



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: October 5, 2016 REPORT NO. HO-16-057

HEARING DATE: October 12, 2016

SUBJECT: HERSCHEL TRIPLEX TENTATIVE MAP/COASTAL DEVELOPMENT PERMIT,
Process Three Decision.

PROJECT NUMBER: [483102](#)

OWNER/APPLICANT: Hershey Boys, LLC/Leppert Engineering

SUMMARY:

Issue: Should the Hearing Officer approve the subdivision of a three-unit residential condominium project located at 7569-7571 Herschel Avenue within the La Jolla Community Plan Area?

Staff Recommendations:

1. Approve Tentative Map No. 1692366, including a waiver of the requirements to underground existing offsite overhead facilities.
2. Approve Coastal Development Permit No. 1692367; and

Community Planning Group Recommendation: On July 12, 2016, the Development Permit Review Committee voted 4-0-1 to recommend approval of the project without recommendations. On August 4, 2016 the La Jolla Community Planning Association voted 15-0-1 to recommend approval of the proposed project without recommendations.

Environmental Review: The project was determined to be exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15301(k) existing facilities division of existing single-family into common interest ownership. This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on May 25, 2016, and the opportunity to appeal that determination ended June 9, 2016.

BACKGROUND

The 0.145-acre-site is located at 7569-7571 Herschel Avenue in the RM-3-7 Zone, the Coastal Height Limitation Overlay Zone, the Coastal Overlay Zone (Non-Appealable, Area 2), the Residential Tandem Parking Overlay Zone, the Transit Area Overlay Zone, and the La Jolla Community Plan and Local Coastal Program area within the La Jolla Community Plan and Local Coastal Program Land Use Plan.

The proposed project requires a Tentative Map per [San Diego Municipal Code \(SDMC\) Section 125.0430](#), to create three residential condominium units. The proposed project also requires a Coastal Development Permit for development located within the Coastal Overlay Zone per [SDMC Section 126.0707\(b\)](#).

Public improvements include installation of three one-inch water services, sidewalk underdrains, driveway closure, sidewalk and curb & gutter replacement, replacing existing asphalt pavement per City Standard along alley frontage per the satisfaction of the City Engineer, entering into a maintenance agreement for any ongoing permanent Best Management Practices (BMP), and undergrounding any new service run to any new or proposed structures within the subdivision.

DISCUSSION

Project Description:

The proposed subdivision is a Tentative Map to create three (3) residential condominium units from a for-rent, multi-family building that is currently under construction, and previously approved under Coastal Development Permit (CDP) No.1391420. No change is proposed to the approved site design, and no additional construction is proposed with this application.

Undergrounding Requirement:

The project site is located within Council District One. San Diego Municipal Code (SDMC) Section 144.0240 allows the subdivider to apply for a waiver from the requirement to underground the existing overhead utilities within the boundary of the subdivision or within the abutting public rights-of-way. City staff has determined the undergrounding waiver request qualifies in that the conversion involves a short span of overhead facility (less than a full block in length) and it has been determined that such conversion is not a part of a continuing effort to accomplish a total undergrounding within a specific street or area.

Community Plan Analysis:

The project site is located at 7569-7571 Herschel Avenue in the RM-3-7 Zone within the La Jolla Community Plan (LJCP), which designates the site for multi-family residential units. The project site is located within an urbanized area of the La Jolla community. The site is immediately adjacent to a two-story multi-family dwelling unit complex to the south, a two-story multi-family dwelling unit building, a one-story single family dwelling unit to the north, a one-story auto-repair facility to the west, and a one-story single family dwelling unit to the east.

The proposed subdivision and required public improvements are consistent with the policies, goals, and objectives of the applicable land use plan. The proposed subdivision complies with all applicable development regulations of the RM-3-7 Zone and the La Jolla Community Plan (LJCP), including height, setback, density, landscaping, and parking. No change is proposed to the approved site design, and no additional construction is proposed with this application.

The La Jolla Community Plan does not identify an existing or proposed public accessway on or adjacent to the site, nor, a view corridor on or adjacent to the site. The project will observe all setbacks and will be built entirely on private property.

Conclusion:

The proposed subdivision of three residential condominium units complies with all applicable development regulations. Staff has reviewed the project and determined that the proposed design, form, and citing of the proposed subdivision will be in conformity with the land use plan and complies with all regulations of the RM-3-7 Zone. Staff recommends the Hearing Officer approve the project as proposed.

ALTERNATIVES

1. Approve Tentative Map No. 1692366 and Coastal Development Permit No. 1692367, and the waiver to the requirements to underground existing offsite overhead utilities, with modifications.
2. Deny Tentative Map No. 1692366 and Coastal Development Permit No. 1692367, and the waiver to the requirements to underground existing offsite overhead utilities, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

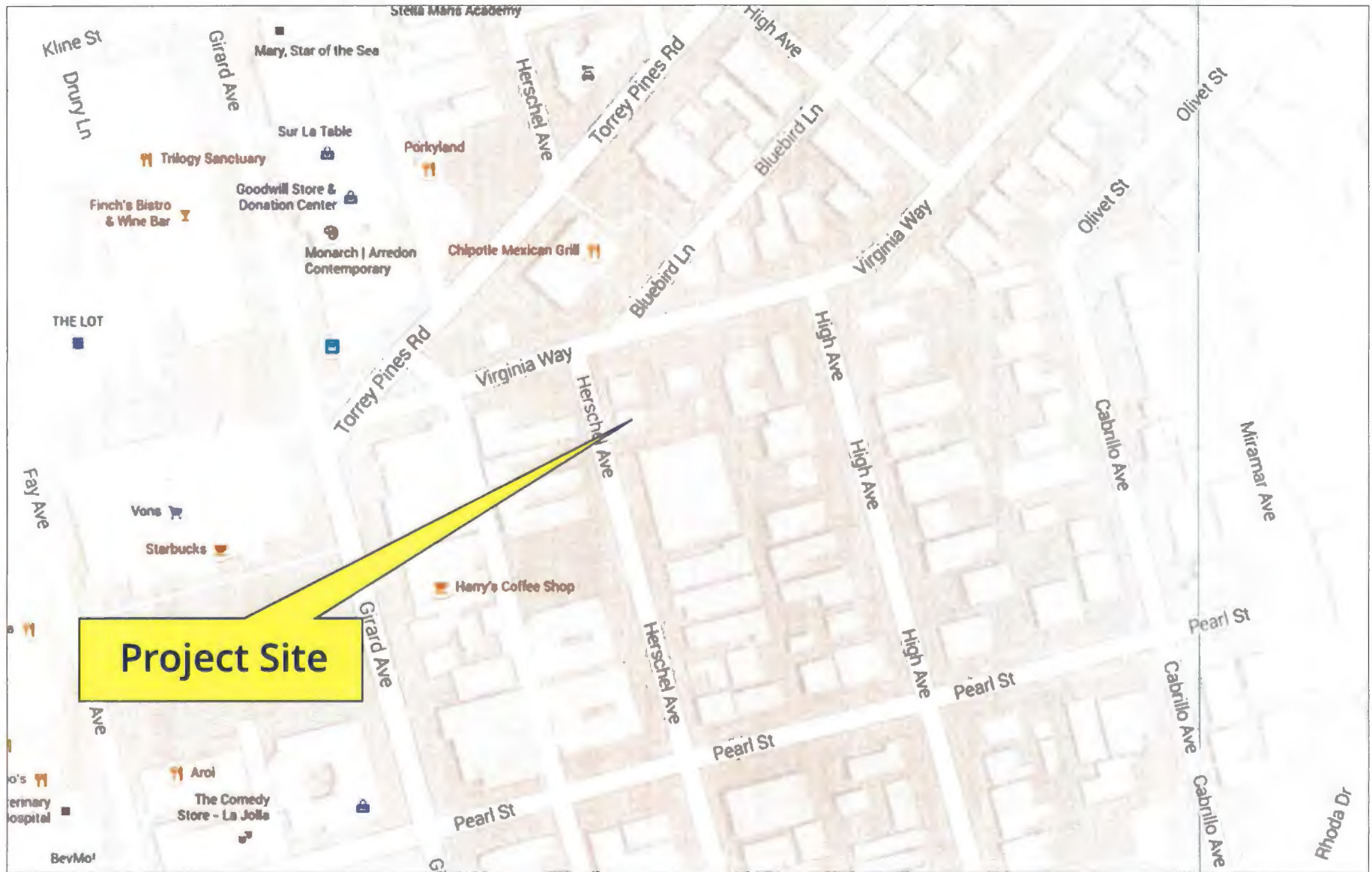


Gaetano Martedi, Development Project Manager

Attachments:

1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Project Data Sheet
5. Draft Resolution with Findings
6. Draft Permit with Conditions
7. Draft Map Resolution
8. Draft Map Conditions
9. Environmental Exemption

10. Community Planning Group Recommendation
 11. Ownership Disclosure Statement
 12. Tentative Map
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Project Location Map

HERSCHEL TRIPLEX TM/CDP - 7569-7571 HERSCHEL AVENUE
PROJECT NO. 483102





Legend

- Very Low Density Residential (0-5 DU/AC)
- Low Density Residential (5-9 DU/AC)
- Low Medium Residential (9-15 DU/AC)
- Medium Residential (15-30 DU/AC)
- Medium High Residential (30-45 DU/AC)
- Commercial/Mixed Use
- Parks, Open Space
- Schools
- Cultural
- Community Facilities
- Elementary School
- Junior High School
- High School
- School
- Library
- Fire Station
- Post Office

Project Site



Land Use Map

HERSCHEL TRIPLEX TM/CDP - 7569-7571 HERSCHEL AVENUE PROJECT NO. 483102

North





Location Aerial Photo

HERSCHEL TRIPLEX TM/CDP - 7569-7571 HERSCHEL AVENUE
PROJECT NO. 483102



PROJECT DATA SHEET		
PROJECT NAME:	HERSCHEL TRIPLEX; Project No. 483102	
PROJECT DESCRIPTION:	The creation of three residential condominium units (under construction) and to waive the requirements to underground existing utilities at 7569-7571 Herschel Avenue.	
COMMUNITY PLAN AREA:	La Jolla	
DISCRETIONARY ACTIONS:	Tentative Map and Coastal Development Process 3	
COMMUNITY PLAN LAND USE DESIGNATION:	Medium High Residential, 30-45 dwelling unit per acre (du/ac) in the La Jolla Community Plan and Local Coastal Program.	
<p align="center">ZONING INFORMATION:</p> <p>ZONE: RM-3-7 Zone</p> <p>HEIGHT LIMIT: 30 feet</p> <p>LOT SIZE: 0.145 acres</p> <p>FLOOR AREA RATIO: N/A</p> <p>FRONT SETBACK: 10 Feet</p> <p>SIDE SETBACK: 5 Feet</p> <p>STREETSIDE SETBACK: N/A</p> <p>REAR SETBACK: 5 Feet</p> <p>PARKING: 6 parking spaces</p>		
ADJACENT PROPERTIES:	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	RM-3-7	Residential Multiple
SOUTH:	RM-3-7 Zone	Residential Multiple
EAST:	RS-1-7 Zone	Residential Single Family
WEST:	LJPD-2 Zone	Commercial
DEVIATION REQUESTED:	None	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On July 12, 2016, the Development Permit Review Committee voted 4-0-1 to recommend approval of the project without recommendations. On August 4, 2016 the La Jolla Community Planning Association voted 15-0-1 to recommend approval of the proposed project without recommendations.	

HEARING OFFICER
RESOLUTION NO. HO-
COASTAL DEVELOPMENT PERMIT NO. 1692367
HERSCHEL TRIPLEX PROJECT NO. 483102
AMENDMENT TO COASTAL DEVELOPMENT PERMIT NO. 1391420

WHEREAS, HERSHEY BOYS, LLC, Owner/Permittee, filed an application with the City of San Diego for a permit for the creation of three residential condominium units (under construction) and to waive the requirements to underground existing overhead utilities (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 1692367), on portions of a 0.145-acre site;

WHEREAS, the project site is located at 7569-7571 Herschel Avenue in the RM-3-7 Zone, the Coastal Height Limitation Overlay Zone, the Coastal Overlay Zone (Non-Appealable 2 Area), the Residential Tandem Parking Overlay Zone, the Transit Area Overlay Zone, and Local Coastal Program area, of the La Jolla Community Plan;

WHEREAS, the project site is legally described as Lots 3 and 4 in block 2 of center addition to La Jolla Park, in the City of San Diego County of San Diego, State of California according to map thereof No. 915, filed in the office of the County Recorder of San Diego County August 4, 1904;

WHEREAS, on October 12, 2016, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. 1692367 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on May 25, 2016, 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 15301 (k) (Existing Facilities) - Division of existing multi-family residences into common interest ownership; and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520; NOW THEREFORE,

BE IT RESOLVED by the Hearing Officer of the City of San Diego as follows:

That the Hearing Officer adopts the following written Findings, dated October 12, 2016

FINDINGS:

Coastal Development Permit - Section 126.0708

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

The 0.145-acre-site is located at 7569-7571 Herschel Avenue. The property is an interior lot and is located approximately 3,325 feet from the Pacific Ocean. The property is not located between the sea and the first public roadway paralleling the sea. Herschel Avenue at this location is not designated as a view corridor with views toward the Pacific Ocean and is not identified as containing intermittent or partial vistas along the property. The property is not designated as a viewshed or scenic overlook, and does not contain any public accessways as identified within the adopted La Jolla Community Plan (LJCP) and Local Coastal Program Land Use Plan.

As the project is a subdivision of land, and due to its location, the project will not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway identified in a Local Coastal Program land use plan. Therefore, the project 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 property is not within or adjacent to the Multiple Species Conservation Program (MSCP) Multiple Habitat Planning Area (MHPA) and does not contain any other type of Environmentally Sensitive Lands (ESL) as defined in San Diego Municipal Code (SDMC) Section 113.0103. The project site is located in a built urbanized neighborhood.

The City of San Diego conducted an environmental review of this site in accordance with State of California Environmental Quality Act (CEQA) guidelines. The project was determined to be exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15301(k) existing facilities division of existing single-family into common interest ownership. Therefore, 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 project site is located at 7569-7571 Herschel Avenue, in the RM-3-7 Zone within the LJCP and Local Coastal Program Land Use Plan. The LJCP designates the proposed project site designates the site for multi-family residential development.

The site is immediately adjacent to a two-story multi-family dwelling unit complex to the south, a two-story multi-family dwelling unit building, a one-story single family dwelling unit to the north, a one-story auto-repair facility to the west, and a one-story single family dwelling unit to the east. The proposed subdivision complies with all applicable development regulations of the RM-3-7 Zone and the La Jolla Community Plan (LJCP), including height, setback, density, landscaping, and parking, and no deviations are requested.

The project is not requesting nor does it require any deviations or variances from the applicable regulations and policy documents, and is consistent with the recommended land use designation, design guidelines, and development standards in effect for this site. Therefore, the 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 property is not located between the sea and the first public roadway paralleling the sea. Herschel Avenue at this location is not designated as a view corridor with views toward the Pacific Ocean and is not identified as containing intermittent or partial vistas along the property. The property is not designated as a viewshed or scenic overlook, and does not contain any public accessways as identified within the adopted LJCP and Local Coastal Program Land Use Plan.

Therefore, the proposed development is in conformity with the public access and recreation policies of Chapter 3 of the California Coastal Act.

BE IT FURTHER RESOLVED that based on the findings hereinbefore adopted by the Hearing Officer, Coastal Development Permit No. 1692367, 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. 1692367, a copy of which is attached hereto and made a part hereof.

Gaetano Martedi
Development Project Manager
Development Services

Adopted on: October 12, 2016

IO#: 24006609

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

WHEN RECORDED MAIL TO
CITY CLERK
MAIL STATION 2A

INTERNAL ORDER NUMBER: 24006609

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COASTAL DEVELOPMENT PERMIT NO.1692367
HERSCHEL TRIPLEX PROJECT NO. 483102
AMENDMENT TO COASTAL DEVELOPMENT PERMIT NO. 1391420
HEARING OFFICER

This Coastal Development Permit No. 1692367 is granted by the Hearing Officer of the City of San Diego to Hershey Boys, LLC, Owner, pursuant to San Diego Municipal Code [SDMC] Section 126.0702. The 0.145-acre site is located at 7569-7571 Herschel Avenue in the RM-3-7 Zone, the Coastal Height Limitation Overlay Zone, the Coastal Overlay Zone (Non-Appealable 2 Area), the Residential Tandem Parking Overlay Zone, the Transit Area Overlay Zone, and Local Coastal Program area, of the La Jolla Community Plan. The project site is legally described as: Lots 3 and 4 in block 2 of center addition to La Jolla Park, in the City of San Diego County of San Diego, State of California according to map thereof No. 915, filed in the office of the County Recorder of San Diego County August 4, 1904.

The project shall include:

- a. The creation of three (3) residential condominium units (under construction) and to waive the requirements to underground existing overhead utilities.
- b. Landscaping (planting, irrigation and landscape related improvements);
- c. Off-street parking;
- d. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1

of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by October 25, 2019.

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.

ENGINEERING REQUIREMENTS:

11. The Subdivider shall construct the required Public Improvements per approved Right-of-Way Permit No. 1626687 including driveway closure on Herschel Avenue and replacing existing asphalt pavement per City Standard along alley frontage per the satisfaction of the City Engineer.

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

PLANNING/DESIGN REQUIREMENTS:

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

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

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

INFORMATION ONLY:

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

APPROVED by the Hearing Officer of the City of San Diego on October 12, 2016 and HO- .

Permit Type/PTS Approval No.: Coastal Development Permit No. 1692367
Date of Approval: October 12, 2016

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Gaetano Martedi
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.

HERSHY BOYS, LLC
Owner/Permittee

By _____
Brian Sorokin
Managing Member

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

HEARING OFFICER RESOLUTION NUMBER R-_____

TENTATIVE MAP NO. 1692366, HERSCHEL TRIPLEX - PROJECT NO.
483102.

WHEREAS, Hershey Boys, LLC., Subdivider, and Leppert Engineering, Engineer, submitted an application to the City of San Diego for a Tentative Map No. 1692366 to create three (3) condominium units and to waive the requirement to underground existing offsite overhead utilities. The project site is located at 7569-7571 Herschel Avenue, in the RM-3-7 Zone within the La Jolla Community Plan Area. The property is legally described as Lots 3 and 4 in block 2 of center addition to La Jolla Park, in the City of San Diego County of San Diego, State of California according to map thereof No. 915, filed in the office of the County Recorder of San Diego County August 4, 1904; and

WHEREAS, the Tentative Map proposes the Subdivision of a 0.145-acre-site into one (1) lot with three (3) proposed condominium units; and

WHEREAS, on May 25, 2016, 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 15301 (k); and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520; and

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

WHEREAS, the subdivision is a condominium project as defined in California Civil Code section 4125 and filed pursuant to the Subdivision Map Act. The total number of condominium dwelling units is three (3); and

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

WHEREAS, on October 12, 2016, the Hearing Officer of the City of San Diego considered Tentative Map No. 1692366, and pursuant to San Diego Municipal Code sections 125.0440, and 144.0240, and Subdivision Map Act section 66428, received for its consideration written and oral presentations, evidence having been submitted, and testimony having been heard from all interested parties at the public hearing, and the Hearing Officer having fully considered the matter and being fully advised concerning the same; NOW THEREFORE,

BE IT RESOLVED by the Hearing Officer of the City of San Diego, that it adopts the following findings with respect to Tentative Map No. 1692366:

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

The proposed subdivision would create three (3) condominium units from a for-rent, multi-family dwelling unit building that is currently under construction, and previously approved under Coastal Development Permit (CDP) No.1391420. The proposed subdivision is in conformance with the Residential Land Use designation of the RM-3-7 Zone (residential-multiple unit) in the La Jolla Community Planning Area.

The community plan contains a policy to maintain the existing residential character of neighborhoods, and policies and recommendations related to community character. The site is immediately adjacent to a two-story multi-family dwelling unit complex to the south, a two-story multi-family dwelling unit building, a one-story single family dwelling unit to the north, a one-story auto-repair facility to the west, and a one-story single family dwelling unit to the east. The project complies with the maximum allowable height of the zone, and complies with the required setbacks.

No change is proposed to the approved site design, the existing land use designations, or zone for the project site. Therefore, the proposed subdivision and its design and improvements are consistent with the policies, goals, and objectives of the adopted La Jolla Community Plan and the Local Coastal Program 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 proposed subdivision would create three (3) condominium units, currently under construction from a for-rent, multi-family dwelling unit building, previously approved under Coastal Development Permit (CDP) No.1391420. The project site is located at 7569-7571 Herschel Avenue in the RM-3-7 (residential-multiple unit) zone within the La Jolla Community Plan. The site is immediately adjacent to a two-story multi-family dwelling unit complex to the south, a two-story multi-family dwelling unit building, a one-story single family dwelling unit to the north, a one-story auto-repair facility to the west, and a one-story single family dwelling unit to the east. The project complies with the maximum allowable height of the zone, and complies with the required setbacks.

The request to waive the undergrounding of existing overhead utilities has been determined to be appropriate pursuant to San Diego Municipal Code (SDMC) Section 144.0242(c) as the conversion involves a short span of overhead facility (less than a full block in length), and would not represent a logical extension to an underground facility. The applicant is required to underground any new service run to any new or proposed structures within the subdivision.

No change is proposed to the approved site design, and no additional construction is proposed with this subdivision. The subdivision is consistent with the recommended land use designation, design guidelines, and zoning and development regulations in effect for this site.

Therefore, 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.

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

The subdivision site is located at 7569-7571 Herschel Avenue in the RM-3-7 Zone within the La Jolla Community Plan, which designates the site for Medium High Residential, 30-45 dwelling unit per acre (du/ac), and allows for Multiple-Residential development. The proposed subdivision would create three (3) condominium units, from a for-rent, multi-family dwelling unit building that is currently under construction.

This is a mid-block site located in an urban, developed multi-family neighborhood and is surrounded on all sides by similar development. Other than the subdivision to allow condominium creation, no additional development or intensification of use is requested.

The graded developed site is currently under construction and is served by existing overhead and underground utilities. The project fronts on Herschel Avenue. The frontage is developed with existing curb, gutter and sidewalk which would remain.

Since the project incorporates public improvements, and creates no additional development or intensification of use, the site 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.

The proposed subdivision would create three (3) condominium units, from a for-rent, multi-family dwelling unit building that is currently under construction. The project site is located within an urbanized area of the La Jolla community. All development was previously approved and permitted pursuant to Coastal Development Permit No. 1391420. The property is not located between the sea and the first public roadway paralleling the sea, is not within or adjacent to the Multiple Species Conservation Program (MSCP) Multiple Habitat Planning Area (MHPA), and does not contain Environmentally Sensitive Lands (ESL).

The City of San Diego conducted an environmental review of this site in accordance with State of California Environmental Quality Act (CEQA) guidelines. The project was determined to be categorically exempt from CEQA pursuant to Guidelines Section 15301(k) existing facilities division of existing single-family into common interest ownership. Therefore, the design of the subdivision or the proposed improvements is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or 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 proposed subdivision would create three (3) condominium units, from a for-rent, multi-family dwelling unit building that is currently under construction. The project site is located within an urbanized area of the La Jolla community. All development was previously approved and permitted pursuant to Coastal Development Permit No. 1391420. The project has been designed in conformance with all applicable development regulations.

The construction of the building includes various conditions and referenced exhibits of approval relevant to achieving project compliance with the applicable regulations of the San Diego Municipal Code (SDMC) in effect for this project. Such conditions within the permit include constructing the required Public Improvements. These Public Improvements include installing three one-inch water services, sidewalk underdrains, closing existing driveway and replacing with standard sidewalk, curb & gutter, replacing existing asphalt pavement per City Standard along alley frontage per the satisfaction of the City Engineer, entering into a Maintenance Agreement for any ongoing permanent Best Management Practices (BMP), and undergrounding any new service run to any new or proposed structures within the subdivision. Incorporating these conditions into the permit will avoid adverse impacts upon the health, safety and general welfare of persons residing or working in the surrounding area.

Therefore, the design of the subdivision will not be detrimental to the public health, safety, and welfare.

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

The proposed project would create three (3) condominium units, from a for-rent, multi-family dwelling unit building that is currently under construction. All development was previously approved and permitted pursuant to Coastal Development Permit No. 1391420. There are no existing or proposed easements acquired by the public at large for access through or use of property within the proposed subdivision. Therefore, the design of the subdivision will not conflict with any easements 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 proposed project would create three (3) condominium units, from a for-rent, multi-family dwelling unit building that is currently under construction. The building associated with the subdivision provides windows on all elevations, allowing for ample natural light at all times of the year. The units have exterior private decks or patios that will have direct sunlight for portions of the day. The proposed subdivision will utilize renewable energy technology, self-generating at least 50-percent of the projected total energy consumption on site through photovoltaic technology (solar panels). The design of the subdivision has taken into account the best use of the land to minimize grading, building materials, site orientation, architectural treatments, placement and selection of plant materials to provide to the extent feasible, for 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 would create three (3) condominium units, from a for-rent, multi-family dwelling unit building that is currently under construction. The project site is located within an urbanized area of the La Jolla community. Balanced needs for public facilities were taken into consideration with the development of the La Jolla land use plan, and the projected build-out with the applicable zone designations. Existing infrastructure including sidewalks, streets, schools, public transit, small businesses, shopping, and other multi-family residences in the surrounding area supports the proposed subdivision of this parcel into three residential condominium units.

The decision maker has reviewed the administrative record including the project plans, the environmental determination, and has considered the effects of the proposed subdivision on the housing needs of the region and; that those needs are balanced against the needs of public services and the available fiscal and environmental resources, and found the addition of three (3) residential condominium units on the 0.145-acre-site is consistent with the housing needs anticipated for the La Jolla Community Plan 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.1692336; including the waiver of the requirement to underground existing offsite overhead utilities, is hereby granted to Hershey Boys, LLC. subject to the attached conditions which are made a part of this resolution by this reference.

By _____
Gaetano Martedi
Development Project Manager
Development Services Department

ATTACHMENT: Tentative Map Conditions

Internal Order No. 24006609

HEARING OFFICER
CONDITIONS TENTATIVE MAP NO. 1692366, HERSCHEL TRIPLEX - PROJECT NO. 483102

ADOPTED BY RESOLUTION NO. HO- ON OCTOBER 12, 2016.

GENERAL

1. This Tentative Map will expire October 25, 2019.
2. Compliance with all of the following conditions shall be completed and/or assured, to the satisfaction of the City Engineer, prior to the recordation of the Parcel Map, unless otherwise noted.
3. Prior to the Tentative Map expiration date, a Parcel Map to consolidate the existing lots into one lot shall be recorded in the Office of the San Diego County Recorder.
4. Prior to the recordation of the Parcel Map, taxes must be paid on this property pursuant to Subdivision Map Act section 66492. To satisfy this condition, a tax certificate stating that there are no unpaid lien conditions against the subdivision must be recorded in the Office of the San Diego County Recorder.
5. The Tentative Map shall conform to the provisions of Coastal Development Permit No. 1692367.
6. The Subdivider shall defend, indemnify, and hold the City (including its agents, officers, and employees [together, "Indemnified Parties"]) harmless from any claim, action, or proceeding, against the City and/or any Indemnified Parties to attack, set aside, void, or annul City's approval of this project, which action is brought within the time period provided for in Government Code section 66499.37. City shall promptly notify Subdivider of any claim, action, or proceeding and shall cooperate fully in the defense. If City fails to promptly notify Subdivider of any claim, action, or proceeding, or if City fails to cooperate fully in the defense, Subdivider shall not thereafter be responsible to defend, indemnify, or hold City and/or any Indemnified Parties harmless. City may participate in the defense of any claim, action, or proceeding if City both bears its own attorney's fees and costs, City defends the action in good faith, and Subdivider is not required to pay or perform any settlement unless such settlement is approved by the Subdivider.

AFFORDABLE HOUSING

7. Prior to the issuance of any building permits, the Owner/Permittee shall comply with the affordable housing requirements of the City's Inclusionary Affordable Housing Regulations (SDMC § 142.1301 et seq.).

ENGINEERING

8. The Subdivider shall underground any new service run to any new or proposed structures within the subdivision.

9. The Subdivider shall ensure that all existing onsite utilities serving the subdivision shall be undergrounded with the appropriate permits. The Subdivider shall provide written confirmation from applicable utilities that the conversion has taken place, or provide other means to assure the undergrounding, satisfactory to the City Engineer.
10. Conformance with the "General Conditions for Tentative Subdivision Maps," filed in the Office of the City Clerk under Document No. 767688 on May 7, 1980, is required. Only those exceptions to the General Conditions which are shown on the Tentative Map and covered in these special conditions will be authorized. All public improvements and incidental facilities shall be designed in accordance with criteria established in the Street Design Manual, filed with the City Clerk as Document No. RR-297376.

MAPPING

11. "Basis of Bearings" means the source of uniform orientation of all measured bearings shown on the map. Unless otherwise approved, this source shall be the California Coordinate System, Zone 6, North American Datum of 1983 [NAD 83].
12. "California Coordinate System" means the coordinate system as defined in Section 8801 through 8819 of the California Public Resources Code. The specified zone for San Diego County is "Zone 6," and the official datum is the "North American Datum of 1983."
13. The Parcel Map shall:
 - 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.

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. 24006609

NOTICE OF EXEMPTION*(Check one or both)*

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

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 No.: **483102**Project Title: **Herschel Triplex**

Project Location-Specific: The project site is located at 7567, 7569, and 7571 Herschel Avenue, (Eastern side of Herschel Avenue, between Pearl Street and Virginia Way), San Diego, CA, within the La Jolla Community Planning Area.

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

Description of nature and purpose of the Project:

Coastal Development Permit #1692367 and Tentative Parcel Map#1692366 for the conversion of three existing multi-family residential units to condominiums and to waive the requirements to underground existing utilities at 7567, 7569, and 7571 Herschel Avenue. The 0.145 acre site is designated medium-high density residential (30-45 dwelling units per acre) and is located within the RM-3-7 Zone (Residential –Multiple Unit), allows a maximum of one dwelling unit per 1,000 square feet of lot area), Coastal Overlay (Non-Appealable 2), Coastal Height Limit Overlay Zone, Residential Tandem Parking Overlay Zone, Transit Area Overlay, Parking Impact Overlay Zone (Coastal and Beach), La Jolla Community Plan and Local Coastal Program, and Council District 1. (LEGAL DESCRIPTION: Lots 3 and 4, Block 2, Center Addition to La Jolla Park, Map 915)

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Katja Santoro
 5190 Governor Drive, Suite #205
 San Diego, CA 92122
 (858) 597-2009

Exempt Status: (CHECK ONE)

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
- ☒ Categorical Exemption: 15301 (k) existing facilities division of existing multi-family residential into common interest ownership.
- ☐ Statutory Exemptions:

Reasons why project is exempt: The City of San Diego conducted an environmental review that determined that the proposed map waiver would not have the potential for causing a significant effect on the environment in that the project is consistent with the community plan and the applicable zone. The proposed Map Waiver proposes no construction. No construction would occur with this Map Waiver, and therefore, no environmental affects would occur. Therefore the activity meets the criteria set forth in sections 15301 (k) existing facilities division of

existing single-family into common interest ownership; and the exceptions listed in CEQA section 15300.2 would not apply.

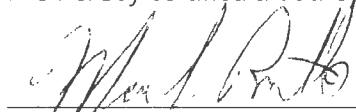
Lead Agency Contact Person: Chris Tracy, AICP


Telephone: (619) 446-5381

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a notice of exemption been filed by the public agency approving the project? ☐ Yes ☐ No

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

 SENIOR PLANNER
Signature/Title


Date

Check One:

- (X) Signed By Lead Agency
() Signed by Applicant

Date Received for Filing with County Clerk or OPR:



La Jolla Community Planning Association
PO Box 889
La Jolla, CA 92038

Project: 483102

HERSCHEL TRIPLEX TPM 7569-7571 Herschel Avenue CDP & TM Waiver La Jolla (Process 3) Tentative Map and Coastal Development Permit for the creation of three residential condominium units (under construction) and to waive the requirements to underground existing utilities at 7569-7571 Herschel Ave. The 0.145 acre site is in the RM-3-7 zone, Coastal (Non-appealable) overlay zone within the La Jolla Community Plan Area. **DPR RECOMMENDATION:** Findings can be made to approve a Process 3 Tentative Map and Coastal Development Permit for the creation of three residential condominium units (under construction) and to waive the requirements to underground existing utilities at 7569-7571 Herschel Ave. 4-0-1.

Approved La Jolla Community Planning Association Motion: To ratify the action of the DPR committee that findings CAN be made to approve 7569-7571 Herschel Avenue. Findings can be made to approve a Process 3 Tentative Map and Coastal Development Permit for the creation of three residential condominium units (under construction) and to waive the requirements to underground existing utilities at 7569-7571 Herschel Ave. **Motion carries: 15-0-1.**

Thank you,

Cindy Greatrex

Chair



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

Herschel Avenue Triplex Tentative Parcel Map

Project No. For City Use Only

483102

Project Address:

7569 Herschel Avenue, La Jolla, CA 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):		Name of Individual (type or print):	
<input type="checkbox"/> Owner	<input type="checkbox"/> Tenant/Lessee	<input type="checkbox"/> Owner	<input type="checkbox"/> Tenant/Lessee
<input type="checkbox"/> Redevelopment Agency		<input type="checkbox"/> Redevelopment Agency	
Street Address:		Street Address:	
City/State/Zip:		City/State/Zip:	
Phone No:	Fax No:	Phone No:	Fax No:
Signature :	Date:	Signature :	Date:
Name of Individual (type or print):		Name of Individual (type or print):	
<input type="checkbox"/> Owner	<input type="checkbox"/> Tenant/Lessee	<input type="checkbox"/> Owner	<input type="checkbox"/> Tenant/Lessee
<input type="checkbox"/> Redevelopment Agency		<input type="checkbox"/> Redevelopment Agency	
Street Address:		Street Address:	
City/State/Zip:		City/State/Zip:	
Phone No:	Fax No:	Phone No:	Fax No:
Signature :	Date:	Signature :	Date:

Project Title: _____	Project No. (For City Use Only) _____
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Part II - To be completed when property is held by a corporation or partnership

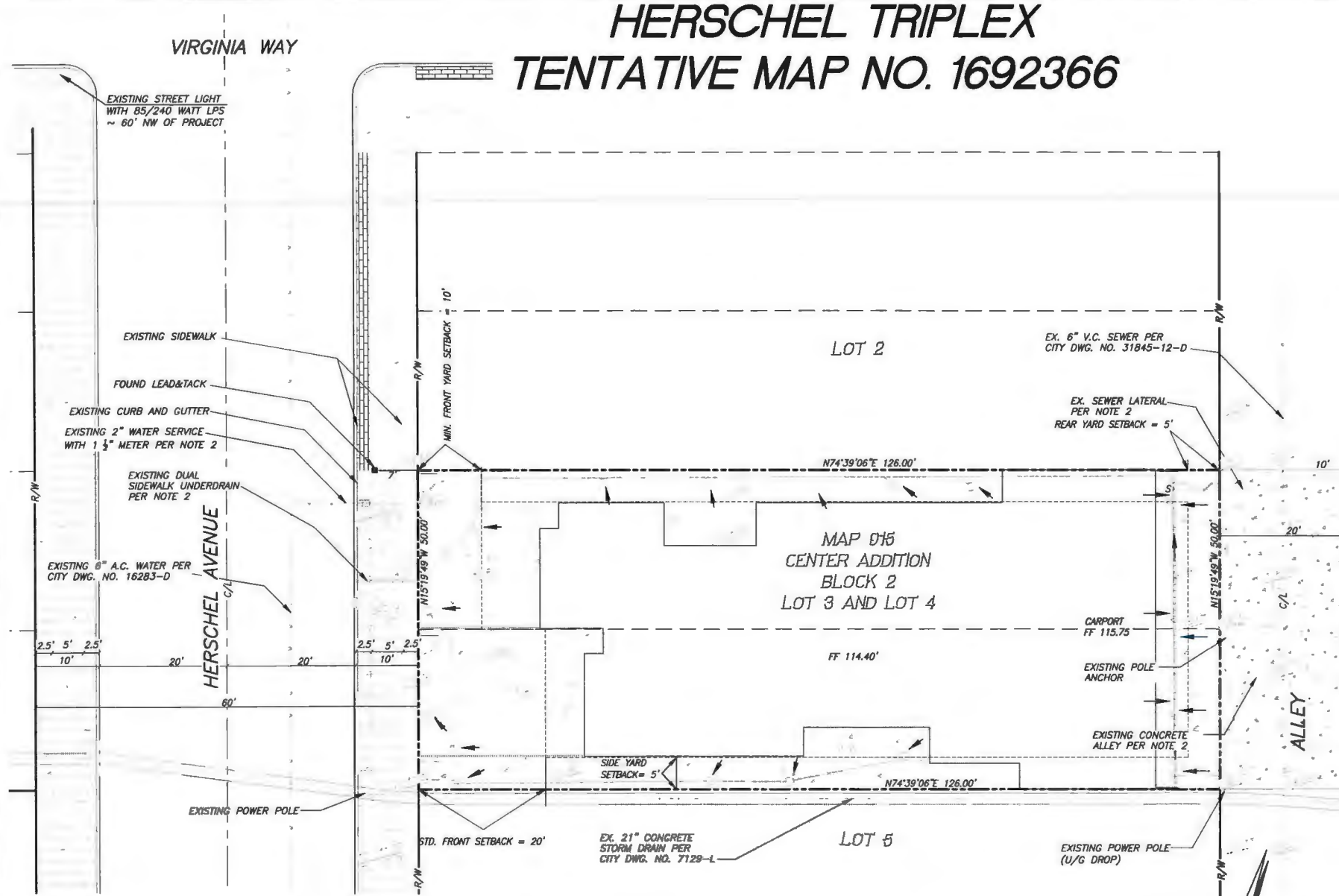
Legal Status (please check):

☐ 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): Hershey Boys, LLC <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: 247 Kolmar Street City/State/Zip: La Jolla, CA 92037 Phone No: _____ Fax No: _____ (858)692-1524 Name of Corporate Officer/Partner (type or print): Brian Sorokjn Title (type or print): <i>Managing Partner</i> Signature: <i>[Signature]</i> Date: <i>3/16/14</i>	Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> 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): <input type="checkbox"/> Owner <input type="checkbox"/> 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): <input type="checkbox"/> Owner <input type="checkbox"/> 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): <input type="checkbox"/> Owner <input type="checkbox"/> 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): <input type="checkbox"/> Owner <input type="checkbox"/> 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: _____

HERSCHEL TRIPLEX
TENTATIVE MAP NO. 1692366



EXISTING LEGAL DESCRIPTION:

LOT 3 AND LOT 4, IN BLOCK 2 OF CENTER ADDITION TO LA JOLLA PARK, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 915, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, AUGUST 4, 1904.

ASSESSOR'S PARCEL NO.:

350-622-03-00

OWNER/APPLICANT:

HERSHY BOYS LLC
C/O BRIAN SOROKIN
247 KOLMAR STREET
LA JOLLA, CA 92037

SITE ADDRESS:

7567, 7569 AND 7571
HERSCHEL AVENUE

DEVELOPMENT SUMMARY AND NOTES:

1. **COMMUNITY PLAN:** THE PROPERTY IS WITHIN THE LA JOLLA COMMUNITY PLAN, WITH A LAND USE DESIGNATION OF MEDIUM HIGH RESIDENTIAL (30-45 DU/AC).

2. **ZONING:** RM 3-7

SETBACK REQUIREMENTS FOR RM 3-7

MINIMUM FRONT SETBACK: 10 FEET
(UP TO 50% OF THE WIDTH OF THE BUILDING ENVELOPE)

STD FRONT SETBACK: 20 FEET

MINIMUM SIDE SETBACK: 5 FEET
(OR 10% OF THE PREMISES WIDTH, WHICHEVER IS GREATER)
(UP TO 50% OF THE LENGTH OF THE BUILDING ADJACENT TO THE SIDE YARD MAY ABOUT THE P/L)

MINIMUM REAR SETBACK: 5 FEET

3. **LOTS:** THE SUBJECT PROPERTY CONSISTS OF TWO LEGAL LOTS PER SDMC 113.0237(g) WHICH ARE REQUIRED TO BE MAPPED AND MONUMENTED IN A MANNER SATISFACTORY TO THE CITY ENGINEER PER SUBDIVISION MAP ACT SECTION 66428(g). PROPOSED NUMBER OF LOTS: 1

4. **ACREAGE:** THE SUBJECT PROPERTY CONTAINS 0.145 GROSS, AND 0.145 NET ACRES.

5. **OVERLAY ZONES:**

THE PROPERTY IS IN THE FOLLOWING OVERLAY ZONES:

- TRANSIT AREA
- COASTAL HEIGHT LIMIT
- PARKING IMPACT
- RESIDENTIAL TANDEM PARKING
- TRANSIT AREA
- GEOLOGIC HAZARD CATEGORY: 52

6. **CONDOMINIUM DEVELOPMENT:** THIS IS A MAP OF A CONDOMINIUM PROJECT, AS DEFINED IN SECTION 4125 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. THE TOTAL NUMBER OF RESIDENTIAL CONDOMINIUM UNITS PROPOSED IS 3.

EXISTING FLOOR AREAS:

UNIT	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	TOTAL
A	1,256 SF	1,308 SF	-	2,564 SF
B	1,041 SF	1,373 SF	-	2,414 SF
C	155 SF	-	2,228 SF	2,383 SF
TOTAL	2,452 SF	2,681 SF	2,228 SF	7,361 SF

EXISTING GARAGE AREAS:

UNIT	FIRST FLOOR
A	438 SF
B	362 SF
C	448 SF
TOTAL	1,293 SF

PARKING REQUIREMENT:

PURSUANT TO SECTION 142.0525 OF THE MUNICIPAL CODE, THE PROJECT IS REQUIRED TO PROVIDE A MINIMUM OF 6 SPACES.

AUTOMOBILE SPACES SDMC SECTION 142.05.25			
UNIT	TYPE	NO. OF UNITS	RATE
A	3 BEDROOMS	1	2.0
B	3 BEDROOMS	1	2.0
C	3 BEDROOMS	1	2.0
			SUBTOTAL
			2.0
			2.0
			2.0

REFERENCE DRAWINGS:

31845-12-D FOR 6" SEWER AND SEWER LATERAL
7129-L FOR 21" CONCRETE SD PIPE
16283-B-D FOR 6" A.C. WATER MAIN
3609-L FOR 6" WATER MAIN
7218-L FOR SURFACE IMPROVEMENTS
CONSTRUCTION PLAN PERMIT NO. 1626687

ENGINEER:

LEPPERT ENGINEERING CORPORATION
5190 GOVERNOR DRIVE, SUITE 205
SAN DIEGO, CA 92122

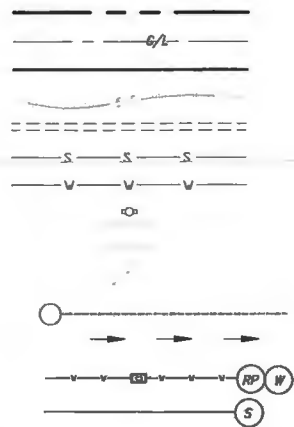
BY: JOHN D. LEPPERT RCE 26283 DATE:



LEGEND:

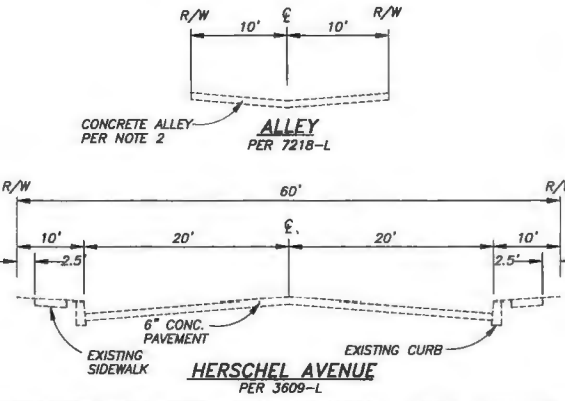
- PROJECT BOUNDARY
- STREET CENTERLINE
- LOT LINE
- EXISTING CONTOUR
- EXISTING STORM DRAIN
- EXISTING SEWER
- EXISTING WATER
- EXISTING FIRE HYDRANT
- EXISTING DRIVEWAY
- EXISTING SPOT ELEVATIONS

SYMBOL:



MONUMENTATION LEGEND

INDICATES LEAD AND TACK



MAPPING NOTE:

A PARCEL MAP SHALL BE FILED AT THE COUNTY RECORDER'S OFFICE PRIOR TO EXPIRATION OF THE TENTATIVE MAP, IF APPROVED. A DETAILED PROCEDURE OF SURVEY MUST BE SHOWN IN THE PARCEL MAP WITH ALL PROPERTY CORNERS MARKED WITH DURABLE SURVEY MONUMENTS

NOTES:

1. ALL SURFACE IMPROVEMENTS ARE EXISTING IN HERSCHEL AVENUE AND THE ALLEY PER CITY OF SAN DIEGO DRAWING NO. 3609-L AND CONSTRUCTION PLAN NO. 1626687.

2. PER CONSTRUCTION PLAN PERMIT NO. 1626687

IN HERSCHEL AVENUE:

- THE ABANDONMENT OF THE EXISTING WATER SERVICE
- THE INSTALLATION OF 2" SERVICE WITH 1 1/2" METER
- DUAL SIDEWALK UNDER DRAIN
- REMOVAL OF EXISTING DRIVEWAY

IN THE ALLEY:

- INSTALLATION OF NEW SEWER LATERAL
- REPLACEMENT OF EXISTING ASPHALT ALLEY WITH STANDARD CONCRETE ALLEY

BENCHMARK:

CITY OF SAN DIEGO BENCHMARK
BRASS PLUG IN THE TOP OF CURB, NORTHEAST CORNER
HERSCHEL AVENUE AND MARINE STREET
ELEVATION: 137.18 M.S.L.
DATUM: MEAN SEA LEVEL (NGVD 29)
SOURCE: SAN DIEGO VERTICAL CONTROL MANUAL

TOPOGRAPHY SOURCE:

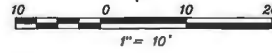
METROPOLITAN MAPPING
3712 30TH STREET
SAN DIEGO, CA 92104
DATE TAKEN: AUGUST 11, 2014

CERTIFICATION STATEMENT

I HEREBY ACKNOWLEDGE AND CERTIFY THAT:
1. I AM ACCOUNTABLE FOR KNOWING AND COMPLYING WITH THE GOVERNING POLICIES, REGULATIONS AND SUBMITTAL REQUIREMENTS APPLICABLE TO THIS PROPOSED DEVELOPMENT;
2. I HAVE PERFORMED REASONABLE RESEARCH TO DETERMINE THE REQUIRED APPROVALS AND DECISION PROCESS FOR THE PROPOSED PROJECT, AND THAT FAILURE TO ACCURATELY IDENTIFY AN APPROVAL OR DECISION PROCESS COULD SIGNIFICANTLY DELAY THE PERMITTING PROCESS;
3. I HAVE TAKEN THE PROFESSIONAL CERTIFICATION FOR DEVELOPMENT PERMIT COMPLETENESS REVIEW TRAINING AND AM ON THE APPROVED LIST FOR PROFESSIONAL CERTIFICATION;
4. MAINTAINING MY PROFESSIONAL CERTIFICATION FOR DEVELOPMENT PERMIT COMPLETENESS REVIEW PRIVILEGE REQUIRES ACCURATE SUBMITTALS ON A CONSISTENT BASIS;
5. SUBMITTING INCOMPLETE DOCUMENTS AND PLANS ON A CONSISTENT BASIS MAY RESULT IN THE REVOCATION OF MY PROFESSIONAL CERTIFICATION FOR DEVELOPMENT PERMIT COMPLETENESS REVIEW;
6. IF REQUIRED DOCUMENTS OR PLAN CONTENT IS MISSING, REVIEW WILL BE DELAYED; AND
7. THIS SUBMITTAL PACKAGE MEETS ALL THE MINIMUM SUBMITTAL REQUIREMENTS CONTAINED IN LAND DEVELOPMENT MANUAL, VOLUME 1, CHAPTER 1, SECTION 4.

RESPONSIBLE CERTIFIED PROFESSIONAL NAME:

SIGNATURE DATE



NO.	DATE	BY	DESCRIPTION	NO.	DATE	BY	DESCRIPTION
1	08/04/15	KS	ORIGINAL	7			
2	04/07/16	KS	CLIENT REVISIONS	8			
3	05/25/16	MFD	AGENCY REVISIONS	9			
4				10			
5				11			
6				12			

APPROVED BY ENGINEER OF WORK	REGISTRATION RCE 26283
FILE CODE	DATE
LJ 69.01-12.15	

PREPARATION AND REVISION LOG

