front of the lot;

b. Demolish an existing single story residence and detached garage located at the rear of the property;

c. Construction of a new, two-story, 1,513 square foot condominium building, containing two residential units;
b. Landscaping (planting, irrigation and landscape related improvements);

c. Off-street parking;

d. A roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 50 percent of the project’s projected energy consumption in accordance with Council Policy 900-14; and

e. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer’s requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by June 5, 2014.

2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:

   a. The Owner/Permittee sign and return the Permit to the Development Services Department; and

   b. The Permit is recorded in the Office of the San Diego County Recorder.

3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.

4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.

5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).

7. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

8. Construction plans shall be in substantial conformity to Exhibit “A.” Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.

9. All of the conditions contained in this Permit have been considered and were determined necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

If any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" conditions(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo, and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

10. The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney’s fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify Owner/Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owner/Permittee shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, Owner/Permittee shall pay all of the costs related thereto, including without limitation reasonable attorney’s fees and costs. In the event of a disagreement between the City and Owner/Permittee regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.
AFFORDABLE HOUSING REQUIREMENTS:

11. Prior to the issuance of any building permits, the Owner/Permittee shall comply with the affordable housing requirements of the City’s Inclusionary Affordable Housing Regulations (SDMC § 142.1301 et seq.).

AIRPORT REQUIREMENTS:

12. Prior to the issuance of any building permits, the Owner/Permittee shall grant an avigation easement to the San Diego County Regional Airport Authority as the operator of the San Diego International Airport for the purposes of aircraft operations, noise and other effects caused by the operation of aircraft, and for structure height if the same would interfere with the intended use of the easement. The Owner/Permittee shall use the avigation easement form provided by the San Diego County Regional Airport Authority.

13. Prior to submitting building plans to the City for review, the Owner/Permittee shall place a note on all building plans indicating that an avigation easement has been granted across the property to the airport operator. The note shall include the County Recorder’s recording number for the avigation easement.

14. Prior to the issuance of any building permits, the Owner/Permittee shall provide a copy of the signed agreement [DS-503] and show certification on the building plans verifying that the structures do not require Federal Aviation Administration [FAA] notice for Determination of No Hazard to Air Navigation, or provide an FAA Determination of No Hazard to Air Navigation as specified in Information Bulletin 520

ENGINEERING REQUIREMENTS:

15. The Coastal Development Permit shall comply with all Conditions of the Final Map for the Tentative Parcel Map No. 1218406.

16. The project proposes to export 25 cubic yards of material from the project site. All excavated material listed to be exported, shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2009 edition and Regional Supplement Amendments adopted by Regional Standards Committee.

17. The drainage system proposed for this development, as shown on the site plan, is private and subject to approval by the City Engineer.

18. Prior to foundation inspection, the Owner/Permittee shall submit a building pad certification signed by a Registered Civil Engineer or a Licensed Land Surveyor, certifying that the pad elevation based on USGS datum is consistent with Exhibit ‘A’, satisfactory to the City Engineer.
19. Prior to the issuance of any building permits, the Owner/Permittee shall dedicate, and assure by permit and bond, the improvement of an additional 2.5 feet of the adjacent alley, satisfactory to the City Engineer.

20. Whenever street rights-of-way are required to be dedicated, it is the responsibility of the Owner/Permittee to provide the right-of-way free and clear of all encumbrances and prior easements. The Applicant must secure "subordination agreements" for minor distribution facilities and/or "joint-use agreements" for major transmission facilities.

21. Prior to the issuance of any construction permit, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.

22. The Owner/Permittee shall apply for a plumbing permit for the installation of appropriate private back flow prevention device(s), on each water service (domestic, fire and irrigation), in a manner satisfactory to the Public Utilities Director and the City Engineer. BFPDs shall be located above ground on private property, in line with the service and immediately adjacent to the right-of-way.

23. Prior to the issuance of any construction permit the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Appendix E of the City's Storm Water Standards.

**GEOLOGY REQUIREMENTS:**

24. The Owner/Permittee shall submit a geotechnical investigation report or update letter that specifically addresses the proposed construction plans. The geotechnical investigation report or update letter shall be reviewed for adequacy by the Geology Section of the Development Services Department prior to issuance of any construction permits.

**PLANNING/DESIGN REQUIREMENTS:**

25. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.

26. Prior to the issuance of building permits, construction documents shall fully illustrate the incorporation of a roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 50 percent of the project’s projected energy consumption, in accordance with Council Policy 900-14.

27. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.
TRANSPORTATION REQUIREMENTS

28. Owner/Permittee shall maintain a minimum of five (5) off-street parking spaces and one bicycle space on the property at all times in the approximate locations shown on the approved Exhibit “A.” All on-site parking stalls and aisle widths shall be in compliance with requirements of the City’s Land Development Code and shall not be converted and/or utilized for any other purpose, unless otherwise authorized by the appropriate City decision maker in accordance with the SDMC.

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

29. At the time of Ministerial Review, the Owner/Permittee shall provide CC&Rs for the operation and maintenance of all private water and sewer facilities that serve or traverse more than a single condominium unit.

30. All proposed private water and sewer facilities located within a single lot are to be designed to meet the requirements of the California Uniform Plumbing Code and will be reviewed as part of the building permit plan check.

31. Prior to the issuance of any building permits, the Owner/Permittee shall apply for a plumbing permit for the installation of appropriate private back flow prevention device(s), on each water service (domestic, fire and irrigation), in a manner satisfactory to the Director of Public Utilities 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. The Public Utilities Department will not permit the required BFPDs to be located below grade or within the structure.

32. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of all public water and sewer facilities are to be in accordance with established criteria in the most current City of San Diego Water and Sewer Design Guides.

33. 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.

34. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, to cap (abandon) at the property line any existing unused sewer lateral or replace in place.

35. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, to remove (kill) at the main any existing unused water service.
INFORMATION ONLY:

- The issuance of this discretionary use permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary use permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.

- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code section 66020.

- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Hearing Officer of the City of San Diego on May 21, 2014, and Resolution No. HO-XXXX.
AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Laura C. Black, AICP
Development Project Manager

NOTE: Notary acknowledgment must be attached per Civil Code section 1189 et seq.

The undersigned Owner/Permittee, by execution hereof, agrees to each and every condition of this Permit and promises to perform each and every obligation of Owner/Permittee hereunder.

APG Fund I, LLC.
Owner/Permittee

By __________________________
John Shafer
Manager

NOTE: Notary acknowledgments must be attached per Civil Code section 1189 et seq.
WHEREAS, APG Fund I, LLC., Subdivider, and Metropolitan Mapping, Surveyor, submitted an application to the City of San Diego for a Tentative Parcel Map No. 1218406 for the demolition of the rear residence and detached garage, maintenance of the front residence and construction of a 2 unit condominium building, and to waive the requirement to underground existing offsite overhead utilities. The project site is located at 4945 and 4947 Muir Avenue in the RM-2-4 Zone, Coastal Height Limitation Overlay Zone, Coastal Overlay Zone (Non-Appealable Area), Ocean Beach Cottage Emerging District, Parking Impact Overlay Zone (Beach Impact Area), Residential Tandem Parking Overlay Zone, Airport Approach Overlay Zone, Airport Influence Area for the San Diego International Airport (SDIA), FAA Part 77 Notification Area, and the Ocean Beach Precise Plan and Local Coastal Program area. The property is legally described as Lots 36 and 37 in Block 10 of Ocean Beach Park according to Map No. 1167; and

WHEREAS, the Map proposes the Subdivision of a 0.115 acre site into one (1) lot for a 3 unit residential condominium conversion; and

WHEREAS, on April 15, 2014, 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 Guideline Section 15303 (New Construction); 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, the project complies with the requirements of a preliminary soils and/or
geological reconnaissance report pursuant to Subdivision Map Act sections 66490 and 66491(b)-(f) and San Diego Municipal Code section 144.0220; and

WHEREAS, the subdivision is a condominium project as defined in California Civil
Code section 1351 and filed pursuant to the Subdivision Map Act. The total number of
condominium dwelling units is three (3); and

WHEREAS, the requested underground waiver of the existing overhead facilities,
qualifies under the guidelines of San Diego Municipal Code Section 144.0242, Waiver of the Requirements to Underground Privately Owned Utility Systems and Services Facilities in that:
The conversion involves a short span of overhead facility (less than a full block in length) and
would not represent a logical extension to an underground facility; and

WHEREAS, on May 21, 2014, the Hearing Officer of the City of San Diego considered
Tentative Parcel Map No. 1218406, including the waiver of the requirement to underground
existing offsite overhead utilities, and pursuant to San Diego Municipal Code section(s)
125.044, 125.0444, and 144.0240 and Subdivision Map Act sections 66428 and 66474, 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 Tentative Parcel Map No. 1218406:

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 Action §§ 66473.5, 66474(a), and 66474(b)).

   The proposed development is consistent with the policies, goals, and objectives of the Ocean Beach Precise Plan. The proposed development is consistent with the surrounding developed residential area.

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 125.0440(b).

   The proposed development is located within the RM-2-4 Zone, allowing for up to three residential units on the 5,000 square foot site. No deviations are requested as part of the proposed development.

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 site is physically suitable for the type and density proposed. The proposed development is located within the RM-2-4 Zone, allowing for up to three residential units on the 5,000 square foot site. No deviations are requested as part of the proposed 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 design of the proposed development is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat as the proposed residential development is located in an urban, developed residential area.

5. The design of the subdivision or the type of improvement 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 proposed development as currently designed will not be detrimental to the public health, safety, and welfare. The proposed development will comply with all requirements of the State Water Resources Control Board and Municipal Storm Water Permit, Waste Discharge Requirements for Discharges of Storm Water Runoff Associate with Construction Activity. The proposed building will be reviewed by City staff for compliance with all relevant and applicable building, electrical, mechanical, and fire
codes to assure the structure will meet the current City regulations. Additionally, the permit controlling the development contains conditions addressing the project compliance with the City's regulations and policies, and other regional, state, and federal regulations to prevent detrimental impacts to the public health, safety, and welfare. Compliance with these regulations and project conditions would result in a development that will not be detrimental to the public health, safety, and welfare.

6. **The design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision** (San Diego Municipal Code § 125.0440(f) and Subdivision Map Act § 66474(g)).

   The proposed development does not contain any easements acquired by the public at large for access through or use of property within the proposed development.

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 proposed development will utilize photovoltaic systems to generate power for the residential units. Passive cooling is integrated into the proposed development by using cross ventilation, taking advantage of the coastal climate.

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 proposed development is located within the Ocean Beach community which is an urban residential area. The proposed development will provide one additional residential unit from what is currently offered on the site. The proposed development will not impact environmental resources due to the urban developed location of the site.

9. **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; 66427.1).

   The residential unit that will remain on site is vacant and has been vacant during the entire entitlement process; therefore, notification to resident/tenant was not required.

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)).

    The proposed development is not financed by funds obtained from a governmental agency to provide for elderly, disabled, or low income housing. The proposed development is privately financed.
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 proposed development is a market rate residential development.

The above 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, Tentative Parcel Map No. 1218406, is hereby granted to APG Fund I, LLC., John Shafer, subject to the attached conditions which are made a part of this resolution by this reference.

By
Laura C. Black, AICP
Development Project Manager
Development Services Department

ATTACHMENT: Tentative Parcel Map Conditions

Internal Order No. 24004222
HEARING OFFICER  
CONDITIONS FOR TENTATIVE PARCEL MAP NO. 1218406  
MUIR FLATS - PROJECT NO. 348058  
ADOPTED BY RESOLUTION NO. HO-XXXX on May 21, 2014

GENERAL

1. This Tentative Parcel Map will expire June 5, 2017.

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 Final Map, unless otherwise noted.

3. Prior to the Tentative Parcel Map expiration date, a Final Map to consolidate the existing lots into one lot shall be recorded in the Office of the San Diego County Recorder.

4. Prior to the recordation of the Final Map, taxes must be paid on this property pursuant to Subdivision Map Act section 66492. To satisfy this condition, a tax certificate stating that there are no unpaid lien conditions against the subdivision must be recorded in the Office of the San Diego County Recorder.

5. The Final Map shall conform to the provisions of Coastal Development Permit No. 1218367

6. The Subdivider shall defend, indemnify, and hold the City (including its agents, officers, and employees [together, “Indemnified Parties”]) harmless from any claim, action, or proceeding, against the City and/or any Indemnified Parties to attack, set aside, void, or annul City's approval of this project, which action is brought within the time period provided for in Government Code section 66499.37. City shall promptly notify Subdivider of any claim, action, or proceeding and shall cooperate fully in the defense. If City fails to promptly notify Subdivider of any claim, action, or proceeding, or if 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 both 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.

AIRPORT

7. Prior to recordation of the Final Map, the Subdivider shall provide a valid “Determination of No Hazard to Air Navigation” issued by the Federal Aviation Administration [FAA].

CONDOMINUM CONVERSION

8. 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 ten 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.

9. 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.

10. The Subdivider shall provide the tenants a Notice of Application for a Public Report at least ten days prior to the submittal to the Department of Real Estate [DRB], pursuant to Subdivision Map Act section 66427.1(a).

11. 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 subdivision shall not 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 California Civil Code sections 1941, 1941.1 and 1941.2.

12. The Subdivider shall provide the tenants of the proposed condominiums with written notification within ten days or approval of a Final Map for the proposed conversion, in conformance with Subdivision Map Act section 66427.1(a)(2)(D).
13. The Subdivider shall give each tenant a notice of termination of tenancy sixty days prior to being required to vacate the property. (San Diego Municipal Code § 125.0431(a)(4)).

14. 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)).

15. 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 section 144.0504(c)).

16. Prior to the recordation of the Final Map, the Subdivider shall demonstrate conformance with the San Diego Municipal Code provisions for building and landscape improvements (San Diego Municipal Code § 144.0507), to the satisfaction of the City Engineer.

AFFORDABLE HOUSING

17. Prior to recordation of the Final Map, the Subdivider shall enter into a written agreement with the San Diego Housing Commission to pay the condominium conversion inclusionary affordable housing fee pursuant to the City’s Inclusionary Affordable Housing Regulations (San Diego Municipal Code §§ 142.1301 et seq.).

18. Prior to the recordation of the Final Map, 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

19. The following will be conditions of the Tentative Map Resolution that the Subdivider will need to satisfy/assure before the Final Map is recorded.
20. 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.

21. Per the City of San Diego Street Design Manual-Street Light Standards, and Council Policy 200-18, the Subdivider will be required to install a new street light adjacent to the site on Muir Avenue at the west property line extended, to the satisfaction of the City Engineer.

22. 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.

23. 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.

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

25. Conformance with the “General Conditions for Tentative Subdivision Maps,” filed in the Office of the City Clerk under Document No. 767688 on May 7, 1980, is required. Only those exceptions to the General Conditions which are shown on the Tentative Parcel Map 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

26. “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].

27. “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.”
28. The Final Map shall:
   
a. Use the California Coordinate System for its “Basis of Bearing” and express all measured and calculated bearing values in terms of said system. The angle of grid divergence from a true median (theta or mapping angle) and the north point of said map shall appear on each sheet thereof. Establishment of said Basis of Bearings may be by use of existing Horizontal Control stations or astronomic observations.

b. Show two measured ties from the boundary of the map to existing Horizontal Control stations having California Coordinate values of First Order accuracy. These tie lines to the existing control shall be shown in relation to the California Coordinate System (i.e., grid bearings and grid distances). All other distances shown on the map are to be shown as ground distances. A combined factor for conversion of grid-to-ground distances shall be shown on the map.

GEOLOGY

29. Prior to the issuance of a grading permit, the Subdivider shall submit a geotechnical report prepared in accordance with the City of San Diego’s “Guidelines for Geotechnical Reports,” satisfactory to the City Engineer.

INFORMATION:

- The approval of this Tentative Map 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 USC § 1531 et seq.).

- If the Subdivider makes any request for new water and sewer facilities (including services, fire hydrants, and laterals), the Subdivider shall design and construct such facilities in accordance with established criteria in the most current editions of the City of San Diego water and sewer design guides and City regulations, standards and practices pertaining thereto. Off-site improvements may be required to provide adequate and acceptable levels of service and will be determined at final engineering.

- Subsequent applications related to this Tentative Map 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 Tentative Map, may protest the imposition within ninety days of the approval of this Tentative Map 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. 24004222
NOTICE OF RIGHT TO APPEAL
ENVIRONMENTAL DETERMINATION
DEVELOPMENT SERVICES DEPARTMENT
SAP No. 24004222

PROJECT NAME/NUMBER: Muir Flats / 348058
COMMUNITY PLAN AREA: Ocean Beach
COUNCIL DISTRICT: 2
LOCATION: 4947 Muir Avenue, San Diego, California 92107

PROJECT DESCRIPTION: COASTAL DEVELOPMENT PERMIT and TENTATIVE PARCEL MAP for the demolition of a single-dwelling residence and garage and the construction of a 2-unit, 1,513-square-foot condominium building. In addition, an existing single-dwelling residence will remain on the project site. The project is located at 4947 Muir Avenue. The land use designation for the project site is Residential per the community plan. Furthermore, the project site is located within the RM-2-4 zone, the Coastal Height Limit Overlay Zone, the Parking Impact Overlay Zone (Coastal and Beach Impact Area), the Residential Tandem Parking Overlay Zone, the Coastal Overlay Zone (non-appealable 2), and the Ocean Beach Community Plan. (LEGAL DESCRIPTION: Lots 36 and 37, Map 1167).

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego Hearing Officer

ENVIRONMENTAL DETERMINATION: Categorically exempt from CEQA pursuant to CEQA State Guidelines, Sections 15303 (New Construction).

ENTITY MAKING ENVIRONMENTAL DETERMINATION: City of San Diego

STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION: The City of San Diego conducted an environmental review that determined that the project would not have the potential for causing a significant effect on the environment in that the project is consistent with the community plan and the applicable zone. The project would not result in any significant environmental impacts. The project meets the criteria set forth in CEQA Section 15303 which allows for the construction of a multi-family residential structure totaling no more than six dwelling units in urbanized areas. Furthermore, the exceptions listed in 15300.2 would not apply.
On April 14, 2014 the City of San Diego made the above-referenced environmental determination pursuant to the California Environmental Quality Act (CEQA). This determination is appealable to the City Council. If you have any questions about this determination, contact the City Development Project Manager listed above.

Applications to appeal CEQA determination made by staff (including the City Manager) to the City Council must be filed in the office of the City Clerk within 10 business days from the date of the posting of this Notice (April 29, 2014). The appeal application can be obtained from the City Clerk, 202 'C' Street, Second Floor, San Diego, CA 92101.

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

THIS MAP OF EXISTING TOPOGRAPHY WAS SURVEYED BASED ON REQUIREMENTS FOR DESIGN OF A SPECIFIC PROJECT AND SOME AREAS MAY HAVE LESSER OR MORE DETAIL THAN OTHER AREAS BASED ON PROJECT REQUIREMENTS. THIS MAP IS INTENDED FOR USE ONLY AS A DESIGN AID FOR THAT PROJECT. CHANGES IN THE SCOPE, DESIGNER, OR SIGNIFICANT DELAYS IN DESIGN AND/OR CONSTRUCTION MAY REQUIRE UPDATE OR EXTENSION OF THE TOPOGRAPHY. THIS IS NOT A SURVEY OF PROPERTY UNES OR A RECORD OF SURVEY. THE LOCATION OF THE PROPERTY BOUNDARY SHOWN HEREON IS BASED ON RECORD INFORMATION INCLUDING SURVEY MAPS, PLANS, NOTES AND TITLE DOCUMENTS RELATING TO THE BOUNDARY AND/OR EASEMENT UNES DEPICTED HEREON TO SHOW THE APPROXIMATE LOCATION OF THESE UNES RELATIVE TO TOPOGRAPHIC FEATURES. LOCATION OF UTILITIES SHOWN ON THIS MAP IS FROM RECORDS PROVIDED BY THE UTILITY'S COMPANY AS SHOWN SURFACE INFORMATION OBSERVED DURING THE FIELD SURVEY. THE PRECISE LOCATION AND DEPTH OF UNES AND FACILITIES MUST BE DETERMINED BY FIELD EXPLORATION PRIOR TO EXCAVATION.

ASSESSOR'S PARCEL NO: 448-212-20
LEGAL DESCRIPTION: LOTS 36 & 37, BLOCK 10, MAP 1167 (OCEAN BEACH)

MAPPING
3712 30TH STREET
SAN DIEGO, CA 92107

(619) 564-6091

REV. NO. 1
DRAWN BY: VF
SHEET TITLE: SV1

SCALE: 1/8"=1'-0"

REVIEWS:

ATTACHMENT 10
SITE PLAN LEGEND

1. PAVERS, NATURAL STONE SLABS
2. PROPERTY LINE
3. EXISTING CORE (TO REMAIN)
4. EXISTING RAINWATER (TO REMAIN)
5. EXISTING PERMEABLE PAVING (TO REMAIN)
6. EXISTING 5 FT. WOOD FENCE (TO REMAIN)
7. EXISTING 10 FT. WOOD FENCE (TO REMAIN)
8. PROPOSED CONCRETE PAVING
9. SETBACK LINE
10. EXISTING 10 FT. WOOD FENCE (TO REMAIN)
11. EXISTING 5 FT. WOOD FENCE (TO REMAIN)
12. PROPOSED LANDSCAPE PERIMETER
13. PROPOSED CONCRETE PAVING

GRAPHIC LEGEND

EXISTING TURF GRASS (TO REMAIN)
EXISTING SHRUBS/GROUND COVER PLANTINGS (TO REMAIN)
EXISTING REMOVABLE PLANT (TO REMAIN)
PROPOSED DECIDUOUS ORshade PLANTING
PROPOSED CONCRETE PAVING
PROPOSED EARTHWORK

AREA CALCULATION LEGEND

EXISTING TREES
EXISTING SHRUBS
EXISTING PLANTING AREAS
EXISTING SURFACE WATER FEATURES
EXISTING STRUCTURES
EXISTING ELECTRICAL/PLUMBING
EXISTING GROUNDED TREE PLANTING AREAS
EXISTING LANDSCAPE PERIMETER
EXISTING HARD SURFACES
EXISTING PAVING

PLANT POINT CALCULATION NOTE:

- Points are used for calculating areas.
- Points are labeled with letters or numbers.
- Areas are calculated in square feet (ft²).

Landscape Calculations:

GROSS TURF AREA (GA)
TOTAL GROSS TREES (GT)
TOTAL GROSS SHRUBS (GS)
TOTAL GROSS PLANTS (GP)
TOTAL GROSS OTHER (GO)
TOTAL GROSS EARTHWORK (GE)
TOTAL GROSS UNIVERSAL (GU)

PLANT MATERIAL LEGEND

- Common Name
- Scientific Name
- Height
- Width
- Color
- Foliage
- Edges
- Notes

EXISTING TREE/SHRUB LEGEND

- Common Name
- Scientific Name
- Height
- Width
- Color
- Edges
- Notes

WATER CONSERVATION STATEMENT

1. The irrigation system shall be installed in compliance with the City of San Diego Water Conservation Ordinance and shall be designed and installed to minimize water usage.
2. The irrigation system shall be designed to provide adequate support of vegetation selected.
3. The irrigation system shall be designed to provide for moisture retention of the soil.
4. The irrigation system shall be designed to provide for drainage of the site.
5. The irrigation system shall be designed to provide for automatic and/or manual operation.
6. The irrigation system shall be designed to provide for automatic and/or manual operation.
7. The irrigation system shall be designed to provide for automatic and/or manual operation.
8. The irrigation system shall be designed to provide for automatic and/or manual operation.
9. The irrigation system shall be designed to provide for automatic and/or manual operation.
10. The irrigation system shall be designed to provide for automatic and/or manual operation.

INVASIVE PLANT NOTE

Existing invasive plant species, including:

- Mock Orange (Persea americana)
- Mexican Fan Palm (Washingtonia filifera)

ROOT BARRIER NOTE

The root barrier Note is not applicable.

DISTURBED AREA NOTE

The disturbed area note is not applicable.

MAINTENANCE RESPONSIBILITY

The maintenance responsibility is not applicable.

UTILITY SCREENING

The utility screening is not applicable.

WATER CONSERVATION STATEMENT

The irrigation system shall be designed and installed in accordance with the City of San Diego Water Conservation Ordinance. The irrigation system shall be designed and installed to minimize water usage.
## Community Planning Committee

### Distribution Form Part 2

<table>
<thead>
<tr>
<th>Project Name:</th>
<th>Project Number:</th>
<th>Distribution Date:</th>
</tr>
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<tbody>
<tr>
<td>Muir Flats</td>
<td>348058</td>
<td>12/3/2013</td>
</tr>
</tbody>
</table>

### Project Scope/Location:

OCEAN BEACH **SUSTAINABLE BLDG EXPEDITE PRGM** Coastal Development Permit (CDP) & Tentative Parcel Map (PM) (PROCESS 3) to demolish the rear residence & detached garage and construct a 2-unit, 1,512 square foot condo building w/front residence to remain for 3 total residential condo units (2 new, 1 condo conv) located at 4945-47 Muir Ave. The 5,000 square foot site is in the RM-2-4 zone of the OB Community Plan, Coastal Overlay Zone (non-appealable area 2), Coastal Height Limit Overlay Zone, Parking Impact Overlay Zone (Beach & Coastal), Residential Tandem Parking Overlay Zone, Historic District Overlay Zone, AIA-SDIA, Council District 2

### Applicant Information:

<table>
<thead>
<tr>
<th>Applicant Name:</th>
<th>Applicant Phone Number:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Amy Martorano</td>
<td>619.757.4525</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Project Manager:</th>
<th>Phone Number:</th>
<th>Fax Number:</th>
<th>E-mail Address:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Laura C. Black</td>
<td>(619) 236-6327</td>
<td>(619) 321-3200</td>
<td><a href="mailto:lblack@sandiego.gov">lblack@sandiego.gov</a></td>
</tr>
</tbody>
</table>

### Committee Recommendations (To be completed for Initial Review):

- [ ] Vote to Approve
- [ ] Vote to Approve With Conditions Listed Below
- [ ] Vote to Approve With Non-Binding Recommendations Listed Below
- [x] Vote to Deny
- [ ] No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)

### CONDITIONS:

- APPROVAL OF MAP WAIVER

<table>
<thead>
<tr>
<th>NAME:</th>
<th>TITLE:</th>
<th>DATE:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Peter Ruscitti</td>
<td>Chair</td>
<td>03 Apr 2014</td>
</tr>
</tbody>
</table>

**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.**

(01-13)
Thanks, Laura. I do understand that the map waiver (if approved) will not require another parking space. The concern raised last night was that, if the map waiver is NOT approved, then the site would require another parking space. As such, we were reluctant to support the reduced parking without some assurance that the map waiver will go through. We therefore made an approved map waiver a condition of our recommendation.

I'll get you the completed form ASAP.

Thanks again,
Pete

---

Peter Ruscitti / Vice Chair, Ocean Beach Planning Board
ruscitti.obpb@sent.com / 619-737-2077

On Thu, Apr 3, 2014 at 4:20 PM, Black, Laura <LBlack@sandiego.gov> wrote:

Sorry, forgot to add this, the map waiver for condominiums does not require another parking space. The 5 proposed spaces is the required number of spaces for this project as a CDP/MW (Condo) project. Thanks.

Laura
I'll fill this out and get it back to you and Laura ASAP - most likely tonight or tomorrow morning.

Also, can either of you tell me what the status of the map waiver is? This was the only real issue that came up last night - because it appears that the parking calculation is dependent upon the property being condoized via map waiver. I haven't verified this against the Municipal Code, but several board members were claiming that - if this property were to remain as apartments rather than condos - at least one additional parking space would be required. So the map waiver is pretty important here, and something we never discussed. Please provide an update on that when you can.

Thanks,

Pete

Peter Ruscitti / Vice Chair, Ocean Beach Planning Board
ruscitti.obpb@sent.com / 619-737-2077

On Thu, Apr 3, 2014 at 8:19 AM, Amy Martorano <amartorano@aslanrg.com> wrote:

Hi Pete,

Can you please complete the attached form and return it to me as soon as possible? I am re-submitting the project for final review this morning and would like to give it to Lara Black at some point today. I just got back in to town and haven't spoken with my team yet but heard that the project was approved at last night's meeting. Thank you for expediting it, I am really excited to get this project built!
# Ownership Disclosure Statement

**Approval Type:** Check appropriate box for type of approval(s) requested:
- Neighborhood Use Permit
- Coastal Development Permit
- Neighborhood Development Permit
- Site Development Permit
- Planned Development Permit
- Conditional Use Permit
- Variance
- Tentative Map
- Vesting Tentative Map
- Map Waiver
- Land Use Plan Amendment
- Other

**Project Title:**
MUIR FLATS

**Project Address:**
4947 MUIR AVENUE, SAN DIEGO, CA 92107

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

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

**Additional pages attached**
- Yes
- No

<table>
<thead>
<tr>
<th>Name of Individual (type or print):</th>
<th>Owner</th>
<th>Tenant/Lessee</th>
<th>Redevelopment Agency</th>
</tr>
</thead>
<tbody>
<tr>
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<td></td>
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<tr>
<td>City/State/Zip:</td>
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<tr>
<td>Phone No:</td>
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<table>
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<tr>
<th>Name of Individual (type or print):</th>
<th>Owner</th>
<th>Tenant/Lessee</th>
<th>Redevelopment Agency</th>
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Printed on recycled paper. Visit our website at [www.sandiego.gov/development-services](http://www.sandiego.gov/development-services)

Upon request, this information is available in alternative formats for persons with disabilities.
Part II - To be completed when property is held by a corporation or partnership

Legal Status (please check):

☐ Corporation  ☑ Limited Liability -or-  ☐ General  What State? _______ Corporate Identification No. ________________

☐ Partnership

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

Corporate/Partnership Name (type or print):
APG FUND I, LLC

☑ Owner  ☐ Tenant/Lessee

Street Address:
20 PACIFICA, SUITE 450

City/State/Zip:
IRVINE, CA 92618

Phone No: (949) 600-4035
Fax No:

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

Title (type or print):
PRESIDENT/CEO

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: __________
CERTIFICATE OF FORMATION

OF

APG FUND I, LLC

(under Section 18-201 of the Delaware Limited Liability Company Act)

1. The name of the limited liability company is APG Fund I, LLC (the "Company").

2. The registered office of the Company in the State of Delaware shall be 2711 Centerville Road, Suite 400, County of New Castle, Wilmington, Delaware 19808. The name of its registered agent at such address is Corporation Service Company.

IN WITNESS WHEREOF, the undersigned has executed this Certificate of Formation of APG Fund I, LLC this 10th day of April, 2012.

[Signature]
John S. Schuett,
Authorized Person
RESOLUTION NO. 2014-0005 ALUC

A RESOLUTION OF THE AIRPORT LAND USE COMMISSION FOR SAN DIEGO COUNTY, MAKING A DETERMINATION THAT THE PROPOSED PROJECT: CONSTRUCTION OF 2 ATTACHED RESIDENTIAL UNITS AT 4945-4947 MUIR AVENUE, CITY OF SAN DIEGO, IS CONDITIONALLY CONSISTENT WITH THE SAN DIEGO INTERNATIONAL AIRPORT - AIRPORT LAND USE COMPATIBILITY PLAN.

WHEREAS, the Board of the San Diego County Regional Airport Authority, acting in its capacity as the Airport Land Use Commission (ALUC) for San Diego County, pursuant to Section 21670.3 of the Public Utilities Code, was requested by the City of San Diego to determine the consistency of a proposed development project: Construction of 2 Attached Residential Units at 4945-4947 Muir Avenue, City of San Diego, which is located within the Airport Influence Area (AIA) for the San Diego International Airport (SDIA) Airport Land Use Compatibility Plan (ALUCP), originally adopted in 1992 and amended in 1994 and 2004; and

WHEREAS, the plans submitted to the ALUC for the proposed project indicate that it would involve the construction of 2 attached, condominium residential units on a property with an existing single-family residence to remain; and

WHEREAS, the proposed project would be located within the 65-70 decibel (dB) Community Noise Equivalent Level (CNEL) noise contour, and the ALUCP identifies residential uses located within the 65-70 dB CNEL noise contour as compatible with airport uses, provided each new residence is sound attenuated to 45 dB CNEL interior noise level, and that an avigation easement over each new unit is recorded with the County Recorder; and

WHEREAS, the proposed project is in compliance with the Airport Approach Overlay Zone (AAOZ) height restrictions; and

WHEREAS, the proposed project is located outside the Runway Protection Zones (RPZs); and

WHEREAS, the ALUC has considered the information provided by staff, including information in the staff report and other relevant material regarding the project; and
WHEREAS, the ALUC has provided an opportunity for the City of San Diego and interested members of the public to present information regarding this matter;

NOW, THEREFORE, BE IT RESOLVED that the ALUC determines that the proposed project: Construction of 2 Attached Residential Units at 4945-4947 Muir Avenue, City of San Diego, is conditionally consistent with the SDIA ALUCP, which was originally adopted in 1992 and amended in 1994 and 2004, based upon the following facts and findings:

(1) The proposed project involves the construction of 2 attached, condominium residential units on a property with an existing single-family residence to remain.

(2) The proposed project is located within the 65-70 dB CNEL noise contour. The ALUCP identifies residential uses located within the 65-70 dB CNEL noise contour as compatible with airport uses, provided that each new residence is sound attenuated to 45 dB CNEL interior noise level and that an avigation easement over each new unit is recorded with the County Recorder. Therefore, as a condition of project approval, the new structures must each be sound attenuated to 45 dB CNEL interior noise level and an avigation easement must be recorded over each new unit with the County Recorder.

(3) The proposed project is located within the AAOZ. The maximum allowable height for a project on this site is approximately 450 feet Above Mean Sea Level (AMSL). The maximum height of the proposed project is approximately 46 feet AMSL. The proposed project is therefore in compliance with the height limitations identified in the SDIA ALUCP.

(4) The proposed project is located outside the RPZs.

(5) Therefore, if the proposed project contains the above-required conditions, the proposed project would be consistent with the SDIA ALUCP.

BE IT FURTHER RESOLVED that this ALUC determination is not a “project” as defined by the California Environmental Quality Act (CEQA), Pub. Res. Code Section 21065, and is not a “development” as defined by the California Coastal Act, Pub. Res. Code Section 30106.
PASSED, ADOPTED AND APPROVED by the ALUC for San Diego County at a regular meeting this 6th day of March, 2014, by the following vote:

AYES: Commissioners: Alvarez, Boland, Cox, Gleason, Hubbs, Robinson, Sessom, Smisek

NOES: Commissioners: None

ABSENT: Commissioners: Desmond

ATTEST:

[Signature]
TONY R. RUSSELL
DIRECTOR, CORPORATE & INFORMATION GOVERNANCE / AUTHORITY CLERK

APPROVED AS TO FORM:

[Signature]
BRETON K. LOBNER
GENERAL COUNSEL
# Project Chronology

**Muir Flats – Project No. 348058**

<table>
<thead>
<tr>
<th>Date</th>
<th>Action</th>
<th>Description</th>
<th>City Review Time (Working Days)</th>
<th>Applicant Response (Working Days)</th>
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<tr>
<td>12/03/2013</td>
<td>First Submittal</td>
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<td>01/09/2014</td>
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<td>Environmental Determination – Exemption - NORA appeal period end</td>
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<td>Hearing Officer - Public Hearing</td>
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**TOTAL STAFF TIME**
(Does not include City Holidays or City Furlough)

73 days

**TOTAL APPLICANT TIME**
(Does not include City Holidays or City Furlough)

39 days

**TOTAL PROJECT RUNNING TIME**

112 days = 3.7 months
DATE OF NOTICE: May 7, 2014

NOTICE OF PUBLIC HEARING

HEARING OFFICER

DEVELOPMENT SERVICES DEPARTMENT

<table>
<thead>
<tr>
<th>DATE OF HEARING:</th>
<th>May 21, 2014</th>
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<td>8:30 A.M.</td>
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<tr>
<td>LOCATION OF HEARING:</td>
<td>Council Chambers, 12th Floor, City Administration Building, 202 C Street, San Diego, California 92101</td>
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<tr>
<td>PROJECT TYPE:</td>
<td>Coastal Development Permit and Tentative Parcel Map, Exempt - PROCESS THREE</td>
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<tr>
<td>PROJECT NO:</td>
<td>348058</td>
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<tr>
<td>PROJECT NAME:</td>
<td>Muir Flats</td>
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<tr>
<td>APPLICANT:</td>
<td>Amy Martorano</td>
</tr>
<tr>
<td>COMMUNITY PLAN AREA:</td>
<td>Ocean Beach</td>
</tr>
<tr>
<td>COUNCIL DISTRICT:</td>
<td>District Two</td>
</tr>
<tr>
<td>CITY PROJECT MANAGER:</td>
<td>Laura C. Black, AICP, Development Project Manager</td>
</tr>
<tr>
<td>PHONE NUMBER/E-MAIL:</td>
<td>(619) 236-6327 / <a href="mailto:lblack@sandiego.gov">lblack@sandiego.gov</a></td>
</tr>
</tbody>
</table>

As a property owner, tenant, or person who has requested notice, please be advised that the Hearing Officer will hold a public hearing to approve, conditionally approve, or deny an application for the maintenance of one existing dwelling unit at the front of the lot (to be converted to a condominium), demolition of an existing single story residence and detached garage located at the rear of the property; and the construction of a new, two-story, 1,513 square foot condominium building, containing two residential units, at the rear of the property. When completed, the site will contain three residential condominium units. The 5,000 square foot site is located at 4945 and 4947 Muir Avenue in the RM-2-4 zone, Coastal Height Limitation Overlay Zone, Coastal Overlay Zone (Non-Appealable Area), Ocean Beach Cottage Emerging District, Parking Impact Overlay Zone (Beach Impact Area), Residential Tandem Parking Overlay Zone, Airport Approach Overlay Zone, Airport Influence Area for the San Diego International Airport (SDIA), FAA Part 77 Notification Area, the Ocean Beach Precise Plan and Local Coastal Program area. This application was filed on December 3, 2013.

The decision of the Hearing Officer is final unless appealed to the Planning Commission. In order to appeal the decision you must be present at the public hearing and file a speaker slip concerning the application or have expressed interest by writing to the Hearing Officer before the close of the public hearing. The appeal...
must be made within 10 working days of the Hearing Officer's decision. Please do not e-mail appeals as they will not be accepted. See Information Bulletin 505 “Appeal Procedure”, available at www.sandiego.gov/development-services or in person at the Development Services Department, located at 1222 First Avenue, 3rd Floor, San Diego, CA 92101

The decision made by the Planning Commission is the final decision by the City.

Should the condominium conversion project be approved, tenants may be required to vacate the premises. No units may be sold in this building unless the conversion is approved by the city and until after a public report is issued by the Department of Real Estate. Each tenant has the 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. The right shall run for a period of not less than 90 days from the date of issuance of the subdivision public report pursuant to Section 11018.2 of the Business and Professions Code, unless the tenant gives prior written notice of his or her intention not to exercise the right.

If you are an existing tenant within this project, you may have rights to certain benefits as outlined in San Diego Municipal Code Section 144.0503. To learn more information regarding these benefits, please contact the Housing Commission at (619) 578-7580, or find the details on their website at: http://www.sdhc.net/haotherprog1h.shtml.

This project was determined to be categorically exempt from the California Environmental Quality Act on April 15, 2014, and the opportunity to appeal that determination ended April 29, 2014.

The final decision by the City of San Diego is not appealable to the California Coastal Commission. If you want to receive a Notice of Final Action, you must submit a written request to the City Project Manager listed above.

If you wish to challenge the City's action on the above proceedings in court, you may be limited to addressing only those issues you or someone else have raised at the public hearing described in this notice, or written in correspondence to the City at or before the public hearing. If you have any questions after reviewing this notice, you can call the City Project Manager listed above.

This information will be made available in alternative formats upon request. To request an agenda in alternative format or to request a sign language or oral interpreter for the meeting, call Support Services at (619) 321-3208 at least five working days prior to the meeting to insure availability. Assistive Listening Devices (ALD's) are also available for the meeting upon request.

Internal Order Number: 24004222