



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

THE CITY OF SAN DIEGO

# General Application

FORM  
DS-3032

AUGUST 2013

Part I (Must be completed for all permits/approvals)

1. **Approval Type:** *Separate electrical, plumbing and/or mechanical permits are required for projects other than single-family residences or duplexes* ☐ Electrical/Plumbing/Mechanical ☐ Sign ☐ Structure ☐ Grading ☐ Public Right-of-Way; ☐ Subdivision ☐ Demolition/Removal ☐ Development Approval ☐ Vesting Tentative Map ☐ Tentative Map ☐ Map Waiver ☒ Other: City Lease Amen

2. **Project Address/Location:** *Include Building or Suite No.*  
998 West Mission Bay Drive, San Diego, CA 92109

**Project Title:**  
Bahia Resort Hotel - City Lease Amendment

**Project No.:** *For City Use Only*

**Legal Description:** *(Lot, Block, Subdivision Name & Map Number)*  
See Attachment A.

**Assessor's Parcel Number:**

**Existing Use:** ☐ House/Duplex ☐ Condominium/Apartment/Townhouse ☒ Commercial/Non-Residential ☐ Vacant Land

**Proposed Use:** ☐ House/Duplex ☐ Condominium/Apartment/Townhouse ☒ Commercial/Non-Residential ☐ Vacant Land

**Project Description:**  
See Attachment B.

3. **Property Owner/Lessee Tenant Name:** *Check one* ☐ Owner ☒ Lessee or Tenant  
BH Partnership c/o William Evans

**Telephone:**  
858.539.7600

**Fax:**

**Address:**  
3999 Mission Boulevard

**City:**  
San Diego

**State:**  
CA

**Zip Code:**  
92109

**E-mail Address:**  
wle@evanshotels.com

4. **Permit Holder Name** - This is the property owner, person, or entity that is granted authority by the property owner to be responsible for scheduling inspections, receiving notices of failed inspections, permit expirations or revocation hearings, and who has the right to cancel the approval (in addition to the property owner). SDMC Section 113.0103.

**Name:**  
BH Partnership

**Telephone:**  
858.539.7600

**Fax:**

**Address:**  
998 West Mission Bay Drive

**City:**  
San Diego

**State:**  
CA

**Zip Code:**  
92109

**E-mail Address:**  
wle@evanshotels.com

5. **Licensed Design Professional** (if required): (check one) ☐ Architect ☐ Engineer  
**Name:**

**Telephone:**

**License No.:** N/A

**Fax:**

**Address:**

**City:**

**State:**

**Zip Code:**

**E-mail Address:**

6. **Historical Resources/Lead Hazard Prevention and Control** (not required for roof mounted electric-photovoltaic permits, deferred fire approvals, or completion of expired permit approvals).

a. Year constructed for all structures on project site: 1953

b. HRB Site # and/or historic district if property is designated or in a historic district (if none write N/A): N/A

c. Does the project include any permanent or temporary alterations or impacts to the exterior (cutting-patching-access-repair, roof repair or replacement, windows added-removed-repaired-replaced, etc)? ☐ Yes ☒ No

d. Does the project include any foundation repair, digging, trenching or other site work? ☐ Yes ☒ No

I certify that the information above is correct and accurate to the best of my knowledge. I understand that the project will be distributed/reviewed based on the information provided.

**Print Name:**

**Signature:**

**Date:**

7. **Notice of Violation** - If you have received a Notice of Violation, Civil Penalty Notice and Order, or Stipulated Judgment, a copy must be provided at the time of project submittal. Is there an active code enforcement violation case on this site? ☒ No ☐ Yes, copy attached

8. **Applicant Name:** *Check one* ☐ Property Owner ☐ Authorized Agent of Property Owner ☐ Other Person per M.C. Section 112.0102

William Evans - BH Partnership

**Telephone:**  
858.539.7600

**Fax:**

**Address:**  
3999 Mission Boulevard

**City:**  
San Diego

**State:**  
CA

**Zip Code:**  
92109

**E-mail Address:**  
wle@evanshotels.com

**Applicant's Signature:** I certify that I have read this application and state that the above information is correct, and that I am the property owner, authorized agent of the property owner, or other person having a legal right, interest, or entitlement to the use of the property that is the subject of this application (Municipal Code Section 112.0102). I understand that the applicant is responsible for knowing and complying with the governing policies and regulations applicable to the proposed development or permit. The City is not liable for any damages or loss resulting from the actual or alleged failure to inform the applicant of any applicable laws or regulations, including before or during final inspections. City approval of a permit application, including all related plans and documents, is not a grant of approval to violate any applicable policy or regulation, nor does it constitute a waiver by the City to pursue any remedy, which may be available to enforce and correct violations of the applicable policies and regulations. I authorize representatives of the city to enter the above-identified property for inspection purposes. I have the authority and grant City staff and advisory bodies the right to make copies of any plans or reports submitted for review and permit processing for the duration of this project.

**Signature:**

**Date:** 4/11/2016

Project Address/Location: Include Building or Suite No.  
998 West Mission Bay Drive, San Diego, CA 92109

Project No. For City Use Only

9. Contractor Name: **N/A** Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_  
 Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_ E-mail Address: \_\_\_\_\_  
 State License No.: \_\_\_\_\_ License Class: \_\_\_\_\_ City Business Tax No.: (required per SDMC Section 31.0301)

\* Licensed Contractor's Declaration: I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

Print Name: **N/A** Date: \_\_\_\_\_

Contractor Signature or authorized agent: \_\_\_\_\_

10. \* Workers' Compensation Declaration: I hereby affirm under penalty of perjury one of the following declarations: **N/A**

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

I hereby affirm under penalty of perjury one of the following declarations:

- ☐ a. I have and will maintain a certificate of consent to self-insure for workers' compensation, issued by the Director of Industrial Relations as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.
- ☐ b. I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Insurance Carrier: \_\_\_\_\_ Policy No.: \_\_\_\_\_ Expiration Date: \_\_\_\_\_

Name of Agent: \_\_\_\_\_ Phone No.: \_\_\_\_\_

- ☐ c. I certify that, in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that, if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

Print Name: \_\_\_\_\_ Date: \_\_\_\_\_

Contractor, owner, or authorized agent signature: \_\_\_\_\_

11. \* Owner-Builder Declaration: I hereby affirm under penalty of perjury that I am exempt from the Contractors' State License Law for the reason(s) indicated below by the checkmark(s) I have placed next to the applicable item(s). (Section 7031.5, Business and Professions Code: Any city or county that requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for the permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors' State License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt from licensure and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).):

- ☐ a. I, as owner of the property, or my employees with wages as their sole compensation, will do ( ) all of or ( ) portions of the work, and the structure is not intended or offered for sale (Section 7044, Business and Professions Code: The Contractors' State License Law does not apply to an owner of property who, through employees' or personal effort, builds or improves the property, provided that the improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the Owner-Builder will have the burden of proving that it was not built or improved for the purpose of sale).
- ☐ b. I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and contracts for such projects with contractor(s) licensed pursuant to the Contractor's License Law).
- ☐ c. I am exempt from licensure under the Contractors' State License Law for the following reason: \_\_\_\_\_

By my signature below I acknowledge that, except for my personal residence in which I must have resided for at least one year prior to completion of the improvements covered by this permit, I cannot legally sell a structure that I have built as an owner-builder if it has not been constructed in its entirety by licensed contractors. I understand that a copy of the applicable law, Section 7044 of the Business and Professions Code, is available upon request when this application is submitted or at the following web site: <http://www.leginfo.ca.gov/calaw.html>.

Print Name: \_\_\_\_\_ Date: \_\_\_\_\_

Owner Signature or authorized agent: \_\_\_\_\_

**N/A**

A separate Owner-Builder Verification form (DS-3042) must also be signed by the owner.

12. Construction Lending Agency: I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C).

Lender's Name: \_\_\_\_\_ Lender's Address: \_\_\_\_\_ **N/A**

\* Required per California State Law, Health & Safety Code Section 19825-29

Part II (Must be completed for all Construction Permits, except Grading and Public Right-of-way)



City of San Diego  
Development Services  
Attn: Deposit Accounts  
1222 First Ave., MS-401  
San Diego, CA 92101  
(619) 446-5000

# Deposit Account/Financially Responsible Party

FORM  
DS-3242

AUGUST 2014

Project Address/Location: 998 West Mission Bay Drive, San Diego, CA 92108  
Project No.: For City Use Only 492120  
Internal Order No.: For City Use Only 24006781

Approval Type: Check appropriate box for type of approval requested:

- ☐ Grading ☐ Public Right-of-Way ☐ Subdivision ☐ Neighborhood Use ☐ Coastal ☐ Neighborhood Development  
☐ Site Development ☐ Planned Development ☐ Conditional Use ☐ Variance ☐ Vesting Tentative Map  
☐ Tentative Map ☐ Map Waiver ☒ Other: City Lease Amendment

Is the project subject to a Reimbursement Agreement? ☐ No ☒ Yes

If yes, provide Reimbursement Agreement Application Project Number or Resolution/Ordinance No.: \_\_\_\_\_

**Deposit Trust Fund Account Information:** A deposit into a Trust Fund account with an initial deposit to pay for the review, inspection and/or project management services is required. The initial deposit is drawn against to pay for these services. The Financially Responsible Party will receive a monthly statement reflecting the charges made against the account, and an invoice when additional deposits are necessary to maintain a minimum balance. The payment of the invoice will be required in order to continue processing your project. At the end of the project, any remaining funds will be returned to the Financially Responsible Party.

## FINANCIALLY RESPONSIBLE PARTY

Name/Firm Name: BH Partnership c/o William Evans Address: 3999 Mission Boulevard E-mail: wle@evanshotels.com

City: San Diego State: CA Zip Code: 92109 Telephone: 858.539.7600 Fax No.: \_\_\_\_\_

**Financially Responsible Party Declaration:** I understand that City expenses may exceed the estimated advance deposit and, when requested by the City of San Diego, will provide additional funds to maintain a positive balance. Further, the sale or other disposition of the property does not relieve the individual or Company/Corporation of their obligation to maintain a positive balance in the trust account, unless the City of San Diego approves a Change of Responsible Party and transfer of funds. Should the account go into deficit, all City work may stop until the requested advance deposit is received.

☐ This is a continuation of existing Project No.: \_\_\_\_\_ Internal Order No.: \_\_\_\_\_

**NOTE:** Using an existing opened account may be allowed when:

1. Same location for both projects;
2. Same Financially Responsible Party;
3. Same decision process (Ministerial and discretionary projects may not be combined);
4. Same project manager is managing both projects; and
5. Preliminary Review results in a project application.

Please be advised: Billing statements cannot distinguish charges between two different projects.

Please Print Legibly.

Print Name: William L. Evans Title: Owner

Signature\*: [Signature] Date: 4/11/2016

\*The name of the individual and the person who signs this declaration must be the same. If a corporation is listed, a corporate officer must sign the declaration (President, Vice-President, Chairman, Secretary or Treasurer).

## FOR CITY USE ONLY

Project Title: Bahia Hotel Lease Amendment Date Requested: 6/15/16

☐ Keep existing Project No.: \_\_\_\_\_ as lead or ☒ Use new Project No.: 24006781 as lead

## ACCOUNT CLOSURE AUTHORIZATION

Date Requested: \_\_\_\_\_ ☐ Completed ☐ Inactive ☐ Withdrawn ☐ Collections

Print Name: \_\_\_\_\_ Signature: \_\_\_\_\_

Printed on recycled paper. Visit our web site at [www.sandiego.gov/development-services](http://www.sandiego.gov/development-services).  
Upon request, this information is available in alternative formats for persons with disabilities.

DS-3242 (08-14)



THE CITY OF SAN DIEGO

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 City Lease Amend.

Project Title

Bahia Resort Hotel - City Lease Amendment

Project No. For City Use Only

Project Address:

See Attachment A.

## 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):

William Evans, BH Partnership

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature:

Date:

4/11/2016

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature:

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature:

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature:

Date:

Project Title:

Project No. (For City Use Only)

**Part II - To be completed when property is held by a corporation or partnership****Legal Status (please check):**

☐ Corporation ☐ Limited Liability -or- ☐ General) What State? \_\_\_\_\_ Corporate Identification No. \_\_\_\_\_  
☒ Partnership

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property.. Please list below the names, titles and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all corporate officers, and all partners in a partnership who own the property). A signature is required of at least one of the corporate officers or partners who own the property. Attach additional pages if needed. **Note:** The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process. **Additional pages attached** ☐ Yes ☐ No

Corporate/Partnership Name (type or print):  
BH Partnership☐ Owner ☐ Tenant/Lessee

Street Address:

City/State/Zip:

Phone No:

Fax No:

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

Title (type or print):

Signature:

Date:

Corporate/Partnership Name (type or print):

☐ Owner ☐ Tenant/Lessee

Street Address:

City/State/Zip:

Phone No:

Fax No:

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

Title (type or print):

Signature :

Date:

Corporate/Partnership Name (type or print):

☐ Owner ☐ Tenant/Lessee

Street Address:

City/State/Zip:

Phone No:

Fax No:

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

Title (type or print):

Signature :

Date:

Corporate/Partnership Name (type or print):

☐ Owner ☐ Tenant/Lessee

Street Address:

City/State/Zip:

Phone No:

Fax No:

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

Title (type or print):

Signature :

Date:

Corporate/Partnership Name (type or print):

☐ Owner ☐ Tenant/Lessee

Street Address:

City/State/Zip:

Phone No:

Fax No:

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

Title (type or print):

Signature :

Date:

Corporate/Partnership Name (type or print):

☐ Owner ☐ Tenant/Lessee

Street Address:

City/State/Zip:

Phone No:

Fax No:

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

Title (type or print):

Signature :

Date:

## **ATTACHMENT B**

### **BAHIA RESORT HOTEL – RENOVATION AND EXPANSION PROJECT DRAFT PROJECT DESCRIPTION**

#### ***Existing Development***

The Bahia Resort Hotel is located at 998 West Mission Bay Drive, San Diego, and is currently developed with 315 rooms. The site is situated north of West Mission Bay Drive on a peninsula (Bahia Point) that separates Santa Barbara Cove and Ventura Cove in the Mission Bay Park Master Plan Area of the City of San Diego. Guest rooms are accommodated in one- and two-story buildings that are located along the east and west sides of the peninsula, as well as a five-story tower at the south end of the peninsula and a four-story tower at the north end of the peninsula.

#### ***Existing Recreational Amenities***

Existing recreational amenities at Bahia Point include a pedestrian and bicycle path along the south side of the Bahia Resort Hotel property, which runs roughly parallel to West Mission Bay Drive and is accommodated primarily within existing sidewalks along the roadway in the project vicinity. West of the project site, this path separates from the street and runs along the sand, creating a boardwalk of sorts. Grass area is provided along the eastern and northern edges of the peninsula, and there is a public restroom building located in the northeastern portion of the peninsula. The Bahia Resort Hotel provides boat rentals on two docks located within Santa Barbara Cove, accommodating approximately 70 private and for-rent watercraft of all types. Additionally, this marina accommodates hotel guests who bring their own personal watercraft.

#### ***Existing Public Parking***

Public parking on is currently accommodated in surface parking lots located along the eastern and northern perimeter of the peninsula. These parking lots separate the bay and bay front amenities from the existing Bahia Resort Hotel development.

#### ***Existing City Leasehold***

Bahia Resort Hotel operates under an existing City lease. The exiting City leasehold for the Bahia Resort Hotel encompasses 583,772 square feet (13.4 acres). This leasehold boundary runs along West Mission Bay Drive, north of the public right-of-way, on the south; along the west side of Gleason Road on the east; to the south of the existing public parking lot on the north; and roughly co-terminus with the beach/waterline on the west.

#### ***Proposed Development***

Per the Mission Bay Park Master Plan, the Bahia Resort Hotel is permitted to develop up to 600 hotel rooms on Bahia Point. The project proposes renovation and expansion of the existing Bahia Resort Hotel and would involve demolition of all existing buildings, with the exception of the two tower hotel elements. The north tower, which houses 68 hotel rooms, and the south tower, which houses 76 hotel rooms, would remain.

The project would develop a total of 456 new hotel rooms within ten new buildings. New buildings would range in height from two- to three-stories and would be located in the northern half of the peninsula, orienting toward the bay. A new pool facility would be located in the center of this new complex of hotel buildings, directly south of the existing-

## **ATTACHMENT B**

to-remain north tower. A total of 710 parking spaces would be provided to serve the renovated and expanded Bahia Resort Hotel and would be located in a new parking garage located in the southern portion of the project site, along West Mission Bay Drive with three levels of parking above grade and one-half level of parking below grade. Access for the hotel would be located from Gleason Road, as it is today. Access into the parking garage would also be provided at this primary access point.

Gleason Road would be revised to terminate at the north end of a new 100-space parking lot, which would accommodate public parking. Additional new facilities would include a reception area, conference space, restaurants and retail space, and fitness amenities.

### ***Proposed Recreational Amenities***

The Bahia Resort Hotel Renovation and Expansion project would expand recreational amenities available to the public. The current grass areas in the eastern and northern portions of the site would remain with a 20-foot wide grass strip along the length of Ventura Cove (approximately 400 feet). An additional grass strip would be provided along Santa Barbara Cove, creating a continuous 20-foot wide grass strip area around the entire perimeter of the peninsula. An open grass area would remain in the northern portion of the peninsula, to the north of the amended leasehold boundary. Additionally, a 50-foot by 100-foot lawn area would be added in the portion of the project site roughly east of Gleason Road and north of West Mission Bay Drive. This area would allow for passive recreation. The existing restroom facility would be relocated to this area, as well, with paddle board/kayak lockers and other water sport rentals. A continuous ten-foot wide pedestrian and bicycle access path would be provided around Bahia Point, maintaining the path along the bay and providing separation between users and the busy roadway of West Mission Bay Drive. The boat dock would be expanded to provide an additional dock, accommodating approximately 18 additional watercraft.

### ***Proposed Public Parking***

Currently, there are 270 public parking spaces on Bahia Point. The proposed Bahia Resort Hotel Renovation and Expansion project would result in providing 273 public parking spaces. Some public parking currently located along the east and north sides of the peninsula would be displaced by the proposed project. Those spaces would be replaced by reconfiguring, expanding, and creating new areas for public parking in accordance with the Mission Bay Park Master Plan. Two public parking lots would be provided off-site, and one would be provided on-site. An off-site lot would be provided at Bonita Cove as a western extension of the existing public parking lot and would provide 86 spaces. Another off-site lot would be provided along Ventura Cove in the eastern parking area, accommodated predominantly through reconfiguring the existing paved area for more efficient parking, providing 87 net spaces. Within the Bahia Resort Hotel leasehold area, public parking would be provided in a new parking lot at the northern terminus of Gleason Road, providing 100 parking spaces. As a result, the proposed project would provide a total of 273 public parking spaces – a gain of three public parking spaces more than currently exists.

## **ATTACHMENT B**

### ***Proposed City Leasehold Expansion/Lease Amendment***

In accordance with the adopted Mission Bay Park Master Plan, the Bahia Resort Hotel is allowed to increase its leasehold by a maximum of one acre, or 43,560 square feet. This maximum increase would result in a maximum leasehold area of 627,332 square feet (14.4 acres). The Bahia Resort Hotel Renovation and Expansion project proposes a reconfiguration of the City lease boundary, increasing the leasehold area by approximately one-acre, or 43,560 square feet, bringing the total proposed leasehold to 627,332 square feet (14.4 acres). The new leasehold area would run along West Mission Bay Drive on the south in the same manner as the current leasehold. On the west, the leasehold boundary would run along the eastern side of the proposed pedestrian and bicycle access path. On the north, the leasehold boundary would terminate at the expansion plan limit line, as identified in the Mission Bay Master Plan. On the east, the leasehold boundary would be along the western side of Gleason Drive and the proposed parking lot, and along the western boundary of the proposed pedestrian and bicycle access path. All beach areas (essentially all lands on the bay-side of the proposed pedestrian and bicycle access path) would be removed from the leasehold boundary.

The existing City lease will be amended to reflect the leasehold expansion. In addition, the proposed development site plan will be incorporated into the City lease as the approved lease "Development Plan."

### ***Discretionary Actions***

The Bahia Resort Hotel Master Plan project would result in the following discretionary actions:

- City of San Diego City Council - Amendment to City Lease to incorporate proposed Site Plan as the lease Development Plan and adjust leasehold boundary.
- California Coastal Commission - Coastal Development Permit for renovation and expansion of the existing Bahia Resort Hotel.

## **Exhibit A: Legal Description of Premises**

That portion of the tidelands and submerged or filled lands of Mission Bay, formerly False Bay, according to Map thereof made by James Pascoe in 1870, a copy of which Map was filed in the Office of the County Recorder of San Diego, November 14, 1921, and is known as Miscellaneous Map No. 36, all being in the City of San Diego, County of San Diego, State of California, described as follows:

### **PARCEL 1**

Beginning at the Southeast corner of Lot 24 in Block 10 of Resubdivision of Blocks 7, 8 and 10 and a portion of Block 9 and Lot "A", Inspiration Heights, according to Map thereof No. 1700, filed in the office of the County Recorder of San Diego County, December 27, 1917; thence along the Southerly line of said Lot 24, South  $89^{\circ}55'56''$  West, (Record North  $89^{\circ}59'$  West) 25.00 feet to a point of tangent curve in the boundary of said Lot 24; thence South  $00^{\circ}04'04''$  East, 2.00 feet to an intersection with a line which is parallel with and 2.00 feet Southerly at right angles to the Southerly line of said Block 10; thence along said parallel line North  $89^{\circ}55'56''$  East, 249.70 feet; thence North  $05^{\circ}30'00''$  West 104.06 feet to the United States Coast and Geodetic Survey Triangulation Station "Old Town", (The Lambert Grid Co-ordinates, California Zone 6, for said Station "Old Town" are  $X = 1,712,415.17$  - East and  $Y = 213,819.22$  - North) and said Triangulation Station is located at Latitude  $32^{\circ}45'02.845''$  North and Longitude  $117^{\circ}11'07.200''$  West, being also the point of origin for the San Diego City Engineer's Mission Bay Park Co-ordinate System; thence North 7,745.14 feet and West 19,146.93 feet to the TRUE POINT OF BEGINNING, the Mission Bay Park Co-ordinates of said TRUE POINT OF BEGINNING being North 7,745.14 feet and West 19,146.93 feet; thence North  $15^{\circ}33'49''$  East, 91.02 feet to Mission Bay Park Co-ordinates North 7,832.82 feet and West 19,122.51 feet, being also a point

on the Mean High Tide Line of Mission Bay, as established on Miscellaneous Map No. 198 recorded in the Office of the County Recorder of San Diego County on June 17, 1948; thence continuing along said mean High Tide Line as follows: South  $76^{\circ}42'39''$  East, 20.00 feet to Mission Bay Park Co-ordinates North 7,828.23 feet and West 19,103.05 feet; thence North  $75^{\circ}27'18''$  East 205.98 feet to Mission Bay Park Co-ordinates North 7,879.95 feet and West 18,903.67 feet; thence North  $80^{\circ}32'22''$  East 201.56 feet to Mission Bay Park Co-ordinates North 7,913.09 feet and West 18,704.85 feet; thence North  $51^{\circ}26'35''$  East 53.10 feet, thence North  $37^{\circ}18'49''$  East 100.98 feet; thence North  $8^{\circ}51'34''$  East 162.01 feet to a point hereby designated as Station "17" on said Mean High Tide Line; thence North  $4^{\circ}30'49''$  West, 203.19 feet to Mission Bay Park Co-ordinates North 8,389.13 feet and West 18,593.16 feet; thence north  $16^{\circ}54'27''$  West, 64.06 feet; thence North  $25^{\circ}25'48''$  West, 100.02 feet; thence North  $29^{\circ}25'37''$  West, 100.40 feet; thence North  $36^{\circ}08'47''$  West, 102.17 feet to Mission Bay Park Co-ordinates North 8,710.70 feet and West 18,764.33 feet; thence leaving said Mean High Tide Line, North  $65^{\circ}52'30''$  East, a distance of 435.62 feet; thence South  $25^{\circ}16'00''$  East, 305.31 feet to a point on the arc of a tangent curve concave Westerly, having a radius of 705.0 feet; thence Southerly along the arc of said curve, through a central angle of  $65^{\circ}16'$ , a distance of 803.08 feet to Mission Bay Park Co-ordinates North 7,858.57 feet and West 18,333.94 feet; thence South  $40^{\circ}00'00''$  West, tangent to said curve, 496.60 feet; thence North  $50^{\circ}00'21''$  West, 28.76 feet to the point of tangency of a curve concave Southwesterly, having a radius of 1260.0 feet; thence Northwesterly along the arc of said curve, through a central angle of  $24^{\circ}25'50''$ , a distance of 536.01 feet to the TRUE POINT OF BEGINNING of this Parcel L.

Below legal description - Parcel L - up

PARCEL II

BEING A PORTION OF THE TIDELANDS AND SUBMERGED LANDS OF MISSION BAY (FAIRSE BAY) AND A PORTION OF ISLAND NO. 2 AS SHOWN PER MISCELLANEOUS MAP NO. 72 ON FILE WITH THE RECORDER OF SAN DIEGO COUNTY, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS :

COMMENCING AT A LEAD AND DISC STAMPED LS 6641, BEING THE MOST NORTHERLY CORNER OF THE B. H. PARTNERSHIP BAHIA HOTEL LEASE NO. 26, PARCEL 1, PER RECORD OF SURVEY NO. 16891, FILED IN THE OFFICE OF THE RECORDER OF SAID COUNTY AS FILE NO. 2001-0113422 ON FEBRUARY 28, 2001, SAID LEAD AND DISC BEARS SOUTH 78° 31' 13" EAST FROM A LEAD AND DISC STAMPED "CITY ENG", BEING STATION "BAHIA" PER SAID RECORD OF SURVEY NO. 16891; THENCE ALONG A RANDOM LINE SOUTH 15° 46' 46" WEST, 893.83 FEET TO AN ANGLE POINT ON THE WESTERLY LINE OF SAID LEASE PARCEL 1; THENCE ALONG SAID WESTERLY LINE OF SAID LEASE PARCEL 1, SOUTH 37° 49' 39" WEST, A DISTANCE OF 5.39 FEET; SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID LINE ALONG THE FOLLOWING LISTED COURSES:

1. NORTH 55° 26' 47" WEST, 19.07 FEET; THENCE
2. NORTH 68° 22' 39" WEST, 85.46 FEET; THENCE
3. NORTH 29° 17' 14" EAST, 37.49 FEET; THENCE
4. NORTH 15° 17' 21" WEST, 166.13 FEET; THENCE
5. SOUTH 74° 42' 39" WEST, 414.13 FEET; THENCE
6. SOUTH 15° 17' 21" EAST, 258.32 FEET; THENCE
7. NORTH 74° 42' 39" EAST, 323.29 FEET; THENCE
8. NORTH 29° 17' 14" EAST, 56.11 FEET; THENCE
9. SOUTH 68° 22' 39" EAST, 87.21 FEET; THENCE
10. SOUTH 55° 26' 47" EAST, 13.01 FEET TO A POINT ON THE WESTERLY LINE OF SAID LEASE PARCEL 1; THENCE
11. NORTH 37° 49' 39" EAST, 35.56 FEET ALONG SAID WESTERLY LINE OF SAID LEASE PARCEL 1 TO THE TRUE POINT OF BEGINNING.

CONTAINING 2.444 ACRES, MORE OR LESS.

THE BEARINGS AND DISTANCES HEREIN ARE IN TERMS OF THE CALIFORNIA  
COORDINATE SYSTEM, NAD83, AND ARE BASED ON SAID RECORD OF SURVEY  
NO. 16891.



*Scott F. Fitch* 10/9/2012  
SCOTT F. FITCH DATE  
LS 5284  
EXPIRATION DATE 12/31/2013

W.O. NO. \_\_\_\_\_

DWG. NO. \_\_\_\_\_

EXHIBIT B



BAHIA RESORT HOTEL — AERIAL PHOTOGRAPH