



THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: December 4, 2008 **REPORT NO. PC-08-152**

ATTENTION: Planning Commission, Agenda of December 11, 2008

SUBJECT: OLIVETAS TOWNHOMES – PROJECT NO. 129715
PROCESS 4

OWNER: OLIVETAS ASSOCIATES, LLC (Attachment 14)

APPLICANT: Olivetas Associates, LLC - Discovery Group, Jay Wexler

SUMMARY

Issue(s): Should the Planning Commission approve an application to demolish an eight-unit apartment building and construct eight residential condominium units within the La Jolla Community Plan area?

Staff Recommendation:

1. CERTIFY Negative Declaration No. 129715.
2. APPROVE Coastal Development Permit No. 446764, Site Development Permit No. 447537, and Vesting Tentative Map No. 447536

Community Planning Group Recommendation: On September 6, 2007, the La Jolla Community Planning Association voted 6-4-0 to recommend approval with no conditions.

Environmental Review: Negative Declaration No. 129715 has been prepared for this project in accordance with the State of California Environmental Quality Act (CEQA) Guidelines which determined that the proposed project will not have a significant environmental effect.

Fiscal Impact Statement: None with this action. All costs associated with the processing of this project are paid by the applicant.

Code Enforcement Impact: None

Housing Impact Statement: The project proposal would replace eight residential apartments with eight new condominium units for sale. Therefore, there would be no housing impacts with this action. The applicant would pay the in lieu fee to meet the inclusionary housing requirements.

BACKGROUND

The project site is located at 7417-7427 Olivetas Avenue in Zone 5 of the La Jolla Planned District, and is within the Coastal Height Limitation, Coastal Overlay (non-appealable), Parking Impact, Residential Tandem Parking, and Transit Area Overlay Zones within the La Jolla Community Plan area.

The proposed residential development parcel is designated Medium Residential Density, 15-30 dwelling units per acre, within the La Jolla Community Plan and Local Coastal Program Land Use Plan. The proposed eight-unit condominium project is consistent with this land use designation.

The 0.258-acre site is developed with eight residential apartments built in 1947. The eight units are located in two buildings, separated by an open courtyard. The structures mirror each other and are composed of two, one-story, buildings with an additional unit located on the second floor over the garages. The rear units are located over six, single car garages.

DISCUSSION

Project Description:

The proposed project includes the demolition eight residential apartments and the construction of eight residential condominiums units. A Coastal Development Permit is required due to its location within the Coastal Overlay Zone. A Site Development Permit is required because the site is in the La Jolla Planned District. A Vesting Tentative Map is required for the sale of the condominium units.

The proposed condominium units would be two stories with attached basement/garages. The units range from one to three bedrooms and range in size from 913 to 1,540 square feet with roof decks. All eight units are within one structure and include an interior motor court and a 5,354 square-foot courtyard plaza. The exterior elevation would be designed with stucco, stone veneer, cooper, vinyl windows and a combination of flat and sloped roofs.

The total parking requirement for the eight residential condominiums is sixteen spaces. Six units would have an attached two-car garage. Two units would utilize tandem parking, which includes a one-car garage and one uncovered parking space. The project meets the sixteen off-street parking space requirement.

The project would require the entire site to be graded. The grading would include approximately

900 cubic yards of excavation, 800 cubic yards of export and 100 cubic yards of fill at a maximum depth of 9 feet.

Historical Designation:

An historic resources report was prepared for 7417-7427 Olivetas Avenue in November, 2007, by Kathleen Crawford to evaluate potential impacts to historical sites on or within the vicinity of the project site. The evaluation found that the existing apartment complex was constructed in 1947 by George Klicka Jr. and at one time was owned by Ord Preston, Preston Watts and R.C. Watts. R.C. Watts was a real estate broker whose principal civic interests were the La Jolla Town Council, Scripps Memorial Hospital and The La Jollans, Inc. The apartment complex was most likely developed as a post-World War II real estate investment, which was typical throughout San Diego's coastal communities.

The report concluded that no evidence was discovered to support a determination that 7417-7427 Olivetas Avenue exemplified or reflected special elements in San Diego's, La Jolla's or Olivetas Avenue's historical archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping, or architectural development. In addition, the apartment complex is not associated with persons or events significant in local, state, or national history. The apartment complex does not exemplify a unique architectural style, the work of a master, and is not part of a historic district. The report determined that based on these criteria, the apartment complex was not significant, no impacts were identified, and no mitigation was required.

The City's Historical Resources staff reviewed the assessment and disagreed with the determination. The Historical Resources staff determined that the apartment complex was historically significant and scheduled the project to be presented to the Historical Resources Board (HRB) on March 27, 2008. The HRB agreed with Historical Resources staff and voted to designate the structure as historically significant.

On October 6, 2008, the applicant appealed the HRB's determination to the City Council. The City Council did not agree with the determination by HRB and granted the applicants appeal to rescind the historic designation of the site. The Council agreed with the original assessment of the historical report and the determination that the Olivetas Avenue apartment complex was not historic. Therefore, the demolition of 7417-7427 Olivetas Avenue will have no significant impacts and no mitigation is required.

Community Plan Analysis:

The 0.258-acre site is located within the La Jolla Community Plan area and is designated for Medium Residential Density (15-30 dwelling units per acre). The proposed construction of eight condominium units is consistent with this land use designation. Currently there are eight existing dwelling units for rent. The La Jolla Community Plan describes this density range as taking the form of townhomes and low-scale apartments that are found in portions of the Windansea area.

One of the main goals of the Residential Land Use Element of the community plan is to provide a high quality residential environment in La Jolla that respects its relationship to the sea, to the

hillsides and to open space. The project proposes high quality materials such as copper, riverbed stone veneer, and wood. Another goal is to promote the development of a variety of housing types and styles in La Jolla. The condominiums proposed will range from about 900 square-feet to 1500 square-feet, and would be smaller than many of the homes in the immediate neighborhood. This would provide a variety of housing types and affordability levels on the street. Another goal of the community plan is to maintain the character of La Jolla's residential areas by ensuring that redevelopment occurs in a manner that protects natural features, preserves existing streetscape themes and allows harmonious visual relationships to exist between the bulk and scale of new and older structures. The scale of the proposed condominiums will fit into the existing residential streetscape. The proposed development would be under the 30-foot height limit. Adjacent buildings include single family residential uses, the Darlington House, an historic structure a few parcels to the north and single family and multi-family development across the street. The proposed condominium design includes articulated facades with landscaping that is tailored to each unit. The materials chosen would provide a continuity of high quality residential development, replete with landscaping that ties into the existing streetscape. The project proposes an interior courtyard on the east side of the development for social gatherings and car access to the garages.

The community plan strives to maintain the existing residential character of La Jolla's neighborhoods by encouraging build out of residential areas at the plan density. The proposed project would be consistent with this policy because the development is at the maximum allowable density designated for the parcel.

The General Plan recommends providing a pattern and scale of development that provides visual diversity, choice of lifestyle, and opportunities for social interaction. The General Plan also recommends utilizing landscape as an important aesthetic and unifying element throughout the City. The proposed project, as described above would implement these goals. The project is not requesting deviations.

La Jolla Community Planning Association:

On September 6, 2007, the La Jolla Community Planning Association (LJCPA) voted 6-4-0 to recommend approval with no conditions. Concerns discussed at the LJCPA were that the condominiums did not appear to meet the minimum landscape requirement and that the color and style would not be compatible compared to the adjacent historic structure (Darlington House). Staff has determined that the proposed project meets the 30% landscape requirement and that the proposed colors are consistent with the La Jolla community character.

Conclusion:

Staff has reviewed the proposed project and has determined that it complies with all the applicable sections of the Land Development Code, the La Jolla Community Plan and Local Coastal Program Land Use Plan and Subdivision Map Act. Therefore, staff can support the Coastal Development Permit, Site Development Permit and Vesting Tentative Map.

ALTERNATIVE

1. Recommend that the Planning Commission **Approve** Coastal Development Permit No. 446764, Site Development Permit No. 447537 and Vesting Tentative Map No. 447536, **with modifications.**
2. Recommend that the City Council **Deny** Coastal Development Permit No. 446764, Site Development Permit No. 447537 and Vesting Tentative Map No. 447536, **if the findings required to approve the project cannot be affirmed.**

Respectfully submitted,



Mike Westlake
Program Manager
Development Services Department



Edith Y. Gutierrez
Project Manager
Development Services Department

Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Vesting Tentative Map
6. North View of Proposed Condominiums
7. Site Plan
8. Landscape Plan
9. Elevations
10. Draft Permit with Conditions
11. Draft Resolution with Findings
12. Draft Map Conditions and Subdivision Resolution
13. Community Planning Group Recommendation
14. Ownership Disclosure Statement
15. Project Chronology

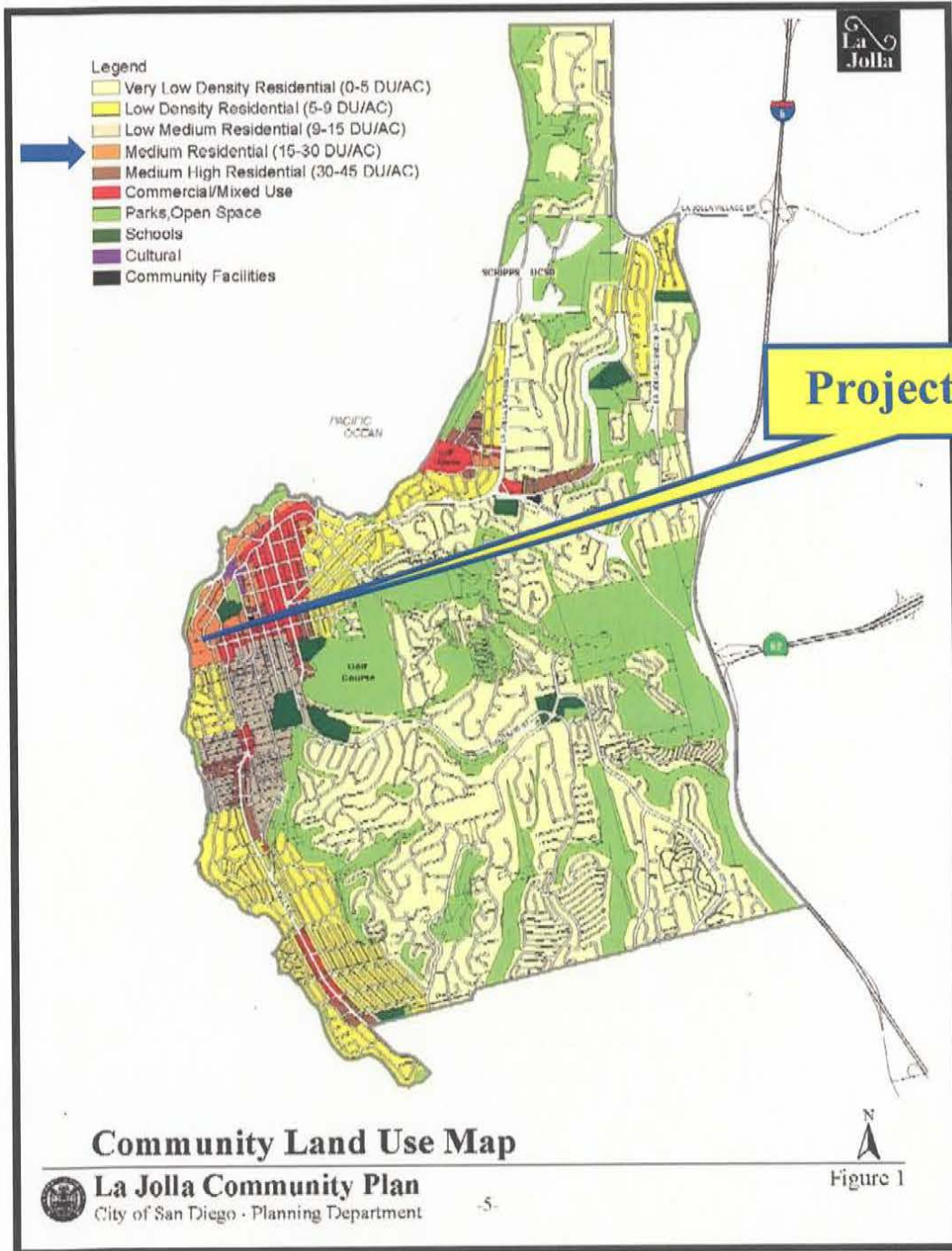


Aerial Photo

OLIVETAS TOWNHOMES ~ 7417-7427 OLIVETAS AVENUE

PROJECT NO. 129715

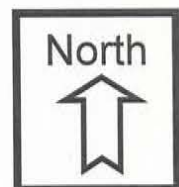




Community Plan Land Use Map

OLIVETAS TOWNHOMES ~ 7417-7427 OLIVETAS AVENUE

PROJECT NO. 129715 – La Jolla





Project Location Map

OLIVETAS TOWNHOMES~ 7417- 7427 OLIVETAS AVENUE
PROJECT NO. 129715

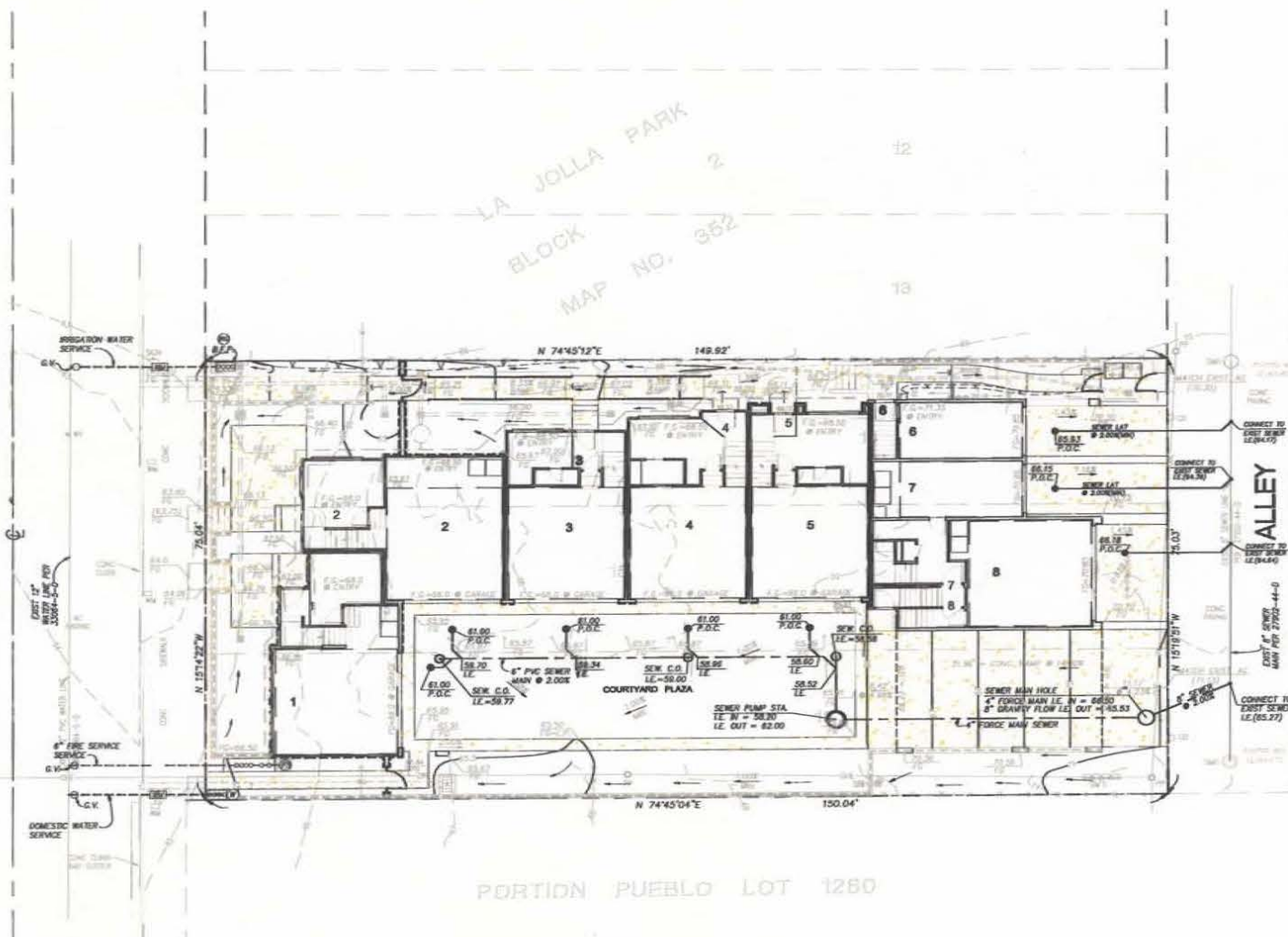


PROJECT DATA SHEET

PROJECT NAME:	Olivetast Townhomes ~ PTS 129715	
PROJECT DESCRIPTION:	Demolish eight residential units and construct eight condominium units	
COMMUNITY PLAN AREA:	La Jolla	
DISCRETIONARY ACTIONS	Coastal Development Permit and Site Development Permit	
COMMUNITY PLAN LAND USE DESIGNATION:	Medium Residential Density (15-30 DU per acre)	
<u>ZONING INFORMATION:</u>		
ZONE: Zone 5 (Multi-Family Residential, 29 DU/acre)		
HEIGHT LIMIT: 30-foot maximum/Proposed 29 feet, 10 inches		
LOT SIZE: 2,500 square-foot minimum lot size		
FLOOR AREA RATIO: 1.5 maximum/Proposed 1.38		
FRONT SETBACK: 15 feet minimum/15 feet proposed		
SIDE SETBACK: 7 feet minimum/Proposed 7 feet		
STREETSIDE SETBACK: N/A		
REAR SETBACK: 10-foot minimum/Proposed 10-foot		
PARKING: 16 parking spaces required/Proposed 16 spaces		
<u>ADJACENT</u> <u>PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Medium Residential; LJPD Zone 5	Multi-Family Residence
SOUTH:	Medium Residential; RM-1-1	Commercial
EAST:	Commercial; LJPD Zone 4	Commercial
WEST:	Medium Residential; LJPD Zone 5	Multi-Family Residential
DEVIATIONS OR VARIANCES REQUESTED:	None	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On September 6, 2007, the La Jolla Community Planning Association voted 6-4-0 to approve this project, with no conditions.	

OLIVETAS AVENUE

ALLEY



PORTION PUEBLO LOT 1260



Vesting Tentative Map
Olivetas Townhomes – Project No. 129715
 CITY OF SAN DIEGO – DEVELOPMENT SERVICES DEPARTMENT

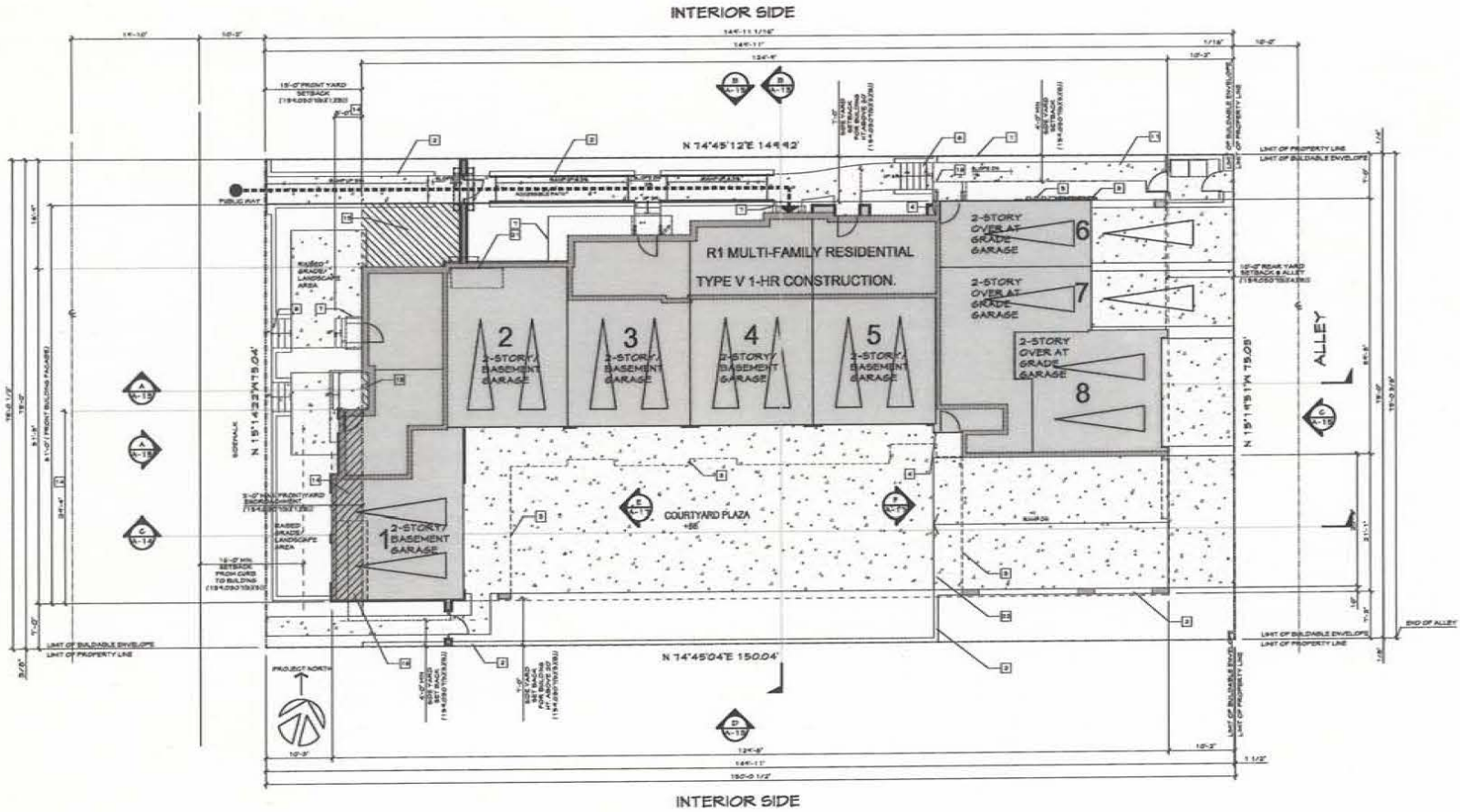


North View from Olivetas Avenue

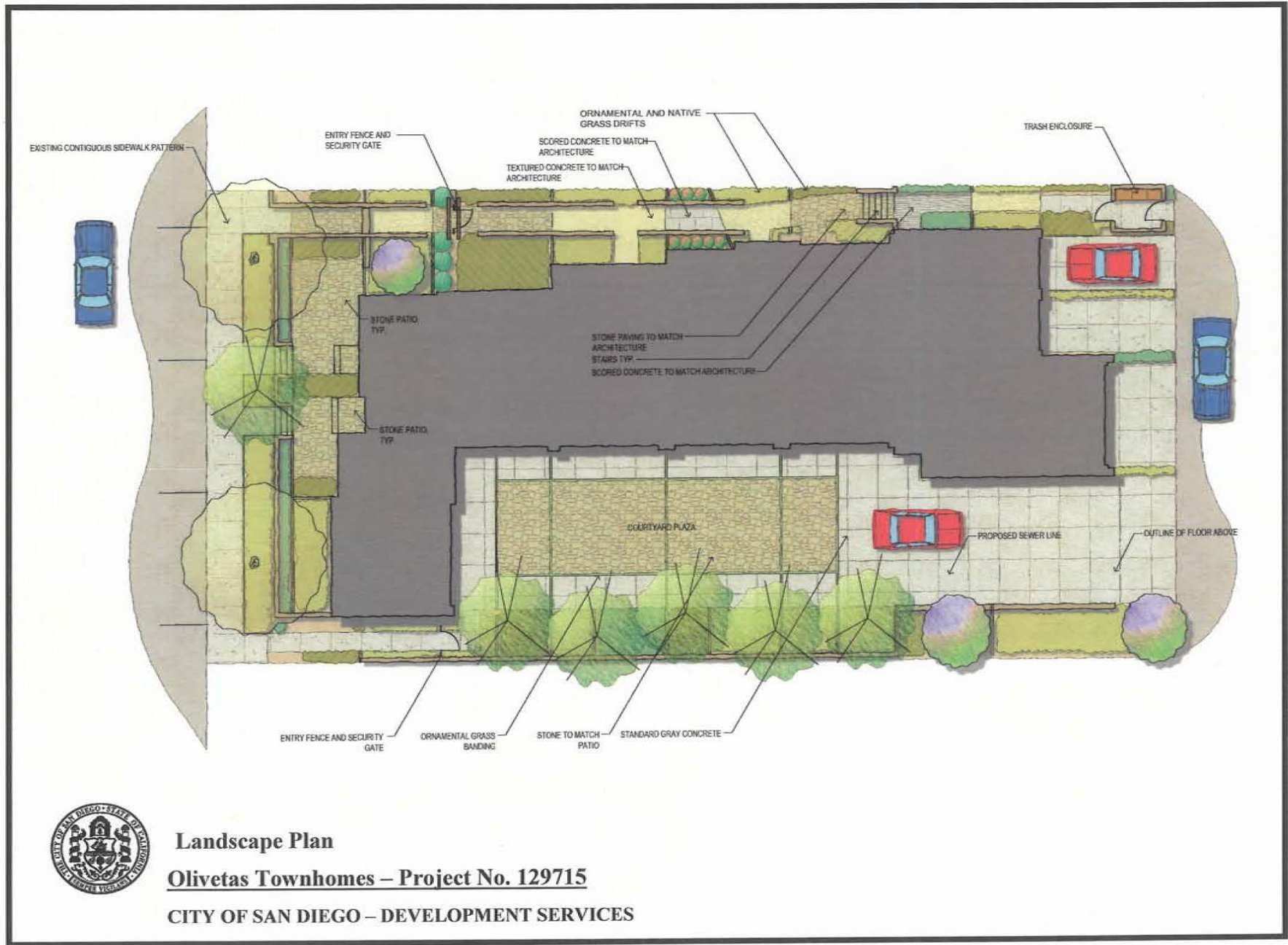
Olivetas Townhomes – Project No. 129715

CITY OF SAN DIEGO – DEVELOPMENT SERVICES

OLIVETAS AVE (FRONT)



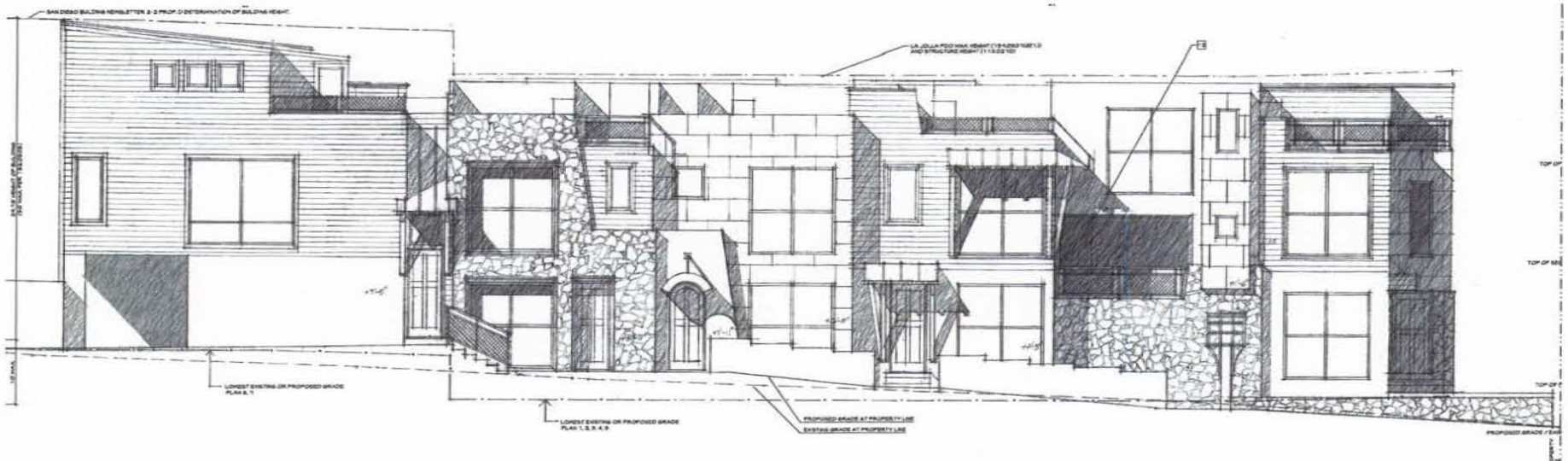
Site Plan
Olivetast Townhomes – Project No. 129715
CITY OF SAN DIEGO – DEVELOPMENT SERVICES



Landscape Plan
Olivetas Townhomes – Project No. 129715
CITY OF SAN DIEGO – DEVELOPMENT SERVICES



WEST ELEVATION (VIEW FROM OLIVETAS AVENUE)



NORTH ELEVATION (VIEW FROM LEFT SIDE YARD)



Elevations
Olivetás Townhomes – Project No. 129715
CITY OF SAN DIEGO – DEVELOPMENT SERVICES

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

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

SPACE ABOVE THIS LINE FOR RECORDER'S USE

JOB ORDER NUMBER: 42-7811

COASTAL DEVELOPMENT PERMIT NO. 446764 AND
SITE DEVELOPMENT PERMIT NO. 447537
OLIVETAS TOWNHOMES ~ PROJECT NO. 129715
 PLANNING COMMISSION

This Coastal Development Permit No. 446764 and Site Development Permit No. 447537 are granted by the Planning Commission of the City of San Diego to OLIVETAS ASSOCIATES, LLC, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0708 and 126.0504. The 0.258-acre site is located at 7417-7427 Olivetas Avenue in Zone 5 of the La Jolla Planned District, Coastal Height Limitation, Coastal Overlay (non-appealable), Parking Impact, Residential Tandem Parking, and Transit Area Overlay Zones within the La Jolla Community Plan Area. The project site is legally described as Lots 14, 15 and 16 in Block 2 of La Jolla Park, Map No. 352.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to demolish an eight-unit apartment building and construct eight condominium units, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated December 11, 2008, on file in the Development Services Department.

The project shall include:

- a. Demolition of eight residential units;
- b. Construction of eight, two-story, over basement/garage, residential condominium units totaling 10,540 square feet;
- c. Landscaping (planting, irrigation and landscape related improvements);
- d. Off-street parking;

- e. Accessory improvements determined by the Development Services Department to be consistent with the land use and development standards in effect for this site per the adopted community plan, California Environmental Quality Act Guidelines, public and private improvement requirements of the City Engineer, the underlying zone(s), conditions of this Permit, and any other applicable regulations of the SDMC in effect for this site.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. Failure to utilize and maintain utilization of this permit as described in the SDMC will automatically void the permit unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in affect at the time the extension is considered by the appropriate decision maker.
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. Unless this Permit has been revoked by the City of San Diego the property included by reference within this Permit shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the Development Services Department.
4. This Permit is a covenant running with the subject property and shall be binding upon the Owner/Permittee and any successor or successors, and the interests of any successor shall be subject to each and every condition set out in this Permit and all referenced documents.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
7. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial modifications to the building and site improvements to comply with applicable building, fire, mechanical and plumbing codes and State law requiring access for disabled people may be required.

8. Construction plans shall be in substantial conformity to Exhibit "A." No changes, modifications or alterations shall be made unless appropriate application(s) or amendment(s) to this Permit have been granted.

9. All of the conditions contained in this Permit have been considered and have been determined to be necessary in order to make the findings required for this Permit. It is the intent of the City that the holder of this Permit be required to comply with each and every condition in order to be afforded the special rights which the holder of the Permit is entitled as a result of obtaining this Permit.

In the event that any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" condition(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

10. The applicant 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 applicant of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the applicant 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, applicant 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 applicant 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 applicant shall not be required to pay or perform any settlement unless such settlement is approved by applicant.

AFFORDABLE HOUSING REQUIREMENTS:

11. Prior to the issuance of building permits, the Owner/Permittee shall comply with the Affordable Housing Requirements of the City's Inclusionary Housing Ordinance (Chapter 14, Article 2, Division 13 of the Land Development Code) by paying an in-lieu fee or enter into an agreement with the San Diego Housing Commission to assure the payment of the in-lieu fee.

ENGINEERING REQUIREMENTS:

12. Coastal Development No. 446764 and Site Development Permit No. 447537 shall comply with all conditions of Vesting Tentative Map No. 447536.

LANDSCAPE REQUIREMENTS:

13. In the event that a foundation only permit is requested by the Owner/Permittee, a site plan or staking layout plan shall be submitted identifying all landscape areas consistent with Exhibit 'A,' Landscape Development Plan, on file in the Office of the Development Services Department. These landscape areas shall be clearly identified with a distinct symbol, noted with dimensions and labeled as 'landscaping area.'

14. Prior to issuance of any construction permits for buildings, the Owner/Permittee shall submit complete landscape and irrigation construction documents consistent with the Land Development Manual, 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 Office of the Development Services Department.

15. Prior to Final Inspection, it shall be the responsibility of the Owner/Permittee to install all required landscape. A "No Fee" Street Tree Permit, if applicable, shall be obtained for the installation, establishment, and on-going maintenance of all street trees.

16. The Owner/Permittee shall maintain all landscape in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees is not permitted. The trees shall be maintained in a safe manner to allow each tree to grow to its mature height and spread.

17. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements in the right-of-way consistent with the Land Development Manual, Landscape Standards unless long-term maintenance of said landscaping will be the responsibility of a Landscape Maintenance District or other approved entity. In this case, a Landscape Maintenance Agreement shall be submitted for review by a Landscape Planner.

18. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction document plans is damaged or removed during demolition or construction, the Owner/Permittee is responsible to repair and/or replace any landscape in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or prior to a Final Landscape Inspection.

PLANNING/DESIGN REQUIREMENTS:

19. No fewer than sixteen (16) off-street parking spaces shall be maintained on the property at all times in the approximate locations shown on the approved Exhibit "A." Parking spaces shall

comply at all times with the SDMC and shall not be converted for any other use unless otherwise authorized by the Development Services Department.

20. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.

21. The "Study" area as shown on the Exhibit "A" shall not be converted to any other use including a bedroom at any time.

22. The restriction on the change of use for "Study" area shall be reflected and disclosed on any future lease agreement(s) of the dwelling units on this property.

23. All signs associated with this development shall be consistent with sign criteria established by City-wide sign regulations.

24. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.

INFORMATION ONLY:

- 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 Planning Commission of the City of San Diego on December 11, 2008.

Coastal Development Permit NO. 446764, Site
Development Permit No. 447537 and Vesting Tentative
Map No. 447536
Date of Approval: December 11, 2008

AUTHENTICATED BY THE DEVELOPMENT SERVICES DEPARTMENT

Edith Y. Gutierrez
Development Project Manager

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

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.

OLIVETAS ASSOCIATES, LLC
Owner/Permittee

By _____
GERALD M. RUDICK
TRUSTEE

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

PLANNING COMMISSION
RESOLUTION NO.
COASTAL DEVELOPMENT PERMIT NO. 446764 AND
SITE DEVELOPMENT PERMIT NO. 447537
OLIVETAS TOWNHOMES ~ PROJECT NO. 129715

WHEREAS, OLIVETAS ASSOCIATES, LLC, Owner/Permittee, filed an application with the City of San Diego for a permit to demolish eight residential units and construct eight condominium units (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 446764), on portions of a 0.258-acre site;

WHEREAS, the project site is located at 7417-7427 Olivetas Avenue in Zone 5 of the La Jolla Planned District, Coastal Height Limitation, Coastal Overlay (non-appealable), Parking Impact, Residential Tandem Parking, and Transit Area Overlay Zones within the La Jolla Community Plan area;

WHEREAS, the project site is legally described as Lots 14, 15 and 16 in Block 2 of La Jolla Park, Map No. 352;

WHEREAS, on December 11, 2008, the Planning Commission of the City of San Diego considered Coastal Development Permit No. 446764 and Site Development Permit No. 447537 pursuant to the Land Development Code of the City of San Diego;

BE IT RESOLVED by the Planning Commission of the City of San Diego as follows:

That the Planning Commission adopts the following written Findings, dated December 11, 2008.

FINDINGS:

Coastal Development Permit - Section 126.0708

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

The 11,253 square-foot site is located at 7417-7427 Olivetas Avenue, west of La Jolla Boulevard. The project proposes to demolish eight rental units and construct eight residential condominium units. This neighborhood is developed in its entirety, adjacent to and across from the proposed project. The proposed development will not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway identified in the La Jolla Local Coastal Program land use plan. The proposed development conforms to all of the development regulations of the La Jolla Planned District Zone 5 and is consistent with the La Jolla Community Plan and Local Coastal Program Land Use Plan. Therefore, the proposed project will not encroach upon any existing physical access way and will protect public views to and along the ocean and other scenic coastal areas.

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

The project proposes to demolish eight rental units and construct eight residential condominium units. There is no sensitive habitat on the site, nor is it adjacent to the City of San Diego's Multi-Habitat Planning Area. During the environmental review, Geology, Historical (Archaeology and Architecture) and Paleontological issues were evaluated for any potential impacts. Staff determined the project as proposed, would not result in significant impact to any of the mentioned resources and therefore, a Negative Declaration, Project No. 129715, was prepared. Therefore, the proposed project will not adversely affect environmentally sensitive lands.

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

The project proposes to demolish eight rental units and construct eight residential condominium units. The project is located in an area identified as Medium Density Residential (15-30 du/acre), in the La Jolla Community Plan. The proposed residence is consistent with the land use. The proposed development conforms to all the requirements of the La Jolla Planned District Zone 5 requirements which include density, floor area ratio, setbacks, height, coverage, landscaping and parking. The proposed project would also adhere to community goals, as it was designed in a manner that did not intrude into any of the physical access ways used by the public and has a harmonious visual relationship between the bulk and scale of the proposed structure and the adjacent structures as stated in the adopted Local Coastal Program land use plan. Therefore, the proposed project is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program.

4. For every Coastal Development Permit issued for any coastal development between the nearest public road and the sea or the shoreline of any body of water located within the Coastal Overlay Zone the coastal development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

The project proposes to demolish eight rental units and construct eight residential condominium units. The proposed coastal development located on Olivetas Avnue is east of the first public roadway and approximately one quarter mile east of the Pacific Ocean shoreline. There will be no impact to public beach parking since the proposed condominiums will have sixteen off-street parking space. All of the proposed development will be contained within the legal lot. The project conforms to the public access and public recreation policies of Chapter 3 of the California Coastal Act. Therefore, the proposed project is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

Site Development Permit - Section 126.0504

1. The proposed development will not adversely affect the applicable land use plan.

The project proposes to demolish eight rental units and construct eight residential condominium units. The La Jolla Community Plan designates this lot for Medium Residential Density (15-30 du/acre). The eight proposed condominiums are consistent with the plan's land use designation.

Additionally, the proposed units were designed to meet the La Jolla community character as they were designed to maintain and enhance the existing neighborhood ambiance by preserving the bulk and scale with regard to surrounding structures, incorporating building articulation and by stepping back the second and third stories as stated in the land use plan. Therefore, the proposed project will not adversely affect the applicable land use plan.

2. The proposed development will not be detrimental to the public health, safety, and welfare.

The project proposes to demolish eight rental units and construct eight residential condominium units. The proposed project has been designed to comply with all of the applicable development regulations. During the environmental review, Geology, Historical (Archaeology and Architecture) and Paleontological issues were evaluated for any potential impacts. Staff determined the project as proposed, would not result in significant impact to any of the mentioned resources and therefore, a Negative Declaration, Project No. 129715, was prepared.

The project is subject to Priority Permanent Storm Water BMP requirements. A Water Quality Report was submitted and approved which addressed water quality, by describing the type of pollutants which will be generated post construction, the pollutants to be captured and treated by the proposed BMPs and the quality of the resultant discharge. Additionally, a Drainage Study was also submitted and approved. The storm water drainage pattern for the project was designed to mimic the existing storm water drainage pattern. Multiple storm water discharge locations onto Olivetas Avenue were incorporated into the design. Therefore, the project as proposed will not be detrimental to the public, health, safety, and welfare.

3. The proposed development will comply with the applicable regulations of the Land Development Code.

The project proposes to demolish eight rental units and construct eight residential condominium units. The proposed development conforms to all the requirements of the La Jolla Planned District Zone 5 requirements which include density, floor area ratio, setbacks, height, coverage, landscaping and parking. The project also complies with the Coastal Overlay Zone, the La Jolla Community Plan Area and the Local Coastal Program and General Plan. Therefore, the proposed project will comply with the applicable regulations of the Land Development Code.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Coastal Development Permit No. 446764 and Site Development Permit No. 447537 are hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit Nos. 446764 and 447537, a copy of which is attached hereto and made a part hereof.

Edith Y. Gutierrez
Development Project Manager
Development Services

PLANNING COMMISSION
RESOLUTION NO.
VESTING TENTATIVE MAP NO. 447536
OLIVETAS TOWNHOMES ~ PROJECT NO. 129715
DRAFT

WHEREAS, OLIVETAS ASSOCIATES, LLC, Applicant/Subdivider, and ROBERT C. HAYNES, Nasland Engineering, submitted an application with the City of San Diego for a Vesting Tentative Map, No. 447536, for the demolition of eight rental units and construction of eight condominium units. The project site is located at 7417-7427 Olivetas Avenue in Zone 5 of the La Jolla Planned District, Coastal Height Limitation, Coastal Overlay (non-appealable), Parking Impact, Residential Tandem Parking, and Transit Area Overlay Zones within the La Jolla Community Plan Area; and

WHEREAS, the Map proposes the subdivision of a 0.258-acre site into one (1) lot for an eight-unit residential condominium development; and

WHEREAS, Negative Declaration No. 129715 has been prepared for this project in accordance with the State of California Environmental Quality Act (CEQA) guidelines; and

WHEREAS, the project complies with the requirements of a preliminary soils and/or geological reconnaissance report pursuant to the Subdivision Map Act and Section 144.0220 of the Municipal Code of the City of San Diego; and

WHEREAS, on December 11, 2008, the Planning Commission of the City of San Diego considered Vesting Tentative Map No. 447536, and pursuant to Section 125.0440 (tentative map), of the Municipal Code of the City of San Diego and Subdivision Map Act Section 66428, received for its consideration written and oral presentations, evidence having been submitted, and heard testimony from all interested parties at the public hearing, and the Planning Commission having fully considered the matter and being fully advised concerning the same; NOW THEREFORE,

BE IT RESOLVED by the Planning Commission of the City of San Diego, that it adopts the following findings with respect to Vesting Tentative Map No. 447536:

1. The site is physically suitable for the type and density of development (Land Development Code Section 125.0440.c and State Map Act Sections 66474(c) and 66474(d)).
2. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidable injure fish or wildlife or their habitat (Land Development Code Section 125.0440.d and State Map Act Section 66474(e)).

3. The design of the subdivision or the type of improvements will not be detrimental to the public health, safety, and welfare (Land Development Code Section 125.0440.e and State Map Act Section 66474(f)).
4. 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 (Land Development Code Section 125.0440.f and State Map Act Section 66474(g)).
5. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities (Land Development Code Section 125.0440.g and State Map Act Section 66473.1).
6. 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 (Land Development Code Section 125.0440.h and State Map Act Section 66412.3).
7. The proposed subdivision complies with the parking regulations of the Land Development Code (Land Development Code Section 142.0505).
8. That said Findings are supported by the minutes, maps, and exhibits, all of which are herein incorporated by reference.

BE IT FURTHER RESOLVED, that, based on the Findings hereinbefore adopted by the Planning Commission, Vesting Tentative Map No. 447536, is hereby granted to OLIVETAS ASSOCIATES, LLC, Applicant/Subdivider, subject to the following conditions:

GENERAL

1. This Vesting Tentative Map will expire December 11, 2011.
2. Compliance with all of the following conditions shall be assured, to the satisfaction of the City Engineer, prior to the recordation of the Final Map, unless otherwise noted.
3. Prior to the Vesting Tentative Map expiration date, a Final Map to consolidate the existing lots into one lot shall be recorded in the Office of the County Recorder.
4. Prior to the issuance of the Final Map taxes must be paid on this property pursuant to section 66492 of the Subdivision Map Act. A tax certificate, recorded in the office of the County Recorder, must be provided to satisfy this condition

5. The Final Map shall conform to the provisions of Coastal Development No. 446764 and Site Development Permit No. 447537.
6. The applicant 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, including, but not limited to, any 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 applicant of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the applicant 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, applicant 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 applicant 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 applicant shall not be required to pay or perform any settlement unless such settlement is approved by applicant

AFFORDABLE HOUSING

7. Prior to recordation of the Final Map, the subdivider shall comply with the Affordable Housing Requirements of the City's Inclusionary Housing Ordinance (Chapter 14, Article 2, Division 13 of the Land Development Code) by paying an in-lieu fee OR by entering into an Agreement with the San Diego Housing Commission, to ensure payment of the in-lieu fee.

ENGINEERING

8. The subdivider shall underground any new service run to any new or proposed structures within the subdivision.
9. The subdivider shall ensure that all existing onsite utilities serving the subdivision shall be undergrounded with the appropriate permits. The subdivider shall provide written confirmation from applicable utilities that the conversion has taken place, or provide other means to assure the undergrounding, satisfactory to the City Engineer.
10. The subdivider shall obtain an Encroachment Maintenance Removal Agreement for the sidewalk underdrains in the Olivetas Avenue Right-of-Way.

11. The subdivider shall install appropriate private back flow prevention devices on all existing and proposed water services (domestic, irrigation, and fire) adjacent to the project site in a manner satisfactory to the Water Department Director.
12. The subdivider shall provide a letter, agreeing to prepare CC&Rs for the operation and maintenance of all private water and sewer facilities that serve or traverse more than a single condominium unit or lot.
13. The project is within the limits of the Utilities Undergrounding Project Block 1F, which is currently in the Construction Phase. Prior to the issuance of any building permits, the subdivider shall provide an assurance letter from SDG & E, that the power poles and overhead utilities will be removed from within the project boundaries and shall be undergrounded outside the limits of the subject project. The assurance letter shall be satisfactory to the City Engineer.
14. Prior to the issuance of any construction permit, the subdivider shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.
15. 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.
16. Prior to the issuance of any construction permit the subdivider shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Appendix E of the City's Storm Water Standards.
17. Prior to the issuance of any construction permit the subdivider shall incorporate and show the type and location of all post-construction Best Management Practices (BMP's) on the final construction drawings, consistent with the approved Water Quality Technical Report.
18. The project proposes to export 800 cubic yards of material from the project site. All excavated material listed to be exported, shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2003 edition and Regional Supplement Amendments adopted by Regional Standards Committee.
19. The drainage system proposed for this development, as shown on the site plan, is private and subject to approval by the City Engineer.
20. Prior to foundation inspection, the applicant shall submit a building pad certification signed by a Registered Civil Engineer or a Licensed Land

Surveyor, certifying that the pad elevation based on USGS datum is consistent with Exhibit 'A', satisfactory to the City Engineer.

21. 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 90 days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code 66020.
22. Conformance with the "General Conditions for Tentative Subdivision Maps," filed in the Office of the City Clerk under Document No. 767688 on May 7, 1980, is required. Only those exceptions to the General Conditions which are shown on the tentative map and covered in these special conditions will be authorized.

All public improvements and incidental facilities shall be designed in accordance with criteria established in the Street Design Manual, filed with the City Clerk as Document No. RR-297376.

MAPPING

23. "Basis of Bearings" means the source of uniform orientation of all measured bearings shown on the map. Unless otherwise approved, this source will be the California Coordinate System, Zone 6, North American Datum of 1983 (NAD 83).
24. "California Coordinate System means the coordinate system as defined in Section 8801 through 8819 of the California Public Resources Code. The specified zone for San Diego County is "Zone 6," and the official datum is the "North American Datum of 1983."
25. The Final Map shall:
 - a. Use the California Coordinate System for its "Basis of Bearing" and express all measured and calculated bearing values in terms of said system. The angle of grid divergence from a true median (theta or mapping angle) and the north point of said map shall appear on each sheet thereof. Establishment of said Basis of Bearings may be by use of existing Horizontal Control stations or astronomic observations.
 - b. Show two measured ties from the boundary of the map to existing Horizontal Control stations having California Coordinate values of Third Order accuracy or better. These tie lines to the existing control shall be shown in relation to the California Coordinate System (i.e., grid bearings and grid distances). All other distances shown on the map are to be shown as ground distances. A

combined factor for conversion of grid-to-ground distances shall be shown on the map.

SEWER AND WATER

26. All on-site sewer facilities shall be private.
27. Prior to the issuance of any building permits, the subdivider shall process and record a NOTICE & AGREEMENT for each ownership being served by a private pump station/sewer facilities which serves more than one ownership, which indemnifies the City and contains an agreement that the applicant, and successors in interest, shall be responsible for the operation and maintenance of the private sewer systems.
28. All proposed private sewer facilities located within a single lot shall be designed to meet the requirements of the California Uniform Plumbing Code and will be reviewed as part of the building permit plan check.
29. All proposed public sewer facilities shall be designed and constructed in accordance with established criteria in the most current City of San Diego sewer design guide. Proposed facilities that do not meet the current standards shall be private or re-designed.
30. No trees or shrubs exceeding three feet in height at maturity shall be installed within 10'-0" of any public sewer facilities.
31. Sewer laterals are located in a driveways, they shall be private and built according to Figure 2-6 of the City of San Diego Sewer Design Guide. Private sewer laterals require an Encroachment Maintenance and Removal Agreement.
32. Sewer lateral connections shall be made in accordance with Table 2-6 Of the City of San Diego sewer design guide. Therefore show lateral connections through a "Y" fitting or saddle type connections.
33. Prior to the issuance of any building permits, the subdivider shall assure, by permit and bond, the design and construction of a new domestic water service in Olivetas Avenue in a manner satisfactory to the Water Department Director and the City Engineer.
34. The subdivider will be required to disconnect at the main (kill) both of the existing unused water services and install a new water service or services outside of any vehicular use area, including driveways and drive aisles.
35. Prior to the issuance of any building permits, the subdivider shall apply for

a plumbing permit for the installation of appropriate private back flow prevention devices on each water service, including domestic, fire and irrigation, in a manner satisfactory to the Water Department Director, the City Engineer and the Cross Connection Supervisor in the Customer Support Division of the Water Department.

36. Prior to the issuance of any certificates of occupancy, public water facilities necessary to serve the development, including services and meters, shall be complete and operational in a manner satisfactory to the Water Department Director and the City Engineer.
37. All on-site water facilities including domestic, fire and irrigation systems shall be private.
38. The subdivider shall provide a letter agreeing to prepare CC&Rs for the operation and maintenance of all private water facilities that serve or traverse more than one condominium unit or lot.
39. The subdivider agrees to design and construct all proposed public water facilities in accordance with established criteria in the most current edition of the City of San Diego Water Facility Design Guidelines and City regulations, standards and practices pertaining thereto. Water facilities as shown on the approved plans shall be modified at final engineering to comply with standards.
40. Prior to the issuance of any building permits, the subdivider shall assure, by permit and bond, the design and construction of new water service(s) outside of any driveway, and the disconnection at the water main of the existing unused water services adjacent to the project site, in a manner satisfactory to the Water Department Director and the City Engineer. In addition, the subdivider will be required to do a cut-in connection and pay a special cost which will be determined during final engineering plan check.

INFORMATION:

- The approval of this Vesting Tentative Map by the Planning Commission of the City of San Diego does not authorize the subdivider to violate any Federal, State, or City laws, ordinances, regulations, or policies including but not limited to, the Federal Endangered Species Act of 1973 and any amendments thereto (16 USC Section 1531 et seq.).
- If the subdivider makes any request for new water and sewer facilities (including services, fire hydrants, and laterals), then 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 Vesting Tentative Map will be subject to fees and charges based on the rate and calculation method in effect at the time of payment.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of the Vesting Tentative Map, may protest the imposition within 90 days of the approval of this Tentative Map by filing a written protest with the City Clerk pursuant to California Government Code Section 66020.
- Where in the course of development of private property, public facilities are damaged or removed the property owner 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. Municipal Code Section 142.0607.

PASSED AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF SAN DIEGO, CALIFORNIA, ON DECEMBER 11, 2008.

By

Edith Y. Gutierrez
Development Project Manager
Development Services Department

Job Order No. 42-7811

La Jolla Community Planning Association

President: Tim Golba Vice President: Lance Peto Secretary: Sherri Lightner

REGULAR MEETING – September 6, 2007

Present: Darcy Ashley, Orrin Gabsch, Tim Golba, Lynne Hayes, Todd Lesser, Sherri Lightner, Mark Lyon, Marty McGee, Phil Merten, Michael Morton, Alice Perricone, Lance Peto, Robert Thiele, Ray Weiss

Absent: Dave Abrams, Phil McConkey, Paul Metcalf, Rob Whittemore

Late: McGee, Morton, Perricone, Weiss

Left Early: Hayes, McGee, Perricone

AGENDA ITEMS:

1. Welcome and Call to Order:

THE CHAIR, PRESIDENT TIM GOLBA, CALLED THE REGULAR MEETING TO ORDER 6:08 PM.

2. Request for Agenda Modifications

Item 9 will be heard at beginning of the meeting. Time Certains will be heard at the time scheduled. No other changes to the Agenda.

9. Thyme Curtis - CD 2 Representative for Kevin Faulconer – Discussed the riot at Reed Street on Labor Day and stated that Councilmember Faulconer will support a ban on alcohol on all City beaches and Mission Bay.

6:12 McGee arrived.

6:15 Morton arrived.

APPROVED AMENDED MOTION: The CPA opposes in concept a citywide alcohol ban and requests that the City Council allow sufficient time for the matter to be heard by the CPA [at its October 2007 meeting]. (Lyon/Thiele: 10-2-1)

Affirmative Votes: Ashley, Gabsch, Hayes, Lesser, Lyon, McGee, Merten, Morton, Peto, Thiele

No Votes: Lightner, Perricone

Abstentions: Weiss

12. La Jolla Car Show – Endorsement of upcoming Annual event on January 13, 2008. Time Certain 6:20 heard at 6:30.

Tiffany Sherer presented information about the event. The event is a benefit for the Monarch School. A flyer was distributed. It is the fourth year for the event, which will host 142 –150 Classic Cars in Scripps Park

APPROVED MOTION: To approve the event. (McGee/Hayes: 10-1-0)

Affirmative Votes: Ashley, Gabsch, Hayes, Lesser, Lyon, McGee, Merten, Morton, Perricone, Peto

No Votes: Lightner

Abstentions: None

Mr. Thiele was not in the room for the vote.

Ms. Perricone left the meeting.

Mr. McGee left the meeting.

3. Approval for the July 5, 2007 Minutes

Regular Meeting: Minutes to be corrected to add Mr. Morton to the late list.

APPROVED MOTION: To approve the minutes as corrected. (Ashley/Merten: 8-0-1)

Affirmative Votes: Ashley, Gabsch, Hayes, Lightner, Lyon, Merten, Morton, Weiss

No Votes: None

Abstentions: Peto

Mr. Lesser was not in the room for the vote.

13. La Jolla Children's Pool Lifeguard Station. Time Certain 6:30 heard at 6:35. Information Item.

(6) Through (10) were not heard, as there were no CDP recommendations.

REQUEST PULLING: Ms. Ashley and Mr. Weiss pulled item (2).

APPROVED MOTION: To accept recommendation of the CDP Committee on Item (1) and forward recommendations to the City. (Ashley/Gabsch: 8-0-1)

Affirmative Votes: Ashley, Gabsch, Lesser, Lightner, Merten, Peto, Thiele, Weiss

No Votes: None

Abstentions: Morton

Recused: Lyon

APPROVED MOTION: To accept recommendation of the CDP Committee on Items (3) and (5) and forward recommendations to the City. (Gabsch/Merten: 9-0-1)

Affirmative Votes: Ashley, Gabsch, Lesser, Lightner, Merten, Morton, Peto, Thiele, Weiss

No Votes: None

Abstentions: Lyon?

APPROVED MOTION: To accept recommendation of the CDP Committee on Item (4) and forward recommendations to the City. (Lyon/Merten: 6-0-3)

Affirmative Votes: Ashley, Lyon, Merten, Peto, Thiele, Weiss

No Votes: None

Abstentions: Gabsch, Lesser, Lightner

Recused: Morton

C) La Jolla Shores Permit Review Committee (LJSPRC)

1.) Greenboim Residence (8051 La Jolla Scenic Drive North) heard at 8/28/07 meeting.

APPROVED MOTION: Approve on Consent. (Lyon/Weiss: 10-0-0)

Affirmative Votes: Ashley, Gabsch, Lesser, Lightner, Lyon, Merten, Morton, Peto, Thiele, Weiss

No Votes: None

Abstentions: None

Recused: None

Chair passed to Mr. Peto. Mr. Golba left the room.

2.) McGowan Residence (7909 Roseland Drive) heard at 8/28/07 meeting.

APPROVED MOTION: Approve on Consent with Committee Conditions. (Lyon/Thiele: 9-0-0)

Affirmative Votes: Ashley, Gabsch, Lesser, Lightner, Lyon, Merten, Morton, Thiele, Weiss

No Votes: None

Abstentions: None

Recused: Golba

Chair returned to Mr. Golba.

3.) Hronopoulos Residence (8216 Caminito Maritimo) heard at 8/28/07 meeting. PULLED Lightner/Lesser

D) Traffic & Transportation Board (T&T): No August Meeting

15. Olivetas Townhomes (7417 Olivetas Avenue – Requested to be heard by full CPA) Approved 4-3-0 at CDP Subcommittee.

Applicant presented project. Letter from the Social Services League was discussed. The League opposed to the colors and the style of the building as compared with the Darlington House (next door neighbor). Mr. LaCava commented on the failure of the motor court to qualify as PDO landscaping. Ms. Lightner requested that a variance be requested for the landscaping requirement if additional landscape is not required. There was a lengthy discussion of the PDO requirements. Motor court was called a "vehicle accessible pedestrian plaza."

APPROVED MOTION: Approve project. (Lyon/Thiele: 6-4-0)

Affirmative Votes: Gabsch, Hayes, Lyon, Merten, Morton, Thiele

Project Title:	Project No. (For City Use Only)
----------------	---------------------------------

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

Legal Status (please check):

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

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

Corporate/Partnership Name (type or print):
Olivet Associates LLC

Owner Tenant/Lessee

Street Address:
7646 Girard Avenue

City/State/Zip:
La Jolla, CA 92037

Phone No: (619) 948-8239 Fax No: (619) 2989006

Name of Corporate Officer/Partner (type or print):
Gerald M. Rudick

Title (type or print):
Managing Member

Signature :  Date: 5/1/07

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature : Date:

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature : Date:

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature : Date:

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature : Date:

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature : Date:

DEVELOPMENT SERVICES
Project Chronology
OLIVETAS TOWNHOMES - PROJECT NO. 129715

Date	Action	Description	City Review Time	Applicant Response
05/17/07	First Submittal	Project Deemed Complete		
07/05/07	First Submittal Complete		1 month, 3 days	
08/20/07	Second submittal			1 month, 1 day
10/29/07	Second Submittal Complete		1 month, 19 days	
12/06/07	Third submittal			11 days
01/30/08	Third Submittal Complete		26 days	
03/27/08	Historical Resources Board		1 month, 10 days	
10/06/08	City Council		4 month, 13 days	
10/29/08	Draft ND		17 days	
11/24/08	Final ND		16 days	
12/11/08	Public Hearing	Planning Commission	11 days	
TOTAL STAFF TIME			10 months, 15 days	
TOTAL APPLICANT TIME				1 month, 12 days
TOTAL PROJECT RUNNING TIME		From Deemed Complete to PC Hearing	11 months, 27 days	

** Based on 30 business days equals to one month