



THE CITY OF SAN DIEGO

REPORT TO THE HEARING OFFICER

HEARING DATE: March 11, 2015 REPORT NO. HO 15-025

ATTENTION: Hearing Officer

SUBJECT: Bayside Map Waiver
PTS PROJECT NUMBER: 371877

LOCATION: 3458 and 3460 Bayside Walk

APPLICANT: Robert Bateman

SUMMARY

Issue: Should the Hearing Officer approve a Map Waiver and Coastal Development Permit to create two residential condominium units currently under construction and waive the requirement to underground existing overhead utilities within the Mission Beach Community Planning area?

Staff Recommendation – APPROVE Map Waiver No. 1299580 and Coastal Development Permit No. 1315655.

Community Planning Group Recommendation – On September 16, 2014, the Mission Beach Precise Planning Board voted 9-0-0 to recommend approval of Map Waiver No. 1299580 and Coastal Development Permit No. 1315655, with no recommended conditions (Attachment 8).

Environmental Review: The project was determined to be exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15305 (Minor Alterations). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on August 11, 2014, and the opportunity to appeal that determination ended August 25, 2014 (Attachment 10).

BACKGROUND/DISCUSSION

A Map Waiver is required to create the two proposed residential condominium units as defined in San Diego Municipal Code section 125.0120. A Coastal Development Permit is required as the site is located in the Coastal Overlay Zone (Appealable) per Section 126.0702 of the San Diego Municipal Code and the condominium creation is considered development in the Coastal zone. The project proposes a Map Waiver to create two condominium units currently under

construction on a 0.063-acre site located at 3458-60 Bayside Walk within the RS Zone of the Mission Beach Planned District. Staff has reviewed the proposal and determined it complies with all development regulations and it would have no impacts on sensitive resources. All required setbacks are being observed and the buildings are being constructed entirely on private property. Therefore, no public access or public views will be obstructed. The two units being constructed are not currently occupied. Condominium unit parking would be accessed from Bayside Lane at the west end of the development and the site is surrounded by residential dwellings.

Section 125.0120 of the San Diego Municipal Code (SDMC) allows a Tentative Parcel Map Waiver to be processed for the subdivision of land. The Subdivider may request a waiver of the requirement to file a tentative parcel map or parcel map including those imposed by the Subdivision Map Act, Section 66426. According to SDMC Section 125.0123, *Findings for Map Waivers*, the decision maker may approve a Map Waiver if the decision maker finds that the proposed subdivision complies with the requirements of the Subdivision Map Act and the San Diego Municipal Code. Since the subject development meets these requirements, the project is eligible for a Process 3 Map Waiver.

Development projects are subject to a requirement to underground existing overhead utilities within the boundary of the subdivision or within the abutting public rights of way. However, Section 144.0240 allows a subdivider to apply for a waiver from this requirement. City staff has reviewed this project site and determined the undergrounding waiver request qualifies for the waiver because the project involves a short span of overhead facility (less than a full block in length) and is not a part of a continuing effort to accomplish a total undergrounding within a specific street or area. The applicant would, however, be required to underground any new service run to any new or proposed structures within the subdivision as per Condition No. 6 of the draft Map Waiver conditions (Attachment 5).

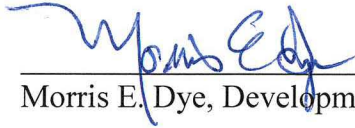
Conclusion

Staff has reviewed the proposed residential building and found it would comply with all development regulations. The project would have no impacts on sensitive resources and would not obstruct any public views or public coastal access. The project has been determined to be exempt for requirements of the California Environmental Quality Act (CEQA), and would require no environmental mitigation. In addition, the project would comply with all state and federal laws without any new conditions of approval. Therefore, staff recommends the Hearing Officer approve the proposed Map Waiver and Coastal Development Permit (Attachment 7).

ALTERNATIVES

1. Approve Map Waiver No. 1299580 and Coastal Development Permit No. 1315655 with modifications.
2. Deny Map Waiver No. 1299580 and Coastal Development Permit No. 1315655, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



Morris E. Dye, Development Project Manager

Attachments:

1. Aerial Photograph
2. Project Location Map
3. Community Plan Land Use Map
4. Draft Map Resolution
5. Draft Map Conditions
6. Draft Coastal Development Permit Resolution
7. Draft Coastal Development Permit
8. Community Planning Group Recommendation
9. Ownership Disclosure Statement
10. Environmental Exemption/Notice of Right to Appeal
11. Map Waiver



Location Aerial Photo

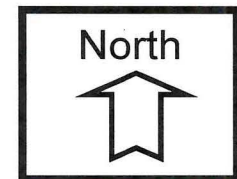
Bayside Map Waiver – 3458 and 3460 Bayside Walk
PROJECT NO. 371877

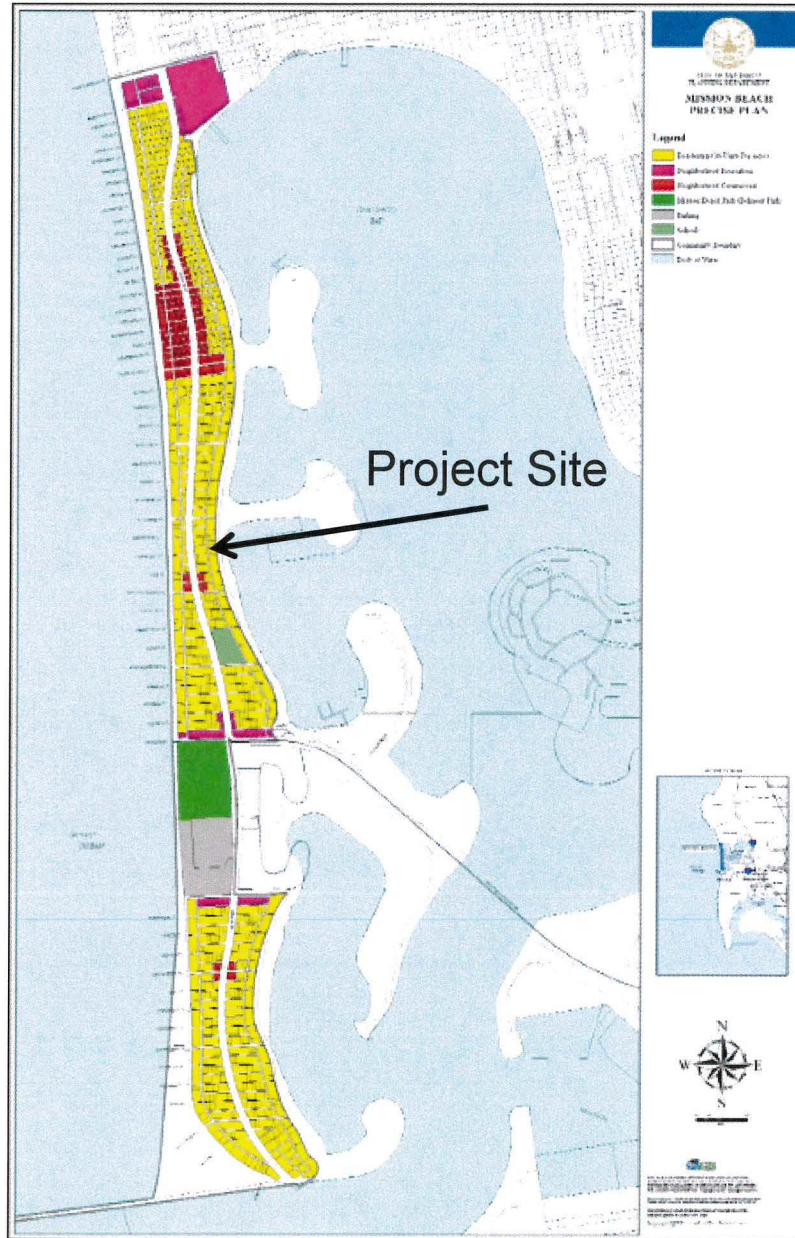




Project Location Map

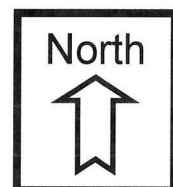
Bayside Map Waiver— 3458-60 Bayside Walk
 PROJECT NO. 371877





Land Use Map

Bayside Map Waiver- 3458-60 Bayside Walk
PROJECT NO. 371877



RESOLUTION NO. HO-
DATE OF FINAL PASSAGE March 11, 2015

A RESOLUTION OF THE HEARING OFFICER
ADOPTING THE FINDINGS AND APPROVING MAP
WAIVER NO. 1299580 BAYSIDE MAP WAIVER –
PROJECT NO. 371877

WHEREAS, Susan H. Meyer, Tamale Partners, Subdivider, and Robert Bateman, Surveyor, submitted an application with the City of San Diego for Map Waiver No. 1299580 to waive the requirement for a Tentative Map to create two (2) residential condominiums units and to waive the requirement to underground existing offsite overhead utilities. The project site is located at 3458 - 3460 Bayside Walk in the Mission Beach Planned District within the R-S Zone (MBPD-R-S Zone). The property is legally described as Lot C in Block 137 of Mission Beach, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 1651, filed in the Office of the County Recorder of San Diego County, December 14, 1914.

WHEREAS, the project proposes to create two (2) residential condominium dwelling units on a 0.063-acre site; and

WHEREAS, on August 11, 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 Guidelines Section 15305 (Minor Alterations); and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code section 112.0520; and

WHEREAS, a preliminary soils and geological reconnaissance report are waived by the City Engineer pursuant to Subdivision Map Act section 66491(a) and San Diego Municipal Code sections 144.0220(a) and 144.0220(b); and

WHEREAS, on March 11, 2015, the Hearing Officer of the City of San Diego considered Map Waiver No.1299580, including the waiver of the requirement to underground existing offsite overhead utilities, and pursuant to sections 125.0122 (map waiver), 125.0440 (tentative map), and 144.0240 (underground) of the San Diego Municipal Code and Subdivision Map Act section 66428, received for its consideration written and oral presentations, evidence having been submitted, and testimony having been heard from all interested parties at the public hearing, and the Hearing Officer having fully considered the matter and being fully advised concerning the same; NOW THEREFORE,

BE IT RESOLVED by the Hearing Officer of the City of San Diego, that it adopts the following findings with respect to Map Waiver No. 1299580:

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 create two residential condominium units currently under construction on a 0.063-acre site located at 3458-60 Bayside Walk within the RS Zone of the Mission Beach Planned District.

No new development is proposed with this subdivision. All development was previously approved by construction permits issued pursuant to Project No. 332711. The proposed project is a subdivision of the property to create two condominium ownership interests which comply with the development regulations of the Land Development Code. The residential development is consistent with the residential land use designation within the

Mission Beach Precise Plan. Therefore, 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 (San Diego Municipal Code § 125.0440(b).)

The project proposes to create two residential condominium units currently under construction on a 0.063-acre site located at 3458-60 Bayside Walk within the RS Zone of the Mission Beach Planned District.

The two residential units are currently under construction and no new development is proposed with this subdivision. All development was previously approved by construction permits issued pursuant to Project No. 332711. The proposed subdivision was determined to be consistent with the development regulations of the RS Zone of the Mission Beach Planned District, including height, setbacks, floor area ratio, landscaping, parking and architectural design. 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 create two residential condominium units currently under construction on a 0.063-acre site located at 3458-60 Bayside Walk within the RS Zone of the Mission Beach Planned District.

No new development is proposed with this subdivision. All development was previously approved by construction permits issued pursuant to Project No. 332711. The proposed project is a subdivision of the property to create two condominium ownership interests. The project complies with all development regulations of the Land Development Code. The proposed subdivision was determined to be consistent with the development regulations of the RS Zone of the Mission Beach Planned District including height, setbacks, floor area ratio, landscaping, parking and architectural design. The proposed subdivision would be consistent with the land use residential density range of the Mission Beach Precise Plan and compatible with the surrounding area. The immediate area consists of residential developments in a variety of architectural styles and densities. Therefore, the site is physically suitable for the type and density of development.

4. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably

injure fish or wildlife or their habitat (San Diego Municipal Code § 125.0440(d) and Subdivision Map Act § 66474(e)).

The project proposes to create two residential condominium units currently under construction on a 0.063-acre site located at 3458-60 Bayside Walk within the RS Zone of the Mission Beach Planned District.

All development was previously approved by construction permits issued pursuant to Project No. 332711. The proposed project is a subdivision of the property to create two condominium ownership interests, and complies with the development regulations of the Land Development Code. The site is a level, previously graded site developed with two units. Surrounding the property are other residential developments. The proposed development was determined to be exempt from the California Environmental Quality Act pursuant to Section 15305, Minor Alterations. The project is located within an urbanized and built out environment where there are no watercourses on, or adjacent to, the site. Therefore, the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat (San Diego Municipal Code § 125.0440(d) and Subdivision Map Act § 66474(e)).

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 create two residential condominium units currently under construction on a 0.063-acre site located at 3458-60 Bayside Walk within the RS Zone of the Mission Beach Planned District.

The project has been reviewed and determined to be in compliance with the Land Development Code and Subdivision Map Act. The Map Waiver includes conditions and corresponding exhibits of approval relevant to undergrounding new utilities, provision for public improvements and paying applicable taxes to achieve compliance with the regulations of the Land Development Code. The project was determined to not create an environmental impact as evidenced by the issuance of a categorical exemption pursuant to the California Environmental Quality Act Section 15301, Existing Facilities. 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 create two residential condominium units currently under construction on a 0.063-acre site located at 3458-60 Bayside Walk within the RS Zone of the Mission Beach Planned District.

The proposed subdivision does not contain or propose any new easements for the development. The property has frontage on Bayside Lane and Bayside Walk. No new easements are proposed within the project boundaries as shown on Map Waiver No. 1299580 and all existing easements for public right-of-way will remain in the existing condition. As such, 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)).

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 create two residential condominium units currently under construction on a 0.063-acre site located at 3458-60 Bayside Walk within the RS Zone of the Mission Beach Planned District.

No construction or grading is permitted by this Map Waiver. All development was previously approved by construction permits issued pursuant to Project No. 322711. The proposed subdivision to create two residential condominium units would not impact future passive or natural heating and cooling opportunities. 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 create two residential condominium units currently under construction on a 0.063-acre site located at 3458-60 Bayside Walk within the RS Zone of the Mission Beach Planned District.

The Map Waiver will create two, for-sale units for the community. The current zoning and land use designation allow up to two units on the site. Currently, there are commercial services, public transportation, and retail sales within the immediate area to service the future residents of the proposed condominium units. The project site is designated for 15-80 dwelling units per acre (DU/AC) and the two units located on the 0.063-acre site result in a density of 32 DU/AC. The development complies with land use requirements, setbacks, height, floor area ratio, off-street parking, and landscape

regulations of the R-S Zone and current Map Waiver regulations in accordance with San Diego Municipal Code (SDMC) section 144.0501. Therefore, 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.

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

The project proposes to create two residential condominium units currently under construction on a 0.063-acre site located at 3458-60 Bayside Walk within the RS Zone of the Mission Beach Planned District.

No new development is proposed with this subdivision. All development was previously approved by construction permits issued pursuant to Project No. 322711. The proposed project is a subdivision of the property to create two condominium ownership interests which comply with the development regulations of the Land Development Code. The residential development is consistent with the residential land use designation within the Mission Beach Community Plan. The proposed subdivision is within a developed urban neighborhood and located adjacent to fully improved dedicated rights-of-way. The project 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 City of San Diego and therefore, residential waste generated from the subdivision would be collected at curbside and disposed of in the city landfill.

As such, 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 § 125.0123 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)).

The project proposes to create two residential condominium units currently under construction on a 0.063-acre site located at 3458-60 Bayside Walk within the RS Zone of the Mission Beach Planned District.

All costs associated with this subdivision are paid for by a deposit account maintained by the applicant. 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)).

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 project proposes to create two residential condominium units currently under construction on a 0.063-acre site located at 3458-60 Bayside Walk within the RS Zone of the Mission Beach Planned District.

All costs associated with this subdivision are paid for by a deposit account maintained by the applicant. The project has not been developed to provide housing for the elderly, disabled or to provide low income housing.

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 create two residential condominium units currently under construction on a 0.063-acre site located at 3458-60 Bayside Walk within the RS Zone of the Mission Beach Planned District.

The project is currently under construction and a Certificate of Occupancy has not been issued for the condominium units. There are no existing tenants and, therefore, no requirement to provide notices as outlined in the Land Development Code and the Subdivision Map Act.

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. 1299580 is hereby granted to Susan H. Meyer, Tamale Partners, Subdivider, and Robert Bateman, Surveyor, subject to the attached conditions which are made a part of this resolution by this reference.

By _____
Morris E. Dye
Development Project Manager

Development Services Department

ATTACHMENT: Map Waiver Conditions

Internal Order No. 24004447

HEARING OFFICER
CONDITIONS FOR MAP WAIVER NO. 1299580
BAYSIDE MAP WAIVER - **PROJECT NO. 371877**
ADOPTED BY RESOLUTION NO. HO- ON MARCH 11, 2015

GENERAL

1. This Map Waiver will expire _____.
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.

ENGINEERING

6. 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.

7. The Subdivider shall reconstruct the damaged AC alley on Bayside Lane with a City Standards Concrete Pavement Full Width Alley, in the alley adjacent to the site, with current City Standard G-21, satisfactory to the City Engineer.
8. Compliance with all conditions shall be assured, to the satisfaction of the City Engineer, prior to the recordation of the Certificate of Compliance, unless otherwise noted.
9. 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.
10. 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.

MAP CHECK REQUIRMENTS:

11. A certificate of compliance shall be requested once the items of the approved tentative map waiver and resolution have been satisfied.
12. Prior to the issuance of a Certificate of Compliance, City staff will perform a field site visit to verify that all property corners, or property corner offsets have been set. 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 Recorder pursuant to the Professional Land Surveyors Act. A copy of the Record of Survey or Corner Record shall be provided to the City.
13. Prior to the recordation of the Certificate of Compliance or Parcel Map taxes must be paid or bonded for this property pursuant to section 66492 of the Subdivision Map Act. A current original tax certificate, recorded in the office of the San Diego County Recorder must be provided to satisfy this condition.

INFORMATION:

- The approval of this Map Waiver by the Hearing Officer of the City of San Diego does not authorize the Subdivider to violate any Federal, State, or City laws, ordinances, regulations, or policies including but not limited to, the Federal Endangered Species Act of 1973 and any amendments thereto (16 U.S.C. § 1531 *et seq.*).
- If the Subdivider makes any request for new water and sewer facilities (including services, fire hydrants, and laterals), the Subdivider shall design and construct such facilities in accordance with established criteria in the

most current editions of the City of San Diego water and sewer design guides and City regulations, standards and practices pertaining thereto. Off-site improvements may be required to provide adequate and acceptable levels of service and will be determined at final engineering.

- Subsequent applications related to this Map Waiver will be subject to fees and charges based on the rate and calculation method in effect at the time of payment.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of the Map Waiver, may protest the imposition within 90 days of the approval of this Map Waiver by filing a written protest with the San Diego City Clerk pursuant to Government Code Sections 66020 and/or 66021.
- Where in the course of development of private property, public facilities are damaged or removed, the Subdivider shall at no cost to the City, obtain the required permits for work in the public right-of-way, and repair or replace the public facility to the satisfaction of the City Engineer (San Diego Municipal Code § 142.0607).

Internal Order No. 24004692

HEARING OFFICER
RESOLUTION NO.
MAP WAIVER NO. 1299580/COASTAL DEVELOPMENT PERMIT NO. 1315655
BAYSIDE MAP WAIVER, PROJECT NO. 371877

WHEREAS, Susan H. Meyer, Tamale Partners, Owner/Permittee, filed an application with the City of San Diego for a Map Waiver and Coastal Development Permit to create two (2) residential condominium units under construction (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval) and to waive the requirement to underground existing offsite overhead utilities for the associated Map Waiver No. 1299580 and Coastal Development Permit No. 1315655 on portions of a 0.063-acre site.

WHEREAS, the project site is located at 3458 and 3460 Bayside Walk in the RS zone of Mission Beach Planned District within the Mission Beach Community Plan.

WHEREAS, the project site is legally described as Lot C in Block 137 of Mission Beach, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 1651, filed in the Office of the County Recorder of San Diego County, December 14, 1914.

WHEREAS, on March 11, 2015, the Hearing Officer of the City of San Diego considered Map Waiver No. 1299580 and Coastal Development Permit No. 1315655 pursuant to the Land Development Code of the City of San Diego.

WHEREAS, on August 11, 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 15305 (minor alterations) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520.

NOW, THEREFORE,

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 March 11, 2015.

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 project proposes to create two residential units currently under construction, into condominiums and to waive the requirement to underground existing offsite overhead utilities on a 0.063-acre site located at 3458-60 Bayside Walk within the RS Zone of the Mission Beach Planned District.

No new development is proposed with this subdivision. All development was previously approved by construction permits issued pursuant to Project No. 332711. The proposed project is a subdivision of the property to create two condominium ownership interests which comply with the development regulations of the Land Development Code. The project is located between Bayside Walk and Bayside Lane adjacent to Mission Bay and east of Mission Boulevard, two blocks from the Pacific Ocean. The constructed units adhere to the required five-foot side yard setbacks and are built entirely on private property. The project site provides no public access to either Mission Bay or the Pacific Ocean. Mission Bay is accessible to the public via Liverpool Court near the project site and, as the project is not immediately adjacent to Liverpool Court, and proposing no new construction, the project would not hinder this existing public access. As the project adheres to the required five-foot side yard setbacks, and is constructed on private property, the project does not encroach into any public views to Mission Bay or the Pacific Ocean. The Mission Beach Precise Plan/Local Coastal Program states that "Views to, and along the shoreline from public areas shall be protected from blockage by development and or vegetation. This proposal is consistent with the Plan's intent to preserve and improve the physical appearance and character of the Mission Beach Community." As the project would not block existing views to the shoreline from public areas, the proposal is consistent with this goal. As the project would adhere to the required setbacks, is located entirely on private property and would not block existing views to the shoreline, 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.

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

The project proposes to create two residential units currently under construction, into condominiums and to waive the requirement to underground existing offsite overhead utilities on a 0.063-acre site located at 3458-60 Bayside Walk within the RS Zone of the Mission Beach Planned District.

The project is not proposing any new development and is a subdivision for the purpose of condominium creation. The project is located near Mission Bay and would be constructed entirely on private property. All drainage is directed to the City storm drain system and not toward San Diego Bay. Therefore, the project would have no impact on this sensitive environmental resource. There are no other environmentally sensitive lands near or adjacent to the project. As such, the proposed coastal development will not adversely affect 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 project proposes to create two residential units currently under construction, into condominiums and to waive the requirement to underground existing offsite overhead utilities on a 0.063-acre site located at 3458-60 Bayside Walk within the RS Zone of the Mission Beach Planned District.

The proposed subdivision was determined to be consistent with the development regulations of the RS Zone of the Mission Beach Planned District including height, setbacks, floor area ratio, landscaping, parking and architectural design. The proposed subdivision would be consistent with the land use residential density range of the Mission Beach Precise Plan/Local Coastal Program and compatible with the surrounding area. The immediate area consists of residential developments in a variety of architectural styles and densities. Therefore, 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.

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 project proposes to create two residential units currently under construction, into condominiums and to waive the requirement to underground existing offsite overhead utilities on a 0.063-acre site located at 3458-60 Bayside Walk within the RS Zone of the Mission Beach Planned District.

The project is located within the nearest public roadway and the sea or shoreline of Mission Bay. That roadway is Bayside Lane. However, the project would not block any existing public access to Mission Bay. The nearest public access to the project site is through Liverpool Court. The project is not adjacent to Liverpool Court, would observe all required side yard setbacks, is constructed entirely on private property and would not interfere with any recreation activities along the shoreline at Mission Bay. Therefore, the project is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer Map Waiver No. 1299580 and Coastal Development Permit No. 1315655 is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Map Waiver No. 1299580 and Coastal Development Permit No. 1315655, a copy of which is attached hereto and made a part hereof.

Morris E. Dye
Development Project Manager
Development Services

Adopted on: March 11, 2015
Job Order No. 24004730

RECORDING REQUESTED BY
CITY OF SAN DIEGO
DEVELOPMENT SERVICES
PERMIT INTAKE, MAIL STATION 501

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24004730

COASTAL DEVELOPMENT PERMIT NO. 1315655
BAYSIDE MAP WAIVER PROJECT NO. 371877
Hearing Officer

This Coastal Development Permit is granted by the Hearing Officer of the City of San Diego to Susan H. Meyer, Tamale Partners, Ltd, Owners/Permittees, pursuant to San Diego Municipal Code [SDMC] section 126.0702. The 0.063-acre lot is located at 3458-3460 Bayside Walk in the Mission Beach Planned District, within the R-S Zone (MBPD-R-S Zone), and within the Mission Beach Community Plan Area. The project site is legally described as Lot C in Block 137 of Mission Beach, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 1651, filed in the Office of the County Recorder of San Diego County, December 14, 1914.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owners/Permittees to create two condominium units as described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated October 15, 2014, on file in the Development Services Department.

The project shall include:

- a. Creation of two residential buildings into two condominium units;
- b. No additional development rights are granted as a result of this subdivision of land.

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 March 25, 2018.

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 signs and returns 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 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.

8. 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" condition(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.

ENGINEERING REQUIREMENTS:

9. This Permit shall comply with all Conditions of the Map Waiver No. 1299580.

PLANNING/DESIGN REQUIREMENTS:

10. Owner/Permittee shall maintain a minimum of five (5) off-street parking spaces on the property at all times in the approximate locations shown on the approved Exhibit "A." Parking spaces shall comply at all times with the SDMC and shall not be converted for any other use unless otherwise authorized by the appropriate City decision maker in accordance with the SDMC.

11. The Owner/Permittee shall comply with all conditions and requirements in Coastal Development Permit No. 1315655.

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 March 11, 2015, Resolution No. _____.

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Morris E. Dye
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 Owners/Permittees hereunder.

Susan H. Meyer, Tamale Partners
Owners/Permittees

By _____
Susan H. Meyer

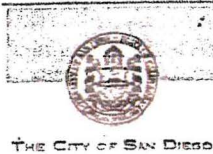
NOTE: Notary acknowledgments must be attached per Civil Code section 1189 et seq.



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

Community Planning Committee Distribution Form Part 1

Project Name: Bayside Map Waiver		Project Number: 371877	Distribution Date: 07/02/14	
Project Scope/Location: MISSION BEACH (Process 3) Map Waiver and Coastal Development Permit to create 2 residential condominium units under construction at 3458 & 3460 Bayside Walk. The 0.063 acre site in the R-S zone of the Mission Beach Planned District within the Mission Beach Community Plan and Coastal (appealable) Overlay Zone, Council District 2.				
Applicant Name:			Applicant Phone Number:	
Project Manager: Jeanette Temple	Phone Number: (619) 557-7908	Fax Number: (619) 446-5245	E-mail Address: Jtemple@sandiego.gov	
Project Issues (To be completed by Community Planning Committee for initial review): THIS PROJECT WAS REVIEWED AT OUR SEPTEMBER 16, 2014 MEETING. ROBERT BATEMAN REPRESENTED THE OWNER. THIS PROJECT HAS BEEN CONSTRUCTED IN ACCORDANCE WITH OUR PDD. THE BOARD VOTED UNANIMOUSLY TO APPROVE MAP WAIVER.				
Attach Additional Pages If Necessary.			Please return to: 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 www.sandiego.gov/development-services . Upon request, this information is available in alternative formats for persons with disabilities.				



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

Community Planning Committee Distribution Form Part 2

Project Name: Bayside Map Waiver	Project Number: 371877	Distribution Date: 07/02/14
Project Scope/Location: MISSION BEACH (Process 3) Map Waiver and Coastal Development Permit to create 2 residential condominium units under construction at 3458 & 3460 Bayside Walk. The 0.063 acre site in the R-S zone of the Mission Beach Planned District within the Mission Beach Community Plan and Coastal (appealable) Overlay Zone. Council District 2.		
Applicant Name:		Applicant Phone Number:
Project Manager: Jeanette Temple	Phone Number: (619) 557-7908	Fax Number: (619) 446-5245
E-mail Address: Jtemple@sandiego.gov		
Committee Recommendations (To be completed for Initial Review):		
<input checked="" type="checkbox"/> Vote to Approve	Members Yes 9	Members No 0
<input type="checkbox"/> Vote to Approve With Conditions Listed Below	Members Yes	Members No
<input type="checkbox"/> Vote to Approve With Non-Binding Recommendations Listed Below	Members Yes	Members No
<input type="checkbox"/> Vote to Deny	Members Yes	Members No
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)		<input type="checkbox"/> Continued
CONDITIONS:		
NAME: DENNIS LYNCH		TITLE: PLAN REVIEWER
SIGNATURE:		DATE: SEPTEMBER 21, 2014
<i>Attach Additional Pages If Necessary.</i>		Please return to: 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 www.sandiego.gov/development-services . Upon request, this information is available in alternative formats for persons with disabilities.		



City of San Diego
 Development Services
 1222 First Ave., MS-302
 San Diego, CA 92101
 (619) 446-5000

Ownership Disclosure Statement

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

Project Title

3458 Bayside Walk Condominium Creation

Project No. For City Use Only

371877

Project Address:

3458 Bayside Walk

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

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

Additional pages attached Yes No

Name of Individual (type or print): _____

Owner Tenant/Lessee Redevelopment Agency

Street Address: _____

City/State/Zip: _____

Phone No: _____ Fax No: _____

Signature : _____ Date: _____

Name of Individual (type or print): _____

Owner Tenant/Lessee Redevelopment Agency

Street Address: _____

City/State/Zip: _____

Phone No: _____ Fax No: _____

Signature : _____ Date: _____

Name of Individual (type or print): _____

Owner Tenant/Lessee Redevelopment Agency

Street Address: _____

City/State/Zip: _____

Phone No: _____ Fax No: _____

Signature : _____ Date: _____

Name of Individual (type or print): _____

Owner Tenant/Lessee Redevelopment Agency

Street Address: _____

City/State/Zip: _____

Phone No: _____ Fax No: _____

Signature : _____ Date: _____

Project Title: 3458 Bayside Walk Condominium Creation	Project No. (For City Use Only)
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Part II - To be completed when property is held by a corporation or partnership

Legal Status (please check):

Corporation Limited Liability -or- General) What State? _____ Corporate Identification No. 75-2121257
 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):
Tamale Partners LTD

Owner Tenant/Lessee

Street Address:
5701 Maple Avenue, Suite 100

City/State/Zip:
Dallas, TX 75235

Phone No: 214-592-0310 Fax No:

Name of Corporate Officer/Partner (type or print):
Susan H. Mauer

Title (type or print):
Partner

Signature: [Signature] Date: 5/18/14

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:



THE CITY OF SAN DIEGO

Date of Notice: August 11, 2014

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 24004730

PROJECT NAME/NUMBER: 3458 and 3460 Bayside Walk - Map Waiver /PTS#371877

COMMUNITY PLAN AREA: Mission Beach

COUNCIL DISTRICT: 2

LOCATION: This project is located at 3458 and 3460 Bayside Walk, San Diego, CA 92109 in the R-S zone of the Mission Beach Planned District in the Mission Beach Community Planning Area.

PROJECT DESCRIPTION: Map waiver to convert two residential three bedroom rental units under construction into two condominiums. The three story wood and stucco building is on a 0.063 acre site.

ENTITY CONSIDERING PROJECT APPROVAL: Hearing Officer

ENVIRONMENTAL DETERMINATION: 15305– Minor alterations in land use limitations

ENTITY MAKING ENVIRONMENTAL DETERMINATION: City of San Diego

STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION: The City of San Diego conducted an environmental review and determined that the project would qualify to be Categoricaly exempt from CEQA pursuant to Section 15305(Minor alterations). 15305 allows for the minor alterations in land use limitations as long as the area does not contains average slopes greater than 20 percent and would not result in changes in land use density. Since the project is a map waiver to convert two residential rental units to condominiums on land that does not contain slopes greater than 20 percent and would not increase density the exemption is appropriate. Because the project lacks sensitive resources the exceptions listed in section 15300.2 do not apply.

DEVELOPMENT PROJECT MANAGER: Jeannette Temple

MAILING ADDRESS: 1222 1st Avenue, MS 501, San Diego, CA
92101

PHONE NUMBER: (619) 557-7908

On August 11, 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.

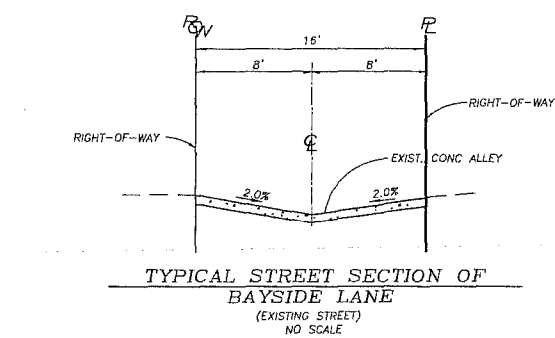
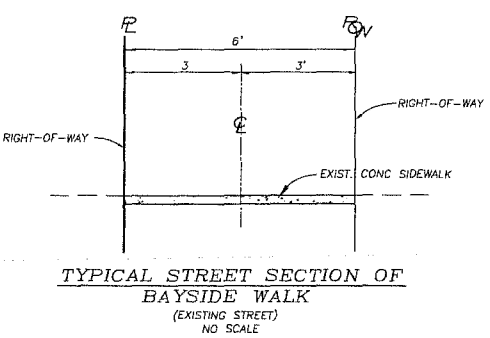
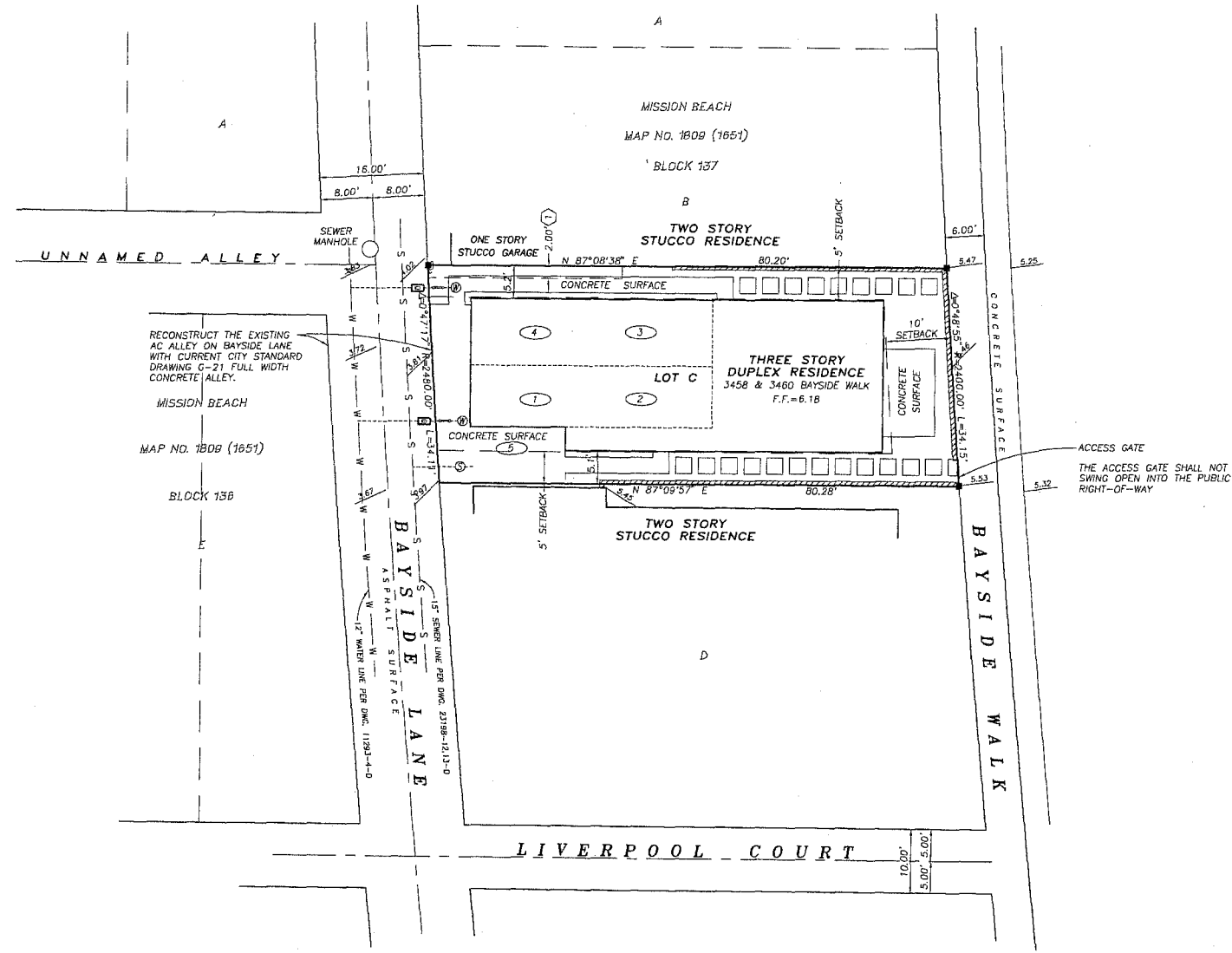
Applications to appeal CEQA determination made by staff (including the City Manager) to the City Council must be filed in the office of the City Clerk within 10 business days from the date of the posting of this Notice. That appeal deadline date is August 25, 2014. The appeal application can be obtained from the City Clerk, 202 'C' Street, Second Floor, San Diego, CA 92101.

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

POSTED IN THE OFFICE OF DSD
Posted AUG 08 2014 ml
Removed AUG 26 2014
Posted by myra lee

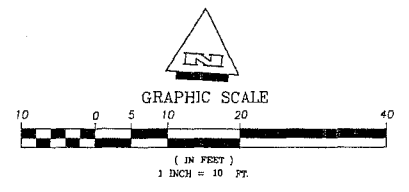
3458 & 3460 BAYSIDE WALK

Map Waiver No. 1299580, Project No. 371877



CITY OF SAN DIEGO
DEVELOPMENT SUMMARY

- SUMMARY OF REQUEST:**
CREATE 2 RESIDENTIAL CONDOMINIUM UNITS CURRENTLY UNDER CONSTRUCTION & FILE A CERTIFICATE OF COMPLIANCE
- STREET ADDRESS:** 3458 & 3460 BAYSIDE WALK
BETWEEN LIVERPOOL COURT AND MANHATTAN COURT
- SITE AREA:**
TOTAL SITE AREA (GROSS): (2,740 SF) (0.063 AC.)
NET SITE AREA: (2,740 SF) (0.063 AC.)
- DENSITY: (RESIDENTIAL)**
MAXIMUM NO. DWELLING UNITS ALLOWED PER ZONE: 2
NUMBER OF EXISTING UNITS TO REMAIN ON SITE: 0
NUMBER OF PROPOSED DWELLING UNITS ON SITE: 2
TOTAL NUMBER OF UNITS PROVIDED ON THE SITE: 2
- YARD/SETBACK STANDARD MINIMUM**
FRONT YARD: 10' -
INTERIOR YARD(S): 5' -
REAR YARD: 0' -



- LEGEND:**
- INDICATES LEAD AND DISC STAMPED "L.S. 8259" PER C.R. 34995.
 - B INDICATES WATER METER
 - INDICATES BACK FLOW PREVENTION VALVE
 - ⊕ INDICATES POWER POLE
 - INDICATES BLOCK WALL
 - INDICATES OVER HEAD WIRES
 - INDICATES PARKING SPACE
 - W — INDICATES WATER LINE
 - S — INDICATES SEWER LINE
 - S — INDICATES SEWER LATERAL
 - ○ — INDICATES WATER SERVICE
 - INDICATES PROPERTY LINE/MAP WAIVER BOUNDARY

6. PARKING:
PARKING CRITERIA:
 RESIDENTIAL COMMERCIAL INDUSTRIAL
 MIXED USE OTHER

TYPE OF UNIT	NUMBER OF TYPE	PARKING REQUIRED PER UNIT	TOTAL PER TYPE
3 BR UNIT	2	2.5	5
TOTAL REQUIRED BY ZONE			5
TOTAL PROVIDED ON-SITE			5

UNIT AREAS

TYPE OF UNIT	NUMBER OF TYPE	SQUARE FOOTAGE PER UNIT	TOTAL PER TYPE
3 BR UNIT	1	1,555	1,555
3 BR UNIT	1	1,426	1,426

ZONING INFORMATION
 EXISTING AND PROPOSED ZONE: MBPD-R-S
 COMMUNITY PLAN NAME: MISSION BEACH
 OVERLAY ZONES: COASTAL HEIGHT LIMIT
 COASTAL CITY
 PARKING IMPACT
 RESIDENTIAL TANDEM PARKING
 TRANSIT AREA
 SDIA AND FIRST PUBLIC ROADWAY

BASIS OF BEARINGS
 THE BASIS OF BEARINGS FOR THIS MAP WAIVER IS THE CENTERLINE OF LIVERPOOL COURT PER CORNER RECORD 34995. I.E. N 87°12'00" E

MONUMENTATION & MAPPING
 ALL MONUMENTS HAVE BEEN FOUND PER CORNER RECORD 34995. ANY MONUMENTS DESTROYED DURING CONSTRUCTION WILL BE RESET AND A CORNER RECORD FILED.

EXISTING IMPROVEMENTS
 SEWER DRAWING NO. 23198-12,13-D
 WATER DRAWING NO. 11293-4-D

EXISTING & PROPOSED EASEMENTS:
 (1) AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES GRANTED TO SAN DIEGO CONSOLIDATED GAS AND ELECTRIC COMPANY RECORDED JULY 13, 1925 IN BOOK 1086, PAGE 355 OF DEEDS.

STREET LIGHT NOTE:
 ENGINEERING REVIEW HAS DETERMINED THAT THIS SUBDIVISION WILL NOT BE REQUIRED TO INSTALL STREET LIGHTS BECAUSE THE CITY ONLY REQUIRES ALLEY STREET LIGHTS IN HIGH CRIME CENSUS TRACTS AT THE REQUEST OF THE POLICE DEPARTMENT AND THE STREET LIGHTS COULD ONLY BE INSTALLED ON SD&E POWER POLES WHICH ARE TO BE REMOVED EVENTUALLY AS PART OF THE CITYWIDE UNDERGROUNDING PROGRAM.

PUBLIC IMPROVEMENT NOTES
 1. NONE

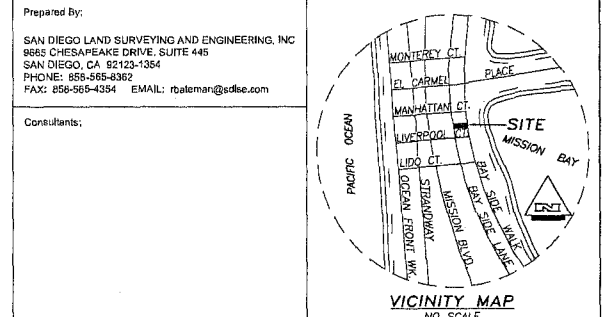
DEVELOPMENT NOTES:
 1. THIS IS A CONDOMINIUM PROJECT AS DEFINED IN SECTION 4125 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. TOTAL NUMBER OF RESIDENTIAL UNITS IS 2.
 2. NUMBER OF EXISTING LOTS = 1
 NUMBER OF PROPOSED LOTS = 1
 3. THE SITE IS CURRENTLY UNDER CONSTRUCTION. SEE BUILDING PLAN FILE NO. 1163226, PTS 332711
OWNER/DEVELOPER:
 TAMALE PARTNERS, LTD. A TEXAS LIMITED PARTNERSHIP
 5701 MAPLE AVENUE, SUITE 100
 DALLAS, TEXAS 75235

SUSAN H. MAYER, PARTNER

UTILITY TABLE:

UTILITY	OVERHEAD	UNDERGROUND
CATV	X	
ELECTRIC	X	
GAS		X
TELEPHONE	X	

PROFESSIONAL LAND SURVEYOR:
 SAN DIEGO LAND SURVEYING & ENGINEERING, INC.
 9665 CHESAPEAKE DRIVE, SUITE 445
 SAN DIEGO, CALIFORNIA 92123 (858) 565-8362
 DRAWING NO. Bayside Walk 3458 Map Waiver.dwg
 10-15-2014
 DATE
 ROBERT J. BATEMAN, P.L.S. 7046



<p>Prepared By: SAN DIEGO LAND SURVEYING AND ENGINEERING, INC 9665 CHESAPEAKE DRIVE, SUITE 445 SAN DIEGO, CA 92123-1364 PHONE: 858-565-8362 FAX: 858-565-4354 EMAIL: rbateman@sdlee.com</p>	<p>Project Soil Condition: Existing developed site.</p>
<p>Consultants:</p>	<p>Source of Topography: Field survey by San Diego Land Surveying on 2-20-2014</p>
<p>Benchmark: CITY OF SAN DIEGO BENCH MARK: "M-10" MONUMENT AT THE INTERSECTION OF THE EASTERLY 4 FOOT LINE OF MISSION BOULEVARD AND THE CENTERLINE OF LIVERPOOL COURT. ELEVATION= 6.595 M.S.L.</p>	<p>Project Permits Required: Map Waiver Certificate of Compliance</p>
<p>Project Legal Description: LOT "C" IN BLOCK 137 OF MISSION BEACH, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1651, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 14, 1914.</p>	<p>Project Date: Number of Stories: 3 Proposed use: Residential Existing use: Residential Zone Designation: MBPD-R-S Year of Construction (excl. structure): 2013</p>
<p>LAMBERT COORDINATES: NAD 27 = 223-1692 NAD 83 = 1558-6252</p>	<p>Project Address: 3458-60 BAYSIDE WALK San Diego, CA 92109</p> <p>Project Owners: Tamale Partners 5701 Maple Avenue, Suite 100 Dallas, Texas 75235</p>
<p>Project Name: 3458-60 BAYSIDE WALK</p>	<p>Sheet Title: MAP WAIVER No. 1299580 Project No. 371877</p>
<p>Scale: 1" = 10' Original Date: May 19, 2014 Revised: October 15, 2014</p>	<p>Sheet 1 of 1</p>