



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: January 31, 2018 REPORT NO. HO-18-004

HEARING DATE: February 7, 2018

SUBJECT: SARATOGA RESIDENCES, PROCESS THREE DECISION

PROJECT NUMBER: 520037

OWNER/APPLICANT: Abode Fund I, LLC, Owner and Robert Bateman, San Diego Land Surveying and Eng. Inc., Applicant

SUMMARY

Issue: Should the Hearing Officer approve the creation of four residential condominium units (under construction) at 4950 - 4956 Saratoga Avenue within the Ocean Beach Precise Plan and Local Coastal Program area?

Staff Recommendations:

1. Approve Tentative Map No. 1823944; and
2. Approve Coastal Development Permit No. 1845065.

Community Planning Group Recommendation: On September 6, 2017, the Ocean Beach Planning Board voted 11-0-0 to recommend approval of the proposed project without conditions.

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15305 (Minor Alterations in Land Use Limitations). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on December 15, 2017 and the opportunity to appeal that determination ended January 2, 2018.

BACKGROUND

The project site with two parcel lots and combined 0.16-acres is located at 4950 – 4956 Saratoga Avenue in the RM-2-4 zone within the Ocean Beach Precise Plan and Local Coastal Program Area, the Coastal Overlay Zone (Non-Appealable Area 2), the Coastal Height Limit Overlay Zone, the Parking

Impact Overlay Zone (Coastal Impact Area), Airport Influence Area (Review Area 1 - SDIA), FAA Part 77 Notification Area, and Residential Tandem Parking Overlay Zone within the Ocean Beach Community Plan Area

The project site is a previously graded, flat lot with frontage along Saratoga Avenue with alley access at the rear. The development of the four residential units was approved under a previous discretionary approval (Coastal Development Permit No. 1327414) and the construction was approved under Combination Building Permit No. 11442784 under Project No. 412290.

The site located approximately 900 feet from the Pacific Ocean and approximately 2,850 feet from the shoreline of Mission Bay. The project is located within a fully developed residential neighborhood and is not between the nearest public roadway and the sea or shoreline of any body of water located within the Coastal Overlay Zone.

DISCUSSION

The project would create four new condominium units (currently under construction). Both Units 1 on Lots 11 and 12 are approximately 918 square feet each within two, two-story structures. Both Units 2 on Lots 11 and 12 are also approximately 918 square feet each within two, three-story structures. The first levels of both Units 2 contain tandem parking for a total of four spaces per structure, for a total of eight parking spaces. The approved units comply with all development regulations including lot size, setbacks, parking, and height on a site developed with all public utilities in place to serve the residences.

The applicant is requesting the approval of a Tentative Map Waiver per San Diego Municipal Code (SDMC) Section 125.0410 to create four residential condominium units on two existing lots that will be consolidated with a parcel map and to waive the requirement to underground existing offsite overhead utilities. The subdivision qualifies for the Waiver of the Requirements to Underground Existing Offsite Overhead Utilities, in that the conversion involves a short span of overhead facility (less than a full block in length) and the conversion would not represent a logical extension to an underground facility.

A Coastal Development Permit pursuant to SDMC Section 126.0702 is required for any subdivision of land within the Coastal Overlay Zone.

The Ocean Beach Precise Plan and Local Coastal Program designates the site as Medium Density Residential with a density of 14 to 29 dwelling units per acre for a maximum of four dwelling units on the 0.16-acre site. Therefore, the project is consistent with the policies, goals, and objectives of the applicable land use plans and complies with all regulations of the certified Implementation Program.

One of the goals of the Ocean Beach Precise Plan and Local Coastal Program is to "Maintain the low-medium density residential nature of neighborhoods in Ocean Beach. The proposal implements this goal with the prescribed density of four condominium units that will meet the density designation, consistent with the surrounding development.

Conclusion:

City staff has reviewed the proposed project and all issues identified through the review process have been resolved in conformance with adopted City Council policies and regulations of the Land Development Code. Staff has provided draft findings and conditions to support approval of the project. Staff recommends the Hearing Officer approve the project as proposed.

ALTERNATIVES

1. Approve Tentative Map No. 1823944 and Coastal Development Permit No. 1846065, with modifications.
2. Deny Tentative Map No. 1823944 and Coastal Development Permit No. 1846065, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

Martha Blake

Martha Blake
Development Project Manager

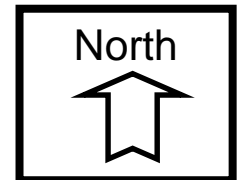
Attachments:

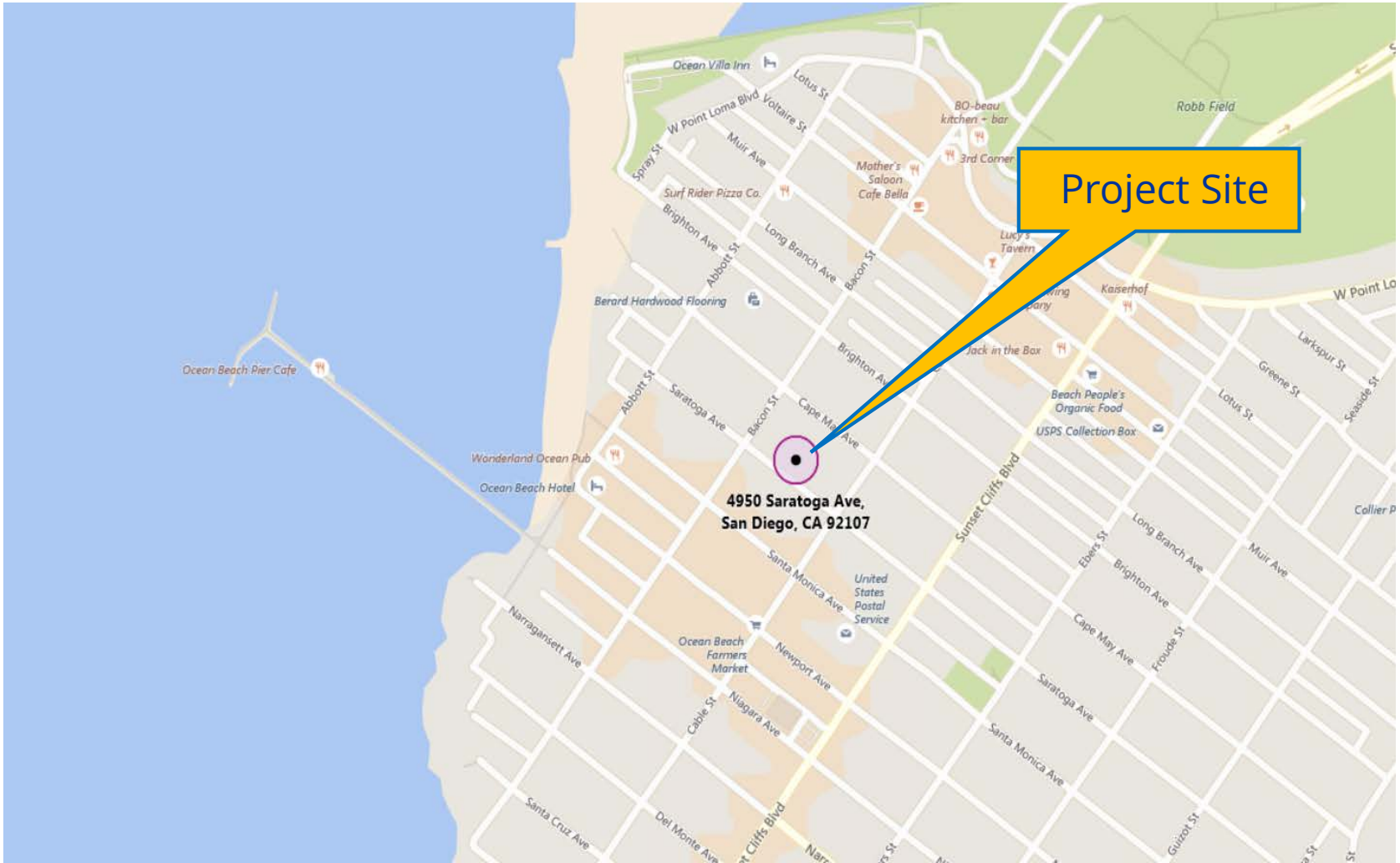
1. Aerial Photograph
2. Project Location Map
3. Community Plan Land Use Map
4. Draft Resolution with Findings
5. Draft Permit with Conditions
6. Draft Map Resolution
7. Draft Map Conditions
8. Environmental Exemption
9. Community Planning Group Recommendation
10. Ownership Disclosure Statement
11. Map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



Aerial Photo

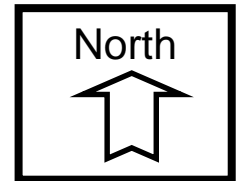
Saratoga Residences MW/ 4950-4956 Saratoga Avenue
PROJECT NO. 520037

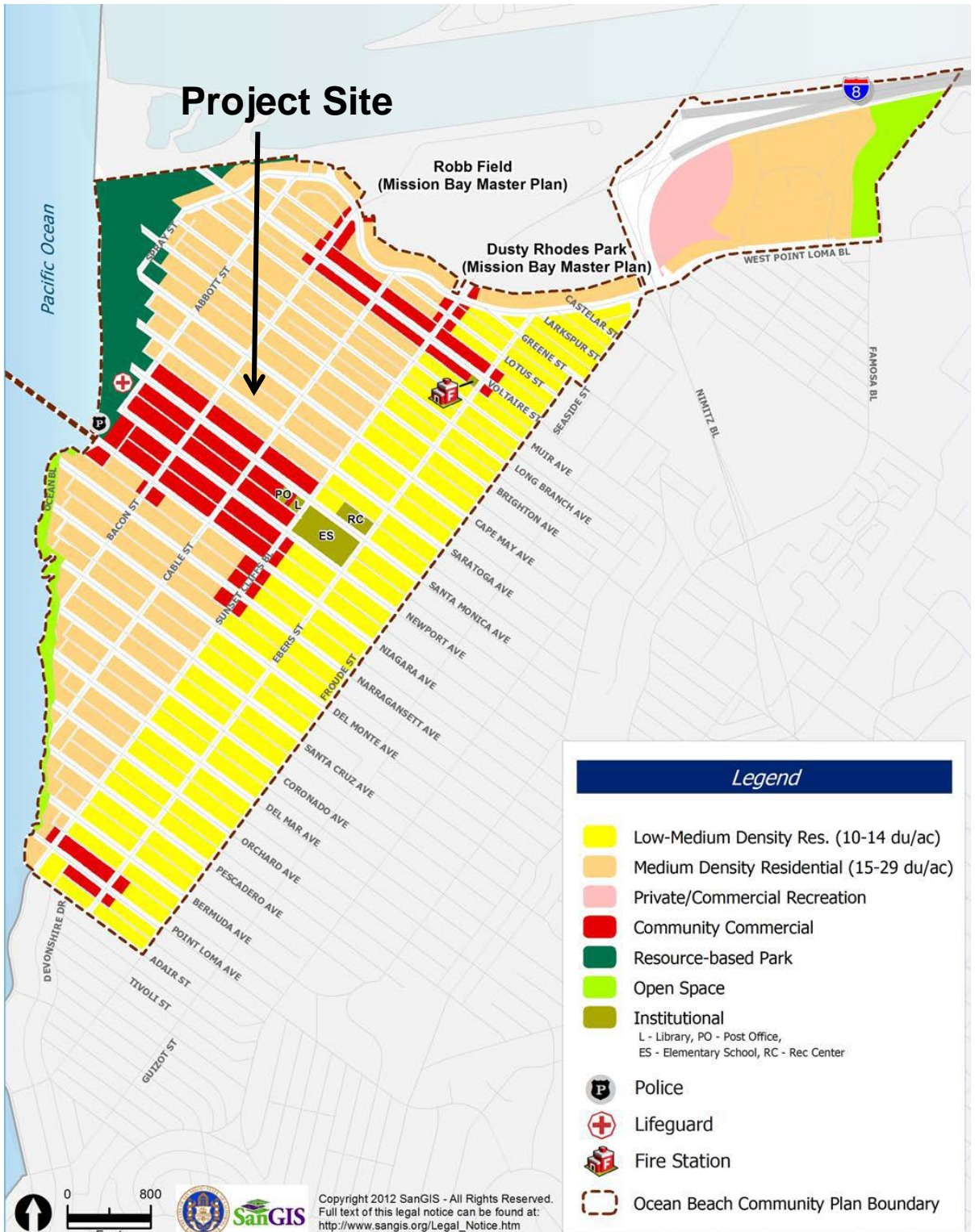




Project Location Map

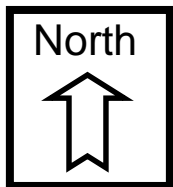
Saratoga Residences MW/4950-4956 Saratoga Avenue
PROJECT NO. 520037





Land Use Map

Saratoga Residences MW/ 4950-4956 Saratoga Avenue
 PROJECT NO. 520037



HEARING OFFICER RESOLUTION NO. HO-XXXX
COASTAL DEVELOPMENT PERMIT NO. 1846065
SARATOGA RESIDENCES - PROJECT NO. 520037

WHEREAS Abode Fund I, LLC, Owner/Permittee, filed an application with the City of San Diego for the creation of four condominium units currently under construction. The 0.16-acre project site is located at 4950 – 4956 Saratoga Avenue in the RM-2-4 Zone, within the Ocean Beach Precise Plan and Local Coastal Program Area, the Coastal Overlay Zone (Non-Appealable Area 2), the Coastal Height Limit Overlay Zone, the Parking Impact Overlay Zone (Coastal Impact Area), Airport Influence Area (Review Area 1 - SDIA), FAA Part 77 Notification Area, and Residential Tandem Parking Overlay Zone within the Ocean Beach Community Plan Area. The property is legally described as Lots 11 and 12, Block 59 of Ocean Beach, Map No. 279; and

WHEREAS, on February 7, 2018, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. 1846065 pursuant to the Land Development Code of the City of San Diego; and

WHEREAS, on December 15, 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 Section 15305 (Minor Alterations in Land Use Limitations); and there was no appeal of the environmental determination filed within the time period provided by San Diego Municipal Code Section 112.0520; 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 February 7, 2018.

Findings for Coastal Development Permit San Diego Municipal Code 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.**

No new development will result from the Map Waiver to create four condominium units on two lots (two residential units per lot). The Ocean Beach Precise Plan and Local Coastal Program do not identify any public views through or adjacent to the project site. The condominium units currently under construction comply with the Land Development Code and Local Coastal Program requirements including setback and height regulations. Therefore, the project would not encroach upon any existing or proposed public accessway and would not impact public views or other 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 project site has been previously graded and is currently being developed. The site is located within a fully developed neighborhood that does not contain nor is adjacent to any environmentally sensitive lands. Therefore, the proposed coastal development will not adversely affect environmentally sensitive lands and no impacts to environmentally sensitive lands would occur with this action.

- 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 Ocean Beach Precise Plan and Local Coastal Program designate the site as Medium Density Residential with a density of 14 to 29 dwelling units per acre for a maximum of four dwelling units on the 0.16-acre site.

One of the goals of the Ocean Beach Precise Plan and Local Coastal Program is to "Maintain the low-medium density residential nature of neighborhoods in Ocean Beach. The proposal implements this goal with the prescribed density of four condominium units that will meet the density designation, consistent with the surrounding development. Therefore, the project is consistent with the policies, goals, and objectives of the applicable land use plans 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 located at 4950 to 4956 Saratoga Avenue is located approximately 900 feet from the Pacific Ocean and approximately 2,850 feet from the shoreline of Mission Bay. The

project is located within a fully developed residential neighborhood and is not between the nearest public roadway and the sea or shoreline of any body of water located within the Coastal Overlay Zone. Therefore, the proposed project 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. 1846065 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. 1846065, a copy of which is attached hereto and made a part hereof.

Martha Blake
Development Project Manager
Development Services

Adopted on: February 7, 2018

IO#: 12002100

DRAFT

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. 1846065
SARATOGA RESIDENCES- PROJECT NO. 520037
 HEARING OFFICER

This Coastal Development Permit No. 1846065 (Permit) is granted by the Hearing Officer of the City of San Diego to Abode Fund I, LLC, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] Section 126.0702. The 0.16-acre site is located at 4950 – 4956 Saratoga Avenue in the RM-2-4 zone within the Ocean Beach Precise Plan and Local Coastal Program Area, the Coastal Overlay Zone (Non-Appealable Area 2), the Coastal Height Limit Overlay Zone, the Parking Impact Overlay Zone (Coastal Impact Area), Airport Influence Area (Review Area 1 - SDIA), FAA Part 77 Notification Area, and Residential Tandem Parking Overlay Zone within the Ocean Beach Community Plan Area. The project site is legally described as Lots 11 and 12, Block 58 of Ocean Beach, Map No. 279, filed in the Office of County Recorder of San Diego County on May 28, 1887.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to create residential condominium units.

The project shall include:

- a. The creation of four residential condominium units (under construction);
- b. Off-street parking; and
- c. 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 February 22, 2021.

2. This Coastal Development Permit shall become effective on the eleventh working day following receipt by the California Coastal Commission of the Notice of Final Action, or following all appeals.
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.

ENGINEERING REQUIREMENTS:

12. The Coastal Development shall comply with all conditions of Coastal Development Permit No. 1327414.

13. Prior to the issuance of any construction permits, the Owner/Permittee shall incorporate any construction Best Management Practices (BMP's) necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the SDMC into the construction plans or specifications.

PLANNING/DESIGN REQUIREMENTS:

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

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 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 February 7, 2018 and Resolution No. HO-.

DRAFT

Permit Type/PTS Approval No.: CDP No. 1806065
Date of Approval: February 7, 2018

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Martha Blake
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.

Abode Fund I, LLC
Owner/Permittee

By _____
NAME:
TITLE:

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

HEARING OFFICER RESOLUTION NUMBER HO-XXXX-X

TENTATIVE MAP WAIVER NO. 1823944, SARATOGA RESIDENCES
PROJECT NO. 520037

WHEREAS, Abode Fund I, LLC, Subdividers, and San Diego Land Surveying and Engineering, Inc., Surveyor, submitted an application to the City of San Diego for Tentative Map Waiver No. 1823944, to waive the requirement of a tentative map to create four residential condominium units (under construction), and to waive the requirement to underground existing offsite overhead utilities. The project site is located at 4950 – 4956 Saratoga Avenue in the RM-2-4 zone within the Ocean Beach Precise Plan and Local Coastal Program Area, the Coastal Overlay Zone (Non-Appealable Area 2), the Coastal Height Limit Overlay Zone, the Parking Impact Overlay Zone (Coastal Impact Area), Airport Influence Area (Review Area 1 - SDIA), FAA Part 77 Notification Area, and Residential Tandem Parking Overlay Zone within the Ocean Beach Community Plan Area. The project site is legally described as Lots 11 and 12, Block 58 of Ocean Beach, Map No. 279, filed in the Office of County Recorder of San Diego County on May 28, 1887; and

WHEREAS, the Map proposes the subdivision of a 0.16-acre site by converting two lots to four residential condominium units (two units per lot); and

WHEREAS, on December 15, 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 15305 (Minor Alterations in Land Use Limitations), and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520; and

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

WHEREAS, the subdivision is a condominium project as defined in California Civil Code Section 4125 and filed pursuant to the Subdivision Map Act. The total number of condominium dwelling units is four; 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 February 7, 2018, the Hearing Officer of the City of San Diego considered Map Waiver No. 1823944, including the waiver of the requirement to underground existing offsite overhead utilities, and pursuant to San Diego Municipal Code Section(s) 125.0440, 125.0444, 144.0240, and Subdivision Map Act section 66428, received for its consideration written and oral presentations, evidence having been submitted, and testimony having been heard from all interested parties at the public hearing, and the Hearing Officer having fully considered the matter and being fully advised concerning the same; NOW THEREFORE,

BE IT RESOLVED by the Hearing Officer of the City of San Diego, that it adopts the following findings with respect to Tentative Map Waiver No. 1823944:

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

The Ocean Beach Precise Plan and Local Coastal Program designate the site as residential with a density of 14 to 29 dwelling units per acre for a maximum of four dwelling units on the 0.16-acre site. The site is zoned RM-2-4 and the construction of four residential dwelling units was approved for the site on February 24, 2015 (Resolution No. CM-6487), and those units are under construction. The proposed subdivision is consistent with the land use designation and the underlying RM-2-4 zone.

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.

No development will result from the subdivision of the site. Four residential units are under construction on the site, and all public and private improvements either exist or are required to be provided per the previously approved project, No. 378262 (Coastal Development Permit 1327414 and Resolution No. CM-6487). The proposed subdivision is consistent with all the development regulations of the RM-2-4 zone of the Ocean Beach Precise Plan and Local Coastal Program. No deviations are proposed or required to approve the tentative map waiver.

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

The Ocean Beach Precise Plan and Local Coastal Program designate the site as residential with a density of 14 to 29 dwelling units per acre for a maximum of four dwelling units on the 0.16-acre site. The project site is a previously graded, flat lot. The site has frontage along Saratoga Avenue with alley access at the rear (north). The site is located in a developed, urban neighborhood and is surrounded on all sides by existing residential development and the site is served by existing utilities. The development was previously approved under Coastal Development Permit No. 1327414 and subsequently issued Combination Building Permit No. 1442784 under Project No. 412290. 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 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 CEQA pursuant to CEQA Guidelines Section 15305 (Minor Alterations to 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 avoidably injure fish or wildlife on their habitat.

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

The Tentative Map was reviewed and determined to be in compliance with the Municipal Code and the Subdivision Map Act. The Tentative Map 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 CEQA pursuant to 15305 (Minor Alterations to Land Use Limitations) of the 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. Saratoga Avenue fronts the property to the south and an alley abuts the property to the north, where public access will be maintained. 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 four 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 four dwelling units under construction. The applicant will pay the in-lieu fee to the City to meet the affordable housing requirement. The decision maker has determined that the provision of four 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.

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

BE IT FURTHER RESOLVED, that based on the Findings hereinbefore adopted by the Hearing Officer, Tentative Map Waiver No. 1823944, including the waiver of the requirement to underground existing offsite overhead utilities, is hereby granted to Abode Fund I, LLC subject to the attached conditions which are made a part of this resolution by this reference.

By _____

Martha Blake
Development Project Manager
Development Services Department

ATTACHMENT: Tentative Map Conditions

Internal Order No. 12002110

DRAFT

HEARING OFFICER
CONDITIONS FOR TENTATIVE MAP WAIVER NO. 1823944, SARATOGA
RESIDENCES - PROJECT NO. 520037
ADOPTED BY RESOLUTION NO. HO-xxxx-x ON February 7, 2018

GENERAL

1. This Tentative Map will expire February 22, 2021.
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 expiration date, a Parcel Map to consolidate and subdivide the properties into 4 residential condominium units 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 shall conform to the provisions of Coastal Development Permit No.1846065.
6. The Subdivider shall defend, indemnify, and hold the City (including its agents, officers, and employees [together, "Indemnified Parties"]) harmless from any claim, action, or proceeding, against the City and/or any Indemnified Parties to attack, set aside, void, or annul City's approval of this project, which action is brought within the time period provided for in Government Code Section 66499.37. City shall promptly notify Subdivider of any claim, action, or proceeding and shall cooperate fully in the defense. If City fails to promptly notify Subdivider of any claim, action, or proceeding, or if City fails to cooperate fully in the defense, Subdivider shall not thereafter be responsible to defend, indemnify, or hold City and/or any Indemnified Parties harmless. City may participate in the defense of any claim, action, or proceeding if City both bears its own attorney's fees and costs, City defends the action in good faith, and Subdivider is not required to pay or perform any settlement unless such settlement is approved by the Subdivider.

ENGINEERING

7. The Tentative Map shall comply with all of the Conditions for the Coastal Development Permit Approval No. 1327414.
8. The Subdivider shall underground any new service run to any new or proposed structures within the subdivision.

9. 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.
10. Conformance with the "General Conditions for Tentative Subdivision Maps," filed in the Office of the City Clerk under Document No. 767688 on May 7, 1980, is required. Only those exceptions to the General Conditions which are shown on the Tentative Map and covered in these special conditions will be authorized. All public improvements and incidental facilities shall be designed in accordance with criteria established in the Street Design Manual, filed with the City Clerk as Document No. RR-297376.

MAPPING

11. "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].
12. "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."
13. The Parcel Map shall set all lot corners and must be marked with durable survey monuments pursuant to Section 144.0311(d) of the City of San Diego Land Development Codes and Subdivision Map Act Section 66495.
14. The 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

15. Prior to any FINAL MAP being recorded, all water services to the site (excepting single family domestic service lines, and single family domestic/fire combined service lines where the residential fire sprinkler system utilizes passive purge design) must pass through a private above ground back flow prevention device (BFPD). BFPDs are to be located on private property, in line with the service, and immediately adjacent to the right-of-way.

16. Prior to any FINAL MAP being recorded, the sewer laterals which have been/are being connected to the CITY's public sewer infrastructure as a "PRIVATE SEWER MAIN" within the public ROW must be located and labeled on an approved City Construction Record Drawing (D or B-sheet) so as to clearly convey all of the following: the sewer line's identity as a "PRIVATE SEWER MAIN", its location relative to the nearest property line, its authorization to encroach (i.e. the approved EMRA #), and its point of connection to the public sewer collection system relative to the nearest manhole.
17. Prior to any Non-Right-Of-Way Construction Permit being issued, the existing sewer lateral scheduled for reuse must be inspected by a California licensed plumbing contractor using closed-circuit television to verify (to the satisfaction of the City Engineer) that the lateral is in good condition, free of all debris, properly connected to a public sewer main, and in all other ways suitable for reuse. If it is not, the Owner/Permittee or Subdivider is required to repair, remove and replace, or abandon and cap the lateral at the property line in a manner satisfactory to the City Engineer.
18. Prior to any Certificate of Occupancy being issued, the Owner/Permittee or Subdivider is required to ensure that any and all separately titled units developed under this permit, which share water or sewer service connections to the City's public utility systems, are encumbered by CC&Rs written so as to ensure, to the satisfaction of the Public Utilities Director, that the operation and maintenance of all such shared water and/or sewer facilities will be provided for in perpetuity.
19. Prior to any FINAL MAP being recorded, the Owner/Permittee or Subdivider is required to ensure that any and all separately titled units associated with this action which share water or sewer service connections to the City's public utility systems are encumbered by CC&Rs written so as to ensure, to the satisfaction of the Public Utilities Director, that the operation and maintenance of all such shared water and/or sewer facilities will be provided for in perpetuity.

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 USC § 1531 et seq.).
- If the Subdivider makes any request for new water and sewer facilities (including services, fire hydrants, and laterals), the Subdivider shall design and construct such facilities in accordance with established criteria in the most current editions of the City of San Diego water and sewer design guides and City regulations, standards and practices pertaining thereto. Off-site improvements may be required to provide adequate and acceptable levels of service and will be determined at final engineering.

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

Internal Order No. 12002100

DRAFT



THE CITY OF SAN DIEGO

Date of Notice: Dec. 15, 2017

NOTICE OF RIGHT TO APPEAL

ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

PROJECT NAME/NUMBER: SARATOGA RESIDENCES MW CDP/520037

COMMUNITY PLAN AREA: Ocean Beach Community Plan

COUNCIL DISTRICT: 2

LOCATION: 4950-4956 Saratoga Avenue San Diego, CA 92109

PROJECT DESCRIPTION: MAP WAIVER and COASTAL DEVELOPMENT PERMIT (CDP) (non-appealable) to create new condominium units (currently under construction; Coastal Development Permit No. 1327414) with 2 units on each lot (total of 4). Seeking approval for separate lots each with 2 units. These units are 2 and 3 story single family residences. The 0.161 Acre site is located at 4950 Saratoga Avenue in the RM-2-4 zone within the Ocean Beach Community Plan Area of Council District 2. The approved duplexes comply with all height and bulk regulations and are located on a site that is currently developed with all public utilities in place to serve the residence.

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego Hearing Officer

ENVIRONMENTAL DETERMINATION: Categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 15305 (Minor Alternations in Land Use Limitations)

ENTITY MAKING ENVIRONMENTAL DETERMINATION: City of San Diego, Environmental Analysis Section

STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION: The City of San Diego determined that the project would qualify to be categorically exempt from CEQA pursuant to Section 15305 (Minor Alternations in Land Use Limitations). The exemption is appropriate because 15305 allows for minor alterations in land use limitations in areas with an average slope of less than 20%, which do not result in any changes in land use or density. 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.

DEVELOPMENT PROJECT MANAGER: Martha Blake

MAILING ADDRESS: 1222 First Avenue, MS 501, San Diego, CA 92101-4153

PHONE NUMBER / EMAIL: (619) 446-5001/mblake@sandiego.gov

On December 15, 2017 the City of San Diego made the above-referenced environmental determination pursuant to the California Environmental Quality Act (CEQA). This determination is appealable to the City Council. If you have any questions about this determination, contact the City Development Project Manager listed above.

Applications to appeal CEQA determination made by staff (including the City Manager) to the City Council must be filed in the office of the City Clerk within 10 business days from the date of the posting of this Notice (January 2, 2017). The appeal application can be obtained from the City Clerk, 202 'C' Street, Second Floor, San Diego, CA 92101.

This information will be made available in alternative formats upon request.

POSTED IN THE OFFICE OF BSD	
Posted	DEC 14 2017 <i>mu</i>
Removed	JAN 04 2018
Posted by	<i>Myrabel</i>

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: SARATOGA RESIDENCES MW CDP

Project No. / SCH No.: 520037/N.A.

Project Location-Specific: 4950-4956 Saratoga Avenue 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 (CDP) (non-appealable) to create new condominium units (currently under construction; Coastal Development Permit No. 1327414) with 2 units on each lot (total of 4). Seeking approval for separate lots each with 2 units. These units are 2 and 3 story single family residences. The 0.161 Acre site is located at 4950 Saratoga Avenue in the RM-2-4 zone within the Ocean Beach Community Plan Area of Council District 2. The approved duplexes comply with all height and bulk regulations and are 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: Scott Frontis
830 Missouri St. #2
San Diego, CA, 92109
858-488-4185

Exempt Status: (CHECK ONE)

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
- Categorical Exemption: Section 15305 (Minor Alternations in Land Use Limitations)
- 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 15305 (Minor Alterations in Land Use Limitations). The exemption is appropriate because 15305 allows for minor alterations in land use limitations in areas with an average slope of less than 20%, which do not result in any changes in land use or density. 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:

Revised May 2016

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

Christy Thomas / Associate Planner
Signature/Title

1/29/18
Date

Check One:

(X) Signed By Lead Agency

() Signed by Applicant

Date Received for Filing with County Clerk or OPR:

OCEAN BEACH PLANNING BOARD

General Meeting Minutes: September 6th, 2017

Page 1 of 3

MEETING CALLED TO ORDER at 6:12 pm**MEMBERS PRESENT (MARKED WITH "X")**

1 Marissa Spata	x 3 Andrew Waltz	x 6 John Ambert (Chair)
x 1 Andrea Schlageter (Secretary)	x 4 Craig Klein (Treasurer)	x 6 Dan Dennision
x 2 Tom Gawronski	x 4 Blake Herrschaft (Vice Chair)	7 Spencer Scott
x 2 William Corwin	x 5 Jane Gawronski	x 7 Richard Aguirre
3 Kaitlyn McCarthy	x 5 Numan Stotz	<i>Numbers indicate district</i>

AGENDA MODIFICATIONS & APPROVAL

- Strike action item number 1

MINUTES MODIFICATIONS & APPROVAL

Need to approve the June and August meeting minutes for the Ocean Beach Planning Board

**Motion to approve the draft June meeting minutes (Klein 1st, Stotz 2nd)
Passes Unanimously 10-0-0**

**Motion to approve the August meeting minutes with one spelling change on page 3 under
action item 1 on the August Draft meeting minutes (Stotz 1st, Waltz 2nd)
Passes Unanimously 10-0-0**

TREASURES REPORT

\$1,338 in the bank account as our reimbursement and grant from the OB Town Council has been received

CITY COUNCIL LORIE ZAPF DISTRICT 2 REPORT - CONRAD WEAR

Not present

MAYOR KEVIN FAULKNER REPRESENTATIVE – ANTHONY GEORGE

Not present for 6 months

COUNTY SUPERVISOR DISTRICT 4 RON ROBERTS – ADRIANA GRANDA

Not present

CONGRESSMAN SCOTT PETERS OFFICER – HOWARD OU

Not present

OCEAN BEACH PLANNING BOARD
General Meeting Minutes: September 6th, 2017

CA STATE SENATOR TONI ATKINS – CHEVELLE NEWELL-TATE

Update on the Senator's Housing Bill as well as a general update on the legislative calendar.

The Senate will be out of session soon so if you are interested in contacting or having the Senator at your event please contact Chevelle.

ASSEMBLYMAN TODD GLORIA - ADRIANA MARTINEZ

Not present

CHAIR REPORT:

No report

NON-AGENDA PUBLIC COMMENT

Bob Minor Orchard ave. project going on across the alley from him is troublesome. Claims that the garages have been used as rental units and the new development will be used as hot term vacation rentals.

When it comes in front of us make sure that their parking is up to code 4651-4653 Orchard ave.

Kathy Blavatt Mills act worried about the cottages getting torn down. Ask for a comprehensive parking and traffic plan from Target

Nanci Kelly Intern from the High school brought forward a draft application. Starting an REIT for the community.

Virginia Wilson Save Peninsula Trees' announcements

Omar Passons on the planning committee in North park running for the county board of supervisors district 4

Blake Herrschaft arrived at 7:02

ACTION ITEM #1 PROJECT #520037 4950 SARATOGA AVE.

Seeking a map waiver to turn preexisting units into condominiums. At the January 2017 Project Review Committee meeting applicant did mention that they would be seeking a future map waiver. (listen)

Motion to recommend approval of tentative map waiver with the recommendation of the inclusion in the CCNR of a prohibition of full unit rentals less than 30 days (Klein 1st, Dennison 2nd)

Passes Unanimously 11-0-0

ACTION ITEM #2 PROJECT#538975 4921 VOLTAIRE ST.

This project was presented at the July Project Review Committee meeting. Comments from the board included to update design to fall inline with the craftsman style of the neighborhood. The applicant has made some changes to the exterior of the building as it is being presented at the meeting.

Motion to approve project as submitted (Jane Gawronski 1st, Dennison 2nd)

Motion passes 10-0-1

John Ambert voted no as he did not think the exterior changes went far enough to recapture the historical elements of the Craftsman style house this new development will be replacing.

ACTION ITEM #3 SHORT TERM VACATION RENTAL DRAFT POLICY

Reviewed City Council Member Barbara Bry's proposal for city ordinances pertaining to short term vacation rentals. Discussed what additions or edits to Bry's proposal the board would like to see before it comes to a vote before City Council.

Motion to send letter of board's recommendations for edits to Council Member Bry's proposal to the Mayor, all City Council members, and all district 3 planning boards. (Herrschaft 1st, Klein 2nd)

The Board's agreed upon final list of recommendations is as follows:

- A. Restrict to 60 days of short term rentals per year**
- B. Clarification around owner versus primary resident**
- C. Clarification around owner occupied multi family residences**
- D. Prohibit renters from using their units as short term vacation rentals**
- E. Increase the fine to \$10,000 per night that is in violation of 60 day rule**
- F. Add a 3 strike rule, giving a long suspension after 3rd violation**

Klein made a friendly amendment to include separate fines for different categories of offenses.

Passes Unanimously 11-0-0

CHAIR ANNOUNCEMENTS/CORRESPONDENCE/LIAISON REPORTS:

Community Planners Committee: Currently doing 11th LBC update.

OB town Council: The last meeting was about Target. Majority of the room was against the proposed Target. Town council is currently drafting two future course of action; one a pure opposition approach and the other a benefits package for the neighborhood should they move in.

OB Mainstreet Association: N/A

OB Recreation Council: N/A

OB Historical Society: Next presentation is a faculty member at SDSU will be speaking about Kumeyaay resistance and abusive art

OB Community Development Corporation: N/A

OBMA Crime Prevention Committee: N/A

OB Women's Club: N/A

Peninsula Community Planning Board: Was dark in August.

Midway Community Planning Advisory Group: N/A

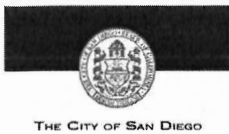
SANDAG: N/A

Mission Bay Park Committee: \$9 million dredging and planting starting in November. October will be when the De Anza cove meeting takes place.

San Diego River Coalition: N/A

Airport Noise Advisory Committee: N/A

ADJOURNED at 8:48 pm



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

Ownership Disclosure Statement

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

Project Title

Project No. For City Use Only

Saratoga Residences

Project Address:

4950, 4952, 4954 & 4956 Saratoga 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: _____	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? _____ Corporate Identification No. _____
 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):
Abode Fund I LLC

Owner Tenant/Lessee

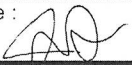
Street Address:
PO BOX 448

City/State/Zip:
CORONA DEL MAR

Phone No: _____ Fax No: _____
(949) 887 3795

Name of Corporate Officer/Partner (type or print):
Julian Tooma

Title (type or print):
CEO

Signature :  Date:
10/19/2016

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: _____

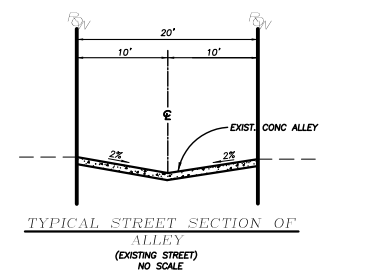
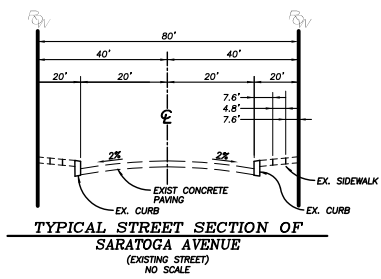
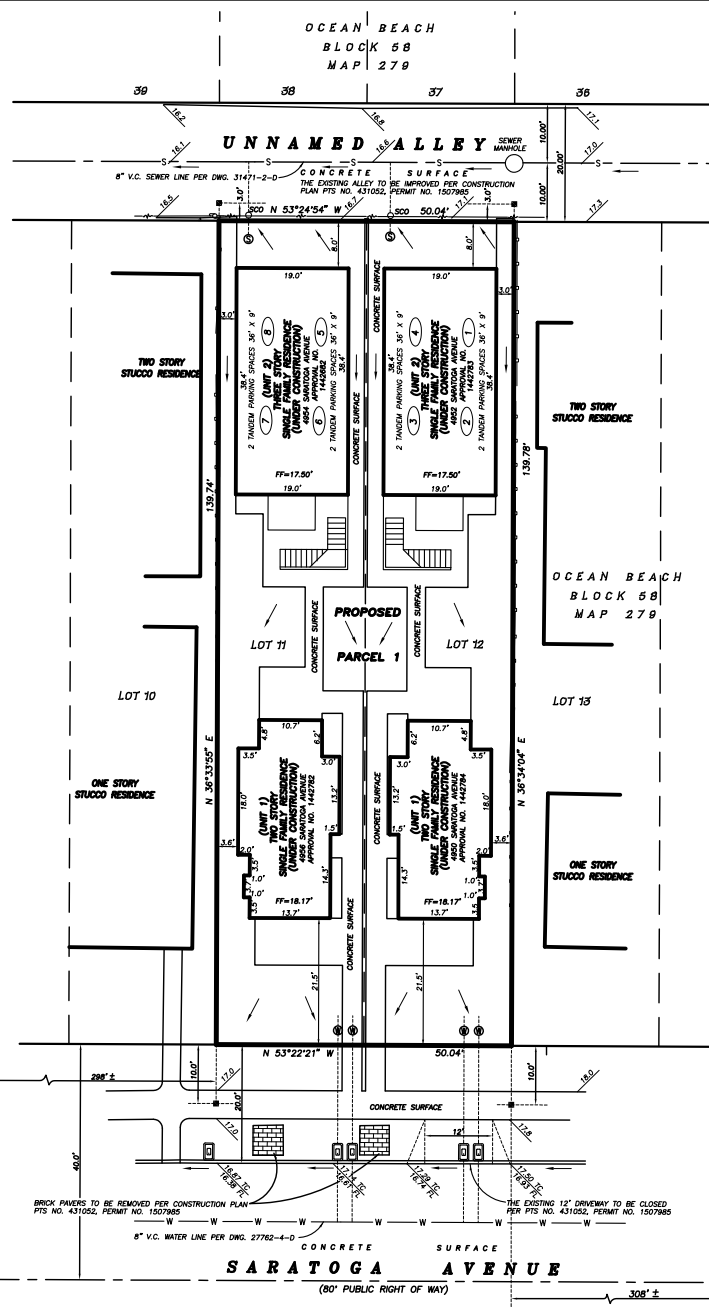
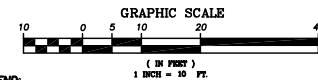
Name of Corporate Officer/Partner (type or print): _____

Title (type or print): _____

Signature : _____ Date: _____

4950 & 4952 SARATOGA AVENUE 4954 & 4956 SARATOGA AVENUE

Tentative Map No. 1823944, Project No. 520037



- CITY OF SAN DIEGO**
DEVELOPMENT SUMMARY
- SUMMARY OF REQUEST:**
CREATE 4 RESIDENTIAL CONDOMINIUM DWELLING UNITS CURRENTLY UNDER CONSTRUCTION & FILE LOT CONSOLIDATION PARCEL MAP.
 - STREET ADDRESS:** 4950 SARATOGA AVENUE (ON THE S.W. SIDE BETWEEN BACON STREET AND CABLE STREET)
 - SITE AREA:**
TOTAL SITE AREA (GROSS): (6,994 SF) (0.161 AC.)
NET SITE AREA: (6,994 SF) (0.161 AC.)
 - DENSITY: (RESIDENTIAL)**
MAXIMUM NO. DWELLING UNITS ALLOWED PER ZONE: 4
NUMBER OF EXISTING UNITS TO REMAIN ON SITE: 4
NUMBER OF PROPOSED DWELLING UNITS ON SITE: 4
TOTAL NUMBER OF UNITS PROVIDED ON THE SITE: 4
 - YARD/SETBACK:** STANDARD MINIMUM
STREET YARD: 20' 15'
STREET SIDE YARD: 10' 8' 10'
INTERIOR YARD(S): 5' 5'
REAR YARD: 15' 15'
 - PARKING:**
PARKING CRITERIA:
 RESIDENTIAL COMMERCIAL INDUSTRIAL
 MIXED USE OTHER

TYPE OF UNIT	NUMBER OF UNITS	PARKING REQUIRED PER UNIT	TOTAL PER UNIT TYPE
1 BR UNIT	4	1.75	7.0
TOTAL REQUIRED BY ZONE			7.0
TOTAL PROVIDED ON-SITE			8

UNIT AREAS

PARCEL	NUMBER OF UNITS	SQUARE FOOTAGE PER UNIT	TOTAL PER TYPE
4950 SARATOGA AVE.	1	917	917
4954 SARATOGA AVE.	1	918	918
4950 SARATOGA AVE.	1	918	918
4952 SARATOGA AVE.	1	918	918
TOTALS	4	-	3,671

ZONING INFORMATION
EXISTING AND PROPOSED ZONE: RM-2-4
COMMUNITY PLAN NAME: OCEAN BEACH
OVERLAY ZONES: COASTAL (CITY) COASTAL HEIGHT LIMIT
RESIDENTIAL TANDEM PARKING

MONUMENTATION & MAPPING
ALL MONUMENTS HAVE BEEN FOUND PER CORNER RECORD 23077. ANY MONUMENTS DESTROYED DURING CONSTRUCTION WILL BE RESET AND A PARCEL MAP WILL BE FILED. A DETAILED PROCEDURE OF SURVEY WILL BE SHOWN ON SAID MAP.

EXISTING IMPROVEMENTS
SEWER DRAWING NO. 7085-1
WATER DRAWING NO. 27782-3-D

EXISTING & PROPOSED EASEMENTS:
NONE

DEVELOPMENT NOTES:

- THE SUBDIVISION IS A CONDOMINIUM PROJECT AS DEFINED IN SECTION 4125 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND FILED PURSUANT TO THE SUBDIVISION MAP ACT. THE TOTAL NUMBER OF RESIDENTIAL CONDOMINIUM DWELLING UNITS IS 4.
- THE SITE IS CURRENTLY UNDER CONSTRUCTION BY SEPARATE PERMIT, P.T.S. NO. 412290. APPROVAL NO. 1442782 - 4954 SARATOGA AVENUE APPROVAL NO. 1442782 - 4956 SARATOGA AVENUE APPROVAL NO. 1442783 - 4952 SARATOGA AVENUE APPROVAL NO. 1442784 - 4950 SARATOGA AVENUE
- STORM WATER REQUIREMENTS WERE ADDRESSED WITH P.T.S. NO. 412290.
- THE EXISTING WATER AND SEWER SERVICES WILL REMAIN.
- NUMBER OF EXISTING LOTS = 2
NUMBER OF PROPOSED LOTS = 1

OWNER/DEVELOPER:
ABDO FUND I LLC
P.O. BOX 448
CORONA DEL MAR, CA 92625

JULIAN TOOMA, MANAGING MEMBER

LEGEND:

- INDICATES FOUND LEAD AND DISC STAMPED "L.S. 3168", EXCEPT AS NOTED.
- INDICATES DIRECTION OF DRAINAGE
- INDICATES WATER METER
- INDICATES POWER POLE
- INDICATES STREET LIGHT
- INDICATES OVERHEAD WIRES
- SOO. INDICATES SEWER CLEAN OUT
- TC INDICATES TOP OF CURB
- FL INDICATES FLOW LINE
- INDICATES WOOD FENCE
- INDICATES PARKING SPACE
- INDICATES SEWER LATERAL
- INDICATES WATER SERVICE
- INDICATES SEWER LINE
- INDICATES WATER LINE
- INDICATES PROPERTY LINE/TENTATIVE MAP BOUNDARY

UTILITY TABLE:

UTILITY	OVERHEAD	UNDERGROUND
GAS		X
ELECTRIC	X	
TELEPHONE	X	
CATV	X	

THE SUBDIVIDER SHALL ENSURE THAT ALL ONSITE UTILITIES SERVING THE SUBDIVISION SHALL BE UNDERGROUND WITH THE APPROPRIATE PERMITS

PROFESSIONAL LAND SURVEYOR:
SAN DIEGO LAND SURVEYING & ENGINEERING, INC.
9665 CHESAPEAKE DRIVE, SUITE 445
SAN DIEGO, CALIFORNIA 92123 (858) 565-8362
PHONE: 658-666-9392
DRAWING NO. Map Waiver 4950 Saratoga Ave.dwg
08-29-2017
ROBERT J. BATEMAN, P.L.S. 7046 DATE



Prepared By: SAN DIEGO LAND SURVEYING AND ENGINEERING, INC. 9665 CHESAPEAKE DRIVE, SUITE 445 SAN DIEGO, CA 92123-1354 PHONE: 658-666-9392 FAX: 658-666-4354 EMAIL: rbateman@sdse.com

Consultants:

Basis of Bearing: THE NORTHERLY RIGHT-OF-WAY LINE OF SARATOGA AVENUE, AS SHOWN ON PARCEL MAP NO. 20186. I.E. N 53°22'21" W

City of San Diego Benchmark: THE WESTERLY BRASS PLUG AT THE INTERSECTION OF CAPE MAY AVENUE AND CABLE STREET. ELEVATION = 19.17 M.S.L.

Project Legal Description: LOTS 11 AND 12 IN BLOCK 88 OF OCEAN BEACH, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP NO. 279, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MAY 28, 1887.

LAMBERT COORDINATES: NAD 27 = 212-1693 NAD 83 = 1852-6263 A.P.N. 448-201-11

Project Name: 4950 SARATOGA AVENUE

Project Address: 4950 Saratoga Avenue San Diego, CA 92109

Project Owner: ABDO FUND I, LLC P.O. Box 448 Corona Del Mar, CA 92625

Sheet Title: TENTATIVE MAP NO. 1823944 Project No. 520037

Scale: 1" = 10' Original Date: April 06, 2017 Revised: June 5, 2017 Reissued: August 29, 2017

Project Soil Condition: Existing developed site.

Source of Topography: Field survey by San Diego Land Surveying on 9-26-2014

Project Permits Required: Tentative Map Parcel Map Coastal Development Permit

Project Dates: Number of Stories: 3 Proposed use: Residential Existing use: Residential Zone Designation: RM-2-4 Year of Construction (new construction):

VICINITY MAP
NO SCALE