



THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: July 16, 2009 **REPORT NO.** PC-09-058

ATTENTION: Planning Commission, Agenda of July 23, 2009

SUBJECT: RIVIERA TENTATIVE MAP - PROJECT NO.132231. PROCESS 4

**OWNER/
APPLICANT:** Jerome D. Ryan, Anne E. Ryan, David C. Ryan, Michael F. Ryan,
Tomas F. Ryan, Amy A. Ryan

SUMMARY

Issue(s): Should the Planning Commission approve a Tentative Map for the conversion of 24 apartment units to condominiums located at 3790 Riviera Drive in the Pacific Beach Community Planning Area?

Staff Recommendation: APPROVE Tentative Map No. 457406.

Community Planning Group Recommendation: On March 26, 2008, the Pacific Beach Community Planning Group voted 10-0-0 to recommend approval of the project with no recommendations or conditions.

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act on July 10, 2007 and the opportunity to appeal that determination ended July 24, 2007. This project is not pending an appeal of the environmental determination.

Fiscal Impact Statement: All costs associated with the review and processing of this application were paid for by the applicant.

Code Enforcement Impact: None.

Housing Impact Statement: The proposed project includes the conversion of 24 apartment units into condominiums. There would be a loss of 24 rental units and a gain of 24 for-sale units. This Tentative Map project is required to comply with the inclusionary housing requirements and tenant relocation assistance program, which are conditions of the proposed Tentative Map (Attachment 6). The project is conditioned to set aside 10% of the units' for families earning 100% of the area median income or less.

BACKGROUND

The 0.386-acre site contains one, four-story building located at 3970 Riviera Drive, in the RM-2-5 Zone, State Coastal, Parking Impact, Residential Tandem Parking and Coastal Height Limit Overlay Zones. The development is located within a well established urbanized area of Pacific Beach and is designated Multi-Family Residential by the Pacific Beach Community Plan (Attachment 2). The surrounding area is developed with multi-family and single family development. A Tentative Map is required, by the Land Development Code (Section 125.0410), for the proposed division of the property into 24 residential condominium dwelling units.

No Building or Zoning Code violations are recorded against the property. The project has previously conforming rights to be maintained as outlined in Chapter 12, Article 7, Division 1 of the Land Development Code. If this property was developed today, the current RM-2-5 Zone development regulations, a maximum density of twenty-three residential dwelling units could be achieved.

DISCUSSION

Project Description:

The project proposes to convert 24 residential apartments into residential condominium dwelling units. All utilities are located underground. The four-story apartment building complex was constructed in 1973 and, at that time, the approved construction met all the current regulations. The apartment building includes 16 two-bedroom, 1,190 square-foot units, and 8, 1,515 square-foot three-bedroom units. The original development provides 38 parking spaces in a below-street level garage accessible from Riviera Drive.

Project-Related Issues:

All condominium conversion projects deemed complete on or after February 7, 2004, must conform to the regulations regarding Inclusionary Housing and Tenant Relocation Benefits adopted by the City Council on March 15, 2004. Conditions Nos. 12 and 13 of the draft Tentative Map Resolution (Attachment 6) require compliance with this ordinance.

The project is not requesting a waiver of the requirement to underground overhead utilities. These utilities are already underground.

Building Conditions Report and Landscape Plan Requirements:

In accordance with the current regulations, the applicant provided a Building Conditions Report and Landscape Concept Plan. Both of these documents have been reviewed for conformance with the applicable regulations within the Land Development Code (Chapter 14, Article 4, Division 5) and have been accepted by staff as conforming with the regulations.

Conclusion:

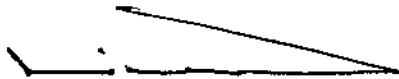
The Tentative Map for a Condominium Conversion is a Process Four, Planning Commission

decision pursuant to San Diego Municipal Code Sections 126.045 and 125.0430. A Tentative Map for Condominium Conversion may be approved if the decision maker finds that the proposed division of land complies with the requirements of the Subdivision Map Act and the San Diego Municipal Code. Staff has determined that the project complies with the applicable regulations of the Land Development Code and believes the required findings to approve the tentative map can be affirmed.

ALTERNATIVES

1. Approve Tentative Map No. 457406, with modifications.
2. Deny Tentative Map No. 457406, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



Mike Westlake
Program Manager
Development Services Department



Morris E. Dye, Project Manager
Development Services Department

BROUGHTON/MED

Attachments:

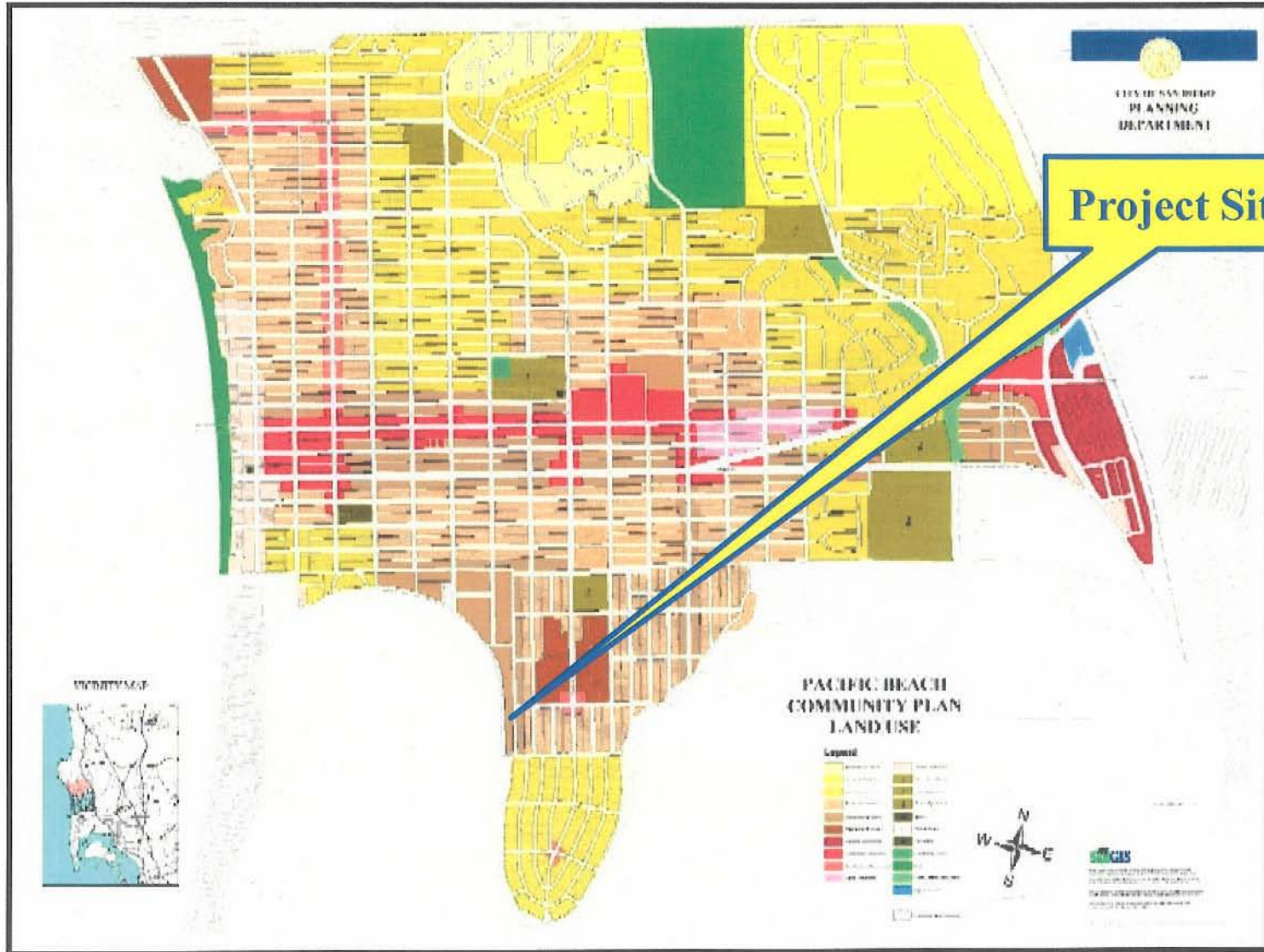
1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Draft Map Resolution with Findings
6. Environmental Exemption
7. Tentative Map
8. Community Planning Group Minutes
9. Ownership Disclosure Statement
10. Project Chronology
11. Building Conditions Report (Under Separate Cover)



Aerial Photo

RIVIERA TENTATIVE MAP – PROJECT NO. 132231
3790 RIVIERA DRIVE





Land Use Map

RIVIERA TENTATIVE MAP- PROJECT NO. 132331

3790 RIVIERA DRIVE – Pacific Beach





Project Location Map

RIVIERA TENTATIVE MAP – PROJECT NO. 132231
3790 RIVIERA DRIVE



PROJECT DATA SHEET

FOR CONDOMINIUM CONVERSIONS

PROJECT NAME:	3790 Riviera Drive – PTS#132231	
PROJECT DESCRIPTION:	Conversion of twenty-four residential units to condominium ownership.	
COMMUNITY PLAN AREA:	Pacific Beach Community Plan	
DISCRETIONARY ACTIONS:	Tentative Map	
COMMUNITY PLAN LAND USE DESIGNATION:		
<u>CURRENT ZONING INFORMATION:</u>	<u>CONSTRUCTED:</u>	
ZONE: RM-2-5	R-4	
DENSITY: one dwelling unit (du) per 1,500 sf/lot area.	one du per 400 sf/lot area	
HEIGHT LIMIT: 30-ft	Unknown	
LOT SIZE: 6,500 square-foot minimum lot size.	7,000 minimum (16,816 existing)	
FLOOR AREA RATIO: 1.35 maximum.	2.4 maximum (1.85 existing)	
FRONT SETBACK: 15'/20' minimum	12' (existing)	
SIDE SETBACK: 5' minimum	5.4' south/5.6' north (existing)	
STREETSIDE SETBACK: N/A	N/A	
REAR SETBACK: 15' minimum	24' (existing)	
PARKING:		
<u>ADJACENT PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Multi-Family Residential; RM-2-5	Multi-Family Residential
SOUTH:	Multi-Family Residential; RM-2-5	Multi-Family Residential
EAST:	Multi-Family Residential; RM-2-5	Multi-Family Residential
WEST:	Parks-Active; RM-2-5	Parks – Active; RM-2-5
DEVIATIONS OR VARIANCES REQUESTED:	None	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On March 26, 2008, the Pacific Beach Community Planning Group voted 10-0-0 to recommend approval of the project with no recommendations or conditions.	

PLANNING COMMISSION
RESOLUTION NO.
TENTATIVE MAP NO. 457406
RIVIERA TENTATIVE MAP - PROJECT NO. 132231
DRAFT

WHEREAS, JEROME D. RYAN, ANNE EVERSON RYAN, DAVID CLAUDE RYAN, MICHAEL FRANKLIN RYAN, TOMAS FREDRICK RYAN AND AMY ANNE RYAN, APPLICANTS/SUBDIVIDERS, AND ROBERT BATEMAN, Surveyor, submitted an application with the City of San Diego for a Tentative Map, No. 457406, to convert 24 residential units to condominiums. The project site is located at 3790 Riviera Drive in the RM-2-5 Zone within the Pacific Beach Community Plan Area, State Coastal, Coastal Height Limit, Parking Impact and Residential Tandem Parking Overlay Zones, legally described as Lot 62 through 64, Southern Title Guaranty Company's subdivision of pueblo lot 1801, according to Map thereof No. 1864, filed in the Office of the County Recorder of San Diego County, October 20, 1925; and

WHEREAS, the Map proposes the subdivision of a 0.386-site into one lot for the purposes of condominium conversion; and

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

WHEREAS, the project complies with the requirements of a preliminary soils and/or geological reconnaissance report 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 24; and

WHEREAS, on July 23, 2009, the Planning Commission of the City of San Diego considered Tentative Map No. 457406, and pursuant to Sections 125.0440, 125.0444, and 144.0240 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. 457406:

1. The proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code (Land Development Code Section 125.0440.b).

The proposed division of the existing multi-family residential apartment complex with 24 dwelling units into condominium units is located within the RM-2-5 Zone. The project design was determined to be in compliance with all of the applicable development regulations for a condominium conversion, including compliance with Affordable Housing requirements and conforming to the regulations regarding Inclusionary Housing and Tenant Relocation Benefits adopted by the City Council on March 15, 2004. Conditions of the draft Tentative Map Resolution require compliance with this ordinance. Review and approval of a Building Conditions Report and Landscape Concept Plan, has been completed for conformance with the applicable regulations within the Land Development Code (Chapter 14, Article 4, Division 5). The project design was also determined to be in compliance with all of the applicable development regulations at the time it was constructed in 1973. The project has previously conforming rights to be maintained as outlined in Chapter 12, Article 7, Division 1 of the Land Development Code. Due to these factors the proposed condominium conversion was found to be in compliance with the Land Development Code and the policies, goals, and objectives of the adopted Pacific Beach Community Plan.

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).

The proposed project includes the conversion of 24 apartment units into condominiums. There would be a loss of 24 rental units and a gain of 24 for-sale units. This Tentative Map project is required to comply with the inclusionary housing requirements and tenant relocation assistance program, which are conditions of the proposed Tentative Map. The project is required to set aside 10% of the units for families earning 100% of the area median income or less. The proposed subdivision is the conversion of an existing apartment complex to condominiums, thus there will be no further negative impact on public services and the available fiscal and environmental resources.

3. Each of the tenants of the proposed condominium, 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)).

The Subdivider has provided a copy of this Notice along with a list of the tenants that received the Notice. These copies are located within Development Services Department's Project File.

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)).

The Subdivider will provide a copy of this Notice along with a list of the tenants that received the Notice, prior to Final Map as required through Tentative Map, "General", Condition No. 6.

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)).

The Subdivider will provide a copy of this Notice along with a list of the tenants that received the Notice, prior to Final Map as required through Tentative Map, "General", Condition No. 8.

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.

The Subdivider will provide a copy of this Notice along with a list of the tenants that received the Notice prior to Final Map as required through Tentative Map, "General", Condition No.11.

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)).

The Subdivider will provide a copy of this Notice along with a list of the tenants that received the Notice prior to Final Map as required through Tentative Map, "General", Condition No. 9.

8. 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, which notice shall be provided within 5 working days of the issuance of the Subdivision Public Report.. 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)).

The Subdivider will provide a copy of this Notice along with a list of the tenants that received the Notice prior to Final Map as required through Tentative Map, "General", Condition No.10.

9. 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).

The condominium conversion project is privately owned and privately funded on behalf of Ryan Riviera Properties, with Mr. Jerome Ryan as managing partner. No governmental funding has been involved with this project.

10. 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).

Currently the project is an existing market rate 24 dwelling unit apartment complex. There is no existing housing for the elderly, disabled or low income housing currently within this apartment complex. However, the condominium conversion includes conditions to require conformance with the City's Inclusionary Housing requirements.

11. Each of the tenants of the proposed condominium, project has received written notification of the project application for the condominium conversion within 10 days after the application was deemed complete (Land Development Code 125.0431(a)(3)).

The Subdivider has provided a copy of this Notice along with a list of the tenants that received the Notice. These copies are located within Development Services Department's Project File.

12. The project has been conditioned that the subdivider will give each person applying for the rental of a unit in such residential real property written notification that the project application for the condominium conversion was deemed complete (Land Development Code 125.0431(a)(3)).

The Subdivider will provide a copy of this notification along with a list of the tenants that received the notification prior to Final Map as required through Tentative Map, "General", Condition No.6.

13. The project has been conditioned that the subdivider will give each tenant a notice of termination of tenancy 60 days prior to being required to vacate the property. (Land Development Code Section 125.0431(a)(4)).

The Subdivider will provide a copy of this Notice along with a list of the tenants that received the Notice prior to Final Map as required through Tentative Map, "Affordable Housing", Condition No.14.

14. A Building Conditions Report has been prepared in accordance with the Land Development Manual by a registered architect or engineer licensed by the State of California (Land Development Code Section 144.0504(b)).

Building Conditions Report for this Azure Shore Apartments was prepared by Land America Assessment Corporation of Alameda, California, dated March 15, 2007. The report has been reviewed for conformance with the applicable regulations within the Land Development Code (Chapter 14, Article 4, Division 5) and has been accepted by staff as conforming to the regulations.

15. The project has been conditioned that the subdivider will provide to a prospective purchaser a copy of the Building Conditions Report prior to the opening of an escrow account. (Land Development Code Section 144.0504(c)).

The Subdivider will provide a copy of this list of the prospective purchasers that received the Building Conditions Report, if applicable, prior to Final Map as required through Tentative Map, "Affordable Housing," Condition No.15.

16. The project has been conditioned that the subdivider will provide a relocation assistance payment to all tenants of the project whose tenancy has terminated due to the condominium conversion. (Land Development Code Section 144.0505).

The Subdivider will provide a copy of payment records along with a list of the tenants that received the assistance prior to Final Map as required through Tentative Map, "Affordable Housing", Condition No.13.

17. The project has been conditioned for the subdivider to complete the physical improvements as outlined in Land Development Code Section 144.0507, to the satisfaction of the City Engineer prior to final map approval.

The Subdivider will provide a copy of the report verify completion of the required improvements prior to Final Map as required through Tentative Map, "Engineering", Condition No.27.

18. The project has been conditioned for the subdivider to satisfy the inclusionary housing requirements on-site in accordance with Land Development Code Section 142.1306. (Land Development Code Section 144.0508).

The Subdivider will provide a copy of correspondence from the Housing Commission satisfying this requirement prior to Final Map as required through Tentative Map, "Affordable Housing", Condition No.12.

19. The proposed subdivision complies with the parking regulations of the Land Development Code (Land Development Code Section 142.0505).

20. 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. 457406, is hereby granted to JEROME D. RYAN, ANNE EVERSON RYAN, DAVID CLAUDE RYAN, MICHAEL FRANKLIN RYAN, TOMAS FREDRICK RYAN AND AMY ANNE RYAN, Applicant/Subdivider, subject to the following conditions:

GENERAL

1. This Tentative Map will expire July 23, 2012.
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. Prior to the Tentative Map expiration date, a Final Map to consolidate the existing lots into one lot shall be recorded in the Office of the County Recorder.
4. Prior to the issuance of the Final Map taxes must be paid on this property pursuant to section 66492 of the Subdivision Map Act. A tax certificate, recorded in the office of the County Recorder, must be provided to satisfy this condition.
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 any Indemnified Party 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 cooperate fully in the defense, Subdivider shall not thereafter be responsible to defend, indemnify, or hold City harmless. City may participate in the defense of any claim, action, or proceeding if City both bears its own attorney's fees and costs, and defends the action in good faith. Subdivider shall not be required to pay or perform any settlement unless such settlement is approved by the Subdivider.

6. The subdivider shall provide a Notice of Tenants Rights and Notices for Condominium Conversion, consistent with the Land Development Manual to be provided as follows:
 - a. For existing tenants, within 10 days of the project application for the *condominium conversion* being deemed complete; or
 - b. For prospective tenants, upon application for the rental of a unit in the proposed *condominium conversion*.
7. The Subdivider shall provide each tenant, and each person applying for the rental of a unit in such residential real property, all applicable notices and rights now or hereafter required by the State Map Act.
8. 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.
9. 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.
10. 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.

11. 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

12. Prior to filing a final subdivision map, the applicant shall comply with the Affordable Housing Requirements of the City's Inclusionary Housing Ordinance (Chapter 14, Article 2, Division 13 of the Land Development Code). Prior to receiving a final map, the applicant must enter into an agreement with the San Diego Housing Commission to assure the set aside of at least 10 percent of the units for households with an income at or below 100 percent AMI.
13. 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, §144.0505). In addition, applicant must pay the appropriate fees incurred by the Housing Commission for compliance monitoring (Chapter 14, Article 4, Division 5, §144.0503).
14. The subdivider will give each tenant a notice of termination of tenancy 60 days prior to being required to vacate the property. (Land Development Code Section 125.0431(a)(4)).
15. The subdivider will provide to a prospective purchaser a copy of the Building Conditions Report prior to the opening of an escrow account. (Land Development Code Section 144.0504(c)).

ENGINEERING

16. The Subdivider shall underground any new service run to any new or proposed structures within the subdivision.
17. The following will be conditions of the tentative map resolution that the subdivider will need to satisfy/assure before the final map is recorded. Please revise the TM accordingly.
18. The subdivider shall repair/re-construct the curb treatment to provide positive gutter flow and eliminate standing water. This may include, but not limited to curb replacement, street asphalt grinding and street structural section replacement.

19. The subdivider shall replace the existing driveway to current City Standards, adjacent to the site on Riviera Drive.
20. The subdivider shall construct a curb ramp adjacent to the site, across from one of the curb ramps on the east side of Riviera Street.
21. The subdivider shall remove the wooden ramp and planter box, located south of the driveway, from the Riviera Drive right-of-way.
22. The subdivider shall replace the damaged areas of the sidewalk, maintaining the existing sidewalk scoring pattern and preserving any contractor's stamp, adjacent to the site on Riviera Drive.
23. The subdivider shall obtain an Encroachment Maintenance Removal Agreement for the landscape and appurtenances within the Riviera Drive right-of-way.
24. 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.
25. Pursuant to City Council Policy 600-20, the subdivider shall provide evidence to ensure that an affirmative marketing program is established.
26. 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.
27. Prior to the recordation of the Final Map, the subdivider shall demonstrate conformance with the Municipal Code provisions for building and landscape improvements (Land Development Code Sections 144.0507), to the satisfaction of the City Engineer.
28. 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. RR-297376.

MAPPING

29. "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).
30. "California Coordinate System means the coordinate system as defined in Section 8801 through 8819 of the California Public Resources Code. The specified zone for San Diego County is "Zone 6," and the official datum is the "North American Datum of 1983."
31. 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.

SEWER AND WATER

32. Water and Sewer Requirements:
 - a. 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.
 - b. 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.

LANDSCAPE

33. Prior to recordation of the Final Map, complete landscape and irrigation construction documents consistent with the Landscape Standards shall be submitted to the Development Services Department for approval. The construction documents shall be in substantial conformance with the Exhibit 'A,' Landscape Development Plan, on file in the Office of the Development Services Department.
34. Prior to recordation of the Final Map, and after Landscape and Irrigation Construction Documents have been approved by Development Services, the subdivider shall install all required landscaping consistent with the approved plans and the Land Development Manual, Landscape Standards.
35. Prior to recordation of the Final Map, it shall be the responsibility of the Permittee/Owner to install all required landscape and obtain all required landscape inspections. A "No Fee" Street Tree Permit shall be obtained for the installation, establishment, and on-going maintenance of all street trees.
36. The Landscape Construction Plan shall take into account a 40 sq-ft area around each tree which is unencumbered by hardscape and utilities as set forth under LDC 142.0403(b)5.
37. All required landscape shall be maintained in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees is not permitted. The trees shall be maintained in a safe manner to allow each tree to grow to its mature height and spread.
38. The Permittee or Subsequent Owner shall be responsible for the maintenance of all landscape improvements in the right-of-way consistent with the Land Development Manual Landscape Standards unless long-term maintenance of said landscaping will be the responsibility of a Landscape Maintenance District or other approved entity. In this case, a Landscape Maintenance Agreement shall be submitted for review by a Landscape Planner.
39. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction document plans is damaged or removed during demolition or construction, it shall be repaired and/or replaced in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or prior to a Certificate of Occupancy or a Final Landscape Inspection.

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 (16 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.
- 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.
- Where in the course of development of private property, public facilities are damaged or removed the property owner 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. Municipal Code Section 142.0607.

PASSED AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF SAN DIEGO, CALIFORNIA, ON JULY 23, 2009.

By

Morris E. Dye
Development Project Manager
Development Services Department

Job Order No. 427953

Rev 04/13/07 rh

DETERMINATION OF
ENVIRONMENTAL EXEMPTION

Pursuant to the California Environmental Quality Act (CEQA) and State CEQA Guidelines

Agency: CITY OF SAN DIEGO

Project No.: 132231

Date: July 9, 2007

Action/Permit(s): Tentative Map, Process 4

Description of Activity: 3790 Riviera Tentative Map to convert 24 existing residential units to condominium units on a .38-acre site in the RM-2-5 Zone of the Pacific Beach Community Plan Area. Applicant: Robert Bateman 858-565-8362 point of contact.

Location of Activity: 3790 Riviera Drive, San Diego, California Lots 62, 63, and 64 of Pueblo Lot 1801, City and County of San Diego.

1. This activity is **EXEMPT FROM CEQA** pursuant to:
- Section 15060(b) (3) of the State CEQA Guidelines (the activity is not a project as defined in Section 15378).
2. This project is **EXEMPT FROM CEQA** pursuant to State CEQA Guidelines Section checked below:

ARTICLE 19 of GUIDELINES CATEGORICAL EXEMPTIONS (Incomplete list)		ARTICLE 18 of GUIDELINES STATUTORY EXEMPTIONS (Incomplete list)	
Section	Short Name	Section	Short Name
<input checked="" type="checkbox"/> 15301(k)	Existing Facilities	<input type="checkbox"/> 15261	Ongoing Project
<input type="checkbox"/> 15302	Replacement or Reconstruction	<input type="checkbox"/> 15262	Feasibility and Planning Studies
<input type="checkbox"/> 15303	New Construction or Conversion of Small Structures	<input type="checkbox"/> 15265	Adoption of Coastal Plans and Programs
<input type="checkbox"/> 15304	Minor Alterations to Land	<input type="checkbox"/> 15268	Ministerial Projects
<input type="checkbox"/> 15305	Minor Alteration in Land Use	<input type="checkbox"/> 15269	Emergency Projects
<input type="checkbox"/> 15306	Information Collection	<input type="checkbox"/> Other	
<input type="checkbox"/> 15311	Accessory Structures		
<input type="checkbox"/> 15312	Surplus Government Property Sales		
<input type="checkbox"/> 15315	Minor Land Divisions		
<input type="checkbox"/> 15317	Open Space Contracts or Easements		
<input type="checkbox"/> 15319	Annexation of Existing Facilities and Lots for Exempt Facilities		
<input type="checkbox"/> 15325	Transfer of Ownership of Interest in Land to Preserve Open Space		
<input type="checkbox"/> Other			

It is hereby certified that the City of San Diego has determined the above activity to be exempt:

Allison Sherwood
Allison Sherwood, SENIOR PLANNER
Environmental Analysis Section

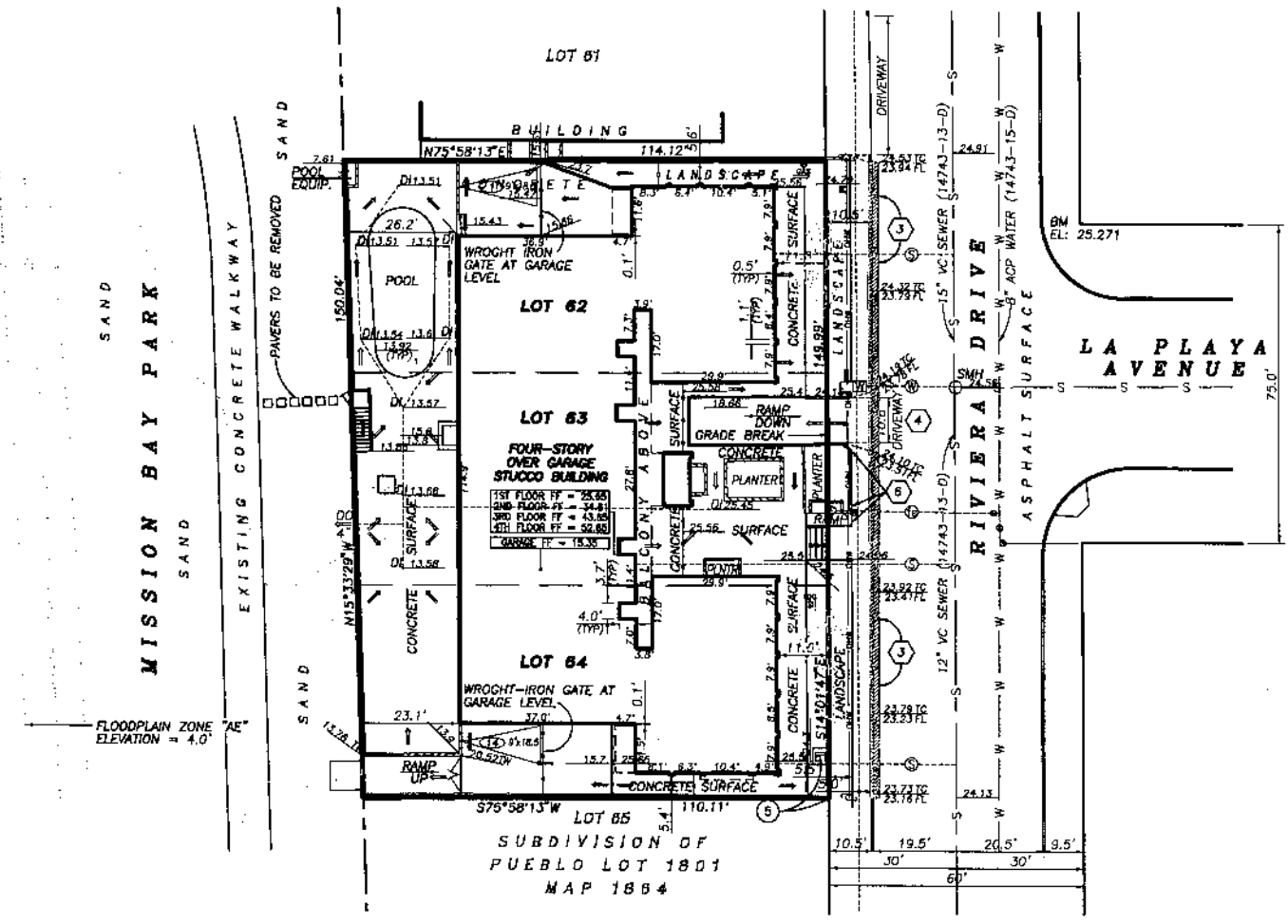
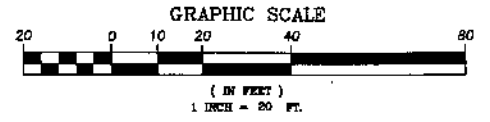
Distribution: Development Project Manager
Permit Planner
Allison Sherwood Senior Planner
Reviewers file

Analyst: Lizzi

3790 RIVIERA DRIVE

TENTATIVE MAP No. 457406

Project No. 132231



ZONING INFORMATION
 EXISTING AND PROPOSED ZONE: RM-2-5
 COMMUNITY PLAN NAME: PACIFIC BEACH
 OVERLAY ZONES:
 COASTAL (STATE), COASTAL HEIGHT LIMIT
 FIRST PUBLIC ROADWAY
 PARKING IMPACT
 RESIDENTIAL TANDEM PARKING

CITY OF SAN DIEGO
DEVELOPMENT SUMMARY
 SUMMARY OF REQUEST:
 CONVERT 24 EXISTING UNITS TO CONDOMINIUMS AND FILE A ONE LOT SUBDIVISION MAP.

2. STREET ADDRESS: 3790 RIVERA DRIVE
 AT LA PLAYA AVENUE BETWEEN
 MOORLAND DRIVE AND ROOSEVELT AVENUE

3. SITE AREA:
 TOTAL SITE AREA: (16,816.15 SF) (0.386 AC.)

4. DENSITY: (RESIDENTIAL)
 MAXIMUM NO. DWELLING UNITS ALLOWED PER ZONE: 12
 NUMBER OF EXISTING UNITS TO REMAIN ON SITE: 24
 NUMBER OF PROPOSED DWELLING UNITS ON SITE: 0
 TOTAL NUMBER OF UNITS PROVIDED ON THE SITE: 24

5. YARD/SETBACK: STANDARD MINIMUM
 STREET YARD: 20' 15'
 STREET SIDE YARD: 10' 10'
 INTERIOR YARD(S): 5' 5'
 REAR YARD: 15' 15'

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

TYPE OF UNIT	NUMBER OF TYPE	PARKING REQUIRED PER UNIT	TOTAL PER TYPE
2 BR UNIT	16	1.50	24
3 BR UNIT	8	1.75	14
TOTAL REQUIRED BY ZONE			38
TOTAL PROVIDED ON-SITE			38

OWNER/DEVELOPER:
 JEROME D. RYAN, ANNE EVENSON RYAN
 DAVID CLAUDE RYAN, MICHAEL FRANKLIN RYAN,
 THOMAS FREDERICK RYAN, AMY ANNE RYAN
 PO BOX 6409
 SAN DIEGO, CA 92166

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PROFESSIONAL LAND SURVEYOR:
 SAN DIEGO LAND SURVEYING & ENGINEERING, INC.
 9685 CHESAPEAKE DRIVE, SUITE 445
 SAN DIEGO, CALIFORNIA 92123 (858) 565-8362

ROBERT J. BATEMAN, P.L.S. 7046 DATE 03-26-09
 REGISTRATION EXPIRES DECEMBER 31, 2010



UNIT AREAS

TYPE OF UNIT	NUMBER OF TYPE	SQUARE FOOTAGE PER UNIT	TOTAL PER TYPE
2 BR UNIT	16	1,190	19,040
3 BR UNIT	8	1,515	12,120

MONUMENTATION & MAPPING
 ALL PROPERTY CORNERS WILL BE SET AND A ONE LOT FINAL MAP WILL BE FILED. A DETAILED PROCEDURE OF SURVEY WILL BE SHOWN ON THE FINAL MAP.

EXISTING IMPROVEMENTS
 SEWER DRAWING NO. 14743-13-D
 WATER DRAWING NO. 14743-15-D

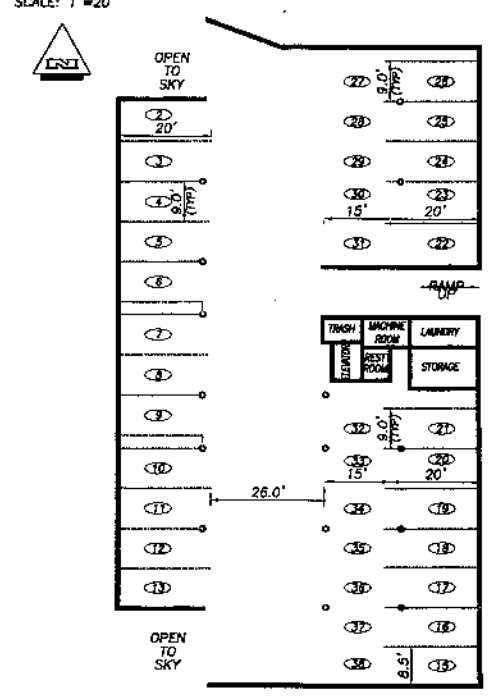
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- NONE PROPOSED

LEGEND:

PROPERTY LINE/SUBDIVISION BOUNDARY	---
DRIVEWAY	---
EXISTING BLOCK WALL	---
WOOD FENCE	---
WROUGHT IRON FENCE	---
WROUGHT IRON RAILING	---
GATE	---
OVERHEAD WIRE	---
DIRECTION OF DRAINAGE	---
GATE VALVE	---
WATER METER	---
BACK FLOW PREVENTION DEVICE	---
FIRE DEPARTMENT CONNECTION	---
FIRE SPRINKLER MANHOLE	---
POWER POLE	---
ELECTRIC RISER	---
ELECTRIC TRANSFORMER	---
GAS METER	---
PARKING SPACE	---
INDICATES TOP OF CURB	TC
INDICATES FLOW LINE	FL
INDICATES DRAIN INLET	DI
INDICATES DRAIN OUTLET	DO
INDICATES FINISH FLOOR	FF
INDICATES PLANTER	PLNTR
INDICATES ASPHALT CONCRETE	AC
INDICATES ASBESTOS CONCRETE PIPE	ACP
INDICATES VITRIFIED CLAY	VC
INDICATES COMMON POINT	---
EXISTING SEWER LATERAL	---
EXISTING WATER SERVICE	---
EXISTING FIRE SERVICE	---

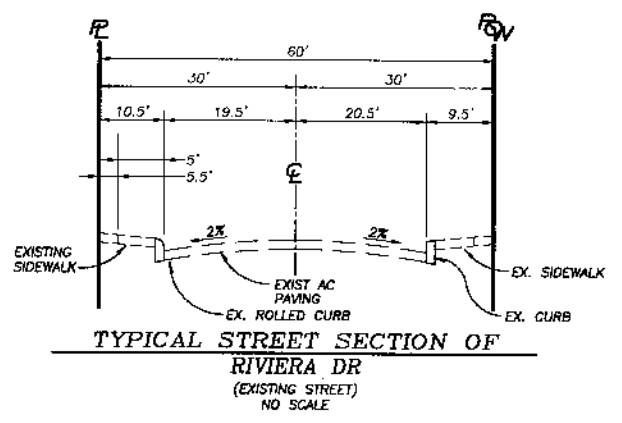
UNDERGROUND GARAGE DETAIL
 SCALE: 1"=20'



UTILITY TABLE:

UTILITY	OVERHEAD	UNDERGROUND
CATV		X
ELECTRIC		X
GAS		X
TELEPHONE		X

- DEVELOPMENT NOTES:**
- THIS IS A MAP OF A CONDOMINIUM PROJECT AS DEFINED IN SECTION 1350 ET. SEQ. OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. TOTAL NUMBER OF UNITS IS 24.
 - NUMBER OF EXISTING LOTS = 3
 NUMBER OF PROPOSED LOTS = 1
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 - PAVERS LEADING TO THE BEACH AREA TO BE REMOVED.



Prepared By:
 SAN DIEGO LAND SURVEYING AND ENGINEERING, INC.
 9685 CHESAPEAKE DRIVE, SUITE 445
 SAN DIEGO, CA 92123-1354
 PHONE: 858-565-8362
 FAX: 858-565-4354 EMAIL: rbateman@sdlee.com

Consultants:

Benchmark:
 NORTHEAST BRASS PLUG
 RIVIERA DRIVE AND LA PLAYA AVENUE
 ELEVATION = 25.271 M.S.L.

Project Legal Description:
 LOTS 62, 63 AND 64 OF SOUTHERN TITLE GUARANTY COMPANY'S SUBDIVISION OF PUEBLO LOT 1801, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 186A, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY OCTOBER 26, 1925.

EXCEPTING THEREFROM THAT PORTION, IF ANY, LYING BELOW THE MEAN HIGH TIDE LINE.

LAMBERT COORDINATES:
 NAD 27 = 227-1,696 NAD 83 = 1,867-6,256

A.P.N. 423-441-16

Project Name:
 3790 RIVIERA DRIVE
 CONDOMINIUM CONVERSION

Sheet Title:
 TENTATIVE MAP 457406
 Project No. 132231

Project Soil Condition: Existing developed site.

Source of Topography:
 Field survey by San Diego Land Surveying on 3-14-2007

Project Permits Required:
 TENTATIVE MAP 457406
 ONE LOT FINAL MAP

Project Data:
 Number of Stories: 4
 Proposed use: Residential
 Existing use: Residential
 Zone Designation: RM-2-6
 Year of Construction (exist. structure): 1973

Project Address:
 3790 Riviera Drive
 San Diego, CA 92109

Project Owner:
 Jerome D. Ryan et. al.
 PO Box 6409
 San Diego, CA 92166

Scale: 1" = 20'
 Original Date: June 6, 2007
 Revised: January 10, 2008
 Revised: August 5, 2008

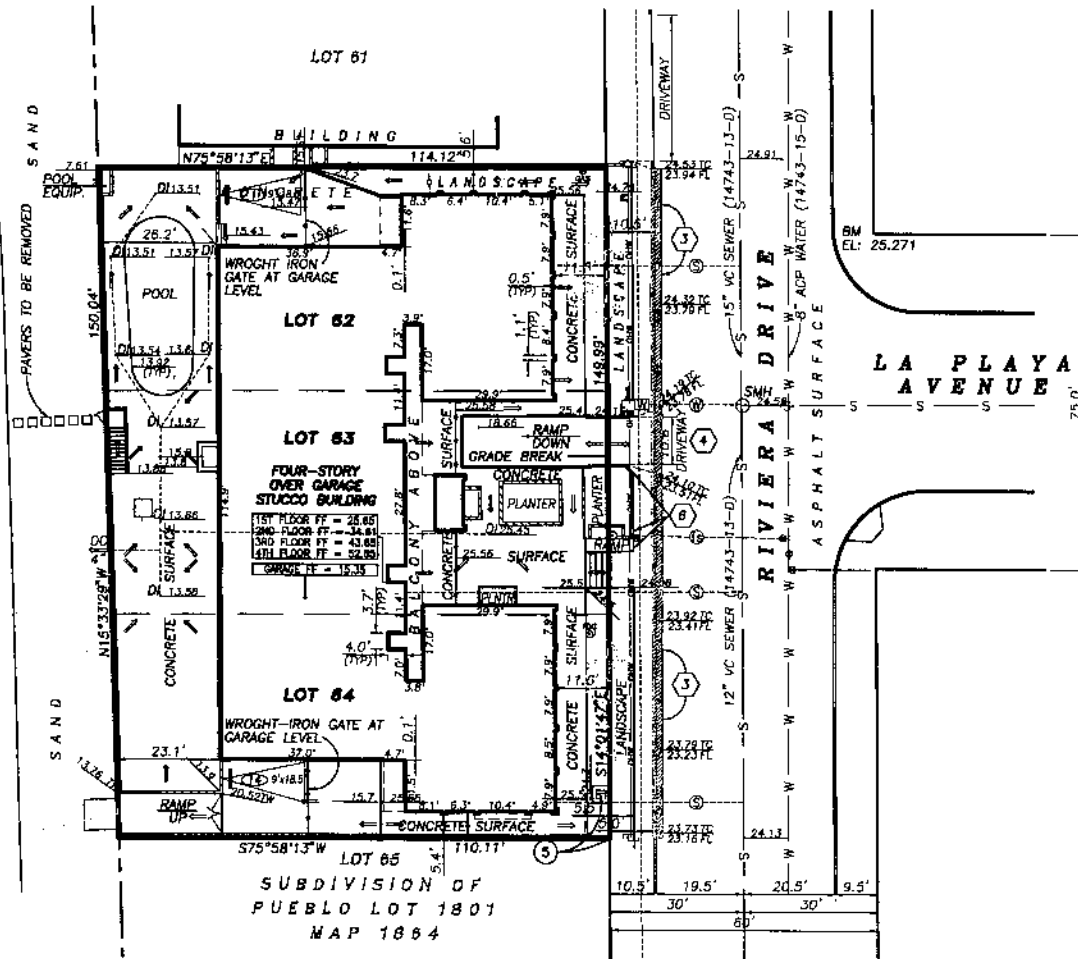
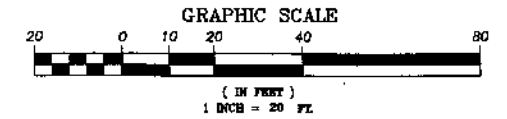
Revised: March 26, 2008

Sheet 1 of 1

3790 RIVIERA DRIVE

TENTATIVE MAP No. 457406

Project No. 132231



ZONING INFORMATION

EXISTING AND PROPOSED ZONE: RM-2-5
 COMMUNITY PLAN NAME: PACIFIC BEACH
 OVERLAY ZONES:
 COASTAL (STATE), COASTAL HEIGHT LIMIT
 FIRST PUBLIC ROADWAY
 PARKING IMPACT
 RESIDENTIAL TANDEM PARKING

CITY OF SAN DIEGO

DEVELOPMENT SUMMARY

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 03-26-09
 ROBERT J. BATEMAN, P.L.S. 7046
 REGISTRATION EXPIRES DECEMBER 31, 2010



UNIT AREAS

TYPE OF UNIT	NUMBER OF TYPE	SQUARE FOOTAGE PER UNIT	TOTAL PER TYPE
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MONUMENTATION & MAPPING

ALL PROPERTY CORNERS WILL BE SET AND A ONE LOT FINAL MAP WILL BE FILED. A DETAILED PROCEDURE OF SURVEY WILL BE SHOWN ON THE FINAL MAP.

EXISTING IMPROVEMENTS

SEWER DRAWING NO. 14743-13-D
 WATER DRAWING NO. 14743-15-D

EXISTING & PROPOSED EASEMENTS:

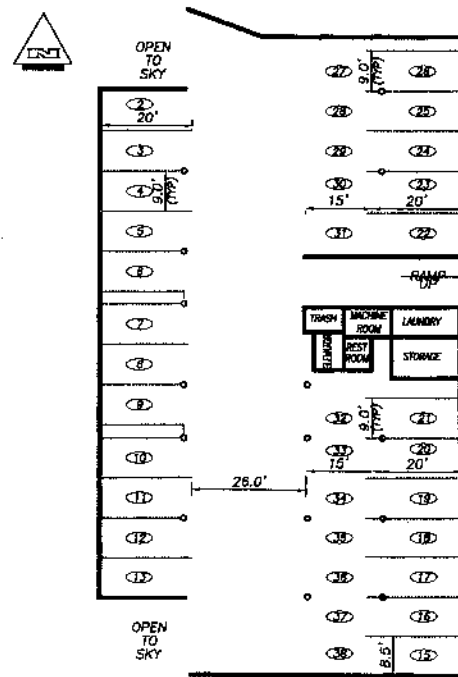
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- NONE PROPOSED

LEGEND:

- PROPERTY LINE/SUBDIVISION BOUNDARY
- DRIVEWAY
- EXISTING BLOCK WALL
- WOOD FENCE
- WROUGHT IRON FENCE
- WROUGHT IRON RAILING
- GATE
- OVERHEAD WIRE
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- FIRE DEPARTMENT CONNECTION
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- INDICATES TOP OF CURB
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- INDICATES PLANTER
- INDICATES ASPHALT CONCRETE
- INDICATES ASBESTOS CONCRETE PIPE
- INDICATES VITRIFIED CLAY
- INDICATES COMMON POINT
- EXISTING SEWER LATERAL
- EXISTING WATER SERVICE
- EXISTING FIRE SERVICE

UNDERGROUND GARAGE DETAIL

SCALE: 1"=20'

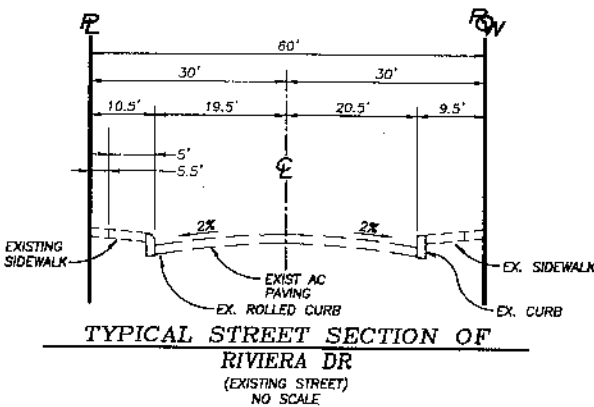


UTILITY TABLE:

UTILITY	OVERHEAD	UNDERGROUND
CATV		X
ELECTRIC		X
GAS		X
TELEPHONE		X

DEVELOPMENT NOTES:

- THIS IS A MAP OF A CONDOMINIUM PROJECT AS DEFINED IN SECTION 1350 ET. SEQ. OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. TOTAL NUMBER OF UNITS IS 24.
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 SAN DIEGO, CA 92123-1364
 PHONE: 658-565-8362
 FAX: 658-585-4354 EMAIL: rbateman@sdslae.com

Consultants:

Benchmark:

NORTHEAST BRASS PLUG
 RIVIERA DRIVE AND LA PLAYA AVENUE
 ELEVATION = 25.271 M.S.L.

Project Legal Description:

LOTS 82, 83 AND 84 OF SOUTHERN TITLE GUARANTY COMPANY'S SUBDIVISION OF PUEBLO LOT 1801, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1884, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY OCTOBER 20, 1925.

EXCEPTING THEREFROM THAT PORTION, IF ANY, LYING BELOW THE MEAN HIGH TIDE LINE.

LAMBERT COORDINATES:

NAD 27 = 227-1.805 NAD 83 = 1,867-6,256

A.P.N. 423-441-16

Project Name:

3790 RIVIERA DRIVE
 CONDOMINIUM CONVERSION

Sheet Title:

TENTATIVE MAP 457406
 Project No. 132231



Project Soil Condition:

Existing developed site.

Source of Topography:

Field survey by San Diego Land Surveying on 3-14-2007

Project Permits Required:

TENTATIVE MAP 457406
 ONE LOT FINAL MAP

Project Date:

Number of Stories: 4
 Proposed use: Residential
 Existing use: Residential
 Zone Designation: RM-2-5
 Year of Construction (exist. structure): 1973

Project Address:

3790 Riviera Drive
 San Diego, CA 92109

Project Owner:

Jerome D. Ryan et al.
 PO Box 8409
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Scale:

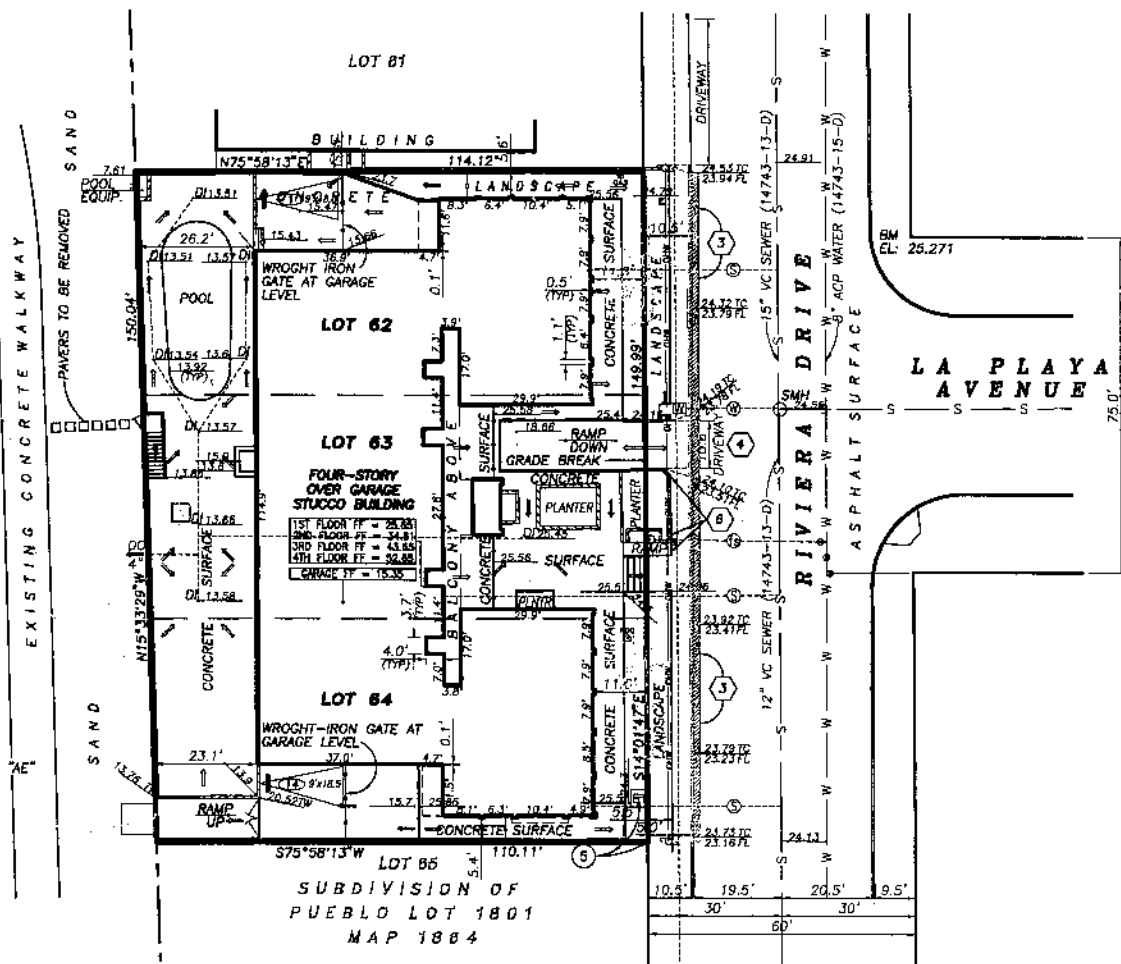
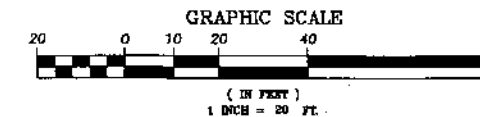
1" = 20'

Original Date: June 6, 2008
 Revised: January 10, 2008
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3790 RIVIERA DRIVE

TENTATIVE MAP No. 457406

Project No. 132231



ZONING INFORMATION

EXISTING AND PROPOSED ZONE: RM-2-5
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CITY OF SAN DIEGO

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 N S E W SIDE
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- NONE PROPOSED

LEGEND:

- PROPERTY LINE/SUBDIVISION BOUNDARY
- DRIVEWAY
- EXISTING BLOCK WALL
- WOOD FENCE
- WROUGHT IRON FENCE
- WROUGHT IRON RAILING
- GATE
- OVERHEAD WIRE
- DIRECTION OF DRAINAGE
- GATE VALVE
- WATER METER
- BACK FLOW PREVENTION DEVICE
- FIRE DEPARTMENT CONNECTION
- FIRE SPRINKLER MANHOLE
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- ELECTRIC RISER
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- INDICATES VITRIFIED CLAY
- INDICATES COMMON POINT
- EXISTING SEWER LATERAL
- EXISTING WATER SERVICE
- EXISTING FIRE SERVICE

OWNER/DEVELOPER:

JEROME D. RYAN, ANNE EVENSON RYAN
 DAVID CLAUDE RYAN, MICHAEL FRANKLIN RYAN,
 THOMAS FREDERICK RYAN, AMY ANNE RYAN
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PROFESSIONAL LAND SURVEYOR:

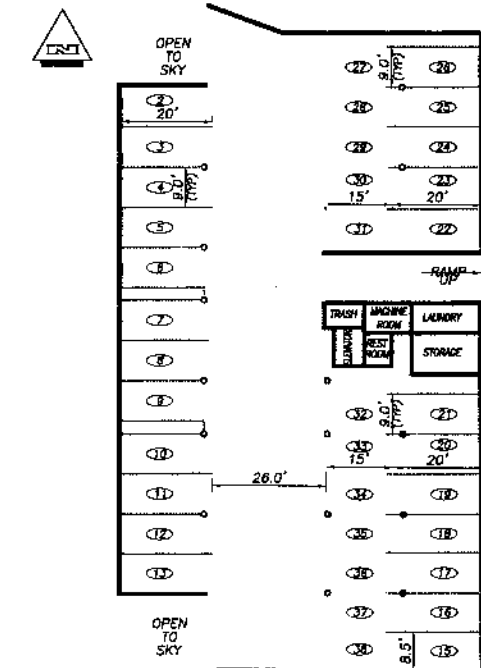
SAN DIEGO LAND SURVEYING & ENGINEERING, INC.
 9665 CHESAPEAKE DRIVE, SUITE 445
 SAN DIEGO, CALIFORNIA 92123 (858) 565-8362

ROBERT J. BATEMAN, P.L.S. 7046
 REGISTRATION EXPIRES DECEMBER 31, 2010



UNDERGROUND GARAGE DETAIL

SCALE: 1"=20'

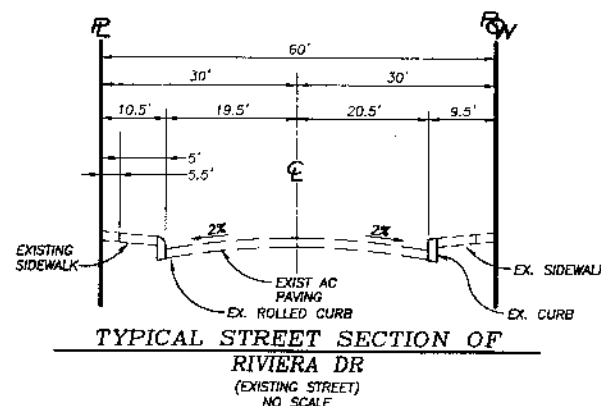


UTILITY TABLE:

UTILITY	OVERHEAD	UNDERGROUND
CATV		X
ELECTRIC		X
GAS		X
TELEPHONE		X

DEVELOPMENT NOTES:

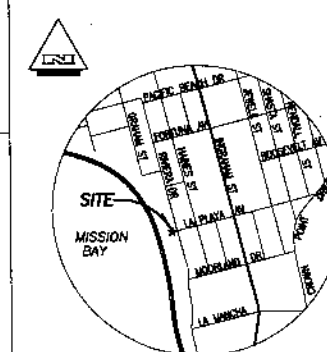
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- NUMBER OF EXISTING LOTS = 3
 NUMBER OF PROPOSED LOTS = 1
- THE SUBDIVIDER SHALL REPLACE EXISTING ROLLED CURB WITH CITY STANDARD CURB & GUTTER, ADJACENT TO SITE ALONG RIVIERA DRIVE, PER STANDARD DRAWINGS G-2 & SDG-100.
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- THE SUBDIVIDER SHALL REMOVE THE WOODEN RAMP AND PLANTER BOX, LOCATED SOUTH OF THE DRIVEWAY, FROM THE RIVIERA DRIVE RIGHT-OF-WAY.
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- PAVERS LEADING TO THE BEACH AREA TO BE REMOVED



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@sdlae.com

Consultants:



VICINITY MAP

Benchmark:

NORTHEAST BRASS PLUG
 RIVIERA DRIVE AND LA PLAYA AVENUE
 ELEVATION = 25.271 M.S.L.

Project Legal Description:

LOTS 82, 83 AND 84 OF SOUTHERN TITLE GUARANTY COMPANY'S SUBDIVISION OF PUEBLO LOT 1801, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1884, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY OCTOBER 20, 1925.

LAMBERT COORDINATES:

NAD 27 = 227-1.895 NAD 83 = 1,867-8.258

Project Name:

3790 RIVIERA DRIVE
 CONDOMINIUM CONVERSION

Sheet Title:

TENTATIVE MAP 457406
 Project No. 132231

Project Soil Condition:

Existing developed site.

Source of Topography:

Field survey by San Diego Land Surveying on 3-14-2007

Project Permits Required:

TENTATIVE MAP 457406
 ONE LOT FINAL MAP

Project Data:

Number of Stories: 4
 Proposed use: Residential
 Existing use: Residential
 Zone Designation: RM-2-5
 Year of Construction (exist. structure): 1973

Project Address:

3790 Riviera Drive
 San Diego, CA 92108

Project Owner:

Jerome D. Ryan et. al.
 PO Box 6409
 San Diego, CA 92166

Scale:

1" = 20'
 Original Date: June 6, 2007
 Revised: January 10, 2008
 Revised: August 5, 2008

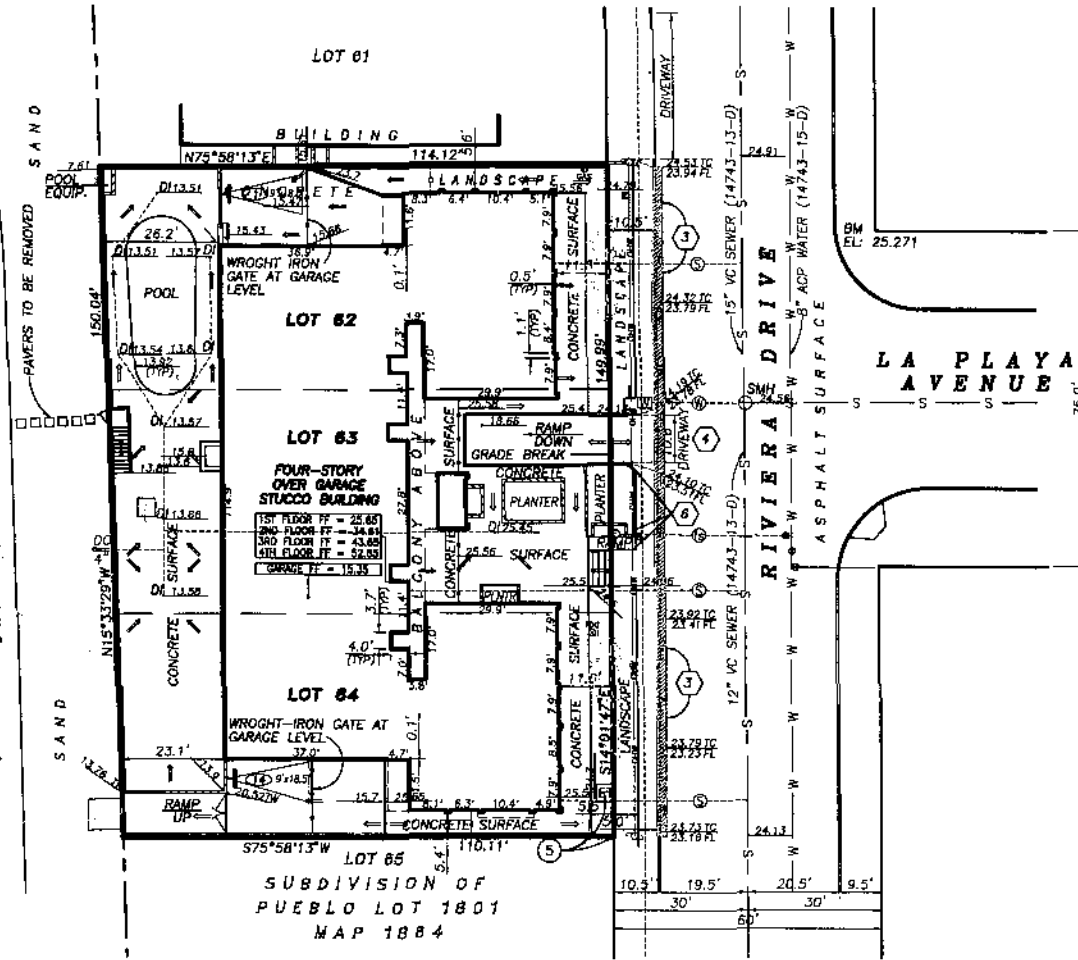
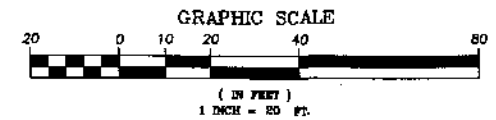
Revised:

March 26, 2009

3790 RIVIERA DRIVE

TENTATIVE MAP No. 457406

Project No. 132231



ZONING INFORMATION

EXISTING AND PROPOSED ZONE: RM-2-5
 COMMUNITY PLAN NAME: PACIFIC BEACH
 OVERLAY ZONES:
 COASTAL (STATE), COASTAL HEIGHT UNIT
 FIRST PUBLIC ROADWAY
 PARKING IMPACT
 RESIDENTIAL TANDEM PARKING

CITY OF SAN DIEGO

DEVELOPMENT SUMMARY

- SUMMARY OF REQUEST:
 CONVERT 24 EXISTING UNITS TO CONDOMINIUMS AND FILE A ONE LOT SUBDIVISION MAP.
- STREET ADDRESS: 3790 RIVIERA DRIVE
 AT LA PLAYA AVENUE BETWEEN
 MOORLAND DRIVE AND ROOSEVELT AVENUE
- SITE AREA:
 TOTAL SITE AREA: (16,616.15 SF) (0.386 AC.)
- DENSITY: (RESIDENTIAL)
 MAXIMUM NO. DWELLING UNITS ALLOWED PER ZONE: 12
 NUMBER OF EXISTING UNITS TO REMAIN ON SITE: 24
 NUMBER OF PROPOSED DWELLING UNITS ON SITE: 0
 TOTAL NUMBER OF UNITS PROVIDED ON THE SITE: 24
- YARD/SETBACK STANDARD MINIMUM
 STREET YARD: 20' 15'
 STREET SIDE YARD: 10' 10'
 INTERIOR YARD(S): 5' 5'
 REAR YARD: 15' 15'
- PARKING:
 PARKING CRITERIA:
 RESIDENTIAL COMMERCIAL INDUSTRIAL
 MIXED USE OTHER

TYPE OF UNIT	NUMBER OF TYPE	PARKING REQUIRED PER UNIT	TOTAL PER TYPE
2 BR UNIT	16	1.50	24
3 BR UNIT	8	1.75	14
TOTAL REQUIRED BY ZONE			38
TOTAL PROVIDED ON-SITE			38

OWNER/DEVELOPER:

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 DAVID CLAUDE RYAN, MICHAEL FRANKLIN RYAN,
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 SAN DIEGO, CALIFORNIA 92123 (858) 565-8362

ROBERT J. BATEMAN, P.L.S. 7046
 REGISTRATION EXPIRES DECEMBER 31, 2010



UNIT AREAS

TYPE OF UNIT	NUMBER OF TYPE	SQUARE FOOTAGE PER UNIT	TOTAL PER TYPE
2 BR UNIT	16	1,190	19,040
3 BR UNIT	8	1,515	12,120

MONUMENTATION & MAPPING

ALL PROPERTY CORNERS WILL BE SET AND A ONE LOT FINAL MAP WILL BE FILED. A DETAILED PROCEDURE OF SURVEY WILL BE SHOWN ON THE FINAL MAP.

EXISTING IMPROVEMENTS

SEWER DRAWING NO. 14743-13-D
 WATER DRAWING NO. 14743-15-D

EXISTING & PROPOSED EASEMENTS:

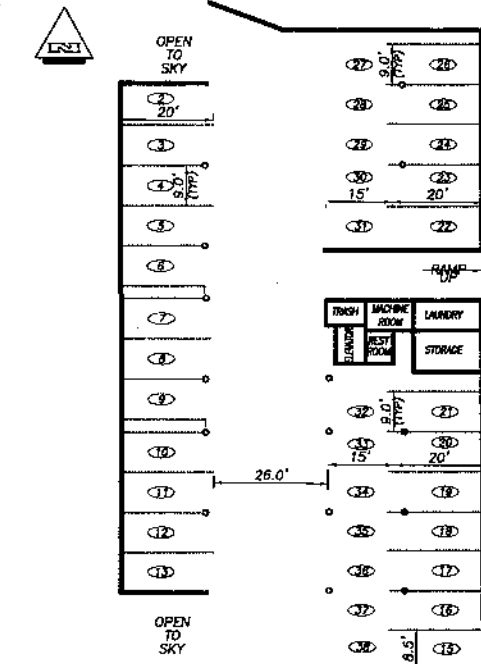
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LEGEND:

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- DRIVEWAY
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- WOOD FENCE
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- EXISTING WATER SERVICE
- EXISTING FIRE SERVICE

UNDERGROUND GARAGE DETAIL

SCALE: 1"=20'

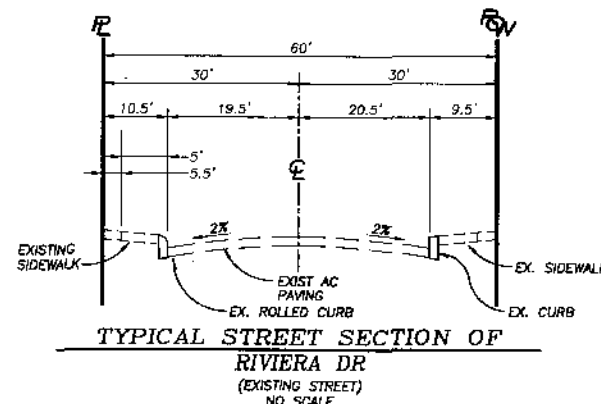


UTILITY TABLE:

UTILITY	OVERHEAD	UNDERGROUND
CATV		X
ELECTRIC		X
GAS		X
TELEPHONE		X

DEVELOPMENT NOTES:

- THIS IS A MAP OF A CONDOMINIUM PROJECT AS DEFINED IN SECTION 1350 ET. SEQ. OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. TOTAL NUMBER OF UNITS IS 24.
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- PAVERS LEADING TO THE BEACH AREA TO BE REMOVED



Prepared By:

SAN DIEGO LAND SURVEYING AND ENGINEERING, INC.
 9665 CHESAPEAKE DRIVE, SUITE 445
 SAN DIEGO, CA 92123-1354
 PHONE: 858-565-8362
 FAX: 858-565-4354 EMAIL: rbateman@sdlease.com

Consultants:



VICINITY MAP

Benchmark:
 NORTHEAST BRASS PLUG
 RIVIERA DRIVE AND LA PLAYA AVENUE
 ELEVATION = 25.271 M.S.L.

Project Soil Condition: Existing developed site.

Project Legal Description:
 LOTS 82, 83 AND 84 OF SOUTHERN TITLE GUARANTY COMPANY'S SUBDIVISION OF PUEBLO LOT 1801, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1884, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY OCTOBER 20, 1925.

Source of Topography:
 Field survey by San Diego Land Surveying on 3-14-2007

Project Permits Required:
 TENTATIVE MAP 457406
 ONE LOT FINAL MAP

EXCEPTING THEREFROM THAT PORTION, IF ANY, LYING BELOW THE MEAN HIGH TIDE LINE.

Project Data:
 Number of Stories: 4
 Proposed use: Residential
 Existing use: Residential
 Zone Designation: RM-2-5
 Year of Construction (exist. structure): 1973

LAMBERT COORDINATES:
 NAD 27 = 227-1,695 NAD 83 = 1,867-6,256
 A.P.N. 423-441-16

Project Name:
 3790 RIVIERA DRIVE
 CONDOMINIUM CONVERSION

Project Address:
 3790 Riviera Drive
 San Diego, CA 92108

Project Owner:
 Jerome D. Ryan et al.
 PO Box 6409
 San Diego, CA 92166

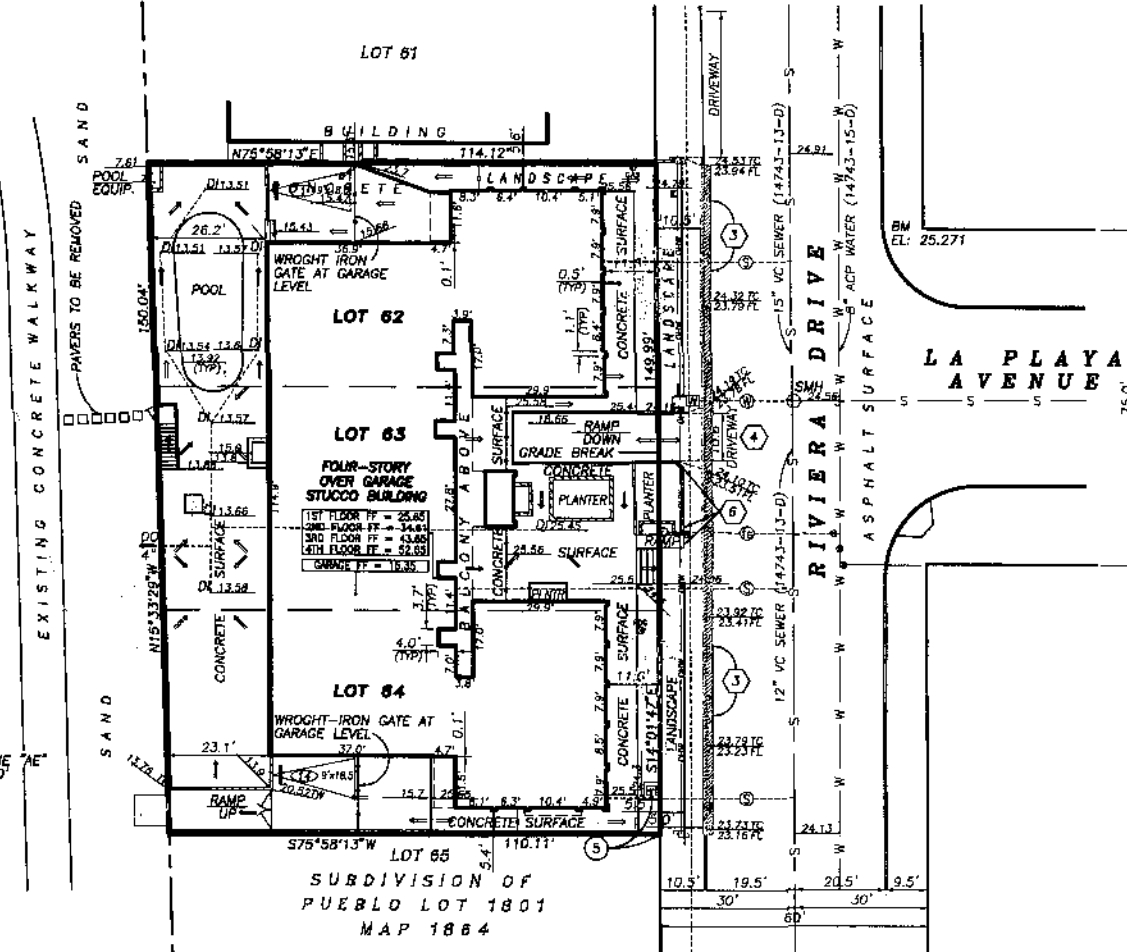
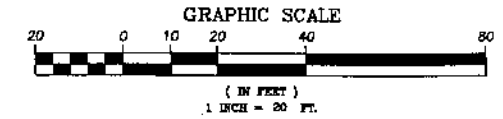
Sheet Title:
 TENTATIVE MAP 457406
 Project No. 132231

Scale: 1" = 20'
 Original Date: June 6, 2007
 Revised: January 10, 2008
 Revised: August 5, 2008

3790 RIVIERA DRIVE

TENTATIVE MAP No. 457406

Project No. 132231



ZONING INFORMATION

EXISTING AND PROPOSED ZONE: RM-2-5
 COMMUNITY PLAN NAME: PACIFIC BEACH
 OVERLAY ZONES:
 COASTAL (STATE), COASTAL HEIGHT LIMIT
 FIRST PUBLIC ROADWAY
 PARKING IMPACT
 RESIDENTIAL TANDEM PARKING

CITY OF SAN DIEGO

DEVELOPMENT SUMMARY

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 CONVERT 24 EXISTING UNITS TO CONDOMINIUMS AND FILE A ONE LOT SUBDIVISION MAP.
- STREET ADDRESS: 3790 RIVIERA DRIVE
 N S E W SIDE
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TYPE OF UNIT	NUMBER OF TYPE	PARKING REQUIRED PER UNIT	TOTAL PER TYPE
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OWNER/DEVELOPER:

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 REGISTRATION EXPIRES DECEMBER 31, 2010



UNIT AREAS

TYPE OF UNIT	NUMBER OF TYPE	SQUARE FOOTAGE PER UNIT	TOTAL PER TYPE
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MONUMENTATION & MAPPING

ALL PROPERTY CORNERS WILL BE SET AND A ONE LOT FINAL MAP WILL BE FILED. A DETAILED PROCEDURE OF SURVEY WILL BE SHOWN ON THE FINAL MAP.

EXISTING IMPROVEMENTS

SEWER DRAWING NO. 14743-13-D
 WATER DRAWING NO. 14743-15-D

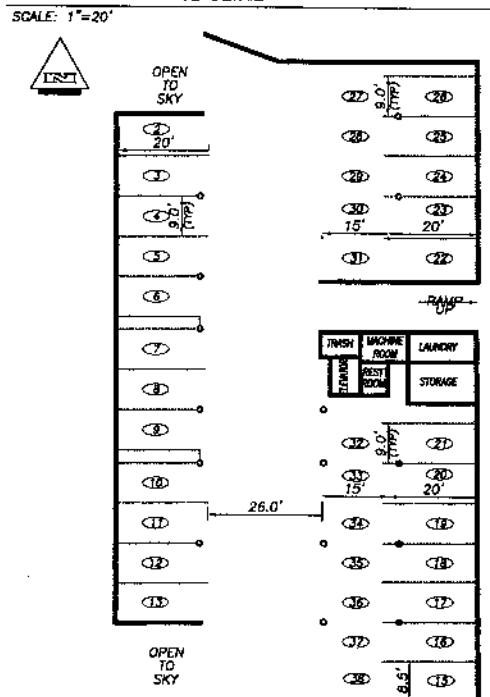
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UNDERGROUND GARAGE DETAIL

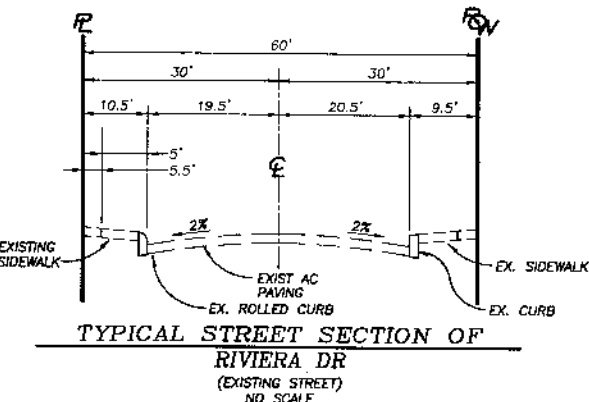


UTILITY TABLE:

UTILITY	OVERHEAD	UNDERGROUND
CATV		X
ELECTRIC		X
GAS		X
TELEPHONE		X

DEVELOPMENT NOTES:

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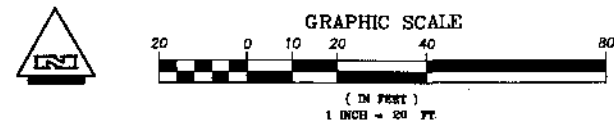


Prepared By: SAN DIEGO LAND SURVEYING AND ENGINEERING, INC. 9685 CHESAPEAKE DRIVE, SUITE 445 SAN DIEGO, CA 92123-1394 PHONE: 619-565-8362 FAX: 619-565-4354 EMAIL: rbateman@sdslae.com	
Consultants:	
Benchmark: NORTHEAST BRASS PLUG RIVIERA DRIVE AND LA PLAYA AVENUE ELEVATION = 25.271 M.S.L.	Project Soil Condition: Existing developed site.
Project Legal Description: LOTS 62, 63 AND 64 OF SOUTHERN TITLE GUARANTY COMPANY'S SUBDIVISION OF PUEBLO LOT 1801, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1864, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY OCTOBER 20, 1925. EXCEPTING THEREFROM THAT PORTION, IF ANY, LYING BELOW THE MEAN HIGH TIDE LINE.	Source of Topography: Field survey by San Diego Land Surveying on 3-14-2007
LAMBERT COORDINATES: NAD 27 = 227-1,895 NAD 83 = 1,667-6,256	Project Permits Required: TENTATIVE MAP 457406 ONE LOT FINAL MAP
A.P.N. 428-441-16	Project Data: Number of Stories: 4 Proposed use: Residential Existing use: Residential Zone Designation: RM-2-5 Year of Construction (exist. structure): 1973
Project Name: 3790 RIVIERA DRIVE CONDOMINIUM CONVERSION	Project Address: 3790 Riviera Drive San Diego, CA 92108
Project Owner: Jerome D. Ryan et al. PO Box 8409 San Diego, CA 92166	
Sheet Title: TENTATIVE MAP 457406 Project No. 132231	Scale: 1" = 20' Original Date: June 6, 2007 Revised: January 10, 2008 Revised: August 5, 2009

3790 RIVIERA DRIVE

TENTATIVE MAP No. 457406

Project No. 132231



ZONING INFORMATION

EXISTING AND PROPOSED ZONE: RM-2-5
 COMMUNITY PLAN NAME: PACIFIC BEACH
 OVERLAY ZONES:
 COASTAL (STATE), COASTAL HEIGHT LIMIT
 FIRST PUBLIC ROADWAY
 PARKING IMPACT
 RESIDENTIAL TANDEM PARKING

CITY OF SAN DIEGO

DEVELOPMENT SUMMARY

- SUMMARY OF REQUEST:
 CONVERT 24 EXISTING UNITS TO CONDOMINIUMS AND FILE A ONE LOT SUBDIVISION MAP.
- STREET ADDRESS: 3790 RIVIERA DRIVE
 AT LA PLAYA AVENUE BETWEEN
 MOORLAND DRIVE AND ROOSEVELT AVENUE
- SITE AREA:
 TOTAL SITE AREA: (16,816.15 SF) (0.386 AC.)
- DENSITY: (RESIDENTIAL)
 MAXIMUM NO. DWELLING UNITS ALLOWED PER ZONE: 12
 NUMBER OF EXISTING UNITS TO REMAIN ON SITE: 24
 NUMBER OF PROPOSED DWELLING UNITS ON SITE: 0
 TOTAL NUMBER OF UNITS PROVIDED ON THE SITE: 24
- YARD/SETBACK STANDARD MINIMUM
 STREET YARD: 20' 15'
 STREET SIDE YARD: 10' 10'
 INTERIOR YARD(S): 5' 6'
 REAR YARD: 15' 15'
- PARKING:
 PARKING CRITERIA:
 RESIDENTIAL COMMERCIAL INDUSTRIAL
 MIXED USE OTHER

TYPE OF UNIT	NUMBER OF TYPE	PARKING REQUIRED PER UNIT	TOTAL PER TYPE
2 BR UNIT	16	1.50	24
3 BR UNIT	8	1.75	14
TOTAL REQUIRED BY ZONE			38
TOTAL PROVIDED ON-SITE			38

OWNER/DEVELOPER:

JEROME D. RYAN, ANNE EVENSON RYAN
 DAVID CLAUDE RYAN, MICHAEL FRANKLIN RYAN,
 THOMAS FREDERICK RYAN, AMY ANNE RYAN
 PO BOX 6409
 SAN DIEGO, CA 92166

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PROFESSIONAL LAND SURVEYOR:

SAN DIEGO LAND SURVEYING & ENGINEERING, INC.
 9665 CHESAPEAKE DRIVE, SUITE 445
 SAN DIEGO, CALIFORNIA 92123 (858) 565-8362

ROBERT J. BATEMAN, P.L.S. 7046
 REGISTRATION EXPIRES DECEMBER 31, 2010

03-26-09

DATE



UNIT AREAS

TYPE OF UNIT	NUMBER OF TYPE	SQUARE FOOTAGE PER UNIT	TOTAL PER TYPE
2 BR UNIT	16	1,190	19,040
3 BR UNIT	8	1,515	12,120

MONUMENTATION & MAPPING

ALL PROPERTY CORNERS WILL BE SET AND A ONE LOT FINAL MAP WILL BE FILED. A DETAILED PROCEDURE OF SURVEY WILL BE SHOWN ON THE FINAL MAP.

EXISTING IMPROVEMENTS

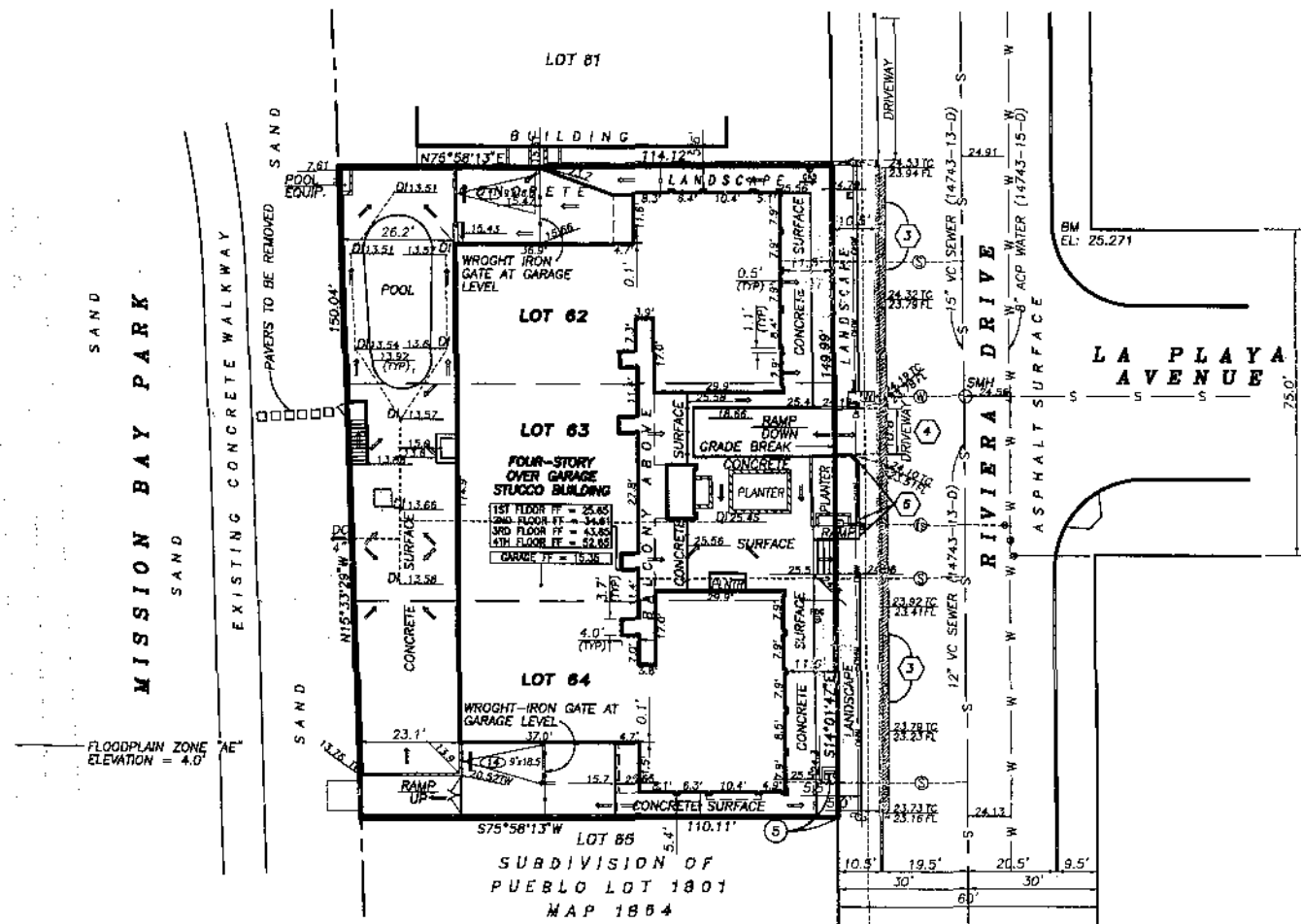
SEWER DRAWING NO. 14743-13-D
 WATER DRAWING NO. 14743-15-D

EXISTING & PROPOSED EASEMENTS:

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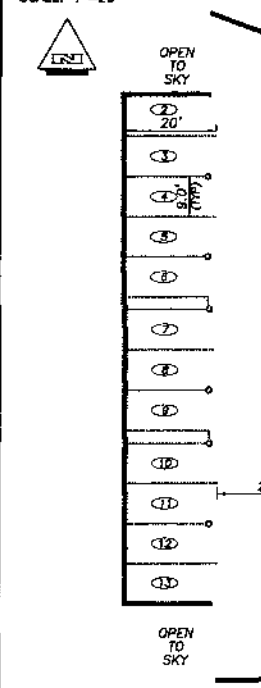
LEGEND:

- PROPERTY LINE/SUBDIVISION BOUNDARY
- DRIVEWAY
- EXISTING BLOCK WALL
- WOOD FENCE
- WROUGHT IRON FENCE
- WROUGHT IRON RAILING
- GATE
- OVERHEAD WIRE
- DIRECTION OF DRAINAGE
- GATE VALVE
- WATER METER
- BACK FLOW PREVENTION DEVICE
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- INDICATES FINISH FLOOR
- INDICATES PLANTER
- INDICATES ASPHALT CONCRETE
- INDICATES ASBESTOS CONCRETE PIPE
- INDICATES VITRIFIED CLAY
- INDICATES COMMON POINT
- EXISTING SEWER LATERAL
- EXISTING WATER SERVICE
- EXISTING FIRE SERVICE



UNDERGROUND GARAGE DETAIL

SCALE: 1"=20'

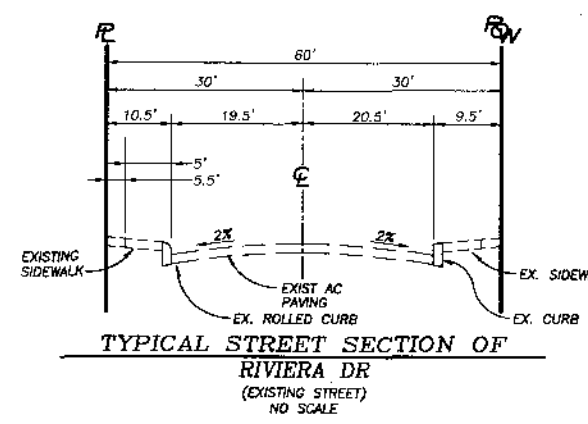


UTILITY TABLE:

UTILITY	OVERHEAD	UNDERGROUND
CATV		X
ELECTRIC		X
GAS		X
TELEPHONE		X

DEVELOPMENT NOTES:

- THIS IS A MAP OF A CONDOMINIUM PROJECT AS DEFINED IN SECTION 1350 ET. SEQ. OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. TOTAL NUMBER OF UNITS IS 24.
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- THE SUBDIVIDER SHALL REMOVE THE WOODEN RAMP AND PLANTER BOX, LOCATED SOUTH OF THE DRIVEWAY, FROM THE RIVIERA DRIVE RIGHT-OF-WAY.
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- PAVERS LEADING TO THE BEACH AREA TO BE REMOVED.



Prepared By:
 SAN DIEGO LAND SURVEYING AND ENGINEERING, INC.
 9665 CHESAPEAKE DRIVE, SUITE 445
 SAN DIEGO, CA 92123-1354
 PHONE: 858-565-8362
 FAX: 858-565-4354 EMAIL: rbateman@sdlee.com

Consultants:

Benchmark:
 NORTHEAST BRASS PLUG
 RIVIERA DRIVE AND LA PLAYA AVENUE
 ELEVATION = 25.271 M.S.L.

Project Legal Description:
 LOTS 62, 63 AND 64 OF SOUTHERN TITLE GUARANTY COMPANY'S SUBDIVISION OF PUEBLO LOT 1801, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1864, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY OCTOBER 20, 1925.

EXCEPTING THEREFROM THAT PORTION, IF ANY, LYING BELOW THE MEAN HIGH TIDE LINE.

LAMBERT COORDINATES:
 NAD 27 = 227-1,695 NAD 83 = 1,887-8,256
 A.P.N. 423-441-16

Project Name:
 3790 RIVIERA DRIVE
 CONDOMINIUM CONVERSION

Project Address:
 3790 Riviera Drive
 San Diego, CA 92109

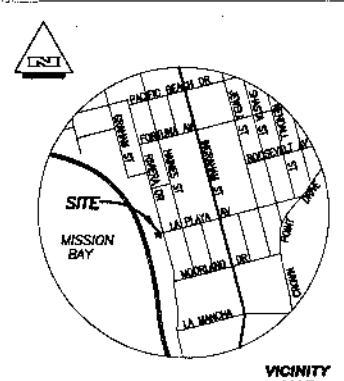
Project Owner:
 Jerome D. Ryan et al.
 PO Box 6408
 San Diego, CA 92166

Scale: 1" = 20'
 Original Date: June 5, 2007
 Revised: January 10, 2008
 Revised: August 5, 2008

Revised: March 26, 2009

Sheet Title:
TENTATIVE MAP 457406
 Project No. 132231

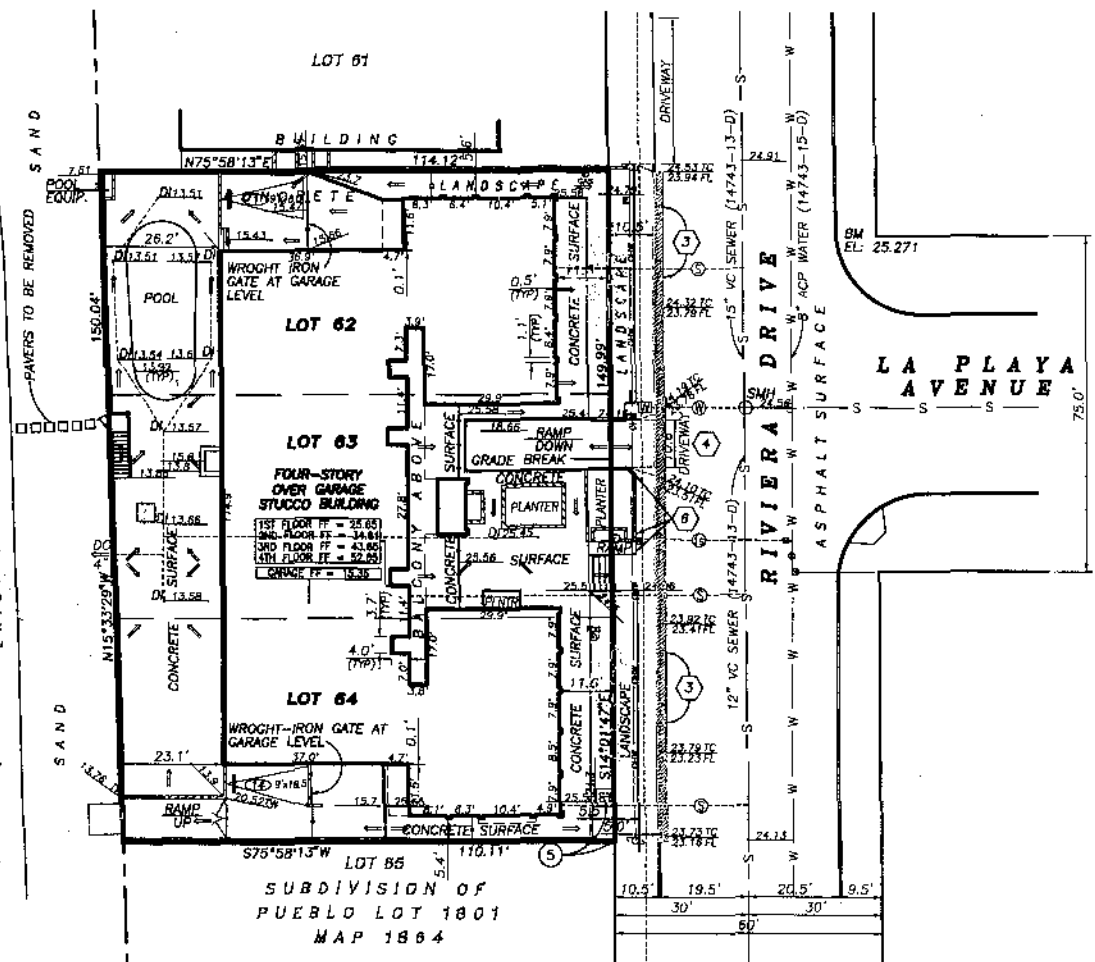
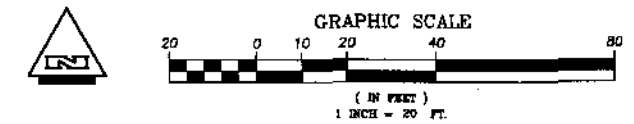
Sheet 1 of 1



3790 RIVIERA DRIVE

TENTATIVE MAP No. 457406

Project No. 132231



ZONING INFORMATION
 EXISTING AND PROPOSED ZONE: RM-2-9
 COMMUNITY PLAN NAME: PACIFIC BEACH
 OVERLAY ZONES:
 COASTAL (STATE), COASTAL HEIGHT LIMIT
 FIRST PUBLIC ROADWAY
 PARKING IMPACT
 RESIDENTIAL TANDEM PARKING

CITY OF SAN DIEGO
DEVELOPMENT SUMMARY

- SUMMARY OF REQUEST:**
 CONVERT 24 EXISTING UNITS TO CONDOMINIUMS AND FILE A ONE LOT SUBDIVISION MAP.
- STREET ADDRESS:** 3790 RIVIERA DRIVE
 AT LA PLAYA AVENUE BETWEEN
 MOORLAND DRIVE AND ROOSEVELT AVENUE
- SITE AREA:**
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 STREET YARD: 20' 15'
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- PARKING:**
 PARKING CRITERIA:
 RESIDENTIAL COMMERCIAL INDUSTRIAL
 MIXED USE OTHER

TYPE OF UNIT	NUMBER OF TYPE	PARKING REQUIRED PER UNIT	TOTAL PER TYPE
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TOTAL REQUIRED BY ZONE			38
TOTAL PROVIDED ON-SITE			38

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PROFESSIONAL LAND SURVEYOR:
 SAN DIEGO LAND SURVEYING & ENGINEERING, INC.
 8665 CHESAPEAKE DRIVE, SUITE 445
 SAN DIEGO, CALIFORNIA 92123 (658) 565-8362

ROBERT J. BATEMAN, P.L.S. 7048
 REGISTRATION EXPIRES DECEMBER 31, 2010



UNIT AREAS

TYPE OF UNIT	NUMBER OF TYPE	SQUARE FOOTAGE PER UNIT	TOTAL PER TYPE
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3 BR UNIT	8	1,515	12,120

MONUMENTATION & MAPPING

ALL PROPERTY CORNERS WILL BE SET AND A ONE LOT FINAL MAP WILL BE FILED. A DETAILED PROCEDURE OF SURVEY WILL BE SHOWN ON THE FINAL MAP.

EXISTING IMPROVEMENTS

SEWER DRAWING NO. 14743-13-D
 WATER DRAWING NO. 14743-15-D

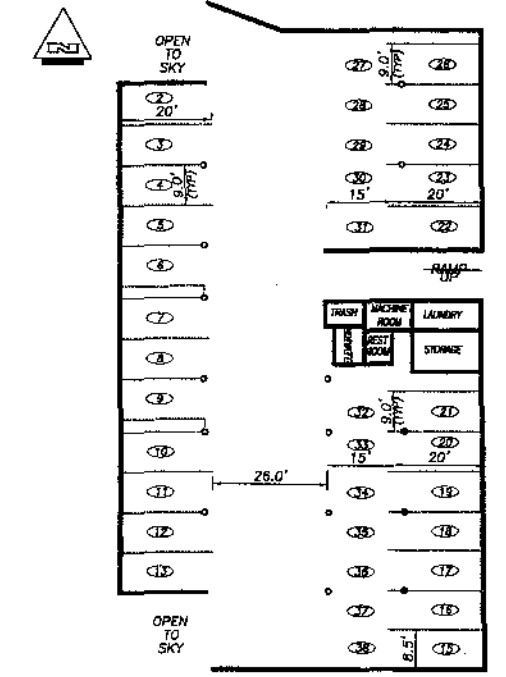
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- NONE PROPOSED

LEGEND:

PROPERTY LINE/SUBDIVISION BOUNDARY	—
DRIVEWAY	—
EXISTING BLOCK WALL	—
WOOD FENCE	—
WROUGHT IRON FENCE	—
WROUGHT IRON RAILING	—
GATE	—
OVERHEAD WIRE	—
DIRECTION OF DRAINAGE	—
GATE VALVE	—
WATER METER	—
BACK FLOW PREVENTION DEVICE	—
FIRE DEPARTMENT CONNECTION	—
FIRE SPRINKLER MANHOLE	—
POWER POLE	—
ELECTRIC RISER	—
ELECTRIC TRANSFORMER	—
GAS METER	—
PARKING SPACE	—
INDICATES TOP OF CURB	—
INDICATES FLOW LINE	—
INDICATES DRAIN INLET	—
INDICATES DRAIN OUTLET	—
INDICATES FINISH FLOOR	—
INDICATES PLANTER	—
INDICATES ASPHALT CONCRETE	—
INDICATES ASBESTOS CONCRETE PIPE	—
INDICATES VITRIFIED CLAY	—
INDICATES COMMON POINT	—
EXISTING SEWER LATERAL	—
EXISTING WATER SERVICE	—
EXISTING FIRE SERVICE	—

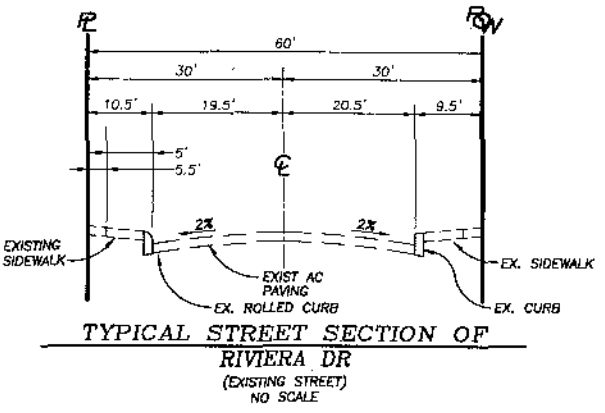
UNDERGROUND GARAGE DETAIL
 SCALE: 1"=20'



UTILITY TABLE:

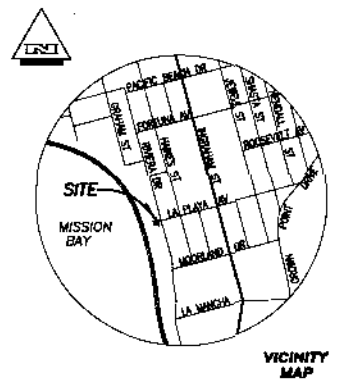
UTILITY	OVERHEAD	UNDERGROUND
CATV		X
ELECTRIC		X
GAS		X
TELEPHONE		X

- DEVELOPMENT NOTES:**
- THIS IS A MAP OF A CONDOMINIUM PROJECT AS DEFINED IN SECTION 1350 ET. SEQ. OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. TOTAL NUMBER OF UNITS IS 24.
 - NUMBER OF EXISTING LOTS = 3
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 - PAVERS LEADING TO THE BEACH AREA TO BE REMOVED.



Prepared By:
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 8665 CHESAPEAKE DRIVE, SUITE 446
 SAN DIEGO, CA 92123-1334
 PHONE: 658-586-8362
 FAX: 658-566-4364 EMAIL: rbateman@sdise.com

Consultants:
 JEROME D. RYAN ANNE EVENSON RYAN
 DAVID CLAUDE RYAN MICHAEL FRANKLIN RYAN
 THOMAS FREDERICK RYAN AMY ANNE RYAN



Benchmark:
 NORTHEAST BRASS PLUG
 RIVIERA DRIVE AND LA PLAYA AVENUE
 ELEVATION = 25.271 M.S.L.

Project Legal Description:
 LOTS 62, 63 AND 64 OF SOUTHERN TITLE GUARANTY COMPANY'S SUBDIVISION OF PUEBLO LOT 1801, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1864, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY OCTOBER 20, 1926.

Project Permits Required:
 TENTATIVE MAP 457406
 ONE LOT FINAL MAP

Project Data:
 Number of Stories: 4
 Proposed use: Residential
 Existing use: Residential
 Zone Designation: RM-2-9
 Year of Construction (exist. structure): 1973

LAMBERT COORDINATES:
 NAD 27 = 227-1,695 NAD 83 = 1,967-6,256
 A.P.N. 423-441-16

Project Name:
 3790 RIVIERA DRIVE
 CONDOMINIUM CONVERSION

Project Soil Condition: Existing developed site.

Source of Topography:
 Field survey by San Diego Land Surveying on 3-14-2007

Project Permits Required:
 TENTATIVE MAP 457406
 ONE LOT FINAL MAP

Project Data:
 Number of Stories: 4
 Proposed use: Residential
 Existing use: Residential
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 San Diego, CA 92109

Project Owner:
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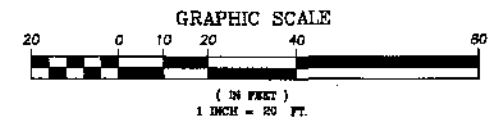
Sheet Title:
 TENTATIVE MAP 457406
 Project No. 132231

Scale: 1" = 20'
 Original Date: June 6, 2007
 Revised: January 10, 2008
 Revised: August 5, 2008

3790 RIVIERA DRIVE

TENTATIVE MAP No. 457406

Project No. 132231



ZONING INFORMATION

EXISTING AND PROPOSED ZONE: RM-2-5
 COMMUNITY PLAN NAME: PACIFIC BEACH
 OVERLAY ZONES:
 COASTAL (STATE), COASTAL HEIGHT UNIT
 FIRST PUBLIC ROADWAY
 PARKING IMPACT
 RESIDENTIAL TANDEM PARKING

CITY OF SAN DIEGO

DEVELOPMENT SUMMARY

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 ON N SIDE
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 MOORLAND DRIVE AND ROOSEVELT AVENUE
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OWNER/DEVELOPER:

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 REGISTRATION EXPIRES DECEMBER 31, 2010



UNIT AREAS

TYPE OF UNIT	NUMBER OF TYPE	SQUARE FOOTAGE PER UNIT	TOTAL PER TYPE
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EXISTING IMPROVEMENTS

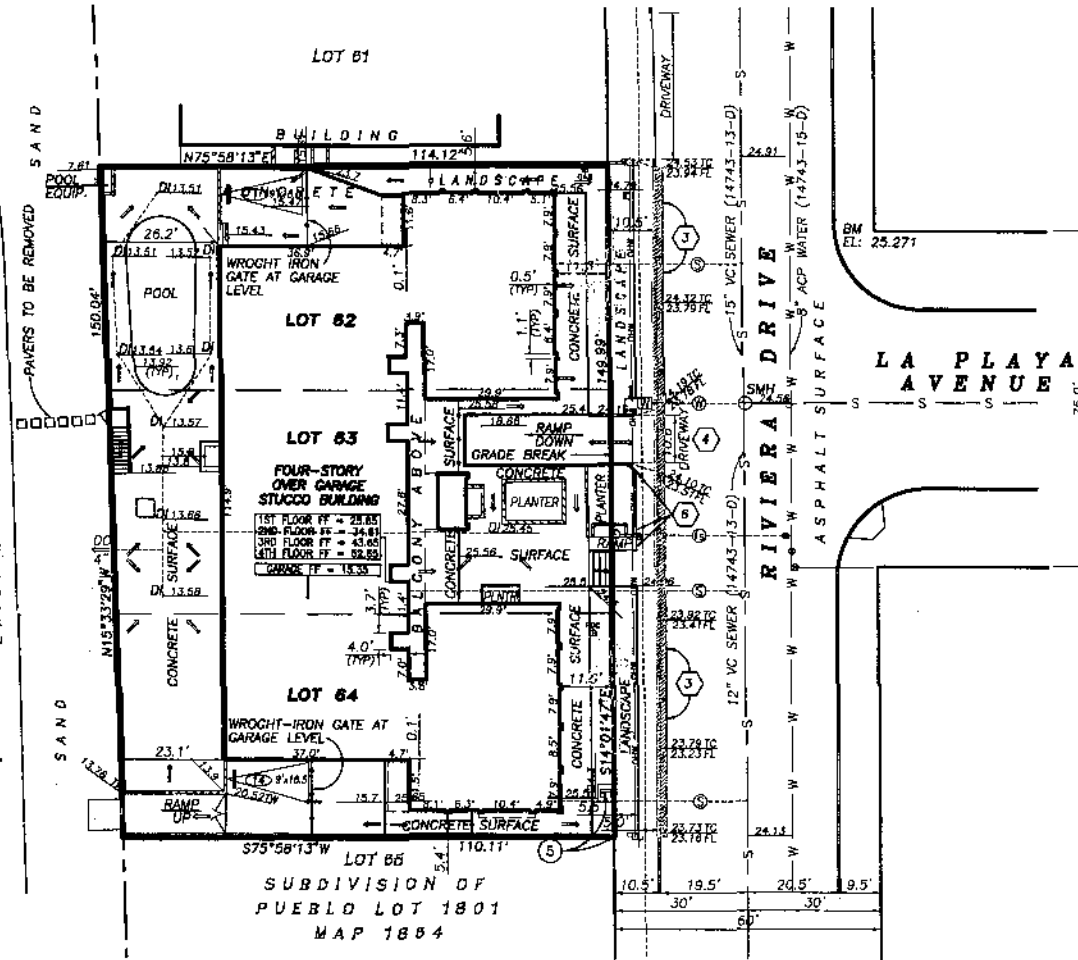
SEWER DRAWING NO. 14743-13-D
 WATER DRAWING NO. 14743-15-D

EXISTING & PROPOSED EASEMENTS:

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- NONE PROPOSED

LEGEND:

- PROPERTY LINE/SUBDIVISION BOUNDARY
- DRIVEWAY
- EXISTING BLOCK WALL
- WOOD FENCE
- WROUGHT IRON FENCE
- WROUGHT IRON RAILING
- GATE
- OVERHEAD WIRE
- DIRECTION OF DRAINAGE
- GATE VALVE
- WATER METER
- BACK FLOW PREVENTION DEVICE
- FIRE DEPARTMENT CONNECTION
- FIRE SPRINKLER MANHOLE
- POWER POLE
- ELECTRIC RISER
- ELECTRIC TRANSFORMER
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- INDICATES ASBESTOS CONCRETE PIPE
- INDICATES VITRIFIED CLAY
- INDICATES COMMON POINT
- EXISTING SEWER LATERAL
- EXISTING WATER SERVICE
- EXISTING FIRE SERVICE

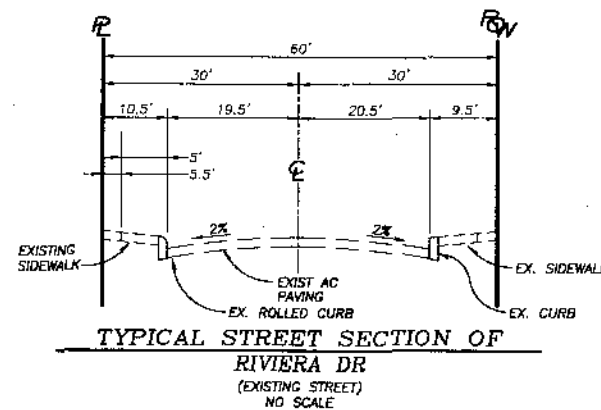


UTILITY TABLE:

UTILITY	OVERHEAD	UNDERGROUND
CATV		X
ELECTRIC		X
GAS		X
TELEPHONE		X

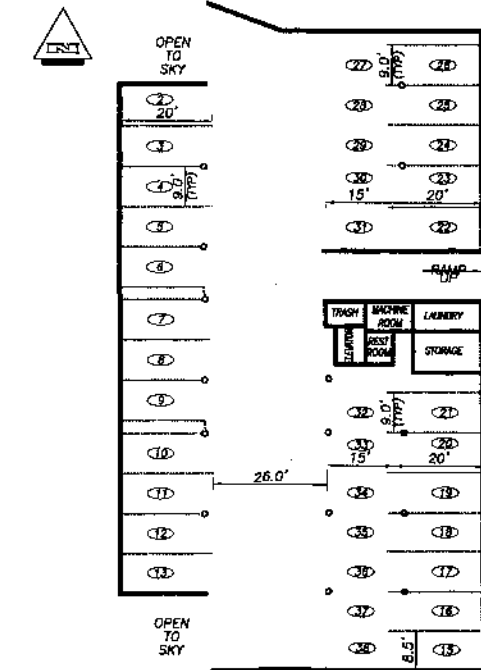
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- NUMBER OF EXISTING LOTS = 3
 NUMBER OF PROPOSED LOTS = 1
- THE SUBDIVIDER SHALL REPLACE EXISTING ROLLED CURB WITH CITY STANDARD CURB & GUTTER, ADJACENT TO SITE ALONG RIVIERA DRIVE, PER STANDARD DRAWINGS 6-2 & SDG-100.
- THE SUBDIVIDER SHALL REPLACE THE EXISTING DRIVEWAY WITH CURRENT CITY STANDARD DRIVEWAY ADJACENT TO THE SITE ON RIVIERA DRIVE PER STANDARD DRAWINGS 6-14A AND SDG-100.
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- THE SUBDIVIDER SHALL REMOVE THE WOODEN RAMP AND PLANTER BOX, LOCATED SOUTH OF THE DRIVEWAY, FROM THE RIVIERA DRIVE RIGHT-OF-WAY.
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- PAVERS LEADING TO THE BEACH AREA TO BE REMOVED



UNDERGROUND GARAGE DETAIL

SCALE: 1"=20'



Prepared By:

SAN DIEGO LAND SURVEYING AND ENGINEERING, INC.
 9665 CHESAPEAKE DRIVE, SUITE 446
 SAN DIEGO, CA 92123-1354
 PHONE: 858-686-8382
 FAX: 858-565-4354 EMAIL: rbateman@sdles.com

Consultants:



VICINITY MAP

Benchmark:
 NORTHEAST BRASS PLUG
 RIVIERA DRIVE AND LA PLAYA AVENUE
 ELEVATION = 25.271 M.S.L.

Project Legal Description:
 LOTS 62, 63 AND 64 OF SOUTHERN TITLE GUARANTY COMPANY'S SUBDIVISION OF PUEBLO LOT 1801, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1884, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY OCTOBER 20, 1925.

EXCEPTING THEREFROM THAT PORTION, IF ANY, LYING BELOW THE MEAN HIGH TIDE LINE.

LAMBERT COORDINATES:
 NAD 27 = 227-1,695 NAD 83 = 1,867-6,256
 A.P.N. 423-441-16

Project Name:
 3790 RIVIERA DRIVE
 CONDOMINIUM CONVERSION

Sheet Title:
 TENTATIVE MAP 457406
 Project No. 132231

Project Soil Condition: Existing developed site.

Source of Topography:
 Field survey by San Diego Land Surveying on 3-14-2007

Project Permits Required:
 TENTATIVE MAP 457406
 ONE LOT FINAL MAP

Project Data:
 Number of Stories: 4
 Proposed use: Residential
 Existing use: Residential
 Zone Designation: RM-2-5
 Year of Construction (exist. structure): 1973

Project Address:
 3790 Riviera Drive
 San Diego, CA 92106

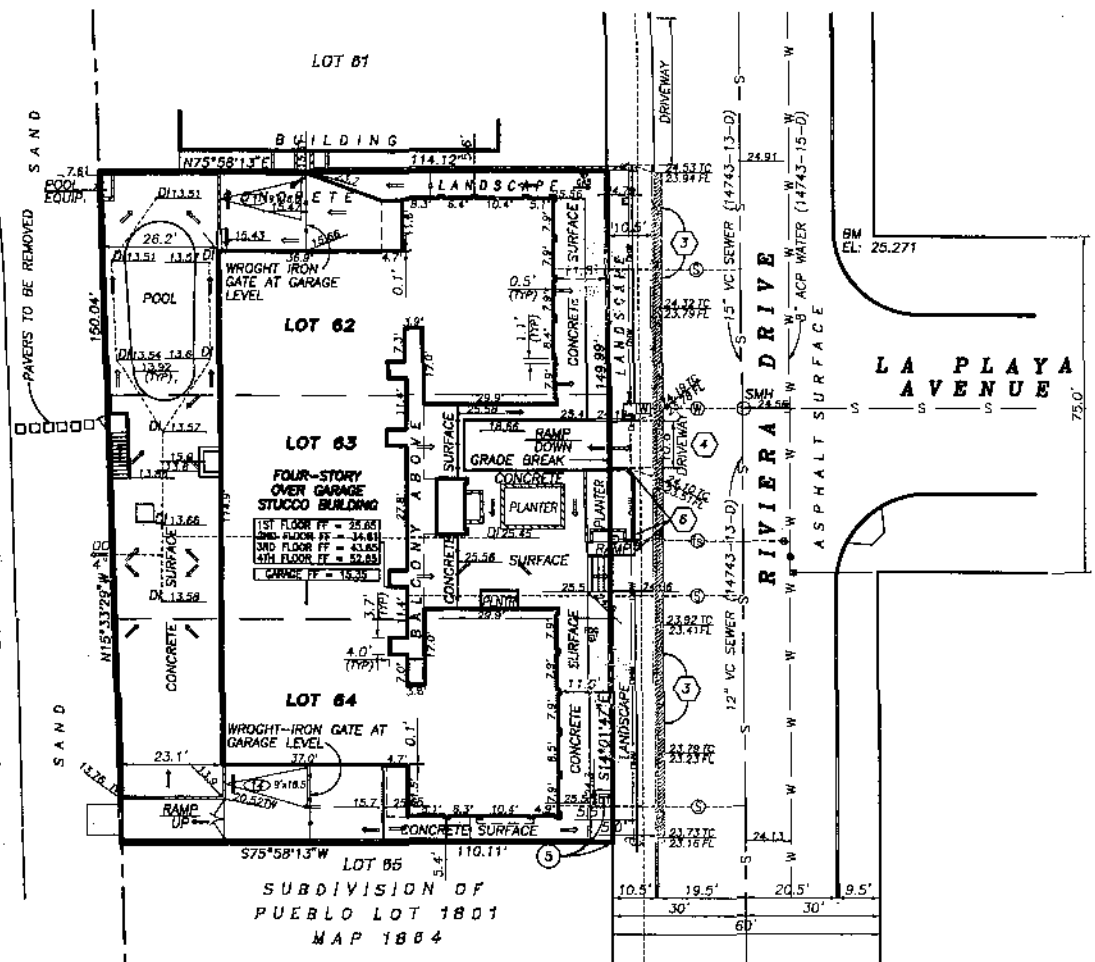
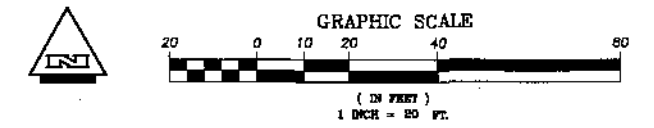
Project Owner:
 Jerome D. Ryan et al.
 PO Box 6406
 San Diego, CA 92166

Scale: 1" = 20'
 Original Date: June 6, 2007
 Revised: January 10, 2008
 Revised: August 5, 2008

3790 RIVIERA DRIVE

TENTATIVE MAP No. 457406

Project No. 132231



ZONING INFORMATION
 EXISTING AND PROPOSED ZONE: RM-2-5
 COMMUNITY PLAN NAME: PACIFIC BEACH
 OVERLAY ZONES:
 COASTAL (STATE), COASTAL HEIGHT LIMIT
 FIRST PUBLIC ROADWAY
 PARKING IMPACT
 RESIDENTIAL TANDEM PARKING

CITY OF SAN DIEGO
DEVELOPMENT SUMMARY

- SUMMARY OF REQUEST:**
 CONVERT 24 EXISTING UNITS TO CONDOMINIUMS AND FILE A ONE LOT SUBDIVISION MAP.
- STREET ADDRESS:** 3790 RIVIERA DRIVE
 ON N S E W SIDE
 AT LA PLAYA AVENUE BETWEEN
 MOORLAND DRIVE AND ROOSEVELT AVENUE
- SITE AREA:**
 TOTAL SITE AREA: (16,816.15 SF) (0.386 AC.)
- DENSITY: (RESIDENTIAL)**
 MAXIMUM NO. DWELLING UNITS ALLOWED PER ZONE: 12
 NUMBER OF EXISTING UNITS TO REMAIN ON SITE: 24
 NUMBER OF PROPOSED DWELLING UNITS ON SITE: 0
 TOTAL NUMBER OF UNITS PROVIDED ON THE SITE: 24
- YARD/SETBACK STANDARD MINIMUM**
 STREET YARD: 20' 15'
 STREET SIDE YARD: 10' 10'
 INTERIOR YARD(S): 5' 5'
 REAR YARD: 15' 15'
- PARKING:**
 PARKING CRITERIA:
 RESIDENTIAL COMMERCIAL INDUSTRIAL
 MIXED USE OTHER

TYPE OF UNIT	NUMBER OF TYPE	PARKING REQUIRED PER UNIT	TOTAL PER TYPE
2 BR UNIT	16	1.50	24
3 BR UNIT	8	1.75	14
TOTAL REQUIRED BY ZONE			38
TOTAL PROVIDED ON-SITE			38

OWNER/DEVELOPER:

JEROME D. RYAN, ANNE EVENSON RYAN
 DAVID CLAUDE RYAN, MICHAEL FRANKLIN RYAN,
 THOMAS FREDERICK RYAN, AMY ANNE RYAN
 PO BOX 6409
 SAN DIEGO, CA 92168

JEROME D. RYAN ANNE EVENSON RYAN
 DAVID CLAUDE RYAN MICHAEL FRANKLIN RYAN
 THOMAS FREDERICK RYAN AMY ANNE RYAN

PROFESSIONAL LAND SURVEYOR:
 SAN DIEGO LAND SURVEYING & ENGINEERING, INC.
 9865 CHESAPEAKE DRIVE, SUITE 445
 SAN DIEGO, CALIFORNIA 92123 (858) 565-8362

ROBERT J. BATEMAN, P.L.S. 7048 DATE 03-26-08
 REGISTRATION EXPIRES DECEMBER 31, 2010



UNIT AREAS

TYPE OF UNIT	NUMBER OF TYPE	SQUARE FOOTAGE PER UNIT	TOTAL PER TYPE
2 BR UNIT	16	1,190	19,040
3 BR UNIT	8	1,515	12,120

MONUMENTATION & MAPPING

ALL PROPERTY CORNERS WILL BE SET AND A ONE LOT FINAL MAP WILL BE FILED. A DETAILED PROCEDURE OF SURVEY WILL BE SHOWN ON THE FINAL MAP.

EXISTING IMPROVEMENTS

SEWER DRAWING NO. 14743-13-D
 WATER DRAWING NO. 14743-15-D

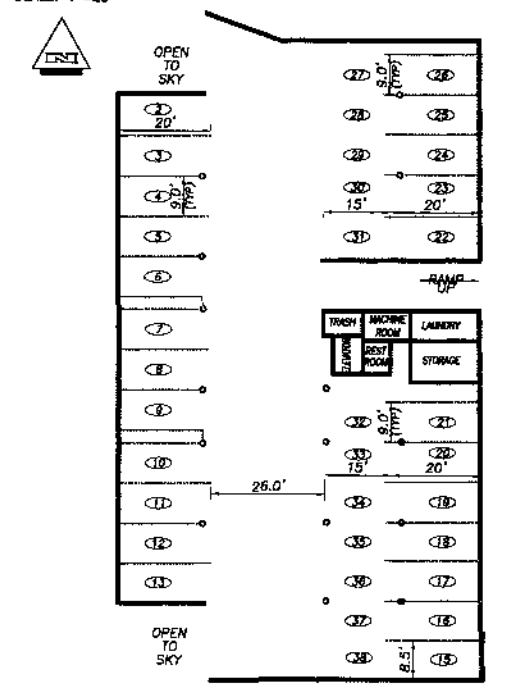
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- NONE PROPOSED

LEGEND:

- PROPERTY LINE/SUBDIVISION BOUNDARY
- DRIVEWAY
- EXISTING BLOCK WALL
- WOOD FENCE
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- WROUGHT IRON RAILING
- GATE
- OVERHEAD WIRE
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- INDICATES COMMON POINT
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- EXISTING WATER SERVICE
- EXISTING FIRE SERVICE

UNDERGROUND GARAGE DETAIL
 SCALE: 1"=20'

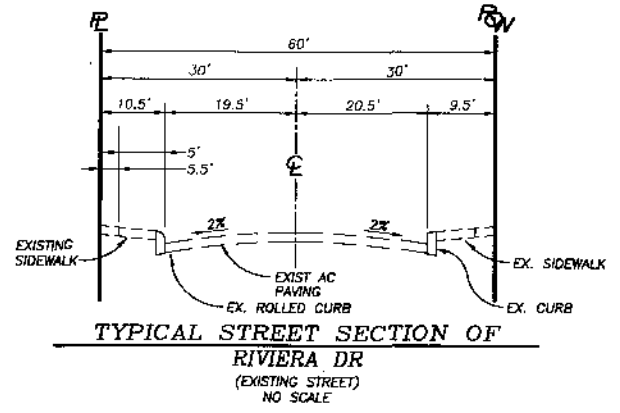


UTILITY TABLE:

UTILITY	OVERHEAD	UNDERGROUND
CATV		X
ELECTRIC		X
GAS		X
TELEPHONE		X

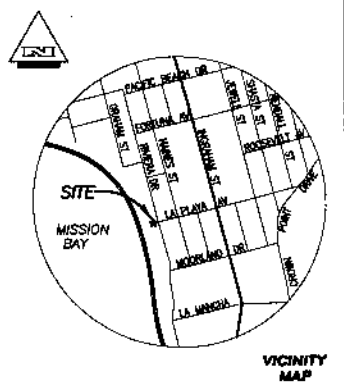
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- PAVERS LEADING TO THE BEACH AREA TO BE REMOVED.



Prepared By:
 SAN DIEGO LAND SURVEYING AND ENGINEERING, INC.
 9865 CHESAPEAKE DRIVE, SUITE 446
 SAN DIEGO, CA 92123-1364
 PHONE: 858-665-8362
 FAX: 858-665-4364 EMAIL: rbateman@sdlee.com

Consultants:
 JEROME D. RYAN ANNE EVENSON RYAN
 DAVID CLAUDE RYAN MICHAEL FRANKLIN RYAN
 THOMAS FREDERICK RYAN AMY ANNE RYAN



Benchmark:
 NORTHEAST BRASS PLUG
 RIVIERA DRIVE AND LA PLAYA AVENUE
 ELEVATION = 25.271 M.S.L.

Project Legal Description:
 LOTS 82, 83 AND 84 OF SOUTHERN TITLE GUARANTY COMPANY'S SUBDIVISION OF PUEBLO LOT 1801, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1864, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY OCTOBER 20, 1925.

Project Date:
 Number of Stories: 4
 Proposed use: Residential
 Existing use: Residential
 Zone Designation: RM-2-5
 Year of Construction (exist. structure): 1973

Project Name:
 3790 RIVIERA DRIVE
 CONDOMINIUM CONVERSION

Project Address:
 3790 Riviera Drive
 San Diego, CA 92108

Project Soil Condition: Existing developed area.

Project Permits Required:
 TENTATIVE MAP 457406
 ONE LOT FINAL MAP

Project Owner:
 Jerome D. Ryan et al.
 PO Box 6409
 San Diego, CA 92168

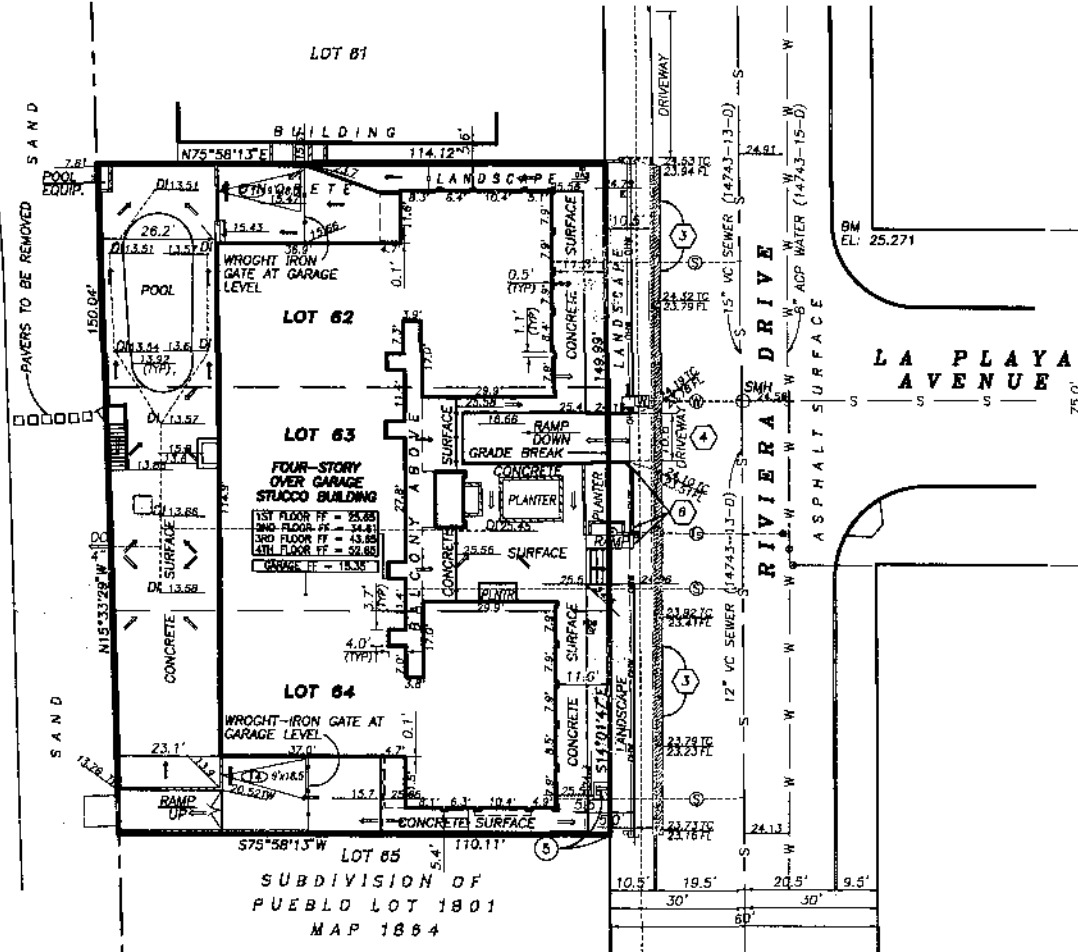
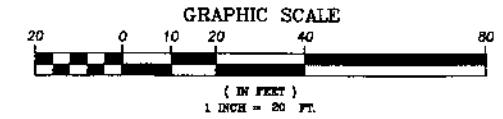
Project Date:
 Number of Stories: 4
 Proposed use: Residential
 Existing use: Residential
 Zone Designation: RM-2-5
 Year of Construction (exist. structure): 1973

Scale: 1" = 20'
 Original Date: June 8, 2007
 Revised: January 10, 2008
 Revised: August 5, 2008

3790 RIVIERA DRIVE

TENTATIVE MAP No. 457406

Project No. 132231



ZONING INFORMATION

EXISTING AND PROPOSED ZONE: RM-2-5
 COMMUNITY PLAN NAME: PACIFIC BEACH
 OVERLAY ZONES:
 COASTAL (STATE), COASTAL HEIGHT LIMIT
 FIRST PUBLIC ROADWAY
 PARKING IMPACT
 RESIDENTIAL TANDEM PARKING

CITY OF SAN DIEGO

DEVELOPMENT SUMMARY

- SUMMARY OF REQUEST:
 CONVERT 24 EXISTING UNITS TO CONDOMINIUMS AND FILE A ONE LOT SUBDIVISION MAP.
- STREET ADDRESS: 3790 RIVIERA DRIVE
 N S E W SIDE
 AT LA PLAYA AVENUE BETWEEN
 MOORLAND DRIVE AND ROOSEVELT AVENUE
- SITE AREA:
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- DENSITY: (RESIDENTIAL)
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 PARKING CRITERIA:
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 MIXED USE OTHER

TYPE OF UNIT	NUMBER OF TYPE	PARKING REQUIRED PER UNIT	TOTAL PER TYPE
2 BR UNIT	16	1.50	24
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TOTAL REQUIRED BY ZONE			38
TOTAL PROVIDED ON-SITE			38

OWNER/DEVELOPER:

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PROFESSIONAL LAND SURVEYOR:

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 SAN DIEGO, CALIFORNIA 92123 (858) 565-8362

ROBERT J. BATEMAN, P.L.S. 7046
 REGISTRATION EXPIRES DECEMBER 31, 2010



UNIT AREAS

TYPE OF UNIT	NUMBER OF TYPE	SQUARE FOOTAGE PER UNIT	TOTAL PER TYPE
2 BR UNIT	16	1,190	19,040
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MONUMENTATION & MAPPING

ALL PROPERTY CORNERS WILL BE SET AND A ONE LOT FINAL MAP WILL BE FILED. A DETAILED PROCEDURE OF SURVEY WILL BE SHOWN ON THE FINAL MAP.

EXISTING IMPROVEMENTS

SEWER DRAWING NO. 14743-13-D
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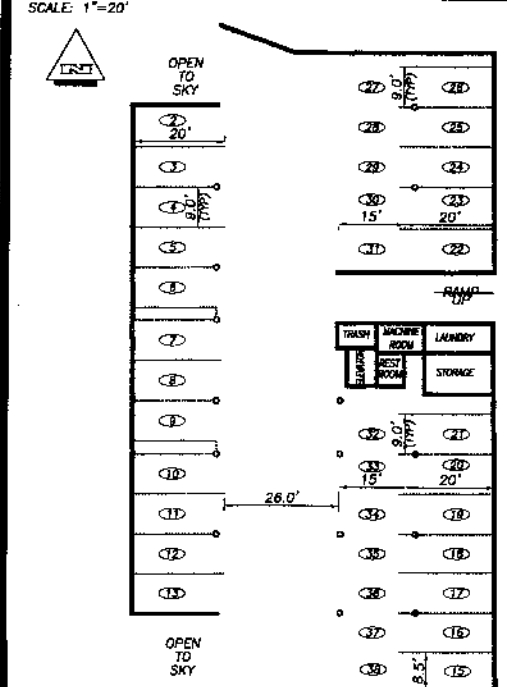
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LEGEND:

- PROPERTY LINE/SUBDIVISION BOUNDARY
- DRIVEWAY
- DISTING BLOCK WALL
- WOOD FENCE
- WROUGHT IRON FENCE
- WROUGHT IRON RAILING
- GATE
- OVERHEAD WIRE
- DIRECTION OF DRAINAGE
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- WATER METER
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UNDERGROUND GARAGE DETAIL

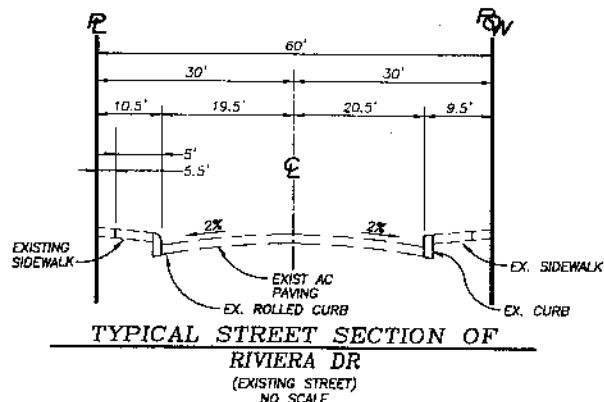


UTILITY TABLE:

UTILITY	OVERHEAD	UNDERGROUND
CATV		X
ELECTRIC		X
GAS		X
TELEPHONE		X

DEVELOPMENT NOTES:

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- PAVERS LEADING TO THE BEACH AREA TO BE REMOVED.



Prepared By:
 SAN DIEGO LAND SURVEYING AND ENGINEERING, INC.
 9665 CHESAPEAKE DRIVE, SUITE 446
 SAN DIEGO, CA 92123-1354
 PHONE: 858-565-8362
 FAX: 858-565-4364 EMAIL: rbateman@sdise.com

Consultants:

Benchmark:
 NORTH-EAST BRASS PLUG
 RIVIERA DRIVE AND LA PLAYA AVENUE
 ELEVATION = 25.271 M.S.L.

Source of Topography:
 Field survey by San Diego Land Surveying on 3-14-2007

Project Legal Description:
 LOTS 62, 63 AND 64 OF SOUTHERN TITLE GUARANTY COMPANY'S SUBDIVISION OF PUEBLO LOT 1801, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1884, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY OCTOBER 20, 1925.

Project Permits Required:
 TENTATIVE MAP 457406
 ONE LOT FINAL MAP

Project Data:
 Number of Stories: 4
 Proposed Use: Residential
 Existing Use: Residential
 Zone Designation: RM-2-5
 Year of Construction (exist. structure): 1973

LAMBERT COORDINATES:
 NAD 27 = 227-1,686 NAD 83 = 1,857-5,258
 A.P.N. 423-441-16

Project Name:
 3790 RIVIERA DRIVE
 CONDOMINIUM CONVERSION

Project Address:
 3790 Riviera Drive
 San Diego, CA 92109

Project Owner:
 Jerome D. Ryan et al.
 PO Box 6409
 San Diego, CA 92166

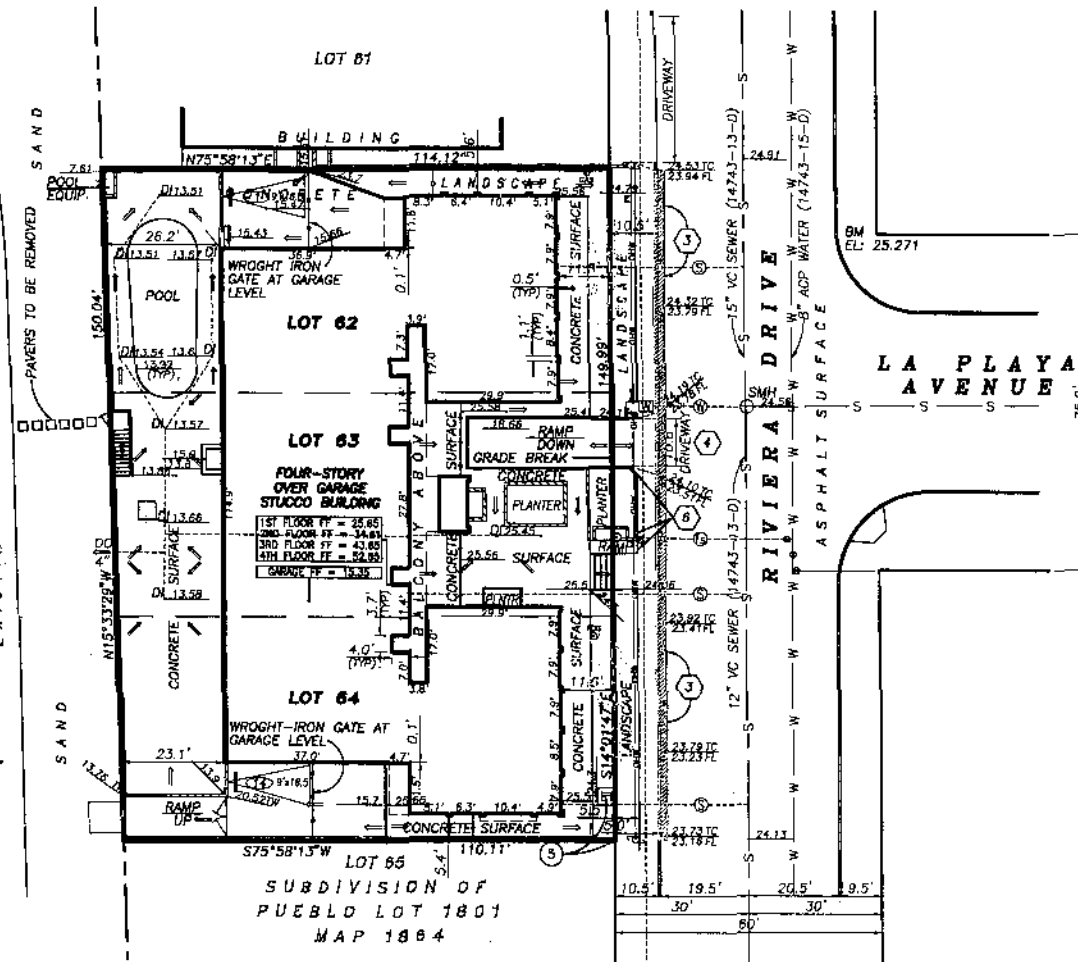
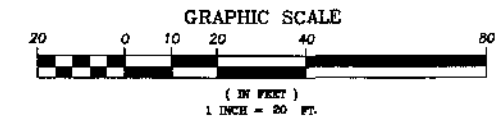
Sheet Title:
 TENTATIVE MAP 457406
 Project No. 132231

Scale: 1" = 20'
 Original Date: June 6, 2007
 Revised: January 10, 2008
 Revised: August 5, 2008

Revised: March 28, 2009

Sheet 1 of 1

3790 RIVIERA DRIVE TENTATIVE MAP No. 457406 Project No. 132231



ZONING INFORMATION
 EXISTING AND PROPOSED ZONE: RM-2-5
 COMMUNITY PLAN NAME: PACIFIC BEACH
 OVERLAY ZONES:
 COASTAL (STATE), COASTAL HEIGHT LIMIT
 FIRST PUBLIC ROADWAY
 PARKING IMPACT
 RESIDENTIAL TANDEM PARKING

**CITY OF SAN DIEGO
DEVELOPMENT SUMMARY**

- SUMMARY OF REQUEST:**
 CONVERT 24 EXISTING UNITS TO CONDOMINIUMS AND FILE A ONE LOT SUBDIVISION MAP.
- STREET ADDRESS:** 3790 RIVIERA DRIVE
 N S E W SIDE
 AT LA PLAYA AVENUE BETWEEN
 MOORLAND DRIVE AND ROOSEVELT AVENUE
- SITE AREA:**
 TOTAL SITE AREA: (16,816.15 SF) (0.386 AC.)
- DENSITY: (RESIDENTIAL)**
 MAXIMUM NO. DWELLING UNITS ALLOWED PER ZONE: 12
 NUMBER OF EXISTING UNITS TO REMAIN ON SITE: 24
 NUMBER OF PROPOSED DWELLING UNITS ON SITE: 0
 TOTAL NUMBER OF UNITS PROVIDED ON THE SITE: 24
- YARD/SETBACK**

STANDARD	MINIMUM
STREET YARD: 20'	15'
STREET SIDE YARD: 10'	10'
INTERIOR YARD(S): 5'	5'
REAR YARD: 15'	15'
- PARKING:**
 PARKING CRITERIA:
 RESIDENTIAL COMMERCIAL INDUSTRIAL
 MIXED USE OTHER

TYPE OF UNIT	NUMBER OF TYPE	PARKING REQUIRED PER UNIT	TOTAL PER TYPE
2 BR UNIT	16	1.50	24
3 BR UNIT	8	1.75	14
TOTAL REQUIRED BY ZONE			38
TOTAL PROVIDED ON-SITE			38

OWNER/DEVELOPER:
 JEROME D. RYAN, ANNE EVENSON RYAN
 DAVID CLAUDE RYAN, MICHAEL FRANKLIN RYAN,
 THOMAS FREDERICK RYAN, AMY ANNE RYAN
 PO BOX 6409
 SAN DIEGO, CA 92166

JEROME D. RYAN _____ ANNE EVENSON RYAN _____
 DAVID CLAUDE RYAN _____ MICHAEL FRANKLIN RYAN _____
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PROFESSIONAL LAND SURVEYOR:
 SAN DIEGO LAND SURVEYING & ENGINEERING, INC.
 8665 CHESAPEAKE DRIVE, SUITE 445
 SAN DIEGO, CALIFORNIA 92123 (858) 585-8382

ROBERT J. BATEMAN, P.L.S. 7046
 REGISTRATION EXPIRES DECEMBER 31, 2010



UNIT AREAS

TYPE OF UNIT	NUMBER OF TYPE	SQUARE FOOTAGE PER UNIT	TOTAL PER TYPE
2 BR UNIT	16	1,190	19,040
3 BR UNIT	8	1,515	12,120

MONUMENTATION & MAPPING

ALL PROPERTY CORNERS WILL BE SET AND A ONE LOT FINAL MAP WILL BE FILED. A DETAILED PROCEDURE OF SURVEY WILL BE SHOWN ON THE FINAL MAP.

EXISTING IMPROVEMENTS

SEWER DRAWING NO. 14743-13-D
 WATER DRAWING NO. 14743-15-D

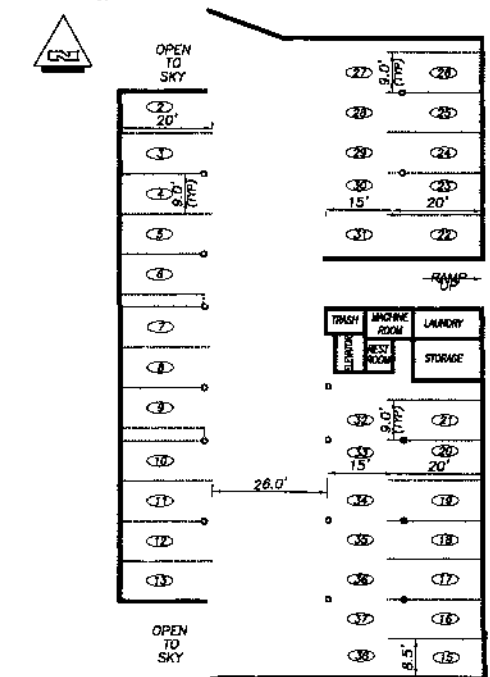
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- NONE PROPOSED

LEGEND:

- PROPERTY LINE/SUBDIVISION BOUNDARY
- DRIVEWAY
- EXISTING BLOCK WALL
- WOOD FENCE
- WROUGHT IRON FENCE
- WROUGHT IRON RAILING
- GATE
- OVERHEAD WIRE
- DIRECTION OF DRAINAGE
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- WATER METER
- BACK FLOW PREVENTION DEVICE
- FIRE DEPARTMENT CONNECTION
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- INDICATES ASBESTOS CONCRETE PIPE
- INDICATES VITRIFIED CLAY
- INDICATES COMMON POINT
- EXISTING SEWER LATERAL
- EXISTING WATER SERVICE
- EXISTING FIRE SERVICE

UNDERGROUND GARAGE DETAIL
SCALE: 1"=20'

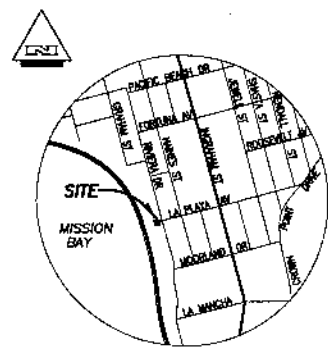
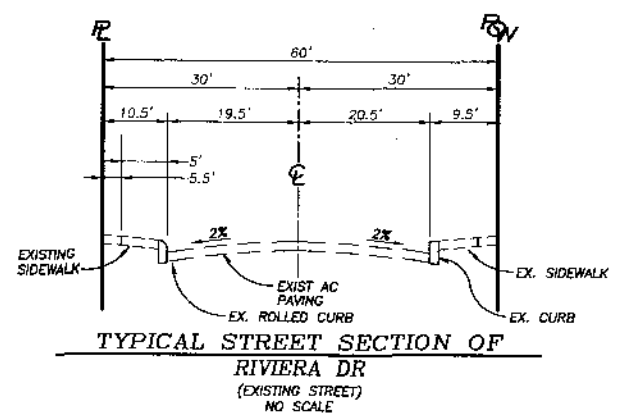


UTILITY TABLE:

UTILITY	OVERHEAD	UNDERGROUND
CATV		X
ELECTRIC		X
GAS		X
TELEPHONE		X

DEVELOPMENT NOTES:

- THIS IS A MAP OF A CONDOMINIUM PROJECT AS DEFINED IN SECTION 1350 ET. SEQ. OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. TOTAL NUMBER OF UNITS IS 24.
- NUMBER OF EXISTING LOTS = 3
 NUMBER OF PROPOSED LOTS = 1
- THE SUBDIVIDER SHALL REPLACE EXISTING ROLLED CURB WITH CITY STANDARD CURB & GUTTER, ADJACENT TO SITE ALONG RIVIERA DRIVE, PER STANDARD DRAWINGS G-2 & SDG-100.
- THE SUBDIVIDER SHALL REPLACE THE EXISTING DRIVEWAY WITH CURRENT CITY STANDARD DRIVEWAY ADJACENT TO THE SITE ON RIVIERA DRIVE PER STANDARD DRAWINGS G-14A AND SDG-100.
- THE SUBDIVIDER SHALL CONSTRUCT A CURB RAMP ADJACENT TO THE SITE, ACROSS FROM ONE OF THE CURB RAMPS ON THE EAST SIDE OF RIVIERA DRIVE PER STANDARD DRAWINGS PER STANDARD DRAWING SDG-130, SDG-132 AND SDG-137.
- THE SUBDIVIDER SHALL REMOVE THE WOODEN RAMP AND PLANTER BOX, LOCATED SOUTH OF THE DRIVEWAY, FROM THE RIVIERA DRIVE RIGHT-OF-WAY.
- THE SUBDIVIDER SHALL REPLACE ANY BROKEN OR UPLIFTED PORTIONS OF SIDEWALK, MAINTAINING THE EXISTING SIDEWALK SCORING PATTERN AND PRESERVING ANY CONTRACTORS STAMP, ADJACENT TO THE SITE.
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- PAVERS LEADING TO THE BEACH AREA TO BE REMOVED.



Prepared By:
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 8665 CHESAPEAKE DRIVE, SUITE 445
 SAN DIEGO, CA 92123-1384
 PHONE: 658-686-8382
 FAX: 658-565-4354 EMAIL: rfbateman@sdise.com

Benchmark:
 NORTHEAST BRASS PLUG
 RIVIERA DRIVE AND LA PLAYA AVENUE
 ELEVATION = 26.271 M.S.L.

Project Legal Description:
 LOTS 62, 63 AND 64 OF SOUTHERN TITLE GUARANTY COMPANY'S SUBDIVISION OF PUEBLO LOT 1861, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1864, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY OCTOBER 20, 1925.

Project Permits Required:
 TENTATIVE MAP 457406
 ONE LOT FINAL MAP

Project Data:
 Number of Stories: 4
 Proposed use: Residential
 Existing use: Residential
 Zone Designation: RM-2-5
 Year of Construction (exist. structure): 1973

LAMBERT COORDINATES:
 NAD 27 = 227-1,695 NAD 83 = 1,867-6,256
 A.P.N. 423-441-15

Project Name:
 3790 RIVIERA DRIVE
 CONDOMINIUM CONVERSION

Project Address:
 3790 Riviera Drive
 San Diego, CA 92109

Project Soil Condition: Existing developed site.

Source of Topography:
 Field survey by San Diego Land Surveying on 3-14-2007

Project Permits Required:
 TENTATIVE MAP 457406
 ONE LOT FINAL MAP

Project Data:
 Number of Stories: 4
 Proposed use: Residential
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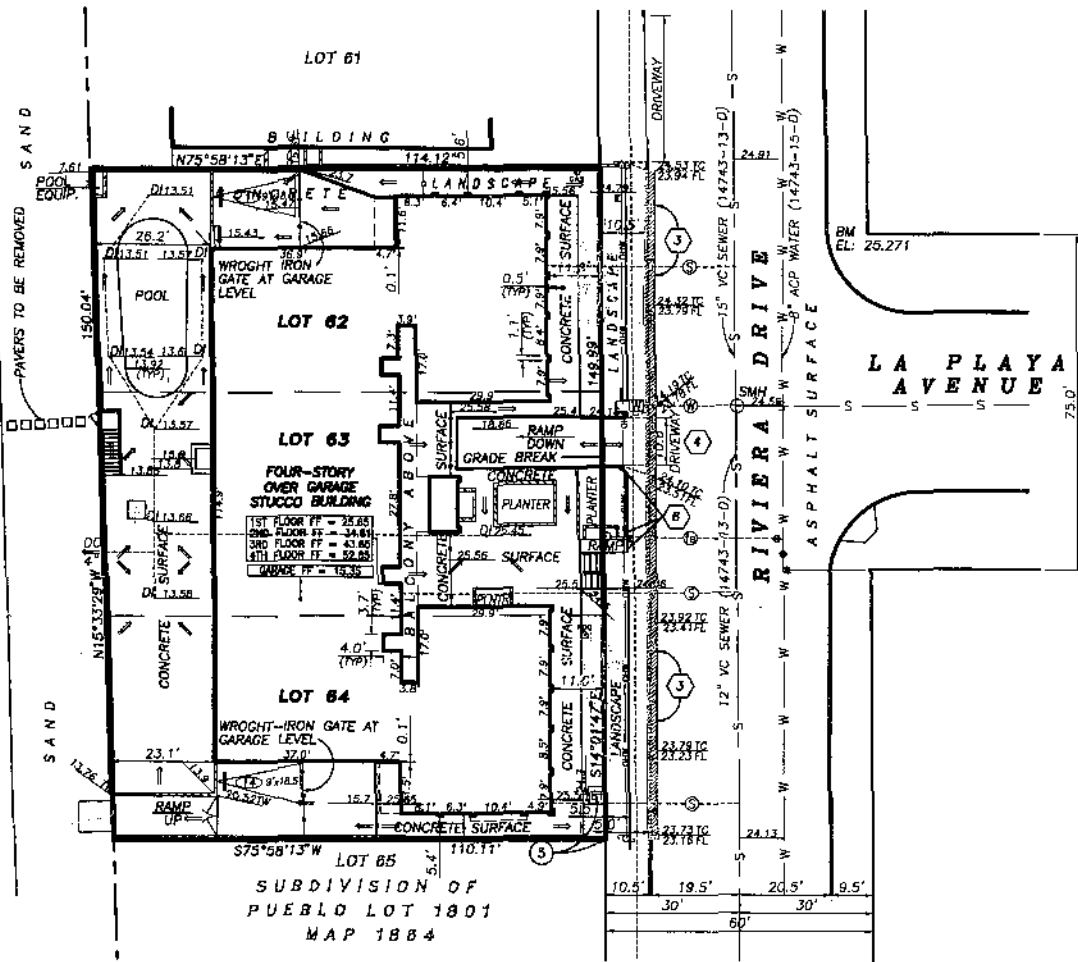
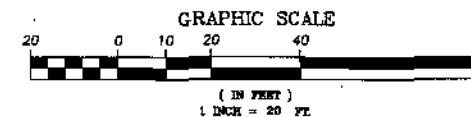
Sheet Title:
TENTATIVE MAP 457406
Project No. 132231

Scale: 1" = 20'
 Original Date: June 6, 2007
 Revised: January 10, 2008
 Revised: August 6, 2008

3790 RIVIERA DRIVE

TENTATIVE MAP No. 457406

Project No. 132231



ZONING INFORMATION

EXISTING AND PROPOSED ZONE, RM-2-5
 COMMUNITY PLAN NAME, PACIFIC BEACH
 OVERLAY ZONES:
 COASTAL (STATE), COASTAL HEIGHT UNIT
 FIRST PUBLIC ROADWAY
 PARKING IMPACT
 RESIDENTIAL TANDEM PARKING

CITY OF SAN DIEGO

DEVELOPMENT SUMMARY

- SUMMARY OF REQUEST:
 CONVERT 24 EXISTING UNITS TO CONDOMINIUMS AND FILE A ONE LOT SUBDIVISION MAP.
- STREET ADDRESS: 3790 RIVIERA DRIVE
 ON S SIDE OF W SIDE
 AT LA PLAYA AVENUE BETWEEN
 MOORLAND DRIVE AND ROOSEVELT AVENUE
- SITE AREA:
 TOTAL SITE AREA: (16,816.15 SF) (0.386 AC.)
- DENSITY: (RESIDENTIAL)
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 NUMBER OF EXISTING UNITS TO REMAIN ON SITE: 24
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- YARD/SETBACK STANDARD MINIMUM
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 INTERIOR YARD(S): 5' 5'
 REAR YARD: 15' 15'
- PARKING:
 PARKING CRITERIA:
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 MIXED USE OTHER

TYPE OF UNIT	NUMBER OF TYPE	PARKING REQUIRED PER UNIT	TOTAL PER TYPE
2 BR UNIT	16	1.50	24
3 BR UNIT	8	1.75	14
TOTAL REQUIRED BY ZONE			38
TOTAL PROVIDED ON-SITE			38

OWNER/DEVELOPER:

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 THOMAS FREDERICK RYAN, AMY ANNE RYAN
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PROFESSIONAL LAND SURVEYOR:

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 9665 CHESAPEAKE DRIVE, SUITE 445
 SAN DIEGO, CALIFORNIA 92123 (858) 565-8362

ROBERT J. BATEMAN, P.L.S. 7046
 REGISTRATION EXPIRES DECEMBER 31, 2010



UNIT AREAS

TYPE OF UNIT	NUMBER OF TYPE	SQUARE FOOTAGE PER UNIT	TOTAL PER TYPE
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MONUMENTATION & MAPPING

ALL PROPERTY CORNERS WILL BE SET AND A ONE LOT FINAL MAP WILL BE FILED. A DETAILED PROCEDURE OF SURVEY WILL BE SHOWN ON THE FINAL MAP.

EXISTING IMPROVEMENTS

SEWER DRAWING NO. 14743-13-D
 WATER DRAWING NO. 14743-15-D

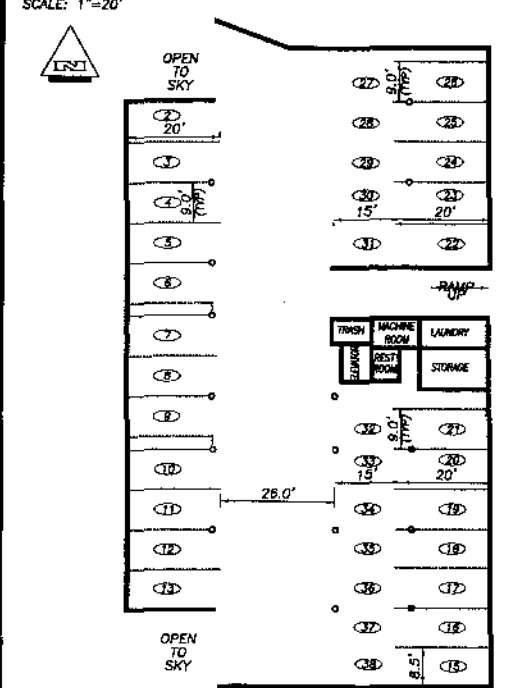
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LEGEND:

- PROPERTY LINE/SUBDIVISION BOUNDARY
- DRIVEWAY
- EXISTING BLOCK WALL
- WOOD FENCE
- WROUGHT IRON FENCE
- WROUGHT IRON RAILING
- GATE
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UNDERGROUND GARAGE DETAIL

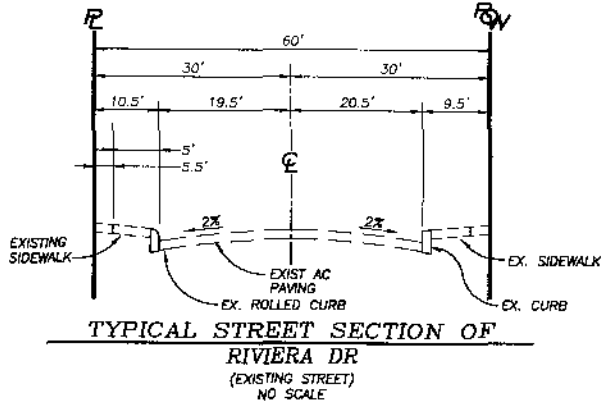


UTILITY TABLE:

UTILITY	OVERHEAD	UNDERGROUND
CATV		X
ELECTRIC		X
GAS		X
TELEPHONE		X

DEVELOPMENT NOTES:

- THIS IS A MAP OF A CONDOMINIUM PROJECT AS DEFINED IN SECTION 1350 ET. SEQ. OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. TOTAL NUMBER OF UNITS IS 24.
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 FAX: 858-565-4364 EMAIL: rbateman@sdlae.com

Consultants:

Benchmark:
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 RIVIERA DRIVE AND LA PLAYA AVENUE
 ELEVATION = 25.271 M.S.L.

Source of Topography:
 Field survey by San Diego Land Surveying on 3-14-2007

Project Legal Description:
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 TENTATIVE MAP 457406
 ONE LOT FINAL MAP

Project Data:
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EXCEPTING THEREFROM THAT PORTION, IF ANY, LYING BELOW THE MEAN HIGH TIDE LINE.

LAMBERT COORDINATES:
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A.P.N. 423-441-16

Project Name:
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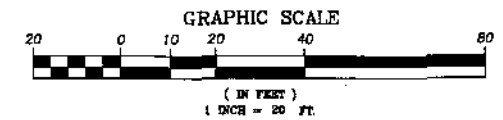
TENTATIVE MAP 457406
 Project No. 132231

Sheet 1 of 1

3790 RIVIERA DRIVE

TENTATIVE MAP No. 457406

Project No. 132231



ZONING INFORMATION

EXISTING AND PROPOSED ZONE: RM-2-5
 COMMUNITY PLAN NAME: PACIFIC BEACH
 OVERLAY ZONES:
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CITY OF SAN DIEGO

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UNIT AREAS

TYPE OF UNIT	NUMBER OF TYPE	SQUARE FOOTAGE PER UNIT	TOTAL PER TYPE
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MONUMENTATION & MAPPING

ALL PROPERTY CORNERS WILL BE SET AND A ONE LOT FINAL MAP WILL BE FILED. A DETAILED PROCEDURE OF SURVEY WILL BE SHOWN ON THE FINAL MAP.

EXISTING IMPROVEMENTS

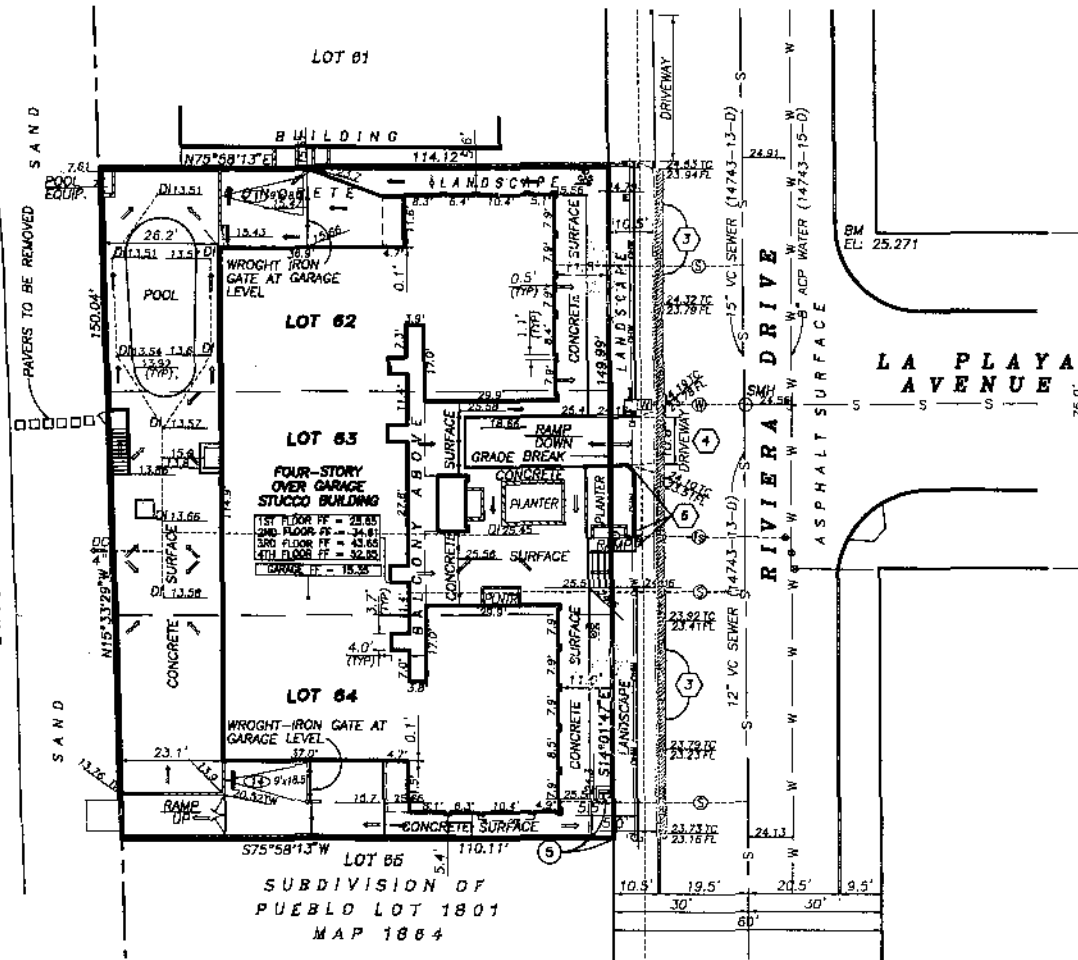
SEWER DRAWING NO. 14743-13-D
 WATER DRAWING NO. 14743-15-D

EXISTING & PROPOSED EASEMENTS:

- AN ENCROACHMENT AGREEMENT BETWEEN RYSON CORP. AND THE CITY OF SAN DIEGO, DATED MAY 27, 1980 AND RECORDED JULY 29, 1981 AS FILE NO. 81-238644 OF OFFICIAL RECORDS.
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- NONE PROPOSED

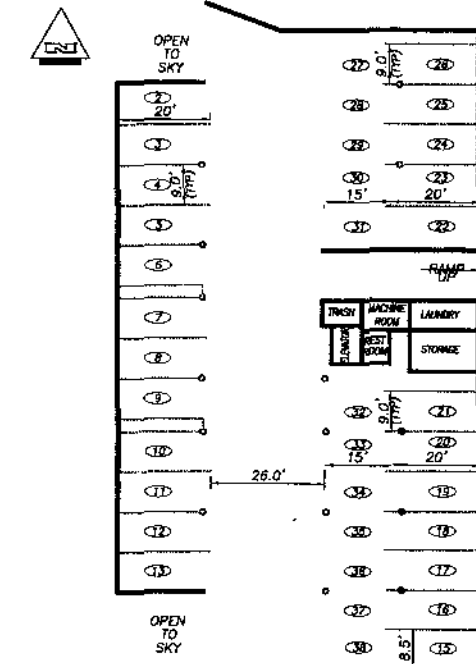
LEGEND:

- PROPERTY LINE/SUBDIVISION BOUNDARY
- DRIVEWAY
- EXISTING BLOCK WALL
- WOOD FENCE
- WROUGHT IRON FENCE
- WROUGHT IRON RAILING
- GATE
- OVERHEAD WIRE
- DIRECTION OF DRAINAGE
- GATE VALVE
- WATER METER
- BACK FLOW PREVENTION DEVICE
- FIRE DEPARTMENT CONNECTION
- FIRE SPRINKLER MANHOLE
- POWER POLE
- ELECTRIC RISER
- ELECTRIC TRANSFORMER
- GAS METER
- PARKING SPACE
- INDICATES TOP OF CURB
- INDICATES FLOW LINE
- INDICATES DRAIN INLET
- INDICATES DRAIN OUTLET
- INDICATES FINISH FLOOR
- INDICATES PLANTER
- INDICATES ASPHALT CONCRETE
- INDICATES ASBESTOS CONCRETE PIPE
- INDICATES VITRIFIED CLAY
- INDICATES COMMON POINT
- EXISTING SEWER LATERAL
- EXISTING WATER SERVICE
- EXISTING FIRE SERVICE



UNDERGROUND GARAGE DETAIL

SCALE: 1"=20'

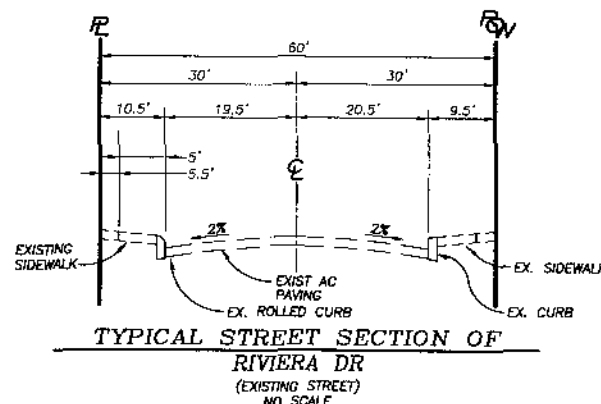


UTILITY TABLE:

UTILITY	OVERHEAD	UNDERGROUND
CATV		X
ELECTRIC		X
GAS		X
TELEPHONE		X

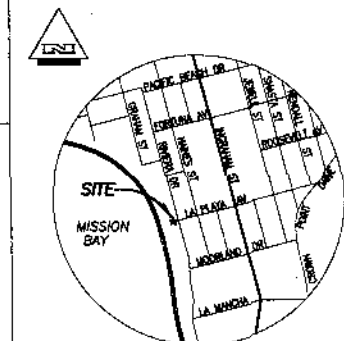
DEVELOPMENT NOTES:

- THIS IS A MAP OF A CONDOMINIUM PROJECT AS DEFINED IN SECTION 1350 ET. SEQ. OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. TOTAL NUMBER OF UNITS IS 24.
- NUMBER OF EXISTING LOTS = 3
 NUMBER OF PROPOSED LOTS = 1
- THE SUBDIVIDER SHALL REPLACE EXISTING ROLLED CURB WITH CITY STANDARD CURB & GUTTER, ADJACENT TO SITE ALONG RIVIERA DRIVE, PER STANDARD DRAWINGS 0-2 & SDG-100.
- THE SUBDIVIDER SHALL REPLACE THE EXISTING DRIVEWAY WITH CURRENT CITY STANDARD DRIVEWAY ADJACENT TO THE SITE ON RIVIERA DRIVE PER STANDARD DRAWINGS 6-14A AND SDG-100.
- THE SUBDIVIDER SHALL CONSTRUCT A CURB RAMP ADJACENT TO THE SITE, ACROSS FROM ONE OF THE CURB RAMPS ON THE EAST SIDE OF RIVIERA DRIVE PER STANDARD DRAWINGS PER STANDARD DRAWING SDG-130, SDG-132 AND SDG-137.
- THE SUBDIVIDER SHALL REMOVE THE WOODEN RAMP AND PLANTER BOX, LOCATED SOUTH OF THE DRIVEWAY, FROM THE RIVIERA DRIVE RIGHT-OF-WAY.
- THE SUBDIVIDER SHALL REPLACE ANY BROKEN OR UPLIFTED PORTIONS OF SIDEWALK, MAINTAINING THE EXISTING SIDEWALK SCORING PATTERN AND PRESERVING ANY CONTRACTORS STAMP, ADJACENT TO THE SITE.
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- THE SUBDIVIDER SHALL INSTALL PRIVATE BACK FLOW DEVICES ON ALL EXISTING AND PROPOSED WATER SERVICES ADJACENT TO PROJECT SITE IN A MANNER SATISFACTORY TO THE WATER DEPARTMENT DIRECTOR.
- THE SUBDIVIDER SHALL PROVIDE A LETTER, AGREEING TO PREPARE CO&R'S FOR THE OPERATION AND MAINTENANCE OF ALL PRIVATE WATER AND SEWER UTILITIES THAT TRAVERSE MORE THAN A SINGLE CONDOMINIUM UNIT OR LOT.
- PAVERS LEADING TO THE BEACH AREA TO BE REMOVED



Prepared By:
 SAN DIEGO LAND SURVEYING AND ENGINEERING, INC.
 9665 CHESAPEAKE DRIVE, SUITE 445
 SAN DIEGO, CA 92123-1354
 PHONE: 858-566-8362
 FAX: 858-565-4354 EMAIL: rbateman@sdlsa.com

Consultants:



Benchmark:
 NORTH-EAST BRASS PLUG
 RIVIERA DRIVE AND LA PLAYA AVENUE
 ELEVATION = 25.271 M.S.L.

Project Legal Description:
 LOTS 82, 83 AND 84 OF SOUTHERN TITLE GUARANTY COMPANY'S SUBDIVISION OF PUEBLO LOT 1801, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1884, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY OCTOBER 20, 1925.

EXCEPTING THEREFROM THAT PORTION, IF ANY, LYING BELOW THE MEAN HIGH TIDE LINE.

LAMBERT COORDINATES:
 NAD 27 = 227-1,896 NAD 83 = 1,887-8,258
 A.P.N. 423-441-18

Project Name:
 3790 RIVIERA DRIVE
 CONDOMINIUM CONVERSION

Sheet Title:
 TENTATIVE MAP 457406
 Project No. 132231

Project Soil Condition: Existing developed site.
 Sources of Topography:
 Field survey by San Diego Land Surveying on 3-14-2007

Project Permits Required:
 TENTATIVE MAP 457406
 ONE LOT FINAL MAP

Project Data:
 Number of Stories: 4
 Proposed use: Residential
 Existing use: Residential
 Zone Designation: RM-2-5
 Year of Construction (exist. structure): 1973

Project Address:
 3790 Riviera Drive
 San Diego, CA 92109

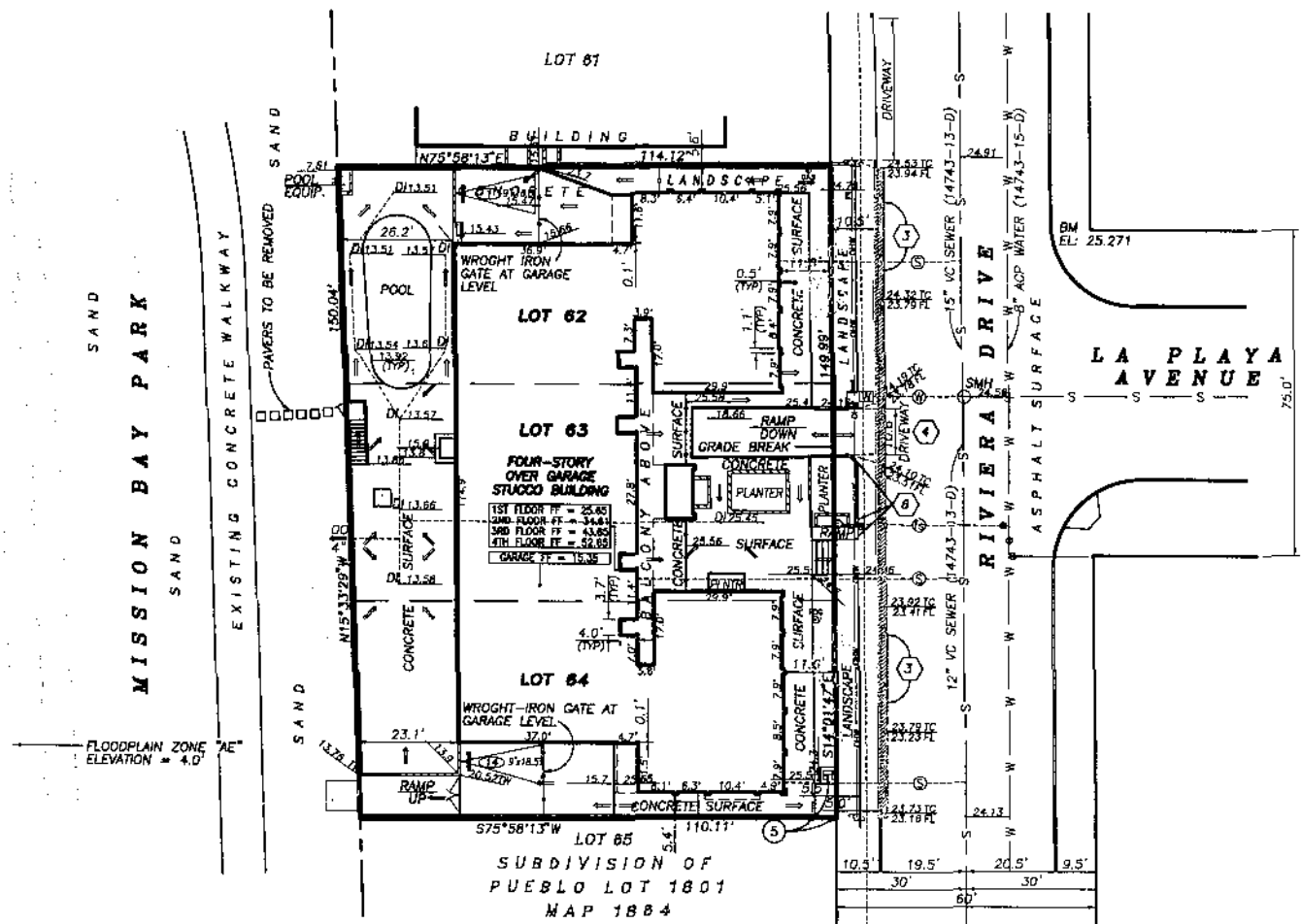
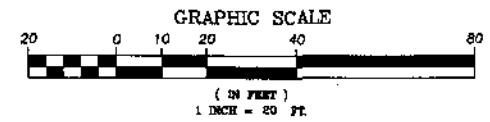
Project Owner:
 Jerome D. Ryan et. al.
 PO Box 6409
 San Diego, CA 92166

Scale: 1" = 20'
 Original Date: June 6, 2007
 Revised: January 10, 2008
 Revised: August 5, 2008

3790 RIVIERA DRIVE

TENTATIVE MAP No. 457406

Project No. 132231



ZONING INFORMATION

EXISTING AND PROPOSED ZONE: RM-2-5
 COMMUNITY PLAN NAME: PACIFIC BEACH
 OVERLAY ZONES:
 COASTAL (STATE), COASTAL HEIGHT LIMIT
 FIRST PUBLIC ROADWAY
 PARKING IMPACT
 RESIDENTIAL TANDEM PARKING

CITY OF SAN DIEGO

DEVELOPMENT SUMMARY

- SUMMARY OF REQUEST:
 CONVERT 24 EXISTING UNITS TO CONDOMINIUMS AND FILE A ONE LOT SUBDIVISION MAP.
- STREET ADDRESS: 3790 RIVIERA DRIVE
 AT LA PLAYA AVENUE BETWEEN
 MOORLAND DRIVE AND ROOSEVELT AVENUE
- SITE AREA:
 TOTAL SITE AREA: (16,816.15 SF) (0.386 AC.)
- DENSITY: (RESIDENTIAL)
 MAXIMUM NO. DWELLING UNITS ALLOWED PER ZONE: 12
 NUMBER OF EXISTING UNITS TO REMAIN ON SITE: 24
 NUMBER OF PROPOSED DWELLING UNITS ON SITE: 0
 TOTAL NUMBER OF UNITS PROVIDED ON THE SITE: 24
- YARD/SETBACK STANDARD MINIMUM
 STREET YARD: 20' 15'
 STREET SIDE YARD: 10' 10'
 INTERIOR YARD(S): 5' 5'
 REAR YARD: 15' 15'
- PARKING:
 PARKING CRITERIA:
 RESIDENTIAL COMMERCIAL INDUSTRIAL
 MIXED USE OTHER

TYPE OF UNIT	NUMBER OF TYPE	PARKING REQUIRED PER UNIT	TOTAL PER TYPE
2 BR UNIT	16	1.50	24
3 BR UNIT	8	1.75	14
TOTAL REQUIRED BY ZONE			38
TOTAL PROVIDED ON-SITE			38

UNIT AREAS

TYPE OF UNIT	NUMBER OF TYPE	SQUARE FOOTAGE PER UNIT	TOTAL PER TYPE
2 BR UNIT	16	1,190	19,040
3 BR UNIT	8	1,515	12,120

MONUMENTATION & MAPPING

ALL PROPERTY CORNERS WILL BE SET AND A ONE LOT FINAL MAP WILL BE FILED. A DETAILED PROCEDURE OF SURVEY WILL BE SHOWN ON THE FINAL MAP.

EXISTING IMPROVEMENTS

SEWER DRAWING NO. 14743-13-D
 WATER DRAWING NO. 14743-15-D

EXISTING & PROPOSED EASEMENTS:

- AN ENCROACHMENT AGREEMENT BETWEEN RYSON CORP. AND THE CITY OF SAN DIEGO, DATED MAY 27, 1980 AND RECORDED JULY 29, 1981 AS FILE NO. 81-239844 OF OFFICIAL RECORDS.
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- SECOND AMENDMENT TO AGREEMENT RECORDED SEPTEMBER 17, 1985 AS FILE NO. 85-342885 OF OFFICIAL RECORDS.
- THIRD AMENDMENT TO AGREEMENT RECORDED DECEMBER 9, 1985 AS FILE NO. 85-463371 OF OFFICIAL RECORDS.
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- NONE PROPOSED

LEGEND:

- PROPERTY LINE/SUBDIVISION BOUNDARY
- DRIVEWAY
- EXISTING BLOCK WALL
- WOOD FENCE
- WROUGHT IRON FENCE
- WROUGHT IRON RAILING
- GATE
- OVERHEAD WIRE
- DIRECTION OF DRAINAGE
- GATE VALVE
- WATER METER
- BACK FLOW PREVENTION DEVICE
- FIRE DEPARTMENT CONNECTION
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- POWER POLE
- ELECTRIC RISER
- ELECTRIC TRANSFORMER
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- INDICATES TOP OF CURB
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- INDICATES VITRIFIED CLAY
- INDICATES COMMON POINT
- EXISTING SEWER LATERAL
- EXISTING WATER SERVICE
- EXISTING FIRE SERVICE

OWNER/DEVELOPER:

JEROME D. RYAN, ANNE EVENSON RYAN
 DAVID CLAUDE RYAN, MICHAEL FRANKLIN RYAN,
 THOMAS FREDERICK RYAN, AMY ANNE RYAN
 PO BOX 8409
 SAN DIEGO, CA 92166

JEROME D. RYAN ANNE EVENSON RYAN
 DAVID CLAUDE RYAN MICHAEL FRANKLIN RYAN
 THOMAS FREDERICK RYAN AMY ANNE RYAN

PROFESSIONAL LAND SURVEYOR:

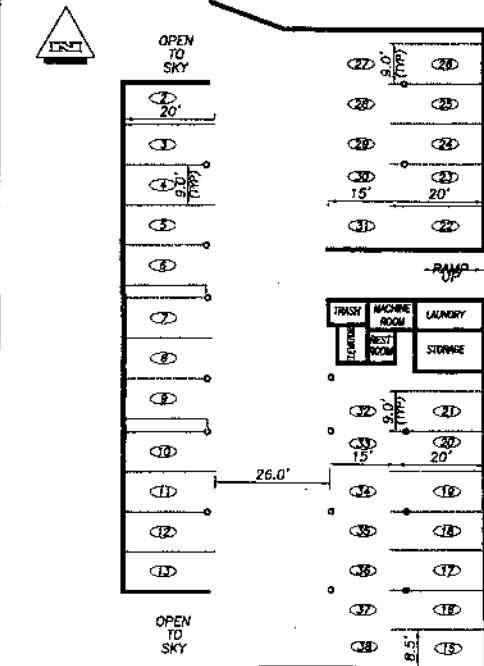
SAN DIEGO LAND SURVEYING & ENGINEERING, INC.
 8665 CHESAPEAKE DRIVE, SUITE 445
 SAN DIEGO, CALIFORNIA 92123 (858) 565-8362

ROBERT J. BATEMAN, P.L.S. 7048 DATE 03-26-09
 REGISTRATION EXPIRES DECEMBER 31, 2010



UNDERGROUND GARAGE DETAIL

SCALE: 1"=20'

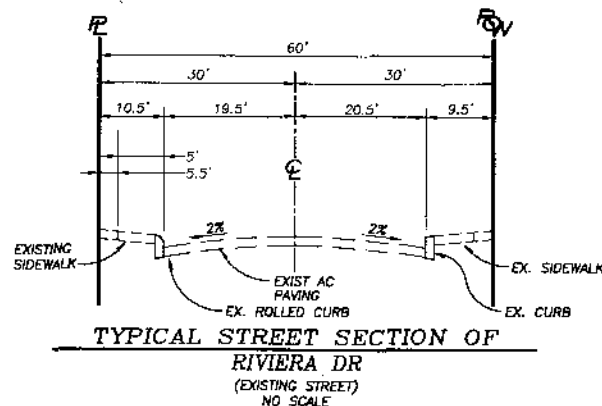


UTILITY TABLE:

UTILITY	OVERHEAD	UNDERGROUND
CATV		X
ELECTRIC		X
GAS		X
TELEPHONE		X

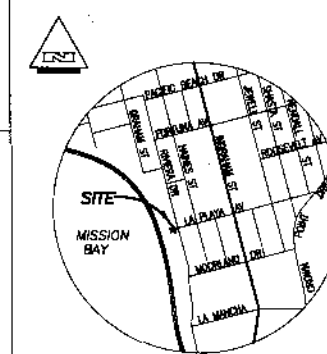
DEVELOPMENT NOTES:

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- THE SUBDIVIDER SHALL PROVIDE A LETTER, AGREEING TO PREPARE CC&Rs FOR THE OPERATION AND MAINTENANCE OF ALL PRIVATE WATER AND SEWER UTILITIES THAT TRAVERSE MORE THAN A SINGLE CONDOMINIUM UNIT OR LOT.
- PAVERS LEADING TO THE BEACH AREA TO BE REMOVED.



Prepared By:
 SAN DIEGO LAND SURVEYING AND ENGINEERING, INC.
 8665 CHESAPEAKE DRIVE, SUITE 445
 SAN DIEGO, CA 92123-1354
 PHONE: 658-565-8362
 FAX: 658-565-4354 EMAIL: rbateman@sdlee.com

Consultants:



Benchmark:
 NORTHEAST BRASS PLUG
 RIVIERA DRIVE AND LA PLAYA AVENUE
 ELEVATION = 25.271 M.S.L.

Project Legal Description:
 LOTS 62, 63 AND 64 OF SOUTHERN TITLE GUARANTY COMPANY'S SUBDIVISION OF PUEBLO LOT 1801, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1884, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY OCTOBER 20, 1925.

EXCEPTING THEREFROM THAT PORTION, IF ANY, LYING BELOW THE MEAN HIGH TIDE LINE.

LAMBERT COORDINATES:
 NAD 27 = 227-1,695 NAD 83 = 1,857-6,256
 A.P.N. 423-441-16

Project Name:
 3790 RIVIERA DRIVE
 CONDOMINIUM CONVERSION

Sheet Title:
 TENTATIVE MAP 457406
 Project No. 132231

Project Soil Condition: Existing developed site.
 Source of Topography: Field survey by San Diego Land Surveying on 3-14-2007

Project Permits Required:
 TENTATIVE MAP 457406
 ONE LOT FINAL MAP

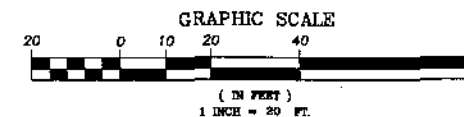
Project Date:
 Number of Stories: 4
 Proposed use: Residential
 Existing use: Residential
 Zone Designation: RM-2-5
 Year of Construction (exist. structure): 1973

Project Address:
 3790 Riviera Drive
 San Diego, CA 92109

Project Owner:
 Jerome D. Ryan et al.
 PO Box 8409
 San Diego, CA 92166

Scale: 1" = 20'
 Original Date: June 6, 2007
 Revised: January 10, 2008
 Revised: August 5, 2008

3790 RIVIERA DRIVE TENTATIVE MAP No. 457406 Project No. 132231



ZONING INFORMATION

EXISTING AND PROPOSED ZONE: RM-2-5
COMMUNITY PLAN NAME: PACIFIC BEACH
OVERLAY ZONES:
COASTAL (STATE), COASTAL HEIGHT LIMIT
FIRST PUBLIC ROADWAY
PARKING IMPACT
RESIDENTIAL TANDEM PARKING

CITY OF SAN DIEGO DEVELOPMENT SUMMARY

- SUMMARY OF REQUEST:
CONVERT 24 EXISTING UNITS TO CONDOMINIUMS AND FILE A ONE LOT SUBDIVISION MAP.
- STREET ADDRESS: 3790 RIVIERA DRIVE
N S E W SIDE
AT LA PLAYA AVENUE BETWEEN
WOODLAND DRIVE AND ROOSEVELT AVENUE
- SITE AREA:
TOTAL SITE AREA: (16,816.15 SF) (0.386 AC.)
- DENSITY: (RESIDENTIAL)
MAXIMUM NO. DWELLING UNITS ALLOWED PER ZONE: 12
NUMBER OF EXISTING UNITS TO REMAIN ON SITE: 24
NUMBER OF PROPOSED DWELLING UNITS ON SITE: 0
TOTAL NUMBER OF UNITS PROVIDED ON SITE: 24
- YARD/SETBACK STANDARD MINIMUM
STREET YARD: 20' 15'
STREET SIDE YARD: 10' 10'
INTERIOR YARD(S): 5' 5'
REAR YARD: 15' 15'
- PARKING:
PARKING CRITERIA:
 RESIDENTIAL COMMERCIAL INDUSTRIAL
 MIXED USE OTHER

TYPE OF UNIT	NUMBER OF TYPE	PARKING REQUIRED PER UNIT	TOTAL PER TYPE
2 BR UNIT	16	1.50	24
3 BR UNIT	8	1.75	14
TOTAL REQUIRED BY ZONE			38
TOTAL PROVIDED ON-SITE			38

OWNER/DEVELOPER:

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DAVID CLAUDE RYAN, MICHAEL FRANKLIN RYAN,
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03-26-09

ROBERT J. BATEMAN, P.L.S. 7046
REGISTRATION EXPIRES DECEMBER 31, 2010



UNIT AREAS

TYPE OF UNIT	NUMBER OF TYPE	SQUARE FOOTAGE PER UNIT	TOTAL PER TYPE
2 BR UNIT	16	1,190	19,040
3 BR UNIT	8	1,515	12,120

MONUMENTATION & MAPPING

ALL PROPERTY CORNERS WILL BE SET AND A ONE LOT FINAL MAP WILL BE FILED. A DETAILED PROCEDURE OF SURVEY WILL BE SHOWN ON THE FINAL MAP.

EXISTING IMPROVEMENTS

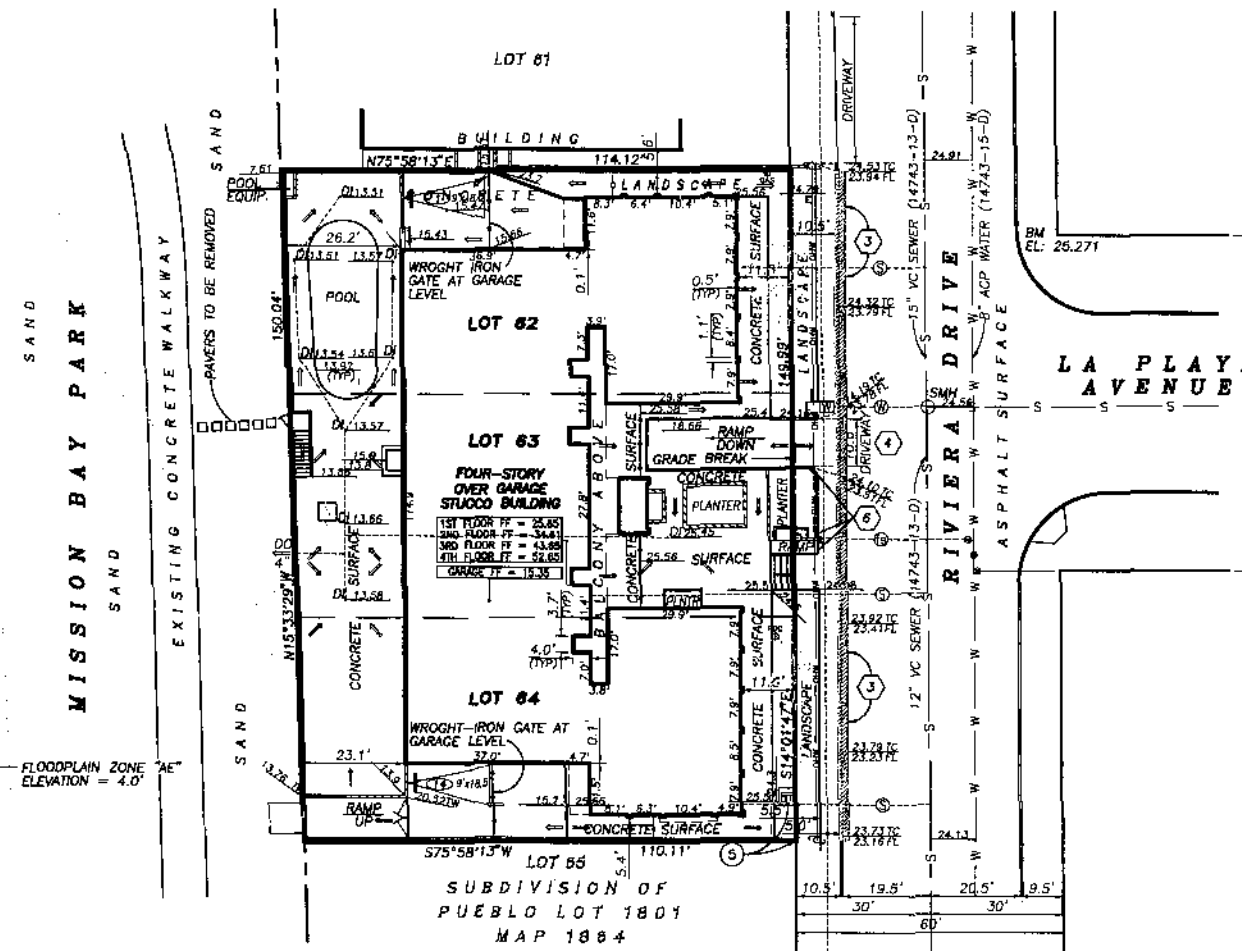
SEWER DRAWING NO. 14743-13-D
WATER DRAWING NO. 14743-15-D

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- NONE PROPOSED

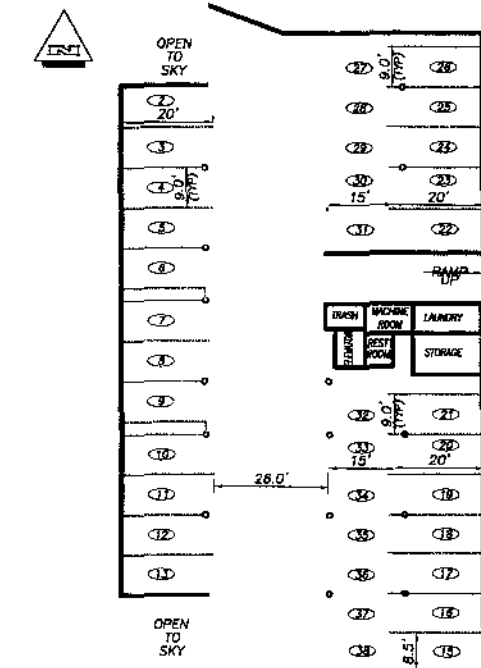
LEGEND:

- PROPERTY LINE/SUBDIVISION BOUNDARY
- DRIVEWAY
- EXISTING BLOCK WALL
- WOOD FENCE
- WROUGHT IRON FENCE
- WROUGHT IRON RAILING
- GATE
- OVERHEAD WIRE
- DIRECTION OF DRAINAGE
- GATE VALVE
- WATER METER
- BACK FLOW PREVENTION DEVICE
- FIRE DEPARTMENT CONNECTION
- FIRE SPRINKLER MANHOLE
- POWER POLE
- ELECTRIC RISER
- ELECTRIC TRANSFORMER
- GAS METER
- PARKING SPACE
- INDICATES TOP OF CURB
- INDICATES FLOW LINE
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- EXISTING SEWER LATERAL
- EXISTING WATER SERVICE
- EXISTING FIRE SERVICE



UNDERGROUND GARAGE DETAIL

SCALE: 1"=20'

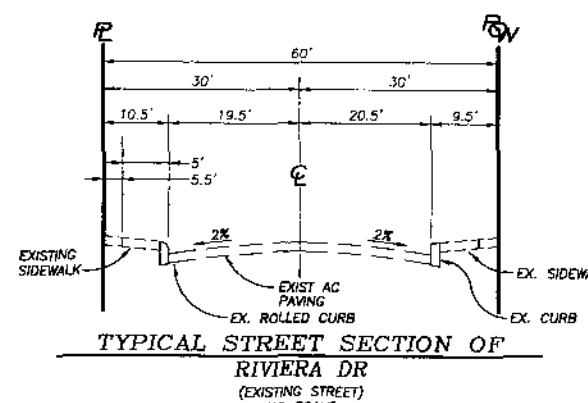


UTILITY TABLE:

UTILITY	OVERHEAD	UNDERGROUND
CATV		X
ELECTRIC		X
GAS		X
TELEPHONE		X

DEVELOPMENT NOTES:

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- THE SUBDIVIDER SHALL REPLACE THE EXISTING DRIVEWAY WITH CURRENT CITY STANDARD DRIVEWAY ADJACENT TO THE SITE ON RIVIERA DRIVE PER STANDARD DRAWINGS G-14A AND SDG-100.
- THE SUBDIVIDER SHALL CONSTRUCT A CURB RAMP ADJACENT TO THE SITE, ACROSS FROM ONE OF THE CURB RAMPS ON THE EAST SIDE OF RIVIERA DRIVE PER STANDARD DRAWINGS PER STANDARD DRAWING SDG-130, SDG-132 AND SDG-137.
- THE SUBDIVIDER SHALL REMOVE THE WOODEN RAMP AND PLANTER BOX, LOCATED SOUTH OF THE DRIVEWAY, FROM THE RIVIERA DRIVE RIGHT-OF-WAY.
- THE SUBDIVIDER SHALL REPLACE ANY BROKEN OR UPLIFTED PORTIONS OF SIDEWALK, MAINTAINING THE EXISTING SIDEWALK SCORING PATTERN AND PRESERVING ANY CONTRACTORS STAMP, ADJACENT TO THE SITE.
- THE SUBDIVIDER SHALL OBTAIN AN EMRA FOR THE LANDSCAPING AND APPURTENANCES WITHIN THE RIVIERA DRIVE RIGHT-OF-WAY.
- THE SUBDIVIDER SHALL INSTALL PRIVATE BACK FLOW DEVICES ON ALL EXISTING AND PROPOSED WATER SERVICES ADJACENT TO PROJECT SITE IN A MANNER SATISFACTORY TO THE WATER DEPARTMENT DIRECTOR.
- THE SUBDIVIDER SHALL PROVIDE A LETTER, AGREEING TO PREPARE CC&RS FOR THE OPERATION AND MAINTENANCE OF ALL PRIVATE WATER AND SEWER UTILITIES THAT TRAVERSE MORE THAN A SINGLE CONDOMINIUM UNIT OR LOT.
- PAVERS LEADING TO THE BEACH AREA TO BE REMOVED

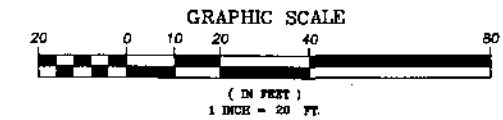


Prepared By: SAN DIEGO LAND SURVEYING AND ENGINEERING, INC. 8665 CHESAPEAKE DRIVE, SUITE 445 SAN DIEGO, CA 92123-1364 PHONE: 658-565-8362 FAX: 658-565-4354 EMAIL: rbateman@sdse.com	
Consultants:	
Benchmark: NORTH-EAST BRASS PLUG RIVIERA DRIVE AND LA PLAYA AVENUE ELEVATION = 25.271 M.S.L.	Project Soil Condition: Existing developed site.
Project Legal Description: LOTS 62, 63 AND 64 OF SOUTHERN TITLE GUARANTY COMPANY'S SUBDIVISION OF PUEBLO LOT 1801, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1884, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY OCTOBER 20, 1925.	Source of Topography: Field survey by San Diego Land Surveying on 3-14-2007
EXCEPTING THEREFROM THAT PORTION, IF ANY, LYING BELOW THE MEAN HIGH TIDE LINE.	Project Permits Required: TENTATIVE MAP 457406 ONE LOT FINAL MAP
LAMBERT COORDINATES: NAD 27 = 227-1,695 NAD 83 = 1,967-6,256	Project Data: Number of Stories: 4 Proposed use: Residential Existing use: Residential Zone Designation: RM-2-5 Year of Construction (exist. structure): 1973
A.P.N. 423-441-16	Project Address: 3790 Riviera Drive San Diego, CA 92108
Project Name: 3790 RIVIERA DRIVE CONDOMINIUM CONVERSION	Project Owner: Jerome D. Ryan et. al. PO Box 6409 San Diego, CA 92166
Sheet Title: TENTATIVE MAP 457406 Project No. 132231	Scale: 1" = 20' Original Date: June 6, 2007 Revised: January 10, 2008 Revised: August 5, 2008

3790 RIVIERA DRIVE

TENTATIVE MAP No. 457406

Project No. 132231



ZONING INFORMATION

EXISTING AND PROPOSED ZONE: RM-2-5
 COMMUNITY PLAN NAME: PACIFIC BEACH
 OVERLAY ZONES:
 COASTAL (STATE), COASTAL HEIGHT LIMIT
 FIRST PUBLIC ROADWAY
 PARKING IMPACT
 RESIDENTIAL TANDEN PARKING

CITY OF SAN DIEGO DEVELOPMENT SUMMARY

- SUMMARY OF REQUEST:
 CONVERT 24 EXISTING UNITS TO CONDOMINIUMS AND FILE A ONE LOT SUBDIVISION MAP.
- STREET ADDRESS: 3790 RIVIERA DRIVE
 AT LA PLAYA AVENUE BETWEEN
 MOORLAND DRIVE AND ROOSEVELT AVENUE
- SITE AREA:
 TOTAL SITE AREA: (16,816.15 SF) (0.388 AC.)
- DENSITY (RESIDENTIAL)
 MAXIMUM NO. DWELLING UNITS ALLOWED PER ZONE: 12
 NUMBER OF EXISTING UNITS TO REMAIN ON SITE: 24
 NUMBER OF PROPOSED DWELLING UNITS ON SITE: 0
 TOTAL NUMBER OF UNITS PROVIDED ON THE SITE: 24
- YARD/SETBACK STANDARD MINIMUM
 STREET YARD: 20' 15'
 STREET SIDE YARD: 10' 10'
 INTERIOR YARD(S): 5' 5'
 REAR YARD: 15' 15'
- PARKING:
 PARKING CRITERIA:
 RESIDENTIAL COMMERCIAL INDUSTRIAL
 MIXED USE OTHER

TYPE OF UNIT	NUMBER OF TYPE	PARKING REQUIRED PER UNIT	TOTAL PER TYPE
2 BR UNIT	16	1.50	24
3 BR UNIT	8	1.75	14
TOTAL REQUIRED BY ZONE			38
TOTAL PROVIDED ON-SITE			38

OWNER/DEVELOPER:

JEROME D. RYAN, ANNE EVENSON RYAN
 DAVID CLAUDE RYAN, MICHAEL FRANKLIN RYAN,
 THOMAS FREDERICK RYAN, AMY ANNE RYAN
 PO BOX 6409
 SAN DIEGO, CA 92186

JEROME D. RYAN

ANNE EVENSON RYAN

DAVID CLAUDE RYAN

MICHAEL FRANKLIN RYAN

THOMAS FREDERICK RYAN

AMY ANNE RYAN

PROFESSIONAL LAND SURVEYOR:

SAN DIEGO LAND SURVEYING & ENGINEERING, INC.
 9865 CHESAPEAKE DRIVE, SUITE 445
 SAN DIEGO, CALIFORNIA 92123 (858) 565-8362

ROBERT J. BATEMAN, P.L.S. 7046
 REGISTRATION EXPIRES DECEMBER 31, 2010



UNIT AREAS

TYPE OF UNIT	NUMBER OF TYPE	SQUARE FOOTAGE PER UNIT	TOTAL PER TYPE
2 BR UNIT	16	1,190	19,040
3 BR UNIT	8	1,515	12,120

MONUMENTATION & MAPPING

ALL PROPERTY CORNERS WILL BE SET AND A ONE LOT FINAL MAP WILL BE FILED. A DETAILED PROCEDURE OF SURVEY WILL BE SHOWN ON THE FINAL MAP.

EXISTING IMPROVEMENTS

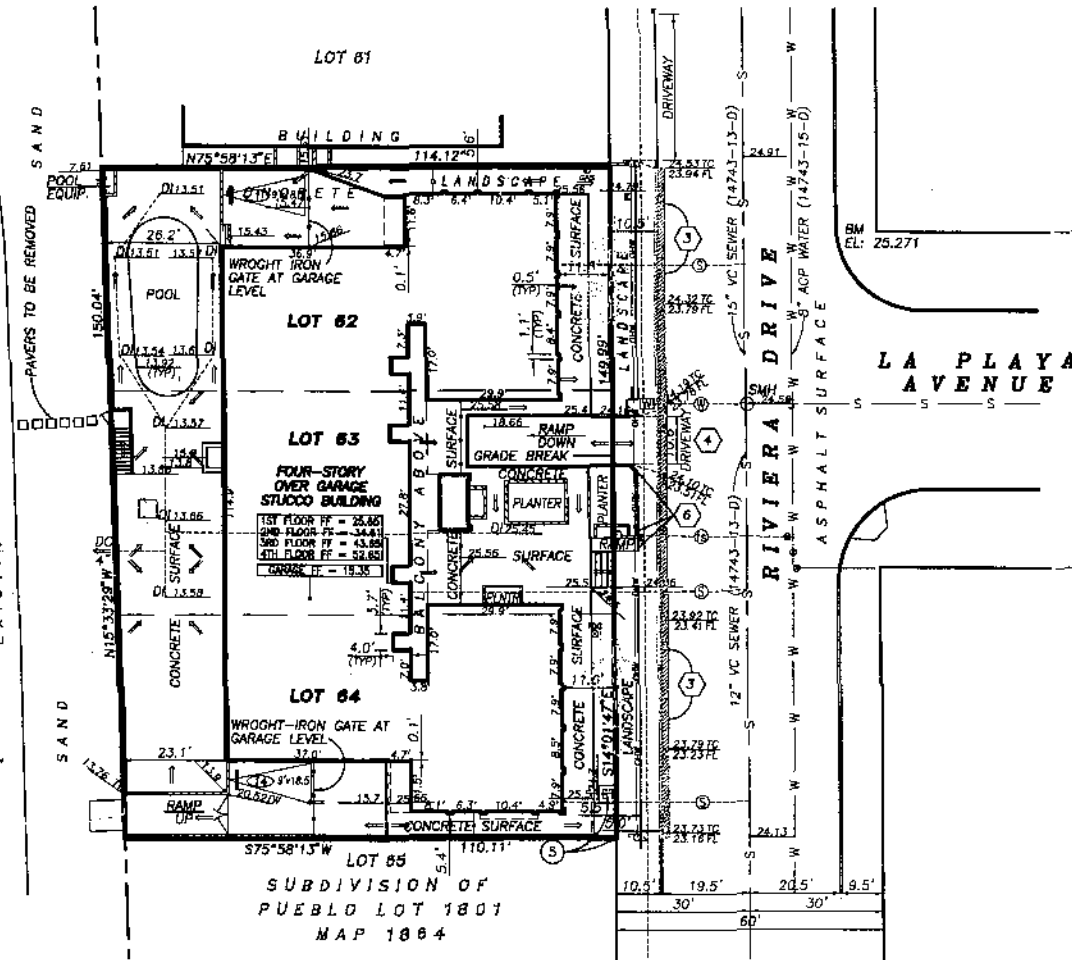
SEWER DRAWING NO. 14743-13-D
 WATER DRAWING NO. 14743-15-D

EXISTING & PROPOSED EASEMENTS:

- AN ENCROACHMENT AGREEMENT BETWEEN RYSON CORP. AND THE CITY OF SAN DIEGO, DATED MAY 27, 1980 AND RECORDED JULY 29, 1981 AS FILE NO. 81-238644 OF OFFICIAL RECORDS.
- FIRST AMENDMENT TO AGREEMENT RECORDED JUNE 2, 1983 AS FILE NO. 83-184883 OF OFFICIAL RECORDS.
- SECOND AMENDMENT TO AGREEMENT RECORDED SEPTEMBER 17, 1985 AS FILE NO. 85-342685 OF OFFICIAL RECORDS.
- THIRD AMENDMENT TO AGREEMENT RECORDED DECEMBER 9, 1985 AS FILE NO. 85-463371 OF OFFICIAL RECORDS.
- INDICATES AN EASEMENT AND RIGHT OF WAY FOR PUBLIC UTILITIES, INGRESS AND EGRESS, GRANTED TO SAN DIEGO GAS AND ELECTRIC COMPANY, RECORDED JULY 28, 1972 AS DOCUMENT NO. 197651 OF OFFICIAL RECORDS.
- AN EASEMENT AND RIGHT OF WAY FOR PUBLIC UTILITIES, INGRESS AND EGRESS, GRANTED TO SOUTHWESTERN CABLE TV, RECORDED NOVEMBER 13, 1995 AS DOCUMENT NO. 1995-0513789 OF OFFICIAL RECORDS. THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD AND THEREFORE COULD NOT BE PLOTTED.
- NONE PROPOSED

LEGEND:

- PROPERTY LINE/SUBDIVISION BOUNDARY
- DRIVEWAY
- EXISTING BLOCK WALL
- WOOD FENCE
- WROUGHT IRON FENCE
- WROUGHT IRON RAILING
- GATE
- OVERHEAD WIRE
- DIRECTION OF DRAINAGE
- GATE VALVE
- WATER METER
- BACK FLOW PREVENTION DEVICE
- FIRE DEPARTMENT CONNECTION
- FIRE SPRINKLER MANHOLE
- POWER POLE
- ELECTRIC RISER
- ELECTRIC TRANSFORMER
- GAS METER
- PARKING SPACE
- INDICATES TOP OF CURB
- INDICATES FLOW LINE
- INDICATES DRAIN INLET
- INDICATES DRAIN OUTLET
- INDICATES FINISH FLOOR
- INDICATES PLANTER
- INDICATES ASPHALT CONCRETE
- INDICATES ASBESTOS CONCRETE PIPE
- INDICATES VITRIFIED CLAY
- INDICATES COMMON POINT
- EXISTING SEWER LATERAL
- EXISTING WATER SERVICE
- EXISTING FIRE SERVICE

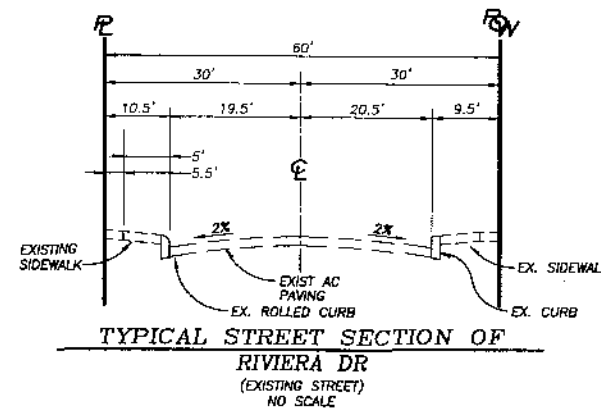


UTILITY TABLE:

UTILITY	OVERHEAD	UNDERGROUND
CATV		X
ELECTRIC		X
GAS		X
TELEPHONE		X

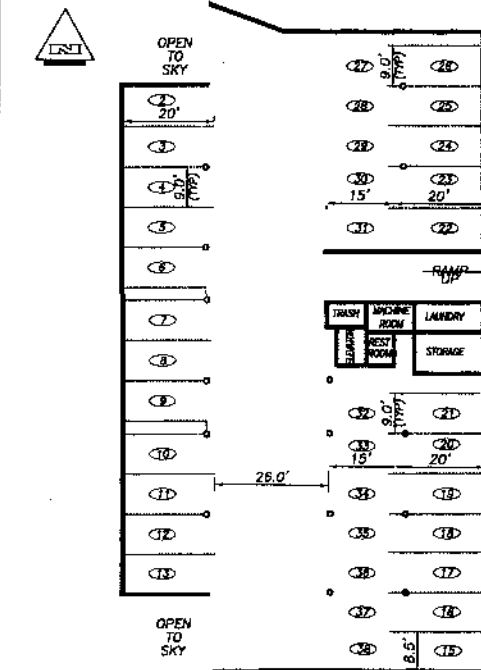
DEVELOPMENT NOTES:

- THIS IS A MAP OF A CONDOMINIUM PROJECT AS DEFINED IN SECTION 1350 ET. SEQ. OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. TOTAL NUMBER OF UNITS IS 24.
- NUMBER OF EXISTING LOTS = 3
 NUMBER OF PROPOSED LOTS = 1
- THE SUBDIVIDER SHALL REPLACE EXISTING ROLLED CURB WITH CITY STANDARD CURB & GUTTER, ADJACENT TO SITE ALONG RIVIERA DRIVE, PER STANDARD DRAWINGS G-2 & SDG-100.
- THE SUBDIVIDER SHALL REPLACE THE EXISTING DRIVEWAY WITH CURRENT CITY STANDARD DRIVEWAY ADJACENT TO THE SITE ON RIVIERA DRIVE PER STANDARD DRAWINGS G-14A AND SDG-100.
- THE SUBDIVIDER SHALL CONSTRUCT A CURB RAMP ADJACENT TO THE SITE, ACROSS FROM ONE OF THE CURB RAMPS ON THE EAST SIDE OF RIVIERA DRIVE PER STANDARD DRAWINGS PER STANDARD DRAWING SDG-130, SDG-132 AND SDG-137.
- THE SUBDIVIDER SHALL REMOVE THE WOODEN RAMP AND PLANTER BOX, LOCATED SOUTH OF THE DRIVEWAY, FROM THE RIVIERA DRIVE RIGHT-OF-WAY.
- THE SUBDIVIDER SHALL REPLACE ANY BROKEN OR UPLIFTED PORTIONS OF SIDEWALK, MAINTAINING THE EXISTING SIDEWALK SCORING PATTERN AND PRESERVING ANY CONTRACTORS STAMP, ADJACENT TO THE SITE.
- THE SUBDIVIDER SHALL OBTAIN AN EMRA FOR THE LANDSCAPING AND APPURTENANCES WITHIN THE RIVIERA DRIVE RIGHT-OF-WAY.
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- PAVERS LEADING TO THE BEACH AREA TO BE REMOVED.



UNDERGROUND GARAGE DETAIL

SCALE: 1"=20'



Prepared By:

SAN DIEGO LAND SURVEYING AND ENGINEERING, INC.
 9865 CHESAPEAKE DRIVE, SUITE 445
 SAN DIEGO, CA 92123-1354
 PHONE: 658-565-8362
 FAX: 658-565-4354 EMAIL: rbateman@sdsee.com

Consultants:

Benchmark:
 NORTHEAST BRASS PLUG
 RIVIERA DRIVE AND LA PLAYA AVENUE
 ELEVATION = 25.271 M.S.L.

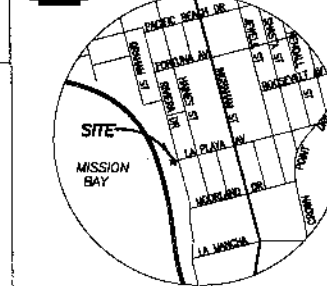
Project Legal Description:
 LOTS 62, 63 AND 64 OF SOUTHERN TITLE GUARANTY COMPANY'S SUBDIVISION OF PUEBLO LOT 1801, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1864, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY OCTOBER 20, 1925.

EXCEPTING THEREFROM THAT PORTION, IF ANY, LYING BELOW THE MEAN HIGH TIDE LINE.

LAMBERT COORDINATES:
 NAD 27 = 227-1.695 NAD 83 = 1,857-6.256
 A.P.N. 423-441-16

Project Name:
 3790 RIVIERA DRIVE
 CONDOMINIUM CONVERSION

Sheet Title:
 TENTATIVE MAP 457406
 Project No. 132231



Project Soil Condition: Existing developed site.

Source of Topography:
 Field survey by San Diego Land Surveying on 3-14-2007

Project Permits Required:
 TENTATIVE MAP 457406
 ONE LOT FINAL MAP

Project Data:
 Number of Stories: 4
 Proposed use: Residential
 Existing use: Residential
 Zone Designation: RM-2-5
 Year of Construction (exist. structure): 1973

Project Address:
 3790 Riviera Drive
 San Diego, CA 92109

Project Owner:
 Jerome D. Ryan et al.
 PO Box 6409
 San Diego, CA 92186

Scale: 1" = 20'
 Original Date: June 6, 2007
 Revised: January 10, 2008
 Revised: August 5, 2008

**PACIFIC BEACH COMMUNITY PLANNING GROUP
EARL AND BIRDIE TAYLOR LIBRARY
MINUTES FOR MEETING MARCH 26, 2008**

6:30pm Call to Order, quorum established; Jim Lester made a motion to approve the Feb. minutes, Marshall Peden seconded the motion, motion carried 8 -0-0 Attendees: Kathy Mateer, John Shannon, Jeton Prince, Marshall Peden, Jim Lester, Bob Citrano, Jim Krokce, Kathy Evans, Barbara Williams, Marcie Beckett (7:15p), Jim Morrison (6:45p) Marshall Peden left meeting at 9:10p Adoption of Agenda approved 8-0-0

Non-Agenda Public Comment:

Al Strohleim – reported on ABC’s present method of notifying people of application or change in permit via the internet. He stated that all changes in permits should trigger a notification to all interested citizens and organizations.

Jerry Hall from enjoyPB.com - reported on parking and zoning permits in Pacific Beach. He passed out an informal survey indicating how much parking local bars and restaurants in PB have. He questioned what happens when a business rents its parking spaces to the public instead of allocating the space for patrons, what development triggers a review of parking requirements and what happens when a business extends its current floor space which would accommodate more patrons but not an increase parking space for patrons.

Don Gross – gave an update on PB Drive and Crown Point Drive sidewalk

Chair’s Report: (Kathy Mateer) Results of elections – Barbara Williams (80.01), Jeton Prince(77.00), Scott Chipman(78.00), Kevin Szepe(79.04), Gary Foster, Dean Eades, all voted on to the PBPG We still have a vacancy in 77.00, 79.04, 83.01 and one commercial position.

Government Office Reports:

Mayor Sanders – No one present

Council district 2 – Kevin Faulconer, presented certificates and thanks to Kathy Evans, Jim Lester and Kathy Mateer for their service to the PBPG. He acknowledged their hard work and dedication to the PBPG

Council District 2 – Thyme Curtis- Announced the first reading of Rooming House Ordinance at Council Chambers. She read how it is defined and also said that she should be notified if residents feels there are infractions of this ordinance in our area.

Amanda Lee from DSD should also be notified of infractions. If there is a question about the High Occupancy Ordinance contact MaryAnn Green from the City Attorney’s office

Longe Range Planner for PB - Lesley Henegar announced a COW on May 17, 2008, Saturday from 9 – 12 noon.

Information Item: 1600sf roof top deck on top of existing parking at “The PB Shore Club” on Grand at Ocean. Barbara Williams said she would investigate the present permit for parking as a Neighborhood Code Compliance representative.

Residential Projects (Barry Schneider)

4070 Dawes St. – Project 147937 – “Brandt residence” A process 3 variance to amend variance C-4701 to reduce the required setbacks for a remodel to an existing single family dwelling on a 5,758 sf site in the RS 1-7 zone, State Coastal, Coastal Height Limit overlay zone, first public roadway, Parking impact overlay zone, residential tandem overlay zone. Applicant Tripp Bennett present. Recommendations by subcommittee: take out planter in public right-of-way, soften project with more landscaping and less concrete, designate enclosed area for trash and recycling. Jim Krokce made a motion to approve the project with conditions landscape be improved and increased, that the City requirements for both deck and garage are met, planter in front be removed, and that all issues of on 2/19 cycle assessment letter be met. Marshall Peden seconded the motion. Discussion: neighbor Mike Hogan at 1065 E. Briarfield Drive, expressed concern about the change in the roof line. Present roof is 10ft. and new roof will be 13.8ft with pitch. Concern for view of sky out window. Old garage had no variance new one because of change in roof goes into sidyard setback of 20.5 ft. Other items include trash enclosure which was resolved with a 5’ by 8’ space. Planter would be removed. Center driveway which means lessen curb cut to 25’. Front fence will be removed. Vote taken on motion, motion passed 10-0-0

3970 Riviera Drive- Project 132231 – Tentative Map to convert 24 existing rental apartment to condominiums in the RM 2-5 Zone. The site is located in the RM2-5 zone within the coastal height limitation overlay zone, state coastal permit jurisdiction, the parking impact)Coastal and Beach) overlay zone (PIOZ), residential tandem parking overlay zone, first public roadway of the PB Planned District. Recommendations by subcommittee: none. Jim Krokce made a motion to approve the project, Bob Citrano seconded the motion. Discussion: Space for trash containers for recycle was accommodated. Vote for motion carried 10-0-0

Commercial/Mixed Use Projects (Jim Lester)

Riva Mixed Use Project – 610 Emerald Street, CV1-2, P3, CDP, Map Waiver, Demolish a 24 unit motel and construct 5 residential condos and 3 units to be kept by owners of project to be managed by Tower 23 as vocational rentals. Electric. Automatic, stackable parking. Robert Citrano made a motion to approve the project as presented but the 3 units to be used as rental units for visitor accommodations should be recorded in the title deed report and on condo documents. Marshall Peden seconded the motion. Discussion: Marcie Beckett asked that more setback area be used since it is primarily a residential project even though you are applying under a mixed use application. Rick Allen, neighbor of project in Ocean Point unit 313 concerned with building height and wanted no regrading of property. Also wanted construction times defined. Susan Marchetti in Ocean Point unit 108 said that her unit will have no sunlight and ventilation, asked why not a setback of 5 ft. for this new project. Robert Badere in unit 309 expressed concern for timing of construction during summer months and the noise from the project. Larry Cornick in unit 209 in favor of a 5ft setback because it is primarily a residential condo development. Woody Donahue is concerned about the lack of sunlight for his unit. Jim Lester of PBPG would like to see project taken back a few feet to protect open space. John Shannon asked the question of Ocean Point residents, to consider the views that were taken away when their building went up. Vote on motion was 7-2-1 Motion carried with Marcie Beckett and Jim Lester opposing and Kathy Evans abstaining.

Ad-Hoc Committee Reports:

Elections- (Jeton Prince) His report was given by Kathy Mateer earlier in the meeting.

By-Laws- (Jim Lester) Replace existing wording of Section 2-B as suggested by City Attorney's Office

Traffic and Parking- (Jim Morrison) Trying to get new members. The majority of committee don't want permits or meters. Issues of garages reverting to tenants and not for separate lease as well as using garages for other than storage discussed. Next meeting is second Thursday of April at the PB Rec Center at 6:30p. Stop sign request for Cass street and Archer Street but no paper work submitted yet.

Mission Bay Parks (Jeton Prince) Meeting first Tuesday at Santa Clara Recreation Center 6:00p

Community Plan Amendments-Design Guidelines (Marcie Beckett) Marcie reported we should take caution with recent letter from the City because it doesn't include residential guidelines, vacation rentals, sidewalk cafes and suggestions for parking or alternative transportation. She said we should go forward but we want more direct involvement. Marcie announced the meeting April 10, 2008, 12:00 noon PB Library this meeting will focus on design guidelines.

Neighborhood Code Compliance (Barbara Williams) Barbara reported that since assuming this position she has made 12 reports to Neighborhood Compliance. Since reports are confidential she did not report any specific reports however it was suggested that in the future, the PBPG would like to be aware of any issues they should be addressing at our meetings.

Special Events (Barbara Williams) the PB Charity Jam (Stay Classy) were reviewed and voted on at the meeting. Also, Ben Nichols felt that our community is not being notified of events that are city wide that directly effect our community such as the Rock and Roll Marathon, surf competitions, and the Crew Classic. Barbara also announced the formulation of a committee to plan the 2008 PB Parade.

Meeting Adjourned 9:18p

Page 2 of 2 Minutes of Meeting of PBPG 3/26/08

Per Council Policy, the PBPG posts minutes with two weeks after they are approved at welovepb.org and PBPlanning.org. The current minutes and upcoming agendas are posted at welovepb.org and PBPlanning.org 72 hours before a meeting and also are available on the community bulletin board at the Pacific Beach Library. Previously approved monthly minutes are in a binder at the library.

Respectfully submitted by Barbara Williams, secretary



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

Project No. For City Use Only

3790 Riviera Dr. Condominium Conversion

Project Address:

3790 Riviera Drive

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):

Jerome D. Ryan

Owner Tenant/Lessee Redevelopment Agency

Street Address:

PO Box 6409

City/State/Zip:

San Diego, CA 92166-0409

Phone No:

619-223-0411

Fax No:

Signature :

Jerome D. Ryan 6-3-07

Name of individual (type or print):

Anne Evenson Ryan

Owner Tenant/Lessee Redevelopment Agency

Street Address:

PO Box 6409

City/State/Zip:

San Diego, CA 92166-0409

Phone No:

619-223-0411

Fax No:

Signature :

Date:

Name of individual (type or print):

David Claude Ryan

Owner Tenant/Lessee Redevelopment Agency

Street Address:

PO Box 6409

City/State/Zip:

San Diego, CA 92166-0409

Phone No:

619-223-0411

Fax No:

Signature :

Date:

Name of individual (type or print):

Michael Franklin Ryan

Owner Tenant/Lessee Redevelopment Agency

Street Address:

PO Box 6409

City/State/Zip:

San Diego, CA 92166-0409

Phone No:

619-223-0411

Fax No:

Signature :

Date:



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 Development Services
 1222 First Ave., MS-302
 San Diego, CA 92101
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Additional pages attached Yes No

Name of Individual (type or print):
 Tomas Frederick Ryan
 Owner Tenant/Lessee Redevelopment Agency
 Street Address:
 PO Box 6409
 City/State/Zip:
 San Diego, CA 92166-0409
 Phone No: _____ Fax No: _____
 619-223-0411
 Signature : _____ Date: _____

Name of Individual (type or print):
 Amy Anne Ryan
 Owner Tenant/Lessee Redevelopment Agency
 Street Address:
 PO Box 6409
 City/State/Zip:
 San Diego, CA 92166-0409
 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: _____

Riviera Tentative Map
PROJECT CHRONOLOGY
 PTS #132231 JO# 427953

Date	Action	Description	City Review	Applicant Response
June 21, 2007	Project Deemed Complete	Applicant Submits Project		
August 17, 2007	City Issues Assessment Letter		2.0 months	
September 12, 2007		Applicant resubmits		1.0 month
October 3, 2007	City Issues Assessment Letter		1.0 month	
January 31, 2008		Applicant resubmits		1.0 month
February 5, 2008	City Completes Geology Review		1.0 month	
April 2, 2008		Applicant resubmits		2.0 months
April 30, 2008	City Issues Assessment Letter		1.0 month	
August 8, 2008		Applicant resubmits		3.0 months
August 27, 2008	City Issues Assessment Letter		1.0 month	
December 12, 2008		Applicant resubmits		3.5 months
January 23, 2009	City Issues Assessment Letter		1.0 month	
March 25, 2009		Applicant resubmits		2.0 months
March 25, 2009	City Issues Assessment Letter		0.0 months	
April 15, 2009		Applicant resubmits		1.0 month
May 1, 2009	City Issues Assessment Letter		0.5 month	

<i>Total Staff Time (Average at 30 days per month):</i>	7.5 months
<i>Total Applicant Time (Average at 30 days per month):</i>	13.5 months
<i>Total Project Running Time (Years/Months/Days):</i>	21 months