



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: October 25, 2017 REPORT NO. HO-17-071

HEARING DATE: November 1, 2017

SUBJECT: JAMAICA COURT RESIDENCES, PROCESS THREE DECISION

PROJECT NUMBER: [531799](#)

OWNER/APPLICANT: 837 Jamaica Court LLC, Owner and Robert Bateman, San Diego Land Surveying and Eng. Inc., Applicant

SUMMARY

Issue: Should the Hearing Officer approve the creation of four residential condominium units (under construction) at 837 and 843 Jamaica Court within the Mission Beach Precise Plan and Local Coastal Program area?

Staff Recommendations:

1. Approve Tentative Map No. 1912656; and
2. Approve Coastal Development Permit No. 1869752.

Community Planning Group Recommendation: On October 17, 2017, the Mission Beach Precise Planning Board voted 9-0-0 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 15301(k) (Existing Facilities). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on July 20, 2017 and the opportunity to appeal that determination ended August 3, 2017.

BACKGROUND

The project site with two parcel lots and combined 0.11-acres is located at 837 and 843 Jamaica Court in the Mission Beach Planned District (MBPD) R-S zone, the Coastal Height Limitation Overlay zone, the Coastal Overlay zone (Appealable Area), the Parking Impact Overlay zone (Beach Impact

Area), the Residential Tandem Parking Overlay zone and the Transit Area Overlay zone within the Mission Beach Precise Plan and Local Coastal Program.

The project site is a previously graded, flat lot with frontage along Jamaica Court with alley access at the rear. The development of the four residential units was approved under a previous discretionary approval (Coastal Development Permit No. 1340663) and the construction was approved under Building Permit No.s 1533487, 1533495, and 1533494; Project No. 438173.

The site located approximately 212 feet from Mission Bay and approximately 700 feet from the Pacific Ocean. 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.

DISCUSSION

The project would create four new condominium units (currently under construction). Unit 1 and Unit 3 are approximately 1,452 square feet each within two, three-story structures, and Unit 2 and Unit 4 are both approximately 1,105 square feet each within a single, three-story duplex structure over parking. The development includes four surface off-street parking spaces and four off-street parking spaces within the duplex structure garage. The approved units comply with all development regulations including lot size, setbacks, parking, and height on a site developed with all public utilities in place to serve the residences.

The applicant is requesting the approval of a Tentative Map per San Diego Municipal Code (SDMC) Section 125.0410 to create four residential condominium units on two existing lots that will be consolidated with a parcel map and to waive the requirement to underground existing offsite overhead utilities. The subdivision qualifies for the Waiver of the Requirements to Underground Existing Offsite Overhead 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.

A Coastal Development Permit pursuant to SDMC Section 126.0702 is required for any subdivision of land within the Coastal Overlay Zone.

The Mission Beach Precise Plan and Local Coastal Program designate the site as residential use at 36 dwelling units per acre. The 0.11-acre site would allow for up to four residential units. One of the goals of the Mission Beach Precise Plan and Local Coastal Program is "the continuation of the existing medium-density character of Mission Beach exemplified by the overall low profile and random mix of housing types and styles". The proposal implements this goal with the prescribed density of four condominium units that will meet the height regulations and are of a varying style from the surrounding structures.

Another goal of the Mission Beach Precise Plan and Local Coastal Program is "the permanent control of height and building bulk so that structures in Mission Beach will not have adverse effects on surrounding property, the beaches, and the community in general". The condominium units currently under construction did not require deviations for building height or any other

development standards. The project implements the regulations and guidelines of the Mission Beach Community Plan.

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 regulations of the Land Development Code. Staff has provided draft findings and conditions to support approval of the project. Staff recommends the Hearing Officer approve the project as proposed.

ALTERNATIVES

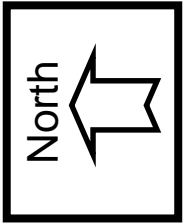
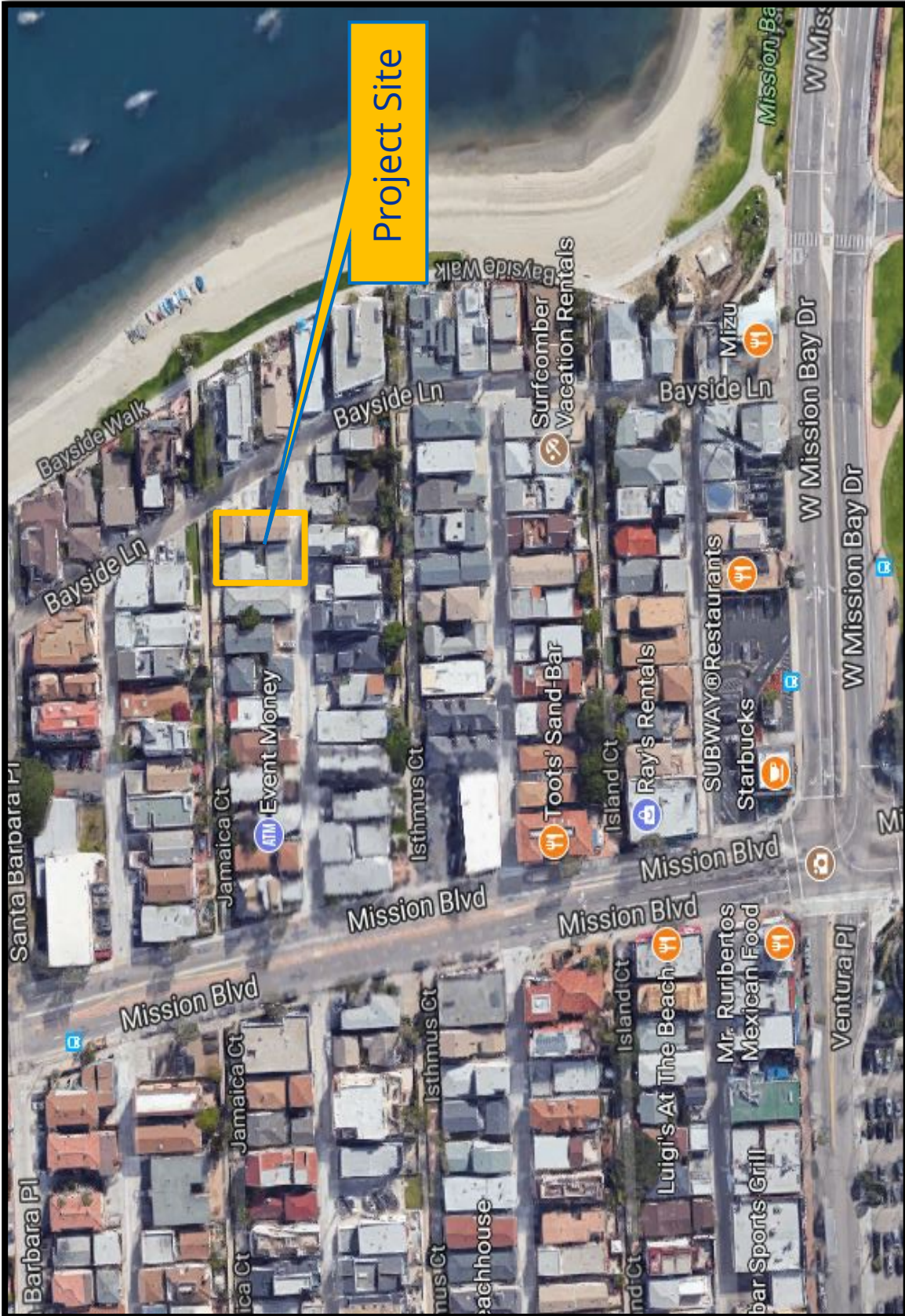
1. Approve Tentative Map No. 1912656 and Coastal Development Permit No. 1869752, with modifications.
2. Deny Tentative Map No. 1912656 and Coastal Development Permit No. 1869752, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

Tim Daly
Development Project Manager

Attachments:

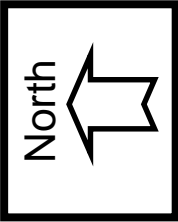
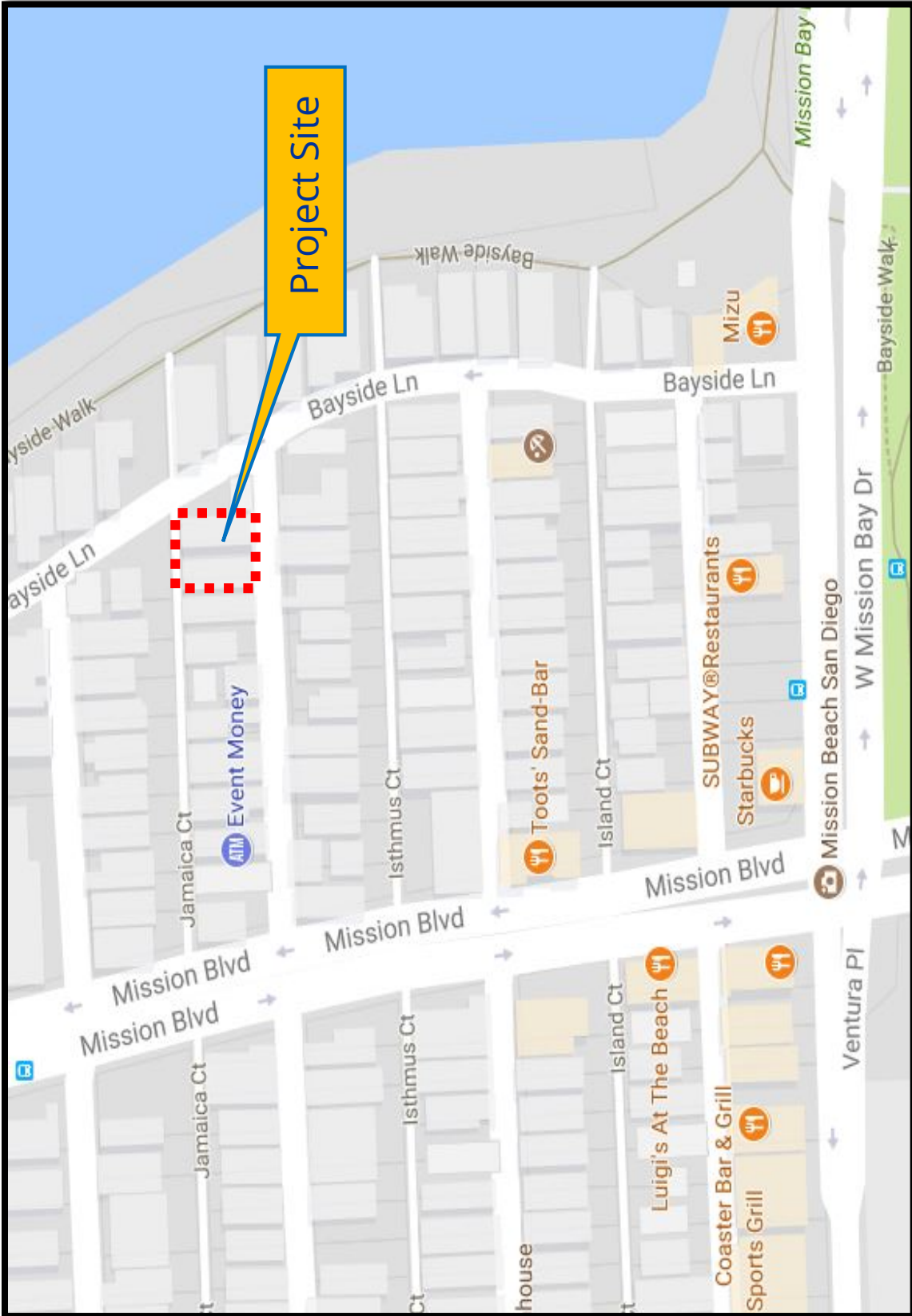
1. Aerial Photograph
2. Project Location Map
3. Community Plan Land Use Map
4. Draft Resolution with Findings
5. Draft Permit with Conditions
6. Draft Map Resolution
7. Draft Map Conditions
8. Environmental Exemption
9. Community Planning Group Recommendation
10. Ownership Disclosure Statement
11. Tentative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



Aerial Photo

Jamaica Court Residences - Project No. 531799
 837 & 843 Jamaica Court, San Diego CA 92109

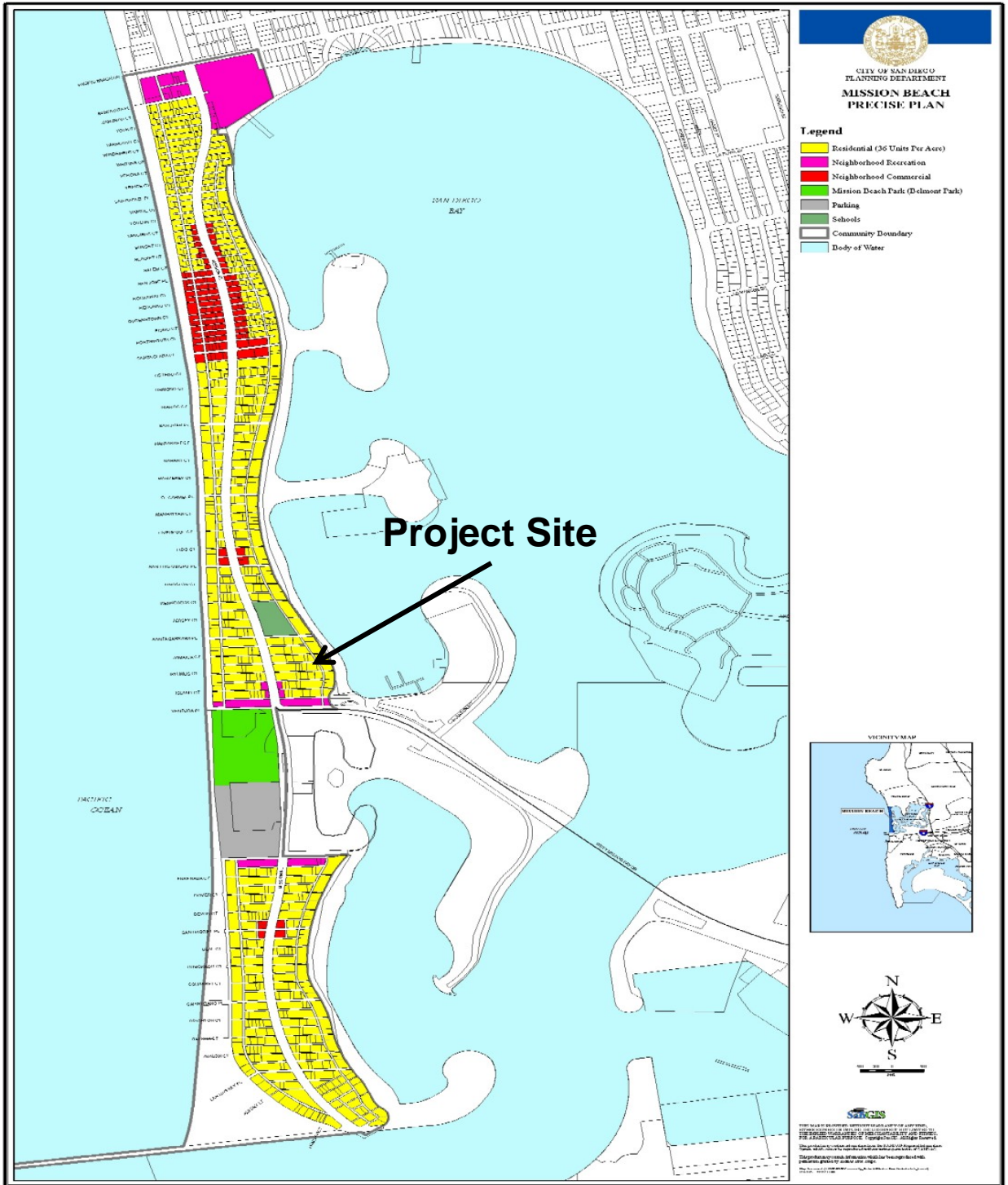




Project Location Map

Jamaica Court Residences - Project No. 531799
837 & 843 Jamaica Court, San Diego CA 92109

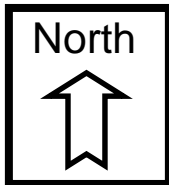




Mission Beach Land Use Map

Jamaica Court Residences - Project No. 531799

837 & 843 Jamaica Court, San Diego CA 92109



HEARING OFFICER RESOLUTION NO. XXXX
COASTAL DEVELOPMENT PERMIT NO. 1869752
JAMAICA COURT RESIDENCES - PROJECT NO. 531799

WHEREAS 837 Jamaica Court LLC, Owner/Permittee, filed an application with the City of San Diego for the creation of four condominium units currently under construction. The 0.11-acre project site is located at 837 and 843 Jamaica Court in the Mission Beach Planned District (MBPD) R-S zone, the Coastal Height Limitation Overlay zone, the Coastal Overlay zone (Appealable Area), the Parking Impact Overlay zone (Beach Impact Area), the Residential Tandem Parking Overlay zone and the Transit Area Overlay zone within the Mission Precise Plan and Local Coastal Program. The property is legally described as Lots B and C, Block 104 of Mission Beach, Map No. 1651; and

WHEREAS, on November 1, 2017, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. 1869752 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on August 17, 2017, 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 Section 15301(k) (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; 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 1, 2017.

Findings for Coastal Development Permit 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 project proposes a Tentative Map for the creation of four condominium units currently under construction. The 0.11-acre site is located at 837 and 843 Jamaica Court in the R-S zone of the Mission Beach Planned District within the Mission Beach Precise Plan area and Local Coastal Program.

There are no existing or proposed public accessways on or adjacent to the project site identified in the Mission Beach Precise Plan and Local Coastal Program. The proposed project lies entirely within private property and will not encroach upon any accessways existing or proposed. The Mission Beach Precise Plan and Local Coastal Program do not identify any public views through or adjacent to the project site. The condominium units currently under construction comply with the Land Development Code and Local Coastal Program requirements including setback and height regulations. Therefore, the project would not encroach upon any existing or proposed public accessway and would not impact public views or other coastal areas as specified in the Local Coastal Program land use plan.

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

The project site has been previously graded and is currently being developed. The site is located within a fully developed neighborhood that does not contain nor is adjacent to any environmentally sensitive lands. Therefore, the proposed coastal development will not adversely affect environmentally sensitive lands and no impacts to environmentally sensitive lands would occur with this subdivision.

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 Mission Beach Precise Plan and Local Coastal Program designates the site as residential with a density of 36 dwelling units per acre for a maximum of four dwelling units on the 0.11-acre site. Therefore, the project is consistent with the policies, goals, and objectives of the applicable land use plans and complies with all regulations of the certified Implementation Program.

One of the goals of the Mission Beach Precise Plan and Local Coastal Program is “the continuation of the existing medium-density character of Mission Beach exemplified by the overall low profile and random mix of housing types and styles”. The proposal implements this goal with the prescribed density of four condominium units that will meet the height regulations and are of a varying style from the surrounding structures.

Another goal of the Mission Beach Precise Plan and Local Coastal Program is “the permanent control of height and building bulk so that structures in Mission Beach will not have adverse effects on surrounding property, the beaches, and the community in general”. The

condominium units currently under construction did not require deviations for building height or any other development standards. The project implements the regulations and guidelines of the Mission Beach Community Plan.

- 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 837 and 843 Jamaica Court, approximately 212 feet from Mission Bay and approximately 700 feet from the Pacific Ocean. 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. 1869752 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. 1869752, a copy of which is attached hereto and made a part hereof.

Tim Daly
Development Project Manager
Development Services

Adopted on: November 1, 2017

IO#: 24007325

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: 24007325

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COASTAL DEVELOPMENT PERMIT NO. 1869752
JAMAICA COURT - PROJECT NO. 531799
HEARING OFFICER

This Coastal Development Permit No. 1870030 is granted by the Hearing Officer of the City of San Diego to 837 Jamaica Court LLC, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] Section 126.0702. The 0.11-acre site is located at 837 and 843 Jamaica Court in the Mission Beach Planned District (MBPD) R-S zone, the Coastal Height Limitation Overlay zone, the Coastal Overlay zone (Appealable Area), the Parking Impact Overlay zone (Beach Impact Area), the Residential Tandem Parking Overlay zone and the Transit Area Overlay zone within the Mission Precise Plan and Local Coastal Program. The project site is legally described as Lots B and C, Block 104 of Mission Beach, Map No. 1651.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to create residential condominium units.

The project shall include:

- a. The creation of four residential condominium units (under construction);
- b. Off-street parking; 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

ATTACHMENT 5

guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by November XX, 2020.

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 of 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 of 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.

ENGINEERING REQUIREMENTS:

12. The Coastal Development shall comply with all conditions of Tentative Map No. 1912656.
13. Prior to the issuance of any construction permits, the Owner/Permittee shall incorporate any construction Best Management Practices (BMP's) necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the SDMC into the construction plans or specifications.

PLANNING/DESIGN REQUIREMENTS:

14. A topographical survey conforming to the provisions of the SDMC may be required if it is determined by the City, 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.
15. 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.

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 1, 2017 and Resolution No. XXXX.

DRAFT

HEARING OFFICER RESOLUTION NUMBER HO-_____

TENTATIVE MAP NO. 1912656, JAMAICA COURT RESIDENCES
PROJECT NO. 531799

WHEREAS, 837 Jamaica Court LLC, Subdivider, and San Diego Land Surveying and Engineering, Inc., Surveyor, submitted an application to the City of San Diego for a tentative map (Tentative Map No. 1912656) to create four residential condominium units (under construction), and to waive the requirement to underground existing offsite overhead utilities. The project site is located at 837 and 843 Jamaica Court in the Mission Beach Planned District Residential South Base Zone (R-S), Coastal Overlay Zone (appealable area), FAA Part 77 Notification Area, Coastal Height Limitation Overlay Zone, Parking Impact Overlay Zone (Beach Area), Residential Tandem Parking Overlay Zone, and the Transit Area Overlay Zone of the Mission Beach Precise Plan and Local Coastal Program. The property is legally described as Lots B and C, Block 104 of Mission Beach, Map No. 1651; and

WHEREAS, the Map proposes the Subdivision of a 0.11-acre site into two lots for four units residential condominium; and

WHEREAS, on July 20, 2017, 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 Section 15301(k) (Existing Facilities); and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520; and

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

WHEREAS, 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 four; 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); and

WHEREAS, on November 1, 2017, the Hearing Officer of the City of San Diego considered Tentative Map No. 1912656, including the waiver of the requirement to underground existing offsite overhead utilities, and pursuant to San Diego Municipal Code section(s) 125.0440, 125.0444, 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.1912656:

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 36 dwelling units per acre for a maximum of four dwelling units on the 0.11-acre site.

One of the goals of the Mission Beach Precise Plan and Local Coastal Program is “the continuation of the existing medium-density character of Mission Beach exemplified by the overall low profile and random mix of housing types and styles”. The proposal implements this goal with

the prescribed density of two condominium units that will meet the height regulations and are of a varying style from the surrounding structures.

Another goal of the Mission Beach Precise Plan and Local Coastal Program is “the permanent control of height and building bulk so that structures in Mission Beach will not have adverse effects on surrounding property, the beaches, and the community in general”. The condominium units currently under construction did not require deviations for building height or any other development standards. The project implements the regulations and guidelines of the Mission Beach Community Plan. Therefore, the project is 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 Mission Beach Precise Plan and Local Coastal Program designates the site as residential with a density of 36 dwelling units per acre for a maximum of four dwelling units on the 0.11-acre site. The project complies with all development regulations including lot size, setbacks and parking and no deviations are proposed. 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 Mission Beach Precise Plan and Local Coastal Program designates the site as residential with a density of 36 dwelling units per acre for a maximum of four dwelling units on the 0.11-acre site. The project site is a previously graded, flat lot. The site has frontage along Jamaica Court with alley access at the rear. The site is located in a developed, urban neighborhood and is surrounded on all sides by existing residential development and that the site is served by existing utilities. The development was previously approved under Coastal Development Permit No. 1340663 and subsequently issued Building Permit No.s 1533487, 1533495, and 1533494; Project No. 438173. 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 review included requiring compliance with storm water runoff requirements during and after construction. The proposed project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301(k) (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 on 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 and associated development permit includes conditions and corresponding exhibits of approvals, including undergrounding onsite utilities, storm water and construction water runoff, adequate parking and, public improvements, in order to achieve compliance with the regulations of the San Diego Municipal Code. The proposed project is exempt from the California Environmental Quality Act (CEQA) pursuant to 15301(k) (Existing Facilities) of the State CEQA Guidelines. Therefore, the project 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 easements for the development. Jamaica 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 is under construction with four residential dwelling units and all public and private improvements are existing or under construction. 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 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 site currently contains four dwelling units under construction. The applicant will pay the in-lieu fee to the City to meet the affordable housing requirement. Within walking distance, public transportation route lines are located to the west; shopping areas and commercial enterprises are located to the west; and Mission Beach and Mission Bay are located to the east and west. The decision maker has determined that the provision of four residential units and the associated increase in the need for public services and the available fiscal and environmental resources are balanced by adequate public transit in the immediate area, the proximity of shopping, and essential services and recreation in the nearby developed urban area.

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 No. 1912656, including the waiver of the requirement to underground existing offsite overhead utilities, is hereby granted to 837 Jamaica Court, LLC subject to the attached conditions which are made a part of this resolution by this reference.

By _____
Tim Daly
Development Project Manager
Development Services Department

ATTACHMENT: Tentative Map Conditions

Internal Order No. 24007325

DRAFT

HEARING OFFICER
CONDITIONS FOR TENTATIVE MAP NO. 1912656, JAMAICA COURT
RESIDENCES - PROJECT NO. 531799
ADOPTED BY RESOLUTION NO. HO-XXXX ON NOVEMBER 1, 2017

GENERAL

1. This Tentative Map will expire November XX, 2020.
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 Parcel Map, unless otherwise noted.
3. Prior to the Tentative Map expiration date, a Parcel Map to consolidate and subdivide the properties into 4 residential condominium units shall be recorded in the Office of the San Diego County Recorder.
4. Prior to the recordation of the Parcel Map, 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 Parcel Map shall conform to the provisions of Coastal Development Permit No.1869752.
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 Subdivider of any claim, action, or proceeding, or if 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 both bears its own attorney's fees and costs, City defends the action in good faith, and Subdivider is not required to pay or perform any settlement unless such settlement is approved by the Subdivider.

ENGINEERING

7. The Subdivider shall underground any new service run to any new or proposed structures within the subdivision.
8. 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.

9. Conformance with the "General Conditions for Tentative Subdivision Maps," filed in the Office of the City Clerk under Document No. 767688 on May 7, 1980, is required. Only those exceptions to the General Conditions which are shown on the Tentative Map 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

10. "Basis of Bearings" means the source of uniform orientation of all measured bearings shown on the map. Unless otherwise approved, this source shall be the California Coordinate System, Zone 6, North American Datum of 1983 [NAD 83].
11. "California Coordinate System" means the coordinate system as defined in Section 8801 through 8819 of the California Public Resources Code. The specified zone for San Diego County is "Zone 6," and the official datum is the "North American Datum of 1983."
12. The Parcel Map shall set all lot corners and must be marked with durable survey monuments pursuant to Section 144.0311(d) of the City of San Diego Land Development Codes and Subdivision Map Act Section 66495.
13. The Parcel Map shall:
 - a. Use the California Coordinate System for its "Basis of Bearing" and express all measured and calculated bearing values in terms of said system. The angle of grid divergence from a true median (theta or mapping angle) and the north point of said map shall appear on each sheet thereof. Establishment of said Basis of Bearings may be by use of existing Horizontal Control stations or astronomic observations.
 - b. Show two measured ties from the boundary of the map to existing Horizontal Control stations having California Coordinate values of First Order accuracy. These tie lines to the existing control shall be shown in relation to the California Coordinate System (i.e., grid bearings and grid distances). All other distances shown on the map are to be shown as ground distances. A combined factor for conversion of grid-to-ground distances shall be shown on the map.

PUBLIC UTILITIES

14. The Subdivider shall apply for a construction permit for the installation of appropriate private Back Flow Prevention Device(s) (BFPDs), 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.
15. Prior to the recordation of the Parcel Map, the Subdivider shall provide CC&Rs for the operation and maintenance of all private water and sewer facilities, in a manner satisfactory to the Public Utilities Director and the City Engineer.

INFORMATION:

- The approval of this Tentative Map 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. 24007325

NOTICE OF EXEMPTION

(Check one or both)

TO: Recorder/County Clerk
 P.O. Box 1750, MS A-33
 1600 Pacific Hwy, Room 260
 San Diego, CA 92101-2400

FROM: City of San Diego
 Development Services Department
 1222 First Avenue, MS 501
 San Diego, CA 92101

Office of Planning and Research
 1400 Tenth Street, Room 121
 Sacramento, CA 95814

Project No.: **531799**Project Title: **Jamaica Court Residences**

Project Location-Specific: The project site is located at 837, 839, 841, and 843 Jamaica Court, San Diego, CA 92109, within the Mission Beach Precise Plan and Local Coastal Program Area.

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

Description of nature and purpose of the Project:

PROCESS 3 - COASTAL DEVELOPMENT PERMIT AND TENTATIVE MAP to for the subdivision of condominium units (currently under construction). The 0.055-acre site is located at 837, 839, 841, 843 Jamaica Court, in the Mission Beach Planned District / R-S zone (MBPD-R-S) of the Mission Beach Precise Plan and Local Coastal Program Area, within Parking Impact (Beach) Overlay Zones, Residential Tandem Parking Overlay Zone, Transit Area Overlay Zone, Coastal Overlay Zone (Appealable), Airport Influence Area (Review Area 2- San Diego International Airport), Federal Aviation Administration Part 77 Notification Area, Coastal Height Overlay Zone (CHLOZ), and within Council District 2. (LEGAL DESCRIPTION: Mission Beach Subdivision, Map No. 1809 Lots B & C)

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Robert J. Bateman
 9665 Chesapeake Drive, Suite #445
 San Diego, CA 92123
 (858) 565-8362

Exempt Status: (CHECK ONE)

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
- Categorical Exemption: : Categorically exempt according to State CEQA Guidelines Section(s) 15301(k) (Existing Facilities)
- Statutory Exemptions:

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 15301(k) (Existing Facilities). This exemption is appropriate because 15301(k) allows for the division of an existing multiple family residence into common-interest ownership and subdivision of existing commercial or industrial buildings, where no physical changes occur which are not otherwise exempt, as is the case with this proposal. The physical attributes of the site (currently under construction) were analyzed under PTS 383126 and were subsequently determined to be exempt under CEQA Section 15332 (Infill Development).

ATTACHMENT 8

Furthermore, none of the exceptions listed in CEQA Section 15300.2 apply.

Lead Agency Contact Person: Chris Tracy, AICP

Telephone: (619) 446-5381

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

 CHRIS TRACY / SENIOR PLANNER
Signature/Title

7/20/17
Date

Check One:

(X) Signed By Lead Agency

() Signed by Applicant

Date Received for Filing with County Clerk or OPR:

From: [Robert Bateman](#)
To: [Daly, Tim](#)
Subject: RE: MBPPB June Agenda Item: 837-843 Jamaica Court Residences, PTS 531799
Date: Wednesday, October 18, 2017 8:47:31 AM
Attachments: [image001.png](#)

Good morning Tim,

I just wanted to give you an update. I presented the project to the Mission Beach Precise Planning board last night and received unanimous approval. 9-0-0. Would it be possible to get a concurrent processing agreement so I could get the Parcel Map submitted? Hopefully we are still on for November 1st?

Thanks,

Robert J. Bateman
San Diego Land Surveying & Engineering, Inc.

From: Daly, Tim [mailto:TPDaly@sandiego.gov]
Sent: Wednesday, October 4, 2017 4:09 PM
To: Robert Bateman <RBateman@sdlse.com>
Subject: RE: MBPPB June Agenda Item: 837-843 Jamaica Court Residences, PTS 531799

Okay, I'll schedule for Nov. 1.

Tim Daly

Development Project Manager III
City of San Diego Development Services Dept., MS-501
1222 First Ave., San Diego, CA 92101
☎ 619.446.5356 | ✉ tpdaly@sandiego.gov
Office Hours: 6:00am - 3:00pm, Mon. - Fri.

 Now: [Pay Invoices](#) and [Deposits Online](#)



CONFIDENTIAL COMMUNICATION

This electronic mail message and any attachments are intended only for the use of the addressee(s) named above and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If you are not an intended recipient, or the employee or agent responsible for delivering this e-mail to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you received this e-mail message in error, please immediately notify the sender by replying to this message or by telephone. Thank you.

From: Robert Bateman [mailto:RBateman@sdlse.com]
Sent: Wednesday, October 04, 2017 2:36 PM
To: Daly, Tim <TPDaly@sandiego.gov>
Cc: dkwatks@aol.com



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: Jamaica Court Residences Project No. For City Use Only: 531799
 Project Address: 837 & 841 Jamaica 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): _____
 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: _____

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: _____

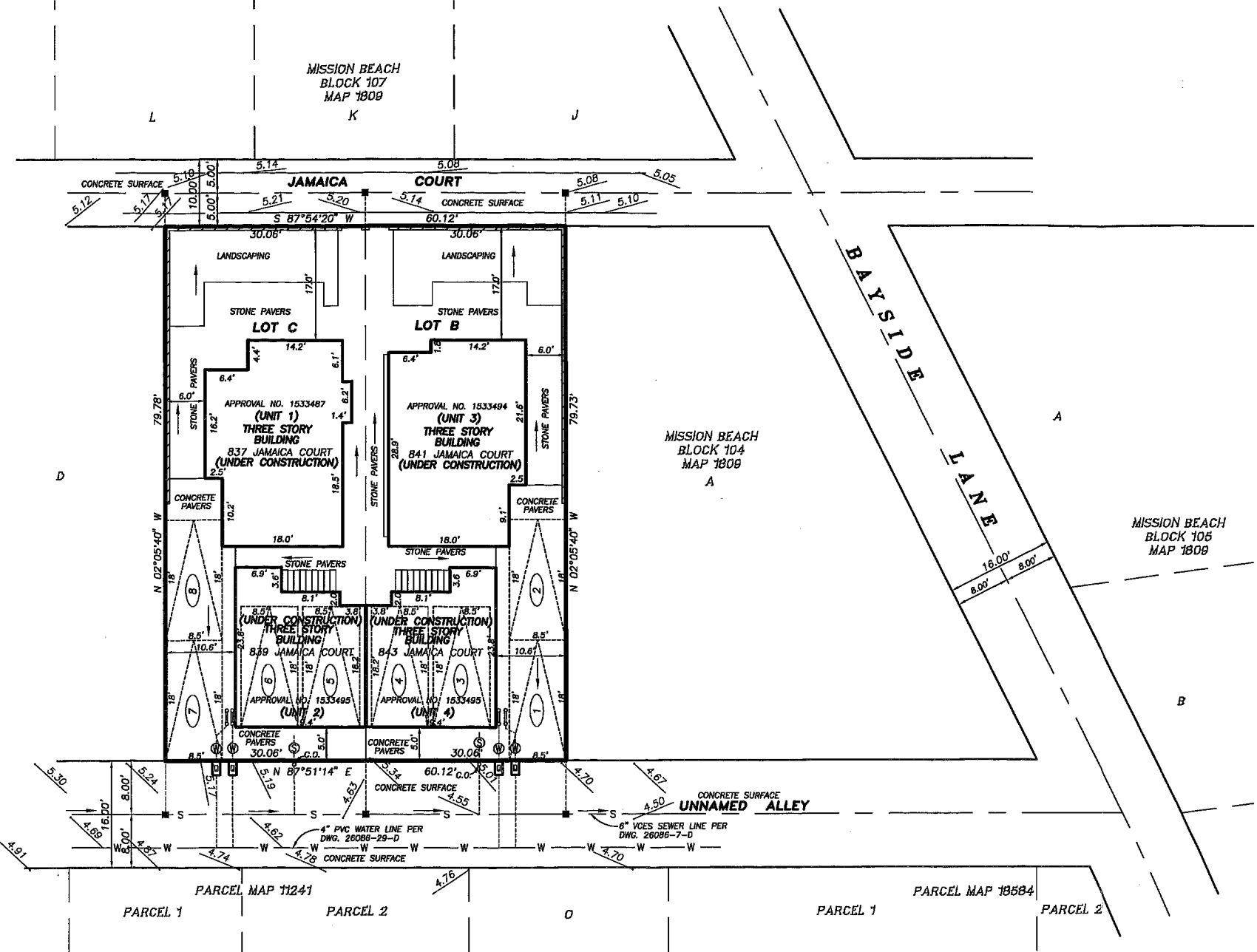
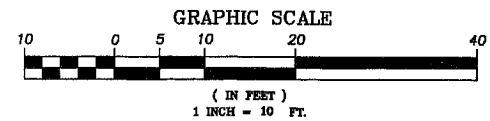
Project Title: Jamaica Court Residences	Project No. (For City Use Only) 531799
Part II - To be completed when property is held by a corporation or partnership	
Legal Status (please check): <input type="checkbox"/> Corporation <input checked="" type="checkbox"/> Limited Liability -or- <input type="checkbox"/> General) What State? _____ Corporate Identification No. _____ <input type="checkbox"/> Partnership	
<p><u>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 names, titles 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 corporate officers, and all partners in a partnership who own the property). A signature is required of at least one of the corporate officers or partners who own the property. 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. Additional pages attached <input type="checkbox"/> Yes <input type="checkbox"/> No</u></p>	
Corporate/Partnership Name (type or print): 837 Jamaica Court LLC <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee <hr/> Street Address: 3351 India Street City/State/Zip: San Diego, CA 92103 Phone No: _____ Fax No: _____ 619-291-2229 Name of Corporate Officer/Partner (type or print): Timothy Barzal Title (type or print): Manager Signature : _____ Date: 1/10/2017	Corporate/Partnership Name (type or print): 837 Jamaica Court LLC <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee <hr/> Street Address: 3351 India Street City/State/Zip: San Diego, CA 92103 Phone No: _____ Fax No: _____ 619-291-2229 Name of Corporate Officer/Partner (type or print): Louis Scotti Title (type or print): Manager Signature : _____ Date: 1/10/2017
Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee <hr/> Street Address: _____ City/State/Zip: _____ Phone No: _____ Fax No: _____ Name of Corporate Officer/Partner (type or print): _____ Title (type or print): _____ Signature : _____ Date: _____	Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee <hr/> Street Address: _____ City/State/Zip: _____ Phone No: _____ Fax No: _____ Name of Corporate Officer/Partner (type or print): _____ Title (type or print): _____ Signature : _____ Date: _____
Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee <hr/> Street Address: _____ City/State/Zip: _____ Phone No: _____ Fax No: _____ Name of Corporate Officer/Partner (type or print): _____ Title (type or print): _____ Signature : _____ Date: _____	Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee <hr/> Street Address: _____ City/State/Zip: _____ Phone No: _____ Fax No: _____ Name of Corporate Officer/Partner (type or print): _____ Title (type or print): _____ Signature : _____ Date: _____

837 & 839 JAMAICA COURT 841 & 843 JAMAICA COURT

Tentative Map No. 1912656, Project No. 531799

Coastal Development Permit No. 1869752

ATTACHMENT 11



CITY OF SAN DIEGO DEVELOPMENT SUMMARY

- SUMMARY OF REQUEST:**
CREATE 4 RESIDENTIAL CONDOMINIUM DWELLING UNITS CURRENTLY UNDER CONSTRUCTION & FILE A LOT CONSOLIDATION PARCEL MAP.
- STREET ADDRESS:** 837-843 JAMAICA COURT
N S E W SIDE
BETWEEN MISSION BOULEVARD AND BAYSIDE LANE
- SITE AREA:**
TOTAL SITE AREA (GROSS): (4,795 SF) (0.110 AC.)
NET SITE AREA: (4,795 SF) (0.110 AC.)
- DENSITY: (RESIDENTIAL)**
MAXIMUM NO. DWELLING UNITS ALLOWED PER ZONE: 4
NUMBER OF EXISTING UNITS TO REMAIN ON SITE: 4
NUMBER OF PROPOSED DWELLING UNITS ON SITE: 4
TOTAL NUMBER OF UNITS PROVIDED ON THE SITE: 4
- YARD/SETBACK:**
FRONT YARD: 15'
SIDE YARD: 6'
REAR YARD: 0'
- PARKING:**
PARKING CRITERIA:
 RESIDENTIAL COMMERCIAL INDUSTRIAL
 MIXED USE OTHER

TYPE OF UNIT	NUMBER OF TYPE	PARKING REQUIRED PER UNIT	TOTAL PER TYPE
2 BR UNIT	2	2.0	4.0
3 BR UNIT	2	2.0	4.0
TOTAL REQUIRED BY ZONE			8
TOTAL PROVIDED ON-SITE			8

UNIT AREAS

PARCEL 1 4 UNITS (3 BEDROOMS)	NUMBER OF TYPE	SQUARE FOOTAGE PER UNIT	TOTAL PER TYPE
837 JAMAICA COURT	1	1,462	1,462
839 JAMAICA COURT	1	1,105	1,105
841 JAMAICA COURT	1	1,494	1,494
843 JAMAICA COURT	1	1,105	1,105
TOTAL	4		5,166

ZONING INFORMATION

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

MONUMENTATION & MAPPING

ALL MONUMENTS HAVE BEEN FOUND PER CORNER RECORD 39134. ANY MONUMENTS DESTROYED DURING CONSTRUCTION WILL BE RESET AND A PARCEL MAP WILL BE FILED. A DETAILED PROCEDURE OF SURVEY WILL BE SHOWN ON SAID PARCEL MAP.

EXISTING IMPROVEMENTS

SEWER DRAWING NO. 26086-7-D
WATER DRAWING NO. 26086-29-D

EXISTING & PROPOSED EASEMENTS:

NONE

DEVELOPMENT NOTES:

- THE SUBDIVISION IS A CONDOMINIUM PROJECT AS DEFINED IN SECTION 4125 ET. SEQ. OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND FILED PURSUANT TO THE SUBDIVISION MAP ACT. THE TOTAL NUMBER OF CONDOMINIUM DWELLING UNITS IS 4.
- THE SITE IS CURRENTLY UNDER CONSTRUCTION BY SEPARATE PERMIT. PTS. NO. 438173.
APPROVAL NO. 1533487 - 837 JAMAICA CT., UNIT 1
APPROVAL NO. 1533495 - 839 & 843 JAMAICA CT., UNITS 2 & 4
APPROVAL NO. 1533494 - 841 JAMAICA CT., UNIT 3
- THE WATER SERVICES AND SEWER LATERALS AS SHOWN ON THIS PLAN ARE EXISTING AND ARE TO REMAIN. SEE PERMIT NO. 1591971.
- NUMBER OF EXISTING LOTS = 2
NUMBER OF PROPOSED LOTS = 1

OWNER/DEVELOPER:

837 JAMAICA COURT LLC
3351 INDIA STREET
SAN DIEGO, CA 92103

TIMOTHY BARZAL, MANAGER

- LEGEND:**
- INDICATES FOUND LEAD AND DISC STAMPED "L.S. 7046"
 - INDICATES DIRECTION OF DRAINAGE
 - INDICATES WATER METER
 - INDICATES PARKING SPACE
 - INDICATES SEWER LATERAL
 - INDICATES WATER SERVICE
 - INDICATES SEWER LINE
 - INDICATES WATER LINE
 - INDICATES PROPERTY LINE/MAP WAIVER BOUNDARY

UTILITY TABLE:

UTILITY	OVERHEAD	UNDERGROUND
GAS		X
ELECTRIC		X
TELEPHONE		X
CATV		X

PROFESSIONAL LAND SURVEYOR:

SAN DIEGO LAND SURVEYING & ENGINEERING, INC.
9665 CHESAPEAKE DRIVE, SUITE 445
SAN DIEGO, CALIFORNIA 92123 (858) 565-8362
DRAWING NO. MW 837-841 Jamaica Ct.dwg



ROBERT J. BATEMAN, P.L.S. 7046
DATE: 08/29/2017

Prepared By:

SAN DIEGO LAND SURVEYING AND ENGINEERING, INC.
9665 CHESAPEAKE DRIVE, SUITE 445
SAN DIEGO, CA 92123-1954
PHONE: 858-665-8362
FAX: 858-665-4354 EMAIL: rbateman@sdlsa.com

Consultants:

None listed.

Basis of Bearings:

THE CENTERLINE OF JAMAICA COURT, AS SHOWN ON PARCEL MAP NO. 18584.
I.E. S 87°54'20" W

City of San Diego Benchmark:

STANDARD STREET SURVEY MONUMENT ON THE EASTERLY 4FT LINE AT THE INTERSECTION OF MISSION BOULEVARD AND JAMAICA COURT.
ELEVATION= 4.885 M.S.L.

Project Legal Description:

LOTS "B" & "C", BLOCK 104 OF MISSION BEACH SUBDIVISION, 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:

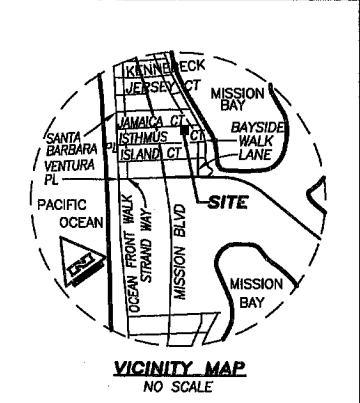
NAD 27 = 222-1691 NAD 83 = 1862-6251
A.P.N. 423-671-09 & 423-671-10

Project Name:

837 & 839 JAMAICA COURT
841 & 843 JAMAICA COURT

Sheet Title:

TENTATIVE MAP No. 1912656
Project No. 531799



Project Soil Condition:

Existing developed site.

Source of Topography:

Field survey by San Diego Land Surveying on 9-26-2014

Project Permits Required:

Tentative Map
Parcel Map

Project Data:

Number of Stories: 3
Proposed use: Residential
Existing use: Residential
Zone Designation: MBPD-R-S
Year of Construction (new construction):

Project Address:

837-843 Jamaica Court
San Diego, CA 92109

Project Owner:

837 Jamaica Court LLC
3351 India Street
San Diego, CA 92103

Scale: 1" = 10'
Original Date: April 10, 2017
Revised: May 31, 2017
Revised: August 29, 2017

