TENTATIVE MAP NO. 2414114
COASTAL DEVELOPMENT PERMIT NO. 2414110
SITE DEVELOPMENT PERMIT NO. 2414113

DEVELOPMENT SUMMARY

PROJECT SUMMARY:

PROPOSED COASTAL DEVELOPMENT PERMIT, SITE DEVELOPMENT PERMIT AND SMALL LOT SUBDIVISION TENTATIVE MAP FOR CREATION OF 2 SINGLE FAMILY RESIDENTIAL LOTS. PROJECT INCLUDES REMOVAL OF EXISTING IMPROVEMENTS WITH CONSTRUCTION OF TWO SINGLE FAMILY RESIDENCES EACH WITH A COMPANION UNIT. CONSTRUCTION OF PUBLIC IMPROVEMENTS WITHIN THE RIGHT OF WAY FRONTING THE SITE.

LEGAL DESCRIPTION:

LOT 76, EXCEPTING THEREFROM THE EAST 4 FEET THEREOF, AND ALL OF LOT 77, IN BLOCK 1 OF LA JOLLA STRAND, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1216, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO, OCTOBER 8, 1909.

OWNER:

BBARC, LLC
A CALIFORNIA LIMITED LIABILITY COMPANY
801 EAST PALOMAR ST., #C402
CHULA VISTA, CA 91911

ZONING:

RM-3-7

LA JOLLA COMMUNITY PLAN
LOCAL COASTAL LAND USE PLAN

MULTI-FAMILY RESIDENTIAL (MFR)

FOR SMALL LOT SUBDIVISION:

PRE-SUBDIVIDED LOT DENSITY:

MUNICIPAL CODE RM-3-7: 1DU/1000 SF
LA JOLLA COMMUNITY PLAN: 1DU/1425 SF

5788 SF/1425/DU = 4.06 = 4 DU

MINIMUM LOT WIDTH: 25' (PRE-SUBDIVIDED)
- (SUBDIVIDED)

MINIMUM LOT FRONTAGE:25' (PRE-SUBDIVIDED)
- (SUBDIVIDED)

MINIMUM LOT DEPTH: 100' (PRE-SUBDIVIDED)
- (SUBDIVIDED)

SETBACK:

FRONT: 10'/20' (PRE-SUBDIVIDED)
- (SUBDIVIDED)

REAR: 5' (PRE-SUBDIVIDED)
- (SUBDIVIDED)

SIDE: 5' (PRE-SUBDIVIDED)
- (SUBDIVIDED

OVERLAY ZONES:

COASTAL HEIGHT LIMIT
COASTAL OVERLAY
TRANSIT OVERLAY
PARKING IMPACT OVERLAY

AREA:

SITE AREA: 0.133 ACRES (5,788 SQUARE FEET)

USES:

CURRENT USE:
RESIDENTIAL
PROPOSED USE:
RESIDENTIAL

RESIDENTIAL PARKING TABULATION

2 SINGLE-FAMILY RESIDENCES.....2 X 2 = 4 SPACES

TOTAL OFF-STREET COVERED PARKING SPACE REQUIREMENTS:
RESIDENTIAL - MUNICIPAL CODE SECTION 142.0520 TABLE 142-05C

4 SPACES REQUIRED - 4 SPACES PROVIDED IN GARAGES

TITLE NOTES:

TITLE INFORMATION IS BASED ON PRELIMINARY TITLE REPORT, TITLE NUMBER 73720002091-RCM DATED FEBRUARY 14, 2020, PREPARED BY CHICAGO TITLE COMPANY

NO EASEMENTS WERE DISCLOSED IN SUBJECT REPORT AFFECTING SAID PROPERTY

PRIVATE RECIPROCAL ACCESS EASEMENT WILL BE REQUIRED IN LOTS 1 & 2

5' IRREVOCABLE OFFER TO DEDICATE PUBLIC RIGHT OF WAY PROPOSED AS SHOWN

MONUMENTATION NOTES

1. 3/4" IRON PIPE & DISK STAMPED LS 4863 PER CORNER RECORD NO.1503
2. LEAD & DISK STAMPED LS 4863 9.90' OFFSET PER CORNER RECORD NO.1503
3. LEAD & DISK STAMPED "CITY ENGINEER" PER CR 1503, CR 20378, PM 21118, MAP 14439
4. 3/4" IRON PIPE WITH PLASTIC PLUG STAMPED LS 5717 PER CR 20378
5. LEAD & DISK STAMPED "CITY ENGINEER" PER PM 21118, MAP 14439

( ) RECORD DATA PER MAP NO. 1216

DATA SHOWN HEREON ARE BASED ON INFORMATION FROM MAP 1216, CR 1503 AND CR 20378 AS PROVIDED ON SURVEY BY "A QUICK SURVEY", AS RECORD DATA. A COMPLETE PROCEDURE OF SURVEY WILL BE PART OF THE FINAL MAP.
PARCEL MAP

LOT AREA TABULATION

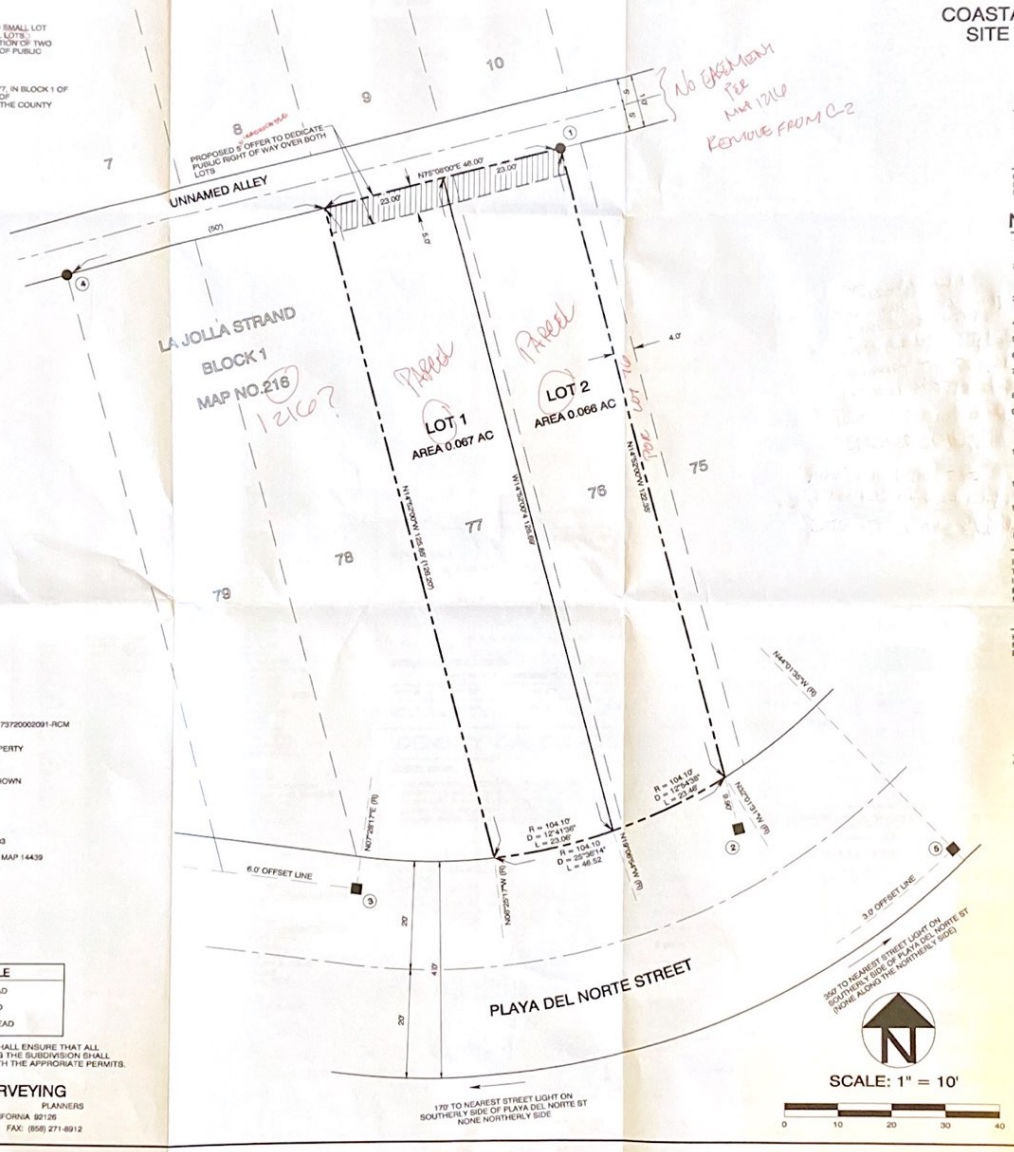
LOT	AREA	LOT TYPE
1	2914 SF	SFR
2	2874 SF	SFR

UTILITY TABLE

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

NOTE: THE SUBDIVIDER SHALL ENSURE THAT ALL ONSITE UTILITIES SERVING THE SUBDIVISION SHALL BE UNDERGROUNDED WITH THE APPROPRIATE PERMITS.

CE & S CHRISTENSEN ENGINEERING & SURVEYING
CIVIL ENGINEERS LAND SURVEYORS PLANNERS
7888 SILVERTON AVENUE, SUITE "J", SAN DIEGO, CALIFORNIA 92126
TELEPHONE: (858) 271-9901 FAX: (858) 271-8912



BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS TENTATIVE MAP IS THE NORTH LINE OF BLOCK 1, MAP NO. 1216, LE N 75°08' EAST.

BENCHMARK

CITY OF SAN DIEGO BENCHMARK BRASS PLUG LOCATED IN THE TOP OF CURB AT THE SOUTHWEST CORNER OF LA JOLLA BOULEVARD AND BONAIR STREET.
ELEVATION: 78.238' MEAN SEA LEVEL (N.G.V.D. 1929).

NOTES

1. THE SOURCE OF THE TOPOGRAPHIC INFORMATION SHOWN HEREON IS ON THE GROUND SURVEY BY "A QUICK SURVEY", DATED JULY 15, 2019.
2. THE SUBJECT PROPERTY IS SERVED BY SANITARY SEWER MAINS AND WATER MAINS WHICH WILL BE EXTENDED WITHIN THE PROPOSED PUBLIC STREET TO SUPPLY EACH PROPOSED LOT.
3. THE EXISTING NUMBER OF PARCELS ARE 1. THE PROPOSED NUMBER OF LOTS IN ~~THIS SUBDIVISION~~ ARE 2. PARCELS
4. THE ASSESSOR PARCEL NUMBER FOR THIS PROPERTY IS : 351-381-31-00
5. THE TOTAL AREA OF THE SUBJECT PROPERTY IS 0.133 ACRES.
6. THE PROPERTY HAS DIRECT ACCESS TO PLAYA DEL NORTE STREET, A DEDICATED PUBLIC STREET.
7. 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)
8. NAD27 COORDINATES = 242-1683, CCS83 COORDINATES = 1882-6243
9. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE SUBDIVIDER SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.
10. A PARCEL MAP FILED AT THE COUNTY RECORDER'S OFFICE PRIOR TO THE EXPIRATION OF THE TENTATIVE MAP SHALL BE REQUIRED. A DETAILED PROCEDURE OF SURVEY WILL BE SHOWN ON THE FINAL MAP AND ALL PROPERTY CORNERS WILL BE SET ON THE FINAL MAP. PARCEL MAP PARCEL MAP
11. SUFFICIENT MONUMENTATION EXISTS TO RECREATE BOUNDARY OF PROJECT AND TO PERMIT A MAP PROCEDURE OF SURVEY.
12. A WAIVER OF UNDERGROUNDING OVERHEAD UTILITES FRONTING THE SITE IS REQUESTED.

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.

KARLA V. BELTRAN — DATE
MANAGER
BBARC, LLC

PRELIMINARY — JUNE 17, 2020
ANTONY K. CHRISTENSEN, RCE 54021 — Date
LS 7508

REGISTERED PROFESSIONAL ENGINEER — ANTONY K. CHRISTENSEN — No. 54021 — Exp. 12-31-21 — CIVIL — STATE OF CALIFORNIA

LICENSED LAND SURVEYOR — ANTONY K. CHRISTENSEN — No. 7508 — Exp. 12-31-21 — STATE OF CALIFORNIA

Prepared By:
CHRISTENSEN ENGINEERING & SURVEYING
7888 SILVERTON AVENUE, SUITE "J"
SAN DIEGO, CA 92126
PHONE (858)271-9901

Project Address:
242-244 PLAYA DEL NORTE
LA JOLLA, CA 92037

Revision 5:
Revision 4:
Revision 3:
Revision 2:
Revision 1:

Project Name:
PLAYA UNITS

Original Date: MARCH 13, 2020

Sheet Title

Sheet 1 of 1 Sheet

TENTATIVE MAP NO. 2414114

C-1

P.T.S. NO. 1176911 | I.O. NO. 24215594 | LC COOR. 242-1683 | CCS83 COOR. 1882-6243

JN A2020-15