



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: October 25, 2017 REPORT NO. HO-17-073

HEARING DATE: November 1, 2017

SUBJECT: WILBUR CONDO, Process Three Decision

PROJECT NUMBER: [532670](#)

OWNER/APPLICANT: SDPB Holdings LLC / Robert J. Bateman

SUMMARY

Issue: Should the Hearing Officer approve the conversion of two existing dwelling units to residential condominium units on a 0.15-acre site located at 730-732 Wilbur Avenue within the Pacific Beach Community Plan and Local Coastal Program Land Use Plan area?

Staff Recommendations:

1. Approve Coastal Development Permit 1873255;
2. Approve Tentative Map Waiver No. 1873165.

Community Planning Group Recommendation: On January 24, 2017, the Pacific Beach Community Planning Board voted 12-1-0 to recommend approval of the proposed project without recommendation.

Environmental Review: The project was determined to be exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15301(Existing Facility). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on May 23, 2017, and the opportunity to appeal that determination ended June 9, 2017.

BACKGROUND

The 0.15-acre site is located at 730-732 Wilbur Avenue, between Mission Boulevard and Crystal Drive (Attachment 1). The property is in the RM-1-1 Zone and the Coastal (non-appealable Area 2), Coastal Height Limitation, Parking Impact (Beach and Coastal), the Transit Area, and the Residential Tandem Parking Overlay Zones within the Pacific Beach Community Plan (PBCP) and Local Coastal Program (LCP) land use plan. The site has been previously improved with two adjoining dwelling units; a two story, two-bedroom dwelling unit fronting Wilbur Avenue, and a two story, two-bedroom dwelling

unit in the rear of the property. Three parking spaces are required and provided on-site. According to the County Assessor's Building Record, the front two bedroom unit is approximately 2,117 square feet in gross floor area (GFA). The rear property is approximately 2,365 square feet in GFA. The project site is within a neighborhood improved with a mix of one and two-story multi-unit residential development.

The underlying RM-1-1 Zone is a multiple dwelling unit zone that allows a maximum of one dwelling unit per 3,000 square feet of lot area. The site could accommodate a total of two dwelling units based on the zone. The PBCP designates the site Medium Multi-family Residential use at a density of 9-14 dwelling units per acre (du/ac) (Attachment 2).

DISCUSSION

The project proposes to convert two existing dwelling units into two residential condominium units and waive the requirement to underground off-site, overhead utilities. The existing density of two units is allowed. The project requires three on-site parking spaces which conforms to the parking regulations. All existing off-street parking previously approved is required to be maintained per SDMC Section 142.0525, Table 142-05C, footnote 8.

The project requires a Coastal Development Permit per San Diego Municipal Code (SDMC) section 126.0702 for the proposed subdivision within the Coastal Overlay Zone. The project requires a Tentative Map Waiver per SDMC section 125.0120(b)(2)(a) for the proposed subdivision of the 0.15-acre site into one lot for a two-unit residential condominium conversion.

There are existing off-site overhead utilities within the alley abutting the project site. Pursuant to SDMC section 144.0240(b)(5) the applicant has requested a waiver of the requirement to underground existing overhead utility facilities. The project qualifies for a waiver from the requirement to underground these facilities in accordance with SDMC section 144.0242(c)(1)(B) in that the conversion involves a short span of overhead utilities (less than a full block in length) and would not represent a logical extension to an underground facility. Onsite utilities, as conditioned by this Tentative Map Waiver must be underground to the satisfaction of the City Engineer.

The project proposes the planting of two trees (New Zealand Christmas tree) in the front of the property and a tree (Queen Palm) in the rear of the property. Staff has determined that the existing development has been constructed in accordance with development regulations to the density, gross floor area, parking and landscape requirements for condominium conversions.

The applicant has an approved Combination Building Permit No. 1636876 (PTS 467795). Therefore, City Staff did not request a Building Conditions Report as required by SDMC 144.0504.

Community Plan and Local Coastal Program Analysis

The PBCP designates the site Medium Multi-family Residential use at a density of 9-14 du/ac. The project proposes conversion of two existing dwelling units to residential condominium units which supports PBCP recommendations of developing a variety of housing types and styles in Pacific Beach. The proposed conversion to residential development contributes to providing more variety and ownership opportunities in the area. The site is located close to a wide range of

commercial/retail service establishments within walking distance. The project proposed the planting of two New Zealand Christmas trees and street yard landscaping preserving the existing community character.

The project site is approximately a tenth of a mile from the Pacific Ocean. It is not located between the Ocean and the first public roadway paralleling the Ocean, nor within 300 feet of the mean high tide line. There is no existing or proposed public view accessway to the beach, view corridors, viewsheds, intermittent or partial vista views, or scenic overlooks on the or adjacent to the project site, as identified in the PBCP/LCP land use plan (Attachment AZ). The project is a subdivision for the conversion of existing dwelling units into condominiums and does not propose to expand the existing development footprint or building envelope, located entirely on private property. Therefore, the project would not affect public access to or public views of the Pacific Ocean.

Conclusion

Staff has reviewed the application for the Coastal Development Permit and Tentative Map Waiver and has determined the project complies with all the previously approved entitlements and all applicable regulations and policy documents. Staff has provided draft findings and draft conditions to support approval of the project (Attachment 4-7). Staff recommends the Hearing Officer approve the project as proposed.

ALTERNATIVES

1. Approve Coastal Development Permit No. 1873255 and Tentative Map Waiver No. 1873165, with modifications.
2. Deny Coastal Development Permit No. 1873255 and Tentative Map Waiver No. 1873165, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

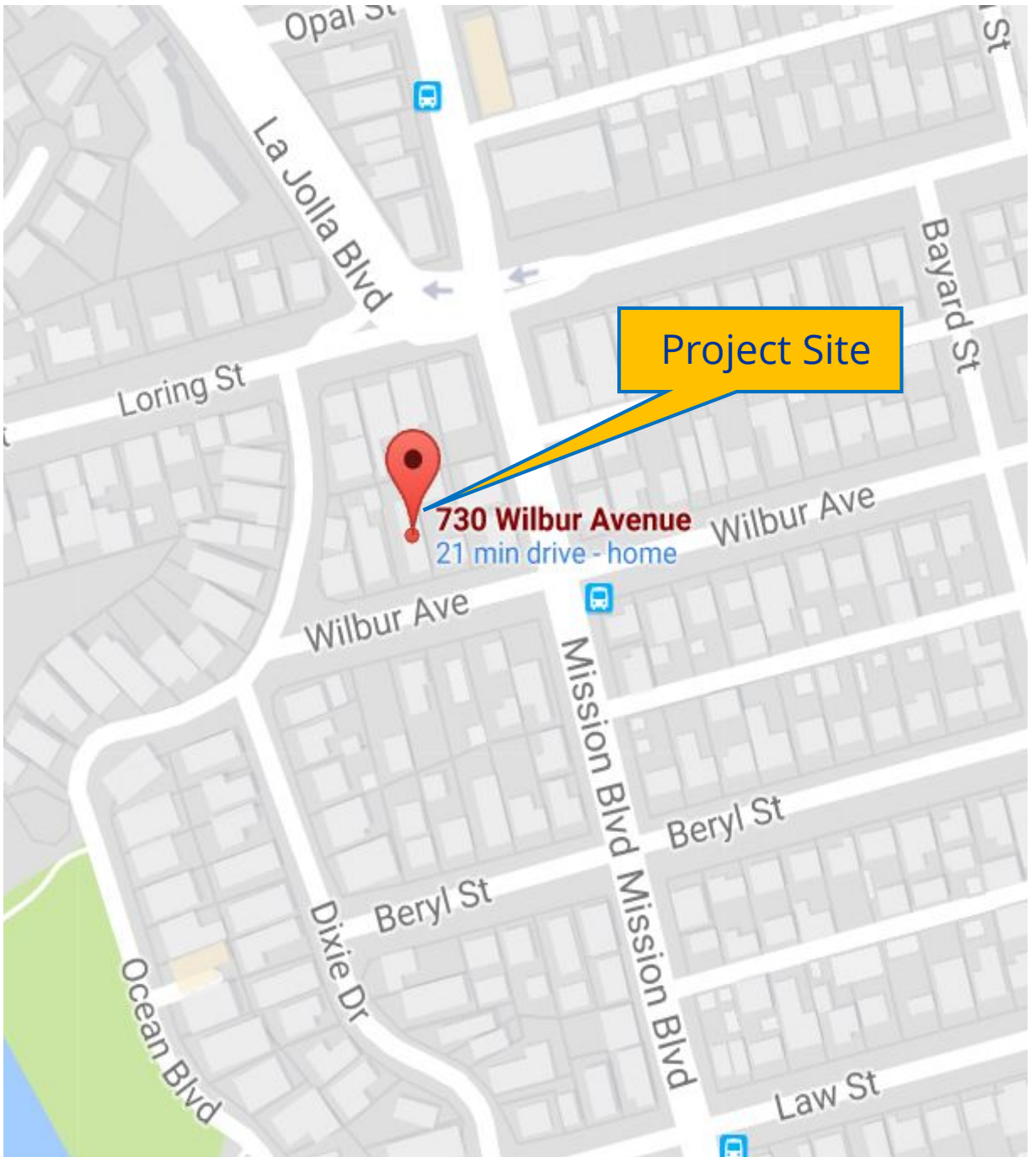


Anthony Bernal, Development Project Manager

Attachments:

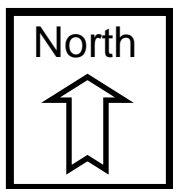
1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Draft Resolution with Findings
5. Draft Permit with Conditions
6. Draft Map Resolution
7. Draft Map Conditions

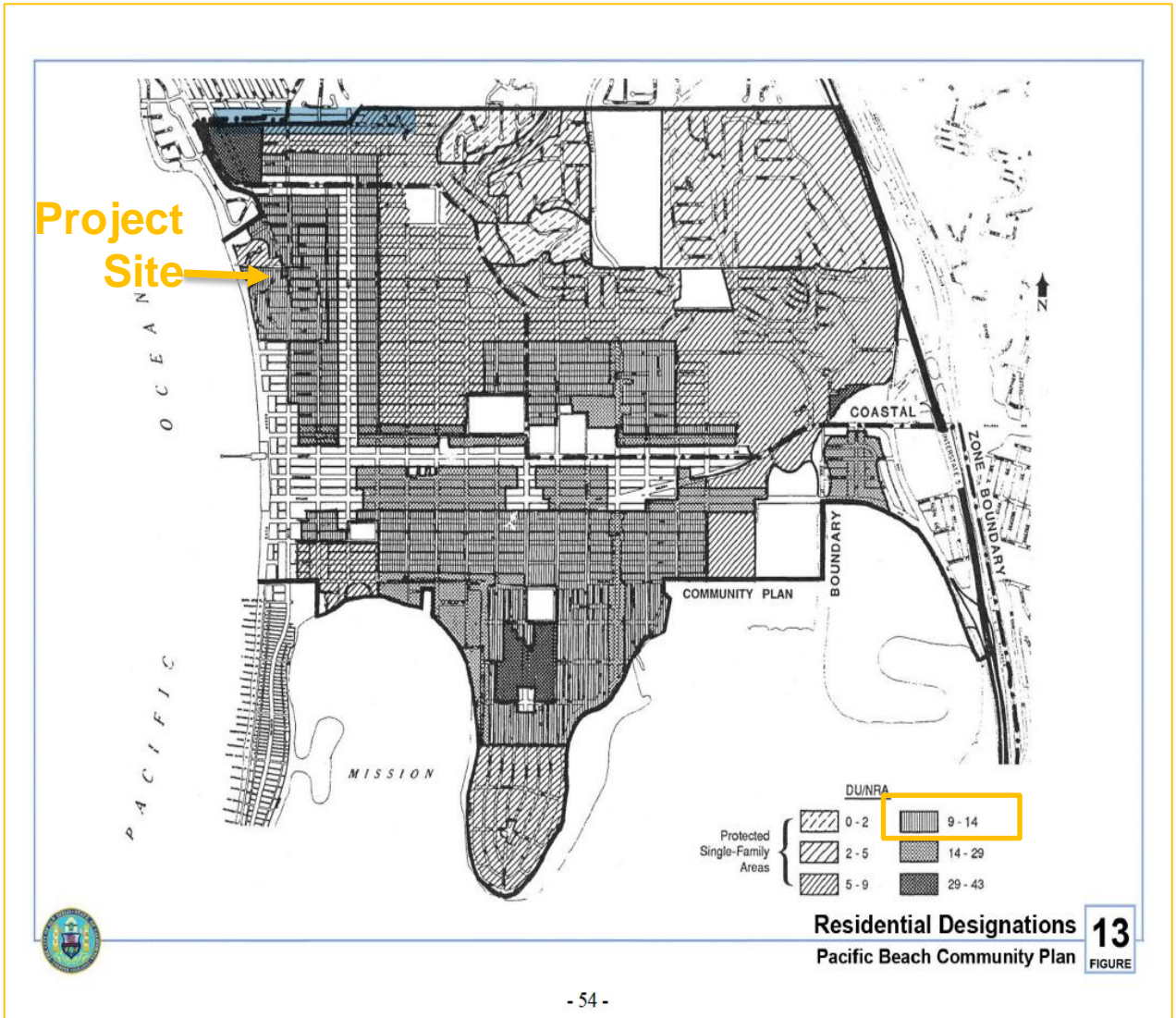
8. Environmental Exemption
9. Community Planning Group Recommendation
10. Ownership Disclosure Statement
11. Map Exhibit - Tentative Map Waiver



Project Location Map

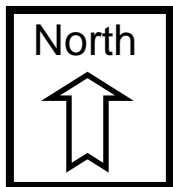
Wilbur Condo / 730 & 732 Wilbur Avenue
PROJECT NO. 532670

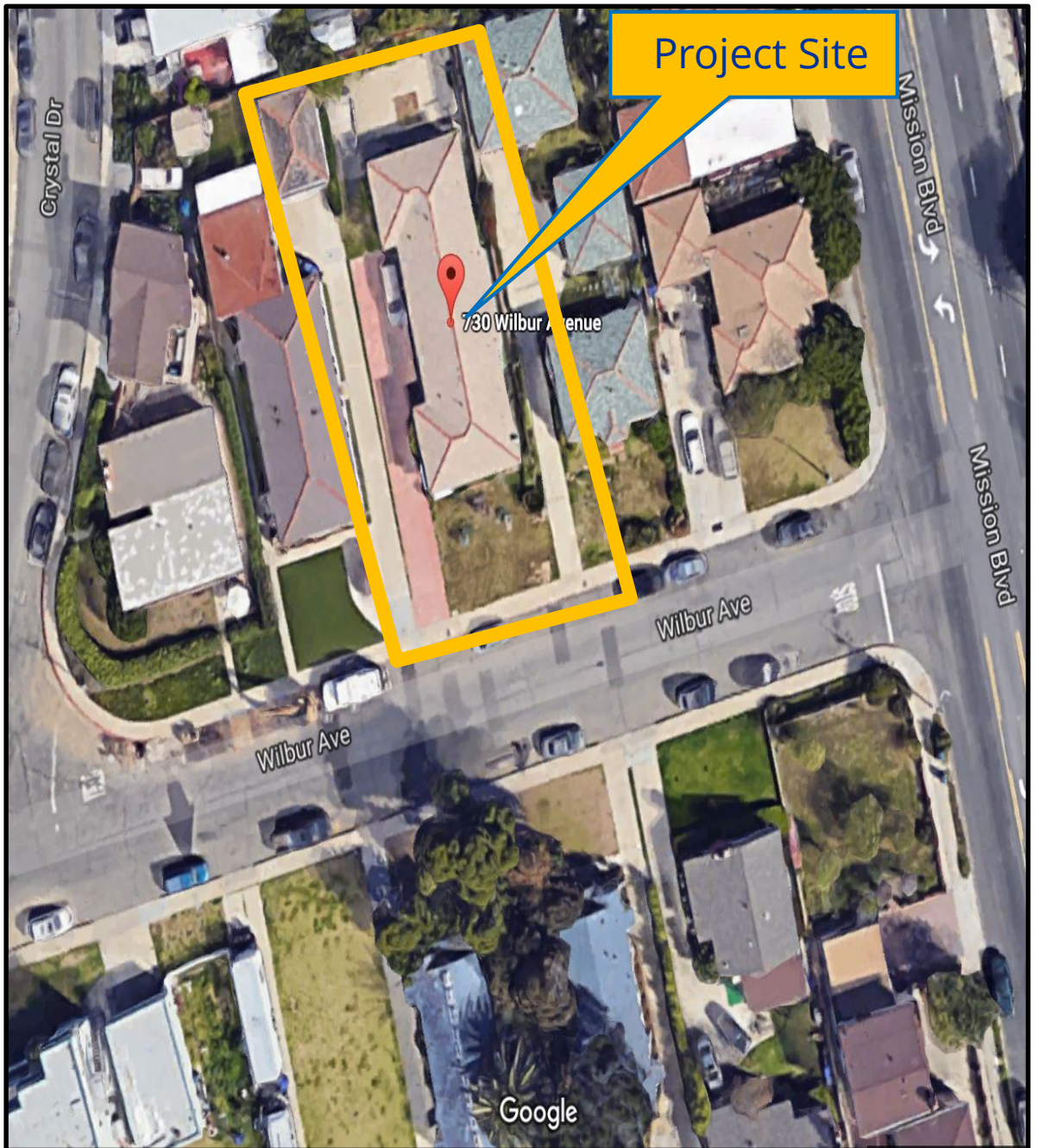




Land Use Map

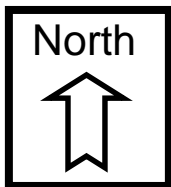
Wilbur Condo / 730 & 732 Wilbur Avenue
PROJECT NO. 532670





Aerial Photo

Wilbur Condo / 730 & 732 Wilbur Avenue
PROJECT NO. 532670



HEARING OFFICER RESOLUTION NO. _____
COASTAL DEVELOPMENT PERMIT NO. 1873255
WILBUR CONDOMINIUM - PROJECT NO. 532670

WHEREAS, SDPB Holdings LLC, Owner/Permittee, filed an application with the City of San Diego for a permit to convert two existing dwelling units into two residential condominium units (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 1873255), on portions of a 0.15-acre site;

WHEREAS, the project site is located 730-732 Wilbur Avenue, in the RM-1-1 zone, and the Coastal (Non-Appealable Area 2), the Coastal Height Limitation, the Parking Impact (Coastal), the Transit Area, and the Residential Tandem Parking Overlay Zones within the Pacific Beach Community Plan and Local Coastal Program Land Use Plan;

WHEREAS, the project site is legally described as Lot 6 in Block 2 of Nettleship Tye Tract, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 1931, filed in the Office of the County Recorder of San Diego, August 3, 1926;

WHEREAS, on November 1, 2017, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. 1873255 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on May 23, 2017, 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 (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; 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 November 1, 2017.

FINDINGS:

Coastal Development Permit - Section 126.0708 (a)

- 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 0.15-acre project site is an interior lot located approximately a quarter mile from the Pacific Ocean. There is no existing or proposed public accessway to the beach, view corridors, viewsheds, intermittent or partial vista views, or scenic overlooks on or adjacent to

the project site, as identified in the Pacific Beach Community Plan (PBCP) and Local Coastal Program (LCP) land use plan. The project is a proposed subdivision for the conversion of two existing dwelling units into condominiums. The project does not propose to expand the existing development footprint or building envelope, located entirely on private property. Therefore, the project will not encroach upon any existing physical accessway legally used by the public or any proposed public accessway, and will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the PBCP/LCP land use plan.

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

The 0.15-acre project site has been previously graded and developed, and is located in an urbanized and fully developed neighborhood. The site is currently improved with two attached dwelling units, consisting of a two-bedroom dwelling unit fronting Wilbur Avenue, and a two-bedroom in the rear of the property. The project is a proposed subdivision for the condominium conversion of the existing residential units on the property for home ownership opportunities. The project site does not contain any environmentally sensitive lands as defined in San Diego Municipal Code (SDMC) Section 113.0103. Therefore, the proposed development will not adversely affect any 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 PBCP designates the site for Medium Multi-family Residential use at a density of 9-14 dwelling units per acre (du/ac). The underlying RM-1-1 Zone is a multiple dwelling unit zone that allows a maximum of one dwelling unit per 3,000 square feet of lot area. The site could accommodate a total of two dwelling units based on the Zone. The project proposes the conversion of existing residential units into condominiums for home ownership opportunities.

The proposed conversion to residential condominiums supports PBCP recommendations of developing a variety of housing types and styles in Pacific Beach. The proposed conversion to residential condominiums contributes to providing more variety and home ownership opportunities in the area. The site is located within the Transit Area Overlay Zone, with public transit and a wide range of commercial/retail service establishments within walking distance. The project proposes the planting of two New Zealand Christmas Trees and street yard landscaping preserving the existing community character.

The project site is approximately a tenth of a mile from the Pacific Ocean. There is no existing or proposed public accessway to the beach, view corridors, viewsheds, intermittent or partial vista views, or scenic overlooks on or adjacent to the project site, as identified in the LJCP/LCP land use plan. The existing development has been constructed in accordance with the density, gross floor area, and parking pursuant to prior approved Variance and plans. The project does not propose to expand the previously approved building footprint or building envelop. The proposed subdivision complies with the SDMC pertaining to

condominium conversions. Based on the above analysis, the development is in conformity with the certified PBCP/LCP land use plan and complies with all regulations of the certified Implementation Program.

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

The project site is a 0.15-acre site located at 730-732 Wilbur Avenue. The project site is located approximately a tenth of a mile from the Pacific Ocean, and not located between the ocean and the nearest public road paralleling the ocean located within the Coastal Overlay Zone. Therefore, the proposed development and approval of the coastal development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Coastal Development Permit No. 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. 1873255, a copy of which is attached hereto and made a part hereof.



Anthony Bernal
Development Project Manager
Development Services

Adopted on: November 1, 2017

IO#: 12002110

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: 12002110

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COASTAL DEVELOPMENT PERMIT NO 1873255
WILBUR CONDO MW - PROJECT NO. 532670
HEARING OFFICER

This COASTAL DEVELOPMENT PERMIT NO. 1873255 is granted by the Hearing Officer of the City of San Diego to SDPB HOLDINGS LLC, a Nevada Limited Liability Company, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0708. The 0.15-acre site is located at 730-732 Wilbur Avenue in the RM-1-1 Zone, and the Coastal (Non-Appealable Area 2), Coastal Height Limitation, Parking Impact (Beach and Coastal), Transit Area, Residential Tandem Parking Overlay Zones within the Pacific Beach Community Plan and Local Coastal Program Land Use Plan area. The project site is legally described as: Lot 6, Block 2 of Nettleship Tye Tract, City of San Diego, County of San Diego, State of California, According to Map 1931 Filed in the Office of the County Recorder of San Diego County, August 3, 1926.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee the conversion of two existing residential units to condominiums described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated November 1, 2017, 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 November 15, 2020.
2. This Coastal Development Permit shall comply with the provisions of Tentative Map Waiver No. 1873165.
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.).

LANDSCAPE REQUIREMENTS:

13. Prior to issuance of public improvement plans, landscape construction plans consistent with this development permit shall be submitted for approval. Improvement plans shall take into account a 40 square-foot area around each required tree which is unencumbered by utilities.

14. Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees. In the event that the Landscape Plan and the Public Improvement Plan

conflict, the Public Improvement Plan shall be revised to be consistent with the Landscape Plan such that landscape areas are consistent with the Exhibit "A" Landscape Development Plan.

15. Prior to building permit issuance, landscape and irrigation plans substantially conforming to Exhibit "A" (Landscape Development Plan) shall be submitted to the Development Services Department for approval.

16. Any existing landscape to remain, as indicated on the approved plans, that is damaged during construction shall be replaced in kind to the satisfaction of the Development Services Department within 30 days of damage or final inspection.

PLANNING/DESIGN REQUIREMENTS:

17. The automobile 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 the Exhibit "A" and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing by the appropriate City decision maker in accordance with the SDMC.

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

19. 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 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 Hearing Officer of the City of San Diego on November 1, 2017 and Resolution No. _____

ATTACHMENT 5

COASTAL DEVELOPMENT PERMIT NO. 1873255
Date of Approval: November 1, 2017

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT



Anthony Bernal
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.

SDPB HOLDINGS, LLC
A Nevada Limited Liability Company
Owner/Permittee

By _____
Michael Donovan
Managing member

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

RESOLUTION NO. _____

A RESOLUTION OF THE HEARING OFFICER ADOPTING THE FINDINGS
AND APPROVING MAP WAIVER NO. 1873165 FOR WILBUR AVENUE –
PROJECT NO. 532670

WHEREAS, SDPB Holdings LLC, Subdivider, and San Diego Land Surveying & Engineering, Inc., Surveyor, submitted an application with the City of San Diego for Map Waiver No. 1873165, to waive the requirement for a Tentative Map to create residential condominium units (under construction), and waive the requirement to underground existing offsite overhead utilities. The project site is located at 730 and 732 Wilbur Avenue in the Rm-1-1 Zone and Coastal (non-appealable Area 2), Coastal Height Limitation, Parking Impact (Beach and Coastal), the Transit Area, and the Residential Tandem Parking Overlay Zones within the Pacific Beach Community Plan and Local Coastal Program land use plan. The property is legally described as Lot 6, Block 2 of the Nettleship Tye Tract of the City of San Diego, County of San Diego, State of California, Map 1931; and

WHEREAS, the Map proposes the subdivision of a 0.15-acre site into two residential condominium units; and

WHEREAS, on November 1, 2017, 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 (minor alternations 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, 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 residential units under construction 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, the request to waive the undergrounding of existing overhead utilities has been determined to be appropriate pursuant to San Diego Municipal Code section 144.0242(c); and

WHEREAS, on November 1, 2017, the Hearing Officer of the City of San Diego considered Map Waiver No. 1873165, including the waiver of the requirement to underground existing offsite overhead utilities, and pursuant to sections 125.0440 (tentative map) and 144.0240 (underground) of the San Diego Municipal Code and Subdivision Map Act section 66428, received for its consideration written and oral presentations, evidence having been submitted, and testimony having been heard from all interested parties at the public hearing, and the Hearing Officer having fully considered the matter and being fully advised concerning the same; NOW THEREFORE,

BE IT RESOLVED by the Hearing Officer of the City of San Diego, that it adopts the following findings with respect to Map Waiver No. 1873165:

Findings for a Tentative Map Waiver Section 125.0440

- 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 designates the site as Medium Multi-Family Residential with a density of 9 - 14 dwelling units per acre for a maximum of two dwelling units on the 0.15-acre site.

One of the goals of the Pacific Beach Community Plan and Local Coastal Program is “enhance residential neighborhoods by promoting general maintenance and improvement of residential properties.” The proposal implements this goal with the prescribed density of two condominium units that will meet the height regulations and are of a varying style from the surrounding structures. The project implements the regulations and guidelines of the Pacific Beach Community Plan. Therefore, the project is 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 Pacific Beach Community Plan and Local Coastal Program designates the site as residential with a density of 9-14 dwelling units per acre for a maximum of two dwelling units on the 0.15-acre site. The project complies with all development regulations including lot size, setbacks and parking and no deviations are proposed. Therefore, the proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code.

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

The Pacific Beach Community Plan and Local Coastal Program designates the site as residential with a density of 9-14 dwelling units per acre for a maximum of two dwelling units on the 0.15-acre site. The project site is a previously graded, flat lot. The site has frontage along Wilbur Avenue. The site is located in a developed, urban neighborhood and is surrounded on all sides by existing residential development and that the site is served by existing utilities. The development was previously issued Combination Building Permit No. 1636876, Project No. 467795. 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 Tentative Map Waiver was reviewed for conformance with the applicable zoning and development regulations of the Land Development Code. The review included requiring compliance with storm water runoff requirements during and after construction. The proposed project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15305 (minor alternations in land use limitations). The project is located within an urbanized and built environment where there are no watercourses on or adjacent to the site. Therefore, the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidable injure fish or wildlife on 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 Tentative Map Waiver was reviewed and determined to be in compliance with the Municipal Code and Subdivision Map Act. The Tentative Map Waiver and associated development permit includes conditions and corresponding exhibits of approvals, including undergrounding onsite utilities, storm water and construction water runoff, adequate parking and, public improvements, in order to achieve compliance with the regulations of the San Diego Municipal Code. The proposed project is exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15305 of the State CEQA Guidelines. Therefore, the project will not be detrimental to the public health, safety, and welfare.

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

The proposed subdivision does not contain or propose any new easements for the development. Wilbur Avenue fronts the property to the north where public access will be maintained, and a closed alley abuts the property to the south. Therefore, the design of the subdivision and proposed improvements would not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

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

No new development will result from the subdivision of the site. The site is under construction with two residential dwelling units and all public and private improvements are existing or under construction. Each unit allows for passive heating opportunities through daylight openings. Those openings also provide for passive cooling through cross-ventilation of 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 site currently contains two dwelling units under construction. The applicant will pay the in-lieu fee to the City to meet the affordable housing requirement. Within walking distance, public transportation route lines are located to the east; commercial enterprises are located to the east; and Pacific Ocean is located to the west. The decision maker has determined that the provision of two residential units and the associated increase in the need for public services and the available fiscal and environmental resources are balanced by adequate public transit in the immediate area, the proximity of shopping, and essential services and recreation in the nearby developed urban area.

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

ATTACHMENT 6

BE IT FURTHER RESOLVED, that based on the Findings hereinbefore adopted by the Hearing Officer, Tentative Map Waiver No. 1873165, including the waiver of the requirement to underground existing offsite overhead utilities, is hereby granted to SDPB Holdings LLC, subject to the attached conditions, which are made a part of this resolution by this reference.



By

Anthony Bernal
Development Project Manager
Development Services Department

ATTACHMENT: Tentative Map Waiver Conditions
Internal Order No. 12002110

ATTACHMENT 7

HEARING OFFICER
CONDITIONS FOR TENTATIVE MAP WAIVER NO. 1873165
WILBUR CONDO MW - PROJECT NO. 532670
ADOPTED BY RESOLUTION NO. _____ ON _____

GENERAL

1. This Tentative Map Waiver will expire November 1, 2017.
2. Compliance with all of the following conditions shall be completed and/or assured, to the satisfaction of the City Engineer, prior to the recordation of the Certificate of Compliance unless otherwise noted.
3. A Certificate of Compliance shall be recorded in the Office of the San Diego County Recorder, prior to the Tentative Map Waiver expiration date.
4. Prior to the issuance of a Certificate of Compliance, City staff will perform a field monument inspection to verify that all property corners are being marked with survey monuments. If any of the survey monument was missing, it must be replaced with a new monument, and a Corner Record or Record of Survey (whichever is applicable) shall be filed with the County Recorder pursuant to the Professional Land Surveyors Act. A copy of the field Corner Record or Record of Survey must be submitted to satisfy this requirement prior to the approval and recordation of the Certificate of Compliance.
5. Prior to the recordation of the Certificate of Compliance, taxes must be paid on this property pursuant to Subdivision Map Act section 66492. To satisfy this condition, a tax certificate stating that there are no unpaid lien conditions against the subdivision must be recorded in the Office of the San Diego County Recorder.
6. The Certificate of Compliance shall conform to the provisions of Coastal Development Permit No. 1873255.
7. 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.

ATTACHMENT 7

CONDOMINIUM CONVERSION

8. The Subdivider shall provide a Notice of Tenants Rights and Notices for Condominium Conversion, consistent with the Land Development Manual to be provided as follows:
 - a. For existing tenants, within 10 days of the project application for the condominium conversion being deemed complete; or
 - b. For prospective tenants, upon application for the rental of a unit in the proposed condominium conversion.
9. The Subdivider shall provide each tenant, and each person applying for the rental of a unit in such residential real property, all applicable notices and rights now or hereafter required by the Subdivision Map Act.
10. The Subdivider shall provide each of the tenants of the proposed condominiums written notice of intention to convert at least 180 days prior to termination of tenancy due to the conversion or proposed conversion in conformance with Subdivision Map Act section 66427.1(a)(2)(E). The provisions of this condition shall neither alter nor abridge the rights or obligations of the parties in performance of their covenants, including, but not limited to, the provision of services, payment of rent, or the obligations imposed by Civil Code sections 1941, 1941.1 and 1941.2.
11. The Subdivider shall provide the tenants of the proposed condominiums with written notification within 10 days after approval of a Certificate of Compliance for the proposed conversion, in conformance with Subdivision Map Act section 66427.1(a)(2)(D).
12. The Subdivider shall give each tenant a notice of termination of tenancy 60 days prior to being required to vacate the property. (San Diego Municipal Code § 125.0431(a)(4)).
13. The Subdivider shall provide each of the tenants of the proposed condominiums notification of their exclusive right to contract for the purchase of his or her respective unit upon the same terms and conditions that such unit will be initially offered to the general public or terms more favorable to the tenant, in conformance with Subdivision Map Act section 66427.1(a)(2)(F) and San Diego Municipal Code section 125.0431(a)(5). The right shall commence on the date the subdivision public report is issued, as provided in section 11018.2 of the Business and Professions Code, and shall run for a period of not less than 90 days, unless the tenant gives prior written notice of his or her intention not to exercise the right. (San Diego Municipal Code § 125.0431(a)(5)).
14. The Subdivider shall provide a copy of the Building Conditions Report to a prospective purchaser prior to the opening of an escrow account. (San Diego Municipal Code § 144.0504(c)).
15. Prior to the recordation of the Certificate of Compliance, the Subdivider shall demonstrate conformance with the San Diego Municipal Code provisions for building and landscape improvements (San Diego Municipal Code § 144.0507), to the satisfaction of the City Engineer.

ATTACHMENT 7

AFFORDABLE HOUSING

16. Prior to recordation of the Certificate of Compliance, the Subdivider shall enter into a written agreement with the San Diego Housing Commission to pay the condominium conversion inclusionary housing fee pursuant to the Inclusionary Affordable Housing Regulations (San Diego Municipal Code § 142.1301 *et seq.*).
17. Prior to the recordation of the Certificate of Compliance, the Subdivider shall demonstrate conformance with the San Diego Municipal Code provisions for Coastal Overlay Zone Affordable Housing Replacement Regulations (San Diego Municipal Code § 143.0810 *et seq.*), to the satisfaction of the Development Services Department and the San Diego Housing Commission.
18. Prior to the recordation of the Certificate of Compliance, the Subdivider shall demonstrate conformance with the San Diego Municipal Code provisions for Tenant Relocation Benefits (San Diego Municipal Code § 144.0505), to the satisfaction of the Development Services Department and the Housing Commission.

ENGINEERING

19. 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.
20. Prior to recordation of the Certificate of Compliance, the Subdivider shall obtain a shared access agreement for the 20-foot wide driveway between the two properties.
21. The Subdivider shall reconstruct the existing 26-foot driveway to a 20-foot maximum wide driveway, per current City Standards adjacent to the site on Wilbur Avenue.
22. The Subdivider shall apply for a plumbing permit for the installation of appropriate private back flow prevention device(s), on each water service (domestic, fire and irrigation), in a manner satisfactory to the Public Utilities Director and the City Engineer. BFPDs shall be located above ground on private property, in line with the service and immediately adjacent to the right-of-way.
23. 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.

MAPPING

24. A Certificate of Compliance shall be recorded and issued when all of the conditions in the Tentative Map Waiver, if approved, have been satisfied prior to the Tentative Map Waiver expiration date.
25. Prior to the issuance of a Certificate of Compliance, City staff will perform a field monument inspection to verify that all property corners are being marked with survey monuments. If

ATTACHMENT 7

any of the survey monument was missing, it must be replaced with a new monument, and a Corner Record or Record of Survey (whichever is applicable) shall be filed with the County Recorder pursuant to the Professional Land Surveyors Act. A copy of the filed Corner Record or Record of Survey must be submitted to satisfy this requirement prior to the approval and recordation of the Certificate of Compliance.

WATER/SEWER

26. The Subdivider shall assure by permit and bond, the design and construction of new water and sewer services (if require) outside of any driveway or drive aisle and the abandonment of any existing unused water and sewer services within the right-of-way adjacent to the project site, in a manner satisfactory to the Public Utilities Director and the City Engineer.
27. The Subdivider shall apply for a plumbing permit for the installation of appropriate private back flow prevention device(s), on each water service (domestic, fire and irrigation), in a manner satisfactory to the Public Utilities Director and the City Engineer. BFPDs shall be located above ground on private property, in line with the service and immediately adjacent to the right-of-way.
28. No trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any sewer facilities and five feet of any water facilities.
29. Prior to the recording of the Certificate of Compliance, all public water and sewer facilities, if required shall be complete and operational in a manner satisfactory to the Public Utilities Director and the City Engineer.
30. 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 Waiver by the Hearing Officer of the City of San Diego does not authorize the Subdivider to violate any Federal, State, or City laws, ordinances, regulations, or policies including but not limited to, the Federal Endangered Species Act of 1973 and any amendments thereto (16 U.S.C. § 1531 *et seq.*).
- If the Subdivider makes any request for new water and sewer facilities (including services, fire hydrants, and laterals), the Subdivider shall design and construct such facilities in accordance with established criteria in the most current editions of the City of San Diego water and sewer design guides and City regulations, standards and practices pertaining thereto. Off-site improvements may be required to provide adequate and acceptable levels of service and will be determined at final engineering.
- Subsequent applications related to this Map Waiver will be subject to fees and charges based on the rate and calculation method in effect at the time of payment.

ATTACHMENT 7

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

Internal Order No.12002110

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: WILBUR CONDO MW

Project No. / SCH No.: 532670 / NA

Project Location-Specific: 730 and 732 Wilbur Ave., San Diego, CA 92109

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

Description of nature and purpose of the Project: MAP WAIVER and COASTAL DEVELOPMENT PERMIT for the creation of two condominium units from an existing duplex and to waive the requirements to underground exiting utilities. The 0.14-acre site is located within the Coastal Overlay Zone (Non-Appealable), addressed at 730 and 732 Wilbur Avenue in the RM-1-1 zone(s) of the Pacific Beach Community Plan area in Council District 2. The construction of the condominium units was previously approved under a separate ministerial approval (Combination Building Permit No. 1636876). The approved condominium development complies with all height and bulk regulations and is located on a site that is currently developed with all public utilities in place to serve the residence.

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Robert J. Bateman
 9665 Cheasapeake Dr., Ste. 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: Section 15301 (k) (Existing Facilities)
- Statutory Exemptions:

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 15301 (k) (Existing Facilities). The exemption is appropriate because 15301 (k) allows for division of existing multiple family or single-family residences into common-interest ownership and subdivision of existing commercial or industrial buildings, where no physical changes occur and which are not otherwise exempt. Furthermore, the exceptions listed in CEQA Section 15300.2 would not apply in that no cumulative impacts were identified; no significant effects on the environment were identified; the project is not adjacent to a scenic highway; the project was not identified on a list of hazardous waste sites pursuant to Section 65962.5 of the Government Code.

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

gfl / SENIOR PLANNER
Signature/Title

10/18/17
Date

Check One:

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

Date Received for Filing with County Clerk or OPR:



City of San Diego
Development Services
1222 First Ave., MS-302
San Diego, CA 92101

THE CITY OF SAN DIEGO

Community Planning Committee Distribution Form Part 2

Project Name: Wilbur Condo MW	Project Number: 532670	Distribution Date: 1/24/2017
Project Scope/Location: PACIFIC BEACH - (Process 3) Map Waiver and Coastal Development Permit for a condominium conversion of two dwelling units and requesting the waiver for undergrounding . The 0.14-acre site is located within the Coastal Overlay Zone (Non-Appealable) at 730 and 732 Wilbur Avenue in the RM-1-1 zone(s) of the Pacific Beach Community Plan area within Council District 2.		
Applicant Name: Bateman, Robert J.		Applicant Phone Number: 858-565-8362
Project Manager: Tirandazi, Firouzeh	Phone Number: (619) 446-5325	Fax Number: (619) 321-3200
		E-mail Address: FTirandazi@sandiego.gov
Committee Recommendations (To be completed for Initial Review):		
<input checked="" type="checkbox"/> Vote to Approve	Members Yes 12	Members No 1
<input type="checkbox"/> Vote to Approve With Conditions Listed Below	Members Yes	Members No
<input type="checkbox"/> Vote to Approve With Non-Binding Recommendations Listed Below	Members Yes	Members No
<input type="checkbox"/> Vote to Deny	Members Yes	Members No
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)		<input type="checkbox"/> Continued
CONDITIONS:		
NAME: KARL RANA		TITLE: CHAIR, CRMS SUBCOMMITTEE
SIGNATURE: 		DATE: 6/16/17
<i>Attach Additional Pages If Necessary.</i>		Please return to: Project Management Division City of San Diego Development Services Department 1222 First Avenue, MS 302 San Diego, CA 92101
Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services . Upon request, this information is available in alternative formats for persons with disabilities.		



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

Ownership Disclosure Statement

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

Project Title

Wilbur Avenue Residences Condominium Conversion

Project No. For City Use Only

532670

Project Address:

730 & 732 Wilber Avenue

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: Wilbur Avenue Residences Condominium Conversion **Project No. (For City Use Only)**

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? NV Corporate Identification No. 45-2830918
 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):
SDPB Holdings LLC

Owner Tenant/Lessee

Street Address:
4629 Cass Street, Suite 102

City/State/Zip:
San Diego, CA 92109

Phone No: 619-392-4579 **Fax No:**

Name of Corporate Officer/Partner (type or print):
MICHAEL DONOVAN

Title (type or print):
MANAGING MEMBER

Signature:  **Date:** 10/20/16

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:**

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:**

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):

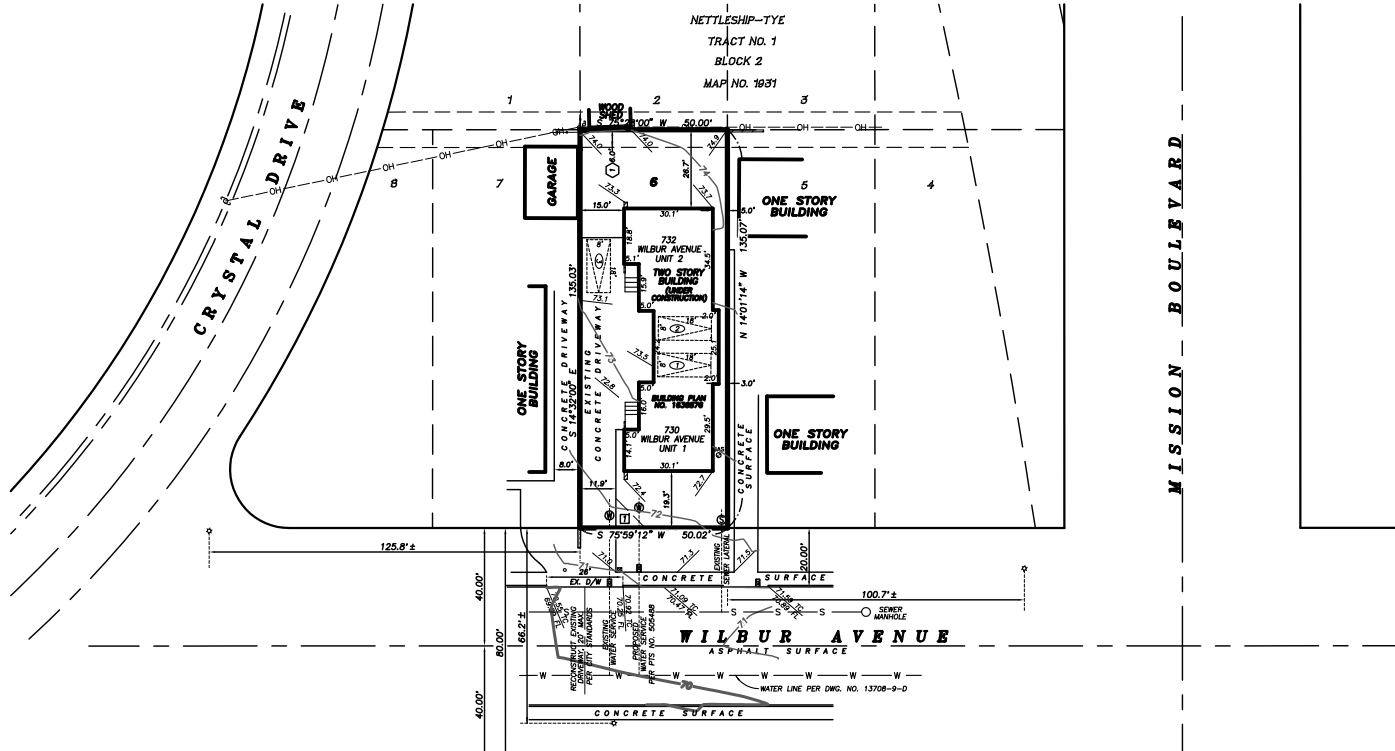
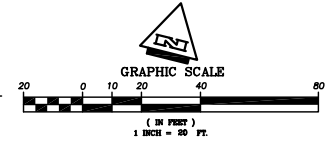
Signature : **Date:**

730-732 WILBUR AVENUE

Project No. 532670

TENTATIVE MAP WAIVER No. 1873165

C.D.P. No. 1873255



ZONING INFORMATION

EXISTING AND PROPOSED ZONE: RM-1-1
 COMMUNITY PLAN NAME: PACIFIC BEACH
 OVERLAY ZONES: RESIDENTIAL TANDUM PARKING
 TRANSIT AREA
 PARKING IMPACT
 COASTAL (CTY)
 COASTAL HEIGHT-LIMIT

UNIT AREAS LIVING SPACE

ADDRESS OF UNIT	TYPE OF UNIT	SQUARE FOOTAGE PER UNIT	TOTAL PER TYPE
730 WILBUR	2 BR UNIT	2,117	2,117
732 WILBUR	2 BR UNIT	2,365.5	2,365.5
TOTAL			4,482.5

UTILITY TABLE:

UTILITY	OVERHEAD	UNDERGROUND
CATV	X	
ELECTRIC	X	
GAS		X
TELEPHONE	X	

MONUMENTATION & MAPPING

A CERTIFICATE OF COMPLIANCE WILL BE FILED AT THE COUNTY RECORDER'S OFFICE PRIOR TO THE EXPIRATION OF THE TENTATIVE MAP WAIVER. ALL PROPERTY CORNERS WILL BE SET AND A CORNER RECORD WILL BE FILED AS REQUIRED.

EXISTING & PROPOSED EASEMENTS:

- EXISTING EASEMENT: AN EASEMENT FOR PUBLIC UTILITIES DEDICATED PER MAP NO. 1931, RECORDED AUGUST 3, 1926.
- PROPOSED EASEMENT: - NONE

EXISTING IMPROVEMENTS

SEWER DRAWING NO. 13708-9-D
 WATER DRAWING NO. 13708-9-D

CITY OF SAN DIEGO DEVELOPMENT SUMMARY

- SUMMARY OF REQUEST:
TENTATIVE MAP WAIVER TO CONVERT/CREATE 2 RESIDENTIAL CONDOMINIUM UNITS
- STREET ADDRESS: 730-732 WILBUR AVENUE
BETWEEN CRYSTAL DRIVE AND MISSION BOULEVARD
- SITE AREA:
TOTAL SITE AREA: (8754.56 SF) (0.155 AC.)
NET SITE AREA: (6754.56 SF) (0.155 AC.)
- DENSITY: (RESIDENTIAL)
MAXIMUM NO. DWELLING UNITS ALLOWED PER ZONE: 2
NUMBER OF EXISTING UNITS TO REMAIN ON SITE: 0
TOTAL NUMBER OF UNITS PROVIDED ON THE SITE: 2
- YARD/SETBACK MINIMUM
FRONT: 15'
STREET SIDE YARD: 10'
INTERIOR SIDE YARD: 5'
REAR YARD: 15'
- PARKING CRITERIA:
RESIDENTIAL COMMERCIAL INDUSTRIAL
 MIXED USE OTHER

TYPE OF UNIT	NUMBER OF UNITS	PARKING REQUIRED PER UNIT	TOTAL PER TYPE
2 BR UNIT	2	1.25	2.5
TOTAL REQUIRED BY ZONE			3
TOTAL PROVIDED ON-SITE			3

PROFESSIONAL LAND SURVEYOR:
 SAN DIEGO LAND SURVEYING & ENGINEERING, INC.
 9865 CHESSPEAKE DRIVE, SUITE 445
 SAN DIEGO, CALIFORNIA 92123 (858) 565-8362
 PROJECT NO. 415-382-08 Wilbur Ave 730 Map Waiver



ROBERT J. BATEMAN, P.L.S. 7046
 DATE 10/20/2017

Prepared By:
 SAN DIEGO LAND SURVEYING AND ENGINEERING, INC.
 9865 CHESSPEAKE DRIVE, SUITE 445
 SAN DIEGO, CA. 92123-1364
 PHONE: 858-656-8362
 FAX: 858-656-4354 EMAIL: rbateman@sdse.com

Consultant:
 Bats of Bearings:
 THE NORTHERLY RIGHT-OF-WAY LINE OF WILBUR AVENUE AS SHOWN ON MAP NO. 1931, I.E. S 75°28'00" W

Benchmark:
 NORTHEAST BRASS PLUG
 MISSION BOULEVARD AND LAW STREET
 ELEVATION = 61.122 M.S.L.

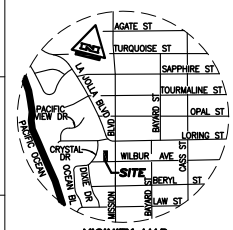
Project Legal Description:
 LOT 6 IN BLOCK 2 OF NETTLESHIP-TYE TRACT NO. 1, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1931 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY AUGUST 3, 1926.

LAMBERT COORDINATES:
 NAD 27 = 232-1089 NAD 83 = 1872-6249
 A.P.N. 415-382-08

Project Name:
 Wilbur Avenue Residences

Project Address:
 730-732 Wilbur Avenue
 San Diego, CA 92109

Project Owner:
 PAUL GOODMAN &
 GRIFFIN THALL
 730 WILBUR AVENUE
 SAN DIEGO, CA 92109



Project Soil Condition: Existing developed site.

Source of Topography:
 Field survey by San Diego Land Surveying on 10-26-2016

Project Permits Required:
 TENTATIVE MAP WAIVER
 Coastal Development Permit

Number of Stories: 2
 Proposed use: Residential
 Existing use: Residential
 Zone Designation: RM-1-1
 Pacific Beach Planned District
 Year of Construction: 1992

Project Address:
 730-732 Wilbur Avenue
 San Diego, CA 92109

Project Owner:
 PAUL GOODMAN &
 GRIFFIN THALL
 730 WILBUR AVENUE
 SAN DIEGO, CA 92109

Scale: 1" = 20'
 Original Date: January 17, 2017
 Revised: March 22, 2017
 Re-drawn: April 12, 2017

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 UNITS IS 2 NUMBER OF PROPOSED LOTS = 1
- NUMBER OF EXISTING LOTS = 1 NUMBER OF PROPOSED LOTS = 1
- THIS TENTATIVE MAP WAIVER IS TO WAIVE THE TENTATIVE MAP AND THE PARCEL MAP.
- ALL EXISTING LEGAL PARKING SPACES SHALL REMAIN AND BE MAINTAINED EVEN IF THAT NUMBER EXCEEDS THE CALCULATED MINIMUM PARKING REQUIREMENT FOR A CONDOMINIUM CONVERSION.
- PRIOR TO RECORDEMENT OF THE TENTATIVE MAP WAIVER, THE SUBDIVIDER SHALL OBTAIN A SHARED ACCESS AGREEMENT BETWEEN THE TWO PROPERTIES.

VISIBILITY TRIANGLE NOTE:

- NO OBSTRUCTION INCLUDING SOLID WALLS IN THE VISIBILITY AREA SHALL EXCEED 3 FEET IN HEIGHT. PLANT MATERIAL, OTHER THAN TREES, WITHIN THE PUBLIC RIGHT-OF-WAY THAT IS LOCATED WITHIN VISIBILITY AREAS SHALL NOT EXCEED 24 INCHES IN HEIGHT, MEASURED FROM THE TOP OF THE ADJACENT CURB.

OWNER/DEVELOPER:

PAUL GOODMAN
 GRIFFIN THALL
 730 WILBUR AVENUE
 SAN DIEGO, CA 92109

PAUL GOODMAN, OWNER GRIFFIN THALL, OWNER

LEGEND:

- INDICATES WATER METER
- INDICATES GAS METER
- INDICATES ELECTRIC WALLT
- INDICATES UTILITY POLE
- INDICATES GAS LAMP TYPE LIGHT POLE
- INDICATES PARKING SPACE
- INDICATES FINISHED FLOOR
- INDICATES TOP OF CURB
- INDICATES FLOW LINE
- INDICATES WOOD FENCE
- INDICATES SEWER LATERAL
- INDICATES WATER SERVICE
- INDICATES WATER LINE
- INDICATES SEWER LINE
- INDICATES OVERHEAD UTILITY LINE
- INDICATES WALL
- INDICATES PROPERTY LINE/TNM BOUNDARY

