

DOC# 2024-0238361



**RECORDING REQUESTED BY**  
CITY OF SAN DIEGO  
DEVELOPMENT SERVICES  
PERMIT INTAKE, MAIL STATION  
501

Sep 05, 2024 09:10 AM  
OFFICIAL RECORDS  
JORDAN Z. MARKS,  
SAN DIEGO COUNTY RECORDER  
FEES: \$41.00 (SB2 Atkins: \$0.00)

PAGES: 10

**WHEN RECORDED MAIL TO**  
**PROJECT MANAGEMENT**  
**PERMIT CLERK**  
**MAIL STATION 501**

JOB ORDER NUMBER: 11004543

SPACE ABOVE THIS LINE FOR RECORDER'S USE

EXTENSION OF TIME FOR COASTAL DEVELOPMENT PERMIT, PMT-32554750,  
EXTENSION OF TIME FOR TENTATIVE MAP, PMT-32554760  
EXTENSION OF TIME TO TENTATIVE MAP NO. 2495174  
EXTENSION OF TIME TO COASTAL DEVELOPMENT PERMIT NO. 2273248  
PROJECT No. 632775 MMRP

**7760 HERSCHEL AVENUE- PRJ- 1104075**  
**DEVELOPMENT SERVICES DEPARTMENT**

This EXTENSION OF TIME No. PMT-32554750 and PMT-32554760 is a three-year Extension of Time to previously approved Tentative Map No. 2495174, Coastal Development Permit No. 2273248 and the Mitigation, Monitoring, and Reporting Program (MMRP) for Project No. 632775 is hereby granted by the Development Services of the City of San Diego to Herschel Associates, LLC, a California Limited Liability Company, Owner/ Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0111. The 0.16-acre site is located at 7760 Herschel Avenue in the La Jolla Planned District Zone Two, Coastal (non-appealable) Overlay Zone, Coastal Height Limitation Overlay Zone, Residential Tandem Parking Overlay Zone, Transit Area Overlay Zone, and Transit Priority Area within the La Jolla Community Plan area. The project site is legally described as Lots 35 and 36 in Block 29 in 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 28, 1887.

Subject to the terms and conditions set forth in this Permit and previously approved Tentative Map No. 2495174 and Coastal Development Permit No. 2273248, permission is granted to Herschel Associates, LLC, a California Limited Liability Company, Owner/ Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0111 and 126.0702. to construct a three-story, multi-family duplex dwelling unit structure with a total of four residential condominium dwelling units and subterranean parking as described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] and conditions filed in the Development Services Department. Tentative Map No. 2495174 and Site Development Permit No. 2273248 originally approved by the Hearing Officer on December 16, 2020, are hereby extended as indicated within this permit until January 1, 2027.

**The project shall include:**

**ORIGINAL**

- a. A three-year extension of time for the previously approved Tentative Map No. 2495174 and Coastal Development Permit No. 2273248.
- b. Construction of a three-story, multifamily duplex dwelling unit with a total of four residential condominium dwelling units and subterranean parking, approximately 13,384-square-feet of total development area;
- c. Landscaping (planting, irrigation and landscape related improvements);
- d. Site walls, fences, walkways, balconies, and exterior lighting; 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 prior to January 1, 2027, which does not exceed thirty-six (36) months from the expiration date of the original permit. Failure to utilize and maintain utilization of this permit as described in the SDMC will automatically void the permit.
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. No further Extension of Time may be granted pursuant to SDMC Section 126.0111(a).
4. Construction plans shall be in substantial conformity to Exhibit "A," per the previously approved Exhibits and conditions on file with Development Services for Tentative Map No. 2495174 and Coastal Development Permit No. 2273248 and Project No. 632775 MMRP, Recorded with the County of San Diego Recorder on March 24, 2021, DOC #2021-0227811, with the exception of the expiration dates. No changes, modifications or alterations shall be made unless appropriate application(s) or amendment(s) to this Permit have been granted.

**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 development 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 §66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Development Services Department of the City of San Diego on July 25, 2024,  
CM-7345

EXTENSION OF TIME PMT-32554750 and PMT-32554760  
EXTENSION OF TIME TO Tentative Map No. 2495174  
and Coastal Development Permit No. 2273248  
Project No. 632775 MMRP  
Date of Approval: July 24, 2024

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

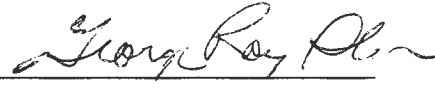
  
\_\_\_\_\_  
Will Rogers  
Development Project Manager

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

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**The undersigned Owners/Permittees**, by execution hereof, agrees to each and every condition of this Permit and promises to perform each and every obligation of Owners/Permittees hereunder.

Herschel Associates, LLC, a California Limited  
Liability Corporation  
Owner/Permittee

By   
\_\_\_\_\_  
George Roy Sloan  
Managing Member  
Agent

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

**- See Attached Notarial Certificate -**

# CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of CALIFORNIA }

County of San Diego }

On 8-22-2024 before me, Spencer Mecina, NOTARY PUBLIC,  
(Here insert name and title of the officer)

personally appeared George Roy Sloan —  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

*[Signature]*  
Notary Public Signature



(Notary Public Seal)

### ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

\_\_\_\_\_  
(Title or description of attached document)

\_\_\_\_\_  
(Title or description of attached document continued)

Number of Pages \_\_\_\_\_ Document Date \_\_\_\_\_

CAPACITY CLAIMED BY THE SIGNER

Individual (s)

Corporate Officer

\_\_\_\_\_  
(Title)

Partner(s)

Attorney-in-Fact

Trustee(s)

Other \_\_\_\_\_

### INSTRUCTIONS FOR COMPLETING THIS FORM

- This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgements from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.
- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
  - Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
  - The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
  - Print the name(s) of document signer(s) who personally appear at the time of notarization.
  - Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/they, is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
  - The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
  - Signature of the notary public must match the signature on file with the office of the county clerk.
    - Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
    - Indicate title or type of attached document, number of pages and date.
    - Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CBO, CFO, Secretary).
  - Securely attach this document to the signed document with a staple.



**CALIFORNIA ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }  
County of San Diego }

On September 3, 2024 before me, Rocio Mejia, Notary Public  
*Date Here Insert Name and Title of the Officer*  
personally appeared --- Will Rogers, Development Project Manager ---  
*Name(s) of Signer(s)*

who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.



Place Notary Seal and/or Stamp Above

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

*Rocio Mejia*  
Signature \_\_\_\_\_  
*Signature of Notary Public*

**OPTIONAL**

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: 7760 Herschel Avenue - Project Number 632775  
Document Date: July 24, 2024 Number of Pages: 9  
Signer(s) Other Than Named Above: ---George Roy Sloan---

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_ Signer's Name: \_\_\_\_\_  
 Corporate Officer – Title(s): \_\_\_\_\_  Corporate Officer – Title(s): \_\_\_\_\_  
 Partner –  Limited  General  Partner –  Limited  General  
 Individual  Attorney in Fact  Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  Other: \_\_\_\_\_  
Signer is Representing: \_\_\_\_\_ Signer is Representing: \_\_\_\_\_

**ORIGINAL**

**DEVELOPMENT SERVICES DEPARTMENT  
RESOLUTION NO. CM-7345  
EXTENSION OF COASTAL DEVELOPMENT PERMIT PMT-32554750**

**7760 HERSCHEL AVENUE PROJECT NO. 632775 (MMRP)**

WHEREAS HERSCHEL ASSOCIATES, LLC, Subdivider, and COFFEY ENGINEERING INCORPORATED, engineer, Owner/Permittee, filed an application with the City of San Diego for a three-year Extension of Time Coastal Development Permit [CDP] No. PMT-32554750 to previously approved CDP No. 2273248 and Mitigated Negative Declaration [MND] Project No. 632775 Mitigation, Monitoring, and Reporting Program [MMRP] is hereby granted by the Development Services of the City of San Diego to Herschel Associates, LLC, a California Limited Liability Company, Owner/ Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0111. The 0.16-acre site is located at 7760 Herschel Avenue in the La Jolla Planned District Zone Two [LJPD-2], Coastal (non-appealable) Overlay Zone, Coastal Height Limitation Overlay Zone, Residential Tandem Parking Overlay Zone, Transit Area Overlay Zone, and Transit Priority Area within the La Jolla Community Plan area. The project site is legally described as Lots 3S and 36 in Block 29 in 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 28, 1887; and

WHEREAS, all associated permits shall conform to the previously approved Exhibit "A" and conditions on file with the Development Services Department pursuant to CDP No. 2273248 and MND Project No. 632775 MMRP, with the exception of the expiration date; and

WHEREAS, the activity is covered under the MMRP, as detailed within Section V of the Mitigated Negative Declaration (MND) No. 632775, RESOLUTION NO. HO-7367-2 The activity is adequately addressed in the environmental document and there is no change in circumstance, additional information, or project changes to warrant additional environmental review. The prior environmental documents adequately covered this activity as part of the previously approved project and the activity is not a separate project for the purpose of California Environmental Quality Act [CEQA] review pursuant to CEQA Guidelines Section 15162 (a); and

BE IT FURTHER RESOLVED, by the Development Services of the City of San Diego, that it adopts the following findings with respect to Extension of Time No. PMT 32554750 to CDP No. 2273248 and MND Project No. 632775 MMRP.

- 1. The project as originally approved would not place the occupants of the proposed development or the immediate community in a condition dangerous to their health and safety.**

The project proposes a Tentative Map to subdivide existing two lots into a single parcel lot for the four residential condominium development. The project has been reviewed and is in conformance with the San Diego Municipal Code (SDMC) and the Subdivision Map Act. The Tentative Map includes conditions and corresponding exhibits of approvals relevant to adequate parking, public improvements, and payment of applicable fees in order to achieve compliance with the regulations of the SDMC. The proposed subdivision is consistent with the development regulations of the LJPD Zone 2, the Land Development Code regulations,

and permitted requirements continue to govern this project. The Project does not request any deviations or variances for the development and complies with the applicable development regulations pertaining to building setbacks, building height and bulk. The project has not changed and the MMRP requirements will remain in effect in accordance with Mitigated Negative Declaration No 632775. Therefore, the design of the subdivision or the type of improvements will not be detrimental to the public, health, safety and welfare.

**2. There are no changed circumstances which would affect the project's consistency with the Local Coastal Program.**

The project proposes a Tentative Map to subdivide existing two lots into a single parcel lot for the four residential condominium development. The project has been reviewed and is in compliance with the Local Coastal Program and the Subdivision Map Act. The Tentative Map includes conditions and corresponding exhibits of approvals relevant to adequate parking, public improvements, and payment of applicable fees in order to achieve compliance with the regulations of the SDMC. The proposed subdivision is consistent with the development regulations of the LJPD Zone 2 La Jolla Community Plan and Local Coastal Program, Land Use Plan, the Land Development Code regulations, and permitted requirements continue to govern this project. The Project does not request any deviations or variances for the development and complies with the applicable development regulations pertaining to building setbacks, building height and bulk. The project has not changed and the MMRP requirements will remain in effect in accordance with Mitigated Negative Declaration No 632775. Therefore, the design of the subdivision or the type of improvements will not be detrimental to the La Jolla Community Plan and Local Coastal Program, Land Use Plan.

**3. No new condition is required to comply with state or federal law.**

The project proposes a Tentative Map to subdivide existing two lots into a single parcel lot for the four residential condominium development. The project has been reviewed and is in compliance with the Local Coastal Program and the Subdivision Map Act. The Tentative Map includes conditions and corresponding exhibits of approvals relevant to adequate parking, public improvements, and payment of applicable fees in order to achieve compliance with the regulations of the SDMC. There are no new conditions required to comply with federal state laws.

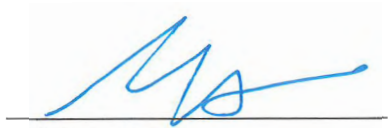
The above findings/are supported by the minutes and exhibits, all of which are herein incorporated by reference; and

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Development Services Department, is hereby GRANTED by the Development Services Department to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in this Extension of Time for Coastal Development Permit [CDP] No. PMT-32554750, a copy of which is attached hereto and made a part hereof.

PASSED AND ADOPTED BY THE DEVELOPMENT SERVICES DEPARTMENT OF THE CITY OF SAN DIEGO, CALIFORNIA, ON JULY 25,2024



By



Will Rogers  
Development Project Manager  
Development Services Department

Job Order No. 11004543

**DEVELOPMENT SERVICES DEPARTMENT  
RESOLUTION NO. CM-7345  
EXTENSION OF TIME NO. PMT-3255476  
EXTENSION OF TIME TO TENTATIVE MAP NO. 2495174  
7760 HERSCHEL AVENUE PROJECT NO. 632775, (MMRP)**

WHEREAS, HERSCHEL ASSOCIATES, LLC, Subdivider, and COFFEY ENGINEERING INCORPORATED, engineer, submitted an application to the City of San Diego for a three-year Extension of Time No. PMT-3255476 for Tentative Map No. 2495174 for the subdivision of an existing 0.16-acre parcel lot into a single parcel lot with four residential condominium units. The project site is located at 7760 Herschel Avenue in the La Jolla Planned District Zone Two [LJPD-2] base zone, Coastal (non-appealable) Overlay Zone, Coastal Height Limitation Overlay Zone, Residential Tandem Parking Overlay Zone, Transit Area Overlay Zone, and Transit Priority Area within the La Jolla Community Plan area and Local Coastal Program Land Use Plan. The property is legally described as Lots 35 and 36 in Block 29 in 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 28, 1887; and

WHEREAS, the previously approved Map proposed the subdivision of the 0.16-acre site into one (1) lot for four (4) residential condominiums; and

WHEREAS, all associated permits and maps shall conform to the previously approved Exhibits, Map and conditions on file with the Development Services Department pursuant to TENTATIVE MAP NO.2495174 with the exception of the expiration date; and

WHEREAS, the activity is covered under Mitigated Negative Declaration [MND] No. 632775, RESOLUTION NO. HO-7367-2 The activity is adequately addressed in the environmental document and there is no change in circumstance, additional information, or project changes to warrant additional environmental review. The prior environmental documents adequately covered this activity as part of the previously approved project and the activity in not a separate project for the purpose of California Environmental Quality Act [CEQA] review pursuant to CEQA Guidelines Section 15162 (a); and

BE IT FURTHER RESOLVED that the Development Services of the City of San Diego, approves Extension of Time No. PMT-3255476, and the expiration date to Tentative Map No. 2495174 shall be extended to January 31, 2027.

PASSED AND ADOPTED BY THE DEVELOPMENT SERVICES DEPARTMENT OF THE CITY OF SAN DIEGO, CALIFORNIA, ON JULY 25, 2024.

By



Will Rogers  
Development Project Manager  
Development Services Department

Job Order No. 11004543

**ORIGINAL**