



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: June 3, 2026 REPORT NO. HO-26-034

HEARING DATE: June 10, 2026

SUBJECT: 3751 Ocean Front Walk, Process Three Decision

PROJECT NUMBER: [PRJ-1124856](#)

OWNER: OCEANFRONT WALK BEACH HOUSES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

APPLICANT: Rogelio Ruiz

SUMMARY

Issue: Should the Hearing Officer approve a Tentative Map Waiver to allow for condominium ownership of four existing residential units at [3751 and 3753 Ocean Front Walk](#) within the [Mission Beach Precise Plan](#)?

Proposed Actions:

1. APPROVE Tentative Map Waiver No. PMT-3331071.

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 four existing residential units. The allowance to change ownership type does not impact the number of housing units in the community. As this is a change in ownership type, no additional housing fees are required.

Community Planning Group Recommendation: On January 20, 2026, the Mission Beach Community Planning Group voted 8-0-1 to recommend approval of the proposed project without conditions.

Environmental Impact: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to 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 March 6, 2026, and the opportunity to appeal that determination ended on March 20, 2026 (Attachment 5).

BACKGROUND

The 0.21-acre site is located at 3751 and 3753 Ocean Front Walk within the Mission Beach Precise Plan. The property is designated Neighborhood Commercial by the Precise Plan and is zoned MBPD-NC-N (Mission Beach Planned District- Neighborhood commercial – North) by the Mission Beach Planned District Ordinance (MBPDO), which allows for multiple dwelling unit residential development of 15 to 80 dwelling units per acre.

The site is also located within the Coastal Overlay Zone (Coastal Commission permit jurisdiction), Coastal Height Limit Overlay Zone, Coastal Overlay Zone First Public Roadway, Parking Impact Overlay Zone (Beach Impact), Parking Standards Transit Priority Area, and the Transit Priority Area. These overlay zones regulate development standards, coastal access considerations, parking requirements, and compatibility with regional transportation operations.

The site is currently developed with two structures, each containing two dwelling units, for a total of four dwelling units. 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 four existing residential units. 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](#), a condominium conversion in the Coastal Overlay Zone can be processed with a Tentative Map Waiver per the requirements of SDMC Section [125.0440](#) and [125.0444](#). Under San Diego Municipal Code (SDMC) section [125.0120](#), tentative map requirements may be waived for a condominium conversion project creating four or fewer condominium units. This project is a Process Three, Hearing Officer decision in accordance with SDMC Section [125.0122](#) with appeal rights to the Planning Commission. In accordance with SDMC Section [125.0440](#) and [125.0444](#), the decision maker may approve a Tentative Map Waiver if the decision maker makes certain findings in accordance with the Subdivision Map Act and the SDMC regulations. 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, while the Coastal Commission maintains authority over any coastal development approvals.

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 One (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 3751 and 3753 Ocean Front Walk 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 MBPD-NC-N zoning and Mission Beach Planned District design guidelines, ensuring that development respects the community's unique coastal context, consistent with the intent of Goal Two.

In addition, another 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 four units rather than sole ownership of the four units. These units will be within two existing structures that do 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 Neighborhood Commercial use, which supports the continuation of the existing medium-density residential community characterized by a mix of housing types, small lot development, and low building profiles while allowing for the expansion of convenience and commercial recreation facilities. 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 four existing residential units, with a land use density of 15 to 80 dwelling units per acre, is 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 condominium conversion 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 four existing residential units at 3751 and 3753 Ocean Front Walk. The project complies with all applicable sections of the San Diego Municipal Code, including the subdivision finding requirements of SDMC Section 125.0440 and 125.0444, and is consistent with the Mission Beach Precise Plan and underlying zoning regulations.

ALTERNATIVES

1. Approve Tentative Map Waiver No. PMT-3331071, with modifications.
2. Deny Tentative Map Waiver No. PMT-3331071, if the findings required to approve the project cannot be affirmed.

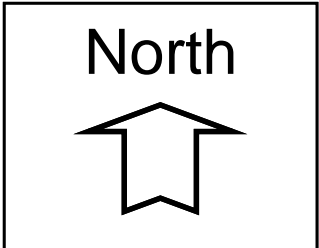
Respectfully submitted,

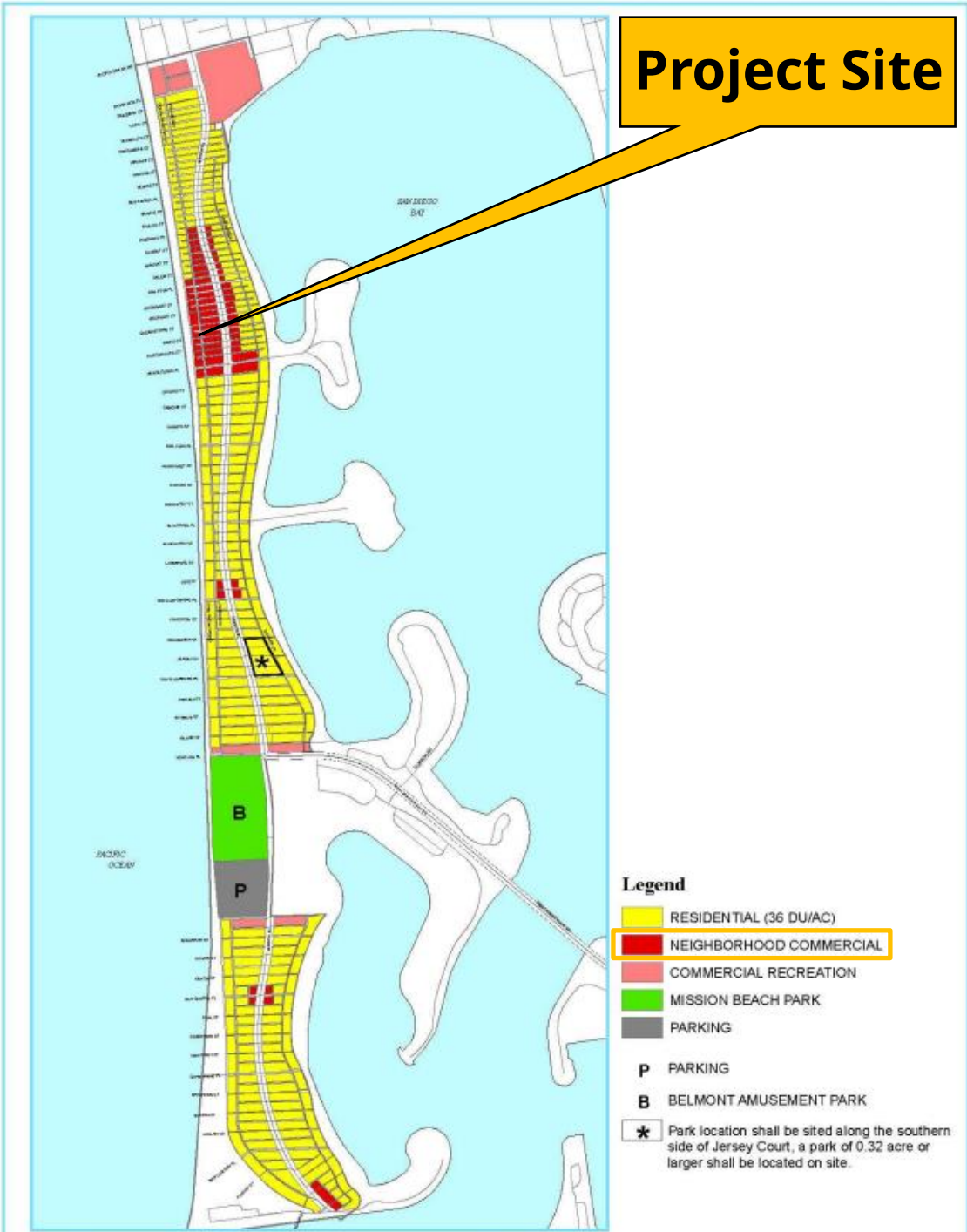


Sarah Hättinen
Development Project Manager
Development Services Department

Attachments:

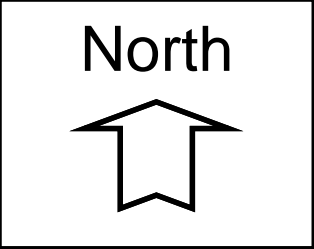
1. Aerial Photograph
2. Community Plan Land Use Map
3. Draft Map Conditions
4. Draft Map Resolution with Findings
5. Environmental Exemption
6. Ownership Disclosure Statement
7. Project Plans





Mission Beach Land Use Plan

Mission Beach Precise Plan



ATTACHMENT 3

HEARING OFFICER
CONDITIONS FOR MAP WAIVER NO. PMT-3331071
3751 OCEAN FRONT WALK - PROJECT NO. PRJ-1124856
ADOPTED BY RESOLUTION NO. _____ ON JUNE 10, 2026

GENERAL

1. This Map Waiver will expire June 21, 2029.
2. Compliance with all of the following conditions shall be completed and/or assured, to the satisfaction of the City Engineer, prior to the recordation of the Certificate of Compliance unless otherwise noted.
3. A Certificate of Compliance shall be recorded in the Office of the San Diego County Recorder, prior to the Map Waiver expiration date.
4. Prior to the recordation of the Certificate of Compliance, taxes must be paid on this property pursuant to Subdivision Map Act section 66492. To satisfy this condition, a tax certificate stating that there are no unpaid lien conditions against the subdivision must be recorded in the Office of the San Diego County Recorder.
5. The Subdivider shall defend, indemnify, and hold the City (including its agents, officers, and employees [together, "Indemnified Parties"]) harmless from any claim, action, or proceeding, against the City and/or any Indemnified Parties to attack, set aside, void, or annul City's approval of this project, which action is brought within the time period provided for in Government Code section 66499.37. City shall promptly notify Subdivider of any claim, action, or proceeding and shall cooperate fully in the defense. If City fails to promptly notify the Subdivider of any claim, action, or proceeding, or if the City fails to cooperate fully in the defense, Subdivider shall not thereafter be responsible to defend, indemnify, or hold City and/or any Indemnified Parties harmless. City may participate in the defense of any claim, action, or proceeding if City bears its own attorney's fees and costs, City defends the action in good faith, and Subdivider is not required to pay or perform any settlement unless such settlement is approved by the Subdivider.

CONDOMINIUM CONVERSION

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

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8. 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.
9. 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).
10. 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 section 125.0431(a)(4)).
11. 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 section 125.0431(a)(5)).
12. 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 section 144.0504(c)).

ENGINEERING

13. The Subdivider shall assure the reconstruction of the damaged portions of the concrete walkway on Pismo Court, satisfactory to the City Engineer.
14. The Subdivider shall assure the improvement of the adjacent alley, satisfactory to the City Engineer.
15. The Subdivider shall obtain an Encroachment Maintenance and Removal Agreement (EMRA) from the City Engineer for the concrete pavers in Pismo Court Right-of-Way.

MAPPING

16. Prior to the expiration of the Tentative Map Waiver (TMW), a Certificate of Compliance to subdivide the property into four residential condominium units must be recorded in the San Diego County Recorder's Office.
17. 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

ATTACHMENT 3

certificate, recorded in the office of the San Diego County Recorder, must be provided to satisfy this condition.

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

18. 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 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

19. Prior to the issuance of a Certificate of Compliance, a Coastal Development Permit to allow a Map Waiver for four residential condominium units 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.

LANDSCAPE:

20. Prior to issuance of any construction permits for structures, the Owner/Permittee shall submit complete landscape and irrigation construction documents to the Development Services Department for approval. The construction documents shall be consistent with approved Exhibit "A", the Mission Beach Planned District Ordinance, the Mission Beach Community Plan, and the Land Development Manual - Landscape Standards.
21. The Owner/Permittee shall maintain all landscape in a disease, weed, and litter free condition at all times. Severe pruning or "topping" of trees is not permitted. The trees shall be maintained in a safe manner to allow each tree to grow to its mature height and spread.
22. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction document plans is damaged or removed during demolition or construction, it shall be repaired and/or replaced in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage.
23. The Owner/Permittee shall install and maintain all landscaping proposed in public view corridors to not obstruct public views of the ocean as specified in §132.0403(e) of the Land Development Code, Coastal Overlay Zone Regulations. Landscaping materials shall not encroach or overhang into the Courts and Places right-of-way below a height of 8 feet above the finish surface or finish grade, as measured at the trunk pursuant to San Diego Municipal Code section 1513.0402(a)(2).

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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. 24010091

RESOLUTION NO. _____
DATE OF FINAL PASSAGE _____

A RESOLUTION OF THE HEARING OFFICER ADOPTING THE FINDINGS
AND APPROVING MAP WAIVER NO. PMT-3331071 FOR
3751 OCEAN FRONT WALK - PROJECT NO. PRJ-1124856

WHEREAS, OCEANFRONT WALK BEACH HOUSES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, Owner/Subdivider, and Sean M. Savage, Surveyor, submitted an application with the City of San Diego for Map Waiver No. PMT-3331071, to waive the requirement for a Tentative Map and Parcel Map for the conversion of four existing apartment units to four residential condominium units on a 0.21-acre site. The project site is located at 3751 and 3753 Ocean Front Walk in the MBPD-NC-N (Mission Beach Planned District- Neighborhood commercial – North) Zone, Coastal Overlay Zone (Coastal Commission permit jurisdiction), Coastal Height Limit Overlay Zone, Coastal Overlay Zone First Public Roadway, Parking Impact Overlay Zone (Beach Impact), Parking Standards Transit Priority Area, and the Transit Priority Area within the Mission Beach Precise Plan area. The property is legally described as Parcel 1, as shown on that certain parcel map filed in the office of the recorder of the County of San Diego, State of California on June 08, 2006, according to Maps Thereof No. 20012; and

WHEREAS, the Map proposes the subdivision of a 0.213-acre site to create four residential condominium units; and

WHEREAS, on March 6, 2026, 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, on June 10, 2026, the Hearing Officer of the City of San Diego considered Map Waiver No. PMT-3331071, and pursuant to sections 125.0122, 125.0440, and 125.0444 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-3331071:

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 0.21-acre site at 3751 and 3753 Ocean Front Walk would allow for condominium ownership of four existing residential units. The site is located within the Mission Beach Community Plan area, in the Coastal Overlay Zone, and is designated for Neighborhood Commercial use. The existing four units are consistent with the permitted density (15 to 80 dwelling units per acre) and land use designation, as the Neighborhood Commercial use allows multiple-dwelling residential use. The project does not include any changes to 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 One (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 Two (Mission Beach Precise Plan, p. 13) calls for development regulations tailored to the community's unique conditions. The proposed condominium conversion at 3751 and 3753 Ocean Front Walk 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 MBPD-NC-N zoning and the Mission Beach Planned District design guidelines, ensuring that the development respects the community's unique coastal context and is consistent with the intent of Goal Two.

In addition, a housing goal of the plan (p. 25) is to maintain 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 four units rather than sole ownership of the four units. These units will be within two existing structures that do not alter any of the existing development patterns of the community, which is consistent with the development pattern and density of the surrounding community.

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 condominium conversion of four existing residential units at 3751 and 3753 Ocean Front Walk, complies with all applicable zoning and development regulations of the Land Development Code, and does not require any deviations. The existing structures comply with all applicable requirements of the MBPD-NC-N base zone, including the density, setbacks, floor area ratio, and height. The Mission Beach Precise Plan designates the site for Neighborhood Commercial use, which allows multiple-dwelling residential use at a density of 15 to 80 dwelling units per acre. The project site is 0.21 acres, and the resulting density, 19 dwelling units per acre, is within the prescribed range.

The project conforms to the subdivision regulations of San Diego Municipal Code (SDMC) Chapter 14, Article 4, Division 2 and the Inclusionary Affordable Housing Regulations of Chapter 14, Article 2, Division 13. No deviations are requested. Additionally, this proposal is subject to relocation conditions consistent with SDMC Chapter 14, Article 4, Division 5 and the San Diego Housing Commission.

The project complies with the development regulations of the applicable MBPD-NC-N base zone, including but not limited to density, lot coverage, setbacks, and building height. The project does not propose any deviations from the development regulations

of the Land Development Code. Therefore, 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 site contains four existing dwelling units that were previously developed. The lot is flat and adequately graded, providing a suitable building pad for the existing development.

The site has access from Strandway 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 Precise 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 3751 and 3753 Ocean Front Walk is located in an urban, developed area within the Mission Beach Precise Plan area. No development is proposed with this project other than public improvements required as conditions of approval; all other development is existing and previously approved.

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 Precise 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 existing buildings other than public improvements required as conditions of approval.

The site is served by existing utilities, and access is provided from Strandway. 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 four residential units without requiring improvements beyond standard City requirements.

The site is served by existing utilities, and access is provided from Strandway. 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 3751 and 3753 Ocean Front Walk does not contain any easements acquired by the public at large, and no new dedications for access through or use of property within the proposed subdivision are proposed as part of the project. Pedestrian access to the site is provided from Queenstown Court and Pismo Court, and vehicular access is provided via existing garages from Strandway. The project maintains the current circulation pattern to serve the four units 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 Precise 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 3751 and 3753 Ocean Front Walk includes four existing dwelling units that were previously developed and 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 Precise 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 3751 and 3753 Ocean Front Walk includes four existing dwelling units and is located within the Mission Beach Precise Plan area, a medium-density coastal neighborhood already developed with a mix of housing types. The proposed subdivision, which allows condominium ownership of the four existing units, will not create additional housing demand beyond what is already permitted and existing. Instead, it provides new homeownership opportunities that are consistent with the Mission Beach Precise Plan's goal 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 includes existing units, rather than newly constructed 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.

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

The subdivider has provided proof of conformance with additional notice requirements for condominium conversions by providing the Condominium Conversion Program Compliance Certification Form.

Therefore, all applicable notices required by the SDMC Section 125.0431 and Government Code Section 66427.1 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 project proposes the conversion of four existing dwelling units into four condominium units on a 0.21-acre site located in the Mission Beach Precise Plan area and the MBPD-NC-N Zone. All costs associated with the processing of this subdivision were paid by the applicant. Therefore, the proposed project was not financed by funds obtained from a 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 project proposes the conversion of four existing dwelling units within into four condominium units. The existing apartment complex was not developed to provide housing for the elderly and the disabled or to provide low-income housing. The existing structures were built for multi-dwelling unit development. Similarly, the proposed subdivision is not intended to provide housing for the elderly or disabled or to provide low-income housing.

That said Findings are supported by the minutes, maps, and exhibits, all of which are herein incorporated by reference.

BE IT FURTHER RESOLVED, that based on the Findings hereinbefore adopted by the Hearing Officer, Map Waiver No. PMT-3331071 is hereby granted to Owner/Subdivider subject to the attached conditions which are made a part of this resolution by this reference.

By _____
Sarah Häтинен
Development Project Manager
Development Services Department

ATTACHMENT: Map Waiver Conditions

Internal Order No. 24010091



THE CITY OF SAN DIEGO

DATE OF NOTICE: March 6, 2026

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 24010091

PROJECT NAME / NUMBER: 3751 Ocean Front Walk / PRJ-1124856

COMMUNITY PLAN AREA: Mission Beach

COUNCIL DISTRICT: 3

LOCATION: 3751 - 3753 Ocean Front Walk, San Diego, CA 92109

PROJECT DESCRIPTION: A request for a MAP WAIVER to convert four existing apartment units to condominium units. The project requires public improvements within the public right-of-way, which are proposed under PRJ-1145185. The improvements include the reconstruction of the damaged concrete walkway along Pismo Court and the construction of concrete pavement along Strandway. The 0.21-acre site located at 3751 - 3753 Ocean Front Walk is designated as Neighborhood Commercial within the Mission Beach Community Plan Area and zoned Mission Beach Planned District – Neighborhood Commercial – North (MBPD-NC-N). The project site is within the Coastal Height Limit Overlay Zone, Coastal Overlay Zone (CST-PMT), Coastal Overlay Zone First Public Roadway, Parking Impact Overlay Zone (PIOZ Beach Impact), Affordable Housing Parking Demand (High), and Transit Priority Area. (LEGAL DESCRIPTION: Parcel 1, as shown on that certain parcel map filed in the Office of the Recorder of the County of San Diego, State of California on June 8, 2006, according to maps thereof No. 20012. Assessor's Parcel Number: 423-583-17).

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego Hearing Officer

ENVIRONMENTAL DETERMINATION: Categorically exempt from California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (Existing Facilities)

ENTITY MAKING ENVIRONMENTAL DETERMINATION: City of San Diego

STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION: The City of San Diego determined that the project qualifies to be categorically exempt from CEQA pursuant to CEQA Guidelines Section 15301 (Existing Facilities). The project meets the criteria set forth in CEQA Guidelines Section 15301, as the project would allow the conversion of four existing apartment units to condominium units with no physical change to the units or expansion of use. The project would

include the repair of the damaged sidewalks, which is covered under this exemption consistent with CEQA Section 151301(d). The exceptions listed in CEQA Section 15300.2 would not apply in that the project would not contribute to significant cumulative impacts, no significant effect on the environment would be caused by the project; the project is not within the view of a scenic highway; the project is not included on any list compiled pursuant to Government Code Section 65962.5 for hazardous waste sites; and the project would not cause substantial adverse change in the significance of a historical resource as none exists on the site.

DEVELOPMENT PROJECT MANAGER: Sarah Hatinen
MAILING ADDRESS: 7650 Mission Valley Road, MS DSD-2A, San Diego, CA 92108
PHONE NUMBER / EMAIL: (619) 446-5394 / shatinen@sandiego.gov

On March 6, 2026, the City of San Diego (City), as Lead Agency, has made the above-referenced environmental determination pursuant to the CEQA. This determination is appealable to the City Council. If you have any questions about this determination, contact the City Development Project Manager listed above.

Applications to appeal CEQA determination made by staff (including the City Manager) to the City Council must be filed in the office of the City Clerk by 5:00pm within ten (10) business days from the date of the posting of this Notice (March 20, 2026). Appeals to the City Clerk must be filed by email or in-person as follows:

- 1) Appeals filed via E-mail: The Environmental Determination Appeal Application Form [DS-3031](#) can be obtained at <https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031>. Send the completed appeal form (including grounds for appeal and supporting documentation in pdf format) by email to Hearings1@sandiego.gov by 5:00p.m. on the last day of the appeal period; your email appeal will be acknowledged within 24 business hours. You must separately mail the appeal fee by check payable to the City Treasurer to: City Clerk/Appeal, MS 2A, 202 C Street, San Diego, CA 92101. The appeal filing fee must be United States Postal Service (USPS) postmarked) before or on the final date of the appeal. Please include the project number on the memo line of the check.
- 2) Appeals filed in person: Environmental Determination Appeal Application Form [DS-3031](#) can be obtained at <https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031.pdf>. Bring the fully completed appeal application [DS-3031](#) (including grounds for appeal and supporting documentation) to the City Administration Building-Public Information Counter (Open 8:00am to 5:00pm Monday through Friday excluding City-approved holidays), 1st Floor Lobby, located at 202 C Street, San Diego, CA 92101, by 5:00pm on the last day of the appeal period. The completed appeal form shall include the required appeal fee, with a check payable to: City Treasurer.

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

POSTED ON THE CITY'S CEQA WEBSITE
POSTED: 3/6/26
REMOVED: 3/20/26
POSTED BY: Myra Lee



Ownership Disclosure Statement

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

Development Permit: _____

Subdivision Approval: TM Map Waiver

Policy Approval: _____

Project Title: Ocean Front Walk Beach Condos **Project No. For City Use Only:** _____

Project Location/Address/Accessor's Parcel Number:
3751-3753 Ocean Front Walk, San Diego, CA 92109 (APN: 423-583-1700)

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 5112.0102](#))

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

Name of Individual: **Chris Cook**

On behalf of: **Oceanfront Walk Beach Houses, LLC**

Street Address:

City: **Santee**

State: **CA**

Zip: **92071**

Phone Number: **(619) 749-0734**

Email: **chris@cameronbros.net**

Signature: 

Date: **11-12-2024**

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 5112.0102](#))

- 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: **11-12-2024**

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:

On behalf of:

Street Address:

City:

State:

Zip:

Phone Number:

Email:

Signature: 

Date: **11-12-2024**

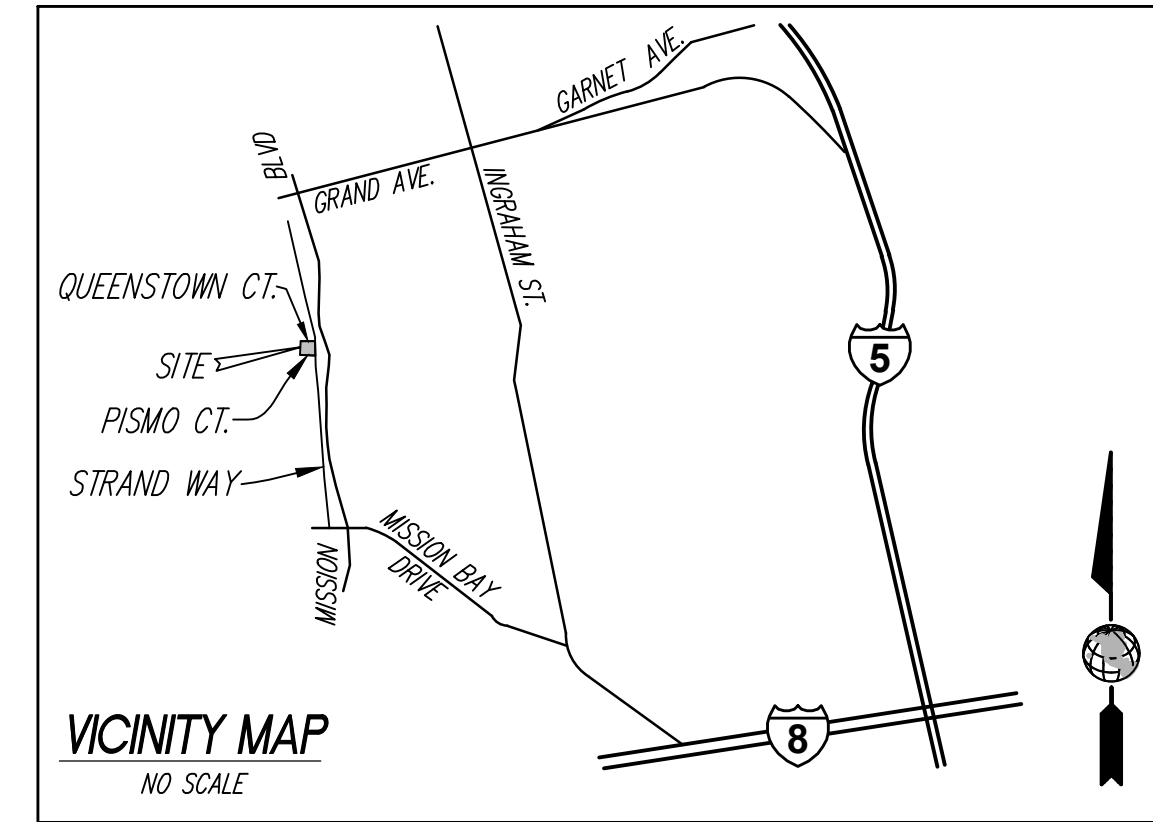
Additional pages attached: Yes No

Visit our web site: sandiego.gov/DSD.

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

OCEAN FRONT WALK BEACH CONDOS SITE MAP

TM WAIVER NO. PMT-3331071
SHEET 1 OF 1



ITEM	SYMBOL
EXISTING EASEMENT LINE
SETBACK LINE	-----
STREET CENTERLINE	-----
EXISTING SPOT ELEVATIONS
EXISTING CONTOUR
EXISTING WATER LINE
EXISTING SEWER LINE
EXISTING GAS LINE
EXISTING OVERHEAD POWER LINE
EXISTING OVERHEAD TELEPHONE LINE
EXISTING FIRE HYDRANT ASSEMBLY
EXISTING CURB & GUTTER
EXISTING DRAINAGE PATTERN
EXISTING UTILITY BOX LABELED PER PLAN
EXISTING STREET LIGHT
EXISTING SIGN
EXISTING BUILDING
EXISTING MONUMENTS (AS NOTED ON PLAN)
EXISTING POWER POLE
EXISTING DRAINAGE PATTERN ARROW

OVERHEAD UTILITY NOTE
THIS PROJECT DOES NOT PROPOSE ANY CONSTRUCTION, THE OVERHEAD UTILITIES ALONG THE FRONTAGE TO REMAIN IN PLACE. EXISTING UTILITY SERVICE IS ALREADY CONSTRUCTED UNDERGROUND PER CIP# U0981.

PARKING SUMMARY

STRUCTURE	UNITS	STALL COUNT
EXISTING APARTMENT:	4-4 BEDROOMS	10 STALLS (8 GARAGE SPACES, 2 TANDEM COMMON SPACES)
PROPOSED CONDOMINIUM :	4-4 BEDROOMS	10 STALLS (8 GARAGE SPACES, 2 TANDEM COMMON SPACES)

SCOPE OF WORK
THE PROJECT PROPOSES TO CONVERT EXISTING APARTMENTS (4) TO PROPOSED CONDOMINIUM (4). THIS PROJECT DOES NOT PROPOSE ANY CONSTRUCTION.

TENTATIVE MAP WAIVER NOTE
THE PROJECT REQUESTS A WAIVER OF THE REQUIREMENTS TO FILE A TENTATIVE MAP AND PARCEL MAP.

MAPPING NOTE
THIS IS AN APPLICATION FOR A TENTATIVE MAP WAIVER, FOR CONDOMINIUM PURPOSES. A CERTIFICATE OF COMPLIANCE SHALL BE FILED AT THE COUNTY RECORDER'S OFFICE PRIOR TO THE EXPIRATION OF THE TENTATIVE MAP, IF APPROVED.

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 UNITS IS 4.

RIGHT-OF-WAY IMPROVEMENT NOTE
RIGHT-OF-WAY PERMIT HAS BEEN SUBMITTED UNDER PRJ-1145185 FOR THE RECONSTRUCTION OF THE DAMAGED PORTIONS OF CONCRETE WALKWAY AND REPAIRING OF THE ALLEY.

MAXIMUM LOT COVERAGE

GROSS LOT AREA:	9,272.00 SF	TOTAL DECK SQUARE FOOTAGE:	2,181.00 SF
TOTAL LIVING SQUARE FOOTAGE:	10,190.92 SF	TOTAL GARAGE SQUARE FOOTAGE:	1,574.00 SF

MAP STATEMENT NOTE
WHEREAS THE MAP PROPOSES THE SUBDIVISION OF A 0.213-ACRE SITE INTO 4 CONDOMINIUMS FOR RESIDENTIAL DEVELOPMENT (1 RESIDENTIAL LOT).

- MONUMENT NOTES**
- (A) FD. LEAD & TACK
 - (B) FD. 2" IP WITH TAG STAMPED "RCE 19375"
 - (C) FD. LEAD & DISC WITH TAG STAMPED "RCE 19375"
 - (D) FD. LEAD & DISC WITH TAG STAMPED "RCE 19375"
 - (E) FD. LEAD & DISC WITH TAG STAMPED "RCE 19375"
 - (F) FD. LEAD & DISC WITH TAG STAMPED "RCE 19375"
 - (G) FD. LEAD & DISC WITH TAG STAMPED "RCE 19375"
 - (H) FD. LEAD & DISC WITH TAG STAMPED "RCE 19375"
 - (I) FD. LEAD & DISC WITH TAG STAMPED "RCE 9416"
 - (J) FD. LEAD & DISC WITH TAG STAMPED "RCE 19375"
 - (K) FD. LEAD & DISC WITH TAG STAMPED "LS 5267"

ZONING AND COMMUNITY PLAN
EXISTING AND PROPOSED ZONING: MBPD-NC-N
COMMUNITY PLAN: MISSION BEACH

PREVIOUS PERMIT APPROVALS FOR SITE
COASTAL DEVELOPMENT PERMIT NO. 6-04-163-AMENDMENT

SETBACKS

SETBACKS	REQUIRED
FRONT-FIRST STORY:	7'
SIDE:	10'

HEIGHT RESTRICTIONS
MINIMUM ALLOWED HEIGHT: 30 FEET

PROJECT SUMMARY

UNIT NO.	BEDROOMS	BATHROOMS	TOTAL PARKING PROVIDED
1A	4	3.5	2
1B	4	2.5	2
2A	4	3.5	2
2B	4	2.5	2

OWNER/APPLICANT
OCEANFRONT WALK BEACH HOUSES, LIMITED LIABILITY COMPANY
10580 PROSPECT AVE, SUITE 200
SAN DIEGO, CA 92109

SITE ADDRESS
3751-3753 OCEAN FRONT WALK
SAN DIEGO, CA 92109-7131

LEGAL DESCRIPTION
PARCEL 1, AS SHOWN ON THAT CERTAIN PARCEL MAP FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA ON JUNE 8, 2006, ACCORDING TO MAPS THEREOF NO. 20012

SOURCE OF TOPOGRAPHY
TOPOGRAPHY SHOWN HEREON IS BASED ON A FIELD SURVEY PERFORMED BY OMEGA LAND SURVEYING, INC. ON FEBRUARY 24, 2022.

BENCHMARK
DESCRIPTION: BRASS PLUG IN TOP OF WALL AT THE SOUTHWESTERLY CORNER OF OCEAN FRONT WALK AND SAN JUAN PLACE
ELEVATION: 13.19' (MSL/NGVD29)
SOURCE: CITY OF SAN DIEGO VERTICAL CONTROL BENCHMARK

SITE SUMMARY

TOTAL PROPOSED NUMBER OF PARCELS:	1	
PARCEL 1 (NET):	9,107 SF (0.209 ACRES)	PARCEL 1 (GROSS): 9,272 SF (0.213 ACRES)
NET AREA OF SITE:	9,107 SF (0.209 ACRES)	GROSS AREA OF SITE: 9,272 SF (0.213 ACRES)

EASEMENT NOTE
ALL LISTED ITEMS ARE PER THE TITLE REPORT PROVIDED BY FIRST AMERICAN TITLE COMPANY, DATED JUNE 18, 2025, AS ORDER NUMBER: NHSC-7181362
(5) EXISTING EASEMENT TO SAN DIEGO GAS & ELECTRIC CO. PER DOC. REC. OCTOBER 31, 2002 AS DOC. NO. 2002-0965309, O.R. SAID EASEMENT HAS BEEN ASSIGNED TO PACIFIC BELL PER DOC. REC. MARCH 18, 2003 AS DOC. NO. 2003-0299179, O.R.
(10) EXISTING EASEMENT TO SAN DIEGO GAS & ELECTRIC CO. PER DOC. REC. AUGUST 17, 2007 AS DOC. NO. 2007-0550114, O.R. (NOT PLOTTABLE)

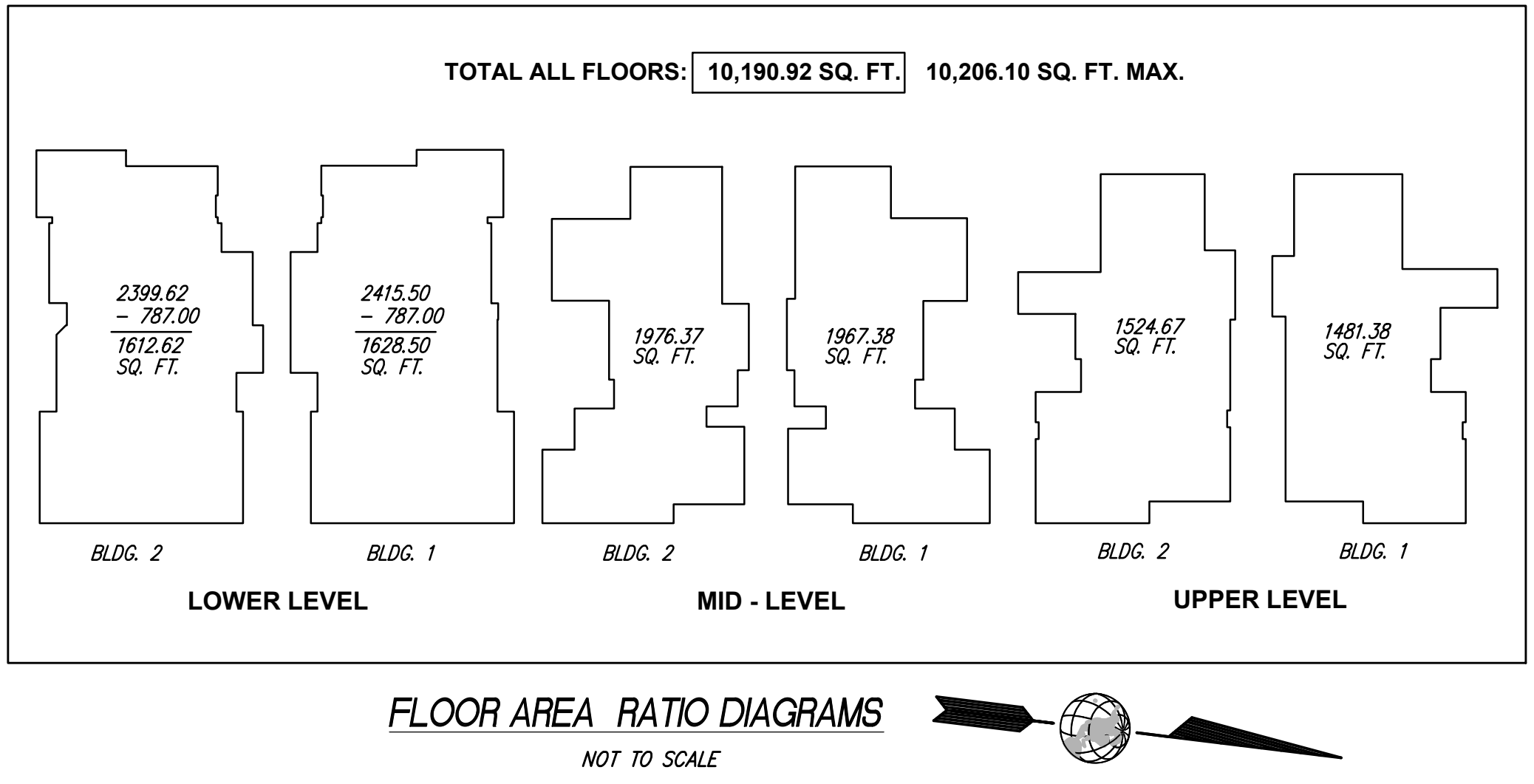
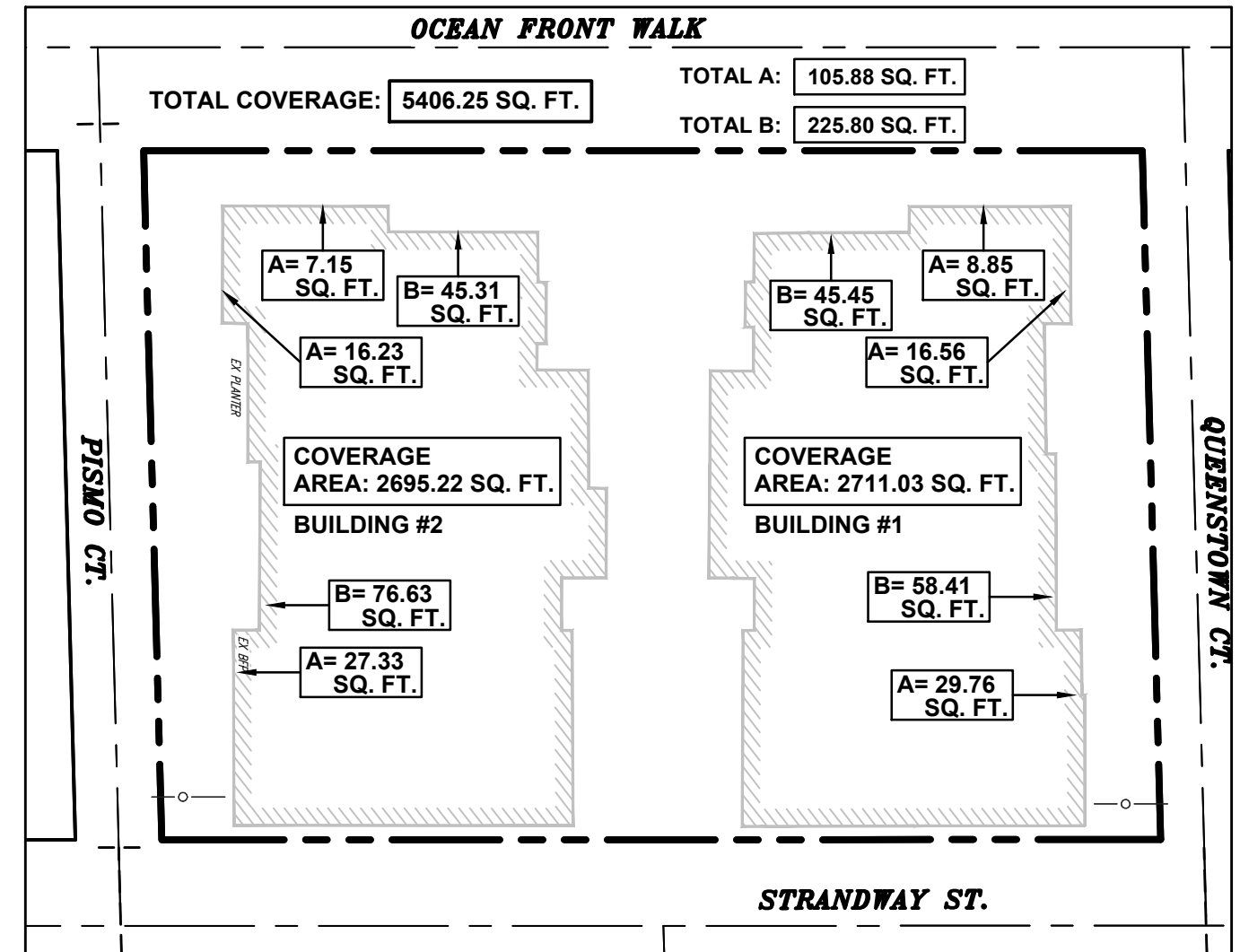
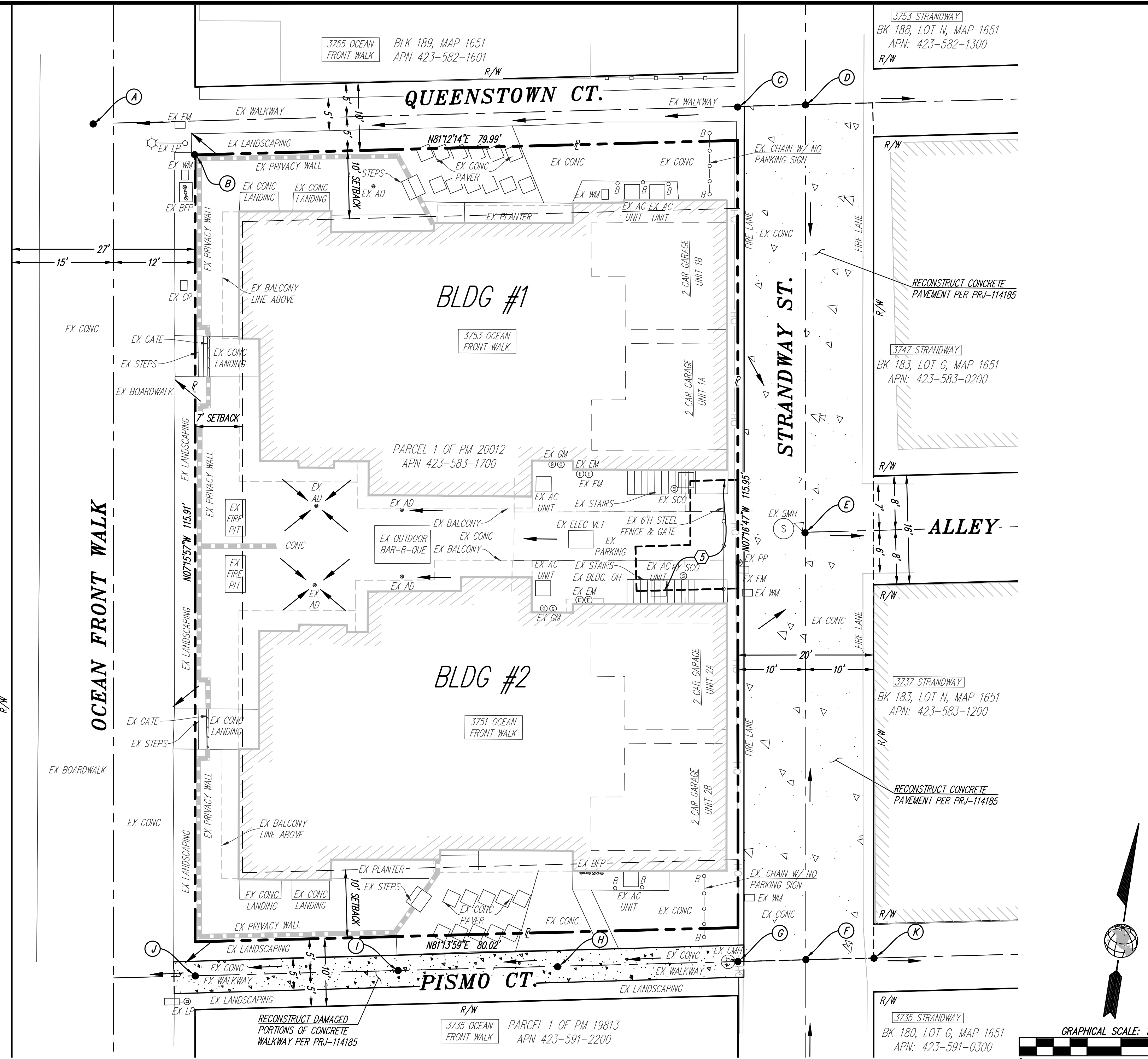
EXISTING UTILITY TABLE

EXISTING UTILITY METER	QUANTITY	UNDERGROUND OR OVERHEAD
ELECTRIC	5	UNDERGROUND
GAS	4	UNDERGROUND
WATER	1	UNDERGROUND

PREPARED BY

OMEGA ENGINEERING CONSULTANTS
4320 VIEWRIDGE AVE, SUITE C
SAN DIEGO, CALIFORNIA 92123
PH: (858) 634-8620 FAX: (619) 664-4291
Email: andrew@omega-consultants.com

SEAN M. SAVAGE L.S. 9109 DATE 5/28/2026



COVERAGE/ ENCROACHMENT DIAGRAM
SCALE: 1" = 5'

FLOOR AREA RATIO DIAGRAMS
NOT TO SCALE

PROJECT SUMMARY

PROJECT NUMBER: PRJ-1124856
COASTAL DEVELOPMENT PERMIT NUMBER: 06-25-0578
NEIGHBORHOOD DEVELOPMENT PERMIT NUMBER: PMT-
SOP NUMBER: PMT-
NAD83 COORDINATES: 1864 - 6251
LAMBERT COORDINATES: 224 - 1691