



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: April 28, 2022 REPORT NO. PC-22-020

HEARING DATE: May 5, 2022

SUBJECT: PB RESIDENCES TM/CDP AMENDMENT, Process Four Decision

PROJECT NUMBER: [681648](#)

REFERENCE: Coastal Development Permit 2324467, Project No. 643847

OWNER/APPLICANT: PB Coastal, Inc.

SUMMARY

Issue: Should the Planning Commission approve a Tentative Map and Coastal Development Permit amendment for the consolidation and subdivision of three existing lots into one lot for an 8-unit multi-family residential development to allow for condominium ownership of the units, currently under construction?

Staff Recommendation: APPROVE Tentative Map No. 2514173 and Coastal Development Permit No. 2514172.

Community Planning Group Recommendation: On September 8, 2021, the Pacific Beach Community Planning Group voted 8-1-3 to recommend approval of the project with no conditions.

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15305 (Minor Alterations in Land Use Limitations). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on September 23, 2021, and the opportunity to appeal that determination ended October 7, 2021.

Fiscal Impact Statement: Costs to process this project are paid for by applicant deposit.

BACKGROUND

The project site is located at 1420 and 1422 Pacific Beach Drive in the RM-2-5 Zone within the Pacific Beach Community Plan Area, the Coastal Overlay Zone (Non-Appealable Area 2), Coastal Height Limit Overlay Zone, Parking Impact Overlay Zone (Beach Impact), and the Transit Priority Area.

The site is the subject of a previous approval, Coastal Development Permit 2324467, approved by the Development Services Department as Project No. 643847 on April 23, 2020. That approval was for eight residential units and is currently under construction.

DISCUSSION

Project Description:

The proposed project is a Tentative Map (TM) and amendment to Coastal Development Permit 2324467 (required for the TM) for the consolidation and subdivision of three existing lots into one lot for an 8-unit multi-family residential development to allow for condominium ownership of the units, which are currently under construction. No new physical development is proposed by the current project.

The project requires the approval of a Process Four Tentative Map per [SDMC 125.0430](#), and a Process Two amendment to Coastal Development Permit (CDP) 2324467 per [SDMC 126.0114\(c\)](#) and [SDMC 126.0707\(a\)](#). The two approvals are consolidated for a Process Four Planning Commission decision per [SDMC 112.0103](#).

The project, a mapping action for two buildings that are currently under construction, is consistent with the land use designation of multi-family residential development in the Pacific Beach Community Plan. The created lot meets the lot size and dimension regulations of the RM-2-5 Zone and no deviations are requested for the project. The project conforms with the [General Subdivision Procedures](#), the [Tentative Map regulations](#) of the San Diego Municipal Code.

Conclusion:

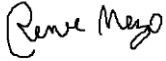
Staff did not identify any significant issues during project review. The project is a mapping action for two buildings that are currently under construction, and it does not propose additional physical development. Staff recommends approval of Tentative Map No. 2514173 and Coastal Development Permit No. 2514172.

ALTERNATIVES

1. Approve Tentative Map No. 2514173 and Coastal Development Permit No. 2514172, with modifications.
2. Deny Tentative Map No. 2514173 and Coastal Development Permit No. 2514172, if the

findings required to approve the project cannot be affirmed.

Respectfully submitted,



Renee Mezo
Assistant Deputy Director
Development Services Department

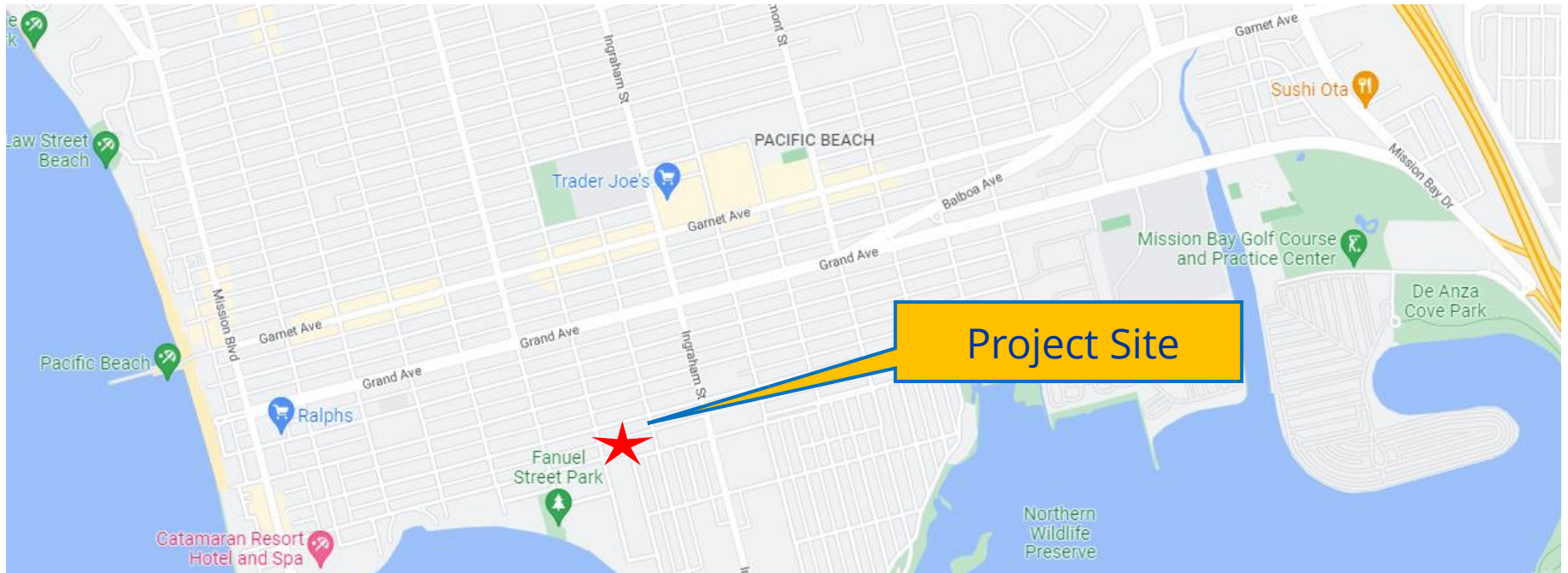


Tyler Sherer
Development Project Manager
Development Services Department

Mezo/TS

Attachments:

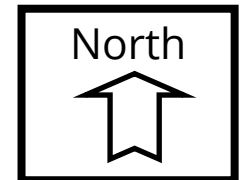
1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Draft Permit Resolution with Findings
5. Draft Permit with Conditions
6. Draft Map Resolution with Findings
7. Draft Map Conditions
8. Environmental Exemption
9. Community Planning Group Recommendation
10. Coastal Development Permit 2324467
11. Tentative Map Exhibit
12. Ownership Disclosure Statement



Project Location Map

PB Residences TM and CDP

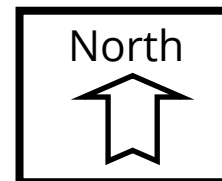
PROJECT NO. 681648





Aerial Photo

PB Residences TM and CDP
PROJECT NO. 681648



PLANNING COMMISSION RESOLUTION NO. XXXX-PC
COASTAL DEVELOPMENT PERMIT NO. 2514172
PB RESIDENCES TM/CDP AMENDMENT - PROJECT NO. 681648
AMENDMENT TO COASTAL DEVELOPMENT PERMIT NO. 2324467

WHEREAS, PB COASTAL, INC, a California Corporation, Owner/Permittee, filed an application with the City of San Diego for a permit to consolidate and subdivide three existing lots into one lot for an eight unit residential development to allow for condominium ownership of the units, which are already under construction (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 2324467) on portions of the 0.19-acre site;

WHEREAS, the project site is located at 1420 and 1422 Pacific Beach Drive in the RM-2-5 Zone within the Pacific Beach Community Plan Area, the Coastal Overlay Zone (Non-Appealable Area 2), Coastal Height Limit Overlay Zone, Parking Impact Overlay Zone (Beach Impact), and the Transit Priority Area;

WHEREAS, the project site is legally described as Lots 34, 35, and 36 in Block 302 of 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 the San Diego County, on September 24, 1904;

WHEREAS, on September 23, 2021, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guideline Section 15305 (Minor Alterations in Land Use Limitations) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code (SDMC) Section 112.0520;

WHEREAS, on May 5, 2022, the Planning Commission of the City of San Diego considered Coastal Development Permit No. 2514172 pursuant to the Land Development Code of the City of San Diego; NOW, THEREFORE,

BE IT RESOLVED by the Planning Commission of the City of San Diego, that it adopts the following findings with respect to Coastal Development Permit No. 2514172:

A. COASTAL DEVELOPMENT PERMIT [SDMC Section 126.07081]

1. Findings for all Coastal Development Permits:

- a. 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 site is located at 1420 and 1422 Pacific Beach Drive in the RM-2-5 Zone within the Pacific Beach Community Plan Area, the Coastal Overlay Zone (Non-Appealable Area 2), Coastal Height Limit Overlay Zone, Parking Impact Overlay Zone (Beach Impact), and the Transit Priority Area. T

The project does not propose any new physical development different than Coastal Development Permit No. 2324467. The physical development for this project currently under construction on the site is fully addressed in Coastal Development Permit No. 2324467 for the physical development, incorporated herein by this reference. The creation of one lot from three legal lots underlying two buildings that are already under construction will not have the possibility to 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. As it does not facilitate additional physical development, the proposed coastal development will continue to 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 as determined in the findings of Coastal Development Permit No. 2324467.

- b. The proposed coastal development will not adversely affect environmentally sensitive lands.**

The project site is within a developed, urban environment and does not contain sensitive biological resources. The project does not propose any new physical development different from Coastal Development Permit No. 2324467. The subject property is approximately 0.77-miles (4,105.82-feet) from the Pacific Ocean and 0.18-miles (952.88-feet) from Mission Bay, 30-feet above mean sea level and is located

above the 100-year floodplain. The site is not within or adjacent to the Multiple Species Conservation Program (MSCP)/Multi Habitat Planning Area (MHPA) and does not contain any other type of Environmentally Sensitive Lands (ESL) as defined in San Diego Municipal Code Section 113.0103. The project was determined to be exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA State Guidelines Section 15305. Therefore, the proposed coastal development will not adversely affect Environmentally Sensitive Lands.

c. 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 does not propose any new physical development, and this finding is addressed in Coastal Development Permit No. 2324467 for the physical development currently under construction on the site. The Pacific Beach Community Plan (PBCP) and Local Coastal Program Land Use Plan (LCPLUP) designates the site as Multi-Family. The Residential Element of the PBCP does not specifically address subdivisions, nor does any other part of the Plan. However, because the project does not facilitate additional physical development, it does not affect the residential buildings' conformance with the LCPLUP. The created lot meets the lot size and dimension regulations of the RM-2-5 Zone: 50' lot width, 90' lot depth, and a minimum lot area of 6,000-square-feet, where the proposed lot dimensions are approximately 74.82' of lot width, 114.69' lot depth, and an area of approximately 8,581-square-feet. No deviations are requested for the project. The buildings onsite were previously approved in accordance with the Land Development Code and the regulations of the RM-2-5 zone. Therefore, 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.

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

The project site is a previously improved lot located approximately 0.77-miles (4,105.82-feet) from the Pacific Ocean and 0.18-miles (952.88-feet) from Mission Bay. The project site is not located between the first public roadway and the sea. Therefore, this coastal development is in conformity with the public access and public recreation policies of the Coastal Act.

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

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Coastal Development Permit No. 2514172 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 2514172, a copy of which is attached hereto and made a part hereof.

Tyler Sherer
Development Project Manager
Development Services

Adopted on: May 5, 2022

IO#: 24008798

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

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

INTERNAL ORDER NUMBER: 24008798

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COASTAL DEVELOPMENT PERMIT NO. 2514172
PB RESIDENCES TM/CDP AMENDMENT - PROJECT NO. 681648
AMENDMENT TO COASTAL DEVELOPMENT PERMIT NO. 2324467
PLANNING COMMISSION

This Coastal Development Permit No. 2514172 is granted by the Planning Commission of the City of San Diego to PB COASTAL, INC, a California Corporation, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] section SDMC 126.0114(c) and SDMC 126.0707(a). The 0.19-acre site is located at 1420 and 1422 Pacific Beach Drive in the RM-2-5 Zone within the Pacific Beach Community Plan Area, the Coastal Overlay Zone (Non-Appealable Area 2), Coastal Height Limit Overlay Zone, Parking Impact Overlay Zone (Beach Impact), and the Transit Priority Area. The project site is legally described as: Lots 34, 35, and 36 in Block 302 of 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 the San Diego County, on September 24, 1904.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee for the consolidation and subdivision of three existing lots into one lot for an 8-unit multi-family residential development, which is currently under construction, with no new physical development proposed, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated May 5, 2022, on file in the Development Services Department. Amending previously approved CDP No. 2324467 by Development Services Staff on April 23, 2020, (Project No. 643847, 1420 - 1424 Pacific Beach Drive - San Diego County Recorder Document No. 2020-0282977; Recorded June 3, 2020).

The project shall include:

- a. Tentative Map No. 2514173 to consolidate and subdivide three existing lots into one lot for an 8-unit multi-family residential condominium development; and
- b. Off-street parking; and
- b. 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 May 19, 2025.
2. All conditions of Coastal Development Permit No. 2324467, approved by the Development Services Department on April 23, 2020, recorded June 3, 2020 as San Diego County Recorder Document No. 2020-0282977, remain in full force and effect.
3. The project shall also fulfill the conditions of Tentative Map No. 2514173, approved by the Planning Commission of the City of San Diego on May 5, 2022, on file at the Development Services Department.
4. 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.
5. 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.
6. 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.
7. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
8. 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.).

9. 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.

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

11. Each 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.

12. 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.

CLIMATE ACTION PLAN REQUIREMENTS:

13. Owner/Permittee shall comply with the Climate Action Plan (CAP) Consistency Checklist stamped as Exhibit "A", on file with the Development Services Department. Prior to issuance of any construction permit, all CAP strategies shall be noted within the first three (3) sheets of the

construction plans under the heading "Climate Action Plan Requirements" and shall be enforced and implemented to the satisfaction of the Development Services Department.

ENGINEERING REQUIREMENTS:

14. The Coastal Development Permit shall comply with the conditions of the Tentative Map No. 2514173.
15. Prior to the issuance of any building permit, the Owner/Permittee shall comply with all conditions for previously approved Coastal Development Permit No. 2324467, PTS No. 643847, satisfactory to the City Engineer.
16. Prior to the issuance of any building permit, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement for the landscape and irrigation located within the Pacific Beach Drive right-of-way, satisfactory to the City Engineer.
17. The drainage system proposed for this subdivision, as shown on the Tentative Map Exhibit, is subject to approval by the City Engineer.
18. Prior to the issuance of any building permit, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent Best Management Practices (BMP) maintenance, satisfactory to the City Engineer.
19. 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 Part 2 Construction BMP Standards Chapter 4 of the City's Storm Water Standards.

INFORMATION ONLY:

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

APPROVED by the Planning Commission of the City of San Diego on May 5, 2022 and Resolution No. XXXX-PC.

Permit Type/PTS Approval No.: Coastal Development Permit 2514172
Date of Approval: May 5, 2022

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Tyler Sherer
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 COASTAL, INC
Owner/Permittee

By _____
David Lepre
CEO

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

PLANNING COMMISSION RESOLUTION NUMBER XXXX-PC
TENTATIVE MAP NO. 2514173
PB RESIDENCES TM/CDP AMENDMENT
PROJECT NO. 681648

WHEREAS, PB COASTAL, INC, a California Corporation, Subdivider, and SAN DIEGO LAND SURVEYING AND ENGINEERING, INC, Engineer, submitted an application to the City of San Diego for Tentative Map No. 2514173 for PB Residences to consolidate and subdivide three existing lots into one lot for an 8-unit multi-family residential development to allow for condominium ownership of the units, located at 1420 and 1422 Pacific Beach Drive in the RM-2-5 Zone within the Pacific Beach Community Plan Area, the Coastal Overlay Zone (Non-Appealable Area 2), Coastal Height Limit Overlay Zone, Parking Impact Overlay Zone (Beach Impact), and the Transit Priority Area. The property is legally described as: Lots 34, 35, and 36 in Block 302 of 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 the San Diego County, on September 24, 1904; and

WHEREAS, the Map proposes the Subdivision of a 0.19-acre site into one (1) lot for 8 residential condominiums; and

WHEREAS, on September 23, 2021, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guideline Section 15305 (Minor Alterations in Land Use Limitations) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code section 112.0520; and

WHEREAS, the project complies with the requirements of a preliminary soils and/or geological reconnaissance report pursuant to Subdivision Map Act sections 66490 and 66491(b)-(f) and San Diego Municipal Code section 144.0220; and

WHEREAS, the subdivision is a condominium project as defined in California Civil Code section 4125 and filed pursuant to the Subdivision Map Act. The total number of residential condominium dwelling units is 8; and

WHEREAS, on May 5, 2022, the Planning Commission of the City of San Diego considered Tentative Map No. 2514173, and pursuant to San Diego Municipal Code section 125.0440 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 Planning Commission having fully considered the matter and being fully advised concerning the same; NOW THEREFORE,

BE IT RESOLVED by the Planning Commission of the City of San Diego, that it adopts the following findings with respect to Tentative Map No. 2514173:

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

The Pacific Beach Community Plan and Local Coastal Program Land Use Plan (PBCP) designates the site as Multi-Family. The Residential Element of the PBCP does not specifically address subdivisions, nor does any other part of the Plan. However, because the project does not facilitate additional physical development, it does not affect the residential building's conformance with the PBCP. The approved development under construction on the site was previously determined to comply with the PBCP. Therefore, the proposed subdivision and its design or improvement are consistent with the policies, goals, and objectives of the applicable land use plan.

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

The lot meets the minimum lot size and dimension regulations of the zone: 50' lot width, 90' lot depth, and a minimum lot area of 6,000-square-feet, where the proposed lot dimensions are approximately 74.82' of lot width, 114.69' lot depth, and an area of approximately 8,581-square-feet. No deviations are requested for the project. The project provides public improvements in accordance with the Municipal Code and state law. Therefore, 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.

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

The project does not physically affect the site because it does not propose or facilitate additional physical development beyond that which has already occurred. The subdivision creates one lot from three lots but does not change the overall size of the premises as defined by the Municipal Code, which ensures it does not change the lot area, setbacks, height, density, or related development characteristics of the buildings currently under construction at the site, which were previously determined to be physically suitable for the type and density of development. Therefore, the site is physically suitable for the type and density of development.

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

The project site is within a developed, urban environment and does not contain sensitive biological resources. The project does not propose any new physical development different from Coastal Development Permit No. 2324467. The subject property is approximately 0.77-miles (4,105.82-feet) from the Pacific Ocean and 0.18-miles (952.88-feet) from Mission Bay, 30-feet above Mean Sea Level and is located above the 100-year floodplain. The site is not within or adjacent to the Multiple Species Conservation Program (MSCP)/Multi Habitat Planning Area (MHPA) and does not contain any other type of Environmentally Sensitive Lands (ESL) as defined in SDMC Section 113.0103. The project was determined to be exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA State Guidelines Section 15305. Therefore, the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife 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.

As mentioned in finding number two above, incorporated herein by this reference, the project creates a lot that meets the applicable development requirements of the zone. The buildings currently under construction will provide public improvements required to access the site. This Tentative Map is further conditioned to complete public improvements already initiated by the project currently under construction. The project does not conflict with the Community Plan or General Plan, or any applicable development regulations designed to

protect the public health, safety, and welfare. Therefore, the design of the subdivision or the type of improvement 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.

No such conflicts were identified during review. The project does not conflict with any known easements that would preclude lot consolidation of a lot with a building currently under construction. Therefore, 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.

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

The size, shape, and location of the consolidated lot does not preclude such future opportunities as they do not change the size and shape of the premises, or the use of the land – two residential buildings which are already under construction. Applicable setback and other development regulations are designed to preserve access to light, air, and open space, which the current buildings take advantage of to the extent feasible. These buildings can be modified, remodeled, rebuilt or demolished at any time to avail the property of future passive or natural heating and cooling opportunities. Therefore, the design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.

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

The proposed project does not facilitate additional new physical development at the site beyond which has already been approved and is under construction. The buildings currently being constructed at the site will provide eight residential units, with one unit designated as affordable with rents of no more than 30% of 50% of area median income for no fewer than 55 years, and two density bonus units. In facilitating the possible future sale of these units as condominiums, the project provides unique homeownership opportunities for lower-income residents. In addition, the subdivision of the site into eight residential condominiums is likely to increase property tax revenue from the site, which provides a public benefit. The physical development of the site is already underway and is not a part of the current project; therefore, no additional environmental effects are anticipated. The Planning Commission 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.

BE IT FURTHER RESOLVED, that based on the Findings hereinbefore adopted by the Planning Commission, Tentative Map No. 2514173 is hereby granted to PB COASTAL, INC, a California

Corporation, subject to the attached conditions which are made a part of this resolution by this reference.

By _____
Tyler Sherer
Development Project Manager
Development Services Department

ATTACHMENT: Tentative Map Conditions

Internal Order No. 24008798

PLANNING COMMISSION
CONDITIONS FOR TENTATIVE MAP NO. 2514173
PB RESIDENCES TM/CDP AMENDMENT
PROJECT NO. 681648

ADOPTED BY RESOLUTION NO. R-xxx-PC ON May 5, 2022

GENERAL

1. This Tentative Map will expire May 19, 2025.
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 expiration of the Tentative Map, if approved, a Final Map to consolidate and subdivide the 0.19-acre property into eight residential condominium units shall be recorded at the County Recorder's office.
4. Prior to the recordation of the Final Map, taxes must be paid or bonded for this property pursuant to section 66492 of the Subdivision Map Act. A current original tax certificate, recorded in the office of the San Diego County Recorder, must be provided to satisfy this condition.

If a tax bond is required as indicated in the tax certificate, ensure that it is paid or posted at the County Clerk of the Board of Supervisors Office and supply proof prior to the recordation of the Final Map.

5. The Tentative Map shall conform to the provisions of Coastal Development Permit No. 2514172, approved by the Planning Commission of the City of San Diego on May 5, 2022, on file at the Development Services Department.
6. The Subdivider shall defend, indemnify, and hold the City (including its agents, officers, and employees [together, "Indemnified Parties"]) harmless from any claim, action, or proceeding, against the City and/or any Indemnified Parties to attack, set aside, void, or annul City's approval of this project, which action is brought within the time period provided for in Government Code section 66499.37. City shall promptly notify Subdivider of any claim, action, or proceeding and shall cooperate fully in the defense. If City fails to promptly notify Subdivider of any claim, action, or proceeding, or if City fails to cooperate fully in the defense, Subdivider shall not thereafter be responsible to defend, indemnify, or hold City and/or any Indemnified Parties harmless. City may participate in the defense of any claim, action, or proceeding if City both bears its own attorney's fees and costs, City defends the action in good faith, and Subdivider is not required to pay or perform any settlement unless such settlement is approved by the Subdivider.

ENGINEERING

7. The Tentative Map Waiver shall comply with all conditions of Coastal Development Permit No. 2324467 and 2514172.
8. The Subdivider shall ensure that all onsite utilities serving the subdivision shall be undergrounded with the appropriate permits. The subdivider shall provide written confirmation from applicable utilities that the conversion has taken place, or provide other means to assure the undergrounding, satisfactory to the City Engineer.
9. The Subdivider shall obtain 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.
10. The Subdivider shall prepare CC&Rs for the operation and maintenance of all private water and sewer facilities that serve or traverse more than a single condominium unit or lot.
11. The Subdivider shall underground any new service run to any new or proposed structures within the subdivision.
12. 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

13. "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].
14. "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."
15. 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.

16. The Final Map shall be based on field survey, and all lot corners must be marked with durable survey monuments pursuant to Section 144.0311(d) of the City of San Diego Land Development Code and Subdivision Map Act Section 66495.

All survey monuments shall be set prior to the recordation of the Final Map, unless the setting of monuments is deemed impractical due to the proposed improvements and/or grading associated with the project, in which case, delayed monumentation may be applied on the Final Map in accordance with Section 144.0130 of the City of San Diego Land Development Codes.

PUBLIC UTILITIES (WATER AND WASTEWATER)

17. Prior to any Final Map being recorded, the Owner/Permittee shall have constructed, or ensured the construction of via permit and bond, all proposed public and private water and sewer facilities within the public right-of-way, and/or public easement, in accordance with the criteria established in the current edition of the City of San Diego Water and Sewer Facility Design Guidelines and all applicable City regulations, standards and practices. The Subdivider shall apply for and obtain a plumbing permit for the installation of appropriate private back flow prevention device(s) [BFPDs], on each water service (domestic, fire and irrigation), in a manner satisfactory to the Public Utilities Director and the City Engineer. BFPDs shall be located above ground on private property, in line with the service and immediately adjacent to the right-of-way.
18. Prior to any Final Map being recorded, all domestic, irrigation, and fire water lines serving this development must pass through a permitted, private, above ground, backflow prevention device (BFPD).
19. Prior to any Final Map being recorded, any existing sewer lateral to be reused must be videoed and inspected by a California licensed plumber to verify (via a signed statement on company letterhead) all of the following: the lateral has an appropriate cleanout, is in good condition, is free of all debris, is properly connected to a public sewer main, and is suitable for reuse. If the lateral does not meet these requirements, it must be cleaned, repaired if necessary, and re-inspected or abandoned, capped, and replaced with a new permitted lateral.
20. Prior to any Final Map being recorded, any private improvements which lie within a public ROW fronting the development, or within a public easement inside the development, which could inhibit the City's right to access, maintain, repair, or replace its public water and sewer facilities must be removed unless the Owner/Permittee has or obtains a City approved/County Recorded Encroachment and Maintenance Removal Agreement (EMRA) specific to that encroachment.

21. Prior to any Final Map being recorded, all private sewer mains associated with the development which connect directly to a public sewer manhole must be located and labeled on an approved City Construction Record Drawing (D-sheet) so as to clearly convey all of the following: the sewer main's non-public status (PRIVATE), its nominal inside diameter, the type of material it's to be constructed of, and its authorization to encroach (i.e. the City approved EMRA #).
22. Prior to any Final Map being recorded, the Owner/Permittee is required to ensure that any and all separately titled units which share private water and/or sewer service connections to the City's public water and/or sewer systems have their titles encumbered by CC&Rs. The CC&Rs must be written to ensure (to the satisfaction of the Public Utilities Director) that the operation and maintenance of the private water and/or sewer services will be provided for in perpetuity.
23. Prior to any Final Map being recorded, any existing public sewer, water, or general utility easements that are not currently being utilized by the City, and for which the City has no current or foreseeable plans to utilize, must be vacated.
24. Prior to any Final Map being recorded, the Subdivider shall ensure that no trees or shrubs exceeding three feet in height at maturity have been installed or remain within ten feet of any public sewer facilities or within five feet of any public water facilities.
25. The Subdivider shall design and construct all proposed public water and sewer facilities, in accordance with established criteria in the current edition of the City of San Diego Water and Sewer Facility Design Guidelines and City regulations, standards and practices.

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 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. 24008798

DRAFT

NOTICE OF EXEMPTION

(Check one or both)

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

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

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

Project Name/Number: Digital PB Residences TM CDP / 681648

SCH No.: N/A

Project Location-Specific: 1420 and 1422 Pacific Beach Drive, San Diego, CA 92109

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

Description of nature and purpose of the Project: Tentative Map and amendment to Coastal Development Permit No. 2324467 for the creation of eight condominium units (currently under construction). The 0.19-acre site is located at 1420 & 1422 Pacific Beach Drive in the RM-2-5 Zone and the Coastal Overlay Zone (non-appealable) within the Pacific Beach Community Plan area. Council District 2. This development is within the Coastal Overlay zone and the application was filed on February 22, 2021.

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: PB Coastal, LLC, 4420 Hotel Circle Ct., Suite 350, San Diego, CA 92108, 619-296-4932

Exempt Status: (CHECK ONE)

- ☐ Ministerial (Sec. 21080(b)(1); 15268)
☐ Declared Emergency (Sec. 21080(b)(3); 15269(a))
☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c))
☒ Categorical Exemption: Section 15305, Minor Alterations in Land Use Limitations
☐ Statutory Exemptions:
☐ Other:

Reasons why project is exempt: The City of San Diego determined that the project would qualify to be categorically exempt from CEQA pursuant to Section 15305, Minor Alterations in Land Use Limitations; and where the exceptions listed in Section 15300.2 would not apply.

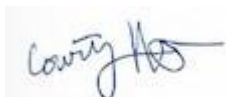
Lead Agency Contact Person: Courtney Holowach

Telephone: 619-446-5187

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a notice of exemption been filed by the public agency approving the project? ☐ Yes ☐ No

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



for Jeff Szymanski, Senior Planner

10/14/21


Signature/Title

Date

Check One:

- ☒ Signed By Lead Agency
- ☐ Signed by Applicant

Date Received for Filing with County Clerk or OPR:

Page 3		City of San Diego • Information Bulletin 620	May 2020
		City of San Diego Development Services	Community Planning Committee Distribution Form
Project Name: 1420 & 1422 Pacific Beach Drive - Vesting Tentativ		Project Number: 681648	
Community: Pacific Beach			
<p>For project scope and contact information (project manager and applicant), log into OpenDSD at https://aca.accela.com/SANDIEGO.</p> <p>Select "Search for Project Status" and input the Project Number to access project information.</p>			
<input checked="" type="radio"/> Vote to Approve <input type="radio"/> Vote to Approve with Conditions Listed Below <input type="radio"/> Vote to Approve with Non-Binding Recommendations Listed Below <input type="radio"/> Vote to Deny			
# of Members Yes 8	# of Members No 1	# of Members Abstain 3	
Conditions or Recommendations: Reasons given for those abstaining: would like more information on the project, in particular, what rate the units will be rented for and what rate the units may be listed for. Presenter did not have that information available.			
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)			
NAME: Ed Gallagher			
TITLE: Chair, Development Subcommittee, PB CPG		DATE: September 08, 2021	
<i>Attach additional pages if necessary (maximum 3 attachments).</i>			

X
13P

DOC# 2020-0282977



Jun 03, 2020 10:54 AM

OFFICIAL RECORDS

Ernest J. Dronenburg, Jr.,

SAN DIEGO COUNTY RECORDER

FEES: \$50.00 (SB2 Atkins: \$0.00)

PAGES: 13

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

**WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501**

INTERNAL ORDER NUMBER: 24008352

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**COASTAL DEVELOPMENT PERMIT NO. 2324467
1420-1424 PACIFIC BEACH DRIVE PROJECT NO. 643847
DEVELOPMENT SERVICE DEPARTMENT**

This Coastal Development Permit no. 2324467 is granted by the Development Services Department of the City of San Diego to UPWARD TREND, LLC, a California Limited Liability Company, Owner and Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0702. The 0.20-acre site is located at 1420-1424 Pacific Beach Drive in the RM-2-5 zone of the Pacific Beach Community Plan Area, Coastal (Non-Appealable Area 2), Coastal Height Limitation, Parking Impact (Coastal and Beach Impact), Parking Standards Transit Priority Area, Residential Tandem Parking and Transit Priority Area Overlay zones. The project site is legally described as: Lots 34 through 36, in Block 302 of 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;

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to demolish a three-unit multi-family residential building and construct eight multi-family residential dwelling units in two separate buildings described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated April 23, 2020, on file in the Development Services Department.

The project shall include:

- a. Demolish a three-unit multi-family dwelling unit complex and construct eight multi-family residential dwelling units in two separate buildings totaling 11,147 square feet area livable area and 1,850 square feet of garage area;
- b. Development Incentives for Affordable Housing Density Bonus as follows:
 1. In accordance with San Diego Municipal Code (SDMC) Section 131.0443(e)(2), Table 131-04G, a reduction in the side yard setback to five feet on the east elevation and four feet on the west elevation, where the minimum side setback is 5 feet or 10 percent of the premises width (6.25 feet), whichever is greater;

ORIGINAL

2. In accordance with SDMC Section 131.0443(e)(1) and Table 131-04G, a reduction in the front yard setback to 10.25 feet on the west building and 14.25 feet on the east building, where up to 50 percent of the width of the building envelope may observe the minimum 15-foot front setback, provided the remaining percentage of the building envelope width observes the standard 20-foot setback.
 3. An increase in the maximum Floor Area Ratio (FAR) in accordance with SDMC Section 131.0446(e) and Table 131-04G to allow 1.51 FAR for where the maximum FAR allowed for a residential project is 1.35;
- b. Landscaping (planting, irrigation and landscape related improvements);
 - c. Off-street parking;
 - 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 May 7, 2023.
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.

CLIMATE ACTION PLAN REQUIREMENTS:

11. Owner/Permittee shall comply with the Climate Action Plan (CAP) Consistency Checklist stamped as Exhibit "A." Prior to issuance of any construction permit, all CAP strategies shall be noted within the first three (3) sheets of the construction plans under the heading "Climate Action Plan Requirements" and shall be enforced and implemented to the satisfaction of the Development Services Department.

AFFORDABLE HOUSING REQUIREMENTS

12. Prior to issuance of any construction permits for structures associated with this Project, the Owner/Permittee shall demonstrate compliance with the provisions of the Affordable Housing Density Bonus Regulations of Chapter 14, Article 3, Division 7 of the San Diego Municipal Code, and Inclusionary Affordable Housing Regulations of San Diego Municipal Code Chapter 14, Article 2, Division 13. The Owner/Permittee shall enter into a written Agreement with the San Diego Housing Commission which shall be drafted and approved by the San Diego Housing Commission, executed by the Owner/Permittee, and secured by a deed of trust which incorporates applicable affordability conditions consistent with the San Diego Municipal Code. The Agreement will specify that in exchange for the City's approval of the Project, which contains a 33 percent density bonus (2 units in addition to what is permitted by the underlying zoning regulations), alone or in conjunction with any incentives or concessions granted as part of Project approval, the Owner/Permittee shall provide 1 affordable unit (on-site) with rents of no more than 30 percent of 50 percent of Area Median Income (AMI) for no fewer than 55 years. Additionally, the Owner/Permittee shall demonstrate compliance with the Coastal Overlay Zone Affordable Housing Replacement Regulations of San Diego Municipal Code Chapter 14, Article 3, Division 8.

13. If demolished structures contained rental dwelling units occupied by persons and families of low income or very low income at any point in the 5 years prior to application, the project will be required to replace those affordable dwelling units per California Government Code 65915. The applicant will be required to provide the San Diego Housing Commission with tenant income information to determine the replacement unit requirements. Once the replacement requirement is known the Housing Commission will discuss any impacts with the applicant.

14. The Agreement referenced in the preceding paragraph will satisfy the requirements of San Diego Municipal Code section 143.1303(g) and therefore, exempt the Project from the Inclusionary Affordable Housing Regulations in Chapter 14, Article 2, Division 13 of the San Diego Municipal Code.

ENGINEERING REQUIREMENTS:

15. Prior to the issuance of any construction permits for structures, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement (EMRA) for the private walkway, landscape and irrigation located within the City's right-of-way, satisfactory to the City Engineer.

16. Prior to the issuance of any construction permits for structures, the Owner/Permittee shall assure, by permit and bond, the closure of non-utilized driveway, and replacement with rolled curb to match the existing, on Pacific Beach Drive, satisfactory to the City Engineer.
17. Prior to the issuance of any construction permits for structures, the Owner/Permittee shall assure, by permit and bond, the reconstruction of the portion of damaged sidewalk with standard sidewalk, on Pacific Beach Drive, satisfactory to the City Engineer.
18. 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 Part 2 Construction BMP Standards Chapter 4 of the City's Storm Water Standards.

LANDSCAPE REQUIREMENTS:

19. Prior to issuance of any construction permits for structures, the Owner/Permittee shall submit complete landscape and irrigation construction documents consistent with the Landscape Standards to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit "A," Landscape Development Plan, on file in the Office of the Development Services Department. Construction plans shall provide a 40-square-foot area around each tree that is unencumbered by hardscape and utilities unless otherwise approved per LDC 142.0403(b)5.
20. In the event that a "Foundation Only" permit is requested by the Owner/Permittee, a site plan or staking layout plan, shall be submitted to the Development Services Department identifying all landscape areas consistent with Exhibit "A," Landscape Development Plan, on file in the Development Services Department. These landscape areas shall be clearly identified with a distinct symbol, noted with dimensions, and labeled as "landscaping area."
21. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, unless long-term maintenance of said landscaping will be the responsibility of another entity approved by the Development Services Department. All required landscape shall be maintained consistent with the Landscape Standards in a disease, weed, and litter free condition at all times. Severe pruning or "topping" of trees is not permitted.
22. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction document plans is damaged or removed during demolition or construction, the Owner/Permittee shall repair and/or replace in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or Final Inspection.

PLANNING/DESIGN REQUIREMENTS:

23. 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.

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.

TRANSPORTATION REQUIREMENTS

25. The automobile, motorcycle and bicycle parking spaces must be constructed in accordance with the requirements of the SDMC. All on-site parking stalls and aisle widths shall be in compliance with requirements of the City's Land Development Code and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing authorized by the appropriate City decision maker in accordance with the SDMC.

INFORMATION ONLY:

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

APPROVED by the Development Services Department of the City of San Diego on April 23, 2020, pursuant to Resolution No. CM-6959.

Permit Type/PTS Approval No.: Coastal Development Permit No. 2324467
Date of Approval: April 23, 2020

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT




Martin R. Mendez
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.

UPWARD TREND, LLC
a California Limited Liability Company
Owner/Permittee

By 
Name: David Lepre
Title: Managing Member

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

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of San Diego)

On May 19, 2020 before me, Silvia Ybarra, Notary Public,
Date Here Insert Name and Title of the Officer
personally appeared Martin R Mendez
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 this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: 1420-1424 Pacific Beach Dr-Project No.643847, Coastal Develop

Document Date: 4/23/20 (Permit No. 2324467) Number of Pages: 7

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

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

Signer Is Representing: _____

Signer's Name: _____

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

Signer Is Representing: _____

ORIGINAL

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of San Diego)

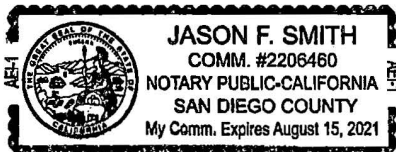
On 18 MAY 2020 before me, Jason F. Smith, Notary Public
 Date Here Insert Name and Title of the Officer

personally appeared David Lepre
 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 this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer — Title(s): _____

☐ Partner — ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____

Signer's Name: _____

☐ Corporate Officer — Title(s): _____

☐ Partner — ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____

ORIGINAL

DEVELOPMENT SERVICE DEPARTMENT
RESOLUTION NO. CM-6959
COASTAL DEVELOPMENT PERMIT NO. 2324467
1420-1424 PACIFIC BEACH DRIVE PROJECT NO. 643847

WHEREAS, UPWARD TREND, LLC, a California Limited Liability Company, Owner/Permittee, filed an application with the City of San Diego for a permit to demolish a three-unit multi-family residential building and construct eight multi-family residential dwelling units in two separate buildings (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 2324467), on portions of a 0.20-acre site;

WHEREAS, the project site is located at 1420-1424 Pacific Beach Drive in the RM-2-5 zone within the Pacific Beach Community Plan Area, Coastal (Non-Appealable Area 2), Coastal Height Limitation, Parking Impact (Coastal and Beach Impact), Parking Standards Transit Priority Area, Residential Tandem Parking and Transit Priority Area Overlay zones;

WHEREAS, the project site is legally described as Lots 34 through 36, in Block 302 of 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;

WHEREAS, on April 22, 2020, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guideline Section 15332 (In-Fill Development); and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

WHEREAS, on April 23, 2020, the Development Services Department of the City of San Diego considered Coastal Development Permit No. 2324467 pursuant to the Land Development Code of the City of San Diego;

BE IT RESOLVED by the Development Services Department of the City of San Diego, that it adopts the following findings with respect to Coastal Development Permit No. 2324467:

A. COASTAL DEVELOPMENT PERMIT [SDMC Section 126.0708]

1. Findings for all Coastal Development Permits:

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

The project proposes a Coastal Development Permit to demolish three attached multi-family dwelling and construct an eight-unit multi-family residential development consisting of an 11,147-square-foot livable area and an 1,850-square-foot garage area in two separate buildings. The 0.20-acre site is located at 1420-1424 Pacific Beach Drive in the RM-2-5 zone, Coastal (Non-Appealable Area 2), Coastal Height Limitation, Parking Impact (Coastal and Beach Impact), Parking Standards Transit Priority Area, Residential Tandem Parking and Transit Priority Area Overlay zones of the Pacific Beach Community Plan Area and Local Coastal Program.

The proposed development is contained within the existing legal lot area, on private property, and thereby will not encroach upon any existing physical access way that is legally used by the public or any proposed public access way identified in the Local Coastal Program Land Use Plan. There are no public access ways proposed for the project. The proposed development conforms to the height and setback regulations of the San Diego Municipal Code and the Pacific Beach Community Plan. The development does not impact any public views to or along the ocean and other scenic coastal areas as specified in the Local Costal Program Land Use Plan.

- b. The proposed coastal development will not adversely affect environmentally sensitive lands.**

The project proposes a Coastal Development Permit to demolish three attached multi-family dwelling and construct an eight-unit multi-family residential development consisting of an 11,147-square-foot livable area and an 1,850-square-foot garage area in two separate buildings. The 0.20-acre site is located at 1420-1424 Pacific Beach Drive in the RM-2-5 zone, Coastal (Non-Appealable Area 2), Coastal Height Limitation, Parking Impact (Coastal and Beach Impact), Parking Standards Transit Priority Area, Residential Tandem Parking and Transit Priority Area Overlay zones of the Pacific Beach Community Plan Area and Local Coastal Program.

The site has been previously developed and is neither located on or near any sensitive biologic resources or environmentally sensitive lands, thus it does not contribute to any alteration or disturbance of these natural lands forms. Therefore, the proposed coastal development will not adversely affect environmentally sensitive lands.

c. 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 a Coastal Development Permit to demolish three attached multi-family dwelling and construct an eight-unit multi-family residential development consisting of an 11,147-square-foot livable area and an 1,850-square-foot garage area in two separate buildings. The 0.20-acre site is located at 1420-1424 Pacific Beach Drive in the RM-2-5 zone, Coastal (Non-Appealable Area 2), Coastal Height Limitation, Parking Impact (Coastal and Beach Impact), Parking Standards Transit Priority Area, Residential Tandem Parking and Transit Priority Area Overlay zones of the Pacific Beach Community Plan Area and Local Coastal Program.

The project is located within the Residential land use designation area within the Pacific Beach Community Plan. Residential Designations Map on page 54 of the Pacific Beach Community Plan outlines that up to 29 dwelling units per acre is allowed. Based on the site's lot size of 8,562 square feet, the maximum density allowed is six dwelling units in accordance the underlying RM-2-5 zone. Because the project is providing 15 percent of units as affordable (one unit, on-site), it qualifies for a density bonus of 50 percent in accordance with San Diego Municipal Code Section 143.0720 qualifying it for up to three additional units. The project is proposing eight units total which is within the allowable density range.

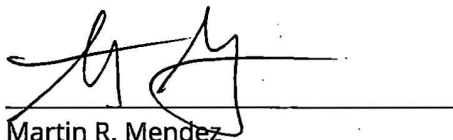
The Pacific Beach Community Plan residential design standards outlines what characteristics development projects should incorporate: The use of massing variations, varying setback and articulating the building façade, promote use of alley access to minimize curb cuts; and required entryways and windows at the street level. The project meets the design standards of the Residential designation of the Pacific Beach Community Plan by eliminating curb cuts and using alley access; providing entryways and windows at street level; applying varying setbacks; and articulating the building facade. Therefore, 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. Therefore, 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.

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

The project site is not located between the first public road and sea or the shoreline. It is located approximately a half mile north of Mission Bay. Therefore, the proposed development is not subject to compliance with the public access and recreation policies of the Chapter 3 of the California Coastal Act.

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

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Development Services Department, Coastal Development Permit No. 2324467 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. 2324467 a copy of which is attached hereto and made a part hereof.



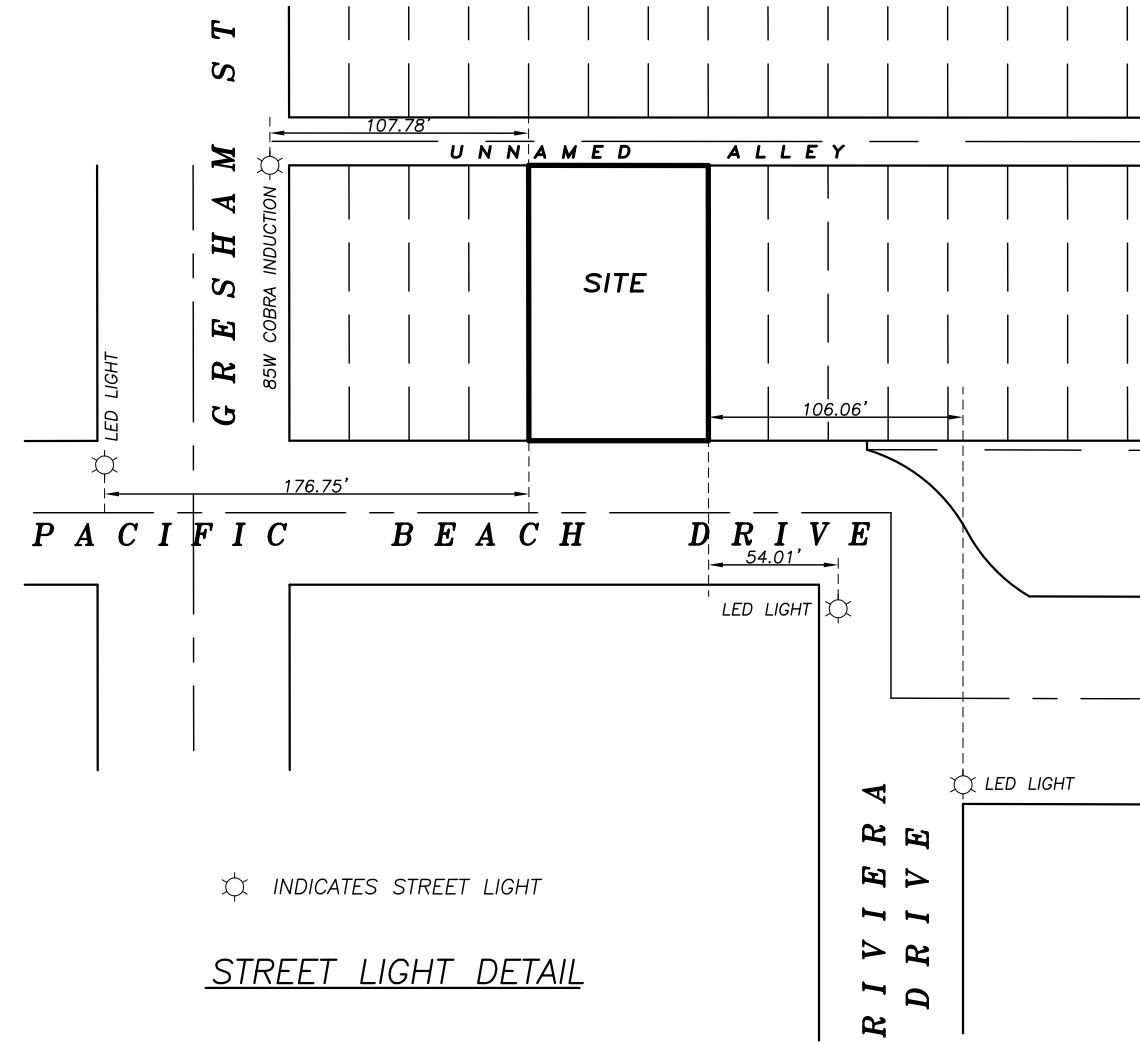
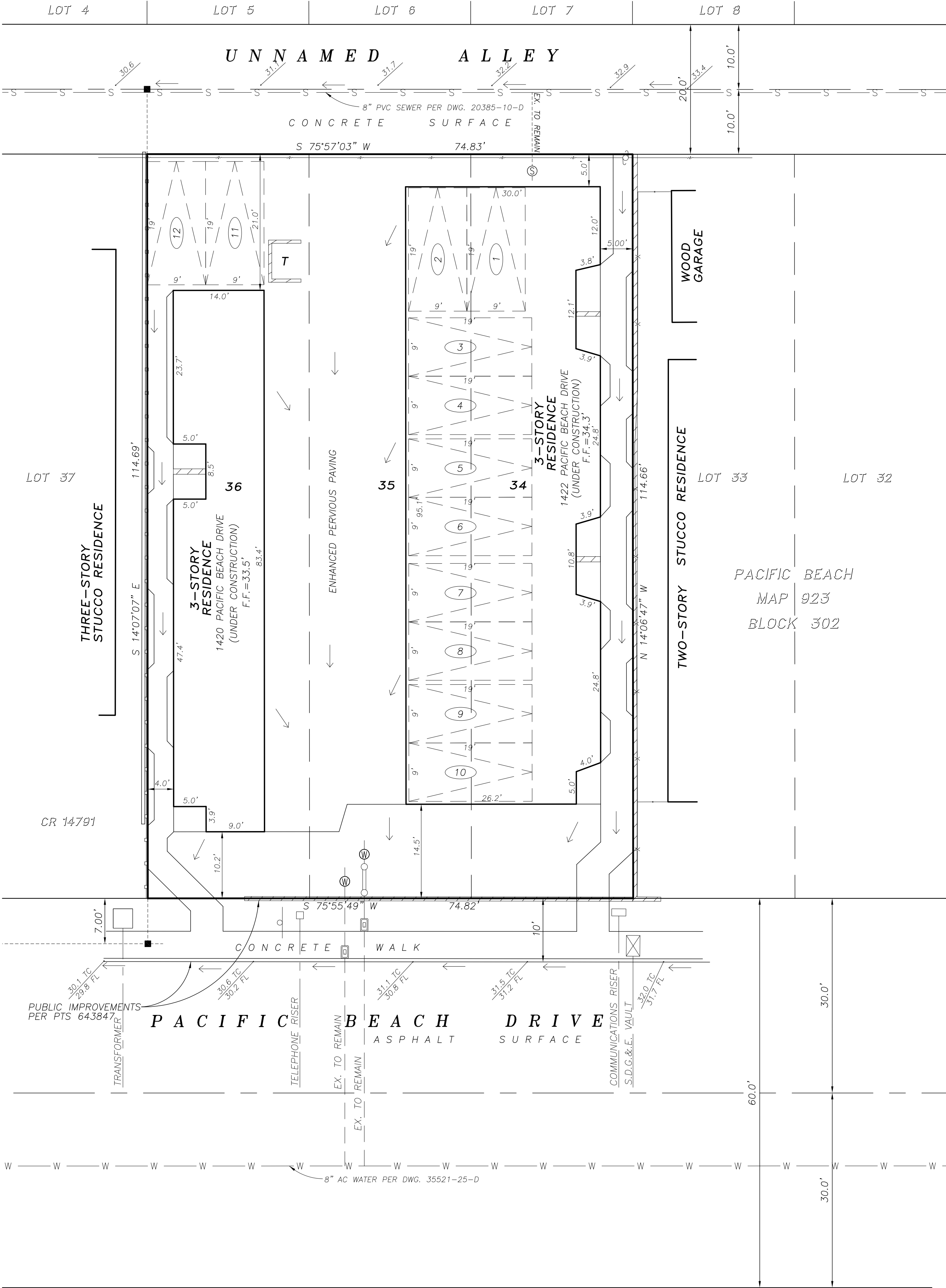
Martin R. Mendez
Development Project Manager
Development Services

Adopted on: April 23, 2020

IO#: 24008352

PACIFIC BEACH DRIVE TOWNHOMES

Tentative Map No. 2514173, CDP No. 2324467, Project No. 681648



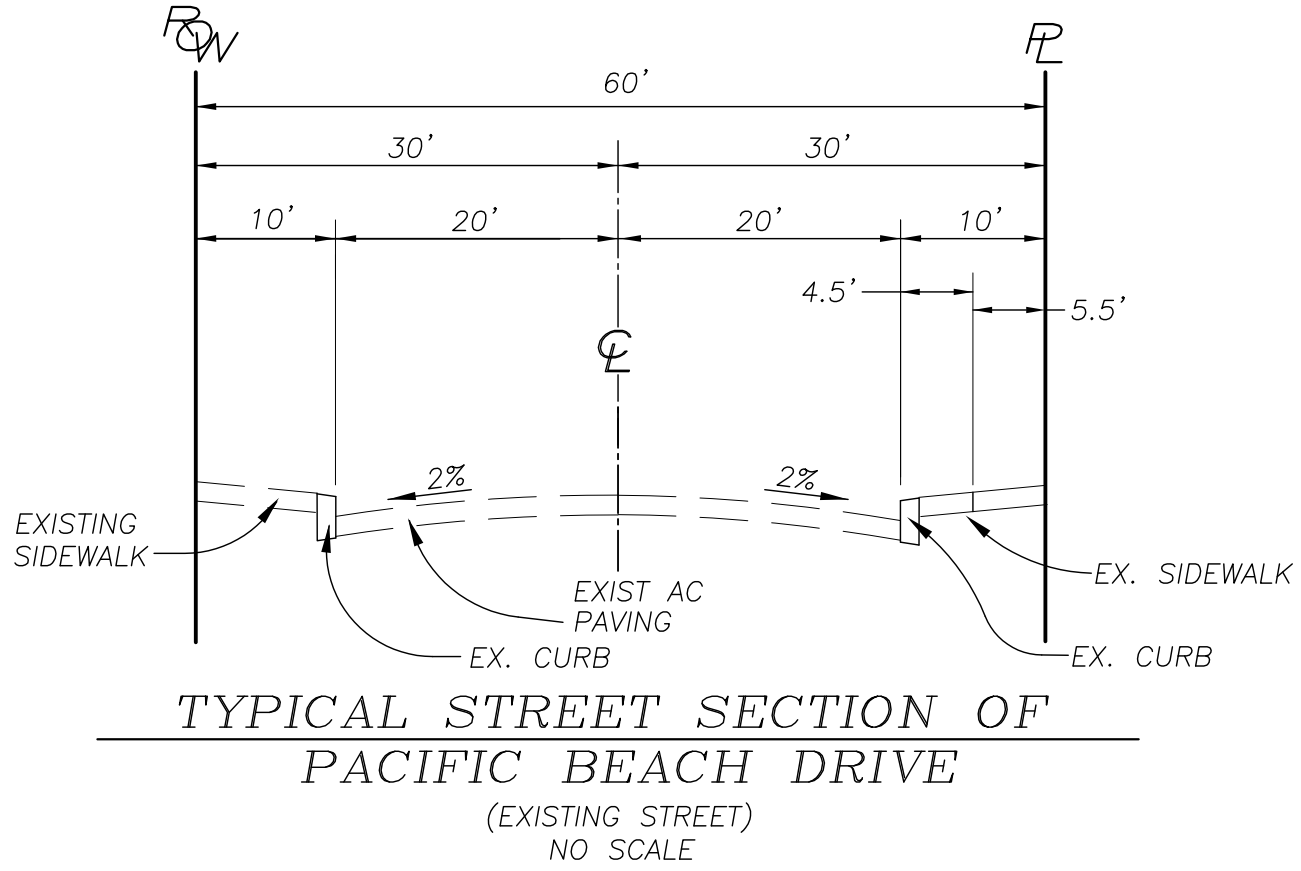
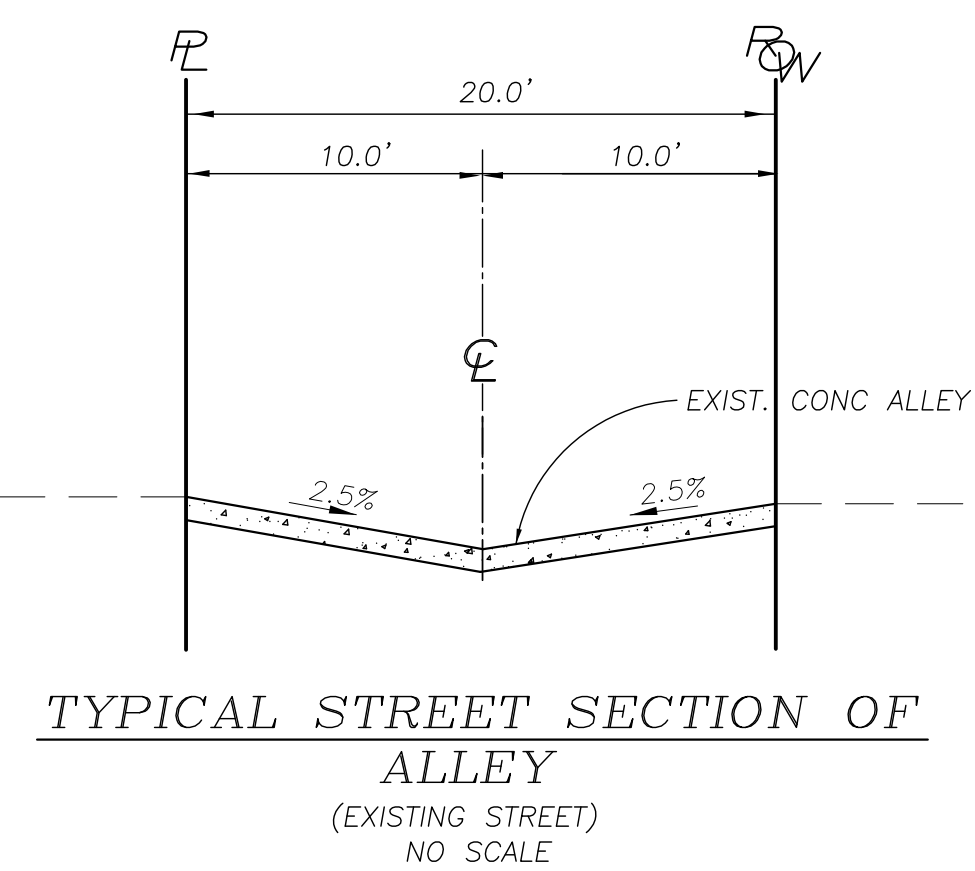
UTILITY TABLE:

UTILITY	OVERHEAD	UNDERGROUND
CATV	X	
ELECTRIC	X	
GAS		X
TELEPHONE	X	

MAPPING NOTE:
A FINAL MAP SHALL BE FILED AT THE COUNTY RECORDER'S OFFICE PRIOR TO THE EXPIRATION OF THE MAP WAIVER, IF APPROVED. A DETAILED PROCEDURE OF SURVEY SHALL BE SHOWN ON THE FINAL MAP AND ALL PROPERTY CORNERS SHALL BE MARKED WITH DURABLE SURVEY MONUMENTS.

EXISTING IMPROVEMENTS
SEWER DRAWING NO. 20385-10-D
WATER DRAWING NO. 35521-25-D

ZONING INFORMATION
EXISTING AND PROPOSED ZONE: RM-2-5
RESIDENTIAL MULTIPLE UNIT-2-5
OVERLAY ZONES: COASTAL HEIGHT LIMIT
COASTAL (CITY)
PARKING IMPACT
COASTAL & BEACH IMPACT PARKING
RESIDENTIAL TANDEM PARKING



- CITY OF SAN DIEGO
DEVELOPMENT SUMMARY
- SUMMARY OF REQUEST:
CREATE 8 RESIDENTIAL CONDOMINIUM DWELLING UNITS
 - STREET ADDRESS: 1420 PACIFIC BEACH DRIVE
N S E W SIDE
BETWEEN GRESHAM STREET AND RIVIERA DRIVE
 - SITE AREA:
TOTAL SITE AREA (GROSS): (8,581 SF) (0.197 AC.)
NET SITE AREA: (8,581 SF) (0.197 AC.)
 - DENSITY: (RESIDENTIAL)
MAXIMUM NO. DWELLING UNITS ALLOWED PER ZONE: 8
NUMBER OF EXISTING UNITS TO REMAIN ON SITE: 0
NUMBER OF PROPOSED DWELLING UNITS ON SITE: 8
TOTAL NUMBER OF UNITS PROVIDED ON THE SITE: 8
 - YARD/SETBACK:
MINIMUM FRONT: 15'
STANDARD FRONT: 20'
MINIMUM SIDE: 5' OR 10% OF THE LOT WIDTH WHICHEVER IS GREATER
MINIMUM STREET SIDE: N/A
REAR: 15'
MAX. STRUCTURE HEIGHT: NOT TO EXCEED 30' ABOVE GRADE
 - PARKING:
PARKING CRITERIA:
☒ RESIDENTIAL ☐ COMMERCIAL ☐ INDUSTRIAL
☐ MIXED USE ☐ OTHER

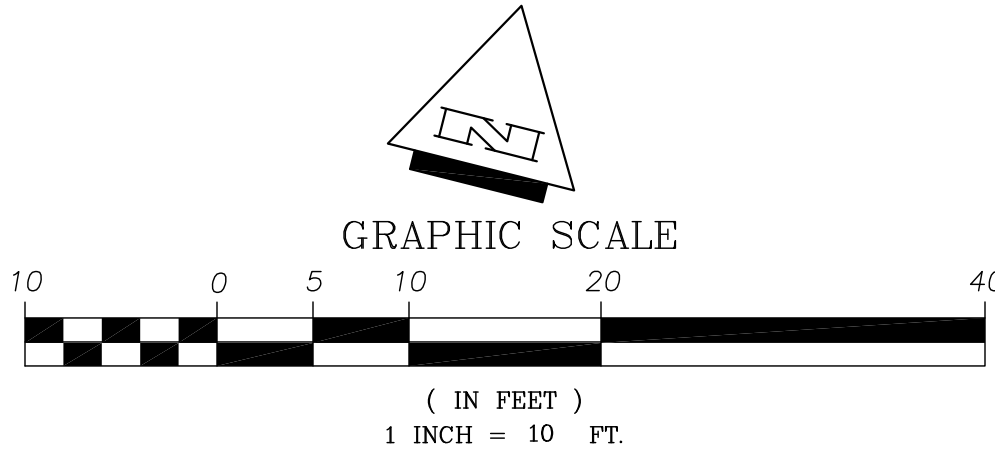
TYPE OF UNIT	NUMBER OF TYPE	PARKING REQUIRED PER UNIT	TOTAL PER TYPE
2 BR UNIT	2	1.0	2
3 BR UNIT	6	1.5	9
LDC 142.0525(d) REQUIRED SPACES			11
TOTAL REQUIRED BY ZONE			11
TOTAL PROVIDED ON-SITE			12

UNIT AREAS

TYPE OF UNIT	NUMBER OF TYPE	SQUARE FOOTAGE PER UNIT	TOTAL PER TYPE
3 BR UNIT	3	1,352	4,056
3 BR UNIT	1	1,339	1,339
3 BR UNIT	1	1,394	1,394
2 BR UNIT	2	1,401	2,802
2 BR UNIT	1	1,556	1,556
TOTAL	8		11,147

EXISTING OR PROPOSED EASEMENTS:
NONE

- 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. TOTAL NUMBER OF RESIDENTIAL CONDOMINIUM DWELLING UNITS IS 8.
 - NUMBER OF EXISTING LOTS = 3
NUMBER OF PROPOSED LOTS = 1
 - THE SITE IS CURRENTLY UNDER CONSTRUCTION.



- LEGEND:
- INDICATES FOUND LEAD AND DISC STAMPED "L.S. 3168"
 - INDICATES POWER METER
 - INDICATES SIGN
 - INDICATES BACKFLOW PREVENTION VALVE
 - INDICATES TOP OF CURB
 - INDICATES FLOWLINE
 - INDICATES SEWER CLEAN OUT
 - INDICATES DIRECTION OF DRAINAGE
 - INDICATES WALL
 - INDICATES OVERHEAD WIRES
 - INDICATES WOOD FENCE
 - INDICATES SEWER LINE AS NOTED.
 - INDICATES WATER LINE AS NOTED.
 - INDICATES SEWER LATERAL
 - INDICATES WATER SERVICE
 - INDICATES PROPERTY LINE/TENTATIVE MAP BOUNDARY

OWNER/DEVELOPER:

PB COASTAL, INC.
4420 HOTEL CIRCLE COURT, SUITE 350
SAN DIEGO, CA 92108

DAVID LEPRE, MANAGING MEMBER

PROFESSIONAL LAND SURVEYOR:
SAN DIEGO LAND SURVEYING & ENGINEERING, INC.
7028 CONVOY COURT
SAN DIEGO, CALIFORNIA 92111 (858) 565-8362

Robert J. Bateman DATED: 8/13/2021
ROBERT J. BATEMAN, P.L.S. 7046



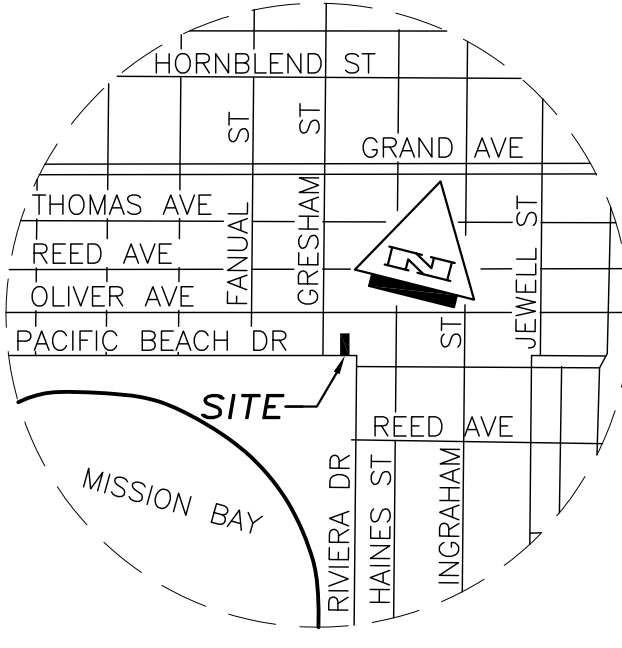
Prepared By:
SAN DIEGO LAND SURVEYING AND ENGINEERING, INC
7028 CONVOY COURT
SAN DIEGO, CA 92111-1017
PHONE: 858-565-8362
FAX: 858-565-4354 EMAIL: rbateman@sdlse.com

Consultants:

Basis of Bearings:
THE BASIS OF BEARINGS FOR THIS SURVEY IS THE EASTERLY RIGHT OF WAY OF GRESHAM STREET AS SHOWN ON PARCEL MAP NO. 20457.
I.E. N 14°07'34" W

Benchmark:
CITY OF SAN DIEGO BENCHMARK:
NORTHWEST BRASS PLUG AT THE INTERSECTION OF PACIFIC BEACH DRIVE & GRESHAM STREET
ELEVATION= 27.048 M.S.L. N.G.V.D. 1929 FEET

Project Legal Description:
LOTS 34, 35, AND 36 IN BLOCK 302 OF 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.



VICINITY MAP
NO SCALE

Project Soil Condition: Site under construction

Source of Topography:
Field survey by San Diego Land Surveying on 04-24-19

Project Permits Required:
Tentative Map
Coastal Development Permit
Final Map

Project Data:

Number of Stories: 3
Proposed use: Residential
Existing use: Residential
Zone Designation: RM-2-5
Year of Construction: (under construction)

Project Coordinates:
NAD 27 = 229-1695 NAD 83 = 1869-6255
A.P.N. 423-282-14

Project Name:
PACIFIC BEACH DRIVE TOWNHOMES

Project Address:
1420 & 1422
Pacific Beach Drive
San Diego, CA 92109

Project Owner:
PB Coastal, Inc.
4420 Hotel Circle Ct, Suite 350
San Diego, CA 92108

Sheet Title:
Tentative Map No. 2514173
Project No. 681648

Scale: 1" = 10'
Original Date: December 14, 2020
Revised: August 13, 2021
Revised: Sheet 1 of 1

	City of San Diego Development Services 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	<h1 style="margin: 0;">Ownership Disclosure Statement</h1>	FORM DS-318 October 2017
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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: Pacific Beach Drive Residences **Project No. For City Use Only:** _____

Project Address: 1420-22 Pacific Beach Drive

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

☒ Corporation ☐ Limited Liability -or- ☐ General - What State? CA Corporate Identification No. C3833675

☐ Partnership ☐ Individual

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

Property Owner

Name of Individual: PB Coastal, Inc. ☒ Owner ☐ Tenant/Lessee ☐ Successor Agency

Street Address: 4420 Hotel Circle Court, Suite 350

City: San Diego State: CA Zip: 92108

Phone No.: 619-296-4932 Fax No.: _____ Email: direalty1@gmail.com

Signature:  Date: 12/9/20

Additional pages Attached: ☐ Yes ☐ No

Applicant

Name of Individual: _____ ☐ Owner ☐ Tenant/Lessee ☐ Successor Agency

Street Address: _____

City: _____ State: _____ Zip: _____

Phone No.: _____ Fax No.: _____ Email: _____

Signature: _____ Date: _____

Additional pages Attached: ☐ Yes ☐ No

Other Financially Interested Persons

Name of Individual: _____ ☐ Owner ☐ Tenant/Lessee ☐ Successor Agency

Street Address: _____

City: _____ State: _____ Zip: _____

Phone No.: _____ Fax No.: _____ Email: _____

Signature: _____ Date: _____

Additional pages Attached: ☐ Yes ☐ No