THE CITY OF SAN DIEGO

REPORT TO THE HEARING OFFICER

HEARING DATE: October 29, 2014 REPORT NO. HO 14-065

ATTENTION: Hearing Officer

SUBJECT: 2981 Ocean Front Walk Map Waiver
PTS PROJECT NUMBER: 359409

LOCATION: 2981 Ocean Front Walk

APPLICANT: Robert Bateman

SUMMARY

Issue(s): Should the Hearing Officer approve a Map Waiver to convert two residential apartment units into condominiums and waive the requirement to underground existing overhead utilities within the Mission Beach Community Planning area?

Staff Recommendation – APPROVE Map Waiver No. 1269762.

Community Planning Group Recommendation – On April 15, 2014, the Mission Beach Precise Planning Board voted 8-0-0 to recommend approval of Map Waiver No. 1269762, with no recommended conditions (Attachment 6).

Environmental Review: The project was determined to be exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15305 (Minor Alterations). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on April 23, 2014, and the opportunity to appeal that determination ended May 8, 2014 (Attachment 8).

BACKGROUND/DISCUSSION

A Map Waiver is required for the conversion of two residential units into condominiums as defined in San Diego Municipal Code section 125.0120. The project proposes a Map Waiver to convert two existing apartment units into two condominiums on a 0.062-acre site located at 2981 Ocean Front Walk in the MBPD-R-S Zone within the Mission Beach Precise Planning Area.

The two units are not currently occupied. Apartment unit parking is accessed from Strand Way at the rear, or East end, of the development. The two units are two-bedroom units in one common building. Landscaped areas exist along the front yard along with hardscape patio improvements.

The site is surrounded by residential dwellings.

This Map Waiver project is subject to the condominium conversion regulations effective June 13, 2006, based on the City Council's specific adoption language for the "new" condominium conversion regulations. At the June 13, 2006 hearing, the City Council adopted regulations for additional requirements for landscaping, a building conditions report, on-site inclusionary housing, noticing, and parking. Based on the adopted language and project timing, all of these new regulations apply to this project. Accordingly, this project has been reviewed against the new regulations. The existing development will remain in compliance with the MBPD-R-S zone.

The existing landscape meets the requirements of the zone and all other requirements regulating condominium conversions as required with San Diego Municipal Code section 144.0501. The Map Waiver application does not include any new construction and is entirely processed to convert two residential dwelling units into condominiums.

Section 125.0120 of the San Diego Municipal Code (SDMC) allows a Tentative Parcel Map Waiver to be processed for the subdivision of land. The Subdivider may request a waiver of the requirement to file a tentative parcel map or parcel map including those imposed by the Subdivision Map Act, Section 66426. According to SDMC Section 125.0123, *Findings for Map Waivers*, the decision maker may approve a Map Waiver if the decision maker finds that the proposed conversion complies with the requirements of the Subdivision Map Act and the San Diego Municipal Code. Since the subject development meets these requirements, the project is eligible for a Process Three Map Waiver.

The project site is located within the California Coastal Commission's jurisdiction for Coastal Development Permits. The applicant will be required to submit an application to the California Coastal Commission (CCC) for a State Coastal Development Permit following any approval of this Map Waiver for the Condominium conversion.

San Diego Municipal Code Section 144.0240 allows the subdivider to apply for a waiver from the requirement to underground the existing overhead utilities within the boundary of the subdivision or within the abutting public rights of way. City staff has determined the conversion involves undergrounding of utilities that are already scheduled to occur in the near term as a utility company financed underground project or as part of the City's utility underground program Project Block 2S1.

The applicant would be required to underground any new service run to any new or proposed structures within the subdivision per Condition No. 19 of the draft Map Waiver conditions (Attachment 5).

Conclusion

Staff has reviewed the proposed residential building and found it would comply with all development regulations. The project would have no impacts on sensitive resources and would not obstruct any public views or public coastal access. The project has been determined to be

exempt for requirements of the California Environmental Quality Act (CEQA), and would require no environmental mitigation. In addition, the project would comply with all state and federal laws without any new conditions of approval. Staff recommends the Hearing Officer approve the proposed Map Waiver (Attachment 9).

ALTERNATIVES

1. **Approve** Map Waiver No. 1269762 with modifications.

2. **Deny** Map Waiver No. 1269762, **if the findings required to approve the project cannot be affirmed.**

Respectfully submitted,

Morris E. Dye, Development Project Manager

Attachments:

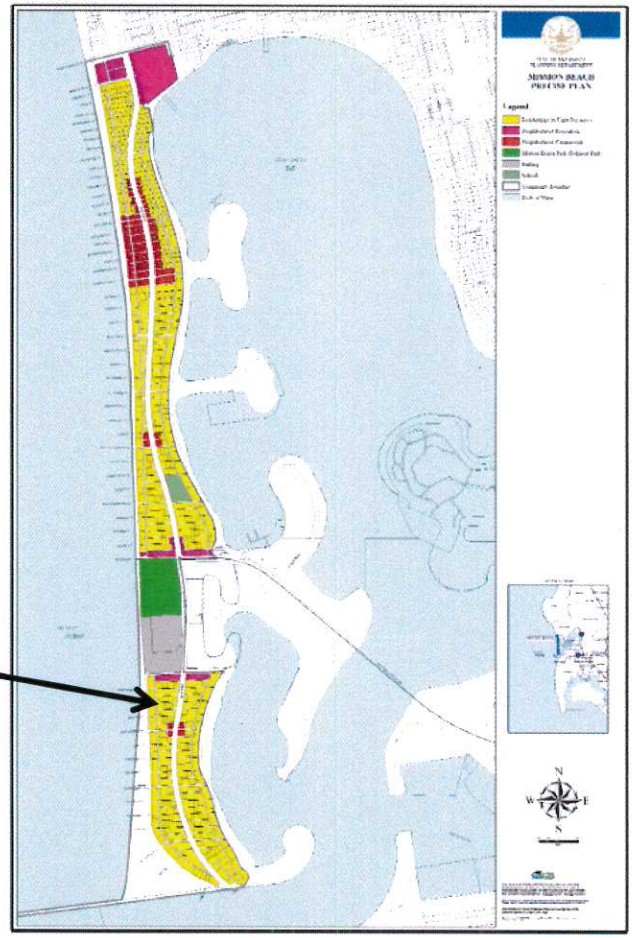
1. Aerial Photograph
2. Community Plan Land Use
3. Project Location Map
4. Draft Map Resolution
5. Draft Map Conditions
6. Community Planning Group Recommendation
7. Ownership Disclosure Statement
8. Environmental Exemption/Notice of Right to Appeal
9. Map Waiver

Location Aerial Photo

2981 Ocean Front Walk Map Waiver
PROJECT NO. 359409

North

ATTACHMENT 1



Land Use Map

2981 Ocean Front Walk Map Waiver

PROJECT NO. 359409

North

ATTACHMENT 2

Project Location Map

2981 Ocean Front Walk Map Waiver
PROJECT NO. 359409

North

ATTACHMENT 3

RESOLUTION NO. _____
DATE OF FINAL PASSAGE _____

A RESOLUTION OF THE HEARING OFFICER ADOPTING THE FINDINGS AND APPROVING MAP WAIVER NO. 1269762

2981 OCEAN FRONT WALK MAP WAIVER – PROJECT NO. 359409

WHEREAS, Kelly Vacation Rental, L.P., Subdivider, and Robert Bateman, Surveyor, submitted an application with the City of San Diego for Map Waiver No. 1269762 to waive the requirement for a Tentative Map to convert 2 existing residential dwelling units into condominiums and to waive the requirement to underground existing offsite overhead utilities. The project site is located at 2981 Ocean Front Walk in the Mission Beach Planned District within the R-S Zone(MBPD-R-S Zone). The property is legally described as Lot C, Block 61, Mission Beach, according to Map thereof No. 1651 filed in the office of the County Recorder of San Diego County, December 14, 1914. Excepting therefrom that portion thereof lying below the ordinary high tide line of the Pacific Ocean; and

WHEREAS, the project proposes to convert two (2) existing residential dwelling units into two (2) residential condominium dwelling units on a 0.062-acre site; and

WHEREAS, on April 23, 2014, 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); and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code section 112.0520; and

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

WHEREAS, on October 29, 2014, the Hearing Officer of the City of San Diego considered Map Waiver No.1269762, including the waiver of the requirement to underground existing offsite overhead utilities, and pursuant to sections 125.0122 (map waiver), 125.0440 (tentative map), 125.0444 (condo conversion), and 144.0240 (underground) of the San Diego Municipal Code and Subdivision Map Act section 66428, received for its consideration written and oral presentations, evidence having been submitted, and testimony having been heard from all interested parties at the public hearing, and the Hearing Officer having fully considered the matter and being fully advised concerning the same; NOW THEREFORE,

BE IT RESOLVED by the Hearing Officer of the City of San Diego, that it adopts the following findings with respect to Map Waiver No. 1269762:

1. The proposed subdivision and its design or improvement are consistent with the policies, goals, and objectives of the applicable land use plan (San Diego Municipal Code § 125.0440(a) and Subdivision Map Act §§ 66473.5, 66474(a), and 66474(b)).

The project proposes to convert two existing residential units into condominiums on a 0.062-acre site located at 2981 Ocean Front Walk within the R-S Zone of the Mission Beach Planned District.

The project would be consistent with the land use designation of the Mission Beach Precise Plan as it would be maintaining residential development and a density range of 15-80 dwelling units per acre. Therefore, the proposed subdivision and its design or improvement are consistent with the policies, goals, and objectives of the applicable land use plan (San Diego Municipal Code § 125.0440(a) and Subdivision Map Act §§ 66473.5, 66474(a), and 66474(b)).

2. The proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code (San Diego Municipal Code § 125.0440(b).)

The project proposes to convert two existing residential units into condominiums on a 0.062-acre site located at 2981 Ocean Front Walk within the R-S Zone of the Mission Beach Planned District.

City staff has reviewed this project and has determined that the proposed development complies with the applicable zoning and development regulations of the Land Development Code including land development requirements regulating condominium conversions. The existing structures are in compliance with the R-S zone land development requirements which include, but are not limited to, setbacks, density, landscape, parking, and Floor Area Ratio. 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 (San Diego Municipal Code § 125.0440(c) and Subdivision Map Act §§ 66474(c) and 66474(d)).

The project proposes to convert two existing residential units into condominiums on a 0.062-acre site located at 2981 Ocean Front Walk within the R-S Zone of the Mission Beach Planned District.

The project site is flat, has been previously graded, and contains two existing residential units. The site has frontage on Ocean Front Walk with alley access at the rear on Strand Way. Primarily two-story residential developments surround the site. The R-S zone allows one dwelling unit for every 540 square feet of site area. The existing site is 2,700 square feet which will accommodate five dwelling units and the project is proposing to maintain the two existing units. The number of units allowed on the site in accordance with the R-S zone, 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 (San Diego Municipal Code § 125.0440(d) and Subdivision Map Act § 66474(e)).

The project proposes to convert two existing residential units into condominiums on a 0.062-acre site located at 2981 Ocean Front Walk within the R-S Zone of the Mission Beach Planned District.

The Map Waiver was reviewed by the City of San Diego for conformance to the Land Development Regulations, California Building Code, and Land Use Policies. The proposed project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15305(Minor Alterations) of the State CEQA Guidelines. The project is located within an urbanized and built out environment where there are no watercourses on or adjacent to the site. Therefore, the design of the subdivision or the proposed improvements is 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 (San Diego Municipal Code § 125.0440(e) and Subdivision Map Act § 66474(f)).

The project proposes to convert two existing residential units into condominiums on a 0.062-acre site located at 2981 Ocean Front Walk within the R-S Zone of the Mission Beach Planned District.

The project has been reviewed and determined to be in compliance with the Municipal Code and Subdivision Map Act. The Map Waiver includes conditions and corresponding exhibits of approvals relevant to adequate parking and paying applicable taxes 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 Section 15305 (Minor Alterations) of the State CEQA Guidelines and there are no other health and safety issues not addressed by CEQA. 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 (San Diego Municipal Code § 125.0440(f) and Subdivision Map Act § 66474(g)).

The project proposes to convert two existing residential units into condominiums on a 0.062-acre site located at 2981 Ocean Front Walk within the R-S Zone of the Mission Beach Planned District.

The proposed subdivision does not contain utility, view or access easements and no new development which would encroach into any easement is requested with this application. Additionally, the project does not propose any new easements with this condominium conversion application. No land modifications are proposed with this Map Waiver. 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 (San Diego Municipal Code § 125.0440(g) and Subdivision Map Act § 66473.1).

The potential and opportunity to implement sustainable building techniques utilizing photovoltaic systems (solar panels) to generate a certain percentage of the project's energy needs exists on the southern exposures of the building. The building also fronts Ocean Front Walk and the Pacific Ocean, providing clear passage for sea breezes to provide natural cooling. 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 (San Diego Municipal Code § 125.0440(h) and Subdivision Map Act § 66412.3).

The project proposes to convert two existing residential units into condominiums on a 0.062-acre site located at 2981 Ocean Front Walk within the R-S Zone of the Mission Beach Planned District.

The project site is designated for 15-80 dwelling units per acre (DU/AC) and the two units located on the 0.062-acre site result in a density of 32 DU/AC. The development complies with land use requirements, setbacks, height, floor area ratio, off-street parking, and landscape regulations of the R-S Zone and current Map Waiver regulations in accordance with San Diego Municipal Code (SDMC) section 144.0501.

The Map Waiver will create two for-sale units for the community. The current zoning and land use designation allow for the two units and, therefore the project is consistent. There are public transportation services, retail and commercial services a few blocks from the development providing convenience to new owners and support of the existing businesses. Therefore, the decision maker has considered the effects of the proposed subdivision on the housing needs of the region and that those needs are balanced against the needs for public services and the available fiscal and environmental resources.

9. The proposed subdivision of land complies with requirements of the Subdivision Map Act and the Land Development Code as to area, improvement and design, floodwater drainage control, appropriate improved public roads, sanitary disposal facilities, water supply availability, environmental protection, and other requirements of the Subdivision Map Act or the Land Development Code enacted pursuant thereto (San Diego Municipal Code § 125.0123 and Subdivision Map Act § 66428(b)).

The project proposes to convert two existing residential units into condominiums on a 0.062-acre site located at 2981 Ocean Front Walk within the R-S Zone of the Mission Beach Planned District.

The proposed subdivision would comply with all of the applicable requirements of the Subdivision Map Act and the Land Development Code. The development complies with the requirements that regulate the size and location of the structure, including setbacks, coverage, height, and floor area. The proposed subdivision is within a developed urban residential neighborhood and located on existing improved and dedicated rights-of-way. The development would not be subject to floodwater inundation. Drainage is directed off the site into the City's stormwater collection system. The property is within the jurisdiction of the City of San Diego, and therefore all residential waste generated from the subdivision would be collected and disposed of in the City landfill. Water and sewer facilities exist on the site and the project is not within or near environmentally sensitive lands. As such, the proposed subdivision of land complies with requirements of the Subdivision Map Act and the Land Development Code as to area, improvement and design, floodwater drainage control, appropriate improved public roads, sanitary disposal facilities, water supply availability, environmental protection, and other requirements of the Subdivision Map Act or the Land Development Code enacted pursuant thereto.

10. The project was not financed by funds obtained from a governmental agency to provide for elderly, disabled, or low income housing (San Diego Municipal Code § 125.0444(b)).

The project proposes to convert two existing residential units into condominiums on a 0.062-acre site located at 2981 Ocean Front Walk within the R-S Zone of the Mission Beach Planned District.

All costs associated with the processing of this Map Waiver were paid by the applicant. Therefore, the project was not financed by funds obtained from a governmental agency to provide for elderly, disabled, or low income housing.

11. For any project that was developed to provide housing for the elderly, disabled or to provide low income housing, provisions have been made to perpetuate the use for which the project was developed (San Diego Municipal Code § 125.0444(c)).

The project proposes to convert two existing residential units into condominiums on a 0.062-acre site located at 2981 Ocean Front Walk within the R-S Zone of the Mission Beach Planned District.

The Map Waiver was not processed to provide housing for the elderly, disabled or to provide low income housing.

12. The notices required by San Diego Municipal Code section 125.0431 have been given in the manner required (San Diego Municipal Code § 125.0444(a), and Subdivision Map Act §§ 66452.17 and 66427.1).

The project proposes to convert two existing residential units into condominiums on a 0.062-acre site located at 2981 Ocean Front Walk within the R-S Zone of the Mission Beach Planned District.

Notice to each tenant of the proposed project required in the Subdivision Map Act section 66427 and a Notice of Tenants Rights have been provided to all existing tenants. No new tenants have applied for rent or moved into the units during the processing of the subject Map Waiver. Subsequent notices to be provided include a 60 Day Notice of Termination of Tenancy, Notice of 90 Day Period of First Right of Refusal to Purchase the unit to existing tenants, and a 180 Day Notice of Intention to Convert shall be provided subsequent to the approval of the Map Waiver. Therefore, all applicable notices required by San Diego Municipal Code section 125.0431 have been given in the manner required.

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

BE IT FURTHER RESOLVED, that based on the Findings hereinbefore adopted by the Hearing Officer, Map Waiver No. 1269762 is hereby granted to Kelley Vacation Rentals, L.P. subject to the attached conditions which are made a part of this resolution by this reference.

By _____
Morris E. Dye
Development Project Manager
Development Services Department

ATTACHMENT: Map Waiver Conditions
Internal Order No. 24004447

HEARING OFFICER
CONDITIONS FOR MAP WAIVER NO.
2981 OCEAN FRONT WALK
CONDOMINIUM CONVERSION- **PROJECT NO. 359409**
ADOPTED BY RESOLUTION NO. HO- ON OCTOBER 29, 2014

GENERAL

1. This Map Waiver will expire November 13, 2016.

2. Compliance with all of the following conditions shall be completed and/or assured, to the satisfaction of the City Engineer, prior to the recordation of the Certificate of Compliance unless otherwise noted.

3. A Certificate of Compliance shall be recorded in the Office of the San Diego County Recorder, prior to the Map Waiver expiration date.

4. Prior to the recordation of the Certificate of Compliance, taxes must be paid on this property pursuant to Subdivision Map Act section 66492. To satisfy this condition, a tax certificate stating that there are no unpaid lien conditions against the subdivision must be recorded in the Office of the San Diego County Recorder.

5. The Subdivider shall defend, indemnify, and hold the City (including its agents, officers, and employees [together, "Indemnified Parties"]) harmless from any claim, action, or proceeding, against the City and/or any Indemnified Parties to attack, set aside, void, or annul City's approval of this project, which action is brought within the time period provided for in Government Code section 66499.37. City shall promptly notify Subdivider of any claim, action, or proceeding and shall cooperate fully in the defense. If City fails to promptly notify the Subdivider of any claim, action, or proceeding, or if the City fails to cooperate fully in the defense, Subdivider shall not thereafter be responsible to defend, indemnify, or hold City and/or any Indemnified Parties harmless. City may participate in the defense of any claim, action, or proceeding if City bears its own attorney's fees and costs, City defends the action in good faith, and Subdivider is not be required to pay or perform any settlement unless such settlement is approved by the Subdivider.

CONDOMINUM CONVERSION

6. The Subdivider shall provide a Notice of Tenants Rights and Notices for Condominium Conversion, consistent with the Land Development Manual to be provided as follows:

    a. For existing tenants, within 10 days of the project application for the

condominium conversion being deemed complete; or

b. For prospective tenants, upon application for the rental of a unit in the proposed condominium conversion.

7. The Subdivider shall provide each tenant, and each person applying for the rental of a unit in such residential real property, all applicable notices and rights now or hereafter required by the Subdivision Map Act.

8. The Subdivider shall provide each of the tenants of the proposed condominiums written notice of intention to convert at least 180 days prior to termination of tenancy due to the conversion or proposed conversion in conformance with Subdivision Map Act section 66427.1(a)(2)(E). The provisions of this condition shall neither alter nor abridge the rights or obligations of the parties in performance of their covenants, including, but not limited to, the provision of services, payment of rent, or the obligations imposed by Civil Code sections 1941, 1941.1 and 1941.2.

9. The Subdivider shall provide the tenants of the proposed condominiums with written notification within 10 days after approval of a Certificate of Compliance for the proposed conversion, in conformance with Subdivision Map Act section 66427.1(a)(2)(D).

10. The Subdivider shall give each tenant a notice of termination of tenancy 60 days prior to being required to vacate the property. (San Diego Municipal Code § 125.0431(a)(4)).

11. The Subdivider shall provide each of the tenants of the proposed condominiums notification of their exclusive right to contract for the purchase of his or her respective unit upon the same terms and conditions that such unit will be initially offered to the general public or terms more favorable to the tenant, in conformance with Subdivision Map Act section 66427.1(a)(2)(F) and San Diego Municipal Code section 125.0431(a)(5). The right shall commence on the date the subdivision public report is issued, as provided in section 11018.2 of the Business and Professions Code, and shall run for a period of not less than 90 days, unless the tenant gives prior written notice of his or her intention not to exercise the right. (San Diego Municipal Code § 125.0431(a)(5)).

12. The Subdivider shall provide a copy of the Building Conditions Report to a prospective purchaser prior to the opening of an escrow account. (San Diego Municipal Code § 144.0504(c)).

13. Prior to the recordation of the Certificate of Compliance, the Subdivider shall demonstrate conformance with the San Diego Municipal Code provisions for

building and landscape improvements (San Diego Municipal Code § 144.0507), to the satisfaction of the City Engineer.

AFFORDABLE HOUSING

14. Owner/Permittee shall comply with the provisions of Chapter 14, Article 2, Division 13 of the San Diego Municipal Code ("Inclusionary Affordable Housing Regulations") by paying the Condominium Conversion Inclusionary Affordable Housing Fee in one of the following, manners:

    a. Deferring payment of the Condominium Conversion Inclusionary Affordable Housing Fee until the close of escrow of the first condominium sold at the development by entering into a written agreement with the San Diego Housing Commission securing payment of the Condominium Conversion Inclusionary Affordable Housing Fee, which shall be recorded against the development and secured by a recorded deed of trust in favor of the San Diego Housing Commission. If Owner/Permittee elects future payment of the Condominium Conversion Inclusionary Affordable Housing, the fee shall be calculated using the rate in effect at the close of escrow of the first condominium unit sold at the development; or

    b. Pre-paying the Condominium Conversion Inclusionary Affordable Housing Fee to the City based upon the aggregate square footage of all residential units in the project. If Owner/Permittee pre-pays the Condominium Conversion Inclusionary Affordable Housing, the fee shall be calculated using the rate in effect on the date of pre-payment.

15. Prior to the recordation of the Certificate of Compliance, the Subdivider shall demonstrate conformance with the San Diego Municipal Code provisions for Tenant Relocation Benefits (San Diego Municipal Code § 144.0505), to the satisfaction of the Development Services Department and the Housing Commission

ENGINEERING

16. 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.

17. The Subdivider shall apply for a plumbing permit for the installation of appropriate private back flow prevention device(s), on each water service (domestic, fire and irrigation), in a manner satisfactory to the Public Utilities Director and the City Engineer. BFPDs shall be located above ground on private property, in line with the service and immediately adjacent to the right-of-way.

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

19. 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.

20. 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 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.

MAP CHECK

21. A certificate of compliance shall be requested once the items of the approved tentative map waiver and resolution have been satisfied.

22. Prior to the issuance of a Certificate of Compliance, 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.

LANDSCAPING

23. Prior to recordation of the Parcel Map, the Owner/Permittee shall ensure that existing landscape and irrigation is field verified by the Development Services Department to be consistent with the Landscape Standards and in substantial conformance with the Exhibit "A," Landscape Development Plan, on file in the Office of the Development Services Department.

24. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, consistent with the Landscape Standards unless long-term maintenance of said landscaping will be the responsibility of a Landscape Maintenance District or other approved entity. All required landscape shall be maintained in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees is not permitted unless specifically noted in this Permit.

25. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction document plans is damaged or removed during demolition or construction, the Owner/Permittee shall repair and/or replace it in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage.

INFORMATION:

- The approval of this Map Waiver by the Hearing Officer of the City of San Diego does not authorize the Subdivider to violate any Federal, State, or City laws, ordinances, regulations, or policies including but not limited to, the Federal Endangered Species Act of 1973 and any amendments thereto (16 U.S.C. § 1531 *et seq.*).

- If the Subdivider makes any request for new water and sewer facilities (including services, fire hydrants, and laterals), the Subdivider shall design and construct such facilities in accordance with established criteria in the most current editions of the City of San Diego water and sewer design guides and City regulations, standards and practices pertaining thereto. Off-site improvements may be required to provide adequate and acceptable levels of service and will be determined at final engineering.

- Subsequent applications related to this Map Waiver will be subject to fees and charges based on the rate and calculation method in effect at the time of payment.

- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of the Map Waiver, may protest the imposition within 90 days of the approval of this Map Waiver by filing a written protest with the San Diego City Clerk pursuant to Government Code Sections 66020 and/or 66021.

- Where in the course of 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. 24004447

Mission Beach Precise Planning Board
Tuesday, April 15, 2014 @ 6 p.m.
Santa Clara Recreation Center
Minutes of Meeting

Board Members Present:

Peggy Bradshaw	Bob Craig	Carole Havlat	Dennis Lynch
Mike Meyer	John Ready	Mary Saska	Gernot Trolf
Debbie Watkins			

Absent: Tim Cruickshank; Robert Ondeck; Jenine Whittecar

OPENING FUNCTIONS

Meeting was called to order by Acting Chair Debbie Watkins at 6:05 p.m.

- **Approval of Minutes** for March, 2014
  Copies of the draft of the March 18, 2014 Minutes of Meeting were distributed and reviewed. There were no changes. The Minutes were approved by unanimous consent as written.

  Acting Chair Watkins welcomed the newly-elected Board Members.

ADMINISTRATIVE ITEMS

- **Revisions to Agenda**
  Copies of the April 15, 2014 Agenda were distributed and reviewed. There were no additions to the Agenda.

- **Acting Chair's Report**
  Acting Chair Debbie Watkins apprised the Board of the following matters:

(1) Community Orientation Workshop ("COW"). Newly elected Board Members are required to attend an orientation training session within 12 months of being elected. New Board members will receive an email from the City's Development Services Department regarding the COW scheduled for Saturday, May 17, 2014. The session discusses City Council Policy 600-24, "Standard Operating Procedures and Responsibilities of Recognized Community Planning Committees", and is a great opportunity to hear dialogue about operations of community planning groups.

(2) Draft Private Roster – Acting Chair Watkins distribution a draft of the Private Roster containing contact information of Board Members for review to make sure their contact information is correct, which will be filed with the Development Services Department.

- **Acting Secretary's Report**
  Acting Secretary Debbie Watkins announced the Attendance Report of Absences starts fresh for Board Members for FY April 2014 – March 2015. Absences in the previous fiscal year are disregarded.

PUBLIC COMMENT (limited to 3 minutes per speaker)

- Andy Chotiner, a long-time Mission Beach property owner and resident, commented that he is concerned developing the former Mission Beach Elementary property will change the character of the community by adding higher density and other problems. He pointed out Mission Beach does not have a community park and believes the site of the former kindergarten and auditorium with the 50+ year-old Ficus tree along the south side of Santa Barbara Place is the ideal location for an open-space enclosed community park. He does not think the City should allow the developers to build 12 3 bedroom condos on this smaller parcel without considering the impact of developing the larger parcel on the community as well. Mr. Chotiner reported he and a group of concerned residents have obtained over 500 signatures on a Petition to urge the City of San Diego to require the developers to save the Ficus tree and create a community park around the tree at this location.

Acting Chair Watkins commented that because the Petition has garnered so much interest, the Board would like invite the community to vote on the matter at the May 20, 2014 Board Meeting.

- Mike Meyer commented he was surprised and dismayed to find out the original 1926 tiles in the Plunge and the pedestal were removed during construction, and is concerned the tiles may have had historical significance.

REPORTS FROM GOVERNMENT OFFICALS

- **Councilmember Ed Harris, San Diego City Council District 2**

Councilmember Ed Harris introduced himself and commented that one of his goals during the next 8 months is to hear from the Mission Beach Precise Planning Board about current issues important to the community. Mr. Harris gave updates on Veterans Village and the new restrictions on medical marijuana dispensaries. Councilmember Harris reported he has heard from the residents in Mission Beach regarding the development of the Mission Beach Elementary School and their main concern is to reduce the density of the project. He mentioned the Belmont Park lease is being renegotiated. Mike Meyer commented he is concerned the traffic mitigation fund will be lost if the lease with Belmont Park is renegotiated. Mr. Harris called attention to the $2B estimate needed for infrastructure projects as the No. 1 problem discussed in the recent budget meeting with the Mayor.

OTHER

Information Items:

- **Belmont Park Update** –Dan Hayden, Director of Engineering at Pacifica Enterprises

Dan Hayden gave an update on the status of the construction in the Plunge building. He reported they are looking to waterproof the roof with a removable glass dome.

Board members asked whether the removal of the original 1926 tiles and pedestal was run by historical for review. Mr. Hayden responded no historical review was conducted on the tiles and the pedestal was removed because it was a liability where children could slip and hit their head and needed to be replaced.

BUILDING PLAN REVIEW

Action Item:

- **3826 Bayside Walk – Garbaczewski Project No. 352168: Sustainable Expedite Program Coastal Development Permit to demolish a residence and construct a 1,440 sq. ft. single family residence**

Architect Ricardo Torres represented the property owner.

Acting Chair Watkins stated this project was initially presented at the March 18, 2014 Board Meeting. However, no action was taken at the March 18th Board Meeting so the Architect could correct and clarify issues raised as follows:

(1) Northwest corner of the property switches from a 5-foot setback to a 3-foot setback, where the roof does not meet the 45 degree setback requirement at 20' above grade;

(2) Project does not comply with the PDO Section 1513.0304 (c) (6) at the South elevation that requires a rear yard setback where the garage is located (variance required);

(3) Project does not comply with the 50% offset for the full height of the structure;

(4) Landscaping – any trees proposed in the required yard area must be planted within four to five feet of the primary structure; and

(5) No man-made structure above 36" can be constructed within the front or Bayside

Architect Ricardo Torres presented the revised building plans and addressed each issue. Architect Torres also noted the applicant updated the Coastal Development application to include a formal Variance application for a ground floor only zero setback to allow for an enclosed garage.

Plan Reviewers Dennis Lynch and Mike Meyer reviewed the revised plans for the Board and noted issues (1), (3), (4) and (5) listed above have been corrected.

Architect Torres addressed the request for a Variance to allow for a ground floor rear yard setback of 0'-0" to allow the applicant to use the substandard 8'-0 of right of way frontage to reconstruct a single car garage to provide off street secure parking to the lot. He discussed the four findings for a variance in detail and gave sufficient explanation for each finding.

After further discussion, two motions were duly made to approve the project and approve the Variance application because the Board's concerns were addressed and corrected satisfactorily.

Motion 1 was made by Dennis Lynch and seconded by Peggy Bradshaw to APPROVE the project plans at 3826 Bayside Walk as presented.

VOTE For: 8 Against: 0 Abstain: 0

Motion passes.

Motion 2 was made by Peggy Bradshaw and seconded by John Ready to APPROVE the Variance request at 3826 Bayside Walk as presented.

VOTE For: 8 Against: 0 Abstain: 0

Motion passes.

Action Item:

- **2981 Ocean Front Walk Condo Conversion – Project No. 359409: Map Waiver (Process 3) to convert 2 existing residential dwelling units into condominiums on a 0.062 acre site**

Robert Bateman of San Diego Land Surveying and Engineering, Inc. represented the project owner, Kelley Vacation Rentals, LP.

Mr. Bateman presented the Map Waiver request and distributed the project plan. He noted the building will stay intact.

Plan Reviewers Dennis Lynch and Mike Meyer reviewed the project plans for the Board and found no problems with the plans. After discussion, a motion was duly made as follows:

Motion 3 was made by Mike Meyer and seconded by Dennis Lynch to APPROVE the Map Waiver to convert 2 existing residential dwellings units into condominiums at 2981 Ocean Front Walk.

VOTE For: 8 Against: 0 Abstain: 0

Motion passes.

Action Item:

- **2985 Ocean Front Walk Condo Conversion – Project No. 359403: Map Waiver (Process 3) to convert 2 existing residential dwelling units into condominiums on a 0.062 acre site**

Robert Bateman of San Diego Land Surveying and Engineering, Inc. represented the project owner, Kelley Vacation Rentals, LP.

Mr. Bateman presented the Map Waiver request. He noted the building will stay intact and it is the same layout as the 2981 Ocean Front Walk building discussed above.

Plan Reviewers Dennis Lynch and Mike Meyer reviewed the project plans for the Board and found no problems with the plans. After discussion, a motion was duly made as follows:

Motion 4 was made by Mike Meyer and seconded by Peggy Bradshaw to APPROVE the Map Waiver to convert 2 existing residential dwellings units into condominiums at 2985 Ocean Front Walk.

VOTE For: 8 Against: 0 Abstain: 0

Motion passes.

BOARD COMMUNICATIONS

Action Item:

- **2014 Board Election of Officers**

Chair and Secretary: Debbie Watkins was nominated. No other nominees.

Motion 5 was made by Peggy Bradshaw and seconded by Gernot Trolf to RE-ELECT Debbie Watkins as Chair and Secretary for FY April 2014 – March 2015.

VOTE For: 8 Against: 0 Abstain: 0

Motion passes. Debbie Watkins re-elected Chair and Secretary.

Vice Chair: Gernot Trolf was nominated. No other nominees.

Motion 6 was made by Peggy Bradshaw and seconded by Mike Meyer to RE-ELECT Gernot Trolf as Vice Chair for FY April 2014 – March 2015.

VOTE For: 8 Against: 0 Abstain: 0

Motion passes. Gernot Trolf re-elected Vice Chair.

Acting Chair Watkins noted Agenda Items need to be submitted to the Chair 10 days PRIOR to the scheduled Board Meeting. She pointed out the next Board Meeting will be held on **May 20, 2014 at 6:00 p.m. at the Santa Clara Recreation Center**.

ADJOURNMENT

Motion 7 was made by Mike Meyer and seconded by Peggy Bradshaw to ADJOURN the meeting at 7:10 p.m.

VOTE For: 8 Against: 0 Abstain: 0

Motion passes.

Submitted by: Debbie Watkins, Secretary

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

THE CITY OF SAN DIEGO

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
2981 Ocean Front Walk Conversion

Project No. *For City Use Only*
359409

Project Address:
2981 Ocean Front Walk

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):
James L. Kelley, III
☒ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency
Street Address:
729 San Fernando Place
City/State/Zip:
San Diego, CA 92106
Phone No: 619-665-5650 Fax No:
Signature : Date: 1/23/14

Name of Individual (type or print):
Elizabeth L. Kelley
☒ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency
Street Address:
729 San Fernando Place
City/State/Zip:
San Diego, CA 92106
Phone No: 619-665-5650 Fax No:
Signature : Date:

Name of Individual (type or print):
Kathleen Kelley Florio
☒ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency
Street Address:
729 San Fernando Place
City/State/Zip:
San Diego, CA 92106
Phone No: 619-665-5650 Fax No:
Signature : Date:

Name of Individual (type or print):
Eric & Maureen Blackhall
☒ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency
Street Address:
729 San Fernando Place
City/State/Zip:
San Diego, CA 92106
Phone No: 619-665-5650 Fax No:
Signature : Date:

ATTACHMENT 8

NOTICE OF EXEMPTION

(Check one or both)

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

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

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

PROJECT NO.: 359409 2981 Ocean Front Walk – Map Waiver

PROJECT LOCATION-SPECIFIC: This project is located at 2981 Ocean Front Walk, San Diego, CA 92109 in the MBPD-R-S zone in the Mission Beach Community Planning Area.

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

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: Map waiver to convert two existing two bedroom residential apartment units into condominiums. The three story wood and stucco building is on a 0.062 acre site.

NAME OF PUBLIC AGENCY APPROVING PROJECT: City of San Diego

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Robert J. Bateman, San Diego Surveying and Engineering, 9665 Chesapeake Drive, Ste 445, San Diego, CA 92123. 1(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))
(X) CATEGORICAL EXEMPTION: Section 15305 (Minor alterations in land use limitations)
( ) STATUTORY EXEMPTIONS:

REASONS WHY PROJECT IS EXEMPT: The City of San Diego conducted an environmental review and determined that the project would qualify to be Categorically exempt from CEQA pursuant to Section 15305(Minor alterations). 15305 allows for the minor alterations in land use limitations as long as the area does not contains average slopes greater than 20 percent and would not result in changes in land use density. Since the project is a map waiver to convert existing apartments to condominiums on land that does not contain slopes greater than 20 percent and would not increase density the exemption is appropriate. Because the project lacks sensitive resources the exceptions listed in section 15300.2 do not apply.

LEAD AGENCY CONTACT PERSON: de Freitas TELEPHONE: (619) 446-5187

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

Senior Planner
SIGNATURE/TITLE

4/21/2014
DATE

CHECK ONE:
(X) SIGNED BY LEAD AGENCY

DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR:

( ) SIGNED BY APPLICANT

THE CITY OF SAN DIEGO

Date of Notice: April 23, 2014

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 24004447

PROJECT NAME/NUMBER: 2981 Ocean Front Walk - Map Waiver /PTS#359409

COMMUNITY PLAN AREA: Mission Beach

COUNCIL DISTRICT: 2

LOCATION: This project is located at 2981 Ocean Front Walk, San Diego, CA 92109 in the MBPD-R-S zone in the Mission Beach Community Planning Area.

PROJECT DESCRIPTION: Map waiver to convert two existing two bedroom residential apartment units into condominiums. The three story wood and stucco building is on a 0.062 acre site.

ENTITY CONSIDERING PROJECT APPROVAL: Hearing Officer

ENVIRONMENTAL DETERMINATION: 15305– Minor alterations in land use limitations

ENTITY MAKING ENVIRONMENTAL DETERMINATION: City of San Diego

STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION: The City of San Diego conducted an environmental review and determined that the project would qualify to be Categorically exempt from CEQA pursuant to Section 15305(Minor alterations). 15305 allows for the minor alterations in land use limitations as long as the area does not contains average slopes greater than 20 percent and would not result in changes in land use density. Since the project is a map waiver to convert existing apartments to condominiums on land that does not contain slopes greater than 20 percent and would not increase density the exemption is appropriate. Because the project lacks sensitive resources the exceptions listed in section 15300.2 do not apply.

DEVELOPMENT PROJECT MANAGER: Moris Dye
MAILING ADDRESS: 1222 1st Avenue, MS 501, San Diego, CA 92101
PHONE NUMBER: (619) 446-5201

On April 21, 2014 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. That appeal deadline date is May 7, 2014. 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.

POSTED IN THE OFFICE OF DSD

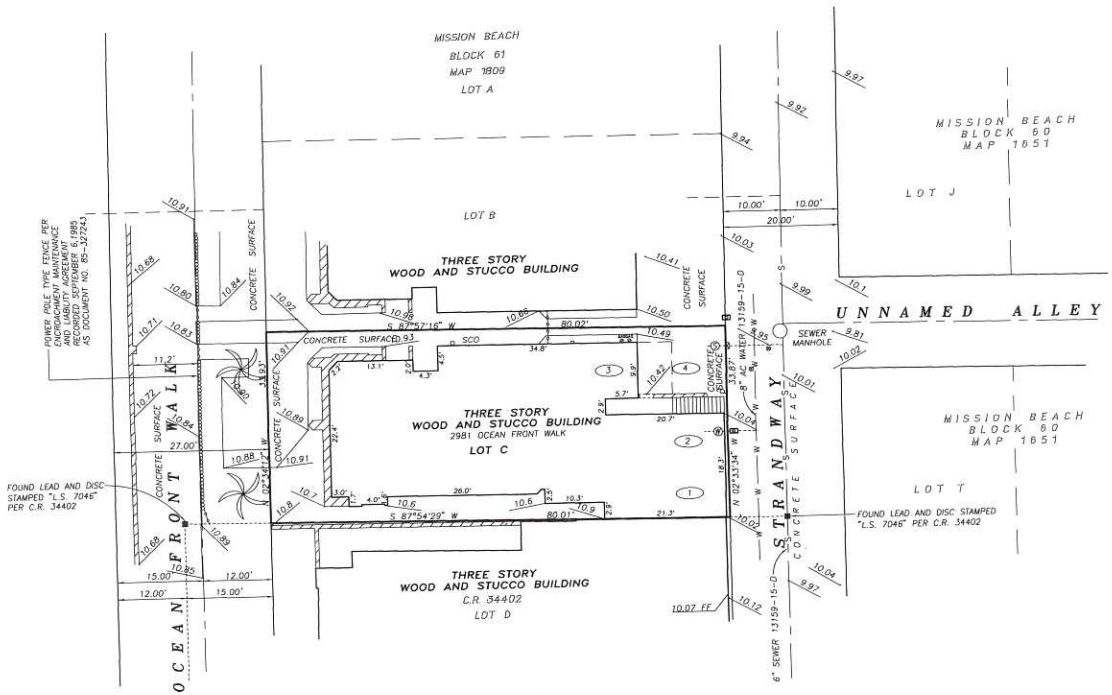
Posted APR 21 2014 mc

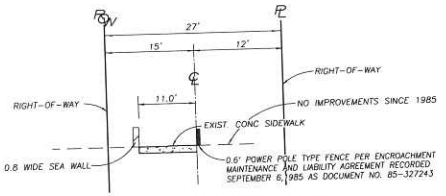
Removed MAY 08 2014

Posted by myrahee

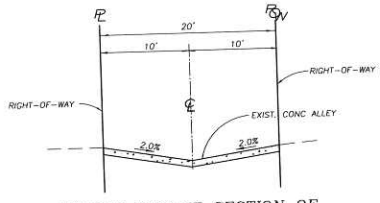
2981 OCEAN FRONT WALK

Map Waiver No. 1269762, Project No. 359409





TYPICAL STREET SECTION OF
OCEAN FRONT WALK
(EXISTING STREET)
NO SCALE



TYPICAL STREET SECTION OF
STRANDWAY
(EXISTING STREET)
NO SCALE

CITY OF SAN DIEGO
DEVELOPMENT SUMMARY

1. SUMMARY OF REQUEST:
CONVERT 2 EXISTING RESIDENTIAL APARTMENT UNITS TO CONDOMINIUMS & FILE A CERTIFICATE OF COMPLIANCE

2. STREET ADDRESS: 2981 OCEAN FRONT WALK
☐N ☐S ☒E ☐W SIDE
BETWEEN ENSENADA COURT AND SAN FERNANDO PLACE

3. SITE AREA:
TOTAL SITE AREA (GROSS): (2,712 SF) (0.062 AC.)
NET SITE AREA: (2,712 SF) (0.062 AC.)

4. DENSITY: (RESIDENTIAL)
MAXIMUM NO. DWELLING UNITS ALLOWED PER ZONE: 3
NUMBER OF EXISTING UNITS TO REMAIN ON SITE: 2
NUMBER OF PROPOSED DWELLING UNITS ON SITE: 0
TOTAL NUMBER OF UNITS PROVIDED ON THE SITE: 2

5. YARD/SETBACK:
OCEAN FRONT WALK: 10'
STRANDWAY: 0'

6. 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	1.5	3
TOTAL REQUIRED BY ZONE			3
TOTAL PROVIDED ON-SITE			4

UNIT AREAS

TYPE OF UNIT	NUMBER OF TYPE	SQUARE FOOTAGE PER UNIT	TOTAL PER TYPE
2 BR UNIT	1	1,300	1,300
2 BR UNIT	1	1,700	1,700

ZONING INFORMATION

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

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS MAP WAIVER IS THE CENTERLINE OF STRANDWAY PER RECORD OF SURVEY 19138 I.E. N 02°33'34" W

MONUMENTATION & MAPPING

ALL MONUMENTS HAVE BEEN FOUND PER CORNER RECORD 34402. ANY MONUMENTS DESTROYED DURING CONSTRUCTION WILL BE RESET AND A CORNER RECORD FILED.

EXISTING IMPROVEMENTS

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

EXISTING & PROPOSED EASEMENTS:

NONE

STREET LIGHT NOTE:

ENGINEERING REVIEW HAS DETERMINED THAT THIS SUBDIVISION WILL NOT BE REQUIRED TO INSTALL STREET LIGHTS BECAUSE THE CITY ONLY REQUIRES ALLEY STREET LIGHTS IN HIGH CRIME CENSUS TRACTS AT THE REQUEST OF THE POLICE DEPARTMENT AND THE STREET LIGHTS COULD ONLY BE INSTALLED ON SDG&E POWER POLES WHICH ARE TO BE REMOVED EVENTUALLY AS PART OF THE CITYWIDE UNDERGROUNDING PROGRAM.

PUBLIC IMPROVEMENT NOTES

1. NONE

DEVELOPMENT NOTES:

1. THIS IS A MAP OF 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 CONDOMINIUM DWELLING UNITS IS 2.

NUMBER OF EXISTING LOTS = 1
NUMBER OF PROPOSED LOTS = 1

OWNERS/DEVELOPERS:

KENNETH E. MILANO

TRENT LONGNECKER — TRICIA LONGNECKER

CHARLES J. PISONI — STEPHANIE PISONI

OWEN M. SCANLON — DAWN M. SCANLON

KENT R. WEAVER — TAMARA L. WEAVER

GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 INCH = 10 FT.

LEGEND:

- INDICATES FOUND MONUMENT AS NOTED
- GAS — INDICATES GAS METER
- W — INDICATES WATER METER
- P — INDICATES POWER POLE
- INDICATES WATER GATE VALVE. EXCEPT AS NOTED.
- INDICATES STREET LIGHT
- SCO. — INDICATES SEWER CLEAN OUT
- INDICATES STREET LIGHT VAULT
- INDICATES WOOD FENCE
- INDICATES BLOCK WALL
- INDICATES POWER POLE TYPE WALL
- INDICATES OVER HEAD WIRES
- 1 — INDICATES PARKING SPACE
- S — INDICATES SEWER LATERAL
- W — INDICATES WATER SERVICE
- INDICATES PROPERTY LINE/MAP WAIVER BOUNDARY

UTILITY TABLE:

UTILITY	OVERHEAD	UNDERGROUND
CATV	X	
ELECTRIC	X	
GAS		X
TELEPHONE	X	

PROFESSIONAL LAND SURVEYOR:

SAN DIEGO LAND SURVEYING & ENGINEERING, INC.
9665 CHESAPEAKE DRIVE, SUITE 445
SAN DIEGO, CALIFORNIA 92123 (858) 565-8362
DRAWING NO. Ocean Front Walk 2981 MapWaiver.dwg

ROBERT J. BATEMAN, P.L.S. 7046 — 07-21-2014 DATE

PROFESSIONAL LAND SURVEYOR ROBERT J. BATEMAN No. 7046 CALIFORNIA

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

Consultants:

VICINITY MAP
NO SCALE

Benchmark:
CENTERLINE MONUMENT
STRANDWAY AND DEVON COURT
ELEVATION= 9.543 M.S.L.

Project Soil Condition: Existing developed site.

Source of Topography:
Field survey by San Diego Land Surveying on 1-20-2014

Project Legal Description:
LOT "C" IN BLOCK 61 OF MISSION BEACH, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1809 (1651)-MISSION BEACH ALTERED MAP, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, NOVEMBER 13, 1924.

EXCEPTING ANY PORTION THEREOF LYING BELOW THE ORDINARY HIGH TIDE LINE OF THE PACIFIC OCEAN.

Project Permits Required:
Map Waiver
Certificate of Compliance

Project Data:
Number of Stories: 3
Proposed use: Residential
Existing use: Residential
Zone Designation: MBPD-R-S
Year of Construction (exist. structure): 1989

LAMBERT COORDINATES:
NAD 27 = 219-1691 NAD 83 = 1858-6252

A.P.N. 423-691-03

Project Name:
2981 OCEAN FRONT WALK

Project Address:
2981 Ocean Front Walk
San Diego, CA 92109

Project Owners:
Kenneth Milano, Trent Longnecker, Charles Pisoni, Stephanie Pisoni, Owen Scanlon, Dawn Scanlon, Kent Weaver, Tamara Weaver

Sheet Title:
MAP WAIVER No. 1269762
Project No. 359409

Scale: 1" = 10'
Original Date: February 14, 2014
Revised: June 24, 2014
Revised: July 21, 2014

Sheet 1 of 1