



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: May 29, 2019 REPORT NO. HO-19-055

HEARING DATE: June 5, 2019

SUBJECT: OCEAN FRONT MAP WAIVER - PROCESS THREE DECISION

PROJECT NUMBER: [627839](#)

OWNER/APPLICANT: Michael E. Turk, Inc., Owner

SUMMARY

Issue: Should the Hearing Officer approve a Map Waiver to allow the creation of three residential condominium units from a three-unit residential development currently under construction at 2761 Ocean Front Walk within the Mission Beach Planned District of the Mission Beach Precise Plan and Local Coastal Program?

Staff Recommendation: Approve Tentative Map Waiver No. 2253492.

Community Planning Group Recommendation: On May 21, 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 15305 (Minor Alterations in Land Use Limitations). This project is not pending an appeal of the environmental determination. The environmental determination for this project was made on May 2, 2019 and the opportunity to appeal that determination ended May 16, 2019.

BACKGROUND

The 0.09-acre project site is located at 2761 Ocean Front Walk in the MBPD-R-S zone of the Mission Beach Planned District, the Coastal Zone (State Coastal Permit Jurisdiction), 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 was previously developed with a single-story residential building with frontage along Ocean Front Walk and access from the rear (east) of the property from Strandway. The site is located on Ocean Front Walk ("The Boardwalk"), at the eastern edge of the Pacific Ocean beachfront of Mission Beach. The project is located in the Coastal Overlay Zone, within a fully developed residential neighborhood, and is between the nearest public roadway and the shoreline of a body of water.

DISCUSSION

The project proposes the creation of three condominium units from three multiple-dwelling units currently under construction. The construction was approved by the California Coastal Commission because this property is within the state's Coastal Development Permit jurisdiction. The approved development allows for a three-story residential building, with one dwelling unit per floor. The project includes 4,522 square feet of living area, six parking spaces (both garage and carport area), and decks. The project complies with all development regulations, including lot size, setbacks, parking, and height on a site developed with all public utilities in place to serve the development. Building Permit No. 2169193 for the project was reviewed and approved by the City under PTS No. [612346](#). The project does not require any deviations or variances from the applicable regulations.

The applicant is requesting a Process 3 Tentative Map Waiver per SDMC Section [125.0410](#). The Map Waiver would allow for the creation of three residential condominium units on one existing parcel and allow for the waiver of the requirement to underground existing, off-site overhead utilities. The subdivision qualifies for the Waiver of Requirements to Underground Existing Offsite Utilities in that 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.

The Mission Beach Precise Plan land use designation for the site is Residential (36 dwelling units per acre), and the existing and proposed three dwelling units on the 0.09-acre site is within the allowable density and consistent with the land use designation.

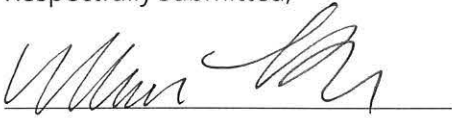
CONCLUSION:

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 Tentative Map Waiver No. 2253492 with modifications.
2. Deny Tentative Map Waiver No. 2253492 if the findings required to approve the project cannot be affirmed.

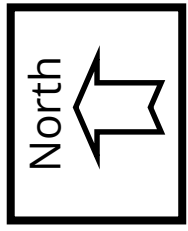
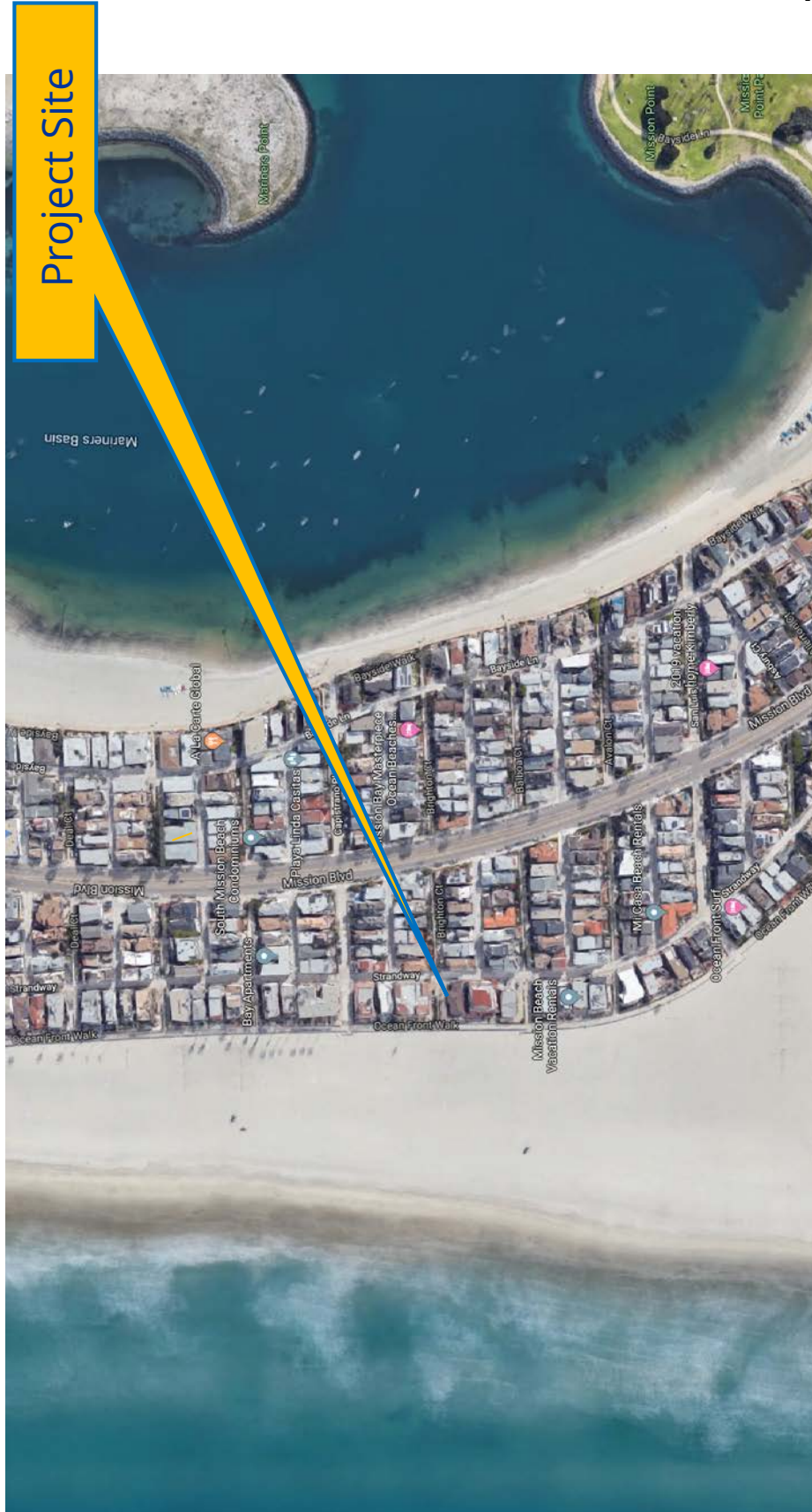
Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Martha Blake', written over a horizontal line.

Martha Blake, Development Project Manager

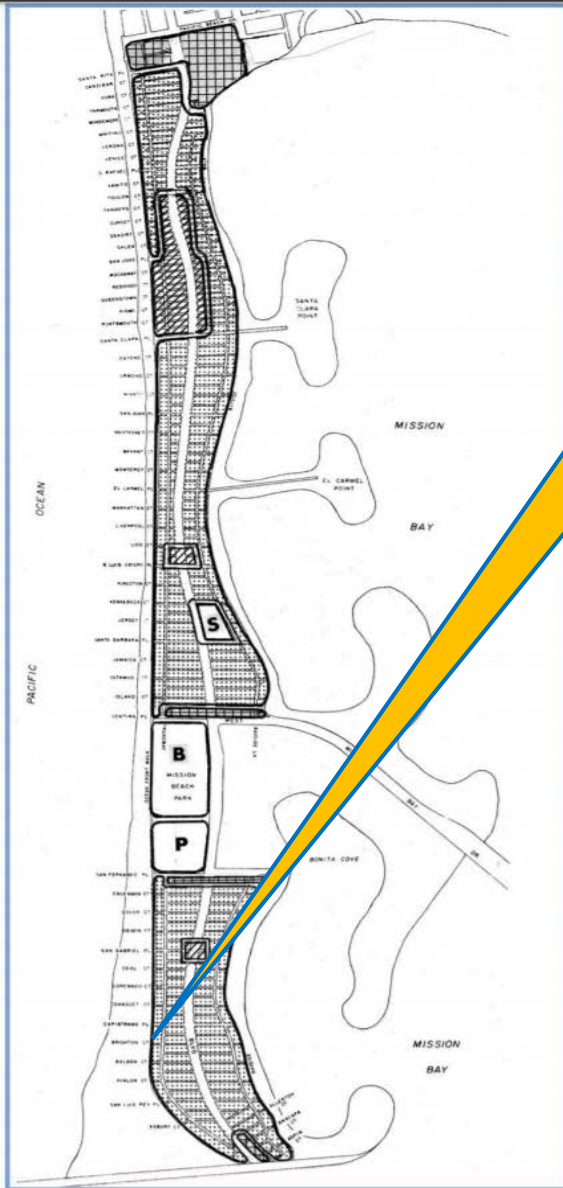
Attachments:

1. Aerial Photograph
2. Project Location Map
3. Community Plan Land Use Map
4. Draft Map Resolution
5. Draft Map Conditions
6. Environmental Exemption
7. Ownership Disclosure Statement
8. Map Waiver Exhibit









Aerial Photo
Ocean Front Walk Map Waiver
 PROJECT NO. 627839





Project Site

legend

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

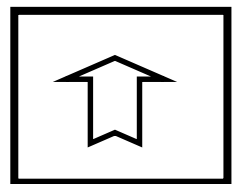


Mission Beach Land Use Plan Mission Beach Precise Plan

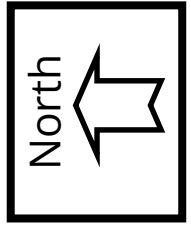


Land Use Map

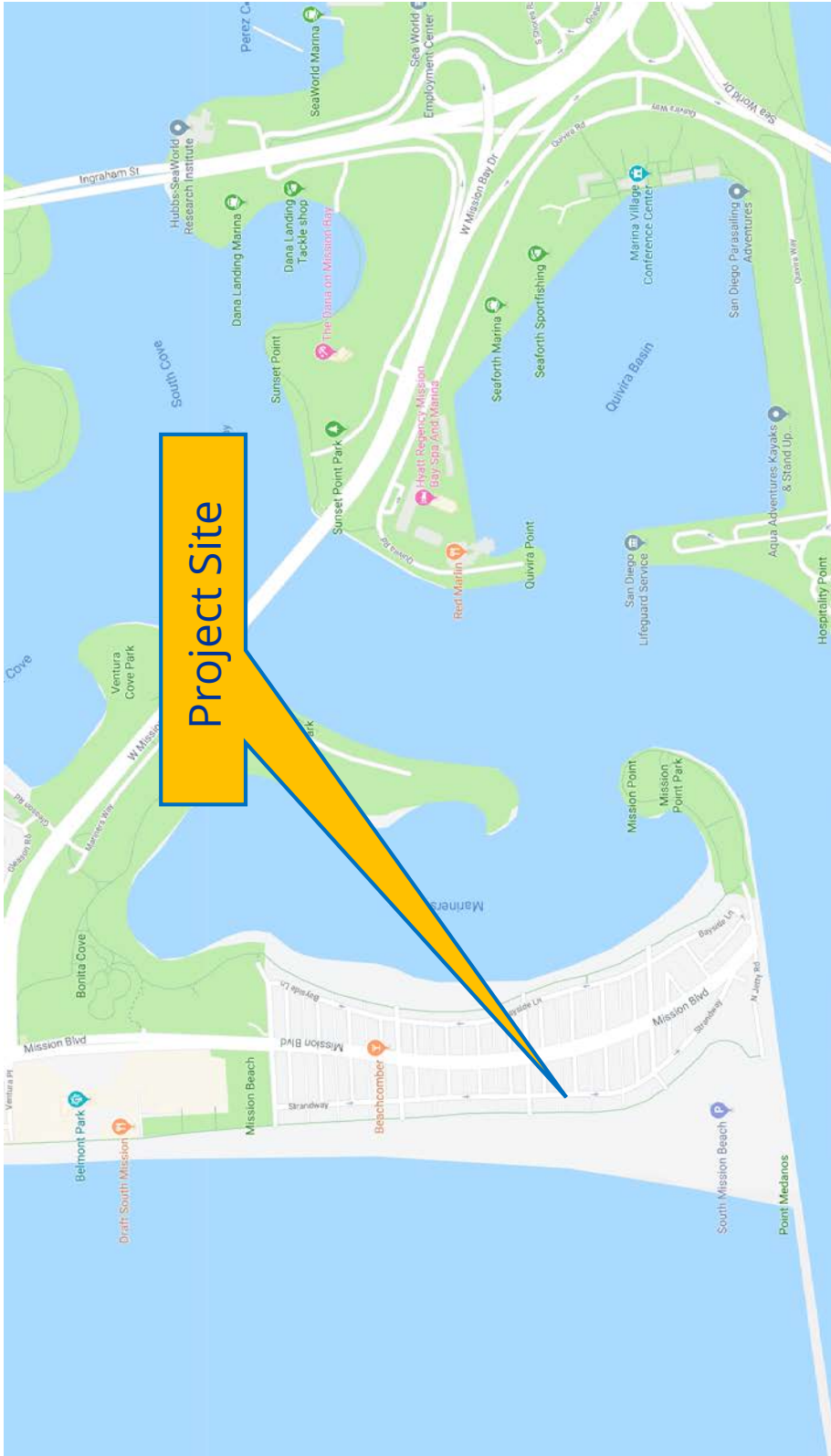
Ocean Front Walk Map Waiver
PROJECT NO. 627839



North



Project Location Map
Ocean Front Walk Map Waiver
 PROJECT NO. 627839



HEARING OFFICER RESOLUTION NUMBER R-_____

TENTATIVE MAP WAIVER NO. 2253492
OCEAN FRONT WALK - PROJECT NO. 627839

WHEREAS, Michael E. Turk, Inc., a California corporation, submitted an application to the City of San Diego for a tentative map, (Tentative Map No. 2253492) for the creation of three residential condominium units from a three unit multi-family residential development, and to waive the requirement to underground existing offsite overhead utilities. The project site is located at 2761 Ocean Front Walk, in the MBPD-R-S zone of the Mission Beach Precise Plan and Local Coastal Program area, the Coastal Overlay Zone (State Coastal Permit Jurisdiction). The project site is legally described as: Lot A in Block 22 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 of Recorder of San Diego County, December 14, 1914; and

WHEREAS, the Map proposes the creation of three residential condominium units on a 0.09-acre lot; and

WHEREAS, on May 2, 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 15305 (Minor Alterations in Land Use Limitations), and there was no appeal of the Environmental Determination filed within the time period provided by the 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 request to waive the undergrounding of existing overhead utilities is pursuant to San Diego Municipal Code section 144.0242(c) because the conversion involves a short span of overhead facility (less than a full block in length) and would not represent a logical extension to an underground facility; and

WHEREAS, on June 5, 2019, the Hearing Officer of the City of San Diego considered Tentative Map No. 2253492, including the waiver of the requirement to underground existing offsite overhead utilities, and pursuant to San Diego Municipal Code section(s) 125.0440 and 144.0240 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 Tentative Map No. 2253492:

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

The project proposes to create three residential condominium units on a 0.09-acre site located at 2761 Ocean Front Walk in the R-S zone of the Mission Beach Planned District, within the Mission Beach Precise Plan Area. The Mission Beach Precise Plan designates the site for small scale and low-profile residential development, maximum density of 36 dwelling units per net acre (du/ac) and this project is consistent, with a density of 33.3 du/ac.

The proposed map waiver will meet the land use regulations of the City of San Diego General Plan's Implementation Program including compliance to the San Diego Municipal Code development regulations to include but not limited to height, setbacks, parking, landscape, and floor area ratio. The building development was issued a Coastal Development Permit from the California Coastal Commission, as the land is within their permitting jurisdiction. 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.

The project proposes to create three residential condominium units on a 0.09-acre site located at 2761 Ocean Front Walk in the R-S zone of the Mission Beach Planned District, within the Mission Beach Precise Plan Area. The project does not propose any deviations from the regulations. A Coastal Development Permit (CDP No. 6-17-0962) for the three dwelling units currently under construction was approved by the California Coastal Commission. The development is being constructed in accordance with the SDMC's base zone regulations. On December 5, 2018, The City of San Diego approved the residential development ministerial construction permits under Project No. 612346. During the ministerial review the project was determined to be in compliance with all of the underlying zone regulations, including but not limited to, height, floor area ratio, parking, setbacks, and landscaping. The proposed project is for a Tentative Map Waiver to allow condominium ownership of the three under construction units, which is in compliance with the zone and development regulations. 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 project proposes to create three residential condominium units on a 0.09-acre site located at 2761 Ocean Front Walk in the R-S zone of the Mission Beach Planned District, within the Mission Beach Precise Plan Area. The Mission Beach Precise Plan designates the site for small scale and low-profile residential development, maximum density of 36 du/ac and this proposed project density of 33.3 du/ac is consistent with that density range. The project site is flat and has been previously graded. The site fronts Ocean Front Walk with access to Strandway and Brighton Court. The project site is surrounded by multi-family development. Therefore, the site is physically suitable for the type and density of development.

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

The project proposes to create three residential condominium units on a 0.09-acre site located at 2761 Ocean Front Walk in the R-S zone of the Mission Beach Planned District, within the Mission Beach Precise Plan Area. The project is located within an urbanized environment where there are no watercourses or environmentally sensitive lands harboring fish or wildlife on or adjacent to the site. Therefore, the project will not cause substantial environmental damage or substantially injure fish or wildlife or their habitat.

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

The Tentative Map was reviewed and determined to be in compliance with the Municipal Code and Subdivision Map Act. The Tentative Map includes conditions and corresponding

exhibits of approvals, including utility undergrounding, installation of public improvements, and payment of applicable taxes in order to achieve compliance with the regulations of the San Diego Municipal Code. 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.

There are no public easements located within the project boundaries. Therefore, no conflicts occur with the recording of the subdivision or would negatively affect any 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 proposed creation of three residential condominium units from three under construction apartments will not impede or inhibit passive or natural heating and cooling opportunities. The design of the subdivision and construction of the residential development is designed to provide multiple architectural offsets and additionally provides open areas on the lower level and decks on the upper levels, thus providing for natural heating and cooling opportunities. The project complies with Land Development Code Regulations and Building Permit requirements, which include setback and height limitations to ensure adequate natural light and air movement between the future structures. 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 proposes to create three residential condominium units on a 0.09-acre site located at 2761 Ocean Front Walk in the R-S zone of the Mission Beach Planned District, within the Mission Beach Precise Plan Area.

The subject subdivision is within the allowed residential density for the area. Currently there are commercial services, public transportation, and retail sales within a few blocks from the development which can offer services to the new owners and residents in the new units could add to the customer base of existing and future businesses. The creation of condominium units adds to the potential home ownership opportunities in an area anticipated for multi-family development. 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.

ATTACHMENT 4

(R-[Reso Code])

That waiver of the requirement to underground existing overhead utilities is appropriate because the conversion involves a short span of overhead facility (less than a full block in length) and would not represent a logical extension to an underground facility.

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

BE IT FURTHER RESOLVED, that based on the Findings hereinbefore adopted by the Hearing Officer, Tentative Map 2253492, including the waiver of the requirement to underground existing offsite overhead utilities, is hereby granted to Michael E. Turk, Inc., a California corporation, 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: Tentative Map Conditions

Internal Order No. 12002100

HEARING OFFICER
CONDITIONS FOR TENTATIVE MAP WAIVER NO. 2253492
OCEAN FRONT WALK - PROJECT NO. 627839
ADOPTED BY RESOLUTION NO. HO-XXXX ON JUNE 5, 2019

GENERAL

1. This Tentative Map Waiver will expire June 20, 2022.
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 with the County Recorder prior to the expiration date of the Tentative Map Waiver.
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.

ENGINEERING

5. The subdivider shall ensure that all onsite utility systems serving the subdivision are 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.
6. The Subdivider shall apply for a plumbing permit for the installation of appropriate private back flow prevention device(s), on each water service (domestic, fire and irrigation), in a manner satisfactory to the Public Utilities Director and the City Engineer. BFPDs shall be located above ground on private property, in line with the service and immediately adjacent to the right-of-way.
7. The Subdivider shall prepare CC&Rs for the operation and maintenance of all private water and sewer facilities that serve or traverse more than a single condominium unit or lot.

MAPPING

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.

INFORMATION:

- The approval of this Tentative 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 USC § 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 Tentative Map will be subject to fees and charges based on the rate and calculation method in effect at the time of payment.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of the Tentative Map, may protest the imposition within ninety days of the approval of this Tentative Map 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. 12002100

NOTICE OF EXEMPTION**ATTACHMENT 6**

(Check one or both)

TO: ☒ RECORDER/COUNTY CLERK
P.O. Box 1750, MS A-33
1600 PACIFIC HWY, ROOM 260
SAN DIEGO, CA 92101-2422

FROM: CITY OF SAN DIEGO
DEVELOPMENT SERVICES DEPARTMENT
1222 FIRST AVENUE, MS 501
SAN DIEGO, CA 92101

☐ OFFICE OF PLANNING AND RESEARCH
1400 TENTH STREET, ROOM 121
SACRAMENTO, CA 95814

Project No.: 627839

Project Title: Ocean Front Walk MW

PROJECT LOCATION-SPECIFIC: The project is located at 2761 Ocean Front Walk, San Diego, CA 92109

PROJECT LOCATION-CITY/COUNTY: San Diego/San Diego

Description of nature and Purpose of the Project: Map Waiver (MW) for the creation of three residential condominium units from three residential apartment units currently under construction for a total of 5,974 square feet of conversion located at 2761 Ocean Front Walk. The 0.09-acre site is in the MBPD-R-5 Base Zone in the Coastal (State-PMT) Overlay Zone of the Mission Beach Community Planning Area with First Public Road, Council District 2. This project is not for the construction of the units. The construction of the units were approved under a ministerial approval, PTS 612346.

NAME OF PUBLIC AGENCY APPROVING PROJECT: City of San Diego

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Anthony Christensen, 7888 Silverton Ave. Suite J, San Diego CA 92126. Phone Number: (858) 271-9901

EXEMPT STATUS: (CHECK ONE)

- ☐ MINISTERIAL (SEC. 21080(b)(1); 15268);
☐ DECLARED EMERGENCY (SEC. 21080(b)(3); 15269(a));
☐ EMERGENCY PROJECT (SEC. 21080(b)(4); 15269 (b)(c)).
☒ CATEGORICAL EXEMPTION: Section 15305 (Minor Alterations in Land Use Limitations)
☐ STATUTORY EXEMPTION:

REASONS WHY PROJECT IS EXEMPT: The City of San Diego determined that the project would qualify to be categorically exempt from CEQA pursuant to Sections 15305, Minor Alterations in Land Use Limitations. There is no physical development in conjunction with this mapping action and therefore, would not cause any impacts on the environment under this action.

LEAD AGENCY CONTACT PERSON: JEFFREY SZYMANSKI

TELEPHONE: 619 446-5324

IF FILED BY APPLICANT:

1. ATTACH CERTIFIED DOCUMENT OF EXEMPTION FINDING.
2. HAS A NOTICE OF EXEMPTION BEEN FILED BY THE PUBLIC AGENCY APPROVING THE PROJECT?
☐ YES ☐ NO

IT IS HEREBY CERTIFIED THAT THE CITY OF SAN DIEGO HAS DETERMINED THE ABOVE ACTIVITY TO BE EXEMPT FROM CEQA



SIGNATURE/TITLE

5/28/2019
DATE

CHECK ONE:

(X) SIGNED BY LEAD AGENCY

DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR:

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

Project Title: 2761 Ocean Front Walk Map Waiver-Condominium Creation **Project No. For City Use Only:** _____

Project Address: 2761 Ocean Front Walk, San Diego, CA 92109

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

☒ Corporation ☐ Limited Liability -or- ☐ General - What State? CA Corporate Identification No. C1437324
☐ Partnership ☐ Individual

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

Property Owner

Name of Individual: Michael E. Turk, Inc. ☒ Owner ☐ Tenant/Lessee ☐ Successor Agency
 Street Address: 4641 Ingraham Street
 City: San Diego State: CA Zip: 92109
 Phone No.: (858)274-5995 Fax No.: _____ Email: ceands@aol.com
 Signature: [Signature] Date: 1/23/19
 Additional pages Attached: ☐ Yes ☐ No

Applicant

Name of Individual: Michael E. Turk ☒ Owner ☐ Tenant/Lessee ☐ Successor Agency
 Street Address: 4641 Ingraham Street
 City: San Diego State: CA Zip: 92109
 Phone No.: (858)274-5995 Fax No.: _____ Email: Mike@wdtinc.com
 Signature: [Signature] Date: 1/23/19
 Additional pages Attached: ☐ Yes ☐ No

Other Financially Interested Persons

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

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.

DEVELOPMENT SUMMARY

PROJECT SUMMARY:

THIS PROJECT PROPOSES THE CREATION OF 5 RESIDENTIAL CONDOMINIUM UNITS FROM A 0 UNIT MULTI-FAMILY RESIDENTIAL PROJECT, UNDER CONSTRUCTION.

NO ADDITIONAL DEVELOPMENT IS PROPOSED FOR THIS PROJECT. CONSTRUCTION OF THIS PROJECT IS BY BUILDING PERMIT APPROVAL NUMBER 2101240 (PTS 010348) AND RIGHT OF WAY PERMIT APPROVAL NUMBER 2101240 (PTS 010357) (CONST CHANGE APPROVAL NUMBER 2251469 (PTS 020711)).

THE PROJECT REQUESTS TENTATIVE AND FINAL MAP WAIVER APPROVAL.

UTILITY TABLE	
TELE (TAD): OVERHEAD	
CATV (CAX): OVERHEAD	
ELEO (BODLE): OVERHEAD	

LEGEND	
PROPERTY LINE/BOUNDARY	---
EXISTING GAS LINE	—G—G—
EXISTING SEWER LINE	—S—S—
EXISTING WATER LINE	—W—W—
EXISTING OVERHEAD UTILITY	—H—H—
LEAD & DISK PERI MONUMENTATION NOTES	■
BACKLINE	---
CITY OF SAN DIEGO WELL MONUMENT PER MONUMENTATION NOTES	▲

USES:

CURRENT USE: MULTI-RESIDENTIAL (TRIPLEX)
PROPOSED USE: RESIDENTIAL
MULTIPLE UNIT RESIDENTIAL - CONDOMINIUM

TYPE OF CONSTRUCTION/OCCUPANCY CLASSIFICATION:

CONSTRUCTION CLASSIFICATION:
TYPE VIII WITH AUTOMATIC SPRINKLER SYSTEM

OCCUPANCY CLASSIFICATION:
RESIDENTIAL GROUP 1
PRIVATE GARAGE GROUP 1

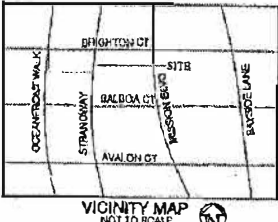
TITLE NOTES

NO EASEMENTS AFFECT SUBJECT PROPERTY

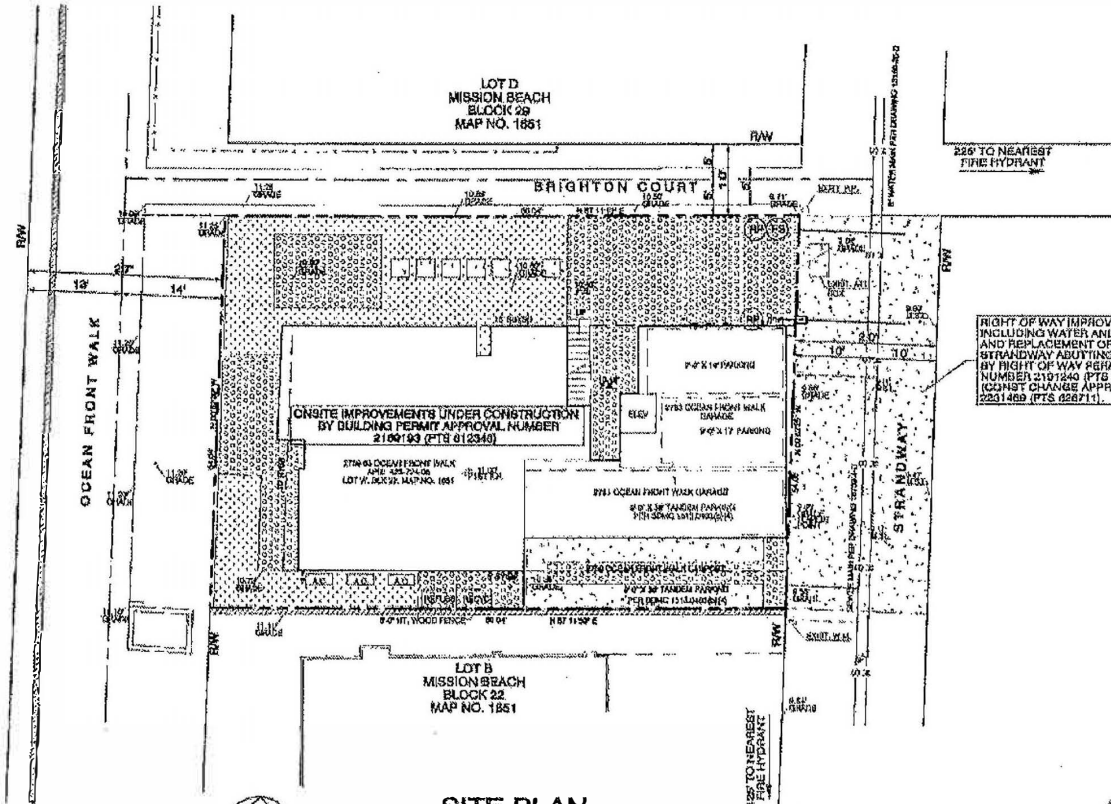
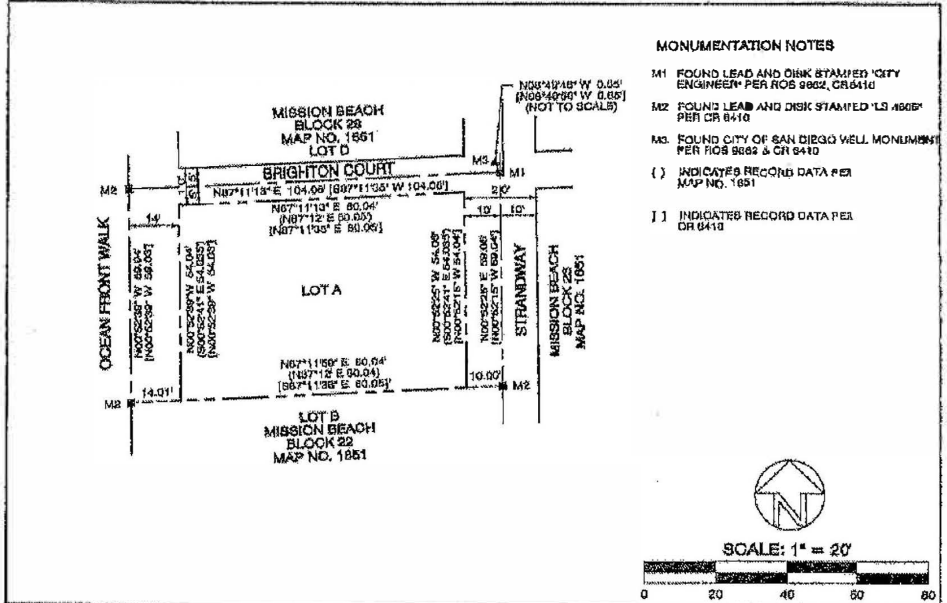
OWNER'S CERTIFICATE

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

MICHAEL E. TURK
FIDELITY
MICHAEL E. TURK, INC.
4841 INGLEWOOD STREET
SAN DIEGO, CA 92129



CE & S CHRISTENSEN ENGINEERING & SURVEYING
CIVIL ENGINEERS LAND SURVEYORS
7688 SILVERTON AVENUE, SUITE "J", SAN DIEGO, CALIFORNIA 92126
TELEPHONE: (658) 271-0901 FAX: (658) 271-0912



- MONUMENTATION NOTES
- M1 FOUND LEAD AND DISK STAMPED "CITY ENGINEER" PER ROB 9802, CR 6410
 - M2 FOUND LEAD AND DISK STAMPED "L3 8605" PER CR 6410
 - M3 FOUND CITY OF SAN DIEGO WELL MONUMENT PER ROB 9802 & CR 6410
 - () INDICATES RECORD DATA PER MAP NO. 1651
 - () INDICATES RECORD DATA PER CR 6410

TENTATIVE MAP WAIVER NO. 2253492
CONDOMINIUM CREATION

LEGAL DESCRIPTION

LOT "A" IN BLOCK 22 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.

EXCEPTING THEREFROM THAT PORTION, IF ANY, HERETOFORE OR NOW LYING BELOW MEAN HIGH TIDE LINE OF THE PACIFIC OCEAN.

APN: 425-724-05-00

BASIS OF BEARINGS

A PORTION OF THE CENTERLINE OF STRANDWAY AS SHOWN ON ROB 9802, I.E. NORTH 00°52'22" WEST

BENCHMARK

STANDARD CITY OF SAN DIEGO STREET MONUMENT NEAR THE INTERSECTION OF BRIGHTON COURT AND STRANDWAY PER CITY OF SAN DIEGO VERTICAL CONTROL BOOK, ELEVATION 8.942 MEAN SEA LEVEL (N.G.V.D. 1928).

NOTES

1. THE SOURCE OF THE TOPOGRAPHIC INFORMATION SHOWN HEREON IS SURVEY BY SAN DIEGO LAND SURVEYING & ENGINEERING, DATED JULY 1, 2014.
2. THE USE OF PROPOSED LOT IS FOR A RESIDENTIAL CONDOMINIUM UNITS.
3. THE SUBJECT PROPERTY IS SERVED BY SEPARATE SANITARY SEWER LATERAL AND WATER SERVICES CONNECTED TO CITY OF SAN DIEGO MAINS.
4. THE EXISTING NUMBER OF LOTS IS ONE. THE PROPOSED NUMBER OF LOT IS ONE.
5. DEVELOPER SHALL PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY PER RFP POLICY 7-00-8 (JFC 901.4.4)
6. NAD83 COORDINATES = 218-1892. NAD83 COORDINATES = 1898-8252.
7. THIS IS A CONDOMINIUM PROJECT AS DEFINED IN SECTION 4128 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. THE TOTAL NUMBER OF RESIDENTIAL UNITS IS 5.
8. THE TOTAL AREA OF THE PROJECT IS 0.083 ACRES.
9. THE SOURCE OF TITLE INFORMATION IS PRELIMINARY TITLE REPORT PREPARED BY CHICAGO TITLE COMPANY, ORDER NO. 03101905-890-001-R14, DATED DECEMBER 14, 2016.
11. A MAP WAIVER IS REQUESTED FOR BOTH THE TENTATIVE AND FINAL MAPS.
12. A WAIVER OF UNDERGROUNDING OF OVERHEAD UTILITIES IS REQUESTED.
13. ONGOING CONSTRUCTION IS BY BUILDING PERMIT APPROVAL NUMBER 2101240 (PTS 010348) AND RIGHT OF WAY PERMIT APPROVAL NUMBER 2101240 (PTS 010357) (CONST CHANGE APPROVAL NUMBER 2251469 (PTS 020711)).
14. NO TRAVEL STOPS EXIST ON ADE PROPOSED ADJACENT TO PROJECT.
15. THE SUBDIVIDER SHALL OBTAIN A PLUMBING PERMIT FOR THE INSTALLATION OF APPROPRIATE PRIVATE BACKFLOW PREVENTION DEVICES, ON EACH WATER SERVICE (DOMESTIC, FIRE, AND IRRIGATION), IN A MANNER SATISFACTORY TO THE PUBLIC UTILITIES DIRECTOR AND THE CITY ENGINEER. DEVICES SHALL BE LOCATED ABOVE GROUND ON PRIVATE PROPERTY, IN LINE WITH THE SERVICE AND IMMEDIATELY ADJACENT TO THE RIGHT-OF-WAY.
16. THE SUBDIVIDER SHALL PREPARE CC&RS FOR THE OPERATION AND MAINTENANCE OF ALL PRIVATE WATER AND SEWER FACILITIES THAT SERVE OR TRAVERSE MORE THAN A SINGLE CONDOMINIUM UNIT OR LOT.

Prepared By:
CHRISTENSEN ENGINEERING & SURVEYING
7688 SILVERTON AVENUE, SUITE "J"
SAN DIEGO, CA 92126
PHONE (658) 271-0901 FAX (658) 271-0912

Project Address:
2759-83 OCEAN FRONT WALK
SAN DIEGO, CA 92108

Project Name:
OCEAN FRONT WALK
MAP WAIVER

Sheet Title:
Project No.

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

Original Date: JANUARY 10, 2019

Sheet 1 of 2 Sheets

027030

TENTATIVE MAP WAIVER



Anthony K. Christensen, LBS7003

MARCH 12, 2019
DATE

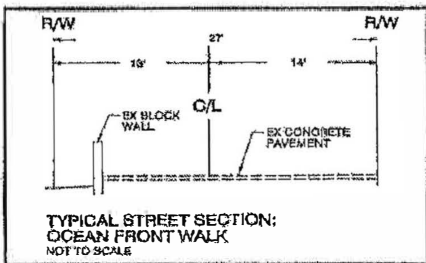
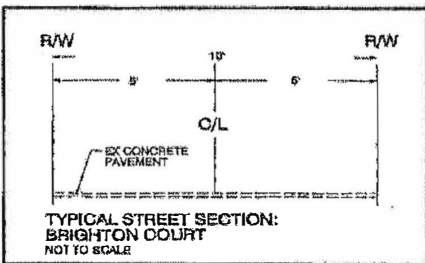
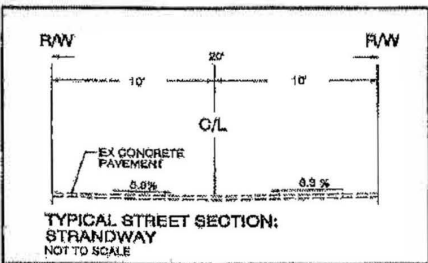
RESIDENTIAL UNIT TABULATION

UNIT	LIVING AREA	PARKING AREA	DECK AREA	BEDROOMS	PARKING SPACES PROVIDED	PARKING SPACES REQUIRED
2783	1,178 SF	547 SF	110 SF	3	2	2
2781	1,178 SF	547 SF	110 SF	3	2	2
2782	1,178 SF	547 SF	110 SF	3	2	2
					6 SPACES PROVIDED	6 SPACES REQUIRED

TOTAL OFF-STREET PARKING SPACES:
SPACES REQUIRED PER TABLE 142-002 (2 SPACES/3-4 BDRM UNIT X 3 UNITS) = 6 SPACES

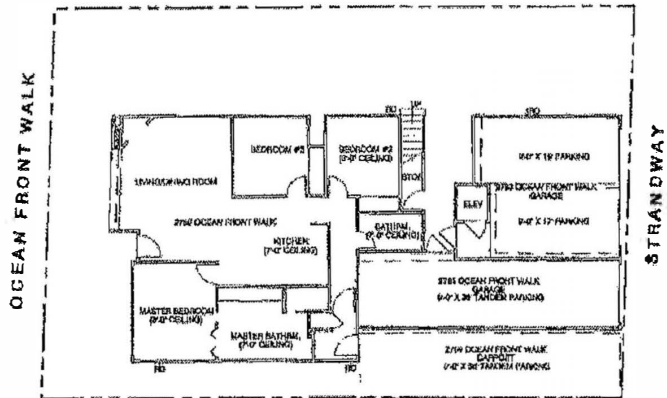
SPACES REQUIRED = 6 SPACES

SPACES PROVIDED = 6 SPACES/CARPORT SPACES ON-SITE



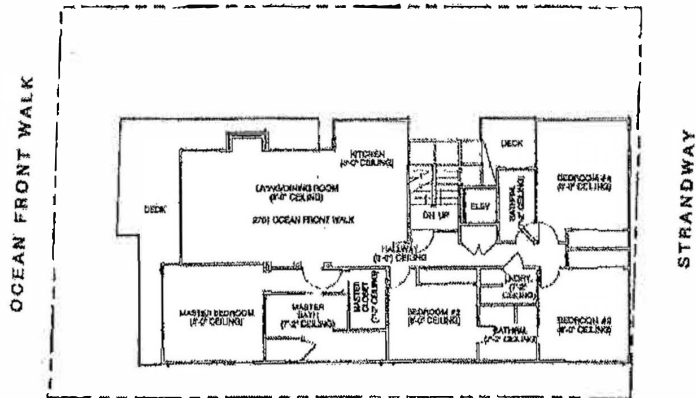
BRIGHTON COURT

BRIGHTON COURT

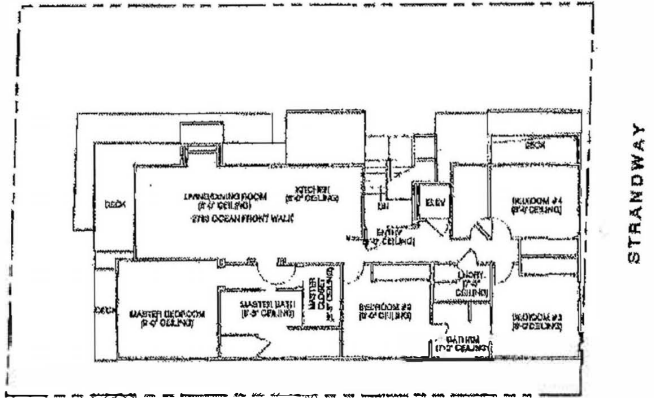


FIRST LEVEL

BRIGHTON COURT

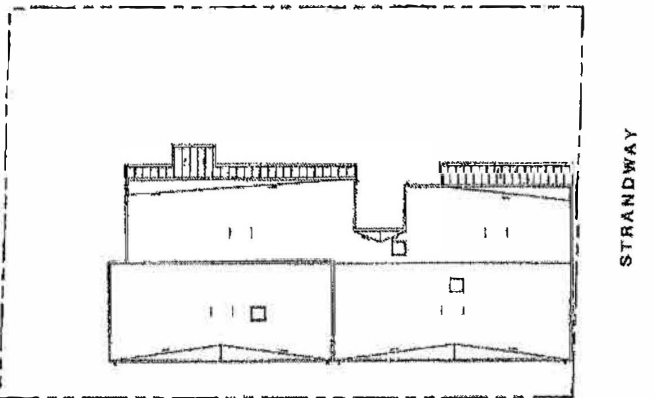


SECOND LEVEL



THIRD LEVEL

BRIGHTON COURT



ROOF LEVEL

TENTATIVE MAP WAIVER NO. 2253492
CONDOMINIUM CREATION

TENTATIVE MAP WAIVER SUMMARY

THIS PROJECT, UNDER CONSTRUCTION, REMOVED A MULTI-FAMILY DUPLEX AND IS CONSTRUCTING A MULTI-FAMILY TRIPLEX. THIS ACTION OF TO CREATE CONDOMINIUM UNITS.

THE PROJECT REQUESTS TENTATIVE MAP AND FINAL MAP WAIVER.

ASSESSOR PARCEL NO. & ADDRESS

ASSESSOR'S PARCEL NUMBER: 423-724-05-00

ADDRESS: 2783-83 OCEAN FRONT WALK
SAN DIEGO, CA 92108

OWNER:

MICHAEL E. TURNER, INC.
4841 WILLOW STREET
SAN DIEGO, CA 92108

ZONING:

MISSION BEACH PLANNED DISTRICT
ZONE M-16
OVERLAY ZONES:
COASTAL HEIGHT LIMIT
COASTAL (STATE)
PARKING IMPACT (BEACH IMPACT)
RESIDENTIAL TANDEN PARKING
TRANSIT AREA

SETBACK:
FRONT YARD: 0' (ALONG STRANDWAY)
SIDE YARD: 10' (ALONG BRIGHTON COURT)
INTERIOR SIDE YARD: 5'
REAR YARD: 10' (ALONG OCEAN FRONT WALK)

AREA:

SITE AREA: 0.094 ACRES (4,324 SQUARE FEET)

GROSS FLOOR AREA
4,324 SQUARE FEET (1,100 SF EXEMPT)
1,004 SQUARE FEET PARKING (1,200 SF EXEMPT)
628 SQUARE FEET DECK



Anthony K. Christensen, 18750

EXP. 12-31-18

MARCH 12, 2018
DATE

Prepared By:
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Project Address:
2783-83 OCEAN FRONT WALK
SAN DIEGO, CA 92108

Project Name:
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Revision 6:
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Revision 3:
Revision 2:
Revision 1:

Original Date: JANUARY 16, 2018

Sheet 1 of 2 Sheets

087830

TENTATIVE MAP WAIVER



SCALE: 1" = 10'

