



THE CITY OF SAN DIEGO

## Report to the Hearing Officer

DATE ISSUED: August 14, 2019 REPORT NO. HO-19-077

HEARING DATE: August 21, 2019

SUBJECT: Ocean View Apartment Map Waiver, Process Three Decision

PROJECT NUMBER: [618785](#)

OWNER/APPLICANT: Ocean View 14, LLC and Michael Kootchick.

### SUMMARY

Issue: Should the Hearing Officer waive the requirement for a Tentative Map for the creation of fourteen residential condominium units, currently under construction, within the Southeastern San Diego Community Plan area?

Staff Recommendation: Approve Map Waiver No. 2204102.

Community Planning Group Recommendation: On February 11, 2019, the Southeastern San Diego Community Planning Group voted 6-0-0 to recommend approval of the proposed project, without conditions.

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15305(a) Minor Alteration in Land Use Limitations. This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on August 6, 2019, and the opportunity to appeal that determination ended August 20, 2019.

### BACKGROUND

The 0.48-acre site is located at 4460 Ocean View Boulevard (Attachment 1) in the Residential Multiple Dwelling Unit (RM-2-5) Zone within the Southeastern San Diego Community Plan area. The site is currently under construction for fourteen (14), three-story townhouses with balconies and attached two car garages, approved August 10, 2018 under ministerial Project No. 579469.

## DISCUSSION

The site is designated as Multiple Dwelling Unit Residential (15-29 dwelling units per acre) (Attachment 2) in the Community Plan. The site could support a density range of 7 to 14 dwellings based on the 0.49-acre size. The proposed fourteen dwelling units is in conformance with the recommended Community Plan land use density.

The Community Plan Residential Policy P-LU-11, calls to achieve a diverse mix of housing types and forms, consistent with allowable densities and urban design policies. The proposed subdivision is for the creation of fourteen "for sale" condominium units that will provide variety to the typical single dwelling unit housing type. The proposed subdivision and its design and improvements are consistent with the policies, goals, and objectives of the applicable land use plan.

Public improvements associated with the Tentative Map include a new City Standard street light on Ocean View Boulevard adjacent to the site, undergrounding of the onsite utilities, curb, gutter, sidewalk, and curb outlet. An Encroachment Maintenance and Removal Agreement (EMRA) is required for the curb outlet and the private sidewalk. All utilities for the site have been updated and undergrounded to City Standards.

## CONCLUSION

Staff has reviewed the application for the Map Waiver and has determined that the project complies with applicable sections of the San Diego Municipal Code. The findings accurately convey compliance of the project with applicable development regulations and policies. Staff has provided the decision maker with draft findings (Attachment 4) and draft conditions (Attachment 5) of approval for the subdivision. Staff recommends approving the subdivision as proposed.

## ALTERNATIVES

1. Approve Map Waiver No. 2204102, with modifications.
2. Deny Map Waiver No. 2204102, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

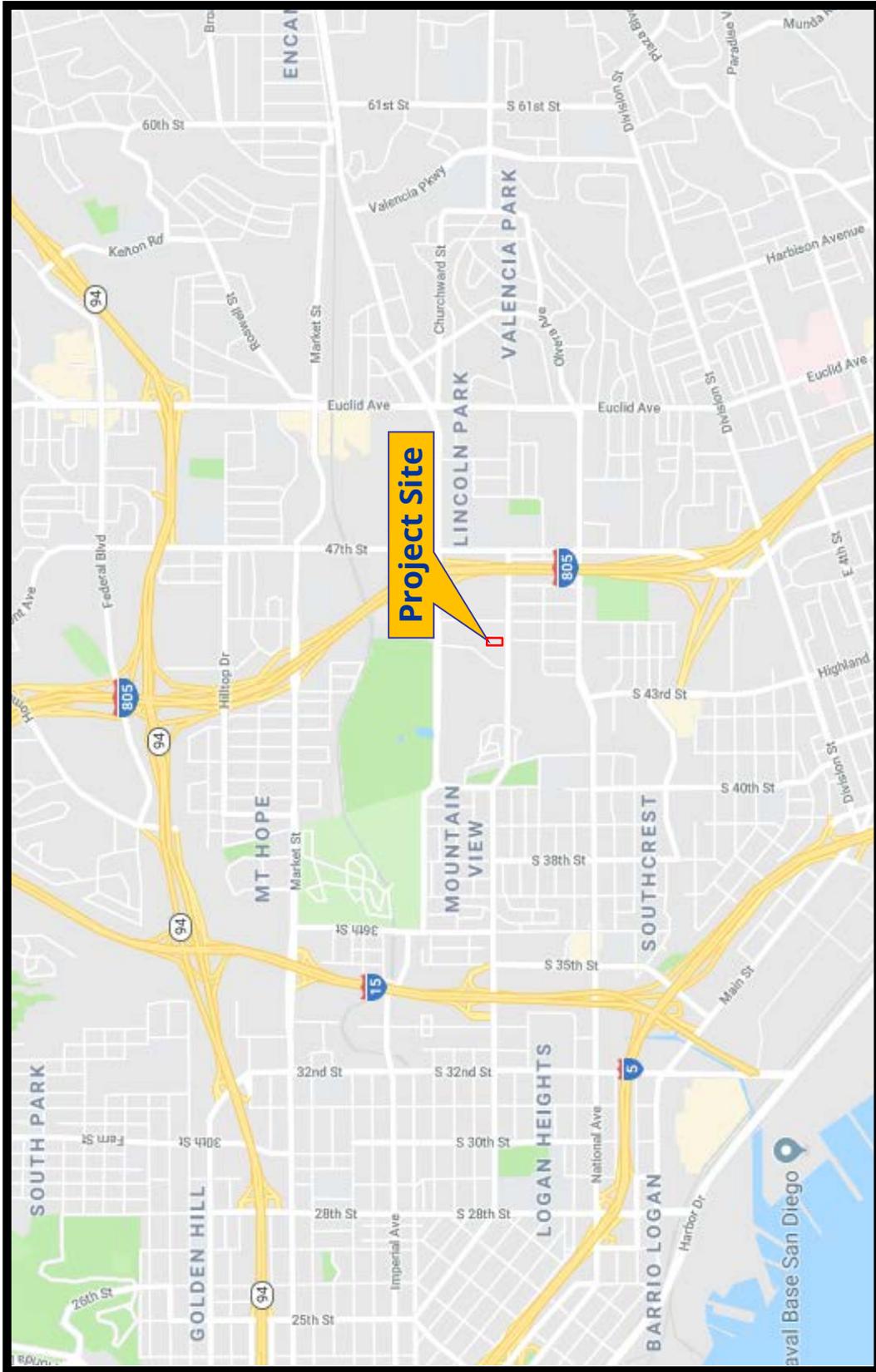
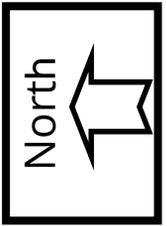


Helene Deisher, Development Project Manager

Attachments:

1. Project Location Map
2. Community Plan Land Use Map
3. Aerial map

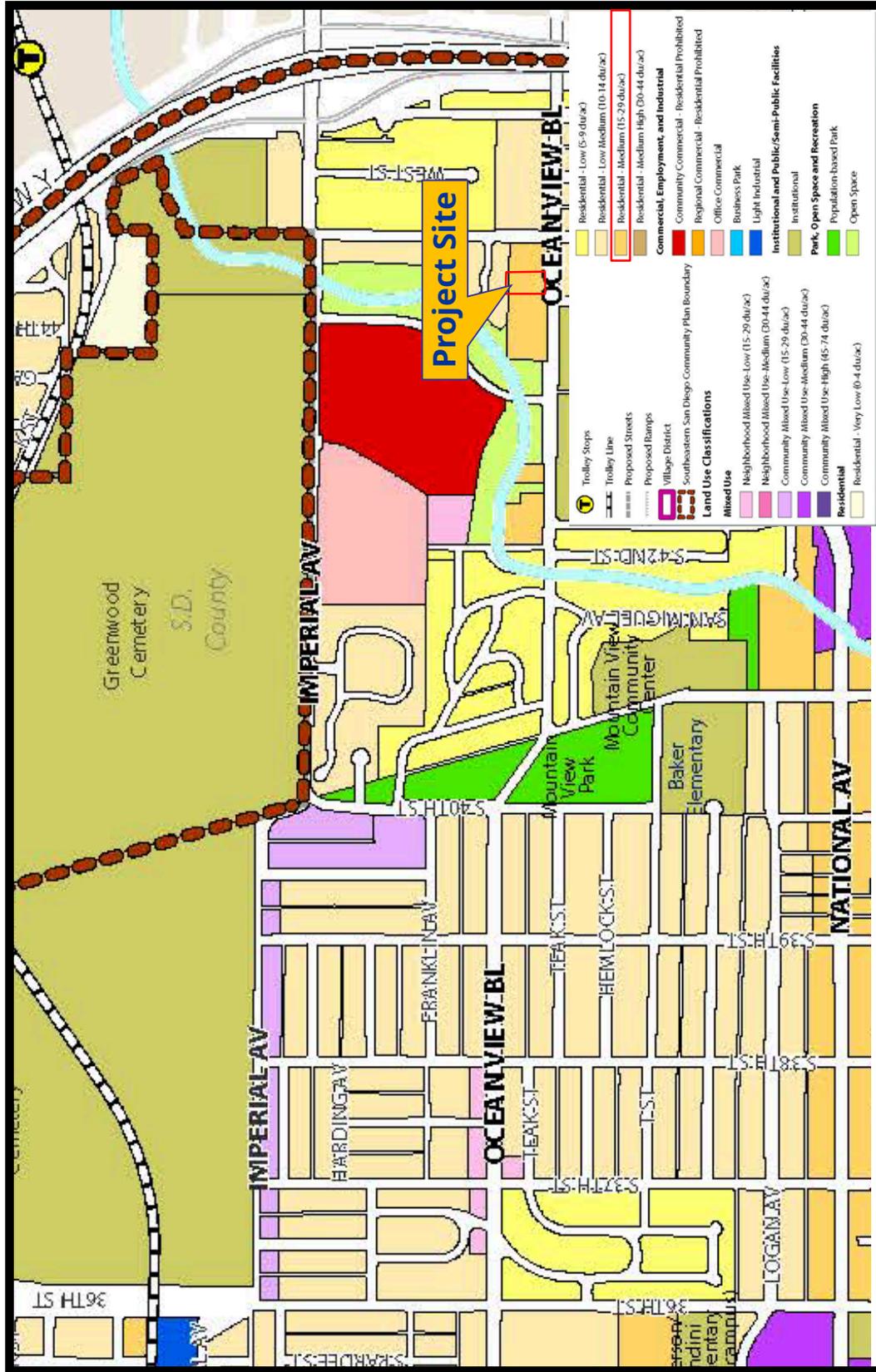
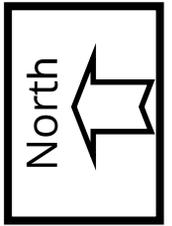
4. Draft Map Resolution
5. Draft Map Conditions
6. Environmental Notice of Right to Appeal (NORA)
7. Community Planning Group Recommendation
8. Ownership Disclosure Statement
9. Map Exhibit



# Project Location Map

Ocean View Apartments Map Waiver; Project No. 619785  
4460 Ocean View Boulevard

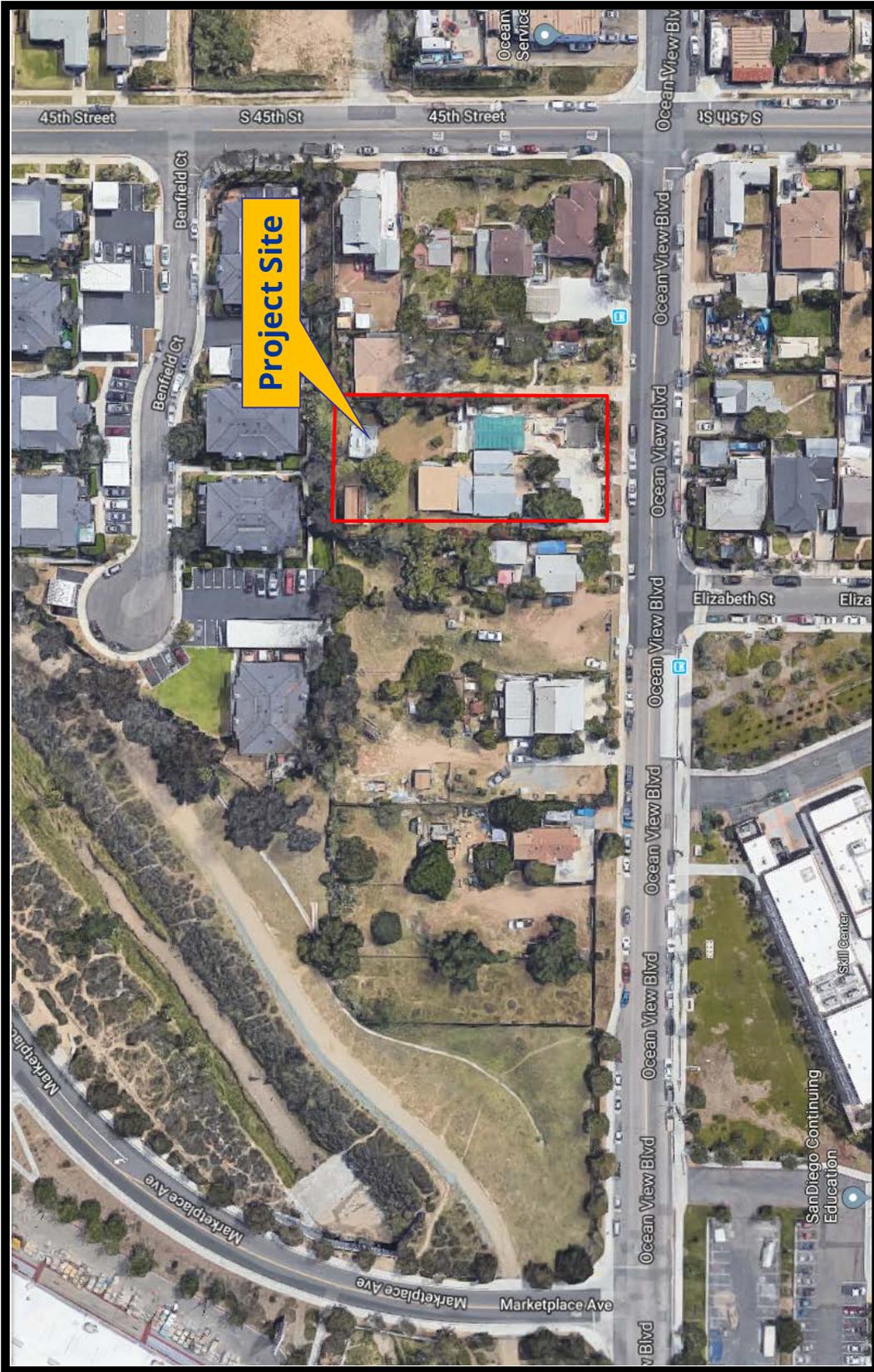
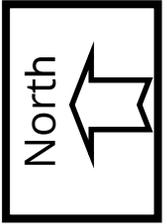




# Community Plan Land Use Map

Ocean View Apartments Map Waiver; Project No. 619785  
4460 Ocean View Boulevard





# Aerial Photograph

Ocean View Apartments Map Waiver; Project No. 619785  
4460 Ocean View Boulevard



RESOLUTION NO. \_\_\_\_\_  
DATE OF FINAL PASSAGE AUGUST 21, 2019

A RESOLUTION OF THE HEARING OFFICER ADOPTING THE FINDINGS  
AND APPROVING TENTATIVE MAP WAIVER NO. 2204102 FOR  
OCEAN VIEW APARTMENTS - TENTATIVE MAP WAIVER  
PROJECT NO. 618785

WHEREAS, Ocean View 14, LLC., a California Limited Liability Company, Subdivider, and, Coffey Engineering, Inc., submitted an application with the City of San Diego for Tentative Map Waiver (TMW) No. 2204102, for the creation of fourteen residential units, currently under construction, from residential apartments to condominium ownership. The 0.48-acre project site is located at 4460 Ocean View Boulevard, in the Residential Multiple Dwelling Unit (RM-2-5) Zone, within the Southeastern San Diego Community Plan (Community Plan) area. The property is legally described as all that portion of Lot 50 of the Ex-Mission Lands of San Diego (Horton's Purchase) in the City of San Diego, County of San Diego, State of California per Map No. 283, filed in the office of County Recorder of San Diego County on March 9, 1878; and

WHEREAS, the Project proposes to subdivide the 0.48-acre site into fourteen residential condominium units for a residential project that is currently under construction; and

WHEREAS, on August 6, 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 15305 (minor alterations in land use limitations) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code (SDMC) section 112.0520; and

WHEREAS, the requirement to provide a preliminary soils and geological reconnaissance report are waived by the City Engineer pursuant to Subdivision Map Act section 66491(a) and SDMC Sections 144.0220(a) and 144.0220(b); and

WHEREAS, the Project consists of fourteen residential units under construction for which Certificates of Occupancy have not been issued; and

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

WHEREAS, on August 21, 2019, the Hearing Officer of the City of San Diego considered TMW No. 2204102, pursuant to SDMC Section 125.0122 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 TMW No. 2204102:

- 1. The proposed subdivision and its design or improvements are consistent with the policies, goals, and objectives of the applicable land use plan.** The project is a subdivision for change in ownership type of fourteen residential townhouse units, currently under construction, to condominium ownership. The 0.48-acre site is located at 4460 Ocean View Boulevard in the Residential Multiple Dwelling Unit (RM-2-5) Zone of the Southeastern San Diego Community Plan (Community Plan).

The Community Plan land use designates the project site as Residential-Medium (15-29 dwelling units per acre) which is comprised primarily of town homes and garden apartments/condominiums, with some opportunities for small-lot, town homes. The proposed condominium buildings are organized around a central courtyard with individual or collective open space amenities for building residents to use. Parking includes a mixture of garages and surface spaces. Parking spaces should be individually secured and accessed

from the rear of the site or a central, landscaped drive court. The site could support 7 to 14 dwelling units based on the land use designation and 0.49-acre project size.

The Community Plan Residential Policy P-LU-11 calls to achieve a diverse mix of housing types and forms, consistent with allowable densities and urban design policies. The Project proposes the creation of fourteen for sale condominium units which will provide variety to the typical single dwelling unit housing type and thus implement the land use designation and Residential Policy. Therefore, the proposed subdivision and its design or improvement 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 is a subdivision for the creation of fourteen residential units, currently under construction, to condominium ownership. The 0.48-acre site is located at 4460 Ocean View Boulevard in the Residential Multiple Dwelling Unit (RM-2-5) Zone of the Southeastern San Diego Community Plan.

The fourteen dwelling units under construction were reviewed for conformance with the SDMC Residential Multiple Dwelling Unit (RM-2-5) Zone and found to be in conformance. The building permits were approved in August 2018, under Project No. 579469. The development paid in-lieu fees to comply with the City's Affordable Housing Regulations.

Therefore, the proposed subdivision is in conformance with the applicable zoning and development regulations and is not requesting any deviations.

**3. The site is physically suitable for the type and density of development.** The project is a subdivision for a change in ownership of fourteen residential units, currently under construction, to condominium ownership. The 0.48-acre site is located at 4460 Ocean View Boulevard in the Residential Multiple Dwelling Unit (RM-2-5) Zone of the Southeastern San Diego Community Plan.

The Community Plan land use designates the project site as Residential-Medium (15-29 dwelling units per acre) which is comprised primarily of town homes and garden apartments/condominiums, with some opportunities for small-lot, town homes. The proposed condominium buildings are organized around a central courtyard with individual or collective open space amenities for building residents to use. Parking includes a mixture of garages and surface spaces. Parking spaces should be individually secured and accessed from the rear of the site or a central, landscaped drive court. The site could support 7 to 14 dwelling units based on the land use designation and 0.49-acre project size.

The proposed subdivision is conditioned to provide right-of-way improvements including a City Standard street light on Ocean View Boulevard along the project frontage. No other physical development is proposed. The structures under construction were approved under a ministerial construction permit (Project No. 579469) and were found to be in conformance with the SDMC development regulations including land use and density. 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 is a subdivision for the change in ownership to create fourteen residential units, currently under construction, to condominium ownership. The 0.48-acre site is located at 4460 Ocean View Boulevard in the Residential Multiple Dwelling Unit (RM-2-5) Zone of the Southeastern San Diego Community Plan.

The site is within an existing, developed, in-fill area and does not contain nor is adjacent to any fish or wildlife habitats, environmentally sensitive lands or Multiple Habitat Planning Area lands. Therefore, 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.** The project is a subdivision for a change in ownership of fourteen residential units, currently under construction, to condominium ownership. The 0.48-acre site is located at 4460 Ocean View Boulevard in the Residential Multiple Dwelling Unit (RM-2-5) Zone of the Southeastern San Diego Community Plan.

The project has been reviewed and is in compliance with the SDMC and the Subdivision Map Act. The TMW includes conditions and corresponding exhibits of approvals relevant to adequate parking, public improvements, and paying applicable fees in order to achieve compliance with the regulations of the SDMC.

The proposed subdivision is consistent with the development regulations of the SDMC and all Uniform Building, Fire, Plumbing, Electrical and Mechanical Code regulations. The project was reviewed pursuant to the California Environmental Quality Act (CEQA) and found to be environmentally exempt per CEQA Section 15305(a) Minor Alteration in Land Use Limitations. The project has been conditioned to install a new streetlight adjacent to the site prior to recordation of the Certificate of Compliance. Therefore, the design of the subdivision or 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 project is a subdivision for the creation of fourteen residential condominium units in two detached buildings. The 0.48-acre site is located at 4460 Ocean View Boulevard in the Residential Multiple Dwelling Unit (RM-2-5) Zone of the Southeastern San Diego Community Plan. There are no existing easements acquired by the public at large for access through or use of property within the proposed subdivision, therefore, no conflicts exist with the design of the subdivision or the type of improvements.

**7. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.** The project is a subdivision for the creation of fourteen residential units, currently under construction, to condominium ownership. The 0.48-acre site is located at 4460 Ocean View Boulevard in the Residential Multiple Dwelling Unit (RM-2-5) Zone of the Southeastern San Diego Community Plan.

The proposed subdivision is conditioned to provide right-of-way improvements including a City Standard street light on Ocean View Boulevard along the project frontage, no other physical development is proposed. The structures under construction were approved under a ministerial construction permit (Project No. 579469) and were found to be in conformance with the SDMC development regulations. 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 is a subdivision for the creation of fourteen residential townhouse units, currently under construction, to condominium ownership. The 0.48-acre site is located at 4460 Ocean View Boulevard in the Residential Multiple Dwelling Unit (RM-2-5) Zone of the Southeastern San Diego Community Plan.

The Community Plan Residential Policy P-LU-11 calls to achieve a diverse mix of housing types and forms, consistent with allowable densities and urban design policies. The Project proposes the creation of fourteen for sale condominium units which will provide variety to the typical single dwelling unit housing type and thus implement the land use designation and Residential Policy.

Other than the subdivision to allow condominium ownership, no other changes are requested to the design and development of the property. The decision maker has reviewed and considered the administrative record including the project plans, environmental documentation and public testimony to determine the effects of the proposed subdivision on the housing needs of the region. Those needs were balanced against the needs for public services and the available fiscal and environmental resources

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, Map Waiver No. 2204102 is hereby granted to Ocean View 14, LLC., a California Limited Liability Company subject to the attached conditions which are made a part of this resolution by this reference.

By \_\_\_\_\_  
 Helene Deisher  
 Development Project Manager  
 Development Services Department

ATTACHMENT: Tentative Map Waiver Conditions  
Internal Order No. 12002110

DRAFT

HEARING OFFICER  
CONDITIONS FOR TENTATIVE MAP WAIVER NO. 2204102  
OCEAN VIEW APARTMENTS – TENTATIVE MAP WAIVER  
**PROJECT NO. 618785**  
ADOPTED BY RESOLUTION NO. \_\_\_\_\_ ON August 21, 2019

**GENERAL**

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

**ENGINEERING**

6. The Subdivider shall ensure that all onsite utilities serving the subdivision shall be undergrounded with the appropriate permits. The Subdivider shall provide written confirmation from all applicable utilities that the conversion has taken place, or provide other means to assure the undergrounding, to the of the City Engineer.
7. The Subdivider shall construct the required Public Improvements per approved Right-of-Way Permit No. 583208 including new curb, gutter, sidewalk, driveway and curb outlet adjacent to the site on Ocean View Blvd.

8. Prior to the issuance of any construction permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer for the curb outlet and private sidewalk on Ocean View Blvd.
9. Per the City of San Diego Street Design Manual-Street Light Standards, and Council Policy 200-18, the Subdivider shall install a new street light adjacent to the site on Ocean View Boulevard.
10. The Subdivider shall provide a letter, agreeing to 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.
11. The Subdivider shall comply with the "General Conditions for Tentative Subdivision Maps," filed in the Office of the City Clerk under Document No. 767688 on May 7, 1980. Only those exceptions to the General Conditions which are shown on the Tentative Map Waiver and covered in these special conditions will be authorized. All public improvements and incidental facilities shall be designed in accordance with criteria established in the Street Design Manual, filed with the City Clerk as Document No. RR-297376.

#### **MAPPING**

12. Prior to the issuance of a Certificate of Compliance (COC), City staff will perform a field site visit to verify that all property corners, or property corner offsets have been set. If any property corners are missing, they must be set 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 Record of Survey or Corner Record shall be provided to the City.
13. Prior to the recordation of the Certificate of Compliance (COC), taxes must be paid or bonded for this property pursuant to section 66492 of the Subdivision Map Act per the Tentative Map Waiver (TMW). 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.
14. A Certificate of Compliance (COC) shall be recorded with the County Recorder prior to the expiration date of the Tentative Map Waiver (TMW)
15. Prior to the recordation of the Certificate of Compliance (COC), all conditions in the Tentative Map Waiver (TMW) Resolution of Approval must be satisfied.

**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 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 Tentative 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 Tentative Map Waiver, may protest the imposition within 90 days of the approval of this Tentative 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. 12002110



THE CITY OF SAN DIEGO

DATE OF NOTICE: August 6, 2019

# NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

IO No.: 12002049

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**PROJECT NO:** 618785  
**PROJECT NAME:** Ocean View Apartments MW  
**COMMUNITY PLAN AREA:** Southeastern San Diego  
**COUNCIL DISTRICT:** 4  
**LOCATION:** 4460 Ocean View Boulevard, San Diego, CA 92113

**PROJECT DESCRIPTION:** A Map Waiver to create 14 residential condominium units for 14 multi-family residential dwelling units that are currently under construction. The 0.48-acre site is located in the RM-2-5 base zone.

**ENTITY CONSIDERING PROJECT APPROVAL:** City of San Diego Development Services Department Hearing Officer

**ENVIRONMENTAL DETERMINATION:** Categorically exempt from CEQA pursuant to State CEQA Guidelines, Section 15305 (Minor Alterations in Land Use Limitations).

**ENTITY MAKING ENVIRONMENTAL DETERMINATION:** City of San Diego Development Services Department

**STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION:** The project has been determined to be exempt from CEQA pursuant to Section 15305 of CEQA Guidelines. Section 15305 applies to minor alterations in land use limitations in areas with an average slope of less than 20%, which do not result in any changes in land use or density. None of the exceptions listed in CEQA Guidelines Section 15003.2 apply, therefore this exemption is applicable to the proposed project.

**CITY PROJECT MANAGER:** Helene Deisher  
**MAILING ADDRESS:** 1222 First Avenue, MS 501, San Diego, CA 92101-4101  
**PHONE NUMBER/E-MAIL:** (619) 446-5223/ hmdeischer@sandiego.gov

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On August 6, 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 (August 20, 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.

Page 4		City of San Diego · Information Bulletin 620		August 2018	
		<b>City of San Diego Development Services</b> 1222 First Ave., MS-302 San Diego, CA 92101		<h1>Community Planning Committee Distribution Form Part 2</h1>	
Project Name:		Project Number:		Distribution Date:	
Project Scope/Location:					
Applicant Name:			Applicant Phone Number:		
Project Manager:			Phone Number:		Email Address:
Committee Recommendations (to be completed for Initial Review):					
<input type="checkbox"/> Vote to Approve		Members Yes	Members No	Members Abstain	
<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:			TITLE:		
SIGNATURE: <i>Steve Veach</i>			DATE:		
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		



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

# Ownership Disclosure Statement

**FORM  
DS-318**

October 2017

**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:** District 14 **Project No. For City Use Only:** 618785

**Project Address:** 4460 Ocean View Blvd  
San Diego, CA 92113

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

Corporation  Limited Liability -or-  General - What State? Ca Corporate Identification No. \_\_\_\_\_  
 Partnership  Individual

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

**Property Owner**

Name of Individual: Ocean View 14, LLC  Owner  Tenant/Lessee  Successor Agency  
 Street Address: 6815 Flanders Drive #240  
 City: San Diego State: Ca Zip: 92121  
 Phone No.: 619 804 3417 Fax No.: n/a Email: mk@lanshirehousing.com  
 Signature: \_\_\_\_\_ Date: Sept 25, 2018  
 Additional pages Attached:  Yes  No

**Applicant**

Name of Individual: Michael Kootchick  Owner  Tenant/Lessee  Successor Agency  
 Street Address: 6815 Flanders Drive #240  
 City: San Diego State: Ca Zip: 92121  
 Phone No.: 619 804 3417 Fax No.: n/a Email: mk@lanshirehousing.com  
 Signature: \_\_\_\_\_ Date: Sept 25, 2018  
 Additional pages Attached:  Yes  No

**Other Financially Interested Persons**

Name of Individual: Michael Kootchick  Owner  Tenant/Lessee  Successor Agency  
 Street Address: 6815 Flanders Drive #240  
 City: San Diego State: Ca Zip: 92121  
 Phone No.: 619 804 3417 Fax No.: n/a Email: mk@lanshirehousing.com  
 Signature: \_\_\_\_\_ Date: Sept 25, 2018  
 Additional pages Attached:  Yes  No

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

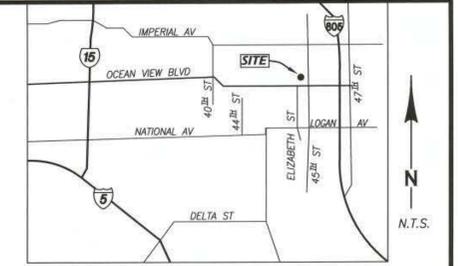
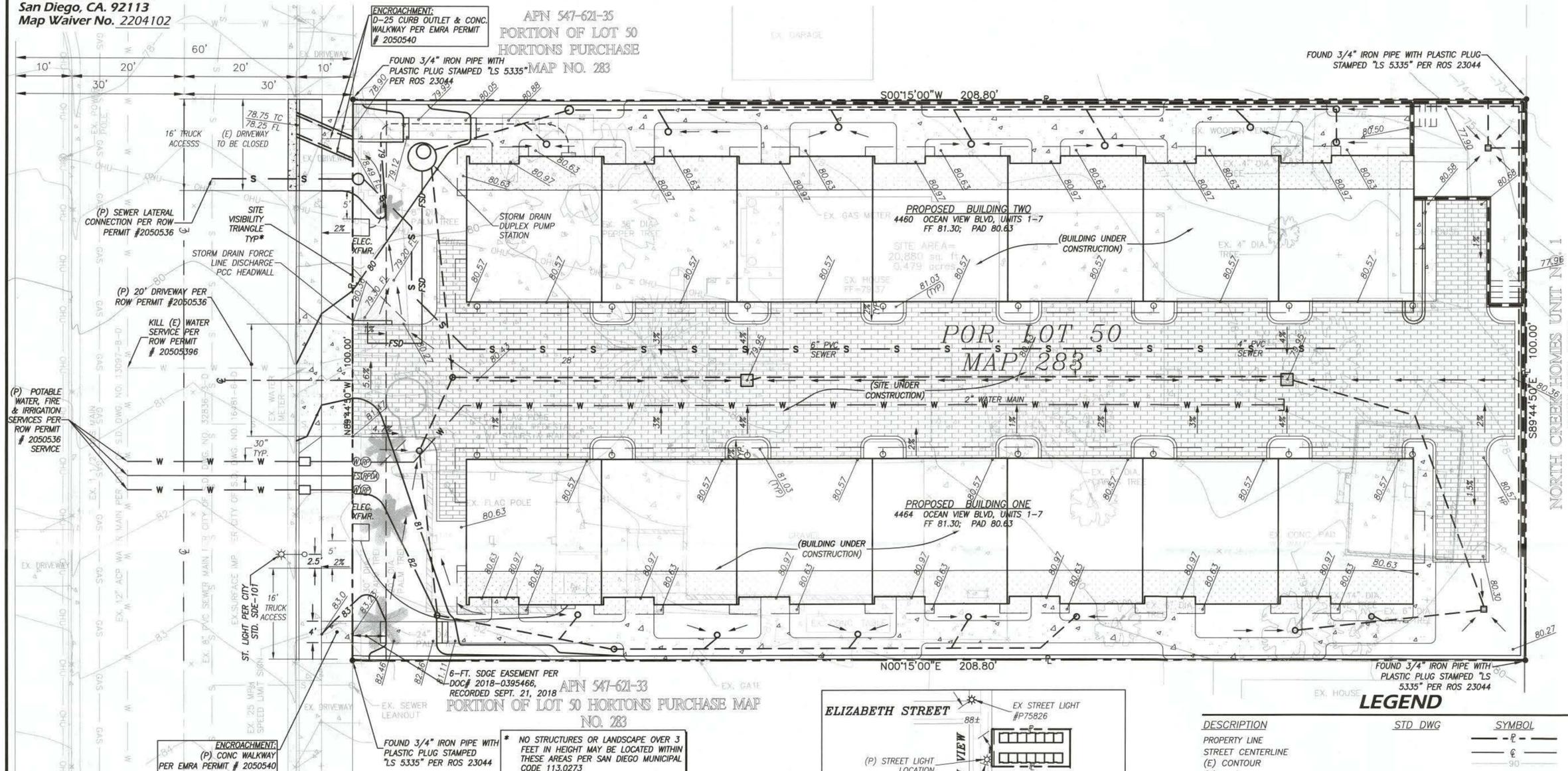
# MAP WAIVER

## ASSOCIATED PROJECTS

**PROJECT NO. 618785**  
**4460 Ocean View Blvd**  
**San Diego, CA. 92113**  
**Map Waiver No. 2204102**

BUILDING PERMIT - PTS 579469  
 RIGHT OF WAY - PTS 583208  
 RETAINING WALL - PTS 600574  
 ENCROACHMENTS - APPR #2050540

APN 547-621-35  
 PORTION OF LOT 50  
 HORTONS PURCHASE  
 MAP NO. 283



**VICINITY MAP**  
 THOMAS BROS. MAP 1289-J5  
 NO SCALE

**LEGAL DESCRIPTION:**  
 PORTION OF LOT 50 OF A PORTION OF THE EX-MISSION LANDS OF SAN DIEGO (HORTONS PURCHASE), IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF NO. 283, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MARION S. 1878, DESCRIBED IN DEED INSTR. NO. 2017-0352928, REC. APRIL 4, 2017.

**SOURCE OF TOPOGRAPHY:**  
 ALTA CONSULTANTS  
 1283 E. MAIN ST., SUITE 109  
 EL CAJON, CA 92021  
 PHONE: (619) 749-8818 FAX: (619) 749-8813  
 FROM ALTA SURVEY DATED JUNE 29, 2017

**BENCHMARK:**  
 CITY OF SAN DIEGO VERTICAL CONTROL BOOK  
 NEBP AT THE CORNER OF OCEAN VIEW BOULEVARD AND 46TH STREET.  
 ELEV = 100.898 MSL, NGVD 29

**ZONING:**  
 DESIGNATION: RM2-5  
 PLANNED DISTRICT: NONE  
 PROPOSED LOTS: 1  
 T.M. ACREAGE: 0.480 ACRES

**OVERLAY ZONES:**  
 \* NONE

ENVIRONMENTALLY SENSITIVE LANDS: NO  
 HISTORIC DISTRICT: NO  
 DESIGNATED HISTORIC: NO  
 GEO. HAZARD CATEGORIES: 52  
 EARTHQUAKE FAULT BUFFER: NO  
 FAA PART 77 NOTIFICATION AREA: NO

**DEVELOPMENT DATA:**  
 IMPERVIOUS AREA  
 EXISTING: 9,362 SF  
 PROPOSED: 9,784 SF  
 INCREASE: 422 SF

**DISTURBANCE AREA:** 0.48 AC (20,880 SF)  
 PROPOSED PROJECT IMPERVIOUS AREA < 10,000 SF TOTAL

**MAPPING AND MONUMENTATION:**  
 SEE RECORD OF SURVEY NO. 23044. A DETAILED PROCEDURE OF SURVEY IS SHOWN THEREON AND MONUMENTS WERE SET AS DESCRIBED.

THE PURPOSE OF THIS MAP IS TO WAIVE THE TENTATIVE MAP.  
**BASIS OF BEARING:**  
 THE BASIS OF BEARINGS FOR THIS MAP WAIVER IS A PORTION OF THE CENTERLINE OF OCEAN VIEW BOULEVARD PER MAP NO. 10919.  
 I.E. N89°44'50"W

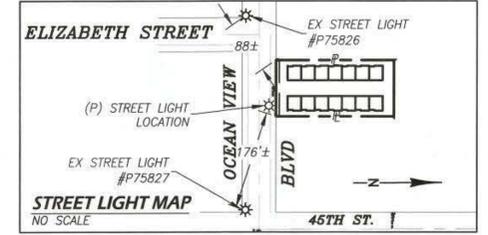
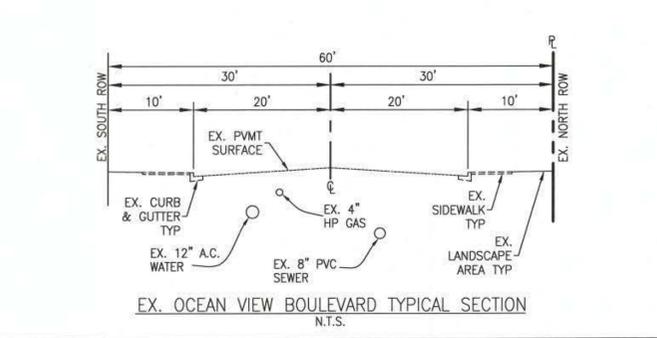
**EASEMENTS:**  
 THIS PLAN WAS PREPARED WITH THE BENEFIT OF A PRELIMINARY TITLE REPORT FROM STEWART TITLE COMPANY, ORDER NO. 18000481194, DATED JUNE 26, 2019. SAID REPORT INDICATES A 6-FT SDGE EASEMENT PLOTTED HEREON.

- GENERAL NOTES:**
- THERE ARE NO BUS STOPS ADJACENT TO THE PROJECT SITE.
  - TRASH CONTAINERS TO BE STORED WITHIN PRIVATE GARAGES ON-SITE.
  - NO OBSTRUCTION INCLUDING SOLID WALLS WITHIN THE VISIBILITY AREA SHALL EXCEED 2 FEET IN HEIGHT.
  - PLANT MATERIAL, OTHER THAN TREES WITHIN THE PUBLIC RIGHT-OF-WAY THAT IS LOCATED WITHIN THE VISIBILITY AREAS SHALL NOT EXCEED 24 INCHES IN HEIGHT MEASURED FROM THE TOP OF THE ADJACENT CURB.
- UTILITY NOTE:**
- ALL EXISTING SEWER AND WATER UTILITY SERVICES FRONTING THE SITE ARE UNDERGROUND. ALL EXISTING ELECTRIC, CABLE, AND PHONE UTILITY SERVICES ARE CURRENTLY BY OVERHEAD WIRES.
  - EXISTING STREET LIGHTS ARE LOCATED ON THE SOUTHERLY SIDE OF OCEAN VIEW BLVD. ONE IS APRX 50 FT W/LY AND ONE IS APRX 170 FT E'LY OF THE PROJECT.
  - ALL UTILITY SERVICES TO THE SITE WILL BE UNDERGROUND WITH PROPER UTILITY PERMITS.
  - EXISTING FIRE HYDRANT IS LOCATED ON ELIZABETH DRIVE NEAR THE N'ELY CORNER.
  - FOR FOR PLUMBING INSTALLATION AND BACKFLOW PREVENTION DEVICES SEE APPROVED BUILDING PLANS PERMIT 579469 & ROW PERMIT 583208.

DRY UTILITIES		
UTILITY SERVICES	PRE- DEVELOPMENT STATUS	POST DEVELOPMENT STATUS
ELECTRIC	OVERHEAD	UNDERGROUND
CABLE TV	OVERHEAD	UNDERGROUND
TELEPHONE	OVERHEAD	UNDERGROUND

**ABBREVIATIONS**

AC	ASPHALTIC CONCRETE	(P); PR	PROPOSED PRIVATE
CO	CLEANOUT	PVT	PRIVATE
DN	DOWN	RIM	RIM ELEVATION
DW	DRIVEWAY	SD	STORM DRAIN
EL	ELEVATION	SDGE	SAN DIEGO GAS & ELECTRIC
ESMT	EASEMENT	SS	SANITARY SEWER
(E); EX	EXISTING	ST	STREET
FL	FLOW LINE	TYP	TYPICAL
FF	FINISH FLOOR	U.N.O.	UNLESS NOTED OTHERWISE
FSD	FORCED STORM DRAIN	W/	WITH
HP	HIGH POINT	W/O	WITHOUT
IE	INVERT ELEVATION	WM	WATER METER
MH	MANHOLE		
MIN	MINIMUM		



**CIVIL ENGINEER / LAND SURVEYOR:**  
 JOHN S. COFFEY, PE, PLS  
 COFFEY ENGINEERING, INC.  
 9666 BUSINESSPARK AVENUE, SUITE 210  
 SAN DIEGO, CA 92131  
 (858) 831-0111  
 FAX: (858) 831-0179

DATE: 7/22/19



**OWNER:**  
 OCEAN VIEW 14 LLC  
 PO BOX 2871  
 CARLSBAD, CA 92018

**PROJECT DATA:**  
 SITE ADDRESS: 4460 OCEAN VIEW BOULEVARD  
 SAN DIEGO, CA 92113

**APN:** 547-621-34-00  
**EXISTING BUILDING:** ONE SINGLE FAMILY DWELLING  
**CONSTRUCTION DATE:** UNKNOWN  
**CALIFORNIA / LAMBERT COORDINATES:** 194-1739  
**NAD83 COORDINATES:** 1834-6299

**SITE DATA:**  
 SITE AREA (SINGLE PARCEL) = 20,880 SF (0.479 ACRES)

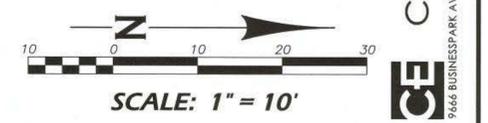
**PROPOSED USE:**  
 MULTI-FAMILY RESIDENTIAL

**CONDOMINIUM STATEMENT:**  
 THIS IS A CONDOMINIUM PROJECT AS DEFINED IN SECTION 4125 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. TOTAL NUMBER OF RESIDENTIAL UNITS IS 14.

**PARKING:**  
 TOTAL NUMBER OF PARKING SPACES PROVIDED = 30  
 TOTAL NUMBER OF UNITS = 14 (2) 2-BEDROOM AND (12) 3-BEDROOM  
 14x2 = 28 PARKING SPACES REQUIRED.

**LEGEND**

DESCRIPTION	STD DWG	SYMBOL
PROPERTY LINE		P
STREET CENTERLINE		E
(E) CONTOUR		90
(E) SPOT ELEVATION		+100.00
(E) FENCE TO REMAIN		W
(E) WATER LINE		S
(E) SEWER LINE		S
(P) WATER SERVICE w/BACKFLOW PREVENTER		RPW
(P) SEWER LATERAL		RS
(P) FIRE SERVICE w/REDUCED PRESSURE ASSY		RPDA
PVT CONTOUR		90
PVT SPOT ELEVATION		100.00
PVT DRAINAGE SWALE OR DIRECTION OF FLOW		FSD
PVT PVC DRAIN LINE (SIZE NOTED)		FW
PVT FORCED STORM DRAIN		W
PVT FIRE SERVICE		S
PVT WATER SERVICE LINE		S
PVT SEWER SERVICE LINE		S
PVT 24x24 BROOKS BOX (OR SIM) W/GRATE		□
PVT LANDSCAPE DRAIN (SIZE NOTED)		□
PVT CATCH BASIN (SIZE NOTED)		□
PVT CLEANOUT (SEWER OR DRAIN)		□
PVT RETAINING WALL		□
PVT CMU STEMWALL		□
PVT FREESTANDING WALL		□
PVT BUILDING FOOTPRINT		□
PVT FENCE (MAT'L PER ARCHITECT)		□
PVT CONCRETE PAVEMENT		□
(P) DRIVEWAY		□
PVT GREEN ROOF SYSTEM		□
PVT PERMEABLE PAVEMENT SYSTEM		□
SURVEY MONUMENT- FOUND 3/4" IRON PIPE WITH PLASTIC PLUG STAMPED "LS 5335" PER ROS 23044		□
(P) STREET LIGHT		□



**MAP WAIVER NO. 2204102 I.O.**

CITY OF SAN DIEGO, CALIFORNIA	
TENTATIVE MAP WAIVER	
OCEANVIEW 14 APARTMENTS	ORIGINAL 7/09/2018 3/12/2019 5/14/2019 7/18/2019
4460 Ocean View Boulevard San Diego, CA 92113	
MAP WAIVER DRAWING	
DRAWN BY: DK	SHEET 1 OF 1
CHECKED BY: MK	

**COFFEY ENGINEERING, INC.**  
 9666 BUSINESSPARK AVENUE, SUITE 210, SAN DIEGO, CA 92131 PH: (858)831-0111 FAX: (858)831-0179