



THE CITY OF SAN DIEGO

MEMORANDUM

DATE: January 30, 2024

TO: City of San Diego Hearing Officer

FROM: Blake Sonuga, Development Project Manager, DSD/Project Management Section, MS-501

SUBJECT: Hearing Officer Meeting, January 31, 2024, Agenda Item No. 3 - 7443 Eads Avenue - Project No. 1070073; Corrections to Hearing Officer Agenda and Staff Report

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Staff has identified corrections that need to be made to the [Hearing Officer Agenda](#), staff report and draft Coastal Development Permit for the project. The corrections are as follows:

- Hearing Officer Agenda, Item No. 3, First Sentence: Coastal Development Permit and Map Waiver to demolish an existing garage ~~and~~, construct a new three-story, 3,327-square-foot single dwelling unit with a 950-square-foot ~~Accessory Dwelling Unit~~ accessory dwelling unit (150 square feet for ingress/egress and 800 square feet of living area), (ADU), adding a ~~286-~~ 256-square-foot accessory dwelling unit ~~Junior ADU~~ to an existing 1,556-square-foot single dwelling unit, and creating ~~two~~ two condominium units, each with an accessory dwelling unit ADU.
- Staff Report, Page 1, under Issue: -Should the Hearing Officer approve demolishing an existing garage and constructing a new three-story, 3,327 square-foot single dwelling unit with ~~950-800~~ square foot accessory dwelling unit (150 square feet for ingress/egress and 800 square feet of living area), adding a 256 square-foot accessory dwelling unit to an existing 1,556-square-foot single dwelling unit, and creating two condominium units each with an accessory dwelling unit at 7443 Eads Avenue within the La Jolla Community Planning area?
- Staff Report, Page 2, First Sentence under Discussion: The project (Attachment 11 – Project Plans) includes demolishing an existing garage, constructing a new three-story, 3,327-square-foot single dwelling unit with 950-square-foot accessory dwelling unit (150 square feet for ingress/egress and 800 square feet of living area), adding a ~~286-~~ 256 square-foot accessory dwelling unit to an existing 1,556-square-foot single dwelling unit, and creating two condominium units each with an accessory dwelling unit.
- Resolution, Page 1, First Sentence: WHEREAS, WILLIAM MUELLER AND TINA WRIGHT, Owner/Permittee, filed an application with the City of San Diego for a permit to demolish an existing garage, construct a new three-story, 3,327-square-foot dwelling unit with 950-square-foot accessory dwelling unit (150 square feet for ingress/egress and 800 square feet of living

area), adding a ~~286-256~~ square-foot ~~junior~~-accessory dwelling unit to an existing 1,556-square-foot dwelling unit, and creating ~~two~~ condominium units each with an accessory dwelling unit (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Coastal Development Permit No. 3185169), on portions of a 0.164-acre site.

- Coastal Development Permit, Page 1, under Project Scope Demolishing an existing garage ~~and~~, constructing a new ~~three-story~~, 3,327-square-foot ~~single~~ dwelling unit with 950-square-foot ~~accessory dwelling unit~~ Accessory Dwelling Unit (ADU, with 150 square feet for ingress/egress ~~only~~ and 800 square feet of living area), adding a ~~286-256~~ square-foot accessory dwelling unit ~~Junior ADU~~ to an existing 1,556-square-foot ~~single~~ dwelling unit, and creating ~~two~~ condominium units, each with an accessory dwelling unit-ADU.