



THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: June 4, 2015 REPORT NO. PC-15-068

ATTENTION: Planning Commission, Agenda of June 11, 2015

SUBJECT: PB ROW HOME CONDOMINIUMS - PROJECT NO. 407050
Process Four

OWNER/
APPLICANT: Scott Sinnett, PB Rowhomes, LLC

SUMMARY

Issue(s): Should the Planning Commission approve a Tentative Map and Coastal Development Permit to create six residential condominium units, currently under construction, located at 1514 - 1524 Pacific Beach Avenue within the Pacific Beach Community Plan?

Staff Recommendation: APPROVE Tentative Map No. 1423511 and Coastal Development Permit No. 1428332

Community Planning Group Recommendation: On March 25, 2015, the Pacific Beach Planning Group voted 10-1-1 to recommend approval of the project with no additional conditions (Attachment 12).

Environmental Review: This project activity is covered under Mitigated Negative Declaration No. 149525, certified on October 10, 2010, pursuant to Resolution No. CM-6145-2. The activity is adequately addressed in the environmental document and there is no change in circumstance, additional information, or project changes to warrant additional environmental review (Attachment 10). The prior environmental documents adequately covered this activity as part of the previously approved project and the activity is not a separate project for the purpose of California Environmental Quality Act (CEQA) review pursuant to CEQA Guidelines Section 15162(a).

Fiscal Impact Statement: None with this action. All costs associated with the processing of this project are paid by the applicant.

Code Enforcement Impact: None with this action.

Housing Impact Statement: With the proposed conversion of six apartments units under construction to condominiums, there would be a potential loss of six (6) rental units and a gain of six (6) for-sale units. This condominium conversion project was deemed complete on May 8, 2014, and is therefore subject to the City's regulations regarding inclusionary housing. The project has previously met the City's Inclusionary Affordable Housing Regulations by paying the Condominium Conversion Inclusionary Affordable Housing Fee.

BACKGROUND

The project site is located at 1514 - 1524 Pacific Beach Avenue (Attachment 1) on two combined parcel lots, 8,903 square-foot (0.204-acre), in the RM-2-5, Coastal Overlay Zone, Coastal Height Limitation Overlay, Parking Impact Overlay and Residential Tandem Parking Overlay Zones within the Pacific Beach Community Plan and Local Coastal Program and Land Use Plan (Plan) area (Attachment 2). The Plan designates this site for multiple unit residential use with a density range of 4-9 dwelling units per acre. The site is currently being developed with six residential apartment units, currently under construction, and would be consistent with the density range in the adopted Plan.

On October 13, 2010, the City of San Diego Development Services Department issued a Coastal Development Permit (CDP) No. 527786 and subsequent Extension of Time No. 1207863 (Attachment 11) on December 16, 2013 to Scott Sinnett, Owner/Permittee, for the demolition of an existing duplex and single family residence and construction of a multi-family residential development with six units consisting of one three-story, 11,991 square-foot building with five two vehicle garages and one covered space providing four parking spaces, one covered loading zone, grading, landscaping and other minor improvements on the 0.20-acre site. In December 2013, the City of San Diego issued construction permits for the development of this site. Construction of the residential development is anticipated to be completed by 2015

DISCUSSION

Project Description: The proposed project is a Tentative Map and Coastal Development Permit for the subdivision of the 0.20-acre site to create six residential condominium units (under construction and in accordance with the previously approved CDP No. 527786 and Extension of Time No. 1207863). The applicant is also requesting that the requirement for the undergrounding of the existing overhead utilities be waived.

Section 125.0410 of the San Diego Municipal Code (SDMC) requires that a Tentative Map be processed for the subdivision of land. According to SDMC Sections 125.0440 and 125.0444, Findings for Tentative Maps and for Condominium Conversions, the decision maker may approve a tentative map for the purposes of the conversion of residential property into a condominium project if the decision maker finds that the proposed conversion complies with the requirements of the Subdivision Map Act and the San Diego Municipal Code. Staff has reviewed the proposed condominium conversion and determined that it complies with both the Subdivision Map Act and the SDMC.

SDMC Section 144.0242 allows the subdivider to apply for a waiver from the requirement to

underground the existing overhead utilities within the boundary of the subdivision or within the abutting public rights-of-way. City staff has determined the undergrounding waiver request qualifies for consideration pursuant to SDMC Section 144.0242(c) in that the conversion is a requirement of a condominium conversion of an existing development and the conversion involves a short span of overhead facilities less than a full block in length and the conversion would not represent a logical extension to an under-grounding facility. The applicant would be required to underground any new service run to any new or proposed structures within the subdivision per Condition No. 11 of the draft Tentative Map Resolution. All onsite utilities serving the subdivision shall be undergrounded with appropriate permits per Condition No. 12 of the draft Tentative Map Resolution.

This project has one power pole located northwest of the property. The City's Undergrounding Master Plan 2009, adopted by City Council in April 2010, designates the site within Block 2BB and the allocation year for undergrounding to be 2052.

Inclusionary Affordable Housing: The project complies with the City's Inclusionary Affordable Housing Ordinance and has previously paid the required Inclusionary Affordable Housing Fee for the six units on April 18, 2013.

Conclusion: Development Services completed the review of the requested Tentative Map and Coastal Development Permit application and determined the proposed project would be consistent with the Pacific Beach Community Plan and Local Coastal Program and Land Use Plan and would comply with all relevant sections of the City of San Diego Land Development Code and the State Subdivision Map Act. Staff concludes that all of the necessary findings to approve the project can be affirmed and that the conditions applied to the Tentative Map and Coastal Development Permit are sufficient to insure the project would be in harmony with the surrounding community.

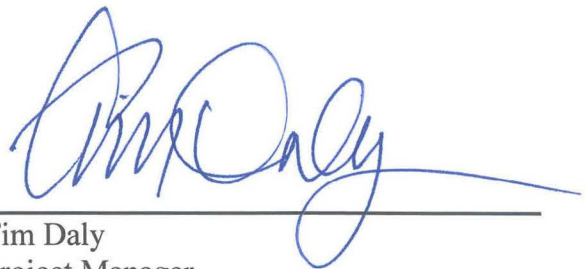
ALTERNATIVES

1. **Approve** Tentative Map No. 1423511 and Coastal Development Permit No. 1428332, **with modifications.**
2. **Deny** Tentative Map No. 1423511 and Coastal Development Permit No. 1428332, **if the findings required to approve the project cannot be affirmed.**

Respectfully submitted,



Elyse Lowe
Deputy Director
Development Services Department

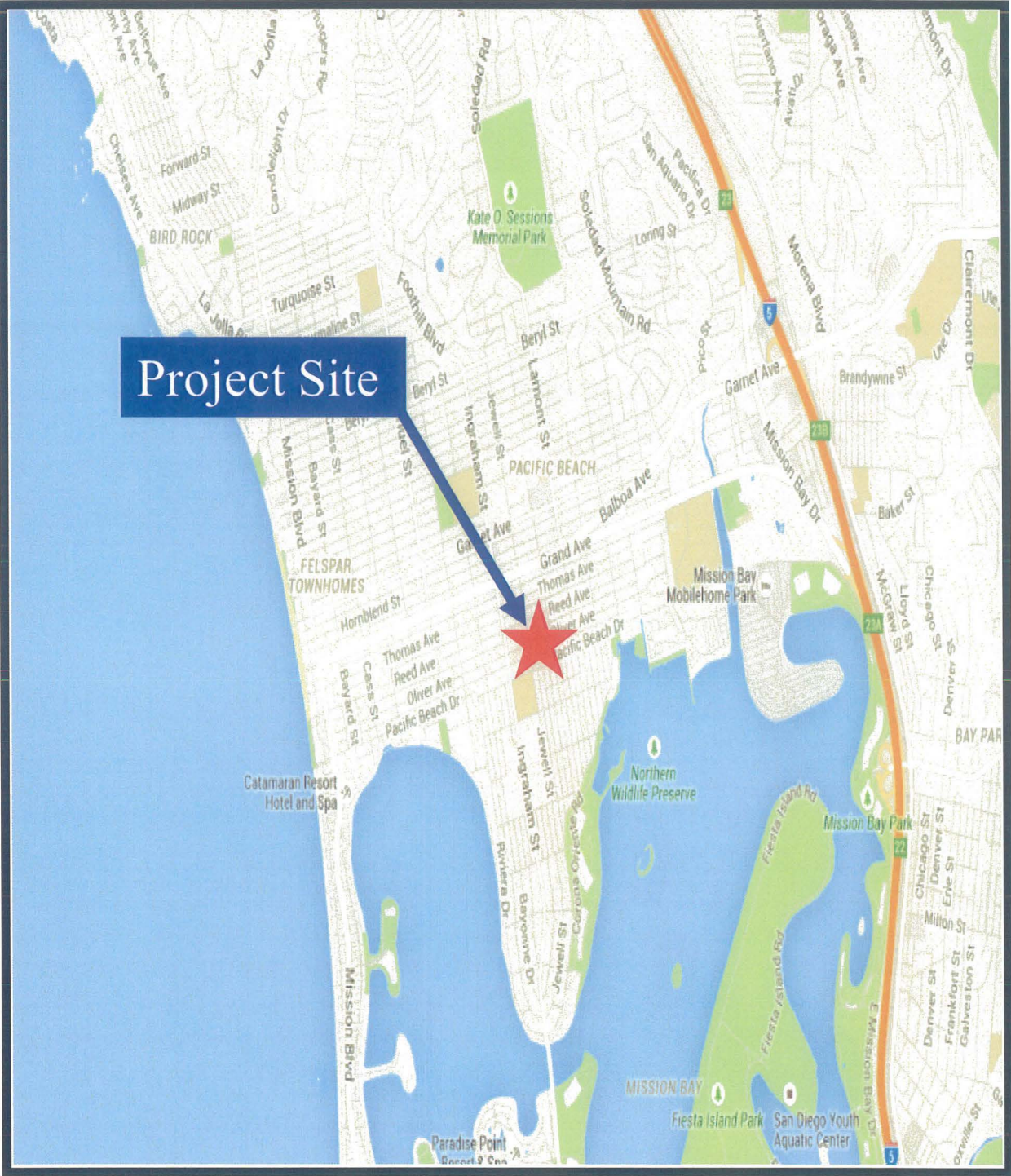


Tim Daly
Project Manager
Development Services Department

VACCHI/TPD

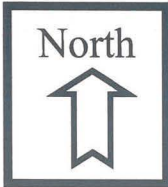
Attachments:

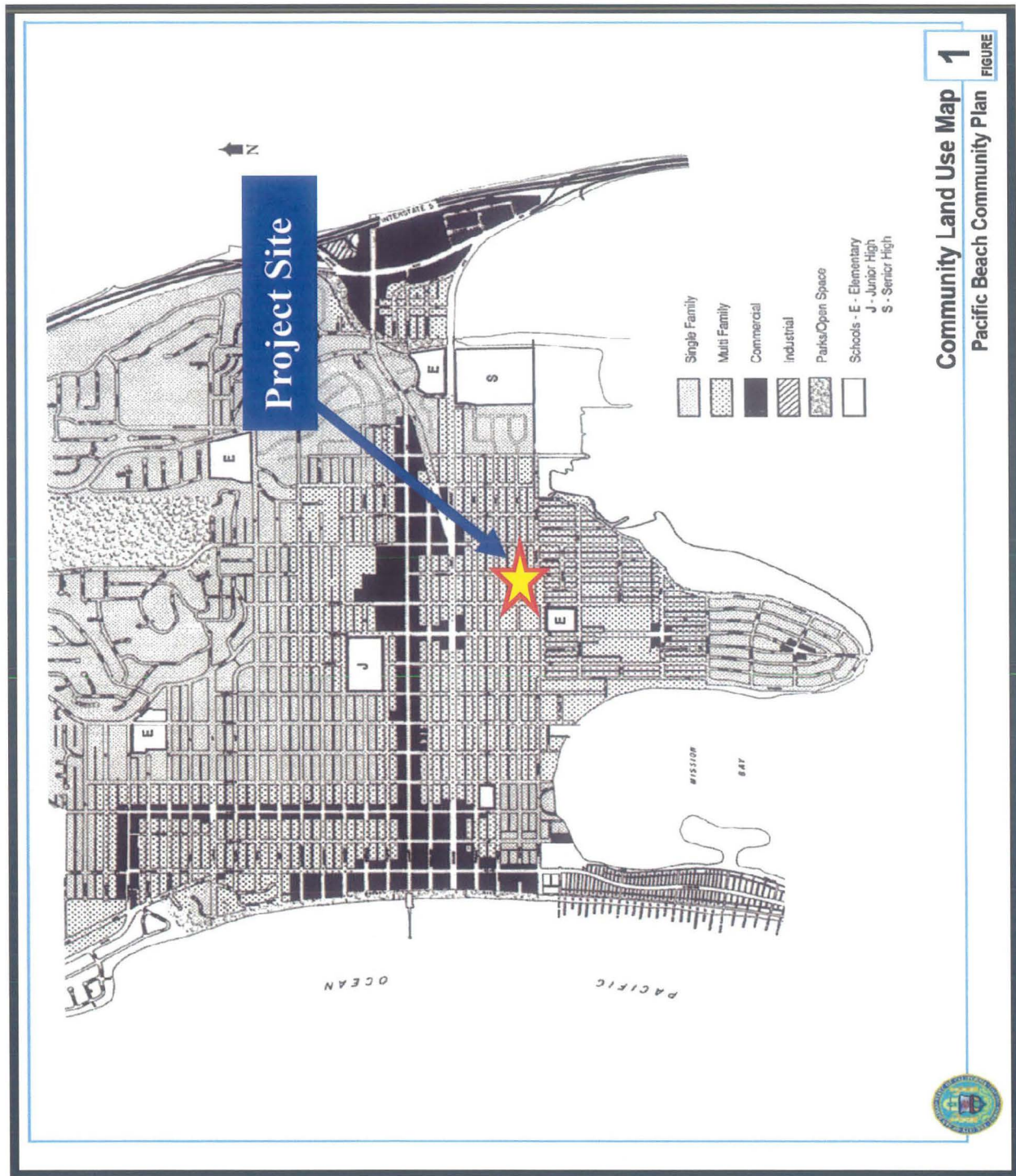
1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Project Data Sheet
5. Draft Permit Resolution with Findings
6. Draft Permit with Conditions
7. Draft Map Resolution with Findings
8. Draft Map Conditions
9. Tentative Map Exhibit
10. Previous Certified Mitigated Negative Declaration Memorandum, Feb. 25, 2015
11. Coastal Development Permit No. 527786 and Extension of Time No. 1207863
12. Community Planning Group Recommendation
13. Ownership Disclosure Statement
14. Project Chronology



Project Location

PB Row Home Condominiums, Project No. 407050
1514 – 1524 Pacific Beach Avenue





Pacific Beach Community Land Use Map

PB Row Home Condominiums, Project No. 407050
1514 – 1524 Pacific Beach Avenue





Aerial Photo

PB Row Home Condominiums, Project No. 407050
1514 – 1524 Pacific Beach Avenue



PROJECT DATA SHEET

PROJECT NAME:	PB Row Home Condominiums
PROJECT DESCRIPTION:	Subdivision to create six (6) residential condominium units, currently under construction, and waive the requirement to underground existing overhead utilities.
COMMUNITY PLAN AREA:	Pacific Beach
DISCRETIONARY ACTIONS:	Tentative Map and Coastal Development Permit
COMMUNITY PLAN LAND USE DESIGNATION:	Residential; Low-Medium Density (9-14 DU/NRA)

ZONING INFORMATION:

ZONE: RM-2-5

HEIGHT LIMIT: 30 maximum height limit

LOT SIZE: 6,000 square feet min.; 8,903 square feet existing

FLOOR AREA RATIO: 1.35 max.; 1.34 provided

FRONT SETBACK: 15 feet min.; 15 feet provided

SIDE SETBACK: 4 feet min.; 4 feet provided

REAR SETBACK: 5 feet min.; 5 feet provided

PARKING: 14.25 parking spaces required; 15 provided

<u>ADJACENT PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Residential (9-14 DU/NRA); RM-1-1	Residential
SOUTH:	Residential (9-14 DU/NRA); RM-1-1	Residential
EAST:	Residential (9-14 DU/NRA); RM-2-5	Residential
WEST:	Residential (9-14 DU/NRA); RM-2-5	Residential
DEVIATIONS OR VARIANCES REQUESTED:	None	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On August 4, 2011, the La Jolla Community Planning Association voted 14-0-1 to recommend approval of the proposed project with no additional conditions.	

PLANING COMMISSION RESOLUTION NO. PC-XXXX
COASTAL DEVELOPMENT PERMIT NO. 1428332
PB ROW HOME CONDOMINIUMS PROJECT NO. 407050

WHEREAS, PB ROWHOMES L.L.C, Owner/Permittee, filed an application with the City of San Diego for a permit to convert six residential units, currently under construction, into condominiums units (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 1428332), on portions of a 0.20-acre site;

WHEREAS, the project site is located at 1520 -1524 Pacific Beach Drive in the RM-2-5, Coastal Overlay Zone, Coastal Height Limitation Overlay, Parking Impact Overlay and Residential Tandem Parking Overlay Zones within the Pacific Beach Community Plan;

WHEREAS, the project site is legally described as Lots 35 and 36, Block 303, Pacific Beach, according to Map thereof No. 923, filed September 24, 1904, a portion of that certain unnumbered strip of land lying south of Block 303, and all that portion of Pueblo Lot 1800 of the Pueblo Lands of City of San Diego, according to Map thereof made by James Pascoe in the year 1870;

WHEREAS, on June 11, 2015, the Planning Commission of the City of San Diego considered Coastal Development Permit No. 1428332 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, the activity is covered under Mitigated Negative Declaration No. 149525, certified on October 10, 2010, pursuant to Resolution No. CM-6145-2. The activity is adequately addressed in the environmental document and there is no change in circumstance, additional information, or project changes to warrant additional environmental review. The prior environmental documents adequately covered this activity as part of the previously approved project and the activity in not a separate project for the purpose of California Environmental Quality Act (CEQA) review pursuant to CEQA Guidelines Section 15162(a); NOW, THEREFORE,

BE IT RESOLVED by the Planning Commission of the City of San Diego as follows:

That the Planning Commission adopts the following written Findings, dated June 11, 2015.

FINDINGS:

Coastal Development Permit – SDMC Section 126.0708

- 1. The proposed coastal development will not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway identified in a Local Coastal Program land use plan; and the proposed coastal development will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program land use plan.**

The project proposes to create six residential condominiums currently under construction on two lots, with a combined area of 8,903 square feet, located at 1514 – 1524 Pacific Beach Drive in the RM-2-5 and Coastal Overlay Zone (Non-Appealable) Zones of the Pacific Beach Community Plan and Local Coastal Program Land Use Plan area.

The proposed subdivision of the project site to create six residential condominiums is located entirely on private property and will not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway identified in a Local Coastal Program land use plan. The Pacific Beach Community Plan and Local Coastal Program Land Use Plan does not identify any public view corridors within the vicinity of the project site, Pacific Beach Drive between Haines Street and Ingraham Street. From the property location at 1514 – 1524 Pacific Beach Drive, there are no views to the ocean or other scenic coastal areas. Therefore, the development will have no effect upon public views to and along the ocean and other scenic coastal areas as specified in the Pacific Beach Community Plan and Local Coastal Program Land Use Plan.

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

The project proposes to create six residential condominiums currently under construction on two lots, with a combined area of 8,903 square feet, located at 1514 – 1524 Pacific Beach Drive in the RM-2-5 and Coastal Overlay Zone (Non-Appealable) Zones of the Pacific Beach Community Plan and Local Coastal Program Land Use Plan area.

The project site is an urbanized property surrounded by single and multi-family residential developments. Pursuant to the San Diego Municipal Code, the project site does not contain any environmentally sensitive habitat or resources and therefore, will not adversely affect environmentally sensitive lands.

3. The proposed coastal development is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program.

The project proposes to create six residential condominiums currently under construction on two lots, with a combined area of 8,903 square feet, located at 1514 – 1524 Pacific Beach Drive in the RM-2-5 and Coastal Overlay Zone (Non-Appealable) Zones of the Pacific Beach Community Plan and Local Coastal Program Land Use Plan area.

The proposed project is consistent with the land use residential designation of the Pacific Beach Community Plan and Local Coastal Program Land Use Plan. The project would meet the goals of the Pacific Beach Community Plan and Local Coastal Program Land Use Plan by maintaining residential development and not interfering with public access or public views to the beaches and bays. The project is not within an identified view corridor or public access way. The proposed condominiums will meet the land use regulations of the certified Implementation Program including compliance to the San Diego Municipal Code development regulations to include but not limited to height, setbacks, parking, landscape, and floor area ratio. Therefore, the proposed development is in conformity with the adopted Pacific Beach Community Plan and Local Coastal Program Land Use Plan and complies with the regulations of the Land Development Code. The proposed subdivision and its design or improvements are consistent with the policies, goals, and objectives of the applicable land use plan.

4. For every Coastal Development Permit issued for any coastal development between the nearest public road and the sea or the shoreline of any body of water located within the Coastal Overlay Zone the coastal development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

The project proposes to create six residential condominiums currently under construction on two lots, with a combined area of 8,903 square feet, located at 1514 – 1524 Pacific Beach Drive in the RM-2-5 and Coastal Overlay Zone (Non-Appealable) Zones of the Pacific Beach Community Plan and Local Coastal Program Land Use Plan area.

The project site is not located between the nearest public road and the sea or the shoreline of any body of water located within the Coastal Overlay Zone. The proposed subdivision of the project site to create six residential condominiums will have no effect upon public access and the recreation policies of Chapter 3 of the California Coastal Act and therefore, be in conformance with the California Coastal Act.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Coastal Development Permit No. 1428332 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Coastal Development Permit No. 1428332, a copy of which is attached hereto and made a part hereof.

Tim Daly
Development Project Manager
Development Services

Adopted on: June 11, 2015

SAP Number: 24005550

RECORDING REQUESTED BY
CITY OF SAN DIEGO
DEVELOPMENT SERVICES
PERMIT INTAKE, MAIL STATION 501

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24005550

COASTAL DEVELOPMENT PERMIT NO. 1428332

PB ROW HOME CONDOMINIUMS PROJECT NO. 407050

Amendment to Coastal Development Permit 527786 and Extension of Time No. 1207863
Planning Commission

This Coastal Development Permit No. 1428332, an amendment to Coastal Development Permit 527786 and Extension of Time No. 1207863, is granted by the Planning Commission of the City of San Diego to PB Rowhomes L.L.C., a California Limited Liability Company, Owner and Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0708. The 0.20 acre site is located at 1520 -1524 Pacific Beach Drive in the RM-2-5, Coastal Overlay Zone, Coastal Height Limitation Overlay, Parking Impact Overlay and Residential Tandem Parking Overlay Zones within the Pacific Beach Community Plan. The project site is legally described as Lots 35 and 36, Block 303, Pacific Beach, according to Map thereof No. 923, filed September 24, 1904, a portion of that certain unnumbered strip of land lying south of Block 303, and all that portion of Pueblo Lot 1800 of the Pueblo Lands of City of San Diego, according to Map thereof made by James Pascoe in the year 1870.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to convert six residential units, currently under construction, into condominiums units described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated June 11, 2015, on file in the Development Services Department.

The project shall include:

- a. The construction of a multi-family residential development with six residential condominium units consisting of one three-story, 11,991 square-foot building with five two vehicle garages and one covered space providing four parking spaces, and one covered loading zone;

- b. Landscaping (planting, irrigation and landscape related improvements);
- c. Off-street parking; and
- d. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by June 25, 2018.

2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:

- a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
- b. The Permit is recorded in the Office of the San Diego County Recorder.

3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.

4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.

5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.

6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).

7. The Owner/Permittee shall secure all necessary construction permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

8. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.

9. All of the conditions contained in this Permit have been considered and were determined-necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

If any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" condition(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo, and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

10. The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify Owner/Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owner/Permittee shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, Owner/Permittee shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Owner/Permittee regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

11. The Owner/Permittee shall comply with the conditions of Coastal Development Permit No. 527786, Extension of Time No. 1207863, and approved exhibits [Exhibit "A"] dated October 13, 2010, on file in the Development Services Department, unless specifically changed herein by this Permit and/or exhibits of approval.

12. The Owner/Permittee shall comply with Tentative Map No. 1423511.

PLANNING/DESIGN REQUIREMENTS:

13. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.

14. The Owner/Permittee shall post a copy of each approved discretionary Permit or Tentative Map in its sales office for consideration by each prospective buyer.

INFORMATION ONLY:

- The issuance of this discretionary use permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary use permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Planning Commission of the City of San Diego on June 11, 2015 and Resolution No. PC-XXXX.

Permit Type/PTS Approval No.: CDP No. 1428332
Date of Approval: June 11, 2015

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES
DEPARTMENT

Tim Daly
Development Project Manager

**NOTE: Notary acknowledgment
must be attached per Civil Code
section 1189 et seq.**

**The undersigned Owner/Permittee, by execution hereof, agrees to each and every condition of
this Permit and promises to perform each and every obligation of Owner/Permittee hereunder.**

PB Rowhomes L.L.C.
Owner/Permittee

By

NAME:
TITLE:

**NOTE: Notary acknowledgments
must be attached per Civil Code
section 1189 et seq.**

PLANNING COMMISSION RESOLUTION NUMBER XXXXXXXX

**TENTATIVE MAP NO. 1423511, PB ROW HOME
CONDOMINIUMS - PROJECT NO. 407050.**

WHEREAS, PB Rowhomes, L.L.C., Subdivider, and Vernon Franck, Surveyor, submitted an application to the City of San Diego for a tentative map (Tentative Map No. 1423511) for the conversion of six residential units under construction into condominiums known as the PB Row Homes Condominiums project, and to waive the requirement to underground existing offsite overhead utilities. The project site is located on an 8,903 square-foot site at 1514 - 1524 Pacific Beach Avenue in the RM-2-5, Coastal Height Limitation Overlay Zone, Coastal Overlay Zone (Non-Appealable Area 2), Parking Impact Overlay Zone, and Residential Tandem Parking Overlay Zone of the Pacific Beach Community Plan area. The property is legally described as Lot 35 and 36, Block 303, Pacific Beach, in the City of San Diego, County of San Diego, State of California, according to Map No. 923, filed September 24, 1904 in the Office of the County Recorder of San Diego County; and

WHEREAS, the Map proposes the Subdivision of a 0.204-acre site into one (1) lot for a 6 units residential condominium conversion, currently under construction; and

WHEREAS, the activity is covered under Mitigated Negative Declaration No. 149525. The activity is adequately addressed in the environmental document and there is no change in circumstance, additional information, or project changes to warrant additional environmental review. The prior environmental documents adequately covered this activity as part of the previously approved project and the activity is not a separate project for the purpose of California Environmental Quality Act (CEQA) review pursuant to CEQA Guidelines Section 15162; and

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

WHEREAS, the subdivision is a condominium project as defined in California Civil Code section 1351 and filed pursuant to the Subdivision Map Act. The total number of condominium dwelling units is 6; and

WHEREAS, the request to waive the undergrounding of existing overhead utilities has been determined to be appropriate pursuant to San Diego Municipal Code section 144.0242(c) based on the conversion involves a short span of overhead facility (less than a full block in length) and would not represent a logical extension to an underground facility; and

WHEREAS, on June 11, 2015, the Planning Commission of the City of San Diego considered Tentative Map No. 1423511, including the waiver of the requirement to underground existing offsite overhead utilities, and pursuant to San Diego Municipal Code section(s) 125.0440, 125.0444, and 144.0240 and Subdivision Map Act section 66428, received for its consideration written and oral presentations, evidence having been submitted, and testimony having been heard from all interested parties at the public hearing, and the Hearing Officer having fully considered the matter and being fully advised concerning the same; NOW THEREFORE,

BE IT RESOLVED by the Planning Commission of the City of San Diego, that it adopts the following findings with respect to Tentative Map No. 1423511:

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

The project proposes to create six residential condominiums currently under construction on two lots, with a combined area of 8,903 square feet, located at 1514 – 1524 Pacific Beach Drive in the RM-2-5 and Coastal Overlay Zone (Non-Appealable) Zones of the Pacific Beach Community Plan and Local Coastal Program Land Use Plan area.

The proposed project is consistent with the land use residential designation of the Pacific Beach Community Plan and Local Coastal Program Land Use Plan. The project would meet the goals of the Pacific Beach Community Plan and Local Coastal Program Land Use Plan by maintaining residential development and not interfering with public access or public views to the beaches and bays. The project is not within an identified view corridor or public access way. The proposed condominiums will meet the land use regulations of the certified Implementation Program including compliance to the San Diego Municipal Code development regulations to include but not limited to height, setbacks, parking, landscape, and floor area ratio. Therefore, the proposed development is in conformity with the adopted Pacific Beach Community Plan and Local Coastal Program Land Use Plan and complies with the regulations of the Land Development Code. The proposed subdivision and its design or improvements are consistent with the policies, goals, and objectives of the applicable land use plan.

2. The proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code, including any allowable deviations pursuant to the land development code.

The project proposes to create six residential condominiums currently under construction on two lots, with a combined area of 8,903 square feet, located at 1514 – 1524 Pacific Beach Drive in the RM-2-5 and Coastal Overlay Zone (Non-Appealable) Zones of the Pacific Beach Community Plan and Local Coastal Program Land Use Plan area.

The residential structure was approved under Coastal Development Permit (CDP) No. 1207863, an extension of time to CDP No. 527786, in 2013 and construction permits were issued in December 2014. The construction was determined to be consistent with the development regulations of the base zone RM-2-5 which includes height, setbacks, floor area ratio, parking, landscaping, and design requirements. The project does not propose any deviations. Therefore, the proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code.

3. The site is physically suitable for the type and density of development.

The project proposes to create six residential condominiums currently under construction on two lots, with a combined area of 8,903 square feet, located at 1514 – 1524 Pacific Beach Drive in the RM-2-5 and Coastal Overlay Zone (Non-Appealable) Zones of the Pacific Beach Community Plan and Local Coastal Program Land Use Plan area.

The site is relatively flat and has been previously graded. The six condominiums are currently under construction and have obtained construction permits. The site fronts Pacific Beach Drive. The total Floor Area Ratio (FAR) of 1.34 is below the base zones FAR maximum

of 1.35 and the building height does not exceed the 30 feet height limit in the Coastal Overlay Zone. Therefore, the site is physically suitable for the type and density of the development.

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

The project proposes to create six residential condominiums currently under construction on two lots, with a combined area of 8,903 square feet, located at 1514 – 1524 Pacific Beach Drive in the RM-2-5 and Coastal Overlay Zone (Non-Appealable) Zones of the Pacific Beach Community Plan and Local Coastal Program Land Use Plan area.

The Tentative Map was reviewed by the City of San Diego for conformance to the Land Development Regulations, California Building Code, and Land Use Policies. The project is located within an urbanized and built out environment where there are no watercourses on or adjacent to the site. Therefore, the subdivision or the proposed improvements will not cause substantial environmental damage or substantially injure fish or wildlife or their habitat.

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

The project proposes to create six residential condominiums currently under construction on two lots, with a combined area of 8,903 square feet, located at 1514 – 1524 Pacific Beach Drive in the RM-2-5 and Coastal Overlay Zone (Non-Appealable) Zones of the Pacific Beach Community Plan and Local Coastal Program Land Use Plan area.

Minor land modifications are proposed with this Tentative Map to include the reconstruction of curb, gutter, sidewalk, driveway and landscaping along Pacific Beach Drive.

The project has been reviewed and determined to be in compliance with the Municipal Code and Subdivision Map Act. The project includes conditions and corresponding exhibits of approvals relevant to adequate parking, public improvements, and paying applicable taxes in order to achieve compliance with the regulations of the San Diego Municipal Code. Therefore, the design of the subdivision or the type of improvements will not be detrimental to the public health, safety, and welfare.

6. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

The project proposes to create six residential condominiums currently under construction on two lots, with a combined area of 8,903 square feet, located at 1514 – 1524 Pacific Beach Drive in the RM-2-5 and Coastal Overlay Zone (Non-Appealable) Zones of the Pacific Beach Community Plan and Local Coastal Program Land Use Plan area.

The proposed subdivision does not contain or propose any new easements for the development. The site has frontage on Pacific Beach Drive. The subdivision proposes public improvements to include the replacement of curb, gutter and sidewalk on Pacific Beach Drive.

Therefore, the design of the subdivision and proposed improvements would not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

7. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.

The project proposes to create six residential condominiums currently under construction on two lots, with a combined area of 8,903 square feet, located at 1514 – 1524 Pacific Beach Drive in the RM-2-5 and Coastal Overlay Zone (Non-Appealable) Zones of the Pacific Beach Community Plan and Local Coastal Program Land Use Plan area.

The proposed subdivision provides multiple architectural offsets and additionally provides multiple balconies and patios per unit, thus providing for natural heating and cooling opportunities.

8. The decision maker has considered the effects of the proposed subdivision on the housing needs of the region and that those needs are balanced against the needs for public services and the available fiscal and environmental resources.

The project proposes to create six residential condominiums currently under construction on two lots, with a combined area of 8,903 square feet, located at 1514 – 1524 Pacific Beach Drive in the RM-2-5 and Coastal Overlay Zone (Non-Appealable) Zones of the Pacific Beach Community Plan and Local Coastal Program Land Use Plan area.

The addition of six new dwelling units where there existed only three units would assist the housing needs of the Pacific Beach Area community. The existing lot does not comply with the street frontage requirement and the proposed new curb, gutter and right-of-way will comply. Six single dwelling units where three existed puts a less than significant impact on public resources such as police, fire, parks and library resources. Other resources will be improved. The immense amount of water used for the current landscaping will be reduced as the landscaping will be more drought tolerant. The proposed subdivision will implement drainage and storm water improvements due to the required implementation of current codes, and the fees and taxes from the subdivision will be used for future infrastructure. Therefore, the Hearing Officer has considered the effects of the proposed subdivision on the housing needs of the region and that those needs are balanced against the needs for public services and the available fiscal and environmental resources.

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

BE IT FURTHER RESOLVED, that based on the Findings hereinbefore adopted by the Planning Commission, Tentative Map No. 1423511, hereby granted to PB Rowhomes L.L.C. subject to the attached conditions which are made a part of this resolution by this reference.

By

Tim Daly
Development Project Manager
Development Services Department

ATTACHMENT: Tentative Map Conditions

Internal Order No. 24005550

PLANNING COMMISSION CONDITIONS FOR TENTATIVE MAP NO. 1423511
PB ROW HOME CONDOMINIUMS - PROJECT NO. 407050
ADOPTED BY RESOLUTION NO. PC-XXXX ON JUNE 11, 2015

GENERAL

1. This Tentative Map will expire June 11, 2018.
2. Compliance with all of the following conditions shall be completed and/or assured, to the satisfaction of the City Engineer, prior to the recordation of the 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 San Diego County Recorder.
4. Prior to the recordation of the Final Map, taxes must be paid on this property pursuant to Subdivision Map Act section 66492. To satisfy this condition, a tax certificate stating that there are no unpaid lien conditions against the subdivision must be recorded in the Office of the San Diego County Recorder.
5. The Final Map shall conform to the provisions of Coastal Development Permit No. 1428332.
6. The Subdivider shall defend, indemnify, and hold the City (including its agents, officers, and employees [together, "Indemnified Parties"]) harmless from any claim, action, or proceeding, against the City and/or any Indemnified Parties to attack, set aside, void, or annul City's approval of this project, which action is brought within the time period provided for in Government Code section 66499.37. City shall promptly notify Subdivider of any claim, action, or proceeding and shall cooperate fully in the defense. If City fails to promptly notify Subdivider of any claim, action, or proceeding, or if City fails to cooperate fully in the defense, Subdivider shall not thereafter be responsible to defend, indemnify, or hold City and/or any Indemnified Parties harmless. City may participate in the defense of any claim, action, or proceeding if City both bears its own attorney's fees and costs, City defends the action in good faith, and Subdivider is not required to pay or perform any settlement unless such settlement is approved by the Subdivider.

AFFORDABLE HOUSING

7. Prior to recording the Final Map the project must comply with the Inclusionary Housing Regulations as outlined in Chapter 14, Article 2, Division 13 of the LDC.

ENGINEERING

8. Compliance with all conditions shall be assured, to the satisfaction of the City Engineer, prior to the recordation of the Final Map, unless otherwise noted.
9. The Subdivider shall construct the required Public Improvements, as shown on the approved construction plan for Right-of-Way Permit No. 1289163, which included new curb, gutter, sidewalk and water services.
10. 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.
11. The Subdivider shall underground any new service run to any new or proposed structures within the subdivision.
12. 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.
13. 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

14. "Basis of Bearings" means the source of uniform orientation of all measured bearings shown on the map. Unless otherwise approved, this source shall be the California Coordinate System, Zone 6, North American Datum of 1983 [NAD 83].

Project No. 407050
TM No. 1423511

15. "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."
16. All subdivision maps in the City of San Diego are required to be tied to the California Coordinate System of 1983 (CCS83), Zone 6 pursuant to section 8801 through 8819 of the California Public Resources Code.
17. 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 First Order accuracy. These tie lines to the existing control shall be shown in relation to the California Coordinate System (i.e., grid bearings and grid distances). All other distances shown on the map are to be shown as ground distances. A combined factor for conversion of grid-to-ground distances shall be shown on the map.

PUBLIC UTILITIES

18. The Subdivider shall apply for a plumbing permit for the installation of appropriate private back flow prevention device(s), on each water service (domestic, fire and irrigation), in a manner satisfactory to the Public Utilities Director and the City Engineer. BFPDs shall be located above ground on private property, in line with the service and immediately adjacent to the right-of-way.
19. 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.

INFORMATION:

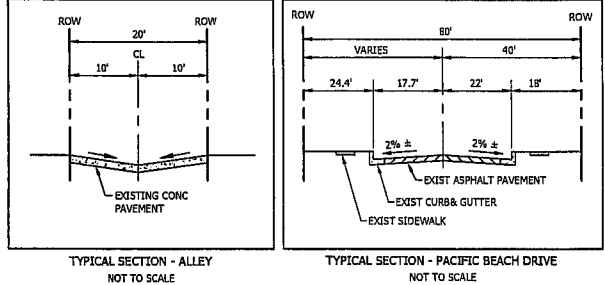
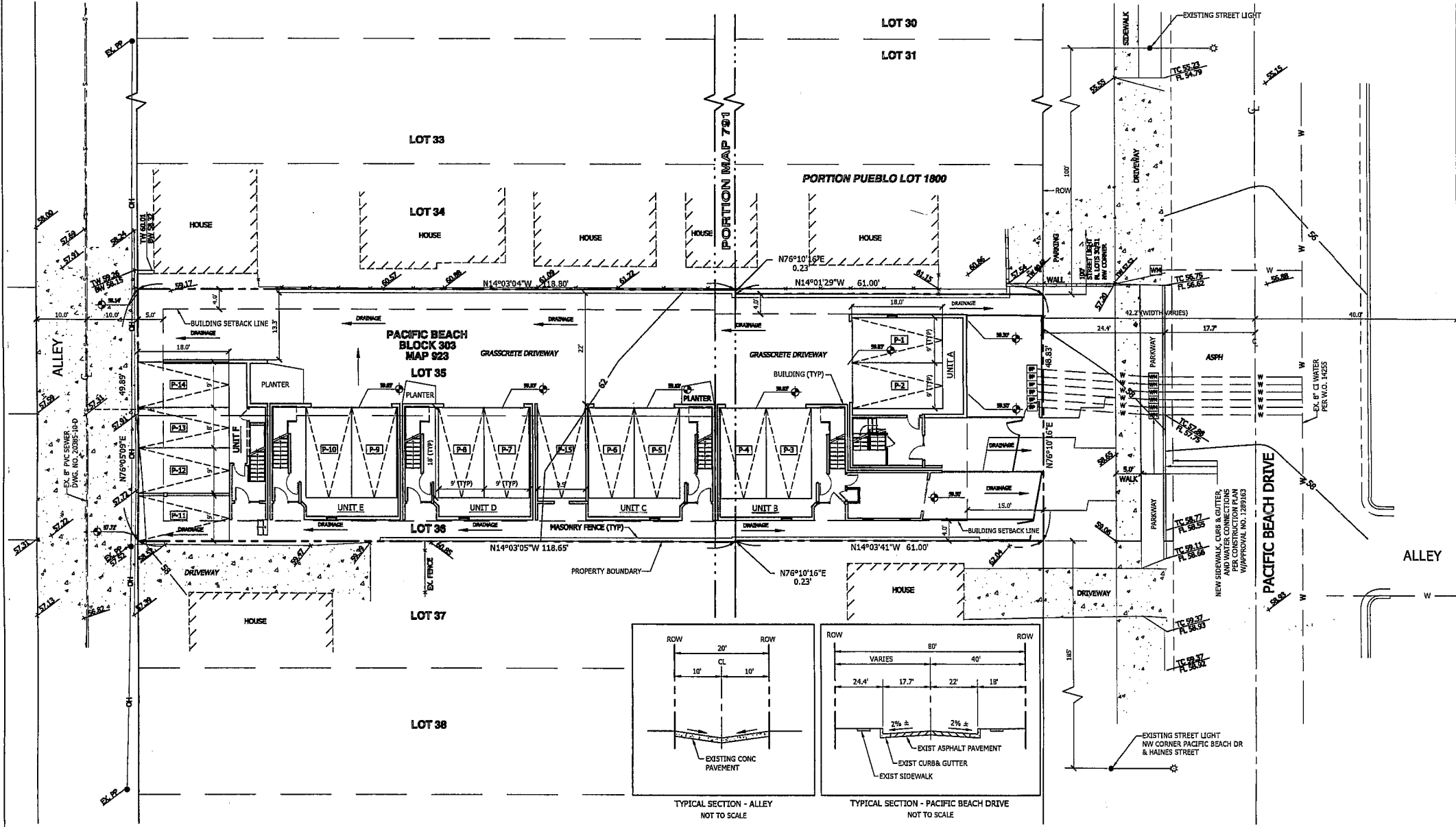
- The approval of this Tentative Map by the Planning Commission of the City of San Diego does not authorize the Subdivider to violate any Federal, State, or City laws, ordinances, regulations, or policies including

but not limited to, the Federal Endangered Species Act of 1973 and any amendments thereto (16 USC § 1531 et seq.).

- If the Subdivider makes any request for new water and sewer facilities (including services, fire hydrants, and laterals), the Subdivider shall design and construct such facilities in accordance with established criteria in the most current editions of the City of San Diego water and sewer design guides and City regulations, standards and practices pertaining thereto. Off-site improvements may be required to provide adequate and acceptable levels of service and will be determined at final engineering.
- Subsequent applications related to this Tentative Map will be subject to fees and charges based on the rate and calculation method in effect at the time of payment.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of the Tentative Map, may protest the imposition within ninety days of the approval of this Tentative Map by filing a written protest with the San Diego City Clerk pursuant to Government Code sections 66020 and/or 66021.
- Where in the course of development of private property, public facilities are damaged or removed, the Subdivider shall at no cost to the City, obtain the required permits for work in the public right-of-way, and repair or replace the public facility to the satisfaction of the City Engineer (San Diego Municipal Code § 142.0607.

Internal Order No. 24005550

TENTATIVE MAP NO. 1395124
COASTAL DEVELOPMENT PERMIT NO. 1428332
PROJECT NO. 407050
PB ROW HOMES



ABBREVIATIONS

APN.....	ASSESSOR'S PARCEL NUMBER	PIV.....	POST INDICATOR VALVE
BLDG.....	BUILDING	PP.....	UTILITY POLE
CMU.....	CONCRETE MASONRY UNIT	PS.....	PARKING SPACE
CONC.....	CONCRETE	ROW.....	RIGHT OF WAY
EL.....	ELEVATION	TC.....	TOP OF CURB
EXIST.....	EXISTING	TYP.....	TYPICAL
FL.....	FLOWLINE	WM.....	WATER METER
FS.....	FIRE SERVICE		

EXISTING FRANCHISE UTILITY TABLE

(TYPE)	(STATUS)
ELECTRIC	OVERHEAD
TELEPHONE	OVERHEAD
CABLE TELEVISION	OVERHEAD

LEGEND: EXISTING FEATURES

PROPERTY LINE	GROUND CONTOUR (5' INTERVAL)
RIGHT OF WAY (ROW)	GROUND CONTOUR (1' INTERVAL)
CENTER LINE	(NOTE: LABEL ORIENTATION INDICATES POSITIVE SLOPE)
LOT LINE	BOUNDARY LINE DATA
FENCE WOOD	SPOT ELEVATION (EXIST)
FENCE WOOD-CHAIN LINK	
EDGE OF CONCRETE	
OVERHEAD ELECTRIC LINE	
SEWER LINE	
WATER LINE	
6" CMU WALL	
CONCRETE SURFACE	

PROJECT SUMMARY
TENTATIVE MAP (FOR CONDOMINIUM PURPOSES)
TOTAL NUMBER OF EXISTING LOTS = 2
TOTAL NUMBER OF PROPOSED LOTS = 1

SITE ADDRESS
1514 - 1524 PACIFIC BEACH DRIVE, SAN DIEGO, CA 92109

SITE AREA: 8,903 SF / 0.204 ACRES

EXISTING ZONING
BASE ZONE: RM-2.5
PACIFIC BEACH COMMUNITY PLAN

BUILDING SETBACKS: FRONT: 15/20', SIDE: 4', REAR: 5'

OVERLAY ZONES: COASTAL HEIGHT LIMIT, COASTAL (CITY), PARKING IMPACT, RESIDENTIAL TANDEM PARKING

GEOLOGIC HAZARD CATEGORY: S2

UNIT DATA
NUMBER OF RESIDENTIAL UNITS: 6
TOTAL FLOOR AREA OF RESIDENTIAL UNITS: 11,937 SF
UNIT A: 388/1,575 SF
UNIT B: 388/1,568 SF
UNIT C: 388/1,687 SF
UNIT D: 288/1,329 SF
UNIT E: 288/1,327 SF
UNIT F: 388/1,317 SF
NUMBER OF STORIES: 3
NUMBER OF BUILDINGS: 6
YEAR BUILT: 2015 (UNDER CONSTRUCTION)

UNIT TYPE	SPACES REQ'D (PARKING IMPACT)	# OF UNITS REQUIRED	NET SPACES
ZBR	2.25	3	6.75
3BR	2.5	3	7.5
TOTAL REQUIRED			14.25
TOTAL PROVIDED			15

DEVELOPMENT NOTES
THIS IS A MAP OF A CONDOMINIUM PROJECT AS DEFINED IN SECTION 4125 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. THE TOTAL NUMBER OF RESIDENTIAL CONDOMINIUM UNITS IS 6.

PROJECT PERMITS REQUIRED
TENTATIVE MAP
COASTAL DEVELOPMENT PERMIT
LOT CONSOLIDATION MAP FOR CONDOMINIUM PURPOSES

REFERENCE DRAWINGS
MAP 923 (PACIFIC BEACH)

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

NOTES
1. THE MAINTENANCE OF THE PRIVATE WATER AND SEWER FACILITIES SERVING THIS PROJECT SHALL BE GOVERNED BY PRIVATE COVENANTS, CONDITIONS, AND RESTRICTIONS.
2. 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.
3. THERE ARE NO KNOWN EASEMENTS ON THIS SITE.
4. THE BUILDING IS UNDER CONSTRUCTION BY SEPARATE PERMIT.
5. NO GRADING IS PROPOSED.

LEGAL DESCRIPTION
LOT 35 AND 36, BLOCK 303, PACIFIC BEACH, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 923, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, SEPTEMBER 24, 1904.
ALL THAT PORTION OF THE CERTAIN UNNUMBERED STRIP OF LAND LYING SOUTH OF BLOCK 303 OF THE SUBDIVISION OF ACRES LOTS 64 1/3, 65 AND 66, PACIFIC BEACH, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 923, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, SEPTEMBER 24, 1904.
ALL THAT PORTION OF PUEBLO LOT 1800 OF THE PUEBLO LANDS OF CITY OF SAN DIEGO, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF MADE BY JAMES PASCOE IN THE YEAR 1870.

SOURCE OF TOPOGRAPHY
FIELD SURVEY BY METROPOLITAN MAPPING, OCTOBER 2014

BASIS OF ELEVATIONS
CITY OF SAN DIEGO BENCHMARK DESCRIPTION: BRASS PLUG (SWBP)
TOP OF CURB, SOUTHWEST CORNER, PACIFIC BEACH DRIVE & PROMONTORY STREET
ELEVATION: 54.213 FEET
DATUM: NGVD 23

BASIS OF BEARINGS
THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CCS ZONE 6, EPOCH 1991.35 AND IS THE NADES, ZONE 6 GRID BEARING BETWEEN STATION 140 AND STATION 1902 PER RECORD OF SURVEY 14492.
QUOTED BEARINGS FROM REFERENCE MAPS/DEEDS MAY OR MAY NOT BE IN TERMS OF SAID SYSTEM.
THE COMBINED GRID FACTOR AT STATION 140 IS 0.99999729
GRID DISTANCE = GROUND DISTANCE x COMBINED GRID FACTOR.

COORDINATES
NAD 27: 228-1695 CCS 83: 1868-6255

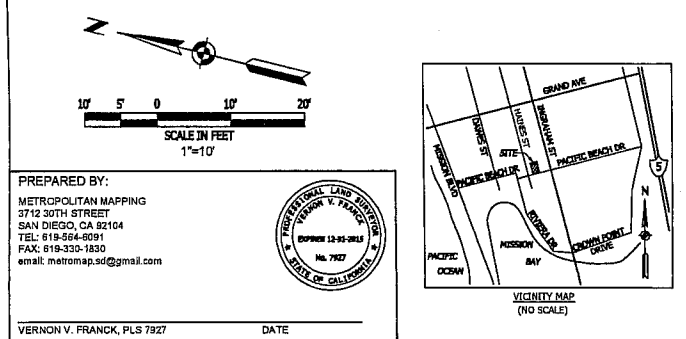
ASSESSOR'S PARCEL NUMBER
APN 423-283-22

PROJECT OWNER
PB ROW HOMES, LLC
32467 TEMUCULA PARKWAY, BLDG F-101, TEMECULA, CA 92592

SCOTT SINNETT, MANAGING PARTNER DATE

SHEET TITLE
TENTATIVE MAP NO. 1395124

PTS NO. 407050	I.O. NO.	SHEET 1 OF 1
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PREPARED BY:
METROPOLITAN MAPPING
3712 30TH STREET
SAN DIEGO, CA 92104
TEL: 619-564-8091
FAX: 619-330-1830
email: metromap.sdg@gmail.com

VERNON V. FRANCK, PLS 7927 DATE



THE CITY OF SAN DIEGO

M E M O R A N D U M

DATE: February 25, 2015

TO: Tim Daly, Development Project Manager II, Project Management Division, Development Services Department

FROM: Natalie de Freitas, Associate Planner, Environmental Analysis Section, Development Services Department

SUBJECT: PB Row Home Condos, Tentative Map and Coastal Development Permit (PTS# 407050) – Previous certified Mitigated Negative Declaration (MND)

The Development Services Department has completed a California Environmental Quality Act (CEQA) Guidelines review of PB Row Home Condos for a Tentative Map and Coastal Development Permit (PTS# 407050). This project would not result in new impacts or changed circumstances that would require a new environmental document. Section 15162 of the California Environmental Quality Act Guidelines states that when an Environmental Impact Report has been certified or a Mitigated Negative Declaration adopted for a project, no subsequent or supplemental Environmental Impact Report or Mitigated Negative Declaration shall be prepared for that project unless one or more of the following events occur:

1. Substantial changes are proposed to the project
2. Substantial changes occur with respect to circumstances under which the project is being undertaken
3. New information, which was not known or could not have been known at the time the Environmental Impact Report or Mitigated Negative Declaration was certified as complete, becomes available.

Therefore, because none of the three above criteria have occurred, Development Services Department did not find the need to prepare a subsequent or supplemental environmental document for this proposed Tentative Map and Coastal Development Permit and that the certified Mitigated Negative Declaration (No. 149525) for the original project, adequately covers the activity being proposed.

Natalie de Freitas
Associate Planner

NDF/ndf

RECORDING REQUESTED BY
CITY OF SAN DIEGO
DEVELOPMENT SERVICES
PERMIT INTAKE, MAIL STATION 501

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

THE ORIGINAL OF THIS DOCUMENT
WAS RECORDED ON MAR 14, 2014
DOCUMENT NUMBER 2014-0101636
Ernest J. Dronenburg, Jr., COUNTY RECORDER
SAN DIEGO COUNTY RECORDER'S OFFICE
TIME: 9:40 AM

JOB ORDER NUMBER: 24004179

SPACE ABOVE THIS LINE FOR RECORDER'S USE

EXTENSION OF TIME NO. 1207863
EXTENSION OF TIME TO COASTAL DEVELOPMENT PERMIT NO. 527786
PB ROW HOMES EOT - PROJECT NO. 345156 (MMRP)
DEVELOPMENT SERVICES DEPARTMENT

This Extension Of Time No. 1207863 is a three-year Extension of Time to previously approved Coastal Development Permit No. 527786, and is hereby granted by the Development Services Department of the City of San Diego to SCOTT R. SINNETT, Owner/Permittee, pursuant to San Diego Municipal Code Section 126.0111. The 0.20 acre site is located at 1520 -1524 Pacific Beach Drive in the RM-2-5, Coastal Overlay Zone, Coastal Height Limitation Overlay, Parking Impact Overlay and Residential Tandem Parking Overlay Zones within the Pacific Beach Community Plan. The project site is legally described as Lots 35 and 36, Block 303, Pacific Beach, according to Map thereof No. 923, filed September 24, 1904, a portion of that certain unnumbered strip of land lying south of Block 303, and all that portion of Pueblo Lot 1800 of the Pueblo Lands of City of San Diego, according to Map thereof made by James Pascoe in the year 1870.

Subject to the terms and conditions set forth in this Permit, and previously approved Coastal Development Permit No. 527786, permission is granted to SCOTT R. SINNETT, Owner/Permittee for the demolition of an existing duplex and single family residence and construction of a multi-family residential development with six units consisting of one three-story, 11,991 square-foot building with five two vehicle garages and one covered space providing four parking spaces, one covered loading zone, grading, landscaping and other minor improvements on an 0.20-acre site; described and identified by size, dimension, quantity, type, and location on the previously approved exhibits [Exhibit "A"] and conditions on file in the Development Services Department. The original project Coastal Development Permit No. 527786 approved by the Hearing Officer of the City of San Diego on October 10, 2010, is hereby extended as indicated within this permit until **October 28, 2016**.

The project shall include:

ORIGINAL

- a. A three year extension of time for the previously approved Coastal Development Permit No. 527786.

STANDARD REQUIREMENTS:

1. This permit must be utilized prior to **October 28, 2016**, which does not exceed thirty-six (36) months from the expiration date of the original permit. Failure to utilize and maintain utilization of this permit as described in the SDMC will automatically void the permit.
2. No permit for the construction, occupancy or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. No further Extension of Time may be granted pursuant to SDMC Section 126.0111(a).
4. Construction plans shall be in substantial conformity to Exhibit "A," per the previously approved Exhibits and conditions on file with Development Services for Coastal Development Permit No. 527786 and Project No. 149525, Recorded with the County of San Diego Recorder on September 27, 2013, pursuant to Document Number 2013-0590598, with the exception of the expiration dates. No changes, modifications or alterations shall be made unless appropriate application(s) or amendment(s) to this Permit have been granted.

INFORMATION ONLY:

- The issuance of this discretionary use permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary use permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this development permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code §66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Development Services Department of the City of San Diego on December 16, 2013 pursuant to Resolution No. CM-6362.

EXTENSION OF TIME NO. 1207863
EXTENSION OF TIME TO COASTAL DEVELOPMENT PERMIT NO. 527786
DECEMBER 16, 2013

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES
DEPARTMENT


Patricia J. Fitzgerald
Development Project Manager
Development Services Department

**NOTE: Notary acknowledgment
must be attached per Civil Code
section 1189 et seq.**

The undersigned Owner/Permittee, by execution hereof, agrees to each and every condition of this Permit and promises to perform each and every obligation of Owners/Permittees hereunder.

SCOTT R. SINNETT
Owner/Permittee

By 
SCOTT R. SINNETT

**NOTE: Notary acknowledgments
must be attached per Civil Code
section 1189 et seq.**

ORIGINAL

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

State of California

County of San DiegoOn Mar. 13, 2014 before me, Stacie L. Maxwell, Notary Publicpersonally appeared Patricia J. Fitzgerald

Here Insert Name and Title of the Officer

Name(s) of Signer(s)



who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: [Signature]

Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: PB Row Homes - PTS 345154

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer — Title(s): _____☐ Individual☐ Partner — ☐ Limited ☐ General☐ Attorney in Fact☐ Trustee☐ Guardian or Conservator☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

Signer's Name: _____

☐ Corporate Officer — Title(s): _____☐ Individual☐ Partner — ☐ Limited ☐ General☐ Attorney in Fact☐ Trustee☐ Guardian or Conservator☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

ORIGINAL

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

State of California

County of RiversideOn 02/18/2014
Datebefore me, Hajnalka Gold Calihan, Notary Public
Here Insert Name and Title of the Officerpersonally appeared Scott R. Sinnett
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: Hajnalka Gold Calihan
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Extension of Time No: 1207863. Extension of Time to
Coastal Development Permit No: 927186. December 16, 2013
Document Date: _____ Number of Pages: 3

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: Scott R. Sinnett☐ Corporate Officer — Title(s): _____☐ Individual☐ Partner — ☐ Limited ☐ General☐ Attorney in Fact☐ Trustee☐ Guardian or Conservator☒ Other: OWNER/Permittee

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

Signer's Name: _____

☐ Corporate Officer — Title(s): _____☐ Individual☐ Partner — ☐ Limited ☐ General☐ Attorney in Fact☐ Trustee☐ Guardian or Conservator☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

ORIGINAL

DEVELOPMENT SERVICES DEPARTMENT
RESOLUTION NO. CM-6374
EXTENSION OF TIME NO. 1207863
EXTENSION OF TIME TO COASTAL DEVELOPMENT PERMIT NO. 527786
PB ROW HOMES EOT - PROJECT NO. 345156 [MMRP]

This Extension Of Time No. 1207863 is a three-year Extension of Time to previously approved Coastal Development Permit No. 527786, and is hereby granted by the Development Services Department of the City of San Diego to SCOTT R. SINNETT, Owner/Permittee, pursuant to San Diego Municipal Code Section 126.0111. The 0.20 acre site is located at 1520 -1524 Pacific Beach Drive in the RM-2-5, Coastal Overlay Zone, Coastal Height Limitation Overlay, Parking Impact Overlay and Residential Tandem Parking Overlay Zones within the Pacific Beach Community Plan. The project site is legally described as Lots 35 and 36, Block 303, Pacific Beach, according to Map thereof No. 923, filed September 24, 1904, a portion of that certain unnumbered strip of land lying south of Block 303, and all that portion of Pueblo Lot 1800 of the Pueblo Lands of City of San Diego, according to Map thereof made by James Pascoe in the year 1870.

WHEREAS, SCOTT R. SINNETT, Owner/Permittee, filed an application with the City of San Diego for a three-year Extension of Time to Coastal Development Permit No. 527786, for the demolition of an existing duplex and single family residence and construction of a six (6) unit multi-family residential development consisting of one three-story, 11,991 square-foot building with five two vehicle garages and one covered space providing four parking spaces, one covered loading zone, grading, landscaping and other minor improvements. The 0.20 acre site is located at 1520 -1524 Pacific Beach Drive in the RM-2-5, Coastal Overlay Zone, Coastal Height Limitation Overlay, Parking Impact Overlay and Residential Tandem Parking Overlay Zones within the Pacific Beach Community Plan. The project site is legally described as Lots 35 and 36, Block 303, Pacific Beach, according to Map thereof No. 923, filed September 24, 1904, a portion of that certain unnumbered strip of land lying south of Block 303, and all that portion of Pueblo Lot 1800 of the Pueblo Lands of City of San Diego, according to Map thereof made by James Pascoe in the year 1870; and

WHEREAS, all associated permits shall conform to the previously approved Exhibit "A" and conditions on file with the Development Services Department pursuant to Coastal Development Permit No. 527786 and Project No. 149525, with the exception of the expiration date; and

WHEREAS, the activity is covered under Mitigated Negative Declaration No. 149525, certified on October 10, 2010, pursuant to Resolution No. CM-6145-2. The activity is adequately addressed in the environmental document and there is no change in circumstance, additional information, or project changes to warrant additional environmental review. The prior environmental documents adequately covered this activity as part of the previously approved project and the activity in not a separate project for the purpose of California Environmental Quality Act (CEQA) review pursuant to CEQA Guidelines Section 15162(a); and

BE IT FURTHER RESOLVED, by the Development Services Department of the City of San Diego, that it adopts the following findings with respect to the Extension of Time No. 1207863:

1. **THE PROJECT AS ORIGINALLY APPROVED AND WITHOUT ANY NEW CONDITIONS WOULD NOT PLACE THE OCCUPANTS OF THE PROPOSED**

DEVELOPMENT OR THE IMMEDIATE COMMUNITY IN A CONDITION DANGEROUS TO THEIR HEALTH OR SAFETY.

The project as originally approved allowed for the demolition of an existing duplex and single family residence and construction of a multi-family residential development with six units consisting of one three-story, 11,991 square foot building with five two vehicle garages and one covered space providing four parking spaces, one covered loading zone, grading, landscaping and other minor improvements. The permits for the project include various conditions and referenced exhibits of approval relevant to achieving project compliance with the applicable regulations of the LDC in effect for this project. Such conditions have been determined by the decision-maker as necessary to avoid adverse impacts upon the health, safety and general welfare of persons residing or working in the surrounding area. The project will comply with the development conditions in effect for the subject property as described in CDP No. 527786, and other regulations and guidelines pertaining to the subject property per the LDC. Therefore, the proposed development as originally approved without and new conditions would not place the occupants of the proposed development or the immediate community in a condition dangerous to their health or safety.

2. NO NEW CONDITION IS REQUIRED TO COMPLY WITH STATE OR FEDERAL LAW.

There are no new conditions required for the project to comply with state or federal law.

The above findings is/are supported by the minutes and exhibits, all of which are herein incorporated by reference; and

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Development Services Department, Extension of Time No. 1207863 is hereby GRANTED by the Development Services Department to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Extension of Time No. 1207863, a copy of which is attached hereto and made a part hereof.

PASSED AND ADOPTED BY THE DEVELOPMENT SERVICES DEPARTMENT OF THE CITY OF SAN DIEGO, CALIFORNIA, ON DECEMBER 16, 2013.

By



Patricia J. Fitzgerald
Development Project Manager
Development Services Department

Internal Order No. 24004179

RECORDING REQUESTED BY
CITY OF SAN DIEGO
DEVELOPMENT SERVICES
PERMIT INTAKE, MAIL STATION 501

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

THE ORIGINAL OF THIS DOCUMENT
WAS RECORDED ON SEP 27, 2013
DOCUMENT NUMBER 2013-0590588
Ernest J. Dronenburg, Jr., COUNTY RECORDER
SAN DIEGO COUNTY RECORDER'S OFFICE
TIME: 9:19 AM

SPACE ABOVE THIS LINE FOR RECORDER'S USE

JOB ORDER NUMBER: 23430280

COASTAL DEVELOPMENT PERMIT NO. 527786
PB ROW HOMES PROJECT NO. 149525 (MMRP)
Development Services Department

This Coastal Development Permit is granted by the Development Services Department of the City of San Diego to Scott R. Sinnett, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0708. The 0.20 acre site is located at 1520 -1524 Pacific Beach Drive in RM-2-5, Coastal Overlay Zone, Coastal Height Limitation Overlay, Parking Impact Overlay and Residential Tandem Parking Overlay Zones within the Pacific Beach Community Plan. The project site is legally described as Lots 35 and 36, Block 303, Pacific Beach, according to Map thereof No. 923, filed September 24, 1904, a portion of that certain unnumbered strip of land lying south of Block 303, and all that portion of Pueblo Lot 1800 of the Pueblo Lands of City of San Diego, according to Map thereof made by James Pascoe in the year 1870.

Subject to the terms and conditions set forth in this Permit, permission is granted to Scott R. Sinnett, Owner/Permittee to demolish an existing duplex and single family residence and construct a multi-family residential development with six units consisting of one three-story, 11,991 square-foot building with five two vehicle garages and one covered space providing four parking spaces, one covered loading zone, grading, landscaping and other minor improvements on an 0.20-acre site, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated October 13, 2010, on file in the Development Services Department.

The project shall include:

- a. Demolition of an existing duplex and single family residence; and
- b. Construction of a multi-family residential development with six units consisting of one three-story, 11,991 square-foot building with five two-vehicle garages and one covered space providing four parking spaces, one covered loading zone, and grading;

- c. Exterior roof decks; and
- d. Landscaping (planting, irrigation and landscape related improvements); and
- e. Accessory improvements determined by the Development Services Department to be consistent with the land use and development standards in effect for this site per the adopted community plan, California Environmental Quality Act Guidelines, public and private improvement requirements of the City Engineer, the underlying zone(s), conditions of this Permit, and any other applicable regulations of the SDMC in effect for this site.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. Failure to utilize and maintain utilization of this permit as described in the SDMC will automatically void the permit unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in affect at the time the extension is considered by the appropriate decision maker.
2. No permit for the construction, occupancy or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. Unless this Permit has been revoked by the City of San Diego the property included by reference within this Permit shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the Development Services Department.
4. This Permit is a covenant running with the subject property and shall be binding upon the Owner/Permittee and any successor or successors, and the interests of any successor shall be subject to each and every condition set out in this Permit and all referenced documents.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).

7. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial modifications to the building and site improvements to comply with applicable building, fire, mechanical and plumbing codes and State law requiring access for disabled people may be required.

8. Construction plans shall be in substantial conformity to Exhibit "A." No changes, modifications or alterations shall be made unless appropriate application(s) or amendment(s) to this Permit have been granted.

9. All of the conditions contained in this Permit have been considered and have been determined to be necessary in order to make the findings required for this Permit. It is the intent of the City that the holder of this Permit shall be required to comply with each and every condition in order to be afforded the special rights which the holder of the Permit is entitled as a result of obtaining this Permit.

In the event that any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" condition(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

10. The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, including, but not limited to, any to any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify Owner/Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owner/Permittee shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, Owner/Permittee shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Owner/Permittee regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

ENGINEERING REQUIREMENTS:

11. Prior to the issuance of any construction permit, the Owner/Permittee shall close the existing driveway, on Pacific Beach Drive, with City standard curb, gutter and sidewalk per Standard Drawing G-2, G-7, G-9 and SDG-100, satisfactory to the City Engineer.
12. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the Municipal Code, into the construction plans or specifications.
13. Prior to the issuance of any construction permit, the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Appendix E of the City's Storm Water Standards.
14. Prior to foundation inspection, the Owner/Permittee shall submit a building pad certification signed by a Registered Civil Engineer or a Licensed Land Surveyor, certifying the pad elevation based on USGS datum is in accordance with the approved Exhibit "A."

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

15. Mitigation requirements in the Mitigation, Monitoring, and Reporting Program [MMRP] shall apply to this Permit. These MMRP conditions are hereby incorporated into this Permit by reference.
16. The mitigation measures specified in the MMRP and outlined in Mitigated Negative Declaration No.149525, shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL MITIGATION REQUIREMENTS.
17. The Owner/Permittee shall comply with the MMRP as specified in Mitigated Negative Declaration No.149525, to the satisfaction of the Development Services Department and the City Engineer. Prior to issuance of any construction permit, all conditions of the MMRP shall be adhered to, to the satisfaction of the City Engineer. All mitigation measures described in the MMRP shall be implemented for Historical Resources (archaeology).

PLANNING/DESIGN REQUIREMENTS:

18. Upon completion of the development, no fewer than fourteen off-street parking spaces and one loading space shall be maintained on the property at all times in the approximate locations shown on the approved Exhibit "A." Parking spaces shall comply at all times with the SDMC and shall not be converted for any other use unless otherwise authorized by the appropriate City decision maker in accordance with the SDMC.
19. There shall be compliance with the regulations of the underlying zone(s) unless a deviation or variance to a specific regulation(s) is approved or granted as condition of approval of this permit. Where there is a conflict between a condition (including exhibits) of this permit and a

regulation of the underlying zone, the regulation shall prevail unless the condition provides for a deviation or variance from the regulations.

20. The height(s) of the building(s) or structure(s) shall not exceed those heights set forth in the conditions and the exhibits (including, but not limited to, elevations and cross sections) or the maximum permitted building height of the underlying zone, whichever is lower, unless a deviation or variance to the height limit has been granted as a specific condition of this permit.

21. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.

22. Any future requested amendment to this permit shall be reviewed for compliance with the regulations of the underlying zone(s) which are in effect on the date of the submittal of the requested amendment.

23. All fences and retaining walls shall comply with the San Diego Municipal Code Section 142.0301.

24. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.

AFFORDABLE HOUSING

25. Prior to the issuance of any construction permits, the Owner/Permittee shall comply with the affordable housing requirements of the City's Inclusionary Affordable Housing Regulations (SDMC § 142.1301 et seq.).

WASTEWATER REQUIREMENTS:

26. The Owner/Permittee shall design and construct any proposed public sewer facilities to the most current edition of the City of San Diego's Sewer Design Guide.

27. Proposed private underground sewer facilities located within a single lot shall be designed to meet the requirements of the California Uniform Plumbing Code and shall be reviewed as part of the building permit plan check.

WATER REQUIREMENTS:

28. Prior to the issuance of any construction permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of new water service(s) outside of any driveway, and the removal of all existing unused services, within the right-of-way adjacent to the project site, in a manner satisfactory to the Director of Public Utilities and the City Engineer.

29. Prior to the issuance of any construction permits, the Owner/Permittee shall apply for a plumbing permit for the installation of appropriate private back flow prevention device(s), on each water service (domestic, fire and irrigation), in a manner satisfactory to the Director of Public Utilities and the City Engineer.
30. Prior to the issuance of any certificate of occupancy, all public water facilities shall be complete and operational in a manner satisfactory to the Director of Public Utilities and the City Engineer.
31. The Owner/Permittee agrees to design and construct all proposed public water facilities in accordance with established criteria in the most current edition of the City of San Diego Water Facility Design Guidelines and City regulations, standards and practices pertaining thereto. Public water facilities, and associated easements, as shown on approved Exhibit "A" shall be modified at final engineering to comply with standards.

LANDSCAPE REQUIREMENTS:

32. Prior to issuance of construction permits for public right-of-way improvements, the Owner/Permittee shall submit complete landscape construction documents for right-of-way improvements to the Development Services Department for approval. Improvement plans shall take into account a 40 square-foot area around each tree which is unencumbered by utilities. Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees.
33. Prior to issuance of any construction permits for buildings, the Owner/Permittee shall submit complete landscape and irrigation construction documents consistent with the Land Development Manual, Landscape Standards to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit "A."
34. Prior to final inspection, it shall be the responsibility of the Owner/Permittee to install all required landscape. A "No Fee" Street Tree Permit, if applicable, shall be obtained for the installation, establishment, and on-going maintenance of all street trees.
35. The Owner/Permittee shall maintain all landscape 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.
36. The Owner/Permittee 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.
37. If any required landscape, including existing or new plantings, hardscape, landscape features, et cetera, indicated on the approved construction document plans is damaged or removed during demolition or construction, the Owner/Permittee is responsible to repair and/or

replace any landscape 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 final landscape inspection.

TRANSPORTATION REQUIREMENTS:

38. The Owner/Permittee shall close the existing driveway along the project's frontage on Pacific Beach Drive and replace with standard height curb, gutter and sidewalk, satisfactory to the City Engineer.

INFORMATION ONLY:

- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this development permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code §66020.
- This development may be subject to impact fees at the time of construction permit issuance

APPROVED by the DEVELOPMENT SERVICES DEPARTMENT of the City of San Diego on October 13, 2010 by Resolution CM-6145.

Permit Type/PTS Approval No.: CDP No.527786
Date of Approval: October 13, 2010

AUTHENTICATED BY THE DEVELOPMENT SERVICES DEPARTMENT




Tim Daly
Development Project Manager

**NOTE: Notary acknowledgment
must be attached per Civil Code
section 1180 et seq.**

The undersigned Owner/Permittee, by execution hereof, agrees to each and every condition of this Permit and promises to perform each and every obligation of Owner/Permittee hereunder.

SCOTT R. SINNETT
Owner/Permittee

By _____

**NOTE: Notary acknowledgments
must be attached per Civil Code
section 1180 et seq.**

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

State of California

County of

San Diego

On Sept. 25, 2013

Date

before me,

Stacie L. Maxwell, Notary Public

Here Insert Name and Title of the Officer

personally appeared

Tim Daly

Name(s) of Signer(s)



who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature:

Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document:

PB Row Homes - PTS 149525

Document Date:

Number of Pages:

Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer(s)

Signer's Name:

☐ Corporate Officer — Title(s):☐ Individual☐ Partner — ☐ Limited ☐ General☐ Attorney in Fact☐ Trustee☐ Guardian or Conservator☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

Signer's Name:

☐ Corporate Officer — Title(s):☐ Individual☐ Partner — ☐ Limited ☐ General☐ Attorney in Fact☐ Trustee☐ Guardian or Conservator☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

State of California

County of

Riverside

On 09/10/2013

Date

before me,

Hajnalka Gold Calihan, Notary Public

Here, Insert Name and Title of the Officer

personally appeared

Scott R. Sinnett

Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

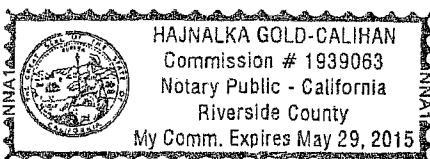
WITNESS my hand and official seal.

Signature:

Hajnalka Gold Calihan

Signature of Notary Public

Place Notary Seal Above



OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Coastal Development Permit No. 527786

Document Date: _____ Number of Pages: 8

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: Scott R. Sinnett

☐ Corporate Officer — Title(s): _____☐ Individual☐ Partner — ☐ Limited ☐ General☐ Attorney in Fact☐ Trustee☐ Guardian or Conservator☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER

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Signer's Name: _____

☐ Corporate Officer — Title(s): _____☐ Individual☐ Partner — ☐ Limited ☐ General☐ Attorney in Fact☐ Trustee☐ Guardian or Conservator☐ Other: _____

Signer Is Representing: _____

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OF SIGNER

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DEVELOPMENT SERVICES DEPARTMENT RESOLUTION NO. CM-6145
COASTAL DEVELOPMENT PERMIT NO. 527786
PB ROW HOMES PROJECT NO. 149525

WHEREAS, SCOTT R. SINNETT, Owner/Permittee, filed an application with the City of San Diego for permits to demolish an existing duplex and single family residence and construct a multi-family residential development with six units consisting of one three-story, 11,991 square-foot building with five two-vehicle garages and one covered area providing four parking spaces, one covered loading zone, grading, landscaping and other minor improvements (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 527786), on portions of an 0.20-acre site;

WHEREAS, the project site is located at 1520 -1524 Pacific Beach Drive in RM-2-5, Coastal Overlay Zone, Coastal Height Limitation Overlay, Parking Impact Overlay and Residential Tandem Parking Overlay Zones within the Pacific Beach Community Plan;

WHEREAS, the project site is legally described as Lots 35 and 36, Block 303, Pacific Beach, according to Map thereof No. 923, filed September 24, 1904, a portion of that certain unnumbered strip of land lying south of Block 303, and all that portion of Pueblo Lot 1800 of the Pueblo Lands of City of San Diego, according to Map thereof made by James Pascoe in the year 1870;

WHEREAS, on October 13, 2010, the Development Services Department of the City of San Diego considered Coastal Development Permit No. 527786 pursuant to the Land Development Code of the City San Diego; NOW, THEREFORE,

BE IT RESOLVED by the Development Services Department of the City of San Diego as follows:

That the Development Services Department adopts the following written Findings, dated October 13, 2010.

FINDINGS:

Coastal Development Permit - Section 126.0708

- 1. The proposed coastal development will not encroach upon any existing physical access way that is legally used by the public or any proposed public accessway identified in a Local Coastal Program land use plan; and the proposed coastal development will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program land use plan.**

The subject property is located at 1520 -1524 Pacific Beach Drive between Haines Street and Ingraham Street. The project proposes to demolish an existing duplex and single family residence and construct a multi-family residential development with six units consisting of one three-story, 11,991 square foot building with five two-vehicle garages and one covered space providing four parking spaces, one covered loading zone, grading, landscaping and other minor improvements. The proposed multiple family structure will be developed entirely within the private property and will not encroach upon any existing physical access way legally used by the public or any proposed public accessway identified in a Local Coastal Program land use plan in as much as

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there are no legally used by the public or any proposed public accessways located on the private property. The proposed development will be constructed completely within the boundaries of the private property and will observe all required yard setbacks. The Pacific Beach Community Plan Community Plan and Local Coastal Program identify the location of all public view corridors within the community and do not identify any such corridor within or along this segment of Pacific Beach Drive between Haines Street and Ingraham Street. From the property location at 1520 -1524 Pacific Beach Drive there are no views to the ocean or other scenic coastal areas. As such the proposed project will have no effect upon the public views to and along the ocean and other scenic coastal areas as identified in the Local Coastal Program land use plan.

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

The subject property is located at 1520 - 1524 Pacific Beach Drive between Haines Street and Ingraham Street. The project proposes to demolish an existing duplex and single family residence and construct a multi-family residential development with six units consisting of one three-story, 11,991 square foot building with five two-vehicle garages and one covered space providing four parking spaces, one covered loading zone, grading, landscaping and other minor improvements.

The subject site is an urbanized property surrounded by single and multiple family residential developments with all proposed development occurring on private property. The site is not within or adjacent to the Multiple Species Conservation Program's Multiple Habitat Planning Area and no sensitive habitats or species located on the site. The proposed project could have an environmental affect on historical resources (archaeological); however, subsequent revisions in the project's proposal create the specific mitigation identified in the project's Mitigated Negative Declaration (MND) No. 149525. The project, as revised, now avoids or mitigates the potentially significant environmentally sensitive lands impacts and therefore, the proposed project will have no significant environmental effect.

3. The proposed coastal development is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program.

The subject property is located at 1520 - 1524 Pacific Beach Drive between Haines Street and Ingraham Street. The project proposes to demolish an existing duplex and single family residence and construct a multi-family residential development with six units consisting of one three-story, 11,991 square foot building with five two vehicle garages and one covered space providing four parking spaces, one covered loading zone, grading, landscaping and other minor improvements. The proposed project is located within the Pacific Beach Community Plan area on a parcel designated for multiple unit residential use which would provide for a density range of 14-29 dwelling units per acre. The site measures approximately 0.20 acres and would be allowed a maximum density of six dwelling units. The proposed density of six dwelling units is consistent with the land use designation. The project would adhere to policies and objectives established by the community plan in that the design of the proposed structure does not affect any existing physical access way that is legally used by the public or any proposed public accessway identified in a Local Coastal Program land use plan. Furthermore the proposed project will have a harmonious physical and aesthetic relationship with other existing structures in the neighborhood. Being determined the proposed project will be consistent with the Pacific Beach Community Plan

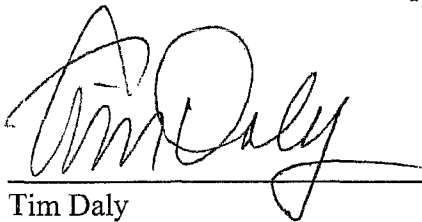
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policies and objectives the project is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program.

4. For every Coastal Development Permit issued for any coastal development between the nearest public road and the sea or the shoreline of any body of water located within the Coastal Overlay Zone the coastal development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

The subject property is located at 1520 -1524 Pacific Beach Drive between Haines Street and Ingraham Street. The project proposes to demolish an existing duplex and single family residence and construct a multi-family residential development with six units consisting of one three-story, 11,991 square foot building with five two vehicle garages and one covered space providing four parking spaces, one covered loading zone, grading, landscaping and other minor improvements. The project site is not located between the nearest public road and the sea or the shoreline of any body of water located within the Coastal Overlay Zone. Therefore, the proposed project to construct a multi-family residential unit will have no affect upon public access and the recreation policies of Chapter 3 of the California Coastal Act and therefore be in conformance with such Act.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Development Services Department, Coastal Development Permit No. 527786 is hereby granted by the Development Services Department to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 527786, a copy of which is attached hereto and made a part hereof.



Tim Daly
Development Project Manager
Development Services

Adopted on: October 13, 2010

Internal Order No. 23430280

cc: Legislative Recorder, Development Services Department

ORIGINAL

DRAFT

Pacific Beach Planning Group www.pbplanning.org

Pacific Beach Taylor Library

4275 Cass Street, San Diego, CA 92109

Wednesday, March 25, 2015: 6:30-8:30 pm

AGENDA

PBPG ELECTION (4:30-6:30 pm)

Item 1 - 6:30 Call to Order, Quorum:

Henish, Billy, Imelda, Beltran, Olson, Karen, Scott Chipman, Eve, Brian, Joe Wilding, Don Gross, Jim Krokee, Baylor

Item 2 Current Agenda - Modifications and Approval

Consent Item: Motion to relocate the Deco bike pad at PB Drive & Campland (Sidewalk obstruction) and relocate west of Mike Gotch Bridge.

Objection by Chris Olson, moving to traffic #2.

Approve agenda - Scott 1st, Jim 2nd, approved 9-0

Item 3 February 25, 2015 Minutes - Modifications and Approval

1st: Jim 2nd: Joe approved 9-0

Item 4 Chair's Report

Presenter: Brian J. Curry

CPC community planner committee meeting last night: 42 planning groups. 2 issues: 1. San Diego got an award on how they rate crosswalks. Loring and Wilbur crosswalk will be approved. If we've submitted for crosswalks before, we need to resubmit them to get through new metrics for approval. 2. Great concern for all public planners – "planning by the ballot." Barrio Logan had a community plan, then approved at city level by city council. Then it was put on the ballot for all city residents to vote. Paseo in Del Mar was opposed by 4 planning groups, but passed by city council. Lawsuits or community initiative needed to get things passed. Problem is city can override planning groups. Development services is proposing medical marijuana near highway in PB, but voted against by PBPG 12-5. If we were in favor of a project and "big money" was against it, the city council could vote against it, or vice versa. Voice your concerns with your councilmember. Proposing at CPC level to have a workshop to work better with the city. Sometimes planning groups can make bad decisions, but we're in place for a reason and our voice should be heard. Development services may meet with a developer, and even though there is opposition, then there could be our tax dollars paying for development services to fight the case.

Recognize the planning group members and their contribution over the past year.

Beltran: Traffic subcommittee

Chris Olson: Beautiful PB, school murals, bike paths, PB Parks, development subcommittee.

Karen: Development subcommittee, working with the school district as liaison.

Scott Chipman: Involved in upcoming lifeguard project. Mission Bay gateway, De Anza cove. Save PB org and is on the news often.

Eve: Bylaws chair. PB special events committee, code compliance, PB Town Council, Discover PB

Henish: Vice Chair, code enforcement subcommittee chair, development and traffic sometimes.

Joe Wilding: former code chair, removes illegal news racks, bouncer.

Baylor: IT chair, website. Attends other subcommittees sometimes.

Don Wilding: Goes to code, traffic and development. MB Park committee, nuts and bolts. Finds things, gets things done.

Jim Krokee: came on half way through the year. Worked on short term vacation rentals. April 22nd is smart growth and housing subcommittee, presenting to Lori Zapf and council members. Lori Zapf will also come to April 22nd.

Imelda: election subcommittee:

Billy: liaison into business district.

Larry Emlaw: code enforcement, prior election chair.

Item 5 – 6:45 Non-Agenda Public Comments (Note: 2 minutes maximum per speaker)

Issues not on Agenda and within the jurisdiction of Pacific Beach Planning Group.

Scott Chipman: CEQA training – advanced tomorrow night – preregister, open to public 6-8pm, at Metropolitan operations meeting. Topaz Way.

Chris Olson – 2011 multiple organizations that were complaining, now collaborating better. Holding workshops and charrettes. City of SD responded to our grass roots efforts by applying for a grant for PB Parks (but didn't get it). First time in 20 years city put some effort to plan for our future. "Can't ignore a group that's working to improve its future." YMCA developing at the middle school, high school football field. Trolley from station to beaches. "Perfect Storm for Planning." city officials are seeing this.

Diane Faulds: Code compliance, regarding 3920 -3924 Haines, signed off in January 2015. Builder applied with 4 parking spots. 3bd/plus den. Got a permit for garage remodel, calling it a game room. New prop is a potential vacation rental or mini dorm with only 2 parking spots. No trash enclosure, in the alley. We have to figure out how to do single family without impacting parking, create danger in the alley, and not have parking in alley.

Marcie Beckett: May 2, Graffiti cleanup 9-12PM. PB Presbyterian church. We provide all the training and supplies. They map it out and send out crews to various locations for cleanup. Over 1,000 sites cleaned. Volunteers then have the knowledge to clean the graffiti.

Joe Wilding: Huntington Beach – streets don't go through blocks for traffic calming. Can't "haul ass" down these streets. Block off Graham St between Riviera and Gresham. Need better planning to help traffic flow.

Don Gross: sidewalk project tourmaline and Dawes and Jewell and PB drive, full funded and should be done by July. Jewell and La Playa, big project – starting May 20. PB Drive, crown point drive and Olney, in last 10 days, fully funded to get done. Need a filtration system for the drain, needs to pass approval with environmental and storm drain depts.

Jim Krokee: short term vacation rentals. Permit city wide. 30 day minimum in SFR zones. Use CAPP program for noise. Since 2007, 10 times increase in vacation rentals. By 2020, there will be 10 times more vacation rentals. Realtors sending flyers advertising saying "make \$100k a year" with a vacation rental. Tons of traffic, noise, parties. Look at Sandiegoneighborhoods.org. Go to council meeting on April 22.

Eve Anderson: Debbie Conca is working at Frosty Shop, couldn't make it tonight. April 11 there is run coming through PB. 2,500 runners. It never came to special events committee. Down La Jolla Blvd, Turquoise to Diamond. Ends with beer garden in Crown Point Park. Special Events committee should have been informed.

Item 6 – 7:00 Government Office Reports (Information Item)

Water and sewer Project. Matthew Bell. 5 miles water, ½ mile sewer. Water main is from 1920s. Break last night on Cass St. Old cast iron needs to be replaced. TC Construction, trying to impact you as little as possible. Starting mid-summer. In design phase now. 2-3 years total for work. Will try to not impact schools. Genevieve Wong – community liaison. Cook and Schmidt firm. Community outreach. She'll be

providing updates to community. Kyle Wood – Michael Baker Int'l – Design. All pipes will be replaced. Once that street is done, it will be completely repaved. Not coordinated with other underground pipes, like gas. Would like to have bike paths installed along with work.

Presenter: Liezl Mangonon (Rep - City Councilmember Zapf)

Lori Zapf will be at next month meeting for PBPG. 9am at city hall on 12th floor for STVR. 4 councilmembers sit on this committee, Sherman, Zapf, Gloria, and _____. City council will issue a memo to tell Mayor, colleagues her position on STVR. Development services will be presenting the report, may be available as soon as next to the public. Discover PB casino night – council member Zapf will be there. Last week council approved \$750k to restore Crystal Pier. Work will be done before Memorial Day weekend. Looking for interns, High school students, college students, send to Liezl. Paid internship. New staffer: Bruce Williams – handles mission beach community. Has worked with city staff before. Legislative recess starts next week. Captain Hara is leaving northern division, moving to HQ. New captain is Handen. Sidewalk projects: City council approved \$100k for Jewell sidewalk repair. Jim Krokee: Ask Lori, Why isn't a vacation rental called a "visitor accommodation?"

Scott Chipman: Thanks to Lori's office to clean ditch along PB drive at Mission Bay. Where are we on \$300k budget request for de Anza special study area?

Liezl – April 15 get a better idea and then during budget meetings in June. Email Mayor's office and other council members.

Jim Morris: Boardwalk seawall status?

Liezl: moving forward, bids have gone out and been approved. Ernie Navarro handles Mission Beach, it should be starting soon.

Item 7 – 7:10 Balboa Avenue Station Area Study (Information Item)

Presenter: Michael Prinz, Senior Planner (City of San Diego) – long range planner and community planner. Worked on projects from Otay Mesa to Black Mountain Range. Managing Balboa Area Station. Land use and mobility improvements. Focus on immediate area around station. How to leverage trolley station. From Freeway to Rose Creek. How to get people from PB to the station? Timeline: Grant Agreement: April 2015. Procurement: Sept 2015. Kick-off: Late fall 2015. 2 ½ year process, to go through public process and get through city.

BC: can we collaborate all the different special studies in the area?

MP: yes, works next to the planners in the adjacent areas.

BC: Do smart zoning?: doesn't specify exact use of area.

MP: Yes. Will use "form based zoning." Will allow greater flexibility.

Karen (friends of rose creek): Including rose creek?

MP: Will consider it.

Paula Ferraco: Can we implement without general election?

MP: Not sure, but he prefers to avoid a ballot measure.

Planned route to go down Grand ave, light rail. In the regional transportation plan with SANDAG.

Scott Chipman: Need to have bike and pedestrian access.

MP: Yes, critical component of project. Design is 1-2 years. Not sure about a new bridge.

Chris Olson: We have an engaged community.

MP: Developing a website for public input for Morena Corridor.

Eve: Change name to say "Balboa/Garnet Plan" so people know it includes PB.

mprinz@sandiego.gov

Item 8 – 7:40 Traffic & Parking Subcommittee (Action Item)

Presenter: Michael Beltran

1. 4-Way Stop & Crosswalks at Pacific Beach Drive & Kendall (Motion to Approve)

Rex Burns brought to attention, got 42 signatures. Community requesting this stop sign. Chris Olson: Traffic Calming.

Motion a) 4 way stop sign at Kendal and PB Drive b) Move limit line and stop sign for Southeast corner of Kendall northward to meet lane line on PB Drive c) maintain shrubbery on Eastern median so traffic stopped on southeast corner can see oncoming traffic d) better options for traffic calming such as pop outs, cross walks and reconfiguration of islands at this intersection PB Drive and Jewell will be considered in the future.

1st: Chris: 2nd Scott.

Scott Chipman: Ambrose Wong came with a more thorough plan with bump outs.

Joe Wilding: "Duct Tape planning."

Don Wilding: Stop sign is a good idea, but changing the limit line can be dangerous for pedestrians.

Passed 10-2, Imelda and Joe against.

2. Motion to relocate the Deco bike pad at PB Drive & Campland (sidewalk obstruction) and relocate east of the current location, a minimum of 50 ft.

Don Gross – relocate 50 feet east of current location.

Chris Olson – looked at area carefully. No current sidewalk, but in the area of vehicle parking. Real issue is there is no sidewalk. Have to walk in street. Not sure if there is space between street and ditch. PB Pathways was supposed to put them in but they don't have time to do it.

Don Gross – getting clearance in 2-3 weeks to approve a sidewalk. Maybe first true bike lane in PB. If this deco bike pad stays there, it could prevent the upcoming future bike lane.

1st: Henish 2nd: Scott Passed 11-0 (Mike Beltran stepped out)

Key person is Thomas Landre at tlandre@sandiego.gov (619) 533-3045 – need to send to him to get him to do this.

Motion to extend meeting 30 minutes: 1st Henish, 2nd Eve. Passed 11-0

Item 9 – 7:50 Development Subcommittee (Action Items)

Presenter: Chris Olson

Information Item: Project Name – Mission Blvd. CDP #379964, Description – CDP (process 3) to demolish and existing eating establishment and construct a 6,200 sq. ft. single story retail building on a 12,398 sq. ft. site zoned CV-1-2 at 732 & 748 Hornblend Ave and 4450 & 4462 Mission Blvd. Discussing issue of use versus parking. Contact Chris Olson if you want to see plans.

1. PB Rowhome Condos #407050

Tentative Map (Process 3) to convert 6 residential units (currently under construction) into condominiums on an 8,903 sq. ft. lot zoned RM-2-5 and located at 1514-1524 PB Drive. The CDP for this project was approved by the PBPG on July 28th, 2010 by a vote of 10-0-0 and there were no conditions. Subcommittee recommends motion to approve tentative map.

Currently building already – converting to condos. Need a map waiver. Approved 3-0-0 in subcommittee.

Motion to approve tentative map waiver: 1st: Scott. 2nd: Chris.

Motion Approved 10-1-1 Don is against, Mike Beltran Abstain.

2. Playa Pacifica Duplexes #398708

CDP (process 3) and tentative map construct 4 residential condominium units (11 bedrooms / 9 parking) for a total of 8,108 sq. ft. on a 6,250 sq. ft. lot zoned RM-2-5 and located at 1625 Hornblend St. Current use is parking lot. Subcommittee recommends motion to approve with recommendations.

Next to US Bank. Asked for permeable surfaces. Asked to collect rain water from roof.

Applicant: Greg and Ed. Solar panels. Landscape is low water, 28% less water. Lots of patios and storage. 5 garages, 4 on alley.

Motion: Approve the project, 1st: Chris 2nd: Scott.

DG: Happy that it meets all zoning requirements.

Motion Passed: 11-1-0 Baylor opposed – not enough parking.

3. 1460 Thomas Ave Homes #403617

CDP to demolish 2 existing homes on a 9,372 sq. ft. site zoned RM-1-1 and construct 3- detached residences (12 bedroom + 3 Cabana/Penthouse + 3 office, 6 parking total).

Subcommittee vote to approve did not pass. Issues a) Carport at one foot set-back from alley causes a safety hazard for cars backing up into alley. Response: set-back meets municipal code. Applicant looked at devices to warn when car is backing up but could not find appropriate technology. If Carport is moved it will either reduce the backyard or push more bulk to front of building b) Carport is not acceptable as it will be enclosed after sale and become garage. Carport should be included in FAR calculation. Response: This is what competing developers are doing so this is what they have to do.

Applicant requires buyers to sign and record knowledge of code during escrow. c) Scott Chipman: Goes against community plan. 5 bedrooms, 25' wide and 2 parking spaces are not what we want in PB

Response: Regarding size of house – sold 5 homes to good buyers, for example Dr. and college professor. Not renting the rooms out, not going to be vacation rental.

and d) plans show 4 bedrooms and similar projects are being sold as 5 bedrooms. Response: 5 bedrooms do not change parking calculation and it would still meet municipal code. e) Don Gross: Only house on the block classified as historic. Response Greg: Not historic house

. Chris recommended all developers keep graffiti off the project site before and during construction. .

Motion to Approve the project 1st: Chris 2nd: Billy: Motion Failed 4-7-0. . Effectively motion to deny.

4. De Anza Planning Area.

Draft document to be used as Guiding Principles for moving forward on community participation related to De Anza planning. Subcommittee recommends motion to approve. Posted to pbplanning.org on development subcommittee. \$300k budget for planning. Changing some of the wording: Mission beach, pacific beach collaborators. Approving guiding principles.

1st: Eve 2nd: Chris

Rebecca (Audubon society) – Kendall Frost Marsh verbiage removed?

Chris: Removed in development subcommittee.

Judy: requested it be removed. It belongs to UCSD. Campland leasehold will benefit from it. Can be dredged back into marshland. Not restoring marsh, just Campland area.

Rebecca: Incorporate/dovetail with other regional plans?

“Coordinate with other regional planning efforts.”

\$300k used to survey Rose Creek north of Grand.

Edited Document for Motion is:

Pacific Beach / Mission Community Collaborators Guiding Principles For the Development and Restoration Northeast Corner of Mission Bay Park

1. The project area for consideration, discussion and eventual development and restoration should expand beyond De Anza peninsula and the “Special Study Area” to include all properties and uses that are adjacent or related to the area including, but not limited to: Rose Creek, Campland Leasehold area, Northern

Wildlife Preserve, Mission Bay golf course, Mission Bay Boat and Ski Club area, youth fields, tennis club, and relationships to Mission Bay High School, pedestrian/bike paths to nearby community areas and potential pedestrian/bike connections to the mid coast trolley system and stations.

2. The Mission Bay Park Master Plan should be considered a guiding document coordinated with other regional planning efforts.
3. Time is of the essence and the process for vetting and planning should proceed post haste. This group supports the budget request by District 2 Councilmember Lorie Zapf of \$300k for the 2015-2016 fiscal budget.
4. The current energy, expertise and volunteer efforts of the coalition groups should be utilized and integrated into the city planning process to help facilitate the public vetting, information and public opinion gathering and planning. This will increase collaboration and coordination as well as reduce or eliminate disparate and duplicate efforts.

Don Gross: None of it is city land, it's state of California land, given in trust. \$10m in hiding. Another \$6m. You need to see the trust and the word "wetland" is not in there.

Motion: PBPG to support Principles as edited, 1st: Chris 2nd: Eve.

Motion Passed 9-0-2 Don Gross and Billy Ramirez abstain.

Item 10 – 8:20 PBPG Election Results (Information Item)

Presenter: Imelda McClendon

77.00: Harry Couch 17 wins over Elizabeth Knowles 9 votes.

78.00 Jim Morrison

79.01 Joe Wilding 4 votes

79.03 Brian Curry 2 votes

80.01 James Krokee 3 votes

2 seats commercial: Marcia Nordstrom, Mike Beltran, and Debbie Conca

3 vacancies. 79.04, 80.02/83.1 and one commercial seat. Can turn in packets by 4:00PM on April 22nd.

Item 12 – 9:07 Adjournment

Next Meeting: Wednesday, April 22, 2015, 6:30-8:30 pm (General Meeting)



THE CITY OF SAN DIEGO

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

Ownership Disclosure Statement

Approval Type: Check appropriate box for type of approval (s) requested: ☐ Neighborhood Use Permit ☐ Coastal Development Permit
☐ Neighborhood Development Permit ☐ Site Development Permit ☐ Planned Development Permit ☐ Conditional Use Permit
☐ Variance ☒ Tentative Map ☐ Vesting Tentative Map ☐ Map Waiver ☐ Land Use Plan Amendment • ☐ Other _____

Project Title

Project No. For City Use Only

PB ROW HOMES

407050

Project Address:

1520 PACIFIC BEACH DR.

SAN DIEGO, CA 92109

Part I - To be completed when property is held by Individual(s)

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property, with the intent to record an encumbrance against the property. Please list below the owner(s) and tenant(s) (if applicable) of the above referenced property. The list must include the names and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all individuals who own the property). A signature is required of at least one of the property owners. Attach additional pages if needed. A signature from the Assistant Executive Director of the San Diego Redevelopment Agency shall be required for all project parcels for which a Disposition and Development Agreement (DDA) has been approved / executed by the City Council. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

Additional pages attached ☐ Yes ☒ No

Name of Individual (type or print):

PB ROW HOMES, LLC / SCOTT SINNETT

☒ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

32467 TEMECULA PARKWAY F.101

City/State/Zip:

TEMECULA CA 92592

Phone No:

951 235 9223

Fax No:

858 605 6708

Signature:

Date:

11/22/2015

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature:

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature:

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature:

Date:

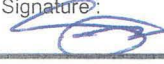
Project Title: <u>PB ROW HOMES</u>	Project No. (For City Use Only) <u>407050</u>
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Part II - To be completed when property is held by a corporation or partnership

Legal Status (please check):

☐ Corporation
 ☒ Limited Liability -or-
 ☐ General) What State? _____ Corporate Identification No. 47-1257144
☐ Partnership

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property. Please list below the names, titles and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all corporate officers, and all partners in a partnership who own the property). A signature is required of at least one of the corporate officers or partners who own the property. Attach additional pages if needed. **Note:** The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process. Additional pages attached ☐ Yes ☒ No

Corporate/Partnership Name (type or print): <u>PB ROW HOMES, LLC</u> <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: <u>32467 TEMECULA PARKWAY F.101</u> City/State/Zip: <u>TEMECULA, CA 92592</u> Phone No: <u>951 235 9223</u> Fax No: <u>858 605 6708</u> Name of Corporate Officer/Partner (type or print): <u>SCOTT SINNETT</u> Title (type or print): <u>MANAGING MEMBER</u> Signature:  Date: <u>1.22.2015</u>	Corporate/Partnership Name (type or print): _____ <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: _____ City/State/Zip: _____ Phone No: _____ Fax No: _____ Name of Corporate Officer/Partner (type or print): _____ Title (type or print): _____ Signature : _____ Date: _____
Corporate/Partnership Name (type or print): _____ <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: _____ City/State/Zip: _____ Phone No: _____ Fax No: _____ Name of Corporate Officer/Partner (type or print): _____ Title (type or print): _____ Signature : _____ Date: _____	Corporate/Partnership Name (type or print): _____ <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: _____ City/State/Zip: _____ Phone No: _____ Fax No: _____ Name of Corporate Officer/Partner (type or print): _____ Title (type or print): _____ Signature : _____ Date: _____
Corporate/Partnership Name (type or print): _____ <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: _____ City/State/Zip: _____ Phone No: _____ Fax No: _____ Name of Corporate Officer/Partner (type or print): _____ Title (type or print): _____ Signature : _____ Date: _____	Corporate/Partnership Name (type or print): _____ <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: _____ City/State/Zip: _____ Phone No: _____ Fax No: _____ Name of Corporate Officer/Partner (type or print): _____ Title (type or print): _____ Signature : _____ Date: _____

Project Chronology
PB Row Home Condominiums – Project No. 407050

Date	Action	Description	City Review Time	Applicant Response
2/5/15	First Submittal	Project Deemed Complete		
3/3/15	First Assessment Letter		26 days	
3/11/15	Second Submittal			8 days
3/24/15	Second Review Complete		13 days	
3/26/15	All Issues Resolved			1 day
6/11/15	PC Hearing		77 days	
TOTAL STAFF TIME			116 days	
TOTAL APPLICANT TIME				9 days
TOTAL PROJECT RUNNING TIME		From Deemed Complete to Planning Commission	4 months, 6 days	