

THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED:

July 16, 2009

REPORT NO. PC-09-058

ATTENTION:

Planning Commission, Agenda of July 23, 2009

SUBJECT:

RIVIERA TENTATIVE MAP - PROJECT NO.132231. PROCESS 4

OWNER/

Jerome D. Ryan, Anne E. Ryan, David C. Ryan, Michael F. Ryan,

APPLICANT:

Tomas F. Ryan, Amy A. Ryan

SUMMARY

<u>Issue(s)</u>: Should the Planning Commission approve a Tentative Map for the conversion of 24 apartment units to condominiums located at 3790 Riviera Drive in the Pacific Beach Community Planning Area?

Staff Recommendation: APPROVE Tentative Map No. 457406.

<u>Community Planning Group Recommendation</u>: On March 26, 2008, the Pacific Beach Community Planning Group voted 10-0-0 to recommend approval of the project with no recommendations or conditions.

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act on July 10, 2007 and the opportunity to appeal that determination ended July 24, 2007. This project is not pending an appeal of the environmental determination.

<u>Fiscal Impact Statement</u>: All costs associated with the review and processing of this application were paid for by the applicant.

Code Enforcement Impact: None.

Housing Impact Statement: The proposed project includes the conversion of 24 apartment units into condominiums. There would be a loss of 24 rental units and a gain of 24 for-sale units. This Tentative Map project is required to comply with the inclusionary housing requirements and tenant relocation assistance program, which are conditions of the proposed Tentative Map (Attachment 6). The project is conditioned to set aside 10% of the units' for families earning 100% of the area median income or less.



BACKGROUND

The 0.386-acre site contains one, four-story building located at 3970 Riviera Drive, in the RM-2-5 Zone, State Coastal, Parking Impact, Residential Tandem Parking and Coastal Height Limit Overlay Zones. The development is located within a well established urbanized area of Pacific Beach and is designated Multi-Family Residential by the Pacific Beach Community Plan (Attachment 2). The surrounding area is developed with multi-family and single family development. A Tentative Map is required, by the Land Development Code (Section 125.0410), for the proposed division of the property into 24 residential condominium dwelling units.

No Building or Zoning Code violations are recorded against the property. The project has previously conforming rights to be maintained as outlined in Chapter 12, Article 7, Division 1 of the Land Development Code. If this property was developed today, the current RM-2-5 Zone development regulations, a maximum density of twenty-three residential dwelling units could be achieved.

DISCUSSION

Project Description:

The project proposes to convert 24 residential apartments into residential condominium dwelling units. All utilities are located underground. The four-story apartment building complex was constructed in 1973 and, at that time, the approved construction met all the current regulations. The apartment building includes 16 two-bedroom, 1,190 square-foot units, and 8, 1,515 square-foot three-bedroom units. The original development provides 38 parking spaces in a below-street level garage accessible from Riviera Drive.

Project-Related Issues:

All condominium conversion projects deemed complete on or after February 7, 2004, must conform to the regulations regarding Inclusionary Housing and Tenant Relocation Benefits adopted by the City Council on March 15, 2004. Conditions Nos. 12 and 13 of the draft Tentative Map Resolution (Attachment 6) require compliance with this ordinance.

The project is not requesting a waiver of the requirement to underground overhead utilities. These utilities are already underground.

Building Conditions Report and Landscape Plan Requirements:

In accordance with the current regulations, the applicant provided a Building Conditions Report and Landscape Concept Plan. Both of these documents have been reviewed for conformance with the applicable regulations within the Land Development Code (Chapter 14, Article 4, Division 5) and have been accepted by staff as conforming with the regulations.

Conclusion:

The Tentative Map for a Condominium Conversion is a Process Four, Planning Commission

decision pursuant to San Diego Municipal Code Sections 126.045 and 125.0430. A Tentative Map for Condominium Conversion may be approved if the decision maker finds that the proposed division of land complies with the requirements of the Subdivision Map Act and the San Diego Municipal Code. Staff has determined that the project complies with the applicable regulations of the Land Development5 Code and believes the required findings to approve the tentative map can be affirmed.

ALTERNATIVES

- 1. Approve Tentative Map No. 457406, with modifications.
- 2. Deny Tentative Map No. 457406, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

Mike Westlake Program Manager

Development Services Department

Mortis E. Dye, Project Manager Development Services Department

BROUHGTON/MED

Attachments:

- 1. Aerial Photograph
- 2. Community Plan Land Use Map
- 3. Project Location Map
- 4. Project Data Sheet
- 5. Draft Map Resolution with Findings
- 6. Environmental Exemption
- 7. Tentative Map
- 8. Community Planning Group Minutes
- 9. Ownership Disclosure Statement
- 10. Project Chronology
- 11. Building Conditions Report (Under Separate Cover)

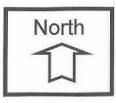
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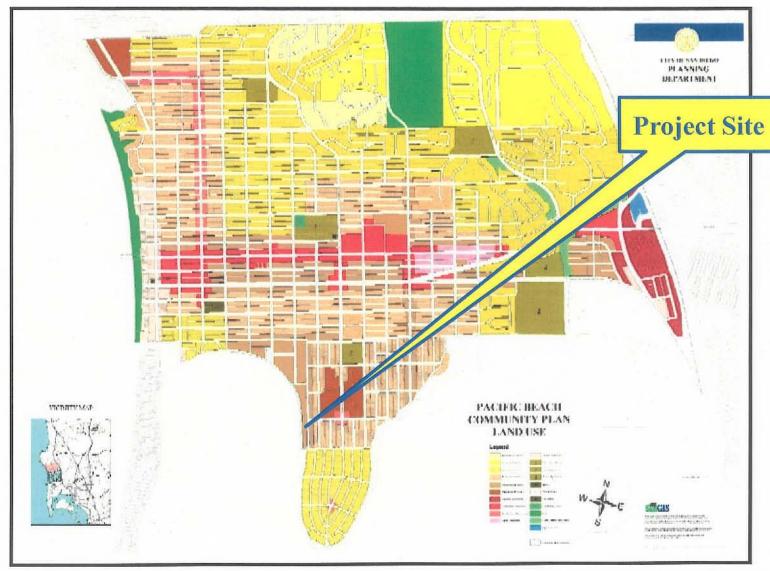




Aerial Photo

<u>RIVIERA TENTATIVE MAP – PROJECT NO. 132231</u> 3790 RIVIERA DRIVE



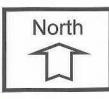




RIVIERA TENTATIVE MAP-PROJECT NO. 132331

3790 RIVIERA DRIVE - Pacific Beach







Project Location Map

<u>RIVIERA TENTATIVE MAP – PROJECT NO. 132231</u> 3790 RIVIERA DRIVE



PROJECT DATA SHEET FOR CONDOMINIUM CONVERSIONS

PROJECT NAME:	3790 Riviera Drive – PTS#132231
PROJECT DESCRIPTION:	Conversion of twenty-four residential units to condominium ownership.
COMMUNITY PLAN AREA:	Pacific Beach Community Plan
DISCRETIONARY ACTIONS:	Tentative Map
COMMUNITY PLAN LAND USE DESIGNATION:	

CURRENT ZONING INFORMATION:

ZONE: RM-2-5

DENSITY: one dwelling unit (du) per 1,500 sf/lot area.

HEIGHT LIMIT: 30-ft

LOT SIZE: 6,500 square-foot minimum lot size.

FLOOR AREA RATIO: 1.35 maximum. FRONT SETBACK: 15'/20' minimum

SIDE SETBACK: 5' minimum STREETSIDE SETBACK: N/A

REAR SETBACK: 15' minimum

CONSTRUCTED:

one du per 400 sf/lot area

Unknown

7,000 minimum (16,816 existing) 2.4 maximum (1.85 existing)

12' (existing)

5.4' south/5.6' north (existing)

N/A

24' (existing)

ADJACENT PROPERTIES:	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Multi-Family Residential; RM-2-5	Multi-Family Residential
SOUTH:	Multi-Family Residential; RM-2-5	Multi-Family Residential
EAST:	Multi-Family Residential; RM-2-5	Multi-Family Residential
WEST:	Parks-Active; RM-2-5	Parks – Active; RM-2-5
DEVIATIONS OR VARIANCES REQUESTED:	None	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On March 26, 2008, the Pacific Beach Community Plannin Group voted 10-0-0 to recommend approval of the project with no recommendations or conditions.	

July 23, 2009 ATTACHMENT 5

PLANNING COMMISSION RESOLUTION NO. TENTATIVE MAP NO. 457406 RIVIERA TENTATIVE MAP - PROJECT NO. 132231 DRAFT

WHEREAS, JEROME D. RYAN, ANNE EVERSON RYAN, DAVID CLAUDE RYAN, MICHAEL FRANKLIN RYAN, TOMAS FREDRICK RYAN AND AMY ANNE RYAN, APPLICANTS/SUBDIVIDERS, AND ROBERT BATEMAN, Surveyor, submitted an application with the City of San Diego for a Tentative Map, No. 457406, to convert 24 residential units to condominiums. The project site is located at 3790 Riviera Drive in the RM-2-5 Zone within the Pacific Beach Community Plan Area, State Coastal, Coastal Height Limit, Parking Impact and Residential Tandem Parking Overlay Zones, legally described as Lot 62 through 64, Southern Title Guaranty Company's subdivision of pueblo lot 1801, according to Map thereof No. 1864, filed in the Office of the County Recorder of San Diego County, October 20, 1925; and

WHEREAS, the Map proposes the subdivision of a 0.386-site into one lot for the purposes of condominium conversion; and

WHEREAS, the project is exempt from environmental review pursuant to 15301(k) of the California Environmental Quality Act (CEQA) on the basis that the facilities are existing; and

WHEREAS, the project complies with the requirements of a preliminary soils and/or geological reconnaissance report pursuant to the Subdivision Map Act and Section 144.0220 of the Municipal Code of the City of San Diego; and

WHEREAS, the subdivision is a condominium project as defined in Section 1350 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 24; and

WHEREAS, on July 23, 2009, the Planning Commission of the City of San Diego considered Tentative Map No. 457406, and pursuant to Sections 125.0440, 125.0444, and 144.0240 of the Municipal Code of the City of San Diego and Subdivision Map Act Section 66428, received for its consideration written and oral presentations, evidence having been submitted, and heard testimony from all interested parties at the public hearing, and the Planning Commission having fully considered the matter and being fully advised concerning the same; NOW THEREFORE,

BE IT RESOLVED by the Planning Commission of the City of San Diego, that it adopts the following findings with respect to Tentative Map No. 457406:

1. The proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code (Land Development Code Section 125.0440.b).

The proposed division of the existing multi-family residential apartment complex with 24 dwelling units into condominium units is located within the RM-2-5 Zone. The project design was determined to be in compliance with all of the applicable development regulations for a condominium conversion, including compliance with Affordable Housing requirements and conforming to the regulations regarding Inclusionary Housing and Tenant Relocation Benefits adopted by the City Council on March 15, 2004. Conditions of the draft Tentative Map Resolution require compliance with this ordinance. Review and approval of a Building Conditions Report and Landscape Concept Plan, has been completed for conformance with the applicable regulations within the Land Development Code (Chapter 14, Article 4, Division 5). The project design was also determined to be in compliance with all of the applicable development regulations at the time it was constructed in 1973. The project has previously conforming rights to be maintained as outlined in Chapter 12, Article 7, Division 1 of the Land Development Code. Due to these factors the proposed condominium conversion was found to be in compliance with the Land Development Code and the policies, goals, and objectives of the adopted Pacific Beach Community Plan.

2. 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 (Land Development Code Section 125.0440.h and State Map Act Section 66412.3).

The proposed project includes the conversion of 24 apartment units into condominiums. There would be a loss of 24 rental units and a gain of 24 for-sale units. This Tentative Map project is required to comply with the inclusionary housing requirements and tenant relocation assistance program, which are conditions of the proposed Tentative Map. The project is required to set aside 10% of the units for families earning 100% of the area median income or less. The proposed subdivision is the conversion of an existing apartment complex to condominiums, thus there we be no further negative impact on public services and the available fiscal and environmental resources.

3. Each of the tenants of the proposed condominium, project has received, pursuant to State Map Action Section 66452.9, written notification of intention to convert at least 60 days prior to the filing of a tentative map (Land Development Code 125.0444 and State Map Act Section 66427.1(a)).

The Subdivider has provided a copy of this Notice along with a list of the tenants that received the Notice. These copies are located within Development Services Department's Project File.

4. The project has been conditioned that the Subdivider will give 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 State Map Act (Land Development Code Section 125.0444 and State Map Act Section 66427.1(a)).

The Subdivider will provide a copy of this Notice along with a list of the tenants that received the Notice, prior to Final Map as required through Tentative Map, "General", Condition No. 6.

5. The project has been conditioned that the Subdivider will give each tenant 10 days' written notification that an application for a public report will be, or has been, submitted to the Department of Real Estate, and that such report will be available on request (Land Development Code Section 125.0444 and State Map Act Section 66427.1(a)).

The Subdivider will provide a copy of this Notice along with a list of the tenants that received the Notice, prior to Final Map as required through Tentative Map, "General", Condition No. 8.

6. The project has been conditioned that the Subdivider will give each tenant of the proposed condominium project written notification within 10 days of approval of a final map for the proposed conversion (Land Development Code Section 125.0444 and State Map Act Section 66427.1(b)). If the subdivider chooses to provide affordable housing units, the subdivider shall enter into an affordable housing agreement with the Housing Commission, prior to recordation of the Final Map.

The Subdivider will provide a copy of this Notice along with a list of the tenants that received the Notice prior to Final Map as required through Tentative Map, "General", Condition No.11.

7. The project has been conditioned that the Subdivider will give each of the tenants of the proposed condominium project 180 days' written notice of intention to convert prior to termination of tenancy due to the conversion or proposed conversion (Land Development Code Section 125.0444 and State Map Act Section 66427.1(c)).

The Subdivider will provide a copy of this Notice along with a list of the tenants that received the Notice prior to Final Map as required through Tentative Map, "General", Condition No. 9.

8. The project has been conditioned that the Subdivider will give each of the tenants of the proposed condominium project notice of an 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, which notice shall be provided within 5 working days of the issuance of the Subdivision Public Report. The right shall run for a period of not less than 90 days from the date of issuance of the subdivision public report pursuant to Section 11018.2 of the Business and Professions Code, unless the tenant gives prior written notice of his or her intention not to exercise the right (Land Development Code Section 125.0444 and State Map Act Section 66427.1(d)).

The Subdivider will provide a copy of this Notice along with a list of the tenants that received the Notice prior to Final Map as required through Tentative Map, "General", Condition No.10.

9. The project was not financed by funds obtained from a governmental agency to provide for elderly, disabled, or low income housing (Land Development Code Section 125.0444.b).

The condominium conversion project is privately owned and privately funded on behalf of Ryan Riviera Properties, with Mr. Jerome Ryan as managing partner. No governmental funding has been involved with this project.

10. 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 (Land Development Code Section 125.0444.c).

Currently the project is an existing market rate 24 dwelling unit apartment complex. There is no existing housing for the elderly, disabled or low income housing currently within this apartment complex. However, the condominium conversion includes conditions to require conformance with the City's Inclusionary Housing requirements.

11. Each of the tenants of the proposed condominium, project has received written notification of the project application for the condominium conversion within 10 days after the application was deemed complete (Land Development Code 125.0431(a)(3)).

The Subdivider has provided a copy of this Notice along with a list of the tenants that received the Notice. These copies are located within Development Services Department's Project File.

- 12. The project has been conditioned that the subdivider will give each person applying for the rental of a unit in such residential real property written notification that the project application for the condominium conversion was deemed complete (Land Development Code 125.0431(a)(3)).
 - The Subdivider will provide a copy of this notification along with a list of the tenants that received the notification prior to Final Map as required through Tentative Map, "General", Condition No.6.
- 13. The project has been conditioned that the subdivider will give each tenant a notice of termination of tenancy 60 days prior to being required to vacate the property. (Land Development Code Section 125.0431(a)(4)).
 - The Subdivider will provide a copy of this Notice along with a list of the tenants that received the Notice prior to Final Map as required through Tentative Map, "Affordable Housing", Condition No.14.
- 14. A Building Conditions Report has been prepared in accordance with the Land Development Manual by a registered architect or engineer licensed by the State of California (Land Development Code Section 144.0504(b)).
 - Building Conditions Report for this Azure Shore Apartments was prepared by Land America Assessment Corporation of Alameda, California, dated March 15, 2007. The report has been reviewed for conformance with the applicable regulations within the Land Development Code (Chapter 14, Article 4, Division 5) and has been accepted by staff as conforming to the regulations.
- 15. The project has been conditioned that the subdivider will provide to a prospective purchaser a copy of the Building Conditions Report prior to the opening of an escrow account. (Land Development Code Section 144.0504(c)).
 - The Subdivider will provide a copy of this list of the prospective purchasers that received the Building Conditions Report, if applicable, prior to Final Map as required through Tentative Map, "Affordable Housing," Condition No.15.
- 16. The project has been conditioned that the subdivider will provide a relocation assistance payment to all tenants of the project whose tenancy has terminated due to the condominium conversion. (Land Development Code Section 144.0505).
 - The Subdivider will provide a copy of payment records along with a list of the tenants that received the assistance prior to Final Map as required through Tentative Map, "Affordable Housing", Condition No.13.

17. The project has been conditioned for the subdivider to complete the physical improvements as outlined in Land Development Code Section 144.0507, to the satisfaction of the City Engineer prior to final map approval.

The Subdivider will provide a copy of the report verify completion of the required improvements prior to Final Map as required through Tentative Map, "Engineering", Condition No.27.

18. The project has been conditioned for the subdivider to satisfy the inclusionary housing requirements on-site in accordance with Land Development Code Section 142.1306. (Land Development Code Section 144.0508).

The Subdivider will provide a copy of correspondence from the Housing Commission satisfying this requirement prior to Final Map as required through Tentative Map, "Affordable Housing", Condition No.12.

- 19. The proposed subdivision complies with the parking regulations of the Land Development Code (Land Development Code Section 142.0505.
- 20. 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 Planning Commission, Tentative Map No. 457406, is hereby granted to JEROME D. RYAN, ANNE EVERSON RYAN, DAVID CLAUDE RYAN, MICHAEL FRANKLIN RYAN, TOMAS FREDRICK RYAN AND AMY ANNE RYAN, Applicant/Subdivider, subject to the following conditions:

GENERAL

- 1. This Tentative Map will expire July 23, 2012.
- 2. Compliance with all of the following conditions shall be assured, to the satisfaction of the City Engineer, prior to the recordation of the Final Map, unless otherwise noted.
- 3. Prior to the Tentative Map expiration date, a Final Map to consolidate the existing lots into one lot shall be recorded in the Office of the County Recorder.
- 4. Prior to the issuance of the Final Map taxes must be paid on this property pursuant to section 66492 of the Subdivision Map Act. A tax certificate, recorded in the office of the County Recorder, must be provided to satisfy this condition.
- 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 any Indemnified Party 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 cooperate fully in the defense, Subdivider shall not thereafter be responsible to defend, indemnify, or hold City harmless. City may participate in the defense of any claim, action, or proceeding if City both bears its own attorney's fees and costs, and defends the action in good faith. Subdivider shall not be required to pay or perform any settlement unless such settlement is approved by the Subdivider.

- 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 State Map Act.
- 8. The Subdivider shall provide the tenants a Notice of Application for a Public Report at least 10 days prior to the submittal to the Department of Real Estate (DRB), pursuant to Section 66427.1(a) of the Subdivision Map Act.
- 9. The Subdivider shall provide each of the tenants of the proposed condominiums written notice of intention to convert at least 180 days prior to termination of tenancy due to the conversion or proposed conversion in conformance with Section 66427.1(c) of the Subdivision Map Act. The provisions of this subdivision shall not 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 Sections 1941, 1941.1 and 1941.2 of the Civil Code.
- 10. 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 Section 66427.1(d) of the State Map Act. The right shall run for a period of not less than 90 days from the date of issuance of the subdivision public report, pursuant to Section 11018.2 of the Business and Professions Code,

- unless the tenant gives prior written notice of his or her intention not to exercise the right.
- 11. The Subdivider shall provide the tenants of the proposed condominiums with written notification within 10 days or approval of a Final Map for the proposed conversion, in conformance with Section 66427.1(b) of the Subdivision Map Act.

AFFORDABLE HOUSING

- 12. Prior to filing a final subdivision map, the applicant shall comply with the Affordable Housing Requirements of the City's Inclusionary Housing Ordinance (Chapter 14, Article 2, Division 13 of the Land Development Code). Prior to receiving a final map, the applicant must enter into an agreement with the San Diego Housing Commission to assure the set aside of at least 10 percent of the units for households with an income at or below 100 percent AMI.
- 13. Prior to filing a final map, the applicant shall either show evidence that relocation assistance has been paid to eligible tenants or enter into an agreement with the San Diego Housing Commission to demonstrate conformance with the Municipal Code provisions for Tenant Relocation Benefits (Chapter 14, Article 4, Division 5, §144.0505). In addition, applicant must pay the appropriate fees incurred by the Housing Commission for compliance monitoring (Chapter 14, Article 4, Division 5, §144.0503).
- 14. The subdivider will give each tenant a notice of termination of tenancy 60 days prior to being required to vacate the property. (Land Development Code Section 125.0431(a)(4)).
- 15. The subdivider will provide to a prospective purchaser a copy of the Building Conditions Report prior to the opening of an escrow account. (Land Development Code Section 144.0504(c)).

ENGINEERING

- 16. The Subdivider shall underground any new service run to any new or proposed structures within the subdivision.
- 17. The following will be conditions of the tentative map resolution that the subdivider will need to satisfy/assure before the final map is recorded. Please revise the TM accordingly.
- 18. The subdivider shall repair/re-construct the curb treatment to provide positive gutter flow and eliminate standing water. This may include, but not limited to curb replacement, street asphalt grinding and street structural section replacement.

- 19. The subdivider shall replace the existing driveway to current City Standards, adjacent to the site on Riviera Drive.
- 20. The subdivider shall construct a curb ramp adjacent to the site, across from one of the curb ramps on the east side of Riviera Street.
- 21. The subdivider shall remove the wooden ramp and planter box, located south of the driveway, from the Riviera Drive right-of-way.
- 22. The subdivider shall replace the damaged areas of the sidewalk, maintaining the existing sidewalk scoring pattern and preserving any contractor's stamp, adjacent to the site on Riviera Drive.
- 23. The subdivider shall obtain an Encroachment Maintenance Removal Agreement for the landscape and appurtenances within the Riviera Drive right-of-way.
- 24. 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.
- 25. Pursuant to City Council Policy 600-20, the subdivider shall provide evidence to ensure that an affirmative marketing program is established.
- 26. 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.
- 27. Prior to the recordation of the Final Map, the subdivider shall demonstrate conformance with the Municipal Code provisions for building and landscape improvements (Land Development Code Sections 144.0507), to the satisfaction of the City Engineer.
- 28. 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

- 29. "Basis of Bearings" means the source of uniform orientation of all measured bearings shown on the map. Unless otherwise approved, this source will be the California Coordinate System, Zone 6, North American Datum of 1983 (NAD 83).
- 30. "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."

31. The Final 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 Third Order accuracy or better. 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.

SEWER AND WATER

- 32. Water and Sewer Requirements:
 - a. The subdivider shall install appropriate private back flow prevention devices on all existing and proposed water services (domestic, irrigation, and fire) adjacent to the project site in a manner satisfactory to the Water Department Director.
 - b. 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.

LANDSCAPE

- 33. Prior to recordation of the Final Map, complete landscape and irrigation construction documents consistent with the Landscape Standards shall be submitted to the Development Services Department for approval. The construction documents shall be in substantial conformance with the Exhibit 'A,' Landscape Development Plan, on file in the Office of the Development Services Department.
- 34. Prior to recordation of the Final Map, and after Landscape and Irrigation Construction Documents have been approved by Development Services, the subdivider shall install all required landscaping consistent with the approved plans and the Land Development Manual, Landscape Standards.
- 35. Prior to recordation of the Final Map, it shall be the responsibility of the Permittee/Owner to install all required landscape and obtain all required landscape inspections. A "No Fee" Street Tree Permit shall be obtained for the installation, establishment, and on-going maintenance of all street trees.
- 36. The Landscape Construction Plan shall take into account a 40 sq-ft area around each tree which is unencumbered by hardscape and utilities as set forth under LDC 142.0403(b)5.
- 37. 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. The trees shall be maintained in a safe manner to allow each tree to grow to its mature height and spread.
- 38. The Permittee or Subsequent Owner shall be responsible for the maintenance of all landscape improvements in the right-of-way consistent with the Land Development Manual Landscape Standards unless long-term maintenance of said landscaping will be the responsibility of a Landscape Maintenance District or other approved entity. In this case, a Landscape Maintenance Agreement shall be submitted for review by a Landscape Planner.
- 39. 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, it shall be repaired and/or replaced in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or prior to a Certificate of Occupancy or a Final Landscape Inspection.

INFORMATION:

- The approval of this Tentative Map by the Planning Commission 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 Section 1531 et seq.).
- If the subdivider makes any request for new water and sewer facilities (including services, fire hydrants, and laterals), then 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 90 days of the approval of this Tentative Map by filing a
 written protest with the City Clerk pursuant to California Government Code
 Section 66020.
- Where in the course of development of private property, public facilities are damaged or removed the property owner 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. Municipal Code Section 142.0607.

PASSED AND ADOPTED BY THE PLANNINGING COMMISSION OF THE CITY OF SAN DIEGO, CALIFORNIA, ON JULY 23, 2009.

Ву		
	Morris E. Dye	
	Development Project Manager	
	Development Services Department	
	. , ,	

Job Order No. 427953

Rev 04/13/07 rh

Project No. 132231 TM No. 457406 July 23, 2009

DETERMINATION OF ENVIRONMENTAL EXEMPTION Pursuant to the California Environmental Quality Act (CEQA) and State CEQA Guidelines

Agency: CITY	OF SAN DIEGO Proj	ect No.: 132231	Date: July 9, 2007	
Action/Permit	s): Tentative Map, Process 4			
Description of site in the RM-2	Activity: <u>3790 Riviera</u> Tentative Map to conve 2-5 Zone of the Pacific Beach Community Plan	ert 24 existing res Area. Applicant:	idential units to condominium units on a .38-acre Robert Bateman 858-565-8362 point of contact.	
Location of Ad Diego.	ctivity: 3790 Riviera Drive, San Diego, Californ	nia Lots 62, 63, a	nd 64 of Pueblo Lot 1801, City and County of San	
1. []	[] This activity is EXEMPT FROM CEQA pursuant to:			
	[] Section 15060(b) (3) of the State CE a project as defined in Section 15378		ne activity is not	
 [x] This project is EXEMPT FROM CEQA pursuant to State CEQA Guidelines Sec checked below: 			A Guidelines Section	
	ARTICLE 19 of GUIDELINES CATEGORICAL EXEMPTIONS (Incomplete list)		ARTICLE 18 of GUIDELINES STATUTORY EXEMPTIONS (Incomplete list)	
Section	Short Name	Section	Short Name	
[x]15301(k) []15302 []15303 []15304 []15305 []15306 []15311 []15312 []15317 []15317 []15325 []15325 []Other	Existing Facilities Replacement or Reconstruction New Construction or Conversion of Small Structures Minor Alterations to Land Minor Alteration in Land Use Information Collection Accessory Structures Surplus Government Property Sales Minor Land Divisions Open Space Contracts or Easements Annexation of Existing Facilities and Lots for Exempt Facilities Transfer of Ownership of Interest in Land to Preserve Open Space	[] 15261 [] 15262 [] 15265 [] 15268 [] 15269 [] Other	Ongoing Project Feasibility and Planning Studies Adoption of Coastal Plans and Programs Ministerial Projects Emergency Projects	

It is hereby certified that the City of San Diego has determined the above activity to be exempt:

allison Sherwood Allison Sherwood, SENIOR PLANNER

Environmental Analysis Section

Analyst: Lizzi

Distribution:

Development Project Manager Permit Planner

Allison Sherwood Senior Planner

Reviewers file

(IN FEET) 1 INCH = 20 FT.

INDICATES VITRIFIED CLAY

INDICATES COMMON POINT

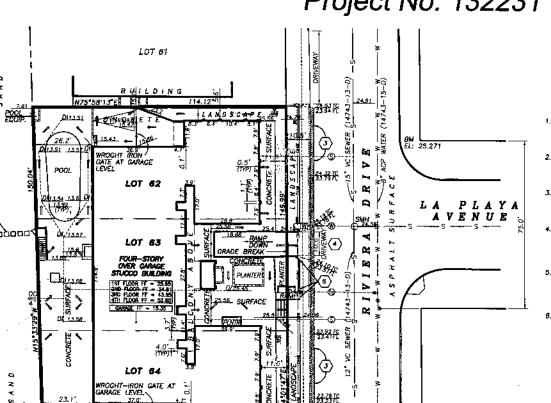
EXISTING SEWER LATERAL

EXISTING WATER SERVICE

3790 RIVIERA DRIVE

TENTATIVE MAP No. 457406

Project No. 132231



-CONCRETE SURFACE → /S

LOT 85 📆

UNDERGROUND

X

X

X

X

SUBDIVISION OF

UTILITY TABLE:

UTILITY

CATV

ELECTRIC

GA5

TELEPHONE

PUEBLO LOT 1801 MAP 1884

EXISTING AND PROPOSED ZONE: RM-2-5 COMMUNITY PLAN NAME: PACIFIC BEACH OVERLAY ZONES: COASTAL (STATE), COASTAL HEIGHT LIMIT FIRST PUBLIC ROADWAY PARKING IMPACT
RESIDENTIAL TANDEM PARKING

CITY OF SAN DIEGO

DEVELOPMENT SUMMARY

- 1. SUMMARY OF REQUEST: CONVERT 24 EXISTING UNITS TO CONDOMINIUMS AND FILE A ONE LOT SUBDIVISION MAP.
- 2. STREET ADDRESS: 3790 RMERA DRIVE

 ON OS OE OW SIDE

 AT LA PLAYA AVENUE BETWEEN

 MOORLAND DRIVE AND ROOSEVELT AVENUE
- 3. SITE AREA:

PARKING

TOTAL SITE AREA:

(16,816.15 SF) (0.386 AC.)

- YARD/SETBACK STREET YARD: STREET SIDE YARD: INTERIOR YARD(S): REAR YARD:
- 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	16	1.50	24
3 BR UNIT	8	1.75	14
TOTAL REQUIR	RED BY ZON	E	38
TOTAL PROVID	DED ON-SITE	<u> </u>	38

UNIT AREAS

TYPE OF UNIT	NUMBER OF TYPE	SQUARE FOOTAGE PER UNIT	TOTAL PER TYPE
2 BR UNIT	16	1,190	19,040
3 BR UNIT	8	1,515	12,120

MONUMENTATION & MAPPING

ALL PROPERTY CORNERS WILL BE SET AND A ONE LOT FINAL MAP WILL BE FILED. A DETAILED PROCEDURE OF SURVEY WILL BE SHOWN ON THE FINAL MAP.

EXISTING IMPROVEMENTS

SEWER DRAWING NO. 14743-13-0 WATER DRAWING NO. 14743-15-D

EXISTING & PROPOSED EASEMENTS:

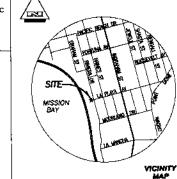
- AN ENCROACHMENT AGREEMENT SETWEEN RYSON CORP. AND THE CITY OF SAN DIECO, CATED MAY 27, 1980 AND RECORDED JULY 29, 1981 AS FILE No. 81–238644 OF OFFICIAL RECORDS.
- 2. FIRST AMENDMENT TO AGREEMENT RECORDED JUNE 2, 1983 AS FILE No. 83-184883 OF OFFICIAL RECORDS.
- SECOND AMENDMENT TO AGREEMENT RECORDED SEPTEMBER 17, 1986 AS FILE No. 85-342685 OF OFFICIAL RECORDS.
- THIRD AMENDMENT TO AGREEMENT RECORDED DECEMBER 9, 1985 AS FILE No. 85-463371 OF OFFICIAL RECORDS.
- (5) INDICATES AN EASEMENT AND RIGHT OF WAY FOR PUBLIC UTILITIES, INGRESS AND ECRESS, GRANTED TO SAN DIEGO GAS AND ELECTRIC COMPANN, RECORDED JULY 28, 1972 AS DOCUMENT NO. 197651 OF
- 6. AN EASEMENT AND RIGHT OF WAY FOR PUBLIC LITILITIES, INGRESS AND EGRESS, GRANTED TO SOUTHWESTERN CABLE TV, RECORDED NOVEMBER 13, 1995 AS OCCUMENT NO. 1995—OSIJ789 OF OFFICIAL RECORDS. THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD AND THEREFORE COULD NOT BE PLOTTED.
- 7. NONE PROPOSED

LEGEND:

PROPERTY LINE/SUBDIVISION BOUNDARY	
DRIVEWAY	n h
EXISTING BLOCK WALL	
WOOD FENCE	
WROUGHT IRON FENCE	
WROUGHT IRON RAILING	
GATE	
OVERHEAD WIRE	
DIRECTION OF DRAINAGE	-
GATE VALVE	e
WATER METER	EWI .
BACK FLOW PREVENTION DEVICE	_
FIRE DEPARTMENT CONNECTION	rac Ø
FIRE SPRINKLER MANHOLE	•
POWER POLE	a-
ELECTRIC RISER	•
ELECTRIC TRANSFORMER	ΕT
GAS METER	2.
PARKING SPACE	Õ
INDICATES TOP OF CURB	īc
INDICATES FLOW LINE	FL
INDICATES DRAIN INLET	Of .
INDICATES DRAIN OUTLET	D0
INDICATES FINISH FLOOR	FF
INDICATES PLANTER	PLNTR
INDICATES ASPHALT CONCRETE	AC
INDICATES ASBESTOS CONCRETE PIPE	ACP

Prepared By:

SAN DIEGO LAND SURVEYING AND ENGINEERING, INC. 9685 CHESAPEAKE DRIVE, SUITE 445 SAN DIEGO, CA 92123-1354 PHONE: 858-565-8362 FAX: 958-665-4354 EMAIL: rbateman@sdiso.com



VC

Number of Stories: 4 Proposed use: Residential Existing use: Residential Zone Designation: RM-2-6

Project Address:

İ	Benchmark: NORTHEAST BRASS PLUG	Project Sail Condition: Existing developed site.
	RIVIERA DRIVE AND LA PLAYA AVENUE ELEVATION = 25.271 M.S.L.	Source of Topography; Field survey by San Diego Land Surveying on 3-14-2007
	Project Legal Description:	Project Permits Required:
	LOTS 62, 63 AND 64 OF SOUTHERN TITLE GUARANTY COMPANY'S SUBDIMISION OF PUEBLO LOT 1801. IN	TENTATIVE MAP 457408 ONE LOT FINAL MAP

Project Legal

LOTS 62, 63 COMPANY'S SUBDIVISION OF PUEBLO LOT 1801. IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO STATE OF CALIFORNIA, ACCORDING TO MAP THE NO. 1864, FILED IN THE OFFICE OF THE COUNTY

EXCEPTING THEREFROM THAT PORTION, IF ANY, LYING BELOW THE MEAN HIGH TIDE LINE

LAMBERT COORDINATES: NAD 27 = 227-1,695

3790 RIVIERA DRIVE CONDOMINIUM CONVERSION

TENTATIVE MAP 457406 Project No. 132231

Scale: 1" = 20" Original Date: June 6, 2007 Revised: January 10, 2008 Sheet 1 of 1 Revised: August 5, 2008

Year of Construction (exist, structure): 1973

Project Owner:

Jerome D. Ryan et. al. PQ Box 6409 San Diego, CA 92166

OWNER/DEVELOPER:

THOMAS EREDERICK RYAN

JEROME D. RYAN, ANNE EVENSON RYAN DAVID CLAUDE RYAN, MICHAEL FRANKLIN RYAN, THOMAS FREDERICK RYAN, AMY ANNE RYAN PO BOX 6409 SAN DIEGO, CA 92166

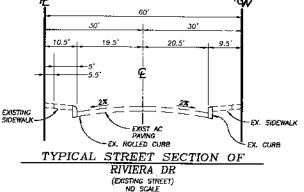
JEROME D. RYAN	ANNE EVENSON RYAN
DAVID CLAUDE RYAN	MICHAEL FRANKLIN RYAN

AMY ANNE RYAN

PROFESSIONAL LAND SURVEYOR:

SAN DIEGO LAND SURVEYING & ENGINEERING, INC. 9865 CHESAPEAKE DRIVE, SUITE 445 SAN DIEGO, CALIFORNIA 92123 (858) 565-8362

03-26-09 REGISTRATION EXPIRES DECEMBER 31, 2010



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FLOODPLAIN ZONE ELEVATION = 4.0

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DEVELOPMENT NOTES:

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- THIS IS A MAP OF A CONDOMINIUM PROJECT AS DEFINED IN SECTION 1350 ET. SEQ. OF THE CMIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIMISION MAP ACT. TOTAL NUMBER OF UNITS IS 24.
- 2. NUMBER OF EXISTING LOTS = 3 NUMBER OF PROPOSED LOTS = 1
- (3) THE SUBDIVIDER SHALL REPLACE EXISTING ROLLED CURB WITH CITY STANDARD CURB & GUTTER, ADJACENT TO SITE ALONG RIVERA DRIVE, PER STANDARD DRAWINGS G-2 & SDG-100.
- (4) THE SUBDIVIDER SHALL REPLACE THE EXISTING DRIVEWAY WITH CURRENT CITY STANDARD DRIVEWAY ADJACENT TO THE SITE ON RIVERA DRIVE PER STANDARD DRAWINGS G-14A AND SDG-10D.
- 5. THE SUBDIMDER SHALL CONSTRUCT A CURB RAMP ADJACENT TO THE SITE, ACROSS FROM ONE OF THE CURB RAMPS ON THE EAST SIDE OF RIMERA DRIVE PER STANDARD DRAWINGS PER STANDARD DRAWING SDG-130,
- (6) THE SUBDIMDER SHALL REMOVE THE WOODEN RAMP AND PLANTER BOX, LOCATED SOUTH OF THE DRIVEWAY, FROM THE RIMERA DRIVE RIGHT-OF-WAY.
- THE SUBDIVIDER SHALL REPLACE ANY BROKEN OR UPLIFTED PORTIONS OF SIDEWALK, MAINTAINING THE EXISTING SIDEWALK SCORING PATTERN AND PRESERVING ANY CONTRACTORS STAUP, ADJACENT TO THE SITE.
- THE SUBDIVIDER SHALL OBTAIN AN ENGA FOR THE LANDSCAPING AND APPURTENANCES WITHIN THE RIVIERA DRIVE RIGHT-OF-WAY. THE SUBOMDER SHALL INSTALL PRINATE BACK FLOW DEVICES ON ALL EXISTING AND PROPOSED WATER SERVICES ADJACENT TO PROJECT SITE IN A MANNER SATISFACTORY TO THE WATER DEPARTMENT DIRECTOR.
- 10. THE SUBDMIDER SHALL PROVIDE A LETTER, AGREEING TO PREPARE COMERS FOR THE OPERATION AND MAINTENANCE OF ALL PRIVATE WATER AND SEWER UTILITIES THAT TRAVERSE MORE THAT A SINGLE CONDOMINIUM UNIT OR
- 1. PAVERS LEADING TO THE BEACH AREA TO BE REMOVED

ROBERT J. BATEMAN, P.L.S. 7046

TENTATIVE MAP No. 457406

Project No. 132231

FI: 25.271

LA PLAYA

AVENUE

24

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GRAPHIC SCALE 20

(IN FEET) 1 DICH = 20 FL

EXISTING AND PROPOSED ZONE: RM-2-5 COMMUNITY PLAN NAME: PACIFIC BEACH OVERLAY ZONES: COASTAL (STATE), COASTAL HEIGHT LIMIT FIRST PUBLIC ROADWAY PARKING IMPACT
RESIDENTIAL TANDEM PARKING

CITY OF SAN DIEGO

DEVELOPMENT SUMMARY

1. SUMMARY OF REQUEST: CONVERT 24 EXISTING UNITS TO CONDOMINIUMS AND FILE A ONE LOT SUBDIVISION MAP.

- 2. STREET ADDRESS: 3790 RIVIERA DRIVE

 IN IS DE @W SIDE

 AT LA PLAYA AVENUE BETWEEN
 MOORLAND DRIVE AND ROOSEVELT AVENUE
- TOTAL SITE AREA:

(16,816.15 SF) (0.386 AC.)

- DENSITY: (RESIDENTIAL)
 MAXIMUM NO, DWELLING UNITS ALLOWED PER ZONE:
 NUMBER OF EXISTING UNITS TO REMAIN ON SITE:
 NUMBER OF PROPOSED DWELLING UNITS ON SITE:
 TOTAL NUMBER OF UNITS PROVIDED ON THE SITE:
- YARD/SETBACK STREET YARD: STREET SIDE YARD: INTERIOR YARD(S): REAR YARD:
- PARKING:
 PARKING CRITERIA:
 RESIDENTIAL | COMMERCIAL | INDUSTRIAL |
 MIXED USE | OTHER

	YPE OF UNIT	NUMBER OF TYPE	PARKING REQUIRED PER UNIT	TOTAL PER TYPE
2 1	BR UNIT	15	1.50	24
3 1	BR UNIT	8	1.75	14
TO	TAL REQUIR	RED BY ZON	E	38
TO	TAL PROVID	DED ON-SITE		38

UNIT AREAS

TYPE OF UNIT	NUMBER OF TYPE	SQUARE FOOTAGE PER UNIT	TOTAL PER TYPE
2 BR UNIT	16	1,190	19,040
J BR UNIT	8	1,515	12,120

MONUMENTATION & MAPPING

ALL PROPERTY CORNERS WILL BE SET AND A ONE LOT FINAL MAP WILL BE FILED. A DETAILED PROCEDURE OF SURVEY WILL BE SHOWN ON THE FINAL MAP.

EXISTING IMPROVEMENTS

SEWER DRAWING NO. 14743-13-0 WATER DRAWING NO. 14743-15-D

EXISTING & PROPOSED EASEMENTS:

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- 6. AN EASEMENT AND RIGHT OF WAY FOR PUBLIC UTILITIES, INGRESS AND EGRESS, GRANTED TO SOUTHWESTERN CABLE TY, RECORDED NOVEMBER 13, 1995 AS DOCUMENT NO. 1995—0513789 OF OFFICIAL RECORDS. THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD AND THEREFORE COULD NOT BE PLOTTED.
- 7. NONE PROPOSED

LEGEND:

PROPERTY LINE/SUBDIMISION BOUNDARY	
DRIVEWAY	<u> </u>
EXISTING BLOCK WALL	
WOOD FENCE	-2000
WROUGHT IRON FENCE	
WROUGHT IRON RAILING	;
GATE	
OVERHEAD WIRE	
DIRECTION OF DRAINAGE	
GATE VALVE	9
WATER METER	1991
BACK FLOW PREVENTION DEVICE	_
FIRE DEPARTMENT CONNECTION	roc ⊕
FIRE SPRINKLER MANHOLE	Ð
POWER POLE	TD-
ELECTRIC RISER	•
ELECTRIC TRANSFORMER	紐
GAS METER	26
PARKING SPACE	Õ
INDICATES TOP OF CURB	ΙĊ
INDICATES FLOW LINE	£.
INDICATES DRAIN INLET	£Χ
INDICATES DRAIN OUTLET	00
INDICATES FINISH FLOOR	FF
INDICATES PLANTER	PLNTR
INDICATES ASPHALT CONCRETE	AC
INDICATES ASBESTOS CONCRETE PIPE	ACP
INDICATES VITRIFIED CLAY	WC .
INDICATES COMMON POINT	•

EXISTING SEWER LATERAL

EXISTING WATER SERVICE

OWNER/DEVELOPER:

JEROME D. RYAN, ANNE EVENSON RYAN DAVID CLAUDE RYAN, MICHAEL FRANKLIN RYAN, THOMAS FREDERICK RYAN, AMY ANNE RYAN PO BOX 8409 SAN DIEGO, CA 92168

JEROME D.	RYAN			ANNE	EVENSON	RYAN

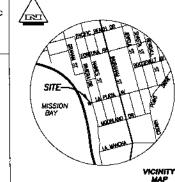
DAVID CLAUDE RYAN

MICHAEL FRANKLIN RYAN

THOMAS EREDERICK RYAN

Prepared Sv:

SAN DIEGO LAND SURVEYING AND ENGINEERING. INC. 9685 CHESAPEAKE DRIVE, SUITE 445 SAN DIEGO, CA 92123-1364 PHONE: 884-968-8362 FAX, 858-586-4354 EMAIL: dateman@sdiso.com



Project Soil Condition: Existing developed site

Field survey by San Diego Land Surveying on 3-14-2007

NORTHEAST BRASS PLUG RIVIERA DRIVE AND LA PLAYA AVENUE ELEVATION = 25.271 M.S.L.

Project Legal Description: LOTS 82, 63 AND 84 OF SOUTHERN TITLE GUARANT

LOT'S 82, 83 AND 84 OF SOUTHERN TITLE GURRANTY COMPANY'S SUBONYISION OF PUEBLO LOT 1891, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREON, 1894, FILED IN THE OFFICE OF THE COUNTY BECORDER OF SAN DIEGO COUNTY OCTOBER 20,

EXCEPTING THEREFROM THAT PORTION, IF ANY, LYING BELOW THE MEAN HIGH TIDE LINE.

3790 RIVIERA DRIVE

NAD 27 = 227-1,896 A.P.N. 423-441-16

LAMBERT COORDINATES:

Project Address: 3790 Riviera Drive San Diego, CA 92109

Source of Topography:

Project Permits Required

TENTATIVE MAP 467406 ONE LOT FINAL MAP

Number of Stories: 4 Proposed use: Realdential

Proposal use: Residential
Existing use: Residential
Zone Designation: RN-2-5
Year of Construction (exist. structure): 1973

Project Date:

Project Owner. Jerome D. Ryan et. al. PO Box 6409 San Diego, CA 92166

Sheet 1 of 1

TENTATIVE MAP 457406 Project No. 132231

CONDOMINIUM CONVERSION

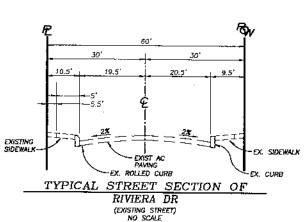
1" = 20" Original Date: June 6, 2007 Revised: January 10, 2008 Revised: August 5, 2008

PROFESSIONAL LAND SURVEYOR:

SAN DIEGO LAND SURVEYING & ENGINEERING, INC. 9685 CHESAPEAKE DRIVE, SUITE 445 SAN DIEGO, CALIFORNIA 92123 (858) 565-8362

03-26-09

ROBERT J. BATEMAN, P.L.S. 7046 REGISTRATION EXPIRES DECEMBER 31, 2010



LOT 61

HILDING

LOT 52

LOT 63

FOUR-STORY OVER GARAGE STUCCO BUILDING

15T FLOOR FF = 25.85 260 FLOOR FF = 34.61 380 FLOOR FF = 43.65 411 FLOOR FF = 52.85

LOT 84 ROGHT-IRON GATE AT VARAGE LEVEL

OVERHEAD

LOT 65

SUBDIVISION OF

PUEBLO LOT 1801 MAP 1884

UNDERGROUND

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=CONCRETE SURFACE ⇒ 150

N75*58'13"EI HIL

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UTILITY TABLE:

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SCALE: 1"=20"

DEVELOPMENT NOTES:

23:23 FE

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- THIS IS A MAP OF A CONDOMINIUM PROJECT AS DEFINED IN SECTION 1350 ET. SEQ. OF THE CYAL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. TOTAL NUMBER OF UNITS IS 24.
- 2. NUMBER OF EXISTING LOTS = 3 NUMBER OF PROPOSED LOTS = 1
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- 11 PAVERS LEADING TO THE REACH AREA TO BE REMOVED

PLAYA

AVENUE

TENTATIVE MAP No. 457406

Project No. 132231

EL: 25.271

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GRAPHIC SCALE 10 20

PROPERTY LINE/SUBDIMISION BOUNDARY =

LEGEND:

OVERLAY ZONES: COASTAL (STATE), COASTAL HEIGHT LIMIT FIRST PUBLIC ROADWAY
PARKING IMPACT
RESIDENTIAL TANDEM PARKING

CITY OF SAN DIEGO

DEVELOPMENT SUMMARY

- 1 SUMMARY OF REQUEST: CONVERT 24 EXISTING UNITS TO CONDOMINIUMS AND FILE A ONE LOT SUBDIMISION MAP.
- 2. STREET ADDRESS: 3790 RMERA DRIVE

 IN IS DE @W SIDE

 AT LA PLAYA AVENUE BETWEEN
 MOORLAND DRIVE AND ROOSEVELT AVENUE
- 3. SITE AREA: TOTAL SITE AREA: (16,816.15 SF) (0.386 AC.)
- DENSITY: (RESIDENTIAL)
 MAXIMUM NO. DWELLING UNITS ALLOWED PER ZONE: 12
 NUMBER OF PROPOSED DWELLING UNITS ON SITE: 0
 TOTAL NUMBER OF UNITS PROVIDED ON THE SITE: 24
- 5. YARD/SETBACK STREET YARD: STREET SIDE YARD: INTERIOR YARD(S):
- PARKING:
 PARKING CRITERIA:
 □ RESIDENTIAL □ COMMERCIAL □ INDUSTRIAL
 □ MIXED USE □ OTHER

TYPE OF UNIT	NUMBER OF TYPE	PARKING REQUIRED PER UNIT	TOTAL PER TYPE
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3 BR UNIT	8	1.75	14
TOTAL REQUIR	RED BY ZON	IE.	38
TOTAL PROVID	DED ON-SITE	E	38

OWNER/DEVELOPER:

JEROME D. RYAN

DAVID CLAUDE RYAN

THOMAS FREDERICK RYAN

JEROME D. RYAN, ANNE EVENSON RYAN DAVID CLAUDE RYAN, MICHAEL FRANKLIN RYAN, THOMAS FREDERICK RYAN, AMY ANNE RYAN PO BOX 6409 SAN DIEGO, CA 92186

TYPE OF UNIT	NUMBER OF TYPE	SQUARE FOOTAGE PER UNIT	TOTAL PER TYPE
2 BR UNIT	16	1,190	19,040
3 BR UNIT	8	1,515	12,120

MONUMENTATION & MAPPING

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SEWER DRAWING NO. 14743-13-D WATER DRAWING NO. 14743-15-0

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- 1. AN ENCROACHMENT AGREEMENT BETWEEN RYSON CORP AND THE CITY OF SAN DIEGO, DATED MAY 27, 1980 AND RECORDED JULY 29, 1981 AS FILE No. 81-238644 OF OFFICIAL RECORDS.
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- THIRD AMENDMENT TO AGREEMENT RECORDED DECEMBER 9, 1985 AS FILE No. 85-463371 OF OFFICIAL RECORDS.
- (5) INDICATES AN EASEMENT AND RIGHT OF WAY FOR PUBLIC UTILITIES, INGRESS AND EGRESS, GRANTED TO SAN DIEGO GAS AND ELECTRIC COMPANY, RECORDED JULY 28, 1972 AS DOCUMENT NO. 197651 OF OFFICIAL RECORDS.
- 6. AN EASEMENT AND RIGHT OF WAY FOR PUBLIC UTILITIES, INGRESS AND EGRESS, GRANTED TO SOUTHWESTERN CABLE TY, RECORDED NOVEMBER 13, 1995 AS DOCUMENT NO. 1995—05/3789 OF OFFICIAL RECORDS. THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD AND THEREFORE COULD NOT BE PLOTTED.

7. NONE PROPOSED

ANNE EVENSON RYAN

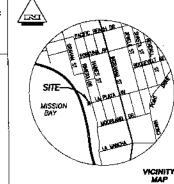
MICHAEL FRANKLIN RYAN

AMY ANNE RYAN

DRIVEWAY EXISTING BLOCK WALL WOOD FENCE WROUGHT IRON FENCE WROUGHT IRON RAILING __1 CATE OVERHEAD WIRE DIRECTION OF DRAINAGE WATER METER BACK FLOW PREVENTION DEVICE FIRE DEPARTMENT CONNECTION FIRE SPRINKLER MANHOLE POWER POLE ELECTRIC RISER ELECTRIC TRANSFORMED GAS METER **3**. PARKING SPACE INDICATES TOP OF CURR INDICATES FLOW LINE INDICATES DRAIN INLET INDICATES DRAIN OUTLET INDICATES FINISH FLOOR INDICATES PLANTER PLMR INDICATES ASPHALT CONCRETE INDICATES ASBESTOS CONCRETE PIPE INDICATES VITRIFIED CLAY INDICATES COMMON POINT FXISTING SEWER LATERAL --(\$)---EXISTING WATER SERVICE ------EXISTING FIRE SERVICE

Prepared By: SAN DIEGO LAND SURVEYING AND ENGINEERING, INC. 9665 CHESAPEAKE DRIVE, SUITE 445 SAN DIEGO, CA 92123-1354

Consultant



INCHMINIC ORTHEAST BRASS PLUG	Project Soil Condition: Existing developed site.		
VIERA DRIVE AND LA PLAYA AVENUE EVATION = 25.271 M.S.L.	Source of Topography: Field survey by San Diego Land Surveying on 3-14-2007		
ojed Legal Description:	Project Permits Required:		
OTS 82, 63 AND 84 OF SOUTHERN TITLE GUARANTY OMPANY'S SUBDIVISION OF PUEBLO LOT 1881, IN 45 CITY OF SAN DIEGO, COUNTY OF SAN DIEGO,	TENTATIVE MAP 457406 ONE LOT FINAL MAP		

STATE OF SAN DESCY, COUNTY OF SAN DESCY, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1884, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY OCTOBER 20,

EXCEPTING THEREFROM THAT PORTION, IF ANY, LYING BELOW THE MEAN HIGH TIDE LINE. LAMBERT COORDINATES:

NAD 27 = 227-1,695 A.P.N. 423-441-16

nojeci Name: 3790 RIVIERA DRIVE CONDOMINIUM CONVERSION

Project Data:

Project Address:

Revised: January 10, 2008

Revised: August 5, 2008

Number of Stories: 4

Proposed use: Residential Existing use: Residential Zone Designation: RM-2-5 Year of Coretruction (exist, structure): 1973

Jerome D. Ryan et. al. PO Box 6409 San Diego, CA 92168 1" = 20" Original Date: June 6, 200

Sheet 1 of 1

Project Owner

TENTATIVE MAP 457406 Project No. 132231

PROFESSIONAL LAND SURVEYOR:

SAN DIEGO LAND SURVEYING & ENGINEERING, INC. 9565 CHESAPEAKE DRIVE, SUITE 445 SAN DIEGO, CALIFORNIA 92123 (858) 565-8362

ROBERT J. BATEMAN, P.L.S. 7046 REGISTRATION EXPIRES DECEMBER 31, 2010

THE SUBDIVIDER SHALL INSTALL PRINATE BACK FLOW DEVICES ON ALL EXISTING AND PROPOSED WATER SERVICES ADJACENT TO PROJECT SITE IN A MANNER SATISFACTORY TO THE WATER DEPARTMENT DIRECTOR. 10. THE SUBDIMIDER SHALL PROVIDE A LETTER, AGREEING TO PREPARE COMERS FOR THE OPERATION AND MAINTENANCE OF ALL PRIVATE WATER AND SEWER UTILITIES THAT TRAVERSE MORE THAT A SINGLE CONDOMINIUM UNIT OR

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(20)

UNDERGROUND GARAGE DETAIL

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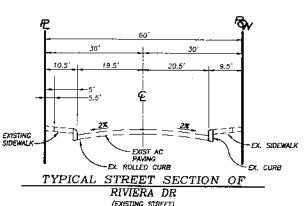
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350



LOT 81

8 WILDING

LOT 62

LOT 63

FOUR-STORY OVER GARAGE STUCCO BUILDING

LOT 64

OVERHEAD

SUBDIVISION OF

PUEBLO LOT 1801 MAP 1884

UNDERGROUND

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PLANTER

POOL

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7

FLOODPLAIN ZONE "AE" ELEVATION = 4.0' |

POOL

OL 13.58

UTILITY TABLE:

UTILITY

CATV

ELECTRIC

GAS

TELEPHONE

DEVELOPMENT NOTES:

- THIS IS A MAP OF A CONDOMINIUM PROJECT AS DEFINED IN SECTION 1350 ET. SEO. OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. TOTAL NUMBER OF UNITS IS 24.
- 2. NUMBER OF EXISTING LOTS = 3 NUMBER OF PROPOSED LOTS =
- (3.) THE SUBDIVIDER SHALL REPLACE EXISTING ROLLED CURB WITH CITY STANDARD CURB & GUITER, ADJACENT TO SITE ALONG RIMERA DRIVE, PER STANDARD DRAWINGS
- (4) THE SUBDIMDER SHALL REPLACE THE EXISTING DRIVEWAY WITH CURRENT CITY STANDARD DRIVEWAY ADJACENT TO THE SITE ON RIMERA DRIVE PER STANDARD DRAWINGS G-144 AND SDG-100.
- THE SUBDIMDER SHALL CONSTRUCT A CURB RAMP ADJACENT TO THE SITE, ACROSS FROM ONE OF THE CURB RAMPS ON THE EAST SIDE OF RIMERA DRIVE PER STANDARD DRAWINGS PER STANDARD DRAWING SDG~130, SDG-132 AND SDG-137.
- (6.) THE SUBDIMDER SHALL REMOVE THE WOODEN RAMP AND PLANTER BOX, LOCATED SOUTH OF THE DRIVEWAY, FROM THE RIVERA DRIVE RIGHT-OF-WAY.
- THE SUBDIVIDER SHALL REPLACE ANY BROKEN OR UPLIFTED PORTIONS OF SIDEWALK, MAINTAINING THE EXISTING SIDEWALK SCORING PATTERN AND PRESERVING ANY CONTRACTORS STAMP, ADMICENT TO THE SITE.
- THE SUBDIVIOER SHALL OBTAIN AN EMRA FOR THE LANDSCAPING AND APPURTENANCES WITHIN THE RIVIERA DRIVE RICHT-OF-WAY.

TENTATIVE MAP No. 457406

Project No. 132231

EL: 25.271

LA PLAYA

AVENUE

> | ♀

24

D2 3 G-1

P4;

2d.51

2. NUMBER OF EXISTING LOTS = 3 NUMBER OF PROPOSED LOTS = 1

THIS IS A MAP OF A CONDOMINIUM PROJECT AS DEFINED IN SECTION 1350 ET. SEQ. OF THE CML CODE OF THE STATE OF CALIFORMIA AND IS FILED PURSUANT TO THE SUBDIMISION MAP ACT. TOTAL NUMBER OF UNITS IS 24.

(3) THE SUBDIMIDER SHALL REPLACE EXISTING ROLLED CURB WITH CITY STANDARD CURB & GUTTER, ADJACENT TO SITE ALONG RIMERA DRIVE, PER STANDARD DRAWINGS G-2 & SDG-100.

(1) THE SUBDIVIDER SHALL REPLACE THE EXISTING DRIVEWAY WITH CURRENT CITY STANDARD DRIVEWAY ADJACENT TO THE SITE ON RIVERA DRIVE PER STANDARD DRAWINGS G-144 AND SOG-100.

19.5

DEVELOPMENT NOTES:



GRAPHIC SCALE 10 20 (IN FEET)

PROPERTY LINE/SUBDIVISION BOUNDARY

LEGEND:

DRIVEWAY

OVERLAY ZONES: COASTAL (STATE), COASTAL HEIGHT UNIT FIRST PUBLIC ROADWAY RESIDENTIAL TANDEM PARKING

CITY OF SAN DIEGO

DEVELOPMENT SUMMARY

SUMMARY OF REQUEST: CONVERT 24 EXISTING UNITS TO CONDOMINIUMS AND FILE A ONE LOT SUBDIVISION MAP.

- J. SITE AREA:

TOTAL SITE AREA:

(15.815.15 SF) (0.386 AC.)

- DENSITY: (RESIDENTIAL)
 MAKIMUM NO. DIVELLING UNITS ALLOWED PER ZONE:
 NUMBER OF EXISTING UNITS TO REMAIN ON SITE:
 NUMBER OF PROPOSED DWELLING UNITS ON SITE:
 TOTAL NUMBER OF BUILTS PROVIDED ON THE SITE:
- YARD/SETBACK STANDARD STREET YARD: 20' STREET SIDE YARD: 10' INTERIOR YARD(\$): 5' REAR YARD: 15'
- PARKING CRITERIA:

 B RESIDENTIAL | GOMMERCIAL | INDUSTRIAL | MIXED USE | OTHER

TYPE OF UNIT	NUMBER OF TYPE	PARKING REQUIRED PER UNIT	TOTAL PER TYPE
2 BR UNIT	16	1.50	24
3 BR UNIT	8	1.75	14
TOTAL REQUIR	RED BY ZON	E	38
TOTAL PROVIE	ED ON-SITE	<u> </u>	38

UNIT AREAS

TYPE OF UNIT	NUMBER OF TYPE	SQUARE FOOTAGE PER UNIT	TOTAL PER TYPE
2 BR UNIT	16	1,190	19,040
3 BR UNIT	A	1,515	12,120

MONUMENTATION & MAPPING

ALL PROPERTY CORNERS WILL BE SET AND A ONE LOT FINAL MAP WILL BE FILED. A DETAILED PROCEDURE OF SURVEY WILL BE SHOWN ON THE FINAL MAP.

EXISTING IMPROVEMENTS

7. NONE PROPOSED

SEWER DRAWING NO. 14743-13-D WATER DRAWING NO. 14743-15-0

EXISTING & PROPOSED EASEMENTS:

- AN ENCROACHMENT AGREEMENT BETWEEN RYSON CORP. AND THE CITY OF SAN DIEGO, DATED MAY 27, 1980 AND RECORDED JULY 29, 1981 AS FILE No. 81-238644 OF OFFICIAL RECORDS.
- 2. FIRST AMENDMENT TO AGREEMENT RECORDED JUNE 2, 1983 AS FILE No. 83-184883 OF OFFICIAL RECORDS.
- SECOND AMENDMENT TO AGREEMENT RECORDED SEPTEMBER 17, 1985 AS FILE No. 85-342685 OF OFFICIAL RECORDS.
- 4. THIRD AMENDMENT TO AGREEMENT RECORDED DECEMBER 9, 1986 AS FILE No. 85-463371 OF OFFICIAL RECORDS.
- (5) INDICATES AN EASEMENT AND RIGHT OF WAY FOR PUBLIC UTILITIES, INGRESS AND EGRESS, GRANTED TO SAN DIEGO GAS AND ELECTRIC COMPANY, RECORDED JULY 28, 1972 AS DOCUMENT NO. 197851 OF OFFICIAL RECORDS.
- 6. AN EASEMENT AND RIGHT OF WAY FOR PUBLIC UNLITIES, INGRESS AND EGRESS, GRANTED TO SOUTHWESTERN CABLE TV, RECORDED NOVEMBER 13, 1995 AS DOCUMENT NO. 1995—0513789 OF OFFICIAL RECORDS, THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD AND THEREFORE COULD NOT BE PLOTTED.

Particion)	
EXISTING BLOCK WALL	
WOOD FENCE	
WROUGHT IRON FENCE	
WROUGHT IRON RAILING	
GATE	
OVERHEAD WIRE	OHW
DIRECTION OF DRAINAGE	-
GATE VALVE	•
WATER METER	1241
BACK FLOW PREVENTION DEVICE	_
FIRE DEPARTMENT CONNECTION	Tes
FIRE SPRINKLER MANHOLE	Ø
POWER POLE	-Gr
ELECTRIC RISER	•
ELECTRIC TRANSFORMER	ED
GAS METER	2.
PARKING SPACE	(3)
INDICATES TOP OF CURB	IC
INDICATES FLOW LINE	fl.
INDICATES DRAIN INLET	Dŧ
INDICATES DRAIN OUTLET	DO
INDICATES FINISH FLOOR	FF
INDICATES PLANTER	PLNTR
INDICATES ASPHALT CONCRETE	AC
INDICATES ASBESTOS CONCRETE PIPE	ACP
INDICATES VITRIFIED CLAY	VC VC
INDICATES COMMON POINT	•
EXISTING SEWER LATERAL	<u>©</u>
EXISTING WATER SERVICE	®
EXISTING FIRE SERVICE	®

OWNER/DEVELOPER:

JEROME D. RYAN, ANNE EVENSON RYAN DAYID CLAUDE RYAN, MICHAEL FRANKLIN RYAN, THOMAS FREDERICK RYAN, AMY ANNE RYAN PO BOX 6409 SAN DIFGO, CA 92166

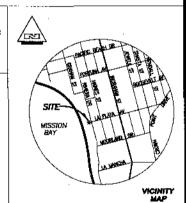
JEROME D. RYAN	ANNE EVENSON RYAN

DAVID CLAUDE RYAN

MICHAEL FRANKLIN RYAN

Prepared By:

SAN DIEGO LAND SURVEYING AND ENGINEERING, INC 9665 CHESAPEAKE DRIVE. SUITE 445 SAN DIEGO, CA 92123-1354 PHONE: 85-85-858-9382 FAX: 858-565-4364 EMAIL: (batemen@sdise.com



Project Soil Condition: Existing developed site.

Project Permits Required

Project Data:

Number of Stories:

Existing use: Residential Zone Designation: RM-2-5

TENTATIVE MAP 457408 ONE LOT FINAL MAP

Source of Topography: Field survey by San Diego Land Surveying on 3-14-2007

NORTHEAST BRASS PLUG RIVIERA DRIVE AND LA PLAYA AVENUE ELEVATION = 25.271 M.S.L.

Project Legal Description: LOTS 62, 83 AND 64 OF SOUTHERN TITLE GUARANTY COMPANY'S SUBDIVISION OF PUEBLO LOT 1801, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREO NO. 1884, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY OCTOBER 20.

LAMBERT COORDINATES:

NAD 27 = 227-1.695

NAD 83 = 1,867-6,256 A.P.N. 423-441-16

CONDOMINIUM CONVERSION

TENTATIVE MAP 457406

Project No. 132231

3790 RIVIERA DRIVE

Jerome D. Ryan et. al. PO Box 6409 San Diego, CA \$2166 San Diego, CA 92109

1" = 20" Original Date: June 6, 2007 Revised: August 5, 2008

Sheet 1 of 1

PROFESSIONAL LAND SURVEYOR:

SAN DIEGO LAND SURVEYING & ENGINEERING, INC. 9665 CHESAPEAKE DRIVE. SUITE 445 SAN DIEGO, CALIFORNIA 92123 (858) 565-8362

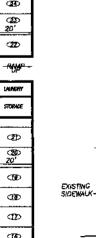
ROBERT J. BATEMAN, P.L.S. 7046 REGISTRATION EXPIRES DECEMBER 31, 2010

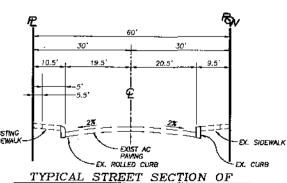
 THE SUBDIVIDER SHALL OBTAIN AN EMRA FOR THE LANDSCAPING AND APPURTENANCES WITHIN THE RIVIERA DRIVE RIGHT—OF—WAY. THE SUBDIVIDER SHALL INSTALL PRIVATE BACK FLOW DEVICES ON ALL EXISTING AND PROPOSED WATER SERVICES ADJACENT TO PROJECT SITE IN A MANNER SATISFACTORY TO THE WATER DEPARTMENT DIRECTOR.

10. THE SUBDIVIOER SHALL PROVIDE A LETTER, AGREEING TO PREPARE CCARR FOR THE OPERATION AND MAINTENANCE OF ALL PRIVATE WATER AND SEWER UTILITIES THAT TRAVERSE MORE THAT A SINGLE CONDOMINIUM UNIT OR

11. PAVERS LEADING TO THE BEACH AREA TO BE REMOVED

(26) (25) (II) (20) (22) RAMP





RIVIERA DR

LOT 61

BULLDING

LOT 62

LOT 63

1ST FLOOR FF = 25.65 280 FLOOR FF = 34.61 380 FLOOR FF = 43.65 4TH FLOOR FF = 52.85

LOT 84

LOT 85

UNDERGROUND

×

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SUBDIVISION OF

PUEBLO LOT 1801 MAP 1884

ROGHT-IRON GATE AT

OVERHEAD

LANDSCOP E. S

← -concrete surface - 1/30"

175 58 13 E

DI 13.51

POOL

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RAMP IIP ←

UTILITY TABLE:

ELECTRIC

GAS

TELEPHONE

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FLOODPLAIN ZONE ELEVATION = 4.0°

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UNDERGROUND GARAGE DETAIL

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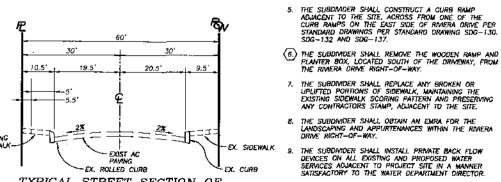
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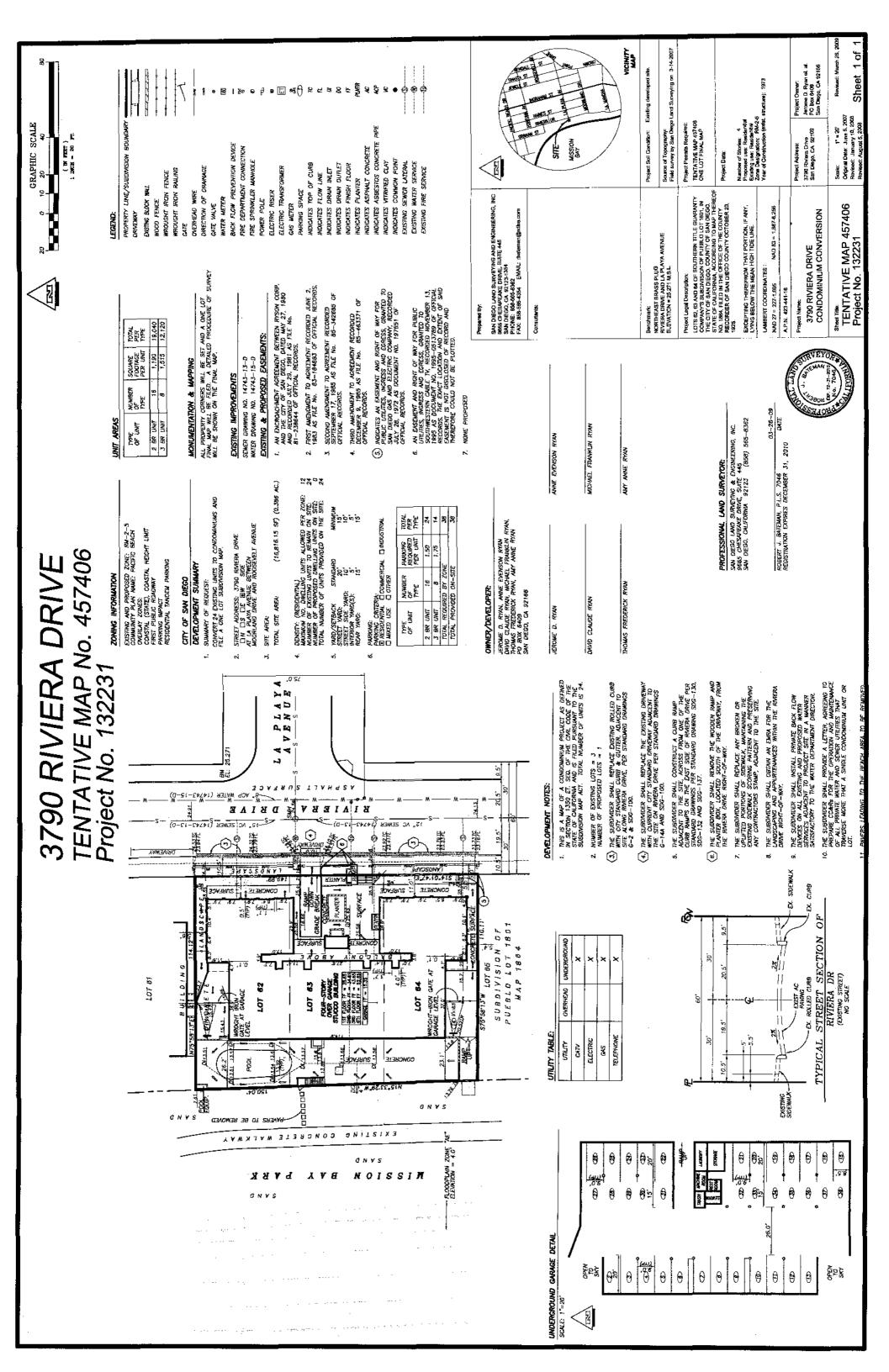
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SCALE: 1"=20"

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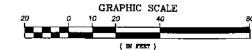




TENTATIVE MAP No. 457406

Project No. 132231





LEGEND:

UNIT AREAS NUMBER OF TYPE SQUARE TOTAL FOOTAGE PER PER UNIT TYPE OVERLAY ZONES: COASTAL (STATE), COASTAL HEIGHT LIMIT 2 BR UNIT 16 1,190 19,040 FIRST PUBLIC ROADWAY PARKING IMPACT RESIDENTIAL TANDEM PARKING 8 1.515 12.120

MONUMENTATION & MAPPING

ALL PROPERTY CORNERS WILL BE SET AND A ONE LOT FINAL MAP WILL BE FILED. A DETAILED PROCEDURE OF SURVEY WILL BE SHOWN ON THE FINAL MAP.

EXISTING IMPROVEMENTS

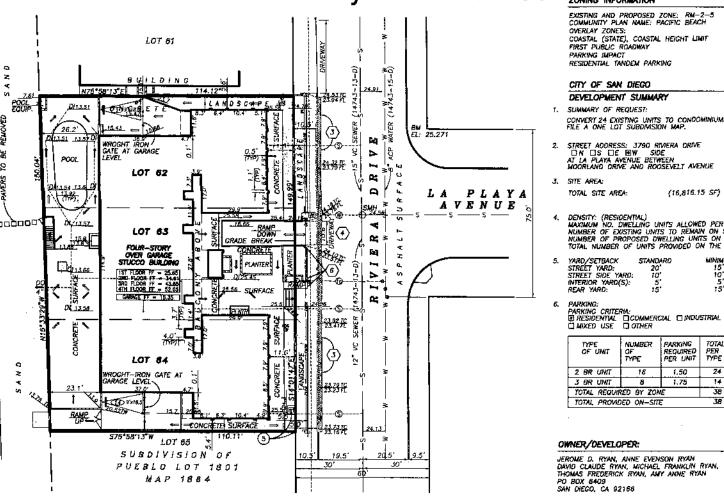
SEWER DRAWING NO. 14743-13-D WATER DRAWING NO. 14743-15-D

EXISTING & PROPOSED EASEMENTS:

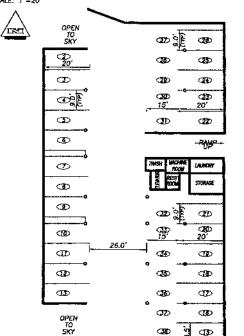
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- 2. FIRST AMENDMENT TO AGREEMENT RECORDED JUNE 2, 1983 AS FILE No. 83-184883 OF OFFICIAL RECORDS
- 3. SECOND AMENDMENT TO AGREEMENT RECORDED SEPTEMBER 17, 1985 AS FILE No. 85-342685 OF OFFICIAL RECORDS.
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- (5) INDICATES AN EASEMENT AND RIGHT OF WAY FOR PUBLIC UPILITIES, INGRESS AND EGRESS, GRANTED TO SAN DIEGO GAS AND ELECTRIC COMPANY, RECORDED JULY 2B, 1972 AS DOCUMENT NO. 197851 OF
- 6. AN EASEMENT AND RIGHT OF WAY FOR PUBLIC UTILITIES, INCRESS AND EGRESS, GRANTED TO SOUTHWESTERN CABLE TV, RECORDED NOVEMBER 13, 1995 AS DOCUMENT NO. 1995—D513789 OF OFFICIAL RECORDS. THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD AND THEREFORE COULD NOT BE PLOTTED.

7. NONE PROPOSED

PROPERTY LINE/SUBDIMISION BOUNDARY	
DRIVEWAY	_ / N
EXISTING BLOCK WALL	
WOOD FENCE	
WROUGHT IRON FENCE	
WROUGHT IRON RAILING	
GATE	
OVERHEAD WIRE	
DIRECTION OF DRAINAGE	→
GATE VALVE	8
WATER METER	TWI
BACK FLOW PREVENTION DEVICE	
FIRE DEPARTMENT CONNECTION	%
FIRE SPRINKLER MANHOLE	ø
POWER POLE	Ф
ELECTRIC RISER	•
ELECTRIC TRANSFORMER	ET
GAS METER	2.
PARKING SPACE	Ð
INDICATES TOP OF CURB	ŦC
INDICATES FLOW LINE	FL.
INDICATES DRAIN INLET	01
INDICATES DRAIN OUTLET	00
INDICATES FINISH FLOOR	FF .
INDICATES PLANTER	PLNTR
INDICATES ASPHALT CONCRETE	AC
INDICATES ASBESTOS CONCRETE PIPE	ACP
INDICATES VITRIFIED CLAY	VC VC
INDICATES COMMON POINT	•
EXISTING SEWER LATERAL	®



UNDERGROUND GARAGE DETAIL SCALE: 1 = 20



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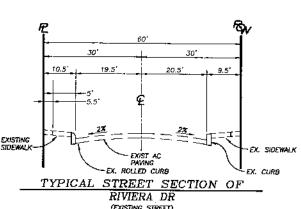
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FLOODPLAIN ZONE "AE" ELEVATION = 4.0

UTILITY TABLE:

UTILITY	OVERHEAD	UNDERGROUND
CATV		X
ELECTRIC		х
GAS		×
TELEPHONE	· · ·	x



DEVELOPMENT NOTES:

- THIS IS A MAP OF A CONDOMINIUM PROJECT AS DEFINED IN SECTION 1350 ET. SEQ. OF THE CIVIL CODE OF THE STATE OF CAUFORNIA AND IS FILED PURSUANT TO THE SUBDINISION MAP ACT. TOTAL NUMBER OF UNITS IS 24.
- 2. NUMBER OF EXISTING LOTS = 3 NUMBER OF PROPOSED LOTS = 1
- (3) THE SUBDIVIDER SHALL REPLACE EXISTING ROLLED CURB WITH CITY STANDARD GURB & GUTTER, ADJACENT TO SITE ALONG RIMERA DRIVE, PER STANDARD DRAWINGS G-2 & SOG-100.
- (4) THE SUBDIVIDER SHALL REPLACE THE EXISTING DRIVEWAY MITH CURRENT CITY STANDARD DRIVEWAY ADJACENT TO THE SITE ON RIMERA DRIVE PER STANDARD DRAWINGS G-14A AND SIG-100.
- THE SUBDIVIDER SHALL CONSTRUCT A CURB RAMP ADJACENT TO THE SITE, ACROSS FROM ONE OF THE CURB RAMPS ON THE EAST SIDE OF RIVIERA DRIVE PER STANDARD DRAWINGS PER STANDARD DRAWING SDG-130, SDG-132 AND SDG-137.
- (6.) THE SUBDIMIDER SHALL REMOVE THE WOODEN RAMP AND PLANTER BOX, LOCATED SOUTH OF THE DRIVEWAY, FROM THE RIVERA DRIVE RIGHT-OF-WAY.
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- 10. THE SUBDIMDER SHALL PROVIDE A LETTER, AGREEING TO PREPARE COARS FOR THE OPERATION AND MAINTENANCE OF ALL PRIVATE WATER AND SEWEN UTLITIES THAT TRAVERSE MORE THAT A SINGLE CONDOMINIUM UNIT OR
- PAVERS LEADING TO THE BEACH AREA TO BE REMOVED

OWNER/DEVELOPER:

3 BR UNIT

CITY OF SAN DIEGO

TOTAL SITE AREA:

YARD/SETBACK STANDARD STREET YARD: 20' STREET SIDE YARD: 10' INTERIOR YARD(S): 5'

MIXED USE DOTHER

TOTAL REQUIRED BY ZONE

TOTAL PROMDED ON-SITE

DEVELOPMENT SUMMARY

CONVERT 24 EXISTING UNITS TO CONDOMINIUMS AND FILE A ONE LOT SUBDIMISION MAP.

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

(16,816.15 SF) (0.386 AC.)

24

14

JEROME D. RYAN, ANNE EVENSON RYAN DAVID CLAUDE RYAN, MICHAEL FRANKLIN RYAN, THOMAS FREDERICK RYAN, AMY ANNE RYAN PO BOX 8409 SAN DIEGO, CA 92166

OF TYPE

16 1.50

8 1.75

JEROME D. RYAN ANNE EVENSON RYAN DAVID CLAUDE RYAN MICHAEL FRANKLIN RYAN AMY ANNE RYAN THOMAS FREDERICK RYAN

PROFESSIONAL LAND SURVEYOR:

SAN DIEGO LAND SURVEYING & ENGINEERING, INC. 9885 CHESAPEAKE DRIVE, SUITE 445 SAN DIEGO, CALIFORNIA 92123 (858) 565-8362

03-26-09 ROBERT J. BATEMAN, P.L.S. 7046 REGISTRATION EXPIRES DECEMBER 31, 2010



Project No. 132231

Prepared By: SAN DIEGO LAND SURVEYING AND ENGINEERING, INC. 9665 CHESAPEAKE DRIVE. SUITE 445 SAN DIEGO, CA 92123-1354 PHONE: 658-656-9392 FAX: 859-586-4354 EMAIL: rbateman@sdise.com Consultants:		man Barrier	
	SITE-	WICHITY MAP	
Banchmark: NORTHEAST BRASS PLUG	Project Soll Condition: E	Existing developed site.	
RIVIERA DRIVE AND LA PLAYA AVENUE ELEVATION = 25.271 M.S.L.	Source of Topography: Field survey by San Diego Land Surveying on 3-14-2007		
Project Legal Description:	Project Permita Required:		
LOTS 62, 69 AND 64 OF SOUTHERN TITLE GUARANTY COMPANY'S SUBDIVISION OF PUEBLO LOT 1801, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF.	TENTATIVE MAP 457406 ONE LOT FINAL MAP		
NO. 1864, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY OCTOBER 20, 1925.	Project Data:		
EXCEPTING THEREFROM THAT PORTION, IF ANY, LYING BELOW THE MEAN HIGH TIDE LINE.	Number of Stories: 4 Proposed use: Residential Existing use: Residential		
LAMBERT COORDINATES:	Zone Designation: RM-2- Year of Construction (exist		
NAD 27 = 227-1,895 NAD 83 = 1.867-6,256		•	
A.P.N. 428-441-16			
Project Name:	Project Address:	Project Owner:	
3790 RIVIERA DRIVE	3790 Riviera Drive San Diego, CA 92109	Jeforne D. Ryan et. at. PO Box 6409	
CONDOMINIUM CONVERSION	Sambrago, GA 92109	San Diego, CA 92166	
Sheet Title:	Scale: 1" = 20"	Revised: Merch 26, 2	
TENTATIVE MAP 457406	Original Date: June 6, 20 Revised: January 10, 200		

Sheet 1 of 1

Revised: August 5, 2008

EXISTING WATER SERVICE

EXISTING FIRE SERVICE

TENTATIVE MAP No. 457406

Project No. 132231

EL: 25.271

LA PLAYA

AVENUE

P ≥₹

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D4 :

24



GRAPHIC SCALE
20 0 10 20 40 2

LEGEND:

(D) F## () 1 D)CH = 20 FT

EXISTING AND PROPOSED ZONE: RM-2-5
COMMUNITY PLAN NAME: PACIFIC BEACH
OVERLAY ZONES:
COASTAL (STATE), COASTAL HEIGHT LIMIT
FIRST PUBLIC ROADWAY
PARKING IMPACT
RESIDENTIAL TANDEM PARKING

CITY OF SAN DIEGO

DEVELOPMENT SUMMARY

1. SUMMARY OF REQUEST:
CONVERT 24 EXISTING UNITS TO CONDOMINIUMS AND
FILE A ONE LOT SUBDIMISION MAP.

2. STREET ADDRESS: 3790 RIVIERA DRIVE L'IN L'IS L'IE BUW SIDE AT LA PLAYA AVENUE BETWEEN MODRIJAND DRIVE AND ROOSEVELT AVENUE

3. SITE AREA: TOTAL SITE AREA: (16,816.15 SF) (0.386 AC.)

 DENSITY: (RESIDENTAL)
 DELLING UNITS ALLOWED PER ZONE: NUMBER OF EXISTING UNITS TO REMAIN ON SITE: NUMBER OF PROPOSED DWELLING UNITS ON SITE: TOTAL NUMBER OF UNITS PROVIDED ON THE SITE:

 5.
 YARD/SETBACK
 STANDARD
 MINIMUL

 STREET YARD:
 20'
 15'

 STREET SIDE YARD:
 10'
 10'

 INTERIOR YARD(S):
 5'
 5'

 REAR YARD:
 15'
 15'

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	16	1.50	24	
3 BR UNIT	8	1.75	14	
TOTAL REQUIR	38	_		
TOTAL PROVIE	DED ON-SIT		38	_

UNIT AREAS

TYPE OF UNIT	NUMBER OF TYPE	SQUARE FOOTAGE PER UNIT	TOTAL PER TYPE
2 BR UNIT	16	1,190	19,040
3 BR UNIT	8	1,515	12,120

MONUMENTATION & MAPPING

ALL PROPERTY CORNERS WILL BE SET AND A ONE LOT FINAL MAP WILL BE FILED. A DETAILED PROCEDURE OF SURVEY WILL BE SHOWN ON THE FINAL MAP.

EXISTING IMPROVEMENTS

SEWER DRAWING NO. 14743-13-D WATER DRAWING NO. 14743-15-D

EXISTING & PROPOSED EASEMENTS:

- AN ENCROACHMENT AGREEMENT BETWEEN RYSON CORP-AND THE CITY OF SAN DIEGO, DATED MAY 27, 1980 AND RECORDED JULY 29, 1981 AS FILE No. 81-238844 OF OFFICIAL RECORDS.
- FIRST AMENOMENT TO AGREEMENT RECORDED JUNE 2, 1983 AS FILE No. 83-184883 OF OFFICIAL RECORDS.
- 3. SECOND AMENDMENT TO AGREEMENT RECORDED SEPTEMBER 17, 1985 AS FILE No. 85-342885 OF OFFICIAL RECORDS.
- THIRD AMENOMENT TO AGREEMENT RECORDED DECEMBER 9, 1985 AS FILE No. 85-463371 OF OFFICIAL RECORDS.
- (5.) INDICATES AN EASEMENT AND RIGHT OF WAY FOR PUBLIC UTILITIES, INGRESS AND EGRESS, GRANTED TO SAN DIEGO GAS AND ELECTRIC COMPANY, RECORDED JULY 28, 1972 AS DOCUMENT NO. 197651 OF OFFICIAL RECORDS.
- 6. AN EASEMENT AND RIGHT OF WAY FOR PUBLIC UTILITIES, INGRESS AND EGRESS, GRANTED TO SOUTHWESTERN CABLE TV, RECORDED NOVEMBER 13, 1995 AS DOCUMENT NO. 1995—OSISJYSS OF OFFICIAL RECORDS. THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD AND THEREFORE COULD NOT BE PLOTTED.

7. NONE PROPOSED

PROPERTY LINE/SUBDIVISION BOUNDARY DRIVEWAY	A) b
EXISTING BLOCK WALL	
WOOD FENCE	-007
WROUGHT IRON FENCE	
WROUGHT IRON RAILING	۱
GATE	
OVERHEAD WIRE	—— on ——
DIRECTION OF DRAINAGE	
GATE VALVE	₽.
WATER METER	ew)
BACK FLOW PREVENTION DEVICE	-
FIRE DEPARTMENT CONNECTION	FbC ❷
FIRE SPRINKLER MANHOLE	Ð
POWER POLE	Ą
ELECTRIC RISER	n
ELECTRIC TRANSFORMER	ET
gas meter	₫.
PARKING SPACE	0
INDICATES TOP OF CURB	IC
INDICATES FLOW LINE	A.
INDICATES DRAIN INLET	Di
INDICATES DRAIN OUTLET	DG
INDICATES FINISH FLOOR	FF
INDICATES PLANTER	PLNTR
INDICATES ASPHALT CONCRETE	AC
INDICATES ASBESTOS CONCRETE PIPE	ACP
INDICATES VITRIFIED CLAY	VC
INDICATES COMMON POINT	•
EXISTING SEWER LATERAL	•\$

EXISTING WATER SERVICE

EXISTING FIRE SERVICE

OWNER/DEVELOPER:

JEROME D. RYAN, ANNE EVENSON RYAN DAVID CLAUDE RYAN, MICHAEL FRANKUN RYAN, THOMAS FREDERICK RYAN, AMY ANNE RYAN PO BOX 6409 SAN DIECO, CA 92166

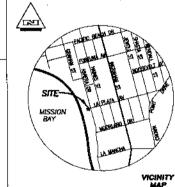
JEROME D. RYAN	ANNE EVENSON RYAN

THOMAS FREDERICK RYAN

DAVID CLAUDE RYAN

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PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF T



Project Soil Condition: Existing developed site.

Protect Permits Required

TENTATIVE MAP 457406 ONE LOT FINAL MAP

Number of Stories: 4

Project Address:

Source of Topography: Field survey by San Diego Land Surveying on 3-14-2007

Benchmark	
NORTHEAST BRASS PLUG RIVIERA DRIVE AND LA PLAYA AVENI ELEVATION = 25.271 M.S.L.	JE

Project Legal Description:
LOTS 62, 63 AND 84 OF SOUTHERN TITLE GUARANTY
COMPANY'S SUBJOVISION OF PUEBLO LOT 1801, IN
THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO,
STATE OF CALLFORNIA, ACCORDING TO MAP THEREOF
NO. 1864, FILED IN THE OFFICE OF THE COUNTY
RECORDER OF SAN DIEGO COUNTY OCTOBER 20.

EXCEPTING THEREFROM THAT PORTION, IF ANY, LYING BELOW THE MEAN HIGH TIDE LINE.

LAMBERT COORDINATES:
NAD 27 = 227-1.695 NAD 83

A.P.N. 423-441-16

aject Name: 3790 RIVIERA DRIVE

3790 RIVIERA DRIVE
CONDOMINIUM CONVERSION
3790 RIVIERA
San Diego, (

3790 Riviera Drive San Diego, CA 92109 Jerome D. Ryan et. al. PO Box 6409 San Diego, CA 92166

Sheet 1 of 1

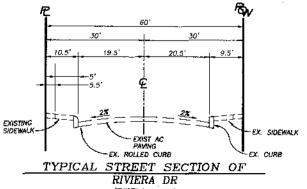
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PROFESSIONAL LAND SURVEYOR:

SAN DIEGO LAND SURVEYING & ENGINEERING, INC.
9685 CHESAPERE DRIVE; SUITE 445
SAN DIEGO, CALIFORNIA 92123 (858) 565-8362

ROBERT J. BATEMAN, P.L.S. 7046 CATE
REGISTRATION EXPIRES DECEMBER J1, 2010

STRATION EXPIRES DECEMBER J1, 2010



LOT at

BUILDING

LOT 62

LOT 63

FOUR-STORY OVER GARAGE STUCCO BUILDING

LOT 64

LOT 85

SUBDIVISION OF

PUEBLO LOT 1801 WAP 1864

OVERHEAD UNDERGROUND

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POOL EOUP

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UNDERGROUND GARAGE DETAIL

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SCALE: 1"=20"

POOL

DI 13.58

RAMP

UTILITY TABLE:

ELECTRIC

GAS

TELEPHONE

DEVELOPMENT NOTES:

19.5

133 HF 3

- THIS IS A MAP OF A CONDOMINIUM PROJECT AS DEFINED IN SECTION 1350 ET. SEO. OF THE CIVIL GODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. TOTAL NUMBER OF UNITS IS 24.
- NUMBER OF PROPOSED LOTS = .
- (3) THE SUBDIMDER SHALL REPLACE EXISTING ROLLED CURB WITH CITY STANDARD CURB & GUTTER, ADJACENT TO SITE ALONG RINGER DRIVE, PER STANDARD DRAWINGS G-2 & SDG-100.
- (4.) THE SUBDIVIDER SHALL REPLACE THE EXISTING DRIVEWAY WITH CURRENT CITY STANDARD DRIVEWAY ADJACENT TO THE SITE ON RIMER BOTHE PER STANDARD DRAWINGS G-14A AND 50G-100.
- THE SUBDIVIDER SHALL CONSTRUCT A CURB RAMP ADJACENT TO THE SITE, ACROSS FROM ONE OF THE CURB RAMPS ON THE EAST SIDE OF RIVERA DRIVE PER STANDARD DRAWINGS PER STANDARD DRAWING SDG—130. SDG—132 AND SDG—137.
- (6.) THE SUBDIMDER SHALL REMOVE THE WOODEN RAMP AND PLANTER BOX, LOCATED SOUTH OF THE DRIVEWAY, FROM THE RIMERA DRIVE RIGHT-OF-WAY.
- THE SUBDIMDER SHALL REPLACE ANY BROKEN OR UPLIFTED PORTIONS OF SIDEWALK, MAINTAINING THE EXISTING SIDEWALK SCORING PATTERN AND PRESERVING ANY CONTRACTORS STAMP, ADJACENT TO THE SITE.
- THE SUBDIVIDER SHALL OBTAIN AN EMRA FOR THE LANDSCAPING AND APPURTENANCES WITHIN THE RIVIERA DRIVE RIGHT-OF-WAY.

 THE SUBDIVIDER SHALL INSTALL PRIVATE BACK FLOW DEVICES ON ALL EXISTING AND PROPOSED WATER SERVICES ADJACENT TO PROJECT SITE IN A MANNER SATISFACTORY TO THE WATER DEPARTMENT DIRECTOR.
- 10. THE SUBDIMIDER SHALL PROVIDE A LETTER, AGREEING TO PREPARE CCARS FOR THE OPERATION AND MAINTENANCE OF ALL PRIVATE WATER AND SEWER UTILITIES THAT TRAVERSE MORE THAT A SINGLE CONDOMINION UNIT OR
- 11. PAVERS LEADING TO THE BEACH AREA TO BE REMOVED.

TENTATIVE MAP No. 457406

Project No. 132231



GRAPHIC SCALE 20

PROPERTY LINE/SUBDIMISION BOUNDARY

(DI FRET) 1 INCH + 20 FT.

UNIT AREAS

NUMBER OF TYPE 2 BR UNIT 16 1,190 19,040 3 BR UNIT 8 1,515 12,120

MONUMENTATION & MAPPING

ALL PROPERTY CORNERS WILL BE SET AND A ONE LOT FINAL MAP WILL BE FILED. A DETAILED PROCEDURE OF SURVEY WILL BE SHOWN ON THE FINAL MAP.

EXISTING IMPROVEMENTS

SEWER DRAWING NO. 14743-13-D

EXISTING & PROPOSED EASEMENTS:

- 1. AN ENCROACHMENT AGREEMENT BETWEEN RYSON CORP. AND THE CITY OF SAN DIEGO, DATED MAY 27, 1980 AND RECORDED JULY 29, 1981 AS FILE No. 81-238644 OF OFFICIAL RECORDS.
- FIRST AMENDMENT TO AGREEMENT RECORDED JUNE 2, 1983 AS FILE No. 83-184883 OF OFFICIAL RECORDS.
- SECOND AMENUMENT TO AGREEMENT RECORDED SEPTEMBER 17, 1985 AS FILE No. 85-342685 OF OFFICIAL RECORDS.
- THIRD AMENDMENT TO AGREEMENT RECORDED DECEMBER 9, 1985 AS FILE No. 85-463371 OF OFFICIAL RECORDS.
- (5) INDICATES AN EASEMENT AND RIGHT OF WAY FOR PUBLIC UTILITIES, INGRESS AND EGRESS, GRANTED TO SAN DIEGO GAS AND ELECTRIC COMPANY, RECORDED JULY 28, 1972 AS DOCUMENT NO. 197651 OF OFFICIAL RECORDS.
- 6. AN EASEMENT AND RIGHT OF WAY FOR PUBLIC UTILITIES, INCRESS AND EGRESS, GRANTED TO SOUTHWESTERN CASILE TY, RECORDED NOVEMBER 13, 1995 AS DOCUMENT NO. 1995-0513789 OF OFFICIAL RECORDS THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD AND THEREFORE COULD NOT BE PLOTTED.
- 7. NONE PROPOSED

LEGEND:

THOI CKIT DIALY 300	DIVISION BODITONNI	
DRIVEWAY		_2 <u> </u>
EXISTING BLOCK WALL		- List List -
WOOD FENCE		-apap
WROUGHT IRON FEN	CE	
WROUGHT IRON RAIL	ING	
GATE		
OVERHEAD WIRE		
DIRECTION OF DRAIN	AGE .	
GATE VALVE		Φ
WATER METER		DW1
BACK FLOW PREVEN	TION DEVICE	_
FIRE DEPARTMENT C	ONNECTION	FRC 9
FIRE SPRINKLER MA	NHOLE	ø.
POWER POLE		G)
ELECTRIC RISER		•
ELECTRIC TRANSFOR	MER	ET
GAS METER		2s.
PARKING SPACE		\bigcirc
INDICATES TOP OF	CURB	₹C
INDICATES FLOW LIN	Æ	FL.
INDICATES DRAIN IN	LET	Df
INDICATES DRAIN OF	UTI ET	00

INDICATES FINISH FLOOR INDICATES PLANTER PLNTR INDICATES ASPHALT CONCRETE

INDICATES ASBESTOS CONCRETE PIPE INDICATES VITRIFIED CLAY INDICATES COMMON POINT EXISTING SEWER LATERAL ------(5)......

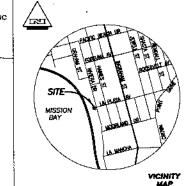
EXISTING WATER SERVICE

EXISTING FIRE SERVICE

Prepared By:

SAN DIEGO LAND SURVEYING AND ENGINEERING, INC 9665 CHESAPEAKE DRIVE, SUITE 445 SAN DIEGO, CA. 92123-1354 PHONE: 858-565-8382 FAX: 858-585-4354 EMAIL: rbs/eman@adbe.com

Consultanta



Project Soil Condition: Existing developed site.

NORTHEAST BRASS PLUG RIVIERA DRIVE AND LA PLAYA AVENUE ELEVATION = 25.271 M.S.L.

Source of Topography; Field survey by San Diego Land Surveying on 3-14-2007 Project Permits Required: TENTATIVE MAP 467408 ONE LOT FINAL MAP

LOTS 62, 63 AND 64 OF SOUTHERN TITLE GUARANTY COMPANY'S SUBDIVISION OF PUEBLO LOT 1801, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THERE NO. 1884, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY OCTOBER 20,

EXCEPTING THEREFROM THAT PORTION, IF ANY, LYING BELOW THE MEAN HIGH TIDE LINE. LAMBERT COORDINATES:

NAD 83 = 1,867-6,256

NAD 27 = 227-1,695 A P.N. 423-441-16

> 3790 RIVIERA DRIVE CONDOMINIUM CONVERSION

TENTATIVE MAP 457406 Project No. 132231

1" = 20" Original Date: June 6, 2007 Revised: January 10, 2008

Project Data

Project Address:

3790 Riviera Drive San Diego, CA 92109

Number of Stories: 4 Proposed use: Residentis

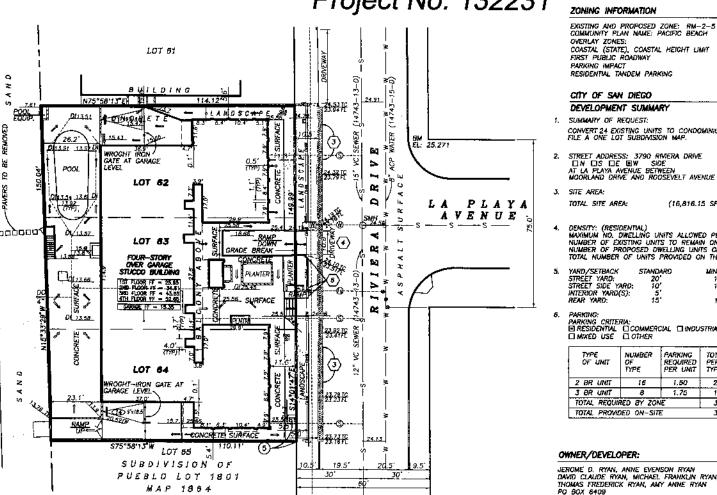
Sheet 1 of 1 Revised: August 5, 2008

Project Owner:

Jerome D. Ryan et. al. PO Box 6409

an Diego, CA 92166

Existing use: Residential Zone Designation: RM-2-5 Year of Construction (exist, structure): 1973



UTILITY TABLE:

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FLOODPLAIN ZONE ELEVATION = 4.0

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UNDERGROUND GARAGE DETAIL

OPEN TO SKY

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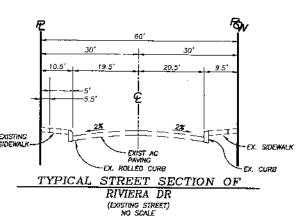
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עזוטונע	OVERHEAD	UNDERGROUND
CATV		х
ELECTRIC		х
GAS		×
TELEPHONE		х



DEVELOPMENT NOTES:

- THIS IS A MAP OF A CONDOMINIUM PROJECT AS DEFINED IN SECTION 1350 ET. SEQ. OF THE CANL CODE OF THE STATE OF CALIFORMA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. TOTAL NUMBER OF UNITS IS 24.
- 2. NUMBER OF EXISTING LOTS = 3 NUMBER OF PROPOSED LOTS = 1
- (3) THE SUBDIVIDER SHALL REPLACE EXISTING ROLLED CURB WITH CITY STANDARD CURB & GUTTER, ADJACENT TO SITE ALONG RIVERA DRIVE, PER STANDARD DRAWINGS G-2 & SDG-100.
- (4.) THE SUBDIMDER SHALL REPLACE THE EXISTING DRIVEWAY MITH CURRENT CITY STANDARD DRIVEWAY ADJACENT TO THE SITE ON RIVIERA DRIVE PER STANDARD DRAWINGS G-144 AND SDC-100.
- THE SUBDIVIDER SHALL REPLACE ANY BROKEN OR UPLIFTED PORTIONS OF SIDEWALK, MAINTAINING THE EXISTING SIDEWALK SCORING PATTERN AND PRESERVING ANY CONTRACTORS STAMP, ADJACENT TO THE SITE.
- THE SUBDIMDER SHALL OBTAIN AN EMRA FOR THE LANDSCAPING AND APPURTENANCES WITHIN THE RIMERA DRIVE RIGHT-OF-WAY.
- 10. THE SUBDIMDER SHALL PROVIDE A LETTER, AGREEING TO PREPARE CCERS FOR THE OPERATION AND MAINTENANCE OF ALL PRIVATE WATER AND SEVER UNLITES THAT TRAVERSE MORE THAT A SINCLE CONDOMINIUM UNIT OR

OWNER/DEVELOPER:

JEROME D. RYAN, ANNE EVENSON RYAN DAVID CLAUDE RYAN, MICHAEL FRANKLIN RYAN, THOMAS FREDERICK RYAN, AMY ANNE RYAN PO BOX 6409 SAN DIEGO, CA 92166

EXISTING AND PROPOSED ZONE: RM-2-5 COMMUNITY PLAN NAME: PACIFIC BEACH

CONVERT 24 EXISTING UNITS TO CONDOMINIUMS AND FILE A ONE LOT SUBDIMISION MAP.

DENSITY: (RESIDENTIAL)
MAXIMUM NO. DIMELLING UNITS ALLOWED PER ZONE:
NUMBER OF EXISTING UNITS TO REMAIN ON SITE:
TOTAL NUMBER OF UNITS PROVIDED ON THE SITE:

PARKING CRITERIA:

RESIDENTIAL COMMERCIAL CINDUSTRIAL

MIXED USE COTHER

NUMBER OF TYPE

3 BR UNIT 8 1.75 14

PARKING REQUIRED PER UNIT

1.50

24

(16,816.15 SF) (0.386 AC.)

OVERLAY ZONES: COASTAL (STATE), COASTAL HEIGHT LIMIT FIRST PUBLIC ROADWAY

RESIDENTIAL TANDEM PARKING

CITY OF SAN DIEGO

DEVELOPMENT SUMMARY

PARKING IMPACT

SITE AREA:

TOTAL SITE AREA:

YARD/SETBACK STREET YARD: STREET SIDE YARD: INTERIOR YARD(S): REAR YARD:

TYPE OF UNIT

2 BR UNIT 16

TOTAL REQUIRED BY ZONE

TOTAL PROVIDED ON-SITE

JEROME D. RYAN ANNE EVENSON RYAN DAVID CLAUDE RYAN MICHAEL FRANKLIN RYAN

THOMAS FREDERICK RYAN AMY ANNE RYAN

THE SUBDIMIDER SHALL CONSTRUCT A CURB RAMP ADJACENT TO THE SITE, ACROSS FROM DNE OF THE CURB RAMPS ON THE EAST SIDE OF RIVERA DRIVE PER STANDARD DRAWINGS PER STANDARD DRAWING SOG-130, SDG-132 AND SDG-137.

- (6.) THE SUBDIMDER SHALL REMOVE THE WOODEN RAMP AND PLANTER BOX, LOCATED SOUTH OF THE DRIVEWAY, FROM THE RIVIERA DRIVE RIGHT-OF-WAY.
- THE SUBDIVIDER SHALL INSTALL PRIVATE BACK FLOW DEVICES ON ALL EXISTING AND PROPOSED WATER SERVICES ADJACENT TO PROJECT SITE IN A MANNER SATISFACTORY TO THE WATER DEPARTMENT DIRECTOR.

PROFESSIONAL LAND SURVEYOR:

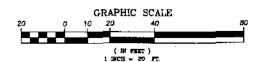
SAN DIEGO LAND SURVEYING & ENGINEERING, INC. 9665 CHESAPEARE DRIVE, SUITE 445 SAN DIEGO, CALIFORNIA 92123 (858) 565-8362

03-26-09 ROBERT J. BATEMAN, P.L.S. 7046 REGISTRATION EXPIRES DECEMBER 31, 2010

TENTATIVE MAP No. 457406

Project No. 132231





LEGEND:

UNIT AREAS

TYPE	NUMBER	SQUARE	TOTAL
OF UNIT	OF TYPE	FOOTAGE PER UNIT	PER TYPE
2 BR UNIT	16	1,190	19,040
3 BR UNIT	8	1,515	12,120

MONUMENTATION & MAPPING

ALL PROPERTY CORNERS WILL BE SET AND A ONE LOT FINAL MAP WILL BE FILED. A DETAILED PROCEDURE OF SURVEY WILL BE SHOWN ON THE FINAL MAP.

EXISTING IMPROVEMENTS

SEWER DRAWING NO. 14743-13-D WATER DRAWING NO. 14743-15-D

EXISTING & PROPOSED EASEMENTS:

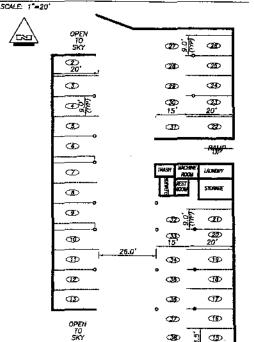
- AN ENGROACHMENT AGREEMENT BETWEEN RYSON CORP. AND THE CITY OF SAN DIEGO, DATED MAY 27, 1980 AND RECORDED JULY 29, 1981 AS FILE No. 81-238644 OF OFFICIAL RECORDS.
- FIRST AMENOMENT TO AGREEMENT RECORDED JUNE 2, 1983 AS FILE No. 83-184883 OF OFFICIAL RECORDS
- SECOND AMENDMENT TO AGREEMENT RECORDED SEPTEMBER 17, 1985 AS FILE No. 85-342685 OF OFFICIAL RECORDS.
- THIRD AMENDMENT TO AGREEMENT RECORDED DECEMBER 9, 1985 AS FILE No. 85-463371 OF OFFICIAL RECORDS,
- (5) INDICATES AN EASEMENT AND RIGHT OF WAY FOR PUBLIC UTILITIES, INGRESS AND EGRESS, GRANTED TO SAN DIEGO GAS AND ELECTRIC COMPANY, RECORDED JULY 28, 1972 AS DOCUMENT NO. 197861 OF OFFICIAL RECORDS.
- 6. AN EASEMENT AND RIGHT OF WAY FOR PUBLIC UTILITIES, INGRESS AND EGRESS, GRANTED TO SOUTHWESTERN CABLE TV, RECORDED NOVEMBER 13, 1995 AS DOCUMENT NO. 1995—0513789 OF OFFICIAL RECORDS. THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD AND THEREFORE COULD NOT BE PLOTTED.

7. NONE PROPOSED

PROPERTY LINE/SUBDIMISION BOUNDARY DRIVEWAY	A B
EXISTING BLOCK WALL	-,
WOOD FENCE	-1-0
WROUGHT IRON FENCE	
WROUGHT IRON RAILING	·····
GATE	
OVERHEAD WIRE	
DIRECTION: OF DRAINAGE	\Rightarrow
GATE VALVE	9
WATER METER	132(
BACK FLOW PREVENTION DEVICE	_
FIRE DEPARTMENT CONNECTION	Forc
FIRE SPRINKLER MANHOLE	Ð
POWER POLE	.cr
ELECTRIC RISER	. 🗈
ELECTRIC TRANSFORMER	ET
GAS METER	2.
PARKING SPACE	☼
INDICATES TOP OF CURB	7 C
INDICATES FLOW LINE	FL.
INDICATES DRAIN INLET	Df
INDICATES DRAIN OUTLET	DO
INDICATES FINISH FLOOR	FF
INDICATES PLANTER	PLNTR
INDICATES ASPHALT CONCRETE	AC
INDICATES ASBESTOS CONCRETE PIPE	ACP
INDICATES VITRIFIED CLAY	VC:
INDICATES COMMON POINT	•
EXISTING SEWER LATERAL	\$
EXISTING WATER SERVICE	@ · · · · · -
EXISTING FIRE SERVICE	

LOT 61 BHILDING V75°58'13"EH HILL [88] -EL: 25.271 \triangleright POOL LOT 62 R; Q LA PLAYA AVENUE пайаа LOT 63 Q2 3 158 C **[23**] 1ST FLOOR FF = 25.65) 260. FLOOR FF = 34.64 38D FLOOR FF = 43.65 47H FLOOR FF = 52.65 Ω; LOT 64 237.23 ∏ E = CONCRETE SURFACE → 50 RAMP LOT 85 SUBDIVISION OF 19.5 PUEBLO LOT 1801

UNDERGROUND GARAGE DETAIL



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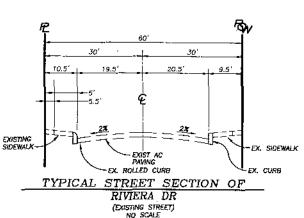
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UTILITY TABLE:

UTILITY	OVERHEAD	UNDERGROUND
CATV	Τ	×
ELECTRIC		х
GAS		X
TELEPHONE		х

MAP 1864



DEVELOPMENT NOTES:

- THIS IS A MAP OF A CONDOMINIUM PROJECT AS DEFINED IN SECTION 1350 ET. SEO. OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. TOTAL NUMBER OF UNITS IS 24.
- 2. NUMBER OF EXISTING LOTS = 3
- 3) THE SUBDIVIOUR SHALL REPLACE EXISTING ROLLED CURB WITH CITY STANDARD CURB & GUTTER, ADJACENT TO SHE ALONG RIVERA DRIVE, PER STANDARD DRAWINGS G-2 & SDG-100.
- (4) THE SUBDIMDER SHALL REPLACE THE EXISTING DRIVEWAY WITH CURRENT CITY STANDARD DRIVEWAY ADJACENT TO THE SITE ON RIVERA DRIVE PER STANDARD DRAWINGS G-14A AND SOG-10D.
- THE SUBDIVIDER SHALL CONSTRUCT A GURB RAMP ADJACENT TO THE SITE, ACROSS FROM ONE OF THE CURB RAMPS ON THE EAST SIDE OF RIMERA DRIVE PER STANDARD DRAWINGS PER STANDARD DRAWING SDG-130, SOG-132 AND SDG-137.
- (E) THE SUBDIMDER SHALL REMOVE THE WOODEN RAMP AND PLANTER BOX, LOCATED SOUTH OF THE DRIVEWAY, FROM THE RIMERA DRIVE RIGHT—OF—WAY.
- THE SUBDIVIDER SHALL REPLACE ANY BROKEN OR UPLIFTED PORTIONS OF SIDEWALK, MAINTAINING THE EXISTING SIDEWALK SCORING PATTERN AND PRESERVING ANY CONTRACTORS STAMP, ADJACENT TO THE SITE.
- 8. THE SUBDIMIDER SHALL OBTAIN AN EMRA FOR THE LANDSCAPING AND APPURTENANCES WITHIN THE RIMERA DRIVE RIGHT-OF-WAY.
- THE SUBDIMDER SHALL INSTALL PRIVATE BACK FLOW DEVICES ON ALL EXISTING AND PROPOSED WATER SERVICES ADJACENT TO PROJECT SITE IN A MANNER SATISFACTORY TO THE WATER DEPARTMENT DIRECTOR
- 10. THE SUBDIMDER SHALL PROVIDE A LETTER, AGRECING TO PREPARE COMERS FOR THE OPERATION AND MAINTENANCE OF ALL PRIVATE WATER AND SEWER UTILITIES THAT TRAVERSE MORE THAT A SINGLE CONDOMINIUM UNIT OR LOT

1. PAVERS LEADING TO THE BEACH AREA IO BE REMOVED.

OWNER/DEVELOPER:

TYPE OF UNIT

2 BR UNIT

JEROME D. RYAN, ANNE EVENSON RYAN DAYND CLAUDE RYAN, MICHAEL FRANKLIN RYAN, THOMAS FREDERICK RYAN, AMY ANNE RYAN PO BOX 6409 SAN DIECO, CA 92166

EXISTING AND PROPOSED ZONE: RM-2-5 COMMUNITY PLAN NAME: PACIFIC BEACH OVERLAY ZONES: COASTAL (STATE). COASTAL HEIGHT LIMIT

CONVERT 24 EXISTING UNITS TO CONDOMINIUMS AND FILE A ONE LOT SUBDIVISION MAP.

4. DENSITY: (RESIDENTIAL)
MAXIMUM NO. DWELLING UNITS ALLOWED PER ZONE: 12
NUMBER OF EXISTING UNITS TO REMAIN ON SITE: 24
NUMBER OF PROPOSED OWELLING UNITS ON SITE: 0
TOTAL NUMBER OF UNITS PROVIDED ON THE SITE: 24

PARKING:
PARKING CRITERIA:
DIRESIDENTIAL | COMMERCIAL | INDUSTRIAL
DIMIXED USE | OTHER

16

NUMBER PARKING TOTAL
OF REQUIRED PER
TYPE PER UNIT TYPE

1.50 24

(16,816.15 SF) (0.386 AC.)

FIRST PUBLIC ROADWAY
PARKING IMPACT
RESIDENTIAL TANDEM PARKING

DEVELOPMENT SUMMARY

YARD/SETBACK STANDARD STREET YARD: 20' STREET SIDE YARD: 10' INTERIOR YARD(S): 5' REAR YARD: 15'

TOTAL REQUIRED BY ZONE

2. STREET ADDRESS: 3790 RMERA DRIVE

ON OS DE QW SIDE

AT LA PLAYA AVENUE BETWEEN
MOORLAND DRIVE AND ROOSEVELT AVENUE

CITY OF SAN DIEGO

1. SUMMARY OF REQUEST:

TOTAL SITE AREA:

JEROME D. RYAN

ANNE EVENSON RYAN

DAVID CLAUDE RYAN

MICHAEL FRANKLIN RYAN

THOMAS FREDERICK RYAN

AMY ANNE RYAN

PROFESSIONAL LAND SURVEYOR:

SAN DIEGO LAND SURVEYING & ENGINEERING, INC. 9685 CHESAPEAKE DRIVE, SUITE 445 SAN DIEGO, CALIFORNIA 92123 (858) 565-8362

ROBERT J. BATEMAN, P.L.S. 7046 REGISTRATION EXPIRES DECEMBER 31, 2010



Prepared By: SAN DIEGO LAND SURVEYING AND ENGINEERING, INC 9885 CHESAPEANE DRIVE, SUITE 446 SAN DIEGO, CA 92123-1354 PHONE: 858-565-682 FANAL: 658-666-4364 EMAIL: rbateman@edise.com Consultants:	SITE MISSION MARKET OF THE PARTY OF THE PART	VICINITY
Benchmark:	Project Soll Condition: Existing developer	d eile.
NORTHEAST BRASS PLUG RIVIERA DRIVE AND LA PLAYA AVENUE ELEVATION = 25.271 M.S.L.	Source of Topography: Field auryay by San Diego Land Surveying	on 3-14-2007
Project Legal Description:	Project Permits Required:	
LOTS 62, 63 AND 64 OF SOUTHERN TITLE GUARANTY COMPANY'S SUBDIVISION OF PUEBLO LOT 1801, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO.	TENTATIVE MAP 457406 ONE LOT FINAL MAP	
STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1894, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY OCTOBER 20, 1925.	Project Data:	-
EXCEPTING THEREFROM THAT PORTION, IF ANY, LYING BELOW THE MEAN HIGH TIDE LINE.	Number of Storiee: 4 Proposed use: Residential Existing use: Residential Zone Designation: RM-2-5	
LAMBERT COORDINATES : NAD 27 = 227-1,695 NAD 83 = 1,867-6,256	Year of Construction (exist, structure): 1973	3
A.P.N. 423-441-16		
Project Name:	Project Address: Project Owner:	
3790 RIVIERA DRIVE CONDOMINIUM CONVERSION	3790 Riviers Drive San Diego, CA 92109 Jerome D. Rya PO 6ox 8409 San Diego, CA	
Charles Tiles	Forton Alleria	d: March 26, 200

Original Date: June 6, 2007 Revised: January 10, 2008

Sheet 1 of 1

TENTATIVE MAP 457406

Project No. 132231

TENTATIVE MAP No. 457406

PLAYA

AVENUE

Project No. 132231

EL: 25.271

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GRAPHIC SCALE 10 20

(1% FRET) 1 INCH = 20 FT.

OVERLAY ZONES: COASTAL (STATE), COASTAL HEIGHT UMIT FIRST PUBLIC ROADWAY RESIDENTIAL TANDEM PARKING

CITY OF SAN DIEGO

DEVELOPMENT SUMMARY

SUMMARY OF REQUEST: CONVERT 24 EXISTING UNITS TO CONDOMINIUMS AND FILE A ONE LOT SUBDIVISION MAP.

- 2. STREET ADDRESS: 3790 RIMERA DRIVE

 ON OS OE DW SIDE

 AF LA PLAYA AVENUE BETWEEN

 MOORLAND DRIVE AND ROOSEVELT AVENUE
- J. SITE AREA:

TOTAL SITE AREA:

(16.416.15 SF) (0.386 AC.)

- 4. DENSITY: (RESIDENTIAL)
 MAXIMUM NO. DWELLING UNITS ALLOWED PER ZONE: 12
 NUMBER OF EXISTING UNITS TO REMAIN ON SITE: 0
 NUMBER OF PROPOSED DWELLING UNITS ON SITE: 0
 TOTAL NUMBER OF UNITS PROVIDED ON THE SITE: 24
- YARD/SETBACK STREET YARD: STREET SIDE YARD: INTERIOR YARD(S): REAR YARD:
- PARKING CRITERIA:

 PARKING CRITERIA:

 PRESIDENTIAL | COMMERCIAL | INDUSTRIAL | MIXED USE | OTHER

TYPE OF UNIT	NUMBER OF TYPE	PARKING REQUIRED PER UNIT	TOTAL PER TYPE
2 BR UNIT	15	1.50	24
3 BR UNIT	8	1.75	14
TOTAL REQUIR	ED BY ZON	É	38
TOTAL PROVID	DED ON-SITE	<u> </u>	38

UNIT AREAS

TYPE OF UNIT	NUMBER OF TYPE	SQUARE FOOTAGE PER UNIT	TOTAL PER TYPE
2 BR UNIT	16	1,190	19,040
J BR UNIT	a	1,515	12,120

MONUMENTATION & MAPPING

ALL PROPERTY CORNERS WILL BE SET AND A ONE LOT FINAL MAP WILL BE FILED. A DETAILED PROCEDURE OF SURVEY WILL BE SHOWN ON THE FINAL MAP.

EXISTING IMPROVEMENTS

SEWER DRAWING NO. 14743-13-D WATER DRAWING NO. 14743-15-0

EXISTING & PROPOSED EASEMENTS:

- AN ENGROACHMENT AGREEMENT BETWEEN RYSON CORP. AND THE CITY OF SAN DIEGO, DATED MAY 27, 1980 AND RECORDED JULY 29, 1981 AS FILE No. 81-238644 OF OFFICIAL RECORDS.
- 2. FIRST AMENDMENT TO AGREEMENT RECORDED JUNE 2, 1983 AS FILE No. 83-184883 OF OFFICIAL RECORDS.
- SECOND AMENDMENT TO AGREEMENT RECORDED SEPTEMBER 17, 1985 AS FILE No. 85-342685 OF OFFICIAL RECORDS.
- THIRD AMENDMENT TO AGREEMENT RECORDED DECEMBER 9, 1985 AS FILE No. 85-483371 OF OFFICIAL RECORDS.
- (5) INDICATES AN EASEMENT AND RIGHT OF WAY FOR PUBLIC UTILITIES, INGRESS AND EGRESS, GRANTED TO SAN DIEGO CAS AND ELECTRIC COMPANY, RECORDED JULY 28, 1972 AS DOCUMENT NO. 197651 OF OFFICIAL RECORDS.
- 6. AN EASEMENT AND RIGHT OF WAY FOR PUBLIC UNILITIES, INCRESS AND EORESS, GRANTED TO SOUTHWESTERN CABLE TV, RECORDED MOVEMBER 13, 1995 AS DOCUMENT NO. 1995—0513789 OF OFFICIAL RECORDS, THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD AND THEREFORE COULD NOT BE PLOTTED.

7. NONE PROPOSED

LEGEND:

PROPERTY LINE/SUBDIMISION BOUNDARY	
DRIVEWAY	A N
EXISTING BLOCK WALL	
WOOD FENCE	
WROUGHT IRON FENCE	
WROUGHT IRON RAILING	
GATE	
OVERHEAD WIRE	
DIRECTION OF DRAINAGE	
GATE VALVE	9
WATER METER	(32)
BACK FLOW PREVENTION DEVICE	_
FIRE DEPARTMENT CONNECTION	re:
FIRE SPRINKLER MANHOLE	ø
POWER POLE	J.
ELECTRIC RISER	•
ELECTRIC TRANSFORMER	ET)
GAS METER	2,
PARKING SPACE	0
INDICATES TOP OF CURB	IC.
INDICATES FLOW LINE	A.
INDICATES DRAIN INLET	DI
INDICATES DRAIN OUTLET	DO
INDICATES FINISH FLOOR	FF
INDICATES PLANTER	PLNTR
INDICATES ASPHALT CONCRETE	AC
INDICATES ASBESTOS CONCRETE PIPE	ACP
INDICATES VITRIFIED CLAY	иc
INDICATES COMMON POINT	•
EXISTING SEWER LATERAL	
EXISTING WATER SERVICE	®

EXISTING FIRE SERVICE

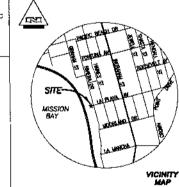
OWNER/DEVELOPER:

THOMAS FREDERICK RYAN

JEROME D. RYAN, ANNE EVENSON RYAN DAVID CLAUDE RYAN, MICHAEL FRANKLIN RYAN, THOMAS FREDERICK RYAN, AMY ANNE RYAN PO BOX 6409 SAN DIEGO, CA 92166

anne evenson ryan
WICHAEL FRANKLIN RYAN

SAN DIEGO LAND SURVEYING AND ENGINEERING, INC 9665 CHESAPEAKE DRIVE, SUITE 446 SAN DIEGO, CA 92123-1354 PHONE: 38-868-6892 FAX: 858-565-4354 EMÄIL: rbateman@adise.com



Project Soil Condition: Existing developed sile.

Project Permits Required:

TENTATIVE MAP 457406 ONE LOT FINAL MAP

Number of Stories: 4

Source of Topography: Field survey by San Diego Land Surveying on 3-14-2007

NORTHEAST BRASS PLUG IVIERA DRIVE AND LA PLAYA AVENUE ELEVATION = 25.271 M.S.L.

LOTS 62, B3 AND 84 OF SOUTHERN TITLE GUARANTY COMPANY'S SURDIVISION OF PUEBLO LOT 1801, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREON TO THE COUNTY RECORDER OF SAN DIEGO COUNTY OCTOBER 29, 1992 CORDER OF SAN DIEGO COUNTY OCTOBER 29,

EXCEPTING THEREFROM THAT PORTION, IF ANY, LYING BELOW THE MEAN HIGH TIDE LINE. LAMBERT COORDINATES :

CONDOMINIUM CONVERSION

TENTATIVE MAP 457406

NAD 27 = 227-1.695 A.P.N. 423-441-16

3790 RIVIERA DRIVE

Project No. 132231

NAD 83 = 1,867-6,256

Jerome D. Ryan et. al. PO Box 6409 San Diego, CA 92166 San Diego, CA 92109

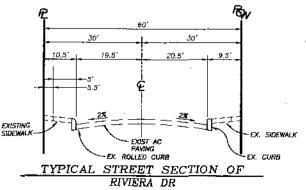
Sheet 1 of 1

11 = 201 Original Date: June 8, 200 Revised: August 5, 2008

PROFESSIONAL LAND SURVEYOR:

SAN DIEGO LAND SURVEYING & ENGINEERING, INC. 9665 CHESAPEAKE DRIVE, SUITE 445 SAN DIEGO, CALIFORNIA 92123 (858) 565-8362

03-26-09 ROBERT J. BATEMAN, P.L.S. 7046 REGISTRATION EXPIRES DECEMBER 31, 2010



LOT 61

LOT 52

LOT 63

PLANTER

-CONCRETE SURFACE - /50"

FOUR-STORY

1ST FLOOR FF = 25.85 296- FLOOR FF = 34.81 3RD FLOOR FF = 43.65 4TH FLOOR FF = 52.55

LOT 64

OGHT-IRON GATE AT

OVERHEAD

LOT 65 💥

UNDERGROUND

X

X

SUBDIVISION OF

PUEBLO LOT 1801

MAP 1854

75°58'13" FI 101 I

DI13.51

POOL

DK 13.58

UTILITY TABLE:

CATV

ELECTRIC

GAS

TELEPHONE

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FLOODPLAIN ZONE ELEVATION > 4.0

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UNDERGROUND GARAGE DETAIL

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SCALE: 1"=20"

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DEVELOPMENT NOTES:

20.51

23.79 IC

19.5"

- 1. THIS IS A MAP OF A CONDOMINIUM PROJECT AS DEFINED IN SECTION 1350 ET. SEQ. OF THE CAML CODE OF THE STATE OF CALIFORNIA AND IS FLED PURSUANT TO THE SUBDIMISION MAP ACT. TOTAL NUMBER OF UNITS IS 24.
- 2. NUMBER OF EXISTING LOTS = 3 NUMBER OF PROPOSED LOTS = 1
- (3) THE SUBDIMDER SHALL REPLACE EXISTING ROLLED CURB WITH CITY STANDARD CURB & GUTTER, ADJACENT TO SITE ALONG RIMERA DRIVE, PER STANDARD DRAWINGS 6-2 & SOG-100.
- (4) THE SUBDIVIDER SHALL REPLACE THE EXISTING DRIVEWAY WITH CURRENT CITY STANDARD DRIVEWAY ADJACENT TO THE SITE ON RIMERA DRIVE PER STANDARD DRAWINGS G-14A AND SDG-100.
- THE SUBDIVIDER SHALL CONSTRUCT A CURB RAMP ADJACENT TO THE SITE, ACROSS FROM ONE OF THE CURB RAMPS ON THE EAST SIDE OF RINERA DRIVE PER STANDARD DRAWINGS PER STANDARD DRAWING SDG-130, SDG-132 AND SDG-137.
- (6) THE SUBDINDER SHALL REMOVE THE WOODEN RAMP AND PLANTER BOX, LOCATED SOUTH OF THE DRIVEWAY, FROM THE RIMERA DRIVE RIGHT-OF-WAY.
- THE SUBDIVIDER SHALL REPLACE ANY BROKEN OR UPLIFTED PORTIONS OF SIDEWALK, MAINTAINING THE EXISTING SIDEWALK SCORING PATTERN AND PRESERVING ANY CONTRACTORS STAMP, ADJACENT TO THE SITE.
- 8. THE SUBDIMIDER SHALL OBTAIN AN EMRA FOR THE LANDSCAPING AND APPURTENANCES WITHIN THE RIVIERA DRIVE RIGHT-OF-WAY. THE SUBDIVIDER SHALL INSTALL PRIVATE BACK FLOW DEVICES ON ALL EXISTING AND PROPOSED WATER SERVICES ADJACENT TO PROJECT SITE IN A MANNER SATISFACTORY TO THE WATER CEPARTMENT DIRECTOR.
- 10. THE SUBDIMIDER SHALL PROVIDE A LETTER AGREEING TO PREPARE COLORS FOR THE OPERATION AND MAINTENANCE OF ALL PRIVATE WATER AND SEWER UTILITIES THAT TRAVERSE MORE THAT A SINGLE CONDOMINUM UNIT OR LOT.

TENTATIVE MAP No. 457406

Project No. 132231

EL: 25.271

LA PLAYA

AVENUE

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GRAPHIC SCALE 10 20

LEGENO:

OVERLAY ZONES: COASTAL (STATE), COASTAL HEIGHT LIMIT FIRST PUBLIC ROADWAY PARKING IMPACT RESIDENTIAL TANDEM PARKING

CITY OF SAN DIEGO

DEVELOPMENT SUMMARY

- 1. SUMMARY OF REQUEST-CONVERT 24 EXISTING UNITS TO CONDOMINIUMS AND FILE A ONE LOT SUBDIVISION MAP.
- 2. STREET ADDRESS: 3790 RIMERA DRIVE

 ON OS OE BUY SIDE

 AT LA PLAYA AVENUE BETWEEN

 MOORLAND DRIVE AND ROOSEVELT AVENUE
- 3. SITE AREAS

TOTAL SITE AREA:

(16.816.15 SF) (0.385 AC.)

- DENSITY: (RESIDENTIAL)
 MAXIMUM NO, DWELLING UNITS ALLOWED PER ZONE:
 NUMBER OF EXISTING UNITS TO REMAIN ON SITE:
 NUMBER OF PROPOSED DWELLING UNITS ON SITE:
 TOTAL NUMBER OF UNITS PROVIDED ON THE SITE:
- YARD/SETBACK STREET YARD: STREET SIDE YARD: INTERIOR YARD(S): REAR YARD:
- 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	16	1.50	24
3 BR UNIT	- 8	1.75	14
TOTAL REQUIR	RED BY ZON	E	38
TOTAL PROVID	DED ON-SITE	=	38

UNIT AREAS

TYPE OF UNIT	NUMBER OF TYPE	SQUARE FOOTAGE PER UNIT	TOTAL PER TYPE
2 BR UNIT	16	1,190	19,040
3 BR UNIT	8	1,515	12,120

MONUMENTATION & MAPPING

ALL PROPERTY CORNERS WILL BE SET AND A ONE LOT FINAL MAP WILL BE FILED. A DETAILED PROCEDURE OF SURVEY WILL BE SHOWN ON THE FINAL MAP,

EXISTING IMPROVEMENTS

SEWER DRAWING NO. 14743-13-D WATER DRAWING NO. 14743-15-D

EXISTING & PROPOSED EASEMENTS:

- AN ENCROACHMENT AGREEMENT BETWEEN RYSON CORP. AND THE CITY OF SAN DIEGO, DATED MAY 27, 1980 AND RECORDED JULY 29, 1981 AS FILE No. 81-238644 OF OFFICIAL RECORDS.
- 2. FIRST AMENDMENT TO AGREEMENT RECORDED JUNE 2, 1983 AS FILE No. 83-184883 OF OFFICIAL RECORDS.
- 3. SECOND AMENOMENT TO AGREEMENT RECORDED SEPTEMBER 17, 1985 AS FILE No. 85-34268S OF OFFICIAL RECORDS.
- 4. THIRD AMENDMENT TO AGREEMENT RECORDED DECEMBER 9, 1985 AS FILE No. 85-463371 OF OFFICIAL RECORDS.
- (5) INDICATES AN EASEMENT AND RIGHT OF WAY FOR PUBLIC UTILITIES, INGRESS AND EGRESS, GRANTED TO SAN DIEGO GAS AND ELECTRIC COMPANY, RECORDED JULY 28, 1972 AS DOCUMENT NO, 197651 OF OFFICIAL RECORDS.
- 6. AN EASEMENT AND RIGHT OF WAY FOR PUBLIC UTILITIES, INGRESS AND EGRESS, GRANTED TO SOUTHWESTERN CAGLE TY, RECORDED NOVEMBER 13, 1995 AS DOCUMENT NO. 1995—0513789 OF OFFICIAL RECORDS THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD AND THEREFORE COULD NOT BE PLOTTED.

PROPERTY LINE/SUBDIVISION BOUNDARY -DENEWAY FORTING BLOCK WAY. -----WOOD FENCE WROUGHT IRON FENCE WROUGHT IRON RAILING GATE OVERHEAD WIRE DIRECTION OF DRAINAGE GATE VALVE WATER METER TVV BACK FLOW PREVENTION DEVICE FIRE DEPARTMENT CONNECTION FIRE SPRINKLER MANHOLE POWER POLE ELECTRIC RISER ELECTRIC TRANSFORME GAS METER PARKING SPACE INDICATES TOP OF CURE INDICATES FLOW LINE INDICATES DRAIN INLET INDICATES DRAIN OUTLET INDICATES FINISH FLOOR INDICATES PLANTER PI NTR INDICATES ASPHALT CONCRETE INDICATES ASBESTOS CONCRETE PIPE INDICATES VITRIFIED CLAY INDICATES COMMON POINT EXISTING SEWER LATERAL ------(5)------

EXISTING WATER SERVICE

EXISTING FIRE SERVICE

OWNER/DEVELOPER:

JEROME D. RYAN, ANNE EVENSON RYAN DAVID CLAUDE RYAN, MICHAEL FRANKLIN RYAN, THOMAS FREDERICK RYAN, AMY ANNE RYAN PO BOX 6409 SAN DIEGO, CA 92166

JEROME D. RYAN	ANNE EVENSON RYAN
DAVID CLAUDE RYAN	MICHAEL FRANKLIN RÝAN

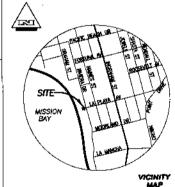
PROFESSIONAL LAND SURVEYOR:

SAN DIEGO LAND SURVEYING & ENGINEERING, INC. 9865 CHESAPEAKE DRIVE, SUITE 445 SAN DIEGO, CALIFORNIA 92123 (858) 565-8362

ROBERT J. BATEMAN, P.L.S. 7046 REGISTRATION EXPIRES DECEMBER 31, 2010

03-26-09

SAN DIEGO LAND SURVEYING AND ENGINEERING, INC 9666 CHESAPEAKE DRIVE, SUITE 446 SAN DIEGO. CA 92123-1354 PHONE: 588-585-382 FAX: 858-565-4354 EMAIL /baleman@sdire.com



Project Soil Condition: Existing developed site

Project Permits Required

TENTATIVE MAP 457408 ONE LOT FINAL MAP

Number of Stories: 4 Proposed use: Residential

Source of Topography. Field survey by San Diego Land Surveying on 3-14-2007

NORTHEAST BRASS PLUG RIVIERA DRIVE AND LA PLAYA AVENUE ELEVATION = 25.271 M.S.L.

Project Legal Description: LOTS 62, 63 AND 64 OF SOUTHERN TITLE GUARANTY COMPANYS SUBDIVISION OF PUEBLO LOT 1801. IN COMPANY'S SUBJIVISION OF PUBBLIC DIT MOT, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREO NO. 1884, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY OCTOBER 20,

EXCEPTING THEREFROM THAT PORTION, IF ANY, LYING BELOW THE MEAN HIGH TIDE LINE.

NAD 27 = 227-1,695 A.P.N. 423-441-16

Project Owner: Jerome O. Ryan et. ad. PO Box 6409 Sen Diego, CA 92166 San Diego, CA 92109

etion (exist, structure): 1973

1" = 20"

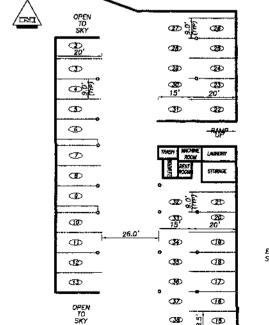
Existing use: Residential Zone Designation: RM-2-5 Project Address:

TENTATIVE MAP 457406 Project No. 132231

3790 RIVIERA DRIVE CONDOMINIUM CONVERSION

Original Date: June 6, 2007 Revised: January 10, 2008 Revised: August 5, 2008

Sheet 1 of 1



UNDERGROUND GARAGE DETAIL

SCALE: 1"=20

UTILITY TABLE:

RAMP

UTILITY	OVERHEAD	UNDERGROUND
CATV		×
ELECTRIC		X
GAS		х
TELEPHONE		×

LOT 81

BULLDING

LOT 62

LOT 63

LOT 64

GHT-IRON GATE AT AGE LEVEL

LOT 65

SUBDIVISION OF

PUEBLO LOT 1801 MAP 1884

-CONCRETE SURFACE → 1/

75'58'13"6 1 1 1

Di13.51

POOL

Dk 13.58

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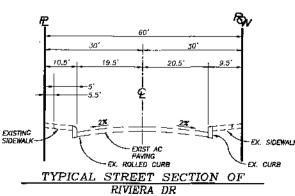
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DEVELOPMENT NOTES:

33.73 F

19.51

- THIS IS A MAP OF A CONDOMINIUM PROJECT AS DEFINED IN SECTION 1350 ET. SEO. OF THE CIVIL CODE OF THE STATE OF CALFORNIA AND IS FLED PURSUANT TO THE SUBDIVISION MAP ACT. TOTAL NUMBER OF UNITS IS 24.
- (3.) THE SUBDIVIDER SHALL REPLACE EXISTING ROLLED CURB WITH CITY STANDARD CURB & GUTTER, ADJACENT TO SITE ALONG RIVERA DRIVE, PER STANDARD DRAWINGS G-2 & SDG-100.
- (4) THE SUBDIVIDER SHALL REPLACE THE EXISTING DRIVEWAY WITH CURRENT CITY STANDARD DRIVEWAY ADJACENT TO THE SITE ON RIMERA DRIVE PER STANDARD DRAWINGS
- THE SUBDMIDER SHALL CONSTRUCT A CURB RAMP ADJACENT TO THE SITE, ACROSS FROM ONE OF THE CURB RAMPS ON THE EAST SIDE OF RIMERA DRIVE PER STANDARD DRAWINGS PER STANDARD DRAWING SDG—130. SDG—132 AND SDG—137.
- (6) THE SUBDIMOER SHALL REMOVE THE WOODEN RAMP AND PLANTER BOX, LOCATED SOUTH OF THE DRIVEWAY, FROM THE RIMERA DRIVE RIGHT-OF-WAY.
- THE SUBDIVIDER SHALL REPLACE ANY BROKEN OR UPLIFTED PORTIONS OF SIDEWALK, MAINTAINING THE EXISTING SIDEWALK SCORING PATTERN AND PRESERVING ANY CONTRACTORS STAMP, ADJACENT TO THE SITE.
- 8. THE SUBDIVIDER SHALL ORTAIN AN EMRA FOR THE LANDSCAPING AND APPURTENANCES WITHIN THE RIVIERA DRIVE RIGHT--OF-WAY.
- THE SUBDIVIDER SHALL INSTALL PRIVATE BACK FLOW DEVICES ON ALL EXISTING AND PROPOSED WATER SERVICES ADJACENT TO PROJECT SITE IN A MANNER SATISFACTORY TO THE WATER DEPARTMENT DIRECTOR.
- 10. THE SUBDIMDER SHALL PROVIDE A LETTER, AGREEING TO PREPARE COMERS FOR THE OPERATION AND MAINTENANCE OF ALL PRIVATE WATER AND SEWER UTILITIES THAT TRAVERSE MORE THAT A SINGLE CONDOMINION UNIT OR
- 11. PAVERS LEADING TO THE BEACH AREA TO BE REMOVED

TENTATIVE MAP No. 457406

Project No. 132231

EL: 25.271

LA PLAYA AVENUE

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LOT 81

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H PLANTER!

13 E E A

LOT 62

LOT 63

FOUR-STORY

STUCCO BUILDING

1ST FLOOR FF = 25.65 200 FLOOR FF = 34.61 3RD FLOOR FF = 43.65 4TH FLOOR FF = 52.65

LOT 64

WROGHT-IRON GATE AT

OVERHEAD

EX. ROLLED CURB

TYPICAL STREET SECTION OF

RIVIERA DR

LOT 85 🛬

UNDERGROUND

₹gv

SUBDIVISION OF

PUEBLO LOT 1801

MAP 1884

D 9'x18.5

15.43

DI13.51

POOL

□q_{13.86}

PAMPE X

UTILITY TABLE:

CATV

ELECTRIC

GAS

TELEPHONE

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M A L 5

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FLOODPLAIN ZONE ELEVATION = 4.0

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(22)

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UNDERGROUND GARAGE DETAIL

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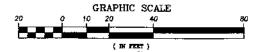
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EXISTING AND PROPOSED ZONE: RM-2-5 COMMUNITY PLAN NAME: PACIFIC BEACH OVERLAY ZONES: COASTAL (STATE), COASTAL HEIGHT LIMIT FIRST PUBLIC ROADWAY PARKING IMPACT RESIDENTIAL TANDEM PARKING

CITY OF SAN DIEGO

DEVELOPMENT SUMMARY

1. SUMMARY OF REQUEST: CONVERT 24 EXISTING UNITS TO CONDOMINIUMS AND FILE A ONE LOT SUBDIVISION MAP.

2. STREET ADDRESS: 3790 RIVIERA DRIVE

IN IS IE BW SIDE

AT LA PLAYA AVENUE BETWEEN
MOORLAND DRIVE AND ROOSEVELT AVENUE

3. SITE AREAS TOTAL SITE AREA:

(16,816.15 SF) (0.386 AC.)

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

YARD/SETBACK STREET YARD: STREET SIDE YARD: INTERIOR YARD(S):

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	16	1.50	24
3 BR UNIT	8	1.75	14
TOTAL REQUIR	ED BY ZON	ε	38
TOTAL PROVID	DED ON-SITE	<u> </u>	38

UNIT AREAS

TYPE OF UNIT	NUMBER OF TYPE	SQUARE FOOTAGE PER UNIT	TOTAL PER TYPE
2 BR UNIT	16	1,190	19,040
J BR UNIT	8	1,515	12,120

MONUMENTATION & MAPPING

ALL PROPERTY CORNERS WILL BE SET AND A ONE LOT FINAL MAP WILL BE FILED. A DETAILED PROCEDURE OF SURVEY WILL BE SHOWN ON THE FINAL MAP.

EXISTING IMPROVEMENTS

SEWER DRAWING NO. 14743-13-D WATER DRAWING NO. 14743-15-0

EXISTING & PROPOSED EASEMENTS:

- AN ENGROACHMENT AGREEMENT BETWEEN RYSON CORP. AND THE CITY OF SAN DIECO, DATED MAY 27, 1980 AND RECORDED JULY 29, 1981 AS FILE No. 81–238644 OF OFFICIAL RECORDS.
- 2. FIRST AMENDMENT TO AGREEMENT RECORDED JUNE 2. 1983 AS FILE No. 83-184883 OF OFFICIAL RECORDS.
- SECOND AMENDMENT TO AGREEMENT RECORDED SEPTEMBER 17, 1985 AS FILE No. 85-342685 OF OFFICIAL RECORDS.
- THIRD AMENDMENT TO AGREEMENT RECORDED DECEMBER 9, 1985 AS FILE No. 85-463371 OF OFFICIAL RECORDS.
- (5) INDICATES AN EASEMENT AND RIGHT OF WAY FOR PUBLIC UTILITIES, INGRESS AND EGRESS, GRANTED TO SAN DIEGO GAS AND ELECTRIC COMPANY, RECORDED JULY 28, 1972 AS DOCUMENT NO. 197651 OF OFFICIAL RECORDS.
- 6. AN EASEMENT AND RIGHT OF WAY FOR PUBLIC UTILITIES, INCRESS AND EGRESS, CRANTED TO SOUTHWESTERN CASILE TV, RECORDED NOVEMBER 13, 1995 AS DOCUMENT NO. 1995-0513789 OF OFFICIAL RECORDS. THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD AND THEREFORE COULD NOT BE PLOTTED.

7. NONE PROPOSED

PROPERTY LINE/SUBDIVISION BOUNDARY

PROPERTY LIME/SUBDIVISION BOUNDARY	
DRIVEWAY	, i
EXISTING BLOCK WALL	
WOOD FENCE	
WROUGHT IRON FENCE	
WROUGHT IRON RAILING	
GATE	سسل
OVERH ÉAD WIR E	
DIRECTION OF DRAINAGE	-
GATE VALVE	e
WATER METER	IWI
BACK FLOW PREVENTION DEVICE	-
FIRE DEPARTMENT CONNECTION	FIG.
FIRE SPRINKLER MANHOLE	ø
POWER POLE	ъ
ELECTRIC RISER	E E
ELECTRIC TRANSFORMER	ET
GAS METER	
PARKING SPACE	Ō
INDICATES TOP OF CURB	7C
INDICATES FLOW LINE	FL
INDICATES DRAIN INLET	Cf .
INDICATES DRAIN OUTLET	90
INDICATES FINISH FLOOR	f f
INDICATES PLANTER	PLMTR
INDICATÉS ASPHALT CONCRETE	AC
INDICATES ASBESTOS CONCRETE PIPE	ACP
INDICATES VITRIFIED GLAY	ис
INDICATES COMMON POINT	•
EXISTING SEWER LATERAL	®
EXISTING WATER SERVICE	®

EXISTING FIRE SERVICE

OWNER/DEVELOPER:

JEROME D. RYAN, ANNE EVENSON RYAN DAVID CLAUDE RYAN, MICHAEL FRANKLIN RYAN, THOMAS FREDERICK RYAN, AMY ANNE RYAN PO BOX 8409 SAN DIEGO, CA 92166

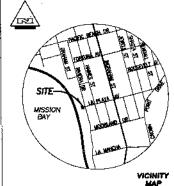
IEROME D. RYAN	anne evenson ryan
DAVID CLAUDE RYAN	MICHAEL FRANKLIN RYAN
THOMAS FREDERICK RYAN	AMY ANNE RYAN

Prepared By

SAN DIEGO LAND SURVEYING AND ENGINEERING, INC 9665 CHESAPEAKE DRIVE, SUITE 446 SAN DIEGO, CA. 92123-1354 PHONE: 858-565-8362

FAX: 868-686-4364 FMAIL: rbateman@adise.com

Consultants



Project Soil Condition: Existing developed site

Number of Staries: 4 Proposed use: Residental Existing use: Residental Zone Designation: RM-2-5 Year of Construction (exist. structure): 1973

Source of Topography: Field survey by San Diego Land Surveying on 3-14-2007

NORTHEAST BRASS PLUG RIVERA DRIVE AND LA PLAYA AVENUE ELEVATION = 25.271 M.S.L.

Project Legal Description:

COMPANY'S SUBDIVISION OF PUEBLO LOT 1801, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1884, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY OCTOBER 20, 1925.

EXCEPTING THEREFROM THAT PORTION, IF ANY, LYING BELOW THE MEAN HIGH TIDE LINE,

LAMBERT COORDINATES: NAD 27 = 227-1.695 NAD 83 = 1.867-6.258

CONDOMINIUM CONVERSION

Project Address 3790 Riviera Drive San Clego, CA 92109

TENTATIVE MAP 457406 ONE LOT FINAL MAP

Project Date:

Jerome D. Ryan et. al. PO Box 6409 San Diego, CA 92156

Sheet 1 of 1

Project Owner:

Original Date: June 6, 2007 Project No. 132231 Revised: August 5, 2008

LOTS 62, 63 AND 64 OF SOUTHERN TITLE GUARANTY

A.P.N. 423-441-16

3790 RIVIERA DRIVE

TENTATIVE MAP 457406

PROFESSIONAL LAND SURVEYOR: SAN DIEGO LAND SURVEYING & ENGINEERING, INC. 9665 CHESAPEAKE DRIVE, SUITE 445 SAN DIEGO. CALIFORNIA 92123 (858) 565–8362

ROBERT J. BATEMAN, P.L.S. 7046 REGISTRATION EXPIRES DECEMBER 31, 2010

10. THE SUBDIMDER SHALL PROVIDE A LETTER, AGREEING TO PREPARE CCARS FOR THE OPERATION AND MAINTENANCE OF ALL PRIVATE WATER AND SEWER UTILIES THAT TRAVERSE MORE THAT A SINGLE CONDOMINIUM UNIT OR

DEVELOPMENT NOTES:

20,5

23.23 F

19.5

- THIS IS A MAP OF A CONDOMINIUM PROJECT AS DEFINED IN SECTION 1350 ET. SEG. OF THE CMIL CODE OF THE STATE OF CALFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. TOTAL NUMBER OF UNITS IS 24.
- 2. NUMBER OF EXISTING LOTS = 3 NUMBER OF PROPOSED LOTS = 1
- (3.) THE SUBDIMIDER SHALL REPLACE EXISTING ROLLED CURB WITH CITY STANDARD CURB & GUTTER, ADJACENT TO SITE ALONG RIMERA DRIVE, PER STANDARD DRAWINGS
- (4) THE SUBDIMBER SHALL REPLACE THE EXISTING DRIVEWAY WITH CURRENT CITY STANDARD DRIVEWAY ADJACENT TO THE SITE ON RIMERA DRIVE PER STANDARD DRAWINGS G-144 AND SDG-100.
- THE SUBDIMIDER SHALL CONSTRUCT A CURB RAMP ADJACENT TO THE SITE, ACROSS FROM ONE OF THE CURB RAMPS ON THE EAST SIDE OF RIMERA DRIVE PER STANDARD DRAWINGS PER STANDARD DRAWING SDG-130, SDG-132 AND SDG-137.
- (6.) THE SUBDMIDER SHALL REMOVE THE WOODEN RAMP AND PLANTER BOX, LOCATED SOUTH OF THE DRIVEWAY, FROM THE RIVERA DRIVE RIGHT-OF-WAY.
- 7. THE SUBDIVIDER SHALL REPLACE ANY BROKEN OR UPLIFTED PORTIONS OF SIDEMALK, MAINTAINING THE EXISTING SIDEMALK SCORING PATTERN AND PRESERVING ANY CONTRACTORS STAMP, ADJACENT TO THE SITE.
- 8. THE SUBDIMDER SHALL OBTAIN AN EMRA FOR THE LANDSCAPING AND APPURTENANCES WITHIN THE RIVIERA DRIVE RIGHT-OF-WAY. THE SUBDIVIDER SHALL INSTALL PRIVATE BACK FLOW DEVICES ON ALL EXISTING AND PROPOSED WATER SERVICES ADJACENT TO PROJECT SITE IN A MANNER SATISFACTORY TO THE WATER DEPARTMENT DIRECTOR.
- PAVERS LEADING TO THE BEACH AREA TO BE REMOVED

TENTATIVE MAP No. 457406

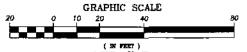
Project No. 132231

EL: 25.271

LA PLAYA

AVENUE





EXISTING AND PROPOSED ZONE: RM-2-5 COMMUNITY PLAN NAME: PACIFIC BEACH OVERLAY ZONES: COASTAL (STATE), COASTAL HEIGHT LIMIT FIRST PURING ROADWAY PARKING IMPACT
RESIDENTIAL TANDEM PARKING

CITY OF SAN DIEGO

DEVELOPMENT SUMMARY

1. SUMMARY OF REQUEST: CONVERT 24 EXISTING UNITS TO CONDOMINIUMS AND FILE A ONE LOT SUBDIVISION MAP.

3. SITE AREA:

TOTAL SITE AREA:

(16,816.15 SF) (0.386 AC.)

DENSITY: (RESIDENTIAL)
MAXIMUM NO. DWELLING UNITS ALLOWED PER ZONE: 12
NUMBER OF PROPOSED DWELLING UNITS ON SITE: 0
TOTAL NUMBER OF UNITS PROVIDED ON THE SITE: 24

YARO/SETBACK STANDARO STREET YARO: 20' STREET SIDE YARO: 10' INTERIOR YARD(5): 5' REAR YARD: 15'

PARKING:
PARKING CRITERIA:
RESIDENTIAL | COMMERCIAL | INDUSTRIAL | MIXED USE | OTHER

TYPE OF UNIT	NUMBER OF TYPE	PARKING RÉOUIRED PER UNIT	TOTAL PER TYPE
2 BR UNIT	16	1.50	24
3 BR UNIT	8	1,75	14
TOTAL REQUIR	RED BY ZON	E	38
TOTAL PROVID	DED ON-SITE		38

TYPE OF UNIT	NUMBER OF TYPE	SQUARE FOOTAGE PER UNIT	TOTAL PER TYPE
2 BR UNIT	16	1,190	19,040
3 BR UNIT	8	1,515	12,120

MONUMENTATION & MAPPING

ALL PROPERTY CORNERS WILL BE SET AND A ONE LOT FINAL MAP WILL BE FILED. A DETAILED PROCEDURE OF SURVEY WILL BE SHOWN ON THE FINAL MAP.

EXISTING IMPROVEMENTS

SEWER DRAWING NO. 14743-13-0 WATER DRAWING NO. 14743-15-D

EXISTING & PROPOSED EASEMENTS:

- AN ENCROACHMENT AGREEMENT BETWEEN RYSON CORP. AND THE CITY OF SAN DIEGO, DATED MAY 27, 1980 AND RECORDED JULY 29, 1981 AS FILE No. 81—238644 OF OFFICIAL RECORDS.
- 2. FIRST AMENDMENT TO AGREEMENT RECORDED JUNE 2, 1983 AS FILE No. 83-184883 OF OFFICIAL RECORDS.
- SECOND AMENDMENT TO AGREEMENT RECORDED SEPTEMBER 17, 1885 AS FILE No. 85-342685 OF OFFICIAL RECORDS.
- THIRD AMENOMENT TO AGREEMENT RECORDED DECEMBER 9, 1985 AS FILE No. 85-463371 OF OFFICIAL RECORDS.
- (5) INDICATES AN EASEMENT AND RIGHT OF WAY FOR PUBLIC UTILITIES, INGRESS AND EGRESS, GRANTED TO SAN DIEGO GAS AND ELECTRIC COMPANY, RECORDED JULY 28, 1972 AS DOCUMENT NO. 197651 OF OFFICIAL RECORDS.
- 6. AN EASEMENT AND RIGHT OF WAY FOR PUBLIC UTILITIES, INGRESS AND EGRESS, GRANTED TO SOUTHWESTERN CABLE TV, RECORDED NOVEMBER 13, 1995 AS DOCUMENT NO. 1995—0513789 OF OFFICIAL RECORDS, THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT OISCLOSED OF RECORD AND THEREFORE COULD NOT BE PLOTTED.

LEGEND:

PROPERTY LINE/SUBDIVISION BOUNDARY DRIVEWAY	
EXISTING BLOCK WALL	
WOOD FENCE	-0
WROUGHT IRON FENCE	
WROUGHT IRON RAILING	
GATE	
OVERHEAD WIRE	CHW
DIRECTION OF DRAINAGE	****
GATE VALVE	•
WATER METER	TWO
BACK FLOW PREVENTION DEVICE	_
FIRE DEPARTMENT CONNECTION	F€C
FIRE SPRINKLER MANHOLE	Φ
POWER POLE	J.
ELECTRIC RISER	
ELECTRIC TRANSFORMER	ET
GAS METER	2,
PARKING SPACE	0
INDICATES TOP OF CURB	1C
INDICATES FLOW LINE	Æ
INDICATES DRAIN INLET	Di
INDICATES DRAIN OUTLET	90
INDICATES FINISH FLOOR	FF
INDICATES PLANTER	PLNTR
INDICATES ASPHALT CONCRETE	AG
INDICATES ASBESTOS CONCRETE PIPE	ACP .
INDICATES VITRIFIED CLAY	VC.
INDICATES COMMON POINT	•
EXISTING SEWER LATERAL	\$
EXISTING WATER SERVICE	®

OWNER/DEVELOPER:

JEROME D. RYAN, ANNE EVENSON RYAN DAVID CLAUDE RYAN, MICHAEL FRANKLIN RYAN, THOMAS FREDERICK RYAN, AMY ANNE RYAN PO 80X 8409 SAN DIEGO, CA 92166

JEROME D. RYAN	ANNE EVENSON RYAN
DAVID CLAUDE RYAN	MICHAEL FRANKLIN RYAN
THOMAS FREDERICK RYAN	AMY ANNE RYAN

7. NONE PROPOSED

Prepared By: SAN DIEGO LAND SURVEYING AND ENGINEERING, INC 9665 CHESAPEAKE DRIVE, SUITE 445 SAN DIEGO, CA. 82123-1354 FAX: 558-565-4354 EMAIL: rbatemen@adise.com



	VICINITY MAP
mark: THEAST BRASS PLUG	Project Soll Condition: Existing developed site.
RA DRIVE AND LA PLAYA AVENUE ATION = 25.271 M.S.L.	Source of Topography: Field survey by San Diego Land Surveying on 3-14-2007
xi Legal Description:	Project Permits Required:
62, 83 AND 84 OF SOLITHERN TITLE GUARANTY PANY'S SUBDIVISION OF PUEBLO LOT 1861, IN CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, TE OF CALIFORNIA, ACCORDING TO MAP THEREOF	TENTATIVE MAP 457408 ONE LOT FINAL MAP
684, FILED IN THE OFFICE OF THE COUNTY ORDER OF SAN DIEGO COUNTY OCTOBER 20,	Project Data:
	Number of Stories: 4

EXISTING FIRE SERVICE

EXCEPTING THEREFROM THAT PORTION, IF ANY LYING BELOW THE MEAN HIGH TIDE LINE Existing use: Residential Zone Designation: RM-2-5

NAD 27 = 227-1,695 A.P.N. 423-441-16

Project No. 132231

LOTS

3790 RIVIERA DRIVE CONDOMINIUM CONVERSION

3790 Riviera Orive San Olego, CA 92109 **TENTATIVE MAP 457406**

Project Address:

Revised: August 6, 2008

1" = 20" Original Date: June 6, 2007 Revised: January 10, 2008 Sheet 1 of 1

Project Owner: Jerome D. Ryan et. al. PO Box 8409 San Diego, CA 92166

®√ 30" -FX. SIDEWALK -EX. ROLLED CURB

TYPICAL STREET SECTION OF

RIVIERA DR

NO SCALE

LOT 81

BUILDING

LOT 62

LOT 63

LOT 64

LOT 65

SUBDIVISION OF

OVERHEAD | UNDERGROUND

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X

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PUEBLO LOT 1801 MAP 1864

POOL

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DL 13.58

RAMP

UTILITY TABLE:

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UNDERGROUND GARAGE DETAIL

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SCALE: 1 = 20

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DEVELOPMENT NOTES:

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- 1. THIS IS A MAP OF A CONDOMINIUM PROJECT AS DEFINED IN SECTION 1350 ET. SEQ. OF THE COMIL CODE OF THE STATE OF CALIFORMA AND IS FILED PURSUANT TO THE SUBDIMSION MAP ACT. TOTAL NUMBER OF UNITS IS 24.
- 2. NUMBER OF EXISTING LOTS = J NUMBER OF PROPOSED LOTS =
- (3) THE SUBDIVIDER SHALL REPLACE EXISTING ROLLED CURB WITH CITY STANDARD CURB & GUTTER, ADMCENT TO SITE ALONG RIVIERA DRIVE, PER STANDARD DRAWINGS G-2 & SDG-100.
- (4) THE SUBDIVIDER SHALL REPLACE THE EXISTING DRIVEWAY WITH CURRENT CITY STANDARD DRIVEWAY ADJACENT TO THE SITE ON RIVERA DRIVE PER STANDARD DRAWINGS G-14A AND SDG-100.
- THE SUBDIMIDER SHALL CONSTRUCT A CURB RAMP ADJACENT TO THE SITE, ACROSS FROM ONE OF THE CURB RAMPS ON THE EAST SIDE OF RIMERA DRIVE PER STANDARD DRAWINGS PER STANDARD DRAWING SDC-130, SDG-132 AND SDG-137.
- (6) THE SUBDIVIDER SHALL REMOVE THE WOODEN RAMP AND PLANTER BOX, LOCATED SOUTH OF THE DRIVEWAY, FROM THE RIVIERA DRIVE RIGHT-OF-WAY.
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- 9. THE SUBDIVIDER SHALL INSTALL PRIVATE BACK FLOW DEVICES ON ALL EXISTING AND PROPOSED WATER SERVICES ADJACENT TO PROJECT SITE IN A MANNER SATISFACTORY TO THE WATER DEPARTMENT DIRECTOR 10. THE SUBDIMOER SHALL PROVIDE A LETTER, AGREEING TO PREPARE COLURA FOR THE OPERATION AND MAINTENANCE OF ALL PRIVATE WATER AND SEWER UTILITIES THAT TRAVERSE MORE THAT A SINGLE CONDOMINIUM UNIT OR
- 11. PAVERS LEADING TO THE BEACH AREA TO BE REMOVED

PROFESSIONAL LAND SURVEYOR: SAN DIEGO LAND SURVEYING & ENGINEERING, INC. 9885 CHESAPEAKE DRIVE, SUITE 445 SAN DIEGO, CALIFORNIA 92123 (858) 585-8362

ROBERT J. BATEMAN, P.L.S. 7046

TENTATIVE MAP No. 457406

Project No. 132231

EL: 25.271

LA PLAYA

AVENUE

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GRAPHIC SCALE

LEGEND:

PRO ORN (IN FERT) 1 INCH = 20 FE

EXISTING AND PROPOSED ZONE: RM-2-5 COMMUNITY PLAN NAME: PAGIFIC BEACH OVERLAY ZONES: COASTAL (STATE), COASTAL HEIGHT UMIT FIRST PUBLIC ROADWAY RESIDENTIAL TANDEM PARKING

CITY OF SAN DIEGO DEVELOPMENT SUMMARY

- SUMMARY OF REQUEST: CONVERT 24 EXISTING UNITS TO CONDOMINIUMS AND FILE A ONE LOT SUBDIVISION MAP.
- 2. STREET ADDRESS: 3790 RIVIERA DRIVE

 IN IS IE BY SIDE

 AT LA PLAYA AVENUE BETWEEN
 MOORLAND DRIVE AND ROOSEVELT AVENUE
- (16,816.15 SF) (0,386 AC.) TOTAL SITE AREA:
- DENSITY: (RESIDENTIAL)
 MAXIMUM NO. DWELLING UNITS ALLOWED PER ZONE:
 NUMBER OF EXISTING UNITS TO REMAIN ON SITE:
 NUMBER OF PROPOSED DWELLING UNITS ON SITE:
 TOTAL MUMBER OF UNITS PROVIDED ON THE SITE:
- YARD/SETBACK STREET YARD: STREET SIDE YARD: INTERIOR YARD(S): REAR YARD:
- PARKING CRITERIA:

 □ RESIDENTIAL □ COMMERCIAL □ INDUSTRIAL
 □ MIXED USE □ OTHER

TYPE OF UNIT	NUMBER OF TYPE	PARKING REQUIRED PER UNIT	TOTAL PER TYPE
2 BR UNIT	16	1,50	24
3 BR UNIT	8	1.75	14
TOTAL REQUIR	RED BY ZON	Ε	38
TOTAL PROVID	ED ON-SITE		38

TYPE OF UNIT	NUMBER OF TYPE	SQUARE FOOTAGE PER UNIT	TOTAL PER TYPE
2 BR UNIT	16	1,190	19,040
J BR UNIT	8	1,515	12,120

MONUMENTATION & MAPPING

ALL PROPERTY CORNERS WILL BE SET AND A ONE LOT FINAL MAP WILL BE FILED. A DETAILED PROCEDURE OF SURVEY WILL BE SHOWN ON THE FINAL MAP.

EXISTING IMPROVEMENTS

SEWER ORAWING NO. 14743-13-0 WATER DRAWING NO. 14743-15-D

EXISTING & PROPOSED EASEMENTS:

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	PROPERTY LINE/SUBDIVISION BOUNDARY	
	DRIVEWAY	.j ()
	EXISTING BLOCK WALL	
	WOOD FENCE	-0-0-0-0-
	WROUGHT IRON FENCE	
	WROUGHT IRON RAILING	
	GATE	
	OVERHEAD WIRE	
-	DIRECTION OF DRAINAGE	101 (\$
	GATE VALVE	
	WATER METER	W
	BACK FLOW PREVENTION DEVICE	_
	FIRE DEPARTMENT CONNECTION	FIIC G
	FIRE SPRINKLER MANHOLE	ø.
	POWER POLE	സ
	ELECTRIC RISER	6
	ELECTRIC TRANSFORMER	ET

ELECTRIC RISER	
ELECTRIC TRANSFORMER	ET
GAS METER	£.
PARKING SPACE	θ
INDICATES TOP OF CURB	IC.
INDICATES FLOW LINE	FL.
INDICATES DRAIN INLET	DY
INDICATES DRAIN OUTLET	0.00
INDICATES FINISH FLOOR	FF
INDICATES PLANTER	PLNTR
INDICATES ASPHALT CONCRETE	AC
INDICATES ASBESTOS CONCRETE PIPE	ACP
INDICATES VITRIFIED CLAY	YC:

INDICATES COMMON POINT

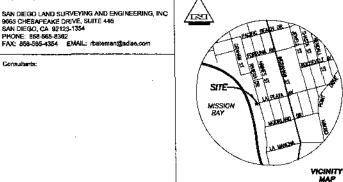
EXISTING SEWER LATERAL

EXISTING WATER SERVICE

EXISTING FIRE SERVICE

9665 CHESAPEAKE DRIVE, SUITE 446 SAN DIEGO, CA 92123-1354 PHONE: 858-565-8362 FAX: 858-566-4354 EMAIL: rbateman@adise.com

Prepared By:



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Project Soil Condition:	Existing developed site.
L	

Number of Stories: 4
Proposed use: Residential
Existing use: Residential
Zone Designation: RM-2-5
Year of Construction (exist: structure): 1973

Project Permits Required

TENTATIVE MAP 457408 ONE LOT FINAL MAP

Project Address:

3790 Riviera Drive San Diego, CA 92109

Revised: August 5, 2008

NORTHEAST BRASS PLUG RIVIERA DRIVE AND LA PLAYA AVENUE ELEVATION = 25.271 M.S.L. Source of Topography: Fleid survey by San Diego Land Surveying on 3-14-2007

Project Legal Description: LOTS 62 63 AND 64 OF SOUTHERN TITLE GUARANTY

LOTS 82, 59 AND 84 OF SOUTHERN TITLE GUARANTY COMPANYS SUBDIVISION OF PUEBLO LOT 8891, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THERE NO. 1884, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY OCTOBER 20,

EXCEPTING THEREFROM THAT PORTION, IF ANY, LYING BELOW THE MEAN HIGH TIDE LINE.

NAD 27 = 227-1,695

3790 RIVIERA DRIVE CONDOMINIUM CONVERSION

Project No. 132231

TENTATIVE MAP 457406

Original Date: June 6, 2007 Revised: January 10, 2008

Project Owner

Jerome D. Ryan et. al. PO Box 6409

San Diego, CA 92166

Sheet 1 of 1

OWNER/DEVELOPER:

THOMAS FREDERICK RYAN

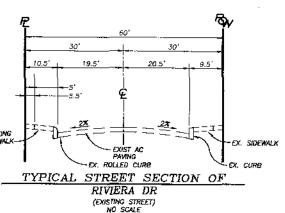
JEROME O. RYAN, ANNE EVENSON RYAN DAVID CLAUDE RYAN, MICHAEL FRANKLIN RYAN, THOMAS FREDERICK RYAN, AMY ANNE RYAN PO BOX 6409 SAN DIFFO CA 92166

JEROME D. RYAN	ANNE EVENSON RYAN
DAVID CLAUDE RYAN	MICHAEL FRANKUN RYAN

PROFESSIONAL LAND SURVEYOR:

SAN DIEGO LAND SURVEYING & ENGINEERING, INC. 9665 CHESAPEAKE DRIVE, SUITE 445 SAN DIEGO, CALIFORNIA 92123 (858) 565-8362

ROBERT J. BATEMAN, P.L.S. 7046 REGISTRATION EXPIRES DECEMBER 31, 2010



LOT 61

WHITELMA

LOT 62

LOT 63

OVER GARAGE STUCCO BUILDING

LOT 64

1.0T 65

SUBDIVISION OF

PUEBLO LOT 1801 MAP 1884

OVERHEAD UNDERGROUND

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MROCHT-IRON GATE AT GARAGE LEVEL

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POOL

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UTILITY TABLE:

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UNDERGROUND GARAGE DETAIL

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SCALE: 1"=20"

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← PLAMOSC +PE, A

- CONCRETE SURFACE →

DEVELOPMENT NOTES:

23.79 IC 23.23 F1

23.73 IC 23.18 L

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- THIS IS A MAP OF A CONDOMINIUM PROJECT AS DEFINED IN SECTION 1350 ET. SCO. OF THE CML CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIMISION MAP ACT. TOTAL NUMBER OF UNITS IS 24.
- 2. NUMBER OF EXISTING LOTS = 3 NUMBER OF PROPOSED LOTS = 1
- (3.) THE SUBDIVIDER SHALL REPLACE EXISTING ROLLED CURB WITH CITY STANDARD CURB & GUTTER, ADJACENT TO SITE ALONG RIVERA DRIVE, PER STANDARD DRAWINGS G-2 & SDG-100.
- (4) THE SUBDIVIDER SHALL REPLACE THE EXISTING DRIVEWAY WITH CURRENT CITY STANDARD DRIVEWAY ADJACENT TO THE SITE ON RIMERA DRIVE PER STANDARD DRAWINGS G-144 AND SDG-100.
- THE SUBDIVIOER SHALL CONSTRUCT A GURB RAMP ADJACENT TO THE SITE, ACROSS FROM ONE OF THE CURB RAMPS ON THE EAST SIDE OF RIMERA DRIVE PER STANDARD DRAWINGS PER STANDARD DRAWING SDG-130, SDG-132 AND SDG-137.
- (6) THE SUBDIMIDER SHALL REMOVE THE WOODEN RAMP AND PLANTER BOX, LOCATED SOUTH OF THE DRIVEWAY, FROM THE RIVIERA DRIVE RIGHT-OF-WAY.
- THE SUBDIVIDER SHALL REPLACE ANY BROKEN OR UPLIFTED PORTIONS OF SIDEWALK, MAINTAINING THE EXISTING SIDEWALK SCORING PATTERN AND PRESERVING ANY CONTRACTORS STAMP, ADJACENT TO THE SITE. THE SUBDIVIDER SHALL OBTAIN AN EMRA FOR THE LANDSCAPING AND APPURTENANCES WITHIN THE RIVIERA DRIVE RIGHT-OF-WAY.
- THE SUBDIMIDER SHALL INSTALL PRIMATE BACK FLOW DEVICES ON ALL EXISTING AND PROPOSED WATER SERVICES ADJACENT TO PROJECT SITE IN A MANNER SATISFAGTORY TO THE WATER DEPARTMENT DIRECTOR.
- 10. THE SUBDIMDER SHALL PROVIDE A LETTER, AGREEING TO PREPARE COLURS FOR THE OPERATION AND MAINTENANCE OF ALL PRIVATE WATER AND SEWER UTILITIES THAT TRAVERSE MORE THAT A SINGLE CONDOMINUM UNIT OR LOT.

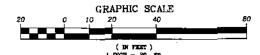
TENTATIVE MAP No. 457406

Project No. 132231

EL. 25.271

AVENUE





PROPERTY LINE/SUBDIVISION BOUNDARY

OVERLAY ZONES: COASTAL (STATE), COASTAL HEIGHT LIMIT FIRST PUBLIC ROADWAY PARKING IMPACT RESIDENTIAL TANDEM PARKING

CITY OF SAN DIEGO

DEVELOPMENT SUMMARY

- 1, SUMMARY OF REQUEST: CONVERT 24 EXISTING UNITS TO CONDOMINIUMS AND FILE A ONE LOT SUBDIVISION MAP.
- 2. STREET ADDRESS: 3790 RIMERA DRIVE IN IS IE BW SIDE AT LA PLAYA AVENUE BETWEEN MOORLAND DRIVE AND ROOSEVELT AVENUE
- J. SITE AREA:

TOTAL SITE AREA:

(16,816.15 SF) (0.386 AC.)

- DENSITY: (RESIDENTIAL)
 MAKIMUM NO, DWELLING UNITS ALLOWED PER ZONENUMBER OF EXISTING UNITS TO REMAIN ON SITE:
 NUMBER OF PROPOSED DWELLING UNITS ON SITE:
 TOTAL NUMBER OF UNITS PROVIDED ON THE SITE:
- YARD/SETBACK STREET YARD: STREET SIDE YARD: INTERIOR YARD(S): REAR YARD:
- PARKING:
 PARKING CRITERIA:
 PARKING CRITERIA:
 PRESIDENTIAL □ COMMERCIAL □ INDUSTRIAL
 □ MIXED USE □ OTHER

TYPE OF UNIT	NUMBER OF TYPE	PARKING REQUIRED PER UNIT	TOTAL PER TYPE
2 BR UNIT	16	1.50	24
3 BR UNIT	8	1.75	14
TOTAL REQUIR	ED BY ZON	ε	38
TOTAL PROVID	DED ON-SITE	<u> </u>	38

UNIT AREAS

TYPE OF UNIT	NUMBER OF TYPE	SQUARE FOOTAGE PER UNIT	TOTAL PER TYPE
2 BR UNIT	16	1,190	19,040
3 BR UNIT	8	1,515	12,120

MONUMENTATION & MAPPING

ALL PROPERTY CORNERS WILL BE SET AND A ONE LOT FINAL MAP WILL BE FILED. A DETAILED PROCEDURE OF SURVEY WILL BE SHOWN ON THE FINAL MAP.

EXISTING IMPROVEMENTS

SEWER DRAWING NO. 14743-13-D WATER DRAWING NO. 14743-15-D

EXISTING & PROPOSED EASEMENTS:

- AN ENCROACHMENT AGREEMENT BETWEEN RYSON CORP. AND THE CITY OF SAN DIEGO. DATED MAY 27, 1980 AND RECORDED JULY 29, 1981 AS FILE No. 81-236644 OF OFFICIAL RECORDS.
- SECOND AMENDMENT TO AGREEMENT RECORDED SEPTEMBER 17, 1985 AS FILE No. 85-342685 OF OFFICIAL RECORDS.
- (5) INDICATES AN EASEMENT AND RIGHT OF WAY FOR PUBLIC UTILITIES, INGRESS AND EGRESS, GRANTED TO SAN DIEGO GAS AND ELECTRIC COMPANY, RECORDED JULY 28, 1972 AS DOCUMENT NO. 197651 OF OFFICIAL RECORDS.
- 8. AN EASEMENT AND RIGHT OF WAY FOR PUBLIC UTILITIES, INGRESS AND EGRESS, GRANTED TO SOUTHWESTERN CABLE TY, RECORDED NOVEMBER 13, 1995 AS DOCUMENT NO. 1995—0513789 OF OFFICIAL RECORDS, THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD AND THEREFORE COULD NOT BE PLOTTED.

7. NONE PROPOSED

LEGENO:

EMPLEMIL PINE\2000MISION DODUMENT	
DRIVEWAY	N
EXISTING BLOCK WALL	
WOOD FENCE	-0
WROUGHT IRON FENCE	
WROUGHT IRON RAILING	· · · · · · · · · · · · · · · · · · ·
GATE	
OVERHEAD WIRE	CHW
DIRECTION OF DRAINAGE	***
GATE VALVE	
WATER METER	W
BACK FLOW PREVENTION DEVICE	_
FIRE DEPARTMENT CONNECTION	rat ®
FIRE SPRINKLER MANHOLE	•
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ELECTRIC RISER	
ELECTRIC TRANSFORMER	Ē
GAS METER	₽s.
PARKING SPAGE	Œ
INDICATES TOP OF CURB	rc
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INDICATES DRAIN INLET	DI
INDICATES DRAIN OUTLET	00
INDICATES FINISH FLOOR	FF
INDICATES PLANTER	PLNTR
INDICATES ASPHALT CONCRETE	AC
INDICATES ASBESTOS CONCRETE PIPE	ACP
INDICATES VITRIFIED CLAY	NC.
INDICATES COMMON POINT	•
EXISTING SEWER LATERAL	@
EXISTING WATER SERVICE	®· · · · ·

EXISTING FIRE SERVICE

OWNER/DEVELOPER:

THOMAS FREDERICK RYAN, AMY ANNE RYAN PO BOX 6409 SAN DIEGO, CA 92166

JEROME D. RYAN	ANNE EVENSON RYAN
DAVID CLAUDE RYAN	MICHAEL FRANKLIN RYAN

PROFESSIONAL LAND SURVEYOR:

SAN DIEGO LAND SURVEYING & ENGINEERING, INC. 9665 CHESAPEAKE DRIVE, SUITE 445

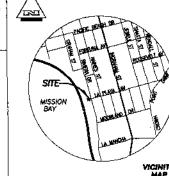
SAN DIEGO, CALIFORNIA 92123 (858) 565-8362

Prepared By:

SAN DIEGO LAND SURVEYING AND ENGINEERING, INC. 9665 CHESAPEAKE DRIVE, SUITE 445 SAN DIEGO, CA 92123-1354

EMAIL: rba

Consultanta



Project Soil Condition: Existing developed site.

TENTATIVE MAP 457408 ONE LOT FINAL MAP

Number of Stories: 4 Proposed use: Residential Existing use: Residential Zone Designation: RM-2-5

Project Data:

Field survey by San Diego Land Surveying on 3-14-2007

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	RA DRIN				A.

AYA AVENUÉ ELEVATION = 25.271 M.S.L. Project Legal Coscription;

LOTS 62, 63 AND 64 OF SOUTHERN TITLE GUARANTY LOTS 62, 63 AND 64 OF SOUTHERN TITLE GUARANTY COMPANY'S SUBDINSION OF PUEBLO LOT 1801, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREO NO. 1884, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY OCTOBER 29, 1925.

EXCEPTING THEREFROM THAT PORTION, IF ANY, LYING SELOW THE MEAN HIGH TIDE LINE.

LAMBERT COORDINATES NAD 27 = 227-1,695

A.P.N. 423-441-16

3790 RIVIERA DRIVE

3790 Riviera Orivi San Diego, CA 92109 CONDOMINIUM CONVERSION

Jerome D. Ryan et. al. PO Box 6409 an Diego, CA 92166 1" = 20"

Project Owner:

Year of Construction (exist. structure); 1973

Revised: August 5, 2008

Project Address:

**TENTATIVE MAP 457406** Original Date: June 6, 2007 Revised: Jenuary 10, 2008 Project No. 132231 Sheet 1 of 1

	æ L		<u>o</u> '	5√	
	ļ	30'	30'		(
	10.5'	19,51	20.5	9.5'	`
EXISTING SIDEWALK	)  -  -  -	EX. ROLLE	ST AC ANG D CURB ET SECTI	U _{EX}	. SIDEWALK CURB

(EXISTING STREET)

NO SCALE

LOT 61

B 附I L D I N G

LOT 62

LOT 53

FOUR-STORY OVER GARAGE STUCCO BUILDING

157 FLOOR FF = 25.65 290 FLOOR FF = -34.61 380 FLOOR FF = 43.65 41H FLOOR FF = 32.65

ROGHT-IRON GATE AT VRAGE LEVEL

LOT 85

SUBDIVISION OF

PUEBLO LOT 1801

MAP 1884

OVERHEAD UNDERGROUND

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- CONCRETE SURFACE → 1/50"

V75 58'13'F

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POOL

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UTILITY TABLE:

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#### DEVELOPMENT NOTES:

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- THIS IS A MAP OF A CONDOMINIUM PROJECT AS DEFINED IN SECTION 1350 ET. SEQ. OF THE CML CODE OF THE STATE OF CALIFORMA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. TOTAL NUMBER OF UNITS IS 24.
- 2. NUMBER OF EXISTING LOTS = 3 NUMBER OF PROPOSED LOTS = 1

20.51

30*

- (3) THE SUBDIMIDER SHALL REPLACE EXISTING ROLLED CURB WITH CITY STANDARD CURB & GUTTER, ADJACENT TO SITE ALONG RIVERA DRIVE, PER STANDARD DRAWINGS G-2 & SDG-100.
- (4) THE SUBDIVIDER SHALL REPLACE THE EXISTING DRIVEWAY WITH CURRENT CITY STANDARD DRIVEWAY ADJACENT TO THE SITE ON RIVERA DRIVE PER STANDARD DRAWINGS G-144 AND SDG-100.
- THE SUBDIMIDER SHALL CONSTRUCT A CURB RAMP ADJACENT TO THE SITE, ACROSS FROM ONE OF THE CURB RAMPS ON THE EAST SIDE OF RINERA DRIVE PER STANDARD DRAWINGS PER STANDARD DRAWING SDG-130, SDG-132 AND SDG-137.
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- 8. THE SUBDIVIDER SHALL OBTAIN AN EMRA FOR THE LANDSCAPING AND APPURTENANCES WITHIN THE RIMERA DRIVE RIGHT-OF-WAY.
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- 10. THE SUBDIMIDER SHALL PROVIDE A LETTER, AGREEING TO PREPARE COMERS FOR THE OPERATION AND MAINTENANCE OF ALL PRIVATE WATER AND SEWER UTILITIES THAT TRAVERSE MORE THAT A SINGLE CONDOMINIUM UNIT OR
- 11. PAVERS LEADING TO THE REACH AREA TO BE REMOVED

ROBERT J. BATEMAN, P.L.S. 7046 REGISTRATION EXPIRES DECEMBER 31, 2010

TENTATIVE MAP No. 457406

Project No. 132231



GRAPHIC SCALE 20 0 10 20 40 80

( 10 FEFT )
1 DECH = 20 Ft.

UNIT AREAS

TYPE OF UNIT	NUMBER OF TYPE	SQUARE FOOTAGE PER UNIT	TOTAL PER TYPE
2 BR UNIT	16	1,190	19,040
3 BR LINIT	8	1,515	12,120

#### MONUMENTATION & MAPPING

ALL PROPERTY CORNERS WILL BE SET AND A ONE LOT FINAL MAP WILL BE FILED. A DETAILED PROCEDURE OF SURVEY WILL BE SHOWN ON THE FINAL MAP.

#### EXISTING IMPROVEMENTS

SEWER DRAWING NO. 14743-13-D
WATER DRAWING NO. 14743-15-D
EXISTING & PROPOSED EASEMENTS:

#### EXISTING & PROPUSED EASEMENTS:

- AN ENCROACHMENT AGREEMENT BETWEEN RYSON CORP. AND THE CITY OF SAN DIEGO, DATED MAY 27, 1980 AND RECORDED LULY 29, 1981 AS FILE No. 81-238644 OF OFFICIAL RECORDS.
- 2. FIRST AMENOMENT TO AGREEMENT RECORDED JUNE 2, 1983 AS FILE No. 83-184883 OF OFFICIAL RECORDS.
- SECOND AMENDMENT TO AGREEMENT RECORDED SEPTEMBER 17, 1985 AS FILE No. 85-342685 OF OFFICIAL RECORDS.
- 4. THIRD AMENDMENT TO AGREEMENT RECORDED DECEMBER 9, 1985 AS FILE No. 85-463371 OF OFFICIAL RECORDS.
- (5) INDICATES AN EASEMENT AND RIGHT OF WAY FOR PUBLIC UTILITIES, INGRESS AND EGRESS, GRANTED TO SAN DIEGO GAS AND ELECTRIC COMPANY, RECORDED JULY 28, 1972 AS DOCUMENT NO. 1976S1 OF OFFICIAL RECORDS.
- 6. AN EASEMENT AND RIGHT OF WAY FOR PUBLIC UTILITIES, INGRESS AND EGRESS, CRANTED TO SOUTHWESTERN CABLE TV. RECORDED NOVEMBER 13, 1995 AS DOCUMENT NO. 1995—DS13789 OF OFFICIAL RECORDS. THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD AND THEREFORE COULD NOT BE PLOTTED.
- 7. NONE PROPOSED

### LEGEND:

PROPERTY MINE/SOBDIVISION BODDINANT	
DRIVEWAY	_// N
EXISTING BLOCK WALL	77777
WOOD FENCE	
WROUGHT IRON FENCE	
WROUGHT IRON RAILING	····
GATE	
OVERHEAD WIRE	
DIRECTION OF DRAINAGE	⇒
CATE VALVE	9
WATER METER	(38)
BACK FLOW PREVENTION DEVICE	_
FIRE DEPARTMENT CONNECTION	F <b>P</b> C
FIRE SPRINKLER MANHOLE	©
POWER POLE	രം
ELÉCTRIC RISER	•
ELECTRIC TRANSFORMER	ET
GAS METER	æ.
PARKING SPACE	<b>O</b>
INDICATES TOP OF CURB	7C
INDICATES FLOW LINE	FL.
INDICATES DRAIN INLET	Ot .
INDICATES DRAIN OUTLET	00
INDICATES FINISH FLOOR	FF
INDICATES PLANTER	PLNTR
INDICATES ASPHALT CONCRETE	AC
INDICATES ASBESTOS CONCRETE PIPE	ACP
INDICATES VITRIFIED CLAY	NC
INDICATES COMMON POINT	•
EXISTING SEWER LATERAL	\$ <del></del>
EXISTING WATER SERVICE	<b>%</b>

### LOT AT BUILDING N75'58'13'F THE ST EL: 25.271 **a** ≥≦ $\rightarrow$ POOL LOT 62 Q LA PLAYA AVENUE DL/13.57 LOT 63 02 3 **[2**] OVER GARAGE STUCCO BUILDING Dd/ (3.66 Ω; DL 13.58 Fig. 16 LOT 64 ROGHT-IRON GATE AT WRAGE LEVEL RAMP =CONCRETE SURFACE → 150 LOT 65 SUBDIVISION OF PUEBLO LOT 1801 MAP 1884

#### UTILITY TABLE:

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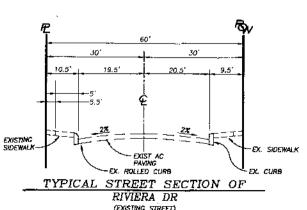
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SCALE: 1 =20

UTILITY	OVERHEAD	UNDERGROUND
CATV		X
ELECTRIC		x
GAS		x
TELEPHONE		x



#### DEVELOPMENT NOTES:

- THIS IS A MAP OF A CONDOMINIUM PROJECT AS DEFINED IN SECTION 1350 ET. SEQ. OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIMISION MAP ACT. TOTAL NUMBER OF UNITS IS 24.
- 2. NUMBER OF EXISTING LOTS = 3 NUMBER OF PROPOSED LOTS = 1
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- 11. PAVERS LEADING TO THE BEACH AREA TO BE REMOVED.

OWNER/DEVELOPER:

JEROME D. RYAN, ANNE EVENSON RYAN DAVID CLAUDE RYAN, MICHAEL FRANKLIN RYAN, THOMAS FREDERICK RYAN, AMY ANNE RYAN PO BOX 8409 SAN DIEGO, CA 92166

OVERLAY ZONES: COASTAL (STATE), COASTAL HEIGHT LIMIT FIRST PUBLIC ROADWAY

CONVERT 24 EXISTING LINITS TO CONDOMINIUMS AND FILE A ONE LOT SUBDIMISION MAP.

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

PARKING CRITERIA:

RESIDENTIAL | COMMERCIAL | INDUSTRIAL | MIXED USE | OTHER

16

TOTAL REQUIRED BY ZONE

NUMBER PARKING TOTAL
OF REQUIRED PER
TYPE PER UNIT TYPE

1.50

1,75

24

38

(16,816.15 SF) (0.386 AC.)

PARKING IMPACT
RESIDENTIAL TANDEM PARKING

DEVELOPMENT SUMMARY

CITY OF SAN DIEGO

1. SUMMARY OF REQUEST:

TOTAL SITE AREA:

YARD/SETBACK STREET YARD: STREET SIDE YARD: INTERIOR YARD(S): REAR YARD:

OF UNIT

3 BR UNIT

J. SITE AREA:

JEROME D. RYAN	ANNE EVENSON RYAN
DAVID CLAUDE RYAN	MICHAEL FRANKLIN RYAN
THOMAS FREDERICK RYAN	AAY ANNE RYAN

### PROFESSIONAL LAND SURVEYOR:

SAN DIEGO LAND SURVETING & ENGINEERING, INC. 8665 CHESAPEAKE DRIVE, SUITE 445 SAN DIEGO, CALIFORNIA 92123 (858) 565–8362

ROBERT J. BATEMAN, P.L.S. 704E REGISTRATION EXPIRES DECEMBER 31, 2010



Project No. 132231

Prepared By:  SAN DIEGO LAND SURVEYING AND ENI 9855 CHESAPEAKE DRIVE: SUITE 445 SAN DIEGO, CA 92123-1394 PHONE: 958-565-9862 FAX: 858-565-4354  Consultants:	DESCRIPTION OF THE PROPERTY OF	)
	VICINIT MAP	Y
Benchmerk:	Project Soil Condition: Existing developed site.	
NORTHEAST BRASS PLUG RIVERA DRIVE AND LA PLAYA AVENUE ELEVATION = 25.271 M.S.L.	Source of Topographly: Field survey by San Diego Land Surveying on 3-14-200	 17
Project Legal Description:	Project Permits Required:	
LOTS 62, 63 AND 64 OF SOUTHERN TIT COMPANY'S SUBDIVISION OF PUEBLO THE CITY OF SAN DIEGO, COUNTY OF STATE OF CALIFORNIA, ACCORDING T	LOT 1801, IN ONE LOT FINAL MAP SAN DIEGO,	
NO. 1864, FILED IN THE OFFICE OF THE RECORDER OF SAN DIEGO COUNTY O	COUNTY Project Date:	
1925.  EXCEPTING THEREFROM THAT PORTILLYING BELOW THE MEAN HIGH TIDE L	NE. Existing use: Residential	
LAMBERT COORDINATES:	Zone Designation: RM-2-5 Year of Construction (exist. structure): 1973	
NAD 27 = 227-1,695 NAD 83 =	1,867-6,256	
A.P.N. 423-441-16		
Project Name:	Project Address: Project Owner:	
3790 RIVIERA DRIVE	3790 Riviera Drive Jerome D. Ryan et. al. San Olego, CA, 92109 PO Box 6409	
CONDOMINIUM CONVE		
Sheet Tibe: TENTATIVE MAP 4	Scale: 1°= 20° Revised: March 25, Original Date: June 6, 2007 Revised: January 10, 2008	200

Revised: January 10, 2008 Revised: August 5, 2008

Sheet 1 of 1

EXISTING FIRE SERVICE

TENTATIVE MAP No. 457406

Project No. 132231

EL: 25.271

LA PLAYA

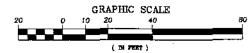
AVENUE

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LEGEND:

EXISTING AND PROPOSED ZONE: RM-2-5 COMMUNITY PLAN NAME: PACIFIC BEACH OVERLAY ZONES: COASTAL (STATE), COASTAL HEIGHT UMIT PARKING IMPACT RESIDENTIAL TANDEM PARKING

#### CITY OF SAN DIEGO

#### DEVELOPMENT SUMMARY

1 SUMMARY OF REQUEST: CONVERT 24 EXISTING UNITS TO CONDOMINIUMS AND FILE A ONE LOT SUBDIVISION MAP.

- 2. STREET ADDRESS: 3790 RIVIERA DRIVE

  \[ \begin{array}{ll} \mathbb{\text{\$\left}\$} & \mathbb{\text{\$\left}\$} & \mathbb{\text{\$\left}\$} & \mathbb{\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\exitit{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\
- 3. SITE AREA:

TOTAL SITE AREA:

(16,816.15 SF) (0.386 AC.)

- 4. DENSITY: (RESIDENTIAL)
  MAXIMUM NO. DWELLING UNITS ALLOWED PER ZONE: 12
  NUMBER OF EXISTING UNITS TO REMAIN ON SITE: 24
  NUMBER OF PROPOSED DWELLING UNITS ON SITE: 0
  TOTAL NUMBER OF UNITS PROVIDED ON THE SITE: 24
- YARD/SETBACK STANDARD STREET YARD: 20' STREET SIDE YARD: 10' INTERIOR YARD(S): 5' REAR YARD: 15'
- PARKING:
  PARKING CRITERIA:
  G RESIDENTIAL COMMERCIAL CINDUSTRIAL
  MIXED USE COTHER

TYPE OF UNIT	NUMBER OF TYPE	PARKING REQUIRED PER UNIT	TOTAL PER TYPE
2 BR UNIT	16	1.50	24
3 BR UNIT	8	1.75	14
TOTAL REQUIR	<b>J</b> 8		
TOTAL PROVID	DED ON-SITE		38

#### UNIT AREAS

TYPE OF UNIT	NUMBER OF TYPE	SQUARE FOOTAGE PER UNIT	TOTAL PER TYPE
2 BR UNIT	16	1,190	19,040
3 BR UNIT	8	1,515	12,120

#### MONUMENTATION & MAPPING

ALL PROPERTY CORNERS WILL BE SET AND A ONE LOT FINAL MAP WILL BE FILED. A DETAILED PROCEDURE OF SURVEY WILL BE SHOWN ON THE FINAL MAP.

#### EXISTING IMPROVEMENTS

SEWER DRAWING NO. 14743-13-0 WATER DRAWING NO. 14743-15-D

#### EXISTING & PROPOSED EASEMENTS:

- 1. AN ENCROACHMENT AGREEMENT BETWEEN RYSON CORP. AND THE CITY OF SAN DIECO, DATED MAY 27, 1980 AND RECORDED JULY 29, 1981 AS FILE No. 81-238644 OF OFFICIAL RECORDS.
- FIRST AMENOMENT TO AGREEMENT RECORDED JUNE 2, 1983 AS FILE No. 83-184883 OF OFFICIAL RECORDS.
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- THIRD AMENDMENT TO AGREEMENT RECORDED DECEMBER 9, 1985 AS FILE No. 85-463371 OF OFFICIAL RECORDS.
- (5) INDICATES AN EASEMENT AND RIGHT OF WAY FOR PUBLIC UTILITIES, INCRESS AND EGRESS, GRANTED TO SAN DIEGO GAS AND ELECTRIC COMPANY, RECORDED JULY 28, 1972 AS DOCUMENT NO. 197651 OF OFFICIAL RECORDS.
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7. NONE PROPOSED

PROPERTY LINE/SUBDIVISION BOUNDARY DRIVEWAY	A b
DOSTING BLOCK WALL	-1-1-1-1-1
MOOD FENCE	<del>-0-0-0-</del>
MROUGHT IRON FENCE	····
WROUGHT IRON RAILING	<del></del>
GATE	
OVERHEAD WIRE	
DIRECTION OF DRAINAGE	$\Rightarrow$
GATE VALVE	9
WATER METER	(W)
BACK FLOW PREVENTION DEVICE	-
FIRE DEPARTMENT CONNECTION	166
FIRE SPRINKLER MANHOLE	ø
POWER POLE	ው
ELECTRIC RISER	•
ELECTRIC TRANSFORMER	ET
GAS METER	2.
PARKING SPACE	0
INDICATES TOP OF CURB	7C
INDICATES FLOW LINE	fL.
INDICATES DRAIN INLET	Ωt
INDICATES DRAIN OUTLET	00
INDICATES FINISH FLOOR	FF
INDICATES PLANTER	PLNTR
INDICATES ASPHALT CONCRETE	AC
INDICATES ASBESTOS CONCRETE PIPE	ACIP .
INDICATES VITRIFIED CLAY	MC.
INDICATES COMMON POINT	•
EXISTING SEWER LATERAL	©
EXISTING WATER SERVICE	·· · · - · · · · · · · · · · · · · · ·

#### OWNER/DEVELOPER:

JEROME D. RYAN, ANNE EVENSON RYAN DAVID CLAUDE RYAN, MICHAEL FRANKLIN RYAN, THOMAS FREDERICK RYAN, AMY ANNE RYAN PO BOX 8409 SAN DIEGO, CA 92166

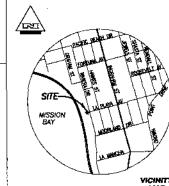
JEROME D. RYAN	ANNE EVENSON RYAN	-
DAVIO CLAUDE RYAN	MICHAEL FRANKLIN RYAN	_

THOMAS FREDERICK RYAN

#### Prepared By:

SAN DIEGO LAND SURVEYING AND ENGINEERING, INC B665 CHESAPEAKE DRIVE, SUITE 445 SAN DIEGO, CA. 92123-1354 PHONE: 858-565-8362 FAX: 858-565-4354 EMAIL: rbateman@sdise.com

EXISTING FIRE SERVICE



Project Soll Condition: Existing developed site Source of Topography:
Field survey by San Diego Land Surveying on 3-14-2007

enchmark:
IORTHEAST BRASS PLUG
IVIERA DRIVE AND LA PLAYA AVENUE
LEVATION = 25.271 M.S.L.

Project Legal Description: LOTS 62, 63 AND 64 OF SOUTHERN TITLE GUARANTY COTS 22, 63 AND 88 OF SOUTHERN THE GUARANTY COMPANYS SUBDIVISION OF PUEBLO LOT 1881, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THERES, NO. 1884, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY OCTOBER 20,

EXCEPTING THEREFROM THAT PORTION, IF ANY, LYING BELOW THE MEAN HIGH TIDE LINE.

NAD 27 = 227-1,695

A.P.N. 423-441-16

#### 3790 RIVIERA DRIVE CONDOMINSUM CONVERSION

**TENTATIVE MAP 457406** Project No. 132231

Project Address: Project Owner: Jerome Ω. Ryan et. al. PO Box 6409 San Diego, CA 92166

Year of Construction (exist, structure): 1973

TENTATIVE MAP 457408 ONE LOT FINAL MAP

Project Data:

1" = 20" Original Date: June 6, 2007 Revised: January 10, 2008

Sheet 1 of

<u> </u>	OPEN				
TEST	TO SKY		OZD :	230	
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UNDERGROUND GARAGE DETAIL

SCALE: 1 =20'

### UTILITY TABLE:

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UTILITY	OVERHEAD	UNDERGROUND
CATY		х
ÉLECTRIC		. X
GAS		Х
TELEPHONE		Х

LOT 81

BUILDING

LOT 62

LOT 63

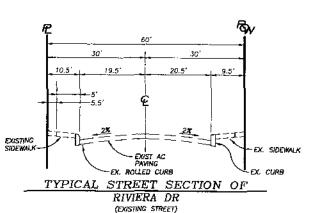
LOT 64

LOT 55

SUBDIVISION OF PUEBLO LOT 1804

MAP 1884

- CONCRETE SURFACE - 150'



#### DEVELOPMENT NOTES:

- 1. THIS IS A MAP OF A CONDOMINIUM PROJECT AS DEFINED IN SECTION 1350 ET. SEQ. OF THE CANL CODE OF THE STATE OF CALLFORM AND IS FILED PURSIANT TO THE SUBDIVISION MAP ACT. TOTAL NUMBER OF UNITS IS 24.
- 2. NUMBER OF EXISTING LOTS = 3 NUMBER OF PROPOSED LOTS = 1
- (3) THE SUBDIVIDER SHALL REPLACE EXISTING ROLLED CURB WITH CITY STANDARD CURB & GUTTER, ADJACENT TO SITE ALONG RIVERA DRIVE, PER STANDARD DRAWINGS G-2 & SDG-100.
- (4.) THE SUBDIMDER SHALL REPLACE THE EXISTING DRIVEWAY WITH CURRENT CITY STANDARD DRIVEWAY ADJACENT TO THE SITE ON RIVIERA DRIVE PER STANDARD DRAWINGS G-14A AND SDG-10D.
- THE SUBDIVIDER SHALL CONSTRUCT A CURB RAMP ADJACENT TO THE SITE, ACROSS FROM ONE OF THE CURB RAMPS ON THE EAST SIDE OF RIMERA DRIVE PER STANDARD DRAWINGS PER STANDARD DRAWING SDG-130, SDG-132 AND SDG-137.
- (6) THE SUBDIVIDER SHALL REMOVE THE WOODEN RAMP AND PLANTER BOX, LOCATED SOUTH OF THE DRIVEWAY, FROM THE RIVIERA DRIVE RIGHT-OF-WAY.
- THE SUBDIMDER SHALL REPLACE ANY BROKEN OR UPUFTED PORTIONS OF SIDEWALK, MAINTAINING THE EXISTING SIDEWALK SCORING PATTERN AND PRESERVING ANY CONTRACTORS STAMP, ADJACENT TO THE SITE.
- THE SUBDIMDER SHALL OBTAIN AN EMRA FOR THE LANDSCAPING AND APPURTENANCES WITHIN THE RIVIERA DRIVE RIGHT—OF—WAY,
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PROFESSIONAL LAND SURVEYOR:

SAN DIEGO LAND SURVEYING & ENGINEERING, INC. 9565 CHESAPEAKE DRIVE, SUITE 445 SAN DIEGO, CALIFORNIA 92123 (858) 565-8362

ROBERT J. BATEMAN, P.L.S. 7046 REGISTRATION EXPIRES DECEMBER 31, 2010



TENTATIVE MAP No. 457406

Project No. 132231

EL: 25.271

LA PLAYA

AVENUE :

24.91

24

D:

24

LOT 81

BULLDING

LOT 62

FOUR-STORY OVER GARAGE STUCCO BUILDING

1ST FLOOR FF = 25.86 240 FLOOR FF = 34.41 380 FLOOR FF = 43.68 4TH FLOOR FF = 52.65

LOT 64

LOT 85

SUBDIVISION OF

OVERHEAD UNDERGROUND

X

X

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301

PUEBLO LOT 1801 MAP 1864

- LANDSCHPE #

CONCRETE SURFACE ⇒ 20'

**®**√

N75 58 13 E

Di13.51

POOL

RAMP

UTILITY TABLE:

CATV

FLECTRIC

GAS

TELEPHONE

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EX. ROLLED CURB

TYPICAL STREET SECTION OF

RIVIERA DR

(EXISTING STREET) NO SCALE

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FLOODPLAIN ZONE ELEVATION = 4.0

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EXISTING

SIDEWALK

UNDERGROUND GARAGE DETAIL

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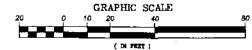
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ODD)

SCALE: 1"=20"





OVERLAY ZONES: COASTAL (STATE), COASTAL HEIGHT LIMIT FIRST PUBLIC ROADWAY RESIDENTIAL TANDEM PARKING

### CITY OF SAN DIEGO

#### DEVELOPMENT SUMMARY

1. SUMMARY OF REQUEST: CONVERT 24 EXISTING UNITS TO CONDOMINIUMS AND FILE A ONE LOT SURDIMISION MAP.

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YARD/SETBACK STREET YARD: STREET SIDE YARD: INTERIOR YARD(S): REAR YARD:

PARKING:
PARKING CRITERIA:
PARKING CRITERIA:
PRESIDENTIAL. | COMMERCIAL. | INDUSTRIAL.
| MIXED USE | OTHER

OWNER/DEVELOPER:

PO BOX 6409 SAN DIEGO, CA 92166

JEROME D. RYAN

DAVID CLAUDE RYAN

THOMAS FREDERICK RYAN

TYPE OF UNIT	NUMBER OF TYPE	PARKING REQUIRED PER UNIT	TOTAL PER TYPE
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TOTAL REQUIR	RED BY ZON	Ε	38
TOTAL PROVIE	DED ON-SITE		38

JEROME D. RYAN, ANNE EVENSON RYAN DAVID CLAUDE RYAN, MICHAEL FRANKLIN RYAN, THOMAS FREDERICK RYAN, AMY ANNE RYAN

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#### 7. NONE PROPOSED

#### PROPERTY LINE/SUBDIVISION BOUNDARY DRIVEWAY EXISTING BLOCK WALL WOOD FENCE WROUGHT IRON FENCE WROUGHT IRON RAILING CATE

LEGENO:

OVERHEAD WIRE DIRECTION OF DRAINAGE GATE VALVE WATER METER (W) BACK FLOW PREVENTION DEVICE FIRE DEPARTMENT CONNECTION FIRE SPRINKLER MANHOLE

POWER POLE ELECTRIC RISER ELECTRIC TRANSFORMER GAS METER PARKING SPACE INDICATES TOP OF CURE INDICATES FLOW LINE INDICATES DRAIN INLET INDICATES DRAIN OUTLET

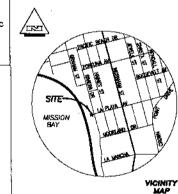
INDICATES FINISH FLOOR INDICATES PLANTER PLNTR INDICATES ASPHALT CONCRETE INDICATES ASBESTOS CONCRETE PIPE

INDICATES VITRIFIED CLAY INDICATES COMMON POINT EXISTING SEWER LATERAL EXISTING WATER SERVICE

EXISTING FIRE SERVICE

#### Prepared By:

SAN DIEGO LAND SURVEYING AND ENGINEERING, INC 9885 CHESAPEAKE DRIVE. SUITE 445 SAN DIEGO, CA 92123-1354 PHONE; 58-58-58382 FAX: 858-585-4364 EMAIL: /bateman@adtec.com



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NORTHEAST BRASS PLUG RIVIERA DRIVE AND LA PLAYA AVENUE ELEVATION = 25.271 M.S.L.

LOTS 62, 63 AND 64 OF SOUTHERN TITLE GUARANTY COMPANY'S SUBDIVISION OF PUEBLO LOT 1801, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREO NO. 1864, FILED IN THE OFFICE OF THE COUNTY

RECORDER OF SAN DIEGO COUNTY OCTOBER 20,

LAMBERT COORDINATES :

NAD 27 = 227-1.695

A.P.N. 423-441-16

Source of Topography: Field survey by San Diego Land Surveying on 3-14-2007 Protect Permits Required TENTATIVE MAP 457406 ONE LOT FINAL MAP

Project Soil Condition: Existing developed site

Project Date:

Number of Stories: 4 Proposed use: Residential Proposed use: Residential Existing use: Residential Zone Designation: RM-2-5 Year of Construction (exist. s

EXCEPTING THEREFROM THAT PORTION, IF ANY, LYING BELOW THE MEAN HIGH TIDE LINE. NAD 83 = 1.867-6.256

3790 RIVIERA DRIVE

3790 Riviera Orive San Diego, CA 92109 Jerome D. Ryan et. at. PO Box 6409 San Diego, CA 92166

Sheet 1 of 1

1" = 20" Original Date: June 6, 2007

Revised: August 5, 2008

CONDOMINIUM CONVERSION

**TENTATIVE MAP 457406** Project No. 132231

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PROFESSIONAL LAND SURVEYOR:

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03-26-09 ROBERT J. BATEMAN, P.L.S. 7046 REGISTRATION EXPIRES DECEMBER 31, 2010

ANNE EVENSON RYAN

MICHAEL FRANKLIN RYAN

#### PACIFIC BEACH COMMUNITY PLANNING GROUP EARL AND BIRDIE TAYLOR LIBRARY MINUTES FOR MEETING MARCH 26, 2008

6:30pm Call to Order, quorum established; Jim Lester made a motion to approve the Feb. minutes, Marshall Peden seconded the motion, motion carried 8 -0-0 Attendees: Kathy Mateer, John Shannon, Jeton Prince, Marshall Peden, Jim Lester, Bob Citrano, Jim Krokce, Kathy Evans, Barbara Williams, Marcie Beckett (7:15p), Jim Morrison (6:45p) Marshall Peden 1eft meeting at 9:10p Adoption of Agenda approved 8-0-0

#### Non-Agenda Public Comment:

Al Strohlein – reported on ABC's present method of notifying people of application or change in permit via the internet. He stated that all changes in permits should trigger a notification to all interested citizens and organizations.

Jerry Hall from enjoyPB.com - reported on parking and zoning permits in Pacific Beach. He passed out an informal survey indicating how much parking local bars and restaurants in PB have. He questioned what happens when a business rents its parking spaces to the public instead of allocating the space for patrons, what development triggers a review of parking requirements and what happens when a business extends its current floor space which would accommodate more patrons but not an increase parking space for patrons.

Don Gross - gave an update on PB Drive and Crown Point Drive sidewalk

Chair's Report: (Kathy Matcer) Results of elections – Barbara Williams (80.01), Jeton Prince(77.00), Scott Chipman(78.00), Kevin Szepe(79.04), Gary Foster, Dean Eades, all voted on to the PBPG We still have a vacancy in 77.00, 79.04, 83.01 and one commercial position.

#### Government Office Reports:

Mayor Sanders - No one present

Council district 2 – Kevin Faulconer, presented certificates and thanks to Kathy Evans, Jim Lester and Kathy Mateer for their service to the PBPG. He acknowledged their hard work and dedication to the PBPG

Council District 2 – Thyme Curtis- Announced the first reading of Rooming House Ordinance at Council Chambers. She read how it is defined and also said that she should be notified if residents feels there are infractions of this ordinance in our area. Amanda Lee from DSD should also be notified of infractions. If there is a question about the High Occupancy Ordinance contact MaryAnn Green from the City Attorney's office

Longe Range Planner for PB - Lesley Henegar announced a COW on May 17, 2008, Saturday from 9 - 12 noon.

**Information Item:** 1600sf roof top deck on top of existing parking at "The PB Shore Club" on Grand at Ocean. Barbara Williams said she would investigate the present permit for parking as a Neighborhood Code Compliance representative.

#### Residential Projects (Barry Schneider)

4070 Dawes St. – Project 147937 – "Brandt residence" A process 3 variance to amend variance C-4701 to reduce the required setbacks for a remodel to an existing single family dwelling on a 5,758 sf site in the RS 1-7 zone, State Coastal, Coastal Height Limit overlay zone, first public roadway, Parking impact overlay zone, residential tandem overlay zone. Applicant Tripp Bennett present. Recommendations by subcommittee: take out planter in public right-of-way, soften project with more landscaping and less concrete, designate enclosed area for trash and recycling. Jim Krokee made a motion to approve the project with conditions landscape be improved and increased, that the City requirements for both deck and garage are met, planter in front be removed, and that all issues of on 2/19 cycle assessment letter be met. Marshall Peden seconded the motion. Discussion: neighbor Mike Hogan at 1065 E. Briarfield Drive, expressed concern about the change in the roof line. Present roof is 10ft. and new roof will be 13.8ft with pitch. Concern for view of sky out window. Old garage had no variance new one because of change in roof goes into sideyard setback of 20.5 ft. Other items include trash enclosure which was resolved with a 5' by 8' space. Planter would be removed. Center driveway which means lessen curb cut to 25'. Front fence will be removed. Vote taken on motion, motion passed 10-0-0

3970 Riviera Drive- Project 132231 – Tentative Map to convert 24 existing rental apartment to condominiums in the RM 2-5 Zone. The site is located in the RM2-5 zone within the coastal height limitation overlay zone, state coastal permit jurisdiction, the parking impact )Coastal and Beach) overlay zone (PIOZ), residential tandem parking overlay zone, first public roadway of the PB Planned District. Recommendations by subcommittee: none. Jim Krokee made a motion to approve the project, Bob Citrano seconded the motion. Discussion: Space for trash containers for recycle was accommodated. Vote for motion carried 10-0-0

Page 1 of 2 Minutes of PBPG Meeting 3/26/08

#### Commercial/Mixed Use Projects (Jim Lester)

Riva Mixed Use Project – 610 Emerald Street, CV1-2, P3, CDP, Map Waiver, Demolish a 24 unit motel and construct 5 residential condos and 3 units to be kept by owners of project to be managed by Tower 23 as vocational rentals. Electric. Automatic, stackable parking. Robert Citrano made a motion to approve the project as presented but the 3 units to be used as rental units for visitor accommodations should be recorded in the title deed report and on condo documents. Marshall Peden seconded the motion. Discussion: Marcie Beckett asked that more setback area be used since it is primarily a residential project even though you are applying under a mixed use application. Rick Allen, neighbor of project in Ocean Point unit 313 concerned with building height and wanted no regrading of property. Also wanted construction times defined. Susan Marchetti in Ocean Point unit 108 said that her unit will have no sunlight and ventilation, asked why not a setback of 5 ft. for this new project. Robert Badere in unit 309 expressed concern for timing of construction during summer months and the noise from the project. Larry Cornick in unit 209 in favor of a 5ft setback because it is primarily a residential condo development. Woody Donahue is concerned about the lack of sunlight for his unit. Jim Lester of PBPG would like to see project taken back a few feet to protect open space. John Shannon asked the question of Ocean Point residents, to consider the views that were taken away when their building went up. Vote on motion was 7-2-1 Motion carried with Marcie Beckett and Jim Lester opposing and Kathy Evans abstaining.

#### Ad-Hoc Committee Reports:

Elections- (Jeton Prince) His report was given by Kathy Mateer earlier in the meeting.

By-Laws- (Jim Lester) Replace existing wording of Section 2-B as suggested by City Attorney's Office

<u>Traffic and Parking-</u> (Jim Morrison) Trying to get new members. The majority of committee don't want permits or meters. Issues of garages reverting to tenants and not for separate lease as well as using garages for other than storage discussed. Next meeting is second Thursday of April at the PB Rec Center at 6:30p. Stop sign request for Cass street and Archer Street but no paper work submitted yet.

Mission Bay Parks (Jeton Prince) Meeting first Tuesday at Santa Clara Recreation Center 6:00p

Community Plan Amendments-Design Guidelines (Marcie Beckett) Marcie reported we should take caution with recent letter from the City because it doesn't include residential guidelines, vacation rentals, sidewalk cases and suggestions for parking or alternative transportation. She said we should go forward but we want more direct involvement. Marcie announced the meeting April 10, 2008, 12:00 noon PB Library this meeting will focus on design guidelines.

Neighborhood Code Compliance (Barbara Williams) Barbara reported that since assuming this position she has made 12 reports to Neighborhood Compliance. Since reports are confidential she did not report any specific reports however it was suggested that in the future, the PBPG would like to be aware of any issues they should be addressing at our meetings. Special Events (Barbara Williams) the PB Charity Jam (Stay Classy) were reviewed and voted on at the meeting. Also, Ben Nichols felt that our community is not being notified of events that are city wide that directly effect our community such as the Rock and Roll Marathon, surf competitions, and the Crew Classic. Barbara also announced the formulation of a committee to plan the 2008 PB Parade.

Meeting Adjourned 9:18p

Page 2 of 2 Minutes of Meeting of PBPG 3/26/08

Per Council Policy, the PBPG posts minutes with two weeks after they are approved at welovepb.org and PBPlanning.org. The current minutes and upcoming agendas are posted at welovepb.org and PBPlanning.org 72 hours before a meeting and also are available on the community bulletin board at the Pacific Beach Library. Previously approved monthly minutes are in a binder at the library.

Respectfully submitted by Barbara Williams, secretary



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) requeste ☐ Neighborhood Development Permit ☐ Site Development Permit ☐ Pla☐ Variance ☐ Tentative Map ☐ Vesting Tentative Map ☐ Map Waiver	anned Development Permit 🗅 Conditional Use Permit
Project Title	Project No. Far City Use Only
3790 Riviera Dr. Condominium Conversion	
Project Address:	
3790 Riviera Drive	
Part I - To be completed when property is held by Individual(s	
By signing the Ownership Disclosure Statement, the owner(s) acknowledge above, will be filed with the City of San Diego on the subject property, will list below the owner(s) and tenant(s) (if applicable) of the above reference persons who have an interest in the property, recorded or otherwise, and the permit, all individuals who own the property). A signature is required needed. A signature from the Assistant Executive Director of the San Die which a Disposition and Development Agreement (DDA) has been approved for notifying the Project Manager of any changes in ownership during the ownership are to be given to the Project Manager at least thirty days prior curate and current ownership information could result in a delay in the here	h the intent to record an encumbrance against the property. Please and property. The list must include the names and addresses of all state the type of property interest (e.g., tenants who will benefit from of at least one of the property owners. Attach additional pages if ego Redevelopment Agency shall be required for all project parcels for yed / executed by the City Council. Note: The applicant is responsible time the application is being processed or considered. Changes in the any public hearing on the subject property. Failure to provide ac-
Additional pages attached 👊 Yes 📮 No	
Name of individual (type or print):	Name of Individual (type or print):
Jerome D. Ryan	David Claude Ryan
Owner  Tenant/Lessee  Redevelopment Agency	Owner  Tenant/Lessee  Redevelopment Agency
Street Address:	Street Address:
PO Box 6409	PO Box 6409
City/State/Zip:	City/State/Zip:
San Diego, CA 92166-0409 Phone No: Fax No:	San Diego, CA 92166-0409           Phone No:         Fax No:
619-223-0411	619-223-0411
Ferome Dan 6-3-07	Signature : Date:
Name of Individual (typet or print):	Name of Individual (type or print):
Anne Evenson Ryan	Michael Franklin Ryan
Owner  Tenant/Lessee  Redevelopment Agency	Owner
Street Address:	Street Address:
PO Box 6409	PO Box 6409
City/State/Zip: San Diego, CA 92166-0409	City/State/Zip: San Diego, CA 92166-0409
Phone No: Fax No:	Phone No: Fax No:
619-223-0411	619-223-0411
Signature : Date:	Signature : Date:
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Name of Individual (type or print):	Name of Individual (type or print):
Tomas Frederick Ryan  Owner  Tenant/Lessee  Redevelopment Agency	Amy Anne Ryan  Owner  Tenant/Lessee  Redevelopment Agency
Street Address:	Street Address:
PO Box 6409	PO Box 6409
City/State/Zip: San Diego, CA 92166-0409	City/State/Zip: San Diego, CA 92166-0409
Phone No: Fax No: 619-223-0411	Phone No: Fax No:
Signature : Date:	Signature : Date:
Name of Individual (type or print):	Name of Individual (type or print):
Owner	Owner  Tenant/Lessee  Redevelopment Agency
Street Address:	Street Address:
City/State/Zip:	City/State/Zip:
Phone No: Fax No:	Phone No: Fax No:
Signature : Date:	Signature : Date:

### Riviera Tentative Map PROJECT CHRONOLOGY PTS #132231 JO# 427953

Date	Action	Description	City Review	Applicant Response
June 21, 2007	Project Deemed Complete	Applicant Submits Project		
August 17, 2007	City Issues Assessment Letter		2.0 months	
September 12, 2007		Applicant resubmits		1.0 month
October 3, 2007	City Issues Assessment Letter		1.0 month	
January 31, 2008		Applicant resubmits		1.0 month
February 5, 2008	City Completes Geology Review		1.0 month	
April 2, 2008		Applicant resubmits		2.0 months
April 30, 2008	City Issues Assessment Letter		1.0 month	
August 8, 2008		Applicant resubmits		3.0 months
August 27, 2008	City Issues Assessment Letter		1.0 month	
December 12, 2008		Applicant resubmits		3.5 months
January 23, 2009	City Issues Assessment Letter		1.0 month	
March 25, 2009		Applicant resubmits		2.0 months
March 25, 2009	City Issues Assessment Letter		0.0 months	
April 15, 2009		Applicant resubmits		1.0 month
May 1, 2009	City Issues Assessment Letter		0.5 month	

Total Staff Time (Average at 30 days per month):	7.5 months
Total Applicant Time (Average at 30 days per month):	13.5 months
Total Project Running Time (Years/Months/Days):	21 months