



THE CITY OF SAN DIEGO

REPORT TO THE HEARING OFFICER

HEARING DATE: August 20, 2014 REPORT NO. HO 14-053

ATTENTION: Hearing Officer

SUBJECT: HERSCHEL RESIDENCES CDP & TM
PTS PROJECT NUMBER: 343612

LOCATION: 7452 and 7454 Herschel Avenue

APPLICANT: Brian Sorokin, Managing Partner of Hershy Boys LLC, Property Owner;
Daniel Linn, Architect / John Leppert, Civil Engineer

SUMMARY

Issue(s): Should the Hearing Officer approve the demolition of an existing residence and construction of a two dwelling unit condominium building on a 0.073-acre property within the La Jolla Community Plan area?

Staff Recommendation(s) – **APPROVE** Coastal Development Permit No. 1202173 and Tentative Map No. 1257871.

Community Planning Group Recommendation – On May 1, 2014, the La Jolla Community Planning Association voted 7-0-3 to recommend approval of this proposed project with no conditions.

Environmental Review: The project was determined to be exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15303 (New Construction). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on July 21, 2014, and the opportunity to appeal that determination ended on August 4, 2014.

BACKGROUND

The 3,200 square foot site is located at 7452 and 7454 Herschel Avenue in the RM-3-7 Zone, Coastal Overlay Zone (non-appealable), Coastal Height Limitation Overlay Zone, Parking Impact Overlay Zone, Residential Tandem Parking Overlay Zone and Transit Overlay Zone. The development is located on two lots, is designated Multi-Family Residential and located within the La Jolla Community Plan area (Attachment 2). The surrounding area is developed with multi-family and single family development. The proposed demolition, construction and

subdivision constitutes, by definition, Coastal Development, which pursuant to the Land Development Code (Section 126.0702) requires a Coastal Development Permit. The proposed subdivision requires a Tentative Parcel Map, by the Land Development Code (Section 125.0410), for the proposed division of the property into two residential condominium dwelling units.

DISCUSSION

The project proposes to demolish the existing residence and construct a 3,809-square-foot, three-story, two dwelling unit condominium building on the 3,200 square foot property. The proposed building includes one, three-bedroom unit, approximately 1,992 square feet in floor area, and one, two-bedroom unit, approximately 1,817 square feet in floor area. Utilities are located below ground, which meets the under grounding requirement. The project has a total of four off-street parking spaces, with vehicular access off of Herschel Avenue.

The proposed building elevations indicate the use of stucco plaster with wood siding exterior walls with a flat roof design. The project proposes approximately 40 cubic yards of cut grading for the building foundation, with zero cubic yard of fill and 40 cubic yards of export. The project is designed to comply with the 30 foot height limit.

CONCLUSION

A Coastal Development Permit and Tentative Map for the proposed demolition and construction of the two dwelling unit condominium may be approved if the decision maker finds that the proposed division of land complies with the requirements of the Subdivision Map Act and the San Diego Municipal Code. Staff has reviewed the proposed demolition, construction, division into condominiums and found it to be in conformance with the applicable sections of the San Diego Municipal Code regulating Coastal Development, Tentative Map and land use policies. Staff has determined that the required findings can be made and recommends approval of the project as proposed.

ALTERNATIVE

1. Approve Coastal Development Permit No. 1202173 and Tentative Map No. 1257871, with modifications.
2. Deny Coastal Development Permit No. 1202173 and Tentative Map No. 1257871, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,


Glenn R. Gargas, Development Project Manager

Attachments:

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

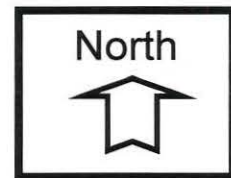


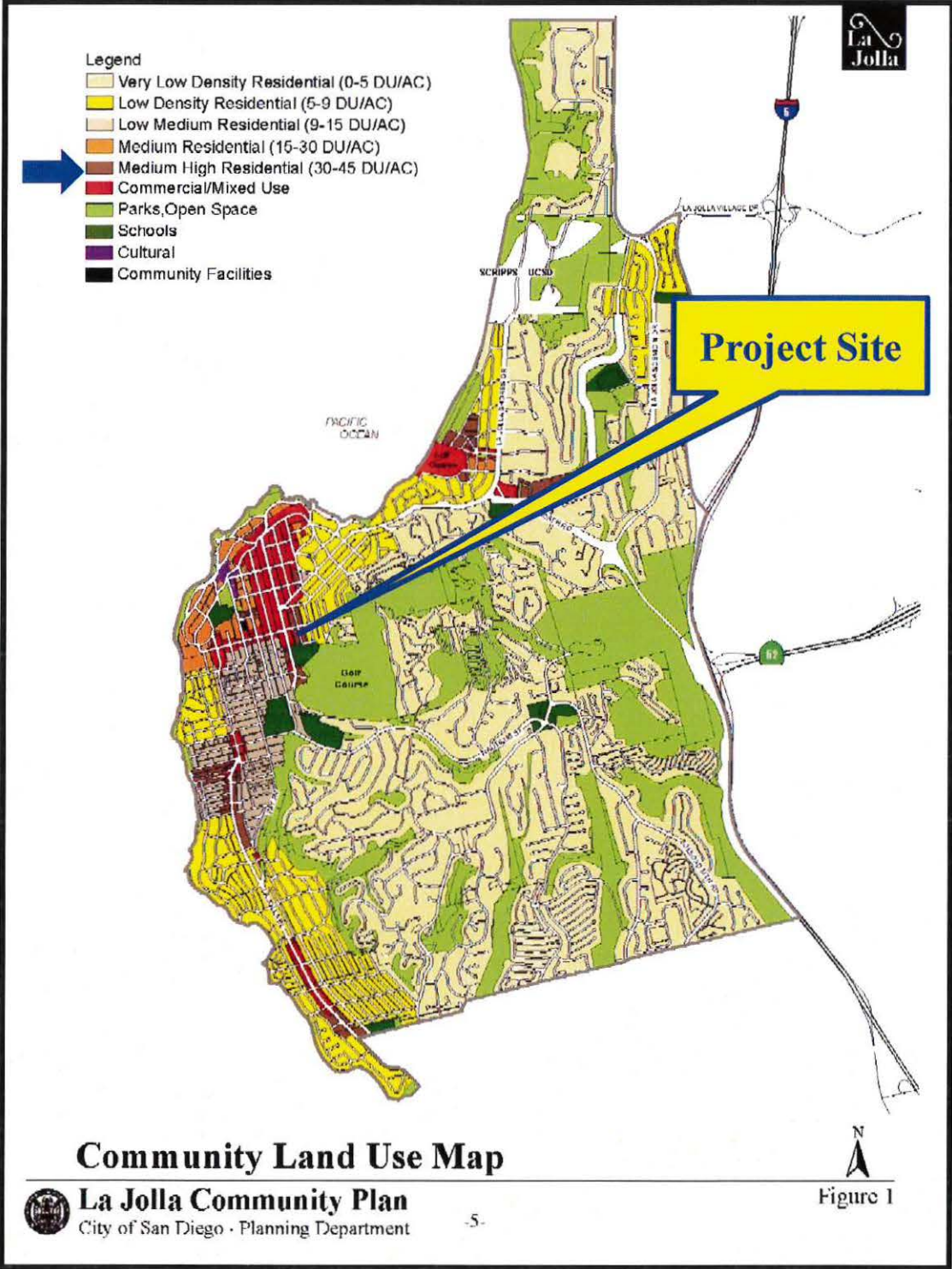
Project Site



Aerial Photo

HERSCHEL RESIDENCES CDP/TM – 7452 & 7454 HERSCHEL AVENUE
PROJECT NO. 343612





Land Use Map

HERSCHEL RESIDENCES CDP/TM – 7452 & 7454 HERSCHEL AVENUE
PROJECT NO. 343612 La Jolla





7452 & 7454 Herschel Avenue



Project Location Map

HERSCHEL RESIDENCES CDP/TM – 7452 & 7454 HERSCHEL AVENUE
PROJECT NO. 343612



PROJECT DATA SHEET

PROJECT NAME:	Herschel Residences CDP/TM – Project No. 343612	
PROJECT DESCRIPTION:	CDP and TM to demo an existing residence and construct a two dwelling unit, three-story condominium building on a 3,200 square-foot property.	
COMMUNITY PLAN AREA:	La Jolla	
DISCRETIONARY ACTIONS:	Coastal Development Permit and Tentative Map.	
COMMUNITY PLAN LAND USE DESIGNATION:	Medium High Density Residential (30-45 DUs per acre)	
<u>ZONING INFORMATION:</u>		
<p style="text-align: center;">ZONE: RM-3-7 Zone</p> <p style="text-align: center;">HEIGHT LIMIT: 30-Foot maximum height limit.</p> <p style="text-align: center;">LOT SIZE: 7,000 square-foot minimum lot size – existing lot 3,200 sq. ft.</p> <p style="text-align: center;">FLOOR AREA RATIO: 1.8 maximum – 1.5 proposed</p> <p style="text-align: center;">FRONT SETBACK: 10 foot minimum, 20 foot standard – 15.5 ft. proposed</p> <p style="text-align: center;">SIDE SETBACK: 0 and 5 feet – 0 and 5 feet proposed</p> <p style="text-align: center;">STREETSIDE SETBACK: NA</p> <p style="text-align: center;">REAR SETBACK: min. 5 feet</p> <p style="text-align: center;">PARKING: 4 parking spaces required – 4 spaces proposed.</p>		
<u>ADJACENT PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Medium High Density Residential; RM-3-7 Zone	Single-Family Residence
SOUTH:	Medium High Density Residential; RM-3-7 Zone	Single-Family Residence
EAST:	Medium High Density Residential; RM-3-7 Zone	Multi-Family Residence
WEST:	Medium High Density	Multi-Family Residence

ATTACHMENT 4

	Residential; RM-3-7 Zone	
DEVIATIONS OR VARIANCES REQUESTED:	None.	
COMMUNITY PLANNING GROUP RECOMMENDATION:	The La Jolla Community Planning Association voted to approve the project by a vote of 7-0-3 at their meeting on May 1, 2014.	

HEARING OFFICER RESOLUTION NO. _____
COASTAL DEVELOPMENT PERMIT NO. 1202173
HERSCHEL RESIDENCES CDP & TM - PROJECT NO. 343612

WHEREAS, Hershy Boys, LLC, a California Limited Liability Company, Owner/Permittee, filed an application with the City of San Diego for a permit to demolish an existing residence and construct a new duplex building, into condominium ownership (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 1202173), on portions of a 0.073-acre property;

WHEREAS, the project site is located at 7452 and 7454 Herschel Avenue, in the RM-3-7 Zone, Coastal (appealable), Coastal Height Limitation, Beach Parking Impact Overlay Zones of the La Jolla Community Plan area;

WHEREAS, the project site is legally described as the easterly 80 feet of Lot 29 and the easterly 80 feet the south 15 feet of Lot 30, Block 16, Center Addition to La Jolla Park, Map No. 915;

WHEREAS, on August 20, 2014, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. 1202173, pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on July 21, 2014, 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 15303 (New Construction) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

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 August 20, 2014.

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 0.073-acre project site is currently developed with a single family residence to be demolished. The development proposes to construct a 3,809 square foot duplex and divide the two dwelling units into residential condominiums and is located approximately seven blocks from the coastline. The proposed duplex condominium development is contained within the existing legal lot area, which will not encroach upon any existing or proposed physical access to the coast. The project site is not located on or adjacent to an identified visual access corridor as identified within the La Jolla Community Plan and Local Coastal Land Use Plan. The project site is

situated along Herschel Avenue, within a developed multi-family and single family residential neighborhood. The proposed division into condominiums is to a new construction which meets the development setbacks and height limit required at the time of building permit issuance and the proposed structure will protect and enhance the identified visual corridor.

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

The 0.073-acre project site is currently developed with a single family residence to be demolished and the site does not contain environmentally sensitive lands. The development proposes to construct a 3,809 square foot duplex and divide the two dwelling units into residential condominiums and is located approximately seven blocks from the coastline. The 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 duplex condominium project does not propose any significant grading or physical change on any portion of the property and does 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 demolition and construction of a duplex condominium building is located on a site which has a Multi-Family Residential land use designation. There is minimal physical change to the existing land form with this proposal. During environmental review, it was determined that the project was exempt under the CEQA Guidelines. The project design was also determined to be in compliance with all of the applicable development regulations at this time. Due to these factors the proposed demolition and two unit condominium development 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 0.073-acre site, currently developed with a single family residence to be demolished for the development of a new duplex condominium building, is located within a well developed multi-family and single family residential neighborhood. The project site is not located between the first public road and the sea or coastline. Development of the project will be fully within the private property. The project site is approximately seven blocks from the Pacific Ocean. There is no identified public access and public recreation area on or adjacent to the project site and the proposed new duplex development is contained within the legal lot area and these stated resources will not be impaired by the development or subdivision of this property. The proposed duplex condominium project is designed to take access off the existing public street, with all four off street parking spaces with access off the front street. The existing character and pedestrian design of the street will remain unaltered. The project conforms with the public access and public 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. 1202173, 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. 1202173, a copy of which is attached hereto and made a part hereof.

Glenn R. Gargas
Development Project Manager
Development Services

Adopted on: August 20, 2014

Job Order No. 24004325

DRAFT

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

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24004144

COASTAL DEVELOPMENT PERMIT NO. 1202173
HERSCHEL RESIDENCES CDP & TM - PROJECT NO. 343612
HEARING OFFICER

This Coastal Development Permit No. 1202173 is granted by the Hearing Officer of the City of San Diego to Brian Sorokin, Hershy Boys LLC, a California Limited Liability Company, Owner / Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0707. The 0.073-acre site is located at 7452 Herschel Avenue, in the RM-3-7 zone, Coastal (non-appealable), Coastal Height Limitation, (s) of the La Jolla Community Plan area. The project site is legally described as: the easterly 80 feet of Lot 29 and the easterly 80 feet the south 15 feet of Lot 30, Block 16, Center Addition to La Jolla Park, Map No. 915.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to construct a two dwelling unit condominium apartment building described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated August 20, 2014, on file in the Development Services Department.

The project shall include:

- a. Construction of a two dwelling unit, three story, 3,809 square foot condominium apartment building, including two tandem attached garages, totaling four parking spaces on a 3,200 square foot property;
- b. Landscaping (planting, irrigation and landscape related improvements);
- c. Off-street parking (with 4 off-street parking spaces provided; 2 tandem spaces within separate garages);
- d. Fences and site walls; and

- e. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by September 4, 2017.
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. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the closure of the existing driveway with City standard curb and gutter, along the project frontage on Herschel Avenue, satisfactory to the City Engineer.

12. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the construction of a maximum 12-foot wide standard driveway on Herschel Avenue, satisfactory to the City Engineer.

13. Prior to the issuance of any building permit, the Owner/Permittee shall grant the additional public drainage easement to provide a minimum of 10 foot wide easement.
14. Prior to the issuance of any building permits, the Owner/Permittee shall obtain an Encroachment Maintenance and Removal Agreement, for the existing wall located in the City ROW and public drainage easement, satisfactory to the City Engineer.
15. Prior to the issuance of any construction permits, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.
16. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the Municipal Code, into the construction plans or specifications.
17. Prior to the issuance of any construction permit, the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Appendix E of the City's Storm Water Standards.
18. Prior to the issuance of any building permits, the Owner/Permittee shall submit an building pad certification signed by a Registered Civil Engineer or a Licensed Land Surveyor, certifying the pad elevation based on USGS datum is consistent with Exhibit "A", satisfactory to the City Engineer.

LANDSCAPE REQUIREMENTS:

19. In the event that the Landscape Plan and the Site Plan conflict, the Site Plan shall be revised to be consistent with the Landscape Plan such that landscape areas are consistent with the Exhibit 'A' Landscape Development Plan.
20. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction document plans is damaged or removed during demolition or construction, it shall be repaired and/or replaced in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or a Final Landscape Inspection.
21. Any required planting that dies within 3 years of installation shall be replaced within 30 calendar days of plant death with the same size and species of plant material shown on the approved plan.
22. 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.

23. 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.
24. Street Trees existing on private property shall be indicated separately on the Landscape Construction Plan.
25. Non-biodegradable root barriers shall be installed between all new Street Trees placed within 5 feet of public improvements including walks, curbs, or street pavement or where new public improvements are placed adjacent to existing trees.
26. Landscape Construction Plan shall conform to the Land Development Manual: Landscape Standards, the Land Development Code: Landscape Regulations and any conditions imposed by the Decision maker.

PLANNING/DESIGN REQUIREMENTS:

27. Owner/Permittee shall maintain a minimum of four (4) off-street parking spaces (with 4 off-street parking spaces provided; 2 tandem spaces within separate garages) 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.
28. 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.
29. There shall be compliance with the regulations of the underlying zone(s) unless a deviation or variance to a specific regulation(s) is approved or granted as condition of approval of this permit. Where there is a conflict between a condition (including exhibits) of this permit and a regulation of the underlying zone, the regulation shall prevail unless the condition provides for a deviation or variance from the regulations.
30. The height(s) of the building(s) or structure(s) shall not exceed those heights set forth in the conditions and the exhibits (including, but not limited to, elevations and cross sections) or the maximum permitted building height of the underlying zone, whichever is lower, unless a deviation or variance to the height limit has been granted as a specific condition of this permit.
31. Any future requested amendment to this permit shall be reviewed for compliance with the regulations of the underlying zone(s) which are in effect on the date of the submittal of the requested amendment.
32. All fences and retaining walls shall comply with the San Diego Municipal Code Section 142.0301.

33. 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.

GEOLOGY REQUIREMENTS:

34. The Owner/Permittee shall submit a geotechnical investigation report or update letter that specifically addresses the proposed construction plans. The geotechnical investigation report or update letter shall be reviewed for adequacy by the Geology Section of the Development Services Department prior to issuance of any construction permits.

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

35. Prior to the issuance of any building permits the Owner/Permittee shall assure, by permit and bond, the design and construction of all public water and sewer facilities that have been identified by the City as required for the site's development.

37. Prior to the issuance of any building permits, the Owner/Permittee shall obtain all miscellaneous plumbing permits as required so as to ensure that every water service (i.e. domestic, fire, and irrigation) to be constructed and/or utilized by the development will be fitted with an appropriate private back flow prevention device (BFPD) in a manner satisfactory to the Public Utilities Director and the City Engineer.

38. Prior to the issuance of any building permit, the Subdivider shall provide CC&Rs, written to the satisfaction of the Public Utilities Director and the City Engineer, which serve to ensure the perpetual operation and maintenance of all on-site private water and sewer facilities that serve more than one lot or unit.

39. All water and sewer facilities (including water services and sewer laterals) to be located inside a ROW or other public easement must be designed and constructed in accordance the City of San Diego's Water and Sewer Facility Design Guidelines, City's regulations, City standards and practices pertaining thereto.

40. All private plumbing facilities to be located outside a ROW or other public easements must be designed and constructed in accordance with the California Plumbing Code (CPC).

41. Within a ROW or other public easement, the trunks of all trees (and stalks of all shrubs capable of exceeding three feet in height at maturity) must maintain a separation distance of no less than five feet from any water pipelines (including water services) and ten feet from any sewer pipelines (including sewer laterals).

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 August 20, 2014, by Resolution No. _____.

DRAFT

HEARING OFFICER - RESOLUTION NUMBER R-_____

TENTATIVE PARCEL MAP NO. 1257871, HERSCHEL
RESIDENCES - PROJECT NO. 343612.

WHEREAS, Mr. Brian Sorokin, Managing Member, Hershy Boys LLC, a California Limited Liability Company, Subdivider, and John D. Leppert, Engineer, submitted an application to the City of San Diego for a tentative parcel map Tentative Parcel Map No. 1257871 for the creation of a two dwelling unit condominium apartment building. The project site is located at 7452 Herschel Avenue, on the west side of Herschel Avenue, south on Pearl Street and north of Marine Street. The property is legally described as the easterly 80 feet of Lot 29 and the easterly 80 feet the south 15 feet of Lot 30, Block 16, Center Addition to La Jolla Park, Map No. 915; and

WHEREAS, the Map proposes the Subdivision of a 0.073-acre-site into a one lot; and

WHEREAS, on July 21, 2014, 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 15303 (New Construction); and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520; and

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

WHEREAS, This subdivision is a condominium project as defined in Section 4125 et. seq. of the Civil Code of the State of California and is filed pursuant to the Subdivision Map Act. The total number of residential condominium dwelling units is two; and

WHEREAS the map proposes the subdivision of a 0.73 acre site into two(2) lots for 2 units residential condominium development. The developer will continue to be required to underground any new service run to the proposed structures within the subdivision. The requested underground waiver of the existing overhead facilities qualifies under the guidelines of San Diego Municipal Code Section 144.0242 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.

WHEREAS, on August 20, 2014, the Hearing Officer of the City of San Diego considered Tentative Parcel Map No. 1257871, pursuant to San Diego Municipal Code Section 125.0440, and Subdivision Map Act section 66428, received for its consideration written and oral presentations, evidence having been submitted, and testimony having been heard from all interested parties at the public hearing, and the Hearing Officer having fully considered the matter and being fully advised concerning the same; NOW THEREFORE,

BE IT RESOLVED by the Hearing Officer of the City of San Diego, that it adopts the following findings with respect to Tentative Parcel Map No. 1257871:

- 1. The proposed subdivision and its design or improvement are consistent with the policies, goals, and objectives of the applicable land use plan (San Diego Municipal Code § 125.0440(a) and Subdivision Map Action §§ 66473.5, 66474(a), and 66474(b)).**

The proposed one lot, two dwelling unit condominium subdivision of a 0.073-acre property will be new construction for a 3,809 square foot duplex building. The project

site is located in the RM-3-7 zone and is designated Medium-High Residential Density 30 to 45 DU's per acre by the La Jolla Community Plan. The proposed subdivision, is subdivide the duplex building into condominiums and remains consistent with the Coastal Development, Project No. 1202173, which were found consistent the policies, goals, and objectives of the applicable land use plan (San Diego Municipal Code § 125.0440(a) and Subdivision Map Act §§ 66473.5, 66474(a), and 66474(b)). 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 (San Diego Municipal Code Section 125.0440(b)).

The proposed one lot, two dwelling unit condominium subdivision complies with the development regulations of the underlying RM-3-7 zone and all of the applicable development regulations of the Land Development Code. The proposed new duplex will be of new construction. The proposed subdivision, is simply to turn the new duplex building into condominiums and remain consistent with the Coastal Development, Project No. 1202173, which was found to comply with the applicable zoning and development regulations of the Land Development Code (San Diego Municipal Code § 125.0440(b)). During the review of the proposed Tentative Map, Development Services Department Staff determined proposal to also be consistent with the development regulations, purpose and intent of the RM-3-7 zone, contained in the Land Development Code.

3. The site is physically suitable for the type and density of development (San Diego Municipal Code § 125.0440(c) and Subdivision Map Act §§ 66474(c) and 66474(d)).

The proposed one lot, two dwelling unit condominium is a subdivision of a 0.073-acre property that will contain a new duplex building approved under Coastal Development Permit No. 1202173. The proposed duplex building will be of new construction. The project site is located in the RM-3-7 zone and is designated Medium High Residential Density by the La Jolla Community Plan. The proposed subdivision is simply to turn the duplex building into condominiums and remains consistent with the approved Coastal Development Permit No. 1202173, which were found physically suitable for the type and density of development (San Diego Municipal Code § 125.0440(c) and Subdivision Map Act §§ 66474(c) and 66474(d)). Therefore, this project will not affect the existing and future surrounding land uses and the site is physically suitable for the type and density under the proposed tentative map project.

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 (San Diego Municipal Code § 125.0440(d) and Subdivision Map Act § 66474(e)).

The proposed one lot, two dwelling unit condominium is a subdivision of a 0.073-acre property is of new construction. This project site was previously developed with a single family home, which is proposed to be demolished, development that is not likely to cause environmental damage of any kind. This project was determined to be categorically exempt under the California Environmental Quality Act. Therefore, since there is minimal 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 improvement will not be detrimental to the public health, safety, and welfare (San Diego Municipal Code § 125.0440(e) and Subdivision Map Act § 66474(f)).

The proposed one lot, two dwelling unit condominium subdivision of a 0.073-acre property is to a new duplex building. This tentative map proposes no further change or any additional development of the property. This project was determined to be categorically exempt under the California Environmental Quality Act. This environmental review did include the review of the project's potential impact on public health, safety, and welfare. Therefore, the design of the subdivision or the proposed improvements 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 (San Diego Municipal Code § 125.0440(f) and Subdivision Map Act § 66474(g)).

The proposed one lot, two dwelling unit condominium subdivision of a 0.073-acre property is to a new duplex building. This tentative map does not include any additional development of the property. The proposed subdivision is located fully within the private property and would maintain the existing public rights-of-ways, Herschel Avenue and general utility easements. 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 (San Diego Municipal Code § 125.0440(g) and Subdivision Map Act § 66473.1).

The proposed subdivision of a 0.073-acre property with a new duplex building, into condominium ownership does not include any additional development of the property, will provide, to the extent feasible, for any future passive or natural heating and cooling opportunities. The design of the subdivision has taken into account the best use of the

land to minimize grading and preserving environmentally sensitive lands. The potential and opportunity exists to implement sustainable building techniques that utilize photovoltaic systems (solar panels) to generate a certain percentage of the project's energy needs. The new two unit building is prewired to facilitate for solar panels in the future. The cross ventilation air flow will provide natural cooling of all units. Therefore, the design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.

8. The decision maker has considered the effects of the proposed subdivision on the housing needs of the region and that those needs are balanced against the needs for public services and the available fiscal and environmental resources (San Diego Municipal Code § 125.0440(h) and Subdivision Map Act § 66412.3).

The proposed one lot, two dwelling unit condominium subdivision of a 0.073-acre property is to a new duplex building. This tentative map does not include any additional 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 tentative map would not negatively 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 (San Diego Municipal Code § 125.0444(a) and Subdivision Map Act §§ 66452.17; 66427.1).

The proposed one lot, two dwelling unit condominium subdivision of a 0.073-acre property is to a new duplex building. This proposed Tentative Map, is for a new duplex building that has not been occupied yet, and therefore the tenant notice provisions of San Diego Municipal Code Section 125.0444(a) are not applicable.

10. The project was not financed by funds obtained from a governmental agency to provide for elderly, disabled, or low income housing (San Diego Municipal Code § 125.0444(b)).

The proposed one lot, two dwelling unit condominium subdivision of a 0.073-acre property is to a new duplex building. This project is privately financed and no funds obtained from governmental agency to provide for elderly, disabled, or low income housing would be used in this development.

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 (San Diego Municipal Code § 125.0444(c)).

The proposed one lot, two dwelling unit condominium subdivision of a 0.073-acre property is to a new duplex building. This project is market-rate housing and was not developed to provide housing for the elderly, disabled, or to provide low income housing

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 Parcel Map No. 1257871, hereby granted to Hershy Boys, LLC subject to the attached conditions which are made a part of this resolution by this reference.

By

Glenn R. Gargas
Development Project Manager
Development Services Department

ATTACHMENT: Tentative Map Conditions

Internal Order No. 24004144

Revised: May 19, 2014 by WJZ

**HEARING OFFICER
CONDITIONS FOR TENTATIVE PARCEL MAP NO. 1257871
HERSCHEL RESIDENCES CDP & TM
- PROJECT NO. 343612**

ADOPTED BY RESOLUTION NO. R-_____ ON _____

GENERAL

1. This Tentative Parcel Map will expire on September 4, 2017.
2. Compliance with all of the following conditions shall be completed and/or assured, to the satisfaction of the City Engineer, prior to the recordation of the Parcel Map, unless otherwise noted.
3. Prior to the recordation of the Parcel Map, taxes must be paid on this property pursuant to Subdivision Map Act section 66492. To satisfy this condition, a tax certificate stating that there are no unpaid lien conditions against the subdivision must be recorded in the Office of the San Diego County Recorder.
4. The Tentative Parcel Map shall conform to the provisions of Coastal Development Permit No. 1202173.
5. The Subdivider shall defend, indemnify, and hold the City (including its agents, officers, and employees [together, "Indemnified Parties"]) harmless from any claim, action, or proceeding, against the City and/or any Indemnified Parties to attack, set aside, void, or annul City's approval of this project, which action is brought within the time period provided for in Government Code section 66499.37. City shall promptly notify Subdivider of any claim, action, or proceeding and shall cooperate fully in the defense. If City fails to promptly notify Subdivider of any claim, action, or proceeding, or if City fails to cooperate fully in the defense, Subdivider shall not thereafter be responsible to defend, indemnify, or hold City and/or any Indemnified Parties harmless. City may participate in the defense of any claim, action, or proceeding if City both bears its own attorney's fees and costs, City defends the action in good faith, and Subdivider is not required to pay or perform any settlement unless such settlement is approved by the Subdivider.

ENGINEERING

6. This Permit shall comply with all conditions of Coastal Development Permit No. 1202173, satisfactory to the City Engineer.

Project No. 343612
TM No. 1257871

7. A Parcel Map to consolidate the existing lots into one lot shall be recorded in the Office of the County Recorder, prior to the Tentative Parcel Map expiration date.
8. Compliance with all conditions shall be assured, to the satisfaction of the City Engineer, prior to the recordation of the Parcel Map, unless otherwise noted.
9. 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

10. "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].
11. "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."
12. 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 meridian (theta or mapping angle) and the north point of said map shall appear on each sheet thereof. Establishment of said Basis of Bearings may be by use of existing Horizontal Control stations or astronomic observations.
 - b. Show two measured ties from the boundary of the map to existing Horizontal Control stations having California Coordinate values of First Order accuracy. These tie lines to the existing control shall be shown in relation to the California Coordinate System (i.e., grid bearings and grid distances). All other distances shown on the map are to be shown as ground distances. A combined factor for conversion of grid-to-ground distances shall be shown on the map.

WATER AND SEWER

13. Prior to the approval of any Final Map, the Subdivider shall either:
- a) Establish within an adjoining lot's title the right to traverse a private sewer lateral across that lot so as to connect to the City's sewer system; or,
 - b) Assure, by permit and bond, the design and construction of a new section of 8" public sewer main within Herschel Avenue originating with a new manhole connection to the existing 21" sewer main located in Pearl Street and continuing up Herschel Avenue far enough so as to allow the subdivision to construct a standard connection to the City sewer system.
14. All sewer and water facilities (including water services and sewer laterals) to be located inside a ROW or other public easement must be designed and constructed in accordance the City of San Diego's Water and Sewer Facility Design Guidelines, City's regulations, City standards and practices pertaining thereto.
15. All private plumbing facilities to be located outside a ROW or other public easements must be designed and constructed in accordance with the California Plumbing Code (CPC).
16. Within a ROW or other public easement, the trunks of all trees (and stalks of all shrubs capable of exceeding three feet in height at maturity) must maintain a separation distance of no less than five feet from any water pipelines (including water services) and ten feet from any sewer pipelines (including sewer laterals).

INFORMATION:

- The approval of this Tentative Parcel 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.
- This development may be subject to impact fees, as established by the City Council, at the time of issuance of building permits.
- This development may be subject to payment of School Impact Fees at the time of issuance of building permits, as provided by Education Code Section 17620, in accordance with procedures established by the Director of Building Inspection.

Internal Order No. 24004144

Project No. 343612
TM No. 1257871



THE CITY OF SAN DIEGO

Date of Notice: July 21, 2014

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 24004144

PROJECT NAME/NUMBER: Herschel Residence Tentative Map and CDP / 343612

COMMUNITY PLAN AREA: La Jolla

COUNCIL DISTRICT: 1

LOCATION: 7452 and 7454 Herschel Avenue, San Diego, California 92037

PROJECT DESCRIPTION: COASTAL DEVELOPMENT PERMIT and TENTATIVE MAP to demolish an existing single-story, single-dwelling residence and construct a 3,809-square-foot, three-story, two unit, multiple-dwelling residence. The project would also include 374-square-foot and 596-square-foot ground level garages and various associated site improvements (e.g. hardscape, landscaping, and a driveway) In addition, the project would also construct a 118-square-foot, second floor deck on Unit A and a 112-square-foot, third floor deck on Unit B. The project is located at 7452 and 7454 Herschel Avenue. The land use designation for the project site is Medium High Density Residential per the community plan. Furthermore, the project site is located within the RM-3-7 zone, the Coastal Height Limitation Overlay Zone, the Coastal Overlay Zone (non appealable 2 area), the Parking Impact Overlay Zone (Coastal Impact Area), the Residential Tandem Parking Overlay Zone, the Transit Overlay Zone, and the La Jolla Community Plan and Local Coastal Program. (LEGAL DESCRIPTION: Eastern 80' of Lot 29 and the Eastern 80' of the South 15' of Lots 30 of Block 16 of the Center Addition to La Jolla Park, Map No. 915).

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego Hearing Officer

ENVIRONMENTAL DETERMINATION: Categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 15303 (New Construction).

ENTITY MAKING ENVIRONMENTAL DETERMINATION: City of San Diego

STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION: The City of San Diego conducted an environmental review that determined that 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 15303 which allows

for the construction of a multi-family residential structure totaling no more than four dwelling units. Furthermore, the exceptions listed in 15300.2 would not apply.

DEVELOPMENT PROJECT MANAGER: Glenn Gargas
MAILING ADDRESS: 1222 First Avenue, MS501, San Diego, CA 92101
PHONE NUMBER: 619.446.5142

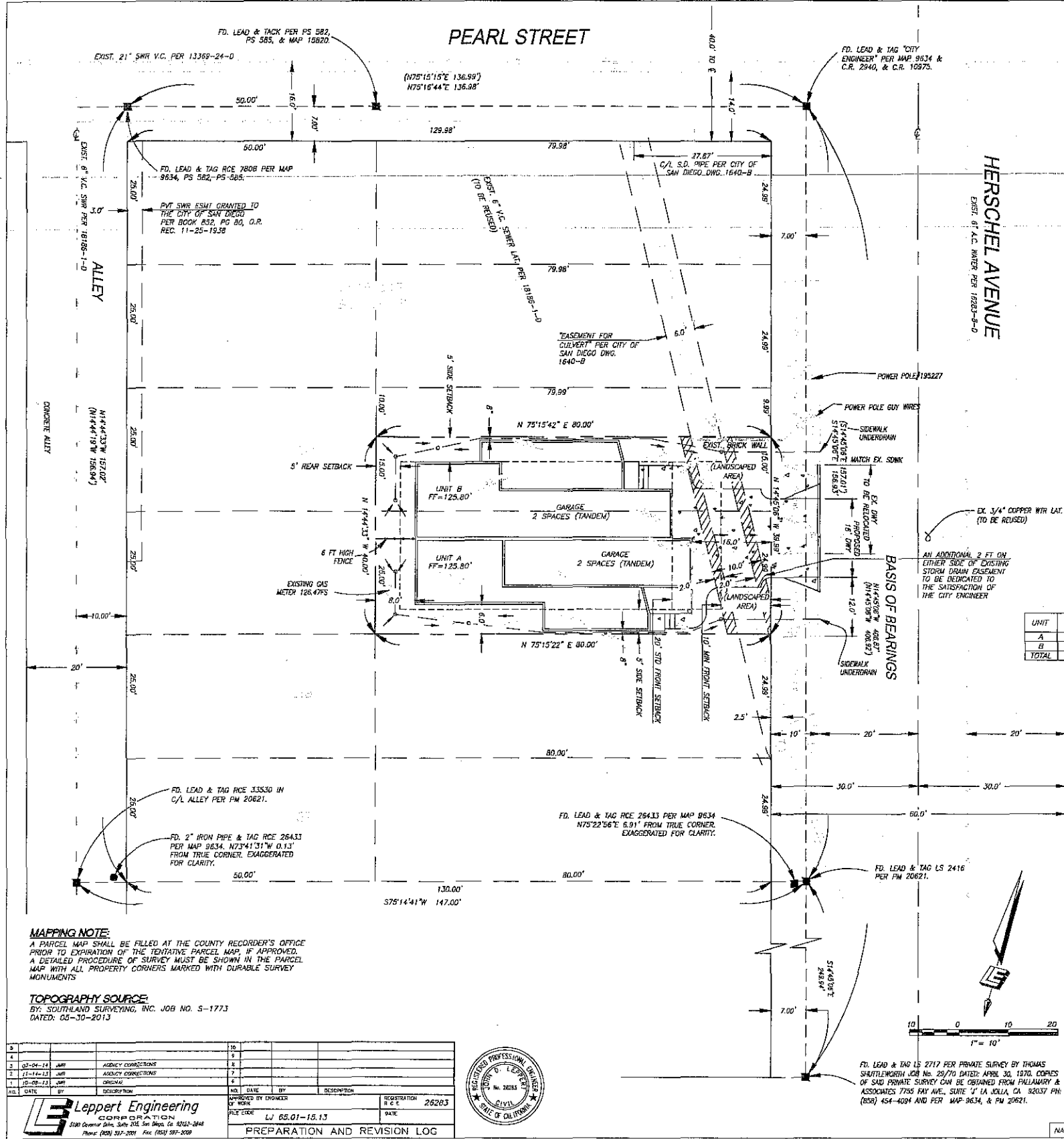
On July 21, 2014 the City of San Diego made the above-referenced environmental determination pursuant to the California Environmental Quality Act (CEQA). This determination is appealable to the City Council. If you have any questions about this determination, contact the City Development Project Manager 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 (August 4, 2014). 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.

POSTED IN THE OFFICE OF DSD	
Posted	JUL 17 2014 <i>ML</i>
Removed	AUG 05 2014
Posted by	<i>Myra</i>

HERSCHEL AVENUE DUPLEX TENTATIVE PARCEL MAP EXHIBIT



LEGAL DESCRIPTION:

THE EASTERLY 80 FEET OF LOT 28 AND THE EASTERLY 80 FEET OF THE SOUTH 15 FEET OF LOT 30 ALL IN BLOCK 16 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 NUMBER:

350-651-18-00

OWNER/APPLICANT:

HERSHY BOTS, LLC, A CA LTD LIABILITY CO.
247 KOLMAR STREET
LA JOLLA, CA 92037

SITE ADDRESS:

7452 HERSCHEL AVENUE
LA JOLLA, CA 92037

DEVELOPMENT SUMMARY + NOTES:

- PROPOSED ZONING, LOTS AND ACREAGE:**
 - 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:
 - MIN FRONT SETBACK 10'
 - (UP TO 50% OF THE WIDTH OF THE BLDG ENVELOPE)
 - STD FRONT SETBACK 20'
 - MIN SIDE SETBACK 5'
 - (OR 10% OF THE PREMISES WIDTH, WHICHEVER IS GREATER)
 - (UP TO 50% OF THE LENGTH OF THE BLDG ADJ. TO SIDE YARD MAY ABUT THE E.)
 - MIN REAR SETBACK 5'
- LOTS:** THE SUBJECT PROPERTY CONSISTS OF 1 LEGAL LOT PER SDMC § 113.0237(A) WHICH IS REQUIRED TO BE MAPPED AND MONUMENTED IN A MANNER SATISFACTORY TO THE CITY ENGINEER PER SUBDIVISION MAP ACT SECTION 65428(b).
- PROPOSED NUMBER OF LOTS = 1**
- ACREAGE:** THE SUBJECT PROPERTY CONTAINS 0.73± GROSS, AND 0.73± NET ACRES.
- OVERLAY ZONES:** THE PROPERTY IS IN THE FOLLOWING OVERLAY ZONES:
 - COASTAL OVERLAY ZONE (CITY)
 - COASTAL HEIGHT LIMIT
 - PARKING IMPACT
 - RESIDENTIAL TANDEM PARKING
 - TRANSIT AREA
 - GEOLOGIC HAZARD CATEGORY: 52
- CONDOMINIUM DEVELOPMENT:** THIS IS A MAP OF A CONDOMINIUM PROJECT, AS DEFINED IN SECTION 1350 ET. SEQ. OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. THE TOTAL NUMBER OF RESIDENTIAL UNITS PROPOSED IS 2.

PROPOSED FLOOR AREAS

UNIT	FLOOR	1ST FLOOR	2ND FLOOR	3RD FLOOR	TOTAL
A	10 AREA	NON-PARKING GARAGE			
	436 SF	55 SF	1,550 SF	0 SF	2,050 SF
B	210 SF	200 SF	125 SF	1,600 SF	2,135 SF
	648 SF	285 SF	1,684 SF	1,600 SF	4,185 SF

PARKING REQUIREMENT

PURSUANT TO SECTION 142.0525 OF THE MUNICIPAL CODE, THE PROJECT IS REQUIRED TO PROVIDE A MINIMUM OF 4 SPACES:

AUTOMOBILE SPACES
SDMC SECTION 142.0525

UNIT	TYPE	NO. OF UNITS	RATE	SUBTOTAL
UNIT A	3 BEDROOMS	1	2.0	2.0
UNIT B	2 BEDROOMS	1	1.75	1.75

REFERENCE DRAWINGS

- 3809-L 24" CONC. STORM DRAIN PIPE CULVERT PER CITY OF SAN DIEGO DRAWING NUMBER 3809-L.
- 16263-D 8" A.C. WATER MAIN IN HERSCHEL AVENUE
- 18186-D 8" V.C. SEWER MAIN IN ALLEY
- 13369-D 21" V.C. SEWER MAIN IN PEARL STREET

NOTES

- ALL SURFACE IMPROVEMENTS ARE EXISTING IN HERSCHEL AVENUE PER CITY OF SAN DIEGO DRAWING NUMBER 3809-L. THE PROPOSED DEVELOPMENT INCLUDES THE REMOVAL OF THE EXISTING DRIVEWAY AND THE CONSTRUCTION OF A NEW 16' DRIVEWAY AS SHOWN.
- ALL EXISTING SEWER AND WATER SERVICES ARE TO REMAIN.
- THE EXISTING OVERHEAD ELECTRICAL LINES TERMINATE AT THE POWER POLE SHOWN APPROXIMATELY 12 FEET FROM THE PROPERTY IN THE PUBLIC RIGHT-OF-WAY ADJACENT TO THE NEIGHBORING PARCEL. SINCE THE EXISTING FACILITY IS NOT WITHIN THE BOUNDARY OF THIS SUBDIVISION OR WITHIN THE ADJUTING PUBLIC RIGHT-OF-WAY, NO WAIVER OF UNDERGROUNDING OF THESE SERVICES IS PROPOSED. ALL NEW SERVICES ARE PROPOSED TO BE UNDERGROUNDING WITH THE APPROPRIATE APPROVALS.

BENCHMARK:

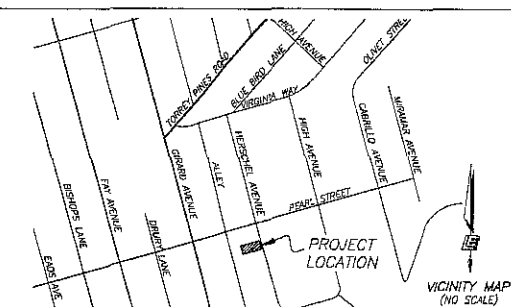
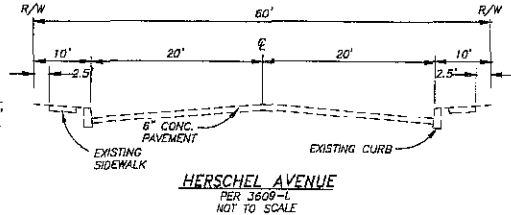
THE BENCHMARK FOR THIS PROJECT IS A FOUND CITY OF SAN DIEGO NEBP AT THE INTERSECTION OF PEARL STREET AND GRAND AVENUE. INDEX: 2457-16662 PER THE CITY OF SAN DIEGO VERTICAL CONTROL BENCHMARK DATED: 04-OCT-11 ELEVATION = 118.046' DATUM = NGVD29 (MSL)

BASIS OF BEARINGS:

THE EASTERLY 7' OFFSET TO BLOCK 16 ALONG HERSCHEL AVENUE AS SHOWN ON PM 20621.
I.E.: N 14°45'06" W

LEGEND:

SYMBOL	DESCRIPTION
---	PROPERTY BOUNDARY
---	STREET CENTERLINE
- - -	LOT LINE
---	EXISTING EASEMENT
---	RECORD INFORMATION PER PM NO. 20621
---	PROPOSED STORM DRAIN EASEMENT
---	PROPOSED IMPROVEMENTS
---	PROPOSED DRIVEWAY
---	PROPOSED SIDEWALK
---	PROPOSED PRIVATE AREA DRAINS
---	DIRECTION OF DRAINAGE
---	EXISTING IMPROVEMENTS
---	EXISTING SPOT ELEVATIONS
---	EXISTING STORM DRAIN
---	EXISTING SEWER MAIN
---	EXISTING WATER MAIN
---	EXISTING FIRE HYDRANT
---	EXISTING DRIVEWAY



PREPARED BY:

NAME: LEPPERT ENGINEERING CORPORATION
ADDRESS: 5190 GOVERNOR DRIVE, SUITE 203
SAN DIEGO, CALIFORNIA 92122-2848
PHONE #: (619) 597-2001

PROJECT ADDRESS:

7452 HERSCHEL AVENUE
LA JOLLA, CA 92037

PROJECT NAME:

HERSCHEL AVENUE DUPLEX

SHEET TITLE:

TENTATIVE PARCEL MAP EXHIBIT

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

ORIGINAL DATE: 10-8-2013

SHEET 1 OF 1

PTS# 343812

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

TOPOGRAPHY SOURCE:

BY: SOUTHLAND SURVEYING, INC. JOB NO. S-1773
DATED: 05-30-2013

NO.	DATE	BY	DESCRIPTION	APPROVED BY	DATE
1	05-30-2013	AM	AGENCY CORRECTIONS		
2	05-30-2013	AM	AGENCY CORRECTIONS		
3	11-14-13	AM	AGENCY CORRECTIONS		
4	02-04-14	AM	AGENCY CORRECTIONS		

APPROVED BY ENGINEER
FILE CODE: LJ 65.01-15.13
DATE: 25283

Leppert Engineering CORPORATION
5190 Governor Drive, Suite 203, San Diego, CA 92122-2848
Phone: (619) 597-2001 Fax: (619) 597-2009



NAD 83: 1886-6245 NAD 27: 246-1885 P.T.S. 343612 I.D. 24004144

GRADING NOTES

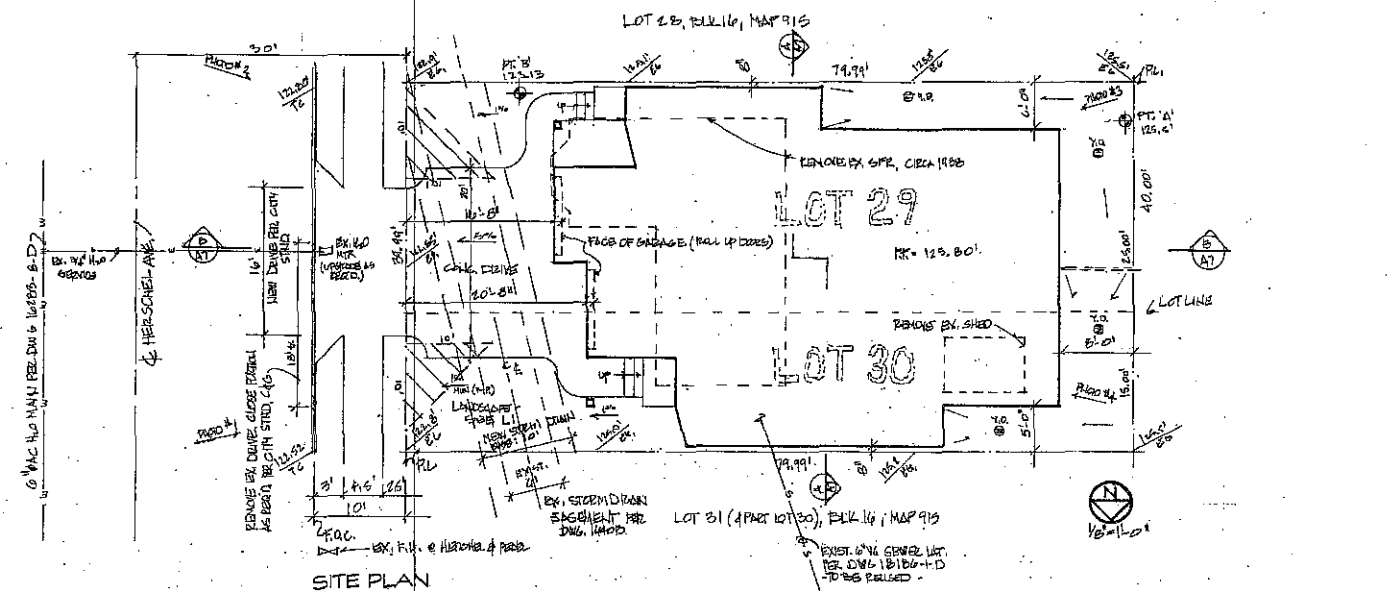
Total amount of site to be graded	1800 s.f. (foundations)
Percent of total site graded	50%
Area of 25% or greater slope	0
Amount of cut	40 cu. yd. (floorings)
Amount of fill	0
Max. hgt. of cut slope	0
Amount of export	40 cu. yd. (subject to compaction)
Retaining walls	0

- PLANNING NOTES**
1. Trash/recycle cans to be kept in garages.
 2. There is a storm drain easement.
 3. Plans have been designed to comply with disabled access requirements.
 4. There are no existing or proposed bus stops.
 5. No exterior mechanical equipment exists (gas meters to be screened by landscaping).
 6. Provide recycle storage in cabinets of each kitchen of min. 2.5 cu. ft.
 7. Provide non-recycle trash storage in each kitchen of min. 2.5 cu. ft.
 8. Provide building address numbers that are visible and legible from the street for each unit.
 9. Dwellings are for sale.

- ENGINEERING NOTES**
1. IF EXISTING IMPROVEMENTS IN THE PUBLIC RIGHT-OF-WAY ARE DAMAGED DURING CONSTRUCTION, THE REQUIRED PERMITS FOR THE REPLACEMENT OR REPAIR OF THE DAMAGE SHALL BE OBTAINED.
 2. ALL EXCAVATED MATERIAL SHALL BE EXPORTED TO A LEGAL DISPOSAL SITE IN ACCORDANCE WITH STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (GREEN BOOK), 2003 EDITION AND REGIONAL SUPPLEMENT AMENDMENTS ADOPTED BY REGIONAL STANDARDS COMMITTEE.
 3. PRIOR TO THE FOUNDATION INSPECTION, AN ELEVATION CERTIFICATE SIGNED BY A REGISTERED CIVIL ENGINEER OR LAND SURVEYOR SHALL BE SUBMITTED CERTIFYING THE PAD ELEVATION, BASED ON USGS DATUM 1, IS CONSISTENT WITH EXHIBIT 'A', SATISFACTORY TO THE CITY ENGINEER.
 4. DRAINAGE SHOWN IS MINIMUM REQUIREMENT (1.5).
 5. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE APPLICANT SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR ANY ONGOING PERMANENT BMP MAINTENANCE.
 6. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE APPLICANT SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CH. 14, ART. 2, DIV. 1 (GRADING REGULATIONS) OF THE SDCM, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.
 7. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE APPLICANT SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP). THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN APPENDIX E OF THE CITY'S STORM WATER STANDARDS.
 8. TOPOGRAPHY BASED UPON SURVEY BY SOUTHLAND SURVEY, L.S. 5168, DATED 13 MAY, 2015.
 9. SEE SHEET LI FOR SITE PERMEABILITY NOTES.
 10. ANY AND ALL WORK IN THE RIGHT-OF-WAY TO BE DONE UNDER SEPARATE PERMITS.
 11. NO GRADING IS PROPOSED (EXCAVATION ONLY).

- PARCEL INFORMATION:**
1. SITE DOES NOT CONTAIN ENVIRONMENTALLY SENSITIVE LANDS.
 2. SITE IS NOT IN AN HISTORIC DISTRICT.
 3. SITE IS NOT IN THE FMA PART 77 NOTIFICATION AREA.
 4. GEOLOGICAL HAZARD CATEGORY IS 52, NOT AN EARTHQUAKE ZONE.

- BACKFLOW PREVENTION**
1. PROVIDE APPROVED BACKFLOW DEVICE FOR THE WATER SERVICE TO THE BUILDING.
 2. ASSEMBLY FOR DOMESTIC METER TO BE RPT PER CITY STAND. DRAWS. SDW-100 AND W-01.
 3. LOCATE ASSEMBLY DOWNSTREAM FROM METER PRIOR TO THE FIRST USE OF THE WATER.
 4. DEVICE TO BE LOCATED ON PRIVATE PROPERTY, LOCATE IN SCULPTURE OR NEXT TO THE BUILDING OUTSIDE OF ANY ENCLOSURES (SEE PLAN).

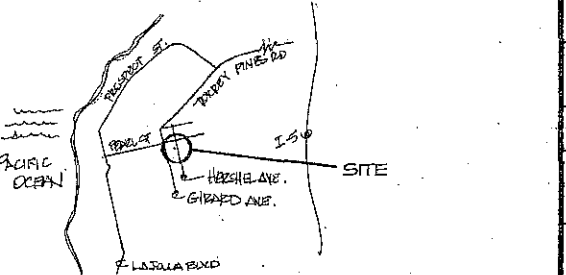


SITE PLAN

BOUNDARY: FOUND CITY OF SAN DIEGO NEBP AT THE INTERSECTION OF PEARL STREET AND GRAND AVENUE. INDEX 2487-16862 PER THE CITY OF SAN DIEGO VERTICAL CONTROL. INDEX BOOK, DATED 04 OCT. 2011. ELEVATION #193046' DATUM: NAVD83 (1-MSL)

NOTE PER P15 324052, THE EXISTING STRUCTURES ON THE PROPERTY WERE DETERMINED TO NOT MEET LOCAL DESIGNATION CRITERIA FOR HISTORICAL STRUCTURES

VICINITY MAP



PROP. STATEMENT

THE HIGHEST POINT OF THE ROOF, EQUIPMENT, OR ANY VENT PIPE, ANTENNA, OR OTHER PROJECTION SHALL NOT EXCEED 30' ABOVE GRADE.

THIS PROJECT MUST COMPLY WITH MINIMUM CODE REQUIREMENTS FOR MAXIMUM HEIGHT OF STRUCTURES NOT TO EXCEED 30'.

- SETBACK REQUIREMENTS: RM-3-7**
- A. FRONT YARD (HERSCHEL AVENUE):**
 STANDARD: 20'
 MINIMUM: 10' MAX 50% OF BUILDING ENVELOPE WIDTH
 ENVELOPE WIDTH = 40' (SEE SIDEYARD REQUIREMENTS)
- B. STREET SIDE YARD: N/A**
- C. SIDE YARD:**
 MINIMUM: 5' OR 10% OF LOT WIDTH (MIN = 5')
 UP TO CORNER OF BUILDING LENGTH MAY ABUT LOT LINE WITH MAX 30' LENGTH WITH MIN. 5' SEPARATION BETWEEN ENCROACHMENTS (BUILDING LENGTH = 61.67')
- D. REAR YARD:**
 MINIMUM: 5' REQUIRED

PROJECT DATA

SCOPE OF WORK: REMOVE EXISTING STRUCTURE, CONSTRUCT A TWO UNIT, THREE STORY CONDOMINIUM APARTMENT BUILDING

APN: 350-6518-00
 LEGAL: E. 50' OF LOT 29 AND THE E. 80' OF THE SOUTH 15' OF LOT 30 OF BLOCK 16 OF THE CENTER ADDITION TO LA JOLLA PARK, MAP 915

ZONING OVERLAYS: COASTAL (CITY), COASTAL HEIGHT LIMIT, PARKING IMPACT, RESIDENTIAL TANDEN PARKING, TRANSIT AREA

OCCUPANCY CLASS: RS AND U
 CONSTRUCTION TYPE: V8, SPRINKLED THROUGHOUT PER NFPA 130 CODES IN EFFECT: 2010 CBC, CPA, CHC, CFC, CFC, NEC, CAC, TITLE 24
 PERMITS REQUIRED: CDR, DEMO, ROW, BUILDING, MAP WAIVER

ZONE: RM-3-7 LOT AREA: 3200 SF.

BUILDING AREAS (sq ft)	LIVING	GARAGE	DECK
FIRST FLOOR (unit A, south)	472	374	0
FIRST FLOOR (unit B, north)	245	598	0
SECOND FLOOR (unit B)	52	0	0
SECOND FLOOR (unit A)	1520	0	<16 >
THIRD FLOOR (unit B)	1520	0	<16 >
TOTAL	3069	970	<32 >

UNIT TOTALS (sq ft): UNIT 'A' = 1992 sq. ft. UNIT 'B' = 3609 sq. ft.

FAR ALLOWED: 16 OR 5760 SF. MAX 12 (3640) FOR LIVING, .80 (920) FOR PARKING

FAR ACTUAL: LIVING: 119 (3609), PARKING: 303 (970)

COVERAGE ALLOWED: N/A

NOTES: <XXX > = NON-GFA PER LDC /MC

PARKING REQUIREMENT: 1 DWELLING UNIT @ 2 BEDROOMS = 1.75 SPACES
 1 DWELLING UNIT @ 3 BEDROOMS = 2.00 SPACES
 FOUR SPACES REQUIRED, FOUR PROVIDED IN TWO TANDEN SPACES

DRAWING INDEX

T	PROJECT DATA, SITE PLAN
A1	FIRST FLOOR PLAN
A2	SECOND FLOOR PLAN
A3	THIRD FLOOR PLAN
A4	ROOF PLAN
A5	EXTERIOR ELEVATIONS
A6	
A7	SECTIONS
L1	LANDSCAPE SPACEMOUNT PLAN
TM	MAP WAIVER

PROJECT PRINCIPALS

OWNER: HERSEY BOYS LLC
 676 BRIAN BORCKIN
 247 KOLMAR ST
 LA JOLLA, CA 92037
 858/459-9700

ARCHITECT: DANIEL LINN ARCHITECT
 5732 BELLEVUE AVE
 LA JOLLA, CA 92037
 858/459-8108

LANDSCAPE ARCHITECT: OUTSIDE DIMENSIONS
 STEVEN AMES
 15748 PASCO PENASCO
 ESCONDIDO, CA 92025
 619/577-2943

CIVIL ENGINEER: LEFFERT ENGINEERING CORP
 JOHN LEFFERT
 5950 GOVERNOR DRIVE #208
 SAN DIEGO, CA 92122
 619/597-2001

PREPARED BY: DANIEL LINN ARCHITECT
 5732 BELLEVUE AVE
 LA JOLLA, CA 92037
 PROJECT ADDRESS: 7452 & 54 HERSCHEL AVENUE
 LA JOLLA, CA 92037

PROJECT TITLE: HERSCHEL RESIDENCES
 SHEET TITLE: SITE PLAN, PROPOSED 1/2"=1'

ORIGINAL DATE: _____
 PROJECT NUMBER: _____
 SHEET NUMBER: _____
 SHEET OF 10

REVISION 1: 9/10/14 REVISION 4: _____
 REVISION 2: _____ REVISION 5: _____
 REVISION 3: _____ REVISION 6: _____

Daniel Linn architect
 5732 Bellevue Avenue
 La Jolla, CA 92037
 858 459-8108
 858 459-9700
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HERSCHEL RESIDENCES
 TWO DWELLING UNITS
 7452 & 54 HERSCHEL AVENUE LA JOLLA, CALIFORNIA

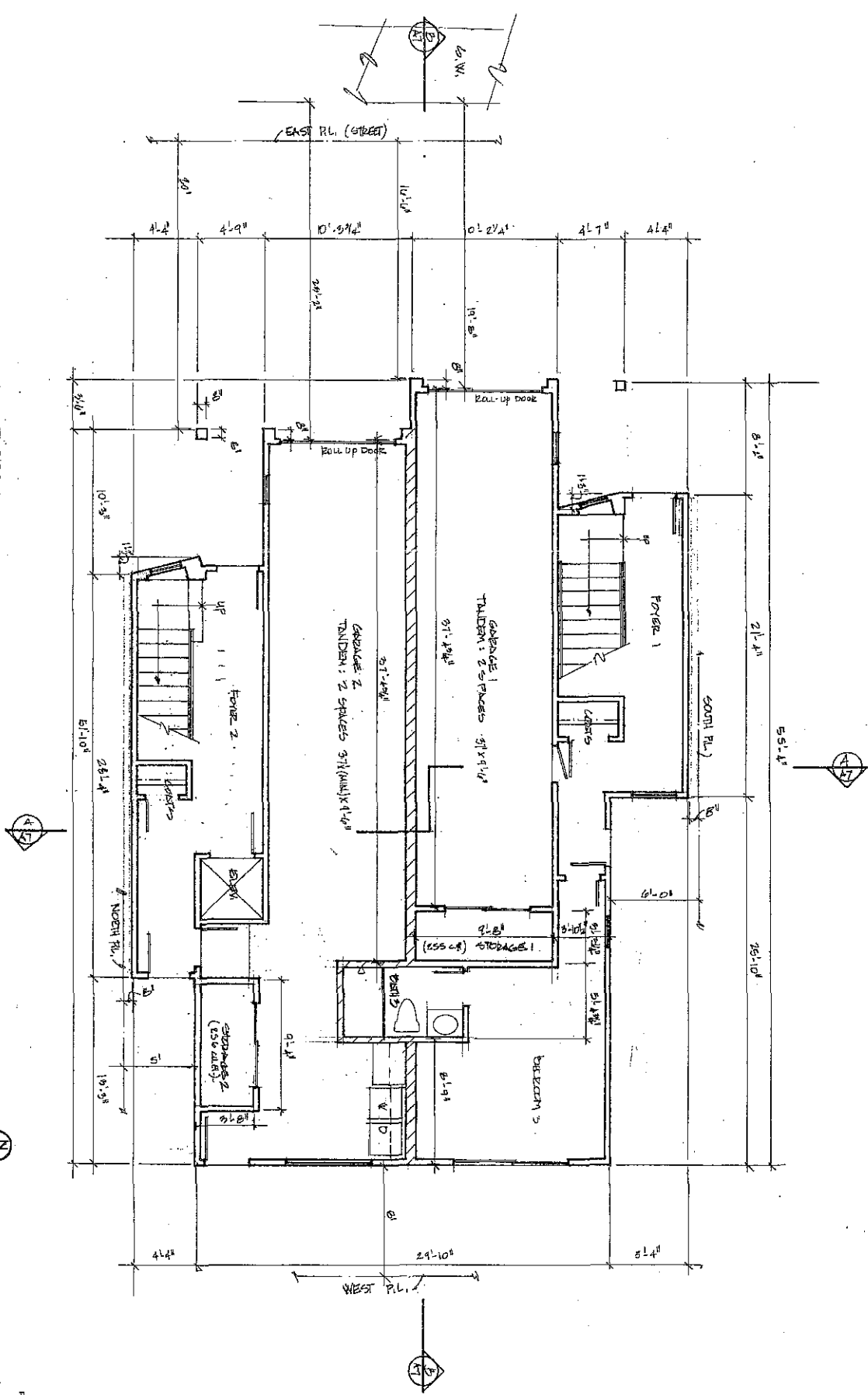
DATE: 10/16/15

REVISIONS

1	
2	
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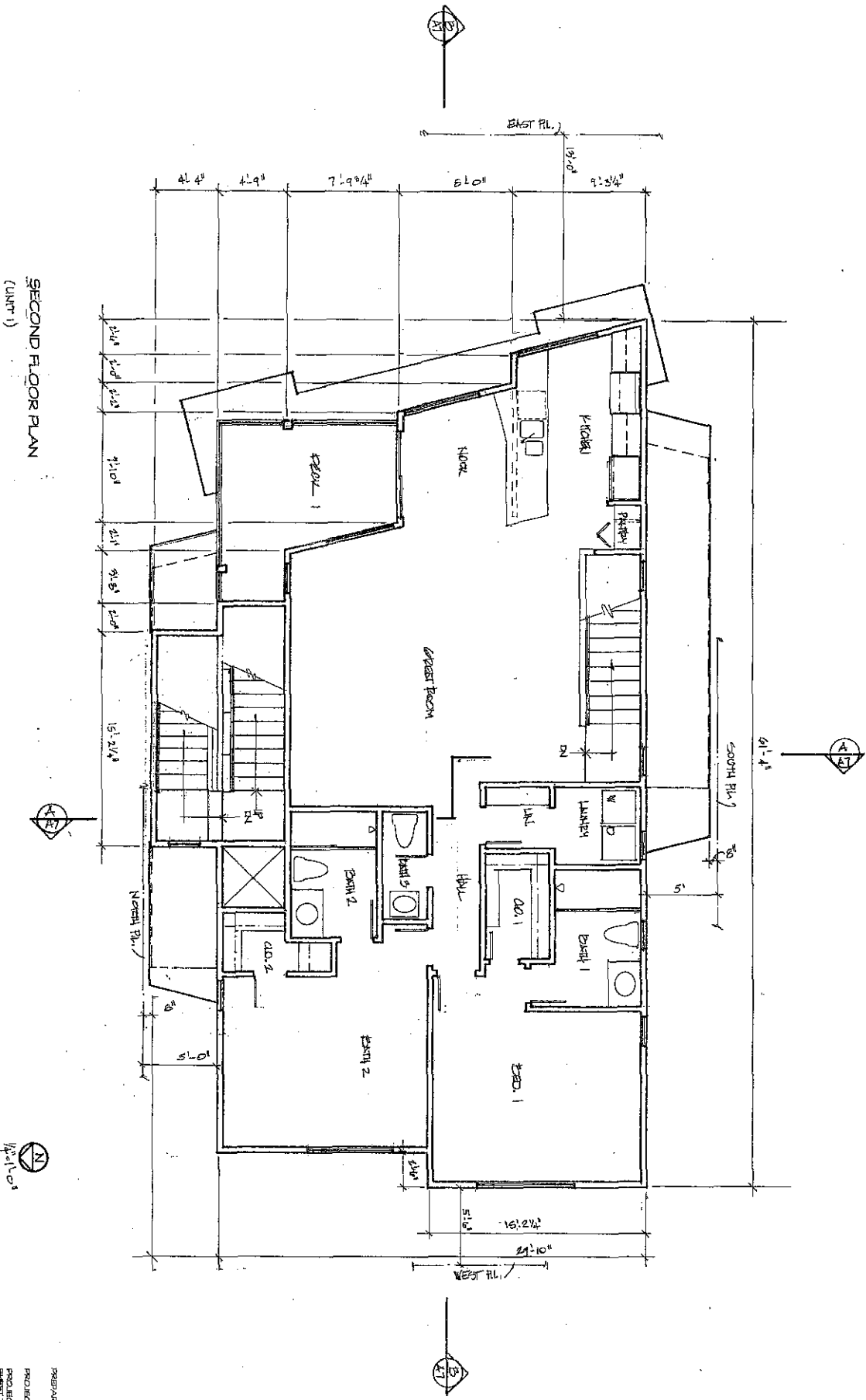
FIRST FLOOR PLAN



PREPARED BY: DANIEL LINN ARCHITECT
 5732 BELLEVUE AVENUE
 LA JOLLA, CA 92037
 PROJECT ADDRESS: 7452 & 54 HERSCHEL AVENUE
 PROJECT TITLE: HERSCHEL RESIDENCES
 SHEET TITLE: FIRST FLOOR PLAN
 PROJECT NUMBER: 1111111111
 SHEET NUMBER: 1 OF 1
 REVISION 1: 1/12/11
 REVISION 2: 3/14/11
 REVISION 3: 3/14/11
 REVISION 4: 3/14/11
 REVISION 5: 3/14/11
 REVISION 6: 3/14/11

A1	HERSCHEL RESIDENCES TWO DWELLING UNITS 7452 & 54 HERSCHEL AVENUE LA JOLLA, CALIFORNIA	Daniel Linn architect 5732 bellevue avenue la jolla ca 92037 858 459-8108 fax 858 459-8112
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SECOND FLOOR PLAN
(UNIT 1)

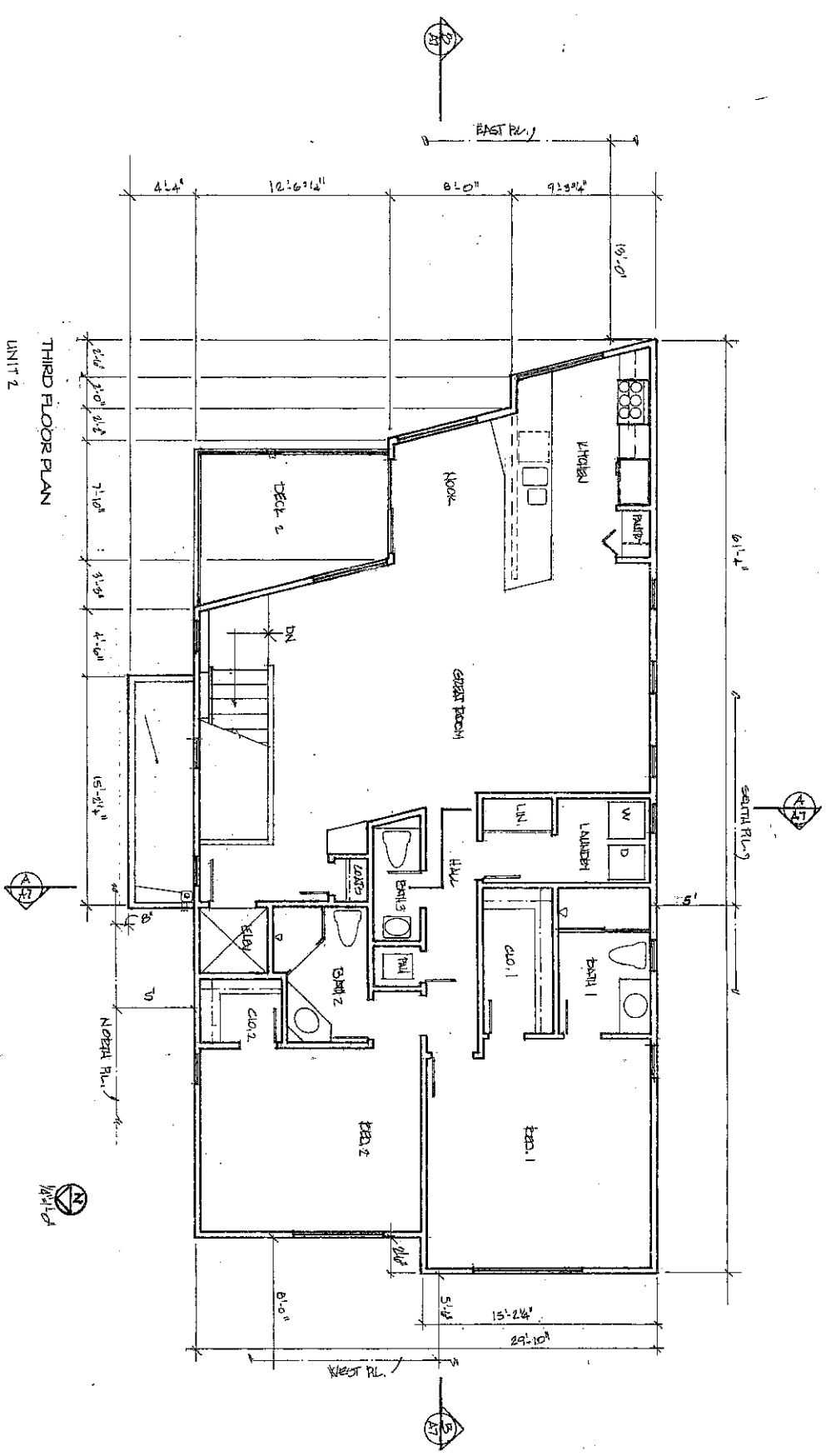


PREPARED BY: DANIEL LINN ARCHITECT
 5732 BELLEVUE AVE.
 LA JOLLA, CA 92037
 PROJECT ADDRESS: LA JOLLA, CA 92037
 PROJECT TITLE: HERSCHEL RESIDENCES
 CLIENT: HERSCHEL RESIDENCES
 PROJECT MANAGER: DANIEL LINN
 ARCHITECT: DANIEL LINN ARCHITECT
 REVISION 1: 11/10/11 REVISION 4:
 REVISION 2: 11/10/11 REVISION 5:
 REVISION 3: 11/10/11 REVISION 6:

A2

HERSCHEL RESIDENCES
 TWO DWELLING UNITS
 7452 & 54 HERSCHEL AVENUE LA JOLLA, CALIFORNIA

Daniel Linn architect
 5732 Bellevue Avenue La Jolla CA 92037
 858. 459-8108 fax 858 459-8118



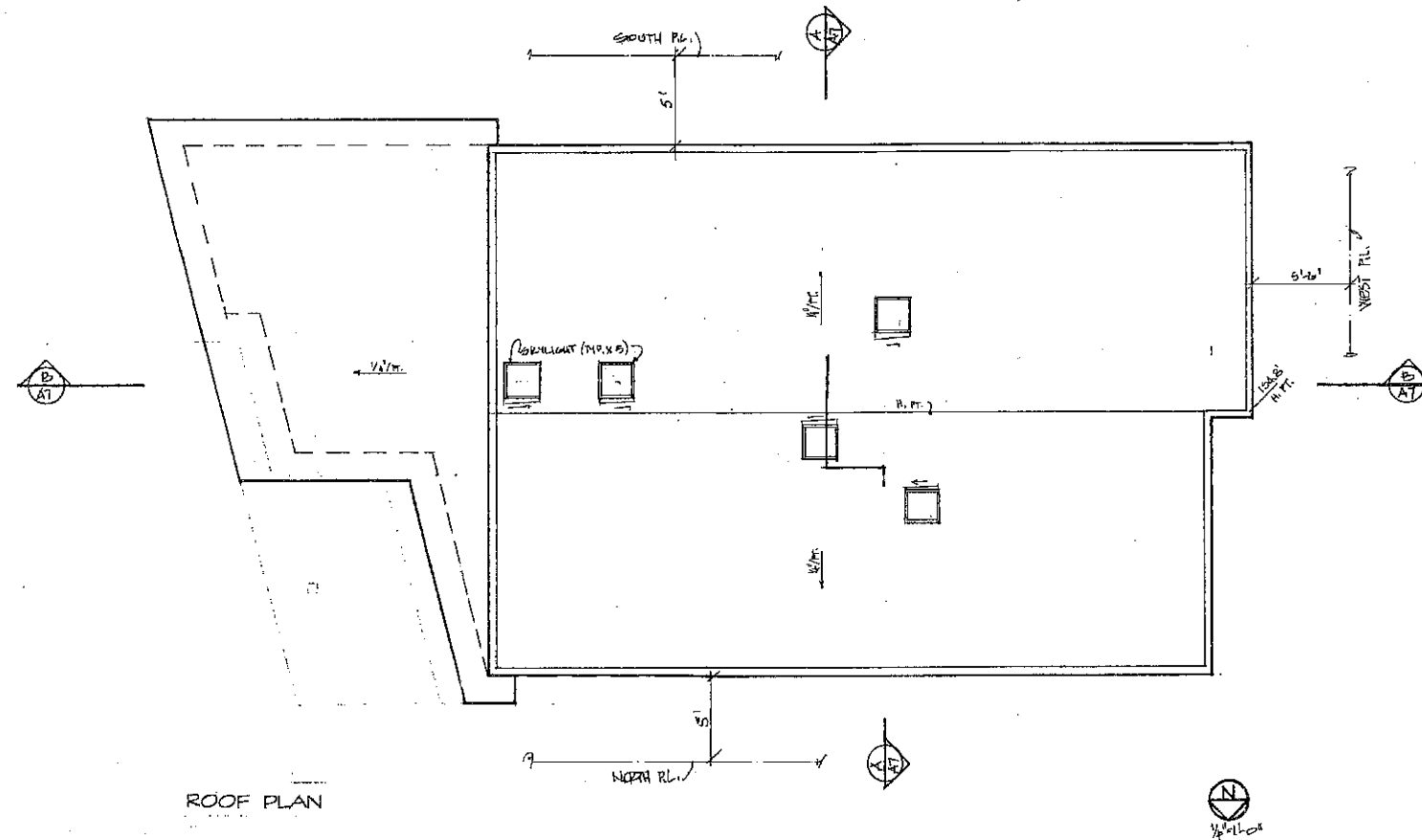
THIRD FLOOR PLAN
UNIT 2

PREPARED BY: DANIEL LINN ARCHITECT
 5732 BELLEVUE AVENUE
 LA JOLLA, CA 92037
 PROJECT ADDRESS: 7452 & 54 HERSCHEL AVENUE
 PROJECT TITLE: HERSCHEL RESIDENCES
 SHEET TITLE: 3RD FLOOR PLAN
 PROJECT NUMBER: 142014
 SHEET: A OF
 REVISION 1: 11/20/14
 REVISION 2: 11/20/14
 REVISION 3: 11/20/14
 REVISION 4: 11/20/14
 REVISION 5: 11/20/14
 REVISION 6: 11/20/14

<p>A3</p>	<p>HERSCHEL RESIDENCES TWO DWELLING UNITS 7452 & 54 HERSCHEL AVENUE LA JOLLA, CALIFORNIA</p>	<p>Daniel Linn architect 5732 Bellevue Avenue La Jolla, CA 92037 858 459-8108 fax 858 459-8118</p>
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ROOF NOTES

- 1 ROOF PITCHES TO BE MIN. 4" PER FT.
- 2 ROOFING MATERIAL AT EAST CANOPY, PORCH ROOFS, AND ROOF OVER THIRD FLOOR KITCHEN ROOFS AND FACIA PER PLAN. INSTALL PER MFG. SPEC. AND LOCAL CODE. ROOFING OVER 1 LAYER OF 30# BUILDING PAPER OR PER MFG. SPEC.
- 3 FLAT ROOF: 3-PLY BUILT-UP ROOFING, CLASS 'A' RATED ASSEMBLY OR SINGLE PLY TORCH-DOWN BY DIBTEN, ICBO NERASS OR EQUAL, CLASS 'A' RATED ASSEMBLY.
- 4 ALL PENETRATIONS TO BE TOWARDS REAR OF BUILDINGS
- 5 ALL PENETRATIONS TO BE FULLY FLASHED/COUNTER FLASHED WITH 16 OZ. COPPER
- 6 ALL VALLEYS TO BE FLASHED W/ 16 OZ. COPPER
- 7 PROVIDE ROOF DRAINS TO DOWNSPOUTS AND OVERFLOWS TO DAYLIGHT AT FLAT AREAS PER PLAN
- 8 DECK COATING: DEX-O-TEX (CCESR 175) OR EQUAL, ONE HOUR RATED ASSEMBLY. INSTALL PER MFG. SPEC. AND LOCAL CODE.



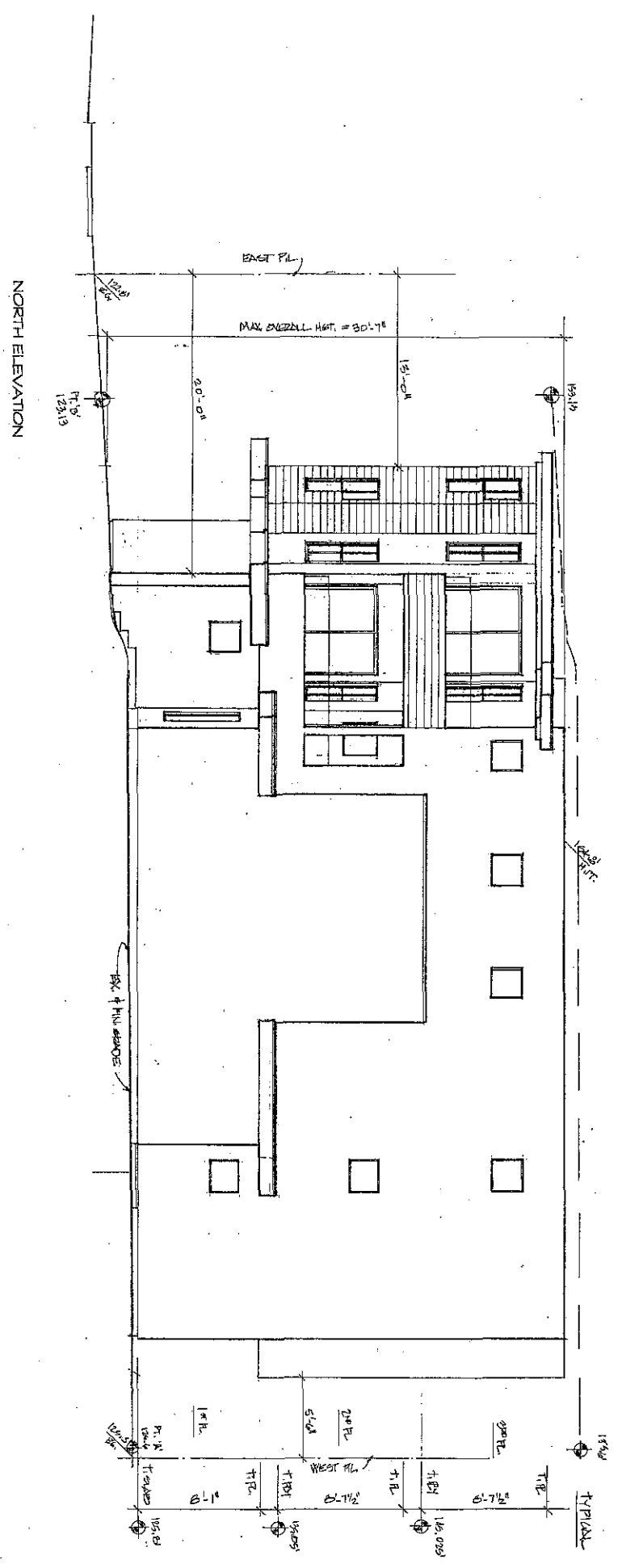
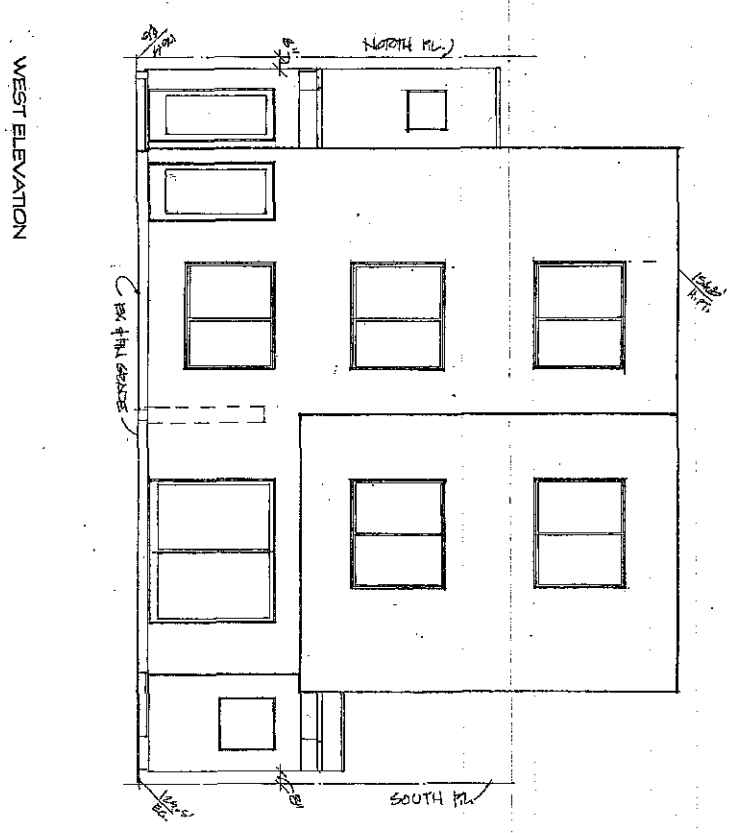
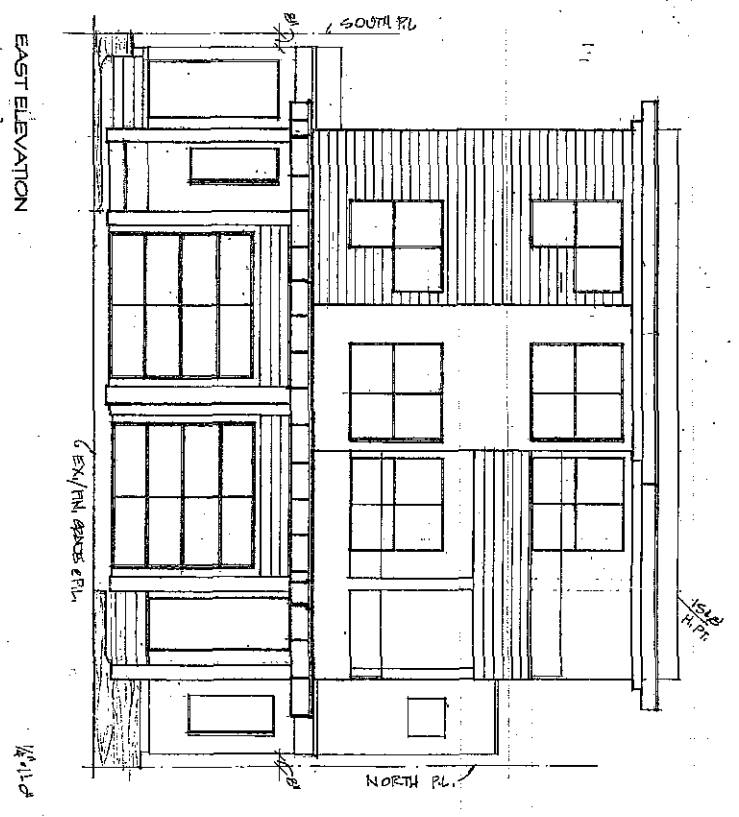
ROOF PLAN

Daniel Linn architect
 5732 Bellevue Avenue
 La Jolla, CA 92037
 858 459-8108 fax 858 459-8193

HERSCHEL RESIDENCES
 TWO DWELLING UNITS
 7452 & 54 HERSCHEL AVENUE LA JOLLA, CALIFORNIA

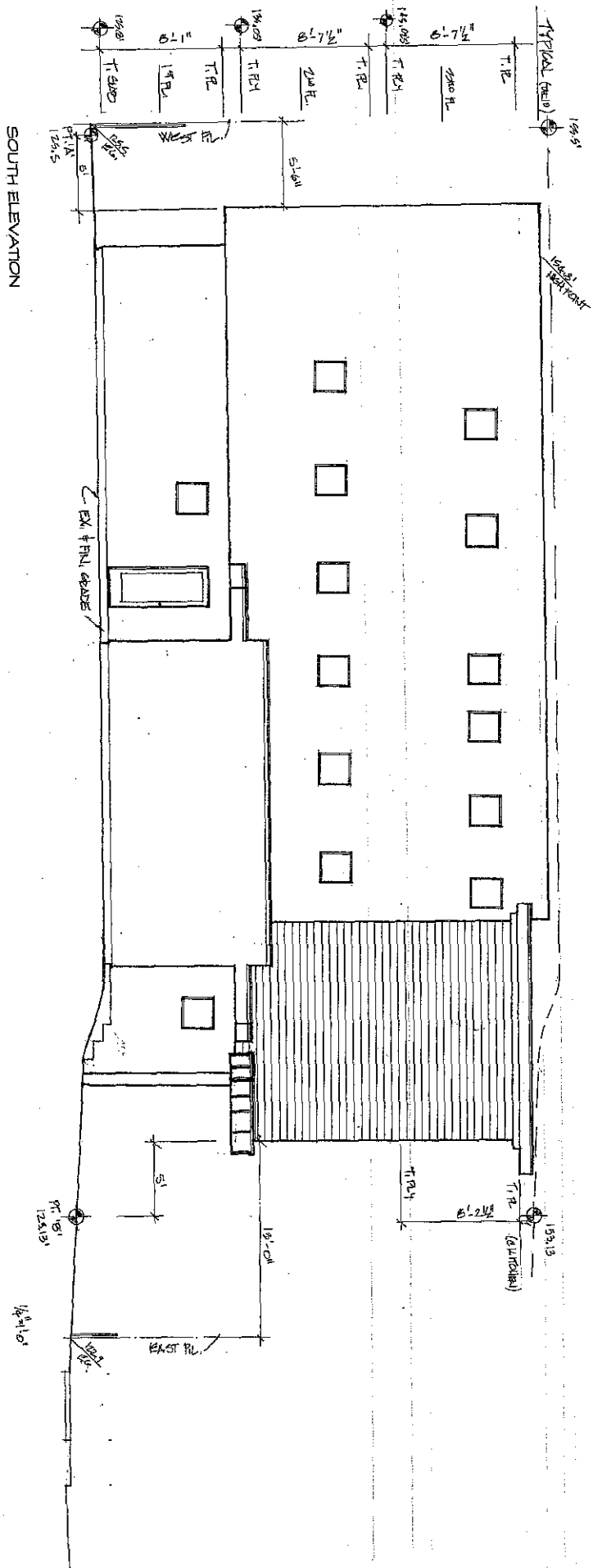
PREPARED BY: DANIEL LINN ARCHITECT
 5732 BELLEVUE AVE.
 LA JOLLA, CA 92037
 PROJECT ADDRESS: 7452 & 54 HERSCHEL AVENUE
 LA JOLLA, CA 92037
 PROJECT TITLE: HERSCHEL RESIDENCES
 SHEET TITLE: ROOF PLAN
 ORIGINAL DATE: _____
 PROJECT NUMBER: _____
 SHEET: 2 OF _____
 REVISION 1: 11/20/14
 REVISION 2: _____
 REVISION 3: _____
 REVISION 4: _____
 REVISION 5: _____
 REVISION 6: _____

A4



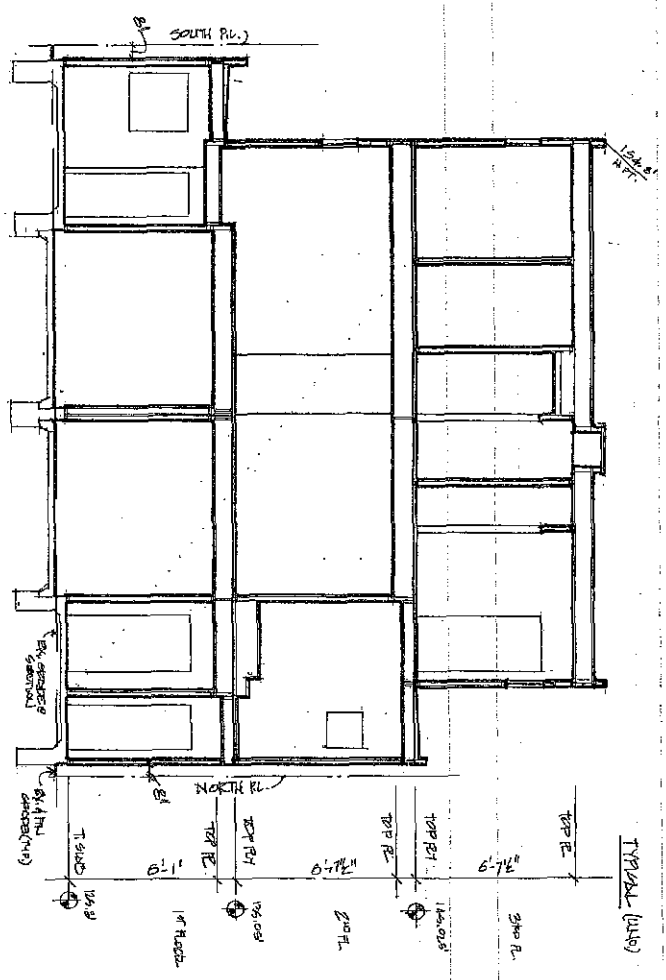
PREPARED BY: DANIEL LINN ARCHITECT
 5732 BELLEVUE AVENUE
 LA JOLLA, CA 92037
 PROJECT ADDRESS: 7452 & 54 HERSCHEL AVENUE
 LA JOLLA, CA 92037
 SHEET TITLE: EXTERIOR ELEVATIONS
 DRAWING DATE: 11/10/14
 SHEET: 4 OF 14
 REVISION 1: 1/22/14
 REVISION 2: 1/22/14
 REVISION 3: 1/22/14
 REVISION 4: 1/22/14
 REVISION 5: 1/22/14
 REVISION 6: 1/22/14

<p>A5</p>	<p>HERSCHEL RESIDENCES TWO DWELLING UNITS 7452 & 54 HERSCHEL AVENUE LA JOLLA, CALIFORNIA</p>	<p>Daniel Linn architect 5732 bellevue avenue la jolla ca 92037 858 459-8108 fax 858 459-8118</p>
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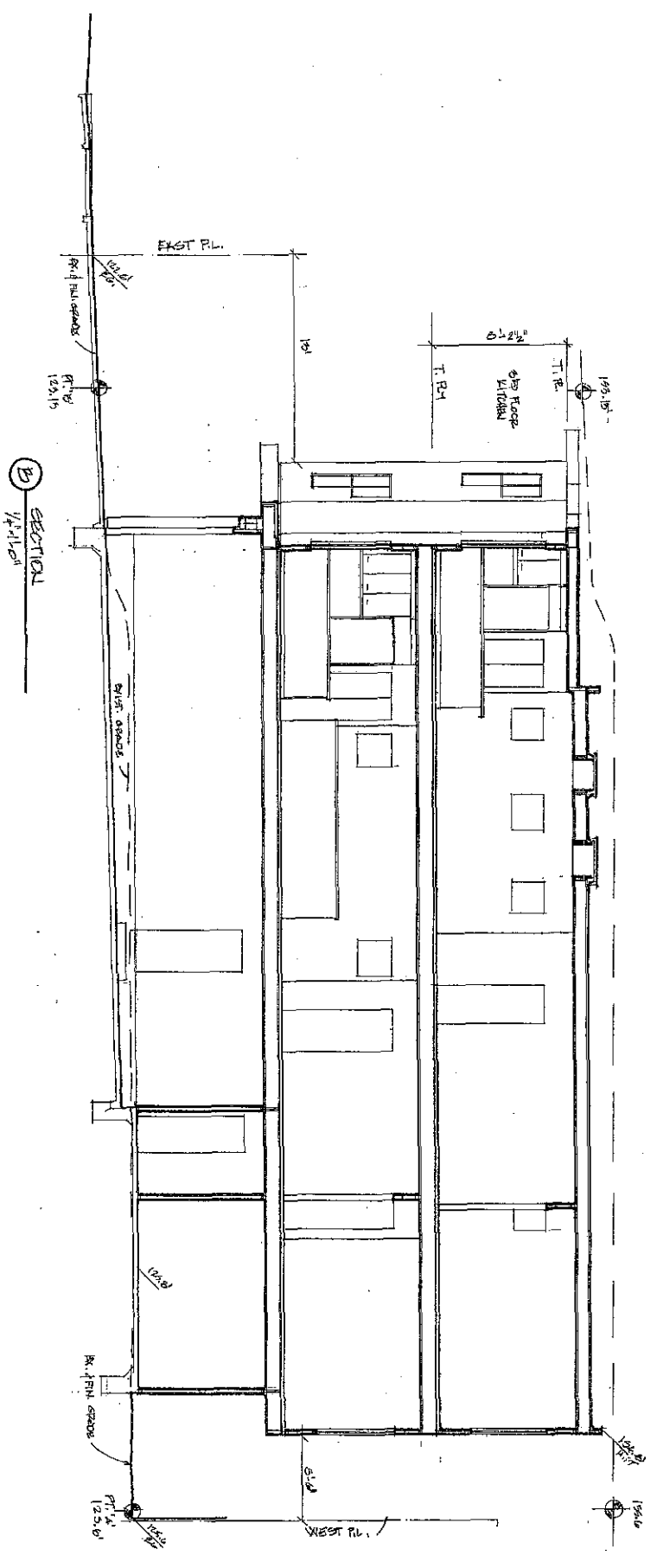


PREPARED BY: DANIEL LINN ARCHITECT
 5732 BELLEVUE AVENUE
 LA JOLLA, CA 92037
 PROJECT ADDRESS: 7452 & 54 HERSCHEL AVENUE
 PROJECT TITLE: HERSCHEL RESIDENCES
 SHEET TITLE: SOUTH ELEVATION
 ORIGINAL DATE: 08/13/10
 SHEET: 1 OF 10
 REVISION 1: _____ REVISION 4: _____
 REVISION 2: _____ REVISION 5: _____
 REVISION 3: _____ REVISION 6: _____

<p>A6</p>		<p>HERSCHEL RESIDENCES TWO CONDOMINIUM DWELLING UNITS 7452 & 54 HERSCHEL AVENUE LA JOLLA, CALIFORNIA</p>	<p>Daniel Linn architect 5732 bellevue avenue la jolla ca 92037 858 459-8108 fax 858 459-8118 © COPYRIGHT 2010 ALL RIGHTS RESERVED</p>
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A SECTION
1/2"=1'-0"

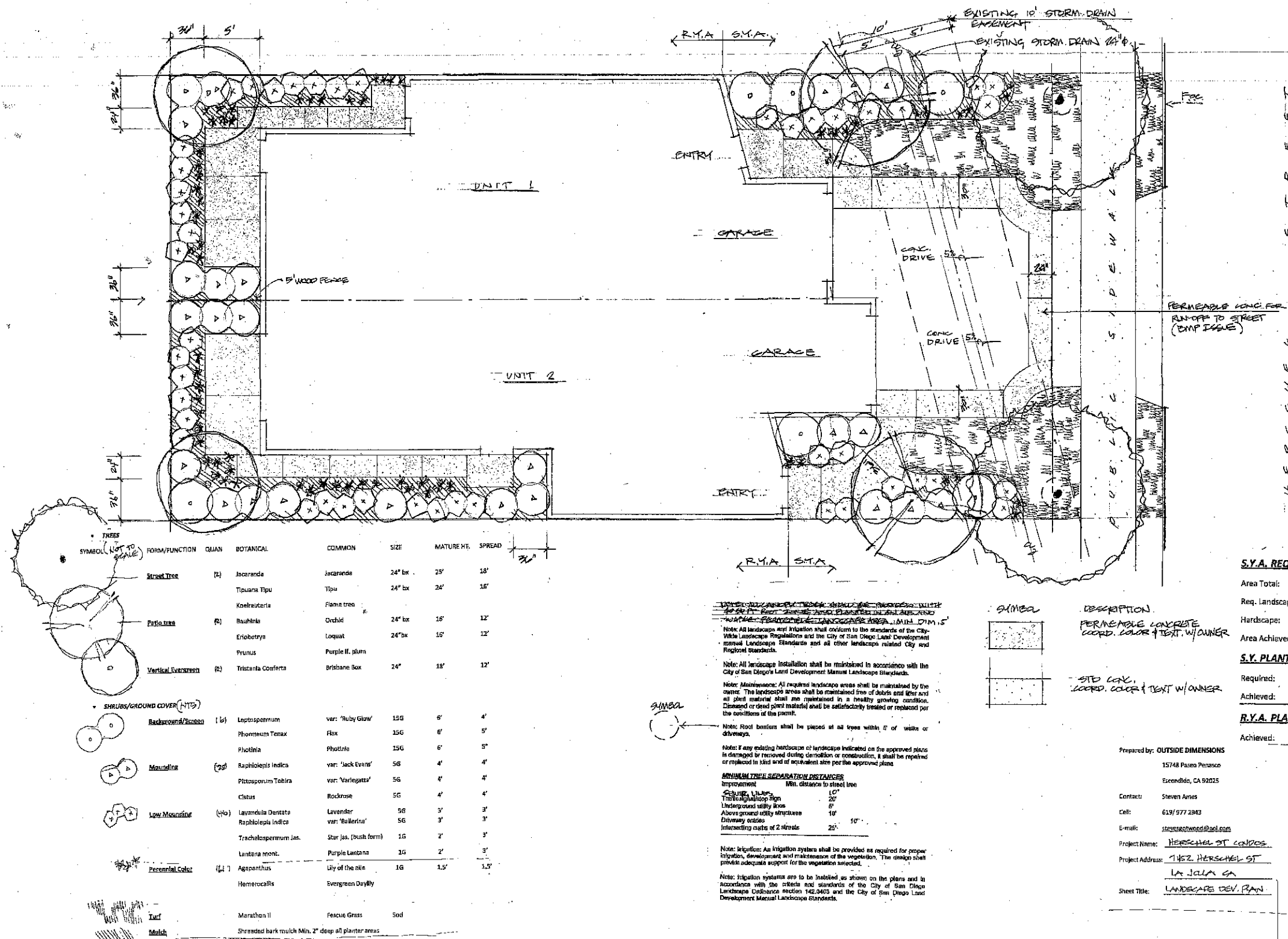


B SECTION
1/2"=1'-0"

PREPARED BY: DANIEL LINN ARCHITECT
 5732 BELLEVUE AVE.
 PROJECT ADDRESS: 7452 & 54 HERSCHEL AVENUE
 LA JOLLA, CA 92037
 SHEET TITLE: ARCHITECTURAL
 ORIGINAL DATE: 11/11/01
 SHEET NUMBER: A7

REVISION 1: _____
 REVISION 2: _____
 REVISION 3: _____
 REVISION 4: _____
 REVISION 5: _____

A7	HERSCHEL RESIDENCES TWO DWELLING UNITS 7452 & 54 HERSCHEL AVENUE LA JOLLA, CALIFORNIA	Daniel Linn architect 5732 bellevue avenue la jolla ca 92037 858 459-8108 fax 858 459-8118
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SYMBOL (NOT TO SCALE)	TREE	FORM/FUNCTION	QUANT	BOTANICAL	COMMON	SIZE	MATURE HT.	SPREAD
	Street Tree	(R)	Jacaranda	Jacaranda	24" bx	25'	18'	
	Tree	(R)	Tipuana Tipu	Tipu	24" bx	24'	10'	
	Tree	(R)	Koelreuteria	Flame tree	24" bx	18'	12'	
	Patio Tree	(R)	Bauhinia	Orchid	24" bx	15'	12'	
	Tree	(R)	Eriobotrya	Loquat	24" bx	15'	12'	
	Tree	(R)	Prunus	Purple fl. plum	24"	18'	12'	
	Vertical Evergreen	(R)	Tristania Coarctata	Brisbane box	24"	18'	12'	
	Shrub/Ground Cover (HTS)							
	Background/Screen	(L)	Leptospermum	var: 'Ruby Glow'	15G	6'	4'	
	Shrub	(L)	Phormium Tenax	Flax	15G	6'	5'	
	Shrub	(L)	Photinia	Photinia	15G	6'	5'	
	Mounding	(R)	Raphiolepis Indica	var: 'Jack Evans'	5G	4'	4'	
	Shrub	(R)	Pittosporum Tobira	var: 'Variegata'	5G	4'	4'	
	Shrub	(R)	Cistus	Rockrose	5G	4'	4'	
	Low Mounding	(L)	Layardula Dentata	Lavender	5G	3'	3'	
	Shrub	(L)	Raphiolepis Indica	var: 'Ballerina'	5G	3'	3'	
	Shrub	(L)	Trachelospermum Jas.	Star jas. (bush form)	1G	2'	3'	
	Shrub	(L)	Lantana mont.	Purple Lantana	1G	2'	3'	
	Perennial Color	(L)	Agapanthus	Lily of the Nile	1G	1.5'	1.5'	
	Shrub	(L)	Hemerocallis	Evergreen Daylily	1G	1.5'	1.5'	
	Turf		Marathon II	Fescue Grass	Sod			
	Mulch				Shredded bark mulch Min. 2" deep all planter areas			

NOTES:

1. All landscape and irrigation shall conform to the standards of the City of San Diego's Land Development Manual Landscape Standards.

2. All landscape installation shall be maintained in accordance with the City of San Diego's Land Development Manual Landscape Standards.

3. Note: Maintenance: All required landscape areas shall be maintained by the owner. The landscape areas shall be maintained free of debris and litter and all plant material shall be maintained in a healthy growing condition. Damaged or dead plant material shall be satisfactorily treated or replaced per the conditions of the permit.

4. Note: Root barriers shall be placed at all trees within 5' of walks or driveways.

5. Note: If any existing landscape or landscape indicated on the approved plans is damaged or removed during demolition or construction, it shall be replaced or replaced in kind and of equivalent size per the approved plans.

MINIMUM TREE SEPARATION DISTANCES

Improvement Min. distance to street line

Street Light	10'
Through-the-Road Sign	20'
Underground utility lines	5'
Above-ground utility structures	10'
Driveway entries	10'
Intersecting curbs of 2 driveways	25'

Note: Irrigation: An irrigation system shall be provided as required for proper irrigation, development and maintenance of the vegetation. The design shall provide adequate support for the vegetation selected.

Note: Irrigation systems are to be installed as shown on the plans and in accordance with the criteria and standards of the City of San Diego Landscape Ordinance section 142.0403 and the City of San Diego Land Development Manual Landscape Standards.

SYMBOL DESCRIPTION

PERMEABLE CONCRETE
COORD. COLOR & TEXT. W/OWNER

SIDE WALK
COORD. COLOR & TEXT W/OWNER

S.Y.A. REQUIRED

Area Total: 915

Req. Landscape: 457

Hardscape: 491

Area Achieved: 424

S.Y. PLANT POINTS

Required: 77

Achieved: 158

R.Y.A. PLANT PTS. REQUIRED 120

Achieved: 187

Prepared by: **OUTSIDE DIMENSIONS**
15748 Paseo Pecos
Escondido, CA 92025

Contact: Steven Ames
Cell: 619/977-2843
E-mail: stevens@outside.com

Project Name: **HERSCHEL ST CONDOS**

Project Address: **7452 HERSCHEL ST**
LA JOLLA CA

Sheet Title: **LANDSCAPE DEV. PLAN**

Rev # 1
Rev 2 1
Rev 1 1
Orig date: 8/13/13
Sheet of 1
Dep'd 1

landscape development plan

7452 Herschel Street
La Jolla, California

OUTSIDE DIMENSIONS

Date: 8/13/2013
Scale: 1/4" = 1'-0"
Drawn: Steven
Rev: 1

L-1



LA JOLLA COMMUNITY PLANNING ASSOCIATION

P.O. Box 889 La Jolla CA 92038 Ph 858.456.7900

<http://www.LaJollaCPA.org> Email: Info@LaJollaCPA.org


Regular Meeting – 1 May 2014

Attention: Glen Gargas, PM, City of San Diego

Project: Herschel Residences
7452 Herschel Avenue
PN: 343612

Motion: To accept the recommendation of the DPR Committee: Findings CAN be made for a Coastal Development Permit to allow the proposed development to construct a two-unit, three-story condominium building on a 3,200 square foot property at 7452 Herschel Ave **Vote: 7-0-3**

Submitted by:



Bob Steck, Vice President
La Jolla CPA

5/9/14

Date

Scope of Work:

Coastal Development Permit and Tentative Map (originally submitted as a Map Waiver) (Process 3) to demolish an existing residence and construct a two-unit, three-story condominium building on a 3,200 square foot property. The project site is located at 7452 Herschel Ave. in the RM-3-7 Zone, Coastal Overlay (non-appealable), Coastal Height Limitation, Parking Impact, Residential Tandem Parking, and Transit Area Overlay Zones, within the La Jolla Community Plan area.



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: HERSHEL RESIDENCES Project No. For City Use Only: 343612

Project Address: 7452 & S4 HERSCHEL AVE LA JOLLA

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

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

Additional pages attached Yes No

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

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

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

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

Project Title: HERSCHEL RESIDENCES Project No. (For City Use Only)

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

Legal Status (please check):

Corporation Limited Liability -or- General) What State? _____ Corporate Identification No. _____
 Partnership

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

Corporate/Partnership Name (type or print):
HERSHY BOYS LLC
 Owner Tenant/Lessee
 Street Address:
247 KOLMAR ST
 City/State/Zip:
La Jolla CA
 Phone No: 858-692-1524 Fax No:
 Name of Corporate Officer/Partner (type or print):
HERSHY BOYS LLC
 Title (type or print):
MANAGING PARTNER
 Signature: [Signature] Date: 10/9/13

Corporate/Partnership Name (type or print):

 Owner Tenant/Lessee
 Street Address:

 City/State/Zip:

 Phone No: _____ Fax No:
 Name of Corporate Officer/Partner (type or print):

 Title (type or print):

 Signature : _____ Date: _____

Corporate/Partnership Name (type or print):

 Owner Tenant/Lessee
 Street Address:

 City/State/Zip:

 Phone No: _____ Fax No:
 Name of Corporate Officer/Partner (type or print):

 Title (type or print):

 Signature : _____ Date: _____

Corporate/Partnership Name (type or print):

 Owner Tenant/Lessee
 Street Address:

 City/State/Zip:

 Phone No: _____ Fax No:
 Name of Corporate Officer/Partner (type or print):

 Title (type or print):

 Signature : _____ Date: _____

Corporate/Partnership Name (type or print):

 Owner Tenant/Lessee
 Street Address:

 City/State/Zip:

 Phone No: _____ Fax No:
 Name of Corporate Officer/Partner (type or print):

 Title (type or print):

 Signature : _____ Date: _____

Corporate/Partnership Name (type or print):

 Owner Tenant/Lessee
 Street Address:

 City/State/Zip:

 Phone No: _____ Fax No:
 Name of Corporate Officer/Partner (type or print):

 Title (type or print):

 Signature : _____ Date: _____