



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: November 27, 2019 REPORT NO. HO-19-108

HEARING DATE: December 4, 2019

SUBJECT: OSTEND COURT CDP/MAP WAIVER - PROCESS THREE DECISION

PROJECT NUMBER: [529509](#)

OWNER/APPLICANT: Gregory Zackowski, Owner

SUMMARY

Issue: Should the Hearing Officer approve a Coastal Development Permit and Map Waiver to allow the creation of two residential condominium units from a two-unit residential development at 805 and 807 Ostend Court within the Mission Beach Planned District of the Mission Beach Precise Plan and Local Coastal Program?

Staff Recommendation: Approve Coastal Development Permit No. 1873426 and Tentative Map Waiver No. 2165481.

Community Planning Group Recommendation: On September 17, 2019, the Mission Beach Precise Planning Board voted to recommend approval of the proposed project with no conditions. As of the time of printing this report, the minutes of that meeting have not been made available.

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities). This project is not pending an appeal of the environmental determination. The environmental determination for this project was made on October 24, 2019 and the opportunity to appeal that determination ended November 6, 2019.

BACKGROUND

The 0.05-acre project site is located at 805 and 807 Ostend Court in the MBPD-R-S zone of the Mission Beach Planned District, the Coastal Zone (Appealable), the Coastal Height Limitation Overlay Zone, the Parking Impact Overlay Zone, the Residential Tandem Parking Overlay Zone,

and the Transit Area Overlay Zones within the Mission Beach Precise Plan and Local Coastal Program, and within Council District 2.

The relatively flat project site is currently developed with two detached dwelling units, as approved under Coastal Development Permit No. 105936 (Project No. 36924). The site has frontage along Ostend Court, a public walkway and vehicle access from the rear (south) of the property from an unnamed alley. The project is located in the Coastal Overlay Zone, within a fully developed residential neighborhood.

DISCUSSION

The project proposes the creation of two condominium units from two multiple-dwelling units on a single lot. Coastal Development Permit No. 105936 (Project No. 36924) allowed the construction of the two existing dwelling units was approved by the City of San Diego Hearing Officer on February 9, 2005 by Resolution Number HO-4917. The development consists of two buildings, with one dwelling unit per building, each three stories tall. Four off-street parking spaces are provided with access from the alley. A Waiver for undergrounding has been requested. The project does not require any deviations or variances from the applicable regulations.

The applicant is requesting a Tentative Map Waiver per San Diego Municipal Code (SDMC) Section [125.0410](#) to allow for the creation of two residential condominium units on one existing parcel and to waive the requirement to underground existing, off-site overhead utilities. The subdivision qualifies for the Waiver of Requirements to Underground Existing Offsite Utilities. Staff can support that waiver as the conversion involves a short span of overhead facility (less than a full block in length) and the conversion would not represent a logical extension to an underground facility.

A Coastal Development Permit (CDP) pursuant to SDMC Section [126.0702](#) is required for any subdivision of land within the Coastal Overlay Zone.

The Mission Beach Precise Plan land use designation for the site is Residential, with a density range of 15 to 80 dwelling units per acre (du/ac). The two single dwelling units on the lot results in a density of 37 du/ac, which is within the allowable density range and consistent with the land use designation.

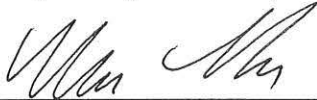
CONCLUSION:

City staff has reviewed the proposed project and all issues identified through the review process have been resolved in conformance with adopted City Council policies and the regulations of the Land Development Code. Staff has provided draft findings and conditions to support approval of the project (Attachments 4 and 5). Staff recommends the Hearing Officer approve the project as proposed.

ALTERNATIVES

1. Approve Coastal Development Permit No. 1873426 and Tentative Map Waiver No. 2165481 with modifications.
2. Deny Coastal Development Permit No. 1873426 and Tentative Map Waiver No. 2165481 if the findings required to approve the project cannot be affirmed.

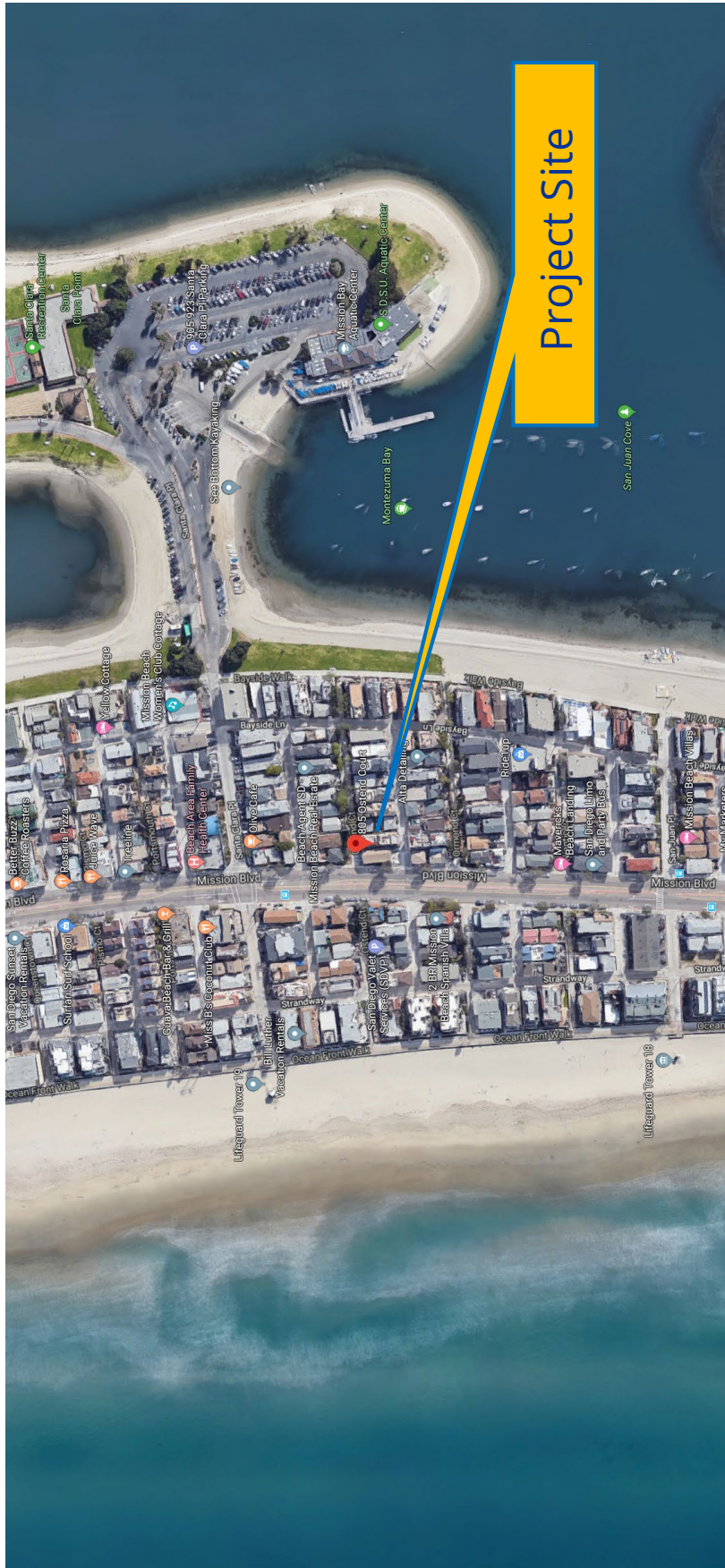
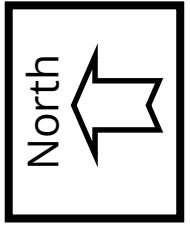
Respectfully submitted,



Martha Blake, Development Project Manager

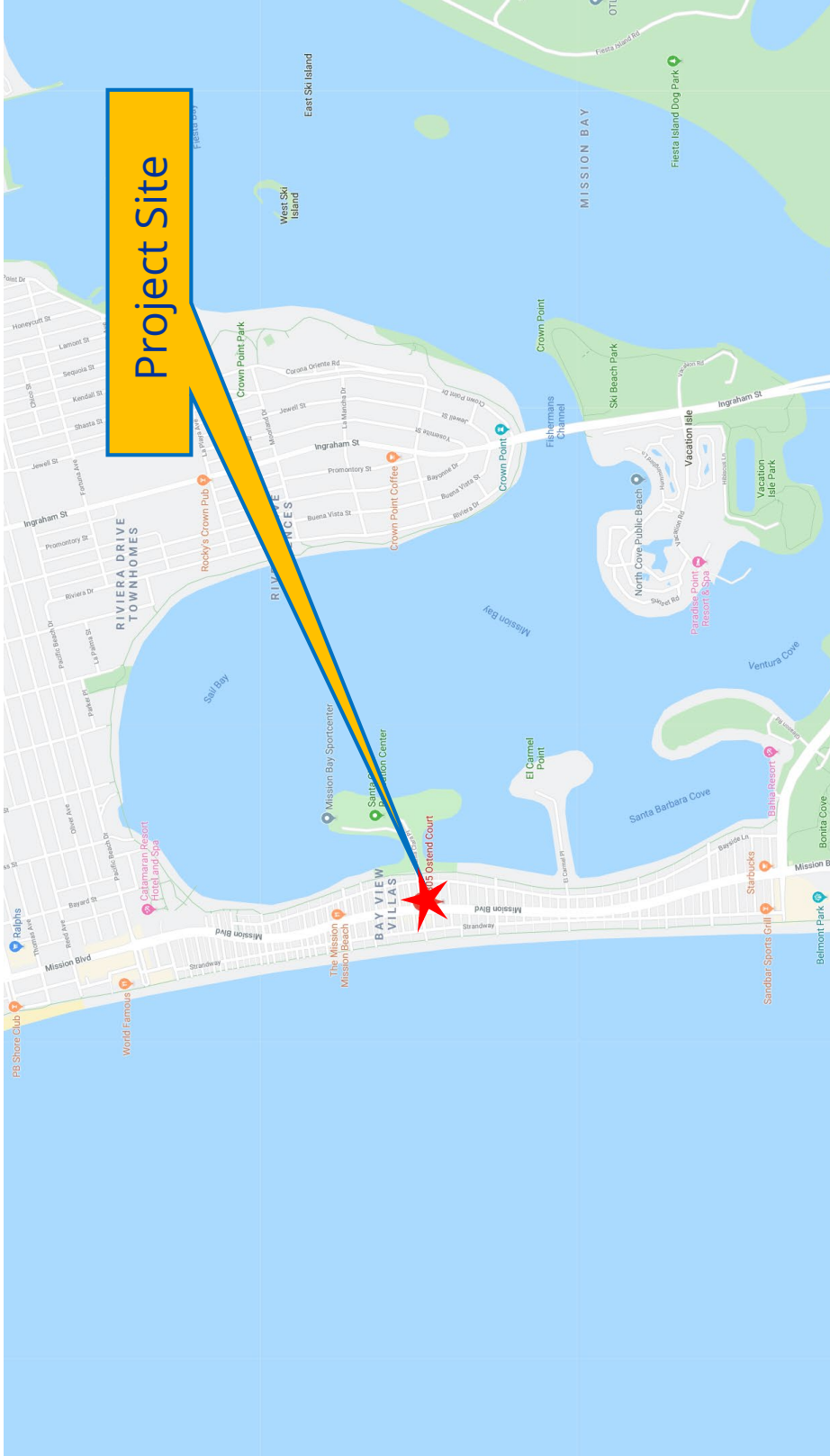
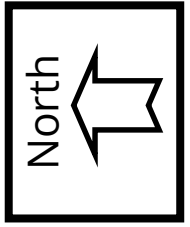
Attachments:

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



Aerial Photo
OSTEND COURT
PROJECT NO. 529509

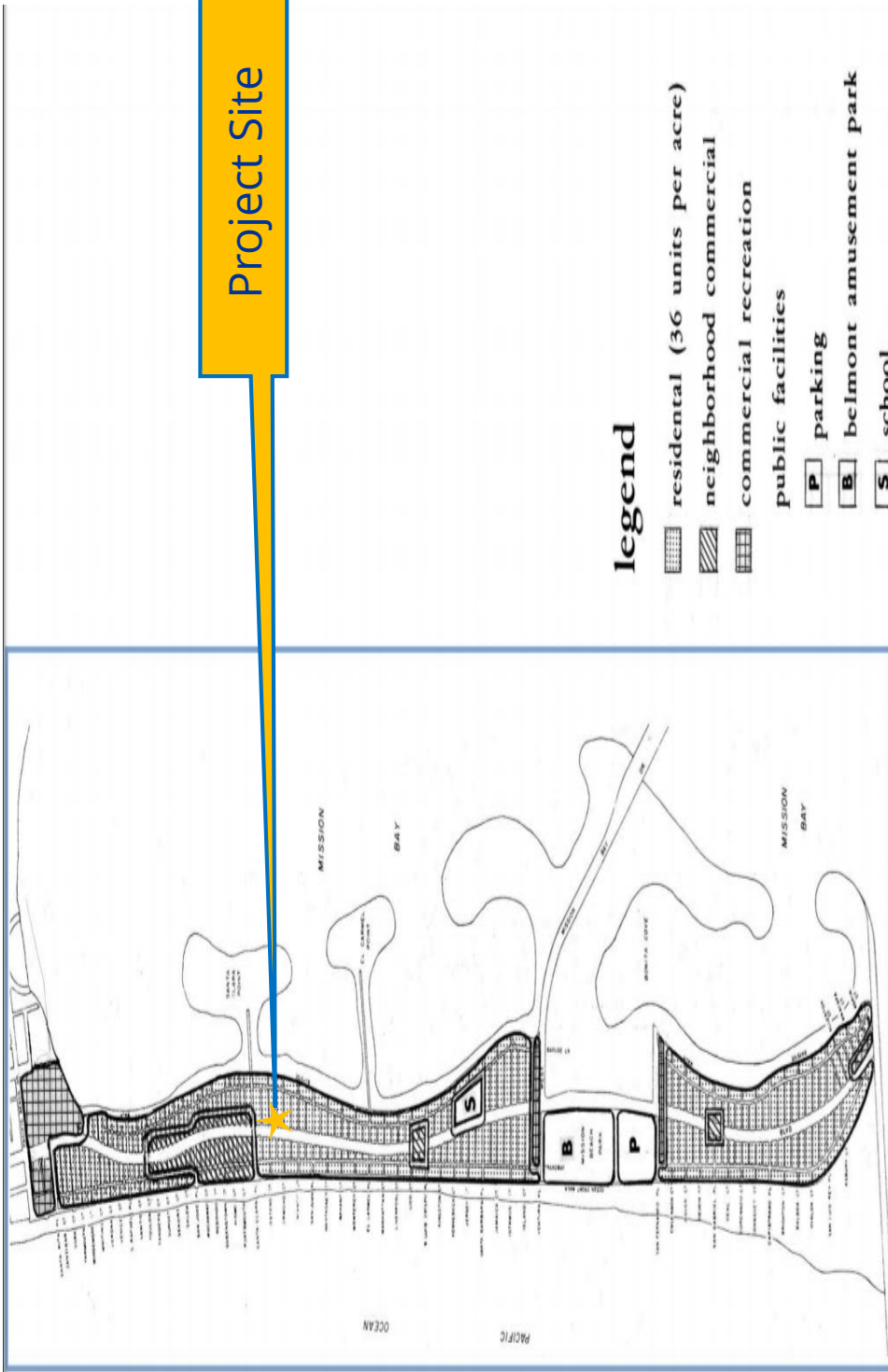




Project Location Map








OSTEND COURT
PROJECT NO. 529509





Project Site

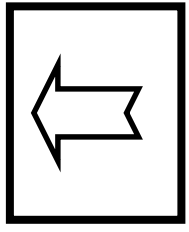
legend

-  residential (36 units per acre)
-  neighborhood commercial
-  commercial recreation
-  public facilities
-  parking
-  belmont amusement park
-  school



Mission Beach Land Use Plan
Mission Beach Precise Plan

Land Use Map
OSTEND COURT
PROJECT NO. 529509



North



HEARING OFFICER RESOLUTION NO. XXXX
COASTAL DEVELOPMENT PERMIT NO. 1873426
OSTEND COURT- PROJECT NO. 529509

WHEREAS, Gregory Zackowski, Owner/Permittee, filed an application with the City of San Diego for a permit to convert two existing residential units on one lot to condominium units (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 1873426), on portions of a 0.05-acre site; and

WHEREAS, the project site is located at 805 and 807 Ostend Court, in the Mission Beach Planned District (MBPD)-R-S, Coastal Overlay (Appealable), Coastal Height Limit, Parking Impact (Beach Impact Area), Residential Tandem Parking, and Transit Priority Area Overlay zone(s) of the Mission Beach Precise Plan; and

WHEREAS, the project site is legally described as Lot H in Block 168 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; and

WHEREAS, on October 24, 2019, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guideline Sections 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, on December 4, 2019, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. 1873426 pursuant to the Land Development Code of the City of San Diego; NOW THEREFORE,

BE IT RESOLVED by the Hearing Officer of the City of San Diego as follows:

That the Hearing Officer adopts the following written Findings, dated November 20, 2019.

Findings for Coastal Development Permits San Diego Municipal Code Section 126.0708

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

The 0.05-acre project site, located at 805 and 807 Ostend Court, contains two existing dwelling units. The project includes converting those units to condominiums.

The units do not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway identified in a local coastal program land use plan. Public access is located to the north of the project site, along Ostend Court, and to the south, via an unnamed public alley. The proposed development will enhance and protect public views by keeping all development within the 30-foot coastal height limit. The proposed conversion meets the applicable development regulations required by the Land Development Code.

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

The subject site does not contain nor is it adjacent to any environmentally sensitive lands. Furthermore, both the subject and adjacent sites are all developed with single- and multi-family residential homes.

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

The proposed conversion will not encroach upon, negatively alter or reduce the existing physical access corridor or public view corridor and is contained within the legal lot area. The project is consistent with the goal of the continuation of the existing medium-density character of Mission Beach of low profile and random mix of housing types and styles, and is consistent with the height limits and parking requirements. The project is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program.

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

The project site is located at 805 and 807 Court is located approximately 365 feet from the Pacific Ocean and approximately 300 feet from the shoreline of Mission Bay. The project is located within a fully developed residential neighborhood and is not between the nearest public roadway and the sea or shoreline of any body of water located within the Coastal Overlay Zone. Therefore, the proposed project is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Coastal Development Permit No. 1873426 is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 1873426, a copy of which is attached hereto and made a part hereof.

Martha Blake
Development Project Manager
Development Services

Adopted on: December 4, 2019

IO#: 24007141

DRAFT

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

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

INTERNAL ORDER NUMBER: 24007141

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COASTAL DEVELOPMENT PERMIT NO. 1873426
OSTEND COURT- PROJECT NO. 529509
HEARING OFFICER

This Coastal Development Permit No. 1873426 is granted by the Hearing Officer of the City of San Diego to Gregory Zackowski, Owner and Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0702. The 0.05-acre site is located at 805 and 807 Ostend Court in the Mission Beach Planned District R-S (MBPD-R-S) zone within the Mission Beach Precise Plan and Local Coastal Program Area, the Coastal Overlay Zone (Appealable), Coastal Height Overlay Zone, Parking Impact Overlay Zone (Coastal & Beach), and Residential Tandem Parking Overlay Zone within the Mission Beach Community Plan. The project site is legally described as Lot "H", Block 168 of Mission Beach, Map No. 1651, filed in the Office of County Recorder of San Diego County on December 14, 1914.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee for two existing structure(s) proposed for condominium ownership on one lot located at 805 and 807 Ostend Court, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated December 4, 2019, on file in the Development Services Department.

The project shall include:

- a. The creation of two residential condominium units for two existing structures on one lot. The unit at 805 Ostend Court has 1,525 square feet and 807 Ostend Court has 2,098 square feet (no new construction);
- b. A minimum of four (4) automobile spaces; and
- c. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36-month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by December xx, 2022 (pending appeal date set by Coastal Commission).
2. This Coastal Development Permit shall become effective on the eleventh working day following receipt by the California Coastal Commission of the Notice of Final Action, or following all appeals.
3. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
4. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
5. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
6. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
7. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
8. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.
9. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.

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

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

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

CLIMATE ACTION PLAN REQUIREMENTS:

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

AFFORDABLE HOUSING REQUIREMENTS:

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

PLANNING/DESIGN REQUIREMENTS:

14. Owner/Permittee shall maintain a minimum of four (4) off-street parking spaces on the property at all times in the approximate locations shown on the approved Exhibit "A." Parking spaces shall comply at all times with the SDMC and shall not be converted for any other use unless otherwise authorized by the appropriate City decision maker in accordance with the SDMC.

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

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

ENGINEERING REQUIREMENTS:

17. The Coastal Development shall comply with all conditions of Coastal Development Permit No. 105936.

INFORMATION ONLY:

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

APPROVED by the Hearing Officer of the City of San Diego on November 20, 2019 and Resolution No. HO-XXXX.

ATTACHMENT 5

Permit Type/PTS Approval No.: CDP No. 1873426
Date of Approval: December 4, 2019

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Martha Blake
Development Project Manager

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

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

GREGORY ZACKOWSKI
Owner/Permittee

By _____
NAME
TITLE

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

RESOLUTION NO. _____
DATE OF FINAL PASSAGE DECEMBER 4, 2019

A RESOLUTION OF THE HEARING OFFICER ADOPTING THE FINDINGS
AND APPROVING MAP WAIVER NO. 2165481 FOR 805-807 OSTEND CT
PROJECT NO. 529509

WHEREAS, Greg Zackowski, Owner, and San Diego Land Surveying and Engineering, Surveyor, submitted an application with the City of San Diego for Map Waiver No. 2165481, to waive the requirement for a tentative map for two existing structure(s) proposed for condominium ownership on one lot located at 805 and 807 Ostend Court, and to waive the requirement to underground existing offsite overhead utilities. The project site is located at 805 – 807 Ostend Court in the Mission Beach Planned District R-S zone within the Mission Beach Precise Plan and Local Coastal Program Area, the Coastal Overlay Zone (Appealable), Coastal Height Overlay Zone, Parking Impact Overlay Zone (Coastal & Beach), and Residential Tandem Parking Overlay Zone within the Mission Beach Community Plan Area. The property is legally described as Lot "H", Block 168 of Mission Beach, Map No. 1651, filed in the Office of County Recorder of San Diego County on December 14, 1914; and

WHEREAS, the Map proposes the subdivision of a 0.05-acre site to convert two (2) existing residential units into condominium units; and

WHEREAS, on October 24, 2019, 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, and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code section 112.0520; and

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

WHEREAS, the subdivision is a condominium project as defined in California Civil Code section 4125 and filed pursuant to the Subdivision Map Act. The total number of condominium dwelling units is two; 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)(1)(B) as the conversion would involve a short span of overhead facility (less than a full block in length) and would not represent a logical extension to an underground facility; and

WHEREAS, on December 4, 2019, the Hearing Officer of the City of San Diego considered Map Waiver No. 2165481, including the waiver of the requirement to underground existing offsite overhead utilities, and pursuant to section(s) 125.0122 (map waiver), 125.0440 (tentative map), 125.0444 (condominium conversion), and 144.0240 (underground) of the San Diego Municipal Code and Subdivision Map Act section 66428, received for its consideration written and oral presentations, evidence having been submitted, and testimony having been heard from all interested parties at the public hearing, and the Hearing Officer having fully considered the matter and being fully advised concerning the same; NOW THEREFORE,

BE IT RESOLVED by the Hearing Officer of the City of San Diego, that it adopts the following findings with respect to Map Waiver No. 2165481:

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

The Mission Beach Precise Plan and Local Coastal Program designates the site as residential with a density of 15 to 80 dwelling units per acre for a maximum of two dwelling units on the 0.05-acre site. The site is in the Mission Beach Planned District R-S (MBPD-R-S) zone and the construction of two residential dwelling units was approved for the site on February 9, 2005 (Resolution No. HO-4917), and those units are existing. The proposed subdivision is consistent with the land use designation and the underlying MBPD-R-S zone. The Mission Beach Community Plan encourages a wide variety of housing types for all age, income and social groups. The proposed creation of two condominium dwelling units would add to and continue to provide for a balanced community and provide an opportunity for homeownership rather than rental units. The project is surrounded by both multi-family and single-family residential development.

The proposed condominium development will meet the land use regulations of the City of San Diego General Plan's Implementation Program including compliance with the San Diego Municipal Code development regulations governing height, setbacks, parking, landscape, and floor area ratio. Therefore, the proposed development is in conformity with the adopted Mission Beach Precise Plan and complies with the regulations of the Land Development Code. The proposed subdivision and its design or improvements are consistent with the policies, goals, and objectives of the applicable land use plan.

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

No development will result from the subdivision of the site. Two residential units will remain, and all public and private improvements either exist or are required to be provided per the previously approved project, No. 36924 (Coastal Development Permit 105936 and Resolution No. HO-4917). The proposed subdivision is consistent with all the development regulations of the MBPD-R-S zone of the Mission Beach Precise Plan and Local Coastal Program. No deviations are proposed or required to approve the tentative map waiver.

The project includes a request to waive the requirement to underground the existing offsite overhead utilities. The requested waiver of the requirement to underground the existing overhead utility facilities in the public right-of-way qualifies under the guidelines of Municipal Code Section 144.0242, Waiver of the Requirements to Underground Privately Owned Utility Systems and Service Facilities, in that the project involves a short (less than a full block) span of overhead facility and would not represent a logical extension to an underground facility. The project has been conditioned to underground any new service run to any new or proposed structures within the subdivision.

The project complies with the Municipal Code and the Subdivision Map Act and includes conditions to ensure adequate parking, public improvements and compliance with the Land Development Code. Therefore, the proposed project 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 Mission Beach Precise Plan and Local Coastal Program designate the site as residential with a density of 15 to 80 dwelling units per acre for a maximum of two dwelling units on the 0.05-acre site. The project site is a previously graded, flat lot. The site has frontage along Ostend Court, a pedestrian pathway, with vehicular alley access at the rear (south). The site is located in a developed, urban neighborhood and is surrounded on all sides by existing residential development, and the site is served by existing utilities. The development was previously approved under Coastal Development Permit No. 105936 and subsequently issued Combination Building Permit Nos. 259120 and 259126 under Project No. 82576. Therefore, the site is physically suitable for the type and density of the development.

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

The Tentative Map was reviewed for conformance with the applicable zoning and development regulations of the Land Development Code. The proposed project is exempt from CEQA pursuant to CEQA Guidelines Section 15301 (Existing Facilities). The project is located within an urbanized and built environment where there are no watercourses on or adjacent to the site. Therefore, the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

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

No land modifications are proposed with this Map Waiver and the project has been reviewed and determined to be in compliance with the San Diego Municipal Code and Subdivision Map Act. The project includes conditions of approval requiring adequate parking, public improvements, and paying applicable taxes and/or fees in order to achieve compliance with the regulations of the San Diego Municipal Code. This project was deemed exempt from CEQA under CEQA Guidelines Sections 15301 (Existing Facilities). Therefore, the design of the subdivision or the type of improvements will not be detrimental to the public health, safety, and welfare.

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

The proposed subdivision does not contain or propose any new public access easements through the development. Ostend Court fronts the property to the north and an alley abuts the property to the south, where public access will be maintained. Therefore, the design of the subdivision and proposed improvements would not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

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

No new development will result from the subdivision of the site. The site has two existing residential units and all public and private improvements are existing. Each unit allows for passive heating opportunities through daylight openings. Those openings also provide for passive cooling through cross-ventilation of interior spaces. Therefore, the design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating or 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 subject subdivision is within the allowed residential density for the area, and would result in a change from rental properties to two individually owned units, but would not have an overall impact on housing supply. Currently, there are commercial services, public transportation, and retail sales within a few blocks from the development, which can offer assistance to the new owners and support to the businesses. Therefore, 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.

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

The project proposes to convert two existing residential units into condominiums on a 0.05-acre site located at 805 & 807 Ostend Court in the Mission Beach Planned District R-S zone.

All applicable notices required by San Diego Municipal Code section 125.0431 have been given 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 to convert two existing residential units into condominiums on a 0.05-acre site located at 805 & 807 Ostend Court in the MBPD-R-S zone.

All costs associated with the processing of this Map Waiver were paid by the applicant. There, the 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 to convert two existing residential units into condominiums on a 0.05-acre site located at 805 & 807 Ostend Court in the MBPD-R-S zone.

The Map Waiver was not processed to provide housing for the elderly, 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. 2165481, including the waiver of the requirement to underground existing offsite overhead utilities is hereby granted to Greg Zackowski subject to the attached conditions which are made a part of this resolution by this reference.

By _____
Martha Blake
Development Project Manager
Development Services Department

ATTACHMENT: Map Waiver Conditions
Internal Order No. 24007141

ATTACHMENT 7

HEARING OFFICER
CONDITIONS FOR MAP WAIVER NO. 2165481
OSTEND COURT - PROJECT NO. 529509
ADOPTED BY RESOLUTION NO. _____ ON DECEMBER 4, 2019

GENERAL

1. This Map Waiver will expire December 18, 2022.
2. Prior to the recordation of the Certificate of Compliance, all conditions in the Tentative Map Waiver (TMW) Resolution of Approval must be satisfied.
3. A Certificate of Compliance (COC) shall be recorded with the County Recorder prior to the expiration date of the Tentative Map Waiver (TMW).
4. 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.

If a tax bond is required as indicated in the tax certificate, ensure that it is paid or posted at the County Clerk of the Board of Supervisors Office and supply proof prior to the recordation of the Certificate of Compliance.

5. The Tentative Map Waiver shall conform to the provisions of Coastal Development Permit No. 1873426.
6. 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 be required to pay or perform any settlement unless such settlement is approved by the Subdivider.

CONDOMINIUM CONVERSION

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

ATTACHMENT 7

- b. For prospective tenants, upon application for the rental of a unit in the proposed condominium conversion.
8. 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.
9. The Subdivider shall provide each of the tenants of the proposed condominiums written notice of intention to convert at least 180 days prior to termination of tenancy due to the conversion or proposed conversion in conformance with 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.
10. The Subdivider shall provide the tenants of the proposed condominiums with written notification within 10 days after approval of a Parcel Map for the proposed conversion, in conformance with Subdivision Map Act section 66427.1(a)(2)(D).
11. The Subdivider shall give each tenant a notice of termination of tenancy 60 days prior to being required to vacate the property. (San Diego Municipal Code § 125.0431(a)(4)).
12. The Subdivider shall provide each of the tenants of the proposed condominiums notification of their exclusive right to contract for the purchase of his or her respective unit upon the same terms and conditions that such unit will be initially offered to the general public or terms more favorable to the tenant, in conformance with Subdivision Map Act section 66427.1(a)(2)(F) and San Diego Municipal Code section 125.0431(a)(5). The right shall commence on the date the subdivision public report is issued, as provided in section 11018.2 of the Business and Professions Code, and shall run for a period of not less than 90 days, unless the tenant gives prior written notice of his or her intention not to exercise the right. (San Diego Municipal Code § 125.0431(a)(5)).
13. The Subdivider shall provide a copy of the Building Conditions Report to a prospective purchaser prior to the opening of an escrow account. [San Diego Municipal Code § 144.0504(c)].
14. Prior to the recordation of the Parcel Map, the Subdivider shall demonstrate conformance with the San Diego Municipal Code provisions for building and landscape improvements (San Diego Municipal Code § 144.0507), to the satisfaction of the City Engineer.

ENGINEERING

15. The Tentative Map shall comply with all the Conditions for the Coastal Development Permit Approval No. 105936.
16. The Subdivider shall underground existing and/or proposed public utility systems and service facilities in accordance with the San Diego Municipal Code.

ATTACHMENT 7

17. The Subdivider shall ensure that all existing onsite utilities serving the subdivision shall be undergrounded with the appropriate permits. The Subdivider shall provide written confirmation from applicable utilities that the conversion has taken place, or provide other means to assure the undergrounding, satisfactory to the City Engineer.

MAPPING

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 monument was 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.

PUBLIC UTILITIES

19. Prior to the issuance of any construction permit, the Owner/Permittee shall provide CC&Rs for the operation and maintenance of all private water and sewer facilities, to the satisfaction of the City Engineer in a manner satisfactory to the Public Utilities Director and the City Engineer.
20. Utilization of existing sewer laterals is at the sole risk and responsibility of the developer to ensure the laterals are functional and connected to a public sewer facility. Prior to connecting to any existing sewer lateral, the lateral shall be inspected using a closed-circuit television (CCTV) by a California Licensed Plumbing Contractor to verify the lateral is in good working condition and free of all debris.
21. All on-site water and sewer facilities shall be private.
22. No trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any sewer and five feet of any water facility.
23. Prior to recordation of the final map waiver the Owner/Permittee shall obtain an EMRA for the existing sewer located in the driveway.

TRANSPORTATION

24. A minimum of four (4) automobile spaces are required by the Land Development Code as shown on the project's Exhibit "A". All on-site parking stalls and aisle widths shall be in compliance with requirements of the City's Land Development Code and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing by the appropriate City decision maker in accordance with the SDMC.

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,

ATTACHMENT 7

regulations, or policies including but not limited to, the Federal Endangered Species Act of 1973 and any amendments thereto (16 U.S.C. § 1531 *et seq.*).

- If the Subdivider makes any request for new water and sewer facilities (including services, fire hydrants, and laterals), the Subdivider shall design and construct such facilities in accordance with established criteria in the most current editions of the City of San Diego water and sewer design guides and City regulations, standards and practices pertaining thereto. Off-site improvements may be required to provide adequate and acceptable levels of service and will be determined at final engineering.
- Subsequent applications related to this Map Waiver will be subject to fees and charges based on the rate and calculation method in effect at the time of payment.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of the Map Waiver, may protest the imposition within 90 days of the approval of this Map Waiver by filing a written protest with the San Diego City Clerk pursuant to Government Code Sections 66020 and/or 66021.
- Where in the course of development of private property, public facilities are damaged or removed, the Subdivider shall at no cost to the City, obtain the required 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. 24007141



THE CITY OF SAN DIEGO

Date of Notice: October 24, 2019

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 24007141

PROJECT NAME / NUMBER: Ostend Court CDP MW/ 529509**COMMUNITY PLAN AREA:** Mission Beach**COUNCIL DISTRICT:** 2**LOCATION:** 807 Ostend Court, San Diego, CA 92109

PROJECT DESCRIPTION: COASTAL DEVELOPMENT and MAP WAIVER for a condo conversion for two existing residential units. The existing dwelling units will remain. No new construction is proposed. The proposed project is located in: Base Zone MBPD-R-S, Coastal Overlay Zone (Appealable Area), Coastal Height Overlay Zone, Parking Impact Overlay Zone (Coastal & Beach), Residential Tandem Parking Overlay Zone, and the Mission Beach Community Plan.

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego Hearing Officer

ENVIRONMENTAL DETERMINATION: Categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 15301 (k), 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 would qualify to be categorically exempt from CEQA pursuant to Section 15301, Existing Facilities. There is no physical development in conjunction with this CDP and MW and therefore, would not cause any impacts on the environment under this action.

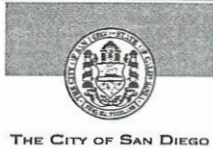
DEVELOPMENT PROJECT MANAGER: Martha Blake
MAILING ADDRESS: 1222 First Avenue, MS 501, San Diego, CA 92101-4153
PHONE NUMBER / EMAIL: (619) 446-5375 / mblake@sandiego.gov

On October 24, 2019 the City of San Diego made the above-referenced environmental determination pursuant to the California Environmental Quality Act (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 within 10 business days from the date of the posting of this Notice (November 7, 2019). The appeal application can be obtained from the City Clerk, 202 'C' Street, Second Floor, San Diego, CA 92101.

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

Mailed
10/13/19



City of San Diego
Development Services
1222 First Ave., MS-302
San Diego, CA 92101

Community Planning Committee Distribution Form Part 1

Project Name: Ostend Court CDP/SDP/TM	Project Number: 529509	Distribution Date: 03/01/2017
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Project Scope/Location:
MISSION BEACH (Process 3) Coastal Development Permit, ~~Site Development Permit~~ and Tentative Map for a small lot subdivision to keep existing structure(s) and subdivide Lot H in Block 168 on Map 1651 into 2 lots. The 0.05-acre site is located within the Coastal Overlay Zone (Appealable) at 805 and 807 Ostend Court in the MBPD-R-S zone(s) of the Mission Beach Community Plan Area within Council District 2.

Applicant Name: Robert Bateman	Applicant Phone Number: (858) 565-8362
--	--

Project Manager: Martha Blake	Phone Number: (619) 446-5375	Fax Number: (619) 446-5245	E-mail Address: mblake@sandiego.gov
---	--	--------------------------------------	---

Project Issues (To be completed by Community Planning Committee for initial review):

Attach Additional Pages If Necessary.

Please return to:
Project Management Division
City of San Diego
Development Services Department
1222 First Avenue, MS 302
San Diego, CA 92101

Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services.
Upon request, this information is available in alternative formats for persons with disabilities.



City of San Diego
 Development Services
 1222 First Ave., MS-302
 San Diego, CA 92101

Community Planning Committee Distribution Form Part 2

Project Name: Ostend Court CDP/SDP/TM		Project Number: 529509	Distribution Date: 03/01/2017
Project Scope/Location: MISSION BEACH (Process 3) Coastal Development Permit, Site Development Permit and Tentative Map for a small lot subdivision to keep existing structure(s) and subdivide Lot H in Block 168 on Map 1651 into 2 lots . The 0.05-acre site is located within the Coastal Overlay Zone (Appealable) at 805 and 807 Ostend Court in the MBPD-R-S zone(s) of the Mission Beach Community Plan Area within Council District 2.			
Applicant Name: Robert Bateman		Applicant Phone Number: (858) 565-8362	
Project Manager: Martha Blake	Phone Number: (619) 446-5375	Fax Number: (619) 446-5245	E-mail Address: mblake@sandiego.gov
Committee Recommendations (To be completed for Initial Review):			
<input checked="" type="checkbox"/> Vote to Approve	Members Yes 9	Members No 0	Members Abstain 0
<input type="checkbox"/> Vote to Approve With Conditions Listed Below	Members Yes	Members No	Members Abstain
<input type="checkbox"/> Vote to Approve With Non-Binding Recommendations Listed Below	Members Yes	Members No	Members Abstain
<input type="checkbox"/> Vote to Deny	Members Yes	Members No	Members Abstain
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)			<input type="checkbox"/> Continued
CONDITIONS:			
NAME: Brandon Sautz		TITLE: Plan Reviewer	
SIGNATURE:		DATE: 9-17-19	
<i>Attach Additional Pages If Necessary</i>		Please return to: Project Management Division City of San Diego Development Services Department 1222 First Avenue, MS 302 San Diego, CA 92101	
Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services . Upon request, this information is available in alternative formats for persons with disabilities.			



City of San Diego
 Development Services
 1222 First Ave., MS-302
 San Diego, CA 92101
 (619) 446-5000

Ownership Disclosure Statement

Approval Type: Check appropriate box for type of approval (s) requested: Neighborhood Use Permit Coastal Development Permit
 Neighborhood Development Permit Site Development Permit Planned Development Permit Conditional Use Permit
 Variance Tentative Map Vesting Tentative Map Map Waiver Land Use Plan Amendment Other _____

Project Title **Project No. For City Use Only**
 Ostend Court Residences 529509

Project Address:
 805 & 807 Ostend Court

Part I - To be completed when property is held by individual(s)

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property, with the intent to record an encumbrance against the property. Please list below the owner(s) and tenant(s) (if applicable) of the above referenced property. The list must include the names and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all individuals who own the property). A signature is required of at least one of the property owners. Attach additional pages if needed. A signature from the Assistant Executive Director of the San Diego Redevelopment Agency shall be required for all project parcels for which a Disposition and Development Agreement (DDA) has been approved / executed by the City Council. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

Additional pages attached Yes No

Name of Individual (type or print):
 Gregory F. Zackowski
 Owner Tenant/Lessee Redevelopment Agency
 Street Address:
 2005 Chalcedony St.
 City/State/Zip:
 San Diego, CA 92109
 Phone No: Fax No:
 619-921-7572
 Signature: Date: 12/20/16

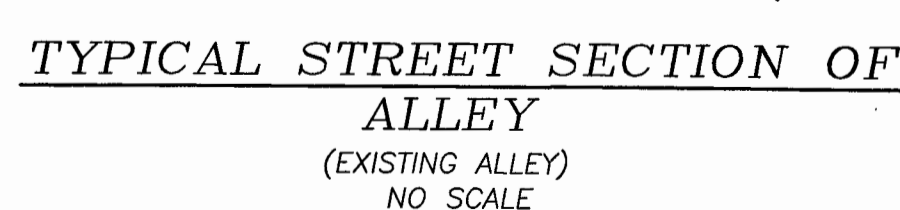
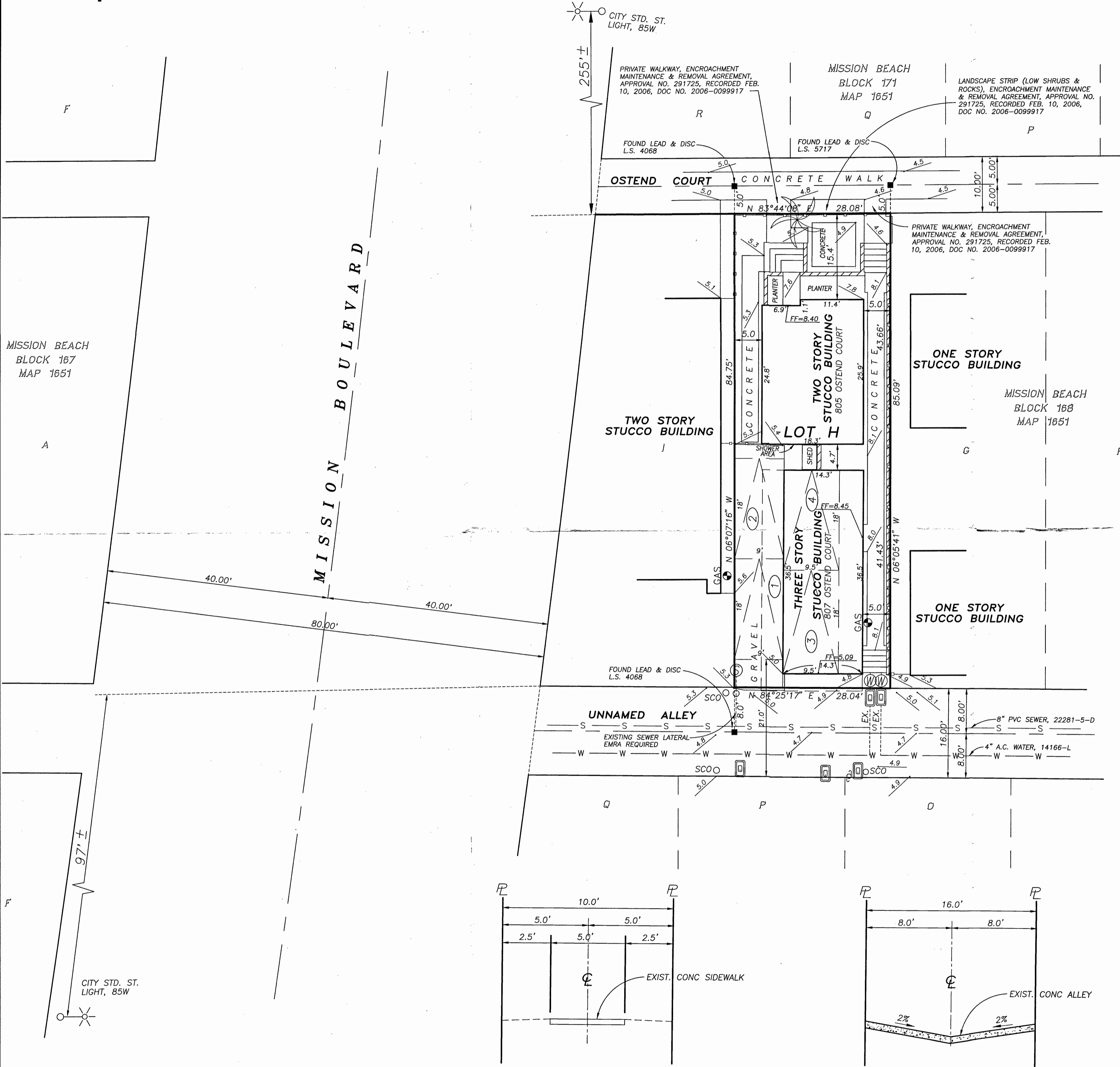
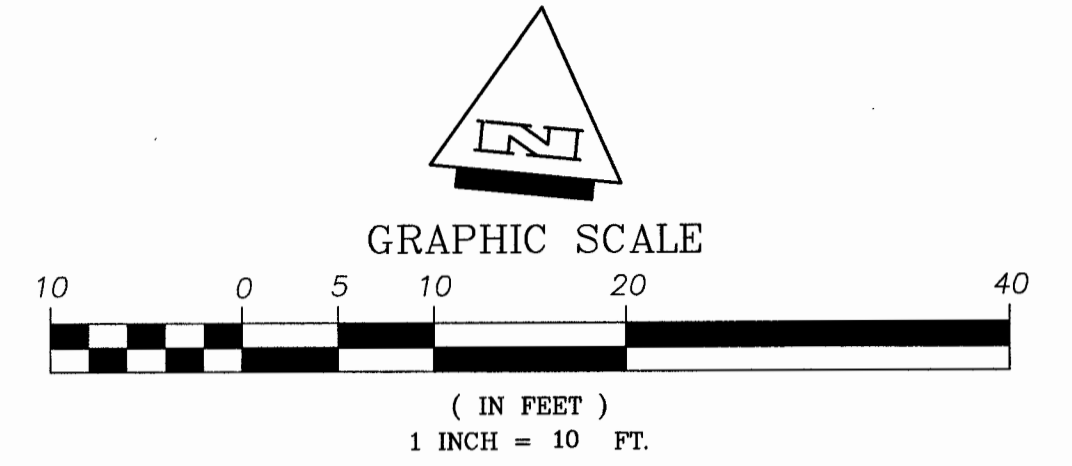
Name of Individual (type or print):
 Barbara C. Zackowski
 Owner Tenant/Lessee Redevelopment Agency
 Street Address:
 2005 Chalcedony St.
 City/State/Zip:
 San Diego, CA 92109
 Phone No: Fax No:
 619-921-7572
 Signature: _____ Date: _____

Name of Individual (type or print):
 Owner Tenant/Lessee Redevelopment Agency
 Street Address:
 City/State/Zip:
 Phone No: Fax No:
 Signature: _____ Date: _____

Name of Individual (type or print):
 Owner Tenant/Lessee Redevelopment Agency
 Street Address:
 City/State/Zip:
 Phone No: Fax No:
 Signature: _____ Date: _____

805 & 807 Ostend Court, Project No. 529509

Map Waiver No. 2165481, CDP No. 1873426



CITY OF SAN DIEGO DEVELOPMENT SUMMARY

- SUMMARY OF REQUEST:**
MAP WAIVER TO CONVERT 2 EXISTING RESIDENTIAL UNITS INTO CONDOMINIUMS
- STREET ADDRESS:** 805 & 807 OSTEND COURT
 N S E W SIDE
 BETWEEN MISSION BOULEVARD AND BAYSIDE LANE
- SITE AREA:**
 TOTAL SITE AREA (GROSS): (2,383 SF) (0.055 AC.)
 NET SITE AREA: (2,383 SF) (0.055 AC.)
- DENSITY: (RESIDENTIAL)**
 MAXIMUM NO. DWELLING UNITS ALLOWED PER ZONE: 2
 NUMBER OF EXISTING UNITS TO REMAIN ON SITE: 0
 NUMBER OF PROPOSED DWELLING UNITS ON SITE: 2
 TOTAL NUMBER OF UNITS PROVIDED ON THE SITE: 2
- YARD/SETBACK:**
 OSTEND COURT: 15'
 UNNAMED ALLEY: 0'
 STANDARD SIDE YARD: 5'
 REAR: NONE REQUIRED
- PARKING:**
 PARKING CRITERIA:
 RESIDENTIAL COMMERCIAL INDUSTRIAL
 MIXED USE OTHER

TYPE OF UNIT	NUMBER OF TYPE	PARKING REQUIRED PER UNIT	TOTAL PER TYPE
3 BR UNIT	2	2	4
TOTAL REQUIRED BY ZONE			4
TOTAL PROVIDED ON-SITE			4

UNIT AREAS

TYPE OF UNIT	NUMBER OF TYPE	SQUARE FOOTAGE PER UNIT	TOTAL PER TYPE
3 BR UNIT	1	1,137	1,137
3 BR UNIT	1	1,252	1,252

ZONING INFORMATION

EXISTING AND PROPOSED ZONE: MBPD-R-S
 COMMUNITY PLAN NAME: MISSION BEACH
 OVERLAY ZONES: COASTAL HEIGHT LIMIT
 COASTAL STATE
 PARKING IMPACT
 RESIDENTIAL TANDEM PARKING
 TRANSIT AREA

MONUMENTATION & MAPPING

ALL MONUMENTS HAVE BEEN FOUND PER RECORD OF SURVEY 19138 AND CORNER RECORD 7841.

MAPPING NOTE:

ALL PROPERTY CORNERS WILL BE SET AND A CORNER RECORD MAP FILED.

EXISTING IMPROVEMENTS

SEWER DRAWING NO. 13159-15-D
 WATER DRAWING NO. 13159-15-D

EXISTING & PROPOSED EASEMENTS:

NONE

PUBLIC IMPROVEMENT NOTES

NONE

DEVELOPMENT NOTES:

- THIS IS A MAP OF A CONDOMINIUM PROJECT AS DEFINED IN SECTION 4125 ET. SEQ. OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. TOTAL NUMBER OF CONDOMINIUM DWELLING UNITS IS 2.
- NUMBER OF EXISTING LOTS = 1
NUMBER OF PROPOSED LOTS = 2
- SEWER LATERAL SERVING THE SITE IS EXISTING, AN EMRA IS REQUIRED. WATER SERVICES ARE EXISTING PER PTS 82576.

OWNER/DEVELOPER:

ZACKOWSKI FAMILY TRUST
 2005 CHALCEDONY STREET
 SAN DIEGO, CA 92109

 GREGORY F. ZACKOWSKI, TRUSTEE

- #### LEGEND:
- INDICATES FOUND MONUMENT AS NOTED.
 - ⊕ INDICATES GAS METER
 - ⊕ INDICATES WATER METER
 - ⊕ INDICATES POWER POLE
 - SCO INDICATES SEWER CLEAN OUT
 - INDICATES WOOD FENCE
 - ▨ INDICATES BLOCK WALL
 - (1) INDICATES PARKING SPACE
 - INDICATES SEWER LATERAL
 - INDICATES WATER SERVICE
 - INDICATES PROPERTY LINE/MAP WAIVER BOUNDARY

UTILITY TABLE:

UTILITY	OVERHEAD	UNDERGROUND
CATV	X	
ELECTRIC	X	
GAS		X
TELEPHONE	X	

PROFESSIONAL LAND SURVEYOR:
 SAN DIEGO LAND SURVEYING & ENGINEERING, INC.
 9665 CHESAPEAKE DRIVE, SUITE 445
 SAN DIEGO, CALIFORNIA 92123 (858) 565-8362
 DRAWING: MW 805 Ostend Ct.dwg

 ROBERT J. BATEMAN, P.L.S. 7046 01/09/2019 DATE



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

Consultants:
 NONE

Basis of Bearings:
 THE CENTERLINE OF OSTEND COURT, AS SHOWN ON CORNER RECORD 13024. I.E. N 83°44'08" E

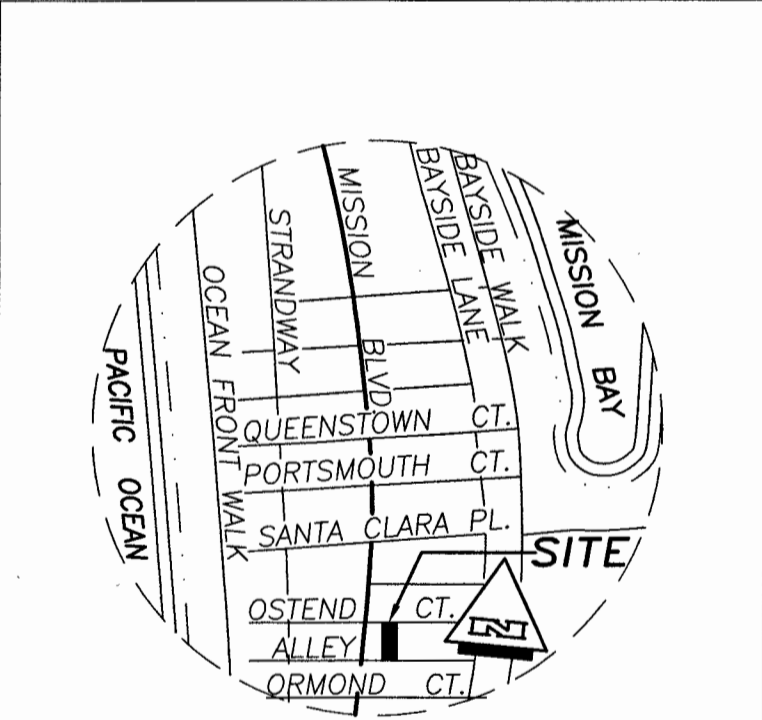
Benchmark:
 STANDARD STREET SURVEY MONUMENT "M-10" ON THE EASTERLY 4' OFFSETLINE AT OSTEND COURT AND MISSION BOULEVARD. ELEVATION= 5.096 M.S.L.

Project Legal Description:
 LOT "H" IN BLOCK 168 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.

LAMBERT COORDINATES:
 NAD 27 = 224-1691 NAD 83 = 1864-6251
 A.P.N. 423-602-02

Project Name:
805 OSTEND COURT

Sheet Title:
**Map Waiver No. 2165481
 Project No. 529509**



VICINITY MAP NO SCALE

Project Soil Condition: Existing developed site.

Source of Topography:
 Field survey by San Diego Land Surveying on 8-24-2015

Project Permits Required:
 Map Waiver

Project Data:
 Number of Stories: 3
 Proposed use: Residential
 Existing use: Residential
 Zone Designation: MBPD-R-S
 Year of Construction (exist. structure): 1984

Project Address:
 805 & 807 Ostend Court
 San Diego, CA 92109

Project Owner:
 Zackowski Family Trust
 2005 Chalcedony Street
 San Diego, CA 92109

Scale: 1" = 10'
 Original Date: December 21, 2016
 Revised: June 5, 2018
 Revised: October 25, 2018

Revised: Jan. 9, 2019
Sheet 1 of 1