



THE CITY OF SAN DIEGO

## Report to the Hearing Officer

DATE ISSUED: December 11, 2024 REPORT NO. HO-24-058

HEARING DATE: December 18, 2024

SUBJECT: 7824 Girard Avenue, Process Three Decision

PROJECT NUMBER: PRJ-[1100236](#)

OWNER/APPLICANT: RCB 7824 LLC, a Delaware Limited Liability Company/Christensen Engineering & Surveying

### SUMMARY

Issue(s): Should the Hearing Officer approve a Coastal Development Permit, Tentative Map Waiver, and underground waiver of the existing overhead facilities for the conversion of an existing two-story mixed-use building into three condominium units, consisting of a commercial unit on the first floor and the two residential dwelling units on the second floor located at 7824 Girard Ave within the La Jolla Community Planning Area?

### Proposed Actions:

1. **APPROVE** Coastal Development Permit No. PMT-3246126 and Tentative Map Waiver No. PMT-3246127 and requested an underground waiver of the existing overhead facilities.

Fiscal Considerations: All costs associated with processing the application are funded by the applicant deposit.

Community Planning Group Recommendation: On June 6, 2024, the La Jolla Community Planning Association voted 12-0-1 to recommend approval of the proposed project without conditions. (Attachment 8).

Environmental Impact: The project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301(k) (Existing Facilities). The environmental exemption determination for this project was made on May 14, 2024, and the opportunity to appeal that determination ended on May 28, 2024.

## BACKGROUND

The 0.14-acre site is located at 7824 Girard Avenue (APN No. 350-082-1200) in the La Jolla Planned District (LJPD-1) Zone 1, Coastal Height Limit, Coastal (Non-Appealable), and Parking Standards Transit Priority Area Zones and within the La Jolla Community Plan area. The project site is currently unoccupied and was previously a commercial establishment on the first floor and two residential units on the second floor. The project site is located on a street that is primarily commercial with some mixed-use properties. The current structure on the project site was constructed in 1950. The surrounding area contains retail and hospitality establishments with some residential properties.

## DISCUSSION

The 0.14-acre site located at 7824 Girard Avenue is an unoccupied two-story mixed-use building consisting of a commercial use on the first floor, and two residential units on the second floor. The proposal would convert the building from single ownership into three condominiums. The proposed development does not involve any physical change to the existing buildings.

This proposal subdivides the property into condominium ownership and maintains the same density. The project site is zoned (LJPD-1) Base Zone and conforms with the development regulations of the zone including minimum lot size, setbacks, floor area ratio, height, and parking requirements. No development or intensification of use is proposed, and the site is level and is served by existing overhead and underground utilities. The project site fronts Girard Avenue and has alley access at the rear of the site along with the adjoining properties. The site is fully developed and does not contain steep hillsides, sensitive biological resources, coastal beaches, sensitive coastal bluffs, or Special Flood Hazard Areas as defined by the Environmentally Sensitive Lands definition, SDMC Section [113.0113](#) or [143.0110](#). The site is not within or adjacent to the City's Multiple Species Conservation Plan/Multiple Habitat Planning Area nor mapped within the City's La Jolla Shores Archaeological Study Area or Cultural Sensitivity Area.

The project also has requested underground waiver of the existing overhead facilities qualifies under the guidelines of the SDMC 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 length) and would not represent a logical extension to an underground facility.

The proposed project is not requesting, nor does it require any deviations or variances from the applicable regulations of the Land Development Code. The existing structure is more than 45 years old Per San Diego Municipal Code (SDMC) Section 143.0212(a), "The City Manager shall determine the need for a site-specific survey for the purposes of obtaining a construction permit or development permit for development proposed for any parcel containing a structure that is 45 or more years old and not located within any area identified as exempt in the Historical Resources Guidelines of the Land Development Manual or for any parcel identified as sensitive on the Historical Resource Sensitivity Maps." City staff reviewed the project and determined that no significant historical research report is required. This determination is good for five years from the

approval date of the permit unless new information is provided that speaks to the building's eligibility for designation.

Permits Required:

1. Pursuant to San Diego Municipal Code (SDMC) Section 126.0707(f), a Process Two Coastal Development Permit is required for any coastal development involving a subdivision per the Subdivision Map Act.
2. Pursuant to SDMC Section 125.0122, a Process Three Tentative Map Waiver is required for a condominium conversion project creating four or fewer condominium units.

The discretionary actions have been consolidated under this application and processed concurrently, pursuant to the Consolidation of Processing regulations contained in SDMC Section 112.0103.

Community Plan:

The Community Plan designates the site as Office Commercial. In line with the General Plan Housing Element's Objective A, the City of San Diego promotes a variety of new housing developments to guarantee that there is a sufficient supply to satisfy everyone's present and future needs. The project aligns with the goal of maintaining community diversity between commercial and residential development. To meet the needs of residents in all socio-economic brackets, the Community Plan's vision is to provide a diverse array of recommendations in the Residential and Commercial Elements recommends the revision of the multiple dwelling unit density bonus to allow additional density to encourage the redevelopment of new market-rate housing construction in a variety of types, sizes, and costs.

The site is located approximately 0.2 miles from the Pacific Ocean and does not contain a public accessway or scenic view corridor as identified in the full title of CP (Community Plan) Natural Resources & Open Space System Element, Figure 9 (page 35-36), Identified Public Vantage Points. The development is within an existing private lot and does not encroach upon any existing or proposed physical access corridor. There are no public accessways or public views on or across the site with the nearest access to the coast is approximately 0.20 miles to the North/Northwest of the site from Coast Boulevard, and the project will not encroach into any such resources identified in the Community Plan.

Conclusion:

Staff has reviewed the proposed project and all issues identified through the review process have been resolved in conformance with adopted City Council policies, the Community Plan, and the Land Development Code. The project meets the requirements of the Subdivision Map Act in effect for this site in accordance with the SDMC, the La Jolla Community Plan, and the General Plan. The staff has provided draft findings and conditions supporting approval (Attachments 4 through 7) and recommends the Hearing Officer approve the proposed project.

ALTERNATIVES

1. Approve Coastal Development Permit No. PMT-3246126 and Tentative Map Waiver No. PMT-3246127, with modifications.
2. Deny Coastal Development Permit No. PMT-3246126 and Tentative Map Waiver No. PMT-3246127, with modifications.

Respectfully submitted,

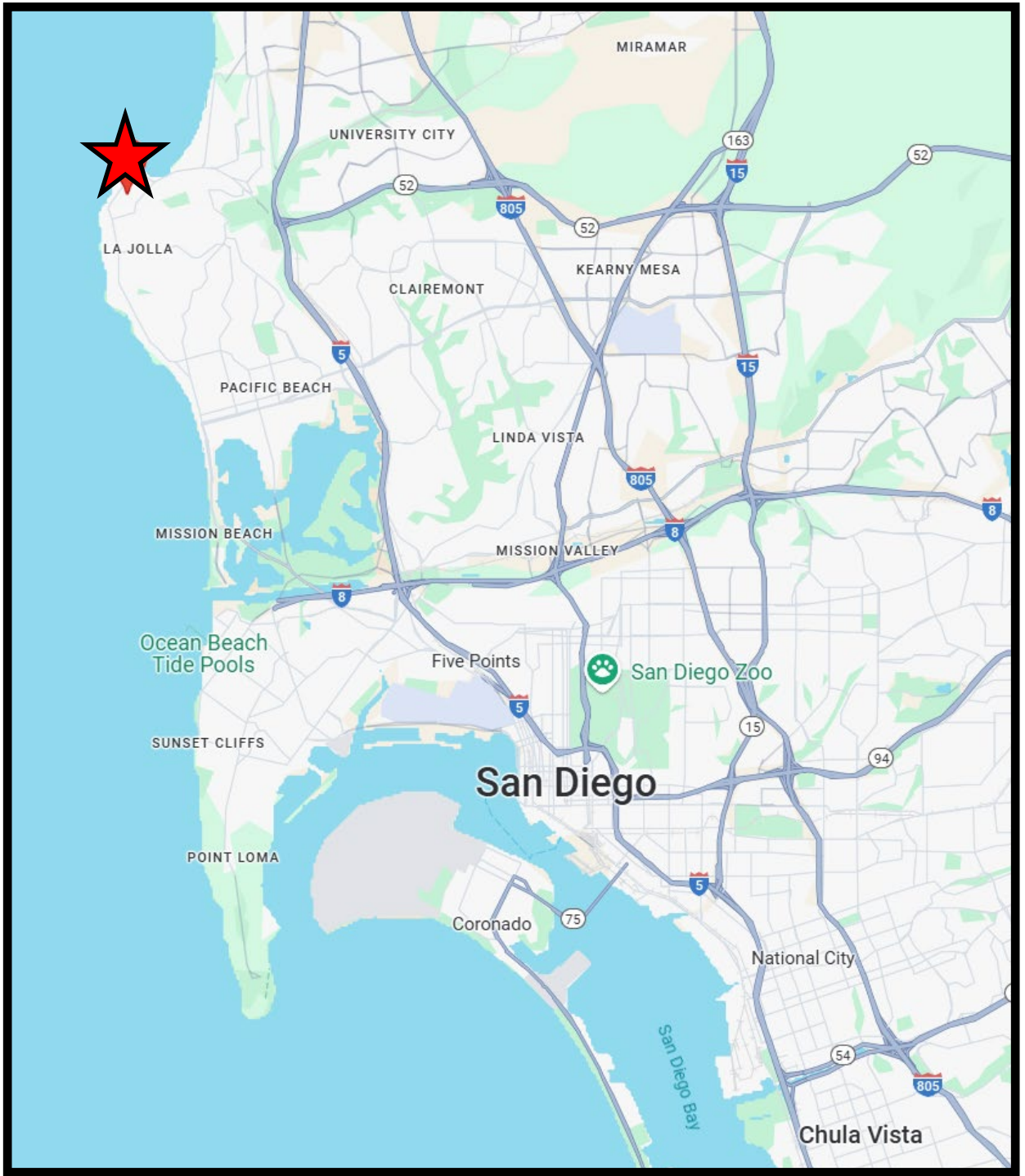


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May Rollin  
Development Project Manager  
Development Services Department

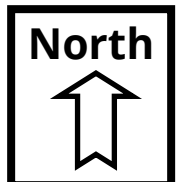
Attachments:

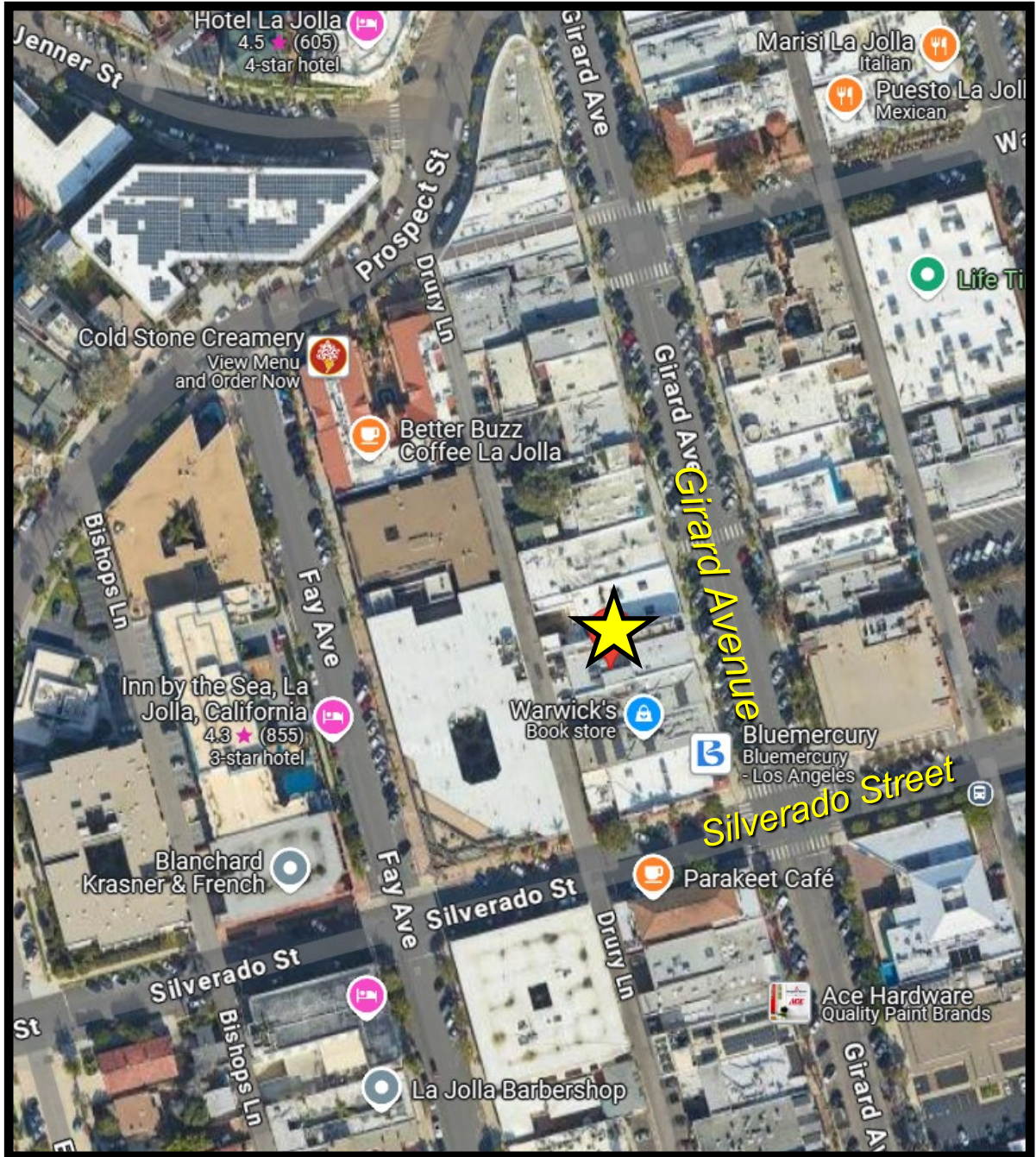
1. Project Location Map
2. Aerial Photograph
3. Community Plan Land Use Map
4. Draft Permit with Conditions
5. Draft Permit Resolution with Findings
6. Draft Map Waiver Conditions
7. Draft Map Waiver Resolution with Findings
8. Community Planning Group Recommendation
9. Notice of Exemption
10. Ownership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



## Project Location

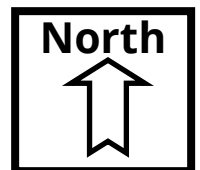
7824 Girard Avenue  
Project No. PRJ-1100236

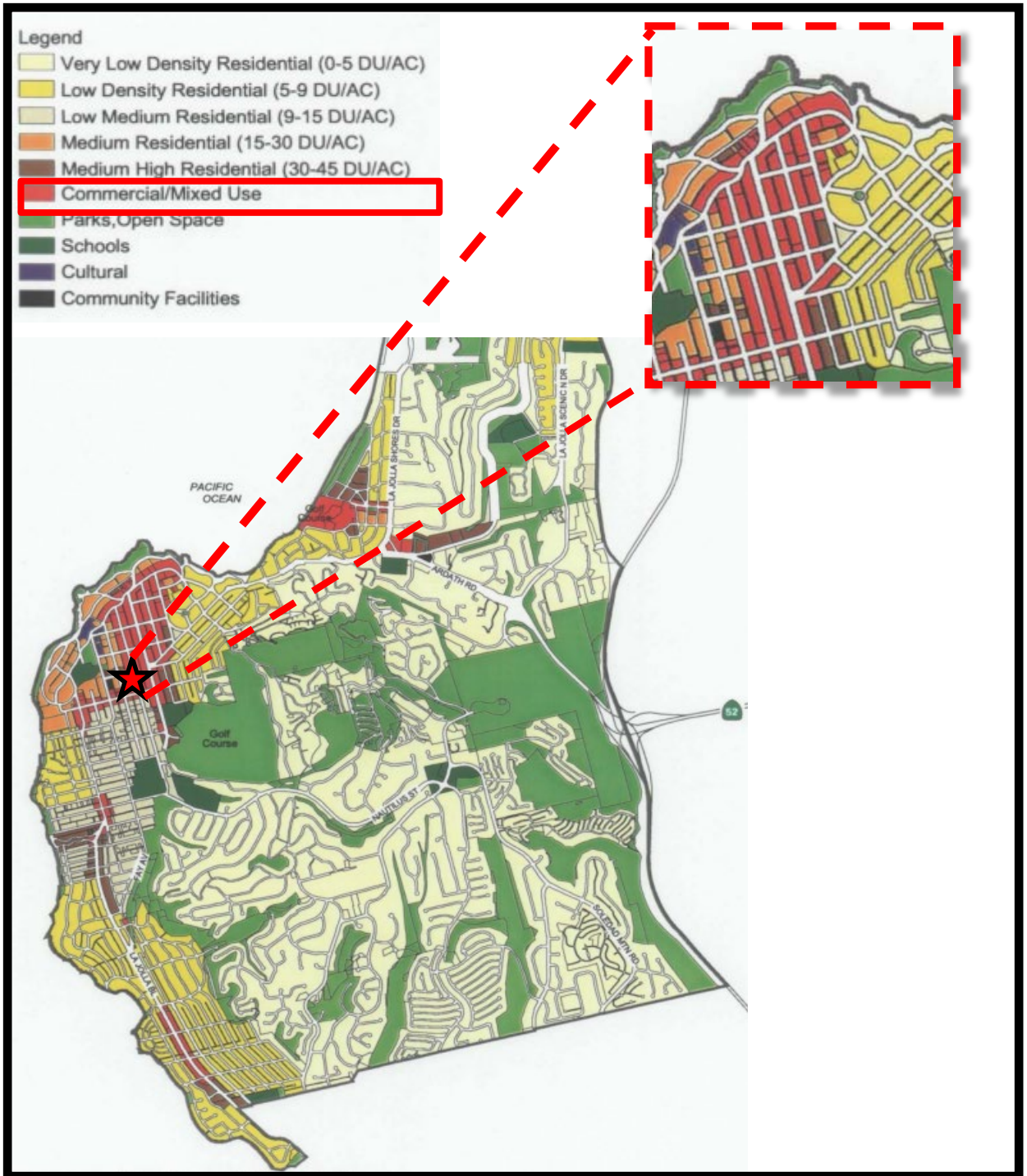




## Aerial Photo

7824 Girard Avenue  
Project No. PRJ-1100236





**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: 24009663

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**COASTAL DEVELOPMENT PERMIT NO. PMT-3246126**  
**COASTAL DEVELOPMENT PERMIT PROJECT NO. PRJ-1100236**  
HEARING OFFICER

This Coastal Development Permit No. PMT-3246126 is granted by the Hearing Officer of the City of San Diego to RCB 7824 LLC, a Delaware Limited Liability Company Owner/ Permittee, pursuant to San Diego Municipal Code (SDMC) Section 126.0708. The project site is located at 7824 Girard Avenue (APN No. 350-082-1200) in the La Jolla Planned District (LJPD-1) Zone 1, Coastal Height Limit, Coastal (Non-Appealable), and the Parking Standards Transit Priority Area Zones within the La Jolla Community Plan area. The project site is legally described as: Lots 27 and 28 in block 38 of La Jolla Park, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 352, filed in the Office of the County Recorder of San Diego County, March 22, 1887.

Subject to the terms and conditions set forth in this Permit, permission is granted to the Owner/ Permittee to convert an existing two-story mixed-use building into three condominium units, a commercial unit on the first floor and the two residential dwelling units on the second floor described and identified by size, dimension, quantity, type, and location on the approved exhibits (Exhibit "A") dated December 18, 2024, on file in the Development Services Department.

The project shall include:

- a. The conversion of an existing two-story mixed-use building into three condominium units, a commercial unit on the first floor and the two residential dwelling units on the second floor (associated Map Waver No. PMT-3246127);
- b. Associated site landscape improvements (planting and irrigation);
- c. Maintain existing off street parking spaces; and
- 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 January 3, 2028.
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. This Coastal Development permit shall conform to the provisions of Map Waiver No. PMT-3246127.
4. 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.
5. 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.
6. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
7. 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.).
8. 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.
9. 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.

10. 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.

11. 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.

**AFFORDABLE HOUSING REQUIREMENTS:**

12. Prior to the recordation of the Certificate of Compliance, the Owner/Permittee shall demonstrate compliance with the provisions of the Inclusionary Affordable Housing Regulations of SDMC Chapter 14, Article 2, Division 13 and the Inclusionary Housing Procedures Manual by payment of the applicable Inclusionary In-Lieu Fee. The fee shall be invoiced by the City of San Diego and paid to the City Treasurer.

**ENGINEERING REQUIREMENTS:**

13. Prior to the issuance of any building permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement from the City Engineer for all existing private improvements, such as the mailbox, bench, and planter within Girard Avenue right-of-way.

**LANDSCAPE REQUIREMENTS:**

14. Prior to issuance of any construction permit for building (including shell), the Owner/Permittee shall submit complete landscape and irrigation construction documents, which are consistent with the Landscape Standards, to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit "A," Landscape Development Plan, on file in the Development Services Department. Construction plans shall provide a 40-square-foot area around each tree that is unencumbered by hardscape and utilities unless otherwise approved per §142.0403(b)(6).

15. Prior to issuance of any permit for Mapping actions, the Owner/Permittee shall submit complete construction documents for the revegetation and hydro-seeding of all disturbed land in accordance with the City of San Diego Landscape Standards, Storm Water Design Manual, and to the satisfaction of the Development Services Department. All plans shall be in substantial conformance to this permit (including Environmental conditions) and Exhibit "A," on file in the Development Services Department.

16. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, unless long-term maintenance of said landscaping will be the responsibility of another entity approved by the Development Services Department. All required landscape shall be maintained consistent with the Landscape Standards in a disease, weed, and litter free condition at all times. Severe pruning or "topping" of trees is not permitted.

17. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction documents is damaged or removed, the Owner/Permittee shall repair and/or replace in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or Certificate of Occupancy.

**INFORMATION ONLY:**

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

APPROVED by the Hearing Officer of the City of San Diego on December 18, 2024, and Resolution No. HO-xxxx.

DRAFT

Coastal Development Permit Approval No. PMT-3246126  
Date of Approval: December 18, 2024

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

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May Rollin  
Development Project Manager

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

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**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.

**RCB 7824 LLC, a Delaware Limited Liability  
Company**  
Owner/Permittee

By \_\_\_\_\_  
Jonathan R. Lipsky  
Vice President

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

HEARING OFFICER  
RESOLUTION NO. \_\_\_\_\_  
COASTAL DEVELOPMENT PERMIT NO. PMT-3246126  
**7824 GIRARD AVENUE – PROJECT NO. PRJ-1100236**

WHEREAS, RCB 7824 LLC, a Delaware Limited Liability Company, Owner/Permittee, filed an application with the City of San Diego for a permit for the conversion of an existing two-story mixed-use building from single ownership into three condominium units, a commercial unit on the first floor and the two residential dwelling units on the second floor (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Coastal Development Permit No. PMT-3246126), on portions of a 0.14-acre project site;

WHEREAS, the project site is located at 7824 Girard Avenue (APN No. 350-082-1200) in the La Jolla Planned District One (LJPD-1) Zone, Coastal Height Limit, Coastal (Non-Appealable), and the Parking Standards Transit Priority Area Zones within the La Jolla Community Plan area;

WHEREAS, the project site is legally described as Lots 27 and 28 in block 38 of La Jolla Park, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 352, filed in the Office of the County Recorder of San Diego County, March 22, 1887;

WHEREAS, on May 14, 2024, 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 15301(k), Existing Facilities, and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code (SDMC) Section 112.0520;

WHEREAS, on December 18, 2024, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. PMT-3246126 pursuant to the Land Development Code of the City of San Diego;

BE IT RESOLVED by the Hearing Officer of the City of San Diego, that it adopts the following findings with respect to Coastal Development Permit No. PMT-3246126:

**A. COASTAL DEVELOPMENT PERMIT SDMC Section 126.0708**

**1. Findings for all Coastal Development Permits:**

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

The 0.14-acre site is currently developed with an unoccupied two-story mixed-use building, consisting of a commercial unit on the first floor and two residential units on the second floor. This proposal would convert the building from single ownership into three condominiums and does not involve any physical change to the existing buildings. The site is located approximately 0.2 miles from the Pacific Ocean and does not contain a public accessway or scenic view corridor as identified in the full title of CP (La Jolla Community Plan) Natural Resources & Open Space System Element, Figure 9 (page 35-36), Identified Public Vantage Points. The development is within a private lot and does not encroach upon any existing or proposed physical access corridor. There are no public accessways or public views on or across the site with the nearest access to the coast being approximately 0.2 miles to the north/northwest of the site from Coast Boulevard. The project will not encroach into any such resources identified in the Community Plan. Therefore, the proposed coastal development will not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway identified in a Local Coastal Program land use plan as none exist.

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

The proposed project does not contain any environmentally sensitive lands. Other than the subdivision allowing condominium ownership, no additional development or intensification of use is proposed. There is no proposed grading on any portion of the property. The site is fully developed and does not contain, nor is it adjacent to,

steep hillsides, sensitive biological resources, coastal beaches, sensitive coastal bluffs, or Special Flood Hazard Areas as defined by the Environmentally Sensitive Lands definition, SDMC Section 113.0113. The site is not within or adjacent to the City's Multiple Species Conservation Plan/Multiple Habitat Planning Area. The proposed project is a conversion of the existing residential and commercial units into condominium ownership with no additional development.

In addition, an environmental review determined that the project would not have a significant environmental effect and was found to be exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301(k) (Existing Facilities) of the State CEQA Guidelines. The proposed project would subdivide the existing units into three condominium units. Therefore, the proposed coastal development will not adversely affect environmentally sensitive lands.

**c. The proposed coastal development is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program.**

The [La Jolla Community Plan](#) land use designation for the site is Office Commercial [Figure 1](#) (page 3) which includes uses such as business and professional offices, banks, financial services and hotels, and mixed-use redevelopment and the redevelopment of existing single dwelling unit homes (page 18). The Community Plan's Commercial Land Use Element aims to "Maintain a diversified, yet balanced land use pattern which includes providing adequate levels of commercial retail services, residential development and cultural opportunities within existing commercial areas while limiting additional office use within commercially designated districts." This conversion is an existing two-story mixed-use building into three condominium units, consisting of a commercial unit on the first floor and two residential dwelling units on the second floor with no physical development, therefore retaining the mix of uses identified in the Community Plan.

The existing structure is more than 45 years old Per San Diego Municipal Code (SDMC) Section 143.0212(a), "The City Manager shall determine the need for a site-specific survey for the purposes of obtaining a construction permit or development permit for development proposed for any parcel containing a structure that is 45 or more years old and not located within any area identified as exempt in the Historical Resources Guidelines of the Land Development Manual or for any parcel identified as sensitive on the Historical Resource Sensitivity Maps." City staff reviewed the project and determined that no significant historical research report is required. This determination is good for five years from the approval date of the permit unless new information is provided that speaks to the building's eligibility for designation.

Due to these factors, the proposed condominium conversion was found to be in compliance with the City of San Diego's adopted La Jolla Community Plan. Therefore, 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.



- d. 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.**

Finding A.1.a. is incorporated herein by reference. The site is located approximately 0.2 miles from the Pacific Ocean and is not located within the First Public Roadway. The site does not contain public views or coastal access as identified in the Community Plan. The project site is located approximately two blocks south of Coast 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. Therefore, the project is in conformance with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

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

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Coastal Development Permit No. PMT-3246126 is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms, and conditions as set forth in Coastal Development Permit No. PMT-3246126 a copy of which is attached hereto and made a part hereof.

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May Rollin  
Development Project Manager  
Development Services

Adopted on: December 18, 2024

IO#: 24009663

## ATTACHMENT 6

HEARING OFFICER  
CONDITIONS FOR TENTATIVE MAP WAIVER NO. PMT-3246127  
**7824 GIRARD AVENUE PROJECT NO. PRJ-1100236**  
ADOPTED BY RESOLUTION NO. \_\_\_\_\_ ON DECEMBER 18, 2024

### **GENERAL**

1. This Tentative Map Waiver will expire on January 3, 2028.
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. A Certificate of Compliance shall be recorded in the Office of the San Diego County Recorder prior to the Tentative Map Waiver expiration date.
4. 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 required to pay or perform any settlement unless such settlement is approved by the Subdivider.

### **CONDOMINIUM CONVERSION**

5. The Subdivider shall provide a Notice of Tenants Rights and Notices for Condominium Conversion, consistent with the Land Development Manual to be provided 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.
6. 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.
7. 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

## ATTACHMENT 6

66427.1(a)(2)(E). The provisions of this condition shall neither alter nor abridge the rights or obligations of the parties in the 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.

8. 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).
9. The Subdivider shall give each tenant a notice of termination of tenancy 60 days prior to being required to vacate the property. Per San Diego Municipal Code (SDMC) Section 125.0431(a)(4).
10. 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 SDMC 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 per SDMC Section 125.0431(a)(5).

### **ENGINEERING**

11. Whereas the Map proposes the subdivision of a 0.14-acre site into 1 lot for 2 residential condominiums and 1 commercial condominium unit.

### **MAPPING**

12. This Tentative Map Waiver may proceed without the standard City policy requirement to consolidate the two existing record lots via Parcel Map action as a condition to Tentative Map Waiver approval.
13. The Parcel Map lot consolidation policy has been waived for this project based upon presented title evidence indicating the two subject lots (27 and 28) have been held under single fee title, as evidenced per chain of title provided by Chicago Title Company.
14. Prior to the expiration of the Tentative Map Waiver, a Certificate of Compliance conferring Condominium development rights over the subject property consisting of two existing record lots (Lots 27 and 28, Block 38 of La Jolla Park, Map No. 352), shall be recorded in the San Diego County Recorder's Office.
15. Prior to the recordation of the Certificate of Compliance, taxes must be paid or bonded for this property pursuant to section 66492 of the Subdivision Map Act. A current original tax certificate, recorded in the Office of the San Diego County Recorder, must be provided to satisfy this condition.

## ATTACHMENT 6

16. Prior to the issuance of a Certificate of Compliance, City staff will perform a field monument inspection to verify that all property corners are being marked with survey monuments. If any of the survey monuments are missing, it must be replaced with a new monument, and a Corner Record or Record of Survey (whichever is applicable) shall be filed with the County Recorder pursuant to the Professional Land Surveyors Act. A copy of the filed Corner Record or Record of Survey must be submitted to satisfy this requirement prior to the approval and recordation of the Certificate of Compliance.

### **AFFORDABLE HOUSING**

17. Prior to the recordation of the Certificate of Compliance, the Owner/Permittee shall demonstrate compliance with the provisions of the Inclusionary Affordable Housing Regulations of SDMC Chapter 14, Article 2, Division 13 and the Inclusionary Housing Procedures Manual by payment of the applicable Inclusionary In-Lieu Fee. The fee shall be invoiced by the City of San Diego and paid to the City Treasurer.

### **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 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 the 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 per SDMC Section 142.0607.

Internal Order No. 24009663

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE HEARING OFFICER ADOPTING THE FINDINGS AND  
APPROVING TENTATIVE MAP WAIVER NO. PMT-3246127 FOR  
**7824 GIRARD AVENUE – PROJECT NO. PRJ-1100236**

WHEREAS, RCB 7824 LLC, a Delaware Limited Liability Company, Owner/Subdivider, and Antony K. Christensen, Surveyor, submitted an application to the City of San Diego (City) for Tentative Map Waiver No. PMT-3246127, to waive the requirement for a Tentative Map to convert an existing two-story mixed-use building from single ownership into three condominiums units, a commercial unit on the first floor and two residential dwelling units on the second floor. The project site is located at 7824 Girard Avenue (APN No. 350-082-1200) in the La Jolla Planned District One (LJPD-1) Zone, Coastal Height Limit, Coastal (Non-Appealable), and the Parking Standards Transit Priority Area Zones within the La Jolla Community Plan area. The property is legally described as: Lots 27 and 28 in block 38 of La Jolla Park, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 352, filed in the Office of the County Recorder of San Diego County, March 22, 1887; and

WHEREAS, the Tentative Map Waiver proposes the subdivision of a 0.14-acre site into two residential condominiums and one commercial condominium unit; and

WHEREAS, on May 14, 2024, 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 15301(k), Existing Facilities, and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code (SDMC) 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 SDMC 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.; and

WHEREAS, the requested underground waiver of the existing overhead facilities qualifies under the guidelines of the SDMC 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 length) and would not represent a logical extension to an underground facility; and

WHEREAS, on December 18, 2024, the Hearing Officer of the City of San Diego considered Tentative Map Waiver No. PMT-3246127, and pursuant to SDMC Sections 125.0122 and 144.0240 and Subdivision Map Act Section 66428, received for its consideration written and oral presentations, evidence having been submitted, and testimony having been heard from all interested parties at the public hearing, and the Hearing Officer having fully considered the matter and being fully advised concerning the same; NOW THEREFORE,

BE IT RESOLVED by the Hearing Officer of the City of San Diego, that it adopts the following findings with respect to Tentative Map Waiver No. PMT-3246127:

**A. Findings for Map Waivers–SDMC Sections 125.0122 and 125.0440:**

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

The 0.14-acre project site contains a two-story structure, a commercial unit on the first floor and the two residential dwelling units on the second floor constructed in 1950 and

all units are currently unoccupied. The proposed project is a subdivision into condominium ownership and maintains the same density and footprint.

The Community Plan designates the site as Office Commercial. In line with the General Plan Housing Element's Objective A, the City of San Diego promotes a variety of new housing developments to guarantee that there is a sufficient supply to satisfy everyone's present and future needs.

The project aligns with the goal of maintaining community diversity between commercial and residential development. To meet the needs of residents in all socio-economic brackets, the Community Plan's vision is to provide a diverse array of recommendations in the Residential and Commercial Elements recommends the revision of the multiple dwelling unit density bonus to allow additional density to encourage the redevelopment of new market-rate housing construction in a variety of types, sizes, and costs.

The Community Plan encourages the production of a diversity of new housing to ensure that an adequate supply is available to meet the existing and future needs of all residents. The proposed development does not involve any physical change to the building and is contained within the existing legal lot area. 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 development does not involve any physical change to the existing building and is developed within the private lot area. There are no proposed deviations required or requested for this project.

The existing structure is more than 45 years old Per San Diego Municipal Code (SDMC) Section 143.0212(a), "The City Manager shall determine the need for a site-specific survey for the purposes of obtaining a construction permit or development permit for development proposed for any parcel containing a structure that is 45 or more years old and not located within any area identified as exempt in the Historical Resources Guidelines of the Land Development Manual or for any parcel identified as sensitive on the Historical Resource Sensitivity Maps." City staff reviewed the project and determined that no significant historical research report is required. This determination is good for five years from the approval date of Coastal Development Permit No. PMT-3246126 and Tentative Map Waiver No. PMT-3246127 unless new information is provided that speaks to the building's eligibility for designation.

The requested underground waiver of the existing overhead facilities qualifies under the guidelines of the SDMC 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 length) and would not represent a logical extension to an underground facility.

The subdivision conforms with the development regulations of the applicable LJPD-1 Zone, including, but not limited to, minimum lot size, setbacks, floor area ratio, height, and parking requirements as the structure is existing and no construction is proposed. The proposed subdivision is not requesting, nor does it require any deviations or variances from the applicable regulations of the Land Development Code. Therefore, the proposed subdivision complies with all development regulations of the Land Development Code.

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

This proposal subdivides the existing building on the property into condominium ownership for the existing and unoccupied commercial unit and two residential units with no additional construction, intensification of use or change in the density of the site. The developed site is level and is served by existing overhead and underground utilities. The project fronts Girard Avenue and also has alley access at the rear of the site, as do the adjoining properties. 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.**

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 or adjacent to the site. There is no proposed grading on any portion of the property. The site is fully developed and does not contain, nor is it adjacent to, steep hillsides, sensitive biological resources, coastal beaches, sensitive coastal bluffs, or Special Flood Hazard Areas as defined by the Environmentally Sensitive Lands definition, SDMC Section 113.0113. The site is not within or adjacent to the City's Multiple Species Conservation Plan/Multiple Habitat Planning Area. 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 development does not involve any physical change to the existing units and is contained within the private lot area. The permit has been conditioned to obtain an Encroachment Maintenance Removal Agreement from the City Engineer for all



existing private improvements, such as the mailbox, bench, and planter in Girard Avenue right-of-way. The proposed subdivision and required engineering improvements have been designed to ensure it's not detrimental to 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 one commercial and two residential dwelling units would not be detrimental to public health, safety, and welfare.

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

The proposed condominium the conversion of an existing two-story mixed-use building into three condominium units, a commercial unit on the first floor and the two residential dwelling units on the second floor on a 0.14-acre property. The proposed subdivision 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, Girard Avenue or any general utility easements. 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.**

The existing commercial unit and the two residential dwelling units as designed will not impede or inhibit any future passive or natural heating and cooling opportunities. The existing structure 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 along with the windows which provide natural ventilation and airflow to provide natural cooling. Existing conditions will not be changed with this action. Therefore, the proposed subdivision provides to the extent feasible, for future passive or natural heating or cooling opportunities.

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

The project is subject to the Affordable Housing regulations. This Tentative Map Waiver does not include any development of the property. The site is served by existing public infrastructure including public transit in the immediate area, the proximity of shopping, essential services, and recreation in the nearby developed urban area.

The condominium conversion is not anticipated to have an adverse impact on the housing needs of the region, the project is providing for more homeownership opportunities in the area. Impacts on environmental resources would be avoided because the site is located in a developed, urban neighborhood and does not contain

nor is adjacent to such resources. Those regional needs were balanced against the need for public services and the available fiscal and environmental resources and found the proposed Tentative Map Waiver would not impact the housing need of the La Jolla Community Plan area.

**B. Findings for Tentative Maps for Condominium Conversion SDMC Section 125.0444**

**1. 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 an existing two-story mixed-use building into three condominium units, a commercial unit on the first floor and the two residential dwelling units on the second floor on a 0.14-acre site. The project was not financed by funds obtained from a governmental agency to provide for elderly, disabled, or low-income housing. The proposed subdivision is conditioned to pay the inclusionary affordable housing in-lieu fee in accordance with the Inclusionary Affordable Housing Ordinance.

**2. 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 an existing two-story mixed-use building into three condominium units, a commercial unit on the first floor and the two residential dwelling units on the second floor on a 0.14-acre site. This project was not developed to provide housing for the elderly, disabled or to provide low-income housing.

BE IT FURTHER RESOLVED, that based on the Findings hereinbefore adopted by the Hearing Officer, Tentative Map Waiver No. PMT-3246127 is hereby granted to Subdivider subject to the attached conditions which are made a part of this resolution by this reference.

By

\_\_\_\_\_  
May Rollin  
Development Project Manager  
Development Services Department

ATTACHMENT: Tentative Map Waiver Conditions

Page 3	City of San Diego · Information Bulletin 620	August 2018
	<b>City of San Diego Development Services</b> 1222 First Ave., MS-302 San Diego, CA 92101	<b>Community Planning Committee Distribution Form</b>
	Project Name: 7824 Girard	Project Number: 1100236
Community: La Jolla		
<p>For project scope and contact information (project manager and applicant), log into OpenDSD at <a href="https://aca.accela.com/SANDIEGO">https://aca.accela.com/SANDIEGO</a>.</p> <p>Select "Search for Project Status" and input the Project Number to access project information.</p>		
<input checked="" type="radio"/> Vote to Approve <input type="checkbox"/> Vote to Approve with Conditions Listed Below <input type="checkbox"/> Vote to Approve with Non-Binding Recommendations Listed Below <input type="checkbox"/> Vote to Deny		Date of Vote: June 06, 2024
# of Members Yes 12	# of Members No	# of Members Abstain 1
Conditions or Recommendations: None		
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)		
NAME: Adrian Feral		
TITLE: Secretary	DATE: June 12, 2024	

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Upon request, this information is available in alternative formats for persons with disabilities.

DS-5620 (08-18) ONLINE FORM

**NOTICE OF EXEMPTION**

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

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

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

**Project Title / Number:** 7824 Girard / PRJ-1100236

**State Clearinghouse No.:** N/A

**Project Location-Specific:** 7824 Girard Ave, La Jolla, CA 92037

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

**Description of nature and purpose of the Project:** Coastal Development Permit (CDP) and Tentative Map Waiver (TMW) to convert two existing apartment units and one commercial unit to two residential condominiums and one commercial condominium unit located at 7824 Girard Avenue. The 0.14-acre site is in La Jolla Plan District-1 Zone (LJPD-1), Coastal Overlay Zone (non-appealable), Coastal Height Limit Overlay Zone within the La Jolla Community Plan area and Council District 1. This development is within Coastal Overlay zone (non-appealable). LEGAL DESCRIPTION: LOTS 27 AND 28, IN BLOCK 38 OF LA JOLLA PARK, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 352, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY, MARCH 22, 1887.

**Name of Person or Agency Carrying Out Project:** Christensen Engineering & Surveying, Suite J, San Diego, CA 92126, (858) 271-9901

**Exempt Status:** (Check one)

- Ministerial (Sec. 21080(b)(1); 15268)
- Declared Emergency (Sec. 21080(b)(3); 15269(a))
- Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
- Categorical Exemption: Section 15301 (k), Existing Facilities
- Statutory Exemptions:
- Other:

**Reasons why project is exempt:** The City of San Diego determined that the project would qualify to be categorically exempt from CEQA pursuant to Section 15301 (k), Existing Facilities. Section 15301 allows for the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing facilities (public or private), involving negligible or no expansion of use beyond that existing at the time of the determination. The exemption was deemed appropriate since the project would create condominiums in an existing building and would not expand the use. The project is located on a developed site, and no environmental impacts would occur, and none of the

exceptions described in CEQA Guidelines Section 15300.2 apply. The site is not included on any list compiled pursuant to Government Code Section 65962.5 for hazardous waste sites.

**Lead Agency Contact Person:** C. Holowach

**Telephone:** (619) 446-5187

**If filed by applicant:**

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

It is hereby certified that the City of San Diego has determined the above activity to be exempt from the California Environmental Quality Act.


*Courtney Holowach* Senior Planner  
Signature/Title

June 25, 2024  
Date

**Check One:**

- Signed by Lead Agency  
 Signed by Applicant

Date Received for Filing with County Clerk or OPR:

	<b>City of San Diego Development Services</b> 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	<b>FORM DS-318</b>  <b>October 2017</b>
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# 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:** 7824 Girard CDP-VTM **Project No. For City Use Only:** \_\_\_\_\_

**Project Address:** 7824 Girard Avenue, La Jolla, CA 92037

**Specify Form of Ownership/Legal Status (please check):**

Corporation  Limited Liability -or-  General - What State? Delaware Corporate Identification No. \_\_\_\_\_

Partnership  Individual

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter 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), applicant(s), and other financially interested persons of the above referenced property. A financially interested party includes any individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver or syndicate with a financial interest in the application. If the applicant includes a corporation or partnership, include the names, titles, addresses of all individuals owning more than 10% of the shares. If a publicly-owned corporation, include the names, titles, and addresses of the corporate officers. (A separate page may be attached if necessary.) If any person is a nonprofit organization or a trust, list the names and addresses of **ANY** person serving as an officer or director of the nonprofit organization or as trustee or beneficiary of the nonprofit organization. A signature is required of at least one of the property owners. 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.

**Property Owner**

Name of Individual: RCB 7824 LLC  Owner  Tenant/Lessee  Successor Agency

Street Address: 7650 Girard Avenue, Suite 300

City: La Jolla State: CA Zip: 92037

Phone No.: (210) 394-3097 Fax No.: \_\_\_\_\_ Email: jlipsky@sertacapital.com

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Additional pages Attached:  Yes  No

**Applicant**

Name of Individual: RCB 7824 LLC-Jonathan Lipsky, Serta Capital  Owner  Tenant/Lessee  Successor Agency

Street Address: 7650 Girard Avenue, Suite 300

City: La Jolla State: CA Zip: 92037

Phone No.: (210) 394-3097 Fax No.: \_\_\_\_\_ Email: jlipsky@sertacapital.com

Signature: \_\_\_\_\_ Date: 4/17/23

Additional pages Attached:  Yes  No

**Other Financially Interested Persons**

Name of Individual: \_\_\_\_\_  Owner  Tenant/Lessee  Successor Agency

Street Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone No.: \_\_\_\_\_ Fax No.: \_\_\_\_\_ Email: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Additional pages Attached:  Yes  No

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# DEVELOPMENT SUMMARY

## PROJECT SUMMARY:

TENTATIVE MAP WAIVER TO CONVERT 2 EXISTING APARTMENT UNITS AND 1 COMMERCIAL UNIT TO 2 RESIDENTIAL AND 1 COMMERCIAL CONDOMINIUM UNITS.

THE PROJECT REQUESTS TENTATIVE AND FINAL MAP WAIVER APPROVAL.

## LEGAL DESCRIPTION:

LOTS 27 AND 28, IN BLOCK 38 OF LA JOLLA PARK, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 352, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY, MARCH 22, 1887.

APN: 350-082-12-00

## OWNER:

RCB 7824 LLC,  
A DELAWARE LIMITED LIABILITY COMPANY  
C/O SERTA CAPITAL  
7650 GIRARD AVENUE, SUITE 300  
LA JOLLA, CA 92037

## ZONING:

LA JOLLA PLANNED DISTRICT - ZONE 1

## OVERLAY ZONES:

COASTAL HEIGHT LIMIT  
COASTAL - CITY (NON-APPEALABLE)  
PARKING IMPACT  
TRANSIT PRIORITY AREA  
AFFORDABLE HOUSING PARKING DEMAND

## AREA:

SITE AREA: 0.1607 ACRES (7,000 SQUARE FEET)

## USES:

CURRENT USE:  
MULTI-FAMILY RESIDENTIAL - APARTMENTS  
COMMERCIAL-RETAIL  
PROPOSED USE:  
MULTI-FAMILY RESIDENTIAL - CONDOMINIUMS  
COMMERCIAL - CONDOMINIUM

THIS PERMIT IS NOT FOR THE CONSTRUCTION OF THE UNITS NOR ANY OTHER IMPROVEMENTS

## TITLE NOTES:

PRELIMINARY TITLE REPORT PROVIDED BY CHICAGO TITLE COMPANY, ORDER NO. 00192184-996-SD1-R14, DATED APRIL 14, 2023.

NO EASEMENTS EXIST OR ARE PROPOSED

UTILITY TABLE	
TELE (AT&T):	OVERHEAD
CATV (COX):	OVERHEAD
ELEC (SDG&E):	OVERHEAD

## RESIDENTIAL & COMMERCIAL UNIT TABULATION

UNIT	LIVING AREA	BALCONY/DECK	BEDROOMS	PARKING SPACES
A	1531 SF	392 SF	1	3
B	1211 SF	1005 SF	2	3
COMMERCIAL:				
C	6185 SF	N/A	N/A	N/A

## TOTAL OFF-STREET PARKING SPACES:

### SPACES REQUIRED:

PER TABLE 142-05C, IN THE PARKING STANDARDS TRANSIT PRIORITY AREA NO RESIDENTIAL PARKING SPACES ARE REQUIRED.

PER TABLE 142-05E IN LA JOLLA PLANNED DISTRICT IN THE PARKING STANDARDS TRANSIT PRIORITY AREA FOR NON RESIDENTIAL USES IN A MIXED-USE DEVELOPMENT, NO PARKING SPACES ARE REQUIRED, (NO 'DEVELOPMENT', AS DEFINED IN THE SDMC IS PROPOSED, NO CHANGE IN USE IN PROPOSED, ONLY A CHANGE IN OWNERSHIP TYPE IS PROPOSED.

SPACES REQUIRED = 0 SPACES  
SPACES PROVIDED = 6 SPACES (4 SPACES INDOOR MECHANICAL LIFT SPACES)  
(2 SPACES TANDEM SPACES OUTSIDE GARAGE)  
(ALL 6 SPACES ASSIGNED)

1 ADA SPACE

NOTE: PROVIDED PARKING CONFORMS TO PROJECT 497710, BUILDING PERMIT 1743712

## OWNER'S CERTIFICATE

I HEREBY CERTIFY THAT I AM THE RECORD OWNER OF THE PROPERTY SHOWN ON THE TENTATIVE MAP AND THAT SAID MAP SHOWS ALL OF MY CONTIGUOUS OWNERSHIP IN WHICH I HAVE ANY DEED OR TRUST INTEREST. I UNDERSTAND THAT OUR PROPERTY IS CONSIDERED CONTIGUOUS EVEN IF IT IS SEPARATED BY ROADS, STREETS, UTILITY EASEMENTS, OR RAILROAD RIGHTS-OF-WAY.

JONATHAN REED LIPSKY  
VICE PRESIDENT  
RCB 7824 LLC,  
A DELAWARE LIMITED LIABILITY COMPANY

DATE

**CE & S** CHRISTENSEN ENGINEERING & SURVEYING  
CIVIL ENGINEERS LAND SURVEYORS PLANNERS  
7888 SILVERTON AVENUE, SUITE 'J', SAN DIEGO, CALIFORNIA 92126  
TELEPHONE: (858) 271-9901 EMAIL: ceands@aol.com

# TENTATIVE MAP WAIVER NO. 3246127 COASTAL DEVELOPMENT PERMIT PRJ NO. 1100236 CONDOMINIUM CONVERSION

## BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE 7.00' OFFSET LINE FOR THE WESTERLY RIGHT OF WAY LINE OF GIRARD AVENUE PER ROS 9778, I.E. NORTH 15°15'51" WEST.

## BENCHMARK

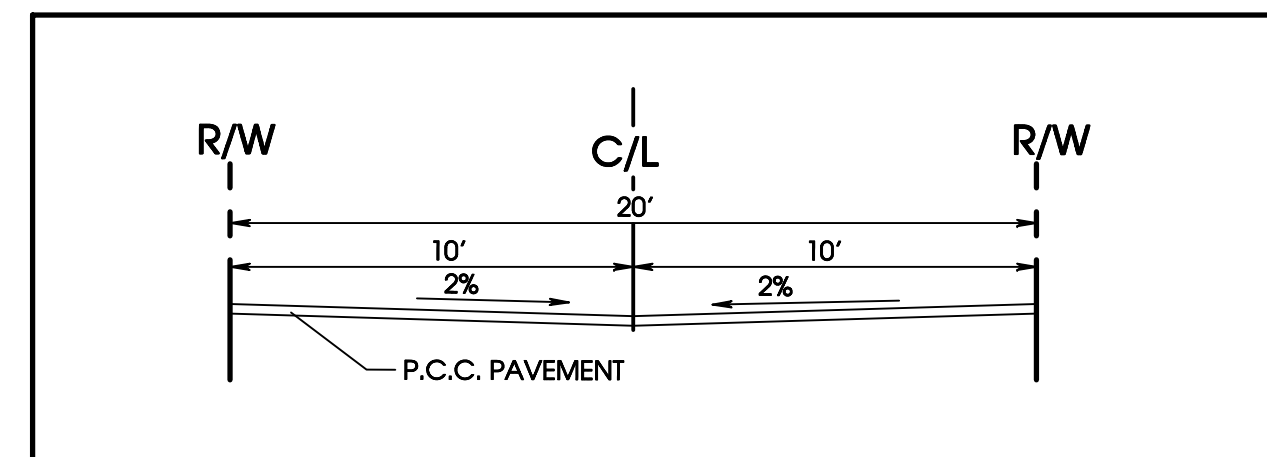
CITY OF SAN DIEGO BRASS PLUG LOCATED AT THE NORTHEASTERLY CORNER OF SILVERADO STREET AND IVANHOE AVENUE. ELEVATION 129.261' MEAN SEA LEVEL (N.G.V.D. 1929).

## NOTES

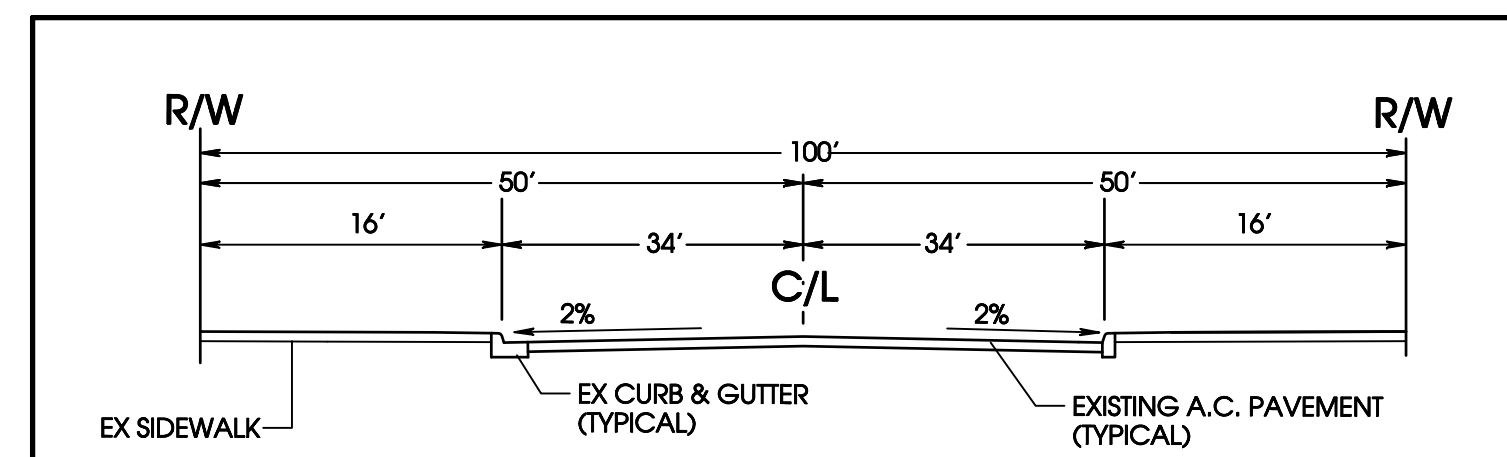
- THE SOURCE OF THE TOPOGRAPHIC INFORMATION SHOWN HEREON IS ON THE GROUND SURVEY BY CHRISTENSEN ENGINEERING & SURVEYING DATED NOVEMBER 25, 2022.
- THE USE OF PROPOSED PROJECT IS FOR 2 RESIDENTIAL AND 1 COMMERCIAL CONDOMINIUM UNITS.
- THE SUBJECT PROPERTY IS SERVED BY SEPARATE SANITARY SEWER LATERAL AND WATER SERVICES CONNECTED TO CITY OF SAN DIEGO MAINS.
- THE EXISTING NUMBER OF LOTS ARE TWO, THE PROJECT WILL PROCESS A CERTIFICATE OF COMPLIANCE/DEED, FOLLOWING APPROVAL OF THE TMM.
- DEVELOPER SHALL PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY PER FHPS POLICY P-00-6 (UFC 901.4.4)
- NAD27 COORDINATES = 230-1693. NAD83 COORDINATES = 1870-6253.
- THE TOTAL AREA OF THE PROJECT IS 0.1607 ACRES.
- THE SOURCE OF TITLE INFORMATION IS PRELIMINARY TITLE REPORT PREPARED BY CHICAGO TITLE COMPANY, ORDER NO. 00192184-996-SD1-R14, DATED APRIL 14, 2023.
- A MAP WAIVER IS REQUESTED FOR BOTH THE TENTATIVE AND FINAL MAPS. THE SUBJECT PROPERTY HAS ALWAYS BEEN HELD AND CONVEYED AS A SINGLE PARCEL, NOT AS SEPARATE LOTS. SEE CHAIN OF TITLE PROVIDED BY TITLE COMPANY. CHAIN OF DEEDS BEGIN IN 1906 AND EXTENDS TO THE CURRENT OWNER WITH THE PROPERTY ALWAYS CONVEYED AS A SINGLE PARCEL. THE CITY OF SAN DIEGO ALLOWS CONDOMINIUM CONVERSIONS FOR SUCH PROPERTIES TO FILE A CERTIFICATE OF COMPLIANCE IN PLACE OF A FINAL PARCEL MAP. THIS PROJECT WILL PROCESS A CERTIFICATE OF COMPLIANCE.
- A WAIVER OF UNDERGROUNDING OF OVERHEAD UTILITIES IS REQUESTED.
- ADDRESSES:  
7824 GIRARD AVENUE (COMMERCIAL UNIT 'A')  
7822 GIRARD AVENUE (RESIDENTIAL UNIT 'A')  
7820 GIRARD AVENUE (RESIDENTIAL UNIT 'B')

## CONDOMINIUM NOTE:

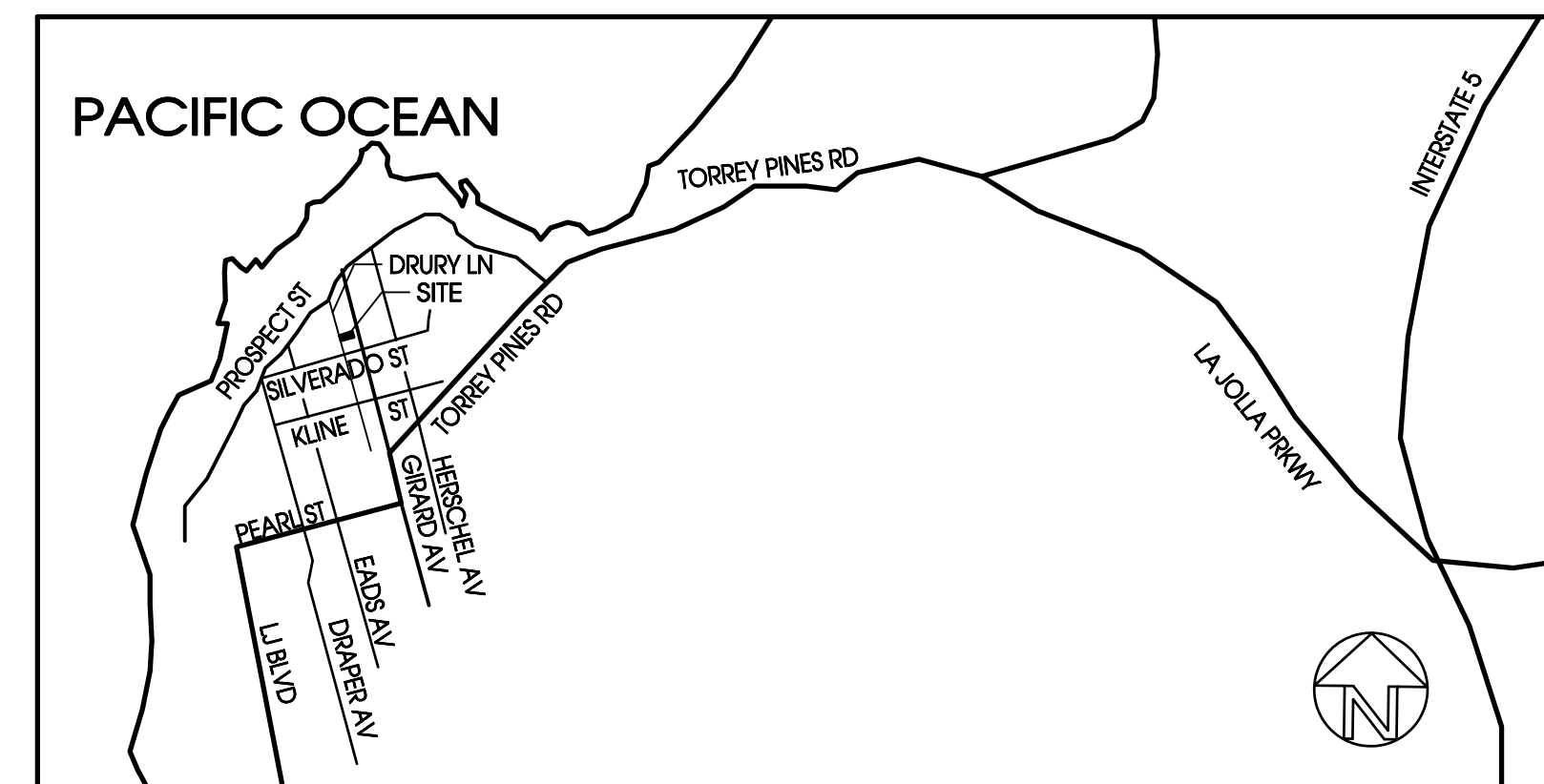
THIS IS A CONDOMINIUM PROJECT AS DEFINED IN SECTION 4125 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. TOTAL NUMBER OF RESIDENTIAL CONDOMINIUM UNITS IS 2 AND COMMERCIAL UNITS IS 1.



TYPICAL SECTION: DRURY LANE (ALLEY)  
NOT TO SCALE



TYPICAL STREET SECTION: GIRARD AVENUE  
NOT TO SCALE



VICINITY MAP  
NOT TO SCALE

*Anthony K. Christensen*  
ANTHONY K. CHRISTENSEN, RCE 54021  
LS 7508

SEPTEMBER 16, 2024  
Date



Prepared By:  
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SAN DIEGO, CA 92126  
PHONE (858) 271-9901

Project Address:  
7824 GIRARD AVENUE  
LA JOLLA, CA 92037

Project Name:  
7824 GIRARD AVENUE MW

Revision 6:  
Revision 5:  
Revision 4:  
Revision 3:  
Revision 2: 03-11-24 ADDRESS CITY COMMENTS  
Revision 1: 01-07-24 ADDRESS CITY COMMENTS

Original Date: JUNE 19, 2023

Sheet 1 of 4 Sheets

TENTATIVE MAP WAIVER

TENTATIVE MAP WAIVER NO. 3246127  
 COASTAL DEVELOPMENT PERMIT  
 PRJ NO. 1100236  
 CONDOMINIUM CONVERSION

CONSTRUCTION NOTES

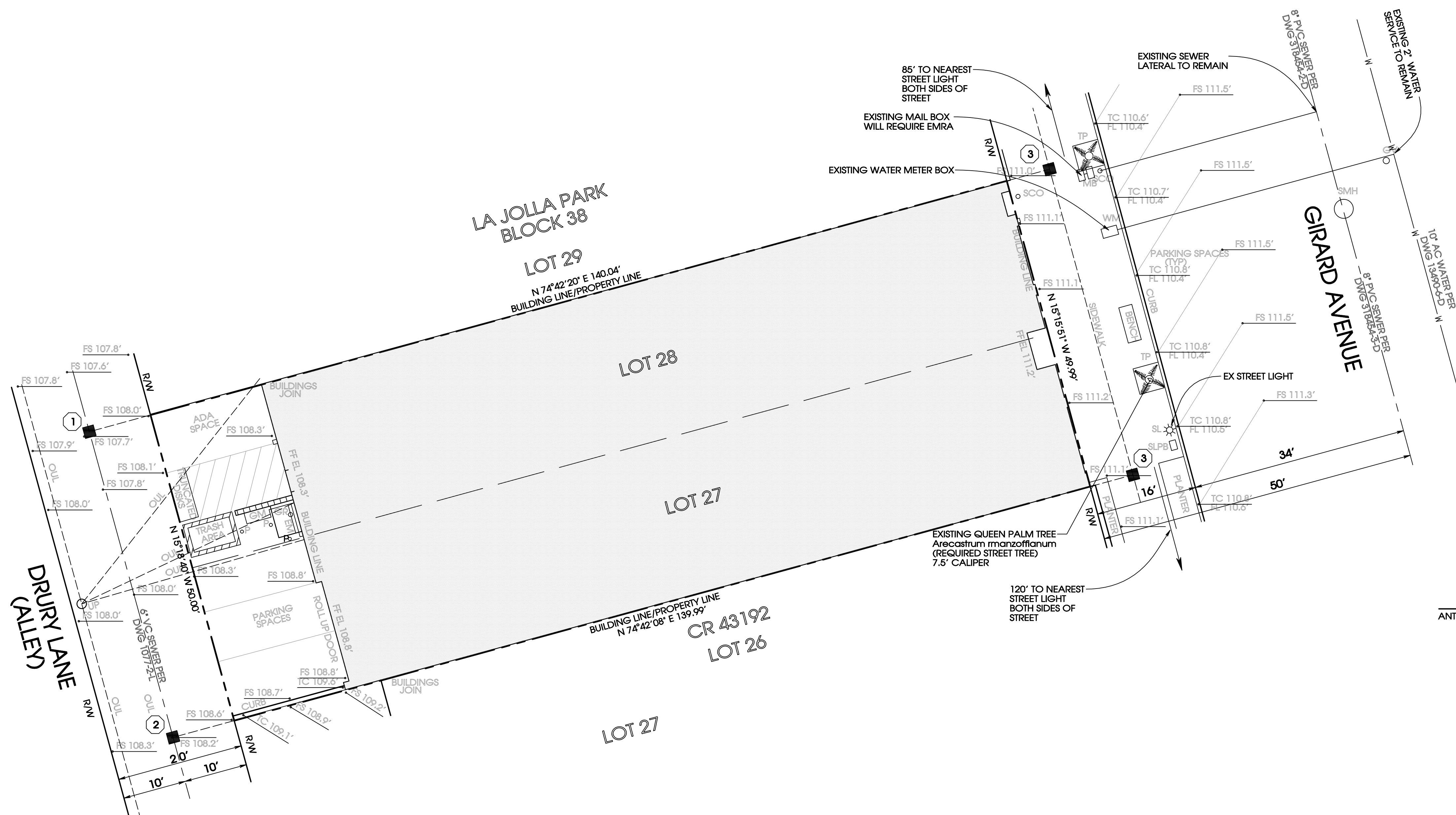
NOTE:  
 ONSITE IMPROVEMENTS SHOWN HEREON EXIST. NO NEW CONSTRUCTION IS PROPOSED.

ABBREVIATIONS

EL	ELEVATION
FF	FINISH FLOOR
FL	FLOW LINE
FS	FINISH FLOOR
GV	GATE VALVE
MB	MAIL BOX
OUL	OVERHEAD UTILITY LINES
P	POST
SCO	SEWER CLEAN OUT
SL	STREET LIGHT
SLPB	STREET LIGHT PULL BOX
SMH	SEWER MANHOLE
TC	TOP OF CURB
TP	TREE PLANTER
TYP	TYPICAL
WM	WATER METER

MONUMENTATION NOTES

- 1 LEAD & DISK STAMPED "LS 4854" PER CR 5389 AND AS SHOWN ON CR 43192
- 2 LEAD & DISK STAMPED "LS4863" PER CR 7999 AS SHOWN ON CR 43192
- 3 LEAD & DISK STAMPED "LS 8053" AS SHOWN ON CR 43192



NOTE:  
 ALL PARKING IS IN ACCORDANCE WITH APPROVED BUILDING PERMIT AS TO NUMBER AND LOCATION. SEE BUILDING PERMIT PROJECT NUMBER 497710, APPROVAL NO. 1743712. SEE SHEETS A1.0, A1.3, A7.2 & SP2.0  
 PER LDC 159.0409; ALL LOADING ACTIVITIES SHALL AND DO TAKE PLACE FROM THE ALLEY

*Anthony K. Christensen*  
 ANTHONY K. CHRISTENSEN, RCE 54021 LS 7508  
 Date: SEPTEMBER 16, 2024



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Project Address:  
 7824 GIRARD AVENUE  
 LA JOLLA, CA 92037

Project Name:  
 7824 GIRARD AVENUE MW

Sheet Title:  
 TENTATIVE MAP WAIVER  
 SITE PLAN

Revision 6:  
 Revision 5:  
 Revision 4:  
 Revision 3:  
 Revision 2: 03-11-24 ADDRESS CITY COMMENTS  
 Revision 1: 01-07-24 ADDRESS CITY COMMENTS

Original Date: JUNE 19, 2023

Sheet 2 of 4 Sheets

