



THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: October 29, 2009

REPORT NO. PC-09-085

ATTENTION: Planning Commission, Agenda of November 5, 2009

SUBJECT: LA JOLLA COUNTRY DAY SCHOOL - PROJECT NO. 159199
PROCESS FOUR

**OWNER/
APPLICANT:** La Jolla Country Day School

SUMMARY

Issue: Should the Planning Commission approve a Conditional Use Permit/Planned Development Permit amendment to increase student enrolment, increase the number of administration/faculty members, remove a planned parking structure and reconfigure and add additional surface area parking for an existing private school located at 9490 Genesee Avenue within the University Community Planning area?

Staff Recommendation:

1. CERTIFY Mitigated Negative Declaration No.159199, and ADOPT the Mitigation, Monitoring and Reporting Program (MMRP); and
2. APPROVE Conditional Use Permit No. 567101 and Planned Development Permit No. 567380.

Community Planning Group Recommendation: On December 9, 2008, the University Community Planning Group unanimously voted 15-0-0 to recommend approval of this project without conditions.

Environmental Review: A Mitigated Negative Declaration (Project No. 159199) has been prepared for the project in accordance with State of California Environmental Quality Act (CEQA) and CEQA Guidelines, and a Mitigation, Monitoring and Reporting

Program (MMRP) would be implemented to reduce the potential impacts to Transportation/Circulation to below a level of significance.

Fiscal Impact Statement: All costs associated with processing of this application are paid for by the applicant.

Housing Impact Statement: The proposed project would have a neutral impact on housing. The zone for this site is a single family residential zone, however the University Community Plan (UCP) designates this site for "School" use. The site also falls within the CPIOZ "A" which is used to limit uses and development intensity to the levels specified in the Land Use and Development Intensity Table (table 3) of the UCP. Table 3 identifies this site for School uses only and would not permit any residential development. Therefore, the proposed project would not result in an increase or decrease in existing or potential housing units.

BACKGROUND

The 23.98 acre project site is located at 9490 Genesee Avenue in the RS-1-7 Zone, the Parking Impact Overlay Zone (UCSD), and the Community Plan Implementation Overlay Zone (Area A). The site is located south and west of Genesee Avenue and east of Regents Road within the University Community Plan and is designated for school use. The site is surrounded by development including the University of California San Diego directly to the west, multi-family residential to the north and east, with commercial office, police/fire station and a public park to the south.

The original school was approved under Conditional Use Permit No. 3533, by the Planning Commission on December 23, 1960. There have been five subsequent amendments to CUP No. 3533, the last being approved by the Planning Commission on May 12, 2005. The 2005 Amendment demolished an administration building, two middle school buildings and a kindergarten building in order to construct two academic center/library buildings, a middle school complex and a parking structure. The overall square footage of the facility was expanded from approximately 116,399 square feet to 292,927 square feet. The off-street parking was increased from 287 spaces to 309 spaces. A Planned Development Permit was included in association with this CUP Amendment in order to allow for an increased building height of up to 60 feet for the proposed Academic Center/Library building, where the RS-1-7 Zone allows a maximum building height of 30 feet.

The school as an educational facility provides a wide range of educational services from pre-school through high school.

DISCUSSION

Project Description:

This project proposes to increase the number of students over the next five year period from 1,050 to 1,200, increase the number of teachers, administrators and support personnel from 195

to 225, remove a planned parking structure, and add an additional 101 off-street parking spaces, resulting in a total of 410 spaces on grade. The development of additional surface parking is the only form of construction proposed with this amendment. A new parking lot, "Parking Lot A" (Site Plan – Attachment 8) will be added to the north central portion of the project site with ingress and egress proposed on Genesee Avenue. This parking lot will accommodate a total of 172 vehicles. The proposed parking lot site currently contains athletic fields, which are proposed to be reconfigured with this proposal. The reconfigured athletic fields reduce the number of baseball/softball fields from three to two and the soccer and football fields are combined into one multi-purpose field for both sports. The surface for the athletic fields has recently been changed from natural grass to an artificial surface, making them more multi-functional.

A series of smaller parking lots and two Bus Parking/drop off areas along Eastgate Mall are proposed to be reconfigured into one central bus parking drop off area and four small parking lots, in an effort to gain additional off-street parking. This amendment would include the removal from the 2005 Exhibit "A" of a planned structured parking garage, located on the project's west side, near Regents Road, with Tennis Courts on top (Previously Approved Site Plan – Attachment 9). The total gain of 101 spaces includes the loss of the previously approved parking structure in that calculation.

Community Plan Analysis:

The subject property is designated "School" by the University Community Plan (UCP). The Development Intensity Element of the UCP divides the community into subareas and assigns specific intensities to those subareas. However, the project site is located in subarea 17 where no specific intensity is provided and a footnote for the subarea reads: expansion of the school facilities is permitted subject to discretionary review. As such, the proposed increase in student enrollment and faculty would not adversely affect the University Community Plan.

Environmental Analysis:

The City of San Diego conducted an Initial Study and determined that the proposed project will not have a significant environmental effect. A Mitigated Negative Declaration, Project No. 159199, has been prepared for the project in accordance with State of California Environmental Quality Act (CEQA) and CEQA Guidelines.

A traffic study entitled "La Jolla Country Day School Student Enrollment Expansion" dated December 17, 2008, was prepared by RBF Consulting and was reviewed the city's Transportation Section. The traffic study analyzed the parking, trip generation and cumulative impacts resulting from this project. The trip generation for the project is a measure or forecast of the number of trips that begin or end at the project site. The study showed that the proposed 1,200 students would result in a total net increase of 652 daily trips with 167 AM peak hour trips and 62 PM peak hour trips. The traffic study identified significant impacts from the project at the intersections of Genesee Avenue/I-5 Northbound on-off ramps, Genesee Avenue/I-5 Southbound on-off ramps, and Genesee Avenue/Fez Street. Implementation of the mitigation measures described in Section V of the Mitigated Negative Declaration would reduce significant environmental impacts to below a level of significance.

Project-Related Issues:

The Traffic analysis was the primary issue in the review of this amendment. Aside from the traffic impacts on adjacent streets and intersections, the Traffic analysis by the Traffic consultant and the City's Transportation Section also included a detailed look at the off-street parking, the revised Drop Off and Pick-Up areas and the on-site pedestrian circulation. The purpose was to improve upon traffic safety and make the drop off and pick-up traffic at peak periods flow as smoothly as possible. The City's Transportation Section believes that the proposed circulation design will improve traffic flow during the peak periods. City Staff will continue to monitor the success of the circulation plan and make any further suggestions or refinements as they become apparent.


Conclusion:

This Conditional Use Permit and Planned Development Permit Amendment is a Process Four, Planning Commission decision pursuant to San Diego Municipal Code Sections 126.0303 and 143.0402. A Conditional Use Permit and Planned Development Permit Amendment may be approved if the decision maker finds that the proposed amendment complies with the requirements of the San Diego Municipal Code and that the associated permit findings can be made in the affirmative. Staff has reviewed the proposed amendment to the private school facility and found it to be in conformance with the applicable sections of the San Diego Municipal Code regulating to Conditional Use Permits and is consistent with the University Community Plan. The University Community Planning Group unanimously voted to approve the project as proposed. Staff recommends approval of the project as proposed.

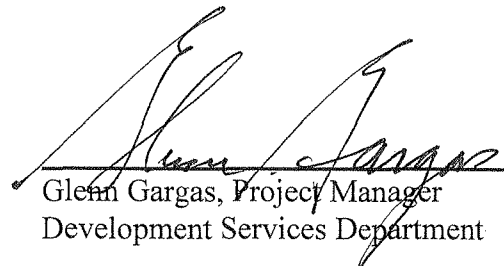
ALTERNATIVE

1. **Approve Conditional Use Permit No. 567101 and Planned Development Permit No. 567380, with modifications.**
2. **Deny Conditional Use Permit No. 567101 and Planned Development Permit No. 567380, if the findings required to approve the project cannot be affirmed.**

Respectfully submitted,



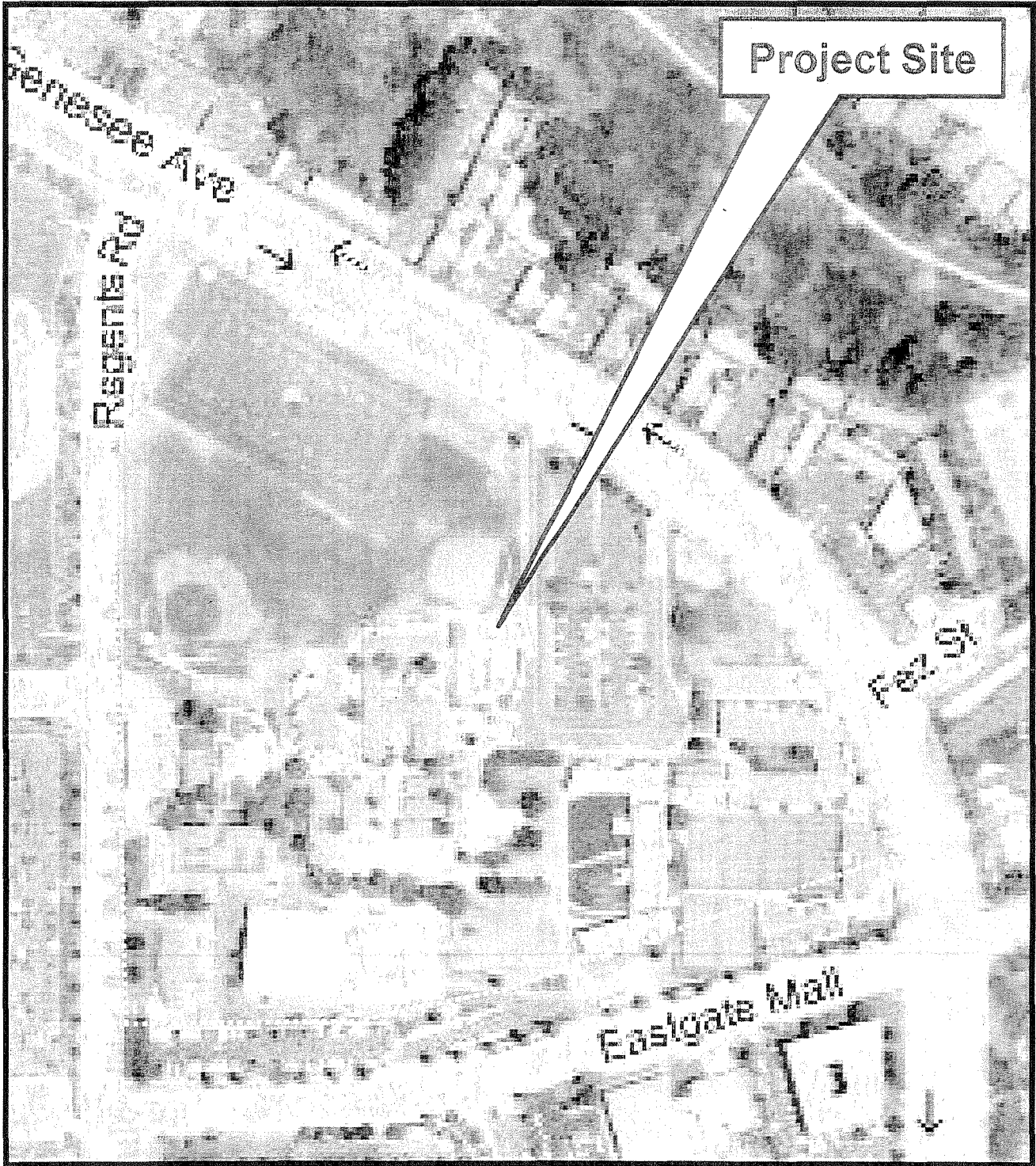
Mike Westlake
Program Manager
Development Services Department



Glenn Gargas, Project Manager
Development Services Department

Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Draft Permit Resolution with Findings
6. Draft Permit with Conditions
7. Draft Environmental Resolution with MMRP
8. Project Site Plan
9. Previously Approved Site Plan
10. Circulation Plan
11. Landscape Plan
12. Copy of Recorded Permit
13. Community Planning Group Recommendation
14. Ownership Disclosure Statement
15. Project Chronology



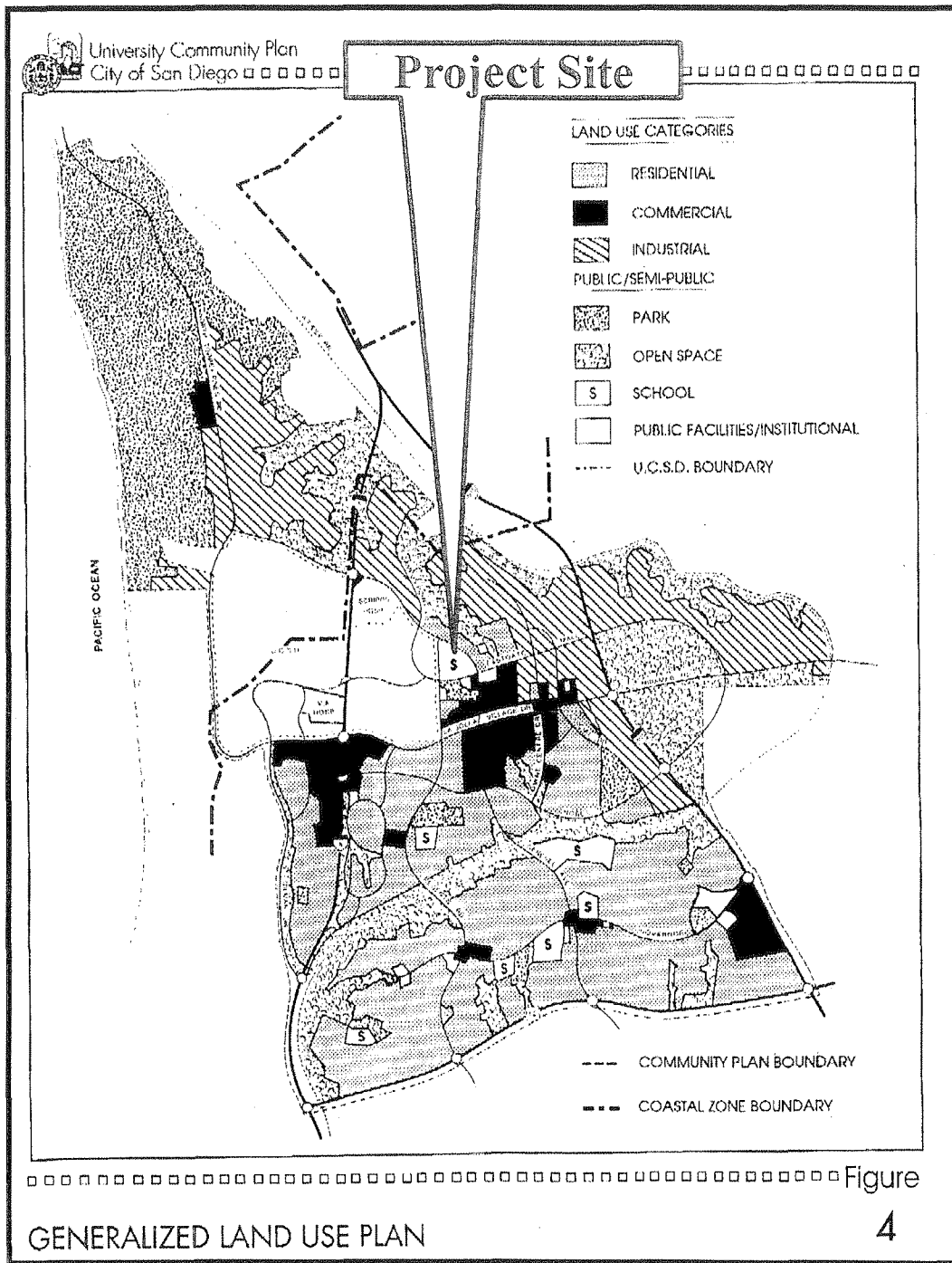
Aerial Photo



LA JOLLA COUNTRY DAY SCHOOL - 159199
9490 Genesee Avenue





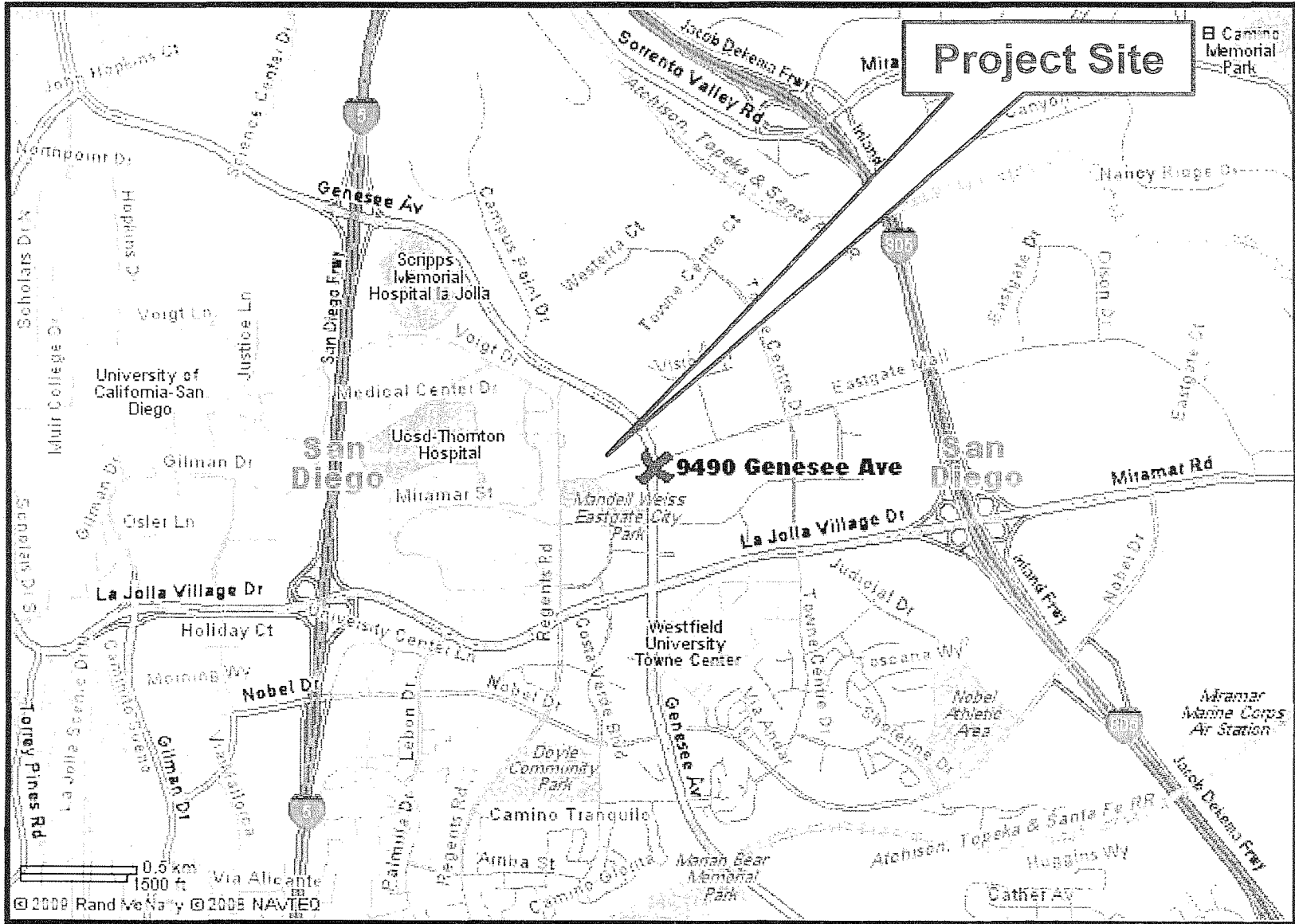


Land Use Map

LA JOLLA COUNTRY DAY SCHOOL – 159199

9490 Genesee Avenue





Project Location Map

LA JOLLA COUNTRY DAY SCHOOL – 159199
9490 Genesee Avenue



PROJECT DATA SHEET																
PROJECT NAME:	LA JOLLA COUNTRY DAY SCHOOL, PTS 159199															
PROJECT DESCRIPTION:	Increase Student Enrolment from 1,050 to 1,200 to an existing private school facility on a 23.98 acre property.															
COMMUNITY PLAN AREA:	University															
DISCRETIONARY ACTIONS:	Conditional Use Permit (CUP) No. 567101 and Planned Development Permit (PDP) No. 567380															
COMMUNITY PLAN LAND USE DESIGNATION:	School															
<u>CURRENT ZONING INFORMATION:</u> ZONE: RS-1-7: Single-Family residential zone. DENSITY: One dwelling unit per minimum of 5,000 square feet lot HEIGHT LIMIT: 24/30-Foot maximum height limit. LOT SIZE: 5,000 square-foot min. FLOOR AREA RATIO: 0.45 FRONT SETBACK: 15 foot min. SIDE SETBACK: 4 foot min. STREETSIDE SETBACK: 10 foot min. REAR SETBACK: 13 foot min. PARKING: 2	<u>PROPOSED:</u> RS-1-7: Existing School, Amendment to CUP No. 3533 NA 60 foot – existing building 23.98-acres 0.28 - existing 20 foot - existing 20 foot - existing 20 foot - existing 20 foot - existing 410															
<u>ADJACENT PROPERTIES:</u>	<table border="1"> <thead> <tr> <th></th> <th>LAND USE DESIGNATION & ZONE</th> <th>EXISTING LAND USE</th> </tr> </thead> <tbody> <tr> <td>NORTH:</td> <td>Multi-Family Residential; RM-3-7</td> <td>Multi-Family Residential</td> </tr> <tr> <td>SOUTH:</td> <td>Open Space; OP-1-1 Commercial; CO-1-2</td> <td>Park / Athletic Fields Office</td> </tr> <tr> <td>EAST:</td> <td>Multi-Family Residential; RM-3-7</td> <td>Multi-Family Residential</td> </tr> <tr> <td>WEST:</td> <td>Public Facilities Institutional; RS-1-7</td> <td>UCSD Campus</td> </tr> </tbody> </table>		LAND USE DESIGNATION & ZONE	EXISTING LAND USE	NORTH:	Multi-Family Residential; RM-3-7	Multi-Family Residential	SOUTH:	Open Space; OP-1-1 Commercial; CO-1-2	Park / Athletic Fields Office	EAST:	Multi-Family Residential; RM-3-7	Multi-Family Residential	WEST:	Public Facilities Institutional; RS-1-7	UCSD Campus
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WEST:	Public Facilities Institutional; RS-1-7	UCSD Campus														
DEVIATIONS OR VAR.	None															
COMMUNITY PLANNING GROUP RECOMMENDATION:	The University Community Planning Group unanimously voted 15-0-0 to recommend approval on December 9, 2008.															

PLANNING COMMISSION - RESOLUTION NO. _____
CONDITIONAL USE PERMIT NO. 567101 AND
PLANNED DEVELOPMENT PERMIT NO. 567380
AMENDMENT TO CUP NO. 120471 AND PDP NO. 214066
LA JOLLA COUNTRY DAY SCHOOL - PROJECT NO. 159199 (MMRP)

WHEREAS, La Jolla Country Day School, Owner/Permittee, filed an application with the City of San Diego for a permit to increase the total student enrollment, increase the number of staff members and add additional off-street parking at the school facility (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit Nos. 567101 and 567380, on portions of an approximately 23.98-acre site;

WHEREAS, the project site is located at 9490 Genesee Avenue, in the RS-1-7 Zone and the Parking Impact Overlay Zone within the University Community Plan area;

WHEREAS, the project site is legally described as Lot 1, La Jolla Country Day School Subdivision, Map No. 4694, with a portion of Lot 1, Prospect Acres, Map No. 3808, and portions of Pueblo Lots 1308 and 1317, Pueblo lands of San Diego, Miscellaneous Map No. 36;

WHEREAS, on November 5, 2009, the Planning Commission of the City of San Diego considered Conditional Use Permit No. 567101 and Planned Development Permit No. 567380, an Amendment to CUP No. 120471 and PDP No. 214066, 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 November 5, 2009.

FINDINGS:

Conditional Use Permit - Section 126.0305

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

This project proposes to increase the total student enrollment, increase the number of staff members and add additional off-street parking at an existing private school facility located within the University Community Plan area. The subject property is designated "School" by the University Community Plan (UCP). The Development Intensity Element of the UCP divides the community into subareas and assigns specific intensities to those subareas. However, the project site is located in subarea 17 where no specific intensity is provided and a footnote for the subarea reads, "expansion of the school facilities is permitted subject to discretionary review." As such, the proposed increase in student enrollment and faculty would not adversely affect the University Community Plan.

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

This project proposes to increase the total student enrollment, increase the number of staff members and add additional off-street parking at an existing private school facility located within the University Community Plan area. During environmental review, it was determined that the project may have a significant environmental effect on Transportation/Circulation and a Mitigated Negative Declaration, Project No. 159199, was prepared in accordance with the California Environmental Quality Act (CEQA). Mitigation measures have been included to this project for identified potential impacts to Transportation/Circulation, to reduce potential impacts to a level below significance. The proposed increase to the total student enrollment, staff members and add off-street parking would therefore not be detrimental to the public health, safety and welfare.

3. The proposed development will comply to the maximum extent feasible with the regulations of the Land Development Code.

This project proposes to increase the total student enrollment, increase the number of staff members and add additional off-street parking at an existing private school facility located within the University Community Plan area. There is no further construction associated with this approval except for the addition of 101 off-street parking spaces. This development was reviewed for compliance with the applicable development regulations such as the City's off-street parking regulations, sight visibility requirements, landscape requirements and the RS-1-7 Zone development regulations.

4. The proposed use is appropriate at the proposed location.

This project proposes to increase the total student enrollment, increase the number of staff members and add additional off-street parking at an existing private school facility located within the University Community Plan area. The subject property is designated "School" by the University Community Plan (UCP). There are also other educational uses, similar to this use in the area, a private school to the south and the campus of the University of California at San Diego directly to the west of this site. Thus, educational use facilities are appropriate at this proposed location.

Planned Development Permit - Section 126.0604

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

This project proposes to increase the total student enrollment, increase the number of staff members and add additional off-street parking at an existing private school facility located within the University Community Plan area. The subject property is designated "School" by the University Community Plan (UCP). The Development Intensity Element of the UCP divides the community into subareas and assigns specific intensities to those subareas. However, the project site is located in subarea 17 where no specific intensity is provided and a footnote for the subarea reads, "expansion of the school facilities is permitted subject to discretionary review." As such, the proposed increase in student enrollment and faculty would not adversely affect the applicable land use plan, the University Community Plan.

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

This project proposes to increase the total student enrollment, increase the number of staff members and add additional off-street parking at an existing private school facility located within the University Community Plan area. During environmental review, it was determined that the project may have a significant environmental effect on Transportation/Circulation and a Mitigated Negative Declaration, Project No. 159199, was prepared in accordance with the California Environmental Quality Act (CEQA). Mitigation measures have been included to this project for identified potential impacts to Transportation/Circulation, to reduce potential impacts to a level below significance. The proposed increase to the total student enrollment, staff members and add off-street parking would therefore not be detrimental to the public health, safety and welfare.

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

This project proposes to increase the total student enrollment, increase the number of staff members and add additional off-street parking at an existing private school facility located within the University Community Plan area. There is no further construction associated with this approval except for the addition of 101 off-street parking spaces. This development was reviewed for compliance with the applicable development regulations such as the City's off-street parking regulations, sight visibility requirements, landscape requirements and the RS-1-7 Zone development regulations.

4. The proposed development, when considered as a whole, will be beneficial to the community.

This project proposes to increase the total student enrollment, increase the number of staff members and add additional off-street parking at an existing private school facility located within the University Community Plan area. The subject property is designated "School" by the University Community Plan (UCP). This facility was originally approved, under a Conditional Use Permit, by the Planning Commission on December 23, 1960. It has been in operation since construction was completed in early 1960's. The continued use of this facility has been strongly supported by the University Community Planning Group. The last two proposals to expand the facility were unanimously recommended for approval. In view of the long history of this facility, when considered as a whole, it will be beneficial to the community.

5. Any proposed deviations pursuant to Section 126.0602(b)(1) are appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone.

This project proposes to increase the total student enrollment, increase the number of staff members and add additional off-street parking at an existing private school facility located within the University Community Plan area. There is no further construction associated with this approval except for the addition of 101 off-street parking spaces. This development was reviewed for compliance with the applicable development regulations such as the City's off-street parking regulations, sight visibility requirements, landscape requirements and the RS-1-7 Zone

development regulations. This proposal does not include any deviations. However, a Planned Development was required in the past in order to allow an increase in building height for the sixty foot high Academic Center/ Library building.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Conditional Use Permit No. 567101 and Planned Development Permit No. 567380, an Amendment to CUP No. 120471 and PDP No. 214066 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. 567101 and 567380, a copy of which is attached hereto and made a part hereof.

Glenn R. Gargas, AICP
Development Project Manager
Development Services

Adopted on: November 5, 2009

Job Order No. 43-1146

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: 43-1146

CONDITIONAL USE PERMIT NO. 567101
PLANNED DEVELOPMENT PERMIT NO. 567380
LA JOLLA COUNTRY DAY SCHOOL - PROJECT NO. 159199 (MMRP)
AMENDMENT TO CUP NO. 120471 AND PDP NO. 214066
PLANNING COMMISSION

This Conditional Use Permit No. 567101 and Planned Development Permit No. 567380, an Amendment to CUP No. 120471 and PDP No. 214066, are granted by the Planning Commission of the City of San Diego to La Jolla Country Day School, a California Nonprofit Public Benefit Corporation, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0303 and 126.0602. The 23.98-acre site is located at 9490 Genesee Avenue in the RS-1-7 Zone and Parking Impact Overlay Zone, within the University Community Plan area. The project site is legally described as Lot 1, La Jolla Country Day School Subdivision, Map No. 4694, with a portion of Lot 1, Prospect Acres, Map No. 3808, and portions of Pueblo Lots 1308 and 1317, Pueblo lands of San Diego, Miscellaneous Map No. 36.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to increase the total student enrollment, increase the number of staff members and add additional off-street parking at the school facility, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated November 5, 2009, on file in the Development Services Department.

The project shall include:

- a. An increase in total Student Enrollment to 1,200 Students, increase the number of Staff Members (which includes teachers, administrators and support personnel) to 225 and increase the number of Off-Street Parking spaces to 410 spaces;
- b. The existing or previously approved facility consists of the following;

Early Childhood Center – approx. 3,800 square feet

Kindergarten – approx. 13,000 square feet

Lower School – approx. 12,315 square feet

Middle School – approx. 53,000 square feet

Upper School – approx. 39,400 square feet

Campus Wide Facilities – approx. 189,412

(Library, Art Building, Food Court, Amphitheater, Administration, Gym, Theater, Portables, Building & Grounds and maintenance facilities)

Totals - approx. 292,927 square feet

- c. Landscaping (planting, irrigation and landscape related improvements);
- d. Off-street parking (increased to 410 spaces);
- e. Athletic Fields (Football, Baseball and Tennis Courts all with lighting); and
- f. 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 effect at the time the extension is considered by the appropriate decision maker.
2. Conditions of Conditional Use Permit No. 120471 and Planned Development Permit No. 214066 shall remain in effect except as superseded by this permit.
3. 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.
4. 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.
5. 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.
6. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
7. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
8. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial 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.
9. 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.
10. 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.

11. The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify Owner/Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owner/Permittee shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, Owner/Permittee shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Owner/Permittee regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

12. Mitigation requirements are tied to the environmental document, specifically the Mitigation, Monitoring, and Reporting Program (MMRP). These MMRP conditions are incorporated into the permit by reference or authorization for the project

13. The mitigation measures specified in the Mitigation Monitoring and Reporting Program, and outlined in Mitigated Negative Declaration, No. 159199, shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL/MITIGATION REQUIREMENTS.

14. The Owner/Permittee shall comply with the Mitigation, Monitoring, and Reporting Program (MMRP) as specified in Mitigated Negative Declaration, No. 159199, satisfactory to the Development Services Department and the City Engineer: Prior to issuance of the first grading permit, all conditions of the MMRP shall be adhered to, to the satisfaction of the City Engineer. All mitigation measures as specifically outlined in the MMRP shall be implemented for the following issue areas:

Transportation/Circulation

15. Prior to issuance of any construction permit, the Owner/Permittee shall pay the Long Term Monitoring Fee in accordance with the Development Services Fee Schedule to cover the City's costs associated with implementation of permit compliance monitoring.

ENGINEERING REQUIREMENTS:

16. As condition of approval of this amended permit, applicant shall comply with all conditions of CUP No. 120471 and PDP No. 214066.

LANDSCAPE REQUIREMENTS:

17. No change, modification or alteration shall be made to the project unless appropriate application or amendment of this Permit shall have been granted by the City.
18. Prior to issuance of any engineering permits for grading, construction documents for the revegetation and hydroseeding of all disturbed land shall be submitted in accordance with the Landscape Standards and to the satisfaction of the Development Services Department. All plans shall be in substantial conformance to this permit (including Environmental conditions) and Exhibit 'A,' on file in the Office of the Development Services Department.
19. Prior to issuance of any engineering permits for right-of-way improvements, complete landscape construction documents for right-of-way improvements shall be submitted to the Development Services Department for approval. Improvement plans shall take into account a 40 sq-ft area around each tree which is unencumbered by utilities. Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees.
20. 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 Concept 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.'
21. Prior to issuance of any construction permits for structures (including shell), 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 Exhibit 'A,' Landscape Concept Plan, on file in the Office of the Development Services Department. Construction plans shall take into account a 40 sq-ft area around each tree which is unencumbered by hardscape and utilities as set forth under LDC 142.0403(b)5.
22. Prior to issuance of any Certificate of Occupancy, it shall be the responsibility of the Owner/Permittee 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.
23. All required landscape shall be maintained in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees is not permitted unless specifically noted in this Permit.
24. The Owner/Permitter shall be responsible for the maintenance of all landscape improvements in the right-of-way consistent with the 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.

25. 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, 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 or Certificate of Occupancy.

PLANNING/DESIGN REQUIREMENTS:

26. 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.

27. All signs associated with this development shall be consistent with sign criteria established by either the approved Exhibit "A" or City-wide sign regulations.

28. 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.

TRANSPORTATION REQUIREMENTS

29. No more than 1200 students may be enrolled in the facility.

30. The gates abutting the student drop off in Parking Lot 'A' shall be kept closed during student drop off times.

31. The gates at the Genesee Avenue driveways shall remain open during school hours.

32. Prior to the issuance of any permits, the Owner/Permittee shall dedicate 2 feet along Genesee Avenue to provide a minimum 10 feet curb to property line distance, satisfactory to the City Engineer.

33. A minimum of 368 automobile spaces (including 7 standard accessible spaces and 1 van accessible spaces), 7 motorcycle spaces, and 7 bicycle spaces with rack(s) are required by the Land Development Code. 410 automobile spaces (including 9 standard accessible spaces and 5 van accessible spaces), 9 motorcycle spaces, and 9 bicycle spaces with rack(s) are shown on the project's Exhibit "A". All on-site parking stalls and aisle widths shall be in compliance with requirements of the City's Land Development Code and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing by the Development Services Director.

WASTEWATER REQUIREMENTS:

34. Additional sewer capacity fees will be due and collected at the issuance of building permits. These fees are determined as part of the building permit process.
35. The Wastewater Section finds the proposed project in conformance with the original approved PDP 214066 and CUP 120471 for this site. All public sewer facilities needed to provide service to the site are existing in the public rights-of-way surrounding the project site.

WATER REQUIREMENTS:

36. Prior to the issuance of any building permits, the Owner/Permittee 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 all existing unused services adjacent to the site, in a manner satisfactory to the Director of Public Utilities and the City Engineer.
37. Prior to the issuance of any building permits, the Owner/Permittee shall apply for a plumbing permit for the installation of appropriate private back flow prevention device(s), on each water service (domestic, fire and irrigation), in a manner satisfactory to the Director of Public Utilities and the City Engineer.
38. Prior to the issuance of any certificates of occupancy, all public water facilities shall be complete and operational in a manner satisfactory to the Director of Public Utilities and the City Engineer.
39. The Owner/Permittee 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. Public water facilities, and associated easements, as shown on approved Exhibit "A" shall be modified at final engineering to comply with standards.

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 November 5, 2009.

RESOLUTION NUMBER R-_____

ADOPTED ON NOVEMBER 5, 2009

WHEREAS, on June 18, 2008, La Jolla Country Day School submitted an application to the Development Services Department for a Planned Development Permit (PDP) and Conditional Use Permit (CUP)

WHEREAS, the permit was set for a public hearing to be conducted by the Planning Commission of the City of San Diego; and

WHEREAS, the issue was heard by the Planning Commission on November 5, 2009; and

WHEREAS, the Planning Commission of the City of San Diego considered the issues discussed in Mitigated Negative Declaration No 159199NOW THEREFORE,

BE IT RESOLVED, by the Planning Commission of the City of San Diego, that it is hereby certified that Mitigated Negative Declaration No. 159199has been completed in compliance with the California Environmental Quality Act of 1970 (California Public Resources Code Section 21000 et seq.) as amended, and the State guidelines thereto (California Administration Code Section 15000 et seq.), that the report reflects the independent judgment of the City of San Diego as Lead Agency and that the information contained in said report, together with any comments received during the public review process, has been reviewed and considered by the Planning Commission.

BE IT FURTHER RESOLVED that the Planning Commission finds that project revisions now mitigate potentially significant effects on the environment previously identified in the Initial Study and therefore, that said Mitigated Negative Declaration, a copy of which is attached hereto and incorporated by reference, is hereby approved.

BE IT FURTHER RESOLVED that pursuant to California Public Resources Code, Section 21081.6, the Planning Commission hereby adopts the Mitigation Monitoring and Reporting Program, or alterations to implement the changes to the project as required by this body in order to mitigate or avoid significant effects on the environment, a copy of which is attached hereto and incorporated herein by reference.

By: _____
Glenn Gargas, Development Project Manager

ATTACHMENT: Exhibit A, Mitigation Monitoring and Reporting Program

EXHIBIT A

MITIGATION MONITORING AND REPORTING PROGRAM

Planned Development Permit Conditional Use Permit

PROJECT NO. 159199

This Mitigation Monitoring and Reporting Program is designed to ensure compliance with Public Resources Code Section 21081.6 during implementation of mitigation measures. This program identifies at a minimum: the department responsible for the monitoring, what is to be monitored, how the monitoring shall be accomplished, the monitoring and reporting schedule, and completion requirements. A record of the Mitigation Monitoring and Reporting Program will be maintained at the offices of the Entitlements Division, 1222 First Avenue, Fifth Floor, San Diego, CA 92101. All mitigation measures contained in the Mitigated Negative Declaration (Project No 159199 shall be made conditions of Conditional Use Permit Planned Development Permit as may be further described below.

General Requirements

1. Prior to issuance of a Notice to Proceed (NTC), the Assistant Deputy Director (ADD) Environmental Designee of the Entitlements Division shall verify that Mitigation Measures for Traffic/Circulation have been included in entirety on the submitted construction documents and contract specifications, and included under the heading, "Environmental Mitigation Requirements." In addition, the requirements for a Preconstruction Meeting shall be noted on all construction documents.
2. Prior to the commencement of work, a Preconstruction Meeting (Pre-con) shall be conducted and include the City of San Diego's Mitigation Monitoring Coordination (MMC) Section, Resident Engineer, Building Inspector, Applicant and other parties of interest.
3. Evidence of compliance with other permitting authorities is required, if applicable. Evidence shall include either copies of permits issued, letters of resolution issued by the Responsible Agency documenting compliance, or other evidence documenting compliance and deemed acceptable by the ADD Environmental Designee.

TRAFFIC/CIRCULATION

1. Prior to any increase in enrollment above 1050 students, the applicant shall coordinate with the City of San Diego the widening of Regents Road from Executive Drive to Genesee Avenue (identified as NUC-13 in the *North University City Public Facilities Financing Plan, Fiscal Year 2009*), satisfactory to the City Engineer.
2. Prior to any increase in enrollment above 1050 students, the applicant shall assure by permit and bond the construction of a raised center median along Genesee Avenue to prohibit westbound left turns from Fez Street, satisfactory to the City Engineer.
3. Prior to any increase in enrollment above 1050 students, the Genesee Avenue/I-5 interchange shall be reconstructed and open to traffic. Alternatively, prior to any increase in enrollment above 1050 students, the applicant shall provide a fair-share contribution in the amount of \$182,000 (at a rate of \$1,000/freeway trip) for roadway improvements described in Project NUC-24 (Genesee Avenue/I-5 Interchange Improvements) in the *North University City Public Facilities Financing Plan FY 2007*, satisfactory to the City Engineer. Alternatively, the applicant may make this payment in three equal increments of \$60,667 for each 50 students added if and when their enrollment thresholds reach

1,100 students, 1,150 students and 1,200 students, respectively, without regard to a specific timetable. This fair-share shall be deposited into a separate interest bearing account.

4. The applicant shall provide and maintain a Parking Management Plan to include the provision of daily buses for students to/from the school to their homes of the students, buses for all off-site school activities, the staggering of school dismissal times, managing the drop off/pick up areas, and encouraging transit use, satisfactory to the City Engineer.

The above mitigation monitoring and reporting program will require additional fees and/or deposits to be collected prior to the issuance of building permits, certificates of occupancy and/or final maps to ensure the successful completion of the monitoring program.

LA JOLLA COUNTRY DAY SCHOOL AMENDED CONDITIONAL USE PERMIT

- CONDITIONAL USE PERMIT No. 120471
- PLANNED DEVELOPMENT PERMIT No. 214066
- CONDITIONAL USE PERMIT No. 3533

1. PROJECT PROPOSED
2. THE PROJECT REQUESTS THE FOLLOWING APPROVALS:
• AMENDED CONDITIONAL USE PERMIT/ADP
3. NO SEPARATELY REGULATED USES ARE PROPOSED
4. NO VARIANCES ARE REQUESTED.
5. MOTORVEHICLE PARKING RESERVING/PROVIDING 9 SPACES (3' WIDE X 8' DEEP)

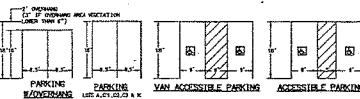
DESCRIPTION	ADP 120471	ADP 3533	ADP 214066	DESCRIPTION
PARKING STRUCTURE	143	204		LOT 1 - TRISTAR FACILITY/ADP
LOT 1 - EARLY CHILDHOOD CENTER	24	71		LOT 2 - EARLY CHILDHOOD CENTER
LOT 2 - EARLY CHILDHOOD CENTER	78	103		LOT 3 - TRISTAR FACILITY/ADP
LOT 3 - FACILITY	33	33		LOT 4 - FACILITY
TOTAL	278	411		

BUILDING PURPOSE	CURRENT STATUS	ADP 120471	ADP 3533	ADP 214066
EARLY CHILDHOOD CENTER	EXISTING	3,400	3,400	
CHILDHOOD CENTER	EXISTING	13,400	13,400	
LOWER SCHOOL	EXISTING	12,315	12,315	
MIDDLE SCHOOL	EXISTING / FUTURE IMPROVEMENT	26,000	26,000	
UPPER SCHOOL	EXISTING	36,400	36,400	
ACADEMIC CENTER/INQUIRY	EXISTING			
ELECTIVE CENTER	NEED CONSTRUCTION			
LIBRARY	EXISTING / TO BE RENOVATED			
LECTURE CENTER	EXISTING / TO BE RENOVATED			
COMPUTERIZATION / MULTIMEDIA	EXISTING / TO BE RENOVATED			
STUDENT CENTER	EXISTING			
SCIENTIFIC CENTER	EXISTING			
POSTALES DEPT	EXISTING / TO BE RENOVATED IN PHASE	189,413	189,413	
POSTALES STRUCTURE	ADP 120471/ADP 3533/ADP 214066	292,837	292,837	
TOTAL		613,765	613,765	

LEGEND

- PROPOSED CONDITIONAL USE PERMIT
- EXISTING CONDITIONAL USE PERMIT
- EXISTING CONDITIONAL USE PERMIT
- EXISTING CONDITIONAL USE PERMIT

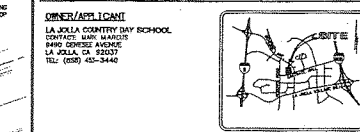
- SHEET INDEX**
1. SITE PLAN - AMENDED ADP 120471 "TRISTAR"
 2. EXISTING FLOOR PLAN
 3. EXISTING AND PROPOSED FLOOR PLAN
 4. LANDSCAPE CONCEPT PLAN
 5. LANDSCAPE SITE PLAN
 6. EXISTING FLOOR PLAN / SPECIAL TREATMENT
 7. FIRE ACCESS SITE PLAN
 8. SPECIAL VEHICULAR CIRCULATION



PROJECT CONSULTANTS

PLANNER/CIVIL ENGINEER
 PLAN CONSULTING
 CONTACT: ROBERT THOMPSON
 5755 LA JOLLA VILLAGE BLVD., #100
 SAN DIEGO, CA 92121
 TEL: (619) 594-0000
 FAX: (619) 594-3000

LANDSCAPE ARCHITECT
 1208 MORNING STREET
 SAN DIEGO, CA 92104
 TEL: (619) 594-4677
 FAX: (619) 294-9955



OWNER/APPLICANT
 LA JOLLA COUNTRY DAY SCHOOL
 CONTACT: MARK MARSH
 5400 GARDEN AVENUE
 LA JOLLA, CA 92037
 TEL: (619) 453-3440

PROJECT ADDRESS
 5400 GARDEN AVENUE
 LA JOLLA, CA 92037

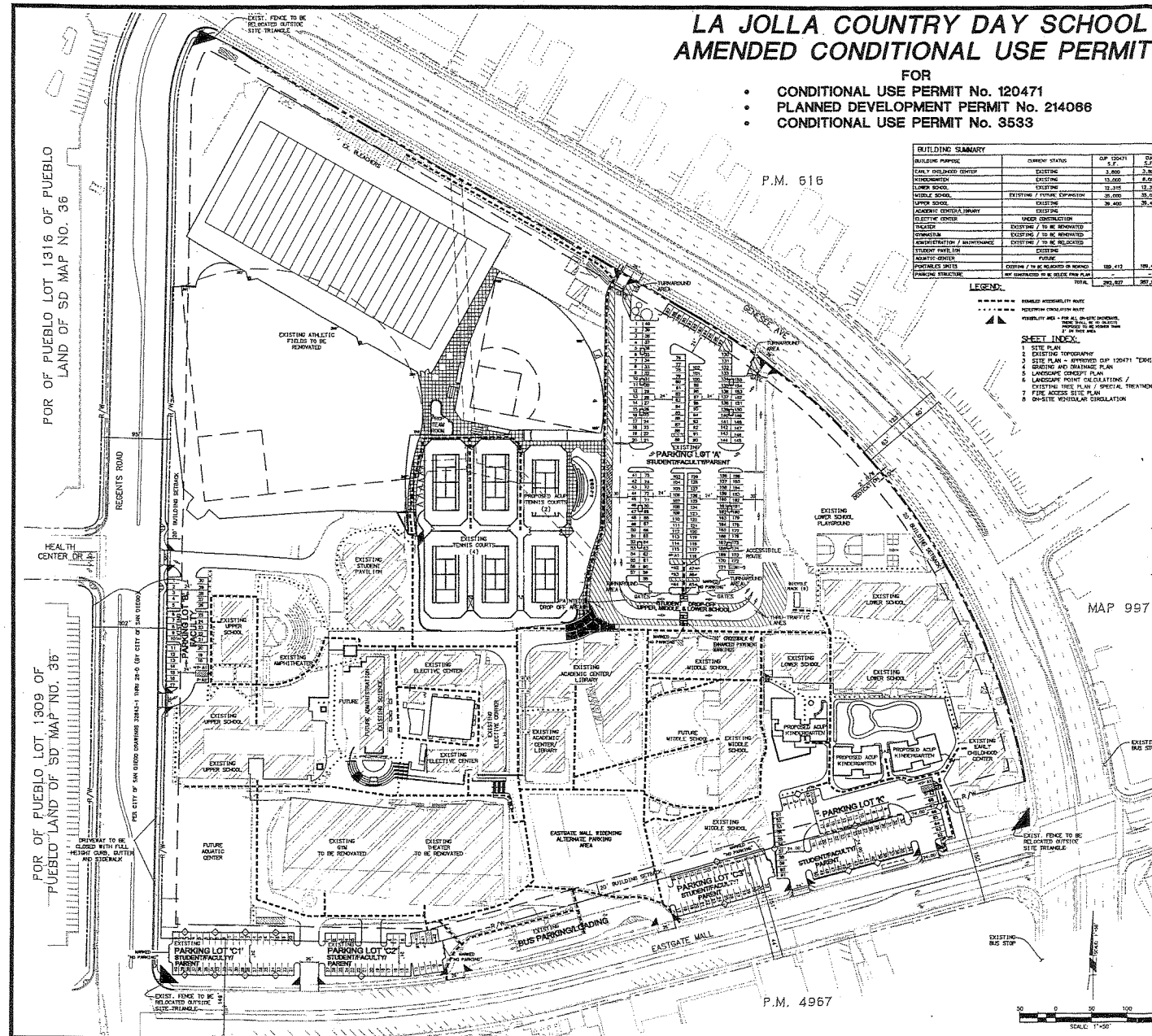
PROJECT NAME
 LA JOLLA COUNTRY DAY SCHOOL
 AMENDED CONDITIONAL USE PERMIT ADP

DATE
 03/22/2008
 12/21/2008
 11/26/2008
 09/29/2008

SCALE
 1" = 100'-0"

SITE PLAN SHEET 1

RBF



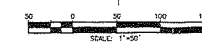
POR OF PUEBLO LOT 1316 OF PUEBLO
 LAND OF SD MAP NO. 36

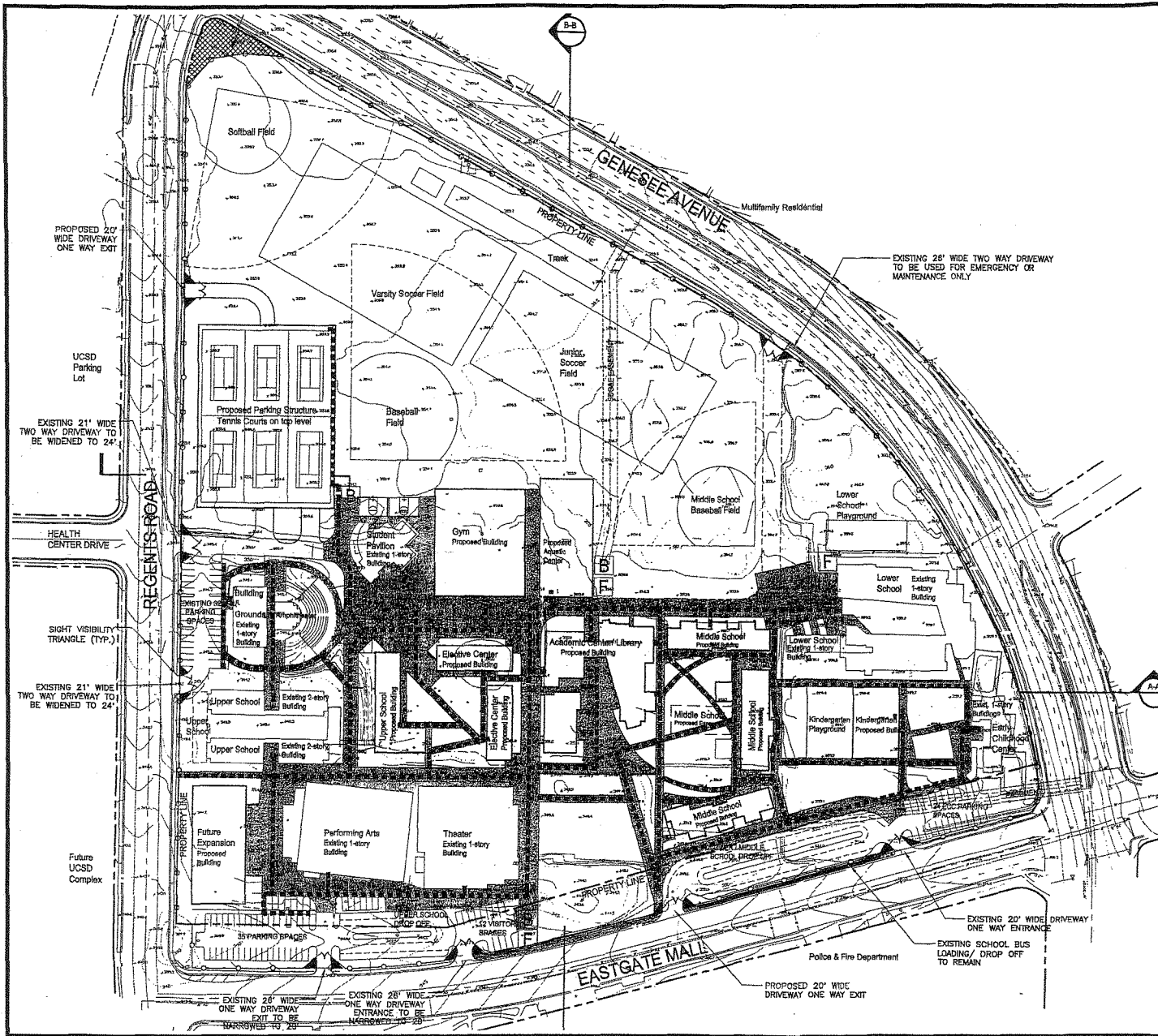
POR OF PUEBLO LOT 1309 OF
 PUEBLO LAND OF SD MAP NO. 36

P.M. 616

P.M. 4967

MAP 9971

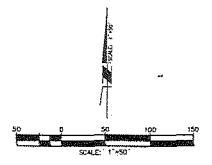




APPROVED EXHIBIT "A"

Approval Date: 5/10/05
Permit No.: PDP 16 24466 11000 120471

Project Management Division	
Project Number: 41982	Date
<i>M. J. ...</i>	<i>5/10/05</i>
Project Manager:	Date



PROJECT CONSULTANTS

PLANNER/CIVIL ENGINEER RFB CONSULTING CONTACT: ROBERT TOMLINSON 5750 CLAREMONT AVE. #100 SAN DIEGO, CA 92124 TEL: (602) 614-5000 FAX: (602) 614-5000	LANDSCAPE ARCHITECT RTA CONTACT: ROBERT TOMLINSON 3319 NORWELL STREET SAN DIEGO, CA 92122 TEL: (619) 224-4477 FAX: (619) 224-6925
---	--

OWNER/CLIENT

L.A. JOLLA COUNTRY DAY SCHOOL
CONTACT: KIM BARRIS
3490 GENESSEE AVENUE
LA JOLLA, CA 92037
TEL: (602) 453-3445

VICINITY MAP
REF TO SCALE
CCS IS COORDINATE + 800N-805E
LAMBERT COORDINATE = 200-1704

Prepared By: RFB CONSULTING CONTACT: ROBERT TOMLINSON 5750 CLAREMONT AVE. #100 SAN DIEGO, CA 92124 TEL: (602) 614-5000 FAX: (602) 614-5000	Project Address: 3490 GENESSEE AVENUE LA JOLLA, CA 92037	Revision 1: _____	Revision 2: 02/28/05	Revision 3: 05/23/05	Revision 4: 05/24/05	Revision 5: 05/24/05
Project Name: L.A. JOLLA COUNTRY DAY SCHOOL AMENDED CONDITIONAL USE PERMIT 6139		Revision 6: _____	Revision 7: _____	Revision 8: _____	Revision 9: _____	Revision 10: _____

Show This SITE PLAN APPROVED CUP 210471 EXHIBIT "A"

SHEET 3

RFB CONSULTING

LA JOLLA COUNTRY DAY SCHOOL AMENDED CONDITIONAL USE PERMIT

- FOR
- CONDITIONAL USE PERMIT No. 120471
- PLANNED DEVELOPMENT PERMIT No. 214066
- CONDITIONAL USE PERMIT No. 3533

DESIGN CONCEPT

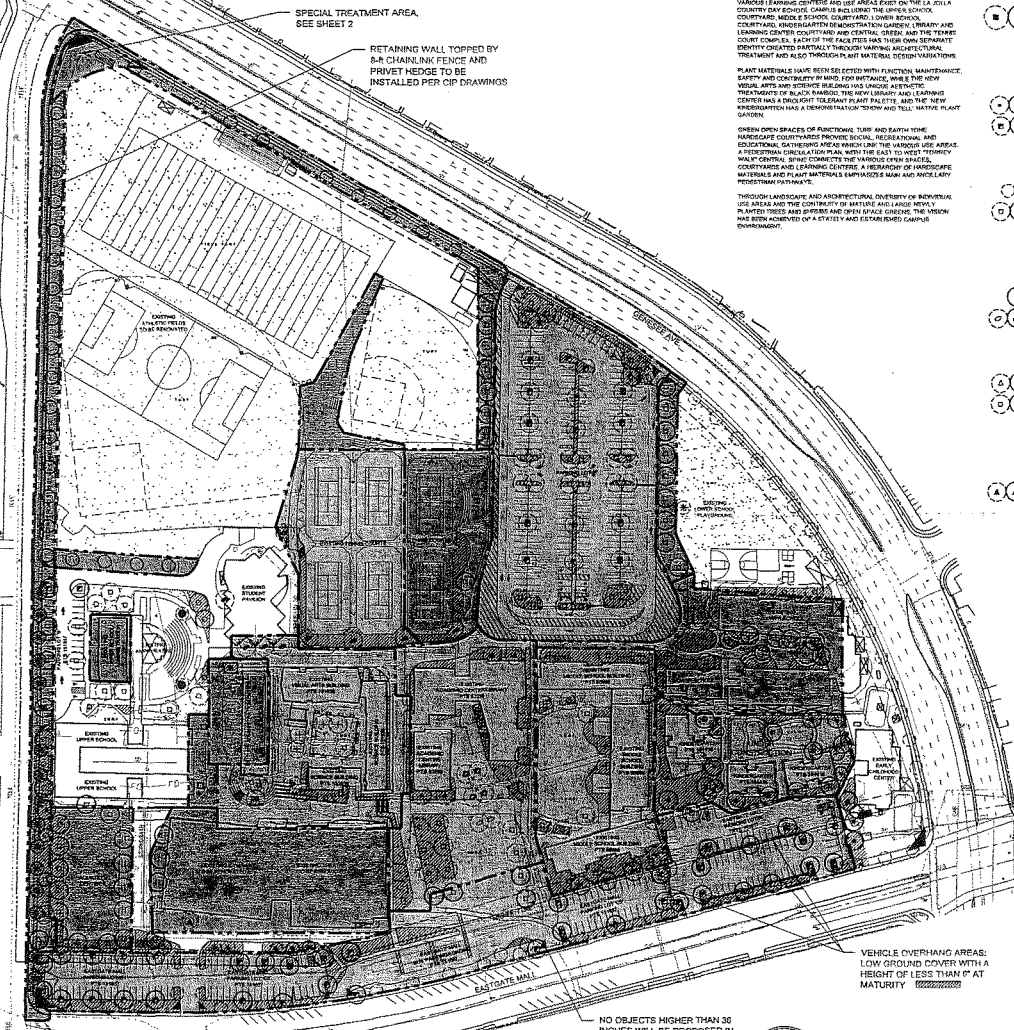
LOCATED ACROSS TO UNIVERSITY OF CALIFORNIA SAN DIEGO ON SHERBEE AVENUE, THE LA JOLLA COUNTRY DAY SCHOOL WAS FORMERLY IN THE AND MOVED TO ITS PRESENT LOCATION IN 1961. COMPRISED OF 14 ACRES, THE SCHOOL IS IN THE PROCESS OF UPGRADING STUDENT LEARNING AND SPORTS FACILITIES AND PARKING SPACES. THE PREVIOUS MASTER PLAN HAD BEEN DEVELOPED IN 1997 AND 2006.

THE VISION FOR THE LA JOLLA COUNTRY DAY SCHOOL LANDSCAPE MASTER PLAN IS TO CREATE A STABLE AND SUSTAINABLE CAMPUS ENVIRONMENT TO MEET THE CHALLENGES OF THE 21ST CENTURY. THE VISION FOR THE SCHOOL IS TO BE A LEADER IN THE EDUCATIONAL AND COMMUNITY SERVICE SECTORS THROUGH THE EXTENSIVE USE OF THE PERENNIAL CANARY ISLAND AND MAJOR AND THE PERENNIAL CANARY ISLANDS PERENNIAL THROUGHOUT CAMPUS.

VARIOUS PLANNING CONCEPTS AND USE AREAS EXIST ON THE LA JOLLA COUNTRY DAY SCHOOL CAMPUS INCLUDING THE UPPER SCHOOL COURTYARD, MIDDLE SCHOOL COURTYARD, LOWER SCHOOL COURTYARD, UNDERGRADUATE RESEARCH LIBRARY AND LEARNING CENTER COURTYARD AND CENTRAL GREEN AND THE FORMER COLLEGE CAMPUS. EACH OF THE FACILITIES HAS ITS OWN IDENTIFY CREATED PARTIALLY THROUGH VARIOUS ARCHITECTURAL, TOPOGRAPHY AND ALSO THROUGH PLANT MATERIAL VARIATIONS.

PLANT MATERIALS HAVE BEEN SELECTED WITH FUNCTIONAL MAINTENANCE, SAFETY AND COMFORT IN MIND. THE VISION FOR THE NEW VISUAL APPEAL AND SCIENCE BUILDING HAS LARGE AERATED TOPOGRAPHY OF PLANT MATERIALS WITH LEARNING AND RESEARCH CENTER HAS A DROUGHT TOLERANT PLANT PALETTE AND THE NEW UNDERGRADUATE LIBRARY AND LEARNING CENTER WILL HAVE PLANT MATERIALS THAT ARE PERENNIALS AND LEARNING CENTER HAS A HERBARIUM OF HERBACEOUS PLANTS AND PLANT MATERIALS EXPRESSIVE AND ACCESSIBLE PERENNIALS PLANTS.

THROUGH LANDSCAPE AND ARCHITECTURAL OVERLAYS OF REVENUE USE AREAS AND THE CONTINUED OF MAJOR AND MAJOR NEWLY PLANTED TREES AND SPACES AND OPEN SPACE GREENING. THE VISION HAS BEEN ACHIEVED BY A STABLE AND SUSTAINABLE CAMPUS ENVIRONMENT.



PLANT PALETTE

Form/Function	Botanical Name	Common Name	Form/Function	Botanical Name	Common Name
ACCENT TREES such as:					
BH, DC, SP	CASSIA LEPTOPHYLLA	Gold Medallion Tree	SHRUBS AND GROUND COVER such as:		
BH, DC, SP	JACARANDA MIMOSIFOLIA	Jacaranda	UP, PE, LC	AGANTHUS MOLIS	30% 1 gal. @ 24" O.C.
BH, DC, SP	DRACAENA DRACCO	Dragon Tree	UP, PE, LC	AGAPANTHUS A. 'PIETER PAM'	60% 5 gal. @ 36" O.C.
BH, DC, SP	PYRUS CALLERYANA	Bradford Pear	UP, EV	AGAVE VILMORINIANA	10% 15 gal. @ 36" O.C.
SPECIMEN TREES such as:					
BH, DC, SP	BALAHNA BILAKANA	Hong Kong Drach	UP, PE, LC	ALSTROEMERIA HYBRIDS	Tipic Lily
BH, DC, SP	ERYTHRINA SYKESII	Coral Tree	UP, EV, LC	ALYSSON HEDGECOCKII	Blue Hibiscus
BH, ND, SC	PNUS TORREYANA	Torrey Pine	UP, PE, LC	ANGICANTHUS HYBRIDS	Kangaroo Paw
BH, ND, SC	SPATHOCEA CAMPANULATA	African Tulip Tree	UP, DC, LC	BOUGAINVILLEA SPP.	Bougainvillea
BUILDING PERIMETER AND FOUNDATION TREES such as:					
BH, DC, SH	CERCIS OCCIDENTALIS	Western Redbud	UP, EV, LC	BURDESSIA DAVIDSONII	Yesterday, Today, Tomorrow
PY, DC, SH	PLATANUS RACEMOSA	California Sycamore	UP, EV, LC	CALLISTEMON 'LITTLE JOHN'	Dwarf Bottle Brush
PY, ND, SC	TRISTANIA CONFERTA	Briarbane Box	UP, PE, LC	CAREX 'GREEN CARPET'	Natal Palm
BUFFER TREES such as:					
BH, DC, SP	JACARANDA MIMOSIFOLIA	Jacaranda	UP, PE, LC	CLEOME SPINATA	Butterfly Bush
BH, ND, DC	PNUS CALIFORNICENSIS	Canary Island Pine	UP, EV	COPROSMA REPENS 'MARBLE QUEEN'	Mirror Plant
PY, DC, SH	PLATANUS RACEMOSA	California Sycamore	UP, EV	DICKSONIA ANTARTICA	Tasmanian Tree Fern
PY, ND, SC	TRISTANIA CONFERTA	Briarbane Box	UP, PE, LC	ECHEVERIA FASTUOSA	Heads of Mistletoe
COURTYARD AND PLAZA TREES such as:					
BH, DC, SP	JACARANDA MIMOSIFOLIA	Jacaranda	UP, EV	EQUISETUM HYEMALE	Horsetail
BH, DC, SH	LIQUIDAMBAR STYRACIFLUA	American Sweet Gum	UP, EV, LC	EUKRYPIS PECTINATISS 'VIRIDIS'	European Starburst
BH, ND, DC	PNUS CALLERYANA	Bradford Pear	UP, PE, LC	HEMEROCALLIS STEELA DE OROY	Lavender Starburst
BH, ND, SH	TIPIANA TIPI	Tipu Tree	UP, EV, LC	HETEROMELES ARBUTIFOLIA	Dwarf Yucca
PARKING LOT AND SHADE TREES such as:					
BH, ND, SC	ARBUBUS MARINA	NCN	UP, EV, LC	LEONTOIS LEOCHARIS	Hollyhock Juniper
BH, ND, SH	MAGNOLIA GRANDIFLORA	Southern Magnolia	UP, PE, LC	LIQUISTRUM A. 'TETKUMI'	Lions Tail
PY, DC, SH	PLATANUS RACEMOSA	California Sycamore	UP, PE, LC	LIQUIDAMBAR STYRACIFLUA	Texas Paw
PY, ND, SC	TRISTANIA CONFERTA	Briarbane Box	UP, EV	LIQUIDAMBAR STYRACIFLUA	Stiffleaf
PROMENADE AND MAJOR WALKS TREES such as:					
BH, DC, SP	JACARANDA MIMOSIFOLIA	Jacaranda	UP, EV	LIQUIDAMBAR STYRACIFLUA	Big Blue Lily Turf
BH, DC, SH	LIQUIDAMBAR STYRACIFLUA	American Sweet Gum	UP, EV	LIQUIDAMBAR STYRACIFLUA	Down Grass
BH, ND, DC	PNUS CALLERYANA	Bradford Pear	UP, PE, LC	LIQUIDAMBAR STYRACIFLUA	Heavenly Bamboo
BH, ND, SH	TIPIANA TIPI	Tipu Tree	UP, PE, LC	LIQUIDAMBAR STYRACIFLUA	New Zealand Flax
PERIMETER AND STREET TREES such as:					
PY, ND, SC	PNUS CALIFORNICENSIS	Canary Island Pine	UP, PE, LC	LIQUIDAMBAR STYRACIFLUA	Yellow Wattle
PY, ND, SC	PNUS CALIFORNICENSIS	Canary Island Pine	UP, EV	LIQUIDAMBAR STYRACIFLUA	Black Bamboo
TURF					
BALL FIELD 3A	33.33% BERMUDA		UP, EV	LIQUIDAMBAR STYRACIFLUA	Moist Orange
SEED MIX OR SOO	33.33% PERENNIAL RYE		UP, PE, LC	LIQUIDAMBAR STYRACIFLUA	India Hawthorn
	33.33% KENTUCKY BLUEGRASS		UP, EV, LC	LIQUIDAMBAR STYRACIFLUA	Madagascar

LEGEND

TREE FORM AND FUNCTION:
 BH = BROAD HEADED
 PY = PYRAMIDAL
 ND = NON-DECIDUOUS
 DC = DECIDUOUS
 SC = SCREENING
 SH = SHADE
 SP = SPECIMEN

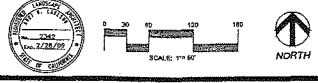
SHRUB FORM AND FUNCTION:
 UP = UPRIGHT
 SP = SPREADING
 EV = EVERGREEN
 DC = DECIDUOUS
 PE = PERENNIALS
 SC = SCREENING
 LC = LANDSCAPE COLOR
 EC = EROSION CONTROL

RECENTLY COMPLETED PHASE

FUTURE PHASE

NOTES

- MINIMUM TREE SEPARATION DISTANCE, MINIMUM SPACING STOP SOA, 20 FEET. UNDERGROUND UTILITY LINES - 4 FEET ABOVE GROUND UTILITY STRUCTURES - 40 FEET OVERHEAD - 40 FEET.
- ALL LANDSCAPE AND PERIMETER SHALL CONFORM TO THE STANDARDS OF THE OFF-ROAD LANDSCAPE REGULATIONS AND THE CITY OF SAN DIEGO AND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND FEDERAL STANDARDS.
- AN AUTOMATIC WATER EFFICIENT IRRIGATION SYSTEM SHALL BE PROVIDED TO ESTABLISH AND MAINTAIN LANDSCAPING.
- ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY LA JOLLA COUNTRY DAY SCHOOL. LANDSCAPE AREAS SHALL BE FREE OF WEEDS AND OTHER WEEDS. PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION OF THE PLANT. PERMITS OR ROAD PLANT MATERIAL SHALL BE REMOVED FROM THE SITE OR REPLACED PER THE CONDITION OF THE PERMIT.
- ALL TREE CRATES AS A MINIMUM 48 SQUARE FOOT AREA WITH A MINIMUM 4 INCHES DEPTH.
- MINIMUM TREE SEPARATION DISTANCE:
 6" MINIMUM TREE SEPARATION DISTANCE
 TRUNK TO TRUNK
 UNDERGROUND UTILITY LINES (EVERY 30 FEET)
 30 FEET
 UNDERGROUND UTILITY STRUCTURES
 40 FEET
 TRUNK TO TRUNK
 UNDERGROUND UTILITY LINES (EVERY 30 FEET)
 30 FEET



PROJECT CONSULTANTS

LANDSCAPE ARCHITECT

PROJECT LOCATION

NEIGHBORHOOD MAP

MOCKUP MAP

PROPOSED PLAN

LA JOLLA COUNTRY DAY SCHOOL

CONTACT: MARK MARINO

4400 OFFSHORE AVENUE

LA JOLLA, CA 92037

TEL: 619 594-4200

FAX: 619 594-4205

PROPOSED BY:

PREPARED BY:

DESIGNED BY:

PROJECT NO.:

LA JOLLA COUNTRY DAY SCHOOL

AMENDED CONDITIONAL USE PERMIT (CUP)

DATE:

LANDSCAPE CONCEPT PLAN

SHEET 5

DOC # 2005-0558923



JUL 01, 2005 12:46 PM

OFFICIAL RECORDS
SAN DIEGO COUNTY RECORDER'S OFFICE
GREGORY J. SMITH, COUNTY RECORDER
FEES: 36.00
PAGES: 10



2005-0558923

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

FB
10 P
2cm

WHEN RECORDED MAIL TO
PERMIT INTAKE
MAIL STATION 501

15707

SPACE ABOVE THIS LINE FOR RECORDER'S USE

JOB ORDER NUMBER: 423013

PLANNED DEVELOPMENT PERMIT NO. 214066
CONDITIONAL USE PERMIT NO. 120471
LA JOLLA COUNTRY DAY SCHOOL
AMENDMENT TO CONDITIONAL USE PERMIT NO. 3533
PLANNING COMMISSION

This Planned Development Permit No. 214066 and Conditional Use Permit No. 120471, an amendment to Conditional Use Permit No. 3533, City Clerk's Document number 617809 dated December 23, 1960 is granted by the Planning Commission of the City of San Diego to LA JOLLA COUNTRY DAY SCHOOL, Owner and Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0601 and 126.0301. This permit shall supersede the previously issued deed restrictions and permits for the property. The 23.98 acre site is located at 9490 Genesee Avenue in the RS-1-7 zone, the Parking Impact Overlay Zone (UCSD), and the Community Plan Implementation Overlay Zone (Area A) of the University Community Plan. The project site is legally described as the Lot 1 of La Jolla Country Day School Subdivision Map No. 4694, together with a portion of Lot 1 of Prospect Acres Map No. 3808, and portions of Pueblo Lots 1308 and 1317 of the Pueblo Land of San Diego according to miscellaneous Map No. 36, all in the City of San Diego, County of San Diego, State of California.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to update the Master Plan for La Jolla Country Day School, to demolish an existing administration building, two existing middle school buildings, and a kindergarten building, and to construct a two building academic center/library and a middle school complex, described and identified by size, dimension, quantity, type, and location on the approved exhibits, dated May 12, 2005, on file in the Development Services Department.

The project or facility shall include:

- a. Existing and proposed facilities as detailed below:

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La Jolla Country Day School Facilities (all figures shown in square feet)				
Description of facility	Existing SF	New SF	Maximum Total SF at Buildout	Description at Buildout
Early Childhood Center				
1 building with 5 existing classrooms	3,800	0	3,800	1 building
Kindergarten				
1 building with 4 existing classrooms	3,846	13,000	13,000	1 building
Lower School				
1 building complex with 17 existing classrooms	12,315	0	12,315	1 building complex
Middle School				
4 buildings with 23 existing classrooms	14,520	35,000	35,000	5 buildings or wings
Upper School				
4 buildings with 28 existing classrooms plus 7 additional classrooms	26,006	18,500	39,400	3 buildings
Campus Wide Facilities				
Library, Art building, Food Court, Amphitheater, Administration, Gym, Theater, Portables, Building & Grounds and maintenance facilities	55,912	133,500	189,412	Library/ Academic Center, Elective Center, Theater, Performing Arts, Gym & Aquatic Center, Buildings & Grounds maintenance, security/maintenance residences, Portables and Academic/support Expansion Space
Totals				
	116,399	200,000	292,927	
	<i>Existing SF</i>	<i>New SF</i>	<i>Total SF at Buildout (excludes parking structure)</i>	

b. Landscaping (planting, irrigation and landscape related improvements);

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c. Off-street parking facilities as detailed below

Parking Space Allocation (all figures shown as number of stalls)			
Description of Parking Lot	Existing	Minimum for Initial Phase (1030 students)	Minimum at Final Phase (1050 students)
Surface Parking			
Lot A (Student/Faculty Visitor)	132	147	0
Lot B (Early Childhood Center)	24	24	24
Lot C (Student Parking)	75	75	59
Lot D (Faculty Parking)	15	15	0
Lot E (Faculty Parking)	32	33	33
Lot F (Faculty Parking)	9	9	0
<i>subtotal:</i>	287	303	116
New Parking Structure			
Regent Road Parking Structure		<i>minimum</i>	193
Total Parking Stalls at buildout			
		<i>minimum</i>	309

d. Accessory improvements determined by the City Manager 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. Construction, grading or demolition must commence and be pursued in a diligent manner within thirty-six months after the effective date of final approval by the City, following all appeals. Failure to utilize the permit within thirty-six months will automatically void the permit unless an Extension of Time has been granted. Any such Extension of Time must meet all the SDMC requirements and applicable guidelines in effect 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 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

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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 City Manager.
4. This Permit is a covenant running with the subject property and shall be binding upon the 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 utilization and 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 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 applicant 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. Prior to issuance of building or grading permits, the Permittee shall submit all proposed building facility plans to the City Manager for Substantial Conformance Review in accordance with Process Two decision in which pursuant to the SDMC, a City staff person may initially approve, conditionally approve, or deny an application with appeal rights to the City's Planning Commission. Plans shall be in substantial conformity to Exhibit "A," the Master Plan and design guidelines, on file in the Development Services Department. 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.

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10. This Permit may be developed in phases. Each phase shall be constructed consistent with the conditions and exhibits approved for each respective phase (per the approved exhibits, dated May 12, 2005).
11. No portion of any structure erected on the property shall be closer than 20 feet to any property line.
12. Should conflict arise between the Permit and the Master Plan, the Permit shall supersede the Master Plan of La Jolla Country Day School.

ENGINEERING REQUIREMENTS:

13. Prior to the issuance of any permits, the applicant shall obtain a bonded grading permit for the grading proposed for this project. All grading shall conform to requirements in accordance with the City of San Diego Municipal Code in a manner satisfactory to the City Engineer
14. Prior to the issuance of any construction permit, the Applicant 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.
15. Prior to the issuance of any construction permit the Applicant 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.
16. Prior to the issuance of any construction permit the Applicant shall incorporate and show the type and location of all post-construction Best Management Practices (BMP's) on the final construction drawings, in accordance with the approved Water Quality Technical Report.
17. Prior to the issuance of any construction permit, the Permittee shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance.
18. The drainage system proposed for this project and as shown on the plans is subject to approval by the City Engineer.

LANDSCAPE REQUIREMENTS:

19. In the event that the Landscape Plan and the Site Plan conflict, the Landscape Plan shall prevail.
20. No change, modification or alteration shall be made to the project unless appropriate application or amendment of this Permit shall have been granted by the City.
21. Prior to issuance of any construction permits for structures (including shell), complete landscape and irrigation construction documents consistent with the Landscape Standards (including planting and irrigation plans, details and specifications) shall be submitted to the City

Manager for approval. The construction documents shall be in substantial conformance with Exhibit A, Landscape Development Plan, on file in the Office of Development Services.

22. Prior to issuance of any engineering permits for right-of-way improvements, complete landscape construction documents for right-of-way improvements shall be submitted to the City Manager for approval. Plans shall be consistent with Exhibit 'A' Maser Plan and conform to LDC 142.0409 for provision of street trees at a minimum rate of one 24-in box canopy tree per 30 linear feet of street frontage. Improvement plans shall take into account a 40 square feet area around each tree which is unencumbered by utilities. Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees.

23. Prior to issuance of any Certificate of Occupancy, it shall be the responsibility of the Owner/Permittee to install all required landscape and obtain all required landscape inspections. A No Fee Street Tree Permit, if applicable, shall be obtained for the installation, establishment and on-going maintenance of all street trees.

24. All required landscape shall be maintained in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees is not permitted unless specifically noted in this Permit. The trees shall be maintained in a safe manner to allow each tree to grow to its mature height and spread.

25. If any existing hardscape or landscape indicated on the approved plans is damaged or removed during demolition or construction, it shall be the responsibility of the Owner/Permittee, to assure that it shall be repaired and/or replaced in kind and equivalent size per the approved plans within 15 days.

26. In the event that the Capital Improvement Project funds for the street trees are not available at the time Regents Road will be widened, then the Owner/Permittee shall be responsible for the street trees per Public Improvement Plan No. 32643-D.

27. Prior to issuance of any engineering permits for grading, construction documents for revegetation and hydroseeding of all disturbed land (including irrigation) shall be submitted in accordance with the Landscape Standards, to the satisfaction of the City Manager. All plans shall be in substantial conformance to this Permit and Exhibit 'A,' on file in the Office of Development Services Department.

PLANNING/DESIGN REQUIREMENTS:

28. The maximum student enrollment shall be 1,050 students and the maximum full time equivalent teaching, administrative and support personnel shall not exceed 195.

29. No fewer than 309 (1,050 students) off-street automobile parking spaces shall be permanently maintained on the property within the approximate locations shown on the project's Exhibit "A". Further, all on-site parking stalls and aisle widths shall be in compliance with requirements of the City's Land Development Code, and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing by the City Manager.

Current enrollment (1,030 students) will require 303 off-street automobile parking spaces.

30. If existing encroachment agreement along the north side of Eastgate Mall is rescinded by the City of San Diego for roadway widening of Eastgate Mall, school shall relocate parking and pick-up/drop-off areas to within proposed parking structure located at the northeast corner of Regents Road /Health Science Road intersection, as shown in the Master Plan documents. The Permittee shall submit all proposed plans to the City Manager for Substantial Conformance Review in accordance with a Process Two decision.

31. Prior to the approval of any future facility in the campus, the applicant shall supply to the City Manager a parking study to insure that the existing parking facilities are adequate to serve the project.

32. There shall be compliance with the regulations of the underlying zone(s) unless a deviation or variance to a specific regulation(s) is approved or granted as a condition of approval of this Permit. Where there is a conflict between a condition (including exhibits) of this Permit and a regulation of the underlying zone, the regulation shall prevail unless the condition provides for a deviation or variance from the regulations. Where a condition (including exhibits) of this Permit establishes a provision which is more restrictive than the corresponding regulation of the underlying zone, then the condition shall prevail.

33. The heights of the library/academic center, theater, gymnasium, and parking garage shall not exceed 60 feet. All other structures that may be built onsite through the implementation of the Master Plan shall not exceed 45 feet in height.

34. This permit shall supersede any other deed restrictions or permits for the above referenced property.

35. 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.

36. Any future requested amendment to this Permit shall be reviewed for compliance with the regulations of the underlying zone(s) which are in effect on the date of the submittal of the requested amendment.

37. Outdoor lighting fixtures that are used to illuminate a premises or an architectural feature on private property shall be directed or shaded so that light does not fall onto surrounding properties or create glare hazards within public rights-of-way.

38. All outdoor lighting, including search lights, shall be turned off between 11:00 p.m. and 6:00 a.m.

39. All signage associated with this development shall be consistent with sign criteria established by either of the following:

a. approved project sign plan (Exhibit "A," dated May 12, 2005 on file in the Office of the Development Services Department); or

b. Citywide sign regulations.

40. The subject property and associated common areas on site shall be maintained in a neat and orderly fashion at all times.

41. No mechanical equipment, tank, duct, elevator enclosure, cooling tower or mechanical ventilator or air conditioner shall be erected, constructed, converted, established, altered, or enlarged on the roof of any building, unless all such equipment and appurtenances are contained within a completely enclosed architecturally integrated structure whose top and sides may include grillwork, louvers and latticework.

42. Unless otherwise specified in the Planned Development Permit, an evaluation of subsequent significant modifications shall be performed in accordance with the amendment process.

43. The use of textured or enhanced paving shall meet applicable City standards as to location, noise and friction values.

44. All uses, except storage and loading, shall be conducted entirely within an enclosed building. Outdoor storage of merchandise, material and equipment is permitted in any required interior side or rear yard, provided the storage area is completely enclosed by walls, fences, or a combination thereof. Walls or fences shall be solid and not less than six feet in height and, provided further, that no merchandise, material or equipment stored not higher than any adjacent wall.

45. Prior to the issuance of building permits, construction documents shall fully illustrate compliance with the Citywide Storage Standards for Trash and Recyclable Materials (SDMC) to the satisfaction of the City Manager. All exterior storage enclosures for trash and recyclable materials shall be located in a manner that is convenient and accessible to all occupants of and service providers to the project, in substantial conformance with the conceptual site plan marked Exhibit "A," on file in the Development Services Department.

WASTEWATER REQUIREMENTS:

46. The Owner/Permittee shall design and construct all proposed public sewer facilities in accordance with established criteria in the most current edition of the City of San Diego sewer design guide. Proposed facilities that do not meet the current standards shall be redesigned or private.

47. The Owner/Permittee shall design and construct all proposed private sewer facilities to conform with the most current State, Federal and City Regulations, and to the requirements of the most current edition of the Metropolitan Wastewater Department Sewer Design Guide or the California Uniform Plumbing Code as adopted by the City of San Diego.

WATER REQUIREMENTS:

48. Prior to the issuance of any building permits, the Owner/Permittee 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 all existing unused services adjacent to the site, in a manner satisfactory to the Water Department Director and the City Engineer.

49. Prior to the issuance of any building permits, the Owner/Permittee shall apply for a plumbing permit for the installation of appropriate private back flow prevention device(s) on each water service (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.

50. Prior to the issuance of any certificates of occupancy, public water facilities necessary to serve the development, including services, shall be complete and operational in a manner satisfactory to the Water Department Director and the City Engineer.

51. The Owner/Permittee 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. Public water facilities shall be modified at final engineering to comply with standards.

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 section 66020.

APPROVED by the Planning Commission, of the City of San Diego on May 12, 2005.

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ATTACHMENT 12
ORIGINAL

ALL-PURPOSE CERTIFICATE

Type/PTS Approval Number of Document PDP No. 214066/

CUP No. 120471

Date of Approval May 12, 2005

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

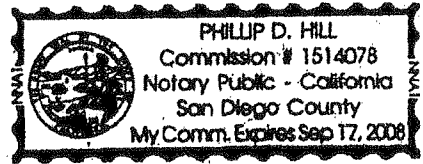
Michael VanBuskirk

Michael VanBuskirk, Development Project Manager

On MAY 31, 2005 before me, Phillip D. Hill (Notary Public), personally appeared Michael VanBuskirk, Development Project Manager of the Development Services Department of the City of San Diego, personally known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal

Signature *Phillip D. Hill*
Name of Notary ~



ALL-PURPOSE CERTIFICATE

OWNER(S)/PERMITTEE(S) SIGNATURE/NOTARIZATION:

THE UNDERSIGNED OWNER(S)/PERMITTEE(S), BY EXECUTION THEREOF, AGREES TO EACH AND EVERY CONDITION OF THIS PERMIT AND PROMISES TO PERFORM EACH AND EVERY OBLIGATION OF OWNER(S)/PERMITTEE(S) THEREUNDER.

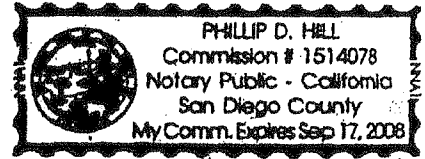
Signed *Mark L. Marcus* Signed _____
Typed Name LA SOLLA COUNTY DAY SCHOOL Typed Name _____

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

On May 31, 2005 before me, PHILLIP D. HILL (Name of Notary Public) personally appeared MARK L. MARCUS, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal

Signature *Phillip D. Hill*





City of San Diego
 Development Services
 1222 First Ave., MS-302
 San Diego, CA 92101
 (619) 446-5210

Community Planning Committee Distribution Form Part 2

Project Name : LA JOLLA COUNTRY DAY SCHOOL		Project Number 159199	Distribution Date 11/07/08
Project Scope : UNIVERSITY-JO#43-1146 (Process 4) Planned Development Permit (PDP) and Conditional Use Permit (CUP) to amend CUP No. 120471 & PDP No. 214066 to update the schools master plan & increase students from 1,050 to 1,200 on a 23.98 acre site at 9490 Genesee Avenue in the RS-1-14 Zone within the University Community Plan, Community Plan Implementation Overlay (Area A), Airport Influence Area, FAA Part 77. Council District 1. Notice Cards=3.			
Project Location 9490 Genesee Ave			
Applicant Name: Melissa Garcia-Kessler		Applicant Phone No. 858-614-5096	
Related Projects			
Project Manager Laura Black	Phone Number 446-5112	Fax Number (619) 446-5245	E-mail Address LBlack@sandiego.gov
Community Plan University	Council District		
Existing Zone	Proposed Zone	Building Height	Number of Stories
			FAR
Committee Recommendations (To be completed for Initial Review):			
<input checked="" type="checkbox"/> Vote to Approve	Members Yes 15	Members No 0	Members Abstain 0
<input type="checkbox"/> Vote to Approve With Conditions Listed Below	Members Yes	Members No	Members Abstain
<input type="checkbox"/> Vote to Approve With Non-Binding Recommendations Listed Below	Members Yes	Members No	Members Abstain
<input type="checkbox"/> Vote to Deny	Members Yes	Members No	Members Abstain
Agenda Date:	<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)		<input type="checkbox"/> Continued
CONDITIONS:			
NAME Patricia A. Wilson	TITLE UCPS Secretary		
SIGNATURE Patricia A. Wilson	DATE 12/9/08		
Attach Additional Pages If Necessary.		Please Return Within 30 Days of Distribution of Project Plans To:	
Project Management Division City Of San Diego Development Services Department 1222 First Avenue, MS 302 San Diego, CA 92101			



City of San Diego
Development Services
 1222 First Ave., MS-302
 San Diego, CA 92101
 (619) 446-5000

Ownership Disclosure Statement

Approval Type: Check appropriate box for type of approval (s) requested: Neighborhood Use Permit Coastal Development Permit
 Neighborhood Development Permit Site Development Permit Planned Development Permit Conditional Use Permit
 Variance Tentative Map Vesting Tentative Map Map Waiver Land Use Plan Amendment • Other _____

Project Title **Project No. For City Use Only**
 La Jolla Country Day School - Conditional Use Permit Amendment

Project Address:
 9490 Genesee Avenue, La Jolla, CA 92037

Part I - To be completed when property is held by Individual(s)

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 owner(s) and tenant(s) (if applicable) of the above referenced property. The list must include the names 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 individuals who own the property). A signature is required of at least one of the property owners. Attach additional pages if needed. A signature from the Assistant Executive Director of the San Diego Redevelopment Agency shall be required for all project parcels for which a Disposition and Development Agreement (DDA) has been approved / executed by the City Council. 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

Name of Individual (type or print): _____
 Owner Tenant/Lessee Redevelopment Agency
 Street Address: _____
 City/State/Zip: _____
 Phone No: _____ Fax No: _____
 Signature : _____ Date: _____

Name of Individual (type or print): _____
 Owner Tenant/Lessee Redevelopment Agency
 Street Address: _____
 City/State/Zip: _____
 Phone No: _____ Fax No: _____
 Signature : _____ Date: _____

Name of Individual (type or print): _____
 Owner Tenant/Lessee Redevelopment Agency
 Street Address: _____
 City/State/Zip: _____
 Phone No: _____ Fax No: _____
 Signature : _____ Date: _____

Name of Individual (type or print): _____
 Owner Tenant/Lessee Redevelopment Agency
 Street Address: _____
 City/State/Zip: _____
 Phone No: _____ Fax No: _____
 Signature : _____ Date: _____

Project Title: La Jolla Country Day School - Conditional Use Permit Amendment	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? CA 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 Country Day School

Owner Tenant/Lessee

Street Address:
9490 Genesee Avenue

City/State/Zip:
La Jolla, CA 92037

Phone No: (858) 453-3440 Fax No: (858) 453-8624

Name of Corporate Officer/Partner (type or print):
MARK L. MARCUS

Title (type or print):
Assistant Head of School

Signature: [Signature] Date: 10/16/2009

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:

2009/2010 Board of Trustees

The Trustees 2009-2010 Officers:

Mr. Don Ings, President
Mrs. Beth Davidson, Vice-President of Trustees
Mr. Cameron Rooke, Vice President of Development
Mrs. Pat Hughes, Vice-President of Strategic Planning
Mr. Barry Rosenbaum, Treasurer
Mrs. Sherry Bahrambeygui-Hosey '82, Secretary

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Mr. Jeff Church
Mr. Wade Doshier
Mr. Willis Goldbeck
Mr. Kenneth Gonzalez
Mr. George Guimaraes
Mr. Peter Hamilton
Mr. Larry Hershfield
Mr. Jonathan Huberman
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Mr. Keith Kanner
Mr. Steven Libman
Mrs. Lesa Malécot
Mrs. Sherry Mesman
Mr. Ronnie Morgan
Mr. John Mulcahy
Mrs. Gwyn Carter Rice
Mr. Alex Roudi
Mrs. Lori Temko
Mr. Michael Wall
Mr. Howard Ziment

Ex-Officio Members

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Mrs. Lucy Smith Conroy '90, Alumni Leadership Council President
Mrs. RobynAnn Nelson, Parents' Association President

Honorary Trustees

Mrs. Danah Fayman
Mr. Harold P. Field
Mr. Trumball Richard

LA JOLLA COUNTRY DAY SCHOOL
Project No. 159199
Project Chronology

Date	Action	Description	City Review Time	Applicant Response
6/19/08	Applicant submits initial plans/Deemed Complete	Project plans distributed for City staff review.	1 day	
8/27/08	First Assessment Letter	First Assessment Letter identifying required approvals and outstanding issues provided to applicant.	3 Months 8 Days	
11/07/08	Applicant submits second full set of plans w/ Traffic Report.	Applicant's revised set of plans submitted in response to first assessment letter from City staff.		1 Month 10 Days
12/09/08	Second Assessment Letter	Second Assessment Letter identifying all remaining/outstanding issues.	1 Month 2 Days	
12/24/08	Applicant submits third set of plans w/ Traffic Report.	Applicant submitted traffic report in response to second assessment letter from City staff.		15 Days
2/09/09	Third Assessment Letter.	Transportation Staff's review of study identifying remaining/outstanding issues.	1 Month 8 Days	
03/17/09	Applicant submits revised Traffic Report	Applicant's revised Traffic Report – address issues.		1 Month 8 Days
4/14/09	Staff review complete	Transportation Staff's review of study identifying remaining issues.	27 Days	
5/07/09	Applicant agrees to Traffic Mitigation	Applicant's submitted signed agreement letter		21 Days
9/17/09	Draft MND distributed	Public review period starts for draft document.	4 Months 10 Days	
10/12/09	MND Final	Public review period ends document becomes final.	25 Days	
11/05/09	Planning Commission Hearing	Public Hearing	23 Days	
TOTAL STAFF TIME		Averaged at 30 days per month	12 Months 14 Days	
TOTAL APPLICANT TIME		Averaged at 30 days per month		3 Months

ATTACHMENT 15

			24 Days
TOTAL PROJECT RUNNING TIME			16 Months, 8 Days