

Public Roadway, the Parking Impact Overlay Zone (Beach Impact Area), the Residential Tandem Parking Overlay Zone, and the Mission Beach Precise Plan and Local Coastal Program Area. The site is bordered by existing residential development to the north, south and west, with Mission Bay located to the east. The site is currently being developed with three residential apartment units, currently under construction, and would be consistent with the density range in the adopted Plan.

On October 3, 2013, the City of San Diego Planning Commission approved a Coastal Development Permit (CDP) No. 1018896 (Attachment 11) to Ronald J. Bills, Owner/Permittee, for the demolition of an existing single family residence and construction of a multi-family residential development with three units consisting of one three-story, 5,276 square-foot building with three, two vehicle garages providing for six parking spaces, grading, landscaping and other minor improvements on the 0.10-acre site. In January 2014, the City of San Diego issued construction permits for the development of this site. Construction of the residential development is anticipated to be completed by 2015.

DISCUSSION

Project Description: The proposed project is a Tentative Map Waiver and Coastal Development Permit for the subdivision of the 0.10-acre site to create three residential condominium units, currently under construction and in accordance with the previously approved CDP No. 1018896. The applicant is also requesting that the requirement for the undergrounding of the existing overhead utilities be waived.

Section 125.0120(b)(1) of the San Diego Municipal Code (SDMC) allows a Tentative Map Waiver to be processed for the subdivision of land. The subdivider may request a waiver of the requirement to file a tentative map and parcel map or final map for the construction of a new condominium project on a single parcel that was previously mapped and monumented in a manner satisfactory to the City Engineer in accordance with Subdivision Map Act Section 66428(b). According to SDMC Section 125.0123, Findings for Map Waivers, the decision maker may approve a Map Waiver if the decision maker finds that the proposed conversion complies with the requirements of the Subdivision Map Act and the San Diego Municipal Code. Since the subject development meets these requirements, the project is eligible for a Process Three, Map Waiver.

SDMC Section 144.0242 allows the subdivider to apply for a waiver from the requirement to underground the existing overhead utilities within the boundary of the subdivision or within the abutting public rights-of-way. City staff has determined the undergrounding waiver request qualifies for consideration pursuant to SDMC Section 144.0242(c) in that the conversion is a requirement of a condominium conversion of an existing development and the conversion involves a short span of overhead facilities less than a full block in length and the conversion would not represent a logical extension to an under-grounding facility. The applicant would be required to underground any new service run to any new or proposed structures within the subdivision per Condition No. 8 of the draft Map Waiver Conditions. All onsite utilities serving

the subdivision shall be undergrounded with appropriate permits per Condition No. 9 of the draft Map Waiver Conditions.

This project has one power pole located southwest of the property. The City's Undergrounding Master Plan 2009, adopted by City Council in April 2010, designates the site within Block 2S1 and Capital Improvement Project No. UU977, South Project Block 2S1 is currently in design.

Inclusionary Affordable Housing: The project complies with the City's Inclusionary Affordable Housing Ordinance and has previously paid the required Inclusionary Affordable Housing Fee for the three units on January 6, 2014.


Mission Beach Precise Planning Board: The Board voted unanimously to conditionally approve the project subject to verification that the building structure, currently under construction, does not exceed the 30-foot Coastal Height Limit. The applicant has provided the City staff with a Building Height Certification letter, dated September 21, 2015, that indicates the building height to be 29.72 feet at the highest point of the development (Attachment 13).

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

ALTERNATIVES

1. **Approve** Coastal Development Permit No. 1331907 and Map Wavier No. 1317676, **with modifications.**
2. **Deny** Coastal Development Permit No. 1331907 and Map Wavier No. 1317676, **if the findings required to approve the project cannot be affirmed.**

Respectfully submitted,


Tim Daly, Development Project Manager

Attachments:

1. Project Location Map
2. Community Plan Land Use Map

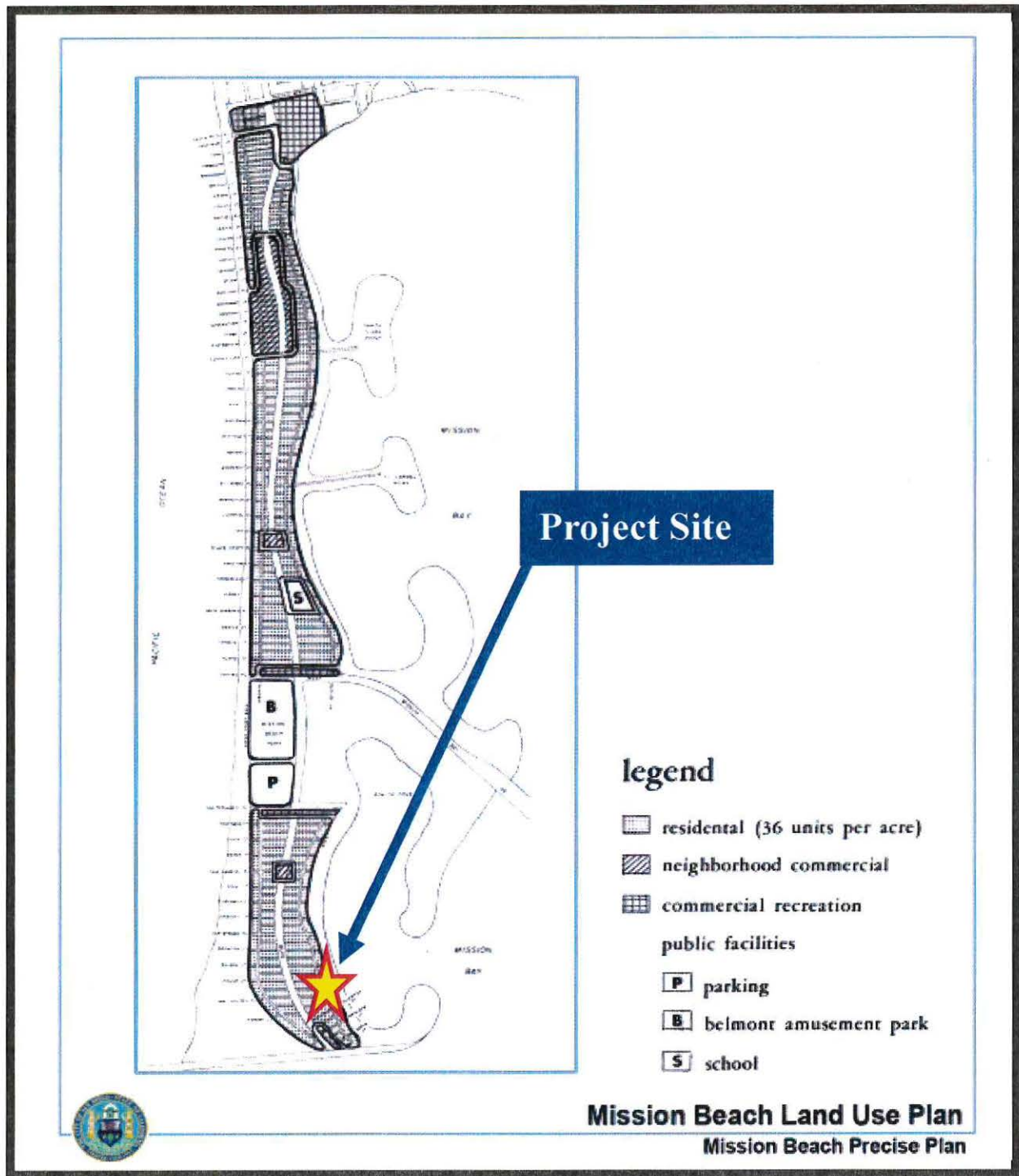
3. Aerial Photograph
4. Project Data Sheet
5. Draft Permit Resolution with Findings
6. Draft Permit with Conditions
7. Draft Map Resolution
8. Draft Map Conditions
9. Environmental Exemption
10. Map Exhibit
11. Recorded CDP No. 1018896
12. Community Planning Group Recommendation
13. Building Height Certification letter, dated September 21, 2015
14. Ownership Disclosure Statement
15. Project Chronology



Project Location

Bayside Map Waiver, Project No. 377062
2719 Bayside Walk





Mission Beach Land Use Plan

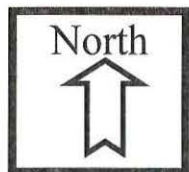
Bayside Map Waiver, Project No. 377062
2719 Bayside Walk





Aerial Photo

Bayside Map Waiver, Project No. 377062
2719 Bayside Walk



PROJECT DATA SHEET

PROJECT NAME:	Bayside Map Waiver	
PROJECT DESCRIPTION:	Coastal Development Permit and Map Waiver to create three residential condominium units, currently under construction.	
COMMUNITY PLAN AREA:	Mission Bay Precise Plan	
DISCRETIONARY ACTIONS:	Coastal Development Permit and Map Waiver	
COMMUNITY PLAN LAND USE DESIGNATION:	Residential	
<u>ZONING INFORMATION:</u>		
ZONE: Mission Beach Planned District (MBPD)-R-S: HEIGHT LIMIT: 30 ft. maximum height limit; 29.72 ft. existing LOT SIZE: Min. 2,400 square feet / 4,477square feet existing FLOOR AREA RATIO: Max. FAR 1.1; FAR 0.95 existing FRONT SETBACK: 8.5 ft./10 ft./5 ft. required; 8.5 ft./10 ft./5 ft. existing SIDE SETBACK: 5 ft. required; 5 ft. existing REAR SETBACK: 0 ft. required; 0 ft. existing SIDE SETBACK: 13.5 ft./15 ft./16.5 ft. required; 13.5 ft./15 ft./16.5 ft existing PARKING: 6 parking spaces required; 6 provided		
<u>ADJACENT PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Residential; MBPD-R-S	Single Family Residence
SOUTH:	Residential; MBPD-R-S	Single Family Residence
EAST:	Residential; RM-4-10	Mission Bay
WEST:	Residential; MBPD-R-S	Single Family Residence
DEVIATIONS OR VARIANCES REQUESTED:	None	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On August 15, 2015 the Mission Beach Precise Planning Board voted 8-0-0 to recommend approval of the project with the condition that the building height will not exceed the 30-foot Coastal Height Limit.	

HEARING OFFICER RESOLUTION NO. XXXXXX
COASTAL DEVELOPMENT PERMIT NO. 1331907
2719 BAYSIDE WALK PROJECT NO. 377062

WHEREAS, RONALD J. BILLS, Owner/Permittee, filed an application with the City of San Diego for a permit to create three residential condominium units under construction (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No.1331907, on portions of a 0.10-acre site;

WHEREAS, the project site is located at 2719 Bayside Walk in the Mission Beach Planned District R-S zone and the Coastal Overlay Zone (Appealable) in the Mission Beach Precise Plan and Local Coastal Program;

WHEREAS, the project site is legally described as Parcel 1 of Parcel Map No. 21096 in the City of San Diego, County of San Diego, State of California, filed in the Office of the County Recorder of San Diego County, November 22, 2013 as Instrument No. 2013-0689104;

WHEREAS, on October 14, 2015, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. 1331907 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on July 8, 2015 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 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 October 14, 2015.

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 proposed project is located at 2719 Bayside Walk within an urbanized and fully developed residential neighborhood in the Mission Beach Precise Plan and the Local Coastal Program. The existing project building footprint will not change with the creation of condominium units. The existing building is setback according to the required minimum setback guidelines within the Mission Beach Planned District (MBPD). No

specific views are identified through the project site in the precise plan, the plan states that views to, and along the shoreline from public areas shall be protected from blockage by development and or vegetation. In addition SDMC 132.0403(b) requires the preservation of a visual corridor of not less than the side yard setbacks or more than 10 feet in width, and running the full depth of the premises whenever there is a potential view to the water. Consistent with Coastal Development Permit No. 1018896, the Owner/Permittee has developed the site and recorded View Corridor Easements to preserve the views through the project site. Therefore, the proposed project would not encroach upon any existing physical accessway and would not impact the Mission Beach Precise Plan or Local Coastal Program.

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

The proposed project is located at 2719 Bayside Walk within an urbanized and fully developed residential neighborhood in the Mission Beach Precise Plan and the Local Coastal Program. The existing developed site is surrounded by similar development and there is no environmentally sensitive lands mapped on the project site, nor on the adjacent properties; therefore, the proposed project would not have an adverse affect on 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 proposed project is located at 2719 Bayside Walk within an urbanized and fully developed residential neighborhood in the Mission Beach Precise Plan and the Local Coastal Program. The project site is designated for residential development, with a maximum density of 36 dwelling units per acre, within the Mission Beach'Precise Plan. The project proposes creating three residential condominium units within a approximately 5,276 square feet building structure with three stories, currently under construction on a 4,477 square-foot lot for a density of approximately 29 dwelling units per acre. The project is consistent with the designated use and density in the Mission Beach Precise Plan. Therefore, the proposed project conforms to the identified land use in the Mission Beach Precise Plan and the Local Coastal Program, and 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 proposed project is located at 2719 Bayside Walk within an urbanized and fully developed residential neighborhood in the Mission Beach Precise Plan and the Local Coastal Program. The existing development is located between the nearest public road, Bayside Lane and the sea or shoreline. Bayside Walk is adjacent to the shoreline and Bayside Walk is an area used by pedestrians. Bayside Lane is the first public road adjacent to the project site and to the west of the site. Therefore, the existing development is located between the first public road and the shoreline of a body of water within the Coastal Overlay Zone. Although no specific views are identified through the project site

Attachment 5

in the Mission Beach Precise Plan, the plan states that views to, and along the shoreline from public areas shall be protected from blockage by development and or vegetation. In addition SDMC 132.0403(b) requires the preservation of a visual corridor of not less than the side yard setbacks or more than 10 feet in width, and running the full depth of the premises whenever there is a potential view to the water. Consistent with Coastal Development Permit No. 1018896, the Owner/Permittee has developed the site and recorded View Corridor Easements to preserve the views through the project site. Therefore, the proposed 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. 1331907 is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Coastal Development Permit No. 1331907, a copy of which is attached hereto and made a part hereof.

Tim Daly
Development Project Manager
Development Services

Adopted on: October 14, 2015

SAP Number: 24004834

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

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24004834

COASTAL DEVELOPMENT PERMIT NO. 1331907
2719 BAYSIDE WALK PROJECT NO. 377062
Amendment to Coastal Development Permit No. 1018896
Hearing Officer

This Coastal Development Permit No. 1331907, amendment to Coastal Development Permit No. 1018896 is granted by the Hearing Officer of the City of San Diego to Ronald J. Bills, Trustee of the Ronald J. Bills Revocable Trust, Owner and Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0707. The 0.10-acre site is located at 2719 Bayside Walk in the Mission Beach Planned District R-S zone and the Coastal Overlay Zone (Appealable) in the Mission Beach Precise Plan and Local Coastal Program. The project site is legally described as Parcel 1 of Parcel Map No. 21096 in the City of San Diego, County of San Diego, State of California, filed in the Office of the County Recorder of San Diego County, November 22, 2013 as Instrument No. 2013-0689104.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to create three residential condominium units under construction located at 2719 Bayside Walk, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated October 14, 2015, on file in the Development Services Department.

The project shall include:

- a. Create three residential condominium units within a approximately 5,276 square feet building structure with three stories, under construction, as follows:
 - Unit No. 1 – 955 square feet, one bedroom and one bath;
 - Unit No. 2 – 1,702 square feet, three bedroom and three bath; and
 - Unit No. 3 – 1,503 square feet, two bedroom and two bath;
- b. Off-street parking;

- 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 October 29, 2018.
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 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.

12. The Owner/Permittee shall comply with Coastal Development Permit No. 1018896 unless specifically modified herein this Permit.

AFFORDABLE HOUSING REQUIREMENTS:

13. The Owner/Permittee shall comply with the affordable housing requirements of the City's Inclusionary Affordable Housing Regulations (SDMC § 142.1301 et seq.).

PLANNING/DESIGN REQUIREMENTS:

14. Owner/Permittee shall maintain a minimum of six (6) off-street parking spaces on the property at all times in the approximate locations shown on the approved Exhibit "A." Parking spaces shall comply at all times with the SDMC and shall not be converted for any other use unless otherwise authorized by the appropriate City decision maker in accordance with the SDMC.

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

16. 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.

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

INFORMATION ONLY:

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

APPROVED by the Hearing Officer of the City of San Diego on October 14, 2015 and [Approved Resolution Number].

Permit Type/PTS Approval No.: Coastal Development Permit No. 1331907
Date of Approval: October 14, 2015

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES
DEPARTMENT

Tim Daly
Development Project Manager

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

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

Ronald J. Bills,
Trustee of the Ronald J. Bills Revocable Trust
Owner/Permittee

By _____
NAME:

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

RESOLUTION NO. _____
DATE OF FINAL PASSAGE _____

A RESOLUTION OF THE HEARING OFFICER
ADOPTING THE FINDINGS AND APPROVING MAP
WAIVER NO. 1317676 FOR 2719 BAYSIDE WALK –
PROJECT NO. 377062

WHEREAS, Ronald J. Bills, Subdivider, and Omega Engineering Consultants, Engineer, submitted an application with the City of San Diego for Map Waiver No. 1317676, to waive the requirement for a tentative map for the creation of three residential condominium units under construction and to waive the requirement to underground existing offsite overhead utilities. The project site is located 2719 Bayside Walk in the Mission Beach Planned District R-S zone and the Coastal Overlay Zone (Appealable) in the Mission Beach Precise Plan and Local Coastal Program. The property is legally described as Parcel 1 of Parcel Map No. 21096 in the City of San Diego, County of San Diego, State of California, filed in the Office of the County Recorder of San Diego County, November 22, 2013 as Instrument No. 2013-0689104; and

WHEREAS, the Map proposes the subdivision of a 0.10-acre site into one (1) lot for a three (3) units residential condominium conversion, currently under construction; and

WHEREAS, on July 8, 2015, 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 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 project consists of three 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 1351(f) and filed pursuant to the Subdivision Map Act. The total number of condominium dwelling units is three; and

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

WHEREAS, on October 14, 2015, the Hearing Officer of the City of San Diego considered Map Waiver No. 1317676, including the waiver of the requirement to underground existing offsite overhead utilities, and pursuant to sections 125.0122 and 144.0240 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. 1317676:

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

The project proposes to create three residential condominiums currently under construction on a single lot. The 0.10-acre site is located at 2719 Bayside Walk in the Mission Beach Planned District R-S zone and the Coastal Overlay Zone (Appealable) in the Mission Beach Precise Plan and Local Coastal Program.

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

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

The project proposes to create three residential condominiums currently under construction on a single lot. The 0.10-acre site is located at 2719 Bayside Walk in the Mission Beach Planned District R-S zone and the Coastal Overlay Zone (Appealable) in the Mission Beach Precise Plan and Local Coastal Program.

The residential structure was approved under Coastal Development Permit (CDP) No. 1018896 in October 2013 and construction permits were issued in January 2014. The construction was determined to be consistent with the development regulations of the Mission Beach Planned District R-S zone which includes height, setbacks, floor area

ratio, parking, landscaping, and design requirements. The project does not propose any deviations. Therefore, the proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code.

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

The project proposes to create three residential condominiums currently under construction on a single lot. The 0.10-acre site is located at 2719 Bayside Walk in the Mission Beach Planned District R-S zone and the Coastal Overlay Zone (Appealable) in the Mission Beach Precise Plan and Local Coastal Program.

The site is relatively flat and has been previously graded. The three condominiums are currently under construction and have obtained construction permits. The site fronts Bayside Walk. The total Floor Area Ratio (FAR) of 0.95 is below the base zones FAR maximum of 1.1 and the building height does not exceed the 30 feet height limit in the Coastal Overlay Zone. Therefore, the site is physically suitable for the type and density of the development.

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

The project proposes to create three residential condominiums currently under construction on a single lot. The 0.10-acre site is located at 2719 Bayside Walk in the Mission Beach Planned District R-S zone and the Coastal Overlay Zone (Appealable) in the Mission Beach Precise Plan and Local Coastal Program.

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

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

The project proposes to create three residential condominiums currently under construction on a single lot. The 0.10-acre site is located at 2719 Bayside Walk in the Mission Beach Planned District R-S zone and the Coastal Overlay Zone (Appealable) in the Mission Beach Precise Plan and Local Coastal Program.

No land modifications are proposed with this Map Waiver and the project has been reviewed and determined to be in compliance with the Municipal Code and Subdivision Map Act. The project includes conditions and corresponding exhibits of approvals relevant to adequate parking, public improvements, and paying applicable

taxes in order to achieve compliance with the regulations of the San Diego Municipal Code. Therefore, the design of the subdivision or the type of improvements will not be detrimental to the public health, safety, and welfare.

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

The project proposes to create three residential condominiums currently under construction on a single lot. The 0.10-acre site is located at 2719 Bayside Walk in the Mission Beach Planned District R-S zone and the Coastal Overlay Zone (Appealable) in the Mission Beach Precise Plan and Local Coastal Program.

The proposed subdivision does not contain or propose any new easements for the development. The site has frontage on Bayside Walk and the subdivision does not propose any public improvements. Therefore, the design of the subdivision and proposed improvements would not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

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

The project proposes to create three residential condominiums currently under construction on a single lot. The 0.10-acre site is located at 2719 Bayside Walk in the Mission Beach Planned District R-S zone and the Coastal Overlay Zone (Appealable) in the Mission Beach Precise Plan and Local Coastal Program.

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

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

The project proposes to create three residential condominiums currently under construction on a single lot. The 0.10-acre site is located at 2719 Bayside Walk in the Mission Beach Planned District R-S zone and the Coastal Overlay Zone (Appealable) in the Mission Beach Precise Plan and Local Coastal Program.

The creation of three new dwelling units where there existed only one unit would assist the housing needs of the Mission Beach area community. The three single dwelling units where only one existed will not place a significant impact on public resources such as police, fire, parks and library resources. The proposed subdivision has implemented drainage and storm water improvements due to the required implementation

of current codes, and the fees and taxes from the subdivision will be used for future infrastructure. Therefore, the Hearing Officer has considered the effects of the proposed subdivision on the housing needs of the region and that those needs are balanced against the needs for public services and the available fiscal and environmental resources.

BE IT FURTHER RESOLVED, that based on the Findings hereinbefore adopted by the Hearing Officer, Map Waiver No. 1317676 is hereby granted to Ronald J. Bills subject to the attached conditions which are made a part of this resolution by this reference.

By _____
Tim Daly
Development Project Manager
Development Services Department

ATTACHMENT: Map Waiver Conditions
Internal Order No. 24004834

HEARING OFFICER
CONDITIONS FOR MAP WAIVER NO. 1317676
2719 BAYSIDE WALK - PROJECT NO. 377062
ADOPTED BY RESOLUTION NO. HO-XXXX ON OCTOBER 14, 2015

GENERAL

1. This Map Waiver will expire October 28, 2015.
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 Map Waiver expiration date.
4. 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.
5. The Certificate of Compliance shall conform to the provisions of Coastal Development Permit No. 1018896 and 1331907.
6. The Subdivider shall defend, indemnify, and hold the City (including its agents, officers, and employees [together, "Indemnified Parties"]) harmless from any claim, action, or proceeding, against the City and/or any Indemnified Parties to attack, set aside, void, or annul City's approval of this project, which action is brought within the time period provided for in Government Code section 66499.37. City shall promptly notify Subdivider of any claim, action, or proceeding and shall cooperate fully in the defense. If City fails to promptly notify the Subdivider of any claim, action, or proceeding, or if the City fails to cooperate fully in the defense, Subdivider shall not thereafter be responsible to defend, indemnify, or hold City and/or any Indemnified Parties harmless. City may participate in the defense of any claim, action, or proceeding if City bears its own attorney's fees and costs, City defends the action in good faith, and Subdivider is not be required to pay or perform any settlement unless such settlement is approved by the Subdivider.

AFFORDABLE HOUSING

7. 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.*).

ENGINEERING

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

MAPPING

11. Prior to the issuance of a Certificate of Compliance, City staff will perform a field site visit to verify that all property corners, or property corner offsets have been set. If any property corners are missing, they must be set 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 Record of Survey or Corner Record shall be provided to the City.
12. A Certificate of Compliance shall be requested once all resolution items of the approved tentative map waiver have been satisfied and prior to the tentative map waiver expiration date.
13. “Basis of Bearings” means the source of uniform orientation of all measured bearings shown on the map. Unless otherwise approved, this source shall be the California Coordinate System, Zone 6, North American Datum of 1983 (NAD 83).
14. “California Coordinate System” means the coordinate system as defined in Section 8801 through 8819 of the California Public Resources Code. The specified zone for San Diego County is “Zone 6,” and the official datum is the “North American Datum of 1983.”

15. Every Certificate of Compliance 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.

WATER AND WASTEWATER

16. 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.
17. The Subdivider shall provide a letter, agreeing to prepare CC&Rs for the operation and maintenance of all private water and sewer facilities that serve or traverse more than a single condominium unit or lot.

INFORMATION:

- The approval of this 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.
- 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. 24004834

NOTICE OF EXEMPTION

(Check one or both)

TO: X RECORDER/COUNTY CLERK
 P.O. BOX 1750, MS A-33
 1600 PACIFIC HWY, ROOM 260
 SAN DIEGO, CA 92101-2422

FROM: CITY OF SAN DIEGO
 DEVELOPMENT SERVICES DEPARTMENT
 1222 FIRST AVENUE, MS 501
 SAN DIEGO, CA 92101

 OFFICE OF PLANNING AND RESEARCH
 1400 TENTH STREET, ROOM 121
 SACRAMENTO, CA 95814

PROJECT No.:377062

PROJECT TITLE: BAYSIDE CDP/MAP WAIVER

PROJECT LOCATION-SPECIFIC: This project is located at 2719 Bayside Walk, San Diego, CA 92109 in the MBPD-R-S zone of the Mission Beach Planned District in the Mission Beach Precise Plan.

PROJECT LOCATION-CITY/COUNTY: San Diego/San Diego

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: Coastal Development Permit (CDP) and Tentative Map (TM) Waiver to create three residential condominium units on a 0.10 acre site. (This project is presently under construction and was previously approved under PTS# 290417).

NAME OF PUBLIC AGENCY APPROVING PROJECT: City of San Diego, Development Services Department

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Cole Stafford, Omega Engineering Consultants, 4340 View Ridge Avenue, Suite B, San Diego CA 92123. 1(858)634-8620.

EXEMPT STATUS: (CHECK ONE)

- MINISTERIAL (SEC. 21080(b)(1); 15268);
- DECLARED EMERGENCY (SEC. 21080(b)(3); 15269(a));
- EMERGENCY PROJECT (SEC. 21080(b)(4); 15269 (b)(c))
- CATEGORICAL EXEMPTION: Section 15305 (Minor alterations in land use limitations)
- STATUTORY EXEMPTIONS:

REASONS WHY PROJECT IS EXEMPT: The City of San Diego conducted an environmental review and determined that the project would qualify to be Categorically exempt from CEQA pursuant to Section 15305(Minor alterations). 15305 allows for the minor alterations in land use limitations as long as the area does not contains average slopes greater than 20 percent and would not result in changes in land use density. Since the project is a vesting tentative map waiver to convert four residential rental units to condominiums on land that does not contain slopes greater than 20 percent and would not increase density the exemption is appropriate. Because the project lacks sensitive resources the exceptions listed in section 15300.2 do not apply.

LEAD AGENCY CONTACT PERSON: de Freitas

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

 / SENIOR PLANNER
 SIGNATURE/TITLE

7/8/2015
 DATE

CHECK ONE:

SIGNED BY LEAD AGENCY

DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR:

SIGNED BY APPLICANT

**Tentative Parcel Map Waiver Exhibit “A”
provided separately to the Hearing Officer**

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

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

THE ORIGINAL OF THIS DOCUMENT
WAS RECORDED ON OCT 03, 2013
DOCUMENT NUMBER 2013-0601620
Ernest J. Dronenburg, Jr., COUNTY RECORDER
SAN DIEGO COUNTY RECORDER'S OFFICE
TIME: 11:23 AM

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24003080

COASTAL DEVELOPMENT PERMIT NO. 1018896
LOT LINE ADJUSTMENT NO. 1098742
TRIPLEX FOR WIR HOLDINGS, LLC. - PROJECT NO. 290417
PLANNING COMMISSION

This Coastal Development Permit No. 1018896 and Lot Line Adjustment No. 1098742 is granted by the Planning Commission of the City of San Diego to WIR HOLDINGS, LLC., Ronald J. Bills, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0708 and 125.0340. The 4,477 square foot site is located at 2719 Bayside Walk in the MBPD-R-S zone of the Mission Beach Planned District, the Airport Environs Overlay Zone, the 60-65 CNEL noise contour, the Airport Influence Area (SD International Airport), the FAA Part 77 Notification Area, the Coastal Height Limitation Overlay Zone, the Coastal Overlay Zone (Appealable Area), the First Public Roadway, the Parking Impact Overlay Zone (Beach Impact Area), the Residential Tandem Parking Overlay Zone, and the Mission Beach Precise Plan and Local Coastal Program Area. The project site is legally described as: Lot A of Mission Beach, Block 17, Map No. 1809.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to demolish the existing residential dwelling unit and construct a three-story triplex, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated October 3, 2013, on file in the Development Services Department.

The project shall include:

- a. Demolition of the existing residential dwelling unit and the construction of a three-story, 5,276 square foot triplex on a 4,477 square foot lot;
- b. Lot Line adjustment for an approximate 8.2 square foot portion of Parcel 1 to be transferred to Parcel 2, along the southern property line for the project;

- c. Landscaping (planting, irrigation and landscape related improvements);
- d. Off-street parking;
- e. A roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 50 percent of the project's projected energy consumption in accordance with Council Policy 900-14; and
- f. 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 October 3, 2016.
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.

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.).

AIRPORT REQUIREMENTS:

13. Prior to the issuance of any building permits, the Owner/Permittee shall grant an avigation easement to the San Diego County Regional Airport Authority as the operator of the San Diego International Airport for the purposes of aircraft operations, noise and other effects caused by the operation of aircraft, and for structure height if the same would interfere with the intended use of the easement. The Owner/Permittee shall use the avigation easement form provided by the San Diego County Regional Airport Authority.

14. Prior to submitting building plans to the City for review, the Owner/Permittee shall place a note on all building plans indicating that an avigation easement has been granted across the property to the airport operator. The note shall include the County Recorder's recording number for the avigation easement.

15. Prior to the issuance of any building permits, the Owner/Permittee shall provide a copy of the signed agreement [DS-503] and show certification on the building plans verifying that the structures do not require Federal Aviation Administration [FAA] notice for Determination of No Hazard to Air Navigation, or provide an FAA Determination of No Hazard to Air Navigation as specified in Information Bulletin 520

ENGINEERING REQUIREMENTS:

16. Prior to the issuance of any construction permit, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.

17. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the Municipal Code, into the construction plans or specifications.

18. Prior to the issuance of any construction permit, the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Appendix E of the City's Storm Water Standards.

19. Prior to the issuance of any building permits, the Owner/Permittee shall submit an building pad certification signed by a Registered Civil Engineer or a Licensed Land Surveyor, certifying

the pad elevation based on USGS datum is consistent with Exhibit 'A', satisfactory to the City Engineer.

20. Prior to the issuance of any construction permit, the Owner/Permittee shall remove all private improvements from the City's right-of-way, satisfactory to the City Engineer.

LANDSCAPE REQUIREMENTS:

21. Prior to issuance of a Certificate of Occupancy, the Owner/Permittee to install all required landscape and obtain all required landscape inspections.

22. Landscaping materials shall not encroach or overhang into the Courts and Places rights-of-way and view corridors.

PLANNING/DESIGN REQUIREMENTS:

23. Prior to the issuance of any building permit, the Owner/Permittee shall record a 10-foot wide View Corridor Easement measured from the north property line inward and a 5-foot wide View Corridor Easement measured from the south property line inward, running the full length of the property from east to west in accordance with SDMC Section 132.0403.

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

25. Prior to the issuance of building permits, construction documents shall fully illustrate the incorporation of a roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 50 percent of the project's projected energy consumption, in accordance with Council Policy 900-14.

26. 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.

27. Balcony railings shall not be located, moved or extended into any required yard.

TRANSPORTATION REQUIREMENTS:

28. Owner/Permittee shall maintain a minimum of 6 off-street parking spaces (provided in the configuration of 3 tandem parking spaces) shall be permanently maintained on the property within the approximate location shown on the project's Exhibit "A". Further, all on-site parking stalls and aisle widths shall be in compliance with requirements of the City of San Diego Municipal Code, and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing by the Development Services Department Director.

29. Each automobile tandem parking space shall be assigned to the same dwelling unit.

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

30. Prior to the issuance of any building permits, the Owner/Permittee shall apply for a plumbing permit for the installation of appropriate private back flow prevention device(s), on each water service (domestic, fire and irrigation), in a manner satisfactory to the Director of Public Utilities and the City Engineer. BFPDs shall be located above ground on private property, in line with the service and immediately adjacent to the right-of-way.
31. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of all public water and sewer facilities are to be in accordance with established criteria in the most current City of San Diego Water and Sewer Design Guides.
32. All proposed private water and sewer facilities located within a single lot are to be designed to meet the requirements of the California Uniform Plumbing Code and will be reviewed as part of the building permit plan check.
33. No trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any water and sewer facilities.
34. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, to cap (abandon) at the property line any existing unused sewer lateral and install new sewer lateral(s) which must be located outside of any driveway or vehicular use area.
35. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, to remove (kill) at the main any existing unused water service.

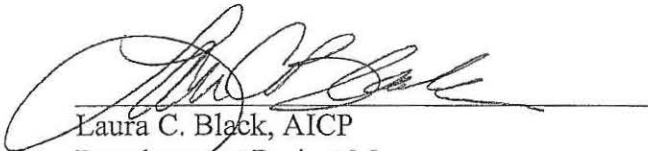
INFORMATION ONLY:

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

APPROVED by the Hearing Officer of the City of San Diego on October 3, 2013, and Resolution No. 4542-PC.

Coastal Development Permit No. 1018896
Lot Line Adjustment No. 1098742
Date of Approval: October 3, 2013

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES
DEPARTMENT

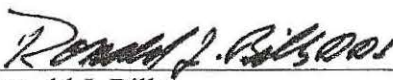


Laura C. Black, AICP
Development Project Manager

**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.

WIR HOLDINGS, LLC.
Owner/Permittee

By _____
Ronald J. Bills
Owner

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

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of San Diego }

On 10-3-13 before me, S. Anthony, Public Notary
Date Here Insert Name and Title of the Officer

personally appeared Laura C. Black & Ronald J. Bills
Name(s) of Signer(s)

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

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

WITNESS my hand and official seal.

Signature S. Anthony
Signature of Notary Public



Place Notary Seal Above

OPTIONAL

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

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

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



Signer Is Representing: _____

Signer's Name: _____

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



Signer Is Representing: _____

PLANNING COMMISSION RESOLUTION NO. 4542-PC
 COASTAL DEVELOPMENT PERMIT NO. 1018896
 LOT LINE ADJUSTMENT NO. 1098742
TRIPLEX FOR WIR HOLDINGS, LLC. - PROJECT NO. 290417

WHEREAS, WIR HOLDINGS, LLC., Ronald J. Bills, Owner/Permittee, filed an application with the City of San Diego for a permit to demolish the existing two-story duplex and construct a three-story triplex (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Coastal Development Permit No. 1018896 and Lot Line Adjustment No. 1098742) on portions of a 4,477 square foot site;

WHEREAS, the project site is located at 2719 Bayside Walk in the MBPD-R-S zone of the Mission Beach Planned District, the Airport Environs Overlay Zone, the 60-65 CNEL noise contour, the Airport Influence Area (SD International Airport), the FAA Part 77 Notification Area, the Coastal Height Limitation Overlay Zone, the Coastal Overlay Zone (Appealable Area), the First Public Roadway, the Parking Impact Overlay Zone (Beach Impact Area), the Residential Tandem Parking Overlay Zone, and the Mission Beach Precise Plan and Local Coastal Program Area;

WHEREAS, the project site is legally described as Lot A of Mission Beach, Block 17, Map No. 1809;

WHEREAS, on June 12, 2013, the Hearing Officer of the City of San Diego approved Coastal Development Permit No. 1018896 and Lot Line Adjustment No. 1098742 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on June 25, 2013, an appeal was filed on the Hearing Officer approval on June 12, 2013, by the Chairperson of the Mission Beach Precise Planning Board;

WHEREAS, on April 12, 2013, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code section 21000 et. seq.) under CEQA Guideline Section 15332 (Infill Development Projects) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

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

That the Planning Commission adopts the following written Findings, dated October 3, 2013.

FINDINGS:

Coastal Development Permit - Section 126.0708

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

The proposed project is located at 2719 Bayside Walk within an urbanized and fully developed residential neighborhood in the Mission Beach Precise Plan and the Local Coastal Program. The proposed project building footprint will not change substantially from the existing building on site that is proposed to be demolished as part of the project. The proposed building is setback according to the required minimum setback guidelines within the Mission Beach Planned District (MBPD). Although no specific views are identified through the project site in the precise plan, the plan states that views to, and along the shoreline from public areas shall be protected from blockage by development and or vegetation. In addition SDMC 132.0403(b) requires the preservation of a visual corridor of not less than the side yard setbacks or more than 10 feet in width, and running the full depth of the premises whenever there is a potential view to the water. Potential views to Mission Bay looking east from Bayside Lane and through the property will be improved with the proposed development. New open fences and landscape less than three feet in height may be located within the required yards provided they do not obstruct views. Condition Number 23 of the Coastal Development permit will require a view corridor easement 10 feet wide on the north side and 5 feet wide on the south side. Therefore, the proposed project would not encroach upon any existing physical accessway and would not impact the Mission Beach Precise Plan or Local Coastal Program.

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

The proposed project is located at 2719 Bayside Walk within an urbanized and fully developed residential neighborhood in the Mission Beach Precise Plan and the Local Coastal Program. The existing developed site is relatively flat with the proposed building situated very close to the existing structure proposed to be demolished as part of the project. The site is surrounded by development and there is no environmentally sensitive lands mapped on the project site, nor on the adjacent properties; therefore, the proposed project would not have an adverse affect on 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 proposed project is located at 2719 Bayside Walk within an urbanized and fully developed residential neighborhood in the Mission Beach Precise Plan and the Local Coastal Program. The project site is designated for residential development, with a maximum density of 36 dwelling units per acre, within the Mission Beach Precise Plan. The project proposes 3 dwelling units on a 4,477 square foot lot for a density of approximately 29 dwelling units per acre. The project is consistent with the designated use and density in the Mission Beach Precise Plan. Therefore, the proposed project conforms to the identified land use in the Mission Beach Precise Plan and the Local Coastal Program, and 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 proposed project is located at 2719 Bayside Walk within an urbanized and fully developed residential neighborhood in the Mission Beach Precise Plan and the Local Coastal Program. The project is located between the nearest public road, Bayside Lane and the sea or shoreline. Bayside Walk is adjacent to the shoreline and Bayside Walk is an area used by pedestrians. Bayside Lane is the first public road adjacent to the project site and to the west of the site. Therefore, the proposed development is located between the first public road and the shoreline of a body of water within the Coastal Overlay Zone. Although no specific views are identified through the project site in the Mission Beach Precise Plan, the plan states that views to, and along the shoreline from public areas shall be protected from blockage by development and or vegetation. In addition SDMC 132.0403(b) requires the preservation of a visual corridor of not less than the side yard setbacks or more than 10 feet in width, and running the full depth of the premises whenever there is a potential view to the water. Condition Number 23 has been added to the Coastal Development Permit to ensure this visual corridor is preserved adjacent to the project site. Potential views to Mission Bay looking east from Bayside Lane and through the property are currently obstructed by existing landscape and structures. The proposed development will remove all existing solid fences or walls or open fences greater than 3 feet in height from the required yards along Avalon Court and the south side yard. New open fences and landscape less than three feet in height may be located within the required yards provided they do not obstruct views. Therefore, the proposed development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

Lot Line Adjustment - Section 125.0340

1. **The proposed adjustment complies with the applicable provisions of the Subdivision Map Act.**

Parcel Map No. 1809 was recorded on November 13, 1924 creating the existing legal lot requesting redevelopment for a three-story triplex and the legal lot adjacent and to the south of the proposed development site. The existing residential dwelling unit was built in 1946. At some point, the property owner to the south of the project site built a garage on a portion of the shared property line between the two properties. This is the south property line for the proposed development. The proposed adjustment will not subdivide any lots. It will adjust the lot line between two existing parcels. Therefore, the proposed adjustment complies with the applicable provisions of the Subdivision Map Act.

2. **Before adjustment, all lots or parcels are existing parcels of land created by separate fee conveyance and meeting the criteria for determination of a lot as specified in Section 113.0237.**

Parcel Map No. 1809 was recorded on November 13, 1924 creating the existing legal lot requesting redevelopment for a three-story triplex and the legal lot adjacent and to the south of the proposed development site. The existing residential dwelling unit was built in 1946. At some point, the property owner to the south of the project site built a garage on a portion of the shared property line between the two properties. This is the south property line for

the proposed development. Before the lot line adjustment, the individual parcels shown on Parcel Map No. 1809 have been recorded by the County Recorder and meets the criteria for determination of a lot as specified in SDMC Section 113.0237.

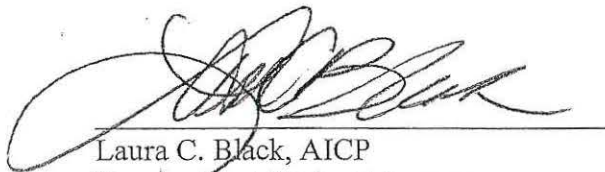
3. **All adjusted lots or parcels comply with the minimum requirements of the Land Development Code and all existing structures comply with the established yards, except for property for which a Variance has been granted pursuant to Chapter 12, Article 6, Division 8 (Variances) and for previously conforming lots or structures, for which the Lot Line Adjustment shall not increase the existing noncompliance.**

Parcel Map No. 1809 was recorded on November 13, 1924 creating the existing legal lot requesting redevelopment for a three-story triplex and the legal lot adjacent and to the south of the proposed development site. The existing residential dwelling unit was built in 1946. At some point, the property owner to the south of the project site built a garage on a portion of the shared property line between the two properties. This is the south property line for the proposed development. The individual parcels comply with the minimum requirements of the Land Development Code, the Mission Beach Precise Plan and the General Plan. All existing structures comply with the established yards, no deviations or variances are requested from the regulations, so there is no existing noncompliance. Therefore, the proposed lot line adjustment shall not increase the existing noncompliance.

4. **The Lot Line Adjustment will not result in the creation of any additional parcels.**

Parcel Map No. 1809 was recorded on November 13, 1924 creating the existing legal lot requesting redevelopment for a three-story triplex and the legal lot adjacent and to the south of the proposed development site. The existing residential dwelling unit was built in 1946. At some point, the property owner to the south of the project site built a garage on a portion of the shared property line between the two properties. This is the south property line for the proposed development. The proposed adjustment will not subdivide any lots. It will adjust the lot line between two existing parcels. Therefore, the proposed lot line adjustment will not result in the creation of any additional parcels.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, this appeal from the June 12, 2013 Hearing Officer decision is DENIED and Coastal Development Permit No. 1018896 and Lot Line Adjustment No. 1098742 are hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Coastal Development Permit No. 1018896 and Lot Line Adjustment No. 1098742, a copy of which is attached hereto and made a part hereof.



Laura C. Black, AICP
Development Project Manager
Development Services

Adopted on: October 3, 2013
Internal Order No. 24003080



Ernest J. Dronenburg, Jr.

COUNTY OF SAN DIEGO
ASSESSOR/RECORDER/COUNTY CLERK



RECORDER/COUNTY CLERK'S OFFICE

1600 Pacific Highway, Suite 260
P.O. Box 121750 * San Diego, CA 92112-1750
Tel. (619) 238-8158 * Fax (619) 557-4155

www.sdarcc.com

ASSESSOR'S OFFICE

1600 Pacific Highway, Suite 103
San Diego, CA 92101-2480
Tel. (619) 236-3771 * Fax (619) 557-4056

BATCH #: 375265420131003

BILLED TO:	CITY OF SAN DIEGO-DSD	
DOCUMENT #S:	2013-0601620	
RECORDING DATE:	OCT 03, 2013	11:23 AM
	RECORDING:	22.00
	ADD'L RECORDING:	12.00
	MICROGRAPHICS:	1.00
	TRIAL COURT:	11.00
	CONF. COPY:	1.00
	REDACTION:	1.00
	ERECORDING:	1.00
	TOTAL DUE:	49.00
	BALANCE DUE:	49.00
	TOTAL CHARGED:	49.00

SERVICES AVAILABLE AT OFFICE LOCATIONS

- * Tax Bill Address Changes
- * Records and Certified Copies:
 - Birth/ Marriage/ Death/ Real Estate
- * Fictitious Business Names (DBAs)
- * Marriage Licenses and Ceremonies
- * Assessor Parcel Maps
- * Property Ownership
- * Property Records
- * Property Values
- * Document Recordings

SERVICES AVAILABLE ON-LINE AT www.sdarcc.com

- * Forms and Applications
- * Frequently Asked Questions (FAQs)
- * Grantor/ Grantee Index
- * Fictitious Business Names Index (DBAs)
- * Property Sales
- * On-Line Purchases
 - Assessor Parcel Maps
 - Property Characteristics
 - Recorded Documents



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 1

Project Name: Bayside Walk Map Waiver	Project Number: 377062	Distribution Date:
---	----------------------------------	---------------------------

Project Scope/Location:
MISSION BEACH; Process 3, Coastal Development Permit and Tentative Map Waiver to create three residential condominium units under construction located at 2719 Bayside Walk. The 0.10 acre lot is located in the MBPD-R-S zone of the Mission Beach Planned District in the Mission Beach Precise Plan and Local Coastal Program Area and the Coastal Overlay Zone (Appealable).

Applicant Name: Andrew Kann, Omega Engrg Consultants	Applicant Phone Number: 858-634-8620
--	--

Project Manager: Tim Daly	Phone Number: (616) 446-5356	Fax Number: (619) 321-3200	E-mail Address: tpdaly@sandiego.gov
-------------------------------------	--	--------------------------------------	---

Project Issues (To be completed by Community Planning Committee for initial review):

- THE MAP WAIVER FOR THE SUBJECT PROPERTY WAS DISCUSSED AT OUR BOARD'S JULY 21, 2015 MEETING. THE OWNER AND ENGINEER WERE PRESENT.
- THERE IS AN ISSUE OF WHETHER THE BUILDING EXCEEDS THE 30 FOOT COASTAL HEIGHT LIMIT. THIS CONCERN WAS EXPRESSED BY NEIGHBORING PROPERTY OWNERS AND BY OBSERVATION BY THIS REVIEWER WITH PARTICULAR ATTENTION TO THE SOUTHWEST CORNER OF THE STRUCTURE.
- THIS REVIEWER EXPRESSED CONCERN BY TELEPHONE TO TIM DALY PROJECT MANAGER, MARGARET BARRERAS LDR PLANNING REVIEWER BECAUSE OF A STATEMENT IN HER CYCLE REPORT (5-27-15) "ALSO PROVIDE COASTAL HEIGHT 30' (NEW ISSUE)" AND TO SCOTT THOMAS, SENIOR STRUCTURAL FIELD INSPECTOR, ON THIS PROJECT. AS OF 7-21-15 THIS PROJECT HAS NOT BEEN FINALED BY THE CITY.

<p>Attach Additional Pages If Necessary. ✓</p> <p>ACCORDINGLY, THE BOARD ONLY ISSUES IT'S <u>CONDITIONAL</u> APPROVAL.</p>	<p>Please return to: Project Management Division City of San Diego Development Services Department 1222 First Avenue, MS 302 San Diego, CA 92101</p>
---	---

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

Community Planning
Committee
Distribution Form Part 2

Project Name: Bayside Walk Map Waiver		Project Number: 377062		Distribution Date:	
Project Scope/Location: MISSION BEACH; Process 3, Coastal Development Permit and Tentative Map Waiver to create three residential condominium units under construction located at 2719 Bayside Walk. The 0.10 acre lot is located in the MBPD-R-S zone of the Mission Beach Planned District in the Mission Beach Precise Plan and Local Coastal Program Area and the Coastal Overlay Zone (Appealable).					
Applicant Name: Andrew Kann, Omega Engrg Consultants				Applicant Phone Number: 858-634-8620	
Project Manager: Tim Daly		Phone Number: (616) 446-5356	Fax Number: (619) 321-3200	E-mail Address: tpdaly@sandiego.gov	
Committee Recommendations (To be completed for Initial Review):					
<input type="checkbox"/> Vote to Approve		Members Yes	Members No	Members Abstain	
<input checked="" type="checkbox"/> Vote to Approve With Conditions Listed Below		Members Yes 8	Members No 0	Members Abstain 0	
<input type="checkbox"/> Vote to Approve With Non-Binding Recommendations Listed Below		Members Yes	Members No	Members Abstain	
<input type="checkbox"/> Vote to Deny		Members Yes	Members No	Members Abstain	
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)				<input type="checkbox"/> Continued	
CONDITIONS: SEE PART I - PROJECT EXCEEDS 30 FOOT HEIGHT LIMIT SIGNIFICANTLY?					
NAME: DENNIS LYNCH			TITLE: PLAN REVIEWER		
SIGNATURE: <i>Dennis Lynch</i>			DATE: AUGUST 15, 2015		
Attach Additional Pages If Necessary.			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.					



Attn: **Tim Daly**
City of San Diego - DSD
1222 First Ave.
San Diego, CA 92101

September 21, 2015

RE: Building Height Certification Letter (Project No. 377062)
2719 Bayside Walk, San Diego, CA 92109

Mr. Daly,

OMEGA Engineering Consultants, Inc. has performed a second Building Height Certification for the subject property as conditioned by the Mission Beach Planning Group associated with the processing of the Condo Conversion via a Coastal Development Permit and Tentative Map Waiver.

Rick Engineering, Inc performed an as graded/built field survey on September 3, 2015. The survey included surveying the corners of the top of the parapet for the top of the building height and several ground shots to determine the elevation of the parcel.


The height ground elevation was at the southeast corner and as was determined to be 6.86. The lowest point was at the southwest corner and was determined to be 6.17. The top of the parapet (highest point of the structure) was determined to be at elevation 36.58.

Based on the City of San Diego Municipal Code Chapter 11.3.2.41 section (B) - Diagram 113-02LL "Overall Structure Height" the height of the building has been determined as follows:

36.58 (highest point on building) – 6.17 (lowest grade at building) – (6.86-6.17) Difference in grade from one end to of the building to other = 36.58-6.17-0.69=29.72 ft height. The building height has been determined to be 29.72 feet which is less than the maximum allowable height of 30.00 ft.

Should you have any questions or concerns, please do not hesitate to give us a call.

Sincerely,


 Andrew J. Kann, R.C.E.





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
 2719 Bayside Walk

Project No. For City Use Only
 377062

Project Address:
 2719 Bayside Walk San Diego, California 92109

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

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

Additional pages attached Yes No

Name of Individual (type or print):
 Ronald J. Bills
 Owner Tenant/Lessee Redevelopment Agency
 Street Address:
 718 ASBURY COURT
 City/State/Zip:
 SAN DIEGO, CA 92109
 Phone No: 760-994-3054 Fax No:
 Signature: *Ronald J. Bills* Date: 6/17/2014

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 Chronology
Bayside Map Waiver – Project No. 377062

Date	Action	Description	City Review Time	Applicant Response
10/2/14	First Submittal	Project Deemed Complete		
12/4/14	Applicant request to suspend processing			
3/24/15	Applicant resumes processing			173 days
4/21/15	First Review Complete		28 days	
5/28/15	Second Submittal			36 days
6/30/15	Second Review Complete		33 days	
9/21/15	All Issues Resolved			83 days
10/14/15	HO Hearing		23 days	
TOTAL STAFF TIME			84 days	
TOTAL APPLICANT TIME				292 days
TOTAL PROJECT RUNNING TIME		From Deemed Complete to Planning Commission	12 months, 12 days	