



THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: June 12, 2008 **REPORT NO. PC-08-081**

ATTENTION: Planning Commission, Agenda of June 19, 2008

SUBJECT: 1560 CORONADO AVENUE TENTATIVE MAP - PROJECT NO. 82897, PROCESS FOUR

OWNER: Coronado Manor Homes, LLC (Attachment 11)

APPLICANT: Greg Neville

SUMMARY

Issue(s): Should the Planning Commission approve a Tentative Map for the conversion of 76 existing residential units into condominiums and a waiver of the requirement to underground the existing overhead utilities at 1560 Coronado Avenue within the Otay Mesa-Nestor Community Planning area?

Staff Recommendation: Approve Tentative Map No. 164757 and the underground waiver request.

Community Planning Group Recommendation: On February 13, 2008, the Otay Mesa-Nestor Community Planning Group voted 9-4-0 to recommend approval of the project with no conditions (Attachment 7).

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Article 19 Section 15301 on March 22, 2006. An appeal of the CEQA determination was previously made and the City Council denied the CEQA appeal on July 31, 2006. The scope of the subject hearing only includes the project, and not the environmental determination.

Fiscal Impact: None associated with this action. All costs associated with the processing of this project are paid by the applicant.

Code Enforcement Impact: None with this project.

Housing Impact Statement: With the proposed conversion of 76 existing residential

units into condominiums, there would be a loss of 76 rental units and a gain of 76 for-sale units. This condominium conversion project is subject to the regulations regarding inclusionary housing and tenant relocation assistance. The applicant has elected to pay the in-lieu fee.

BACKGROUND

This Tentative Map project is subject to the condominium conversion regulations in effect prior to June 13, 2006, based on the City Council's specific adoption language for the "new" condominium conversion regulations. At the June 13, 2006, hearing, the City Council specifically excluded all projects that had CEQA appeals pending on or before June 13, 2006. This project is one of those which had a pending appeal. That appeal hearing was held on July 31, 2006, and the City Council denied the appellant's appeal of the CEQA determination of exemption. Therefore, the project can proceed to its discretionary hearing.

The 1.72-acre site is located at 1560 Coronado Avenue in the RM-3-7 zone and the Coastal Height Limit Overlay Zone, within the Otay Mesa-Nestor Community Plan area (Attachment 3). The site is presently developed with six, two story multi-family structures, a recreation/laundry room building and a pool constructed in 1971. The units consist of 52 one-bedroom units totaling 550 square feet each and 24 two-bedroom units totaling 693 square feet in area. There are 91 surface parking spaces dispersed throughout the site accessed from a single driveway on Coronado Avenue. The site is surrounded by single- and multi-family residential developments.

When the development was constructed in 1971, the site was zoned R-3. The site conforms to the current density requirements. Parking requirements at the time of construction resulted in 91 spaces being required on-site. Current parking regulations for the development on this site would require 106 spaces. The property maintains previously conforming rights for reduced parking as outlined in Chapter 12, Article 7, Division 1 of the Land Development Code.

The development complies with the zoning and development regulations in effect at the time of construction and no Building or Zoning code violations have been recorded against the property.

DISCUSSION

Project Description

The project proposes a Tentative Map for the subdivision of a 1.72-acre site into one lot to convert 76 existing dwelling units into condominiums (Attachment 5) and a request to waive the requirement to underground the existing overhead utilities. Section 125.0410 of the San Diego Municipal Code (SDMC) requires that a Tentative Map be processed for the subdivision of land. According to SDMC Sections 125.0440 and 125.0444, *Findings for Tentative Maps and for Condominium Conversions*, the decisionmaker may approve a Tentative Map for the purposes of the conversion of residential property into a condominium project if the decision maker finds that the proposed conversion complies with the requirements of the Subdivision Map Act and the San

Diego Municipal Code. Staff has reviewed the proposed condominium conversion and determined that it complies with both the Subdivision Map Act and the San Diego Municipal Code.

Undergrounding of Existing Utilities

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

The applicant will be required to underground all existing service to the site per Condition No. 11 of the draft Tentative Map resolution (Attachment 6). The applicant would also be required to underground any new service run to any new or proposed structures within the subdivision per Condition No. 4 of the draft Tentative Map resolution.

The project site is served by power poles and overhead utilities lines located in the Coronado Avenue public right-of-way along the property frontage. These utility lines and poles also service the adjacent properties. As indicated above, all onsite utilities serving this property will be required to be undergrounded. The waiver is being requested for the requirement to underground the utilities serving the adjacent properties. The City's Undergrounding Master Plan for Fiscal Year 2006 designates the site within Block 8R1, and the date for undergrounding has been established for the year 2015 (Attachment 9).

Project-Related Issues:

The requested conversion of these residential units to condominiums represents primarily a change in ownership. The applicant has certified that the required 60-day Notices of Intent to Convert to Condominiums were provided to the tenants in 2005 (Attachment 11).

All condominium conversion projects Deemed Complete on or after February 7, 2004, must conform with the regulations regarding inclusionary housing and tenant relocation benefits. The project has been conditioned to require the subdivider conform with the City's Inclusionary Housing Ordinance (Chapter 14, Article 2, Division 13 of the Land Development Code) and demonstrate conformance with the Municipal Code provisions for Tenant Relocation Benefits (Chapter 14, Article 4, Division 5) to the satisfaction of the City Manager and the Housing Commission, prior to the recordation of the Final Map. The applicant has elected to pay an in-lieu fee of \$113,080 (45,232 square feet x \$ 2.50) to satisfy the Inclusionary Housing requirement, as allowed by the City's Inclusionary Housing Ordinance (Chapter 14, Article 2, Division 13 of the Land Development Code).


CONCLUSION:

Staff has reviewed the request for a Tentative Map for the conversion of 76 residential units into condominiums and has found the project to be in conformance with the applicable sections of the San Diego Municipal Code regulating Tentative Maps. Staff believes the required findings can be supported and recommends that the Planning Commission recommend approval of the project as proposed to the City Council.

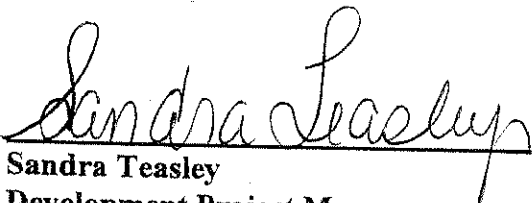
ALTERNATIVES:

1. **Approve** Tentative Map No. 164757, **with modifications.**
2. **Deny** Tentative Map No. 164757, **if the findings required to approve the project cannot be affirmed.**

Respectfully submitted,



Mike Westlake
Program Manager
Development Services Department



Sandra Teasley
Development Project Manager
Development Services Department

WESTLAKE/SMT

Attachments:

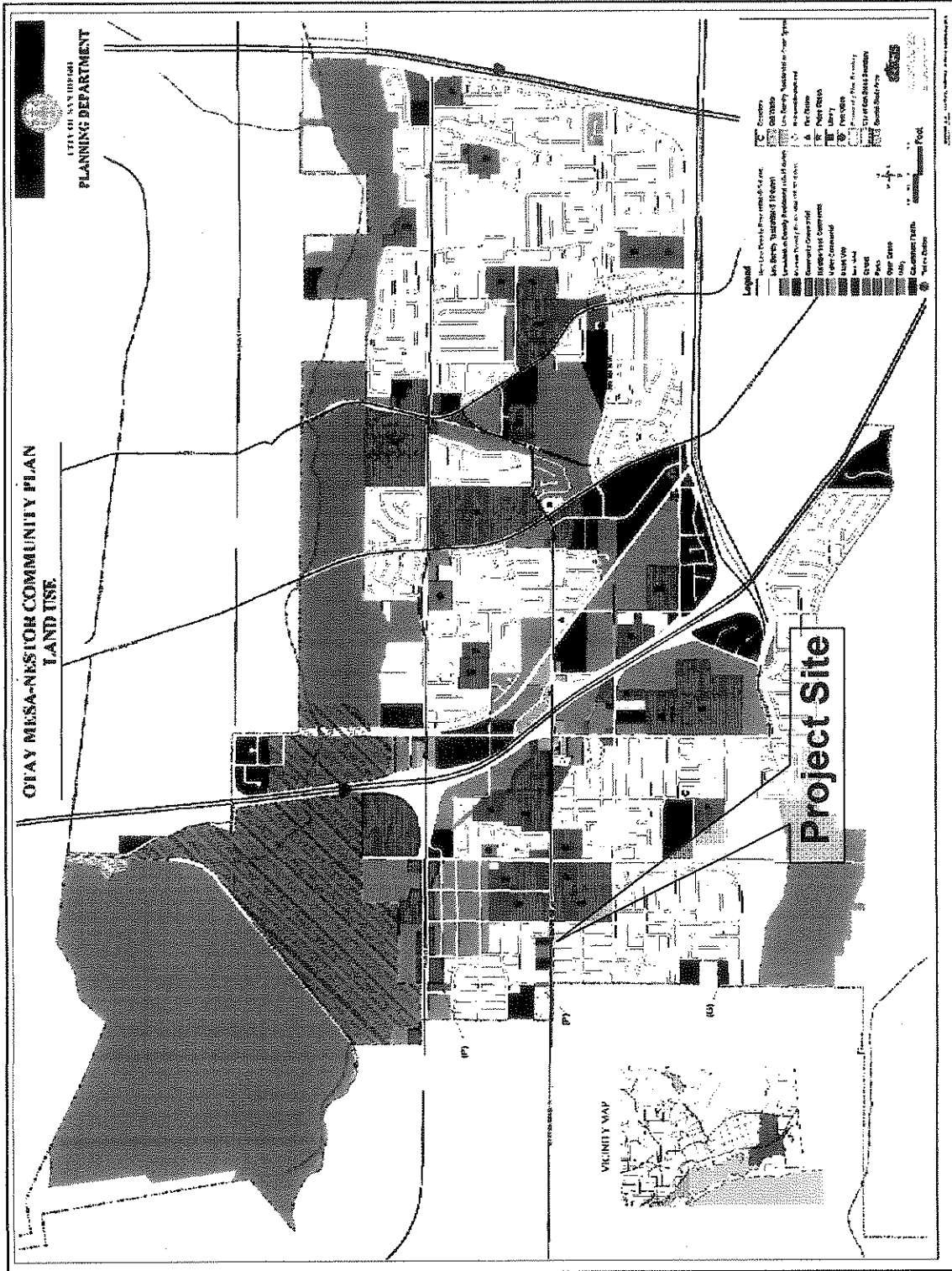
1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Tentative Map and Landscape Plan
6. Draft Map Conditions and Subdivision Resolution
7. Community Planning Group Recommendation
8. Ownership Disclosure Statement
9. Undergrounding Master Plan 8R1
10. Sample 60-Day Notice
11. Project Chronology
12. Photos of Existing Elevations
13. Building Conditions Report (Under Separate Cover)
14. Applicant Brochure "Coronado Manor Condominiums" (Renderings, Elevations, Landscape Concept Plan) (Under Separate Cover)



Aerial Photo

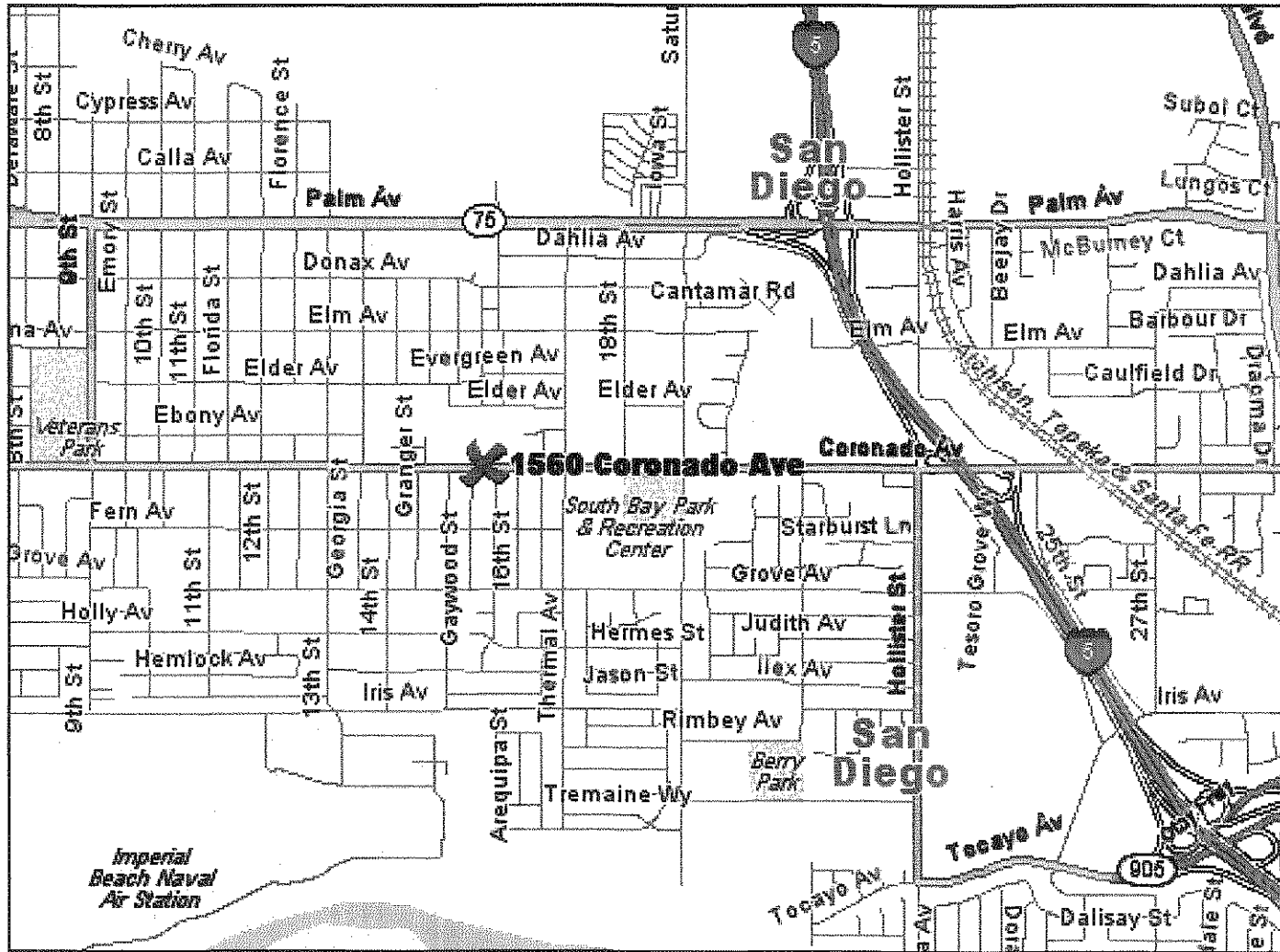
CORONADO TENTATIVE MAP – PROJECT NUMBER 82897
1560 CORONADO AVENUE





Community Plan Map
CORONADO TENTATIVE MAP – PROJECT NUMBER 82897
1560 CORONADO AVENUE





Project Location Map

CORONADO TENTATIVE MAP – PROJECT NUMBER 82897

1560 CORONADO AVENUE



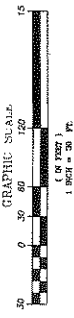
PROJECT DATA SHEET FOR CONDOMINIUM CONVERSIONS

PROJECT NAME:	Coronado Tentative Map - Project No. 82897	
PROJECT DESCRIPTION:	Convert 76 dwelling units to condominiums	
COMMUNITY PLAN AREA:	Otay Mesa-Nestor	
DISCRETIONARY ACTIONS:	Tentative Map	
COMMUNITY PLAN LAND USE DESIGNATION:	Medium Density Residential (15-<30 du/ac)	
ZONE: DENSITY: HEIGHT LIMIT: LOT SIZE: FLOOR AREA RATIO: FRONT SETBACK: SIDE SETBACK: STREETSIDE SETBACK: REAR SETBACK: PARKING:	<u>CURRENT ZONING INFORMATION:</u> RM-3-7; Mutli-family residential zone 1 du/1,000 sf – 75 dwelling units 40' 7,000 sf minimum 1.8 max (1/3 reserved for parking) 10' min (up to 50%) 20' std (remainder) 10% lot width = 25' NA 5' 126 required	<u>CONSTRUCTED:</u> R-3 (1971) 76 dwelling units two-stories 74,919 sf 0.62 22.72' 63.76'(west) and 3.4'(east) NA 63.23' 91 spaces
ADJACENT PROPERTIES:	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Low Density Residential (5-<10 du/ac); RS-1-7	Single Family
SOUTH:	Low Density Residential (5-<10 du/ac); RS-1-7	Single Family
EAST:	Low-Medium Residential (10-<15 du/ac); RM-1-1	Multiple Family
WEST:	Low Density Residential (5-<10 du/ac); RM-3-7	Vacant and Church
DEVIATIONS OR VARIANCES REQUESTED:	None	
COMMUNITY PLANNING GROUP RECOMMENDATION:	The Otay Mesa-Nestor Community Planning Group voted 9/4/0 to recommend approval with no conditions.	

1560 CORONADO AVENUE TENTATIVE MAP FOR CONDOMINIUM CONVERSION

Tentative Map No. 264681
Project No. 82897

ATTACHMENT 5



- LEGEND:**
- INDICATES PROPERTY LINE/TENTATIVE MAP BOUNDARY
 - INDICATES GAS METER
 - INDICATES FIRE HYDRANT
 - INDICATES POLE LOCATION
 - INDICATES GATE VALVE
 - INDICATES SIGN
 - INDICATES HANDICAP RAMP OR PARKING SPACE
 - INDICATES LIGHT POLE UNLESS NOTED
 - INDICATES ELECTRIC TRANSFORMER
 - INDICATES POWER POLE
 - INDICATES SPOKE CLEAN OUT
 - INDICATES DRAIN INLET
 - INDICATES SEWER MANHOLE
 - INDICATES CHAIN LINK FENCE
 - INDICATES WOOD FENCE
 - INDICATES MESSAGING SIGN FENCE
 - INDICATES BLOCK WALL
 - INDICATES DIRECTION OF DRAINAGE
 - INDICATES STRIPED PARKING SPACE

ZONING INFORMATION
EXISTING AND PROPOSED ZONING: MH-3-7 WESTERN
APPLICABLE ZONING: CONSERVATION
OVERLAY ZONES: COSTAL HEIGHT UNIT

CITY OF SAN DIEGO DEVELOPMENT SUMMARY

SUMMARY OF REQUEST:
CONVERT 725 EXISTING UNITS TO CONDOMINIUMS AND ADD 4 VACANT LOT SUBDIVISION MAPS.

STREET ADDRESSES: 1560 CORONADO AVENUE
BETWEEN 12TH STREET AND THERMAL AVENUE

3. SITE AREA: 74,919.97 (1,720 AC.)

4. DENSITY (RESIDENTIAL):
MAXIMUM AND MINIMUM UNITS ALLOWED PER ZONE: 25
MINIMUM AND MAXIMUM UNITS PER UNIT TYPE: 1
TOTAL NUMBER OF PROPOSED BUILDING UNITS ON SITE: 725
TOTAL NUMBER OF UNITS PROVIDED ON THE SITE: 76

5. VARIOUS BACKSTREET ATTENUATION WALLS: 5'
REAR WALL: 5'

6. PARKING: MAXIMUM PERMITTED: INDUSTRIAL
MINIMUM PERMITTED: 100

UNIT AREAS

TYPE OF UNIT	NUMBER	PARKING TYPE	TOTAL PER UNIT
1 BR UNIT	92	1.5	67.6
2 BR UNIT	24	1.5	30.4
TOTAL REQUIRED BY ZONE			108
TOTAL PROVIDED ON-SITE			97

MONUMENTATION & MAPPING
ALL PROPERTY CORNERS WILL BE SET AND A ONE LOT SURVEY WILL BE SHOWN ON THE FINAL MAP

EXISTING IMPROVEMENTS
SEWER DRAINING NO. 9300-0 & 9099-2-0
WATER DRAINING NO. 16503-4-0

EXISTING & PROPOSED EASEMENTS:

- EXISTING EASEMENT TO THE SOUTHWEST CORNER OF LOT 25 FOR THE 1560 CORONADO AVENUE PROJECT.
- CITY OF SAN DIEGO EASEMENT FOR PUBLIC STREET RIGHT-OF-WAY AND UTILITIES ADJACENT TO CORONADO AVENUE.
- SAN DIEGO GAS & ELECTRIC COMPANY EASEMENT FOR THE 1560 CORONADO AVENUE PROJECT.

DEVELOPMENT NOTES:

- THIS IS A MAP OF A CONDOMINIUM PROJECT AS DEFINED IN SECTION 1700 ET. SEQ. OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE CONDOMINIUM ACT AND IS NOT A MAP OF A CONDOMINIUM UNLESS THE WORDS "CONDOMINIUM" AND "UNIT" ARE USED.
- NUMBER OF PROPOSED LOTS = 1

OWNER/DEVELOPER:
CORONADO MAPS INCORPORATED, LLC
1560 CORONADO AVENUE
SAN DIEGO, CA 92104

ENGINEER:
ROBERT J. BALZAK, P.L.L.C.
11-06-2002
REGISTERED ENGINEER, REGISTERED SURVEYOR
PROFESSIONAL ENGINEER, REGISTERED SURVEYOR
1560 CORONADO AVENUE, SUITE 415
SAN DIEGO, CALIFORNIA 92104 (619) 565-8882

PROFESSIONAL LAND SURVEYOR:
ROBERT J. BALZAK, P.L.L.C.
11-06-2002
REGISTERED ENGINEER, REGISTERED SURVEYOR
PROFESSIONAL ENGINEER, REGISTERED SURVEYOR
1560 CORONADO AVENUE, SUITE 415
SAN DIEGO, CALIFORNIA 92104 (619) 565-8882

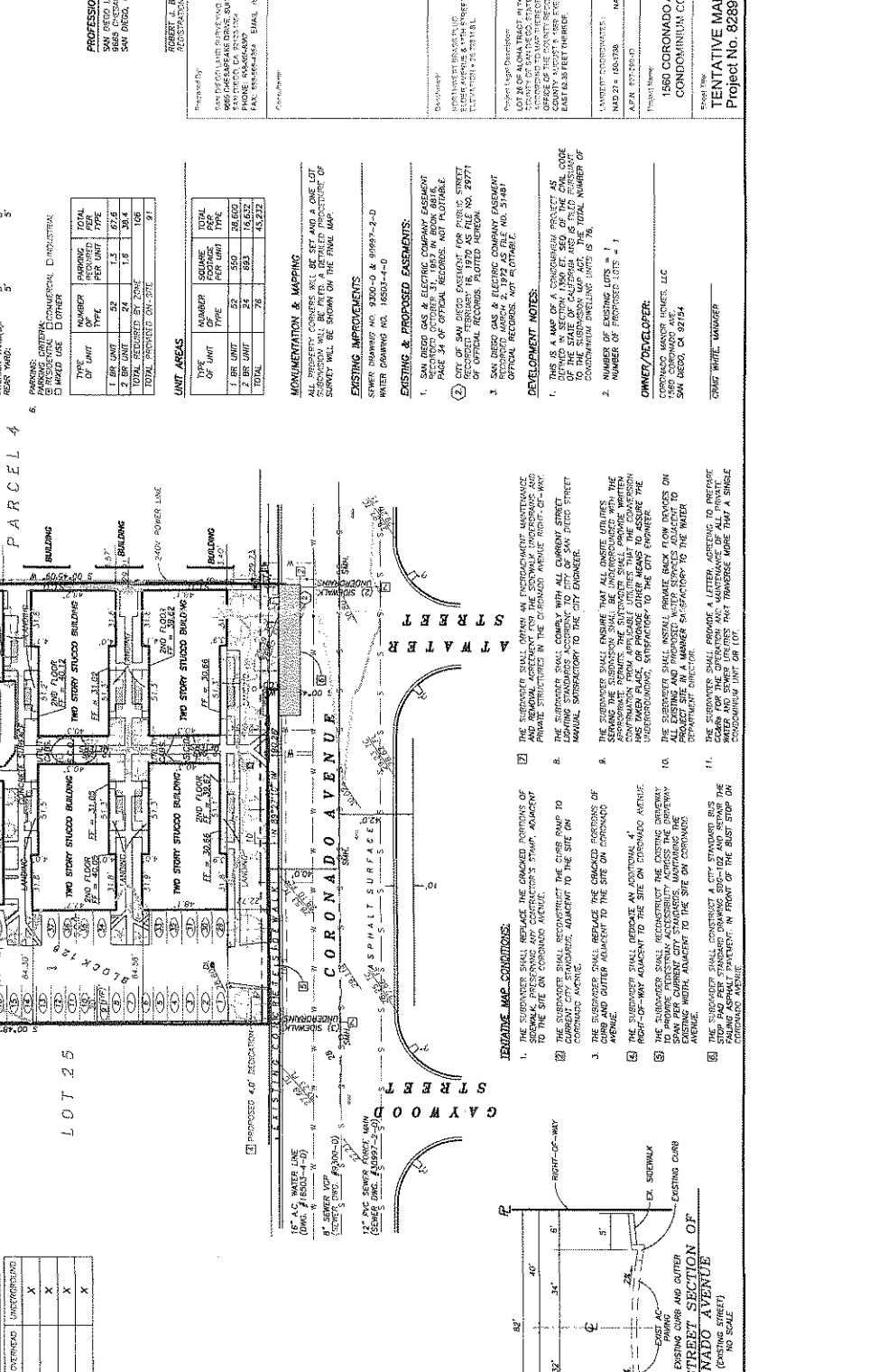
PROJECT DATA:
Project Name: 1560 Coronado Avenue Condominium Conversion
Project Address: 1560 Coronado Avenue, San Diego, CA 92104
Project Owner: Coronado Maps Incorporated
Project Engineer: Robert J. Balzak
Project Surveyor: Robert J. Balzak
Project Date: August 29, 2005
Original Date: August 29, 2005
Revision: 1
Revision Description: Revised Survey Data

UTILITY MAP

UTILITY TABLE

UTILITY	OVERHEAD	UNDERGROUND
WATER	X	X
ELECTRIC	X	X
GAS	X	X
TELEPHONE	X	X

TYPICAL STREET SECTION OF CORONADO AVENUE (EXISTING STREET)



TENTATIVE MAP No. 264681
Project No. 82897

Sheet 1 of 1

PLANNING COMMISSION
RESOLUTION NO.
TENTATIVE MAP NO. 164757
1560 CORONADO AVENUE TENTATIVE MAP; PROJECT NO. 82897
DRAFT

WHEREAS, CORONADO MANOR HOMES, LLC, Applicant/Subdivider, and SAN DIEGO LAND SURVEYING AND ENGINEERING, INC., submitted an application with the City of San Diego for a Tentative Map, No. 164757, for the condominium conversion of 76 existing residential units including a request to waive the requirement to underground existing overhead utilities. The project site is located at 1560 Coronado Avenue between Thermal Avenue and 15th Street and legally described as Lot 26 of Aloha Tract according to Map No. 611, excepting therefrom the east 62.35 feet in the RM-3-7 Zone, Coastal Height Overlay Zone, within the Otay Mesa-Nestor Community Plan Area; and

WHEREAS, the Map proposes the subdivision of a 1.72-acre site into one (1) lot for a 76 residential condominium conversion; and

WHEREAS, the project is exempt from environmental review pursuant to Article 19, Section 15301(k) of the California Environmental Quality Act (CEQA) on the basis that the facilities are existing; and

WHEREAS, a preliminary soils and geological reconnaissance report are waived by the City Engineer pursuant to the Subdivision Map Act and Section 144.0220 of the Municipal Code of the City of San Diego; and

WHEREAS, the subdivision is a condominium project as defined in Section 1350 et seq. of the Civil Code of the State of California and filed pursuant to the Subdivision Map Act. The total number of condominium dwelling units is seven; and

WHEREAS, on June 19, 2008, the Planning Commission of the City of San Diego considered Tentative Map No. 164757, including the waiver of the requirement to underground existing overhead utilities, and pursuant to Sections 125.0440 (tentative map), 125.0444 (condo conversion), and 144.0240 (underground) of the Municipal Code of the City of San Diego and Subdivision Map Act Section 66428, received for its consideration written and oral presentations, evidence having been submitted, and heard testimony from all interested parties at the public hearing, and the Planning Commission having fully considered the matter and being fully advised concerning the same; NOW, THEREFORE,

BE IT RESOLVED by the Planning Commission of the City of San Diego, that it adopts the following findings with respect to Tentative Map No. 164757:

1. The proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code (Land Development Code Section 125.0440.b).
2. 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 (Land Development Code Section 125.0440.h and State Map Act Section 66412.3).
3. Each of the tenants of the proposed condominium conversion project has received, pursuant to State Map Action Section 66452.9, written notification of intention to convert at least 60 days prior to the filing of a tentative map (Land Development Code 125.0444 and State Map Act Section 66427.1(a)).
4. The project has been conditioned that the Subdivider will give 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 State Map Act (Land Development Code Section 125.0444 and State Map Act Section 66427.1(a)).
5. The project has been conditioned that the Subdivider will give each tenant 10 days' written notification that an application for a public report will be, or has been, submitted to the Department of Real Estate, and that such report will be available on request (Land Development Code Section 125.0444 and State Map Act Section 66427.1(a)).
6. The project has been conditioned that the Subdivider will give each tenant of the proposed condominium project written notification within 10 days of approval of a final map for the proposed conversion (Land Development Code Section 125.0444 and State Map Act Section 66427.1(b)). If the subdivider chooses to provide affordable housing units, the subdivider shall enter into an affordable housing agreement with the Housing Commission, prior to recordation of the Final Map.
7. The project has been conditioned that the Subdivider will give each of the tenants of the proposed condominium project 180 days' written notice of intention to convert prior to termination of tenancy due to the conversion or proposed conversion (Land Development Code Section 125.0444 and State Map Act Section 66427.1(c)).
8. The project has been conditioned that all tenants whose income is less than 100% of the area median income are eligible for relocation benefits, so based upon the outcome of a survey conducted by the Housing Commission, the applicant may be responsible for relocation benefits to eligible tenants.

9. The project has been conditioned that the Subdivider will give each of the tenants of the proposed condominium project notice of an 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.
10. 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 (Land Development Code Section 125.0444 and State Map Act Section 66427.1(d)).
11. The project was not financed by funds obtained from a governmental agency to provide for elderly, disabled, or low income housing (Land Development Code Section 125.0444.b).
12. 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 (Land Development Code Section 125.0444.c).
13. The underground waiver of the existing overhead facilities qualifies under the guidelines of Council Policy No. 600-25 *Underground Conversion of Utility Lines at Developers Expense* in that the conversion involves a short span of overhead facility (less than 600 feet in length and the conversion is a requirement of a condominium conversion of an existing development and the conversion would not represent a logical extension to an underground facility.
14. 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 Planning Commission, Tentative Map No. 164757, including the waiver of the requirement to underground existing overhead utilities, is hereby granted to CORONADO MANOR HOMES, LLC, Applicant/ Subdivider, subject to the following conditions:

GENERAL

1. This Tentative Map will expire on June 19, 2011.
2. Compliance with all of the following conditions shall be assured, to the satisfaction of the City Engineer, prior to the recordation of the Final Map, unless otherwise noted.

3. The Subdivider shall underground any new service run to any new or proposed structures within the subdivision.
4. 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 State Map Act.
5. The Subdivider shall provide the tenants a Notice of Application for a Public Report at least 10 days prior to the submittal to the Department of Real Estate (DRB), pursuant to Section 66427.1(a) of the Subdivision Map Act.
6. 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 Section 66427.1(c) of the Subdivision Map Act. 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 Sections 1941, 1941.1 and 1941.2 of the Civil Code.
7. 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 Section 66427.1(d) of the State Map Act. 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.
8. The Subdivider shall provide the tenants of the proposed condominiums with written notification within 10 days or approval of a Final Map for the proposed conversion, in conformance with Section 66427.1(b) of the Subdivision Map Act.

AFFORDABLE HOUSING

9. Prior to the recordation of the Final Map, the Subdivider shall enter into an affordable housing agreement with the Housing Commission to provide affordable housing units (10 percent required) in compliance with the Affordable Housing Requirements of the City's Inclusionary Housing Ordinance (Chapter 14, Article 2, Division 13 of the Land Development Code).
10. Prior to filing a Final Map, the applicant shall either show evidence that relocation assistance has been paid to eligible tenants or enter into an agreement with the San Diego Housing Commission to demonstrate conformance with the Municipal Code provisions for Tenant Relocation Benefits (Chapter 14, Article 4, Division

5, 144.0503). In addition, applicant must pay the appropriate fees incurred by the Housing Commission for compliance monitoring (Chapter 14, Article 4, Division 5, 144.0502).

ENGINEERING

11. The Subdivider shall ensure that all existing onsite utilities serving the subdivision shall be undergrounded with the appropriate permits. The subdivider shall provide written confirmation from applicable utilities that the conversion has taken place, or provide other means to assure the undergrounding, satisfactory to the City Engineer.
12. The subdivider shall replace the cracked portions of sidewalk, preserving any contractor's stamp, adjacent to the site on Coronado Avenue.
13. The subdivider shall reconstruct the curb ramp to current City Standards, adjacent to the site on Coronado Avenue.
14. The subdivider shall replace the cracked portions of curb and gutter adjacent to the site on Coronado Avenue.
15. The subdivider shall construct a concrete bus stop pad and repair failing portions of asphalt pavement in the roadway, to current City Standards, in front of the bus stop bench adjacent to the site on Coronado Avenue.
16. The subdivider shall dedicate an additional 4' right-of-way adjacent to the site on Coronado Avenue.
17. The subdivider shall reconstruct the existing driveway to provide pedestrian accessibility across the driveway span per current City Standards, maintaining the existing width, adjacent to the site on Coronado Avenue.
18. The subdivider shall obtain an Encroachment Maintenance and Removal Agreement, for the sidewalk underdrains and private structures in the Coronado Avenue right-of-way
19. Pursuant to City Council Policy 600-20, the subdivider shall provide evidence to ensure that an affirmative marketing program is established.
20. The subdivider shall comply with all current street lighting standards according to the City of San Diego Street Design Manual (Document No. 297376, filed November 25, 2002) and the amendment to Council Policy 200-18 approved by City Council on February 26, 2002 (Resolution R-296141) satisfactory to the City Engineer. This may require (but not be limited to) installation of new street light(s), upgrading light from low pressure to high pressure sodium vapor and/or upgrading wattage.

WATER AND SEWER

21. The subdivider shall install appropriate private back flow prevention devices on all existing and proposed water services (domestic, irrigation, and fire) adjacent to the project site in a manner satisfactory to the Water Department Director.
22. The subdivider shall provide a letter, agreeing to prepare CC&Rs for the operation and maintenance of all private water and sewer facilities that serve or traverse more than a single condominium unit or lot.
23. 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 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. 769830.

MAPPING

24. "Basis of Bearings" means the source of uniform orientation of all measured bearings shown on the map. Unless otherwise approved, this source will be the California Coordinate System, Zone 6, North American Datum of 1983 (NAD 83).
25. "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."
26. 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 Third Order accuracy or better. These tie lines to the existing control shall be shown in relation to the California Coordinate System (i.e., grid bearings and grid distances). All other distances shown on the map are to be shown as ground distances. A

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

27. The design of the subdivision shall include private easements, if any, serving parcels of land outside the subdivision boundary or such easements must be removed from the title of the subdivided lands prior to filing any parcel or final map encumbered by these easements.
28. The applicant shall conform to Municipal Code provisions for "Public Improvement Subject to Desuetude or Damage." If repair or replacement of such public improvements is required, the owner shall obtain the required permits for work in the public right-of-way, satisfactory to the City Engineer.

INFORMATION:

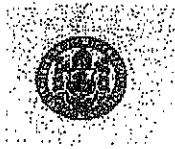
- The approval of this Tentative Map by the Planning Commission of the City of San Diego does not authorize the Subdivider to violate any Federal, State, or City laws, ordinances, regulations, or policies including but not limited to, the Federal Endangered Species Act of 1973 and any amendments thereto (24 USC Section 1531 et seq.).
- If the Subdivider makes any request for new water and sewer facilities (including services, fire hydrants, and laterals), then 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.
- This development may be subject to the payment of a park fee in accordance with the San Diego Municipal Code, which specifies park fees applicable in the Mid City Community Plan area.
- 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 90 days of the approval of this Tentative Map by filing a written protest with the City Clerk pursuant to California Government Code Section 66020.

PASSED AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF SAN DIEGO, CALIFORNIA, ON JUNE 19, 2008.

By

SANDRA TEASLEY
Development Project Manager
Development Services Department

Job Order No. 42-5187



City of San Diego
 Development Services
 1222 First Ave., MS-302
 San Diego, CA 92101
 (619) 446-5210

COPY

**Community Planning
 Committee
 Distribution Form Part 1**

Project Name : 1560 CORONADO TENTATIVE MAP		Project Number 82897	Distribution Date 10/7/05
Project Scope: OTAY MESA-NESTOR JO#42-5187. (PROCESS 4) Tentative Map to convert 76 existing residential units to condominiums on a 1.72 acre site at 1560 Coronado Avenue in the RM-3-7 Zone within the Otay Mesa Nestor Community Plan, Coastal Ht Limit. Council District 8.			
Project Location: 1560 Coronado Avenue			
Applicant Name: Elizabeth Pena		Applicant Phone No. (619) 645-9071	
Related Projects			
Project Manager Sandra Teasley	Phone Number (619) 446-5271	Fax Number (619) 446-5245	E-mail Address STeasley@sandiego.gov
Community Plan Otay Mesa-Nestor	Council District 8	Existing Zone	Proposed Zone
Project Issues (To be completed by Community Planning Committee for initial review):			
<p>THE OTAY MESA NESTOR COMMUNITY PLANNING GROUP VOTED 9-4-0 TO APPROVE THE TENTATIVE MAP FOR CONDO CONVERSION AT 1560 CORONADO AVENUE WITH NO CONDITIONS.</p>			
Attach Additional Pages If Necessary.		Return Within 30 Days of Distribution of Project Plans To: Project Management Division City Of San Diego Development Services Department 1222 First Avenue, MS 302 San Diego, CA 92101	



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 **CONDO CONVERSION**

Project Title: 1500 CORONADO AVENUE Project No. For City Use Only: 82897

Project Address: 1500 CORONADO AVENUE SAN DIEGO, CA 92154

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): CORONADO HOMES MANOR LLC
 Owner Tenant/Lessee Redevelopment Agency
WALID ROMANA
 Street Address: 6422 NAPA ST.
 City/State/Zip: SAN DIEGO, CA 92110
 Phone No: 619-220-0775 Fax No: 619-220-8005
 Signature: [Signature] Date: 7/14/05

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:

ATTACHMENT 8

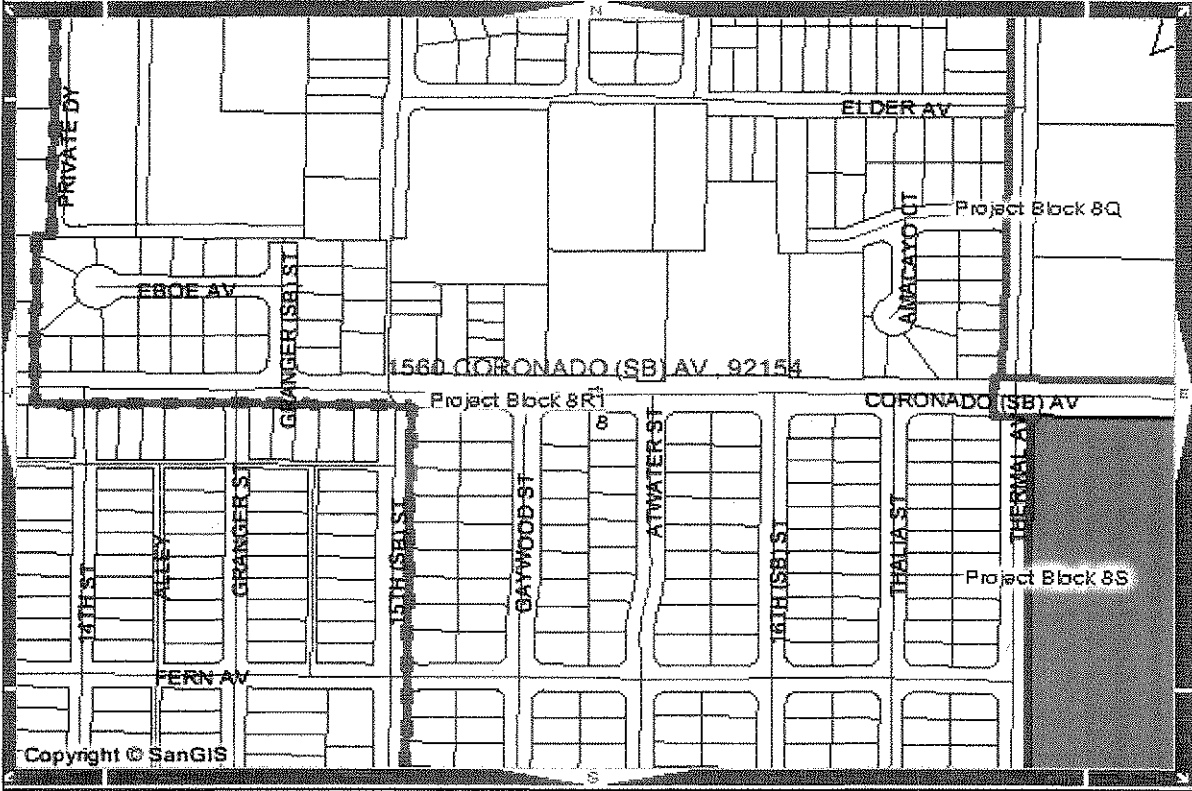
**CORONADO AVENUE TENTATIVE MAP - PROJECT NO. 82897
OWNERSHIP DISCLOSURE INFORMATION:**

Coronado Manor Homes, LLC – Owner
Member:

Craig F. White, Manager and Sole Member

Utilities Undergrounding Mapping Application

Layers Legend Council Priorities Find Location Refresh Map Help



Identify Results

Council Districts
Council District: 8
Member Name: Benjamin Hueso
Office Phone: (619) 236-6688

Utilities Undergrounding Projects
Project Name: Project Block 8R1
Year Allocated: 2011
Project Start: May 20, 2013
Project End: May 10, 2015
Contact Person: Carol Drummond
Phone #: 6195333841
Email: undergrounding@sa
Website: www.sandiego.gov
Council District: 8
Phase: unallocated

60 Day Tenant Notification that the Owner Intends to File an Application with the City of San Diego to Convert the Existing Apartments to Condominiums

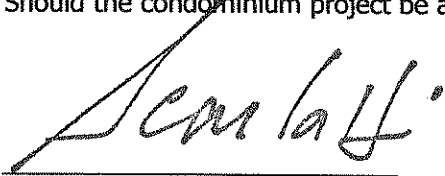
Hernandez
1560 Coronado Ave. Suite# 2
San Diego, CA 92154

The Owner(s) of the buildings located at, 1560 Coronado Ave., San Diego, CA , intends to file an application with the City of San Diego to convert the building to a condominium.

No units may be sold in this building unless approved by the City and until after a public report is issued by the Department of Real Estate.

You shall be given notice of each public hearing for which notice is required pursuant to sections 66451.3 and 66452.5 of the Government Code, and you have the right to appear and the right to be heard at any such hearing.

Should the condominium project be approved, tenants may be required to vacate the premises.



Westone Management Consultants, LLC
Authorized Agent for the Owners of the Property

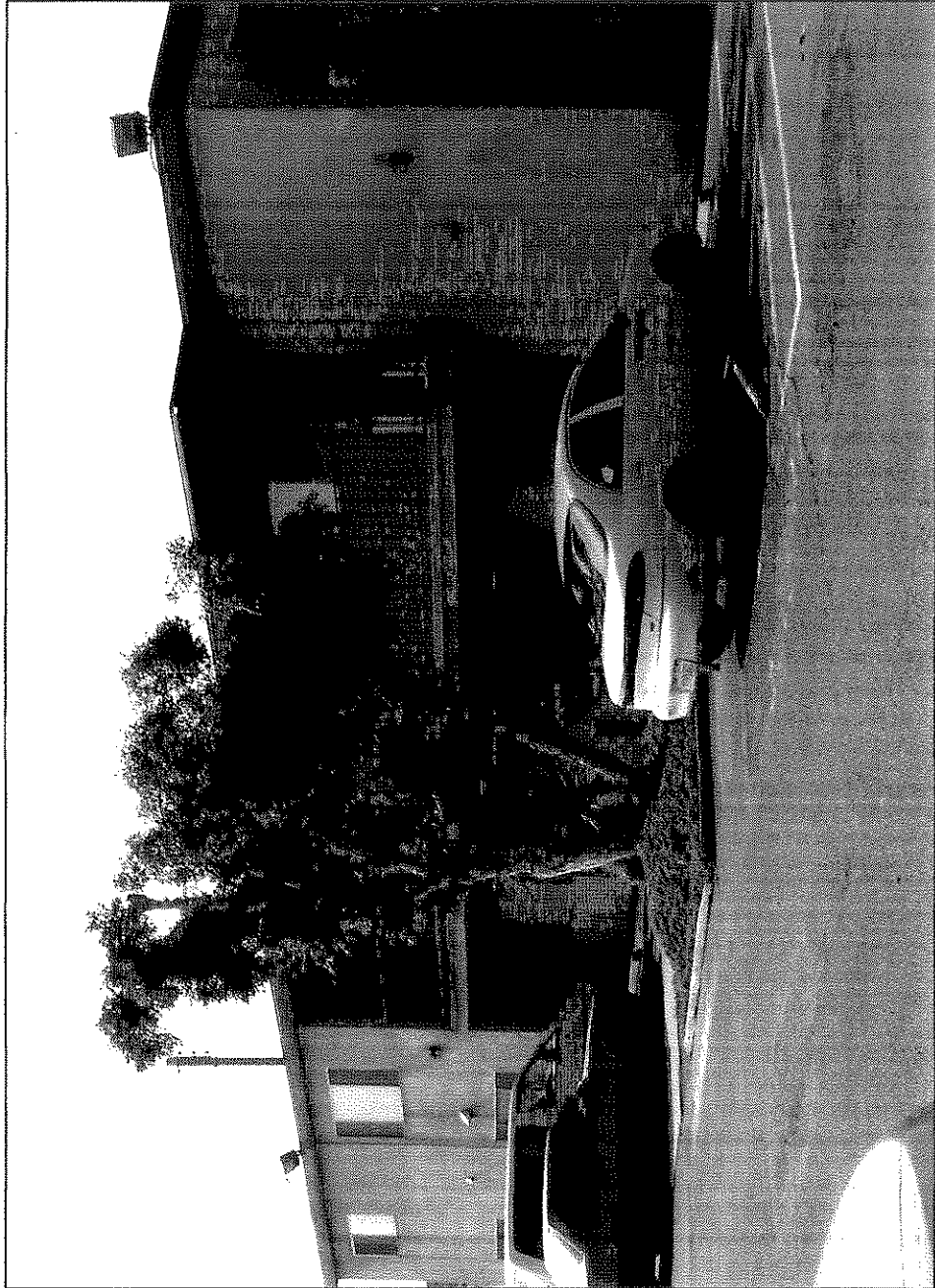
03-29-04
Date

Westone Management Consultants
1640 Broadway, Suite A San Diego, California 9210
PH 619.645.9071 FX 619.645.9075

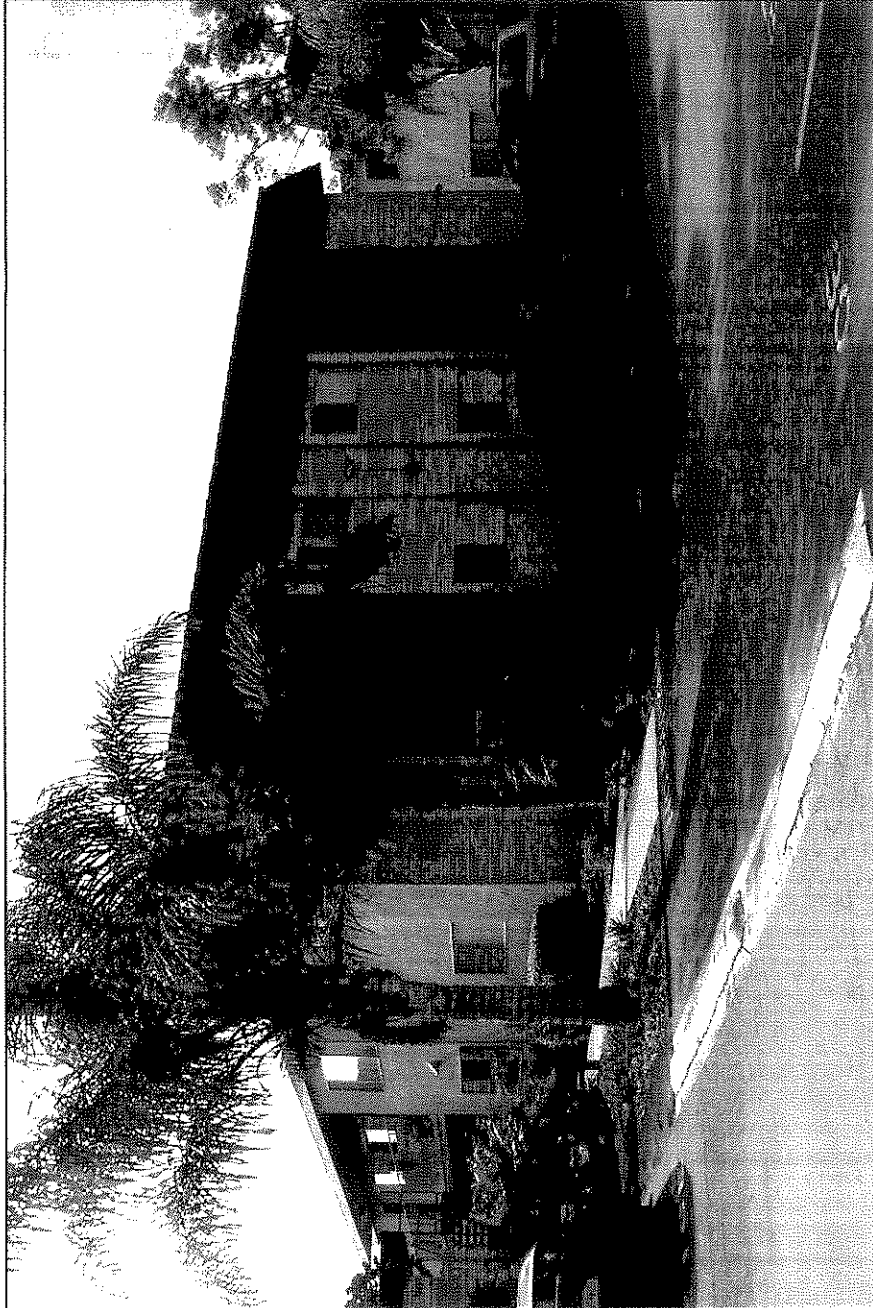
DEVELOPMENT SERVICES
Project Chronology
 1560 CORONADO AVENUE TENTATIVE MAP- PROJECT NO. 82897

Date	Action	Description	City Review Time	Applicant Response
10/07/05	First Submittal	Project Deemed Complete		
11/30/05	First Assessment Letter		1 month 13 days	
07/17/06	Second Submittal			8 months, 17 days
08/05/06	Second Assessment Letter		18 days	
08/15/07	30-Day Inactivity Letter	Project inactive - letter sent requesting status		1 year, 10 days
09/05/07	Applicant Letter Requesting 90-Day Extension to prepare BCR and Landscape Concept Plan		20 days	
12/07/08	Third Submittal			3 months
02/01/08	Issues Resolved	BCR Received		2 month, 5 days
2/13/08	Community Group Vote			12 days
6/19/08	Public Hearing-Planning Commission		3 months, 6 days	
TOTAL STAFF TIME**			5 months, 27 days	
TOTAL APPLICANT TIME**				2 years, 2 months, 14 days
TOTAL PROJECT RUNNING TIME		From Deemed Complete to PC Hearing	2 years, 8 months, 11 days	

Rear Elevation



Interior Elevation



Interior View

