



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: June 8, 2016 REPORT NO. HO-16-040
HEARING DATE: June 15, 2016
SUBJECT: KRAMER REMODEL MAP WAIVER, Process Three Decision
PROJECT NUMBER: [444380](#)
OWNER/APPLICANT: Steelbolt Properties, LLC / Robert Bateman, Surveyor

SUMMARY

Issue: Should the Hearing Officer approve the conversion of two residential condominium dwelling units located at 804 Beryl Street and 4915 Mission Boulevard within the Pacific Beach Community Planning area?

Staff Recommendations:

1. Approve Coastal Development Permit No. 1562909; and
2. Approve Tentative Map Waiver No. 1562910.

Community Planning Group Recommendation: On March 23, 2016, the Pacific Beach Planning Group voted 11-0-0 to recommend approval of the proposed project without conditions.

Environmental Review: The project was determined to be exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15301 (k) (Existing Facilities). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on April 20, 2016, and the opportunity to appeal that determination ended May 4, 2016.

BACKGROUND

The project site is located at the corner 804 Beryl Street and 4915 Mission Boulevard. The 0.143-acre site is in the RM-1-1 Zone and Coastal (Non-Appealable) Overlay, Coastal Height Limitation Overlay, and Parking-Impact Overlay Zones of the Pacific Beach Community Plan. The RM-1-1 zone allows multi-family residential development at a density of one dwelling unit per 3,000 square feet of lot area. The site is designated by the community plan for Residential uses at a density range of 9-14 dwelling units per acre (du/ac), allowing two units on the 0.143-acre property, or 14 du/ac. The

surrounding area is developed with one and two-story, single- and multi-family residential development along both streets (Attachments 1 - 3).

The two existing residential dwelling units are currently being remodeled; approved by Development Services on August 19, 2015, under Project Nos. 411863 and 422005 (Building and Right-of-Way Permits). Public improvements, as part of the remodel, include closing and replacing the driveway fronting the property with new curb gutter and sidewalks. Landscaping required as part of the building permit approval is under construction and exceeds the condominium conversion landscape requirements.

DISCUSSION

The project proposes to consolidate the lots into one lot and then subdivide the two, detached dwelling units into condominium interests. The proposed subdivision qualifies for a Tentative Map Waiver (to waive the requirement to file a Tentative Map) pursuant to San Diego Municipal Code Section [125.0120\(b\)\(2\)\(A\)](#) for the conversion of two existing residential units. A Parcel Map to consolidate the lots into one is required as a condition of approval. The proposed subdivision requires a Coastal Development Permit pursuant to San Diego Municipal Code Section [126.0707\(f\)](#).

The existing development includes three parking spaces within two detached carports, and two surface parking spaces, with all parking to be accessed from the alley. Public improvements include the reconstruction of the alley apron, new curb ramps, new curb and gutter, and repairs to the damaged sidewalks adjacent to the project site. Additionally, the street light on Mission Boulevard will be upgraded to current City standards pursuant Council Policy [200-18](#).

CONCLUSION

Staff has determined the proposed project complies with all adopted City Council policies and regulations of the San Diego Municipal Code. Staff has provided draft findings and draft conditions to support approval of the project (Attachments 5-8). Staff recommends the Hearing Officer approve the project as proposed.

ALTERNATIVES

1. Approve Coastal Development Permit No. 1562909 and Tentative Map Waiver No. 1562910 , with modifications.
2. Deny Coastal Development Permit No. 1562909 and Tentative Map Waiver No. 1562910, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

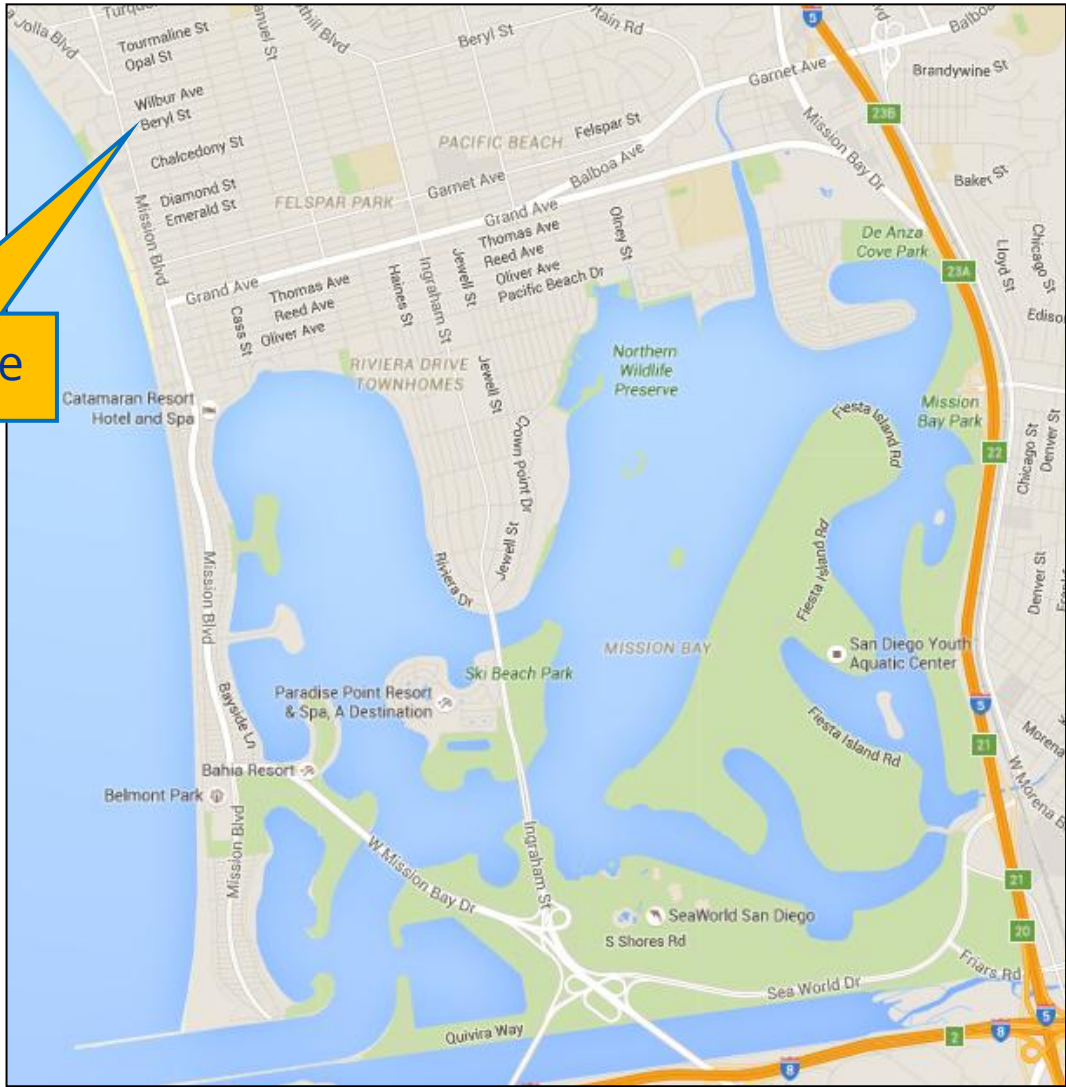


Francisco Mendoza
Development Project Manager

Attachments:

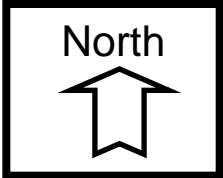
1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Project Data Sheet
5. Draft Resolution with Findings
6. Draft Permit with Conditions
7. Draft Map Resolution
8. Draft Map Conditions
9. Environmental Exemption
10. Community Planning Group Recommendation
11. Ownership Disclosure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

Project Site



Project Location Map

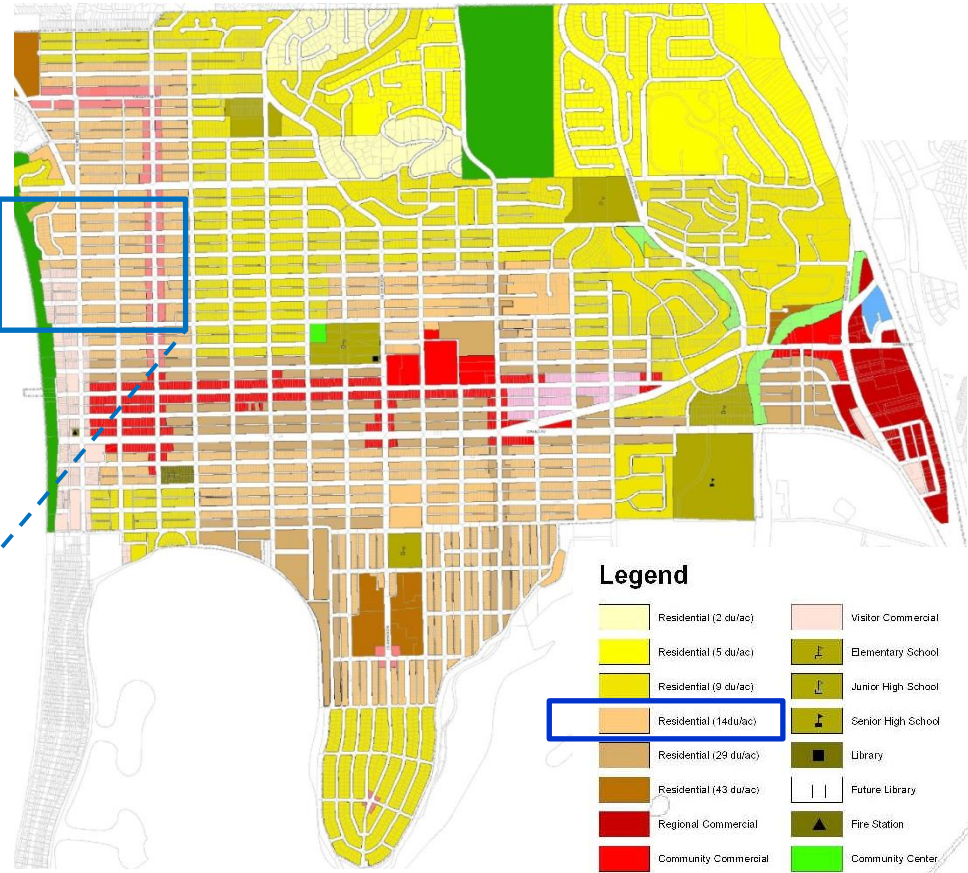
Kramer Remodel Map Waiver / 804 Beryl St and 4915 Mission Blvd
PROJECT NO. 444380



Project Site

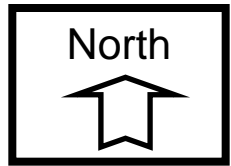


PACIFIC BEACH COMMUNITY PLAN LAND USE



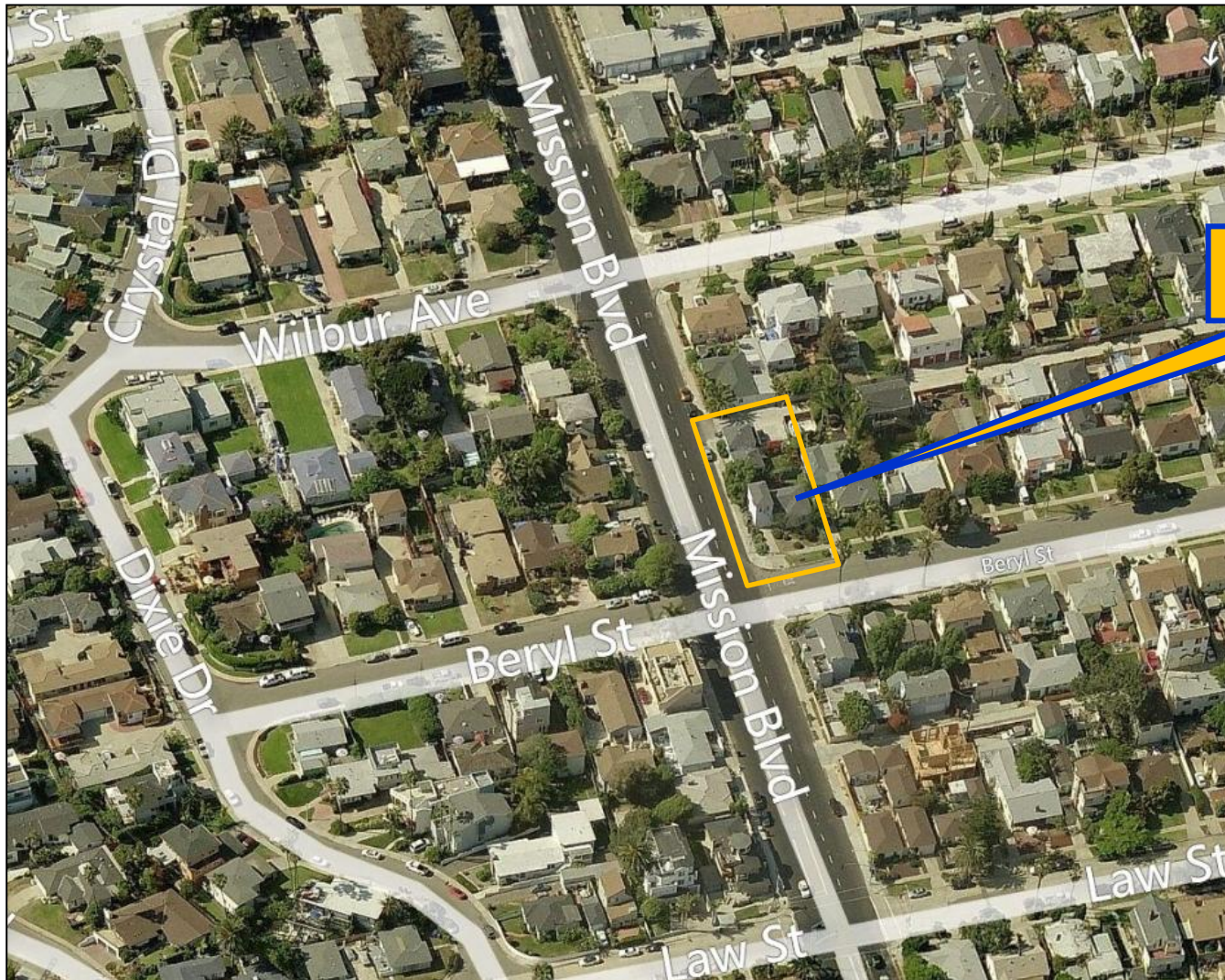
Legend

- Residential (2 du/ac)
- Residential (5 du/ac)
- Residential (9 du/ac)
- Residential (14 du/ac)
- Residential (29 du/ac)
- Residential (43 du/ac)
- Regional Commercial
- Community Commercial
- Neighborhood Commercial
- Office Commercial
- Visitor Commercial
- Elementary School
- Junior High School
- Senior High School
- Library
- Future Library
- Fire Station
- Community Center
- Park
- Flood Control/Open Space
- Light Industrial



Land Use Map

Kramer Remodel Map Waiver / 804 Beryl St and 4915 Mission Blvd
PROJECT NO. 444380

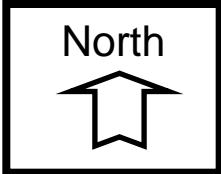


Project Site



Aerial Photograph

Kramer Remodel Map Waiver / 804 Beryl St and 4915 Mission Blvd
PROJECT NO. 444380



PROJECT DATA SHEET

PROJECT NAME:	Kramer Remodel MW	
PROJECT DESCRIPTION:	Map Waiver for 2 unit condominium conversion (vacant dwelling units)	
COMMUNITY PLAN AREA:	Pacific Beach Community Plan	
DISCRETIONARY ACTIONS:	Coastal Development Permit and Map Waiver	
COMMUNITY PLAN LAND USE DESIGNATION:	Residential Multi-Family	
ZONING INFORMATION:		
ZONE: RM-1-1 (1 du / 3,000 sq ft lot) HEIGHT LIMIT: 30'-0" Coastal Height Limitation LOT SIZE: 0.14 acres (6,250 sf) FLOOR AREA RATIO: 0.75 FRONT SETBACK: 15/20 feet (min/std) (Beryl Street) SIDE SETBACK: 5/8 feet (min/std) STREETSIDE SETBACK: 10 feet (Mission Boulevard) (previously conforming 2' setback) REAR SETBACK: 15 feet PARKING: 4 (1.75 per dwelling); 5 provided		
ADJACENT PROPERTIES:	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Multi-Family Residential; RM-1-1	Residential; Single-family Dwellings
SOUTH:	"	"
EAST:	"	"
WEST:	"	"
DEVIATION REQUESTED:	None	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On March 23, 2016, the Pacific Beach Planning Group voted 11-0-0 to recommend approval of the proposed project without conditions.	

HEARING OFFICER RESOLUTION NO. HO-XXXX
COASTAL DEVELOPMENT PERMIT NO. 1562909
KRAMER REMODEL MAP WAIVER - PROJECT NO. 444380

WHEREAS, STEELBOLT PROPERTIES, LLC, a California limited liability company, Owner/Permittee, filed an application with the City of San Diego for a permit for a two-unit residential condominium conversion (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 1562909), on portions of a 0.14-acre site;

WHEREAS, the project site is located at 804 Beryl Street and 4915 Mission Boulevard, within the RM-1-1, Coastal Overlay, Coastal Height Limitation Overlay, and Parking-Impact Overlay Zones of the Pacific Beach Community Plan;

WHEREAS, the project site is legally described as Lot 39 and 40, Block 77 of Pacific Beach, Map No. 932, filed November 11, 1904;

WHEREAS, on April 20, 2016, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guideline Section 15301(k) (Existing Facilities); and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

WHEREAS, on June 15, 2016, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. 1562909 pursuant to the Land Development Code of the City of San Diego; NOW, THEREFORE,

BE IT RESOLVED by the Hearing Officer of the City of San Diego as follows:

That the Hearing Officer adopts the following written Findings, dated June 15, 2016.

FINDINGS:

Coastal Development Permit Findings - 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 Pacific Beach Community Plan does not identify an existing or proposed public accessway adjacent to the site, nor a view corridor or view shed on or adjacent to the site. The project site is east of intermittent coastal views identified in the land use plan along Mission Boulevard. The subdivision does not propose construction. Improvements made to the public right-of-way, including new curb ramps, a reconstructed alley apron, and sidewalks, will improve pedestrian access to and from the ocean. As the existing development observes the street yard setback and the 30'-0" Coastal height limitation, the

proposed subdivision enhances and protects public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program land use plan.

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

The site is not within nor adjacent to a Multiple Habitat Planning Area (MHPA) and does not contain any other type of Environmental Sensitive Lands (ESL) as defined in San Diego Municipal Code (SDMC) Section 113.0103. The City of San Diego conducted an environmental review pursuant to the State of California Environmental Quality Act (CEQA) guidelines. The project was determined to be categorically exempt from CEQA pursuant to 15301(k) (Existing Facilities), therefore, the development 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 Pacific Beach Community Plan designates the site for low to medium density residential uses at a range of 9-14 dwelling units per acre (du/ac); the two units meet the density at 14 du/ac. The community plan characterizes the area as low intensity multi-family housing with two-on-ones, or duplexes that are near the beach areas. With the repair and replacement of the alley apron, sidewalks, and curb ramps, the subdivision is consistent with the community plan's goal of providing safe and pleasant pedestrian linkages between neighborhoods and community facilities. The plan also recommends that residential neighborhoods be enhanced by establishing and maintaining street tree patterns and promoting general maintenance and improvement of residential properties. A building conditions letter, made available to prospective buyers, outlines the required maintenance and improvements made to the property. No deviations or variances were requested. By providing the appropriate residential density, maintaining and improving the existing residences, and improving the public right-of-way, the proposed residential condominiums conform to the land use plan and complies with all regulations for 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 corner lot is located approximately 830 feet east of the Pacific Ocean. The project is not located between the nearest public roadways and the sea or shoreline, and therefore is not subject to the Coastal Act.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Coastal Development Permit No. 1562909 is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 1562909, a copy of which is attached hereto and made a part hereof.

Francisco Mendoza
Development Project Manager
Development Services
Adopted on: June 15, 2016 / IO#: 24006192

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: 24006192

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COASTAL DEVELOPMENT PERMIT NO. 1562909
KEATS REMODEL MAP WAIVER - PROJECT NO. 444380
HEARING OFFICER

This COASTAL DEVELOPMENT PERMIT NO. 1562909 is granted by the Hearing Officer of the City of San Diego to STEELBOLT PROPERTIES, LLC, a California limited liability corporation, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0708. The 0.14-acre site is located at 804 Beryl Street and 4915 Mission Boulevard in the RM-1-1 Zone, Coastal Overlay, Coastal Height Limitation Overlay, and Parking-Impact Overlay Zones of the Pacific Beach Community Plan. The project site is legally described as Lot 39 and 40, Block 77 of Pacific Beach, Map No. 932, filed November 11, 1904;

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee for a two-unit residential condominium conversion described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated June 15, 2016, on file in the Development Services Department.

The project shall include:

- a. Convert two existing dwelling units into residential condominiums;
- 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 29, 2019.
2. This Coastal Development Permit No. 1562909 shall conform to the provisions of Tentative Map Waiver No. 1562910.
3. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
4. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
5. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
6. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
7. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
8. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.
9. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.

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

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

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

AFFORDABLE HOUSING REQUIREMENTS:

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

PLANNING/DESIGN REQUIREMENTS:

13. Owner/Permittee shall maintain a minimum of five off-street parking spaces 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.

14. The Owner/Permittee shall make available a copy of each approved discretionary Permit or Tentative Map Waiver for consideration by each prospective buyer.

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

INFORMATION ONLY:

- The issuance of this discretionary 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 Hearing Officer of the City of San Diego on June 15, 2016 and HO-XXXX.

COASTAL DEVELOPMENT PERMIT NO. 1562909
Date of Approval: June 15, 2016

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Francisco Mendoza
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.

STEELBOLT PROPERTIES, LLC
a California Limited Liability Company
Owner/Permittee

By _____
Kelly Kramer
Manager

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

RESOLUTION NO. **HO-XXXX**
DATE OF FINAL PASSAGE JUNE 15, 2016

A RESOLUTION OF THE HEARING OFFICER ADOPTING THE FINDINGS
AND APPROVING TENTATIVE MAP WAIVER NO. 1562910 FOR KRAMER
REMODEL MAP WAIVER – PROJECT NO. 444380

WHEREAS, STEELBOLT PROPERTIES, LLC, Subdivider, and Robert Bateman, Surveyor, submitted an application with the City of San Diego for Tentative Map Waiver No. 1562910, to waive the requirement for a Tentative Map for a two-unit condominium conversion. The project site is located at 804 Beryl Street and 4915 Mission Boulevard, within the RM-1-1 Zone, Coastal Overlay, Coastal Height Limitation Overlay, and Parking-Impact Overlay Zones of the Pacific Beach Community Plan. The property is legally described as Lot 39 and 40, Block 77 of Pacific Beach, Map No. 932, filed November 11, 1904; and

WHEREAS, the Map proposes the subdivision of a 0.14-acre site into one lot for a two-unit residential condominium; and

WHEREAS, on April 20, 2016, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code section 21000 *et. seq.*) under CEQA Guidelines Section 15301(k) (Existing Facilities); and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code section 112.0520; and

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

WHEREAS, the project consists of two, existing dwelling units currently being remodeled, for which Certificates of Occupancy have not been issued; and

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

WHEREAS, on June 15, 2016, the Hearing Officer of the City of San Diego considered Tentative Map Waiver No. 1562910, and pursuant to sections 125.0122 and 125.0444 of the San Diego Municipal Code and Subdivision Map Act section 66428, received for its consideration written and oral presentations, evidence having been submitted, and testimony having been heard from all interested parties at the public hearing, and the Hearing Officer having fully considered the matter and being fully advised concerning the same; NOW THEREFORE,

BE IT RESOLVED by the Hearing Officer of the City of San Diego, that it adopts the following findings with respect to Tentative Map Waiver No. 1562910:

1. The proposed subdivision and its design or improvement are consistent with the policies, goals, and objectives of the applicable land use plan. The proposed subdivision would allow the conversion of two existing, detached residential dwelling units into two condominiums in a developed, urban neighborhood. The Pacific Beach Community Plan designates the site for low to medium density residential uses at a range of 9-14 dwelling units per acre (du/ac); the two units meet the density at 14 du/ac. The community plan characterizes the area as low intensity multi-family housing with "two-on-ones" (two units on one lot) or duplexes that are near the beach areas. With the repair and replacement of the alley apron, sidewalks, and curb ramps, the subdivision is consistent with the community plan's goal of providing safe and pleasant pedestrian linkages between neighborhoods and community facilities. Therefore, the proposed subdivision and its 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 0.14-acre (6,250 square feet) site can accommodate two units based on the RM-1-1 zone density limit of 1 dwelling unit per 3,000 square feet of lot area. The two-unit residential condominium conversion complies with the applicable zoning and development regulations of the Land Development Code, including, but not limited to, height, setbacks, landscape, parking, and floor area ratio. No deviations or variances are proposed.

3. The site is physically suitable for the type and density of development. The site is relatively level, previously graded, and located in an urbanized and developed area of the City. The site has frontage along Mission Boulevard and Beryl Street, with access to parking from the alley. Adjacent to the site are one and two-story single- and multi-family developments of similar topography and density. 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 site is located within an urbanized and built environment where there are no watercourses, wildlife, or habitat on or adjacent to the site. Therefore, the design of the subdivision or the proposed improvements is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

5. The design of the subdivision or the type of improvements will not be detrimental to the public health, safety, and welfare. The types of improvements for the subdivision are in compliance with the San Diego Municipal Code and Subdivision Map Act. The Tentative Map Waiver includes conditions and corresponding approvals to require undergrounding new onsite utilities, control storm water and construction water runoff, adequate parking, and public improvements to pedestrian pathways 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 site does not contain or propose any new easements for the development. Mission Boulevard and Beryl Street front the corner lot, and residential uses surround the property. An upgraded street light, new alley apron, and repaired sidewalk curb and gutters are required improvements, which facilitate pedestrian and public use of the right-of-way. Therefore, the design of the subdivision or 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 conversion does not modify the existing design of the subdivided land, however, each dwelling unit is exposed on all sides, with adequate setbacks and separation allowing for passive heating through daylight exposure and openings. Those openings also provide for passive cooling through cross-ventilation of the interior spaces. Therefore, the design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.

8. The decision maker has considered the effects of the proposed subdivision on the housing needs of the region and that those needs are balanced against the needs for public services and the available fiscal and environmental resources. The Pacific Beach Community Plan promotes new development to provide a variety of housing types to achieve a greater opportunity of housing that is both affordable and accessible by everyone. The Subdivider will comply with the Affordable Housing Regulations by paying an in-lieu fee. The conversion of two residential condominium units maintains the supply of housing in the region. The subdivision will not increase the need for public services, and the available fiscal and environmental resources are balanced by existing public transit in the immediate area, the proximity of shopping, essential services, and recreation in the immediate neighborhood. Therefore, the housing needs of the region are balanced against the needs for public services and the available fiscal and environmental resources.

9. The notices required by San Diego Municipal Code section 125.0431 have been given in the manner required. The project is being remodeled and is currently vacant; notice to each tenant of the proposed subdivision were not required. No new tenants have applied to rent a unit or moved into the units during the processing of the Tentative Map Waiver. Prospective purchasers of each condominium unit will be given a Building Conditions Report letter signed and stamped by a licensed architect with copies of the approved construction permits.

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

11. For any project that was developed to provide housing for the elderly, disabled or to provide low income housing, provisions have been made to perpetuate the use for which the project was developed. The subdivision was not developed to provide housing for the elderly, disabled or to provide low income housing.

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

BE IT FURTHER RESOLVED, that based on the Findings hereinbefore adopted by the Hearing Officer, Tentative Map Waiver No. 1562910 is hereby granted to STEELBOLT PROPERTIES, LLC subject to the attached conditions which are made a part of this resolution by this reference.

By _____
Francisco Mendoza
Development Project Manager
Development Services Department

ATTACHMENT: Tentative Map Waiver Conditions
Internal Order No. 24006192

HEARING OFFICER
CONDITIONS FOR TENTATIVE MAP WAIVER NO. 1562910
KRAMER REMODEL MAP WAIVER - PROJECT NO. 444380
ADOPTED BY RESOLUTION NO. HO-XXXX ON JUNE 15, 2016

GENERAL

1. This Tentative Map Waiver will expire June 15, 2019.
2. Compliance with all of the following conditions shall be completed and/or assured, to the satisfaction of the City Engineer, prior to the recordation of the Parcel Map, unless otherwise noted.
3. Prior to the Tentative Map Waiver expiration date, a Parcel 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 Parcel Map, taxes must be paid on this property pursuant to Subdivision Map Act section 66492. To satisfy this condition, a tax certificate stating that there are no unpaid lien conditions against the subdivision must be recorded in the Office of the San Diego County Recorder.
5. The Parcel Map and Tentative Map Waiver shall conform to the provisions of Coastal Development Permit No. 1562909.
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 the Subdivider of any claim, action, or proceeding, or if the City fails to cooperate fully in the defense, Subdivider shall not thereafter be responsible to defend, indemnify, or hold City and/or any Indemnified Parties harmless. City may participate in the defense of any claim, action, or proceeding if City bears its own attorney's fees and costs, City defends the action in good faith, and Subdivider is not be required to pay or perform any settlement unless such settlement is approved by the Subdivider.

CONDOMINIUM CONVERSION

7. The Subdivider shall provide a copy of the Building Conditions Letter to a prospective purchaser prior to the opening of an escrow account. (San Diego Municipal Code § 144.0504(c)).
8. Prior to the recordation of the Parcel Map, the Subdivider shall demonstrate conformance with the San Diego Municipal Code provisions for building and landscape improvements (San Diego Municipal Code § 144.0507), to the satisfaction of the City Engineer.

AFFORDABLE HOUSING

9. Prior to the recordation of the Parcel Map, the Subdivider shall comply with the provisions of Chapter 14, Article 2, Division 13 of the San Diego Municipal Code ("Inclusionary Affordable Housing Regulations") by paying the Condominium Conversion Inclusionary Affordable Housing Fee in one of the following, manners:
 - a. Deferring payment of the Condominium Conversion Inclusionary Affordable Housing Fee until the close of escrow of the first condominium sold at the development by entering into a written agreement with the San Diego Housing Commission securing payment of the Condominium Conversion Inclusionary Affordable Housing Fee, which shall be recorded against the development and secured by a recorded deed of trust in favor of the San Diego Housing Commission. If Owner/Permittee elects future payment of the Condominium Conversion Inclusionary Affordable Housing, the fee shall be calculated using the rate in effect at the close of escrow of the first condominium unit sold at the development; or
 - b. Pre-paying the Condominium Conversion Inclusionary Affordable Housing Fee to the City based upon the aggregate square footage of all residential units in the project. If Owner/Permittee pre-pays the Condominium Conversion Inclusionary Affordable Housing, the fee shall be calculated using the rate in effect on the date of pre-payment.

ENGINEERING

10. 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.
11. The Subdivider shall construct the required public improvements per approved Right-of-Way Permit No. 1476599, including new curbs, gutters and sidewalks.
12. The Subdivider shall close all non-utilized driveways with City Standard curb, gutter and sidewalk.
13. The Subdivider shall reconstruct the existing curb adjacent to the site on Mission Boulevard and Beryl Street, with City Standard curb and gutter,
14. The Subdivider shall reconstruct the existing curb ramp at the northeast corner of Beryl Street and Mission Boulevard, with current City standard curb ramp Standard Drawing SDG-130 and SDG-132 with truncated domes.
15. The Subdivider shall reconstruct the alley apron, adjacent to the site, with current City Standard Drawing SDG-120.
16. The Subdivider shall reconstruct the existing curb ramps on both sides of the alley entrance, adjacent to the site, with current City Standard Drawing SDG-136 with truncated domes.

ATTACHMENT 8

17. The Subdivider shall reconstruct the all damaged sidewalk, maintaining the existing sidewalk scoring pattern and preserving the contractor's stamp, adjacent to the site on Mission Boulevard and Beryl Street.
18. Per the City of San Diego Street Design Manual-Street Light Standards, and Council Policy 200-18, the Subdivider shall upgrade the existing street light adjacent to the site on Mission Boulevard.
19. The Subdivider shall underground any new service run to any new or proposed structures within the subdivision.
20. 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.
21. The Subdivider shall comply with the "General Conditions for Tentative Subdivision Maps," filed in the Office of the City Clerk under Document No. 767688 on May 7, 1980. Only those exceptions to the General Conditions which are shown on the Map Waiver and covered in these special conditions will be authorized. All public improvements and incidental facilities shall be designed in accordance with criteria established in the Street Design Manual, filed with the City Clerk as Document No. RR-297376.

LANDSCAPE

22. The Permittee/Owner shall be responsible for the maintenance of all landscape improvements in the right-of-way consistent with the Land Development Manual Landscape Standards unless long-term maintenance of said landscaping will be the responsibility of a Landscape Maintenance District or other approved entity. In this case, a Landscape Maintenance Agreement shall be submitted for review by a Landscape Planner. All required landscape shall be maintained in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees is not permitted.
23. Prior to recordation of the Parcel Map, it shall be the responsibility of the Permittee/Owner to install all required landscaping consistent with the approved associated Building Permit Nos. 1441225 and 1441248 and obtain all required landscape inspections. A "No Fee" Street Tree Permit shall be obtained for the installation, establishment, and on-going maintenance of all street trees. Each tree shall be surrounded by a 40 sq-ft area which is unencumbered by hardscape and utilities as set forth under LDC 142.0403(b)5.

MAPPING

24. "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).

25. "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."
26. Every Parcel Map shall:
 - a. Use the California Coordinate System for its "Basis of Bearing" and express all measured and calculated bearing values in terms of said system. The angle of grid divergence from a true median (theta or mapping angle) and the north point of said map shall appear on each sheet thereof. Establishment of said Basis of Bearings may be by use of existing Horizontal Control stations or astronomic observations.
 - b. Show two measured ties from the boundary of the map to existing Horizontal Control stations having California Coordinate values of First Order accuracy. These tie lines to the existing control shall be shown in relation to the California Coordinate System (i.e., grid bearings and grid distances). All other distances shown on the map are to be shown as ground distances. A combined factor for conversion of grid-to-ground distances shall be shown on the map.

PUBLIC UTILITIES DEPARTMENT

27. Prior to the recordation of the Parcel Map, all public water and sewer facilities necessary to serve the development, including services, shall be complete and operational in a manner satisfactory to the Public Utilities Director and the City Engineer.
28. Prior to the recordation of the Parcel Map, 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 Waiver by the Hearing Officer of the City of San Diego does not authorize the Subdivider to violate any Federal, State, or City laws, ordinances, regulations, or policies including but not limited to, the Federal Endangered Species Act of 1973 and any amendments thereto (16 U.S.C. § 1531 *et seq.*).
- If the Subdivider makes any request for new water and sewer facilities (including services, fire hydrants, and laterals), then the Subdivider shall design and construct such facilities in accordance with established criteria in the most current editions of the City of San Diego water and sewer design guides and City regulations, standards and practices pertaining thereto. Off-site improvements may be required to provide adequate and acceptable levels of service and will be determined at final engineering. Subsequent applications related to this Tentative Map Waiver will be subject to fees and charges based on the rate and calculation method in effect at the time of payment.

ATTACHMENT 8

- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of the Tentative Map Waiver, may protest the imposition within 90 days of the approval of this Tentative Map Waiver by filing a written protest with the San Diego City Clerk pursuant to Government Code Sections 66020 and/or 66021.
- Where in the course of development of private property, public facilities are damaged or removed, the Subdivider shall at no cost to the City, obtain the required permits for work in the public right-of-way, and repair or replace the public facility to the satisfaction of the City Engineer (San Diego Municipal Code § 142.0607).

Internal Order No. 24006192

NOTICE OF EXEMPTION

(Check one or both)

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

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

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

Project No.: **444380**Project Title: **Kramer Remodel Conv.**

Project Location-Specific: The project site is located at 804 Beryl Street and 4915 Mission Blvd., San Diego, California 92109, within the Pacific Beach Community Planning Area.

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

Description of nature and purpose of the Project:

Coastal Development Permit #1562909 and Tentative Map Waiver #1562910 for the conversion of two existing detached residential units to condominiums and to waive the requirements to underground existing utilities at 804 Beryl St and 4915 Mission Blvd. The 0.14 acre site is designated low-medium density residential (9-14 dwelling units per acre) and is located within the RM-1-1 Zone (Residential – Multiple Unit, allows a maximum of one dwelling unit per 3,000 square feet of lot area), Coastal Overlay (Non-appealable), Coastal Height Limit Overlay Zone, Residential Tandem Parking Overlay Zone, Parking Impact Overlay Zone (Coastal and Beach), Pacific Beach Community Plan and Local Coastal Program, and Council District 2. (LEGAL DESCRIPTION: Lots 39 and 40, Block 77, Map 932).

Name of Public Agency Approving Project: City of San Diego

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

Exempt Status: (CHECK ONE)

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
- Categorical Exemption: 15301 (k) existing facilities division of existing single family residential into common interest ownership.
- Statutory Exemptions:

Reasons why project is exempt: The City of San Diego conducted an environmental review that determined that the proposed map waiver would not have the potential for causing a significant effect on the environment in that the project is consistent with the community plan and the applicable zone. The proposed Map Waiver proposes no construction. No construction would occur with this Map Waiver, and therefore, no environmental affects would occur. Therefore the activity meets the criteria set forth in sections 15301 (k) existing facilities division of existing single-family into common interest ownership; and the exceptions listed in CEQA section 15300.2 would not apply.

ATTACHMENT 9

Lead Agency Contact Person: Chris Tracy, AICP

Telephone: (619) 446-5381

If filed by applicant:

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

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

Manuel Pantoja, SENIOR PLANNER
Signature/Title

JUNE 6, 2016
Date

Check One:

- (X) Signed By Lead Agency
() Signed by Applicant

Date Received for Filing with County Clerk or OPR:



Pacific Beach Planning Group

www.pbplanning.org

Pacific Beach Taylor Library
4275 Cass Street, San Diego, CA 92109
Wednesday, March 23, 2016: 6:30-8:30 pm
MINUTES

4:30 - 6:30

PBPG Election

Item 1 - 6:30

Call to Order, Quorum

Members present: Amy Gordon, Baylor Triplett, Brian Curry, Deborah Conca, Eve Anderson, Harry Couch, Henish Pulickal, Jim Morrison, Joe Wilding, Marcia Nordstrom, Pat Dobson, Paula Gandolfo, Tony Franco.

Members absent: Chris Olson, James Krokee, Scott Chipman, William Ramirez.

Item 2

Current Agenda - Modifications and Approval

Joe 1st, Harry 2nd to approve the agenda. 8-0-0

Item 3

February 24, 2016 Minutes - Modifications and Approval

Joe 1st, Pat 2nd to approve the minutes. 8-0-0

Item 4 – 6:35

Chair's Report

Presenter: Brian J. Curry

- Pacific Beach Drive project will happen. June 16 - August 16. There were 40 bids.
 - Michael Prinz, our planner representative: Sandag held a workshop here last December. Henish is on the subcommittee. Next meeting will be late April or early May. Will soon have a website. There is a targeted outreach with Circulate San Diego. All input will be weighed equally. Trying to develop recommendations - combining some of the great number of meetings. The De Anza folks haven't heard of this. Michael Prinz will attend our planning meetings on a quarterly basis at a minimum. He will be happy to be here as needed.

Item 5 – 6:40

Non-Agenda Public Comments

(Note: 2 minutes maximum per speaker)

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

- Sara Berns (executive director of Discover PB) - updates: The Business Awards April 24 at the Catamaran Hotel. Look at the website.
- Henish Pulickal: Meeting etiquette - our comments should be polite, considerate, and thoughtful and to the point. Peter Thompson - Emerging technology for Sandag.
 Put driverless vehicles on the agenda for the next traffic subcommittee.
- Jeff Marston: The Citizens' Plan for San Diego is a ballot initiative for the November ballot to prohibit expansion on the waterfront. Put on a future agenda for complete information.
- Don Gross: CIP Procedures 000-32. Planning groups need to read this council policy document. It is 5 pages long.
- Gordon Froehlich: Parking meter alternatives: free street parking is good. Don't be like LA with paid beach parking. A committee needs to be formed to help raise money. Little Italy has raised over \$2 million. Hotels need to raise parking fees. The citizens of San Diego already pay for beach parking through their taxes.
- Mike Beltran: Crosswalks in PB are death traps. Be sure to make eye contact with drivers. Put your hand out. Nonverbal communication is very important.

Item 6 – 6:46

Government Offices Report (Information Item)

Presenter: Liezl Magoonan - not here

Item 7 – 6:46 **Development Subcommittee (Action Item)**

Presenter: Henish Pulickal

1) PTS 447822 / 3804 Shasta St / RM-1-1

CDP to demolish older SFD and construct duplex.

Subcommittee recommends motion to approve.

This is a corner lot. 2 units, 2 stories. 1,949.2 & 1,828.8 = 3,778 square feet, which is the maximum allowed. All access is on the front side. 24 feet 6 inches is the highest height.

Contemporary style with stone and stucco. The project meets setback & height limits. Low shrubs, gates, patios are on the front to be more neighbor friendly. 2 bedrooms = 5 parking spots.

Jim Morrison 1st, Tony 2nd to approve. 12-0-0

2) PTS 434796 / 1731 Thomas Ave / RM-1-1

CDP to demolish older SFD on two lots and construct (2) SFDs.

Subcommittee recommends motion to approve.

50% expandable solar system. Front facing doors and windows. 2 single family homes with 4 bedrooms, 2 parking spaces per home, small roof deck, double doors open to the front decks.

Old Spanish design. The 2 homes are mirror image design with broken up elevations.

Pat Dobson 1st, Debbie Conca 2nd to approve. 10-2-0 (The no's are for parking concerns.)

3) PTS 453635 / 3985 Honeycutt / RM-1-1

CDP to demolish older SFD on two lots and construct (2) SFDs.

Subcommittee recommends motion to approve.

Not here.

4) PTS 444380 / 804 Beryl St & 4915 Mission Blvd / RM-1-1

Map Waiver and CDP to convert (2) detached units to condos.

Subcommittee recommends motion to approve.

Condo project. Could conserve 6% of the old units. Two 4 bedroom units with 5 parking spots.

No new construction. 2 garages and a car port.

Jim Morrison 1st and Baylor 2nd. 11-0-0 to approve.

~~5) PTS 429967 / 944 Law St / RM-1-1~~

CDP to demolish older SFD on two lots and construct (2) SFDs.

Subcommittee recommends motion to approve.

3 bedrooms, 2 parking spots, meets height regulations. Front facing doors. Detached carports - enter through the alley (1 per house). Pitched roof is set up for solar panels (400 square feet) if desired.

Jim Morrison 1st, Pat Dobson 2nd. 10-1-0 (no for parking concerns)

Item 6 - 7:20 **Government Offices Report (Information Item)**Presenter: Liezl Magoonan - *here now so inserted into the meeting.*Lots of good discussion at the PB Town Council meeting with Councilmember Lorie Zapf - Deco bikes, parking meters (Lorie is **against**), STVRs, homelessness - needing future conversations regarding aggressiveness. Contact Liezel with questions and concerns.

Joe Wilding: take not of drug dealing on the end of Reed.

Homeless coalition - Father Joe & churches programs.

Mike Beltran: we need to find ways to keep \$ in PB - need to find revenue streams.

15-25 police officers assigned for all of the Northern area. Way too light for 42 square miles!

Item 8 – 7:42 **Traffic & Parking (Action Item)**

Presenter: Michael Beltran

1) Loring Street (Foothill to Mission Blvd.)

Approve painted crosswalks in all intersections from Mission Blvd to Foothill.

Add sharrows in both directions and consider future traffic calming measures.

Motion: Add shadows in both directions and consider future traffic calming measures. Add "slow" stencils and "speed limit" stencils.



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**
 Kramer Remodel MW **443510**

Project Address:
 804 Beryl Street & 4915 Mission Boulevard

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

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

Additional pages attached Yes No

Name of Individual (type or print): _____
 Owner Tenant/Lessee Redevelopment Agency
Street Address: _____
City/State/Zip: _____
Phone No: _____ **Fax No:** _____
Signature : _____ **Date:** _____

Name of Individual (type or print): _____
 Owner Tenant/Lessee Redevelopment Agency
Street Address: _____
City/State/Zip: _____
Phone No: _____ **Fax No:** _____
Signature : _____ **Date:** _____

Name of Individual (type or print): _____
 Owner Tenant/Lessee Redevelopment Agency
Street Address: _____
City/State/Zip: _____
Phone No: _____ **Fax No:** _____
Signature : _____ **Date:** _____

Name of Individual (type or print): _____
 Owner Tenant/Lessee Redevelopment Agency
Street Address: _____
City/State/Zip: _____
Phone No: _____ **Fax No:** _____
Signature : _____ **Date:** _____

Project Title: Kramer Remodel MW	Project No. (For City Use Only) 443510
-------------------------------------	--------------------------------------------------

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. 45-4331517
 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):
Steelbolt Properties, LLC

Owner Tenant/Lessee

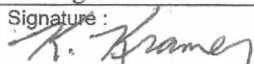
Street Address:
P.O. Box 9957

City/State/Zip:
San Diego, CA 92169

Phone No: 858-752-2322 Fax No: _____

Name of Corporate Officer/Partner (type or print):
Kelly Kramer

Title (type or print):
Manager

Signature :  Date: 9/1/15

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:
5401 La Jolla Mesa Dr.

City/State/Zip:
San Diego

Phone No: (858)-373-7209 Fax No: _____

Name of Corporate Officer/Partner (type or print):
Stephanie Bucciero

Title (type or print):

Signature : _____ Date: _____

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee


Street Address:
1405 Missouri Street

City/State/Zip:
San Diego

Phone No: (858)752-3994 Fax No: _____

Name of Corporate Officer/Partner (type or print):
Elizabeth Kramer

Title (type or print):
Manager

Signature :  Date: 9/1/15

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:
5401 La Mesa Dr.

City/State/Zip:
San Diego

Phone No: (917) 538-7023 Fax No: _____

Name of Corporate Officer/Partner (type or print):
Mathew Bucciero

Title (type or print):

Signature : _____ Date: _____

Corporate/Partnership Name (type or print):

Owner 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):

Owner 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: _____

804 BERYL STREET & 4915 MISSION BOULEVARD

Map Waiver No. 1562910

Project No. 444380

ZONING INFORMATION

EXISTING AND PROPOSED ZONE: RM-1-1
 COMMUNITY PLAN NAME: PACIFIC BEACH
 PLANNED DISTRICT: N/A
 OVERLAY ZONES: COASTAL HEIGHT LIMIT
 COASTAL NON-APPEALABLE

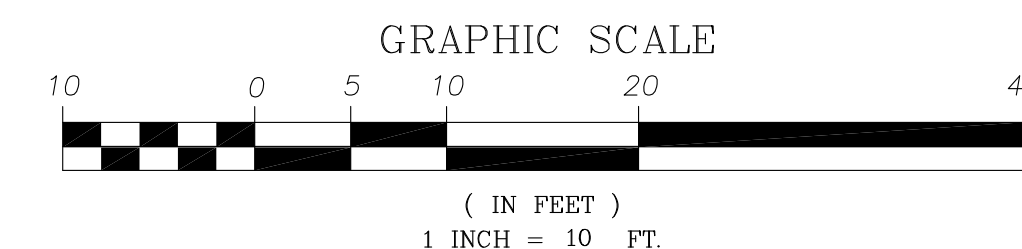
UTILITY TABLE:

UTILITY	OVERHEAD	UNDERGROUND
CATV	X	
ELECTRIC	X	
GAS		X
TELEPHONE	X	

CITY OF SAN DIEGO DEVELOPMENT SUMMARY

- SUMMARY OF REQUEST:**
 MAP WAIVER TO CONVERT/CREATE 2 RESIDENTIAL CONDOMINIUM DWELLING UNITS AND FILE A LOT CONSOLIDATION PARCEL MAP
- STREET ADDRESS:** 804 BERYL STREET
 BETWEEN WILBUR STREET AND LAW STREET
- SITE AREA:**
 TOTAL SITE AREA (GROSS): (6,250 SF) 0.14 AC.
 NET SITE AREA: (6,250 SF) 0.14 AC.
- DENSITY: (RESIDENTIAL)**
 MAXIMUM NO. DWELLING UNITS ALLOWED PER ZONE: 2
 NUMBER OF EXISTING UNITS TO REMAIN ON SITE: 2
 NUMBER OF PROPOSED DWELLING UNITS ON SITE: 0
 TOTAL NUMBER OF UNITS PROVIDED ON THE SITE: 2
- YARD/SETBACK**

	STANDARD	MINIMUM
FRONT YARD:	20'	15'
SIDE YARD:	6'	4'
REAR YARD:	0'	4'
- PARKING:**
 PARKING CRITERIA:
 RESIDENTIAL COMMERCIAL INDUSTRIAL
 MIXED USE OTHER



LEGEND:

- INDICATES WATER METER
- INDICATES UTILITY POLE
- INDICATES STREET LIGHT
- INDICATES GAS METER
- INDICATES ELECTRIC METER
- INDICATES REFUSE STORAGE AREA
- INDICATES WOOD FENCE
- INDICATES WALL
- INDICATES SEWER LATERAL
- INDICATES WATER SERVICE
- INDICATES PARKING SPACE
- INDICATES PROPERTY LINE/MAP WAIVER BOUNDARY

TYPE OF UNIT	NUMBER OF TYPE	PARKING REQUIRED PER UNIT	TOTAL PER TYPE
4 BR UNIT	2	1.75	3.5
TOTAL REQUIRED BY ZONE			3.5
TOTAL PROVIDED ON-SITE			5.0

UNIT AREAS

UNIT	TOTAL SQ. FT.
804 BERYL STREET	2,319
4915 MISSION BOULEVARD	2,333
TOTAL	4,652

MONUMENTATION & MAPPING

ALL PROPERTY CORNERS WILL BE SET AND A LOT CONSOLIDATION PARCEL MAP WILL BE FILED WITH THE COUNTY OF SAN DIEGO. A DETAILED PROCEDURE OF SURVEY WILL BE SHOWN ON SAID MAP.

EXISTING IMPROVEMENTS

SEWER DRAWING NO. 25562-8-D
 WATER DRAWING NO. 15096-4-D, 32498-17-D

EXISTING & PROPOSED EASEMENTS:

- AN EASEMENT GRANTED TO THE CITY OF SAN DIEGO FOR SEWER PIPE LINE RECORDED FEBRUARY 27, 1951 AS DOCUMENT NO. 25590 IN BOOK 3991, PAGE 204 OF OFFICIAL RECORDS.
- THERE ARE NO PROPOSED EASEMENTS.

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 DWELLING UNITS IS 2.
- NUMBER OF EXISTING LOTS = 2
 NUMBER OF PROPOSED LOTS = 1
- THIS PROJECT IS A MAP WAIVER TO WAIVE THE REQUIREMENTS OF A TENTATIVE MAP AND THEN FILE LOT CONSOLIDATION PARCEL MAP.

OWNER/DEVELOPER:

STEELBOLT PROPERTIES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
 PO BOX 9957
 SAN DIEGO, CA 92169

KELLY MICHAEL KRAMER, MANAGING MEMBER

PROFESSIONAL LAND SURVEYOR:

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



ROBERT J. BATEMAN, P.L.S. 7046
 APRIL 27, 2016 DATE

Prepared By: SAN DIEGO LAND SURVEYING AND ENGINEERING, INC. 9665 CHESAPEAKE DRIVE, SUITE 445 SAN DIEGO, CA 92123-1354 PHONE: 858-565-8362 FAX: 858-565-4354 EMAIL: rbateman@sdlse.com	<p>VICINITY MAP NO SCALE</p>
Consultants: None listed.	
Basis of Bearings: THE CENTERLINE OF BERYL STREET AS SHOWN ON PARCEL MAP 20887. I.E. N 75°56'46" E	Project Soil Condition: Existing developed site.
Benchmark: NORTHEAST BRASS PLUG AT THE INTERSECTION OF MISSION BLVD AND BERYL STREET. ELEVATION = 66.918 M.S.L., NGVD 1929	Source of Topography: Field survey by San Diego Land Surveying on 05/31/2015
Project Legal Description: LOT 39 AND 40 IN BLOCK 77 OF PACIFIC BEACH, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 532, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON NOVEMBER 11, 1904.	Project Permits Required: Tentative Map Waiver Coastal Development Permit
Project Data: Number of Stories: 4915 Mission Blvd., Three Story Proposed use: Residential Existing use: Residential Zone Designation: RM-1-1 Year of Construction: REMODEL 2015	Project Name: Kramer Remodel Conversion
LAMBERT COORDINATES: NAD 27 = 232-1691 NAD 83 = 1872-6251 A.P.N. 415-403-21	Project Address: 804 Beryl Street 4915 Mission Boulevard San Diego, CA 92109
Project Owner: STEELBOLT PROPERTIES, LLC PO BOX 9957 SAN DIEGO, CA 92169	Sheet Title: Map Waiver No. 1562910 PTS No. 444380
Scale: 1" = 10' Original Date: September 8, 2015 Revised: March 14, 2016 Revised: April 27, 2016	Sheet 1 of 1

