



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: January 21, 2026, REPORT NO. HO-26-006

HEARING DATE: January 28, 2026

SUBJECT: 718-722 Nantasket Court, Process Three Decision

PROJECT NUMBER: [PRJ-1130208](#)

OWNER/APPLICANT: Fantasket, LLC.

SUMMARY

Issue: Should the Hearing Officer approve a Tentative Map Waiver to allow for condominium ownership of three residential units currently under construction and to waive the requirement to underground existing overhead utilities at 718-722 Nantasket Court within the Mission Beach Precise Plan?

Proposed Actions:

1. APPROVE Tentative Map Waiver No. PMT-3336563.

Fiscal Considerations: None. All costs associated with the processing of the application are recovered through a deposit account funded by the applicant.

Code Enforcement Impact: There are no pending code enforcement actions for this site.

Housing Impact Statement: The project proposes to allow for condominium ownership of three residential units that are currently under construction. The allowance to change ownership type does not impact the number of housing units that are being added to the community. As this is a change in ownership type, no additional housing fees are required.

Community Planning Group Recommendation: On October 21, 2025, the Mission Beach Community Planning Group voted 9-0-0 to recommend approval of the proposed project without conditions (Attachment 7).

Environmental Impact: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA State Guidelines Section 15305 (Minor Alterations to Land Use Limitations) and Section 15332 (In-Fill Development). This project is not pending an appeal of the environmental determination. The environmental exemption

determination for this project was made on September 26, 2025, and the opportunity to appeal that determination ended on October 10, 2025 (Attachment 6).

BACKGROUND

The 0.092-acre site is located at 718–722 Nantasket Court within the Mission Beach Precise Plan. The property is designated Residential by the Precise Plan and is zoned R-S (Residential South) by the Mission Beach Planned District Ordinance (MBPDO), which allows for multiple dwelling unit residential development up to 36 dwelling units per acre, consistent with the built character of Mission Beach.

The site is also located within the Coastal Overlay Zone (Coastal Commission permit jurisdiction), the Parking Impact Overlay Zone, a Transit Priority Area, and the Airport Influence Area for San Diego International Airport (Lindbergh Field). These overlay zones regulate development standards, coastal access considerations, parking requirements, and compatibility with regional transportation and airport operations.

The property is being developed with three residential units, currently under construction, under Project No. PRJ-1120100. The surrounding neighborhood is characterized by medium-density residential development, composed of multi-unit structures oriented along Mission Beach's pedestrian courts and coastal grid, consistent with the Precise Plan's established development pattern.

DISCUSSION

Project Description:

The project is a request for a Tentative Map Waiver to allow the condominium ownership of three residential units currently under construction, and to waive the requirement to underground existing overhead utilities. No additional development, grading, or physical modifications are proposed as part of this Map Waiver except for public improvements required as conditions of approval.

Per [SDMC Chapter 12, Article 5, Division 4](#), condominium creation in the Coastal Overlay Zone can be processed with a Tentative Map Waiver per the requirements of [SDMC Section 125.0440](#). Although this project is in the Coastal Overlay Zone, a City-issued Coastal Development Permit (CDP) is not required because the site is located within the California Coastal Commission's permit jurisdiction. Consequently, the City's review is limited to the Map Waiver and related waivers, while the Coastal Commission maintains authority over any coastal development approvals.

The applicant is also requesting a waiver from the requirement to underground existing off-site overhead utilities. Pursuant to [SDMC §144.0240](#), undergrounding may be waived when the project does not involve new construction that would otherwise trigger undergrounding, when the existing utilities serve surrounding properties, and when undergrounding would not provide proportional public benefit relative to its cost. Because the three residential units are already under construction under previously approved permits, and because the Tentative Map Waiver does not intensify the use, staff determined that the request meets the criteria for waiver consideration.

The Mission Beach Precise Plan provides guidance for development within the Mission Beach area, emphasizing the preservation of the community's residential character while accommodating appropriate housing opportunities. Specifically, Goal 1 (Mission Beach Precise Plan, p. 13) seeks to maintain the existing medium-density character, characterized by a low building profile and a varied mix of housing types and styles, and Goal 2 (Mission Beach Precise Plan, p. 13) calls for development regulations tailored to the community's unique conditions. The proposed condominium conversion at 718-722 Nantasket Court implements these goals by maintaining the existing number of residential units on a single lot, consistent with permitted density, and by adhering to all applicable height, lot coverage, and setback standards, preserving the neighborhood's low-profile, medium-density scale and character. The project also follows R-S zoning and Mission Beach Planned District design guidelines, ensuring that development respects the community's unique coastal context, consistent with the intent of Goal 2.

In addition, a goal of the plan (p. 25) is to continue to have a variety of housing types, including single-family, multi-family, and condominiums, to help provide housing for a balanced community. This map waiver will create housing ownership opportunities by allowing individual ownership of three units rather than sole ownership of the three units. These units will be within a structure that does not alter any of the existing development patterns of the community, which is consistent with the development pattern and density of the surrounding community.

Community Plan Analysis:

The project site is located within the Mission Beach Precise Plan area. The Mission Beach Precise Plan designates the property for Residential use, which supports a medium-density (up to 36 dwelling units per acre) residential community characterized by a mix of housing types, small lot development, and low building profiles. This designation reflects the long-established development pattern of Mission Beach and promotes the continuation of its residential character while allowing for a variety of housing opportunities.

The proposed Map Waiver to permit the condominium ownership of three residential units currently under construction, with a land use density of 33 dwelling units per acre, consistent with the allowable density range. The project does not increase density, alter permitted uses, or change the physical development pattern previously approved for the site. Instead, it facilitates homeownership opportunities within an existing residential project, aligning with the Precise Plan's goals to maintain and enhance residential diversity and stability.

Therefore, the proposed subdivision is consistent with the Mission Beach Precise Plan and supports its residential land use goals and policies.

Conclusion:

City staff have reviewed the request for a Tentative Map Waiver to allow the condominium ownership of three residential units currently under construction and to waive the requirement to underground existing overhead utilities at 718-722 Nantasket Court. The project complies with all applicable sections of the San Diego Municipal Code, including the subdivision findings

requirements of SDMC Section 125.0440, and is consistent with the Mission Beach Precise Plan and underlying zoning regulations.

ALTERNATIVES

1. Approve Tentative Map Waiver No. PMT-3336563, with modifications.
2. Deny Tentative Map Waiver No. PMT-3336563 if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



May Rollin
Development Project Manager
Development Services Department

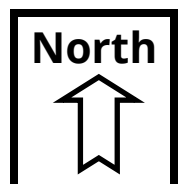
Attachments:

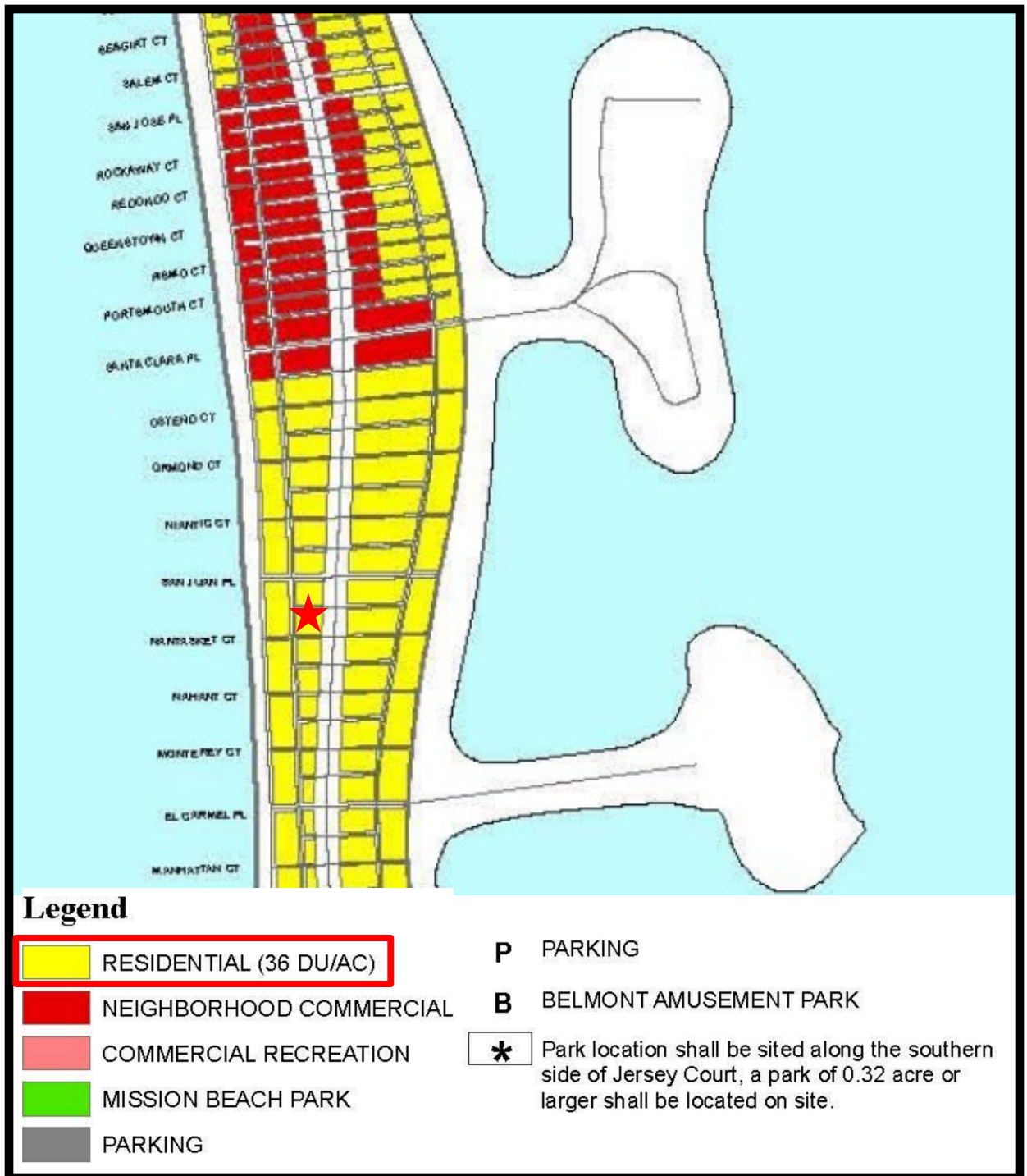
1. Project Location Map
2. Aerial Photograph
3. Land Use Map
4. Draft Resolution with Findings
5. Draft Permit with Conditions
6. Environmental Exemption
7. Precise Planning Group Recommendation
8. Ownership Disclosure Statement
9. Tentative Map Waiver Exhibit



Project Location

720 NANTASKET COURT
Project No. PRJ-1130208

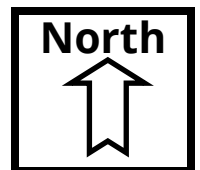






Aerial Photo

720 NANTASKET COURT
Project No. PRJ-1130208



RESOLUTION NO. _____
DATE OF FINAL PASSAGE _____

A RESOLUTION OF THE HEARING OFFICER ADOPTING THE FINDINGS
AND APPROVING TENTATIVE MAP WAIVER NO.PMT-3336563 FOR
718-722 NANTASKET COURT - PROJECT NO. PRJ-1130208

WHEREAS, Fantasket, LLC, A California Limited Liability Company, Owner/Subdivider, and Robert J. Bateman, Surveyor, submitted an application with the City of San Diego for Map Waiver No. PMT-3336563, to waive the requirement for a Tentative Map and Parcel Map for three new residential condominium units currently under construction and to waive the requirement to underground existing overhead utilities on the 0.092-acre site. The project site is located at 718-722 Nantasket Court in the MBPD-R-S (Mission Beach Planned District Residential-South) zone, the Coastal Overlay Zone (Coastal Commission permit jurisdiction), the Coastal Height Limit Overlay Zone, and a Transit Priority Area within the Mission Beach Community Plan. The property is legally described as lot "D", Block 156 of Mission Beach, in the City of San Diego, County of San Diego, State of California, according to the Map thereof, No. 1651, filed in the office of the County of San Diego recorder of San Diego County, December 14, 1914; and

WHEREAS, the Map proposes the subdivision of a 0.092-acre site for a residential condominium conversion of three units currently under construction and to waive the requirement to underground existing overhead utilities; and

WHEREAS, on September 26, 2025, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code section 21000 *et. seq.*) under CEQA Guidelines Section 15305, Minor Alterations to Land Use

Limitations, and Section 15332, In-Fill Development; and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code section 112.0520;

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 project consists of three units under construction for which Certificates of Occupancy have not been issued; 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 three; 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) based on the conversion involving a short span of overhead facility (less than one full block in length) and would not represent a logical extension to an underground facility; and

WHEREAS, on January 28, 2026, the Hearing Officer of the City of San Diego considered Map Waiver No. PMT-3336563, including the waiver of the requirement to underground existing offsite overhead utilities, and pursuant to sections 125.0122 and 144.0240 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. PMT-3246127:

Findings for A Map Waiver – San Diego Municipal Code (SDMC) 125.0440:

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

The Map Waiver for the 0.092-acre site at 718–722 Nantasket Court would allow for condominium ownership of the three residential units currently under construction and would waive the requirement to underground existing overhead utilities. The site is located within the Mission Beach Community Plan area, in the Coastal Overlay Zone, and is designated for Residential use. The three units currently under construction are consistent with the permitted density (36 dwelling units per acre) and land use designation because the R-S zoning and multi-dwelling residential land use allow for up to three dwelling units on a lot of this size, and the project meets all applicable setbacks, lot coverage, and building height requirements, ensuring compatibility with the established medium-density coastal housing pattern of the surrounding neighborhood.

The Mission Beach Precise Plan provides guidance for development within the Mission Beach area, emphasizing the preservation of the community's residential character while accommodating appropriate housing opportunities. Specifically, Goal 1 (Mission Beach Precise Plan, p. 13) seeks to maintain the existing medium-density character, characterized by a low building profile and a varied mix of housing types and styles, and Goal 2 (Mission Beach Precise Plan, p. 13) calls for development regulations tailored to the community's unique conditions. The proposed condominium conversion at 718–722 Nantasket Court implements these goals by maintaining the existing number of residential units on a single lot, consistent with permitted density, and by adhering to all applicable height, lot coverage, and setback standards, preserving the neighborhood's low-profile, medium-density scale and character. The project also follows R-S zoning and Mission Beach Planned District design guidelines, ensuring that development respects the community's unique coastal context, consistent with the intent of Goal 2.

Therefore, the proposed subdivision and its design or improvement are consistent with the policies, goals, and objectives of the applicable land use plans, as outlined in the Mission Beach Community Plan and the City's Municipal Code.

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, which includes a change in ownership type to condominium for the three residential units at 718–722 Nantasket Court, complies with all applicable zoning and development regulations of the Land Development Code, including allowable deviations such as the requested waiver of utility undergrounding requirement to maintain existing

overhead utilities. The 0.092-acre site meets all applicable development standards as follows: the proposed density of three dwelling units on a single lot is consistent with the R-S zoning designation; lot coverage complies with the maximum coverage permitted for the zone; a minimum front setback of five feet is provided, meeting the required setback standard; required side and rear setbacks are maintained to ensure adequate separation from property lines and adjacent structures; and the proposed building height of 28 feet 10 inches is below the maximum height allowed, maintaining a low-profile, medium-density development that is compatible with the surrounding neighborhood. The project achieves this by carefully designing each unit within the permitted building envelope, arranging the units to maintain open space and pedestrian access, and using compatible architectural styles and materials that match the surrounding Mission Beach neighborhood. By meeting these standards, the project is consistent with the permitted multi-dwelling residential use. The project also aligns with Coastal Overlay Zone requirements by preserving the existing scale and density of development through careful site planning, limiting building height, and maintaining appropriate spacing between units, while supporting Mission Beach Community Plan goals by using low-rise building forms, compatible architectural styles, and thoughtful placement of structures to enhance residential ownership opportunities, minimize visual clutter, and maintain the pedestrian-friendly streetscape and coastal character of the neighborhood.

No deviations from the Land Development Code are necessary for this project. The subdivision complies with all applicable development standards, including density, lot coverage, setbacks, and building height, ensuring consistency with the permitted scale of development and adherence to all applicable City regulations. Additionally, the subdivision proposes the creation of three new residential condominium units on the 0.092-acre site. The requested waiver of the requirement to underground existing overhead utility facilities qualifies under San Diego Municipal Code Section 144.0242(c). Specifically, the existing overhead utility segment adjacent to the project consists of a short span of less than a full block in length and would not represent a logical extension of any existing underground utility system. Therefore, the undergrounding waiver is consistent with SDMC §144.0242(c)(B).

Therefore, the proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code and the policies of the Mission Beach Community Plan.

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

The site was previously developed with single-family dwellings and is currently under construction (Project No. PRJ-1120100) as three residential units. The lot is flat and adequately graded, providing a suitable building pad for the proposed development.

The site has access from Nantasket Court and is served by existing public streets, utilities, and emergency services that are adequate to support the development. The proposed project does not create an additional burden on public services or infrastructure. The development complies with the density and development standards of the Mission Beach Community Plan and the City of San Diego Land Development Code.

Therefore, the subdivision and condominium conversion are physically suitable for the type and density of development proposed on the site.

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 project site at 718–722 Nantasket Court is located in an urban, developed area within the Mission Beach Community Plan area. No development is proposed with this project; all development was approved under Project No. (Project No. PRJ-1120100)

The site does not contain Environmentally Sensitive Lands as defined by the San Diego Municipal Code ([SDMC §113.0103](#)), nor is it within or adjacent to the Multi-Habitat Planning Area. The proposed improvements are consistent with the Mission Beach Community Plan and existing Land Development Code regulations, and the project does not propose alterations that would substantially impact coastal resources, public access, or the surrounding environment.

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

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

The Tentative Map Waiver does not involve any physical change to the buildings currently permitted and under construction.

The site is served by existing utilities, and access is provided from Nantasket Court. The proposed subdivision has been designed to comply with all applicable City of San Diego policies, including the Land Development Code and the Mission Beach Community Plan. The project maintains the existing density and scale of development and does not create additional hazards or place undue burdens on public services. It utilizes existing utility connections, meets all applicable lot coverage, setback, and building height standards, and provides adequate vehicle and pedestrian access. The design ensures that local infrastructure, including water, sewer, storm drain, and emergency access, is sufficient to serve the three residential units without requiring improvements beyond standard City requirements.

The site is served by existing utilities, and access is provided from Nantasket Court. The proposed subdivision has been designed to comply with all applicable City of San Diego policies, including the Land Development Code and the Mission Beach Community Plan. Therefore, the design of the subdivision and the proposed improvements will not be detrimental to public health, safety, or 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.

The project site at 718–722 Nantasket Court does not contain any easements acquired by the public at large, and no new dedications are proposed as part of the project. Pedestrian access to the site is provided from Nantasket Court, and vehicular access is provided through the site via existing driveways serving the three units. The project maintains the current circulation pattern and does not alter public pathways, sidewalks, or other access points within the neighborhood.

The proposed improvements are designed to be compatible with surrounding development and do not interfere with any potential future public access needs identified in the Mission Beach Community Plan. By maintaining the existing site layout and access routes, the project ensures that public access and easements, if any exist in the future, are respected and preserved.

Therefore, the design of the subdivision and the proposed improvements will 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.

The project site at 718–722 Nantasket Court is currently under construction, featuring three multi-dwelling residential units that comply with all applicable City of San Diego regulations, including Title 24 energy efficiency standards. The site is situated in a developed coastal neighborhood within the Mission Beach Community Plan area, where the underlying zoning and development standards offer opportunities to incorporate passive or natural heating and cooling measures, to the extent feasible, through the use of building materials, site orientation, architectural design, and landscaping.

The subdivision and residential unit design ensure adequate natural light and ventilation, consistent with the neighborhood's medium-density pattern. The site's coastal orientation promotes natural air circulation, and any future modifications must continue to comply with all applicable building, zoning, and energy efficiency requirements of the City of San Diego.

Therefore, the design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.

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

The project site at 718–722 Nantasket Court is currently under construction with three multi-dwelling residential units and is located within the Mission Beach Community Plan area, a medium-density coastal neighborhood already developed with a mix of housing types. The proposed subdivision, which allows condominium ownership of the three units under construction, will not create additional housing demand beyond what is already permitted and under construction. Instead, it provides new homeownership opportunities that are consistent with the Mission Beach Community Plan's goals of supporting a range of housing options within the community.

The site is served by existing public infrastructure, including access to coastal recreation areas, essential services, and public transit connections within the surrounding neighborhood. Because the project involves units under construction, rather than new development, it does not create new impacts on public services, fiscal resources, or environmental resources. Therefore, the decision maker has considered the effects of the proposed subdivision on the region's housing needs, balancing those needs against the requirements for public services and the available fiscal and environmental resources.

BE IT FURTHER RESOLVED, that based on the Findings hereinbefore adopted by the Hearing Officer, Map Waiver No. PMT-3336563 Including the waiver of the requirement to underground existing offsite overhead utilities, is hereby granted to Owner/Subdivider, subject to the attached conditions, which are made a part of this resolution by this reference.

By _____
May Rollin
Development Project Manager
Development Services Department

ATTACHMENT: Map Waiver Conditions

Internal Order No. 24010116

ATTACHMENT 5

HEARING OFFICER
CONDITIONS FOR MAP WAIVER NO. PMT-3336563
720 NANTASKET COURT - PROJECT NO. PRJ-1130208
ADOPTED BY RESOLUTION NO. _____ ON JANUARY 28, 2026

GENERAL

1. This Map Waiver will expire February 1, 2029.
2. A Certificate of Compliance shall be recorded in the Office of the San Diego County Recorder, prior to the Map Waiver expiration date.
3. 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.
4. The Subdivider shall defend, indemnify, and hold the City (including its agents, officers, and employees [together, "Indemnified Parties"]) harmless from any claim, action, or proceeding, against the City and/or any Indemnified Parties to attack, set aside, void, or annul City's approval of this project, which action is brought within the time period provided for in Government Code section 66499.37. City shall promptly notify Subdivider of any claim, action, or proceeding and shall cooperate fully in the defense. If City fails to promptly notify the Subdivider of any claim, action, or proceeding, or if the City fails to cooperate fully in the defense, Subdivider shall not thereafter be responsible to defend, indemnify, or hold City and/or any Indemnified Parties harmless. City may participate in the defense of any claim, action, or proceeding if City bears its own attorney's fees and costs, City defends the action in good faith, and Subdivider is not required to pay or perform any settlement unless such settlement is approved by the Subdivider.
5. 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 which 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.
6. 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: (B) 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.

ENGINEERING

7. The following conditions of the Tentative Map Waiver Resolution must be satisfied or assured by the subdivider prior to the recording of the Certificate of Compliance.

ATTACHMENT 5

8. The Subdivider shall, by permit and bond, assure the reconstruction of the existing sidewalk along Mission Blvd. to City Standard sidewalk, in accordance with Exhibit 'A', to the satisfaction of the City Engineer.
9. The Subdivider shall, by permit and bond, assure the replacement of the damaged concrete alley with a full-width City Standard Concrete Alley adjacent to the site, in accordance with Exhibit 'A', to the satisfaction of the City Engineer.
10. The Subdivider shall, by permit and bond, assure the reconstruction of the existing curb and gutter along Mission Blvd. to City Standard Curb and Gutter adjacent to the site, in accordance with Exhibit 'A', to the satisfaction of the City Engineer.
11. The Subdivider shall, by permit and bond, assure the reconstruction of the existing alley apron to a City Standard Alley Apron adjacent to the site, in accordance with Exhibit 'A' and to the satisfaction of the City Engineer.
12. The Subdivider shall, by permit and bond, assure the reconstruction of the existing curb ramp at the intersection of the adjacent alley apron and Mission Blvd., with a current City Standard Curb Ramp with Detectible Warning Tiles, in accordance with Exhibit 'A', to the satisfaction of the City Engineer.
13. The Subdivider shall construct the required public improvements per previously approved Right-of-Way Permit, Project No. 1123232, PMT No. 3314131, satisfactory to the City Engineer.
14. The Subdivider shall ensure that all onsite utilities serving the subdivision are undergrounded under the appropriate permits. The subdivider shall provide written confirmation from applicable utility providers that the conversion has been completed, or provide other means of assurance, to the satisfaction of the City Engineer.

MAPPING

15. Prior to the expiration of the Tentative Map Waiver (TMW), a Certificate of Compliance to subdivide the property into 3 residential condominium units, shall be recorded in the San Diego County Recorder's Office.
16. Prior to the recordation of the Certificate of Compliance, taxes must be paid or bonded for this property pursuant to section 66492 of the Subdivision Map Act. A current original tax certificate, recorded in the office of the San Diego County Recorder, must be provided to satisfy this condition.

Please note if tax bond is required as indicated in the tax certificate, please make sure that it is paid or posted, and submit evidence (e.g., filed bond letter or receipt from Clerk of the Board) indicating the required tax bond amount has been paid or bonded.

17. Prior to the issuance of a Certificate of Compliance, City staff will perform a field monument inspection to verify that all property corners are being marked with survey monuments. If any of the survey monuments are missing, it must be replaced with a new monument, and a

ATTACHMENT 5

Corner Record or Record of Survey (whichever is applicable) shall be filed with the County Recorder pursuant to the Professional Land Surveyors Act. A copy of the filed Corner Record or Record of Survey must be submitted to satisfy this requirement prior to the approval and recordation of the Certificate of Compliance.

PLANNING

18. Prior to issuance of a Certificate of Compliance, a Coastal Development Permit to allow a Map Waiver for three new residential condominium units currently under construction and to waive the requirement to underground existing overhead utilities must be issued by the California Coastal Commission and recorded in the Office of the San Diego County Recorder, to the satisfaction of the Development Services Department.

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 the development of private property, public facilities are damaged or removed, the Subdivider shall at no cost to the City, obtain the required permits for work in the public right-of-way, and repair or replace the public facility to the satisfaction of the City Engineer (San Diego Municipal Code § 142.0607).

Internal Order No. 24010116

NOTICE OF EXEMPTION

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
7650 Mission Valley Road, MS DSD-1A
San Diego, CA 92108

Office of Land Use and Climate Innovation
1400 Tenth Street, Room 121
Sacramento, CA 95814

Project Title / Number: 720 Nantasket Ct / PRJ-1130208

State Clearinghouse No.: N/A

Project Location-Specific: 720 Nantasket Court, San Diego, CA 92109

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

Description of nature and purpose of the Project: The project involves a Map Waiver to convert three residential units currently under construction into three condominium units, located at 718, 720, and 722 Nantasket Court. The 0.092-acre site is in the Mission Beach Planned District Residential – single dwelling (MBPD-R-S) Base Zone, Coastal Height Limit Overlay Zone (CHLOZ), Transit Area Overlay Zone (TAOZ), Transit Priority Area (TPA), Coastal Overlay Zone (COZ), Parking Impact Overlay Zone (PIOZ), Affordable Housing Parking Demand, High Paleontological Sensitivity Area, Geologic Hazard Category 52, within the Mission Beach Community Plan Area. Council District 2. LEGAL DESCRIPTION: LOT D, BLOCK 156 OF MISSION BEACH, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1651, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 14, 1914.

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Robert Bateman, 9665 Chesapeake Drive, Suite 445. (619) 417-8362.

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: §15305 Minor Alterations to Land Use Limitations, §15332 In-Fill Development
- ☐ Statutory Exemptions:
- ☐ Other:

Reasons why project is exempt: The City of San Diego determined that the project would qualify to be categorically exempt from CEQA pursuant to Section 15305, Minor Alterations to Land Use Limitations, and Section 15332, In-Fill Development; and where the exceptions listed in Section

Attachment 6

15300.2 would not apply. Section 15305 allows for minor alterations in land use limitations in areas with an average slope of less than 20%, which does not result in any changes in land use or density. The project involves converting three residential units currently under construction into three condominium units. The project is on relatively flat land, and would not result in any changes in land use or density. Section 15332 allows for in-fill development where projects are consistent with the general plan and applicable zoning designations. The project site is less than five acres in size and is surrounded by urban uses, is of no value as habitat for endangered species, would not result in significant effects to traffic, noise, air quality, or water quality, and can be adequately served by all required utilities and public services. This project is consistent with these requirements, and the exceptions listed in Section 15300.2 do 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: Stephanie Kellogg

Telephone: (619) 533-3190

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.


Courtney Helmerich / Senior Planner
Signature/Title

October 16, 2025
Date

Check One:

- ☒ Signed by Lead Agency
☐ Signed by Applicant

Date Received for Filing with County Clerk or LCI:

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		Community Planning Committee Distribution Form
	Project Name: 722 Nantasket Ct.		Project Number: PRJ-1130208
Community: Mission Beach			
<p>For project scope and contact information (project manager and applicant), log into OpenDSD at https://aca.accela.com/SANDIEGO.</p> <p>Select "Search for Project Status" and input the Project Number to access project information.</p>			
<input checked="" type="radio"/> 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: October 21, 2025	
# of Members Yes 9	# of Members No 0	# of Members Abstain 0	
Conditions or Recommendations: N/A			
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)			
NAME: Lauren Powell			
TITLE: Chair, MBPPB		DATE: October 23, 2025	

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



Ownership Disclosure Statement

Permit/Approval Type: Check the appropriate box for permit/approval and type(s) requested (See Project Submittal Manual):

☒ **Development Permit:** Map Waiver for Condominium Creation

☐ **Subdivision Approval:** _____

☐ **Policy Approval:** _____

Project Title: Nantasket Court Units **Project No. For City Use Only:** _____

Project Location/Address/Accessor's Parcel Number:

722 Nantasket Ct., San Diego, CA 92109 APN: 423-608-06

Specify Form of Ownership/Legal Status (please check):

☐ Individual ☐ Partnership ☐ Corporation ☒ Limited Liability -or- ☐ General – What State? CA

Corporate Identification No.: _____ ☐ Trust - Date of Trust: _____

☐ City of San Diego/Asset Management Department: _____

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. On the second page of this form, please list the owner(s), the 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, or:

Important Instructions

1. If the applicant includes a corporation or partnership, include the names, titles, and addresses of all individuals owning more than 10% of the shares.
2. If it's a publicly owned corporation, include the names, titles, and addresses of the corporate officers.
3. If any person is a nonprofit organization or a trust, list the names and addresses of ANY person serving as an officer, director, trustee or beneficiary of the nonprofit organization.
4. 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 30 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.
5. A signature is required of at least one of the property owners.
6. Attach additional pages if needed.

Property Owner/Authorized Agent

(Per SDMC §112.0102)

- ☐ Owner ☐ Authorized Agent ☒ Member ☐ Trustee ☐ Tenant/Lessee ☐ Successor Agency
☐ City of San Diego/Asset Management Department*

Name of Individual: STEVEN E. CAIRCROSS

On behalf of: FANTASKET LLC

Street Address: 960 OLIVER AVE

City: SAN DIEGO

State: CA

Phone Number: 858-735-1045

Email:

Zip: 92109

Signature:

Steve@TeamCairncross.com

Date:

01/22/2025

Additional pages attached: ☐ Yes ☐ No

*(Signature within this section not required for City of San Diego/Asset Management Department)

Applicant ☒ Check if Same as Property Owner/Authorized Agent

(Per SDMC §112.0102)

- ☐ Owner ☐ Authorized Agent ☐ Member ☐ Trustee ☐ Tenant/Lessee ☐ Successor Agency

Name of Individual:

On behalf of:

Street Address:

City:

State:

Zip:

Phone Number:

Email:

Signature:

Date:

Additional pages attached: ☐ Yes ☐ No**Other Financially Interested Persons ☐ Check if N/A**

- ☐ Owner ☐ Authorized Agent ☒ Member ☐ Trustee ☐ Tenant/Lessee ☐ Successor Agency

Name of Individual: SEAN P. MORGAN

On behalf of: FANTASKET LLC

Street Address: 5034 WINDSUR DR

City: SAN DIEGO

State: CA

Zip: 92109

Phone Number: 858-349-1959

Email:

sean@redlinecustomcontracting.com

Signature:

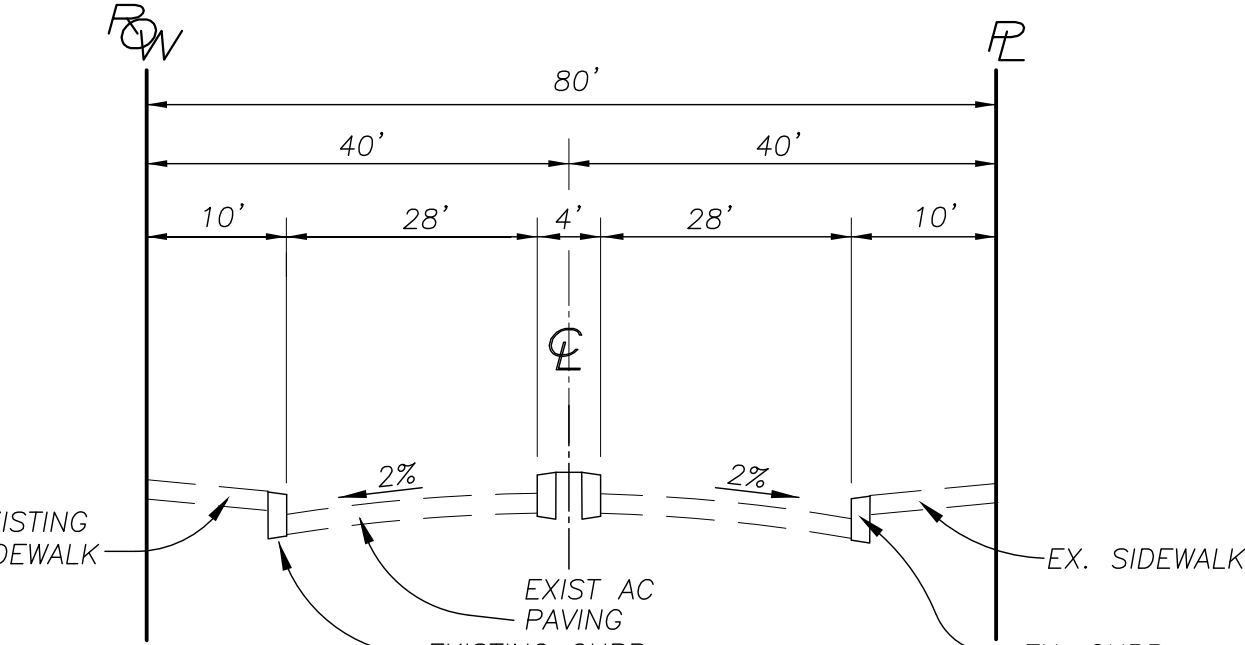
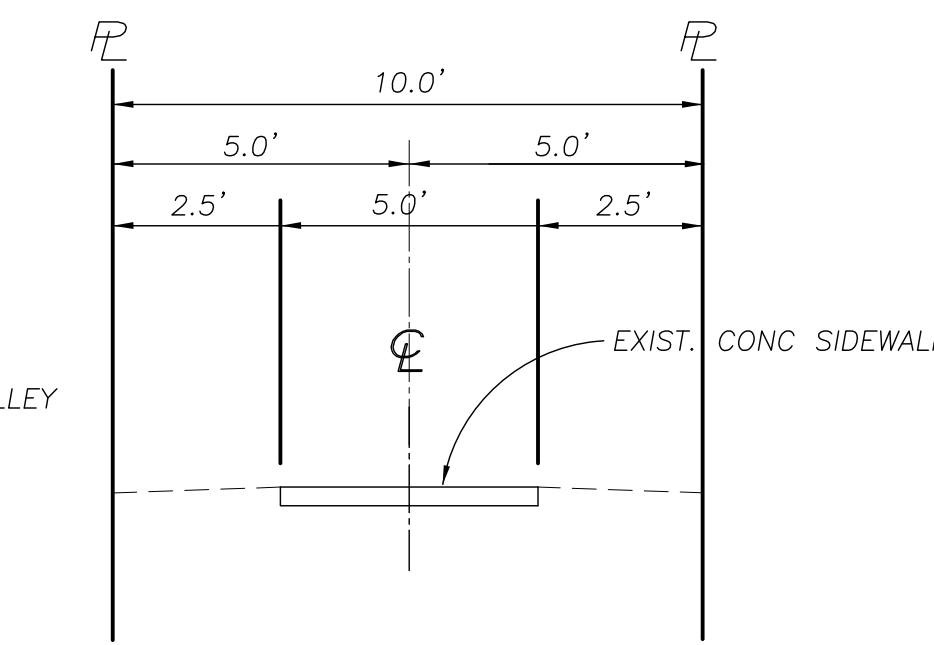
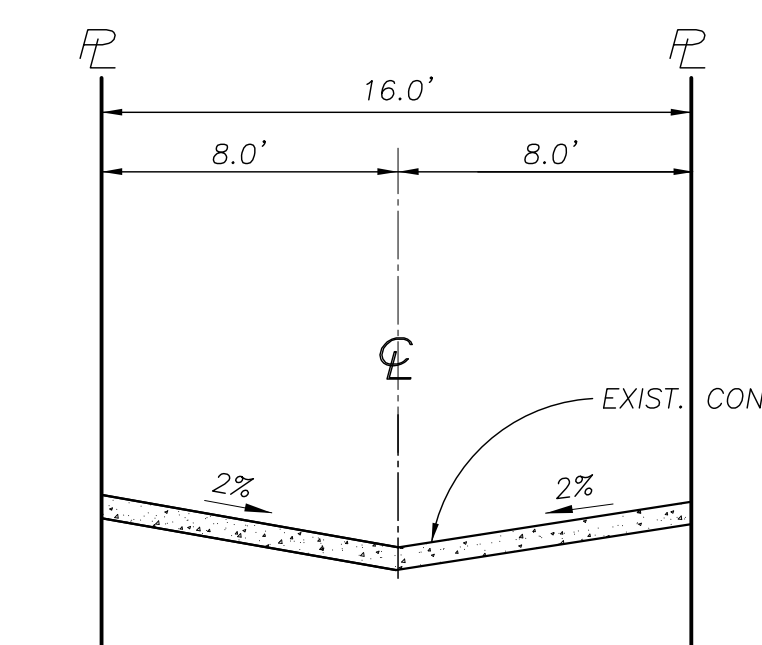
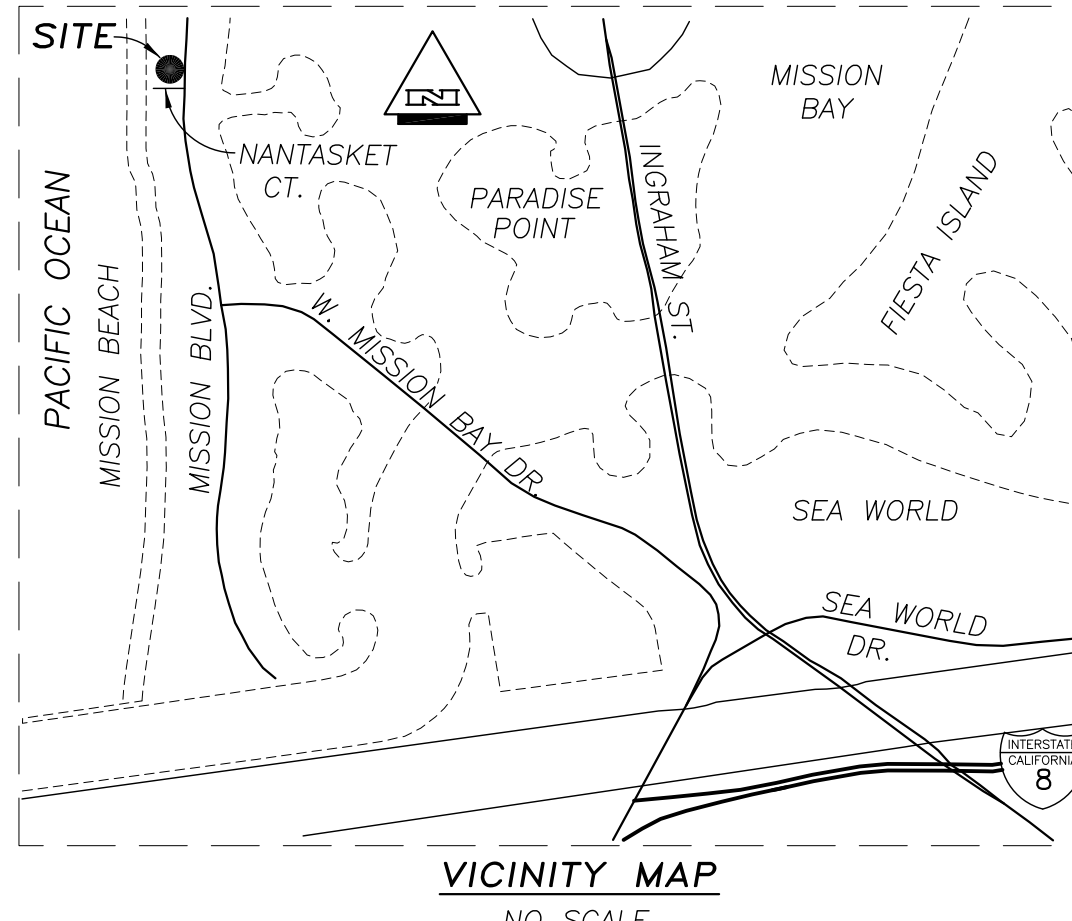
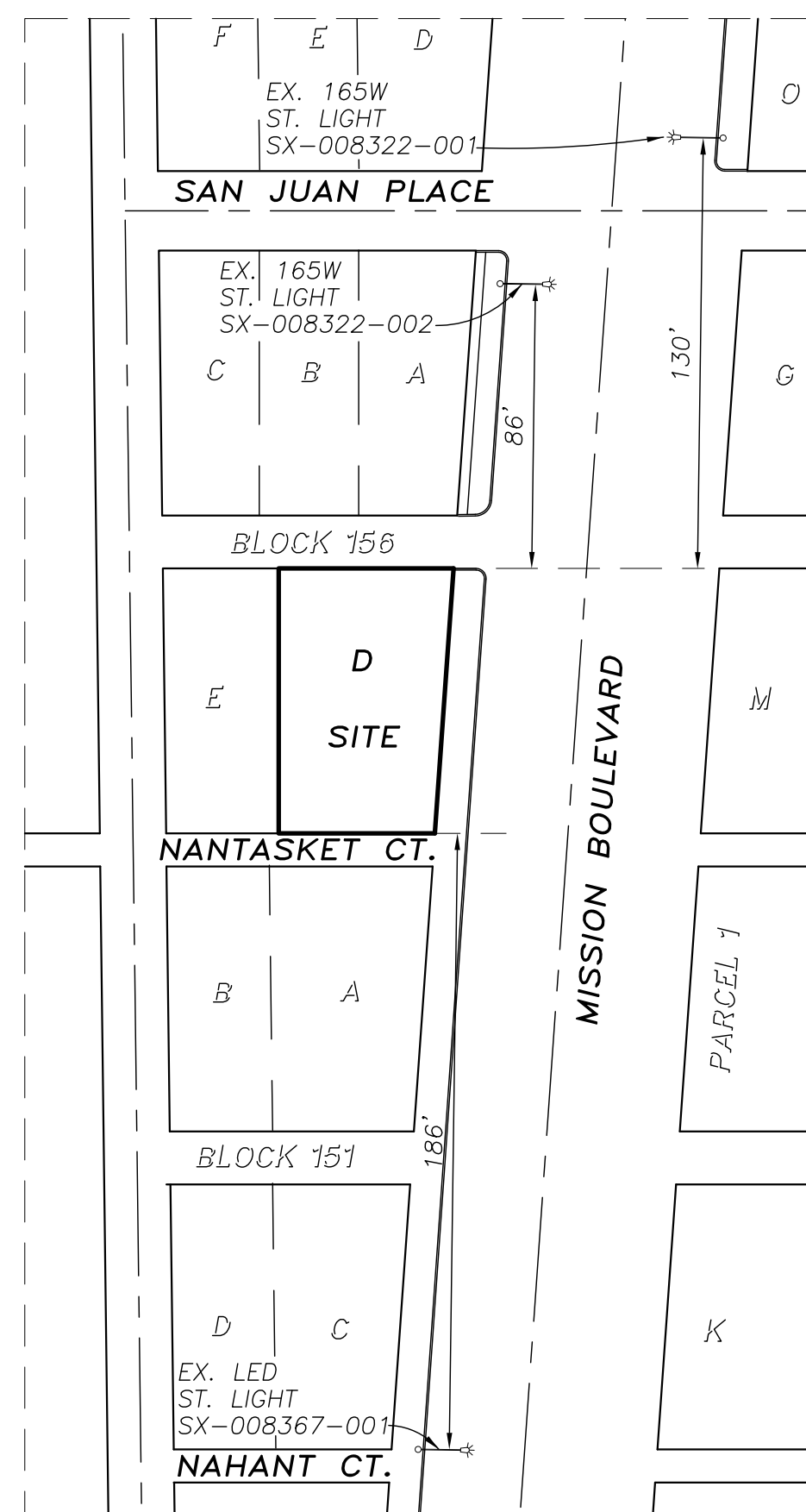
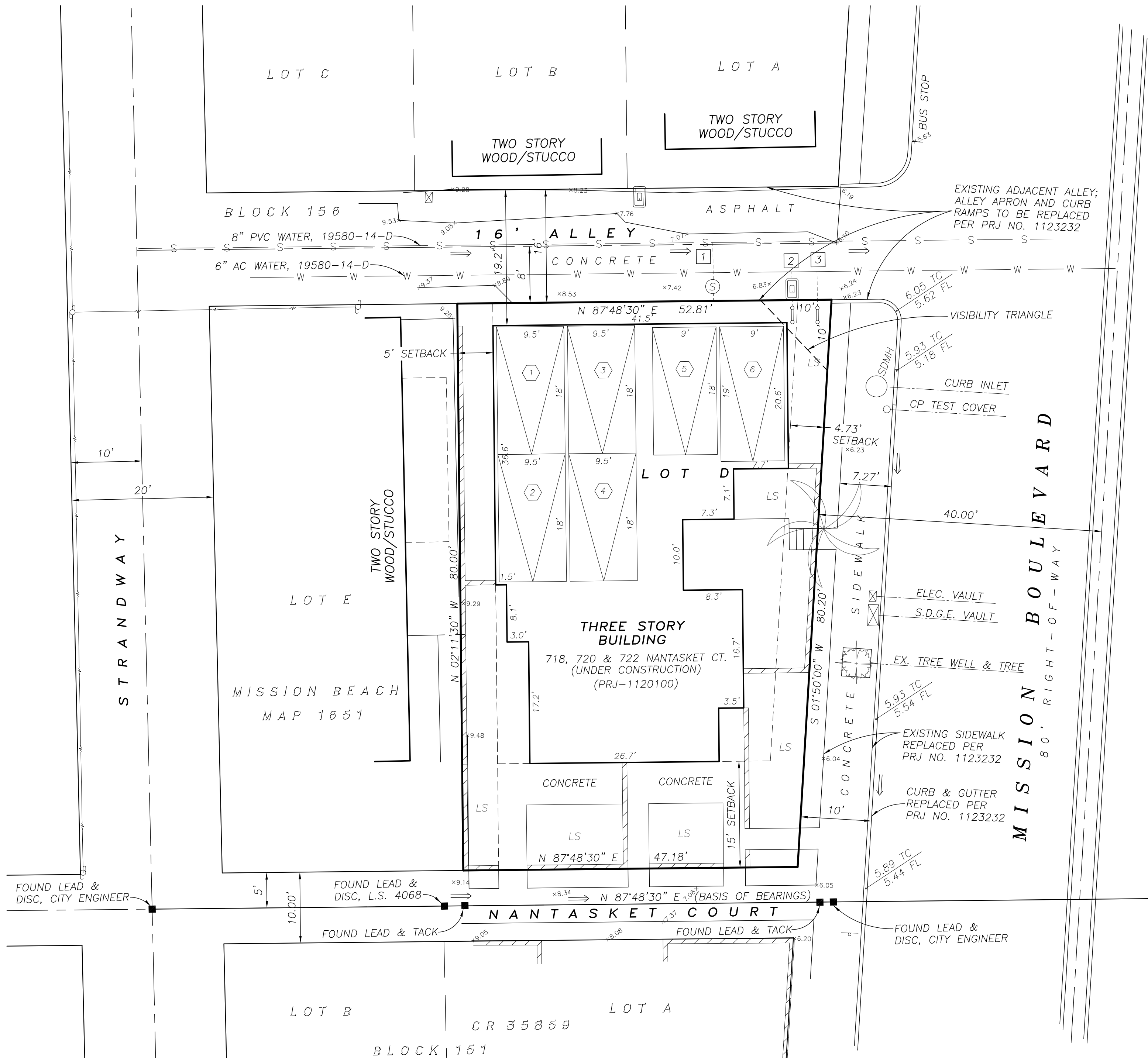
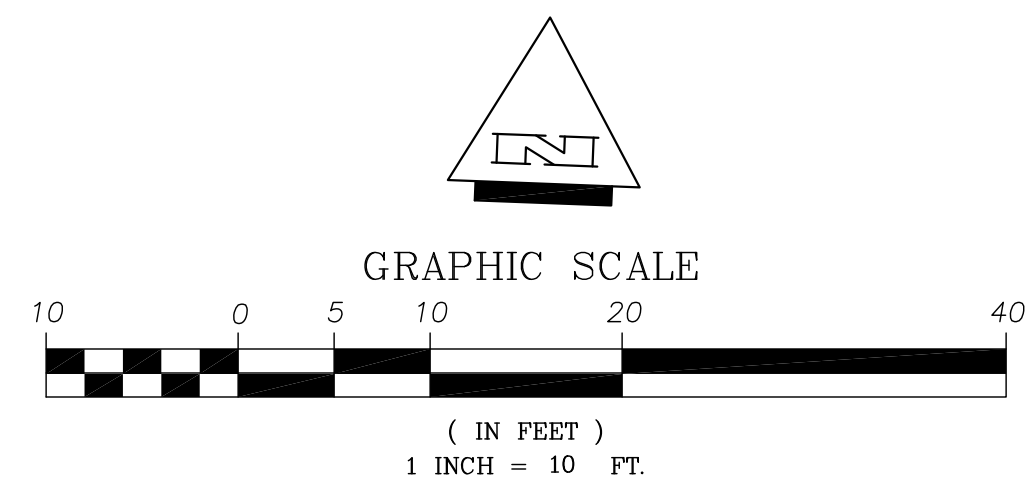
Date:

Additional pages attached: ☐ Yes ☐ NoVisit our web site: sandiego.gov/DSD.

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

DS-318 (07-24)

DISCRETIONARY PERMIT FOR: NANTASKET COURT UNITS
TENTATIVE PARCEL MAP WAIVER
TMW NO.: PMT-3336563



SCOPE OF WORK

THREE (3) RESIDENTIAL CONDOMINIUM UNITS, CURRENTLY UNDER CONSTRUCTION PER PRJ-1120100. NO NEW CONSTRUCTION PROPOSED AS A PART OF THIS PERMIT

SITE ADDRESS

718, 720, & 722 NANTASKET COURT, SAN DIEGO, CA 92109

APN

423-608-06

LEGAL DESCRIPTION

LOT D, BLOCK 156 OF MISSION BEACH, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1651, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 14, 1914.

LOT SIZE

SQUARE FOOTAGE 3999.63 OR ACREAGE 0.092

TOPOGRAPHY SOURCE

FIELD SURVEY PERFORMED BY SAN DIEGO LAND SURVEYING & ENGINEERING, INC. ON NOVEMBER 22, 2024.

PROJECT INFORMATION

BASE ZONE

MBPD-R-S

YEAR BUILT

(UNDER CONSTRUCTION)

OVERLAY ZONE DESIGNATIONS

COASTAL OVERLAY ZONE - YES
COASTAL HEIGHT OVERLAY - YES
VHFSZ REQUIREMENTS - NO
FAA REQUIREMENTS - NO
GEOHAZARD CATEGORY - 52
AIRPORT LAND USE COMPATIBILITY OVERLAY ZONE-YES ____ NO_X____
HISTORIC DESIGNATED - YES ____ NO_X____ HRB NO. ____
IF APPLICABLE
HISTORIC DESIGNATED DISTRICT - YES ____ NO_X____ DISTRICT ____
FEMA FLOOD HAZARD ZONE - YES ____ NO_X____
MAP.:_06073C1876H_ WATERSHED:_SAN DIEGO____
COMMUNITY PLAN AREA (CPA): MISSION BEACH
CITY COUNCIL DISTRICT: 2
PARKING IMPACT OVERLAY ZONE (PIOZ): YES
TRANSIT AREA OVERLAY ZONE (TAOX): YES
TRANSIT PRIORITY AREA (TPA): YES

SETBACK

COURT YARD 15'
SIDEYARD_5'____ STREET SIDEYARD_4.83'____
(SETBACK DATA PER PRJ-1120100 SITE PLAN)

GEOGRAPHIC COORDINATES

NAD83 COORDINATES: 1864-6251
LAMBERT COORDINATES: 224-1691

PARKING CALCULATIONS

STANDARD PARKING TOTAL:	6
COMPACT PARKING SPACES:	0
CLEAN AIR VEHICLE TOTAL:	0
TOTAL PARKING REQUIRED:	6
TOTAL PARKING PROVIDED:	6

DEVELOPMENT NOTES:

- THIS IS A MAP OF 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 UNITS IS 3.
- NUMBER OF EXISTING LOTS = 1
NUMBER OF PROPOSED LOTS = 1

UNIT AREAS LIVING SPACE

TYPE OF UNIT	NUMBER OF TYPE	SQUARE FOOTAGE PER UNIT
2 BR UNIT 'A'	1	1,386
4 BR UNIT 'B'	1	1,554
4 BR UNIT 'C'	1	1,459
TOTAL	3	4,399

UTILITY TABLE:

UTILITY	OVERHEAD	UNDERGROUND
CATV	X	
ELECTRIC	X	
GAS		X
TELEPHONE	X	

OWNER

FANTASKET LLC
OWNER NAME: FANTASKET LLC
OWNER COMPLETE ADDRESS: 960 OLIVER AVE., SAN DIEGO, CA 92109
OWNER PHONE NUMBER: 858-735-1045
OWNER EMAIL: steve@teamcaincross.com

PROJECT TEAM

LAND SURVEYOR/
CIVIL ENGINEER
COMPANY: SAN DIEGO LAND SURVEYING & ENGINEERING, INC.
NAME: ROBERT BATEMAN, PLS
ADDRESS: 7028 CONVOY CT., SAN DIEGO, CA 92123
PHONE NUMBER: (858) 244-0420
EMAIL: RBateman@sdlse.com

BASIS OF ELEVATION

MONUMENT ON EASTERLY 4 FOOT LINE
MISSION BOULEVARD AND NANTASKET COURT
ELEVATION = 5.011 FEET M.S.L.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS MAP WAIVER EXHIBIT IS THE NORTHERLY RIGHT-OF-WAY LINE OF NANTASKET COURT AS SHOWN ON MAP NO. 1651, i.e. N 87°48'30" E

LEGEND:

- INDICATES FOUND MONUMENT AS NOTED
- INDICATES PARKING SPACE
- FF INDICATES FINISHED FLOOR
- INDICATES WATER METER
- INDICATES DIRECTION OF DRAINAGE
- LS INDICATES LANDSCAPED AREA
- INDICATES WATER LINE
- INDICATES SEWER LINE
- INDICATES PROPERTY LINE/MW BOUNDARY
- INDICATES OVERHEAD WIRES
- INDICATES WALL

SITE KEY NOTES:

- 6" SEWER LATERAL PER MINOR ROW PRJ-1123232
- 2" WATER SERVICE WITH 1-1/2" METER & BACKFLOW PREVENTER PER ROW PRJ-1123232
- 4" FIRE WATER SERVICE & BACKFLOW PREVENTER PER ROW PRJ-1123232

EXISTING EASEMENTS:

NONE

PROPOSED EASEMENTS:

NONE

MONUMENTATION & MAPPING

THIS PROJECT PROPOSES TO WAIVE THE TENTATIVE MAP AND PARCEL MAP. A CERTIFICATE OF COMPLIANCE SHALL BE FILED AT THE COUNTY RECORDER'S OFFICE PRIOR TO THE EXPIRATION OF THE TENTATIVE MAP WAIVER, IF APPROVED. MONUMENTS WILL BE SET AND A CORNER RECORD WILL BE FILED.

PROFESSIONAL LAND SURVEYOR:

SAN DIEGO LAND SURVEYING & ENGINEERING, INC.
7028 CONVOY COURT
SAN DIEGO, CALIFORNIA 92111-1017 (858) 565-8362

Robert J. Bateman 10/27/2025
ROBERT J. BATEMAN, P.L.S. 7046 DATE



REVISIONS TABLE		
NO.	DATE	REVISION / ISSUE
1		
COVER SHEET - DISCRETIONARY PERMIT:		
NANTASKET COURT UNITS		
ADDRESS: 718, 720 & 722 NANTASKET COURT		
SAN DIEGO, CA 92109		
The City of SAN DIEGO		DEVELOPMENT SERVICES DEPARTMENT
		SHEET 1 OF 1 SHEET
		PRJ NO.: 1130208
		SHEET TITLE: TM WAIVER