



THE CITY OF SAN DIEGO
REPORT TO THE PLANNING COMMISSION

DATE ISSUED: January 29, 2009 **REPORT NO.** PC-09-001
ATTENTION: Planning Commission, Agenda of February 5, 2009
SUBJECT: 8111 CAMINO DEL ORO TENTATIVE MAP
PROJECT NO. 152137 - PROCESS FOUR
**OWNER/
APPLICANT:** La Jolla Beach and Tennis Club Partners, CLP

SUMMARY

Issue(s): Should the Planning Commission approve the conversion 17 residential units to 14 residential condominium units and waive the requirement to underground existing overhead utilities on a 0.30 acre site located at 8111 Camino Del Oro within the La Jolla Shores Planned District of the La Jolla Community Plan area?

Staff Recommendation:

1. **APPROVE** Coastal Development Permit No. 538144
2. **APPROVE** Tentative Map Waiver No. 538143
3. **APPROVE** the request to waive the requirements to underground existing utilities.

Community Planning Group Recommendation: On June 24, 2008, the La Jolla Shores Permit Review Committee voted 5-0-0 to approve the project with the reduction of units to fourteen, and to maintain twenty one parking spaces. On July 8, 2008, the La Jolla Shores Community Planning Association voted to accept the committee recommendation with a vote of 11-0-1 (Attachment)

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Article 19 Section 15301 on March 28, 2008. An appeal of the CEQA determination was previously made and the City Council denied the CEQA appeal on September 9, 2008 (R-304104). The scope of the subject hearing only includes the project, and not the environmental determination.

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

Code Enforcement Impact: None with this action.

Housing Impact Statement: With the proposed conversion of 17 existing apartment units reduced to 14 condominium units, there would be loss of 17 rental units and a gain of 14 for sale units. This Tentative Map was deemed complete subsequent to February 7, 2004, and therefore is subject to the Inclusionary Housing requirements.

BACKGROUND

The La Jolla Community Plan designates the site for Multi-family Residential at 30-45 dwelling units per acre which would permit 9-14 units on this 0.30 acre site (Attachment). The 0.30 acre site has been developed with 17 units and has previously conforming rights to be maintained as such. The development site is located at 8111 Camino Del Oro in the MF-2 zone in the La Jolla Shores Planned District within the La Jolla Community Plan area. The site is surrounded by multi-family residential development.

The existing development was constructed in 1965 when the site was zoned R-4. At the time the property was developed the approved construction met all current regulations. The site is presently improved with one five story building containing a total of seventeen residential units; sixteen two bedroom and one, one bedroom unit. The original development provided nineteen parking spaces.

The development complied with the zoning and development regulations in effect at the time of construction. No Building or Zoning Code violations are recorded against the property. The project has previously conforming rights to be maintained as outlined in Chapter 12, Article 7, Division 1 of the Land Development Code.

This Tentative Map project is subject to the current condominium conversion regulations and as proposed meets all the required regulations.

DISCUSSION

Project Description:

The current application proposes a Tentative Map, a Coastal Development Permit and a waiver to underground existing overhead utilities to convert seventeen existing residential units to fourteen condominium units. Physical changes to the developed site are limited to internal improvements in order to reduce the existing number of units from seventeen units to fourteen two bedroom units. The final development will have six, two-bedroom units at 1,011 square feet, six, two-bedroom units at 1,458 square feet and two, two-bedroom units at 2,469 square feet. The existing onsite parking will also be modified to provide twenty one standard parking spaces for the development as required by the current condominium regulations. The reduction of the existing seventeen units to fourteen units occurred to comply with the existing parking regulations and to maintain the existing landscaping.

Section 125.0410 of the San Diego Municipal Code (SDMC) requires a Tentative Map (Attachment) be processed for the subdivision of land. According to SDMC §125.0440 and §125.0444, Findings for Tentative Maps and for Condominium Conversions, the decision-maker may approve a Tentative Map for the purposes of the conversion of residential property into a condominium project if the decision-maker finds the proposed conversion complies with the requirements of the Subdivision Map Act and the San Diego Municipal Code. Section 126.0701 of the San Diego Municipal Code (SDMC) requires a Coastal Development Permit be processed for any development in the Coastal Zone. The subdivision of land is deemed to be development and a Coastal Development Permit is required. Staff has reviewed the proposed condominium conversion and determined it complies with both the Subdivision Map Act and San Diego Municipal Code.

San Diego Municipal Code Section 144.0240 allows the subdivider to apply for a waiver from the requirement to underground the existing overhead utilities within the boundary of the subdivision or within the abutting public rights of way. City staff has determined the underground waiver request qualifies under the guidelines of Council Policy 600-25, *Underground Conversion of Utility Lines at the Developer's Expense*, in that the conversion is a requirement of a condominium conversion of an existing development and the conversion involves a short span of overhead facilities less than a full block in length, the conversion would represent an isolated undergrounding with a minimum probability of extension in the future, and the conversion would not represent a logical extension to an undergrounding facility. The applicant would be required to underground any new service run to any new or proposed structures within the subdivision per Condition Number 6 of the draft Tentative Map Resolution and Condition 11 of the Coastal Development Permit (Attachment).

Overhead utilities are present along the rear eastern property line with one existing power pole serving adjacent properties. Neighboring sites adjacent from the subject property receive electrical, telephone and/or cable service from these overhead lines. Undergrounding those services would disrupt properties not included in the proposed project. The City's

Undergrounding Master Plan for Fiscal Year 2007 designates the site within Block 1J, and that funding was allocated in 2006. Undergrounding is scheduled for the area June 29, 2009 through June 29, 2012. (Attachment).

The proposed condominium conversion is subject to the affordable housing requirements of the City's Inclusionary Housing Ordinance (Chapter 14, Article 2, Division 13 of the Land Development Code). Prior to issuance of the final map, the project is conditioned to pay an in-lieu fee of \$124,635 (19752 square feet @\$6.31 per square foot) or enter into an Agreement with the San Diego Housing Commission, to ensure payment of the in-lieu fee.

Conclusion:

Staff has reviewed the request for a Tentative Map, Coastal Development Permit and the waiver to underground existing overhead utilities for the conversion of seventeen residential units to fourteen condominium units and has found the project to be in conformance with the applicable sections of the San Diego Municipal Code regulating the requested approvals. Staff has provided draft findings to support approval of all actions and recommends approval of the project as proposed to the Planning Commission.

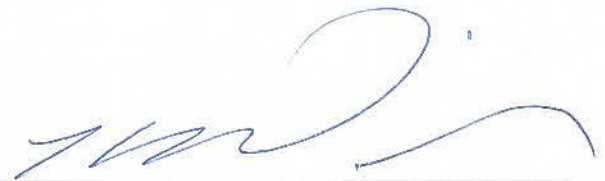
ALTERNATIVE

1. APPROVAL of Tentative Map No. 538144, Coastal Development Permit No. 538143 and the waiver of the requirement to underground existing adjacent utilities, with modifications.
2. DENIAL of Tentative Map No. 538144, Coastal Development Permit No. 538143 and the waiver of the requirement to underground existing adjacent utilities, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



Mike Westlake
Program Manager
Development Services Department



Helene Deisher
Project Manager
Development Services Department

BROUGHTON/HRD

Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Undergrounding Map
4. Project Data Sheet
5. Tentative/Vesting Tentative Map
6. Draft Map Conditions and Subdivision Resolution
7. Draft Permit with Conditions
8. Draft Permit Resolution with Findings
9. Community Planning Group and Permit Review Committee Recommendation
10. Ownership Disclosure Statement
11. Project Chronology
12. Building Conditions Report and Landscape Plan

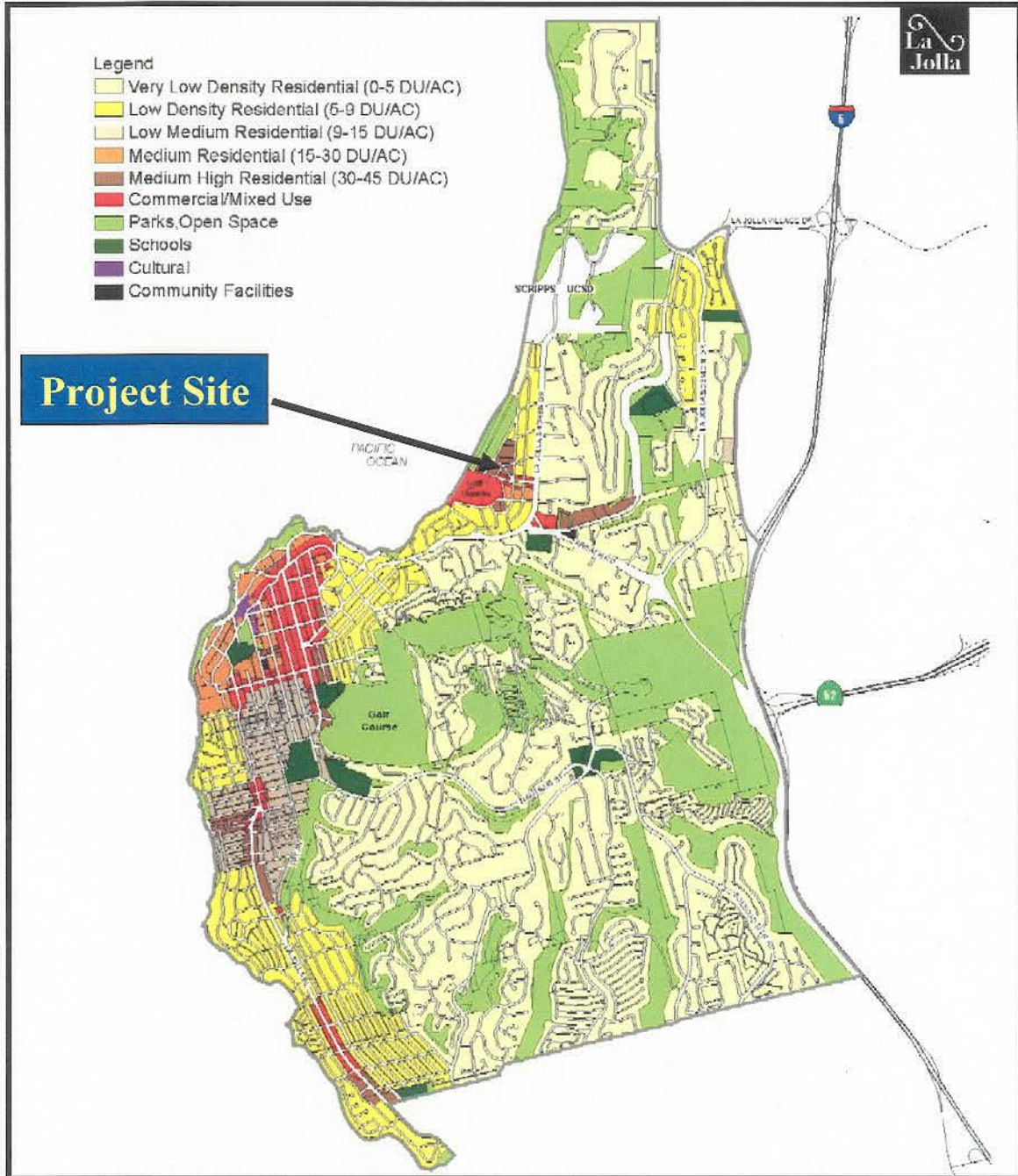


Aerial Map

8111 Camino Del Oro Tentative Map – PTS 152137

8111 Camino Del Oro





LA Jolla -Community Plan Land Use Map

8111 Camino Del Oro Tentative Map – PTS 152137

8111 Camino Del Oro



Utilities Undergrounding Mapping Application

Layers Legend Council Priorities Find Location Refresh Map Help

Identify Results

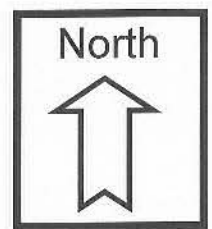
Council Districts
 Council District: 1
 Member Name: Scott Peters
 Office Phone: (619) 236-6611

Utilities Undergrounding Projects
 Project Name: Project Block 1J
 Year Allocated: 2006
 Project Start: Jun 29, 2009
 Project End: Jun 29, 2012
 Contact Person: Carol Drummond
 Phone #: 6195333841
 Email: undergrounding@sandiego.gov
 Website: www.sandiego.gov
 Council District: 1
 Phase: Design

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Project Block 1J

8111 Camino Del Oro Tentative Map – PTS 152137
8111 Camino Del Oro



PROJECT DATA SHEET

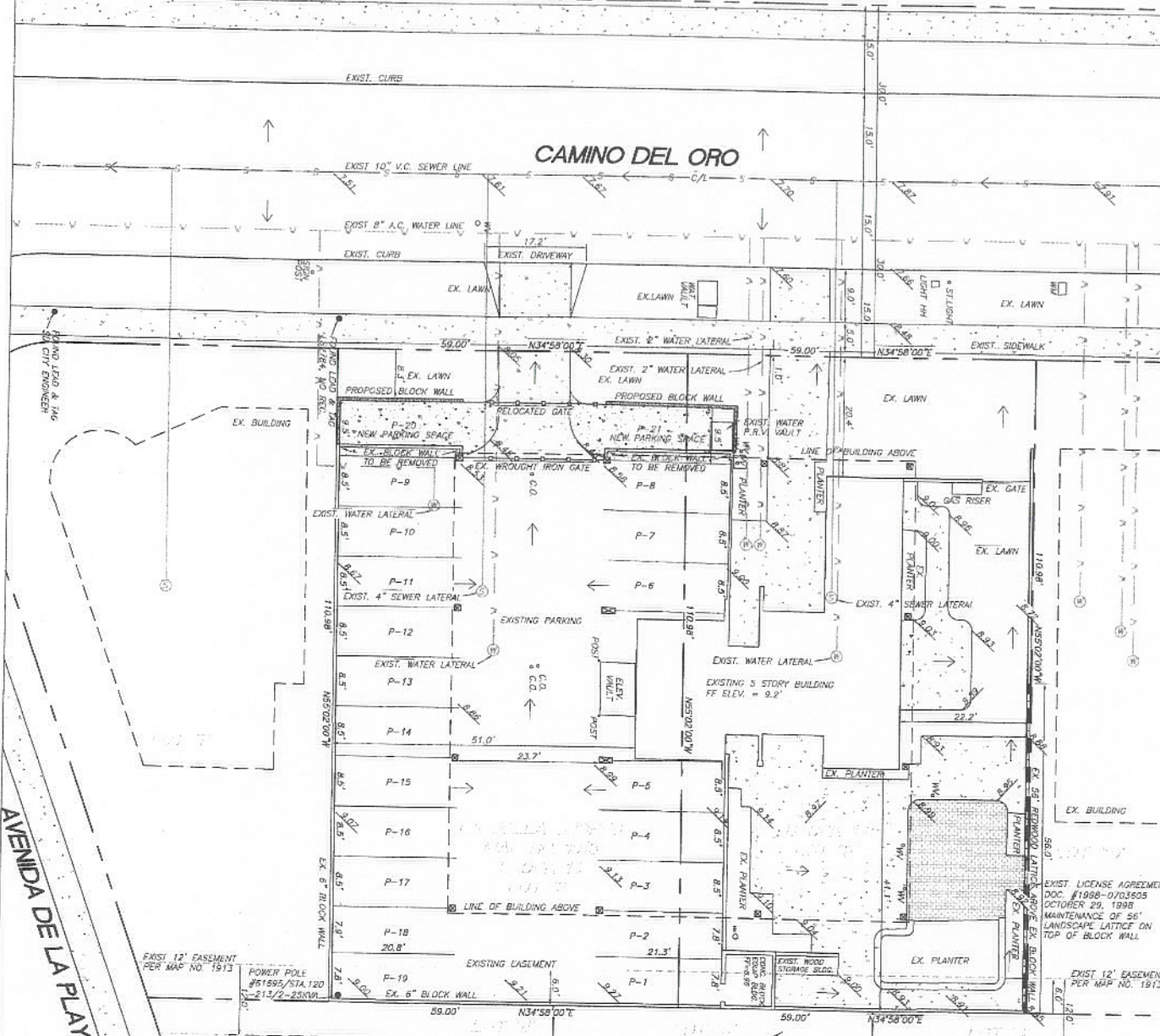
FOR CONDOMINIUM CONVERSIONS

PROJECT NAME:	8111 Camino Del Oro	
PROJECT DESCRIPTION:	Conversion of 17 residential units to 14 condominium units and a waiver from the requirement to underground existing utilities.	
COMMUNITY PLAN AREA:	La Jolla	
DISCRETIONARY ACTIONS:	Tentative Map and utility underground waiver	
COMMUNITY PLAN LAND USE DESIGNATION:	Medium-high density 30-45 dwelling units per acre.	
CURRENT ZONING INFORMATION: ZONE: MF-2: A multi-unit residential zone DENSITY: one unit per 1,000 HEIGHT LIMIT: 30 Feet LOT SIZE: .30 FRONT SETBACK: SIDE SETBACK: STREETSIDE SETBACK: REAR SETBACK: PARKING: 21	CONSTRUCTED: R-4 NA NA .30 17.8 Ft. 20 Ft. NA 41 Ft. 21	
ADJACENT PROPERTIES:	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Multi-Family Residential; MF	Multi-Family
SOUTH:	Multi-Family Residential; MF	Multi-Family
EAST:	Multi-Family Residential; MF	Multi-Family
WEST:	Private Recreation	Recreation
DEVIATIONS OR VARIANCES REQUESTED:	none	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On June 24, 2008, the La Jolla Shores Permit Review Committee voted 5-0-0 to approve the project with the reduction of units to fourteen, and to maintain twenty one parking spaces. On July 8, 2008, the La Jolla Shores Community Planning Association voted to accept the committee recommendation with a vote of 11-0-1	

PLAYA DE ORO CONDOMINIUMS TENTATIVE MAP NO. 538144

PROJECT NO. 152137

DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL
SUBDIVISION BOUNDARY	---	EXISTING SEWER	—S—
EXISTING CONCRETE	▨	EXISTING WATER	—W—
PROPOSED CONCRETE	▨	DIRECTION OF WATER FLOW	→
EXISTING CENTERLINE	—C—	EXISTING POWER POLE	—P—
EXISTING BLOCK WALL	▩	EXISTING LANDSCAPE LATTICE	—L—
PROPOSED BLOCK WALL	▩	EXISTING SEWER MANHOLE	○



PRIOR DISCRETIONARY APPROVALS

NONE

CONDOMINIUM NOTES

THIS SUBDIVISION IS A CONDOMINIUM PROJECT AS DEFINED IN SECTION 1350 ET. SEQ. OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. THE TOTAL NUMBER OF CONDOMINIUM DWELLING UNITS IS 14. THE STRUCTURE WAS BUILT IN 1985.

EXISTING UTILITIES

- 8 INCH A.C. WATER LINE PER CITY DWG. NO. 12079-D IN CAMINO DEL ORO.
- 18 INCH V.C. SEWER LINE PER CITY DWG. NO. 1387-D IN CAMINO DEL ORO.

EASEMENTS

EXISTING 12' UTILITY EASEMENT ALONG SOUTH EAST PROPERTY LINE PER MAP NO. 1813.

BOUNDARY

BOUNDARY IS CALCULATED RECORD DATA PER RDS 10082.

TOPOGRAPHY SOURCE

FIELD SURVEY ON DECEMBER 5, 2007

BENCHMARK

PRIMARY BENCHMARK: VALLECITOS & EL PASEO GRANDE, NMSB
ELEV.: 12.823' DATUM: NGVD29 MSL
SECONDARY BENCHMARK: AVENIDA DE LA PLAYA & EL PASEO GRANDE, NEBP
MEASURED ELEV.: 11.83' DATUM: NGVD29 MSL

SITE AREA

GROSS AREA: 0.301 ACRES
NET AREA: 0.301 ACRES
LIABLE FLOOR PLAN AREA: 20,200 SQ. FT.
TOTAL BUILDING AREA: 24,185 SQ. FT.

RESIDENTIAL CONDOMINIUM STATISTICS

UNIT NO.	UNIT TYPE	APPROX. SF
1	2 BDRM	1,458
2	2 BDRM	1,458
3	2 BDRM	1,011
4	2 BDRM	1,011
5	2 BDRM	1,458
6	2 BDRM	1,458
7	2 BDRM	1,011
8	2 BDRM	1,011
9	2 BDRM	1,458
10	2 BDRM	1,458
11	2 BDRM	1,011
12	2 BDRM	1,011
13	2 BDRM	2,489
14	2 BDRM	2,489

PARKING TABULATION

EXISTING PARKING PROVIDED			
TYPE	MIN. SIZE	SPACES	
STANDARD	8.5'x20'	15	
COMPACT	7.5'x20'	4	
TOTAL EXIST. PARKING:		19 SPACES	
PROPOSED ADDITIONAL PARKING			
TYPE	MIN. SIZE	SPACES	
PARKING ABUTTING AN OBSTACLE ON TWO SIDES	8.5'x18'	2	
TOTAL PARKING:		21 SPACES	

PARKING ANALYSIS PER CURRENT CODE

PURSUANT TO TABLE 142-05C OF THE LAND DEVELOPMENT CODE, AS A CONDOMINIUM CONVERSION IN THE PARKING IMPACT ZONE:

UNIT TYPE	NO. OF UNITS	RATE	SUBTOTAL
2 BEDROOM	14	1.5	21

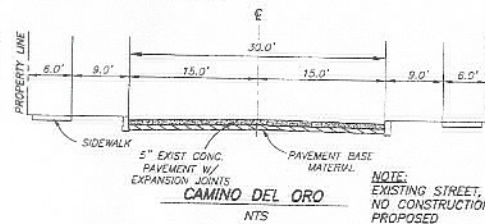
THE MINIMUM PARKING REQUIREMENTS, PER THE CURRENT CODE, ARE TO PROVIDE 21 PARKING SPACES.

BUILDING STATISTICS

FINISH FLOOR ELEVATION - MAIN LEVEL: 5.2'

GRADING AND DRAINAGE

NO GRADING IS PROPOSED WITH THIS APPLICATION. NO CHANGES TO THE EXISTING DRAINAGE OR DRAINAGE PATTERNS ARE PROPOSED WITH THIS APPLICATION.



NSD 83: 1890-6249 NSD 27: 250-1689 P.T.S. 152137 J.D. 43-0512

LEGAL DESCRIPTION

LOTS 8 AND 9 IN BLOCK 13 OF LA JOLLA SHORES UNIT NO. 1, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1913, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JUNE 3, 1928.

ASSESSOR'S PARCEL NUMBER

346-272-15-00

SITE ADDRESS

8111 CAMINO DEL ORO
LA JOLLA, CA 92037

OWNER/APPLICANT

LA JOLLA BEACH AND TENNIS CLUB
WILLIAM J. KELLOGG, PRESIDENT
2000 SPINDRIFT DRIVE
LA JOLLA, CA 92037
TEL.: (858) 454-7126
FAX: (858) 458-3805

ZONING

LA JOLLA SHORE PLANNED DISTRICT
COMMUNITY PLAN: LA JOLLA
EXISTING AND PROPOSED ZONE: LSPD-MF-2
COASTAL HEIGHT LIMIT/PARKING IMPACT
RESIDENTIAL TANDEM PARKING
CITY COASTAL OVERLAY ZONE

DEVELOPMENT SUMMARY

- THIS IS AN APPLICATION FOR A TENTATIVE MAP FOR CONDOMINIUM CONVERSION PURPOSES PURSUANT TO SECTION 125.0444 OF THE MUNICIPAL CODE AND A CITY COASTAL DEVELOPMENT PERMIT.
- THIS IS AN EXISTING RESIDENTIAL DEVELOPMENT.
- ALL STREET IMPROVEMENTS AND UTILITIES ON CAMINO DEL ORO ARE EXISTING, AND NO NEW PUBLIC IMPROVEMENTS ARE REQUIRED FOR THIS APPLICATION.
- EXISTING RESIDENTIAL UNITS: 17 (15 RENTAL UNITS & 2 MANAGER'S APARTMENT)
PROPOSED RESIDENTIAL CONDOMINIUM UNITS: 14
- EXISTING NUMBER OF LOTS: 2
PROPOSED NUMBER OF LOTS: 1
- THE APPLICANT REQUESTS A WAIVER FOR THE REQUIREMENT OF PLACING EXISTING OVERHEAD UTILITIES UNDERGROUND BASED ON COUNCIL POLICY 600-25. ITEM NO. 7 OF THIS POLICY STATES THAT A WAIVER MAY BE CONSIDERED FAVORABLY IF "THE CONVERSION IS A REQUIREMENT OF A CONDO CONVERSION PERMIT OF AN EXISTING DEVELOPMENT AND THE CONVERSION WOULD NOT REPRESENT A LOGICAL EXTENSION TO AN UNDERGROUND FACILITY." WE BELIEVE THIS PROJECT QUALIFIES FOR A WAIVER.

CERTIFICATION AND DECLARATION OF RESPONSIBLE CHARGE

- I HEREBY DECLARE THAT I AM THE ENGINEER/LAND SURVEYOR FOR THIS PROJECT, THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THIS SUBMITTAL AS DEFINED IN SECTION 47003 OF THE BUSINESS AND PROFESSIONS CODE.
- I CERTIFY THAT I HAVE PERFORMED REASONABLE RESEARCH TO DETERMINE THE REQUIRED APPROVALS FOR THE PROPOSED PROJECT.
- AS THE ENGINEER/LAND SURVEYOR, I HAVE TAKEN THE SELF CERTIFICATION CLASS AND HAVE BEEN PLACED ON THE APPROVED LIST FOR COMPLETENESS REVIEW SELF CERTIFICATION. WITH THIS SUBMITTAL, I CONFIRM THAT PLANS AND DOCUMENTS SUBMITTED FOR REVIEW AND APPROVAL MEET ALL SUBMITTAL REQUIREMENTS PER SECTION 4 OF THE SUBMITTAL MANUAL. I UNDERSTAND IF REQUIRED DOCUMENTS OR PLAN CONTENT IS MISSING, PROJECT REVIEW WILL BE DELAYED.

ENGINEER OF WORK:

JOHN D. LEPPERT
LEPPERT ENGINEERING CORPORATION
5190 GOVERNOR DRIVE, SUITE 203
SAN DIEGO, CA 92122
TEL: (858) 597-2001
FAX: (858) 597-2009



BY: _____ DATE: _____
JOHN D. LEPPERT
RCE 26283, EXP. DATE 3-31-2010



PREPARED BY:

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SAN DIEGO, CALIFORNIA 92122-2848
PHONE #: (858) 597-2001

PROJECT ADDRESS:

8111 CAMINO DEL ORO
LA JOLLA, CA 92037

PROJECT NAME:

PLAYA DE ORO CONDOMINIUMS

SHEET TITLE:

TENTATIVE MAP NO. 538144

- REVISION 14: _____
- REVISION 13: _____
- REVISION 12: _____
- REVISION 11: _____
- REVISION 10: _____
- REVISION 9: _____
- REVISION 8: _____
- REVISION 7: _____
- REVISION 6: _____
- REVISION 5: _____
- REVISION 4: _____
- REVISION 3: _____
- REVISION 2: _____
- REVISION 1: 5-27-08

ORIGINAL DATE: 3-13-08

SHEET 1 OF 1

P15# 152137

NO.	DATE	BY	DESCRIPTION
1	01/20/08	AV	CLIENT REVISIONS
2	02/03/08	AV	CLIENT REVISIONS
3	02/17/08	AV	AGENCY CONCURRENCE
4	02/19/08	AV	ORIGINAL

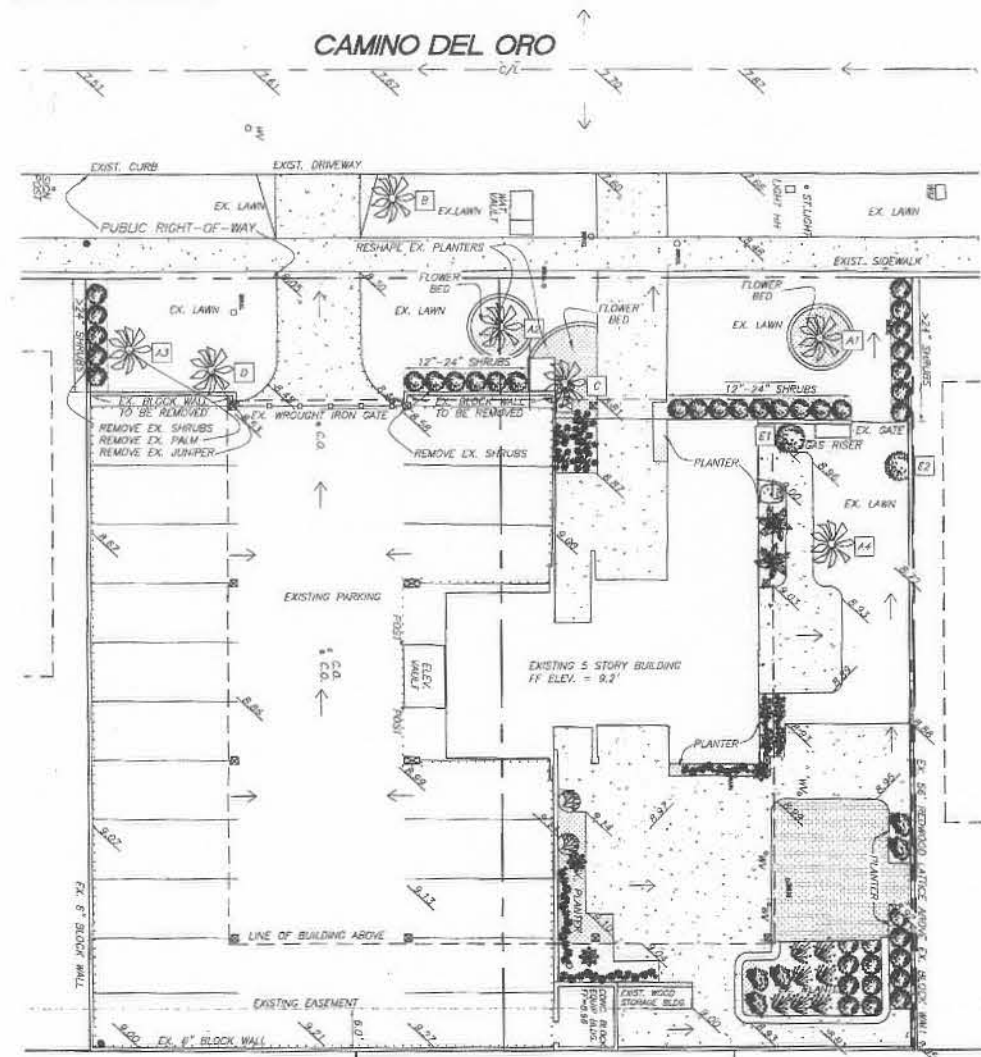
LEPPERT ENGINEERING CORPORATION
5190 Governor Drive, Suite 203
San Diego, CA 92122-2848
Phone: (858) 597-2001 Fax: (858) 597-2009

APPROVED BY ENGINEER IN CHARGE: _____
REGISTRATION NO. 29253
DATE: 12-07-07
PROJECT NO. LJ 61.01-27.07
DATE: 12-07-07

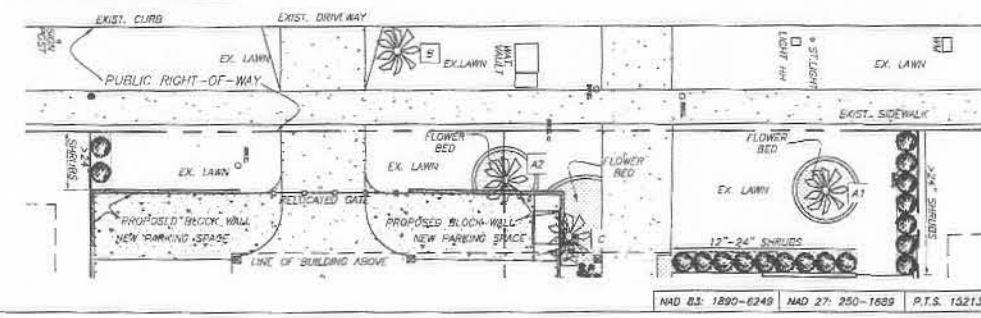
PREPARATION AND REVISION LOG

PLAYA DE ORO CONDOMINIUMS EXISTING/ PROPOSED LANDSCAPE PLAN

EXISTING LANDSCAPING



PROPOSED LANDSCAPING



LEGEND

DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL
SUBDIVISION BOUNDARY	- - - - -	EXISTING SEWER	—S—S—
EXISTING CONCRETE	—————	EXISTING WATER	—W—W—
PROPOSED CONCRETE	—————	DIRECTION OF WATER FLOW	→ → →
EXISTING BRICK PAVERS		EXISTING POWER POLE	⊕
EXISTING CENTERLINE	—+—+—+—	FLOWER BED/PLANTED AREA	[Symbol]
EXISTING BLOCK WALL	=====	WATER MAIN	—W—W—
PROPOSED BLOCK WALL	=====	WATER VAULT	—W—W—
EXISTING SEWER MANHOLE	⊙	CLEAN OUT	—C.O.—
EXISTING IRRIGATION	~~~~~	VEHICULAR LSA AREA BOUNDARY	—V—V—

PLANT LEGEND

COMMON NAME	BOTANICAL NAME	EXIST. HEIGHT/ MAX. HEIGHT	SPREAD	FAMILY	SYMBOL
TREES					
EXISTING 15"-24" DIAMETER BURROUGHS SILVER PALM	COCCOTRINAX BARBADENSIS	60' / 60'		ARECACEAE / PALM (PALM)	[Symbol]
EXISTING 30" DIAMETER DANNY ISLAND DATE PALM	PHOENIX CANARIENSIS	50' / 60'		ARECACEAE / PALM (PALM)	[Symbol]
EXISTING 8" DIAMETER PRINY DATE PALM	PHOENIX ROSEBELLE	4' / 8-10'		ARECACEAE / PALM (PALM)	[Symbol]
EXISTING 18" DIAMETER JUNIPER		16'-20'/20'			[Symbol]
SHRUBS					
EXISTING FALSE ARALIA	DIZYOTRICA ELEGANTISSIMA	9.5' / 6-25'	3-15'	ARALIACEAE	[Symbol]
EXISTING CHINESE HYDRANGEA, HAWAIIAN HYDRANGEA	HYDRANGEA ROSA-SINENSIS	8' / 15'		MALVACEAE (MALLOW)	[Symbol]
EXISTING JAPANESE ARALIA, FATSIA	FATSIA JAPONICA	1.7' / 8'	4'	ARALIACEAE (GINSENG)	[Symbol]
EXISTING RHODODENDRON, AZALEA	RHODODENDRON SPP.	3' / 20'		ERICACEAE (HEATH)	[Symbol]
GROUND COVER					
EXISTING IMPATIENS** TOUCH-NE-NOT, JEWEL WEEB, SUDANA	IMPATIENS MILLERIANA	4' / 8-24"	8-24"	BELAMCANDACEAE (BALSAM OR JEWELWEED)	[Symbol]
EXISTING SIERRA WHITE**	CYCLAMEN PERSICUM	4' / 3.6"	5.4"	CYCLAMEN	[Symbol]
EXISTING 6" DIAMETER AUSTRALIAN TREE FERN, LACY TREE FERN	CYRTHEA COOPERI	4.5' / 30"	8'	CYRILLACEAE	[Symbol]
EXISTING SNAPDRAGON	ANTHRINUM MALLIS	10" / 9-12"	6-12"	SCROPHULARIACEAE (FICUS)	[Symbol]
EXISTING WAX BEGGONIA	BEGONIA X SEMPELLOIDES-CULTURUM	4' / 8"		BEGONIACEAE (BEGONIA)	[Symbol]
EXISTING ASPHAGNUS FERN	ASPHAGNUS DENSEFLORUS	12" / 18-24"	18-24"	LILIACEAE	[Symbol]
EXISTING FALSE HEATHER, MEDICAN FALSE HEATHER	CUPHEA HYSSOPIFOLIA	12" / 24"	12-18"	LYTHACEAE (LOOSESTRIFE)	[Symbol]
EXISTING CALLA LILY ELFIN HELB	ZANTHESOMA AETHIOPICA	2' / 2'		ARIZACEAE (ARUM)	[Symbol]
EXISTING SAMMAN FERN	DICKSONIA ANTARCTICA	3' / 15'		DICKSONIACEAE	[Symbol]

LEGAL DESCRIPTION
 LOTS 8 AND 9 IN BLOCK 13 OF LA JOLLA SHORES UNIT NO. 1, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1913, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JUNE 3, 1926.

ASSESSOR'S PARCEL NUMBER
 346-272-15-00

SITE ADDRESS
 8111 CAMINO DEL ORO
 LA JOLLA, CA 92037

ZONING
 LA JOLLA SHORE PLANNED DISTRICT
 COMMUNITY PLAN: LA JOLLA
 EXISTING AND PROPOSED ZONE: LSPD-MF-2
 COASTAL HEIGHT LIMIT / PARKING IMPACT
 RESIDENTIAL TANDEN PARKING
 CITY COASTAL OVERLAY ZONE

DEVELOPMENT SUMMARY
 TO ACCOMMODATE TWO ADDITIONAL PARKING SPACES, SOME LANDSCAPING IS BEING REMOVED ALONG THE PROPERTY FRONTAGE AS SHOWN. ALL OTHER EXISTING LANDSCAPING TO REMAIN.

PLANNED DISTRICT LANDSCAPE REGULATIONS
 PER § 15103.036 (C) (1) OF THE SAN DIEGO MUNICIPAL CODE, ALL PROPERTY NOT USED OR OCCUPIED BY STRUCTURES, UNPAVED RECREATIONAL AREAS, PATHS AND DRIVEWAYS SHALL BE LANDSCAPED AND MAY INCLUDE NATIVE MATERIALS, AND IN NO CASE SHALL THIS LANDSCAPED AREA BE LESS THAN 30 PERCENT OF THE TOTAL PARCEL AREA.

TOTAL PARCEL AREA = 13,095.5 SQ. FT.
 30 PERCENT OF PARCEL AREA = 3,928.7 SQ. FT.
 TOTAL EXISTING LANDSCAPED AREA = 3,406.8 SQ. FT.
 EXCESS LANDSCAPED AREA PROVIDED = 1,567.9 SQ. FT.

LANDSCAPED AREA CALCULATIONS

DESCRIPTION	EXISTING	PROPOSED
TOTAL HARDSCAPE AREA		
CONCRETE	2,128.7 SQ. FT.	2,182.7 SQ. FT.
BRICK PAVERS	358.7 SQ. FT.	358.7 SQ. FT.
TOTAL FLOWER BED / PLANTED AREA	1,085.9 SQ. FT.	971.7 SQ. FT.
TOTAL LAWN AREA	1,922.3 SQ. FT.	1,588.0 SQ. FT.
TOTAL LANDSCAPED AREA	5,495.6 SQ. FT.	5,071.1 SQ. FT.



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 PHONE: (619) 597-2201

PROJECT ADDRESS:
 8111 CAMINO DEL ORO
 LA JOLLA, CA 92037

PROJECT NAME:
 PLAYA DE ORO CONDOMINIUMS

SHEET TITLE:
 EXISTING/PROPOSED LANDSCAPE PLAN

REVISION	DATE
REVISION 14	
REVISION 13	
REVISION 12	
REVISION 11	
REVISION 10	
REVISION 9	
REVISION 8	
REVISION 7	
REVISION 6	
REVISION 5	
REVISION 4	
REVISION 3	
REVISION 2	7-3-08
REVISION 1	5-27-08

ORIGINAL DATE: 5-13-08
 SHEET: 1 OF 1
 152137

1" = 10'

** IMPATIENS AND SIERRA WHITE USED INTERMITTENTLY THROUGHOUT FLOWER BEDS AND PLANTERS

NO.	DATE	BY	REVISION
1			
2	02/15/08	AV	CLIENT REVISIONS
3	2/27/08	AV	AGENCY COMMENTS
4	2/27/08	AV	OWNER
5			
6			
7			
8			

LEPERT ENGINEERING CORPORATION
 5180 Governor Drive, Suite 205
 San Diego, Ca 92122-2848
 Phone: (619) 597-2201

DATE: 01/21/08
 BY: [Signature]
 CHECKED BY: [Signature]
 APPROVED BY: [Signature]
 TITLE: PREPARATION AND REVISION LOG

PLANNING COMMISSION RESOLUTION NO. XXXX.
TENTATIVE MAP NO. 538144
8111 CAMINO DEL ORO TENTATIVE MAP - PROJECT NO. 152137
DRAFT

WHEREAS, LA JOLLA BEACH AND TENNIS CLUB PARTNERS, CLP, Applicant/Subdivider, and JOHN LEPPERT, LEPPERT ENGINEERING COMPANY, Engineer, submitted an application with the City of San Diego for a Tentative Map, No. 538144 to convert 17 existing residential units into 14 condominiums and to waive the requirement to underground existing overhead utilities. The project site is located at 8111 Camino Del Oro, approximately one block from the Pacific Ocean, north of Avenida de la Playa, in the MF-2 Zone of La Jolla Shores Planned District within the La Jolla Community Plan, Coastal Overlay (non-appealable), Coastal Height Limit, Parking Impact, and Residential Tandem Parking Overlay Zones. The legal description of the property is Lots 8 and 9, Block 13, La Jolla Shores Unit No. 1, Map No. 1913; and

WHEREAS, the Map proposes the subdivision of a .30 acre site into one lot for a 14 unit residential condominium development; and

WHEREAS, the project is exempt from environmental review pursuant to Section 15301 (k), of the California Environmental Quality Act (CEQA) on the basis that the facilities are existing; and

WHEREAS, a preliminary soils and geological reconnaissance report are waived by the City Engineer pursuant to the Subdivision Map Act and Section 144.0220 of the Municipal Code of the City of San Diego; and

WHEREAS, the subdivision is a condominium project as defined in Section 1350 et seq. of the Civil Code of the State of California and filed pursuant to the Subdivision Map Act. The total number of condominium dwelling units is 14; and

WHEREAS, on February 5, 2009, the Planning Commission of the City of San Diego considered Tentative Map No. 538144, including the waiver of the requirement to underground existing overhead utilities, and pursuant to Sections 125.0440 (tentative map), 125.0444 (condo conversion), and 144.0240 (underground) 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 Tentative Map No. 538144

1. The proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code (Land Development Code Section 125.0440.b).
2. 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).
3. Each of the tenants of the proposed condominium, project has received, pursuant to State Map Action Section 66452.9, written notification of intention to convert at least 60 days prior to the filing of a tentative map (Land Development Code 125.0444 and State Map Act Section 66427.1(a)).
4. The project has been conditioned that the Subdivider will give 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 State Map Act (Land Development Code Section 125.0444 and State Map Act Section 66427.1(a)).
5. The project has been conditioned that the Subdivider will give each tenant 10 days' written notification that an application for a public report will be, or has been, submitted to the Department of Real Estate, and that such report will be available on request (Land Development Code Section 125.0444 and State Map Act Section 66427.1(a)).
6. The project has been conditioned that the Subdivider will give each tenant of the proposed condominium project written notification within 10 days of approval of a final map for the proposed conversion (Land Development Code Section 125.0444 and State Map Act Section 66427.1(b)). If the subdivider chooses to provide affordable housing units, the subdivider shall enter into an affordable housing agreement with the Housing Commission, prior to recordation of the Final Map.
7. The project has been conditioned that the Subdivider will give each of the tenants of the proposed condominium project 180 days' written notice of intention to convert prior to termination of tenancy due to the conversion or proposed conversion (Land Development Code Section 125.0444 and State Map Act Section 66427.1(c)).

8. The project has been conditioned that the Subdivider will give each of the tenants of the proposed condominium project notice of an 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, which notice shall be provided within 5 working days of the issuance of the Subdivision Public Report.. The right shall run for a period of not less than 90 days from the date of issuance of the subdivision public report pursuant to Section 11018.2 of the Business and Professions Code, unless the tenant gives prior written notice of his or her intention not to exercise the right (Land Development Code Section 125.0444 and State Map Act Section 66427.1(d)).
9. The project was not financed by funds obtained from a governmental agency to provide for elderly, disabled, or low income housing (Land Development Code Section 125.0444.b).
10. 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 (Land Development Code Section 125.0444.c).
11. Each of the tenants of the proposed condominium project has received written notification of the project application for the condominium conversion within 10 days after the application was deemed complete (Land Development Code 125.0431(a)(3)).
12. The project has been conditioned that the subdivider will give each person applying for the rental of a unit in such residential real property written notification that the project application for the condominium conversion was deemed complete (Land Development Code 125.0431(a)(3)).
13. The project has been conditioned that the subdivider will give each tenant a notice of termination of tenancy 60 days prior to being required to vacate the property. (Land Development Code Section 125.0431(a)(4)).
14. A Building Conditions Report has been prepared in accordance with the Land Development Manual by a registered architect or engineer licensed by the State of California (Land Development Code Section 144.0504(b)).
15. The project has been conditioned that the subdivider will provide to a prospective purchaser a copy of the Building Conditions Report prior to the opening of an escrow account. (Land Development Code Section 144.0504(c)).
16. The project has been conditioned that the subdivider will provide a relocation assistance payment to all tenants of the project whose tenancy has terminated due to the condominium conversion. (Land Development Code Section 144.0505).

17. The project has been conditioned for the subdivider to complete the physical improvements as outlined in Land Development Code Section 144.0507, to the satisfaction of the City Engineer prior to final map approval.
18. The project has been conditioned for the subdivider to satisfy the inclusionary housing requirements in accordance with Land Development Code Section 142.1306. (Land Development Code Section 144.0508).
19. The requested underground waiver of the existing overhead facilities, qualifies under the guidelines of Council Policy No. 600-25 *Underground Conversion of Utility Lines at Developers Expense* in that:

The conversion involves a short span of overhead facility (less than 600 feet in length).
20. 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, Tentative Map No. 538144 including the waiver of the requirement to underground existing overhead utilities, is hereby granted to LA JOLLA BEACH AND TENNIS CLUB PARTNERS, CLP, Applicant/Subdivider, subject to the following conditions:

GENERAL

1. This Tentative Map will expire February 5, 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 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 Permit No. 538143.
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

7. 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*.
8. 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 State Map Act.
9. The Subdivider shall provide the tenants a Notice of Application for a Public Report at least 10 days prior to the submittal to the Department of Real Estate (DRB), pursuant to Section 66427.1(a) of the Subdivision Map Act.
10. 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 Section 66427.1(c) of the Subdivision Map Act. The provisions of this subdivision shall not alter nor abridge the rights or obligations of the parties in performance of their covenants, including, but not limited to, the provision of services, payment of rent, or the obligations imposed by Sections 1941, 1941.1 and 1941.2 of the Civil Code.
11. 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 Section 66427.1(d) of the State Map Act. The right shall run for a period of not less than 90 days from the date of issuance of the subdivision public report, pursuant to Section 11018.2 of the Business and Professions Code, unless the tenant gives prior written notice of his or her intention not to exercise the right.

12. The Subdivider shall provide the tenants of the proposed condominiums with written notification within 10 days or approval of a Final Map for the proposed conversion, in conformance with Section 66427.1(b) of the Subdivision Map Act.

AFFORDABLE HOUSING

13. 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 of \$124,635.12 dollars (19752 square feet at \$6.31 per square foot.) OR by entering into an Agreement with the San Diego Housing Commission, to ensure payment of the in-lieu fee.
14. Prior to the recordation of the Final Map, the subdivider shall demonstrate conformance with the Municipal Code provisions for Coastal Overlay Zone Affordable Housing Replacement Regulations (Chapter 14, Article 3, Division 8), to the satisfaction of the Development Services Department and the Housing Commission.
15. Prior to the recordation of the Final Map, the subdivider shall demonstrate conformance with the Municipal Code provisions for Tenant Relocation Benefits (Chapter 14, Article 4, Division 5), to the satisfaction of the Development Services Department and the Housing Commission.
16. The subdivider will give each tenant a notice of termination of tenancy 60 days prior to being required to vacate the property. (Land Development Code Section 125.0431(a)(4)).
17. The subdivider will provide to a prospective purchaser a copy of the Building Conditions Report prior to the opening of an escrow account. (Land Development Code Section 144.0504(c)).

ENGINEERING

18. The Subdivider shall underground any new service run to any new or proposed structures within the subdivision.
19. 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.
20. Prior to the recordation of the Final Map, the subdivider shall demonstrate conformance with the Municipal Code provisions for building and landscape improvements (Land Development Code Sections 144.0507), to the satisfaction of the City Engineer.
21. 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

22. "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).
23. "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."
24. 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

30. 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.

LANDSCAPE

31. Prior to recordation of the Parcel Map or Final Map, complete landscape and irrigation construction documents consistent with the Landscape Standards shall be submitted to the Development Services Department for approval. The construction documents shall be in substantial conformance with the Exhibit 'A,' Landscape Development Plan, on file in the Office of the Development Services Department.
32. Prior to recordation of the Parcel Map or Final Map, and after Landscape and Irrigation Construction Documents have been approved by Development Services, the subdivider shall install all required landscaping consistent with the approved plans and the Land Development Manual, Landscape Standards.
33. Prior to recordation of the Parcel Map or Final Map, it shall be the responsibility of the Permittee/Owner to install all required landscape and obtain all required landscape inspections. A "No Fee" Street Tree Permit shall be obtained for the installation, establishment, and on-going maintenance of all street trees.
34. The Landscape Construction Plan shall take into account a 40 square foot area around each tree which is unencumbered by hardscape and utilities as set forth under LDC 142.0403(b)5.

INFORMATION:

- The approval of this 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 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 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 FEBURARY 5, 2009.

By

Helene Deisher
Development Project Manager
Development Services Department

Job Order No. 43-0512

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: 43-0512

COASTAL DEVELOPMENT PERMIT NO. 538143
8111 CAMINO DEL ORO TENTATIVE MAP - PROJECT NO. 152137
PLANNING COMMISSION

This Coastal Development Permit No. 538143 is granted by the Planning Commission of the City of San Diego to LA JOLLA BEACH AND TENNIS CLUB PARTNERS, CLP, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0804. The .30 acre site is located at 8111 Camino del Oro in the MF-2 Zone of La Jolla Shores Planned District within the La Jolla Community Plan, Coastal Overlay (non-appealable), Coastal Height Limit, Parking Impact, and Residential Tandem Parking Overlay Zones. The project site is legally described as Lots 8 and 9, Block 13, La Jolla Shores Unit No. 1, Map No. 1913.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to convert 17 existing residential units into 14 condominiums and to waive the requirement to underground existing overhead utilities, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated February 5, 2009, on file in the Development Services Department.

The project shall include:

- a. The subdivision of a 0.30 acre site into one lot for 14 condominiums. No construction is authorized with this permit.
- b. Landscaping (planting, irrigation and landscape related improvements);
- c. 21 Off-street parking spaces;
- d. 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. 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.

9. 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.

LANDSCAPE REQUIRMENTS:

10. All existing landscape shall be maintained 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.

11. The Owner or Subsequent Owner shall be responsible for the maintenance of all existing landscape and irrigation in the right-of-way consistent with the Land Development Manual Landscape Standards

12. If any existing landscape (including existing or new plantings, hardscape, landscape features, etc.) and/or irrigation indicated on the approved Landscape Development Plan (Exhibit "A") is damaged or removed during demolition or construction, it shall be repaired and/or replaced in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage

PLANNING/DESIGN REQUIREMENTS:

13. No fewer than 21 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.

14. The Owner/Permittee shall post a copy of the approved discretionary permit or Tentative Map in the sales office for consideration by each prospective buyer.

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 February 5, 2009
Resolution NumberXXX.

Coastal Development Permit No. 538143
Date of Approval:

AUTHENTICATED BY THE DEVELOPMENT SERVICES DEPARTMENT

Helene Deisher
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.**

[NAME OF COMPANY]
Owner/Permittee

By _____
NAME
TITLE

[NAME OF COMPANY]
Owner/Permittee

By _____
NAME
TITLE

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

PLANNING COMMISSION RESOLUTION NO. XXX
COASTAL DEVELOPMENT PERMIT NO. 538143
8111 CAMINO DEL ORO TENTATIVE MAP - PROJECT NO. 152137
DRAFT

WHEREAS, LA JOLLA BEACH AND TENNIS CLUB PARTNERS, CLP, Owner/Permittee, filed an application with the City of San Diego for a permit to convert 17 existing residential units into 14 condominiums and to waive the requirement to underground existing overhead utilities (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 538143) on portions of a 0.30 acre site;

WHEREAS, the project site is located at located 8111 Camino Del Oro, approximately one block from the Pacific Ocean, north of Avenida de la Playa, in the MF-2 Zone of La Jolla Shores Planned District within the La Jolla Community Plan, Coastal Overlay (non-appealable), Coastal Height Limit, Parking Impact, and Residential Tandem Parking Overlay Zones;

WHEREAS, the project site is legally described as Lots 8 and 9, Block 13, La Jolla Shores Unit No. 1, Map No. 1913;

WHEREAS, on February 5, 2009, the Planning Commission of the City of San Diego considered Coastal Development Permit No. 538143 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 February 5, 2009.

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; and

The 0.30 acre project site is located at 8111 Camino Del Oro, approximately one block from the Pacific Ocean, north of Avenida de la Playa, in the MF-2 Zone of La Jolla Shores Planned District within the La Jolla Community Plan, Coastal Overlay (non-appealable), Coastal Height Limit, Parking Impact, and Residential Tandem Parking Overlay Zones. The project proposes to convert 17 residential apartments to 14 residential condominium units within one, five-story, 24,185 square foot building. The only other discretionary action proposed is the tentative map for condominium ownership. The proposed residential condominium project 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. There are no public views on Camino Del Oro as identified in the La Jolla Community Plan and Local Coastal Program.

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

The 0.30 acre project site is located at 8111 Camino Del Oro, approximately one block from the Pacific Ocean, north of Avenida de la Playa, in the MF-2 Zone of La Jolla Shores Planned District within the La Jolla Community Plan, Coastal Overlay (non-appealable), Coastal Height Limit, Parking Impact, and Residential Tandem Parking Overlay Zones. The project proposes to convert 17 residential apartments to 14 residential condominium units within one, five-story, 24,185 square foot building. The only discretionary action proposed is the condominium ownership. The site has been previously developed and there are no sensitive habitats on the site, nor is it adjacent to the City of San Diego's Multi-Habitat Planning Area. The proposed project for 8111 Camino Del Oro was determined to have no significant environmental effect and was found to be categorically exempt under the California Environmental Quality Act (CEQA). No proposed additions or modifications are proposed, therefore having no adverse affect on 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; and

The 0.30 acre project site is located at 8111 Camino Del Oro, approximately one block from the Pacific Ocean, north of Avenida de la Playa, in the MF-2 Zone of La Jolla Shores Planned District within the La Jolla Community Plan, Coastal Overlay (non-appealable), Coastal Height Limit, Parking Impact, and Residential Tandem Parking Overlay Zones. The project proposes to convert 17 residential apartments to 14 residential condominium units within one, five-story, 24,185 square foot building. The project is located in an area designated as Multi-family Residential at 30-45 dwelling units per acre in the La Jolla Community Plan. The existing development of seventeen units per acre is previously conforming; however the reduction in units would make this project consistent with the existing land use. The project does adhere to community goals since it was originally designed in a manner that does not intrude into any of the physical access ways used by the public and has a harmonious visual relationship between the bulk and sale of the existing structure and the adjacent structures as stated in the adopted Local Coastal Program land use plan.

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 0.30 acre project site is located at 8111 Camino Del Oro, approximately one block from the Pacific Ocean, north of Avenida de la Playa, in the MF-2 Zone of La Jolla Shores Planned District within the La Jolla Community Plan, Coastal Overlay (non-appealable), Coastal Height Limit, Parking Impact, and Residential Tandem Parking Overlay Zones. The project proposes to convert 17 residential apartments to 14 residential condominium units within one, five-story, 24,185 square foot building. The nearest public road adjacent to this property is La Vereda to the west and Camino Del Sol to the east. This site is approximately one block from the Pacific Ocean. The proposed coastal development conforms to the public access and public recreation policies of Chapter 3 of the California Coastal Act.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Coastal Development Permit No. 538143 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 538143 a copy of which is attached hereto and made a part hereof.

Helene Deisher
Development Project Manager
Development Services

Adopted on: February 5, 2009

Job Order No. 43-0512

cc: Legislative Recorder, Development Services Department

LA JOLLA SHORES PERMIT REVIEW COMMITTEE

Consent June 24, 2008 La Jolla Rec Center, 615 Prospect Street

Attention: Project Manager: Helena Deisher

PLAYA DE ORO TENTATIVE MAP
8111 Camino Del Oro
La Jolla, CA 92037

CAMINO DEL ORO TM
CDP 152137
DPM: Helena Deisher
Agent: John Leppert

PROJECT DESCRIPTION: This project is a condominium conversion, converting the existing 17 residential units into a 17 unit condominium development. No new site development is proposed with this project. The existing 5 story building was constructed in 1965.

Sub Committee Vote:

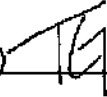
MOTION: Naegle: Findings can be made for approval of this project

- 1) Subject to the addition of 2 additional parking spaces as presented using existing driveway and building must be reconfigured to reduce # of units by 3. This will provide Qty. 21 spaces for a Qty. 14 unit condominium; which will meet code.

Motion was made and seconded by Morton to approve project:

Motion: Passed

Vote: 5-0-0

Signature: _____ (Approved Via E-Mail)  Date: _____
Tony Espinoza
Chair of La Jolla Shores Permit Review Committee

Community Planning Association Trustees on Consent of Sub Committee Review:

MOTION: To accept the recommendation of the committee and approve the Playa de Oro tentative map and forward that recommendation to the City.

Note: The motion is not on the project as proposed, but an alternative to reduce the number of units from 17 to 14 (by combining units to form larger units) and provide 2 additional parking spaces.

Vote: 11-0-1

Signature: Joseph LaCava Date: 7-08-2008
Joe LaCava
President of the Community Planning Association

For any questions or concerns regarding the information on this sheet, please contact: C.P.A. (858) 456-7900.

Project Title: PLAYA DE ORO CONDOMINIUMS	Project No. (For City Use Only)
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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):
LA JOLLA BEACH AND TENNIS CLUB PARTNERS, CLP

Owner Tenant/Lessee

Street Address:
2000 SPINDRIFT DRIVE

City/State/Zip:
LA JOLLA / CA / 92037

Phone No: 858.454.7126 **Fax No:** 858.456.3805

Name of Corporate Officer/Partner (type or print):
WILLIAM J. KELLOGG

Title (type or print):
PRESIDENT

Signature : *x William J. Kellogg* **Date:** 1/29/08

Corporate/Partnership Name (type or print):
LA JOLLA BEACH AND TENNIS CLUB, INC.

Owner Tenant/Lessee

Street Address:
2000 SPINDRIFT DRIVE

City/State/Zip:
LA JOLLA / CA / 92037

Phone No: 858.454.7126 **Fax No:** 858.456.3805

Name of Corporate Officer/Partner (type or print):
WILLIAM J. KELLOGG

Title (type or print):
PRESIDENT

Signature : *x William J. Kellogg* **Date:** 1/29/08

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: **Fax No:**

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Title (type or print):

Signature : **Date:**

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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
 8111 Camino Del Oro Tentative Map PTS No. 152137

Date	Action	Description	City Review Time	Applicant Response
3-14-08	First Submittal	Project Deemed Complete		
4-18-08	First Assessment Letter		35	
8-7-08	Second submittal			111
8-28	Second Review Complete		21	
	Misc Issue and scheduling			10
**TOTAL STAFF TIME			208	
TOTAL APPLICANT TIME				120
TOTAL PROJECT RUNNING TIME		From deemed complete date to Planning Commission Hearing	328	

Staff time and applicant response time based on calendar days including holidays