



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: April 5, 2017 REPORT NO. HO-17-024

HEARING DATE: April 12, 2017

SUBJECT: 7435 AND 7437 EADS CDP/TMW. Process Three Decision

PROJECT NUMBER: [506361](#)

OWNER/APPLICANT: Munish Batra/Beth Reither

SUMMARY

Issue: Should the Hearing Officer approve a Coastal Development Permit and Tentative Map Waiver to convert two residential dwelling units into condominiums on a 0.16-acre property within the La Jolla Community Plan area?

Staff Recommendations:

1. APPROVE Coastal Development Permit No. 1784621
2. APPROVE Tentative Map Waiver No. 1784620 with a requested waiver of the requirement to underground overhead utilities.

Community Planning Group Recommendation: On February 2, 2017, the La Jolla Community Planning Association voted 12-4-0 to recommend approval of the proposed project without conditions/recommendations.

Environmental Review:

The project was determined to be exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 1503 (Existing Facilities). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on March 16, 2017, and the opportunity to appeal that determination ended March 30, 2017.

BACKGROUND

The 0.16-acre site is developed with two, detached, two-story, residential dwelling units constructed in 1983. The project site is located at 7435-7437 Eads Avenue in the RM-1-1 Zone, Coastal Overlay

Zone (non-appealable), Coastal Height Limitation Overlay Zone, Potential Historic District, Parking Impact Overlay Zone (Coastal), Residential Tandem Parking Overlay Zone and Transit Area Overlay Zone. The development is located on two lots and designated Multi-Family Residential by the La Jolla Community Plan (Attachment 2). The surrounding area is developed with multi-family and single family development. The proposed subdivision of land by this Tentative Map Waiver constitutes, Coastal Development, which requires a Coastal Development Permit per SDMC Sec. 126.0702(a). The proposed subdivision qualifies for a Map Waiver for the proposed division of the property into two residential condominium dwelling units per SDMC Sec. 125.0120(b)(2)(A).

DISCUSSION

The two existing dwelling units, one fronting Eads Avenue and the second at the rear total 3,723 square feet and have a total of five (5) off-street parking spaces. The front unit has three bedroom and the rear unit has two bedrooms. The existing development has vehicular access off of the adjacent public alley at the rear of the project site. City Staff determined that the structure is in conformance with all development codes.

In accordance with the current condominium conversion regulations, the applicant provided a Building Conditions Report. The project has been conditioned to require conformance with the San Diego Municipal Code provisions for building and landscape improvements prior to recordation of the Certificate of Compliance (Condition Nos. 15 and 34, Attachment 8).

The project is requesting a waiver of the requirement to underground existing offsite overhead utility facilities located in the alley right-of-way at the rear of the site. The project qualifies for a waiver because 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 City's Undergrounding Program identifies this area as the Residential Project Block 1L with construction expected in 2026.

Conclusion:

Staff has reviewed the request for a Coastal Development Permit and Tentative Map Waiver and has found the project to be in conformance with the applicable sections of the San Diego Municipal Code and believes the required findings can be approved. Therefore, staff recommends the Hearing Officer approve Coastal Development Permit No. 1784621 and Tentative Map Waiver No. 1784620.

ALTERNATIVES

1. Approve Coastal Development Permit No. 1784621 and Tentative Map Waiver No. 1784620, with modifications.
2. Deny Coastal Development Permit No. 1784621 and Tentative Map Waiver No. 1784620, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



Glenn Gargas, Development Project Manager

Attachments:

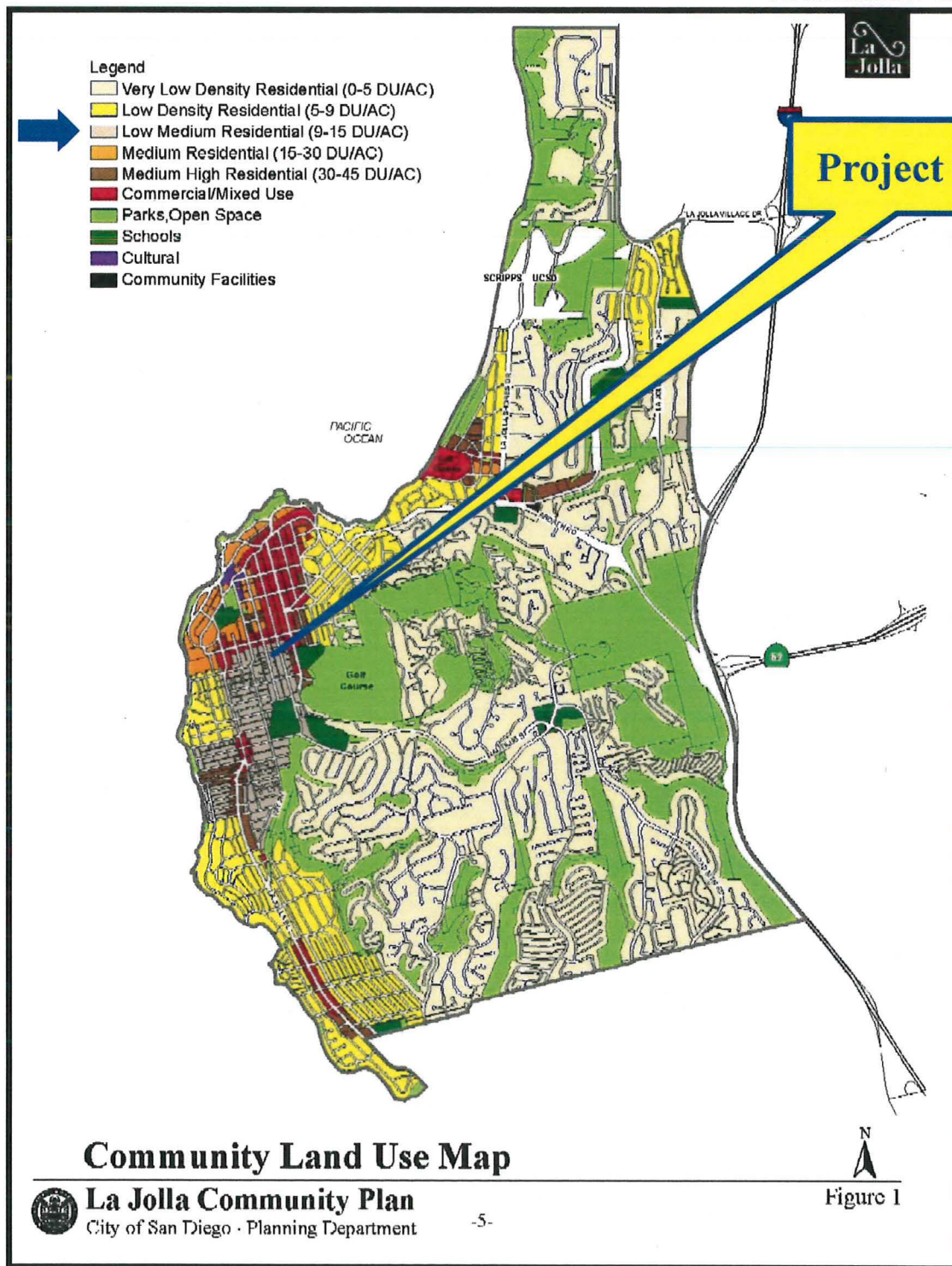
1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Project Data Sheet
5. Draft Resolution with Findings
6. Draft Permit with Conditions
7. Draft Map Waiver Resolution
8. Draft Map Waiver Conditions
9. Notice of Right to Appeal Environmental Determination of Exemption
10. Community Planning Group Recommendation
11. Ownership Disclosure Statement
12. Map Exhibit-Map Waiver



Project Location Map

7435 & 7437 EADS CDP/TMW - 7435 & 7437 EADS AVENUE
PROJECT NO. 506361

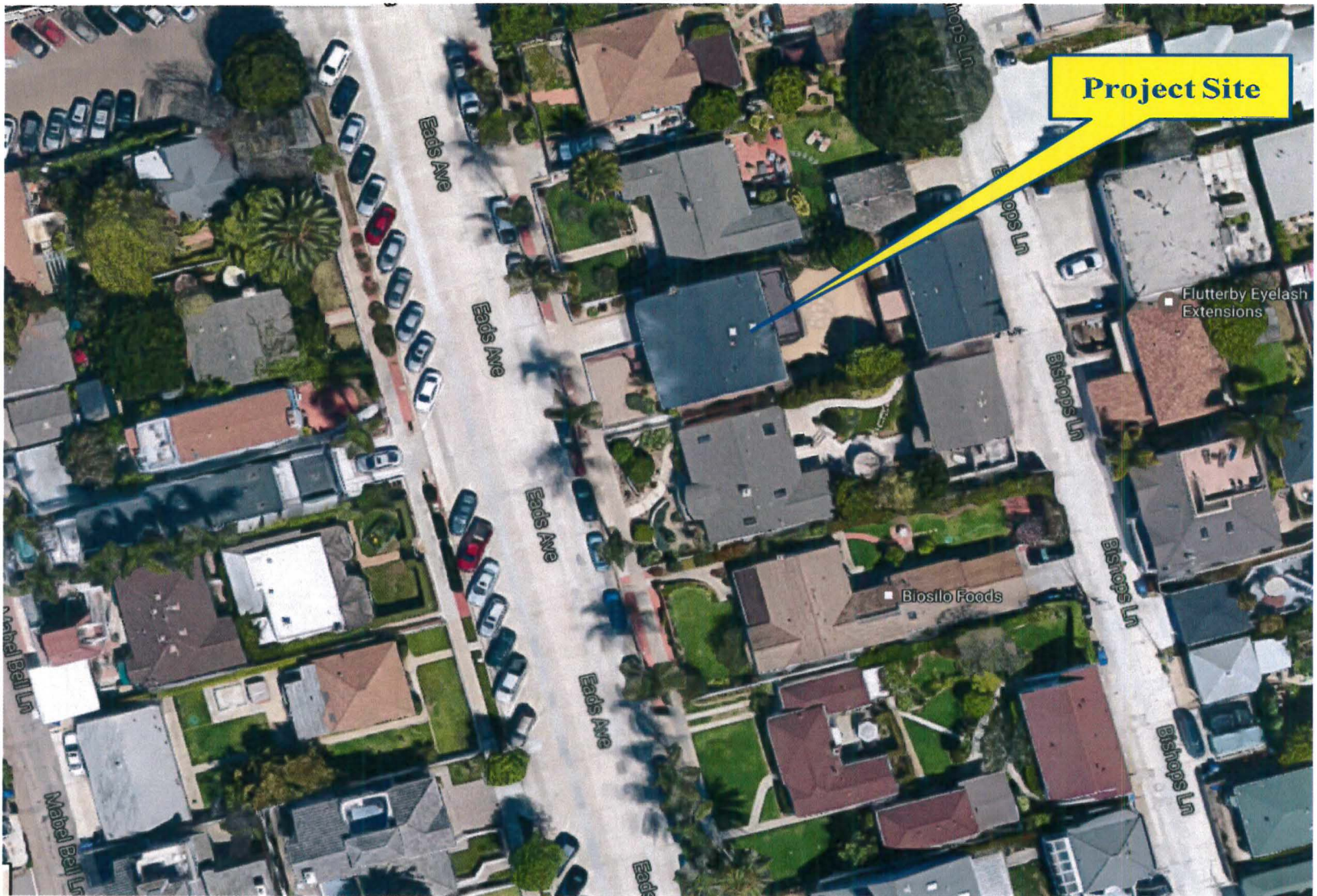




Land Use Map

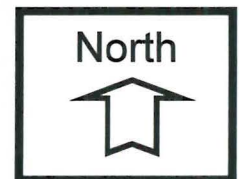
7435 & 7437 EADS CDP / TMW - 7435 & 7437 EADS AVENUE
PROJECT NO. 506361 La Jolla





Aerial Photo

7435 & 7437 EADS CDP/TMW - 7435 & 7437 EADS AVENUE
PROJECT NO. 506361



PROJECT DATA SHEET

PROJECT NAME:	7435 & 7437 Eads CDP / TMW – Project No. 506361	
PROJECT DESCRIPTION:	CDP & TMW to convert two existing, two-story, detached residential dwelling units totaling 3,723-square feet into two residential condominium units on a 0.16-acre property.	
COMMUNITY PLAN AREA:	La Jolla	
DISCRETIONARY ACTIONS:	Coastal Development Permit & Map Waiver	
COMMUNITY PLAN LAND USE DESIGNATION:	Low Medium Density Residential (9-15 DUs per acre)	
<p style="text-align: center;"><u>ZONING INFORMATION:</u></p> <p>ZONE: RM-1-1 Zone</p> <p>HEIGHT LIMIT: 30/24-Foot maximum height limit.</p> <p>LOT SIZE: 6,000 square-foot minimum lot size – existing two lots 7,000 sq. ft.</p> <p>FLOOR AREA RATIO: 0.75 maximum – 0.53 existing</p> <p>FRONT SETBACK: 15/20 feet required – 20 foot existing</p> <p>SIDE SETBACK: 4 feet required – 5 foot existing</p> <p>STREETSIDE SETBACK: NA</p> <p>REAR SETBACK: 15 feet required – 5 ft. min. with alley – 5 foot existing</p> <p>PARKING: 4.25 parking spaces required – 5 existing.</p>		
<u>ADJACENT PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Low Medium Density Residential; RM-1-1 Zone	Multi-Family Residence
SOUTH:	Low Medium Density Residential; RM-1-1 Zone	Single Family Residential
EAST:	Low Medium Density Residential; RM-1-1 Zone	Multi-Family Residential
WEST:	Low Medium Density Residential; RM-1-1 Zone	Multi-Family Residential
DEVIATIONS OR VARIANCES REQUESTED:	None	
COMMUNITY PLANNING GROUP RECOMMENDATION:	The La Jolla Community Planning Association voted 12-4-0 to recommended approval the project at their February	

ATTACHMENT 4

	2, 2017 meeting.
--	------------------

HEARING OFFICER RESOLUTION NO. _____
COASTAL DEVELOPMENT PERMIT NO. 1784621
7435 AND 7437 EADS CDP/TMW - PROJECT NO. 506361

WHEREAS, Munish Batra, Batra Family Trust, Owner/Permittee, filed an application with the City of San Diego to convert two dwelling units into condominiums (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 1784621), on portions of a 0.16-acre property;

WHEREAS, the project site is located at 7435 and 7437 Eads Avenue in the RM-1-1 Zone, Coastal (non-appealable) Overlay Zone, Coastal Height Limitation Overlay Zone, Potential Historic District, Parking Impact Overlay Zone (Coastal), Residential Tandem Parking Overlay Zone and Transit Area Overlay Zone of the La Jolla Community Plan area;

WHEREAS, the project site is legally described as Lots 11 and 12, Block 6 of La Jolla Park, in the City of San Diego, County of San Diego, State of California, According to Map No. 352, Filed in the Office of the County Recorder on March 22, 1887;

WHEREAS, on April 12, 2017, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. 1784621, pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on March 8, 2017, 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 (Existing Facilities) 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 April 12, 2017.

FINDINGS:

Coastal Development Permit - 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; and**

The 0.16-acre project site constructed in 1983 is currently developed with two, detached dwelling units buildings. The proposal would convert the two dwelling units into residential condominiums. The site is located approximately six blocks from the coastline. The

proposed development does not involve any physical change to the existing buildings. Other than the subdivision to allow condominium ownership, no additional development or intensification of use is requested. The two dwelling units are developed within the existing private lot area and do not encroach upon any existing or proposed physical access to the coast. The project site is not located adjacent to an identified visual access corridor, as identified within the La Jolla Community Plan and Local Coastal Land Use Plan. Therefore, the existing two dwelling units will protect and enhance the identified public views to and along the ocean as they will continue to exist but with additional improvements, including the improvements to existing alley and driveways as set forth in the accompanying Tentative Map Waiver conditions, which are also conditions of the Coastal Development Permit.

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

The 0.16-acre project site is currently developed with two, detached, dwelling units on a site that does not contain environmentally sensitive lands. 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 CEQA Guidelines. The proposed project would subdivide the existing two dwelling units into condominium ownership. Other than the subdivision to allow condominium ownership, no significant additional development or intensification of use is requested. There is no proposed grading on any portion of the property and therefore the project 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; and

The proposed subdivision of two dwelling units into condominium units is located on a site designated Low Medium Density Residential (9 to 15 DUs per acre). Two units on the 0.16-acre site results in a density of 12 DUs per acre consistent with the land use density of the local coastal program. This proposal subdivides the property into condominium ownership. There is no physical changes to the existing structures with this proposal. The project design was determined to be in compliance with all of the applicable development regulations at the time building permits were obtained. Due to these factors the proposed condominium conversion was found to be in compliance with the City of San Diego adopted La Jolla Community Plan and Local Coastal Land Use Plan.

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 0.16-acre site is currently developed with a two, detached, dwelling units located within a developed multi-family and single family residential neighborhood. The project site is located approximately three blocks east of La Jolla Boulevard, the First Public Roadway, and,

therefore, not between the first public road and the sea or coastline. Since this project is not located between the nearest public road and the sea or the shoreline of any body of water, the finding is not applicable.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Coastal Development Permit No. 1784621, 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. 1784621, a copy of which is attached hereto and made a part hereof.

Glenn R. Gargas
Development Project Manager
Development Services

Adopted on: April 12, 2017

IO#: 24006911

3-3-16

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: 24006911

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COASTAL DEVELOPMENT PERMIT NO. 1784621
7435 & 7437 EADS CDP/TMW - PROJECT NO. 506361
HEARING OFFICER

This Coastal Development Permit No. 1784621, is granted by the Hearing Officer of the City of San Diego to Munish Batra, Batra Family Trust, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0702. The 0.16-acre site is located at 7435 and 7437 Eads Avenue, in the RM-1-1 Zone, Coastal Overlay Zone (non-appealable), Coastal Height Limitation Overlay Zone, Potential Historic District, Parking Impact Overlay Zone (Coastal), Residential Tandem Parking Overlay Zone and Transit Area Overlay Zone, within the La Jolla Community Plan area. The project site is legally described as: Lots 11 and 12, Block 6 of La Jolla Park, in the City of San Diego, County of San Diego, State of California, According to Map No. 352, Filed in the Office of the County Recorder on March 22, 1887;

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to convert two existing detached residential dwelling units into condominium ownership described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated April 12, 2017, on file in the Development Services Department. The project shall include:

- a. Conversion of two existing, two-story, detached residential dwelling units totaling 3,723-square feet, into two condominium units on a 0.16-acre property;
- b. Maintain Existing Landscaping (planting, irrigation and landscape related improvements);
- c. Maintain Existing 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 April 26, 2020.
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. This Coastal Development Permit shall comply with all conditions of the Tentative Map Waiver No. 1784620.

LANDSCAPE REQUIREMENTS:

12. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, consistent with the Landscape Standards unless long-term maintenance of said landscaping will be the responsibility of a Landscape Maintenance District or other approved entity.

13. All required landscape shall be maintained in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees is not permitted unless specifically noted in this Permit.

PLANNING/DESIGN REQUIREMENTS:

14. Owner/Permittee shall maintain a minimum of five (5) off-street parking spaces on the property at all times in the approximate locations shown on the approved Exhibit "A." Parking spaces shall comply at all times with the SDMC and shall not be converted for any other use unless otherwise authorized by the appropriate City decision maker in accordance with the SDMC.

15. 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 April 12, 2017, by Resolution No. ____.

ATTACHMENT 6

Permit Type/PTS Approval No.: CDP No. 1784621

Date of Approval: April 12, 2017

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.

Owner/Permittee

By _____
Munish Batra, Batra Family Trust

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

RESOLUTION NO. _____
DATE OF FINAL PASSAGE April 12, 2017

A RESOLUTION OF THE HEARING OFFICER ADOPTING THE FINDINGS
AND APPROVING TENTATIVE MAP WAIVER NO. 1784620 FOR 7435
AND 7437 EADS CDP/MW – PROJECT NO. 506361

WHEREAS, Munish Batra, Batra Family Trust, Subdivider, and Richard E. Matter, Jr., Registered Engineer, submitted an application with the City of San Diego for Tentative Map Waiver No. 1784620, to waive the requirement for a Tentative Map for a condominium conversion of two units and to waive the requirement to underground existing offsite overhead utilities. The project site is located at 7435 and 7437 Eads Avenue, south of Pearl Street, east of Draper Avenue, north of Genter Street and west of Fay Avenue. The property is legally described as Lots 11 and 12, Block 6 of La Jolla Park, in the City of San Diego, County of San Diego, State of California, According to Map No. 352, Filed in the Office of the County Recorder on March 22, 1887; and

WHEREAS, the Map proposes the subdivision of a 0.16-acre site into one lot for a two unit residential condominium conversion; and

WHEREAS, on March 8, 2017, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code section 21000 *et. seq.*) under CEQA Guidelines Section 1530 (Existing Facilities); 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 two; 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) because the conversion involves a short span of overhead facility (less than a full block in length) and would not represent a logical extension to an underground facility; and

WHEREAS, on April 12, 2017, the Hearing Officer of the City of San Diego considered Tentative Map Waiver No. 1784620, including the waiver of the requirement to underground existing offsite overhead utilities, and pursuant to sections 125.0122 (map waiver), 125.0444 (condo conversion), and 144.0240 (underground) of the San Diego Municipal Code and Subdivision Map Act section 66428, received for its consideration written and oral presentations, evidence having been submitted, and testimony having been heard from all interested parties at the public hearing, and the Hearing Officer having fully considered the matter and being fully advised concerning the same; NOW THEREFORE,

BE IT RESOLVED by the Hearing Officer of the City of San Diego, that it adopts the following findings with respect to Tentative Map Waiver No. 1784620:

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 two-dwelling unit subdivision into condominium units is located on a site designated Low Medium Density Residential (9 to 15 DUs per acre). Two units on the 0.16-acre site results in a density of 12 DUs per acre. This proposal subdivides the property into condominium ownership and maintains that density. The proposed development does not involve any physical change to the buildings and is contained within the existing legal lot area. The proposed creation of two condominium dwelling units would add to and continue to provide for a balanced community and equitable development within the community through

the provision of housing that provides varying levels of architectural styles, size and affordability through residential development. The proposed subdivision maintains consistency with the recommended residential land use and density prescribed in the La Jolla Community Plan. Therefore, the proposed subdivision and its design or improvement would be 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 proposed subdivision of existing units into two condominium dwelling units would comply with the development regulations of the underlying RM-1-1 zone, the Coastal Development Regulations and all of the applicable development regulations of the Land Development Code. The proposed development does not involve any physical change to the existing building and is developed within the private lot area. There are no proposed deviations with this project. This project design was reviewed and found to be consistent with the development regulations of the underlying RM-1-1 zone, including building setbacks, building height, floor area ratio and off street parking. The requested underground waiver of the existing overhead facilities qualifies under the guidelines of San Diego Municipal Code Section 144.0242(c) Waiver of the Requirements to Underground Privately Owned Utility Systems and Services Facilities in that 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. Thus, the proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code.

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

The project proposes to convert two existing residential units to condominiums. The 0.16-acre site is located at 7435 and 7437 Eads Avenue, in the RM-1-1 Zone, which allows for multi-family development. 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 ownership, no additional development or intensification of use is proposed.

The previously graded and developed site is relatively level and is served by existing overhead and underground utilities. The project fronts on Eads Avenue and also has alley access at the rear of the site, as do the adjoining properties to the north and south. The frontage is developed with existing curb, gutter and sidewalk which would remain. Therefore, 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 condominium conversion is for two existing, two-story, detached dwelling units on a 0.16-acre property. This map waiver does not include any physical development or changes to the environment that are likely to cause environmental damage of any kind. The project site has been fully developed within a fully urbanized area of La Jolla and does not contain any form of

Environmentally Sensitive Lands or body of water on-site or adjacent to the site. This project was determined to be categorically exempt under the California Environmental Quality Act. Therefore, since there is no further change to the property with this proposal, 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.

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

The proposed subdivision to create two condominium dwelling units complies with the development regulations of the underlying RM-1-1 zone, the Coastal Development Regulations and all of the applicable development regulations of the Land Development Code. The proposed development does not involve any physical change to the two existing detached residential dwelling units and is contained within the private lot area. The proposed subdivision and required engineering improvements (alley) have been designed to improve safety and to comply with all applicable Federal, State and local land use policies including the California Subdivision Map Act and the City of San Diego Land Development Code. Therefore, the design of the subdivision for condominium ownership for two dwelling units would 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 (SDMC Sec. 125.0440 (f)).

The proposed condominium conversion is for two existing, two-story, detached residential dwelling units on a 0.16-acre property. This tentative map waiver does not include any additional development of the private property. The proposed subdivision is located fully within the private property and would not modify the existing public rights-of-ways, Eads Avenue or any general utility easements. However, adjacent alley improvements to upgrade the surface is required as a condition of this approval. There are no other access easements required with this proposal. Therefore, the design of the subdivision and the associated improvements would not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

7. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities (SDMC Sec. 125.0440 (g)).

The proposed subdivision of a 0.16-acre property with two detached residential dwelling units into condominium ownership does not include any physical change or development of the property. The existing detached residential dwelling units as designed will not impede or inhibit any future passive or natural heating and cooling opportunities. The existing structures as designed includes building materials, architectural treatments, placement and selection of plant materials to provide to the extent feasible, for future passive or natural heating and cooling opportunities. The existing two dwelling units as designed have the opportunity to accommodate solar panels in the future. The cross ventilation air flow will provide natural cooling of all units. Therefore, 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 (SDMC Sec. 125.0440 (h)).

The proposed condominium conversion is for two existing, two-story, detached residential dwelling units on a 0.16-acre property. This tentative map waiver does not include any development of the property. The decision maker has reviewed the administrative record including the project plans, environmental documentation and public testimony to determine the effects of the proposed subdivision on the housing needs of the region. Those regional needs were balanced against the needs for public services and the available fiscal and environmental resources and found that the proposed map waiver would not impact the housing needs of the La Jolla Community Plan area.

9. The notices required by San Diego Municipal Code section 125.0431 have been given in the manner required.

A 60-Day Notice of Intent to Convert to Condominiums and Notice of Tenants Rights has been provided to all tenants. The applicant is also conditioned to provide all other notices required by San Diego Municipal Code Section 125.0431. Therefore, all applicable notices required by San Diego Municipal Code section 125.0431 have been provided in the manner required.

10. The project was not financed by funds obtained from a governmental agency to provide for elderly, disabled, or low income housing.

The proposed condominium conversion is for two existing, two-story, detached residential dwelling units on a 0.16-acre property. This project is privately financed and no funds were obtained from governmental agency to provide for elderly, disabled, or low income housing.

11. For any project that was developed to provide housing for the elderly, disabled or to provide low income housing, provisions have been made to perpetuate the use for which the project was developed.

The proposed condominium conversion is for two existing, two-story, detached residential dwelling units on a 0.16-acre property. This project was not developed to provide housing for the elderly, disabled, or to provide low income housing.

That said 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 Waiver No. 1784620, including the waiver of the requirement to underground

existing offsite overhead utilities is hereby granted to Munish Batra, Batra Family Trust, 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 Waiver Conditions
Internal Order No. 24006911

ATTACHMENT 8

HEARING OFFICER
CONDITIONS FOR TENTATIVE MAP WAIVER NO. 1784620
7435 AND 7437 EADS CDP/MW - PROJECT NO. 506361
ADOPTED BY RESOLUTION NO. _____ ON APRIL 12, 2017

GENERAL

1. This Tentative Map Waiver will expire April 26, 2020.
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 Waiver 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. A Parcel Map shall be recorded in the Office of the San Diego County Recorder, prior to the Map Waiver expiration date.
5. 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.
6. The Parcel Map shall conform to the provisions of Coastal Development Permit No. 1784621.
7. The Subdivider shall defend, indemnify, and hold the City (including its agents, officers, and employees [together, "Indemnified Parties"]) harmless from any claim, action, or proceeding, against the City and/or any Indemnified Parties to attack, set aside, void, or annul City's approval of this project, which action is brought within the time period provided for in Government Code section 66499.37. City shall promptly notify Subdivider of any claim, action, or proceeding and shall cooperate fully in the defense. If City fails to promptly notify the Subdivider of any claim, action, or proceeding, or if the City fails to cooperate fully in the defense, Subdivider shall not thereafter be responsible to defend, indemnify, or hold City and/or any Indemnified Parties harmless. City may participate in the defense of any claim, action, or proceeding if City bears its own attorney's fees and costs, City defends the action in good faith, and Subdivider is not be required to pay or perform any settlement unless such settlement is approved by the Subdivider.

CONDOMINIUM CONVERSION

8. In accordance with San Diego Municipal Code Section 125.0431, the Subdivider shall provide a Notice of Tenants Rights and Notices for Condominium Conversion, as follows:
 - a. For existing tenants, within 10 days of the project application for the condominium conversion being deemed complete; or
 - b. For prospective tenants, upon application for the rental of a unit in the proposed

condominium conversion.

9. The Subdivider shall provide each tenant, and each person applying for the rental of a unit in such residential real property, all applicable notices and rights now or hereafter required by the Subdivision Map Act.
10. The Subdivider shall provide each of the tenants of the proposed condominiums written notice of intention to convert at least 180 days prior to termination of tenancy due to the conversion or proposed conversion in conformance with Subdivision Map Act section 66427.1(a)(2)(E). The provisions of this condition shall neither alter nor abridge the rights or obligations of the parties in performance of their covenants, including, but not limited to, the provision of services, payment of rent, or the obligations imposed by Civil Code sections 1941, 1941.1 and 1941.2.
11. The Subdivider shall provide the tenants of the proposed condominiums with written notification within 10 days after approval of a Parcel Map for the proposed conversion, in conformance with Subdivision Map Act section 66427.1(a)(2)(D).
12. The Subdivider shall give each tenant a notice of termination of tenancy 60 days prior to being required to vacate the property. (San Diego Municipal Code § 125.0431(a)(4)).
13. The Subdivider shall provide each of the tenants of the proposed condominiums notification of their exclusive right to contract for the purchase of his or her respective unit upon the same terms and conditions that such unit will be initially offered to the general public or terms more favorable to the tenant, in conformance with Subdivision Map Act section 66427.1(a)(2)(F) and San Diego Municipal Code section 125.0431(a)(5). The right shall commence on the date the subdivision public report is issued, as provided in section 11018.2 of the Business and Professions Code, and shall run for a period of not less than 90 days, unless the tenant gives prior written notice of his or her intention not to exercise the right. (San Diego Municipal Code § 125.0431(a)(5)).
14. The Subdivider shall provide a copy of the Building Conditions Report to a prospective purchaser prior to the opening of an escrow account. (San Diego Municipal Code § 144.0504(c)).
15. Prior to the recordation of the Parcel Map, the Subdivider shall demonstrate conformance with the San Diego Municipal Code provisions for building and landscape improvements (San Diego Municipal Code § 144.0507), to the satisfaction of the City Engineer.

AFFORDABLE HOUSING

16. Prior to recordation of the Parcel Map, the Subdivider shall comply with the provisions of Chapter 14, Article 2, Division 13 of the San Diego Municipal Code ("Inclusionary Affordable Housing Regulations") by payment of the applicable Inclusionary Affordable Housing Fee.
17. Prior to the recordation of the Parcel Map, the Subdivider shall demonstrate conformance with the San Diego Municipal Code provisions for Coastal Overlay Zone Affordable Housing

ATTACHMENT 8

Replacement Regulations (San Diego Municipal Code § 143.0810 *et seq.*), to the satisfaction of the Development Services Department and the San Diego Housing Commission.

18. Prior to the recordation of the Parcel Map, the Subdivider shall demonstrate conformance with the San Diego Municipal Code provisions for Tenant Relocation Benefits (San Diego Municipal Code § 144.0505), to the satisfaction of the Development Services Department and the Housing Commission.

ENGINEERING

19. 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.
20. The Subdivider shall reconstruct the damaged alley with a City Standard Concrete Pavement Full Width Alley, in the alley adjacent to the site, satisfactory to the City Engineer.
21. The Subdivider shall reconstruct the existing driveway with a 12-foot wide City standard driveway, adjacent to the site on Eads Avenue, satisfactory to the City Engineer.
22. Per the City of San Diego Street Design Manual-Street Light Standards, and Council Policy 200-18, the Subdivider shall install a new street light adjacent to the site on Eads Avenue.
23. The Subdivider shall obtain an Encroachment Maintenance Removal Agreement for the existing brick pavers in the Eads Avenue Right-of-Way.
24. The Subdivider shall apply for a plumbing permit for the installation of appropriate private back flow prevention device(s), on each water service (domestic, fire and irrigation), in a manner satisfactory to the Public Utilities Director and the City Engineer. BFPDs shall be located above ground on private property, in line with the service and immediately adjacent to the right-of-way.
25. 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.

MAPPING

26. 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
27. "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).

ATTACHMENT 8

28. "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."
29. 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.

LANDSCAPE

30. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, consistent with the Landscape Standards unless long-term maintenance of said landscaping will be the responsibility of a Landscape Maintenance District or other approved entity.
31. All required landscape shall be maintained in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees is not permitted unless specifically noted in this Permit.
32. Prior to recordation of the Parcel Map the Owner/Permittee shall ensure that existing landscape and irrigation is field verified by the Development Services Department to be consistent with the Landscape Standards and in substantial conformance with the Exhibit "A," Landscape Development Plan, on file in the Office of the Development Services Department.

INFORMATION:

- The approval of this Tentative Map Waiver by the Hearing Officer of the City of San Diego does not authorize the Subdivider to violate any Federal, State, or City laws, ordinances, regulations, or policies including but not limited to, the Federal Endangered Species Act of 1973 and any amendments thereto (16 U.S.C. § 1531 *et seq.*).
- If the Subdivider makes any request for new water and sewer facilities (including services, fire hydrants, and laterals), the Subdivider shall design and construct such facilities in accordance with established criteria in the most current editions of the City of San Diego water and sewer design guides and City regulations, standards and

ATTACHMENT 8

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 Waiver will be subject to fees and charges based on the rate and calculation method in effect at the time of payment.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of the Tentative Map Waiver, may protest the imposition within 90 days of the approval of this Tentative Map Waiver by filing a written protest with the San Diego City Clerk pursuant to Government Code Sections 66020 and/or 66021.
- Where in the course of development of private property, public facilities are damaged or removed, the Subdivider shall at no cost to the City, obtain the required permits for work in the public right-of-way, and repair or replace the public facility to the satisfaction of the City Engineer (San Diego Municipal Code § 142.0607).

Internal Order No. 24006911



THE CITY OF SAN DIEGO

DATE OF NOTICE: March 16, 2017

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 24006911

PROJECT NO: 506361
PROJECT NAME: 7435 & 7437 Eads CDP/MW
COMMUNITY PLAN AREA: La Jolla
COUNCIL DISTRICT: 1
LOCATION: 7435-37 Eads Avenue, San Diego, California 92037

PROJECT DESCRIPTION: This project proposes a Coastal Development Permit and a Map Waiver for a condominium conversion of 2 existing units. The 0.16 acre site is located at 7435 and 7437 Eads Avenue in the RM-1-1 zone within the La Jolla Community Plan area. Additionally the project is located within the Coastal Zone Boundary, Coastal Height Limitation Overlay Zone, Coastal Overlay Zone (Non-appealable 2), Parking Impact Overlay Zone (Coastal), Residential Tandem Parking Overlay Zone, and Transit Area Overlay Zone. (LEGAL DESCRIPTION: Lots 11 & 12, Block 6 of La Jolla Park according to map No. 352.)

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego Staff

ENVIRONMENTAL DETERMINATION: Categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA State Guidelines, Section 15301 (Existing Facilities)

ENTITY MAKING ENVIRONMENTAL DETERMINATION: City of San Diego

STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION: The City of San Diego conducted an environmental review which determined the project 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 project would not result in any significant environmental impacts. The project meets the criteria set forth in CEQA Section 15301 (Existing Facilities) which allows for additions to existing structures provided that the addition will not result in an increase of more than 10,000 square feet if the project is in an area where all public services and facilities are available to allow for maximum development permissible by the General Plan and the area in which the project is located is not environmentally sensitive. Furthermore, the exceptions listed in 15300.2 would not apply.

CITY PROJECT MANAGER: Glenn Gargas
MAILING ADDRESS: 1222 First Avenue, MS 501, San Diego, California 92101-4153

PHONE NUMBER/E-MAIL: (619) 446-5142/ ggargas@sanidiego.gov

On March 16, 2017 the City of San Diego made the above-referenced environmental determination pursuant to the California Environmental Quality Act (CEQA). This determination is appealable to the City Council. If you have any questions about this determination, contact the City Development Project Manager listed above.

Applications to appeal CEQA determination made by staff (including the City Manager) to the City Council must be filed in the office of the City Clerk within 10 business days from the date of the posting of this Notice (March 30, 2017). The appeal application can be obtained from the City Clerk, 202 'C' Street, Second Floor, San Diego, CA 92101.

This information will be made available in alternative formats upon request.



La Jolla Community Planning Association

Glenn Gargas
City of San Diego
Development Services Department

Date: March 7th, 2017

Subject: La Jolla Community Planning Association Findings

RE: ACTION ITEM: 7435 EADS AVENUE

7435 & 7437 Eads Avenue CDP/MW (Process 3) Coastal Development Permit & Map Waiver for a condominium conversion of 2 units. This 0.16-acre site is located at 7435 & 7437 Eads Avenue, in the RM-1-1 zone of the La Jolla Community Plan area, in the PIOZ Coastal Impact and Coastal Height Limit Overlay Zone. DPR

DPR RECOMMENDATION: Findings CAN be made for a Coastal Development Permit & Map Waiver for a condominium conversion of 2 units. 7-0-1.

LJCPA RECOMMENDATION: Findings CAN be made for a Coastal Development Permit and Map Waiver for a condominium conversion of 2 units. 12-4-1

Sincerely,

Cindy Greatrex
Chair
858-456-7900

506361

ATTACHMENT 11

Ownership Disclosure Statement

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

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

7435 EADS AVENUE MAP WAIVER/CDP

Project Address:

7435 EADS AVENUE, LA JOLLA, CA

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):

Munish K BATRA

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

12264 El Camino Real

City/State/Zip:


San Diego CA - 92130

Phone No:

858-840-0800

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:

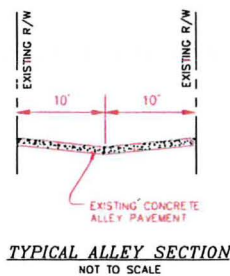
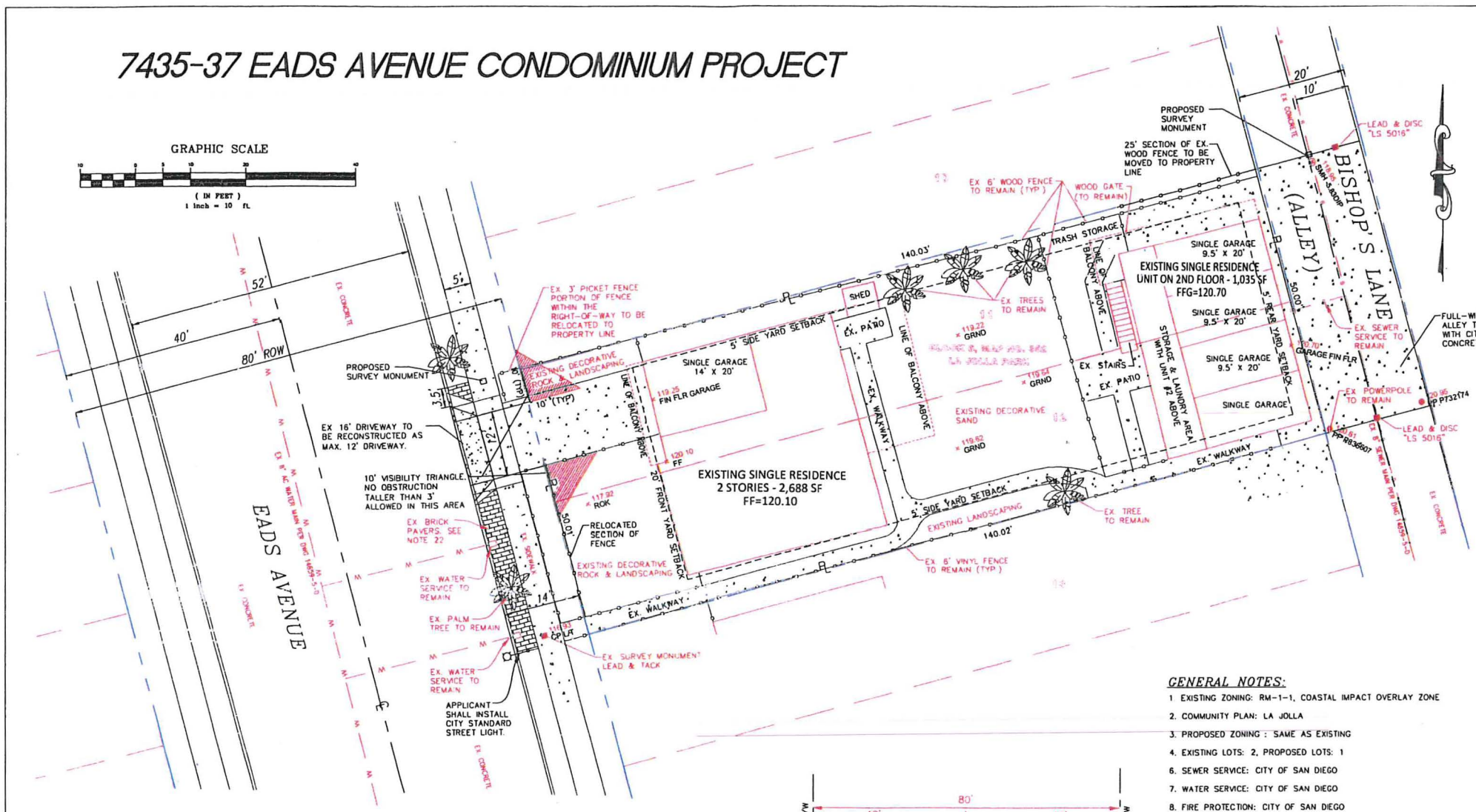
Fax No:

Signature:

Date:

TENTATIVE MAP WAIVER NO. 1784620

7435-37 EADS AVENUE CONDOMINIUM PROJECT



ON-SITE UTILITY TABLE	
UTILITY	LOCATION
ELECTRICAL	UNDERGROUND
GAS	UNDERGROUND
WATER/SEWER	UNDERGROUND
TELEPHONE	UNDERGROUND
CABLE	UNDERGROUND

TRANSPORTATION:
PER TABLE 142-05C OF THE SAN DIEGO MUNICIPAL CODE, THE PARKING REQUIREMENTS FOR THIS PROJECT IS 2.25 PARKING SPACES PER 5 BEDROOM UNIT, AND 2.00 PARKING SPACES PER 2 BEDROOM UNIT, OR 4.25 REQUIRED PARKING SPACES. THE PROJECT PROPOSES 5 GARAGE PARKING SPACES FOR A TOTAL OF 5 PROVIDED PARKING SPACES.

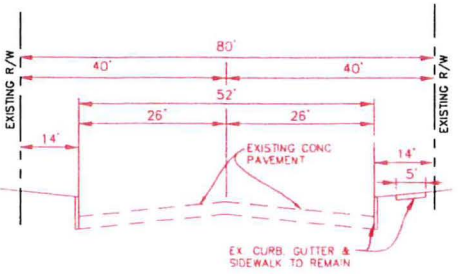
LEGEND:	
SYMBOL	ITEM
93.5	EXISTING SPOT ELEVATION
---	PROPERTY LINE/TMW BOUNDARY
---	EXISTING LOT LINE
FF	FINISH FLOOR
FG	FINISH GRADE
TC	TOP OF CURB
FL	GUTTER FLOW LINE
■	EXISTING SURVEY MONUMENT AS NOTED
□	PROPOSED SURVEY MONUMENT

REFERENCE DRAWINGS:
MAP NO 352, CR 2667, CR 10893

MINIMUM SETBACKS:
FRONT 20' FROM PL
SIDEYARD 5' FROM PL
REAR 5' FROM PL

GENERAL NOTES:

- EXISTING ZONING: RM-1-1, COASTAL IMPACT OVERLAY ZONE
- COMMUNITY PLAN: LA JOLLA
- PROPOSED ZONING: SAME AS EXISTING
- EXISTING LOTS: 2, PROPOSED LOTS: 1
- SEWER SERVICE: CITY OF SAN DIEGO
- WATER SERVICE: CITY OF SAN DIEGO
- FIRE PROTECTION: CITY OF SAN DIEGO
- GAS AND ELECTRIC: SAN DIEGO GAS & ELECTRIC COMPANY
- TELEPHONE SERVICE: PACIFIC BELL
- TOTAL SITE AREA: 7,000 SF (0.161 AC)
- SQUARE FEET PER DWELLING UNIT:
UNIT 1: 2,381 SF - 5 BEDROOM - REMODEL DATE 2017
UNIT 2: 1,948 SF - 2 BEDROOM - REMODEL DATE 2017
- NAD 27 (LAMBERT) COORDINATE INDEX: 246-1685
- NAD 83 COORDINATE INDEX: 1886-6245
- ON-SITE EASEMENTS:
NONE EXISTING PER TITLE REPORT.
- THIS IS A MAP OF A CONDOMINIUM PROJECT AS DEFINED IN SECTION 4125 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS PURSUANT TO THE SUBDIVISION MAP ACT. THE TOTAL NUMBER OF RESIDENTIAL CONDOMINIUM UNITS IS 2.
- A PARCEL MAP SHALL BE FILED AT THE COUNTY RECORDER'S OFFICE PRIOR TO THE EXPIRATION OF THE TENTATIVE MAP WAIVER. A DETAILED PROCEDURE OF SURVEY WILL BE SHOWN ON THE PARCEL MAP AND ALL PROPERTY CORNERS WILL BE SET.
- STREET LIGHTS: FOUR EXISTING STREET LIGHTS ARE LOCATED 250' NORTH OF THE PROJECT SITE AT THE CORNER OF EADS AVENUE AND PEARL STREET, AND ONE EXISTING STREET LIGHT IS LOCATED 300' SOUTH OF THE PROJECT SITE ON THE EAST SIDE OF EADS AVENUE.
- FIRE HYDRANTS: THE NEAREST FIRE HYDRANT IS LOCATED 150' NORTH OF THE PROJECT SITE AT THE SOUTHEAST CORNER OF EADS AVENUE AND PEARL STREET.
- THE PROJECT WILL BE CONDITIONED TO ACQUIRE AN ENCROACHMENT MAINTENANCE AND REMOVAL AGREEMENT (EMRA) FOR THE BRICK PAVERS WITHIN CITY RIGHT-OF-WAY.
- THIS 2-UNIT RESIDENTIAL PROJECT WILL BE SUBJECT TO INCLUSIONARY HOUSING REGULATIONS.



LEGAL DESCRIPTION:

LOTS 11 & 12, BLOCK 6 OF LA JOLLA PARK, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP NO 352, FILED IN THE OFFICE OF THE COUNTY RECORDER ON MARCH 22, 1887.

ASSESSOR'S PARCEL NUMBER:
350-611-04-00

BENCHMARK:

SEBP @ EADS AVENUE & PEARL STREET
ELEV: 108.494 MSL

PROJECT ADDRESS:
7435 & 7437 EADS AVENUE
LA JOLLA, CA

DECLARATION OF RESPONSIBLE CHARGE:

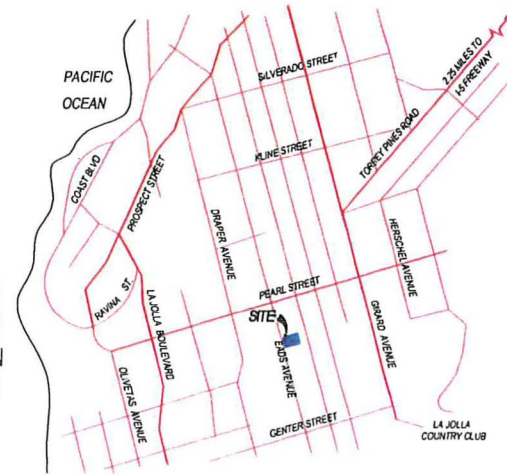
I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT, THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT AS DEFINED IN SECTION 6703 OF THE BUSINESS AND PROFESSIONS CODE, AND THAT THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS.

I UNDERSTAND THAT THE CHECK OF PROJECT DRAWINGS AND SPECIFICATIONS BY THE CITY OF SAN DIEGO IS CONFINED TO A REVIEW ONLY AND DOES NOT RELIEVE ME, AS ENGINEER OF WORK, OF MY RESPONSIBILITIES FOR PROJECT DESIGN.

NAME: RICHARD E. WATNER, JR.
R.C.E. NO. 88281
EXP. 09-30-17
DATE 11/10/2016

OWNER:
BATRA FAMILY TRUST, 12/11/13
12264 EL CAMINO REAL #101
SAN DIEGO, CA 92130

OWNER: _____
DATE 11/10/2016



Revision 3:	
Revision 2:	12/05/2016
Revision 1:	11/04/2016

PTS# 506361 K# 24006911
MAP WAIVER + COASTAL DEV. PERMIT
SHEET 1 OF 1
CREATED 08/03/14

7435-37 EADS AVENUE LANDSCAPE PLAN


TREE SEPARATION NOTES:

MINIMUM TREE SEPARATION DISTANCES FROM IMPROVEMENTS LISTED BELOW ARE AS FOLLOWS:



- TRAFFIC SIGNAL, STOP SIGN - 20 FEET
- UNDERGROUND UTILITY LINES (EXCEPT SEWER) - 5 FT
- SEWER LINES - 10 FEET
- ABOVE GROUND UTILITY STRUCTURES (TRANSFORMERS, HYDRANTS, UTILITY POLES, ETC.) - 10 FT
- DRIVEWAYS - 10 FT
- INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) - 25 FT

PLANT LEGEND


EXISTING ON-SITE SHRUBS/GROUND COVERS

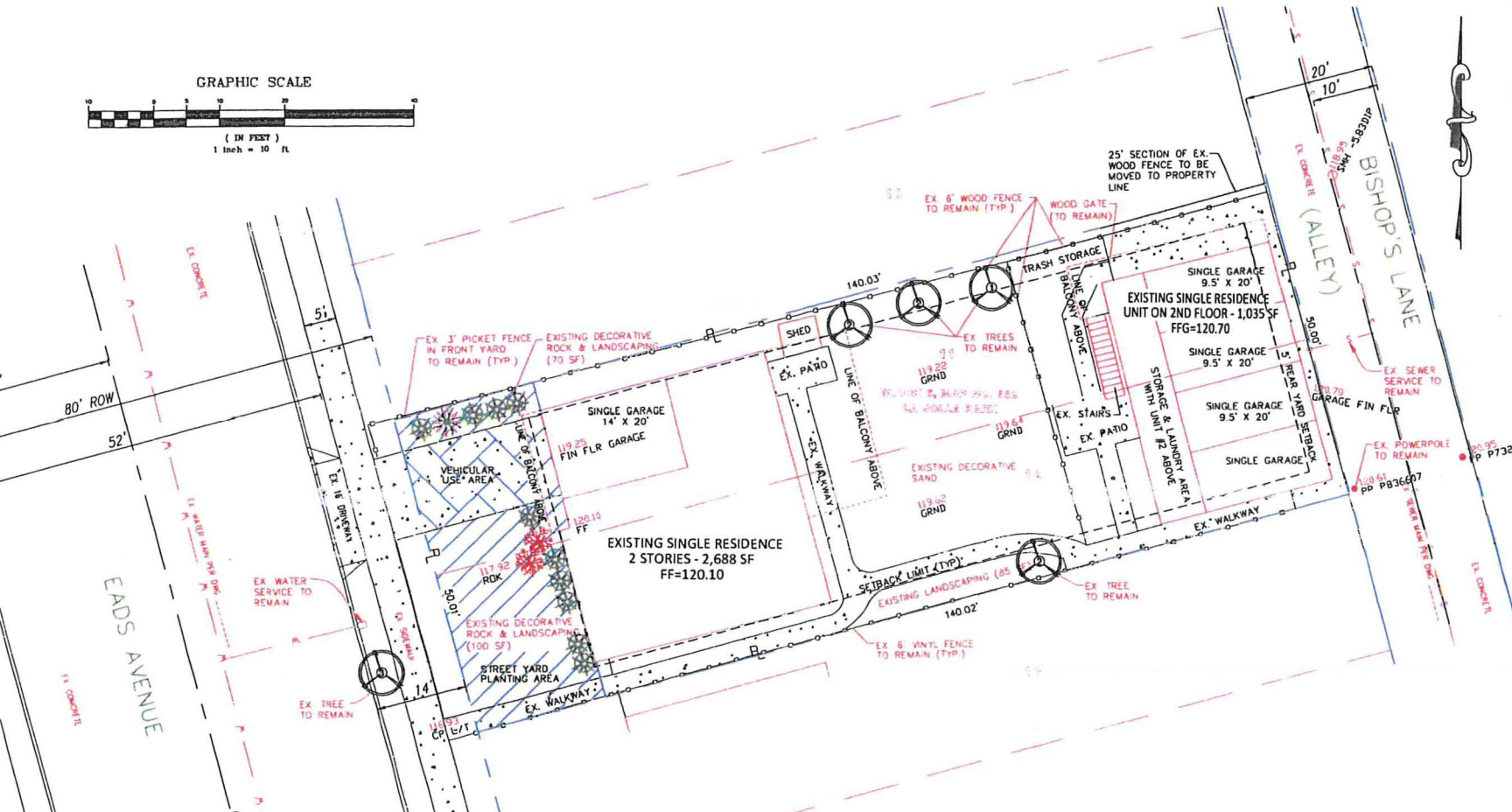
QTY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	FORM/FUNCTION	POINTS
1544 SF		TURF	TALL FESCUE	GROUND COVER	SPREADING/ GROUND COVER	0 POINTS

EXISTING ON-SITE TREES

QTY.	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	FORM/FUNCTION
1		CITRUS LIMON	LEMON TREE	12" CALIPER	
3		MORACEAE	FICUS	12" CALIPER	

EXISTING STREET TREES


QTY.	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	FORM/FUNCTION
1		LIQUIDAMBAR STYRACIFLUA	ROYAL PALM	8" CALIPER	PYRAMIDAL/SHADE



GENERAL NOTES:

1. ALL LANDSCAPING SHOWN IS EXISTING, TO REMAIN UNLESS OTHERWISE SPECIFIED.
2. STREET TREE REQUIREMENTS:
3. STREET YARD AREA: 1,048 SF. REQUIRED PLANTING AREA: 524 SF. REQUIRED POINTS IN STREET YARD: 52.
POINTS PROVIDED IN STREET YARD: _____

 DENOTES STREET YARD AREA PER SDMC 113.0267

 DENOTES VEHICULAR USE AREA

IRRIGATION NOTE

ALL EXISTING ON-SITE PLANTING AREAS ARE IRRIGATED W/A FULLY AUTOMATIC IRRIGATION SYSTEM. TYPE


MAINTENANCE NOTES

ALL LANDSCAPING, IRRIGATION, FENCES, WALLS, ETC. ON THE SITE, ADJOINING PUBLIC RIGHT OF WAY SHALL BE PERMANENTLY AND CONTINUOUSLY MAINTAINED. THE MAINTENANCE PROGRAM SHALL INCLUDE NORMAL CARE AND IRRIGATION OF THE LANDSCAPING, REPAIR AND REPLACEMENT OF PLANT MATERIALS, IRRIGATION SYSTEMS AS NECESSARY, AND GENERAL CLEANUP OF THE LANDSCAPED AND OPEN AREAS, PARKING AREAS AND WALKWAYS. WALLS

MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE HOA. LANDSCAPE & IRRIGATION AREAS IN THE PUBLIC RIGHT-OF-WAY SHALL BE MAINTAINED BY THE HOA & THE CITY.

VON REITER GROUP
Civil Engineering Consultants

9774 Scripps Ranch Blvd #204
San Diego, CA 92131
www.vonreiter.com
phone (619) 232-4300
fax (619) 368-3770



City of San Diego
Development Services
1221 K Street, Suite 400
San Diego, CA 92101
(619) 445-5000

Landscape Calculations Worksheet

Multiple Dwelling Unit Development in All Zones

Provide the following information on the Landscape Plan: The Landscape Calculations determine the planting area and points required so that landscape Regulations Chapter 14, Article 1, Division of the Land Development Code

STREET YARD:

- A minimum 40 sq. ft. planting area must be provided for all trees, with no dimension less than 1 ft.
- At least one half of the required planting points must be achieved with trees.

Planting Area Required (142.045)	Planting Area Provided	Excess Area Provided
Total Area: 1.048 sq ft = 80% = 32 sq ft	782 sq ft	750 sq ft
Planting Points Required (142.045)	Plant Points Provided	Excess Points Provided
Total Area: 1.048 sq ft = 80% = 32 sq ft	80 points	7.6 points

Points achieved with trees: 80 points

Planting Area (if available as terrace or unenclosed walkway) (142.045)(147)	Provided
Total Area: 1.048 sq ft = 80% = 32 sq ft	0 sq ft

REAR/BACK YARD: a. Dwelling Unit

Plant Points Required	Plant Points Provided	Points Achieved with Trees (at least 50%)
80 points in the remaining yard	8/0 points	0/0 Points

REAR/BACK YARD: b. Services Dwelling Unit

Plant Points Required	Plant Points Provided	Points Achieved with Trees (at least 50%)
80 points + # of buildings	0 points	Points

STREET/AN UNENCL. AREA (NOTE): See separate worksheet (PWS-6)

ADDITIONAL PLANTING AREA AND POINT REQUIREMENTS

If any of the requirements of Landscape Regulations, Section 142.045 (a) 1., 2. or 3. apply to your project, provide a written summary explaining how requirements are being met.

Printed on recycled paper. Fill out with file at: www.sandiego.gov/development-services

Upon request, this info remains available in alternative formats for persons with disabilities

PTS # _____ IO # _____

Revision 3: _____

Revision 2:

Revision 1:

LANDSCAPE DEVELOPMENT PLAN

SHEET 1 OF 1

PREPARED 06/20/2016