

001131

CITY OF SAN DIEGO  
MEMORANDUM

DATE: October 29, 2007  
TO: Elizabeth Maland, City Clerk  
FROM: Gerri Bollenbach, Assistant Engineer  
SUBJECT: Approval of the final map "4960 Coronado Avenue"

The City Engineer has examined and states that he can make the necessary findings to approve the final map "4960 Coronado Avenue". Pursuant to Section 125.0630 M.C., please place the following notice as an information item in the Council Docket for November 13, 2007.

**NOTICE of Pending Final Map Approval**

**Notice is hereby given that the City Engineer has reviewed and will approve on the date of this City Council meeting that certain final map entitled "4960 Coronado Avenue" (T.M No. 219581 PTS No. 137204) located on the north side of Coronado Avenue between Bacon Street and Cable Street in the Ocean Beach Community Plan area in Council District 2, a copy of which is available for public viewing at the office of the San Diego City Clerk. Specifically, the City Engineer has caused the map to be examined and has made the following findings:**

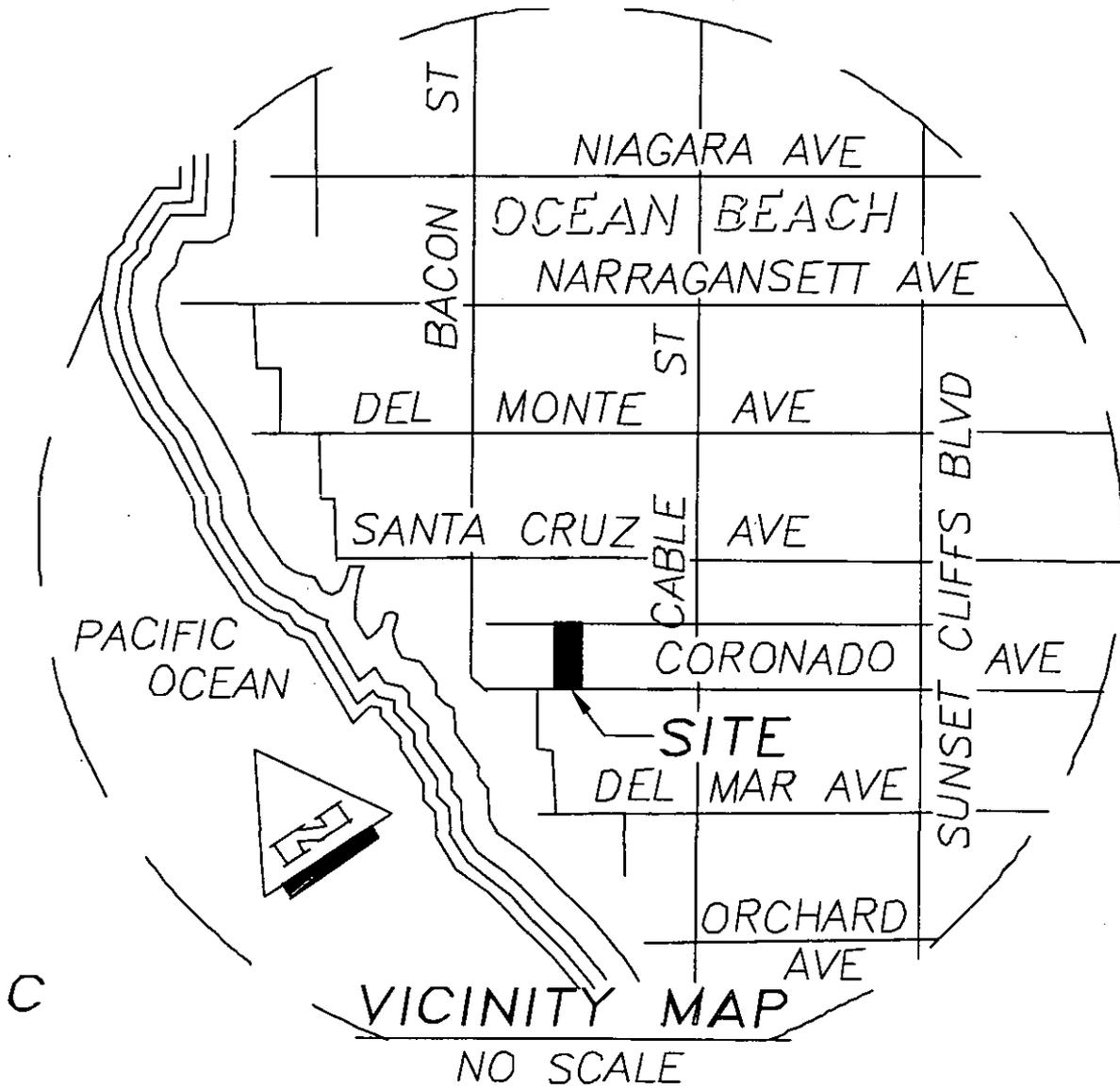
- (1) The map substantially conforms to the approved tentative map, and any approved alterations thereof and any conditions of approval imposed with said tentative map.**
- (2) The map complies with the provisions of the Subdivision Map Act and any local ordinances applicable at the time of approval of the tentative map.**
- (3) The map is technically correct.**

**Said map will be finalized and recorded unless a valid appeal is filed. Interested parties will have 10 calendar days from the date of this Council hearing to appeal the above findings of the City Engineer to the City Council. A valid appeal must be filed with the City Clerk no later than 2:00 PM, 10 calendar days from the date of this City Council meeting stating briefly which of the above findings made by the City Engineer was improper or incorrect and the basis for that conclusion. If you have questions about the map approval findings or need additional information about the map or your appeal rights, please feel free to contact Anne Hoppe at (619) 446-5290.**

cc: W.O. 428245 PTS 137204

Attachment: Vicinity map, reduced copy of map

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4960 CORONADO AVENUE

OWNER'S CERTIFICATE:

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF OR ARE INTERESTED IN THE LAND EMBRACED WITHIN THE SUBDIVISION TO BE KNOWN AS 4960 CORONADO AVENUE AND WE HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP, CONSISTING OF 2 SHEETS AND DESCRIBED IN THE CAPTION THEREOF.

IT IS OUR INTENT TO SUBDIVIDE AND LATER CONVEY OUR ENTIRE INTEREST IN THE REAL PROPERTY SHOWN ON THIS MAP WITHIN THE HEAVY BORDER, INCLUDING ANY REVERSION RIGHTS THAT MAY EXIST WITHIN THE ADJOINING PUBLIC RIGHTS-OF-WAY. IT IS NOT OUR INTENT TO ALTER OR SEVER THE LEGITIMATE RIGHTS OF OTHERS WHO MAY HAVE A CLAIM ON THOSE REVERSION RIGHTS THROUGH PRIOR CONVEYANCES.

4960 CORONADO AVE., LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: R. CRAIG BROADBOOKS, MANAGING MEMBER

FIRST BANK OF BEVERLY HILLS AS BENEFICIARY UNDER DEED OF TRUST RECORDED JULY 27, 2007 AS INSTRUMENT NO. 2007-0502668 OF OFFICIAL RECORDS.

BY: NAME TITLE

SIGNATURE OMISSION:

THE SIGNATURE OF THE CITY OF SAN DIEGO, OWNER OF AN EASEMENT AND RIGHT OF WAY FOR STREET PURPOSES AS DEDICATED BY THE MAP OF OCEAN BEACH NO. 279, HAS BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436, SUBSECTION(o)(3)(A)(i) OF THE SUBDIVISION MAP ACT. THEIR INTEREST IS SUCH THAT THEY CANNOT RIPEN INTO A FEE TITLE AND SAID SIGNATURE IS NOT REQUIRED BY THE GOVERNING BODY.

STATE OF CALIFORNIA) S.S. COUNTY OF SAN DIEGO)

ON 2007 BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED GLENN L. GOLDMAN PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITIES, AND THAT BY THEIR SIGNATURES ON THE INSTRUMENT THE PERSONS, OR THE ENTITY UPON BEHALF OF WHICH THE PERSONS ACTED, EXECUTED THE INSTRUMENT.

NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE.

PRINT NAME: MY PRINCIPAL PLACE OF BUSINESS IS IN SAN DIEGO COUNTY MY COMMISSION EXPIRES:

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

BEING A SUBDIVISION AND CONSOLIDATION OF LOTS 9 AND 10, IN BLOCK 65 OF OCEAN BEACH, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 279 FILED IN THE OFFICE OF THE COUNTY RECORDER MAY 28, 1887, TOGETHER WITH THOSE PORTIONS OF CORONADO AVENUE AND THE UNNAMED ALLEY AS DEDICATED TO PUBLIC USE.

SUBDIVISION GUARANTEE BY: STEWART TITLE COMPANY ORDER NO. T06940059

THIS IS A MAP OF A CONDOMINIUM PROJECT AS DEFINED IN SECTION 1350 ET. SEQ. OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. THE PLANNING COMMISSION RESOLUTION NO. R-301707, DATED JULY 25, 2006, APPROVES EIGHT (8) CONDOMINIUM UNITS.

STATE OF CALIFORNIA) S.S. COUNTY OF SAN DIEGO)

ON 2007 BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED AND PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITIES, AND THAT BY THEIR SIGNATURES ON THE INSTRUMENT THE PERSONS, OR THE ENTITY UPON BEHALF OF WHICH THE PERSONS ACTED, EXECUTED THE INSTRUMENT.

NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE.

PRINT NAME: MY PRINCIPAL PLACE OF BUSINESS IS IN SAN DIEGO COUNTY MY COMMISSION EXPIRES:

CITY CLERK'S CERTIFICATE:

I, CITY CLERK OF THE CITY OF SAN DIEGO, CALIFORNIA HEREBY CERTIFY THAT THE CITY ENGINEER HAS APPROVED THIS SUBDIVISION MAP. I ALSO CERTIFY THAT PROPER PUBLIC NOTICE HAS BEEN GIVEN OF THAT APPROVAL ON AND THAT THE LEGAL APPEAL PERIOD HAS EXPIRED.

IN WITNESS WHEREOF THESE PRESENTS, I HEREBY EXECUTE AND ATTEST BY SEAL THIS DAY OF 2007.

ELIZABETH MALAND CITY CLERK

BY: DEPUTY

SURVEYOR'S CERTIFICATE:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF R. CRAIG BROADBOOKS IN APRIL OF 2007, AND I CERTIFY THAT SAID SURVEY IS TRUE AND COMPLETE AS SHOWN AND THAT ALL MONUMENTS FOUND, TOGETHER WITH THOSE SET, ARE OF CHARACTER INDICATED AND OCCUPY THE POSITIONS SHOWN THEREON AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED (SEE LEGEND ON SHEET NO. 2).

I HEREBY STATE THAT THIS SUBDIVISION MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

ROBERT J. BATEMAN, L.S. 7046 LICENSE EXPIRES DECEMBER 31, 2008.

DATE:



CITY ENGINEER'S STATEMENT:

I HEREBY STATE THAT THIS MAP WAS EXAMINED BY ME OR UNDER MY DIRECT SUPERVISION; THAT IT SUBSTANTIALLY CONFORMS TO THE TENTATIVE MAP, IF ANY, AND ANY APPROVED ALTERATIONS THEREOF; THAT IT COMPLIES WITH THE SUBDIVISION MAP ACT AND ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP AND THAT IT IS TECHNICALLY CORRECT.

I ALSO CERTIFY THAT THERE ARE NO UNPAID BONDS ISSUED UNDER THE STREET IMPROVEMENT ACTS OF THE STATE OF CALIFORNIA AGAINST THIS SUBDIVISION.

HOSSEIN RUH, CITY ENGINEER

BY: ANNE L. HOPPE, DEPUTY L.S. 7196

DATE:

CLERK OF THE BOARD OF SUPERVISORS STATEMENT:

I, THOMAS J. PASTUSZKA, CLERK OF THE BOARD OF SUPERVISORS, HEREBY STATE THAT THE PROVISIONS OF THE SUBDIVISION MAP ACT (DIVISION 2 OF TITLE 7 OF THE GOVERNMENT CODE) REGARDING (a) DEPOSITS FOR TAXES AND (b) CERTIFICATION OF THE ABSENCE OF LIENS FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES EXCEPT THOSE NOT YET PAYABLE, HAVE BEEN COMPLIED WITH.

THOMAS J. PASTUSZKA CLERK OF THE BOARD OF SUPERVISORS

BY: DEPUTY

DATE:

RECORDER'S CERTIFICATE:

FILE NO.

I, GREGORY J. SMITH, COUNTY RECORDER OF THE COUNTY OF SAN DIEGO CALIFORNIA, HEREBY CERTIFY THAT I HAVE ACCEPTED FOR RECORDATION THIS MAP FILED AT THE REQUEST OF ROBERT J. BATEMAN THIS DAY OF 2007, AT O'CLOCK M.

GREGORY J. SMITH COUNTY RECORDER FEE: \$10.00

BY: DEPUTY COUNTY RECORDER

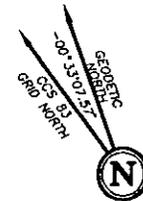
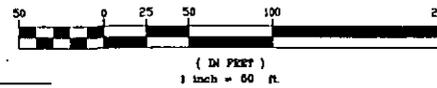
# MAP NO.

SHEET 2 OF 2 SHEETS

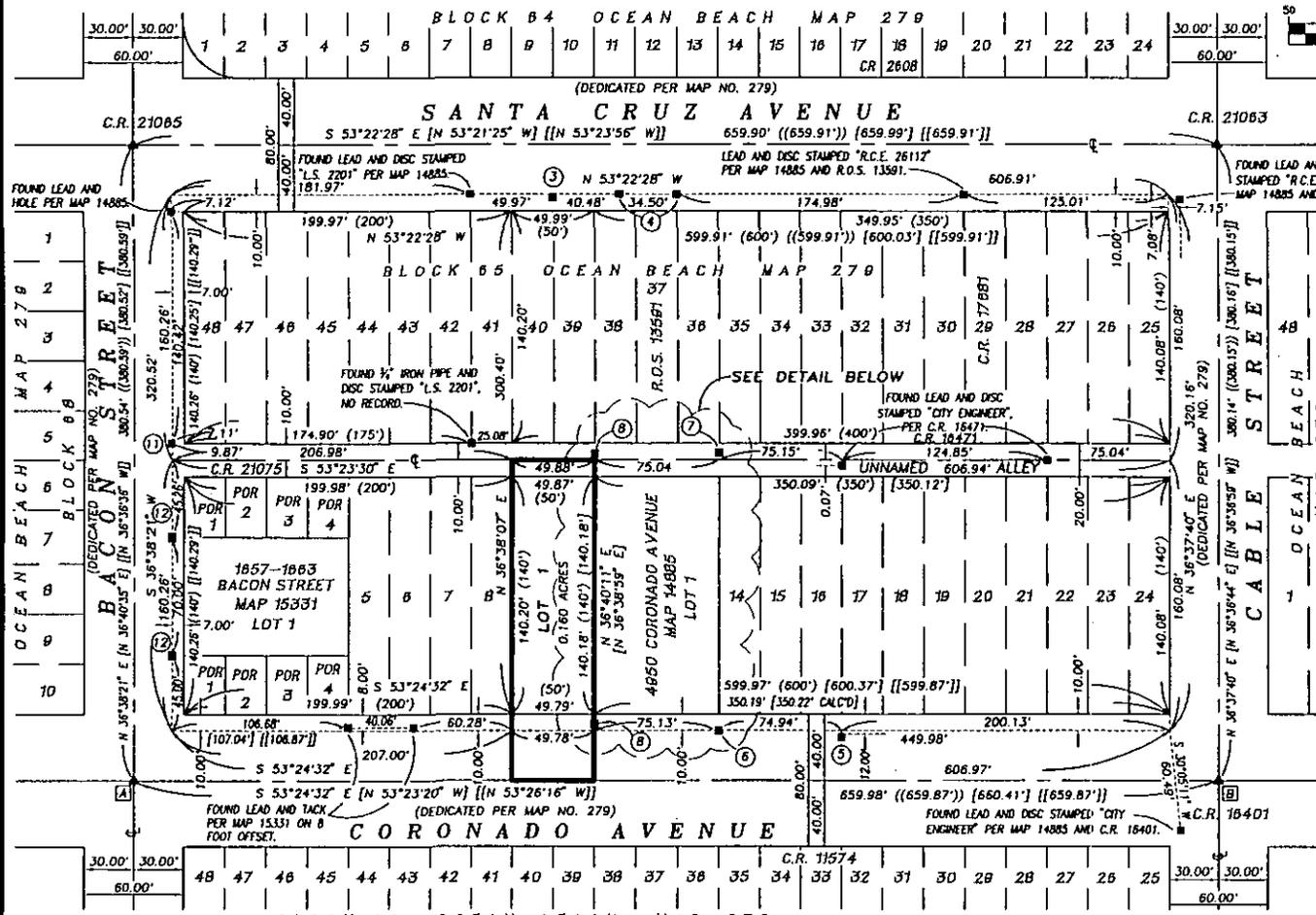
001136

## 4960 CORONADO AVENUE

GRAPHIC SCALE



CONVERGENCE ANGLE AT STATION [A] ELEVATION AT STATION [A] = 52.60 M.S.L.



**BASIS OF BEARINGS:**

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE NAD 83 CALIFORNIA COORDINATE SYSTEM ZONE 8 EPOCH 1991.35 AND IS DETERMINED BY GPS MEASUREMENTS TAKEN ON MARCH 23, 2004 AT POINTS [A] AND [B] AS SHOWN HEREOF. THE POINTS WERE ADJUSTED TO GPS STATION 156 AND GPS STATION 1017 PER RECORD OF SURVEY 14492. [A] - [B] = S 53°24'32\" E

QUOTED BEARINGS FROM REFERENCE MAPS OR DEEDS MAY OR MAY NOT BE IN TERMS OF SAID SYSTEM.

THE COMBINED SCALE FACTOR AT STATION [A] IS 1.00001003  
GRID DISTANCE = GROUND DISTANCE X COMBINED SCALE

**MONUMENTATION NOTES:**

1. THE SOUTHWESTERLY LOT CORNER SET ALONG THE SIDELINE OF CORONADO AVENUE IS MONUMENTED BY A DISC STAMPED "L.S. 7046", SET ALONG THE EXTENSION OF THE PROPERTY LINE AT AN OFFSET OF 10.00 FEET IN THE CONCRETE SIDEWALK; THE OFFSET IS MEASURED AT RIGHT ANGLES TO THE RIGHT OF WAY LINE.
  2. THE NORTHWESTERLY LOT CORNER SET ALONG THE CENTERLINE OF THE UNNAMED ALLEY IS MONUMENTED BY A DISC STAMPED "L.S. 7046", SET ALONG THE EXTENSION OF THE PROPERTY LINE AT AN OFFSET OF 10.00 FEET IN THE CONCRETE ALLEY; THE OFFSET IS MEASURED AT RIGHT ANGLES TO THE RIGHT OF WAY LINE.
- (3) INDICATES FOUND CHISELED "X" ON 8.00 FOOT OFFSET, NO RECORD.
- (4) INDICATES FOUND LEAD AND DISC STAMPED "L.S. 4605" PER MAP 14885 & R.O.S. 13591.
- (5) INDICATES FOUND LEAD AND DISC STAMPED "L.S. 2717" ON 12.00 FOOT OFFSET PER MAP 14885.
- (6) INDICATES FOUND LEAD AND TACK PER MAP 15331.
- (7) INDICATES FOUND LEAD AND DISC STAMPED "L.S. 6665" PER MAP 15331.
- (8) INDICATES FOUND LEAD AND DISC STAMPED "L.S. 6665" PER MAP 15331, ACCEPTED AS MONUMENT ON PROLONGATION OF THE WESTERLY LINE OF MAP 14885. SEE DETAIL.
- (9) INDICATES FOUND LEAD AND DISC STAMPED "CITY ENGINEER", NO RECORD. SEE R.O.S. 13591.
- (10) INDICATES FOUND LEAD AND DISC STAMPED "R.C.E. 7808" PER MAP 15331.
- (11) INDICATES FOUND LEAD AND DISC STAMPED "CITY ENGINEER" PER C.R. 21075.
- (12) INDICATES FOUND LEAD AND DISC STAMPED "L.S. 7190" PER MAP 15331.

**SURVEYOR'S NOTE:**

MAP 14885 WAS FOUND TO BE INCONSISTENT WITH RECORD OF SURVEY 13591, MAP 15331 AND THIS SURVEY. THE CENTERLINE MONUMENT AT BACON STREET AND CORONADO AVENUE MAY HAVE BEEN IMPROPERLY LOCATED AS SHOWN BY THE DISTANCE ALONG CORONADO AVENUE WHICH WAS FOUND TO BE IN ERROR WHEN COMPARED TO RECORD OF SURVEY 13591 AND MAP 15331.

THE MONUMENTS SET ALONG THE PROLONGATION OF THE WESTERLY LINE OF RECORD OF SURVEY 13591 WERE HELD AS SHOWN HEREOF TO AVOID GAP OR OVERLAP.

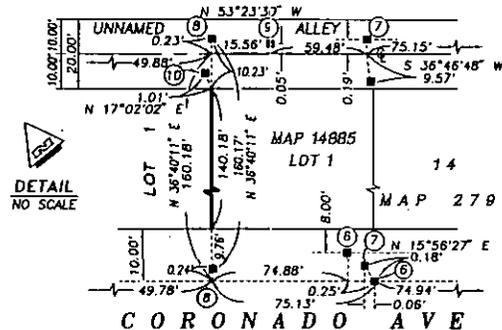
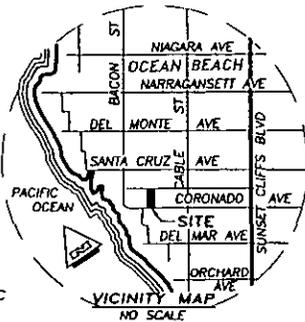
THE WESTERLY LINE OF LOT 1 SHOWN HEREOF WAS REESTABLISHED BY SINGLE PROPORTION OF BLOCK 65, USING RECORD INFORMATION FROM MAP 279.

**NOTES:**

1. TOTAL AREA OF SUBDIVISION MAP IS 0.218 ACRE
2. TOTAL NUMBER OF LOTS = 1
3. UNNAMED ALLEY DEDICATED PER MAP 279.

**LEGEND:**

- INDICATES FOUND AS NOTED.
- ▲ INDICATES STANDARD STREET MONUMENT PER R.O.S. 13591, MAP 14885 AND MAP 15331.
- ( ) INDICATES RECORD INFORMATION PER MAP 279.
- (( )) INDICATES RECORD INFORMATION PER R.O.S. 13591.
- [ ] INDICATES RECORD INFORMATION PER MAP 14885.
- [[ ]] INDICATES RECORD INFORMATION PER MAP 15331.
- INDICATES MAP BOUNDARY.
- [A] = NORTHING - 1851480.83 EASTING - 6252731.53
- [B] = NORTHING - 1851087.42 EASTING - 6253261.44



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