



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: January 23, 2019 REPORT NO. HO-19-002

HEARING DATE: January 30, 2019

SUBJECT: EADS AVENUE CDP/SDP/TM, Process Three Decision

PROJECT NUMBER: [577900](#)

OWNER/APPLICANT: 7154 Eads Avenue LLC, Owner, and William Metz, Applicant/Architect

SUMMARY

Issue: Should the Hearing Officer approve the small lot subdivision of two lots, each with a single dwelling unit under remodel construction, located at 7154 and 7156 Eads Avenue within the La Jolla Community Planning area?

Staff Recommendation:

1. Approve Coastal Development Permit No. 2041465.
2. Approve Site Development Permit 2041466.
3. Approve Tentative Map No. 2041467.

Community Planning Group Recommendation: On May 3, 2018, the La Jolla Community Planning Association voted 13-0-1 to recommend approval of the proposed project without conditions or recommendations.

Environmental Review:

This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315 (Minor Land Divisions). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on September 28, 2018, and the opportunity to appeal that determination ended October 12, 2018.

BACKGROUND

The 0.166-acre project site is currently one lot located at 7154 and 7156 Eads Avenue, on the west side of Eads Avenue, east of La Jolla Boulevard, south of Genter Street and north of Rushville Street in the La Jolla Community Planning area (Attachments 1-3). The property is in the RM-1-1 Zone, Coastal Overlay Zone (Non-Appealable), Coastal Height Limitation Overlay Zone, Parking Impact Overlay Zone (PIOZ-Coastal-Impact), Residential Tandem Parking Overlay Zone and Transit Area Overlay Zone. The La Jolla Community Plan and Local Coastal Program designates the site for Low-Medium Density (9-15 du/ac) residential uses. Properties to the west, south, and east are within the same zone and land use designation, and are developed with a mix of single dwelling units and multiple dwelling units. La Jolla High School is located one block south of the project site. Properties further north are single dwelling unit residential, zoned RS-1-7 and designated Low Density (5-9 du/ac). The neighborhood is accessed via La Jolla Boulevard, Nautilus Street to the south, and Pearl Street to the north. La Jolla Boulevard, approximately three blocks to the west of this site is this area's main transit corridor providing bus service to this area. The site is located approximately six blocks east of the Pacific Ocean. The site is not within, or adjacent to, the Multiple Species Conservation Program/Multi-Habitat Planning Area (MSCP) and does not contain other types of environmental sensitive lands as defined in San Diego Municipal Code (SDMC) Section 113.0103. The project site contains two dwelling units under remodel construction that were approved under separate ministerial projects as Project Nos. 491848 and 504357. Project No. 491848 is a remodel of the front unit and Project No. 504357 is a remodel of the rear unit. As the structures proposed for remodel are more than 45 years old, City of San Diego Staff evaluated them and concluded that they were not significant, or eligible for historic designation under local, state or federal criteria. The project proposes to create two single dwelling unit lots pursuant to the Small Lot Subdivision Regulations. The ministerial review of the remodel construction was designed and submitted in anticipation of filing for the Small Lot Subdivision approvals.

DISCUSSION

Project Description

The project proposes a Small Lot Subdivision in accordance with SDMC 143.0365, which would create two lots with one residential dwelling unit on each lot addressed as 7154 and 7156 Eads Avenue. The purpose and intent of the Small Lot Subdivision and related Supplemental Site Development Regulations is to encourage development of single dwelling units on small lots to provide a space-efficient and economical alternative to traditional single dwelling unit development. It is also the intent of these regulations to provide pedestrian friendly developments that are consistent with neighborhood character. The Supplemental Site Development Permit Regulations for Small Lot Subdivisions contains specific development regulation such as minimum lot size, minimum lot dimensions, setbacks, maximum lot coverage and structure height. Each of the proposed lots contains one residential dwelling unit. The front unit is three stories, totaling 3,185-square-feet of floor area, three-bedrooms and with an attached two-car garage. The rear unit is two stories, totaling 2,225-square-feet of floor area with three bedrooms and an attached one-car garage. In addition to the garage parking, there two additional surface parking spaces for a total of five off-street parking spaces. Lot One, with the front unit, fronts on Eads Avenue and is proposed to be 4,252squarefeet in lot size. Lot Two, containing the rear unit, on the alley, is proposed to be 2,971squarefeet in lot size.

The project requires a Process Two, Coastal Development Permit for development within the Coastal Overlay Zone pursuant to SDMC 126.0702, a Process Three Site Development Permit to create a small-lot subdivision pursuant to SDMC 126.0502(b)(5), 142.0365, and 143.0302, and a Process Three Tentative Map to create two lots pursuant to SDMC 125.0410 and 125.0430. However, per SDMC 112.0103, all actions will be consolidated and processed according to Process Three, with the Hearing Officer as the decision maker.

The proposed development complies with the applicable zoning and development regulations of the Land Development Code including supplemental development regulations for a Small Lot Subdivision. The proposed project was reviewed for compliance with the RM-1-1 zone development requirements under a separate review and approval, which include but are not limited to height, setbacks, density, landscape, parking, and floor area ratio. No deviations are proposed with the subdivision.

The project's design conforms to the surrounding neighborhood by providing one three-story residential dwelling unit and one two-story dwelling unit with similar building massing, exterior building materials and roof design to other residential dwelling units located nearby. Additionally, the project's design includes ground cover and street trees adjacent to Eads Avenue, closure of a driveway and sidewalk improvements along Eads Avenue for improved pedestrian safety.

Community Plan Analysis

The subdivision is proposed on a site in an established neighborhood of the La Jolla Community Plan area. The proposed project maintains the existing "single-family" character of the area by maintaining the required zone and plan densities using detached single-dwelling units on individual lots.

The project results in a residential density of 12.06 du/ac, which complies with the RM-1-1 zone (maximum allowable density of 14.5 du/ac) and the Low-Medium Density land use designation (maximum allowable density of 15 du/ac). In addition, the project complies with multiple Community Plan goals and policies, such as providing of a wide variety of dwelling unit types and the need to locate higher density housing principally along transit corridors.

Conclusion

The project complies with the requirements of the RM-1-1 zone, the Supplemental Site Development Permit Regulations for Small Lot Subdivisions (SDMC 143.0365), and all applicable sections of the Land Development Code and the La Jolla Community Plan, with no deviations requested. Staff has prepared draft findings in the affirmative to approve the project and recommends approval of Coastal Development Permit No. 2041465/Site Development Permit No. 2041466 and Tentative Map No. 2041467.

Staff

ALTERNATIVES

1. Approve Coastal Development Permit No. 2041465/Site Development Permit 2041466 and Tentative Map 2041467, with modifications.
2. Deny Coastal Development Permit No. 2041465/Site Development Permit 2041466 and Tentative Map 20414671929283, if the findings required to approve the project cannot be affirmed.

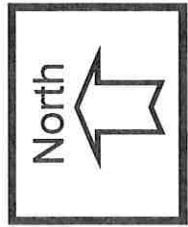
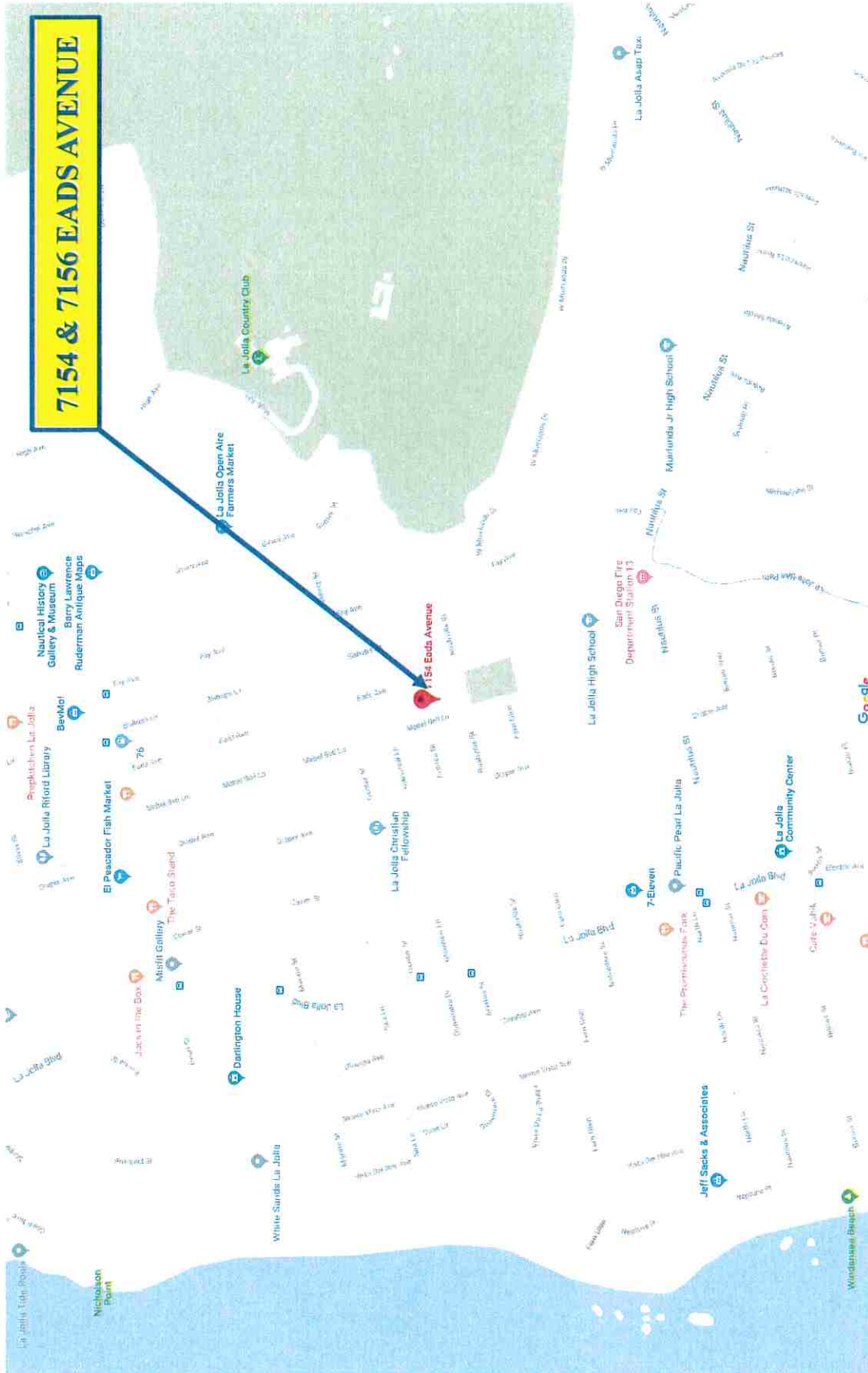
Respectfully submitted,



Glenn Gargas, Development Project Manager

Attachments:

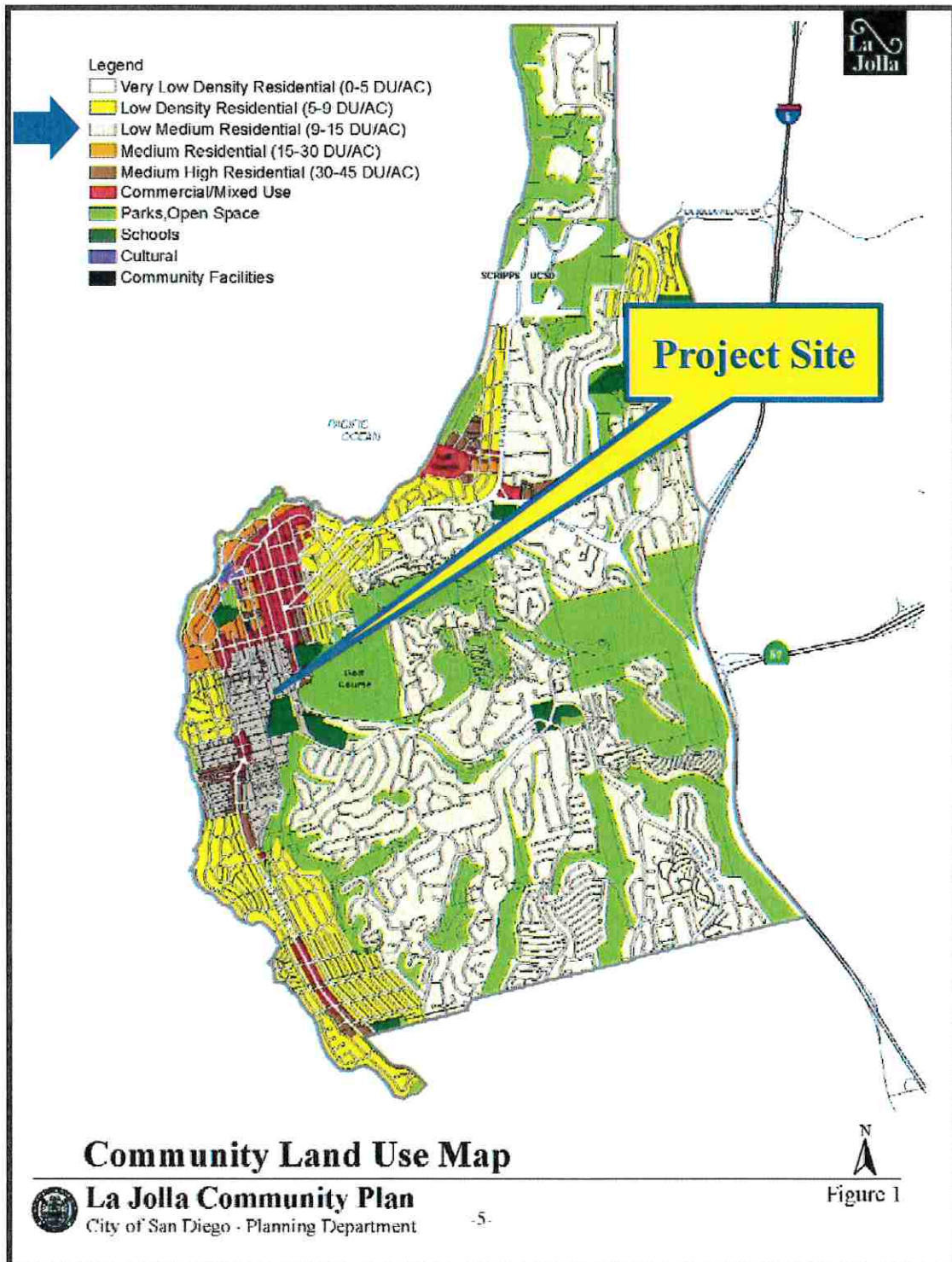
1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Draft Resolution with Findings
5. Draft Permit with Conditions
6. Draft Map Resolution
7. Draft Map Conditions
8. Environmental Exemption
9. Community Planning Group Recommendation
10. Ownership Disclosure Statement
11. Project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



Project Location Map

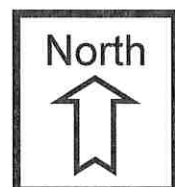
EADS AVENUE CDP/SDP/TM - 7154 & 7156 EADS AVENUE
PROJECT NO. 577900





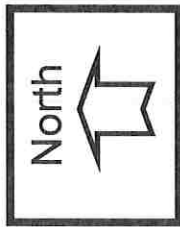
Land Use Map

EADS AVENUE CDP/SDP/TM – 7154 & 7156 EADS AVENUE
PROJECT NO. 577900 La Jolla





Project Site



Aerial Photo

EADS AVENUE CDP/SDP/TM - 7154 & 7156 EADS AVENUE
PROJECT NO. 577900



HEARING OFFICER RESOLUTION NO. _____
COASTAL DEVELOPMENT PERMIT NO. 2041465/SITE DEVELOPMENT PERMIT NO. 2041466
EADS AVENUE TM, CDP & SDP - PROJECT NO. 577900

WHEREAS, 7154 EADS AVENUE LLC, Owner/Permittee, filed an application with the City of San Diego for a permit for a Small Lot Subdivision to subdivide one lot into two lots with two dwelling units under remodel construction (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit Nos. 2041465 and 2041466), on portions of a 0.166-acre property;

WHEREAS, the project site is located at 7154 and 7156 Eads Avenue, in the RM-1-1 Zone, Coastal (non-appealable) Overlay Zone, Coastal Height Limitation Overlay Zone, Parking Impact Overlay Zone (PIOZ-Coastal-Impact), Residential Tandem Parking Overlay Zone and Transit Area Overlay Zone within the La Jolla Community Plan area;

WHEREAS, on September 28, 2018, 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 15315 (Minor Land Divisions) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

WHEREAS, on January 30, 2019, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. 2041465/Site Development Permit No. 2041466, pursuant to the Land Development Code of the City of San Diego; NOW, THEREFORE,

BE IT RESOLVED by the Hearing Officer of the City of San Diego, that it adopts the following findings with respect to Coastal Development Permit No. 2041465/Site Development Permit No. 2041466:

Coastal Development Permit – [SDMC Section 126.0708]

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

The 0.166-acre one lot project site has two dwelling units being remodeled. These remodels were reviewed and approved under a separate approval. The proposal is a small lot subdivision to divide the one lot into two lots with one dwelling unit located on each lot. The site is located approximately six blocks from the Pacific Ocean coastline. The proposed subdivision will not cause any physical change to the buildings under construction. The subdivision will create two lots and no construction or intensification of use is requested. The dwelling units on site will not encroach upon any existing or proposed physical access to the Pacific Ocean and approval of the subdivision will not change that condition. The project site is not located adjacent to any identified visual access corridor identified within the La Jolla Community Plan and Local Coastal Program Land Use Plan. Therefore, the proposed two-lot subdivision will not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway identified in the La Jolla Local Coastal Program Land Use Plan; and the proposed two-lot subdivision will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the La Jolla Community Plan and Local Coastal Program Land Use Plan.

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

The 0.166-acre subdivision site does not contain environmentally sensitive lands as define in Land Development Code Section 113.0103. An environmental review determined that the project would not have a significant environmental effect on environmentally sensitive lands and was found to be exempt from environmental review under the California Environmental Quality Act (CEQA) Guidelines. The proposed project would create two lots from one lot, allowing each dwelling unit to be on a separate lot. The subdivision will create two lots and no construction or intensification of use is requested. There is no proposed grading on any portion of the property. As the project would only subdivide the lot into two lots with no other physical change, the proposed coastal development will not adversely affect 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 subdivision to create two lots for the two dwelling units under remodel construction is located on a site designated Low-Medium Density Residential (9 to 15 DUs per acre) by the La Jolla Community Plan. Two units on the 0.166-acre site results in a density of 12.06 DUs per acre, consistent with the land use density of the La Jolla Community Plan and Local Coastal Program. There are no physical changes proposed to the structures under remodel construction, reviewed and approved under a prior ministerial permit. Due to these factors 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.

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

The project site is located approximately six blocks east of the Pacific Ocean and three blocks east of La Jolla Boulevard, the First Public Roadway, and, therefore, not between the first public road and the sea or coastline. Therefore, the project meets the public access and public recreation policies of Chapter 3 of the California Coastal Act. applicable.

SITE DEVELOPMENT PERMIT [SDMC Section 126.0505]

1. The proposed development will not adversely affect the applicable land use plan.

The 0.166-acre project site is located at 7154 and 7156 Eads Avenue in the La Jolla Community Planning Area. The property is zoned RM-1-1 and designated Low-Medium Density (9-15 du/ac) in the La Jolla Community Plan.

The project is located in an established residential neighborhood of the La Jolla Community Plan. The proposed project maintains this "single-family" character by providing the required zone and plan densities using detached single-dwelling units on individual lots.

The project has a residential density of 12.06 du/ac, which complies with the property's Low-Medium Density land use designation (maximum allowable density of 15 du/ac). In addition, the project promotes multiple Community Plan goals and policies, including the provision of a wide variety of dwelling unit types for all ages, and enhancing residential neighborhoods by planting street trees. Therefore, the proposed development will not adversely affect the applicable land use plan.

2. **The proposed development will not be detrimental to the public health, safety, and welfare.**

The 0.166-acre project site is located at 7154 and 7156 Eads Avenue in the La Jolla Community Planning Area. The property is zoned RM-1-1 and designated Low-Medium Density (9-15 du/ac) by the Community Plan.

The project site is located in a developed, urban area that is already served by utilities and emergency services. It will be developed in accordance with existing zoning and Community Plan densities for the site. The project was determined to be categorically exempt from CEQA pursuant to CEQA Guidelines Section 15315 (Minor Land Divisions).

The development was designed in full accordance with the Land Development Code and will enhance the existing streetscape by providing new landscaping, driveway closure and sidewalk improvements. The remodel construction of two detached dwelling units will include public improvements, such as the closure of an existing driveway and curb cut on Eads Avenue. This facilitates all off-street parking taking access from the rear alley. Added and improved pedestrian walkways from each dwelling unit to Eads Avenue streetscape will also result. The project will be required to observe all local, state, and federal laws related to building safety, fire safety, and water quality. Therefore, the proposed development will not be detrimental to the public health, safety, and welfare.

3. **The proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.**

The 0.166-acre project site is located at 7154 and 7156 Eads Avenue in the La Jolla Community Planning Area. The property is zoned RM-1-1 and designated Low-Medium Density (9-15 du/ac) in the La Jolla Community Plan.

The project has a residential density of 12.06 du/ac, which complies with the RM-1-1 zone. The project complies with the requirements of the RM-1-1 zone as modified by the Supplemental Site Development Permit Regulations for Small Lot Subdivisions (SDMC 143.0365), as well as the requirements for Tentative Maps (SDMC 125.0410 and 125.0430). The proposed project maintains this "single-family" character by providing the required zone and plan densities using detached single-dwelling units on individual lots. The project will provide a pedestrian friendly environment with closure of an existing driveway and curb cut on Eads Avenue. This facilitates all off-street parking taking access from the rear alley. Added and improved pedestrian walkways from each dwelling unit to Eads Avenue will also result. No deviations are requested. Therefore, the proposed development will comply with the regulations of the Land Development Code.

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

ATTACHMENT 4

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer Coastal Development Permit No. 2041465/Site Development Permit No. 2041466 is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 2041465 and 2041466, a copy of which is attached hereto and made a part hereof.

Glenn R. Gargas
Development Project Manager
Development Services

Adopted on: January 30, 2019

IO#: 24007489

fm 7-17-17

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

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

INTERNAL ORDER NUMBER: 24007489

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COASTAL DEVELOPMENT PERMIT NO. 2041465/SITE DEVELOPMENT PERMIT NO. 2041466

EADS AVENUE TM, CDP & SDP - PROJECT NO. 577900

HEARING OFFICER

This Coastal Development Permit No. 2041465/Site Development Permit No. 2041466 is granted by the Hearing Officer of the City of San Diego to 7154 EADS AVENUE LLC, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0704, 126.0502 and 143.0365. The 0.166-acre site is located at 7154 and 7156 Eads Avenue, in the RM-1-1, Coastal (non-appealable) Overlay Zone, Coastal Height Limitation Overlay Zone, Parking Impact Overlay Zone (PIOZ-Coastal-Impact), Residential Tandem Parking Overlay Zone and Transit Area Overlay Zone of the La Jolla Community Plan area. The project site is legally described as: Lot 9, in Block 2, of J. T. Cocoran's Subdivision of Part of Block 2 of J.G. Burne's Addition to La Jolla Park, City of San Diego, County of San Diego, State of California, According to Map Thereof No. 1387, filed in the office of the County Recorder of San Diego County, November 2, 2011;

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to divide one lot into two lots under a Small Lot Subdivision, each lot containing a dwelling unit undergoing remodel construction described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated January 30, 2019, on file in the Development Services Department.

The project shall include:

- a. The subdivision of the lot into two residential lots, each resulting lot containing one dwelling unit, currently undergoing remodel construction on a 0.166-acre property;
- b. Landscaping (planting, irrigation and landscape related improvements);
- c. Off-street parking;
- d. Fences, site walls, patios, exterior lighting and walkways; and
- e. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in

accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36-month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by February 13, 2022.
2. 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.
3. 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.
4. 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.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. 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.).
7. 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.
8. 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.

9. 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.

10. 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.

CLIMATE ACTION PLAN REQUIREMENTS:

11. Owner/Permittee shall comply with the Climate Action Plan (CAP) Consistency Checklist stamped as Exhibit "A." Prior to issuance of any construction permit, all CAP strategies shall be noted within the first three (3) sheets of the construction plans under the heading "Climate Action Plan Requirements" and shall be enforced and implemented to the satisfaction of the Development Services Department.

AFFORDABLE HOUSING REQUIREMENTS:

12. Prior to any Certificate of Occupancy being issued, the Owner/Permittee shall comply with the affordable housing requirements of the City's Inclusionary Affordable Housing Regulations (SDMC § 142.1301 et seq.).

ENGINEERING REQUIREMENTS:

13. This permit shall comply with the Conditions of the Tentative Map No. 2041459.

PLANNING/DESIGN REQUIREMENTS:

14. 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.

TRANSPORTATION REQUIREMENTS

15. All automobile, motorcycle and bicycle parking spaces must be maintained in accordance with the requirements of the SDMC. Owner/Permittee shall maintain off-street parking spaces on the property at all times in the approximate locations shown on the approved Exhibit "A." All on-site parking stalls and aisle widths shall be in compliance with requirements of the City's Land Development Code and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing by the appropriate City decision maker in accordance with the SDMC.

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

16. Prior to any Certificate of Occupancy being issued, the Owner/Permittee shall provide Covenants Conditions and Restrictions (CC&Rs) for the operation and maintenance of the private common sewer lateral in a manner satisfactory to the Public Utilities Director and the City Engineer.

INFORMATION ONLY:

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

APPROVED by the Hearing Officer of the City of San Diego on January 30, 2019, by Resolution No.

ATTACHMENT 5

Permit Type/PTS Approval No.: CDP No. 2041465/SDP No. 2041466
Date of Approval: Jan. 30, 2019

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Glenn R. Gargas
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.

7154 Eads Avenue LLC
Owner/Permittee

By _____
Peter Weinberg
Managing Member

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

HEARING OFFICER - RESOLUTION NUMBER R-_____

TENTATIVE MAP NO. 2041467, EADS AVENUE TM/CDP/SDP –
PROJECT NO. 577900

WHEREAS, 7154 EADS AVENUE LLC, Subdivider, and, VINCENT L. SAMPO, Land Surveyor, submitted an application to the City of San Diego for a tentative map, Tentative Map No. 2041467) for the development of a small lot subdivision to create two lots from one lot with two dwelling units under remodel construction. The project site is located at 7154 and 7156 Eads Avenue, on the west side of Eads Avenue, north of Rushville Street, east of Mabel Lane and south of Genter Street. The property is legally described as Lot 9, in Block 2, of J. T. Cocoran's Subdivision of Part of Block 2 of J.G. Burne's Addition to La Jolla Park, City of San Diego, County of San Diego, State of California, According to Map Thereof No. 1387, filed in the office of the County Recorder of San Diego County, November 2, 2011; and

WHEREAS, the Map proposes the Subdivision of a 0.166-acre site into two lots for residential use; and

WHEREAS, on September 28, 2018, 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 15315 (Minor Land Divisions); 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, the project complies with the requirements of a preliminary soils and/or geological reconnaissance report pursuant to Subdivision Map Act sections 66490 and 66491(b)-(f) and San Diego Municipal Code section 144.0220; and

WHEREAS, on January 30, 2019, the Hearing Officer of the City of San Diego considered Tentative Map No. 2041467, and pursuant to San Diego Municipal Code section(s) 125.0440, and Subdivision Map Act section 66428, received for its consideration written and oral presentations, evidence having been submitted, and testimony having been heard from all interested parties at the public hearing, and the Hearing Officer having fully considered the matter and being fully advised concerning the same; NOW THEREFORE,

BE IT RESOLVED by the Hearing Officer of the City of San Diego, that it adopts the following findings with respect to Tentative Map No. 2041467:

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

The 0.166-acre property is located at 7154 and 7156 Eads Avenue, within the La Jolla Community Plan area, which designates the site for Low-Medium Density (9-15 du/ac). This density allows for the two dwelling units created by this project. Therefore, the two single-unit lots proposed are consistent with the density specified by the Community Plan. The subdivision of this site, which is surrounded by existing residential development, for single-unit residential development is also consistent with the residential policies of the La Jolla Community Plan, by achieving multiple Community Plan goals and policies, including the provision of a wide variety of dwelling unit types. Additionally, a goal of enhancing residential neighborhoods is met by planting trees and landscaping along the street frontage. Therefore, the proposed subdivision is consistent with the policies, goals, and objectives of the applicable land use plan.

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

The subdivision would result in two lots ranging in size from 2,971 to 4,252 square feet. This complies with the requirements of the RM-1-1 zone as modified by the Supplemental Site Development Permit Regulations for Small Lot Subdivisions (SDMC 143.0365), which allow the subdivision of multi-family zoned land, consistent with the density of the zone, for the

construction of single dwelling units. All lots would front on and take access from the existing, developed public rights-of-way. The subdivision complies with all development regulations and no deviations are proposed. The previously approved remodel construction of the single dwelling units was reviewed and required to comply with Land Development Code Regulations. 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 infill project site is located in a developed, residential area that is zoned RM-1-1 and designated for Low-Medium Density (9-15 du/ac) residential development in the La Jolla Community Plan.

The site size allows the proposed subdivision to meet the density requirements of the zone and designation. The subdivision results in a residential density of 12.06 du/ac, which complies with the RM-1-1 zone (maximum allowable density of 14.5 du/ac) and the Low-Medium Density land use designation (maximum allowable density of 15 du/ac). The site is generally level, and approximately 133 feet above mean sea level. All lots would front on and take access from the existing, developed street rights-of-way with all required public utilities and services located adjacent to the site. Two dwelling units are under remodel construction, comply with Land Development Code Regulations and were approved under prior construction permits. The site is located in a developed, urban neighborhood with no watercourses, Environmentally Sensitive Lands (ESL) or Multi-Habitat Planning Area (MHPA) lands located on, or adjacent to, the site.

Therefore, the subdivision to create two lots from one existing lot is physically suitable for the type and density of 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.

This urban infill project is located in a developed, residential neighborhood. There are no watercourses, ESL or MHPA lands located on or adjacent to the site, which is surrounded by existing development. The project was determined to be exempt from CEQA pursuant to CEQA Guidelines Sections 15315 (Minor Land Divisions). The remodel construction of two detached dwelling units will include public improvements to improve public safety, such as closure of an existing driveway on Eads Avenue, with off-street parking accessed from the rear alley, and improved pedestrian walkways from each dwelling unit to the public right-of-way. The two dwelling units are currently under construction and comply with Land Development Code Regulations, approved under prior construction permits. No other physical improvements are proposed as part of this mapping action. Therefore, the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife on their habitat.

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

The Tentative Map for the project was reviewed and determined to be in compliance with the Municipal Code and Subdivision Map Act. The Tentative Map includes conditions and corresponding exhibits of approvals, installation of public improvements, and payment of applicable taxes in order to achieve compliance with the regulations of the San Diego Municipal Code. The project's remodeled design will improve the public safety and welfare by moving access to parking facilities from the street frontage to the rear alley, removing the chance for cars and pedestrians to cross paths. The remodeled construction of two detached dwelling units will include public improvements to improve public safety, such as closure of an existing driveway on Eads Avenue, with off-street parking accessed from the rear alley, and improved pedestrian walkways from each dwelling unit to the improved sidewalks within the public right-of-way. The two dwelling units are currently under remodel construction and comply with Land Development Code Regulations, approved under prior construction permits, which ensure that the project is not 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.

There are no access easements through the property. The site will continue to have pedestrian access from the existing public street (Eads Avenue) which is developed with curb, gutter, and sidewalk. The project site also has vehicular access from the rear alley. The two dwelling units are currently under remodel construction per Land Development Code Regulations. The remodels were approved under prior construction permits. As there are no easements, 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.

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

The design of the subdivision and the resulting placement of dwelling units on each lot has taken into account the best use of the land. The proposed subdivision complies with Land Development Code Regulations and Building Permit requirements and the dwelling unit, comply with setback and height limitations ensuring adequate natural light and air movement between the structures under construction. Therefore, the design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.

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

The subdivision creates two lots for single dwelling unit residential development on a site that is designated Multi-Family Residential and zoned RM-1-1. The remodeled dwelling units were reviewed and approved under separate construction permits for all underlying zone regulations, including payment of all applicable Developer Impact Fees. The site is served by existing public infrastructure, including the developed road rights-of-way and water, sewer, electrical and gas lines. Impacts to environmental resources would be avoided in that the site is located in a developed, urban neighborhood and does not contain nor is adjacent to such resources.

Public services and amenities in the nearby area include parks, bike paths, beaches, nearby transit, commercial centers, and community resources. Therefore, the effects of the proposed subdivision are balanced with the needs of public services and available fiscal and environmental resources, consistent with the housing needs anticipated for the La Jolla Community Planning area.

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

BE IT FURTHER RESOLVED, that based on the Findings hereinbefore adopted by the Hearing Officer, Tentative Map No. 2041467, hereby granted to 7154 EADS AVENUE LLC, subject to the attached conditions which are made a part of this resolution by this reference.

By _____
Glenn R. Gargas
Development Project Manager
Development Services Department

ATTACHMENT: Tentative Map Conditions

Internal Order No. 24007489

Revised: 5/19/2014 by WJZ

HEARING OFFICER

CONDITIONS FOR TENTATIVE MAP NO. 2041467, EADS AVENUE TM/CDP/SDP - PROJECT NO. 577900

ADOPTED BY RESOLUTION NO. HO-_____ ON JANUARY 30, 2019

GENERAL

1. This Tentative Map will expire February 13, 2022.
2. Compliance with all of the following conditions shall be completed and/or assured, to the satisfaction of the City Engineer, prior to the recordation of the Parcel Map, unless otherwise noted.
3. Prior to the recordation of the Parcel Map, taxes must be paid on this property pursuant to Subdivision Map Act section 66492. To satisfy this condition, a tax certificate stating that there are no unpaid lien conditions against the subdivision must be recorded in the Office of the San Diego County Recorder.
4. The Parcel Map shall conform to the provisions of Coastal Development Permit No. 2041465 and Site Development No. 2041466.
5. The Subdivider shall defend, indemnify, and hold the City (including its agents, officers, and employees [together, "Indemnified Parties"]) harmless from any claim, action, or proceeding, against the City and/or any Indemnified Parties to attack, set aside, void, or annul City's approval of this project, which action is brought within the time period provided for in Government Code section 66499.37. City shall promptly notify Subdivider of any claim, action, or proceeding and shall cooperate fully in the defense. If City fails to promptly notify Subdivider of any claim, action, or proceeding, or if City fails to cooperate fully in the defense, Subdivider shall not thereafter be responsible to defend, indemnify, or hold City and/or any Indemnified Parties harmless. City may participate in the defense of any claim, action, or proceeding if City both bears its own attorney's fees and costs, City defends the action in good faith, and Subdivider is not required to pay or perform any settlement unless such settlement is approved by the Subdivider.

ENGINEERING

6. Prior to Parcel Map recordation, the Subdivider shall ensure that all onsite utilities serving the subdivision shall be undergrounded with the appropriate permits. The subdivider shall provide written confirmation from applicable utilities that the conversion has taken place, or provide other means to assure the undergrounding, satisfactory to the City Engineer.
7. Prior to Parcel Map recordation, the Subdivider shall close Existing driveway on Eads Avenue and restore curb/gutter and sidewalk per current City standards to satisfaction of City Engineer.
8. Prior to Parcel Map recordation, the Subdivider shall remove existing walls and planters adjacent to the site along Eads Avenue public right of way.

9. Prior to Parcel Map recordation, the Subdivider shall record a Declaration of Covenant and reservation for access easement and cross drainage for the two project sites currently held by the same owner. The Declaration of Covenants and Reservation of Easement is a private and not a public issue. The City of San Diego is not responsible for any dispute that might arise in the future between the private parties,
10. The Subdivider shall underground any new service run to any new or proposed structures within the subdivision.
11. Conformance with the "General Conditions for Tentative Subdivision Maps," filed in the Office of the City Clerk under Document No. 767688 on May 7, 1980, is required. Only those exceptions to the General Conditions which are shown on the Tentative Map and covered in these special conditions will be authorized. All public improvements and incidental facilities shall be designed in accordance with criteria established in the Street Design Manual, filed with the City Clerk as Document No. RR-297376.

MAPPING

12. Prior to the expiration of the Tentative Map, a Parcel Map to subdivide Parcels/Lots shall be recorded in the office of the County Recorder.
13. The Parcel Map shall be based on field survey and all lot corners must be marked with durable survey monuments pursuant to Section 144.0311(d) of the City of San Diego Land Development Codes and Subdivision Map Act Section 66495.

All survey monuments shall be set prior to the recordation of the Parcel Map, unless the setting of monuments is deemed impractical due to the proposed improvements and/or grading associated with the project, in which case, delayed monumentation may be applied on the Parcel Map in accordance with Section 144.0130 of the City of San Diego Land Development Codes.
14. All subdivision maps in the City of San Diego are required to be tied to the California Coordinate System of 1983 (CCS83), Zone 6 pursuant to section 8801 through 8819 of the California Public Resources Code.
15. "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].
16. "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."
17. The Parcel Map shall:
 - a. Use the California Coordinate System for its "Basis of Bearing" and express all measured and calculated bearing values in terms of said system. The angle of grid divergence from a true median (theta or mapping angle) and the north point of said

map shall appear on each sheet thereof. Establishment of said Basis of Bearings may be by use of existing Horizontal Control stations or astronomic observations.

- b. Show two measured ties from the boundary of the map to existing Horizontal Control stations having California Coordinate values of First Order accuracy. These tie lines to the existing control shall be shown in relation to the California Coordinate System (i.e., grid bearings and grid distances). All other distances shown on the map are to be shown as ground distances. A combined factor for conversion of grid-to-ground distances shall be shown on the map.

WATER & WASTEWATER

- 18. Prior to Parcel Map recordation, the Owner/Permittee is required to develop and record a private water and sewer easement on Parcel 2 in favor of Parcel 1.

INFORMATION:

- The approval of this Tentative Map by the Hearing Officer of the City of San Diego does not authorize the subdivider to violate any Federal, State, or City laws, ordinances, regulations, or policies including but not limited to, the Federal Endangered Species Act of 1973 and any amendments thereto (16 USC § 1531 et seq.).
- If the Subdivider makes any request for new water and sewer facilities (including services, fire hydrants, and laterals), the Subdivider shall design and construct such facilities in accordance with established criteria in the most current editions of the City of San Diego water and sewer design guides and City regulations, standards and practices pertaining thereto. Off-site improvements may be required to provide adequate and acceptable levels of service and will be determined at final engineering.
- Subsequent applications related to this Tentative Map will be subject to fees and charges based on the rate and calculation method in effect at the time of payment.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of the Tentative Map, may protest the imposition within ninety days of the approval of this Tentative Map by filing a written protest with the San Diego City Clerk pursuant to Government Code sections 66020 and/or 66021.
- Where in the course of development of private property, public facilities are damaged or removed, the Subdivider shall at no cost to the City, obtain the required permits for work in the public right-of-way, and repair or replace the public facility to the satisfaction of the City Engineer (San Diego Municipal Code § 142.0607.

Internal Order No. 24007489

NOTICE OF EXEMPTION

ATTACHMENT 8

(Check one or both)

TO: Recorder/County Clerk
P.O. Box 1750, MS A-33
1600 Pacific Hwy, Room 260
San Diego, CA 92101-2400

FROM: City of San Diego
Development Services Department
1222 First Avenue, MS 501
San Diego, CA 92101

Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

Project Name: Eads Ave TM/CDP/SDP

Project No. / SCH No.: 577900 / N/A

Project Location-Specific: 7154 & 7156 Eads Avenue

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

Description of nature and purpose of the Project: A Tentative Map, Coastal Development Permit and Site Development Permit for development of a small lot subdivision. To subdivide one lot with two residences, currently under construction, into two lots. The .166-acre site is located within the RM-1-1 base zone, the Coastal Overlay zone (non-appealable) of the La Jolla Community Plan area, Council District 1.

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: William Metz / Primary Design
1094 Cudahy Place Ste 112
San Diego, CA 92110
(619) 276-1885

Exempt Status:

- 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 15315 Minor Land Divisions

Reasons why project is exempt: The project has been determined to be exempt from CEQA pursuant to Section 15315 Minor Land Divisions. Section 15315 consists of the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent.

Lead Agency Contact Person: Jessica Madamba

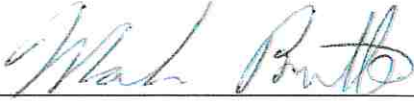
Telephone: (619) 446-5445

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

ATTACHMENT 8

It is hereby certified that the City of San Diego has determined the above activity to be exempt from CEQA



Senior Planner



Signature

Date

Check One:

Signed By Lead Agency

Signed by Applicant

Date Received for Filing with County Clerk or OPR:



La Jolla Community Planning Association

Date: May 10, 2018

To: Glenn Gargas, City of San Diego

CC: Bill Metz

Subject: La Jolla Community Planning Association Vote

RE: 7154 & 7156 Eads Avenue

On May 3, 2018 at the Regular meeting of the La Jolla Community Planning Association (LJCPA) Trustees reviewed the Eads Avenue Project as an action item on the consent agenda.

10.6 7154 & 7156 Eads Avenue (Project #577900) Coastal Development Permit and Site Development Permit for the development of a small lot subdivision, to subdivide one lot with two residences into 2 lots. The 0.166 acre site is in the RM-1-1 zone within the Coastal Overlay zone (non-appealable) of the La Jolla Community Plan area.

DPR Motion: Findings CAN be made for a Coastal Development Permit and Site Development Permit for a small lot subdivision. Vote in Favor: 4-0-3.

The LJCPA voted on consent to accept the recommendation of the DPR subcommittee. Vote in favor: 13-1-1.

Sincerely,

Bob Steck
President

858-456-7900



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

Ownership Disclosure Statement

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

Project Title **Project No. For City Use Only**
 7154 Eads Ave Tentative Map 577900

Project Address:
 7154 & 7156 Eads Avenue, La Jolla 92037

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

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

Additional pages attached Yes No

Name of Individual (type or print): _____
 Owner Tenant/Lessee Redevelopment Agency
 Street Address: _____
 City/State/Zip: _____
 Phone No: _____ Fax No: _____
 Signature : _____ Date: _____

Name of Individual (type or print): _____
 Owner Tenant/Lessee Redevelopment Agency
 Street Address: _____
 City/State/Zip: _____
 Phone No: _____ Fax No: _____
 Signature : _____ Date: _____

Name of Individual (type or print): _____
 Owner Tenant/Lessee Redevelopment Agency
 Street Address: _____
 City/State/Zip: _____
 Phone No: _____ Fax No: _____
 Signature : _____ Date: _____

Name of Individual (type or print): _____
 Owner Tenant/Lessee Redevelopment Agency
 Street Address: _____
 City/State/Zip: _____
 Phone No: _____ Fax No: _____
 Signature : _____ Date: _____

Project Title:

Project No. (For City Use Only)

Part II - To be completed when property is held by a corporation or partnership

Legal Status (please check):

Corporation Limited Liability -or- General) What State? CA Corporate Identification No. 201604710018
 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):
7154 Eads LLC
 Owner Tenant/Lessee
 Street Address: 6611 Edmonton Ave
 City/State/Zip: San Diego, CA 92122
 Phone No: 858-692-0004 Fax No:
 Name of Corporate Officer/Partner (type or print):
Peter Weinberg
 Title (type or print):
Managing Member
 Signature: [Signature] Date: 8/3/17

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:

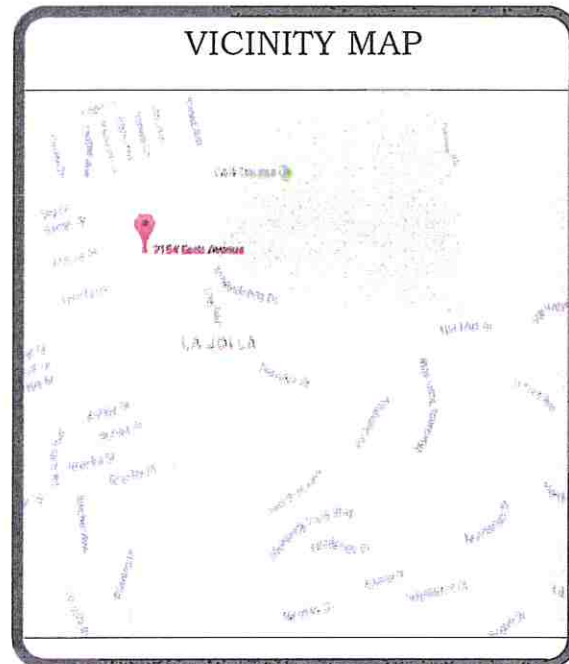
 City/State/Zip:

 Phone No: _____ Fax No:

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

 Title (type or print):

 Signature : _____ Date:



SHEET INDEX

TM - 1	Building Data/ Architectural Site plan
TM - 2	Site Use Areas/ Site Section
TM - 3	Parcel Map Waiver Plat
A - 1.1	Unit 1 First Floor/ Second Floor Plans
A - 1.2	Unit 1 Third Floor/ Roof Plans
A - 1.3	Unit 1 Building Elevations
A - 1.4	Unit 1 Building Sections
A - 2.1	Unit 2 Basement/ First Floor Plans
A - 2.2	Unit 2 Second Floor/ Roof Plans
A - 2.3	Unit 2 Building Elevations
A - 2.4	Unit 2 Building Sections

PROJECT TEAM

Owner: 7154 Eads Ave LLC
c/o Peter Weinberg
7154/ 7155 Eads Ave
La Jolla, CA 92037
Tel: (858) 592-0004

Architect: Primary Design
William H. Meitz
1094 Cudahy Place #112
San Diego, CA 92110
Tel: (619) 276-1085

Civil Engineer: Sampo Engineering
Vince Sampo
171 Saxony Road Suite 213
Encinitas, CA 92024
Tel: (760) 438-0960

BUILDING DATA

PROJECT DATA

Project: 7154 & 7155 Eads Avenue - Tentative Map
 Site Address: 7154/ 7155 Eads Ave
 La Jolla, CA 92037

Zoning: SM-10 Coastal Non-Applicable
 GDS101 Heavy

Permits: Coastal Development Permit
 2017-0004-COASTAL-1
 Tentative Map

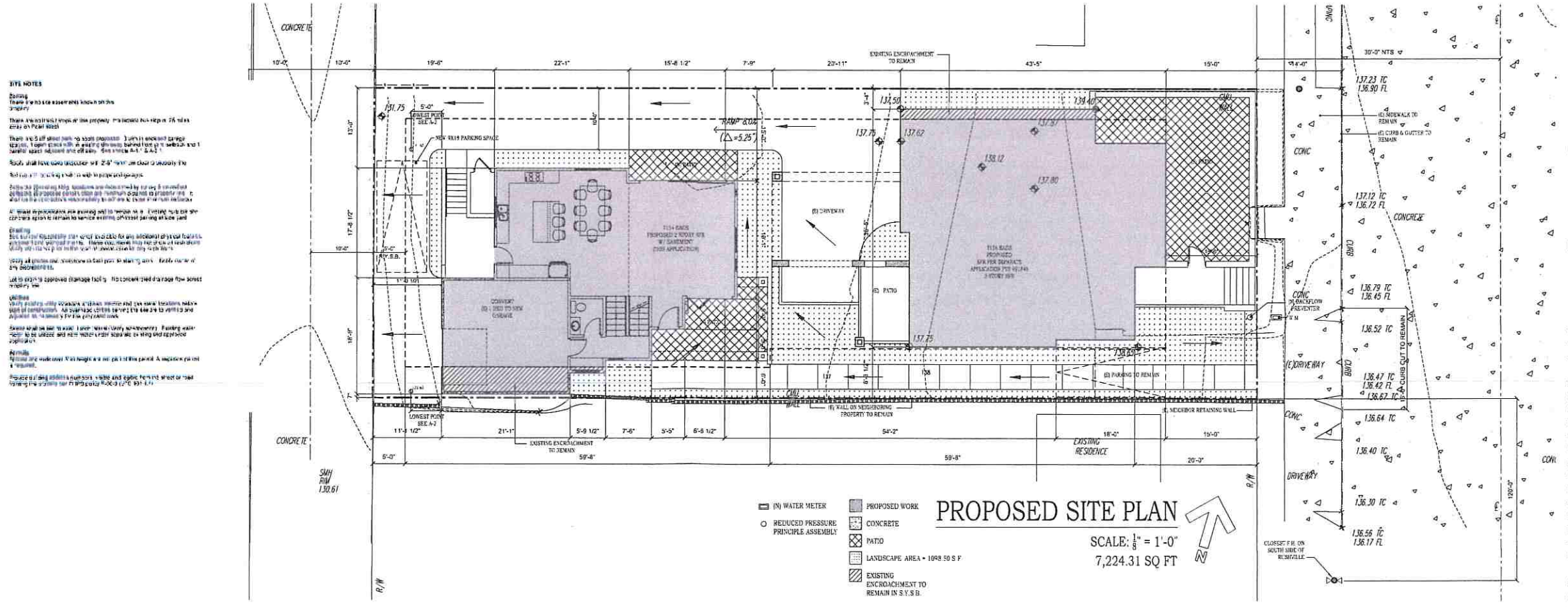
Setbacks	FRONT	REAR	RIGHT	LEFT
Setbacks	10.00'	10.00'	5.00'	5.00'
Front Yard	10.00'	10.00'	5.00'	5.00'
Rear Yard	10.00'	10.00'	5.00'	5.00'
Side Yard	5.00'	5.00'	5.00'	5.00'

Occupancy: 33000 sq ft
Construction: Type III
Year Bldg: 2015

Floor Area	Gross	Net	Useable	Finished	Basement
Floor Area	7224.31	4830.00	4500.00	1500.00	224.31

Scope of Work: Preparation of site plan showing site layout, utilities developed by separate permit and proposed to be installed in accordance with applicable codes and regulations.

APN: 361 171 3900



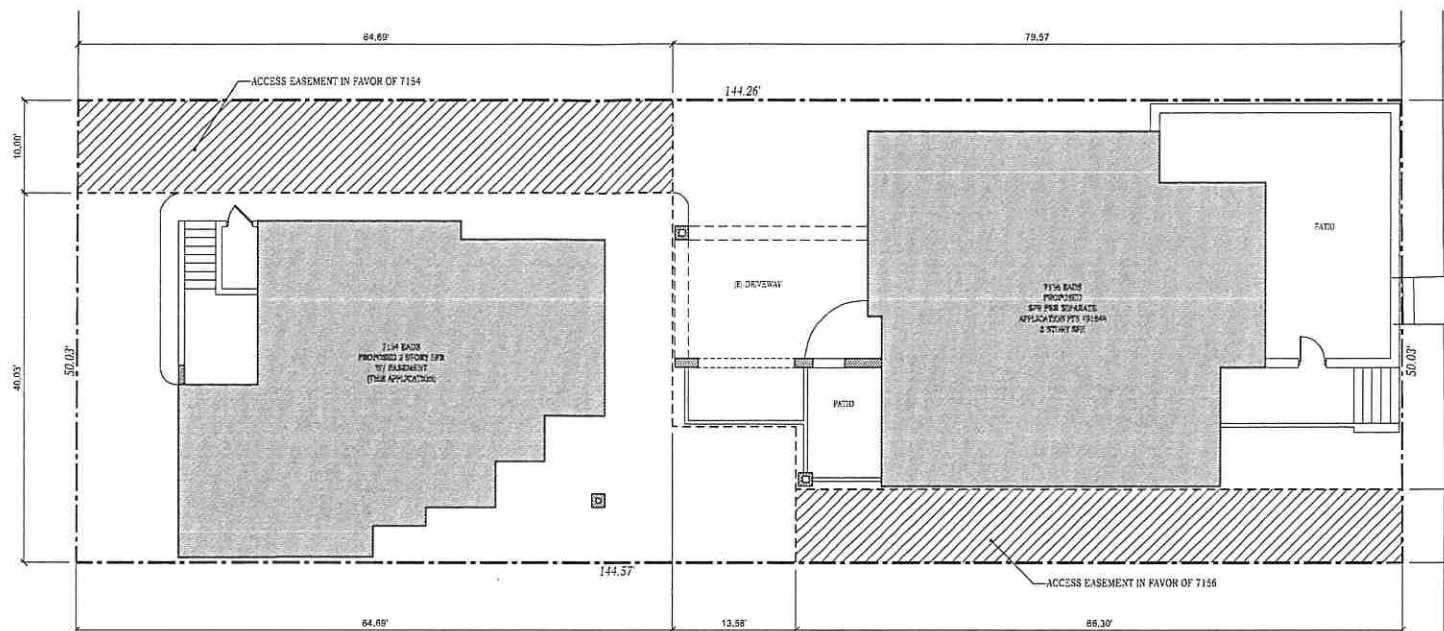
Prepared by:
PRIMARY DESIGN INC.
1094 CUDAHY PLACE SUITE 112
SAN DIEGO, CA 92110

Project Name:
Eads Ave.
Tentative Map
7154 & 7155 Eads Avenue
La Jolla, CA 92037

Sheet Title: Site - DATA - Index
 Architectural
 Addendum A

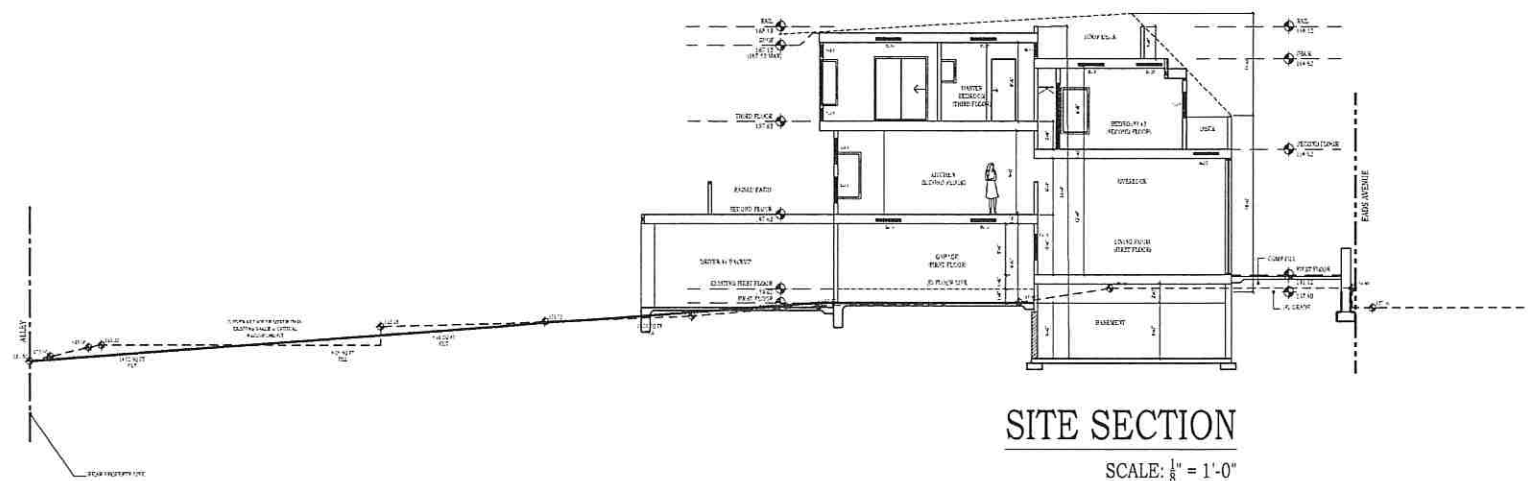
Revision 14
Revision 13
Revision 12
Revision 11
Revision 10
Revision 9
Revision 8
Revision 7
Revision 6
Revision 5
Revision 4
Revision 3
Revision 2
Revision 1

Original Date: December 1, 2017
 Sheet: **TM-1**
 DEP #



SITE DIAGRAM

SCALE: 1/8" = 1'-0"
7,224.31 SQ FT



SITE SECTION

SCALE: 1/8" = 1'-0"

Prepared by:
PRIMARY DESIGN INC.
1094 CUDAHY PLACE SUITE 112
SAN DIEGO, CA. 92110

Project Name:
Eads Ave.
Tentative Map
7154 & 7156 Eads Avenue
La Jolla, CA 92037

Sheet Title: Site Diagram
Architectural
Addendum A

Revision 14	_____
Revision 13	_____
Revision 12	_____
Revision 11	_____
Revision 10	_____
Revision 9	_____
Revision 8	_____
Revision 7	_____
Revision 6	_____
Revision 5	_____
Revision 4	_____
Revision 3	_____
Revision 2	_____
Revision 1	_____

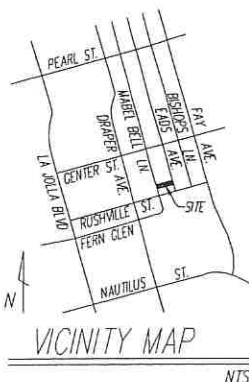
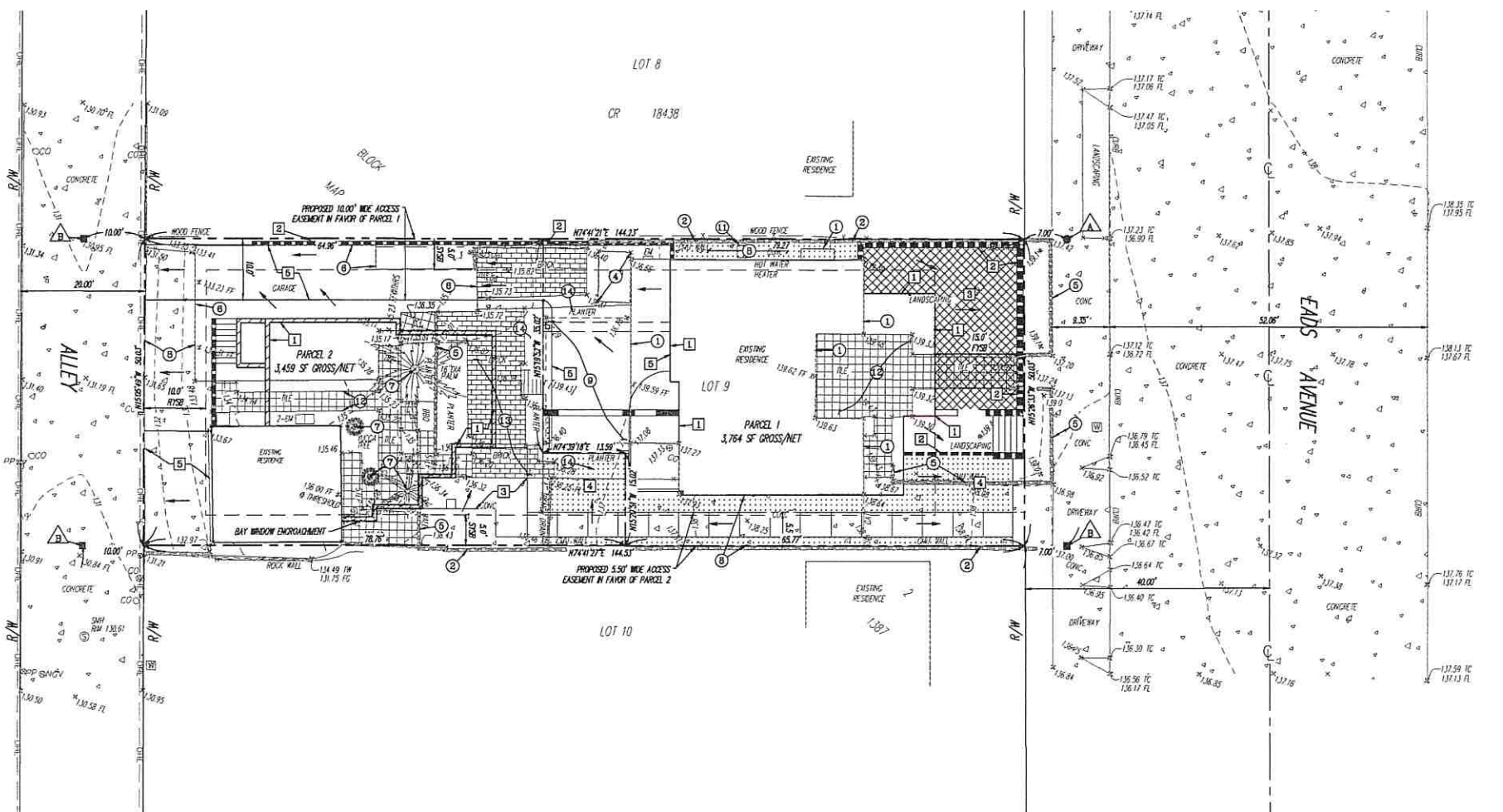
Original Date: December 1, 2017
Sheet: **TM-2**
DEP # _____

CITY OF SAN DIEGO TENTATIVE MAP
FOR SMALL LOT SUBDIVISION
7154-7156 EADS AVENUE APN: 351-171-09

BUILDING DATA

Zone:	RM 11 Coastal City of San Diego																																																												
Permits:	Combination building permit This property is in the coastal zone and shall be exempt from a CDP by maintaining 50% of the existing walls.																																																												
Setbacks:	Front 15/30 5.00 feet proposed Min. Side** 5 3.70 feet existing Opposite side 8 8.25 feet Rear-10.10 15 feet																																																												
Height (max):	3C 29.75 feet ** Where walls are less than 5 feet windows shall be restricted to 25% wall area																																																												
Occupancy:	R-3 and U																																																												
Construction:	Type V-B Sprinklers Yes																																																												
Year Built:	1942 Years Old: 75 Historical exemption by separate application project #4/06/22																																																												
Floor Areas:	<table border="1"> <thead> <tr> <th>Floor</th> <th>Existing</th> <th>Proposed</th> <th>Review</th> <th>School Fee (flat/able)</th> <th>F.A.R.</th> </tr> </thead> <tbody> <tr> <td>First Floor</td> <td>961.65</td> <td>961.65</td> <td>1,200.00</td> <td>961.65</td> <td>961.65</td> </tr> <tr> <td>Second Floor</td> <td>713.63</td> <td>713.63</td> <td></td> <td>713.63</td> <td>713.63</td> </tr> <tr> <td>Third Floor</td> <td>989.15</td> <td>989.15</td> <td></td> <td>989.15</td> <td>989.15</td> </tr> <tr> <td>Basement</td> <td>542.00</td> <td>542.00</td> <td></td> <td>542.00</td> <td>542.00</td> </tr> <tr> <td>Garage</td> <td>Proposed</td> <td>507.73</td> <td></td> <td></td> <td>507.73</td> </tr> <tr> <td>Covered Pat. a</td> <td>Proposed</td> <td>250.50</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Total 3rd Flr De Proposed</td> <td></td> <td>300.00</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Total 3rd Flr De Proposed</td> <td></td> <td>193.00</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Open Roof Deck Proposed</td> <td></td> <td>196.50</td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Floor	Existing	Proposed	Review	School Fee (flat/able)	F.A.R.	First Floor	961.65	961.65	1,200.00	961.65	961.65	Second Floor	713.63	713.63		713.63	713.63	Third Floor	989.15	989.15		989.15	989.15	Basement	542.00	542.00		542.00	542.00	Garage	Proposed	507.73			507.73	Covered Pat. a	Proposed	250.50				Total 3rd Flr De Proposed		300.00				Total 3rd Flr De Proposed		193.00				Open Roof Deck Proposed		196.50			
Floor	Existing	Proposed	Review	School Fee (flat/able)	F.A.R.																																																								
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Total 3rd Flr De Proposed		193.00																																																											
Open Roof Deck Proposed		196.50																																																											
Existing Unit #2 Existing	4,554.16 2,006.43 3,206.43 3,555.91																																																												
Lot Area:	50.03 144.4 7,224.83																																																												
Floor Area Ratio:	3.556/91 Total Building Area 49.23% Actual FAR 7.224/93 Total Lot Area 75.02% Allowed 5.438/62																																																												
	1.361/71 Additional Area Permitted																																																												

Scope of Work: Single Family Residence First and Upper Floor Additions, Major Remodel, Add new Basement and Garage with access from alley, Add 3rd floor roof deck and outdoor covered living area.



- KEY NOTES:**
- DEMOLISH/PROTECT IN-PLACE
 - 1. DEMOLISH EXISTING RESIDENCE
 - 2. PROTECT WALL IN-PLACE
 - 3. NOT USED
 - 4. DEMOLISH SHED
 - 5. DEMOLISH WALL
 - 6. DEMOLISH GARAGE
 - 7. DEMOLISH TREE
 - 8. DEMOLISH CONCRETE
 - 9. DEMOLISH WOOD DECK
 - 10. DEMOLISH CHAIN LINK FENCE
 - 11. RELOCATE HEATER
 - 12. DEMOLISH TILE
 - 13. DEMOLISH BRICK
 - 14. DEMOLISH PLANTER
- NEW IMPROVEMENTS:**
- 1. PROPOSED RESIDENCE PER ARCHITECT'S PLAN
 - 2. PROPOSED CHAIN LINK WALL
 - 3. PROPOSED PATIO PER ARCHITECT'S PLAN
 - 4. PROPOSED GRASS AREA
 - 5. PROPOSED CONC DRIVEWAY

- MONUMENTS:**
- A. FOUND LEAD AND DISC STAMPED LS 4605
 - B. FOUND LEAD AND DISC STAMPED LS 7655 IN CONCRETE
- ABBREVIATIONS:**
- CMU CONCRETE MASONRY UNIT
 - CO CLEANOUT
 - CONC CONCRETE
 - DW DRAINAGE
 - EM ELECTRIC METER
 - FF FINISH FLOOR
 - FL FLOW LINE
 - GM GAS METER
 - GB GRADE BREAK
 - NGV NATURAL GAS VALVE
 - PP POWER POLE
 - R/W RIGHT-OF-WAY
 - TC TOP OF CURB
 - TW TOP OF WALL
 - WM WATER METER

OWNER'S CERTIFICATE
I HEREBY CERTIFY THAT I AM THE RECORD OWNER OF THE PROPERTY SHOWN ON THE ATTACHED TENTATIVE PARCEL MAP AND THAT SAID MAP SHOWS THE ENTIRE CONTIGUOUS OWNERSHIP. I UNDERSTAND THAT PROPERTY IS CONTIGUOUS EVEN IF IT IS SEPARATED BY ROADS, STREETS, UTILITY EASEMENTS, OR RAILROAD RIGHTS OF WAY.
I HEREBY CONSENT TO THE FILING OF THIS TENTATIVE PARCEL MAP.

PETER WENSBERG, MANAGING MEMBER
7154 EADS LLC
SUBDIVIDER:
PETER WENSBERG
7154 EADS LLC
PO BOX 1142
LA JOLLA, CA

SITE ADDRESS:
7154-7156 EADS AVENUE
LA JOLLA, CA 92037

LEGAL DESCRIPTION:
LOT 9 IN BLOCK 2 OF J.T. COCHRAN'S SUBDIVISION OF PART OF BLOCK 2 OF J.C. BIRNE'S ADDITION TO LA JOLLA PARK, ACCORDING TO MAP THEREOF NO. 1207, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, NOVEMBER 2, 1917.

ASSESSOR'S PARCEL NO.:
351-171-09

CALIFORNIA COORDINATES:
242-1883

NAD83 COORDINATES:
N: 6247.168 E: 1,885.360

LOT AREA:
PARCEL 1: 3,767 SF (86.86 AC) GROSS/NET
PARCEL 2: 3,457 SF (79.07 AC) GROSS/NET
LANDSCAPE AREA: 1,105 SF

PRESENT USE:
ONE RESIDENTIAL DUPLEX

PROPOSED USE:
TWO SINGLE-FAMILY RESIDENTIAL PARCELS

UTILITIES:
WATER: SAN DIEGO WATER DISTRICT
SEWER: SAN DIEGO WASTEWATER DEPARTMENT
SCHOOL: SAN DIEGO UNIFIED SCHOOL DISTRICT

TOPOGRAPHY:
THE EXISTING TOPOGRAPHY SHOWN ON THIS PLAN IS FROM A FIELD SURVEY PERFORMED BY SAMPD ENGINEERING, INC. ON 03/22/16.

DATE OF PREPARATION:
SEPTEMBER 11, 2017.

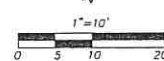
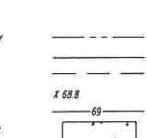
PLAT PREPARED BY:
SAMPD ENGINEERING, INC.
171 SALTON ROAD, SUITE 203
ENCINITAS, CA 92024
(760) 438-0660

INVENTOR'S SIGNATURE:
VINCENT L. SAMPD, LS 7655

STATE OF CALIFORNIA
LICENSED LAND SURVEYOR
No. 7655

SUBDIVIDER'S CERTIFICATE:
THE SUBDIVIDER AGREES TO DEFEND, INDEMNIFY AND HOLD HARMLESS THE CITY OF SAN DIEGO AND ITS AGENTS, OFFICERS, AND EMPLOYEES FROM ANY CLAIM, ACTION, OR PROCEEDING AGAINST THE CITY OF SAN DIEGO OR ITS AGENTS, OFFICERS, OR EMPLOYEES TO ATTACK, SET ASIDE, OR OBTAIN AN APPROVAL FROM THE CITY OF SAN DIEGO CONCERNING THE SUBDIVISION WHEN SUCH ACTION IS BROUGHT WITHIN THE PERIOD SPECIFIED IN GOVERNMENT CODE SECTION 66499.17. THIS CERTIFICATE IS CONSIDERED UPON THE CITY OF SAN DIEGO PROVIDING PROMPT NOTICE TO THE SUBDIVIDER AS PROVIDED FOR BY THE ACT. (GOVERNMENT CODE 66414.1)

PETER WENSBERG



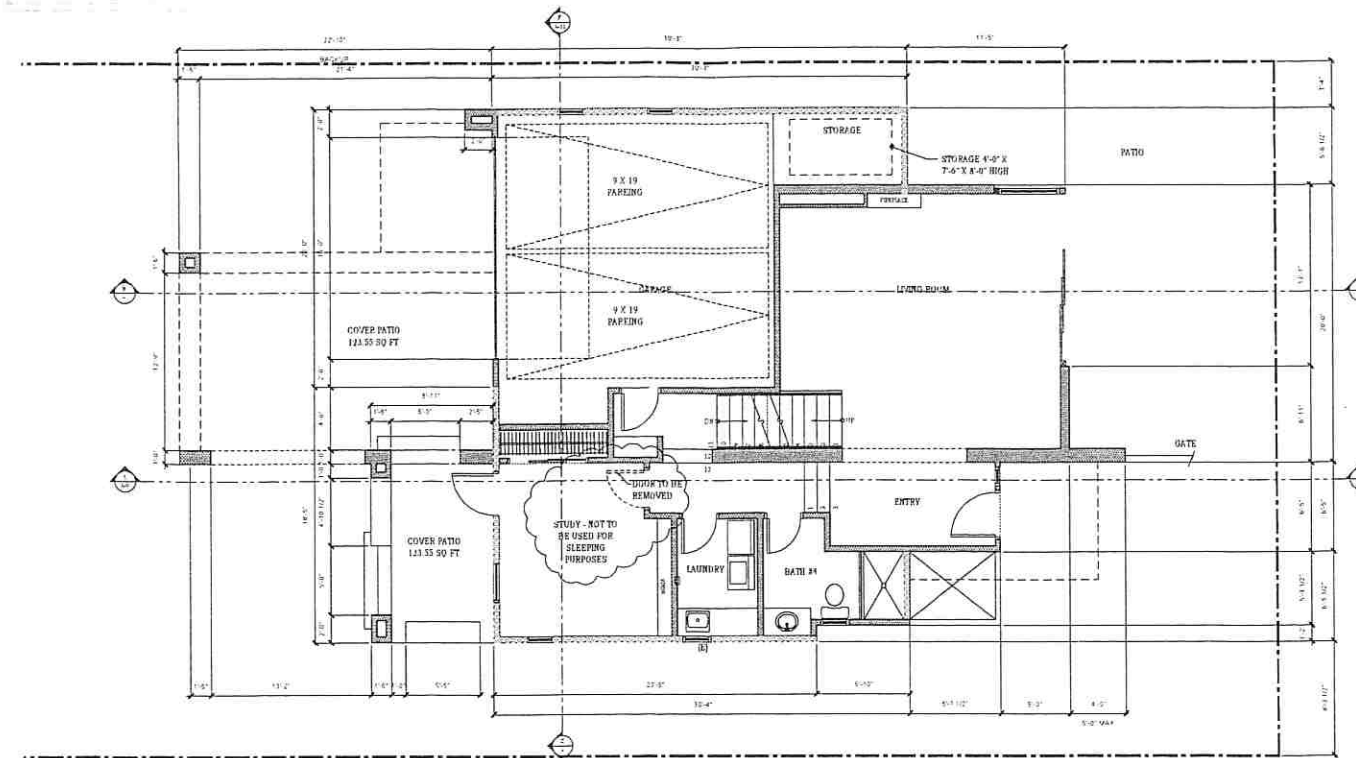
Prepared by:

Project Name:
Eads Ave.
Tentative Map
7154 & 7156 Eads Avenue
La Jolla, CA 92037

Sheet Title: TENTATIVE MAP
Architectural
Addendum A

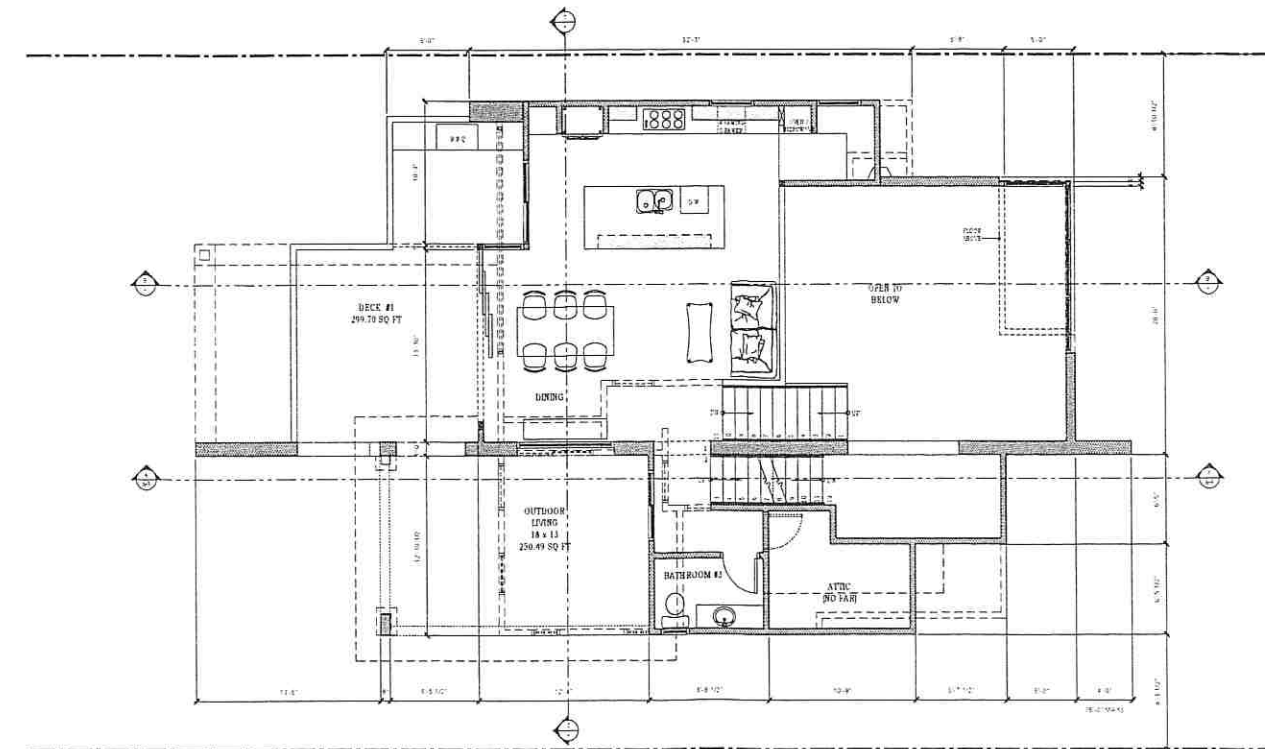
Revision 14 _____
Revision 13 _____
Revision 12 _____
Revision 11 _____
Revision 10 _____
Revision 9 _____
Revision 8 _____
Revision 7 _____
Revision 6 _____
Revision 5 _____
Revision 4 _____
Revision 3 _____
Revision 2 _____
Revision 1 _____

Original Date: November 28, 2017
Sheet: MW-3
DEP # _____



FIRST FLOOR PLAN - LOT I

SCALE: 3/16" = 1'-0"
 HOUSE - 940.85 SQ FT
 GARAGE - 477.80 SQ FT
 EXISTING WALL
 NEW WALL



SECOND FLOOR PLAN - LOT I

SCALE: 3/16" = 1'-0"
 711.81 SQ FT
 EXISTING WALL
 NEW WALL



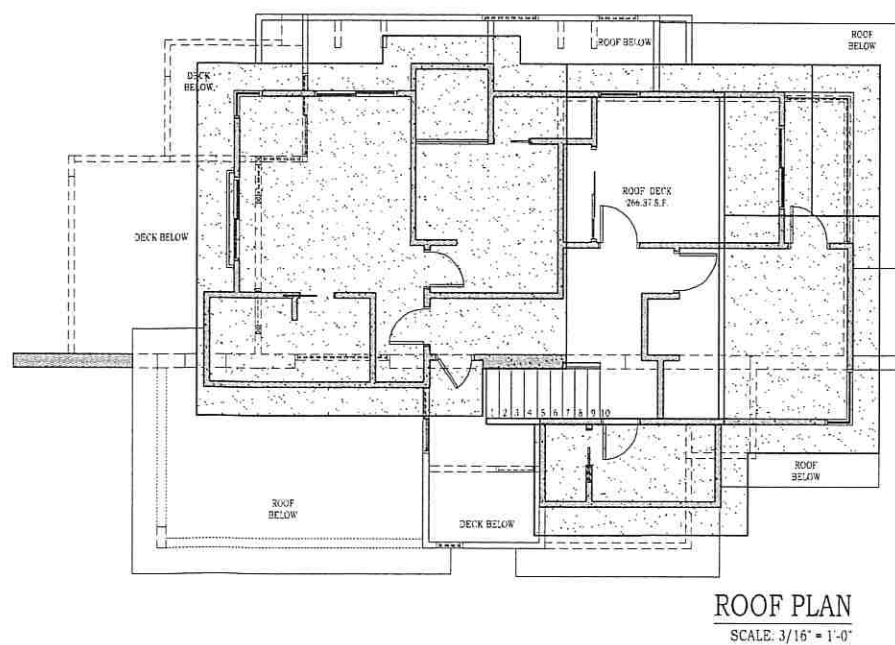
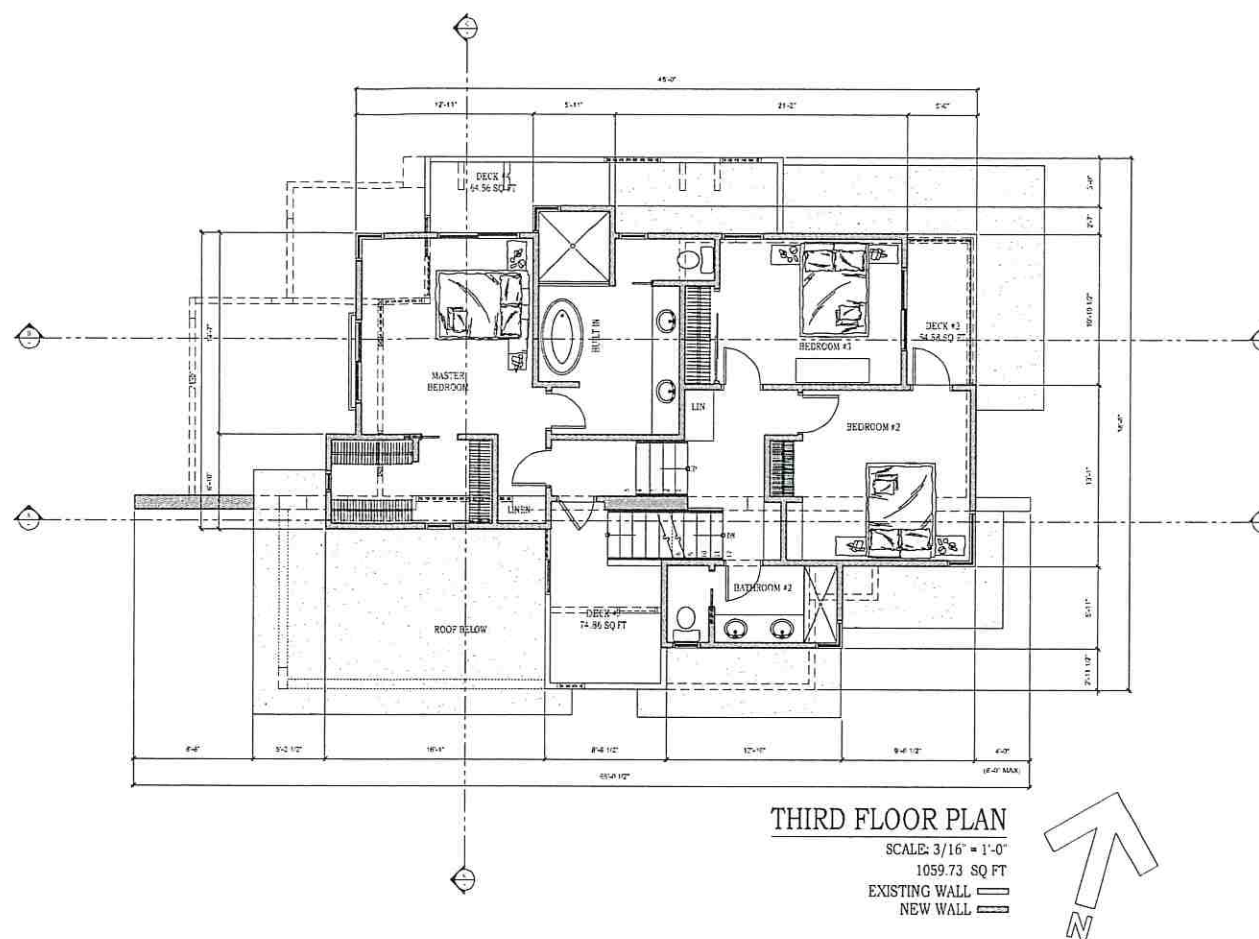
Prepared by:
PRIMARY DESIGN INC.
 1094 CUDAHY PLACE SUITE 112
 SAN DIEGO, CA 92110

Project Name:
**Eads Ave.
 Tentative Map**
 7154 & 7156 Eads Avenue
 La Jolla, CA 92037

Sheet Title: First & Second Floor Plan
 Architectural
 Addendum A

Revision 14	_____
Revision 13	_____
Revision 12	_____
Revision 11	_____
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Revision 7	_____
Revision 6	_____
Revision 5	_____
Revision 4	_____
Revision 3	1/15/18
Revision 2	7/2/18
Revision 1	3/26/18

Original Date
 Sheet A-1.1
 DEP # _____



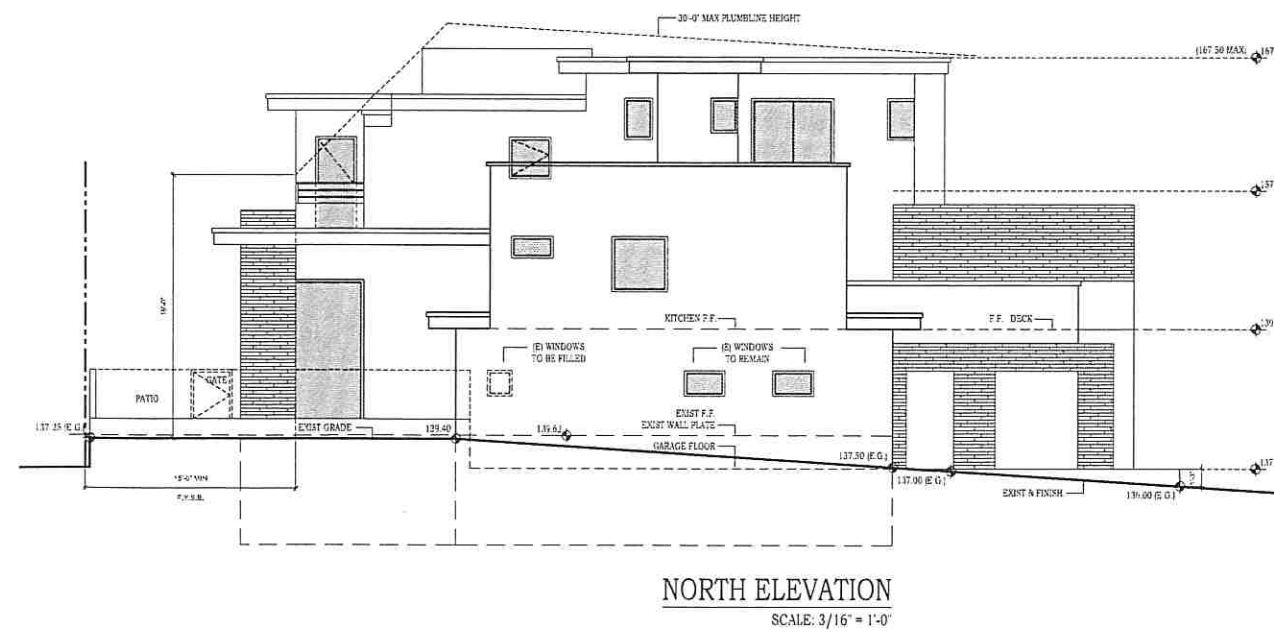
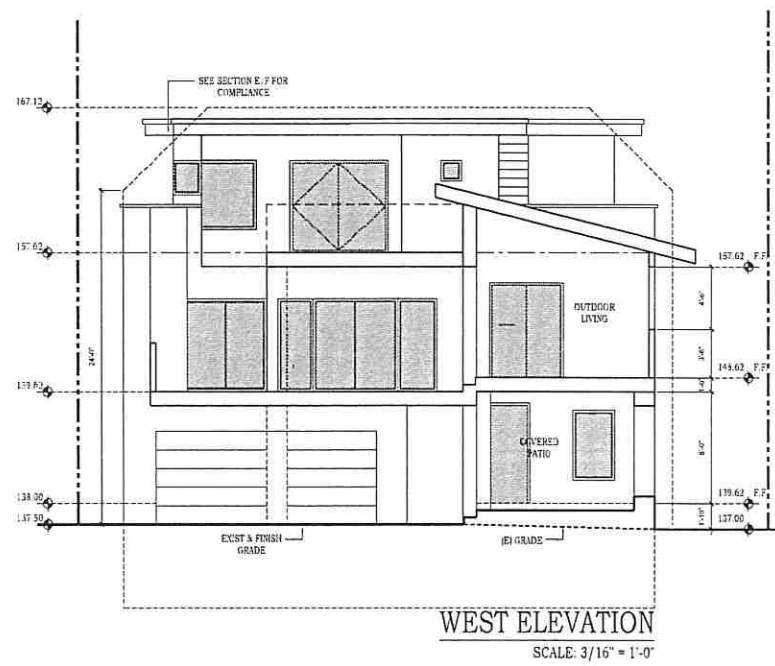
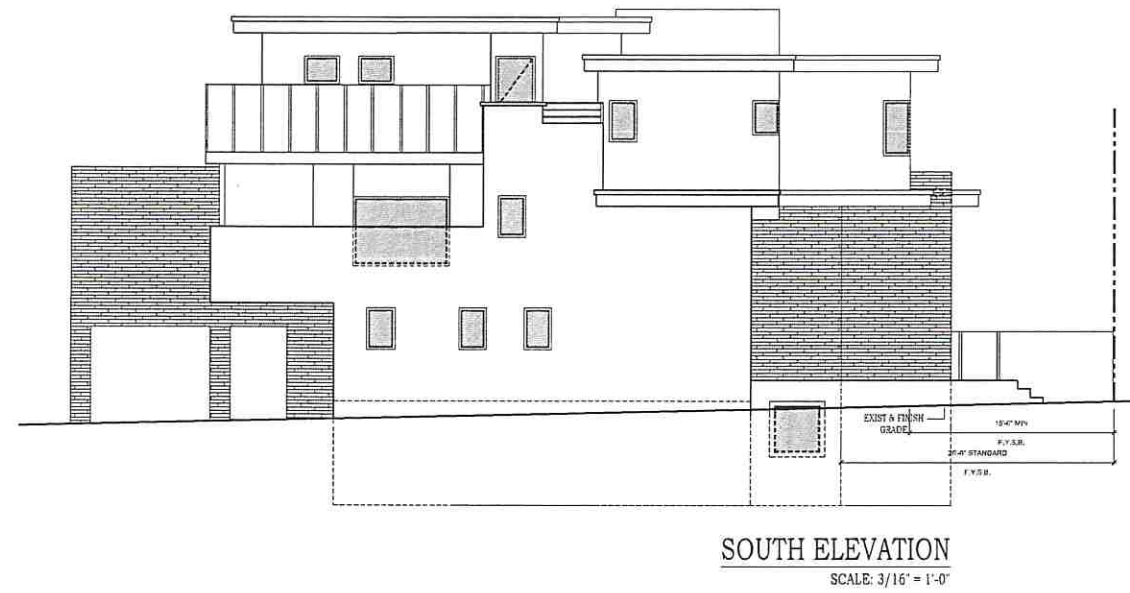
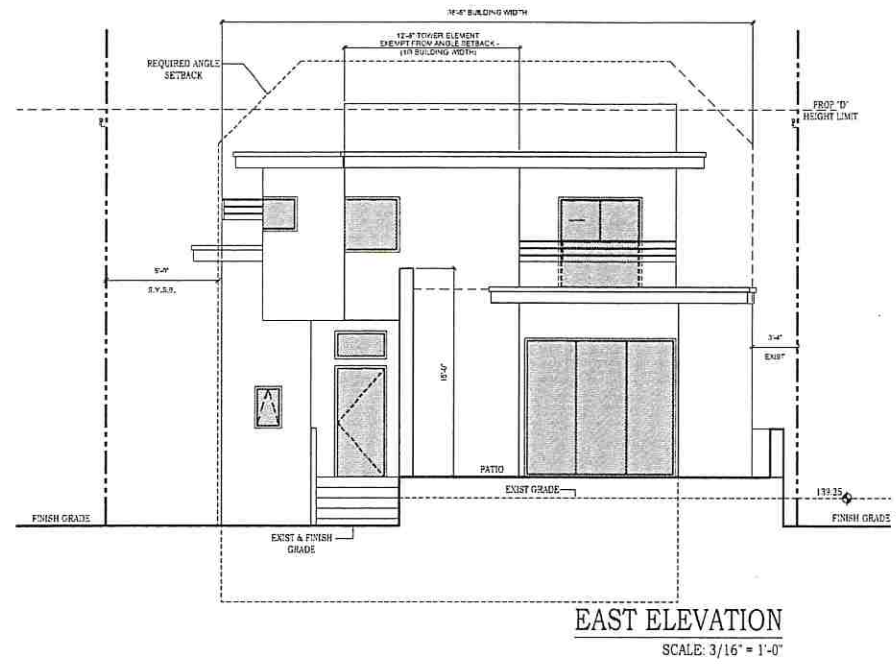
Prepared by:
PRIMARY DESIGN INC.
 1094 CUDAHY PLACE SUITE 112
 SAN DIEGO, CA. 92110

Project Name:
Eads Ave.
Tentative Map
 7154 & 7156 Eads Avenue
 La Jolla, CA 92037

Sheet Title: Third Floor Plan & Roof Plan
 Architectural
 Addendum A

Revision 14	_____
Revision 13	_____
Revision 12	_____
Revision 11	_____
Revision 10	_____
Revision 9	_____
Revision 8	_____
Revision 7	_____
Revision 6	_____
Revision 5	_____
Revision 4	_____
Revision 3	_____
Revision 2	_____
Revision 1	_____

Original Date: December 1, 2017
 Sheet: A-1.2
 DEP # _____



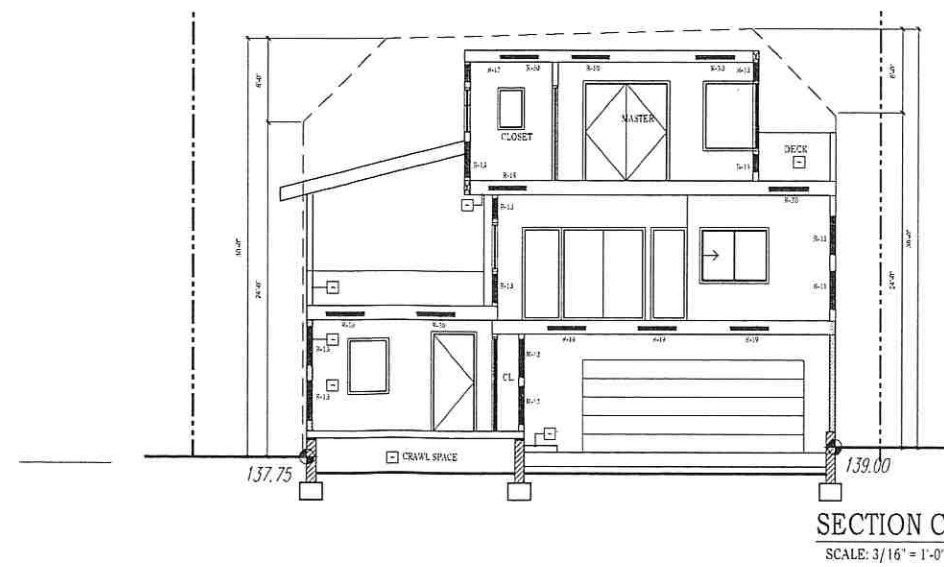
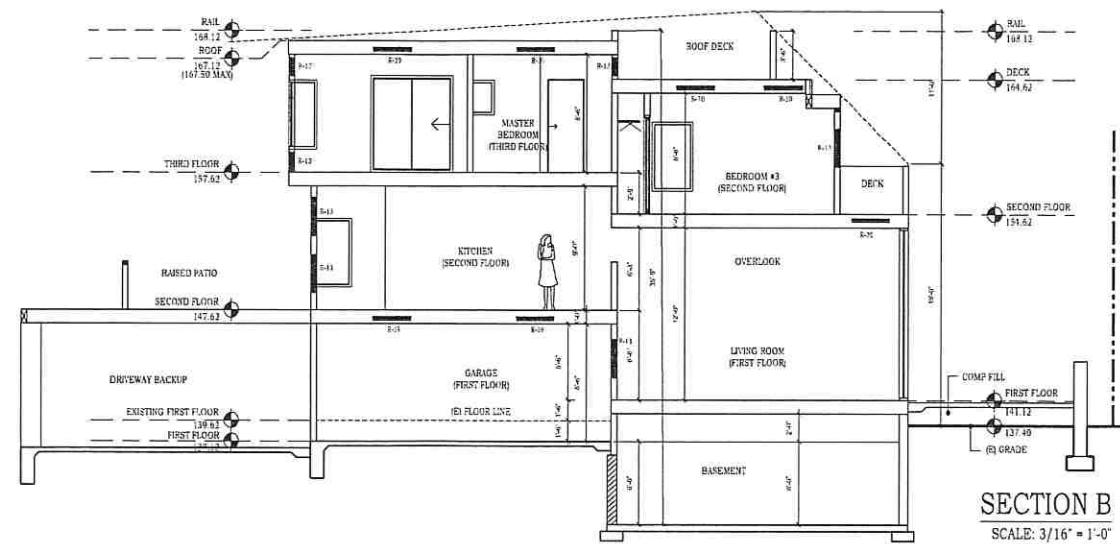
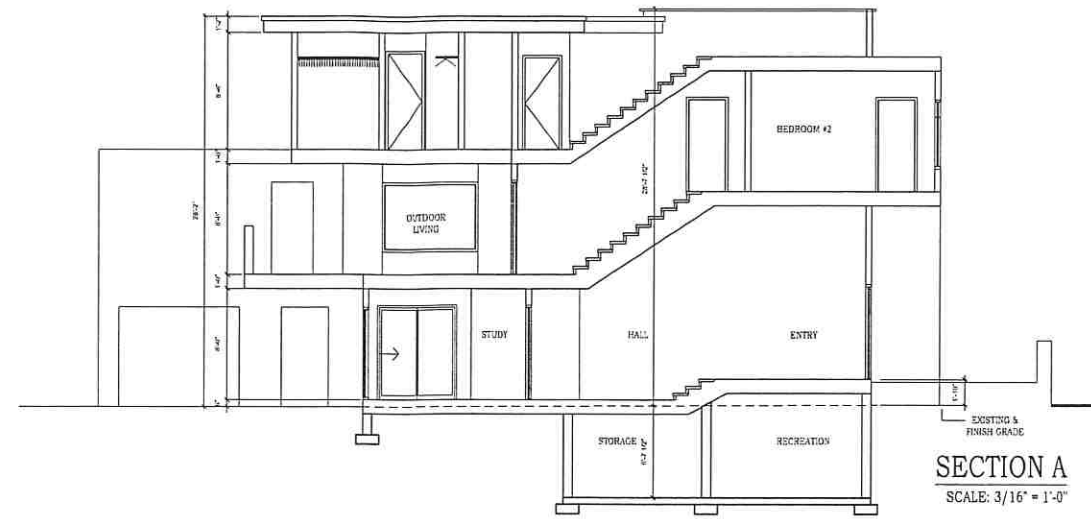
Prepared by:
PRIMARY DESIGN INC.
1094 CUDAHY PLACE SUITE 112
SAN DIEGO, CA. 92110

Project Name:
**Eads Ave.
Tentative Map**
7154 & 7156 Eads Avenue
La Jolla, CA 92037

Sheet Title: Building Elevations
Architectural
Addendum A

Revision 14	_____
Revision 13	_____
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Revision 5	_____
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Revision 3	_____
Revision 2	_____
Revision 1	_____

Original Date: December 1, 2017
Sheet: A-1.3
DEP # _____



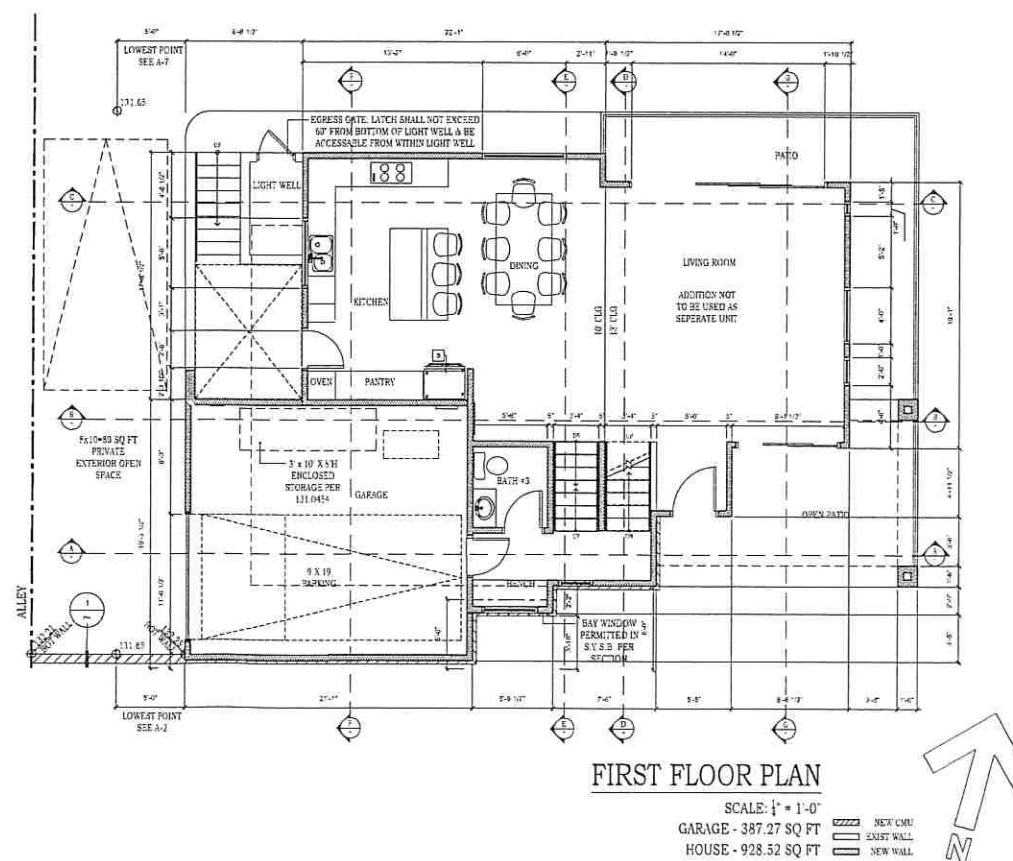
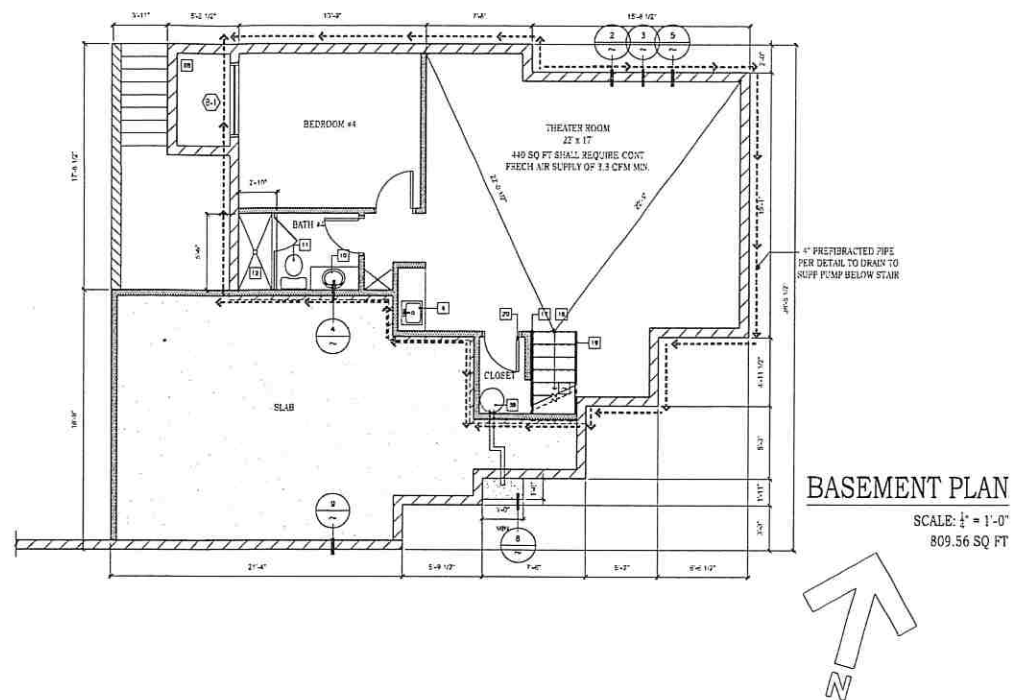
Prepared by:
PRIMARY DESIGN INC.
1094 CUDAHY PLACE SUITE 112
SAN DIEGO, CA. 92110

Project Name:
**Eads Ave.
Tentative Map**
7154 & 7156 Eads Avenue
La Jolla, CA 92037

Sheet Title: Building Sections
Architectural
Addendum A

Revision 14	_____
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Revision 6	_____
Revision 5	_____
Revision 4	_____
Revision 3	_____
Revision 2	_____
Revision 1	_____

Original Date: December 1, 2017
Sheet: A-1.4
DEP # _____



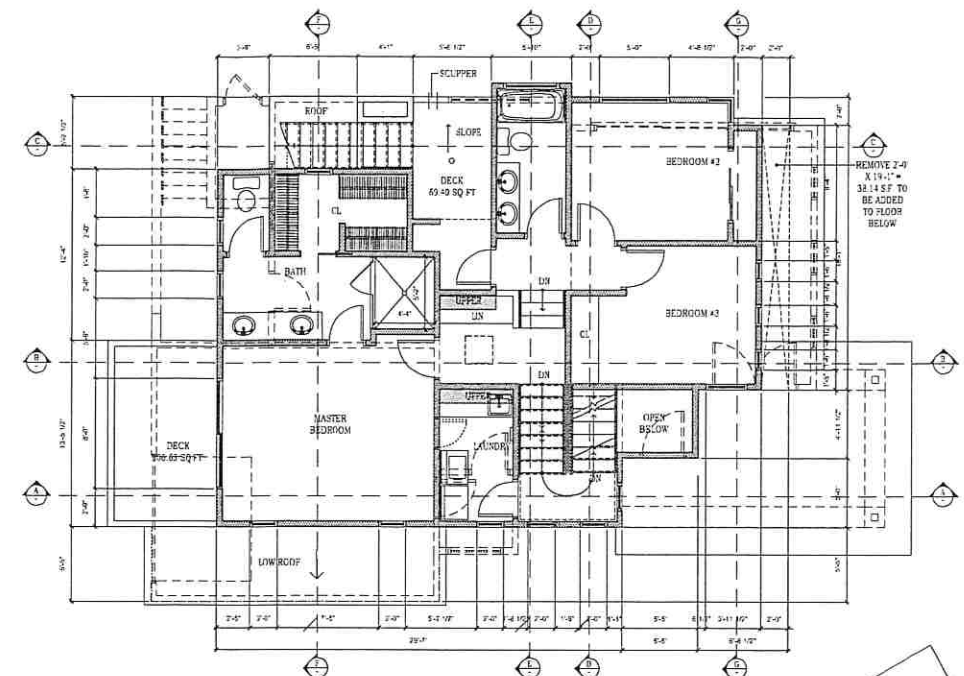
Prepared by:
PRIMARY DESIGN INC.
 1094 CUDAHY PLACE SUITE 112
 SAN DIEGO, CA. 92110

Project Name:
Eads Ave.
Tentative Map
 7154 & 7156 Eads Avenue
 La Jolla, CA 92037

Sheet Title: First & Second Floor Plan
 Architectural
 Addendum A

Revision 14	_____
Revision 13	_____
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Revision 9	_____
Revision 8	_____
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Revision 1	_____

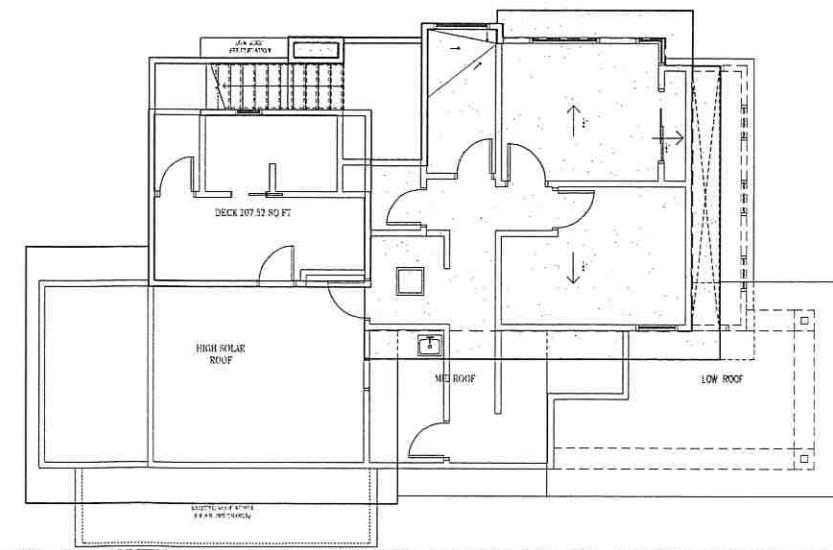
Original Date: December 1, 2017
 Sheet: A-2.1
 DEP # _____



SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"
909.47 SQ FT

NEW CMU
EXIST WALL
NEW WALL



ROOF PLAN

SCALE: 3/16" = 1'-0"



Prepared by:
PRIMARY DESIGN INC.
1094 CUDAHY PLACE SUITE 112
SAN DIEGO, CA. 92110

Project Name:
**Eads Ave.
Tentative Map**
7154 & 7156 Eads Avenue
La Jolla, CA 92037

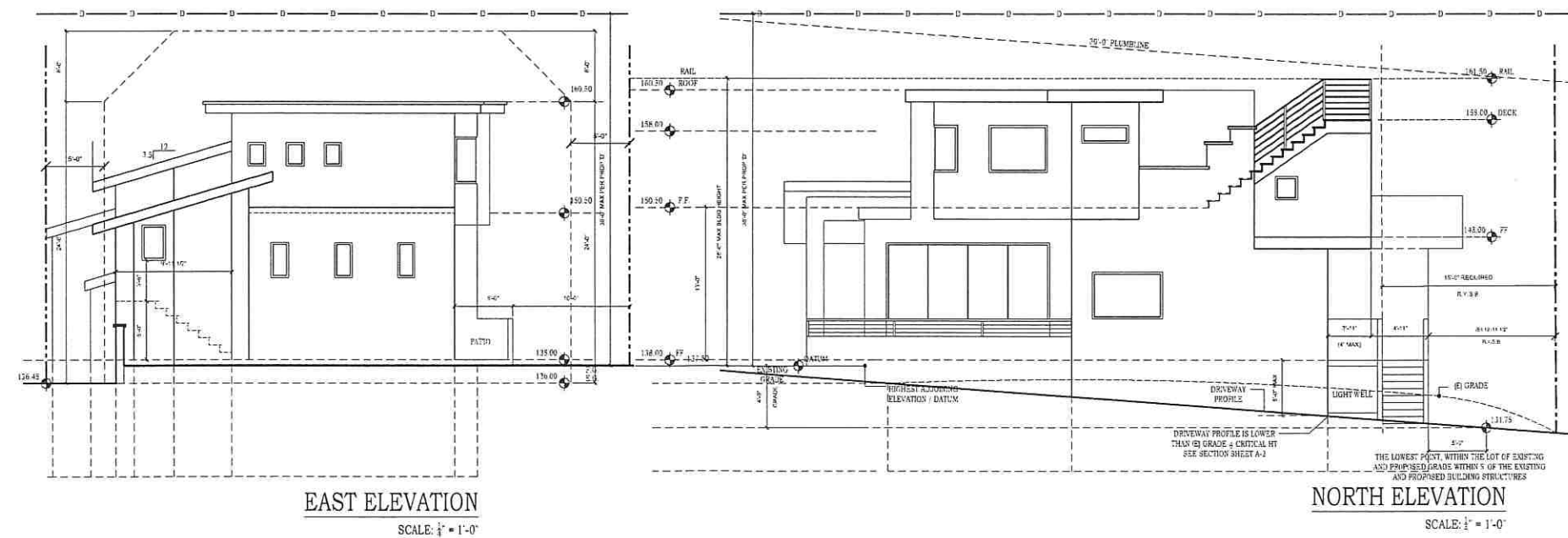
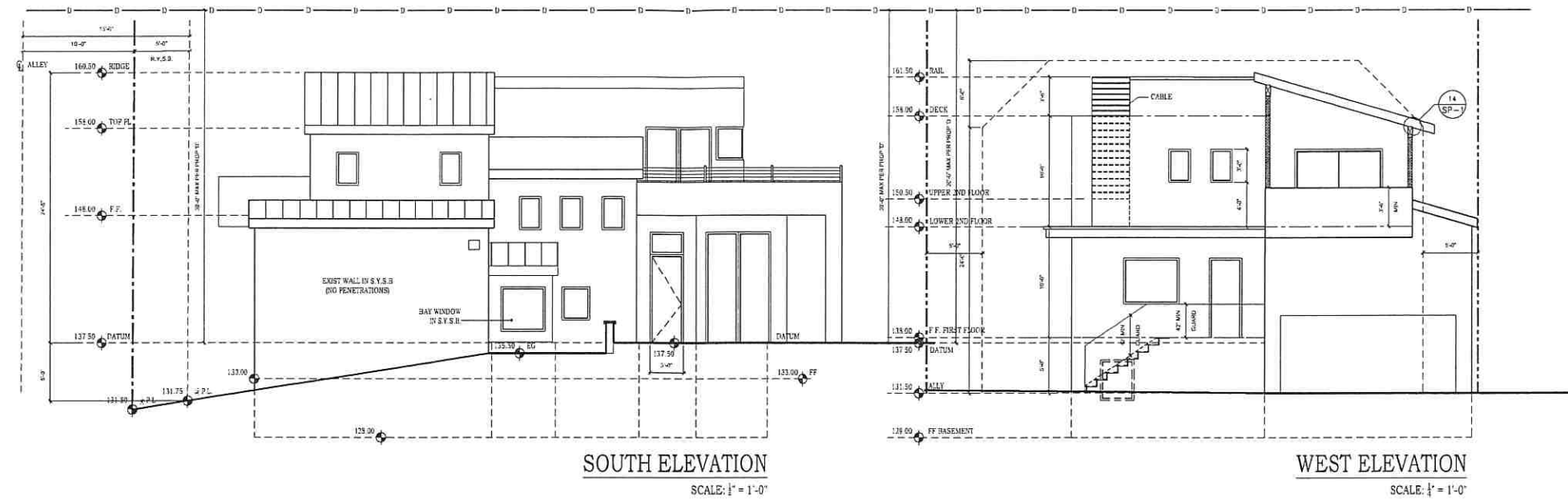
Sheet Title: Second Floor Plan & Roof Plan
Architectural
Addendum A

Revision 14	_____
Revision 13	_____
Revision 12	_____
Revision 11	_____
Revision 10	_____
Revision 9	_____
Revision 8	_____
Revision 7	_____
Revision 6	_____
Revision 5	_____
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Revision 3	_____
Revision 2	_____
Revision 1	_____

Original Date: December 1, 2017

Sheet **A-2.2**

DEP # _____



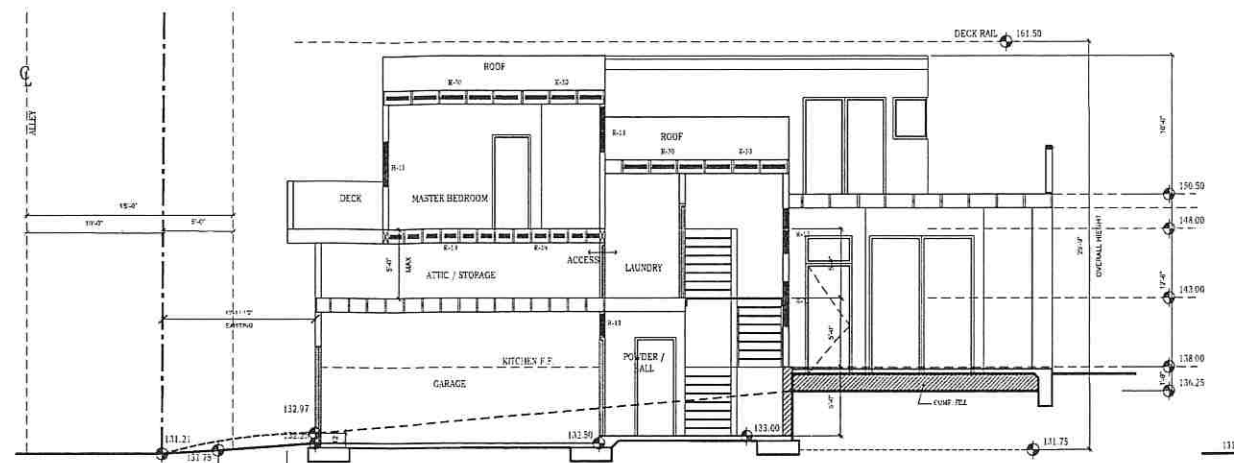
Prepared by:
PRIMARY DESIGN INC.
1094 CUDAHY PLACE SUITE 112
SAN DIEGO, CA 92110

Project Name:
Eads Ave.
Tentative Map
7154 & 7156 Eads Avenue
La Jolla, CA 92037

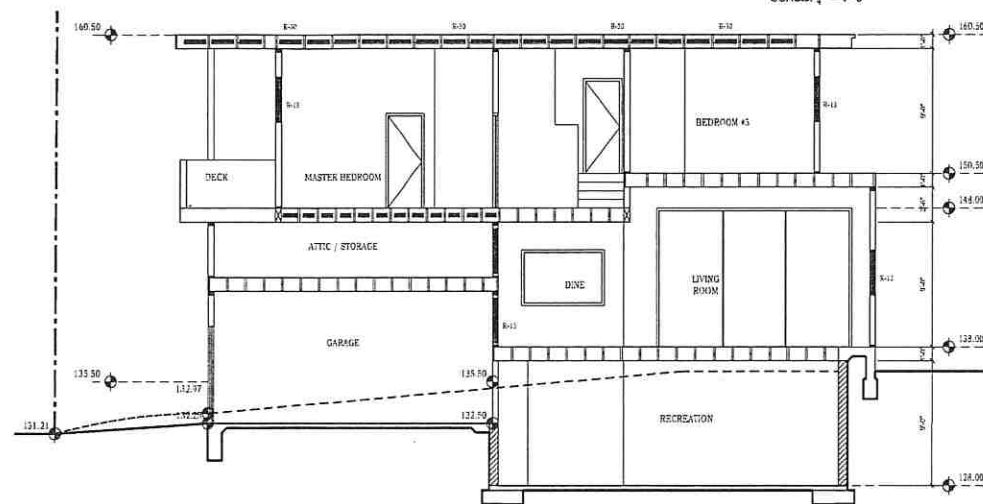
Sheet Title: Building Elevations
Architectural
Addendum A

Revision 14	_____
Revision 13	_____
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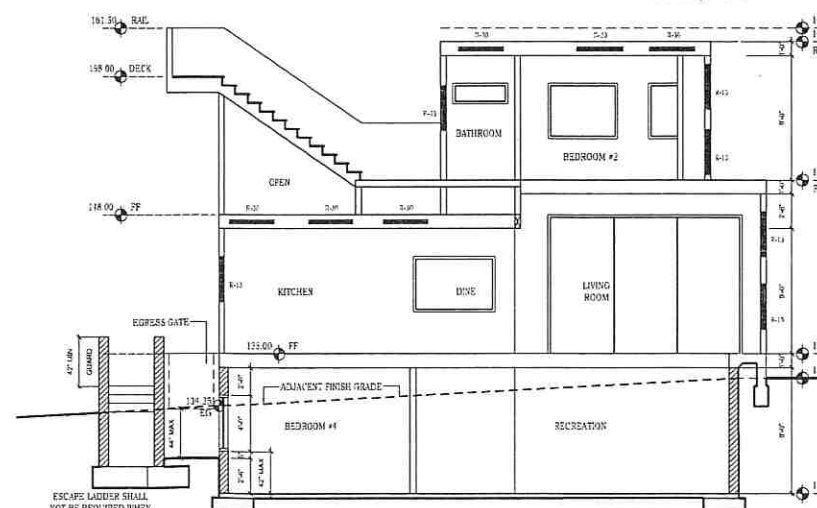
Original Date: December 1, 2017
Sheet A-2.3
DEP # _____



SECTION A
SCALE: 1/4" = 1'-0"



SECTION B
SCALE: 1/4" = 1'-0"



SECTION C
SCALE: 1/4" = 1'-0"

Prepared by:
PRIMARY DESIGN INC.
1094 CUDAHY PLACE SUITE 112
SAN DIEGO, CA 92110

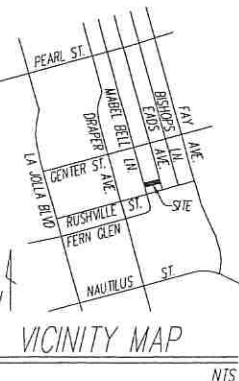
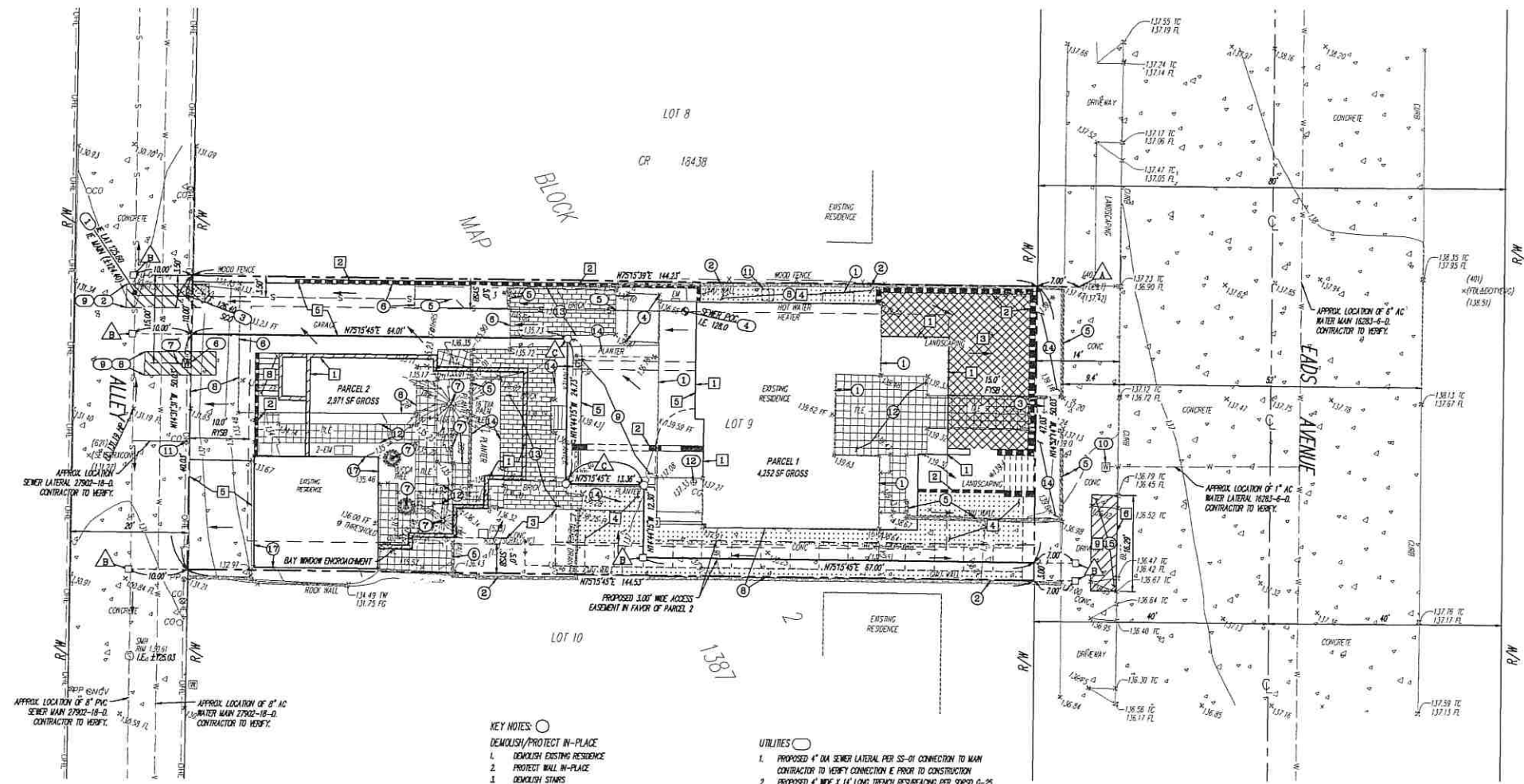
Project Name:
Eads Ave.
Tentative Map
7154 & 7156 Eads Avenue
La Jolla, CA 92037

Sheet Title: Building Sections
Architectural
Addendum A

Revision 14	_____
Revision 13	_____
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Revision 4	_____
Revision 3	_____
Revision 2	_____
Revision 1	_____

Original Date: December 1, 2017
Sheet: A-2.4
DEP # _____

CITY OF SAN DIEGO TENTATIVE MAP NO. 2041467
 FOR SMALL LOT SUBDIVISION
 7154-7156 EADS AVENUE APN: 351-171-09



LEGEND:

PROPERTY BOUNDARY	---
RIGHT-OF-WAY	---
EASEMENT LINE	---
EXISTING ELEVATION	x 68.8
EXISTING CONTOUR	---
CONCRETE PAVEMENT	---
PROPOSED GRASS AREA	---

- KEY NOTES: ○
- DEMOLISH/PROTECT IN-PLACE
1. DEMOLISH EXISTING RESIDENCE
 2. PROTECT WALL IN-PLACE
 3. DEMOLISH STAIRS
 4. DEMOLISH SHED
 5. DEMOLISH WALL
 6. DEMOLISH GARAGE
 7. DEMOLISH TREE
 8. DEMOLISH CONCRETE
 9. DEMOLISH WOOD DECK
 10. DEMOLISH CHAIN LINK FENCE
 11. RELOCATE HEATER
 12. DEMOLISH TILE
 13. DEMOLISH BRICK
 14. DEMOLISH PLANTER
 15. DEMOLISH DRIVEWAY, CURB & GUTTER & CLOSE DRIVEWAY.
 16. DEMOLISH BBQ
 17. PROTECT EXISTING RESIDENCE

- NEW IMPROVEMENTS: □
1. PROPOSED RESIDENCE PER ARCHITECTS PLAN
 2. PROPOSED CMU WALL PER ARCHITECTS PLAN
 3. PROPOSED PAINT PER ARCHITECTS PLAN
 4. PROPOSED GRASS AREA PER ARCHITECTS PLAN
 5. PROPOSED CONCRETE DRIVEWAY PER ARCHITECTS PLAN
 6. PROPOSED RECONSTRUCT CURB & GUTTER & CONCRETE SIDEWALK PER CITY STANDARD.
 7. HOT USED.
 8. PROPOSED STAIRS PER ARCHITECTS PLAN
 9. PROPOSED LANDSCAPE SOIL.

- UTILITIES: ○
1. PROPOSED 4" DIA SEWER LATERAL PER SS-01 CONNECTION TO MAIN CONTRACTOR TO VERIFY CONNECTION E PRIOR TO CONSTRUCTION
 2. PROPOSED 4" MISE X 14" LONG TRENCH RESURFACING PER SERSO G-25
 3. PROPOSED 4" DIA SEWER CLEANOUT PER SPS-102
 4. PROPOSED 4" DIA SEWER CLEANOUT PER SPSO SC-01
 5. PROPOSED PRIVATE 4" DIA PVC SEWER LATERAL @ 2% SLOPE MIN
 6. PROPOSED WATER METER BOX PER SPS-113
 7. PROPOSED 1" WATER SERVICE PER WS-01
 8. 4" MISE X 9" LONG TRENCH RESURFACING PER SERSO G-25
 9. CONTRACTOR SHALL REPLACE CONCRETE PAVEMENT TO NEAREST JOINT
 10. PROTECT EXISTING WATER METER IN-PLACE
 11. PROTECT EXISTING SEWER CLEAN OUT IN-PLACE
 12. DEMOLISH SEWER CLEAN OUT IF NOT REUSE CONTRACTOR TO VERIFY.

- MONUMENTS: △
- A. FOUND LEAD AND DISC STAMPED LS 4885
 - B. PROPOSED LEAD AND DISC STAMPED LS 7655 IN CONCRETE
 - C. PROPOSED 3/4" IRON PIPE WITH PLASTIC PLUS STAMPED LS 7655

- NOTES:
1. ALL EXISTING OVERHEAD UTILITIES SERVING THE SUBDIVISION TO BE INSTALLED UNDERGROUND
 2. NO EXISTING ACCESS EASEMENTS IN PLACE
 3. UNDERGROUND WILL BE VOLUNTARY
 4. BEARINGS AND DISTANCES SHOWN ARE CALCULATED PER COUNTY RECORD NO 040320

ABBREVIATIONS:

CMU	CONCRETE MASONRY UNIT
CO	CLEANOUT
CONC	CONCRETE
DA	DRAINAGE
EM	ELECTRIC METER
FF	FINISH FLOOR
FL	FLOW LINE
GM	GAS METER
GB	GRADE BREAK
NGV	NATURAL GAS VALVE
PP	POWER POLE
R/R	RIGHT-OF-WAY
TC	TOP OF CURB
TK	TOP OF WALL
WM	WATER METER

UTILITY TABLE

ELECTRIC	UNDERGROUND
SEWER	UNDERGROUND
WATER	UNDERGROUND

OWNER'S CERTIFICATE:
 I HEREBY CERTIFY THAT I AM THE RECORD OWNER OF THE PROPERTY SHOWN ON THE ATTACHED TENTATIVE PARCEL MAP AND THAT SAID MAP SHOWS THE ENTIRE CONTIGUOUS COMPREHENSIVE UNDERSTANDING THAT PROPERTY IS CONVEYED EVEN IF IT IS SEPARATED BY ROADS, STREETS, UTILITY EASEMENTS, OR RAILROAD RIGHTS OF WAY.
 I HEREBY CONSENT TO THE FILING OF THIS TENTATIVE MAP.

PREP MEMBERS: WASHINGTON WEBER
 7154 EADS LLC

STATIONER:
 PETER MERRICK
 7154 EADS LLC
 PO BOX 1346
 LA JOLLA, CA 92038

SITE ADDRESS:
 7154-7156 EADS AVENUE
 LA JOLLA, CA 92037

LEGAL DESCRIPTION:
 LOT 9 IN BLOCK 2 OF J.C. COCHRAN'S SUBDIVISION OF PART OF BLOCK 2 OF J.C. COCHRAN'S ADDITION TO LA JOLLA PARK ACCORDING TO MAP HEREOF NO. 1387, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, NOVEMBER 2, 1911

BASIS OF BEARINGS:
 THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM AND ALL ZONE 8, BETWEEN POINT NUMBERS 710 AND 743 AS SHOWN ON RDS 14492 IS: N02°16'41"W

VERTICAL BENCHMARK: CITY OF SAN DIEGO VERTICAL CONTROL BENCHMARK LOCATED AT EADS AVENUE AND BROADWAY STREET ON PAGE 218 OF THE CITY OF SAN DIEGO VERTICAL CONTROL BENCHMARK

DATE: NOV 29 ELEVATION: 137.17'

ASSESSOR'S PARCEL NO.:
 351-171-09

NAD83 COORDINATES:
 244-1685

NAD83 COORDINATES:
 1884-5245

LOT AREA:
 PARCEL 1 4,352 SF (0.098 AC) GROSS
 PARCEL 2 2,871 SF (0.066 AC) GROSS
 LANDSCAPE AREA 1.05 AC

PROPOSED USE:
 ONE RESIDENTIAL DUPLEX

PROPOSED USE:
 TWO SINGLE-FAMILY RESIDENTIAL PARCELS

NUMBER OF PARCELS:
 EXISTING - 1 LOT
 PROPOSED - 2 PARCELS

ZONING REGULATIONS: (ZONE RM-1-1)
 DENSITY: 14.8 DU/AC MAX
 MIN NET LOT AREA: 1,000 SF NET
 PROJECT DENSITY: 200/1414 AC = 14.14 DU/AC

ACCESS:
 PARCEL 1: FROM EADS AVENUE
 PARCEL 2: FROM WESTERN ALLEY

UTILITIES:
 WATER: SAN DIEGO WATER DISTRICT
 FIRE: SAN DIEGO FIRE-RESCUE DEPARTMENT
 SEWER: SAN DIEGO PUBLIC UTILITY DISTRICT
 SCHOOL: SAN DIEGO UNIFIED SCHOOL DISTRICT

TOPOGRAPHY:
 THE EXISTING TOPOGRAPHY SHOWN ON THIS MAP IS FROM A FIELD SURVEY PERFORMED BY SAMPO ENGINEERING, INC. ON 07/22/16

DATE OF PREPARATION:
 SEPTEMBER 11, 2017

PLAT PREPARED BY:
 SAMPO ENGINEERING, INC.
 171 SANDY ROAD, SUITE 213
 ENCINITAS, CA 92024
 (760) 438-0860



VINCENT L. SAMPEL, LS 7655

SUBDIVIDER'S CERTIFICATE

THE SUBDIVIDER AGREES TO DEFEND, MAINTAIN AND HOLD HARMLESS THE CITY OF SAN DIEGO AND ITS AGENTS, OFFICERS AND EMPLOYEES FROM ANY CLAIM, ACTION OR PROCEEDING AGAINST THE CITY OF SAN DIEGO OR ITS AGENTS, OFFICERS, OR EMPLOYEES, TO ATTACK, SET ASIDE, VOID, OR ANNULL AN APPROVAL FROM THE CITY OF SAN DIEGO CONCERNING HIS SUBDIVISION WHEN SUCH ACTION IS BROUGHT WITHIN THE PERIOD SPECIFIED IN GOVERNMENT CODE SECTION 66647. THIS CERTIFICATE IS CONSIDERED FROM THE CITY OF SAN DIEGO PROMULGATING PROMPT NOTICE TO THE SUBDIVIDER AS PROVIDED FOR BY THE ACT (GOVERNMENT CODE 66474.9)

PETER MERRICK

Prepared by:

Project Name:
 Eads Ave.
 Tentative Map
 7154 & 7156 Eads Avenue
 La Jolla, CA 92037

Sheet Title: TENTATIVE MAP
 Architectural
 Addendum A

Revision 14 _____
 Revision 13 _____
 Revision 12 _____
 Revision 11 _____
 Revision 10 _____
 Revision 9 _____
 Revision 8 _____
 Revision 7 _____
 Revision 6 _____
 Revision 5 _____
 Revision 4 _____
 Revision 3 _____
 Revision 2 7-2-18
 Revision 1 3-26-18

Original Date:
 Sheet: TM-3
 DEP #

