



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: November 8, 2023 REPORT NO. HO-23-058

HEARING DATE: November 15, 2023

SUBJECT: 1231 THOMAS AVENUE, COASTAL DEVELOPMENT PERMIT AND TENTATIVE
MAP WAIVER, PROCESS THREE DECISION

PROJECT NUMBER: PRJ-[1063860](#)

OWNER: CT DREAM REALTY, LLC

APPLICANT: JD ESAJIAN

SUMMARY

Issue: Should the Hearing Officer approve the Tentative Map Waiver and Coastal Development Permit to convert four existing apartment units into four condominium units located at 1231 Thomas Avenue within the Pacific Beach Community area?

Staff Recommendation:

1. Approve Tentative Map Waiver No. 3167099.
2. Approve Coastal Development Permit No. 3167098.

Community Planning Group Recommendation: On January 11, 2023, the Pacific Beach Community Planning Group (CPG) voted 10-0-1 to recommend approval of the proposed project without conditions/recommendations.

Environmental Review: The project was determined to be exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15301 (Existing Facilities). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on September 29, 2023, and the opportunity to appeal that determination ended October 13, 2023.

BACKGROUND

The proposed condominium conversion project, located at 1231 Thomas Avenue, is situated on land described as two lots (Lots 7 and 8, Block 266 of Pacific Beach, Map Nos. 697 and 854). The project site is a 0.14-acre lot located on Thomas Street between Everts Street and Fanuel Street. It is developed with an existing multi-dwelling residential building containing four apartment units and is located approximately 0.6 miles east of the Pacific Ocean and 0.25 miles north of Mission Bay. The site is in the RM-1-1 Zone, the Coastal (Non-Appealable) Overlay Zone, Coastal Height Limitation Overlay Zone, Parking Impact Area (Coastal) Overlay Zone, Pacific Beach Community Plan area and Council District 2. The surrounding properties are fully developed with single-dwelling and multi-dwelling residences within a residential neighborhood.

Pursuant to San Diego Municipal Code (SDMC) Section [126.0707\(a\)](#), a Coastal Development Permit, Process Two staff decision, is required for all coastal development of premises including subdivisions within the Coastal (Non-Appealable) Overlay Zone. Pursuant to SDMC Section [125.0120](#), a Subdivider may request a Tentative Map Waiver, Process Three Hearing Officer Decision, for a condominium conversion project creating four or fewer condominium units. The two discretionary actions have been consolidated under this application and processed concurrently, pursuant to the Consolidation of Processing regulations contained in SDMC Section [112.0103](#). Therefore, the decision to approve, conditionally approve, or deny this project will be made by the Hearing Officer and is appealable to the Planning Commission.

DISCUSSION

The project proposes to convert four residential apartments into condominiums. The project is a subdivision only and no further development is proposed.

The Project is a request for a Tentative Map Waiver to allow for condominium ownership of residential units within a two-level, four-unit building that was constructed in 1984 and is currently occupied. All four units consist of three bedrooms and two bathrooms and are on one 6,240-square-foot lot located at 1231 Thomas Ave. in the Pacific Beach Community Planning Area. The project site is a fully developed, flat lot with frontage along Thomas Ave. with alley access to 7 parking spots at the rear.

The subdivision of this site, which is surrounded by existing residential development, is consistent with the residential policies of the Pacific Beach Community Plan. The project is in an established residential neighborhood of the Pacific Beach Community Plan. Consistent with Objective A, of the General Plan Housing Element, the City encourages the production of a diversity of new housing to ensure that an adequate supply is available to meet the existing and future needs of all residents. The condominium conversion allows for additional homeownership opportunities. Additionally, the goal of the community plan of enhancing residential neighborhoods is met by planting trees and landscaping along the street frontage.

A request to waive the undergrounding of existing overhead utilities has been determined to be appropriate pursuant to San Diego Municipal Code section 144.0242(c) because the conversion involves a short span of overhead facility (less than a full block in length) and would not represent a logical extension to an underground facility.

The proposed project is a subdivision of the property to create four condominium ownership interests that comply with the development regulations of the Land Development Code. The proposed project is located within an urbanized and fully developed residential neighborhood in the Pacific Beach Community Plan and the Local Coastal Program. The Map Waiver for the project was reviewed and determined to be in compliance with the Municipal Code and Subdivision Map Act. The Map Waiver includes conditions and corresponding exhibits of approvals, and payment of applicable taxes in order to achieve compliance with the regulations of the San Diego Municipal Code. All onsite utilities serving the subdivision will be undergrounded with the appropriate permits.


Conclusion:

City staff has reviewed the proposed project and all issues identified through the review process have been resolved in conformance with adopted City Council policies and regulations of the Land Development Code. Staff has provided draft findings and conditions to support approval of the Project (Attachments 4-7). Staff recommends the Hearing Officer approve the project as proposed.

ALTERNATIVES

1. Approve Tentative Map Waiver No. 3167099 and Coastal Development Permit No. 3167098, with modifications.
2. Deny Tentative Map Waiver No. 3167099 and Coastal Development Permit No. 3167098, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



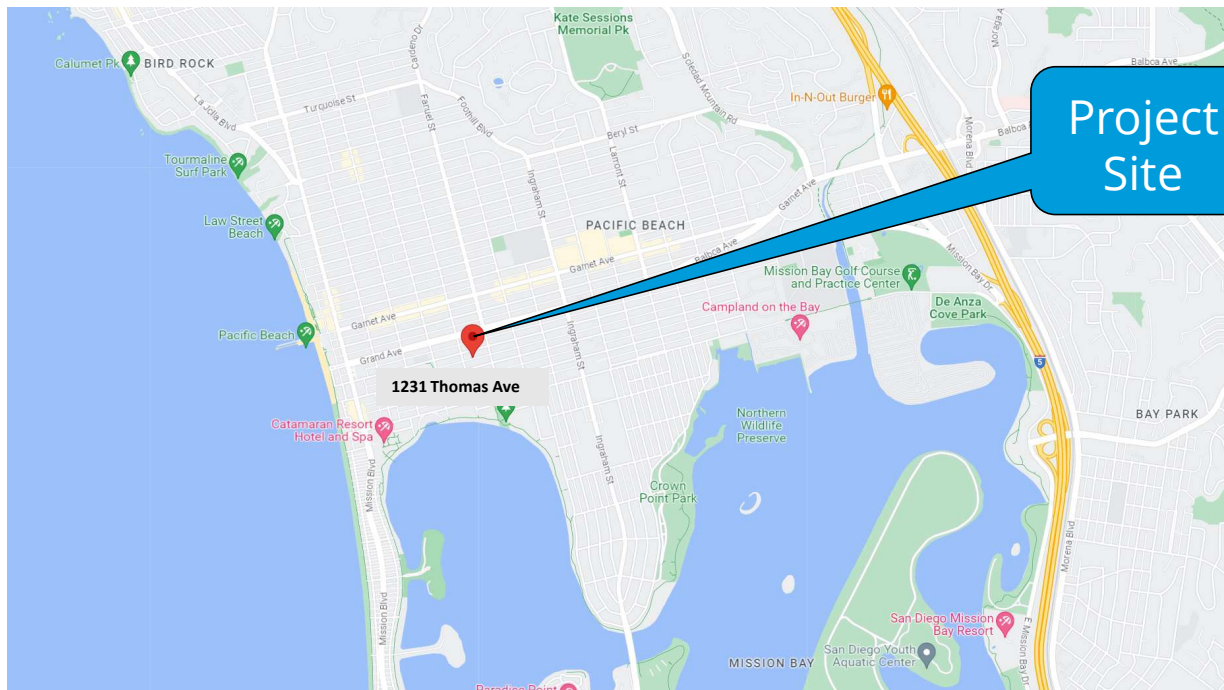
Andrew Murillo,
Development Project Manager

Attachments:

1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Draft Permit Resolution with Findings
5. Draft Permit with Conditions
6. Draft Map Waiver Resolution
7. Draft Map Waiver Conditions
8. Environmental Exemption
9. Community Planning Group Recommendation
10. Ownership Disclosure Statement
11. Project Plans



Project Location Map

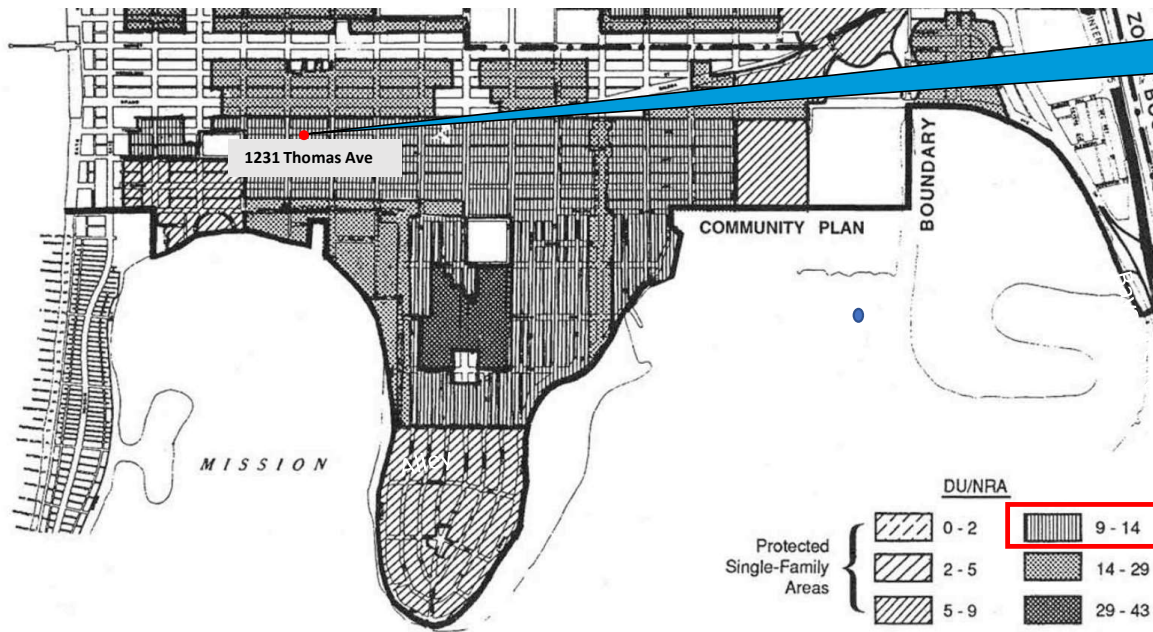


1231 Thomas Avenue, Project Number PRJ-1063860





Community Plan Use Map

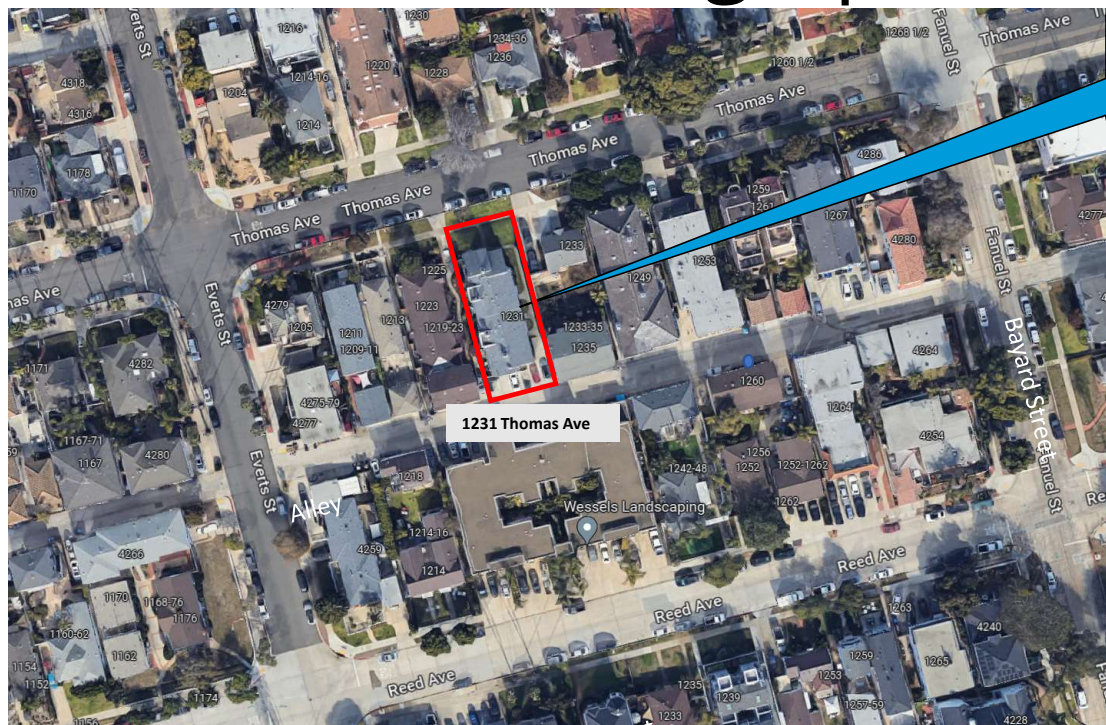


1231 Thomas Avenue, Project Number PRJ-1063860





Aerial Photograph



Project Site

1231 Thomas Ave



1231 Thomas Avenue, Project Number PRJ-1063860

HEARING OFFICER RESOLUTION NO. _____
COASTAL DEVELOPMENT PERMIT NO. 3167098
1231 THOMAS AVENUE - PROJECT NO. PRJ-1063860

WHEREAS, CT Dream Realty, LLC, a California Limited Liability Corporation, Owner/Permittee, filed an application with the City of San Diego for a permit to convert an existing multi-dwelling residential building (4 units) into condominium ownership (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 3167098), on portions of a 0.14-acre property;

WHEREAS, the project site is located at 1231 Thomas Avenue in the RM-1-1 Zone, Coastal (Non-Appealable) Overlay Zone, Coastal Height Limitation Overlay Zone, Parking Impact (Beach) Overlay Zone and within the Pacific Beach Community Plan area;

WHEREAS, the project site is legally described as Lot 7 and 8, Block 266, Pacific Beach, in the City of San Diego, County of San Diego, State of California, according to maps thereof Number 697 and 854 filed in the Office of the County Recorder of San Diego County;

WHEREAS, on September 29, 2023, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guideline Section 15301 (Existing Facilities) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

WHEREAS, on November 15, 2023, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. 3167098, pursuant to the Land Development Code of the City of San Diego;

BE IT RESOLVED by the Hearing Officer of the City of San Diego, that it adopts the following findings with respect to Coastal Development Permit No. 3167098:

Coastal Development Permit - Section 126.0708

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

The 0.14-acre project site constructed in 1984 is currently developed with a two-story, multi-dwelling residential building (4 units). The proposal would convert the four dwelling units into residential condominiums. The site is located approximately 0.6 miles from the Pacific Ocean and 0.25 miles north of Mission Bay. The proposed development does not involve any physical change to the existing buildings. Other than the subdivision to allow condominium ownership, no additional development or intensification of use is requested. The four dwelling units are developed within the existing private lot area and do not encroach upon any existing or proposed physical access to the coast. The project site is not located adjacent to an identified visual access corridor, as identified within the Pacific Beach Community Plan and Local Coastal Land Use Plan. Therefore, the existing four dwelling units will protect and enhance the identified public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program land use plan.

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

The 0.14-acre project site is currently developed with a two-story, four-dwelling unit apartment building on a site that does not contain any environmentally sensitive lands. An environmental review determined that the project would not have a significant environmental effect on environmentally sensitive lands and was found to be exempt from CEQA pursuant to Section 15301 (Existing Facilities) of the State CEQA Guidelines. The proposed project would subdivide the existing four dwelling units into condominium ownership. Other than the subdivision allowing condominium ownership, no significant additional development or intensification of use is requested. There is no proposed grading on any portion of the property and therefore the project will not adversely affect environmentally sensitive lands.

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

The proposed subdivision of four dwelling units into condominium units is located on a site designated Low Medium Density Residential (9 to 15 dwelling units per acre) and the project conforms to the Low Medium Density Residential. This proposal subdivides the property

into condominium ownership. There are no physical changes to the existing structures with this proposal. The project design was determined to be in compliance with all of the applicable development regulations at the time building permits were obtained. Due to these factors, the proposed condominium conversion was found to be in compliance with the City of San Diego's adopted Pacific Beach Community Plan and Local Coastal Land Use Plan.

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

The 0.14-acre site is currently developed with a four-dwelling unit apartment building located within a developed multi-dwelling unit and single-dwelling unit residential neighborhood. The project site is located approximately five blocks east of Mission Boulevard, the First Public Roadway, and, therefore, not between the first public road and the sea or coastline. Since this project is not located between the nearest public road and the sea or the shoreline of any body of water, the finding is not applicable.

The above findings are supported by the minutes, maps, and exhibits, all of which are incorporated herein by this reference.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Coastal Development Permit No. 3167098, is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms, and, conditions as set forth in Permit No. 3167098, a copy of which is attached hereto and made a part hereof.

Jesus A. Murillo
Development Project Manager
Development Services

Adopted on: November 15, 2023

IO#: 11004543

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

PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

INTERNAL ORDER NUMBER: 11004543

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COASTAL DEVELOPMENT PERMIT NO. 3167098
1231 THOMAS AVENUE - PROJECT NO. PRJ-1063860
HEARING OFFICER

This Coastal Development Permit No. 3167098 is granted by the Hearing Officer of the City of San Diego to CT Dream Realty, LLC, a California Limited Liability Corporation, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] Section 126.0702. The 0.14-acre site is located at 1231 Thomas Avenue in the RM-1-1 Zone, Coastal (Non-Appealable) Overlay Zone, Coastal Height Limitation Overlay Zone, Parking Impact (Beach) Overlay Zone within the Pacific Beach Community Plan area. The project site is legally described as: Lot 7 and 8, Block 266, Pacific Beach, in the City of San Diego, County of San Diego, State of California, according to maps thereof Numbers 697 and 854 filed in the Office of the County Recorder of San Diego County, September 26, 1898.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to convert an existing, 2-story, multi-dwelling residential building (4 units) into condominium ownership described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated November 15, 2023, on file in the Development Services Department.

The project shall include:

- a. Subdivision to convert an existing multi-dwelling residential building (4 units) into condominium ownership;
- b. Existing and new landscaping (planting, irrigation, and landscape-related improvements);
- c. Eight existing off-street parking spaces;
- d. Existing fences, walkways, and patios; and
- e. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act

[CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36-month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision-maker. This permit must be utilized by November 30, 2026.
2. The project shall also fulfill the conditions of Tentative Map Waiver No. PMT-3167099, approved by the Hearing Officer of the City of San Diego on November 15, 2023, on file at the Development Services Department.
3. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
4. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision-maker.
5. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
6. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
7. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
8. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

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

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

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

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

CLIMATE ACTION PLAN REQUIREMENTS:

13. Owner/Permittee shall comply with the Climate Action Plan (CAP) Consistency Checklist stamped as Exhibit "A." Prior to issuance of any construction permit, all CAP strategies shall be noted within the first three (3) sheets of the construction plans under the heading "Climate Action Plan Requirements" and shall be enforced and implemented to the satisfaction of the Development Services Department.

AFFORDABLE HOUSING REQUIREMENTS:

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

LANDSCAPE REQUIREMENTS:

15. Prior to issuance of any grading permit, the Owner/Permittee shall submit complete construction documents for the revegetation and hydro-seeding of all disturbed land in accordance with the City of San Diego Landscape Standards, Storm Water Design Manual, and to the satisfaction of the Development Services Department. All plans shall be in substantial conformance to this permit (including Environmental conditions) and Exhibit "A," on file in the Development Services Department.

16. Prior to the issuance of any public improvement permit, the Owner/Permittee shall submit complete landscape construction documents for right-of-way improvements to the Development Services Department for approval. Improvement plans shall show, label, and dimension a 40-square-foot area around each tree which is unencumbered by utilities. Driveways, utilities, drains, water, and sewer laterals shall be designed so as not to prohibit the placement of street trees.

17. Prior to issuance of any building permit (including shell), the Owner/Permittee shall submit complete landscape and irrigation construction documents, which are consistent with the Landscape Standards, to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit "A," Landscape Development Plan, on file in the Development Services Department. Construction plans shall provide a 40-square-foot area around each tree that is unencumbered by hardscape and utilities unless otherwise approved per §142.0403(b)6.

18. In the event that a "foundation only" permit is requested by the Owner/Permittee, a site plan or staking layout plan, shall be submitted to the Development Services Department identifying all landscape areas consistent with Exhibit "A," Landscape Development Plan, on file in the Development Services Department. These landscape areas shall be clearly identified with a distinct symbol, noted with dimensions, and labeled as 'landscaping area.'

19. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, unless long-term maintenance of said landscaping will be the responsibility of another entity approved by the Development Services Department. All required landscape shall be maintained consistent with the Landscape Standards in a disease, weed, and litter free condition at all times. Severe pruning or "topping" of trees is not permitted.

PLANNING/DESIGN REQUIREMENTS:

20. The automobile, motorcycle, and bicycle parking spaces must be maintained in accordance with the requirements of the SDMC. All on-site parking stalls and aisle widths shall be in compliance with requirements of the City's Land Development Code and shall not be converted

and/or utilized for any other purpose, unless otherwise authorized in writing authorized by the appropriate City decision-maker in accordance with the SDMC.

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

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

ENGINEERING REQUIREMENTS:

23. Prior to the issuance of any building permit the Owner/Permittee shall obtain an Encroachment Maintenance and Removal Agreement (EMRA), from the City Engineer, for all private improvements such as landscape/irrigation in Thomas Avenue Right-of-Way.

INFORMATION ONLY:

- The issuance of this discretionary permit alone does not allow the immediate commencement or continued operation of the proposed use on site. Any operation allowed by this discretionary permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Hearing Officer of the City of San Diego on November 15, 2023, and (Approved Resolution Number).

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Andrew Murillo
Development Project Manager

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

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

CT Dream Realty LLC
Owner/Permittee

By _____
JD Esajian
Manager

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

RESOLUTION NO. _____
DATE OF FINAL PASSAGE _____

A RESOLUTION OF THE HEARING OFFICER ADOPTING THE FINDINGS
AND APPROVING TENTATIVE MAP WAIVER NO. 3167099
1231 THOMAS AVENUE - PROJECT NO. PRJ-1063860

WHEREAS, CT Dream Realty, LLC, Subdivider, submitted an application with the City of San Diego for Tentative Map Waiver No. 3167099, to waive the requirement for a Tentative Map Waiver for a condominium conversion of four units and to waive the requirement to underground existing offsite overhead utilities. The project site is located at 1231 Thomas Avenue, south of Grand Avenue, east of Everts Street, north of Reed Avenue, and west of Fanuel Street. The property is legally described as Lots 7 and 8, Block 266 of Pacific Beach, in the City of San Diego, County of San Diego, State of California, According to Map Nos. 697 & 854, Filed in the Office of the County Recorder on September 26, 1898; and

WHEREAS, the Certificate of Compliance proposes to consolidate an existing 0.14-acre site into one lot for a two-story, four-unit, residential condominium conversion; and

WHEREAS, on September 29, 2023, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code section 21000 *et. seq.*) under CEQA Guidelines Section 15301 (Existing Facilities); and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code section 112.0520; and

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

WHEREAS, the subdivision is a condominium project as defined in California Civil Code section 4125 and filed pursuant to the Subdivision Map Act. The total number of condominium dwelling units is four; and

WHEREAS, the request to waive the undergrounding of existing overhead utilities has been determined to be appropriate pursuant to San Diego Municipal Code section 144.0242(c) because the conversion involves a short span of overhead facility (less than a full block in length) and would not represent a logical extension to an underground facility; and

WHEREAS, on November 15, 2023, the Hearing Officer of the City of San Diego considered Map Waiver No. 3167099, including the waiver of the requirement to underground existing offsite overhead utilities, and pursuant to sections 125.0122 (map waiver), 125.0444 (condo conversion), and 144.0240 (underground) of the San Diego Municipal Code and Subdivision Map Act section 66428, received for its consideration written and oral presentations, evidence having been submitted, and testimony having been heard from all interested parties at the public hearing, and the Hearing Officer having fully considered the matter and being fully advised concerning the same; NOW THEREFORE,

BE IT RESOLVED by the Hearing Officer of the City of San Diego, that it adopts the following findings with respect to Map Waiver No. 3167099:

- 1. The proposed subdivision and its design or improvement are consistent with the policies, goals, and objectives of the applicable land use plan.**

The 0.14-acre project site constructed in 1984 is currently developed with a two-story, multi-dwelling residential building (4 units). The proposed project is located on a site designated Low Medium Density Residential (9 to 15 dwelling units per acre) within the Pacific Beach Community Plan. This proposal subdivides the property into condominium ownership and maintains that density. The subdivision of this site, which is surrounded by existing residential development, is consistent with the residential policies of the Pacific Beach Community Plan. The project is in an established residential neighborhood of the Pacific Beach Community Plan. Consistent with Objective A, of the General Plan Housing Element, the City encourages the production of a diversity of new housing to ensure that an adequate supply is available to meet the existing and future needs of all residents. The proposed development does not involve any physical change to the building and is contained within the existing legal lot area. The proposed creation of four condominium dwelling units would add to and continue to provide for a balanced community and equitable development within the community through the provision of housing that provides varying levels of architectural styles, size, and affordability through residential development. The proposed subdivision maintains consistency with the recommended residential land use and density prescribed in the Pacific Beach Community Plan. Therefore, the proposed subdivision and its design or improvement would be consistent with the policies, goals, and objectives of the applicable land use plan.

2. The proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.

The proposed subdivision of existing units into four condominium dwelling units would comply with the development regulations of the underlying RM-1-1 zone at the time of construction in 1984. The proposed development does not involve any physical change to the existing building and is developed within the private lot area. There are no proposed deviations required or requested for this project. The requested underground waiver of the existing overhead facilities qualifies under the guidelines of San Diego Municipal Code Section 144.0242(c) Waiver of the Requirements to Underground Privately Owned Utility Systems and Services Facilities in that the conversion involves a short span of overhead facility (less than a full block in length) and would not represent a logical extension to an underground facility. Thus, the proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code.

3. The site is physically suitable for the type and density of development.

The project proposes to convert four existing residential units to condominiums. The 0.14-acre site is located at 1231 Thomas Avenue and is designated Low Medium Density Residential (9 to 15 Dwelling Units per acre) within the Pacific Beach Community Plan and is in the RM-1-1 Zone, which allows for multi-dwelling development. This proposal subdivides the property into condominium ownership and maintains the Low Medium Density. This is a mid-block site located in an urban, developed multi-dwelling neighborhood and is surrounded on all sides by similar residential use buildings. Other than the subdivision to allow condominium ownership, no additional development or intensification of use is proposed.

The previously graded and developed site is relatively level and is served by existing overhead and underground utilities. The project fronts Thomas Avenue and also has alley access at the rear of the site, as do the adjoining properties to the east and west. The frontage is developed with an existing curb, gutter, and sidewalk which would remain. Therefore, the site is physically suitable for the type and density of development.

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

The proposed condominium conversion is for four existing, attached, two-story, dwelling units on a 0.14-acre property. This map waiver does not include any physical development or changes to the environment that are likely to cause environmental damage of any kind. The project site has been fully developed within a fully urbanized area of Pacific Beach and does not contain any form of Environmentally Sensitive Lands or body of water on or adjacent to the site. This project was determined to be categorically exempt under the California Environmental Quality Act. Therefore, since there is no further change to the property with this proposal, the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

5. The design of the subdivision or the type of improvements will not be detrimental to public health, safety, and welfare.

The proposed subdivision to create four condominium dwelling units complies with the development regulations of the underlying RM-1-1 zone and all of the applicable development regulations of the Land Development Code. The proposed development does not involve any physical change to the four existing residential dwelling units and is contained within the private lot area. The proposed subdivision and required engineering improvements have been designed to improve safety and to comply with all applicable Federal, State, and local land use policies including the California Subdivision Map Act and the City of San Diego Land Development Code. Therefore, the design of the subdivision for condominium ownership for four dwelling units would not be detrimental to public health, safety, and welfare.

6. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision (SDMC Sec. 125.0440 (f)).

The proposed condominium conversion is for four existing residential dwelling units on a 0.14-acre property. This tentative map waiver does not include any additional development of the private property. The proposed subdivision is located fully within the private property and would not modify the existing public rights-of-ways, Thomas Avenue or any general utility easements. There are no other access easements required with this proposal. Therefore, the design of the subdivision and the associated improvements would not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

7. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities (SDMC Sec. 125.0440 (g)).

The proposed subdivision of a 0.14-acre property with four residential dwelling units into condominium ownership does not include any physical change or development of the property. The existing residential dwelling units as designed will not impede or inhibit any future passive or natural heating and cooling opportunities. The existing structure as designed includes building materials, architectural treatments, placement and selection of plant materials to provide to the extent feasible, for future passive or natural heating and cooling opportunities. The existing four dwelling units as designed have the opportunity to accommodate solar panels in the future. The cross-ventilation air flow will provide natural cooling of all units. Therefore, the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.

8. The decision maker has considered the effects of the proposed subdivision on the housing needs of the region and that those needs are balanced against the needs for public services and the available fiscal and environmental resources (SDMC Sec. 125.0440 (h)).

The proposed condominium conversion is for four existing residential dwelling units on a 0.14-acre property. The project is subject to the Affordable Housing regulations per Condition No. 14 of the Coastal Development Permit. This tentative map waiver does not include any development of the property. The decision maker has reviewed the administrative record including the project plans, environmental documentation, and public testimony to determine the effects of the proposed subdivision on the housing needs of the region. Those regional needs were balanced against the needs for public services and the available fiscal and environmental resources and found that the proposed map waiver would not impact the housing needs of the Pacific Beach Community Plan area.

9. The notices required by San Diego Municipal Code section 125.0431 have been given in the manner required.

A 60-day Notice of Intent to Convert to Condominiums and Notice of Tenants Rights has been provided to all tenants. The applicant is also conditioned to provide all other notices required by San Diego Municipal Code Section 125.0431. Therefore, all applicable notices required by San Diego Municipal Code section 125.0431 have been provided in the manner required.

10. The project was not financed by funds obtained from a governmental agency to provide for elderly, disabled, or low-income housing.

The proposed condominium conversion is for four existing residential dwelling units on a 0.14-acre property. This project is privately financed and no funds were obtained from governmental agency to provide for elderly, disabled, or low-income housing.

11. For any project that was developed to provide housing for the elderly, disabled or to provide low-income housing, provisions have been made to perpetuate the use for which the project was developed.

The proposed condominium conversion is for four existing residential dwelling units on a 0.14-acre property. This project was not developed to provide housing for the elderly, disabled, or to provide low-income housing.

The above findings are supported by the minutes, maps, and exhibits, all of which are herein incorporated by reference.

BE IT FURTHER RESOLVED, that based on the Findings hereinbefore adopted by the Hearing Officer, Tentative Map Waiver No. 3167099, including the waiver of the requirement to underground existing offsite overhead utilities is hereby granted to CT Dream Realty, LLC, subject to the attached conditions which are made a part of this resolution by this reference.

By _____
Andrew Murillo
Development Project Manager
Development Services Department

ATTACHMENT: Tentative Map Waiver Conditions
Internal Order No. 11004543

ATTACHMENT 7

HEARING OFFICER
CONDITIONS FOR TENTATIVE MAP WAIVER NO. 3167099
1231 THOMAS AVENUE PROJECT NO. PRJ-1063860
ADOPTED BY RESOLUTION NO. _____ ON NOVEMBER 15, 2023

GENERAL

1. This Tentative Map Waiver will expire on November 30, 2023.
2. Compliance with all of the following conditions shall be completed and/or assured, to the satisfaction of the City Engineer, prior to the recordation of the Certificate of Compliance unless otherwise noted.
3. Prior to the Tentative Map Waiver expiration date, a Certificate of Compliance to consolidate the existing lots into one lot shall be recorded in the Office of the San Diego County Recorder.
4. A Certificate of Compliance shall be recorded in the Office of the San Diego County Recorder, prior to the Map Waiver expiration date.
5. Prior to the recordation of the Certificate of Compliance, taxes must be paid on this property pursuant to Subdivision Map Act section 66492. To satisfy this condition, a tax certificate stating that there are no unpaid lien conditions against the subdivision must be recorded in the Office of the San Diego County Recorder.
6. The Certificate of Compliance shall conform to the provisions of Coastal Development Permit No. 3167098.
7. The Subdivider shall defend, indemnify, and hold the City (including its agents, officers, and employees [together, "Indemnified Parties"]) harmless from any claim, action, or proceeding, against the City and/or any Indemnified Parties to attack, set aside, void, or annul City's approval of this project, which action is brought within the time period provided for in Government Code section 66499.37. The city shall promptly notify the Subdivider of any claim, action, or proceeding and shall cooperate fully in the defense. If the City fails to promptly notify the Subdivider of any claim, action, or proceeding, or if the City fails to cooperate fully in the defense, the Subdivider shall not thereafter be responsible to defend, indemnify, or hold City and/or any Indemnified Parties harmless. The city may participate in the defense of any claim, action, or proceeding if the City bears its own attorney's fees and costs, the City defends the action in good faith, and the Subdivider is not required to pay or perform any settlement unless such settlement is approved by the Subdivider.

CONDOMINIUM CONVERSION

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

ATTACHMENT 7

- b. For prospective tenants, upon application for the rental of a unit in the proposed condominium conversion.
9. The Subdivider shall provide each tenant, and each person applying for the rental of a unit in such residential real property, all applicable notices and rights now or hereafter required by the Subdivision Map Act.
10. The Subdivider shall provide each of the tenants of the proposed condominiums written notice of intention to convert at least 180 days prior to termination of tenancy due to the conversion or proposed conversion in conformance with Subdivision Map Act section 66427.1(a)(2)(E). The provisions of this condition shall neither alter nor abridge the rights or obligations of the parties in performance of their covenants, including, but not limited to, the provision of services, payment of rent, or the obligations imposed by Civil Code sections 1941, 1941.1 and 1941.2.
11. The Subdivider shall provide the tenants of the proposed condominiums with written notification within 10 days after approval of a Certificate of Compliance for the proposed conversion, in conformance with Subdivision Map Act section 66427.1(a)(2)(D).
12. The Subdivider shall give each tenant a notice of termination of tenancy 60 days prior to being required to vacate the property. (San Diego Municipal Code § 125.0431(a)(4)).
13. The Subdivider shall provide each of the tenants of the proposed condominiums notification of their exclusive right to contract for the purchase of his or her respective unit upon the same terms and conditions that such unit will be initially offered to the general public or terms more favorable to the tenant, in conformance with Subdivision Map Act section 66427.1(a)(2)(F) and San Diego Municipal Code section 125.0431(a)(5). The right shall commence on the date the subdivision public report is issued, as provided in section 11018.2 of the Business and Professions Code, and shall run for a period of not less than 90 days, unless the tenant gives prior written notice of his or her intention not to exercise the right. (San Diego Municipal Code § 125.0431(a)(5)).
14. The Subdivider shall provide a copy of the Building Conditions Report to a prospective purchaser prior to the opening of an escrow account. (San Diego Municipal Code § 144.0504(c)).
15. Prior to the recordation of the Certificate of Compliance, the Subdivider shall demonstrate conformance with the San Diego Municipal Code provisions for building and landscape improvements (San Diego Municipal Code § 144.0507), to the satisfaction of the City Engineer.

AFFORDABLE HOUSING

16. Prior to recordation of the Certificate of Compliance, the Subdivider shall comply with the provisions of Chapter 14, Article 2, Division 13 of the San Diego Municipal Code "Inclusionary

ATTACHMENT 7

Affordable Housing Regulations") by payment of the applicable Inclusionary Affordable Housing Fee.

17. Prior to the recordation of the Certificate of Compliance, the Subdivider shall demonstrate conformance with the San Diego Municipal Code provisions for Coastal Overlay Zone Affordable Housing Replacement Regulations (San Diego Municipal Code § 143.0810 *et seq.*), to the satisfaction of the Development Services Department and the San Diego Housing Commission.
18. Prior to the recordation of the Certificate of Compliance, the Subdivider shall demonstrate conformance with the San Diego Municipal Code provisions for Tenant Relocation Benefits (San Diego Municipal Code § 144.0505), to the satisfaction of the Development Services Department and the Housing Commission.

ENGINEERING

19. The Subdivider shall underground existing and/or proposed public utility systems and service facilities in accordance with the San Diego Municipal Code.
20. 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, is satisfactory to the City Engineer.
21. The Subdivider shall comply with the "General Conditions for Tentative Subdivision Maps," filed in the Office of the City Clerk under Document No. 767688 on May 7, 1980. Only those exceptions to the General Conditions that are shown on the Map Waiver and covered in these special conditions will be authorized. All public improvements and incidental facilities shall be designed in accordance with criteria established in the Street Design Manual, filed with the City Clerk as Document No. RR-297376.

MAPPING

22. This Tentative Map Waiver project may proceed without the standard City policy requirement to consolidate the two existing record lots via a Parcel Map mapping action as a condition to Tentative Map Waiver approval.
23. Upon approval of this Tentative Map Waiver application, a Certificate of Compliance will be issued conferring Condominium development rights over the subject property consisting of two existing record lots (Lots 7 & 8, Block 266, Map No. 697 & Map No. 854).
24. The Parcel Map lot consolidation policy has been waived for this project based upon presented title evidence indicating the two subject lots (Lots 7 & 8) have been held under single fee title as evidenced per Chain of Title Guarantee No. 5013500-DIV-7012035 issued by First American Title Company July 11, 2023.

ATTACHMENT 7

25. "Basis of Bearings" means the source of the uniform orientation of all measured bearings shown on the map. Unless otherwise approved, this source shall be the California Coordinate System, Zone 6, North American Datum of 1983 (NAD 83).
26. 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."
27. The Certificate of Compliance shall:
 - a. Use the California Coordinate System for its "Basis of Bearing" and express all measured and calculated bearing values in terms of said system. The angle of grid divergence from a true median (theta or mapping angle) and the north point of said map shall appear on each sheet thereof. Establishment of said Basis of Bearings may be by use of existing Horizontal Control stations or astronomic observations.
 - b. Show two measured ties from the boundary of the map to existing Horizontal Control stations having California Coordinate values of First Order accuracy. These tie lines to the existing control shall be shown in relation to the California Coordinate System (i.e., grid bearings and grid distances). All other distances shown on the map are to be shown as ground distances. A combined factor for the conversion of the grid-to-ground distances shall be shown on the map.

INFORMATION:

- The approval of this Map Waiver by the Hearing Officer of the City of San Diego does not authorize the Subdivider to violate any Federal, State, or City laws, ordinances, regulations, or policies including but not limited to, the Federal Endangered Species Act of 1973 and any amendments thereto (16 U.S.C. § 1531 *et seq.*).
- If the Subdivider makes any request for new water and sewer facilities (including services, fire hydrants, and laterals), the Subdivider shall design and construct such facilities in accordance with established criteria in the most current editions of the City of San Diego water and sewer design guides and City regulations, standards and practices pertaining thereto. Off-site improvements may be required to provide adequate and acceptable levels of service and will be determined at final engineering.
- Subsequent applications related to this Map Waiver will be subject to fees and charges based on the rate and calculation method in effect at the time of payment.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of the Map Waiver, may protest the imposition within 90 days of the approval of this Map Waiver by filing a written protest with the San Diego City Clerk pursuant to Government Code Sections 66020 and/or 66021.
- Where in the course of development of private property, public facilities are damaged or removed, the Subdivider shall at no cost to the City, obtain the required

ATTACHMENT 7

permits for work in the public right-of-way, and repair or replace the public facility to the satisfaction of the City Engineer (San Diego Municipal Code § 142.0607).

Internal Order No. 11004543

DRAFT

NOTICE OF EXEMPTION

(Check one or both)

TO: Recorder/County Clerk
P.O. Box 1750, MS A-33
1600 Pacific Hwy, Room 260
San Diego, CA 92101-2400

From: City of San Diego
Development Services Department
1222 First Avenue, MS 501
San Diego, CA 92101

Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

Project Title / Number: 1231 Thomas Ave / PRJ-1063860

State Clearinghouse No.: N/A

Project Location-Specific: 1231 Thomas Ave, San Diego, CA 92109

Project Location-City/County: San Diego/San Diego

Description of nature and purpose of the Project: Coastal Development Permit and Tentative Map Waiver for a proposed four-unit apartment to condominium conversion, located at 1231 Thomas Ave. No new development is proposed. Landscape improvements including the removal of existing turf and shrubs are proposed. The 0.14-acre site is zoned Residential (RM-1-1) and designated Multi Family within the Pacific Beach Community Planning area. The site is also located within the Coastal Overlay (Non-Appealable) and Council District 2. LEGAL DESCRIPTION: Lots 7 and 8, in Block 266 of Pacific Beach, Map No. 697 and 854.

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Joy Christenson, Christensen Engineering & Surveying, 7888 Silverton Avenue, Suite J, San Diego, CA 92126, (858) 271-9901

Exempt Status: (Check one)

- Ministerial (Sec. 21080(b)(1); 15268)
- Declared Emergency (Sec. 21080(b)(3); 15269(a))
- Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
- Categorical Exemption: Section 15301, Existing Facilities
- Statutory Exemptions:
- Other:

Reasons why project is exempt: The City of San Diego determined the project would not have the potential to cause a significant effect on the environment. The project meets the criteria set forth in CEQA Section 15301 which consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. The project is requesting a Coastal Development Permit and Tentative Map Waiver to convert an

existing four-unit apartment to condominiums. No new development is proposed. Therefore, this exemption was deemed appropriate. In addition, the exceptions listed in CEQA Section 15300.2 would not apply. The site is not included on any list compiled pursuant to Government Code Section 65962.5 for hazardous waste sites.

Lead Agency Contact Person: Marlene Watanabe

Telephone: 619-446-5129

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a notice of exemption been filed by the public agency approving the project? Yes No

It is hereby certified that the City of San Diego has determined the above activity to be exempt from the California Environmental Quality Act.

Jeff Szymanski /Senior Planner
Signature/Title

November 15, 2023
Date

Check One:

- Signed by Lead Agency
 Signed by Applicant


Date Received for Filing with County Clerk or OPR:

Page 3	City of San Diego · Information Bulletin 620		August 2018
	City of San Diego Development Services 1222 First Ave., MS-302 San Diego, CA 92101		<h2 style="text-align: center;">Community Planning Committee Distribution Form</h2>
Project Name: 1231 Thomas Avenue Map		Project Number: 1063860	
Community: Pacific Beach			
<p style="text-align: center;">For project scope and contact information (project manager and applicant), log into OpenDSD at https://aca.accela.com/SANDIEGO.</p> <p style="text-align: center;">Select "Search for Project Status" and input the Project Number to access project information.</p>			
<input checked="" type="checkbox"/> Vote to Approve <input type="checkbox"/> Vote to Approve with Conditions Listed Below <input type="checkbox"/> Vote to Approve with Non-Binding Recommendations Listed Below <input type="checkbox"/> Vote to Deny			Date of Vote: January 11, 2023
# of Members Yes 10	# of Members No 0	# of Members Abstain 1	
Conditions or Recommendations:			
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)			
NAME: JOHN C TERELL			
TITLE: Chair, Development Subcommittee			DATE: January 13, 2023
<p style="text-align: center;"><i>Attach additional pages if necessary (maximum 3 attachments).</i></p>			

Visit our web site at www.sandiego.gov/development-services.

Upon request, this information is available in alternative formats for persons with disabilities.

DS-5620 (08-18) ONLINE FORM


	<p>City of San Diego Development Services 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000</p>	<h1 style="margin:0;">Ownership Disclosure Statement</h1>	<p>FORM DS-318</p> <p>October 2017</p>
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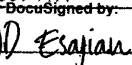
Approval Type: Check appropriate box for type of approval(s) requested: Neighborhood Use Permit Coastal Development Permit
 Neighborhood Development Permit Site Development Permit Planned Development Permit Conditional Use Permit Variance
 Tentative Map Vesting Tentative Map Map Waiver Land Use Plan Amendment • Other _____

Project Title: 1231 Thomas Avenue CDP/Map Waiver **Project No. For City Use Only:** _____
Project Address: 1231 Thomas Avenue, San Diego, CA 92109

Specify Form of Ownership/Legal Status (please check):
 Corporation Limited Liability -or- General - What State? _____ Corporate Identification No. _____
 Partnership Individual

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter 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), applicant(s), and other financially interested persons of the above referenced property. A financially interested party includes any individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver or syndicate with a financial interest in the application. If the applicant includes a corporation or partnership, include the names, titles, addresses of all individuals owning more than 10% of the shares. If a publicly-owned corporation, include the names, titles, and addresses of the corporate officers. (A separate page may be attached if necessary.) If any person is a nonprofit organization or a trust, list the names and addresses of ANY person serving as an officer or director of the nonprofit organization or as trustee or beneficiary of the nonprofit organization. A signature is required of at least one of the property owners. Attach additional pages if needed. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

Property Owner
Name of Individual: CT Dream Realty LLC Owner Tenant/Lessee Successor Agency
Street Address: 3033 Bunker Hill Street
City: San Diego State: CA Zip: 92109
Phone No.: 858-901-1177 Fax No.: _____ Email: jesajian@cthomesllc.com
Signature:  CT Dream Realty, LLC Date: 6/21/2022
Additional pages Attached: Yes No

Applicant
Name of Individual: JD Esajian Owner Tenant/Lessee Successor Agency
Street Address: 3033 Bunker Hill Street
City: San Diego State: CA Zip: 92109
Phone No.: 858-901-1177 Fax No.: _____ Email: jesajian@cthomesllc.com
Signature:  CT Dream Realty, LLC Date: 6/21/2022
Additional pages Attached: Yes No

Other Financially Interested Persons
Name of Individual: _____ Owner Tenant/Lessee Successor Agency
Street Address: _____
City: _____ State: _____ Zip: _____
Phone No.: _____ Fax No.: _____ Email: _____
Signature: _____ Date: _____
Additional pages Attached: Yes No

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DEVELOPMENT SUMMARY

PROJECT SUMMARY:

TENTATIVE MAP WAIVER TO CONVERT 4 EXISTING APARTMENT UNIT TO 4 RESIDENTIAL CONDOMINIUM UNITS.

THE PROJECT REQUESTS TENTATIVE AND FINAL MAP WAIVER APPROVAL.

LEGAL DESCRIPTION:

LOTS 7 AND 8, IN BLOCK 266 OF PACIFIC BEACH, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NOS. 697 & 854, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY, JANUARY 08, 1892 AND SEPTEMBER 28, 1898, RESPECTIVELY.

APN: 423-163-08-00

OWNER:

CT DREAM REALTY, LLC
3033 BUNKER HILL STREET
SAN DIEGO, CA 92109

ZONING:

RM-1-1

PACIFIC BEACH COMMUNITY PLAN

SETBACK:

FRONT: 15'
SIDE: 5'
REAR: 10'

OVERLAY ZONES:

COASTAL HEIGHT LIMIT
COASTAL - CITY (NON-APPEALABLE)
PARKING IMPACT
TRANSIT PRIORITY AREA

AREA:

SITE AREA: 0.1433 ACRES (6,240 SQUARE FEET)

USES:

CURRENT USE:
MULTI-FAMILY RESIDENTIAL - APARTMENTS
PROPOSED USE:
MULTI-FAMILY RESIDENTIAL - CONDOMINIUMS

THIS PERMIT IS NOT FOR THE CONSTRUCTION OF THE UNITS

TITLE NOTES:

PRELIMINARY TITLE REPORT PROVIDED BY FIRST AMERICAN TITLE COMPANY, ORDER NO. DIV-6728091 DATED NOVEMBER 03, 2021.

3 SOUTHWESTERN CABLE TV CABLE INSTALLATION AGREEMENT, RECORDED NOVEMBER 13, 1995 AS INSTRUMENT NO. 1995-513832, O.R. INCLUDES A PROVISION FOR AN EASEMENT FOR ACCESS, THAT IS BLANKET IN NATURE AND CANNOT BE PLOTTED

NO EASEMENTS ARE PROPOSED

UTILITY TABLE

TELE (AT&T):	OVERHEAD
CATV (COX):	OVERHEAD
ELEC (SDG&E):	OVERHEAD

RESIDENTIAL UNIT TABULATION

UNIT	LIVING AREA	BALCONY AREA	BEDROOMS	PARKING SPACES
A	1246 SF	43 SF	3	1
B	1258 SF	43 SF	3	1
C	1266 SF	53 SF	3	2
D	1253 SF	49 SF	3	2

STORAGE:
25.4 SF FOR UNITS B & C

TOTAL OFF-STREET PARKING SPACES:

SPACES REQUIRED PER TABLE 142-05C (1.75 PER UNIT X 4 UNITS) = 7 SPACES

SPACES REQUIRED = 7 SPACES

SPACES PROVIDED = 7 SPACES (6 SPACES ASSIGNED)

OWNER'S CERTIFICATE

I HEREBY CERTIFY THAT I AM THE RECORD OWNER OF THE PROPERTY SHOWN ON THE TENTATIVE MAP AND THAT SAID MAP SHOWS ALL OF MY CONTIGUOUS OWNERSHIP IN WHICH I HAVE ANY DEED OR TRUST INTEREST. I UNDERSTAND THAT OUR PROPERTY IS CONSIDERED CONTIGUOUS EVEN IF IT IS SEPARATED BY ROADS, STREETS, UTILITY EASEMENTS, OR RAILROAD RIGHTS-OF-WAY.

J.D. ESAJIAN FOR CT DREAM REALTY, LLC _____ DATE _____

CE & S CHRISTENSEN ENGINEERING & SURVEYING
CIVIL ENGINEERS LAND SURVEYORS PLANNERS
7888 SILVERTON AVENUE, SUITE 'J', SAN DIEGO, CALIFORNIA 92126
TELEPHONE: (858) 271-9901 EMAIL: ceands@aol.com

TENTATIVE MAP WAIVER COASTAL DEVELOPMENT PERMIT PRJ NO. 1063860 CONDOMINIUM CONVERSION

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE NORTHERLY RIGHT OF WAY LINE OF THOMAS AVENUE AS SHOWN ON RECORD OF SURVEY NO. 12790, I.E. NORTH 76°05'46" EAST.

BENCHMARK

CITY OF SAN DIEGO BRASS PLUG LOCATED AT THE NORTHWEST CORNER OF THOMAS AVENUE STREET AND EVERTS STREET. ELEVATION 30.193' MEAN SEA LEVEL (N.G.V.D. 1929).

NOTES

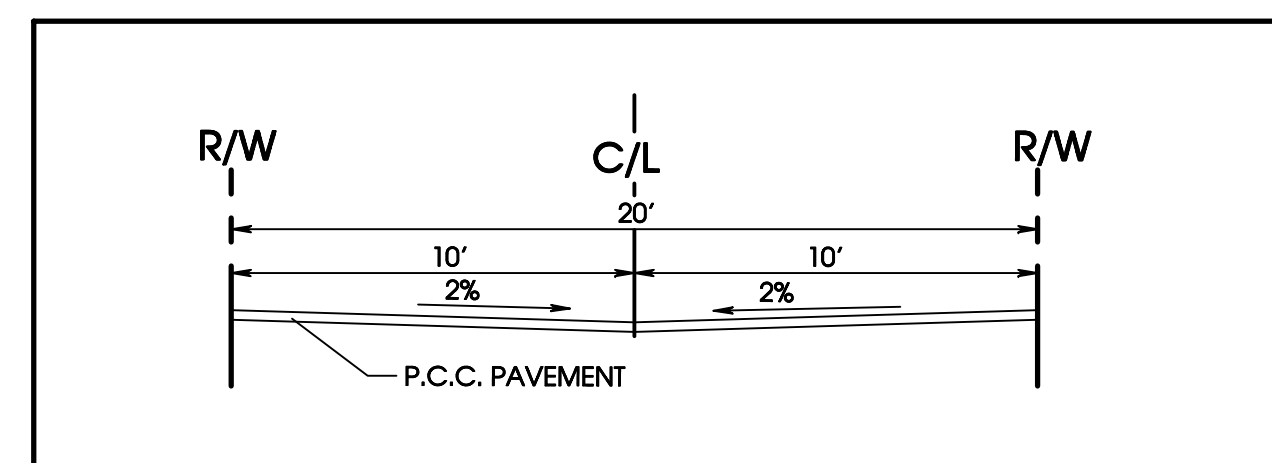
1. THE SOURCE OF THE TOPOGRAPHIC INFORMATION SHOWN HEREON IS ON THE GROUND SURVEY BY ACCURATE LAND SURVEYS
2. THE USE OF PROPOSED PROJECT IS FOR 4 RESIDENTIAL CONDOMINIUM UNITS.
3. THE SUBJECT PROPERTY IS SERVED BY SEPARATE SANITARY SEWER LATERAL AND WATER SERVICES CONNECTED TO CITY OF SAN DIEGO MAINS.
4. THE EXISTING NUMBER OF LOTS ARE TWO. THE PROJECT WILL PROCESS A CERTIFICATE OF COMPLIANCE/DEED, FOLLOWING APPROVAL OF THE TMW.
5. DEVELOPER SHALL PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY PER FHPS POLICY P-00-6 (UFC 901.4.4)
6. NAD27 COORDINATES = 230-1693. NAD83 COORDINATES = 1870-6253.
7. THIS SUBDIVISION IS A CONDOMINIUM PROJECT AS DEFINED IN SECTION 4125 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. THE TOTAL NUMBER OF CONDOMINIUM DWELLING UNITS IS 4.
9. THE TOTAL AREA OF THE PROJECT IS 0.1433 ACRES.
10. THE SOURCE OF TITLE INFORMATION IS PRELIMINARY TITLE REPORT PREPARED BY FIRST AMERICAN TITLE COMPANY, ORDER NO. DIV-6728091, DATED NOVEMBER 03, 2021.
11. A MAP WAIVER IS REQUESTED FOR BOTH THE TENTATIVE AND FINAL MAPS.
12. A WAIVER OF UNDERGROUNDING OF OVERHEAD UTILITIES IS REQUESTED.
13. THE SUBDIVIDER SHALL ENSURE THAT ALL ONSITE UTILITIES SERVING THE SUBDIVISION SHALL BE UNDERGROUNDED WITH THE APPROPRIATE PERMITS.

CONDOMINIUM NOTE:

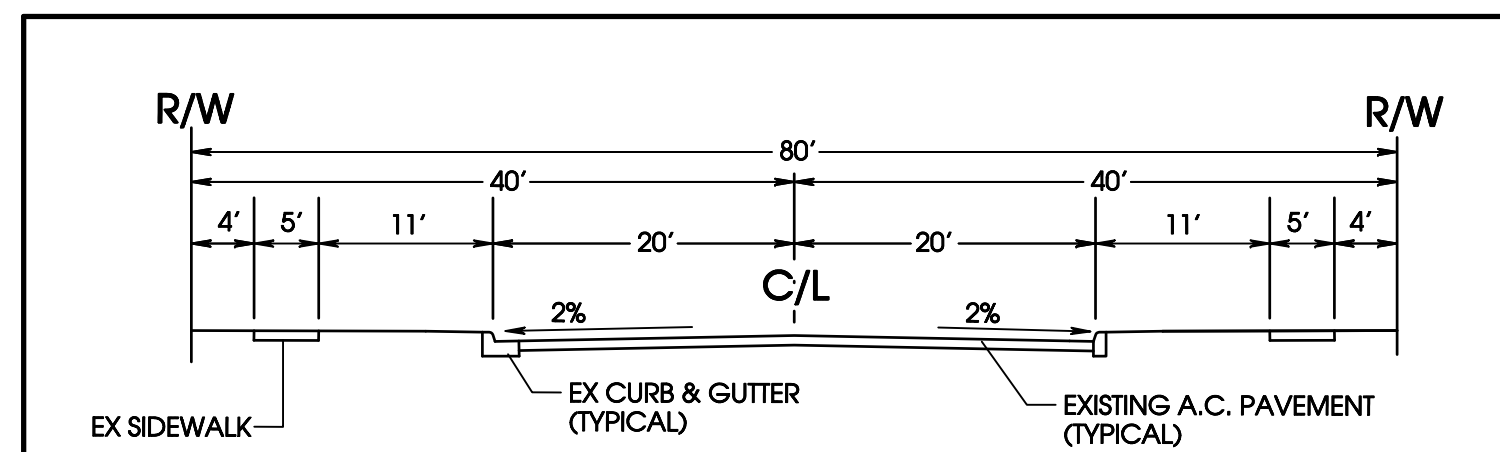
THIS IS A CONDOMINIUM PROJECT AS DEFINED IN SECTION 4125 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. TOTAL NUMBER OF RESIDENTIAL CONDOMINIUM UNITS IS 4.

Anthony K. Christensen
ANTHONY K. CHRISTENSEN, RCE 54021
LS 7508

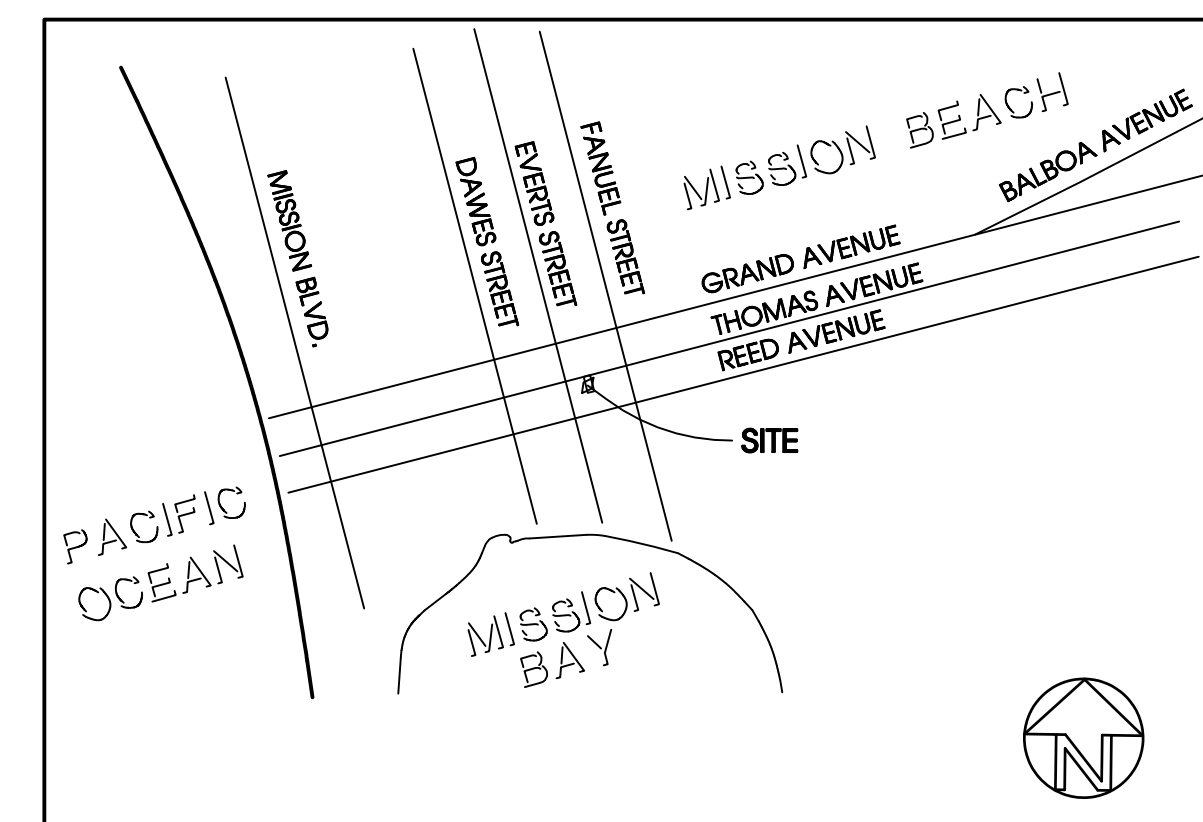
JANUARY 07, 2023
Date



TYPICAL SECTION: UNNAMED ALLEY
NOT TO SCALE



TYPICAL STREET SECTION: THOMAS AVENUE
NOT TO SCALE



VICINITY MAP
NOT TO SCALE

Prepared By:
CHRISTENSEN ENGINEERING & SURVEYING
7888 SILVERTON AVENUE, SUITE 'J'
SAN DIEGO, CA 92126
PHONE (858) 271-9901

Project Address:
1231 THOMAS AVENUE
SAN DIEGO, CA 92109

Project Name:
1231 THOMAS AVENUE MW

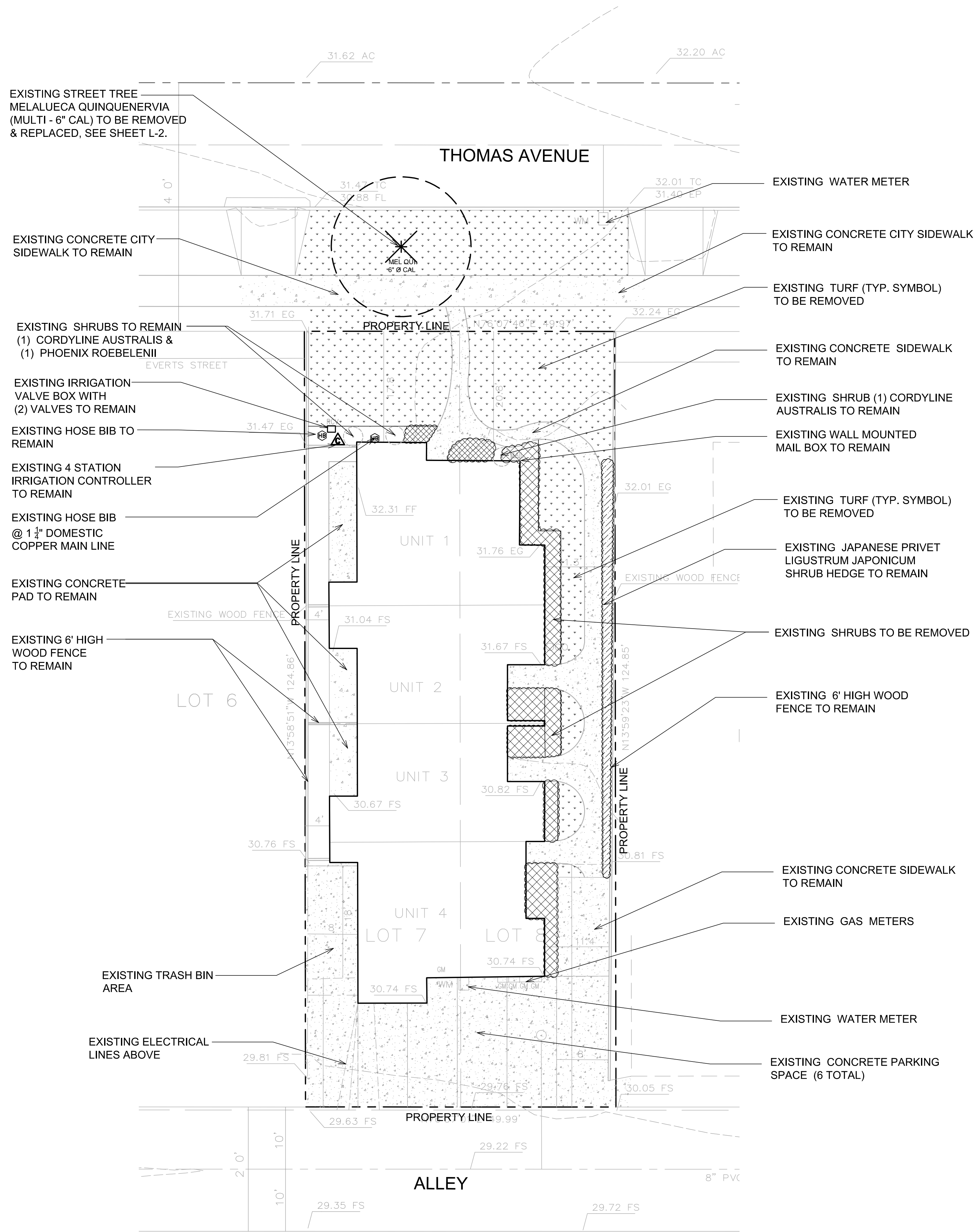
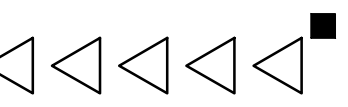
Sheet Title:

TENTATIVE MAP WAIVER

Revision 6:
Revision 5:
Revision 4:
Revision 3:
Revision 2:
Revision 1:

Original Date: JUNE 15, 2022

Sheet 1 of 4 Sheets



EXISTING STREET TREE
MELALUECA QUINQUENERVIA
(MULTI - 6" CAL) TO BE REMOVED
& REPLACED, SEE SHEET L-2.

EXISTING CONCRETE CITY
SIDEWALK TO REMAIN

EXISTING SHRUBS TO REMAIN
(1) CORDYLINE AUSTRALIS &
(1) PHOENIX ROEBELENI

EXISTING IRRIGATION
VALVE BOX WITH
(2) VALVES TO REMAIN

EXISTING HOSE BIB TO
REMAIN

EXISTING 4 STATION
IRRIGATION CONTROLLER
TO REMAIN

EXISTING HOSE BIB
@ 1 1/2" DOMESTIC
COPPER MAIN LINE

EXISTING CONCRETE
PAD TO REMAIN

EXISTING 6' HIGH
WOOD FENCE
TO REMAIN

EXISTING TRASH BIN
AREA

EXISTING ELECTRICAL
LINES ABOVE

EXISTING WATER METER

EXISTING CONCRETE CITY SIDEWALK
TO REMAIN

EXISTING TURF (TYP. SYMBOL)
TO BE REMOVED

EXISTING CONCRETE SIDEWALK
TO REMAIN

EXISTING SHRUB (1) CORDYLINE
AUSTRALIS TO REMAIN

EXISTING WALL MOUNTED
MAIL BOX TO REMAIN

EXISTING TURF (TYP. SYMBOL)
TO BE REMOVED

EXISTING JAPANESE PRIVET
LIGUSTRUM JAPONICUM
SHRUB HEDGE TO REMAIN

EXISTING SHRUBS TO BE REMOVED

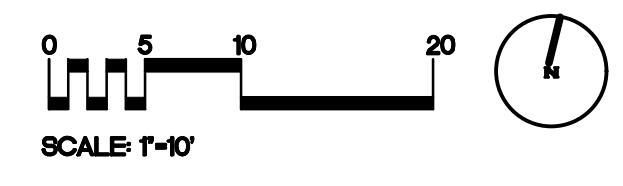
EXISTING 6' HIGH WOOD
FENCE TO REMAIN

EXISTING CONCRETE SIDEWALK
TO REMAIN

EXISTING GAS METERS

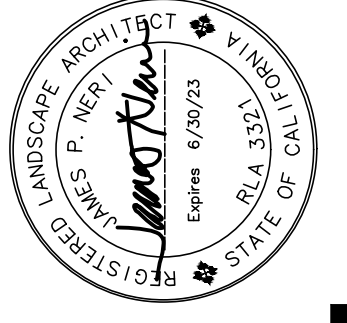
EXISTING WATER METER

EXISTING CONCRETE PARKING
SPACE (6 TOTAL)



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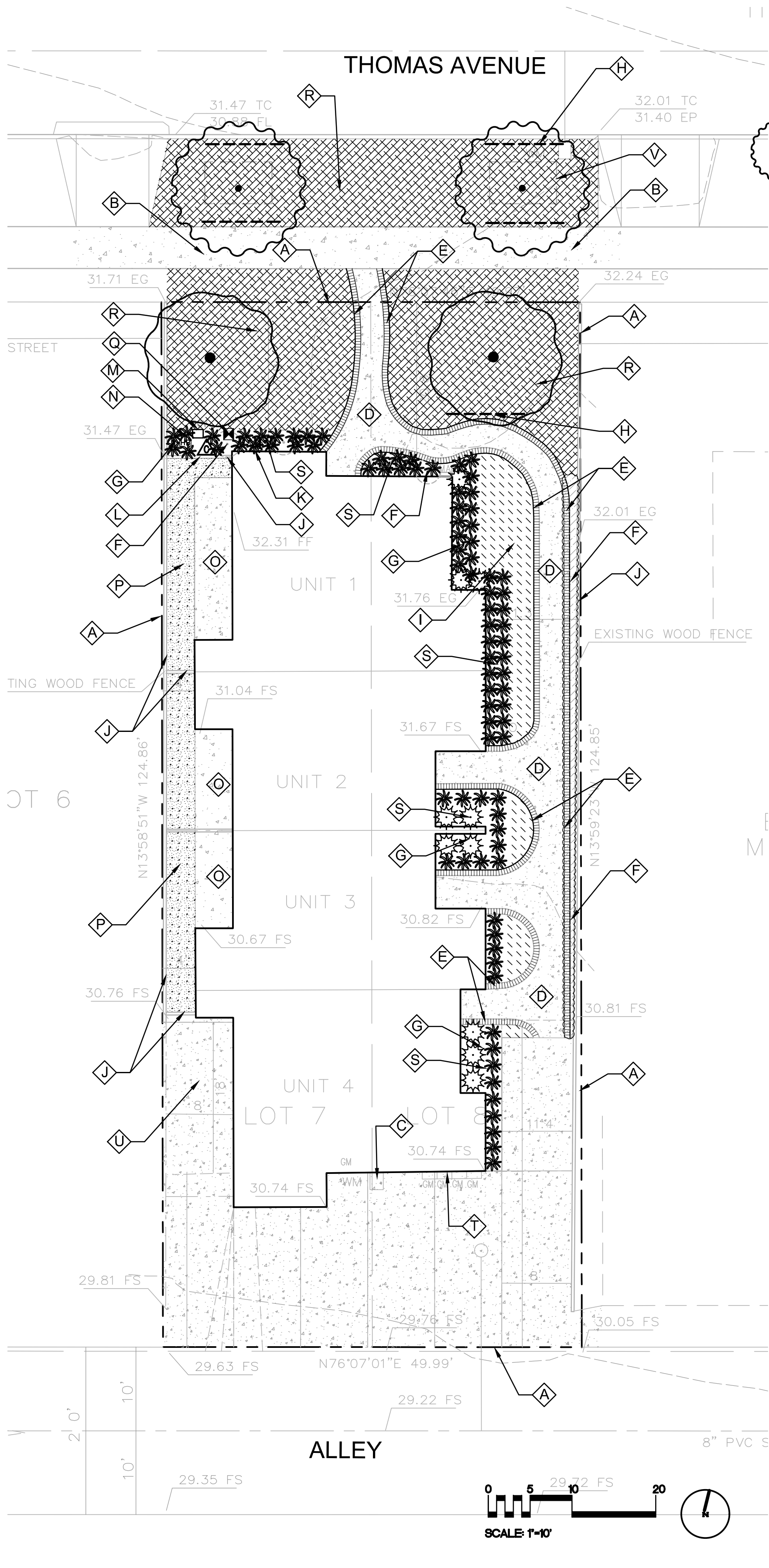
LANDSCAPE CONCEPT PLAN FOR
**CONDOMINIUM
CONVERSION**
1231 Thomas Avenue,
Pacific Beach, CA 92109

31 OCTOBER 2022

LANDSCAPE
DEVELOPMENT PLAN
EXISTING CONDITIONS

L1

ALL PLANS, DESIGNS AND IDEAS SHOWN ON THIS DRAWING ARE THE PROPERTY OF NERI LANDSCAPE ARCHITECTURE AND SHALL NOT BE USED, DISCLOSED OR REPRODUCED BY ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WITHOUT WRITTEN CONSENT FROM NERI LANDSCAPE ARCHITECTURE.



PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	QTY	
	Lagerstroemia indica x fauriei 'Natchez'	Natchez Crape Myrtle	24"box	MODERATE	2	
	Metrosideros excelsa	New Zealand Christmas Tree	24"box	MODERATE	2	
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	QTY	
	Cordyline australis 'Red Sensation'	Red Sensation Grass Palm	5 gal	LOW	10	
	Dianella tasmanica 'Variegata'	Variegated Flax Lily	5 gal	MODERATE	87	
GROUND COVERS	BOTANICAL NAME	COMMON NAME	CONT	WUCOLS	SPACING	QTY
	Carissa macrocarpa 'Green Carpet'	Green Carpet Natal Plum	1 GAL @ 36" O.C.	LOW	36" o.c.	164
	Thymus praecox	Mother of Thyme	1 GAL @ 24" O.C.	LOW	24" o.c.	53

LANDSCAPE KEY NOTES:

- ◇ PROPERTY LINE - TYPICAL SYMBOL
- ◇ EXISTING CONCRETE CITY SIDEWALK IN THE RIGHT-OF-WAY TO REMAIN
- ◇ EXISTING WATER METER
- ◇ EXISTING CONCRETE WALKWAY TO REMAIN.
- ◇ INSTALL 1 ROW OF BRICK HEADER COURSE ON THE OUTER EDGE OF EXISTING WALKWAY TO WIDEN PATH TO 4' WIDE
- ◇ EXISTING SHRUBS TO REMAIN - PROTECT IN PLACE
- ◇ PROVIDE & INSTALL 3" DEEP ORGANIC MULCH IN ALL PLANTING BEDS (TYP.) EXCLUDING AREAS WITH GROUND COVER PLANTING & ROCK MULCH. TAPER MULCH TO A 1" DEPTH AS IT NEARS EACH PLANT OR HARDSCAPE EDGE
- ◇ INSTALL 10' LONG ROOT BARRIER WHERE EXISTING OR NEW TREE TRUNKS COME WITHIN 5' OF HARDSCAPE, (TYP. SYMBOL)
- ◇ EXISTING DRAINAGE SWALE TO BE MAINTAINED
- ◇ EXISTING 6' HIGH WOOD FENCE TO REMAIN - PROTECT IN PLACE
- ◇ IRRIGATION POINT OF CONNECTION @ EXISTING 1 1/4" DOMESTIC COPPER LINE
- ◇ EXISTING IRRIGATION CONTROLLER TO REMAIN
- ◇ EXISTING IRRIGATION CONTROL VALVE BOX WITH
 - (1) 1" DRIP IRRIGATION ADD PSI REGULATOR & FILTER
 - (1) 1 1/2" LAWN SPRAY VALVE CONVERT TO EXISTING IRRIGATION HEADS TO MP ROTATORS
- ◇ EXISTING HOSE BIB TO REMAIN
- ◇ EXISTING PATIO CONCRETE PAVING TO REMAIN
- ◇ INSTALL 3" DEPTH OF GRAVEL MULCH AT PRIVATE PATIO
- ◇ INSTALL NEW 1" BACKFLOW PREVENTER FOR IRRIGATION & NEW WIRELESS RAIN SENSOR
- ◇ REPLACE EXISTING LAWN SPRAY HEADS TO MP ROTATOR SPRAY HEADS
- ◇ INSTALL IN-LINE DRIP IRRIGATION AT NEW SHRUB PLANTINGS
- ◇ EXISTING GAS METERS TO REMAIN
- ◇ EXISTING TRASH DUMPSTER BIN AREA
- ◇ TREE ROOT ZONE - 8'x5' (TYP. SYMBOL)

MAINTENANCE

ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE OWNER. LANDSCAPE & IRRIGATION AREAS IN THE PUBLIC RIGHT-OF-WAY SHALL BE MAINTAINED BY THE OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER, AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.

STREET TREE CALCULATIONS

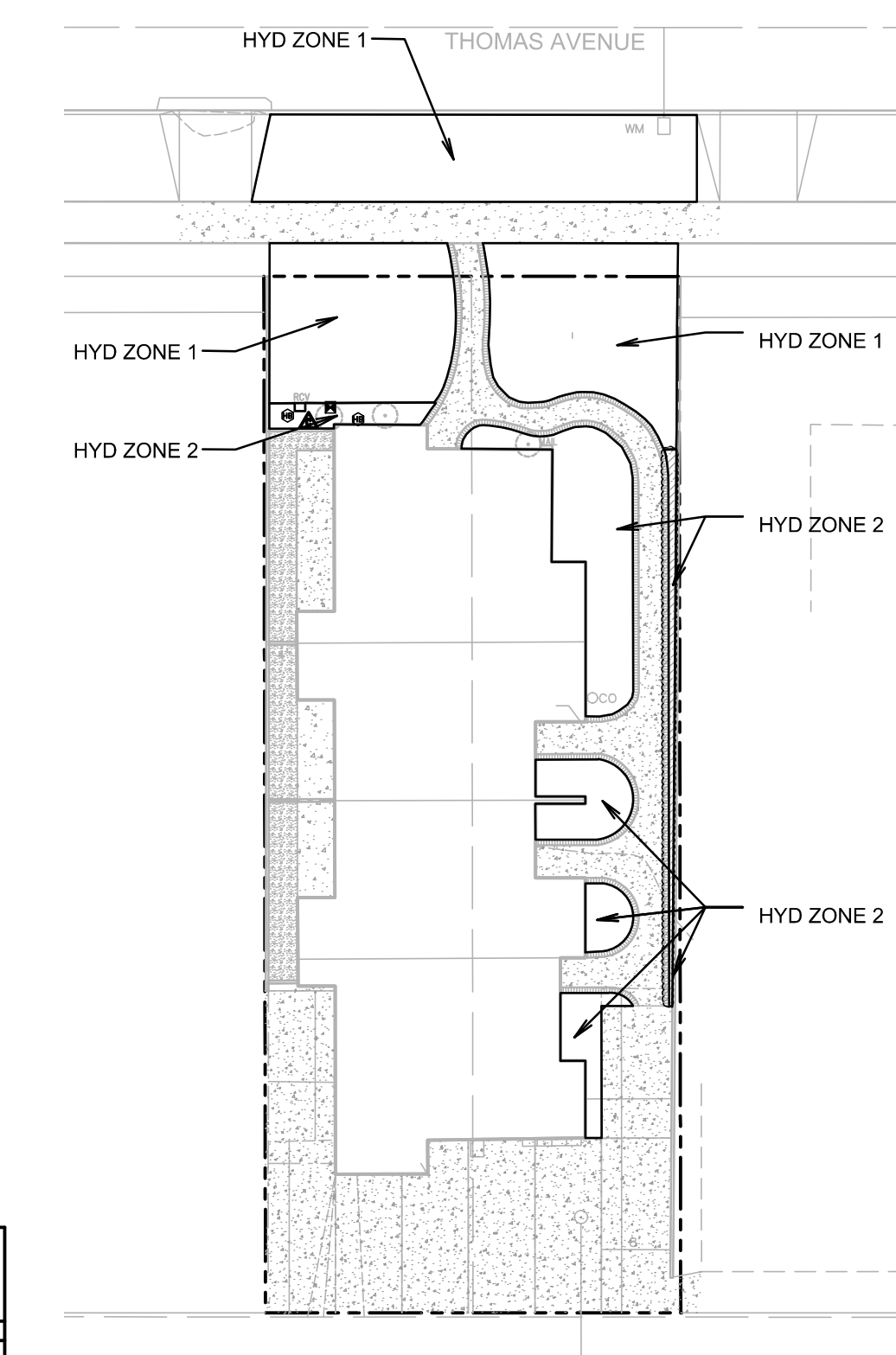
(1) 24" BOX TREE REQUIRED FOR EVERY 30' STREET FRONTAGE
 STREET FRONTAGE: 49.97'
 STREET TREE REQUIRED: 2 TREES
 STREET TREE PROVIDED: 2 TREES

MINIMUM STREET TREE SEPARATION DISTANCE:

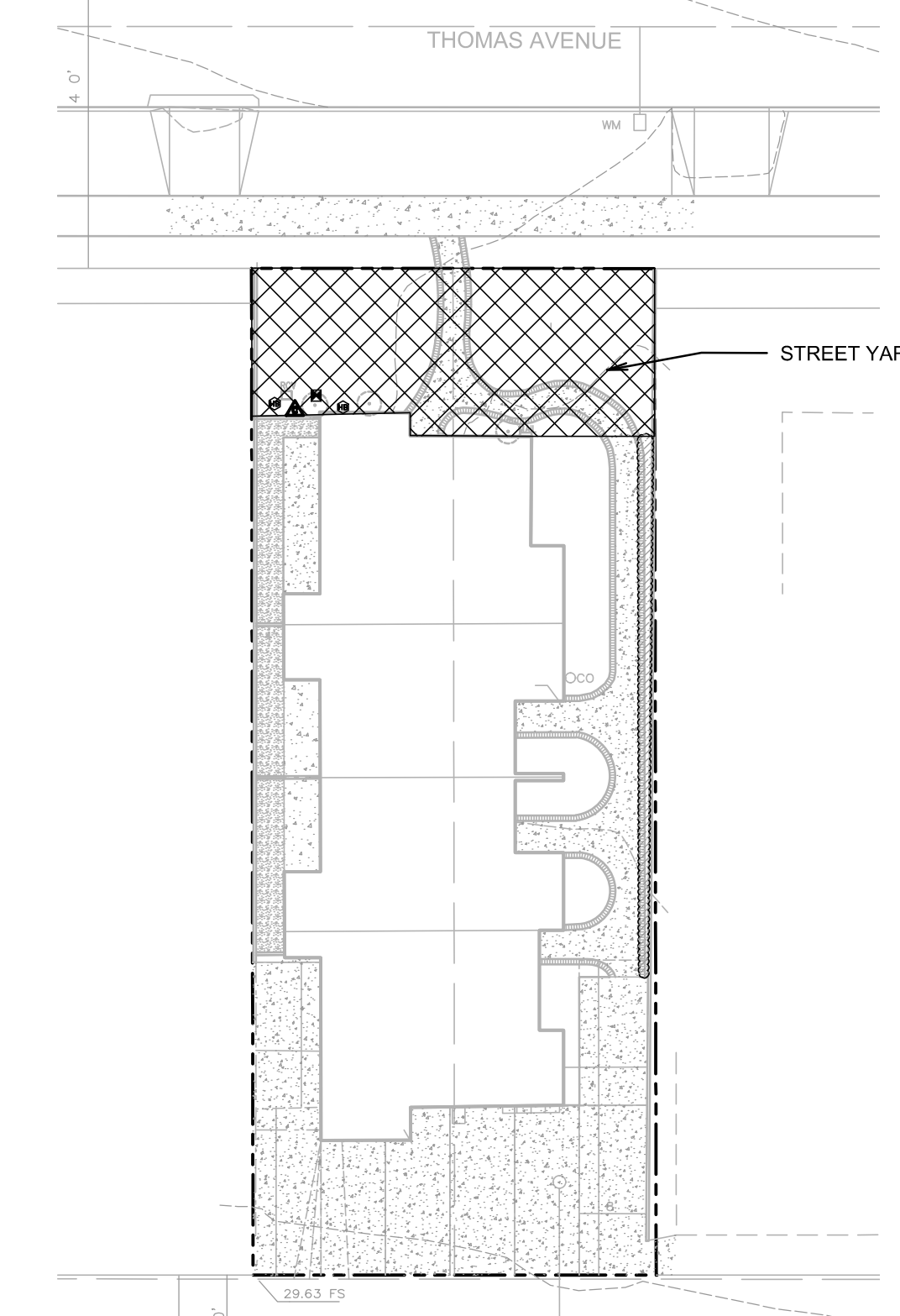
IMPROVEMENT	MINIMUM DISTANCE TO STREET TREE
TRAFFIC SIGNALS/ STOP SIGNS	20 FEET
UNDERGROUND UTILITY LINES	5 FEET
ABOVE GROUND UTILITY STRUCTURES	10 FEET
DRIVEWAYS (ENTRIES)	10 FEET
INTERSECTIONS	25 FEET
SEWER LINES	10 FEET

IRRIGATION NOTES:

1. ALL PLANTING AREAS SHALL BE IRRIGATED BY A BACKFLOW-PREVENTED IRRIGATION SYSTEM, ACCORDING TO PLANT TYPE AND ENVIRONMENTAL EXPOSURE AND SHALL RECEIVE UNIFORM WATER COVERAGE BY MEANS OF A HIGH EFFICIENCY, AUTOMATICALLY CONTROLLED, ELECTRICALLY ACTUATED, UNDERGROUND PIPED SPRINKLER SYSTEM. FOR WATER CONSERVATION AND TO MINIMIZE EROSION, STATE OF THE ART LOW PRECIPITATION RATE DRIP IRRIGATION EQUIPMENT & STREAM ROTATORS SHALL BE USED. IRRIGATION MAINLINE PIPING SHALL BE PVC PLASTIC (TYPE 1120) CLASS 315 PRESSURE PIPE AND LATERAL LINE PIPING SHALL BE SCHEDULE 40 NON-PRESSURE PIPE. PRESSURE LINES SHALL BE INSTALLED 18" DEEP, NON-PRESSURE LINES 12" DEEP, DRIP TUBING 3" DEEP. A MASTER VALVE AND FLOW SENSOR SHALL BE INSTALLED TO MINIMIZE DAMAGE IN THE CASE OF A VALVE FAILURE OR MAINLINE BREAK.
2. ALL PROPOSED IRRIGATION SYSTEMS WILL USE AN APPROVED RAIN SENSOR SHUTOFF DEVICE.
3. STREET TREES LOCATED IN THE PUBLIC RIGHT-OF-WAY SHALL BE IRRIGATED SEPARATELY FROM OTHER PARKWAY PLANTINGS BY A HOMEOWNER-FUNDED AND MAINTAINED DRIP RING SYSTEM.
4. ALL PROPOSED IRRIGATION SYSTEMS WILL USE AN APPROVED FLOW SENSOR DEVICE.



HYDROZONE MAP NOT TO SCALE



LANDSCAPE DIAGRAM NOT TO SCALE

WATER BUDGET CALCULATIONS:

TOTAL LANDSCAPE AREA (LA) =	1,989 SF
SPECIAL LANDSCAPE AREA (SLA) =	0 SF
ET ₀ =	40
ETAF=	.55

MAXIMUM APPLIED WATER ALLOWANCE (MAWA):
 MAWA = (ET₀)(0.62)[ETAF x (LA+SLA)] + [(1-ETAF) X SLA]
 (40)(0.62) [(.55 x 1,989) + (0.45 x 0)] = **27,130 GAL/YR**

ETWU = (ET₀)(0.62) [(PF/IE x HA/IE) + (SLA)]

ESTIMATED TOTAL WATER USE (ETWU):	25,735 GAL/YR
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ESTIMATED TOTAL WATER USE

HYD.	PLANT FACTOR	IRRIGATION METHOD	IRRIGATION EFFICIENCY	ETAF (PF/IE)	HYDROZONE AREA IN S.F.	ETAF x HA	RESULT IN GAL/YR.
1	0.4	SPRAY	.75	0.533	1,413	753,129	18,678
2	0.4	DRIP	.81	0.494	576	284,544	7,057
TOTAL					1,989		25,735

LANDSCAPE AREA CALCS
 CONDOMINIUM CONVERSION DEVELOPMENT

STREET YARD	
TOTAL AREA:	987 SF
PLANTING AREA REQUIRED (50%):	494 SF
PLANTING AREA PROVIDED:	735 SF
EXCESS AREA PROVIDED:	241 SF
PLANT POINTS REQUIRED (5%):	50 PTS
PLANT POINTS PROVIDED:	198 PTS
EXCESS POINTS PROVIDED:	148 PTS
POINTS ACHIEVED WITH TREES:	40 PTS
REMAINING YARD	
N/A	
VEHICULAR USE AREA (VUA)	
N/A	

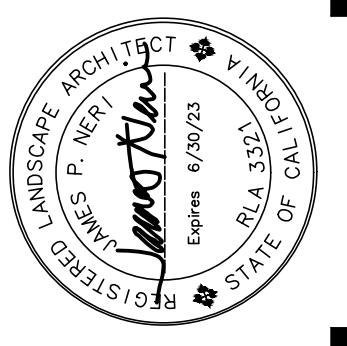
LANDSCAPE CONCEPT PLAN FOR
CONDOMINIUM CONVERSION

LANDSCAPE DEVELOPMENT PLAN
 & NOTES

31 OCTOBER 2022

L2

Project No. -
 Drawn - JS
 Checked - JPN
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