



THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: February 10, 2011 REPORT NO. PC-11-024

ATTENTION: Planning Commission, Agenda of February 17, 2011

SUBJECT: PALAZZO - Project No. 195026
PROCESS 4

OWNER/
APPLICANT: Paul Lamme, Intergulf Development (Torrey Pines), L.L.C.

SUMMARY

Issue(s): Should Planning Commission approve an application to develop a 50-unit condominium project on a vacant 1.2-acre site located at 2402 Torrey Pines Road within the La Jolla Community Plan area?

Staff Recommendation: Approve Vesting Tentative Map No. 690383, Coastal Development Permit No. 689432 and Site Development Permit No. 690361, an amendment to Coastal Development Permit No. 46240 and Site Development Permit No. 46241.

Community Planning Group Recommendation: On June 3, 2010, the La Jolla Community Planning Association voted 14-2-1 to recommend denial of the project (Attachment 12) with the following reasons:

1. The project's bulk and scale is not compatible with surrounding properties.
2. The relationship of the project and surrounding buildings is so different that the project disrupts the architectural unity of the area.
3. The project imposes an unacceptable burden on traffic congestion.
4. There is inadequate landscape coverage as a major portion of the landscape area is set on a concrete "structure."
5. There is inadequate provision for service trucks and insufficient loading zone capacity.

La Jolla Shores Advisory Board Recommendation: On October 19, 2010, the La Jolla Shores Advisory Board did not achieve a consensus vote on the project. No recommendation was provided.

Environmental Review: The City of San Diego, as Lead Agency, has reviewed the project in accordance with CEQA Section 15162 and has determined that no additional impacts and/or mitigation measures are required beyond those that were analyzed in the original development's Mitigated Negative Declaration No. 19379, adopted on September 22, 2005, by Planning Commission Resolution No. 3846-PC-2. Therefore, the City of San Diego has concluded that previously certified Mitigated Negative Declaration No. 19379 adequately covers the activity being proposed.

Fiscal Impact Statement: All costs associated with the processing of this project are paid from a deposit account maintained by the applicant.

Code Enforcement Impact: None.

Housing Impact Statement: The project proposes to construct 50 residential condominium units on an existing vacant 1.2-acre site, previously a hotel development. The proposed project is located within the La Jolla Shores Planned District area's Visitor (V) Zone of the La Jolla Community Plan. The V Zone allows multi-family residential as an alternative use to designated visitor-oriented land uses and provides direction on determining residential density. A residential project with a visitor oriented land use is allowed one dwelling unit for each 1,000 square feet of lot area. The proposed project at a density of approximately 43 dwelling units per acre conforms to the identified land use and would provide a net gain of 50 units to the community. Prior to recordation of the Parcel Map, the applicant shall comply with the affordable housing requirements of the City's Inclusionary Affordable Housing Regulations by paying an in-lieu fee or by entering into an Agreement with the San Diego Housing Commission.

BACKGROUND

The project site is located on a narrow tapering 1.2-acre lot at 2402 Torrey Pines Road (Attachment No. 1), in the Visitor (V) Zone of the La Jolla Shores Planned District, Coastal Overlay Zone (Non-appealable Area 2), and Coastal Height Limit Overlay Zone of the La Jolla Community Plan area. The project site is currently undeveloped, but was previously developed with a hotel building (Attachment No. 2).

On September 22, 2005, the Planning Commission of the City of San Diego certified Mitigated Negative Declaration No. 19379, adopted the Mitigation, Monitoring and Reporting Program, and approved Coastal Development Permit No. 46240, Site Development Permit No. 46241, and Tentative Map No. 219822 (Attachment 12) to demolish the existing hotel development and construct a new 30-unit residential condominium development. The property owner completed the demolition of the hotel development on June 8, 2006, secured the site with fencing, and no further development has occurred to date.

DISCUSSION

Project Description:

The project proposes to amend the previous approved development permits and create a new tentative map for the subdivision of the 1.2-acre site into one lot for a 50-unit residential condominium development. The development would include one three-story residential building with three connected structures totaling approximately 64,343 square feet containing dwelling units, one two-story building totaling approximately 7,164 square feet with dwelling units, and a single level subterranean parking structure with 117 parking spaces, motorcycle spaces, bicycle spaces, storage, and trash area. The project also proposes recreation areas including a pool, spa, barbeque area, and landscaping.

Community Plan Analysis:

The proposed development is located in the Visitor (V) Zone of La Jolla Shores Planned District area of the La Jolla Community Plan and Local Coastal Land Use Plan (Plan) area. The V Zone allows multi-family residential as an alternative use to designated visitor-oriented land uses and provides direction on determining residential density. The Plan designates the site for residential use with a Medium High Residential (30-45 du/ac) density (Attachment 3). This density is characterized by higher density condominiums and apartments, such as the proposed development. The adopted Plan synthesizes the policies and recommendations identified in all of the previous planning documents affecting the community. These documents included, but were not limited to the La Jolla Community Plan, the La Jolla Shores Precise Plan, and the La Jolla-La Jolla Shores Local Coastal Program.

The La Jolla Shores Planned District Ordinance, as codified in the San Diego Municipal Code, establishes the zoning regulations to implement the policies of the City's General Plan and the Plan. A residential project with a visitor oriented land use is allowed one dwelling unit for each 1,000 square feet of lot area. The proposed project, at a density of approximately 43 dwelling units per acre, conforms to the identified land use.

As identified in the Plan's Residential Land Use Element, the project adheres to the community goals for good building design, avoids extreme and intrusive changes to the residential scale and density, incorporates the use of façade articulation, provides the placement of driveways underground, includes landscaping of interior yards, and controls the height and building bulk so that structures in La Jolla would be in conformity with the adopted Plan.

Environmental Analysis:

The City's Environmental Analysis Section (EAS) and review staff have evaluated the project and determined that no additional impacts and/or mitigation measures are required beyond those that were analyzed in the original development's Mitigated Negative Declaration No. 19379. Specifically, the City has reviewed and accepted the traffic study prepared by Darnell & Associates (dated July 21, 2010), the green house gases emissions analysis prepared by LDN Consulting, Inc. (dated July 19, 2010), and the addendum to Updated Report of Preliminary

Geotechnical Investigation and Memorandum prepared by Christian Wheeler Engineering (dated August 4, 2010), all of which have determined that the project would not result in any impacts. In addition, a letter report prepared by Brian F. Smith and Associates, Inc. (dated August 9, 2010) determined that no archaeological or paleontological resources appeared to have been impacted during the demolition of the previous hotel facility and additional archaeological monitoring would be implemented during further project grading activities as outlined within the previously certified environmental document.

Considering the above City staff evaluations and acceptance, EAS has reviewed the proposal in accordance with CEQA Section 15162 and has determined that the previously certified Mitigated Negative Declaration No. 19379 adequately covers the activity being proposed.

Project-Related Issues:

- Bulk and Scale – In La Jolla Shores, bulk and scale for multiple dwelling unit redevelopment is subject to the La Jolla Shores Planned District Ordinance. The La Jolla Shores Planned District Ordinance addresses the use, and density of structures that are located within the boundary of the La Jolla Shores Planned District area. The project's bulk and scale is consistent with the existing development in the neighborhood. The project's density is consistent with the Planned District Ordinance and community plan, and the structure's height is a maximum of 30 feet which is compatible with the surrounding neighborhood.
- Community Character – The project maintains and enhances the existing neighborhood character and promotes good design and visual harmony in the transitions between new and existing structures. The project is compatible with the existing multi-story residential developments abutting the property to the east and west. To the north, adjacent to the rear property line, are single family residences. Directly to the south of the property, across Torrey Pines Road, is the City's Fire Station No. 9.

The project's frontage along Torrey Pines Road includes the southern wing of the three-story building over the driveway to the subterranean garage, a 20-foot wide turf-crete fire lane, and southern end of the two-story building. Both building structures are well articulated with varied planes, setbacks, rooflines, and overhangs as well as numerous windows, balconies, and various architectural details and landscape.

- Transportation – A traffic study was prepared that evaluated the traffic implications of the proposed project, including a roadway segment and intersection capacity analysis. The project would generate approximately 300 Average Daily Trips (ADTs), including approximately 24 trips in the AM peak hour and 27 trips in the PM peak hour. The roadway segments and intersections were analyzed under the existing and future conditions with or without the proposed project. Key intersections and roadway segments demonstrate existing, near term and future deficiencies; however, the project does not meet the City's significance criteria and would not be required to provide off-site

mitigation. The proposed project accounts for 0.006 or less of the total increase in volume to capacity ratio. Therefore, no mitigation is required because the proposed project is not anticipated to significantly impact intersections, queues, or roadway segments.

The access to the project site's subterranean parking area will be from the intersection of Torrey Pines Road and Ardath Lane and will require a fourth leg installed by constructing signal modifications, installing detection system, and adjusting timing. Considering the parking structure's restricted overhead clearance, any occasional high profile truck will be able to utilize an existing commercial loading zone located on the westbound side of Torrey Pines Road, approximately 80 feet east from the development's property line.

- **Landscape** – Consistent with the La Jolla Shores Planned District Ordinance, SDMC sec. 1510.0306, the 51,851 square-foot project site exceeds the minimum 30 percent landscaping requirement by providing approximately 17,701 square feet of a mixture of trees, shrubs, ornamental plantings, raised planters, and ornamental grass.

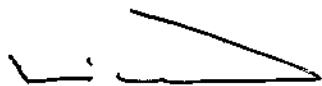
Conclusion:

City staff has reviewed the proposed project and all issues identified through the review process have been resolved in conformance with adopted City Council policies and regulations of the Land Development Code. Staff has provided the draft findings to support approval of the proposed development and draft conditions of approval (Attachments No. 5 – 8). City staff is recommending the Planning Commissioners approve the project as proposed.

ALTERNATIVES

1. **Approve** Vesting Tentative Map No. 690383, Coastal Development Permit No. 689432, and Site Development Permit No. 690361, with modifications.
2. **Deny** Vesting Tentative Map No. 690383, Coastal Development Permit No. 689432, Site Development Permit No. 690361, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



Mike Westlake
Program Manager
Development Services Department



Tim Daly
Project Manager
Development Services Department

WESTLAKE/TPD

Attachments:

1. Project Location Map
2. Aerial Photograph
3. Community Plan Land Use Map
4. Project Data Sheet
5. Draft Permit Resolution with Findings
6. Draft Permit with Conditions
7. Draft Map Resolution with Findings
8. Draft Map Conditions
9. Project Site Plan
10. Project Plans
11. Existing CDP No. 46240, SDP No. 46241, and TM No. 219822
12. Community Planning Group Recommendation
13. Ownership Disclosure Statement
14. Project Chronology



Project Location

PALAZZO, Project No. 195026
2402 Torrey Pines Road

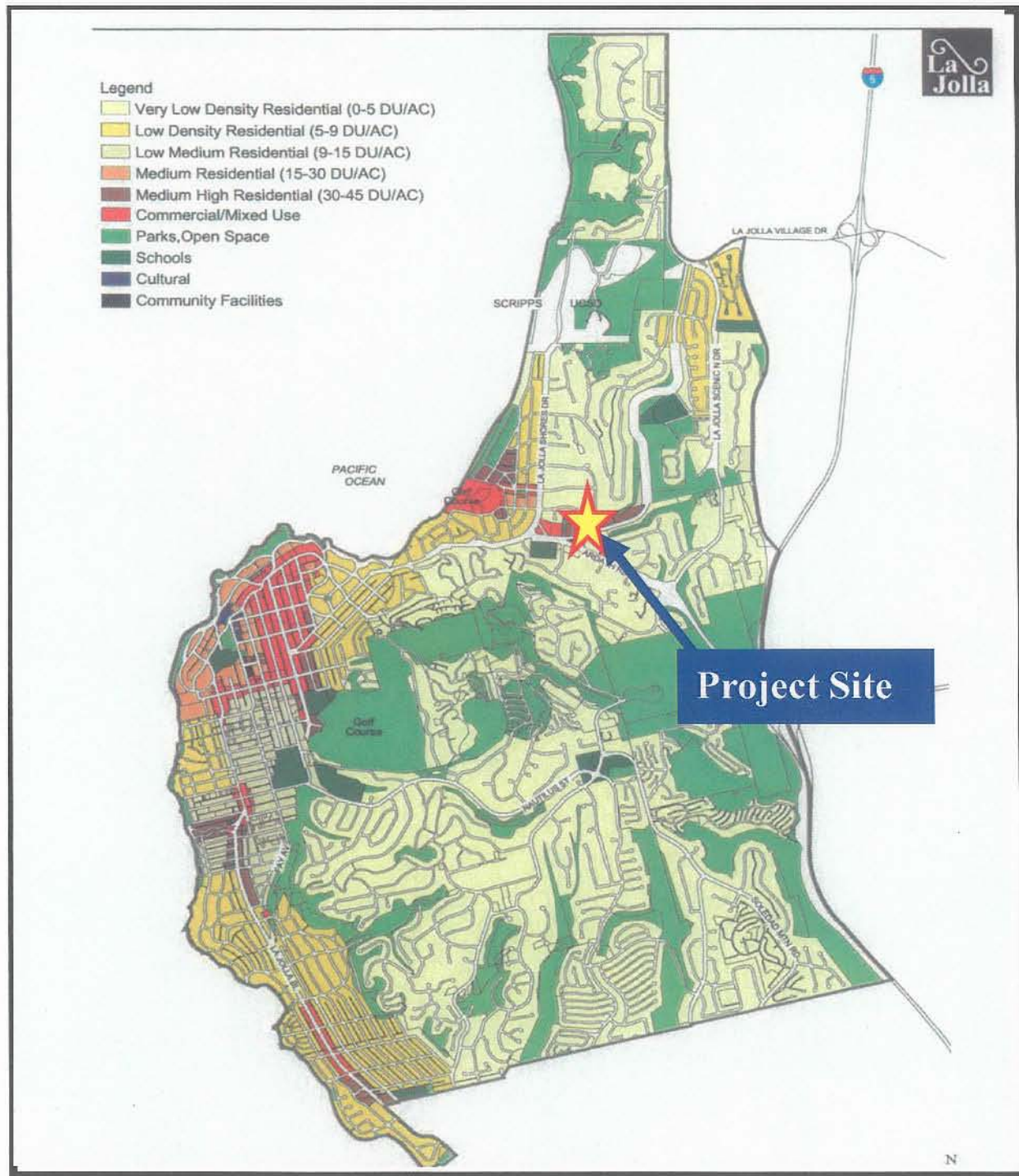




Aerial Photo

PALAZZO, Project No. 195026
2402 Torrey Pines Road





La Jolla Community Land Use Map

PALAZZO, Project No. 195026
2402 Torrey Pines Road



PROJECT DATA SHEET

PROJECT NAME:	Palazzo	
PROJECT DESCRIPTION:	Construct a 50-unit residential condominium development	
COMMUNITY PLAN AREA:	La Jolla	
DISCRETIONARY ACTIONS:	Vesting Tentative Map, Coastal Development Permit, and Site Development Permit	
COMMUNITY PLAN LAND USE DESIGNATION:	Residential	
<u>ZONING INFORMATION:</u>		
ZONE: La Jolla Shores Planned District, Visitor (V)		
HEIGHT LIMIT: 30 Maximum height limit		
LOT SIZE: No Minimum; 51,851 square feet existing		
FLOOR AREA RATIO: 50% Max. Lot Coverage; 49.52% provided		
SIDE SETBACKS: 0 – 4 feet Minimum; 4.5 feet provided		
PARKING: 110 parking spaces required		
<u>ADJACENT PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Very Low Residential (0 – 5 du/ac); LJSPD SF	Single Family Residential
SOUTH:	Community Facilities; LJSPD SF	Fire Station
EAST:	Med. High Residential (30 - 45 du/ac); LJSPD V	Multi-Family Residential
WEST:	Med. High Residential (30 - 45 du/ac); LJSPD V	Multi-Family Residential
DEVIATIONS OR VARIANCES REQUESTED:	None	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On June 3, 2010, the La Jolla Community Planning Association voted 14-2-1 to recommend denial of the proposed project.	
LA JOLLA SHORES ADVISORY BOARD RECOMMENDATION:	On October 19, 2010, the Board did not achieve any consensus for a recommendation on the project.	

PLANNING COMMISSION RESOLUTION NO. XXXXX
COASTAL DEVELOPMENT PERMIT NO. 689432
SITE DEVELOPMENT PERMIT NO. 690361
PALAZZO - PROJECT NO. 195026- MMRP

WHEREAS, INTERGULF DEVELOPMENT (TORREY PINES), a California Limited Liability Corporation, Owner/Permittee, filed an application with the City of San Diego for a permit to construct a new 50 unit residential condominium development with subterranean parking (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit Nos. 689432 and 690361), on portions of a 1.2-acre site;

WHEREAS, the project site is located at 2402 Torrey Pines Road in the V Zone of La Jolla Shores Planned District within the La Jolla Community Plan, Coastal Overlay (non-appealable), and Coastal Height Limit Overlay zones;

WHEREAS, the project site is legally described as portion of Lots 1280 and 1289 of Pueblo Lands, San Diego County, State of California, according to Map No. 36;

WHEREAS, on February XX, 2011, the Planning Commission of the City of San Diego considered Coastal Development Permit No. 689432 and Site Development Permit No. 690361, an amendment to Coastal Development Permit No. 46240 and Site Development Permit No. 46241, pursuant to the Land Development Code of the City of San Diego;

WHEREAS, The City of San Diego, as Lead Agency, has reviewed the project in accordance with CEQA Section 15162 and has determined that no additional impacts and/or mitigation measures are required beyond those that were analyzed in the original development's Mitigated Negative Declaration No. 19379, adopted on September 22, 2005, by the Planning Commission Resolution No. 3846-PC-2. Therefore, the City of San Diego has concluded that previously certified Mitigated Negative Declaration No. 19379 adequately covers the activity being proposed; NOW, THEREFORE,

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

That the Planning Commission adopts the following written Findings, dated February XX, 2011.

FINDINGS:

Coastal Development Permit - Section 126.0708

1. **The proposed coastal development will not encroach upon any existing physical access way that is legally used by the public or any proposed public accessway identified in a Local Coastal Program land use plan; and the proposed coastal development will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program land use plan.** The proposed structures will not exceed the 30-foot maximum height limit and will be consistent with other developments situated in the area. The proposed height would not block or obstruct any scenic views or designated view corridors. The subject property is located approximately one mile from the Pacific Ocean and does not impact any public views to and along the ocean. The

property is not located within a public access way legally used by the public or within a view corridor as identified in the La Jolla Community Plan and Local Coastal Land Use Plan.

The development would take place on private property and the height of the proposed structures would be in conformance with the zoning and Proposition "D" height limitations. The proposed project has been designed to enhance the entryway into the La Jolla Community and therefore, will not negatively impact any of the public coastal resources identified in the La Jolla Community Plan and Local Coastal Land Use Plan.

2. The proposed coastal development will not adversely affect environmentally sensitive lands. There are no environmentally sensitive habitats on the site, nor is the site adjacent to the City of San Diego's Multi Habitat Planning Area. There will not be a significant effect because the mitigation measures described within Mitigated Negative Declaration No. 19379 have been added to the project and therefore the proposed coastal development will not adversely affect environmentally sensitive lands.

3. The proposed coastal development is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program. The proposed development is located in the Visitor (V) Zone of La Jolla Shores Planned District area of the La Jolla Community Plan and Local Coastal Land Use Plan (Plan) area. The adopted Plan synthesizes the policies and recommendations identified in all of the previous planning documents affecting the community. These documents included, but were not limited to the La Jolla Community Plan, the La Jolla Shores Precise Plan, and the La Jolla-La Jolla Shores Local Coastal Program.

The La Jolla Shores Planned District Ordinance, as codified in the San Diego Municipal Code, establishes the zoning regulations to implement the policies of the General Plan and the La Jolla Community Plan. The V Zone allows multi-family residential as an alternative use to designated visitor-oriented land uses and provides direction on determining residential density. A residential project with a Visitor Oriented land use is allowed one dwelling unit for each 1,000 square feet of lot area. The proposed project at a density of approximately 42 dwelling units per acre conforms to the identified land use. The project adheres to the community goals for good building design, permanent control of height and building bulk so that structures in La Jolla would be in conformity with the adopted Plan.

Finally, the project would adhere to policies and objectives established by the Plan in that the design of the proposed structure does not affect any existing physical access way that is legally used by the public or any proposed public accessway identified in a Local Coastal Program land use plan. Furthermore the proposed project will have a harmonious physical and aesthetic relationship with other existing structures in the neighborhood. The proposed project will be consistent with the Plan's policies and objectives, conforms with the certified Local Coastal Program Land Use Plan, and complies with all regulations of the certified Implementation Program.

4. For every Coastal Development Permit issued for any coastal development between the nearest public road and the sea or the shoreline of any body of water located within the Coastal Overlay Zone the coastal development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act. The proposed coastal development does not lie between the nearest public road and the sea or the shoreline of any body of water located within the Coastal Overlay Zone. The development will have no affect upon public access and the recreation policies of Chapter 3 of the California Coastal Act and therefore be in conformance with such Act.

Site Development Permit - Section 126.0504

1. The proposed development will not adversely affect the applicable land use plan. The proposed development is located in the Visitor (V) Zone of La Jolla Shores Planned District area of the La Jolla Community Plan and Local Coastal Land Use Plan (Plan) area. The adopted Plan synthesizes the policies and recommendations identified in all of the previous planning documents affecting the community. These documents included, but were not limited to the La Jolla Community Plan, the La Jolla Shores Precise Plan, and the La Jolla-La Jolla Shores Local Coastal Program.

The La Jolla Shores Planned District Ordinance, as codified in the San Diego Municipal Code, establishes the zoning regulations to implement the policies of the General Plan and the La Jolla Community Plan. The V Zone allows multi-family residential as an alternative use to designated visitor-oriented land uses and provides direction on determining residential density. A residential project with a Visitor Oriented land use is allowed one dwelling unit for each 1,000 square feet of lot area. The proposed project at a density of approximately 42 dwelling units per acre conforms to the identified land use. The project adheres to the community goals for good building design, permanent control of height and building bulk so that structures in La Jolla would be in conformity with the adopted Plan.

Finally, the project would adhere to policies and objectives established by the Plan in that the design of the proposed structure does not affect any existing physical access way that is legally used by the public or any proposed public accessway identified in a Local Coastal Program land use plan. Furthermore the proposed project will have a harmonious physical and aesthetic relationship with other existing structures in the neighborhood. The proposed project will be consistent with the Plan's policies and objectives, conforms with the certified Local Coastal Program Land Use Plan, and complies with all regulations of the certified Implementation Program.

2. The proposed development will not be detrimental to the public health, safety, and welfare. The permit controlling the development and continued use of the development proposed for this site contains conditions addressing compliance with the City's regulations and other regional, state, and federal regulations to prevent detrimental impacts to the health, safety, and welfare of persons residing and/or working in the area. Conditions of approval required compliance with several operational constraints and development controls intended to assure the continued health, safety, and general welfare of persons residing or working in the area. All applicable Building, Fire, Plumbing, Electrical, Mechanical Code sections and the City regulations governing the construction and continued operation of the development apply to this site to prevent adverse effects to those persons or other properties in the vicinity. Therefore, based on the above, the project would not be detrimental to the public health, safety, and welfare.

3. The proposed development will comply with the applicable regulations of the Land Development Code. The proposed development complies with applicable regulations for parking, density, height, and setbacks for the Visitor (V) Zone of La Jolla Shores Planned District, Coastal Overlay, and Coastal Height Limitation Overlay zones of the Land Development Code. The proposed development will enhance the visual quality of the site and surrounding area. With the adoption of the permit conditions, the proposed multi-family development will be in conformance and comply with the applicable regulations of the Land Development Code. The development of the project has been

designed to comply with the land use regulations of the City of San Diego and the adopted La Jolla Community Plan and Local Coastal Land Use Plan.

Therefore, the proposed development complies with the applicable regulations of the San Diego Municipal Code/Land Development Code.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Coastal Development Permit No. 689432 and Site Development Permit No. 690361, an amendment to Coastal Development Permit No. 46240 and Site Development Permit No. 46241, is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Coastal Development Permit No. 689432 and Site Development Permit No. 690361, a copy of which is attached hereto and made a part hereof.

Tim Daly
Development Project Manager
Development Services

Adopted on: February XX, 2011

Job Order No. 24000274

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

PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24000274

COASTAL DEVELOPMENT PERMIT NO. 689432
SITE DEVELOPMENT PERMIT NO. 690361
PALAZZO - PROJECT NO. 195026

Amendment to Coastal Development Permit No. 46240 and Site Development Permit No. 46241
Planning Commission

This Coastal Development Permit No. 689432 and Site Development Permit No. 690361, an amendment to Coastal Development Permit No. 46240 and Site Development Permit No. 46241, is granted by the Planning Commission of the City of San Diego to Intergulf Development (Torrey Pines), a California Limited Liability Corporation, Owner and Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0504 and 126.0708. The project site is located at 2402 Torrey Pines Road, west of Ardath Lane and Torrey Pines Road, in the V Zone of La Jolla Shores Planned District within the La Jolla Community Plan, Coastal Overlay (non-appealable), and Coastal Height Limit Overlay zones. The project site is legally described as portion of Lots 1280 and 1289 of Pueblo Lands, San Diego County, State of California, according to Map No. 36.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner and Permittee to construct a new 50-unit residential condominium development with subterranean parking described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated February XX, 2011, on file in the Development Services Department.

The project shall include:

- a. One three-story residential building with three connected structures totaling approximately 64,343 square feet containing dwelling units, one two-story building totaling approximately 7,164 square feet with dwelling units, and a single level subterranean parking structure with 117 parking spaces, motor cycle spaces, bicycle spaces, storage, and trash area.

- b. Landscaping (planting, irrigation and landscape related improvements);
- c. Off-street parking; and
- d. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void 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. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
3. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
4. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
5. 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.).
6. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.
7. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.

8. All of the conditions contained in this Permit have been considered and were determined-necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

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

9. The 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.

10. This Site Development Permit and Coastal Development Permit shall comply with all Conditions of the Vesting Tentative Map No.690383.

11. Unless specifically modified herein by this Permit and approved Exhibit "A," the Owner/Permittee shall continue to comply with Coastal Development Permit No. 46240 and Site Development Permit No. 46241.

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

12. Mitigation requirements in the Mitigation, Monitoring, and Reporting Program [MMRP] shall apply to this Permit. These MMRP conditions are hereby incorporated into this Permit by reference.

13. The mitigation measures specified in the MMRP and outlined in Mitigated Negative Declaration No. 19379, shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL MITIGATION REQUIREMENTS.

14. The Owner/Permittee shall comply with the MMRP as specified in Mitigated Negative Declaration No. 19379, to the satisfaction of the Development Services Department and the City Engineer. Prior to issuance of any construction permit, all conditions of the MMRP shall be adhered to, to the satisfaction of the City Engineer. All mitigation measures described in the MMRP shall be implemented for Historical Resources (archaeology).

ENGINEERING REQUIREMENTS:

15. Prior to the issuance of any construction permit, the Owner/Permittee shall dedicate an additional 5 feet of right-of-way, along the project frontage on Torrey Pines Road, to provide a minimum of 10 feet curb to property line distance.

16. Prior to the issuance of any construction permit, the Owner/Permittee shall assure by permit and bond the closure of all non-utilized driveways with City standard curb, gutter and sidewalk, on Torrey Pines Road, per Standard Drawings G-2, G-7, G-9 and SDG-100, satisfactory to the City Engineer.

17. Prior to the issuance of any construction permit, the Owner/Permittee shall assure by permit and bond the construction of City standard curb ramps with truncated domes, on both sides of the project entrance on Torrey Pines Road, satisfactory to the City Engineer.

18. Prior to the issuance of any construction permit, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.

19. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the Municipal Code, into the construction plans or specifications.

20. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate and show the type and location of all post construction Best Management Practices (BMP's) on the final construction drawings, consistent with the approved Water Quality Technical Report.

21. The drainage system for this project shall be private and will be subject to approval by the City Engineer.

22. Prior to the issuance of any construction permit, the Owner/Permittee 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.

23. This project proposes to export 21,000 cubic yards of material from the project site. All export material shall be discharged into a legal disposal site. The approval of this project does not allow the processing and sale of the export material. All such activities require a separate Conditional Use Permit.

24. Development of this project shall comply with all requirements of State Water Resources Control Board (SWRCB) Order No. 99 08 and the Municipal Storm Water Permit, Order No. 2001-01 (NPDES General Permit No. CAS000002 and CA S0108758), Waste Discharge Requirements for Discharges of Storm Water Runoff Associated With Construction Activity. In accordance with said permit, a Storm Water Pollution Prevention Plan (SWPPP) and a Monitoring Program Plan shall be implemented concurrently with the commencement of grading activities, and a Notice of Intent (NOI) shall be filed with the SWRCB.

A copy of the acknowledgment from the SWRCB that an NOI has been received for this project shall be filed with the City of San Diego when received; further, a copy of the completed NOI from the SWRCB showing the permit number for this project shall be filed with the City of San Diego when received. In addition, the owner(s) and subsequent owner(s) of any portion of the property covered by this grading permit and by SWRCB Order No. 99 08 DWQ, and any subsequent amendments thereto, shall comply with special provisions as set forth in Section C.7 of SWRCB Order No. 99 08 DWQ.

TRANSPORTATION REQUIREMENTS:

25. The Owner/Permittee shall provide and maintain adequate visibility area on both sides of the driveway along the front setback. No obstacles higher than 36 inches shall be located within this area (e.g. walls, landscaping, shrubs, etc.).

26. The Owner/Permittee shall dedicate 5 feet of right-of-way on Torrey Pines Road along the project's frontage to provide 10 feet of curb to property line distance to include non-contiguous sidewalk (5 feet for landscape and 5 feet for sidewalk), satisfactory to the City Engineer.

27. The Owner/Permittee shall close all under-utilized existing driveways with standard height curb, gutter and sidewalk, satisfactory to the City Engineer.

28. The Owner/Permittee shall construct a new 26-foot wide driveway at the main entrance of the proposed project along Torrey Pines Road, satisfactory to the City Engineer.

29. The Owner/Permittee shall provide all necessary improvements and modifications to incorporate the proposed driveway with the existing signalized intersection at Torrey Pines Road, Ardath Lane and project's driveway, satisfactory to the City Engineer.

30. The Owner/Permittee shall provide and maintain a 376-foot safe stopping sight distance on both sides of the driveway along the front setback. No obstacles higher than 36 inches shall be located within this area (e.g. walls, landscaping, shrubs..etc). The Owner/Permittee shall convert the existing janitor's closet to bicycle showers.

GEOLOGY REQUIREMENTS:

31. The Owner/Permittee shall submit a geotechnical investigation report or update letter that specifically addresses the proposed construction plans. The geotechnical investigation report or update letter shall be reviewed for adequacy by the Geology Section of Development Services prior to the issuance of any construction permit.
32. The Owner/Permittee shall submit an as-graded geotechnical report prepared in accordance with the City's "Guidelines for Geotechnical Reports" following completion of the grading. The as-graded geotechnical report shall be reviewed for adequacy by the Geology Section of Development Services prior to exoneration of the bond and grading permit close-out.

WATER REQUIREMENTS:

33. Prior to the issuance of any construction permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of any new water service(s) outside of any driveway, and the disconnection at the water main of the existing unused water service adjacent to the project site, in a manner satisfactory to the Director of Public Utilities and the City Engineer.
34. Prior to the issuance of any construction 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.
35. 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.
36. 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.

WASTEWATER REQUIREMENTS:

37. Prior to the issuance of any construction permits, the Owner/Permittee shall provide recorded evidence indicating that the existing 5-foot private easement for sewer and incidental purposes has been quitelaimed.
38. All proposed public sewer facilities are to be designed and constructed in accordance with established criteria in the most current City of San Diego Sewer Design Guide.
39. All proposed private sewer facilities located within a single lot are to be designed to meet the requirements of the California Plumbing Code and will be reviewed as part of the building permit plan check.

40. No trees or shrubs exceeding three feet in height at maturity shall be installed within 10 feet of any sewer facilities.

PLANNING/DESIGN REQUIREMENTS:

41. Owner/Permittee shall maintain a minimum of 100 parking spaces including 2 accessible spaces (1 van accessible), 5 motorcycle spaces, and 25 bicycle spaces as required by the Land Development Code. 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.

42. 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.

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

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

45. 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.

LANDSCAPE REQUIREMENTS:

46. Prior to issuance of any construction 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-square-foot 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.

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

48. 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 Development Plan, on file in the Office of the Development Services Department. Construction plans shall take into account a

40- square-foot area around each tree which is unencumbered by hardscape and utilities as set forth under SDMC sec. 142.0403(b)5.

49. Prior to issuance of any construction permits for buildings a water budget shall be provided in accordance with the Water Conservation Requirements, SDMC sec. 142.0413, Table 142-041.

50. Prior to issuance of any Certificate of Occupancy, an irrigation audit shall be submitted consistent with Section 2.7 of the Landscape Standards of the Land Development Manual. The Irrigation audit shall certify that all plants, irrigation systems, and landscape features have been installed and operate as approved by the Development Services Department.

51. 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.

52. 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.

53. 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.

AFFORDABLE HOUSING REQUIREMENTS:

54. Prior to the issuance of any construction permits, the Owner/Permittee shall comply with the affordable housing requirements of the City's Inclusionary Affordable Housing Regulations (SDMC § 142.1301 et seq.).

FACILITIES FINANCING REQUIREMENTS:

55. Prior to the issuance of any construction permits, the Owner/Permittee shall pay a Development Impact Fee (DIF) and a Regional Transportation Fee (RTCIP) as required for this project. These fees are due at the time of construction permit issuance.

INFORMATION ONLY:

- The issuance of this discretionary use permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary use permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.

- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this 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.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Planning Commission of the City of San Diego on February XX, 2011 and Resolution No. XXXXXX-PC.

Permit Type/PTS Approval No.: CDP No. 689432

SDP No. 690361

Date of Approval: Feb. XX, 2011

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES
DEPARTMENT

Tim Daly
Development Project Manager

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

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

Owner/Permittee

By _____
NAME
TITLE

Owner/Permittee

By _____
NAME
TITLE

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

PLANNING COMMISSION RESOLUTION NUMBER R-_____

VESTING TENTATIVE MAP NO. 690383, PALAZZO -
PROJECT NO. 195026

WHEREAS, Intergulf Development (Torrey Pines), a California Limited Liability Corporation, Subdivider, and Project Design Consultants, Engineer, submitted an application to the City of San Diego for a vesting tentative map (Vesting Tentative Map No. 690383) for the construction of a new 50 unit residential condominium development with subterranean parking, known as the Palazzo development. The project site is located at 2402 Torrey Pines Road, west of Ardath Lane and Torrey Pines Road, in the V Zone of La Jolla Shores Planned District within the La Jolla Community Plan, Coastal Overlay (non-appealable), and Coastal Height Limit Overlay zones. The property is legally described as portion of Lots 1280 and 1289 of Pueblo Lands, San Diego County, State of California, according to Map No. 36; and

WHEREAS, the Map proposes the Subdivision of a 1.2-acre site into one lot for a 50 unit residential condominium development; and

WHEREAS, the City of San Diego, as Lead Agency, has reviewed the project in accordance with CEQA Section 15162 and has determined that no additional impacts and/or mitigation measures are required beyond those that were analyzed in the original development's Mitigated Negative Declaration No. 19379, adopted on September 22, 2005, by the Planning Commission Resolution No. 3846-PC-2. Therefore, the City of San Diego has concluded that previously certified Mitigated Negative Declaration No. 19379 adequately covers the activity being proposed; and

WHEREAS, the project complies with the requirements of a preliminary soils and/or geological reconnaissance report pursuant to Subdivision Map Act sections 66490 and 66491(b)-(f) and San Diego Municipal Code section 144.0220; and

WHEREAS, the subdivision is a condominium project as defined in California Civil Code section 1351 and filed pursuant to the Subdivision Map Act. The total number of condominium dwelling units is 50; and

WHEREAS, on February XX, 2011, the Planning Commission of the City of San Diego considered Vesting Tentative Map No.690383, and pursuant to San Diego Municipal Code section 125.0440 and Subdivision Map Act section 66428, received for its consideration written and oral presentations, evidence having been submitted, and testimony having been heard from all interested parties at the public hearing, and the Planning Commission having fully considered the matter and being fully advised concerning the same; NOW THEREFORE,

BE IT RESOLVED by the Planning Commission of the City of San Diego, that it adopts the following findings with respect to Vesting Tentative Map No.690383:

1. The proposed subdivision and its design or improvement are consistent with the policies, goals, and objectives of the applicable land use plan (San Diego Municipal Code § 125.0440(a) and Subdivision Map Action §§ 66473.5, 66474(a), and 66474(b)).

The La Jolla Shores Precise Plan is a detailed sub-area plan which provides guidelines for development in the Shores area of the La Jolla Community and is a component of the La Jolla Community Plan (LJCP). The subject property is located in an area identified as Visitor-Oriented Residential in the La Jolla Shores Precise Plan. The Plan allows multi-family residential as an alternative use to designated Visitor-Oriented land uses and provides direction on determining residential density. A residential project with a Visitor Oriented land use is allowed one dwelling unit for each 1,000 square feet of lot area. The proposed project at a density of approximately 42 dwelling units per acre conforms to the identified land use. The project adheres to the community goals for good building design, avoiding extreme and intrusive changes to the residential scale (p84 LJCP), build out of residential areas at the plan density (p84 LJCP), the use of façade articulation, the placement of driveways underground, the landscaping of interior yards (p81,82 LJCP), and permanent control of height and building bulk so that structures in La

Jolla would be in conformity with the adopted La Jolla Community Plan, La Jolla Shores Precise Plan and the La Jolla/La Jolla Shores Local Coastal Program Land Use plan.

2. The proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code (San Diego Municipal Code § 125.0440(b)).

The proposed development complies with applicable regulations for parking, density, height, setbacks, and floor area ratio for the Visitor Zone of La Jolla Shores Planned District, Coastal Overlay, and Coastal Height Limitation Overlay zones of the Land Development Code. The development exceeds the minimum requirements of parking and landscaping by including 17 visitor parking spaces and 34 percent of landscaped area. The development as proposed complies with the intent of the LDC section 126.0602(b)(1).

3. The site is physically suitable for the type and density of development (San Diego Municipal Code § 125.0440(c) and Subdivision Map Act §§ 66474(c) and 66474(d)).

The development is located on 1.2 acres of a relatively flat topography site which allows for sufficient space for the proposed units. The medium density site is ideally located for easy access to the Interstate-5 freeway system.

4. The design of the subdivision or the proposed improvements is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat (San Diego Municipal Code § 125.0440(d) and Subdivision Map Act § 66474(e)).

There are no environmentally sensitive habitats on the site, nor is the site adjacent to the City of San Diego's Multi-Habitat Planning Area. There will not be a significant effect because the mitigation measures described within Mitigated Negative Declaration No. 19379 have been added to the project and therefore, the proposed development will not adversely affect environmentally sensitive lands.

5. The design of the subdivision or the type of improvements will not be detrimental to the public health, safety, and welfare (San Diego Municipal Code § 125.0440(e) and Subdivision Map Act § 66474(f)).

The permit controlling the development and continued use of the development proposed for this site contains conditions addressing compliance with the City's regulations and other regional, state, and federal regulations to prevent detrimental impacts to the health, safety, and welfare of persons residing and/or working in the area. Conditions of approval required compliance with several operational constraints and development controls intended to assure the continued health, safety, and general welfare of persons residing or working in the area. All applicable Building, Fire, Plumbing, Electrical, Mechanical Code sections and the City regulations governing the construction and continued operation of the development apply to this site to prevent adverse effects to those persons or other properties in the vicinity. Therefore, based on the above, the project would not be detrimental to the public health, safety, and welfare.

6. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision (San Diego Municipal Code § 125.0440(f) and Subdivision Map Act § 66474(g)).

The property is not located within a public access way legally used by the public or within a view corridor as identified in the La Jolla/La Jolla Shores Local Coastal Program Land Use Plan.

7. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities (San Diego Municipal Code § 125.0440(g) and Subdivision Map Act § 66473.1).

The project will take advantage of the coastal breezes during the summer with the use of ample windows to allow for cross ventilation throughout the units. When possible, buildings are located with a southern exposure to allow for additional heating during the winter months.

8. The decision maker has considered the effects of the proposed subdivision on the housing needs of the region and that those needs are balanced against the needs for public services and the available fiscal and environmental resources (San Diego Municipal Code § 125.0440(h) and Subdivision Map Act § 66412.3).

The project proposes the construction of a new 50 condominium unit development within four new building structures with subterranean parking located at 2402 Torrey Pines Road in the V Zone of La Jolla Shores Planned District within the La Jolla Community Plan area.

The City's adopted General Plan and the Regional Comprehensive Plan [RCP] adopted by the San Diego Association of Governments [SANDAG] recognize the need to focus future growth and infill development close to jobs, services, and public facilities to maximize the use of existing infrastructure and preserve open space and natural resources. These documents respond to the realization that San Diego cannot sustain continued sprawl into outlying communities, but at the same time must provide needed housing that is affordable to all of its citizens.

The proposed Palazzo Project features sustainable urban design and the smart growth concepts of the City's General Plan and the SANDAG's RCP. The project would add multifamily housing to an urban developed location that already provides established employment, educational, shopping, dining, and entertainment venues within a one mile radius. The proposal would accomplish these benefits through infill development rather than disturbing existing undeveloped land in the region.

The Project would comply with the requirements of the Inclusionary Affordable Housing Ordinance by providing in-lieu fee payment to provide future affordable housing opportunities that would promote an economically balanced community.

The proposed development would support infrastructure improvements in the community by providing public services through development impact fees and street frontage improvements. The additional customer base supplied by the residential units would assist in the continued viability of local commercial and retail areas, contributing taxes, and economic stability to the

community. Therefore, the decision maker has considered the effects of the proposed subdivision on the housing needs of the region and that those needs are balanced against the needs for public services and the available fiscal and environmental resources.

BE IT FURTHER RESOLVED, that based on the Findings hereinbefore adopted by the Planning Commission, Vesting Tentative Map No. 690383, hereby granted to Intergulf Development Group subject to the attached conditions which are made a part of this resolution by this reference.

By _____
Tim Daly
Development Project Manager
Development Services Department

ATTACHMENT: Tentative Map Conditions

Internal Order No. 24000274

PLANNING COMMISSION CONDITIONS FOR VESTING TENTATIVE MAP
NO. 690383, PALAZZO - PROJECT NO. 195026
ADOPTED BY RESOLUTION NO. XXXX-PC ON FEBRUARY XX, 2011

GENERAL

1. This Vesting Tentative Map will expire February XX, 2014.
2. Compliance with all of the following conditions shall be completed and/or assured, to the satisfaction of the City Engineer, prior to the recordation of the Final Map, unless otherwise noted.
3. Prior to the Vesting Tentative Map expiration date, a Final Map to consolidate the existing lots into one lot shall be recorded in the Office of the San Diego County Recorder.
4. Prior to the recordation of the Final Map, taxes must be paid on this property pursuant to Subdivision Map Act section 66492. To satisfy this condition, a tax certificate stating that there are no unpaid lien conditions against the subdivision must be recorded in the Office of the San Diego County Recorder.
5. The Final Map shall conform to the provisions of Coastal Development Permit No. 689432 and Site Development Permit No. 690361.
6. The Subdivider shall defend, indemnify, and hold the City (including its agents, officers, and employees [together, "Indemnified Parties"]) harmless from any claim, action, or proceeding, against the City and/or any Indemnified Parties to attack, set aside, void, or annul City's approval of this project, which action is brought within the time period provided for in Government Code section 66499.37. City shall promptly notify Subdivider of any claim, action, or proceeding and shall cooperate fully in the defense. If City fails to promptly notify Subdivider of any claim, action, or proceeding, or if City fails to cooperate fully in the defense, Subdivider shall not thereafter be responsible to defend, indemnify, or hold City and/or any Indemnified Parties harmless. City may participate in the defense of any claim, action, or proceeding if City both bears its own attorney's fees and costs, City defends the action in good faith, and Subdivider is not required to pay or perform any settlement unless such settlement is approved by the Subdivider.

Project No. 195026
VTM No. 690383

AFFORDABLE HOUSING

7. Prior to recordation of the Final Map, the Subdivider shall comply with the affordable housing requirements of the City's Inclusionary Affordable Housing Regulations (San Diego Municipal Code § 142.1301 et seq.) by paying an in-lieu fee *-or-* by entering into an Agreement with the San Diego Housing Commission.

ENGINEERING

8. Compliance with all conditions shall be assured, to the satisfaction of the City Engineer, prior to the recordation of the Final Map, unless otherwise noted.
9. Pursuant to City Council Policy 600-20, the subdivider shall provide evidence to ensure that an affirmative marketing program is established.
10. The Subdivider shall underground any new service run to any new or proposed structures within the subdivision.
11. The Subdivider shall ensure that all existing onsite utilities serving the subdivision shall be undergrounded with the appropriate permits. The Subdivider shall provide written confirmation from applicable utilities that the conversion has taken place, or provide other means to assure the undergrounding, satisfactory to the City Engineer.
12. Conformance with the "General Conditions for Tentative Subdivision Maps," filed in the Office of the City Clerk under Document No. 767688 on May 7, 1980, is required. Only those exceptions to the General Conditions which are shown on the Vesting Tentative Map and covered in these special conditions will be authorized. All public improvements and incidental facilities shall be designed in accordance with criteria established in the Street Design Manual, filed with the City Clerk as Document No. RR-297376.

MAPPING

13. "Basis of Bearings" means the source of uniform orientation of all measured bearings shown on the map. Unless otherwise approved, this source shall be the California Coordinate System, Zone 6, North American Datum of 1983 [NAD 83].
14. "California Coordinate System" means the coordinate system as defined in Section 8801 through 8819 of the California Public Resources Code. The specified zone for San Diego County is "Zone 6," and the official datum is the "North American Datum of 1983."

Project No. 195026
VTM No. 690383

15. The Subdivider proposes an offer to dedicate a 5-foot wide public road easement. A joint use agreement will be required on the final map or by separate document for the un-plottable Time Warner easement, recorded January 30, 2007 as File No. 2007-0075823.
16. The Final Map shall:
 - a. Use the California Coordinate System for its "Basis of Bearing" and express all measured and calculated bearing values in terms of said system. The angle of grid divergence from a true median (theta or mapping angle) and the north point of said map shall appear on each sheet thereof. Establishment of said Basis of Bearings may be by use of existing Horizontal Control stations or astronomic observations.
 - b. Show two measured ties from the boundary of the map to existing Horizontal Control stations having California Coordinate values of Third Order accuracy or better. These tie lines to the existing control shall be shown in relation to the California Coordinate System (i.e., grid bearings and grid distances). All other distances shown on the map are to be shown as ground distances. A combined factor for conversion of grid-to-ground distances shall be shown on the map.

WASTEWATER

17. All proposed public sewer facilities are to be designed and constructed in accordance with established criteria in the most current City of San Diego Sewer Design Guide.
18. All proposed private sewer facilities located within a single lot are to be designed to meet the requirements of the California Plumbing Code and will be reviewed as part of the construction permit plan check.
19. No trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any sewer facilities.

WATER

20. The Subdivider agrees to design and construct all proposed public water facilities in accordance with established criteria in the most current edition of the City of San Diego Water Facility Design Guidelines and City regulations, standards and practices pertaining thereto.

Project No. 195026
VTM No. 690383

GEOLOGY

21. Prior to the issuance of a construction permit for grading, the Subdivider shall submit a geotechnical report prepared in accordance with the City of San Diego's "Guidelines for Geotechnical Reports," satisfactory to the City Engineer.

ENVIRONMENTAL

22. The Subdivider shall comply with the Mitigation, Monitoring and Reporting Program (MMRP) as specified in the Mitigated Negative Declaration No. 19379, satisfactory to the Director of Development Services and City Engineer.

INFORMATION:

- The approval of this Vesting Tentative Map by the Planning Commission of the City of San Diego does not authorize the subdivider to violate any Federal, State, or City laws, ordinances, regulations, or policies including but not limited to, the Federal Endangered Species Act of 1973 and any amendments thereto (16 USC § 1531 et seq.).
- If the Subdivider makes any request for new water and sewer facilities (including services, fire hydrants, and laterals), the Subdivider shall design and construct such facilities in accordance with established criteria in the most current editions of the City of San Diego water and sewer design guides and City regulations, standards and practices pertaining thereto. Off-site improvements may be required to provide adequate and acceptable levels of service and will be determined at final engineering.
- Subsequent applications related to this Vesting Tentative Map will be subject to fees and charges based on the rate and calculation method in effect at the time of payment.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of the Vesting Tentative Map, may protest the imposition within ninety days of the approval of this Vesting Tentative Map by filing a written protest with the San Diego City Clerk pursuant to Government Code sections 66020 and/or 66021.
- Where in the course of development of private property, public facilities are damaged or removed, the Subdivider shall at no cost to the City, obtain the required permits for work in the public right-of-way, and repair or replace the public facility to the satisfaction of the City Engineer (San Diego Municipal Code § 142.0607).

Project No. 195026
VTM No. 690383

Internal Order No. 24000274

Project No. 195026
VTM No. 690383

GENERAL NOTES

1. UTILITIES: WATER, CITY OF SAN DIEGO; SANITARY, CITY OF SAN DIEGO; GAS, CITY OF SAN DIEGO; FIRE AND POLICE PROTECTION, CITY OF SAN DIEGO; CABLE T.V., COX COMMUNICATIONS; NOTE: UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON AVAILABLE RECORDS.
2. SCHOOLS: SAN DIEGO UNIFIED SCHOOL DISTRICT
3. GRADING: CUT AND FILL SLOPES ARE 2:1 OR FLATTER EXCEPT AS SHOWN. GRADING SHOWN HEREON IS PRELIMINARY AND MAY BE ALTERED. EXISTING UNDERGROUND UTILITIES SHALL BE MAINTAINED UNLESS OTHERWISE NOTED. UNDERGROUND EXCAVATION IS SUPPORTED BY SHORING WALLS AND SOLDIER BEAMS. QUANTITIES SHOWN ARE FOR ESTIMATION PURPOSES ONLY AND ARE NOT TO BE USED FOR FINAL PAY QUANTITY. QUANTITIES ARE GEOMETRIC ONLY AND DO NOT REFLECT SHORING OR BUILDING FACTORS.
4. DRAINAGE: DRAINAGE FACILITIES TO BE CONSTRUCTED PER CITY OF SAN DIEGO STANDARDS. ALL DRAINAGE FROM LOT TO BE DIRECTED TO STREET.
5. BUILDING ADDRESS: ALL STRUCTURES ON THIS SITE SHALL BE VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE SUBJECT PROPERTY.
6. NOTE: THE SUBDIVISION IS A CONDOMINIUM PROJECT AS DEFINED IN SECTION 1530 ET. SEQ. OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND THE SUBDIVISION IS TO BE CONSIDERED AS A CONDOMINIUM PROJECT. THE TYPE OF PROPOSED RESIDENTIAL CONDOMINIUM DWELLING UNITS IS 50.
7. LOT SUMMARY: SEE SHEET 4 FOR PROPOSED MONUMENT TIES AND SURVEY DATA.
8. COORDINATES: LANDMARK COORDINATES: 230-1681; NAUTICAL COORDINATES: 1850-6201
9. ALL LENGTHS, DISTANCES, LOT DIMENSIONS, AND CURVE RADIUS ARE APPROXIMATE.

REFERENCE DRAWINGS

5240-D 24820-D 7707-B 34016-B
16343-D 30979-D 32895-D

ENGINEERING DEPARTMENT NOTES

1. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE SUBDIVIDER SHALL ENTER INTO A CONTRACT WITH THE CITY OF SAN DIEGO FOR PERMANENT BMP MAINTENANCE, SATISFACTORY TO THE CITY ENGINEER.
2. PRIOR TO THE ASSUANCE OF ANY CONSTRUCTION PERMIT, THE SUBDIVIDER SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.

BENCHMARK

LOCATION: INSTRUMENT CORNER OF CALLE DEL OCELO AND AVENIDA DE LA PLAYA
DESC.: BRASS PILE
ELEV.: 43.421 M.S.L. DATUM

TOPOGRAPHY

PROJECT DESIGN CONSULTANTS
701 B STREET, SUITE 600
SAN DIEGO, CA 92101
PHONE: (619) 235-6471
DATE: AERIAL PHOTO FEBRUARY 2004
MODIFICATION TO AERIAL PHOTO: 5, 2004 AND JANUARY 19, 2006
MODIFICATION TO AERIAL PHOTO: MAY 2008

EARTHWORK QUANTITIES

SEE SHEET C-4

FIRE DEPARTMENT NOTES

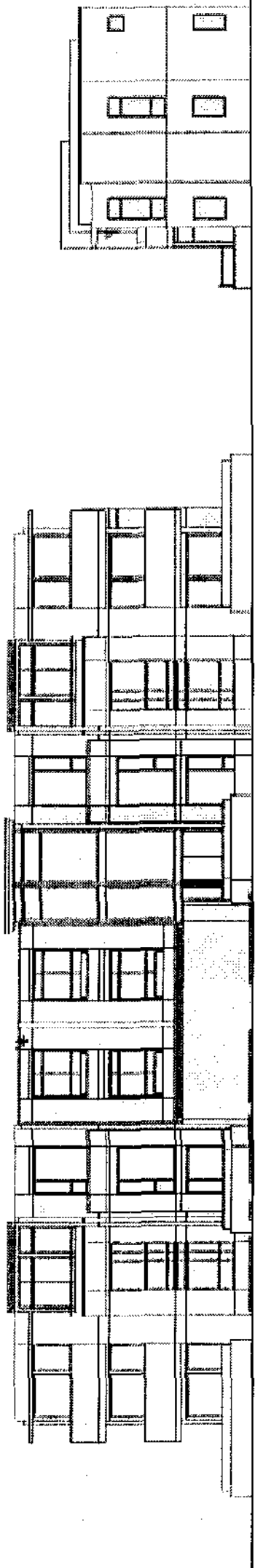
1. FIRE PROTECTION, INCLUDING FIRE APPARATUS ACCESS ROADS AND WATER SUPPLIES FOR FIRE PROTECTION, SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING TIME OF CONSTRUCTION. [CFC 901.3 9704.2 8704.6]
2. BUILDINGS UNDERGOING CONSTRUCTION, ALTERATION OR DEMOLITION SHALL BE IN ACCORDANCE WITH CFC ARTICLE 87. [CFC 8701]
3. FIRE HYDRANT LOCATIONS SHALL BE IDENTIFIED BY THE INSTALLATION OF REFLECTIVE MARKERS. [CFC 901.4.3]
4. EMERGENCY PLANS SHALL BE SUBMITTED TO FIRE AND LIFE SAFETY FOR REVIEW AND APPROVAL PRIOR TO OCCUPANCY. [CFC 1303.4.2, D.L. CODE RECS. III 18.108]
5. AN ILLUMINATED DIRECTORY, IN ACCORDANCE WITH FIRE POLICY 1-00-6, SHALL BE PROVIDED.
6. FIRE ACCESS ROADS SHALL BE INSTALLED PER FIRE POLICY A-00-1.
7. BUILDING ADDRESS NUMBERS SHALL BE VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER FIRE POLICY P-00-6 (CFC 901.4.4).
8. FIRE HYDRANTS SHALL COMPLY WITH FIRE POLICY F-00-1 FOR ON-SITE FIRE HYDRANTS.

PALAZZO CONDOMINIUMS

VESTING TENTATIVE MAP NO. 690383

COASTAL DEVELOPMENT PERMIT NO. XXXX, SITE DEVELOPMENT PERMIT NO. XXXX

PTS NO. 195026



DEVELOPMENT SUMMARY

GENERAL NOTES

EXISTING ZONING: LA JOLLA SHORES PLANNED DISTRICT
PROPOSED ZONING: PLANNED DISTRICT
LA JOLLA SHORES PLANNED DISTRICT
GROSS PROJECT SITE AREA: 1.27 ACRES (52,708 SF)
TYPE OF CONSTRUCTION: VACANT LOT

PROJECT TEAM:
CIVIL ENGINEER: PROJECT DESIGN CONSULTANTS
PROJECT DESIGN CONSULTANTS
(619) 235-6471
ARCHITECT: JBA ARCHITECTURE, DESIGN & PLANNING
(619) 977-8670

BUILDING CODES:
CALIFORNIA ENERGY CODE, 2001 EDITION
CALIFORNIA BUILDING CODE, 2001 EDITION
CALIFORNIA FIRE CODE, 2001 EDITION
CALIFORNIA PLUMBING CODE, 2001 EDITION

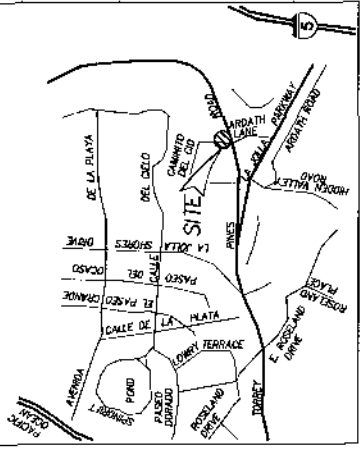
APPLICANT: INTERLOUGH DEVELOPMENT (TORREY PINES), LLC
5040 SHOREHAM PLACE, SUITE 100
SAN DIEGO, CA 92122
(619) 875-8399

EXISTING ZONING: VACANT LOT
PROPOSED: 50 RESIDENTIAL CONDOMINIUM UNITS WITH A SINGLE LEVEL OF SUBTERRANEAN PARKING

BUILDING SUMMARY (RESIDENTIAL)

LEVEL	UNIT AREA		UNIT COUNT		TOTAL AREA	
	(L1)	(L2)	(L1)	(L2)	(L1)	(L2)
BLOC. A =	7,082 SF	7,038 SF	6	17	42,492 SF	19,772 SF
BLOC. B =	7,620 SF	6,642 SF	5	15	38,100 SF	2,840 SF
BLOC. C =	7,417 SF	7,288 SF	1	2	7,605 SF	17,125 SF
BLOC. D =	3,605 SF	3,705 SF	1	1	7,310 SF	3,810 SF
TOTAL:	25,724 SF	25,673 SF	13	35	95,507 SF	43,547 SF

FLOOR AREA RATIO: 72,738 SF / SITE AREA OF 52,663 SF = 1.38



VICINITY MAP
NO SCALE

LEGAL DESCRIPTION

PORTIONS OF LOTS 1280 AND 1289 OF PUEBLO LANDS SAN DIEGO, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF KNOWN AS MISCELLANEOUS MAP NO. 36.

SHEET INDEX

- C-1 TITLE BLOCK
- C-2 EXISTING CONDITIONS
- C-3 SITE PLAN
- C-4 MONUMENT TIES & SURVEY DATA / CONCEPT GRADING PLAN
- C-5 BUILDING SECTIONS

BULLET POINT NARRATIVE

- THE EXISTING PROJECT SITE RECENTLY CONSISTED OF A (2) STORY MOTEL WHICH HAS BEEN DEMOLISHED SO NOW THE SITE IS VACANT. THE PROPOSED PROJECT INVOLVES CONSTRUCTION OF 50 RESIDENTIAL CONDOMINIUM UNITS OVER A SINGLE LEVEL OF SUBTERRANEAN PARKING.

EXISTING AND PROPOSED SITE USES

EXISTING: VACANT LOT
PROPOSED: 50 RESIDENTIAL CONDOMINIUM UNITS WITH A SINGLE LEVEL OF SUBTERRANEAN PARKING.

OPEN SPACE CALCULATIONS:

ITEM	AREA
BUILDINGS	25,724 SF
SPV/BBQ	1,000 SF
PIZZAS	2,400 SF
WALKS	3,500 SF
TRAILS	1,000 SF
PAVED STREACH	1,000 SF
TOTAL SITE =	34,324 SF
TOTAL BUILDING AND HARDSCAPE =	34,324 SF
TOTAL LANDSCAPED OPEN SPACE =	18,458 SF (54.62%)

PARKING CALCULATIONS

REQUIRED:	TOTAL STALLS
RESIDENTIAL	100 (INCLUDES 2 HANDICAP)
MOTORCYCLE	5
BICYCLE	25
TOTAL STALLS	130
PROVIDED:	TOTAL STALLS
RESIDENTIAL	100 (INCLUDES 2 HANDICAP)
VISITOR	17 (INCLUDES 1 HANDICAP)
MAIL	1
MOTORCYCLE	5
BICYCLE	25



ENGINEER OF WORK
PROJECT DESIGN CONSULTANTS
701 B STREET, SUITE 600
SAN DIEGO, CA 92101
TELEPHONE: (619) 235-6471

PROJECT DESIGN CONSULTANTS
Planning | Landscape Architecture | Environmental Engineering | Survey
701 B Street, Suite 600
San Diego, CA 92101
619.235.6471 Tel
619.234.0549 Fax

SITE AND PROPOSED BUILDING DATA

EXISTING CONDITIONS: VACANT LOT
PROPOSED USE: 50 RESIDENTIAL CONDOMINIUM UNITS WITH A SINGLE LEVEL OF SUBTERRANEAN PARKING.

OWNER: INTERLOUGH DEVELOPMENT (TORREY PINES), LLC
5040 SHOREHAM PLACE, SUITE 100
SAN DIEGO, CA 92122
PHONE: (619) 875-8399

DEVELOPER: INTERLOUGH DEVELOPMENT (TORREY PINES), LLC
5040 SHOREHAM PLACE, SUITE 100
SAN DIEGO, CA 92122
PHONE: (619) 875-8399

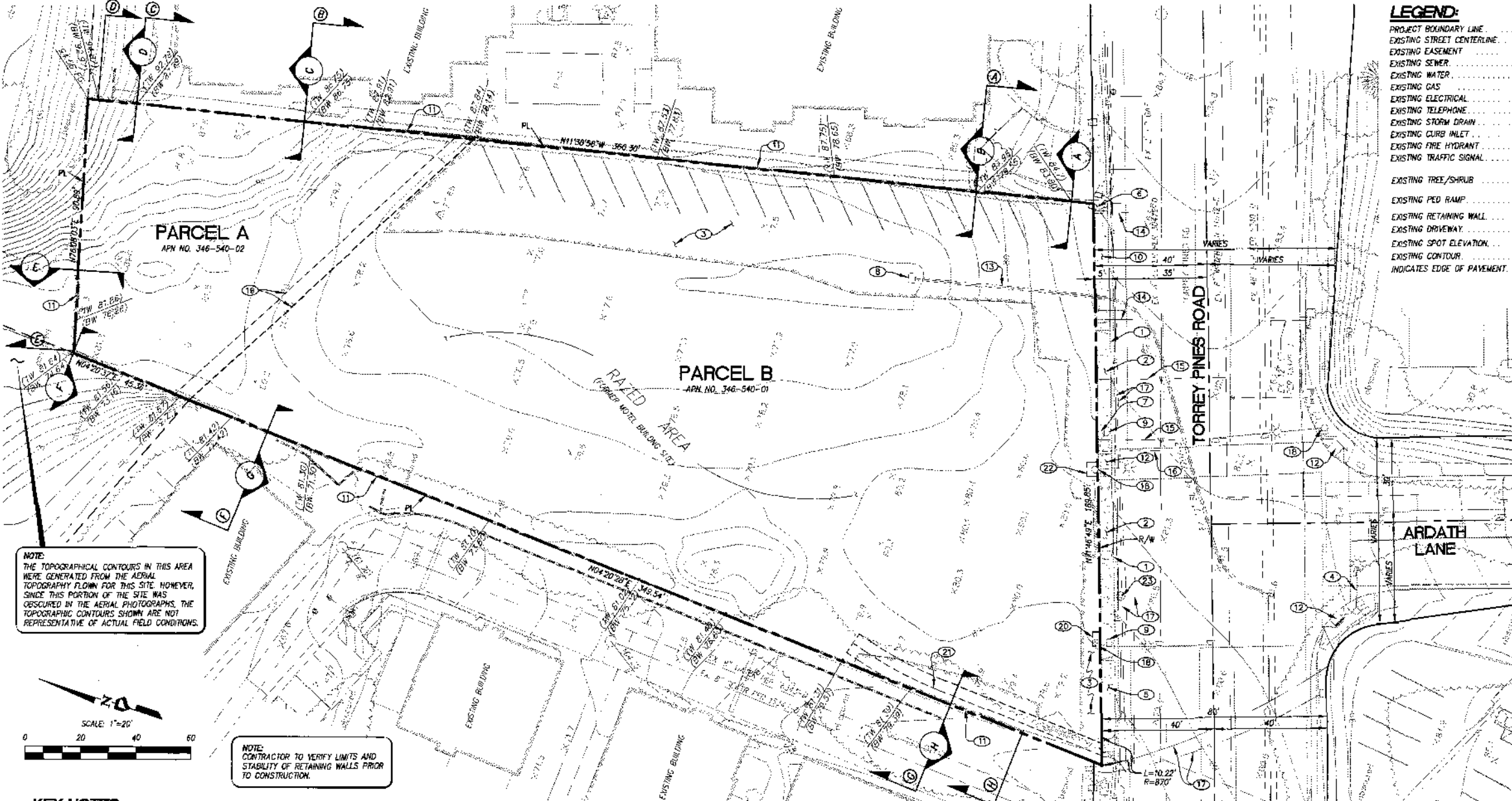
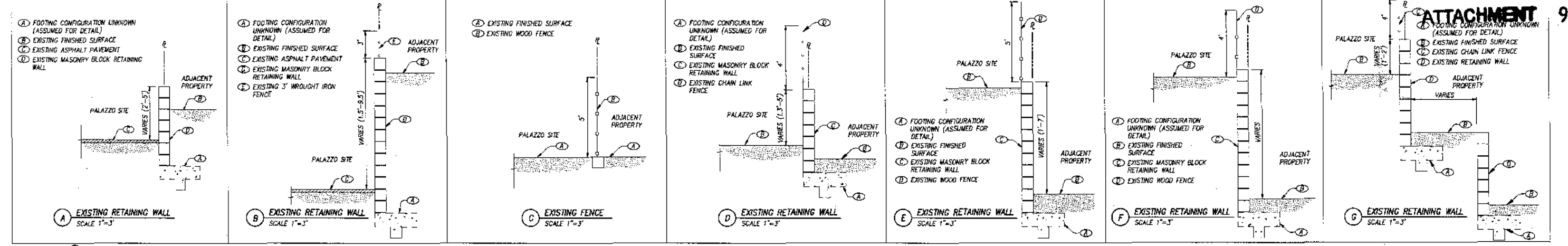
ASSESSOR'S PARCEL NUMBER: 346-540-01, 02
PREPARED BY: PROJECT DESIGN CONSULTANTS
Name: PROJECT DESIGN CONSULTANTS
Address: 701 B STREET, SUITE 600
SAN DIEGO, CA 92101
Phone no.: (619) 235-6471

PROJECT ADDRESS: 2402 TORREY PINES ROAD
LA JOLLA, CA 92037

PROJECT NAME: PALAZZO CONDOMINIUMS

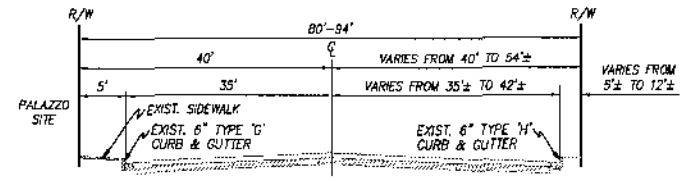
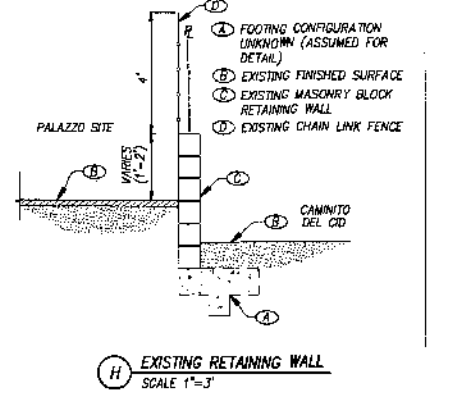
Revision 1: 4/21/10
Revision 2: 8/05/10
Revision 3: 9/16/10
Revision 4:

Original Date: _____
Sheet 1 of 5
DEP# _____



LEGEND:

- PROJECT BOUNDARY LINE
- EXISTING STREET CENTERLINE
- EXISTING EASEMENT
- EXISTING SEWER
- EXISTING WATER
- EXISTING GAS
- EXISTING ELECTRICAL
- EXISTING TELEPHONE
- EXISTING STORM DRAIN
- EXISTING CURB INLET
- EXISTING FIRE HYDRANT
- EXISTING TRAFFIC SIGNAL
- EXISTING TREE/SHRUB
- EXISTING PED RAMP
- EXISTING RETAINING WALL
- EXISTING DRIVEWAY
- EXISTING SPOT ELEVATION
- EXISTING CONTOUR
- INDICATES EDGE OF PAYEMENT

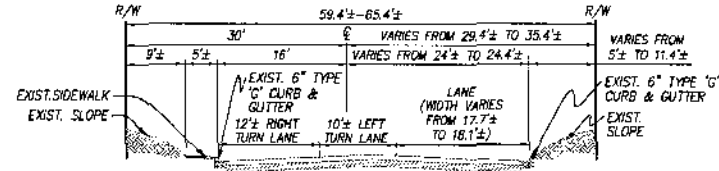


TORREY PINES ROAD (EXISTING CONDITION)
NO SCALE

SITE/PROJECT DATA:		SITE AND PROPOSED BUILDING DATA:	
PROJECT TEAM: CIVIL ENGINEERS: PROJECT DESIGN CONSULTANTS, (619) 235-6471 ARCHITECT: JBA ARCHITECTURE, DESIGN & PLANNING (619) 977-5675		EXISTING CONDITIONS VACANT LOT	
LEGAL DESCRIPTION: EXISTING: PORTIONS OF LOTS 1280 AND 1289 OF PUEBLO LANDS SAN DIEGO, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF KNOWN AS MISCELLANEOUS MAP NO. 36.		PROPOSED USE 50 RESIDENTIAL CONDOMINIUM UNITS WITH A SINGLE LEVEL OF SUBTERRANEAN PARKING.	
ASSESSOR'S PARCEL NUMBERS: 346-540-01, 02		OWNER INTERGULF DEVELOPMENT (TORREY PINES), LLC	
PREPARED BY: Name: PROJECT DESIGN CONSULTANTS Address: 701 B STREET, SUITE 800 SAN DIEGO, CA 92101 Phone no. (619) 235-6471		DEVELOPER INTERGULF DEVELOPMENT (TORREY PINES), LLC 5040 SHOREHAM PLACE, SUITE 100 SAN DIEGO, CA 92122 PHONE: (608) 875-5999	
PROJECT ADDRESS: 2402 TORREY PINES ROAD LA JOLLA, CA 92037		ZONING DESIGNATION LA JOLLA SHORES PLANNED DISTRICT	
PROJECT NAME: PALAZZO CONDOMINIUMS		Revision 1: 4/21/10 Revision 2: 8/05/10 Revision 3: 9/16/10 Revision 4: Original Date:	
SHEET TITLE: VESTING TENTATIVE MAP NO. 690383 CITY PROJECT NO. 195026		Sheet 2 of 5 DEP#	

- KEY NOTES:**
- 1 EXISTING CURB AND GUTTER
 - 2 EXISTING SIDEWALK
 - 3 EXISTING ASPHALT PAYEMENT
 - 4 EXISTING TYPE 15 STREET LIGHT POLE
 - 5 EXISTING 20' DRIVEWAY
 - 6 EXISTING SRC HANDHOLE
 - 7 EXISTING TRAFFIC SIGNAL BUTTON POLE
 - 8 EXISTING STORM DRAIN INLET
 - 9 EXISTING TRAFFIC SIGNAL HANDHOLE
 - 10 EXISTING 20' DRIVEWAY
 - 11 EXISTING RETAINING WALL (SEE DETAILS)
 - 12 EXISTING PED RAMP
 - 13 EXISTING 12" STORM DRAIN
 - 14 EXISTING GAS LINE
 - 15 EXISTING WATER LATERAL
 - 16 EXISTING SEWER LATERAL
 - 17 EXISTING UNDERGROUND DRY UTILITIES
 - 18 EXISTING TRAFFIC SIGNAL
 - 19 EXISTING EASEMENT GRANTED TO WILLIAM L. & JANE L. CHANNING FOR SEWER PIPE LINE AND INCIDENTAL PURPOSES RECORDED OCTOBER 18, 1954 IN BOOK 5400 PAGE 497 OF OFFICIAL RECORDS.
 - 20 EXISTING EASEMENT GRANTED TO THE CITY OF SAN DIEGO FOR THE CONSTRUCTION AND MAINTENANCE OF SAFETY LIGHTING RECORDED OCTOBER 20, 1960 AS FILE NO. 1960-209437 OF OFFICIAL RECORDS.
 - 21 C.A. EXISTING 8' EASEMENT GRANTED TO SAN DIEGO GAS AND ELECTRIC FOR PUBLIC UTILITIES, INGRESS AND EGRESS RECORDED DECEMBER 16, 1971 AS FILE NO. 1971-293303 OF OFFICIAL RECORDS.
 - 22 EXISTING EASEMENT GRANTED TO THE CITY OF SAN DIEGO FOR THE CONSTRUCTION AND MAINTENANCE OF A STREET LIGHT RECORDED JUNE 25, 2004 AS INSTRUMENT NO. 2004-0599716 OF OFFICIAL RECORDS.
 - 23 EXISTING SDG&E MANHOLE

EXISTING CONDITIONS



ARDATH LANE (EXISTING CONDITION)
NO SCALE



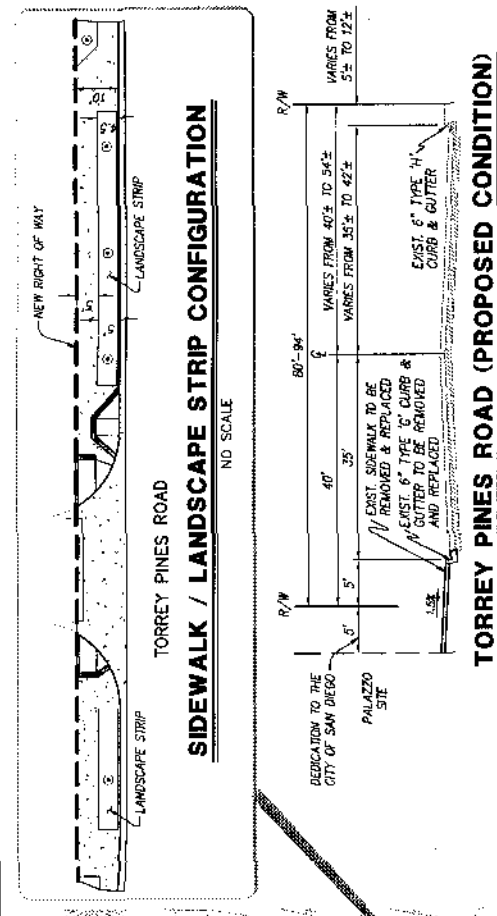
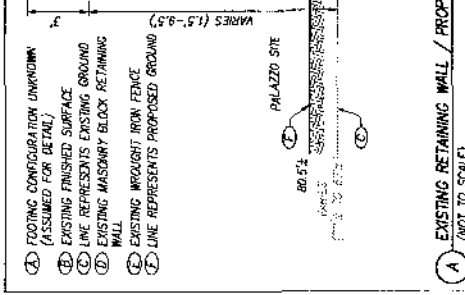
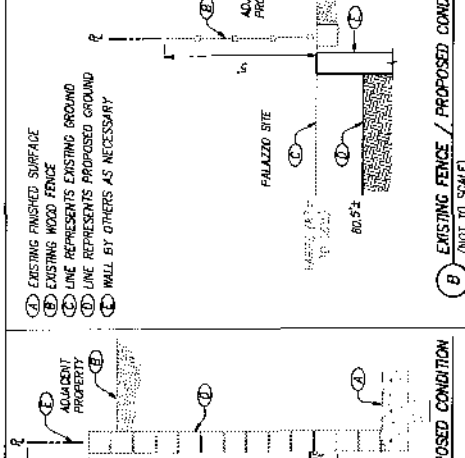
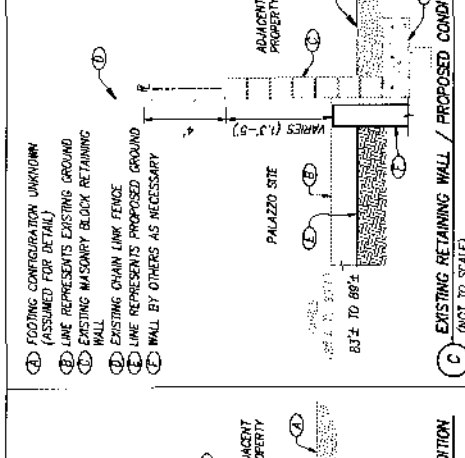
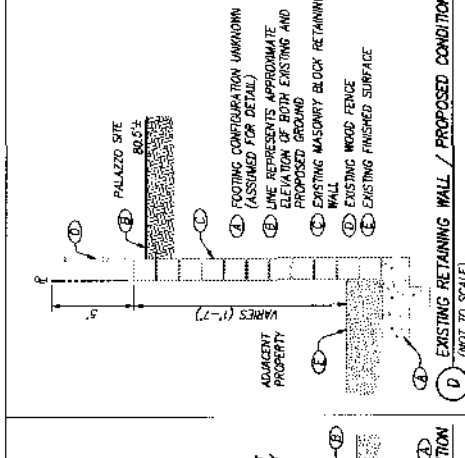
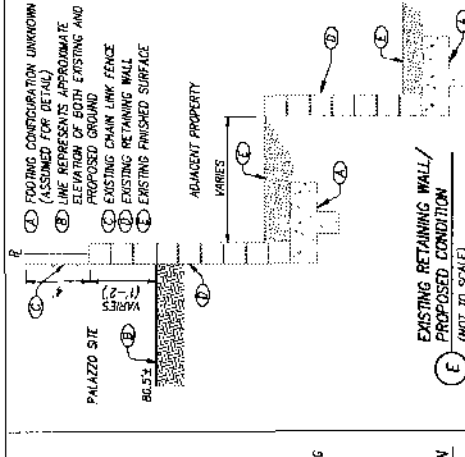
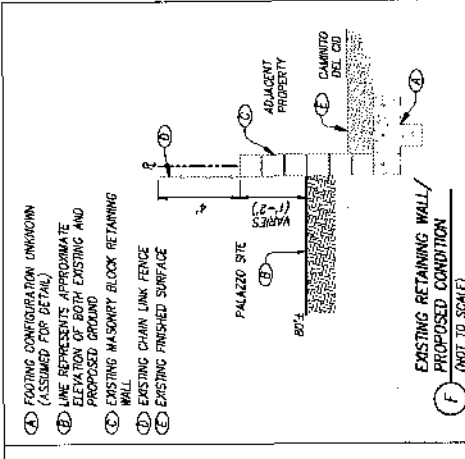
ENGINEER OF WORK

PROJECT DESIGN CONSULTANTS
701 B STREET, SUITE 800
SAN DIEGO, CA 92101
TELEPHONE: (619) 235-6471

BY: _____ DATED: _____

PROJECT DESIGN CONSULTANTS
Planning | Landscape Architecture | Environmental | Engineering | Survey
701 B Street, Suite 800 San Diego, CA 92101
619.235.6471 Tel 619.234.0345 Fax

- LEGEND**
- PROJECT BOUNDARY LINE
 - BUILDING FOOTPRINT
 - BUILDING FINISHED FLOOR ELEVATION
 - RAMP TO SUBTERRANEAN PARKING STRUCTURE
 - UNITS OF PROPOSED SUBTERRANEAN PARKING STRUCTURE
 - PROPOSED TREE
 - PROPOSED PEDESTRIAN RAMP
 - PROPOSED DOMESTIC WATER SERVICE
 - PROPOSED IRRIGATION SERVICE
 - PROPOSED FIRE SERVICE
 - PROPOSED STORM DRAIN
 - PROPOSED SEWER LATERAL
 - PROPOSED TRAFFIC SIGNAL POLE



SITE AND PROPOSED BUILDING DATA

EXISTING CONDITIONS
 VACANT LOT

PROPOSED USE
 50 RESIDENTIAL CONDOMINIUM UNITS WITH A SINGLE LEVEL OF SUBTERRANEAN PARKING.

OWNER
 INTERLOUP DEVELOPMENT (TORREY PINES), LLC

DEVELOPER
 INTERLOUP DEVELOPMENT (TORREY PINES), LLC
 3400 S. UNIVERSITY PLACE, SUITE 100
 SAN DIEGO, CA 92108
 PHONE: (619) 875-5988

ZONING DESIGNATION
 LA JOLLA SCORES PLANNED DISTRICT

PROJECT ADDRESS
 2402 TORREY PINES ROAD
 LA JOLLA, CA 92037

PROJECT NAME
 PALAZZO CONDOMINIUMS

ENGINEER OF WORK
 PROJECT DESIGN CONSULTANTS
 701 B STREET, SUITE 800
 SAN DIEGO, CA 92101
 TELEPHONE: (619) 235-6471

DATE:

Revision 1: 4/21/10
 Revision 2: 6/05/10
 Revision 3: 9/18/10
 Revision 4:

Original Date: _____
 Sheet: 3 of 5
 DFP

ENGINEER OF WORK

PROJECT DESIGN CONSULTANTS
 701 B STREET, SUITE 800
 SAN DIEGO, CA 92101
 TELEPHONE: (619) 235-6471

BY: _____

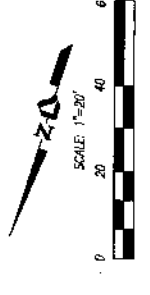
DATE: _____

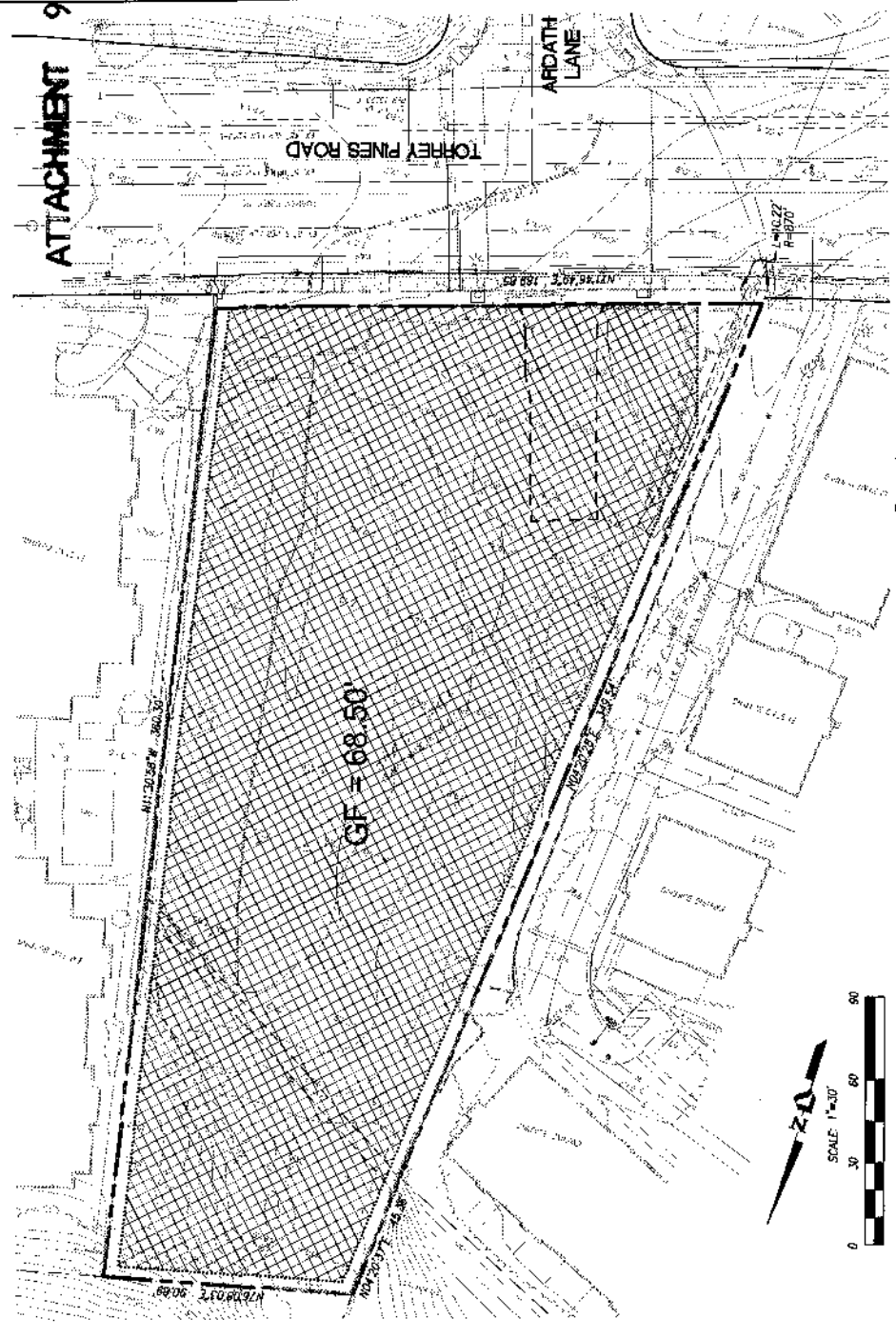
PROFESSIONAL ENGINEER
 L.A. LEBLANC
 No. 64320
 Exp. 12-31-11
 CIVIL
 STATE OF CALIFORNIA

NOTE:
 SEE ARCHITECTURAL SHEETS FOR ON-SITE FINISHED GRADES.

NOTE:
 IF A 3" OR LARGER METER IS REQUIRED FOR THIS PROJECT, THE SUBMITTER SHALL CONSTRUCT THE NEW METER AND BACKFLOW DEVICE ON SITE ABOVE GROUND, WITH AN ADEQUATE SIZED WATER EASEMENT IN A MANNER OF PUBLIC UTILITIES AND THE CITY ENGINEER.

- KEY NOTES**
1. EXISTING CURB & GUTTER TO BE REPLACED WITH 6" TYPE 'C' CURB & GUTTER
 2. EXISTING CURB & GUTTER TO BE REPLACED WITH CROSS GUTTER
 3. EXISTING DRIVEWAY TO BE REMOVED
 4. EXISTING SIDEWALK TO BE REMOVED AND REPLACED WITH LANDSCAPE STRIP
 5. EXISTING WATER LATERAL TO BE RAILED
 6. EXISTING PEDESTRIAN RAMP TO BE REMOVED AND REPLACED AT PROPERTY LINE
 7. EXISTING TRAFFIC SIGNAL HANDS TO REMAIN
 8. EXISTING UNDERGROUND ELECTRICAL, GAS AND TELEPHONE TO REMAIN
 9. EXISTING SIGN HANDS TO REMAIN
 10. EXISTING SIGN HANDS TO REMAIN
 11. EXISTING CURB & GUTTER TO BE REPLACED WITH 6" TYPE 'C' CURB & GUTTER
 12. EXISTING DRIVEWAY TO BE REMOVED AND FLOORED AT PROPERTY LINE
 13. EXISTING SIDEWALK TO BE REMOVED AND REPLACED WITH LANDSCAPE STRIP
 14. EXISTING WATER LATERAL TO BE RAILED
 15. EXISTING PEDESTRIAN RAMP TO BE REMOVED AND REPLACED AT PROPERTY LINE
 16. EXISTING TRAFFIC SIGNAL HANDS TO REMAIN
 17. EXISTING UNDERGROUND ELECTRICAL, GAS AND TELEPHONE TO REMAIN
 18. EXISTING SIGN HANDS TO REMAIN
 19. EXISTING SIGN HANDS TO REMAIN
 20. EXISTING CURB & GUTTER TO BE REPLACED WITH 6" TYPE 'C' CURB & GUTTER
 21. EXISTING DRIVEWAY TO BE REMOVED AND FLOORED AT PROPERTY LINE
 22. EXISTING SIDEWALK TO BE REMOVED AND REPLACED WITH LANDSCAPE STRIP
 23. EXISTING WATER LATERAL TO BE RAILED
 24. EXISTING PEDESTRIAN RAMP TO BE REMOVED AND REPLACED AT PROPERTY LINE
 25. EXISTING TRAFFIC SIGNAL HANDS TO REMAIN
 26. EXISTING UNDERGROUND ELECTRICAL, GAS AND TELEPHONE TO REMAIN
 27. EXISTING SIGN HANDS TO REMAIN
 28. EXISTING SIGN HANDS TO REMAIN
 29. EXISTING CURB & GUTTER TO BE REPLACED WITH 6" TYPE 'C' CURB & GUTTER
 30. EXISTING DRIVEWAY TO BE REMOVED AND FLOORED AT PROPERTY LINE
 31. EXISTING SIDEWALK TO BE REMOVED AND REPLACED WITH LANDSCAPE STRIP
 32. EXISTING WATER LATERAL TO BE RAILED
 33. EXISTING PEDESTRIAN RAMP TO BE REMOVED AND REPLACED AT PROPERTY LINE
 34. EXISTING TRAFFIC SIGNAL HANDS TO REMAIN
 35. EXISTING UNDERGROUND ELECTRICAL, GAS AND TELEPHONE TO REMAIN
 36. EXISTING SIGN HANDS TO REMAIN
 37. EXISTING SIGN HANDS TO REMAIN
 38. EXISTING CURB & GUTTER TO BE REPLACED WITH 6" TYPE 'C' CURB & GUTTER
 39. EXISTING DRIVEWAY TO BE REMOVED AND FLOORED AT PROPERTY LINE
 40. EXISTING SIDEWALK TO BE REMOVED AND REPLACED WITH LANDSCAPE STRIP
 41. EXISTING WATER LATERAL TO BE RAILED
 42. EXISTING PEDESTRIAN RAMP TO BE REMOVED AND REPLACED AT PROPERTY LINE
 43. EXISTING TRAFFIC SIGNAL HANDS TO REMAIN
 44. EXISTING UNDERGROUND ELECTRICAL, GAS AND TELEPHONE TO REMAIN
 45. EXISTING SIGN HANDS TO REMAIN
 46. EXISTING SIGN HANDS TO REMAIN
 47. EXISTING CURB & GUTTER TO BE REPLACED WITH 6" TYPE 'C' CURB & GUTTER
 48. EXISTING DRIVEWAY TO BE REMOVED AND FLOORED AT PROPERTY LINE
 49. EXISTING SIDEWALK TO BE REMOVED AND REPLACED WITH LANDSCAPE STRIP
 50. EXISTING WATER LATERAL TO BE RAILED
 51. EXISTING PEDESTRIAN RAMP TO BE REMOVED AND REPLACED AT PROPERTY LINE
 52. EXISTING TRAFFIC SIGNAL HANDS TO REMAIN
 53. EXISTING UNDERGROUND ELECTRICAL, GAS AND TELEPHONE TO REMAIN
 54. EXISTING SIGN HANDS TO REMAIN
 55. EXISTING SIGN HANDS TO REMAIN





CONCEPT GRADING PLAN

EARTHWORK QUANTITIES:
 CUT QUANTITIES: 21,000± CY
 FILL QUANTITIES: 21,000± CY
 EXPORT: 0 CY
 MAX CUT DEPTH: 20'
 MAX FILL DEPTH: 0'

QUANTITIES SHOWN ARE FOR ESTIMATION PURPOSES ONLY AND ARE NOT TO BE USED FOR FINAL PAY QUANTITIES. QUANTITIES ARE GEOMETRIC ONLY AND DO NOT REFLECT SHORWADE OR BUILDING FACTORS.

THIS PROJECT PROPOSES TO EXPORT APPROXIMATELY 21,000 CUBIC YARDS OF MATERIAL FROM THIS SITE. ALL EXPORT MATERIAL SHALL BE DISCHARGED TO A LEGAL DISPOSAL SITE. THE APPROVAL OF THIS PROJECT DOES NOT ALLOW PROCESSING AND SALE OF THE MATERIAL. ALL SUCH ACTIVITIES REQUIRE A SEPARATE CONDITIONAL USE PERMIT.

- LEGEND:**
- PROJECT BOUNDARY LINE
 - EXISTING STREET CENTERLINE
 - EXISTING EASEMENT
 - EXISTING SEWER
 - EXISTING WATER
 - EXISTING GAS
 - EXISTING ELECTRICAL
 - EXISTING TELEPHONE
 - EXISTING STORM DRAIN
 - EXISTING SPOT ELEVATION
 - EXISTING CONTOUR
 - LIMITS OF PROPOSED SUBTERRANEAN PARKING STRUCTURE
 - PROPOSED EXCAVATION
 - PROPOSED SUBTERRANEAN PARKING STRUCTURE
 - FINISHED FLOOR ELEVATION

GF = 68.50

SITE AND PROPOSED BUILDING DATA:
 EXISTING CONDITIONS: VACANT LOT
 PROPOSED USE: 50 RESIDENTIAL CONDOMINIUM UNITS WITH A SINGLE LEVEL OF SUBTERRANEAN PARKING.
 OWNER: INTERMEDIATE DEVELOPMENT (TORREY PINES), LLC
 DEVELOPER: INTERMEDIATE DEVELOPMENT (TORREY PINES), LLC
 5400 TORREY PINES ROAD, SUITE 100
 SAN DIEGO, CA 92122
 PHONE: (619) 872-5899

PROJECT DATA:
 PROJECT TEAM: CIVIL ENGINEERS PROJECT DESIGN CONSULTANTS
 ARCHITECT: JBA ARCHITECTURE, DESIGN & PLANNING
 (619) 877-5525

LEGAL DESCRIPTION:
 EXISTING: PORTIONS OF LOTS 1280 AND 1289 OF PALERMO LAMAS SAN DIEGO IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF KNOWN AS MISCELLANEOUS MAP NO. 36.
 ASSESSOR'S PARCEL NUMBERS: 346-346-01, 02
 PREPARED BY: PROJECT DESIGN CONSULTANTS
 Name: LA JOLLA STOKES PLANNED DISTRICT
 Address: 701 B STREET, SUITE 800
 SAN DIEGO, CA 92101
 Phone no: (619) 235-6471

REVISIONS:

Revision 1:	4/21/10
Revision 2:	6/05/10
Revision 3:	9/16/10
Revision 4:	

Original Date: _____
 Sheet: 4 of 5
 CITY PROJECT NO. 195026



ENGINEER OF WORK:
 PROJECT DESIGN CONSULTANTS
 701 B STREET, SUITE 800
 SAN DIEGO, CA 92101
 TELEPHONE: (619) 235-6471

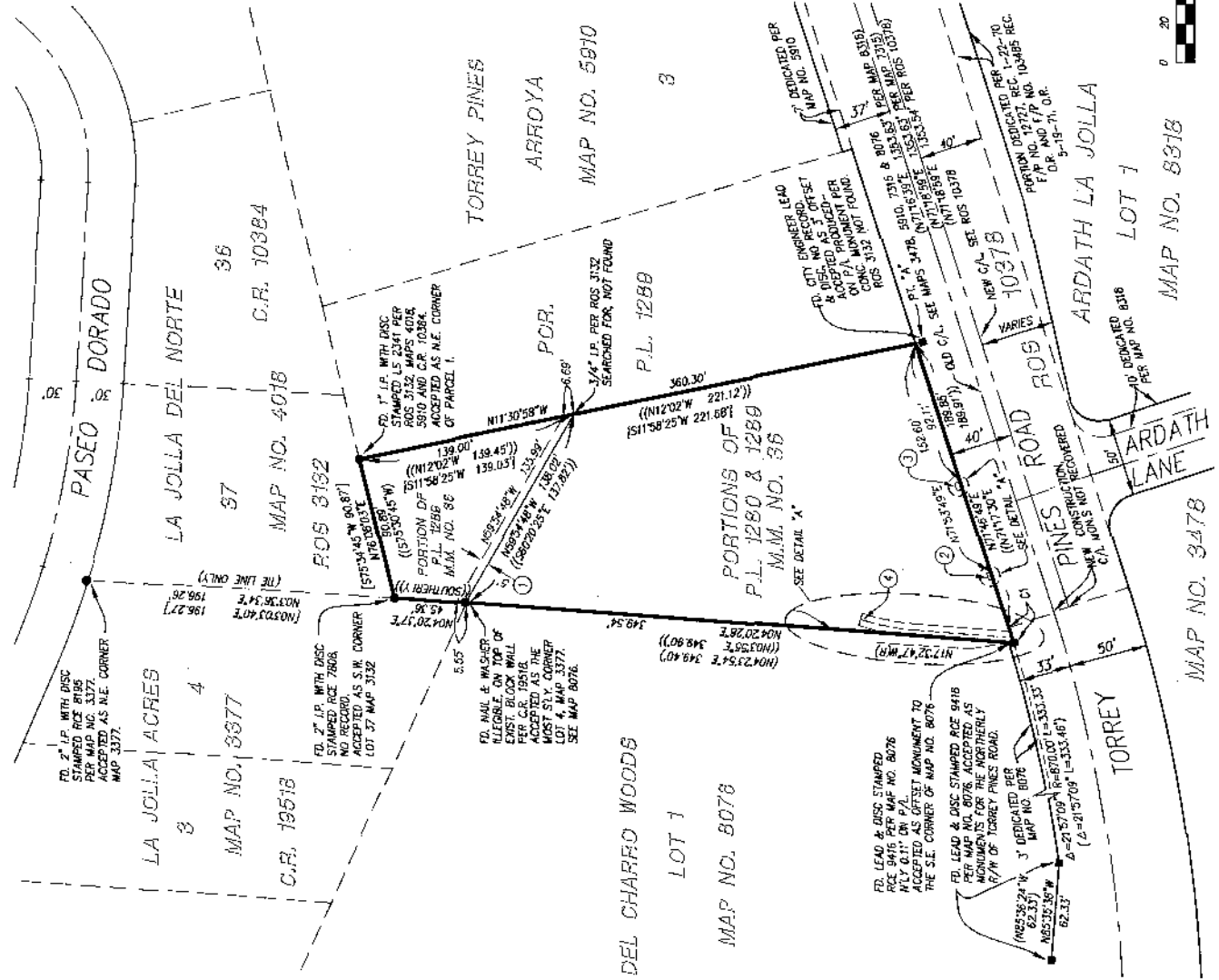
PROJECT DESIGN CONSULTANTS:
 (Professional Landscaper/Architect/Environmental Engineering Survey)
 701 B Street, Suite 800
 San Diego, CA 92101
 619 235 6471

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS CALIFORNIA COORDINATE SYSTEM 1983 ZONE 6, EPOCH 1992.15 AND IS DETERMINED BY STATIC G.P.S. MEASUREMENTS TAKEN ON JANUARY 26, 2004 AT POINTS 'A' AND 'B' AS SHOWN HEREON. THE POINTS WERE ADJUSTED TO G.P.S. STATION 712 AND G.P.S. STATION 713 PER RECORD OF SURVEY 14492, A-B N 72°41'06" E
 QUOTED BEARINGS FROM REFERENCE MAPS/DEEDS MAY OR MAY NOT BE IN TERMS OF SAO SYSTEM.
 THE COMBINED GRID FACTOR AT POINT 'A' IS 0.99990079
 GRID DISTANCE = GROUND DISTANCE X COMBINED SCALE FACTOR

LEGEND

- INDICATES FOUND MONUMENT AS NOTED
- INDICATES FOUND MONUMENT AS NOTED
- () RECORD DATA PER DOC. NO. 1936-0262804 RECORDED MAY 24, 1986, O.R.
- () RECORD DATA PER DEL CHARRO WOODS, MAP NO. 8076, UNLESS OTHERWISE NOTED.
- [] RECORD DATA PER LA JOLLA DEL NORTE UNIT 3, MAP NO. 4018
- ① EXISTING EASEMENT GRANTED TO WILLIAM L. & JANE L. CANNING FOR SEWER PIPE LINE AND INCIDENTAL PURPOSES RECORDED 10-16-54 IN BOOK 5400 PAGE 487 OF OFFICIAL RECORDS
- ② EXISTING EASEMENT GRANTED TO THE CITY OF SAN DIEGO FOR THE CONSTRUCTION AND MAINTENANCE OF STREET LIGHTS RECORDED 10-20-60 AS FILE NO. 1580-20947 OF OFFICIAL RECORDS
- ③ EXISTING EASEMENT GRANTED TO THE CITY OF SAN DIEGO FOR THE CONSTRUCTION AND MAINTENANCE OF STREET LIGHTS RECORDED 6-25-2004 AS INSTRUMENT NO. 2004-0589716 OF OFFICIAL RECORDS
- ④ C/A EXISTING EASEMENT GRANTED TO SAN DIEGO GAS AND ELECTRIC PUBLIC UTILITIES, BUSINESS AND EGRESS RECORDED 12-16-71 AS FILE NO. 1977-28353 OF OFFICIAL RECORDS
- ⑤ AN EASEMENT GRANTED TO THE WARNER ENTERTAINMENT-ADVANCE/NEWHOUSE PARTNERSHIP FOR THE PURPOSE OF TELECOMMUNICATION SERVICES RECORDED ON JANUARY 30, 2007 AS FILE NO. 2007-0065823 OF OFFICIAL RECORDS - NOT PLOTTABLE



NOTE

EXISTING EASEMENT GRANTED TO JAMES K. & EVELYN FAY MARECHAL FOR ADDRESS AND EGRESS AND INCIDENTAL PURPOSES RECORDED 10-20-60 AS FILE NO. 1580-20947 OF OFFICIAL RECORDS. THIS NO LOCATION AND THEREFORE CANNOT BE PLOTTED.

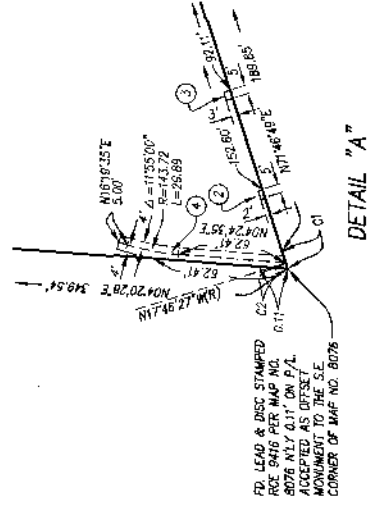
NOTE

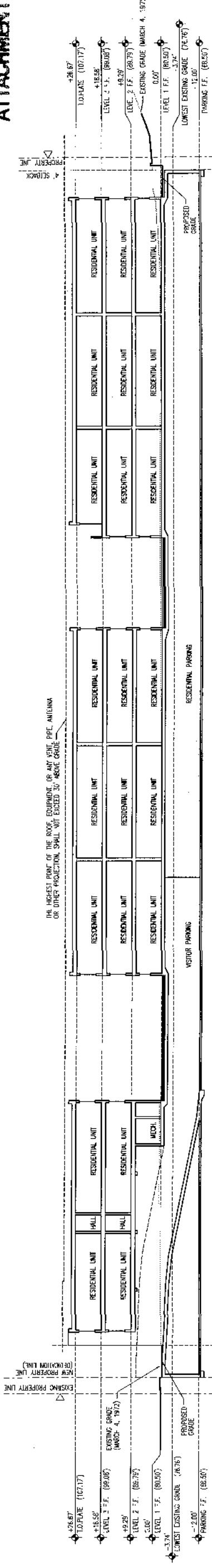
THIS SHEET WAS CREATED ONLY FOR THE TENTATIVE MAP PROCESS. MONUMENTS AND SURVEY DATA, A STRAIGHT FINAL MAP DOCUMENT, BEING PROVIDED TO THE CITY OF SAN DIEGO THROUGH THE CITY OF SAN DIEGO MAPPING DEPARTMENT.

NOTE

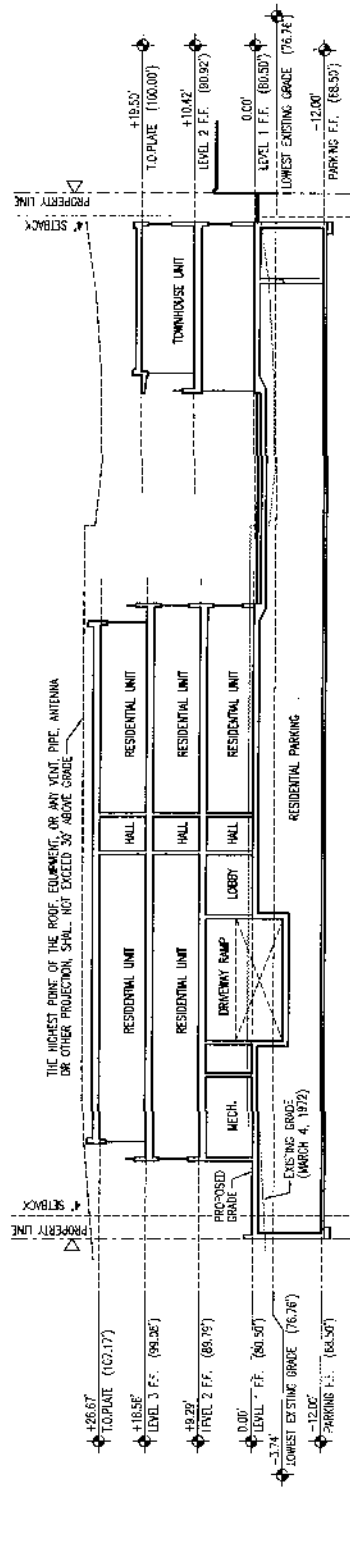
A DETAILED PROCEDURE OF SURVEY WILL BE SHOWN ON THE PROPOSED FINAL MAP AND WILL INCLUDE ALL EXISTING CONTROL MONUMENTS USED TO ESTABLISH THE MAP BOUNDARY.

CURVE	DELTA	RADIUS	LENGTH
C1	00°40'24"	870.00	10.22
C2	00°39'55"	140.00	1.46
C3	00°33'40"	870.00	3.46
C4	00°25'56"	870.00	6.48

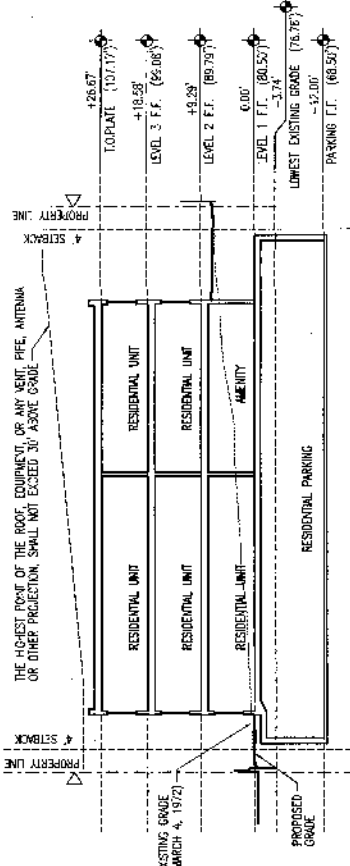




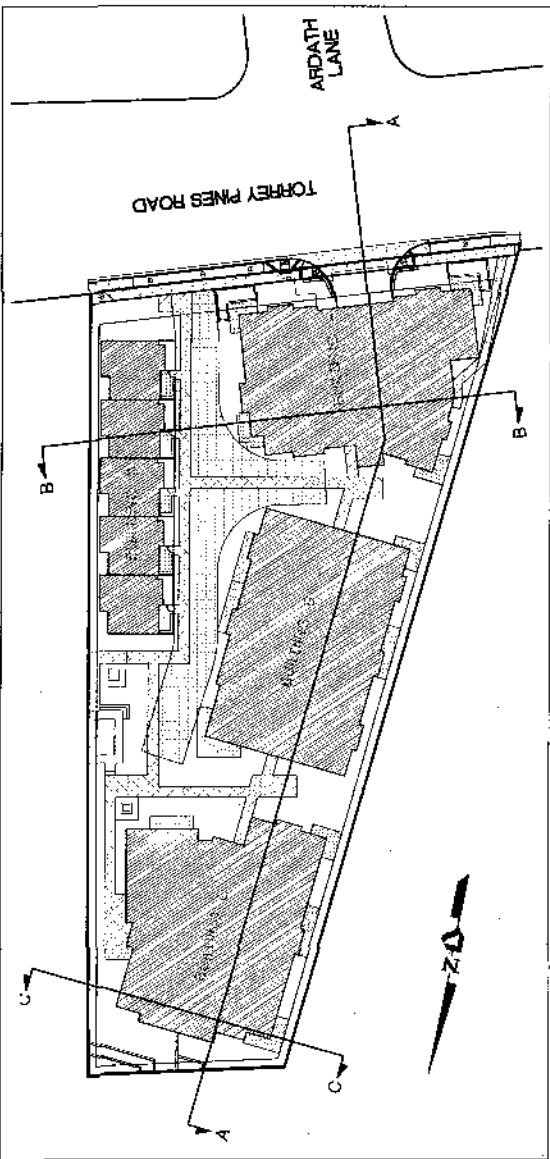
SECTION AA
1/16" = 1'-0"



SECTION BB
1/16" = 1'-0"



SECTION CC
1/16" = 1'-0"



PLAN
NO SCALE

NOTE: INFORMATION SHOWN HEREON WAS PROVIDED BY THE PROJECT ARCHITECT. FOR DETAILS SEE ARCHITECTURAL PLANS.

SITE AND PROPOSED BUILDING DATA:
 EXISTING CONDITIONS
 VACANT LOT
 PROPOSED USE
 50 RESIDENTIAL COMPOUNDING UNITS WITH A SINGLE LEVEL OF SUBTERRANEAN PARKING.

CLIENT:
 INTERGULF DEVELOPMENT (TORREY PINES), LLC

DEVELOPER:
 INTERGULF DEVELOPMENT (TORREY PINES), LLC
 3465 SHERMAN PLACE, SUITE 100
 SAN DIEGO, CA 92122
 PHONE: (619) 678-8999

ZONING DESIGNATION:
 LA JOLLA SHORES PLANNED DISTRICT

PROJECT TEAM:
 CIVIL ENGINEERS: (619) 235-6471
 ARCHITECT: IBA ARCHITECTURE, DESIGN & PLANNING
 (619) 977-5676

LEGAL DESCRIPTION:
 EXISTING
 PORTIONS OF LOTS 1280 AND 1289 OF PUEBLO LANDS SAN DIEGO, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF KNOWN AS MISCELLANEOUS MAP NO. 38.

ASSESSOR'S PARCEL NUMBERS:
 346-540-01, 02

PREPARED BY:
 PROJECT DESIGN CONSULTANTS
 Name: PROJECT DESIGN CONSULTANTS
 Address: 701 B STREET, SUITE 800
 SAN DIEGO, CA 92101
 Phone no. (619) 235-6471

PROJECT ADDRESS:
 2402 TORREY PINES ROAD
 LA JOLLA, CA 92037

REVISIONS:
 Revision 1: 4/21/10
 Revision 2: 8/25/10
 Revision 3: 9/16/10
 Revision 4:

PROJECT NAME:
 PALAZZO COMPOUNDING

Original Date:
 Sheet 5 of 5
 DEF

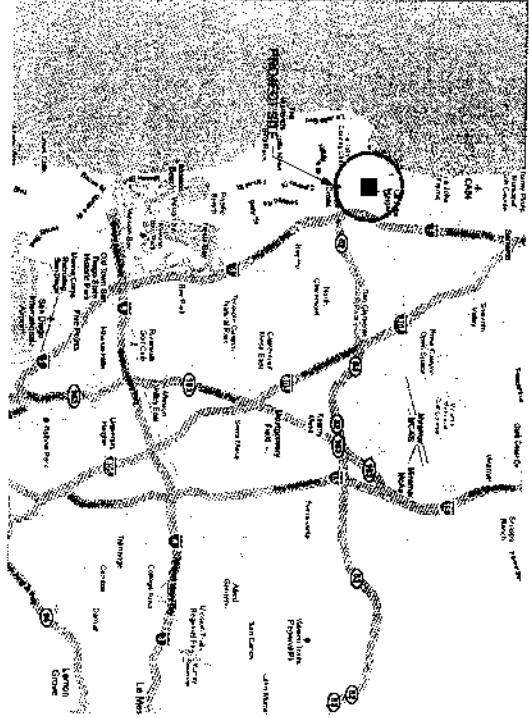
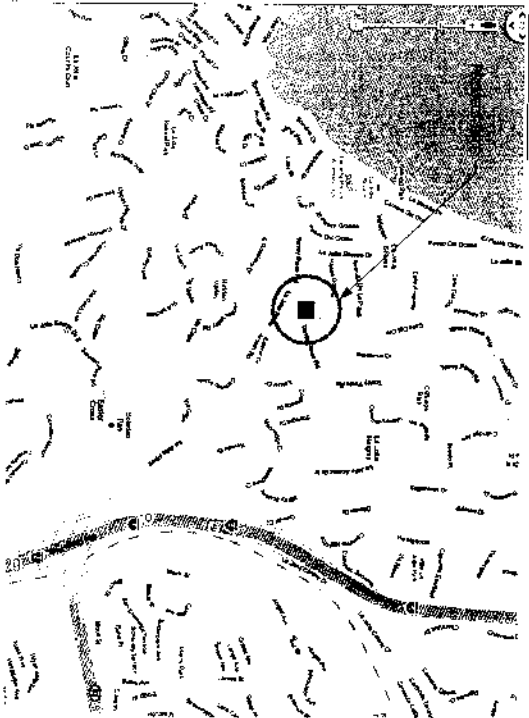
ENGINEER OF WORK
 PROJECT DESIGN CONSULTANTS
 701 B STREET, SUITE 800
 SAN DIEGO, CA 92101
 TELEPHONE: (619) 235-6471



PROJECT DESIGN CONSULTANTS
 Planning | Landscape Architecture | Environmental Engineering | Survey
 701 B Street, Suite 800
 San Diego, CA 92101
 619.235.6471

PROJECT DATA

PROJECT DATA



- SCOPE OF WORK**
- THE EXISTING PROJECT SITE IS VACANT. SCOPE OF WORK INCLUDES THE FOLLOWING: CONSTRUCTION OF ONE 5-STORY RESIDENTIAL BUILDING CONTAINING DWELLING UNITS, WHICH CONSISTS OF THREE BUILDINGS CONNECTED BY EXTERIOR WALKWAYS/BRIDGES (BUT CONSIDERED AS ONE BUILDING UNDER THE BUILDING CODE) AND ONE 2-STORY BUILDING CONTAINING 5 TOWNHOUSE UNITS, ONE LEVEL OF SUBTERRANEAN PARKING STRUCTURE WITH 177 PARKING STALLS, 3 MOTORCYCLE, 25 BICYCLE SPACES, STORAGE AND TRASH.
 - CIVIL WORK - UNDERGROUND SERVICES, GRADING, RETAINING WALLS, OFF-SITE IMPROVEMENTS TO SIDEWALKS, CURB RAMPS AND DRIVEWAY CURB-CUT.
 - LANDSCAPING IMPROVEMENTS

REQUIRED PERMIT/APPROVALS:
 SITE DEVELOPMENT PERMIT
 COASTAL DEVELOPMENT PERMIT
 AMEND CDP 46240 AND SDP 46241

PROJECT OWNER & TEAM:

OWNER
 INTERGULF DEVELOPMENT GROUP
 5040 SHOREHARM PLACE, SUITE 100
 SAN DIEGO, CA 92112
 TEL: 619-475-5999
 CONTACT: PAUL LAMME

CIVIL ENGINEER
 PROJECT DESIGN CONSULTANT
 701 B STREET, SUITE 800
 SAN DIEGO, CA 92101
 TEL: 619-233-6471
 CONTACT: MARK KESTEL

ARCHITECT
 LANDSCAPE ARCHITECT

JBA ARCHITECTS
 1781 CALLE DELICADA
 LA JOLLA, CA 92037
 TEL: 858-530-7434
 CONTACT: STEPHEN JONES
 W. SCOTT BALLARD

GARBINI AND GARBINI
 715 J STREET, SUITE 307
 SAN DIEGO, CA 92101
 TEL: 619-232-4147
 CONTACT: RICHARD GARBINI

ASSESSOR'S PARCEL NUMBER: 346-540-01, 02

LEGAL DESCRIPTION:

PORTION OF LOTS 1286 AND 1289 OF PUEBLO LANDS SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF KNOWN AS MISCELLANEOUS MAP NO. 38

MUNICIPAL ADDRESS:

2402 TORREY PINES ROAD, LA JOLLA, CA 92037

OCCUPANCY & CONSTRUCTION TYPE:

GROUP R-3 - RESIDENTIAL (TYPE VA / SPRINKLERED)
 GROUP S-2 - PARKING GARAGE (TYPE PA / SPRINKLERED)

ZONING:

LA JOLLA SHORES PLANNED DISTRICT - VISITOR ZONE,
 COASTAL OVERLAY ZONE, COASTAL HEIGHT OVERLAY
 ZONE WITHIN THE LA JOLLA COMMUNITY PLAN

SITE AREA:

51,881 SF

GROSS FLOOR AREA (GFA):

PER TABLE BELOW

FLOOR AREA RATIO (FAR):

PER TABLE BELOW

EXISTING USE:

VACANT SITE (CDP No 46240 AND SDP No 46241 WERE UTILIZED BY THE DEMOLITION OF THE HOTEL WHICH USED TO EXIST ON THE SITE).

PROPOSED USE:

RESIDENTIAL DWELLING UNITS

YEAR OF CONSTRUCTION OF EXISTING STRUCTURE:

NOT APPLICABLE

DEVELOPMENT SUMMARY

Unit	Type	Level 1	Level 2	Level 3	Level 4	Level 5	Total Area	Parking Spaces	Units
A1	2094	1	1,287	1	1,297		2,584	2	2
A2	2094	1	1,287	1	1,297		2,584	2	2
A3	2094	1	1,287	1	1,297		2,584	2	2
A4	2094	1	1,287	1	1,297		2,584	2	2
B	2094	1	1,287	1	1,297		2,584	2	2
C1	2094	1	1,287	1	1,297		2,584	2	2
C2	2094	1	1,287	1	1,297		2,584	2	2
C3	2094	1	1,287	1	1,297		2,584	2	2
C4	2094	1	1,287	1	1,297		2,584	2	2
D	2094	1	1,287	1	1,297		2,584	2	2
E	2094	1	1,287	1	1,297		2,584	2	2
F	2094	1	1,287	1	1,297		2,584	2	2
G	2094	1	1,287	1	1,297		2,584	2	2
H	2094	1	1,287	1	1,297		2,584	2	2
I	2094	1	1,287	1	1,297		2,584	2	2
J	2094	1	1,287	1	1,297		2,584	2	2
K	2094	1	1,287	1	1,297		2,584	2	2
L	2094	1	1,287	1	1,297		2,584	2	2
M	2094	1	1,287	1	1,297		2,584	2	2
N	2094	1	1,287	1	1,297		2,584	2	2
O	2094	1	1,287	1	1,297		2,584	2	2
P	2094	1	1,287	1	1,297		2,584	2	2
Q	2094	1	1,287	1	1,297		2,584	2	2
R	2094	1	1,287	1	1,297		2,584	2	2
S	2094	1	1,287	1	1,297		2,584	2	2
TOTALS		13	16,953	17	22,506	15	67,295	90	60,323

OPEN SPACE CALCULATIONS

Building	Building Coverage	Height	Total Building Volume	Unshaded Open Space
Building A	7,837	7.827	61,606	71,627
Building B	7,837	7.827	61,606	71,627
Building C	7,837	7.827	61,606	71,627
Building D	7,837	7.827	61,606	71,627
TOTALS	31,351	31.351	246,424	286,508

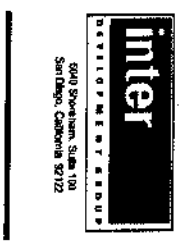
SHEET INDEX

ARCHITECTURAL DRAWINGS

- T1.1 TITLE SHEET
- A-100 SITE PLAN
- A-101 PARKING PLAN
- A-102 LEVEL 1 PLAN
- A-103 LEVEL 2 PLAN
- A-104 LEVEL 3 PLAN
- A-105 ROOF PLAN
- A-201 BUILDING A ELEVATIONS
- A-202 BUILDING B ELEVATIONS
- A-203 BUILDING C ELEVATIONS
- A-204 BUILDING D ELEVATIONS
- A-300 SITE SECTIONS
- A-400 ENLARGED UNIT PLANS
- A-401 ENLARGED UNIT PLANS
- A-402 ENLARGED UNIT PLANS
- A-403 ENLARGED UNIT PLANS
- A-404 ENLARGED UNIT PLANS
- A-405 ENLARGED UNIT PLANS

CIVIL DRAWINGS

- C-1 TITLE SHEET
 - C-2 EXISTING CONDITIONS
 - C-3 SITE PLAN
 - C-4 MONUMENT TIES & SURVEY DATA/CONCEPT GRADING PLAN
 - C-5 BUILDING SECTIONS
- LANDSCAPE DRAWINGS**
- L-01 LANDSCAPE DEVELOPMENT PLAN
 - L-02 LANDSCAPE DEVELOPMENT PLAN



PALAZZO - 2010
 ENTITLEMENT PACKAGE
 RESIDENTIAL DWELLING UNITS
 2402 TORREY PINES ROAD
 LA JOLLA, CALIFORNIA 92037

ISSUE DATES

No.	Date	Description
402886		INITIAL SUBMITTAL
8510		3RD SUBMITTAL
91619		4TH SUBMITTAL

TITLE SHEET

DRAWING I.D. -
 Project No. 10-001
 Date 9.16.10
 SHEET NO.

PROJECT

PALAZZO - 2010
ENTITLEMENT PACKAGE
RESIDENTIAL DWELLING UNITS
2402 TORREY PINES ROAD
LA JOLLA, CALIFORNIA 92037

ISSUE DATES

No.	Date	Description
1	10/28/09	INITIAL SUBMITTAL
2	12/21/10	2ND SUBMITTAL
3	8/5/10	3RD SUBMITTAL
4	9/18/10	4TH SUBMITTAL

ALL DESIGN CONCEPTS, DETAILS AND APPROVALS ARE THE PROPERTY OF JBA ARCHITECTS AND ARE NOT TO BE REPRODUCED OR USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF JBA ARCHITECTS.

DATE PLOTTED: 2/16/11 10:02 (JBA) JBA ARCHITECTS

SHEET TITLE

SITE PLAN

DRAWING I.D. -

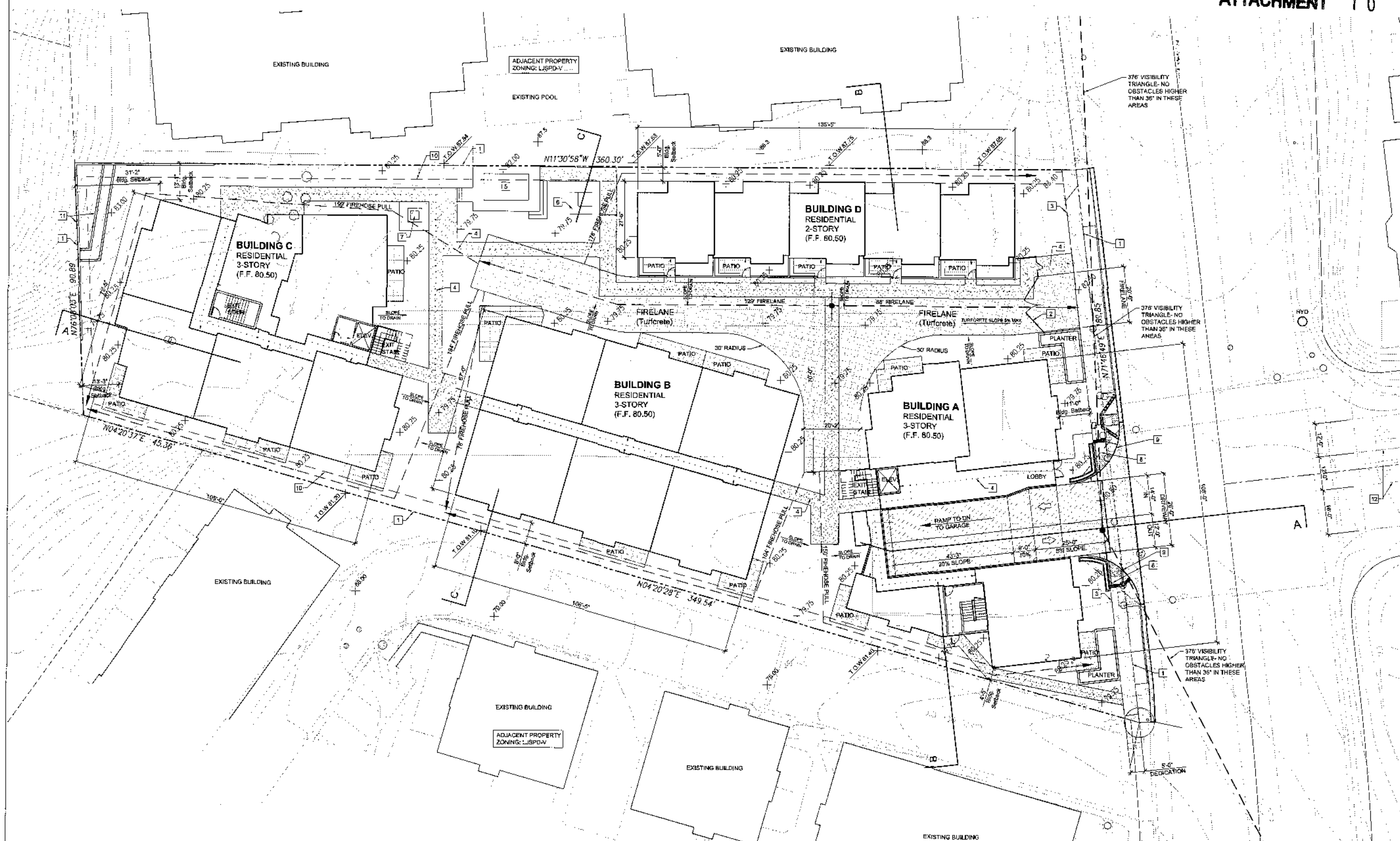
Project No. 10-001

Date 9.16.10

SHEET NO.

A-100

SHEET 2 OF 18



LEGEND

	TURFCRETE FIRELANE
	PAVED WALKWAYS
	PAVED PATIOS
	EXISTING FIRE HYDRANT
	FINISH GRADE SPOT ELEVATION

KEYNOTES

1	EXISTING PROPERTY LINE	8	10'X10' VISIBILITY TRIANGLE PER LDC 113.0273, NO OBSTACLES HIGHER THAN 36" IN THESE AREAS.
2	METAL GATES AT FIRE LANE WITH NON-HARDENED LOCK.	9	20' CURB RADIUS
3	DEDICATION LINE (NEW PROPERTY LINE)	10	OUTLINE OF GARAGE BELOW
4	ADA PATH OF TRAVEL	11	STEPPED RETAINING WALL/PLANTER
5	SPA	12	NEW STREET STRIPING AT ARDATH LANE
6	BBQ		
7	FIREPIT		

NOTES:

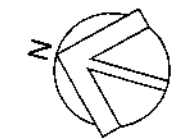
- SEE SHEET A-300 FOR SITE SECTIONS
- THERE ARE NO BUS STOPS IN THE IMMEDIATE VICINITY
- REFUSE AND RECYCLING ROOM IS PROVIDED IN THE SUBTERRANEAN PARKING LEVEL (SEE DRAWING A-101) AND SHALL COMPLY WITH LDC 142.0910. MINIMUM SIZE IS 288 S.F. AREA PROVIDED IS 457 S.F.
- PRIOR TO ISSUANCE OF ANY CONSTRUCTION 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.
- PROVIDE FIRE ACCESS ROADWAY SIGNS IN ACCORDANCE WITH FHPS POLICY A-06-1 & A-06-2, MAX. 5% SLOPE FOR THE ACCESS ROADWAY
- POST INDICATOR VALVES, FIRE DEPARTMENT CONNECTIONS, AND ALARM BELL ARE TO BE LOCATED ON THE ADDRESS ACCESS SIDE OF THE STRUCTURE, UPC 1001.4
- 7' FRONT, BACK, SIDE YARD BUILDING SETBACK. BUILDINGS WITH OPENINGS FACING THE SIDE PROPERTY LINE SHALL BE CONSTRUCTED NTO CLOSER THAN 4' FROM SAID PROPERTY LINE.
- SEE SHEET L-02 FOR SITE DRAIN LOCATIONS.

PARKING CALCULATIONS

REQUIRED:	100 (INCLUDES 2 HANDICAP)
RESIDENTIAL	5
MOTORCYCLE	25
BICYCLE	
PROVIDED:	100 (INCLUDES 2 HANDICAP)
RESIDENTIAL	17 (INCLUDES 1 HANDICAP)
VISITOR	1
MAIL	5
MOTORCYCLE	1
BICYCLE	25

SITE PLAN

SCALE: 1/16" = 1'-0"





PROJECT

PALAZZO - 2010
 ENTITLEMENT PACKAGE
 RESIDENTIAL DWELLING UNITS
 2402 TORREY PINES ROAD
 LA JOLLA, CALIFORNIA 92037

ISSUE DATES

No.	Date	Description
1	10/28/09	INITIAL SUBMITTAL
2	4/21/10	2ND SUBMITTAL
3	8/5/10	3RD SUBMITTAL
4	9/16/10	4TH SUBMITTAL

ALL DESIGN, CONCEPT, PERMITS AND ARRANGEMENTS DEPICTED ON THESE PLANS ARE THE SOLE PROPERTY OF JBA ARCHITECTS AND ARE INTENDED FOR THE SPECIFIC PROJECT ONLY AND SHALL NOT BE USED IN WHOLE OR IN PART FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF JBA ARCHITECTS.

SHEET TITLE

PARKING PLAN

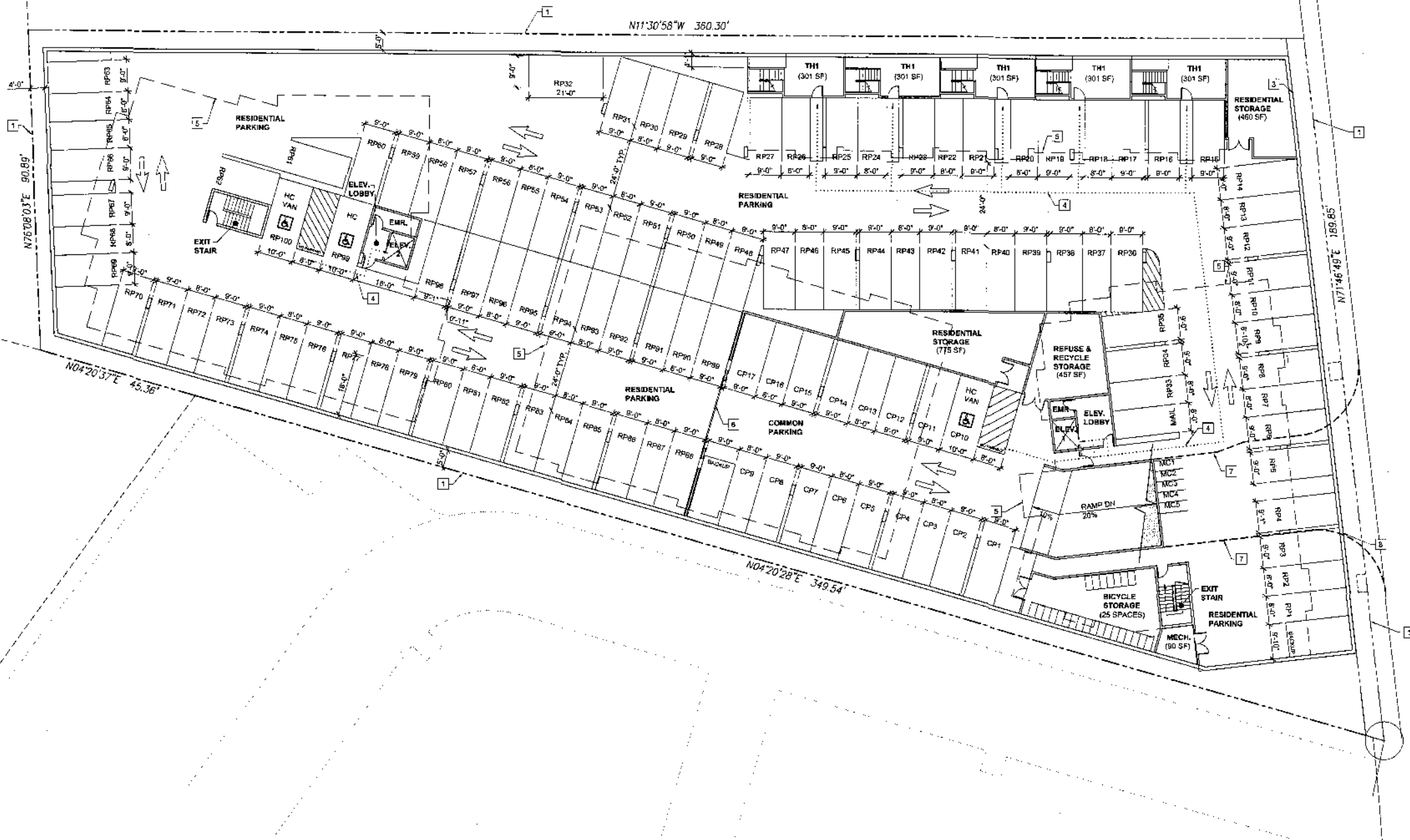
DRAWING I.D. -

Project No. 10-001

Date 9.16.10

SHEET NO.

A-101



LEGEND

- CP COMMON PARKING
- RP RESIDENTIAL PARKING
- HC ACCESSIBLE PARKING
- HC VAN VAN ACCESSIBLE PARKING

KEYNOTES

- 1 EXISTING PROPERTY LINE
- 2 NOT USED
- 3 DEDICATION LINE (NEW PROPERTY LINE)
- 4 ADA PATH OF TRAVEL
- 5 OUTLINE OF BUILDING ABOVE
- 6 ACCESS GATE
- 7 DRIVEWAY RAMP ABOVE

GENERAL NOTES

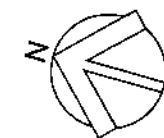
1. THE WORDS "NO PARKING" SHALL BE PAINTED ON THE GROUND WITHIN EACH LOADING & UNLOADING ACCESSIBLE IN WHITE LETTERS NO LESS THAN 12" HIGH LOCATED SO THAT IT IS VISIBLE FOR A TRAFFIC ENFORCEMENT OFFICIAL. BUILT-UP CURB RAMP SHALL BE LOCATED SO THAT THEY DO NOT PROJECT INTO THE ADJACENT LOADING & UNLOADING ACCESSIBLE.

PARKING CALCULATIONS

RESIDENTIAL SPACES	100 (INCLUDES 2 HANDICAP)
VISITOR	17 (INCLUDES 1 HANDICAP)
MAIL	1
MOTORCYCLE	5
BICYCLE	25

PARKING PLAN

SCALE: 1/16" = 1'-0"



PROJECT

PALAZZO - 2010
ENTITLEMENT PACKAGE
RESIDENTIAL DWELLING UNITS
2402 TORREY PINES ROAD
LA JOLLA, CALIFORNIA 92037

ISSUE DATES

No.	Date	Description
	10/28/09	INITIAL SUBMITTAL
	4/21/10	2ND SUBMITTAL
	8/5/10	3RD SUBMITTAL
	9/16/10	4TH SUBMITTAL

ALL DRAWING, CONCEPT, ISSUES AND APPROVALS ARE SUBJECT TO THE PLANS BEING THE SOLE PROPERTY OF JBA ARCHITECTS AND ARE NOT TO BE REPRODUCED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF JBA ARCHITECTS.

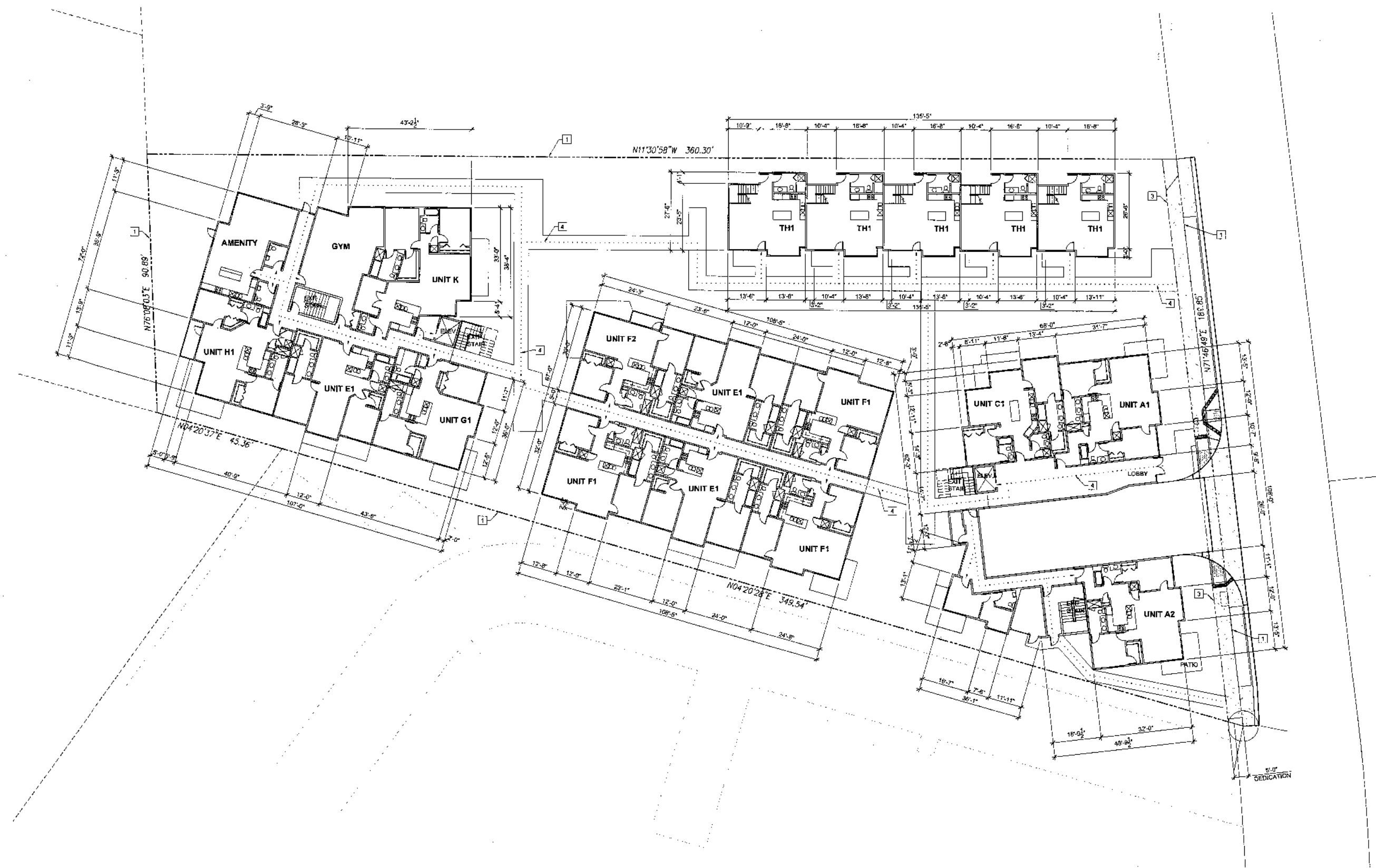
© 2010 JBA ARCHITECTS

SHEET TITLE
FIRST FLOOR PLAN

DRAWING I.D. -
Project No. 10-001
Date 9.16.10
SHEET NO.

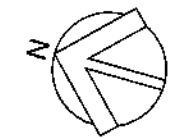
A-102

SHEET 4 OF 18



- KEYNOTES**
- 1 EXISTING PROPERTY LINE
 - 2 NOT USED
 - 3 DEDICATION LINE (NEW PROPERTY LINE)
 - 4 ADA PATH OF TRAVEL

LEVEL 1 PLAN
SCALE: 1/16" = 1'-0"



ISSUE DATES

No.	Date	Description
1028/09	10/28/09	INITIAL SUBMITTAL
421/10	4/21/10	2ND SUBMITTAL
85/10	8/5/10	3RD SUBMITTAL
916/10	9/16/10	4TH SUBMITTAL

ALL DESIGN CONCEPTS, IDEAS, AND ARRANGEMENTS OF ELEMENTS ON THESE PLANS ARE THE SOLE PROPERTY OF JBA. ARCHITECTS AND ARE INTENDED FOR THIS SPECIFIC PROJECT ONLY AND SHALL NOT BE USED IN WHOLE OR IN PART FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF JBA ARCHITECTS.

DATE PLOTTED: 9/16/10 10:58 AM

SHEET TITLE
SECOND FLOOR PLAN

DRAWING I.D. -

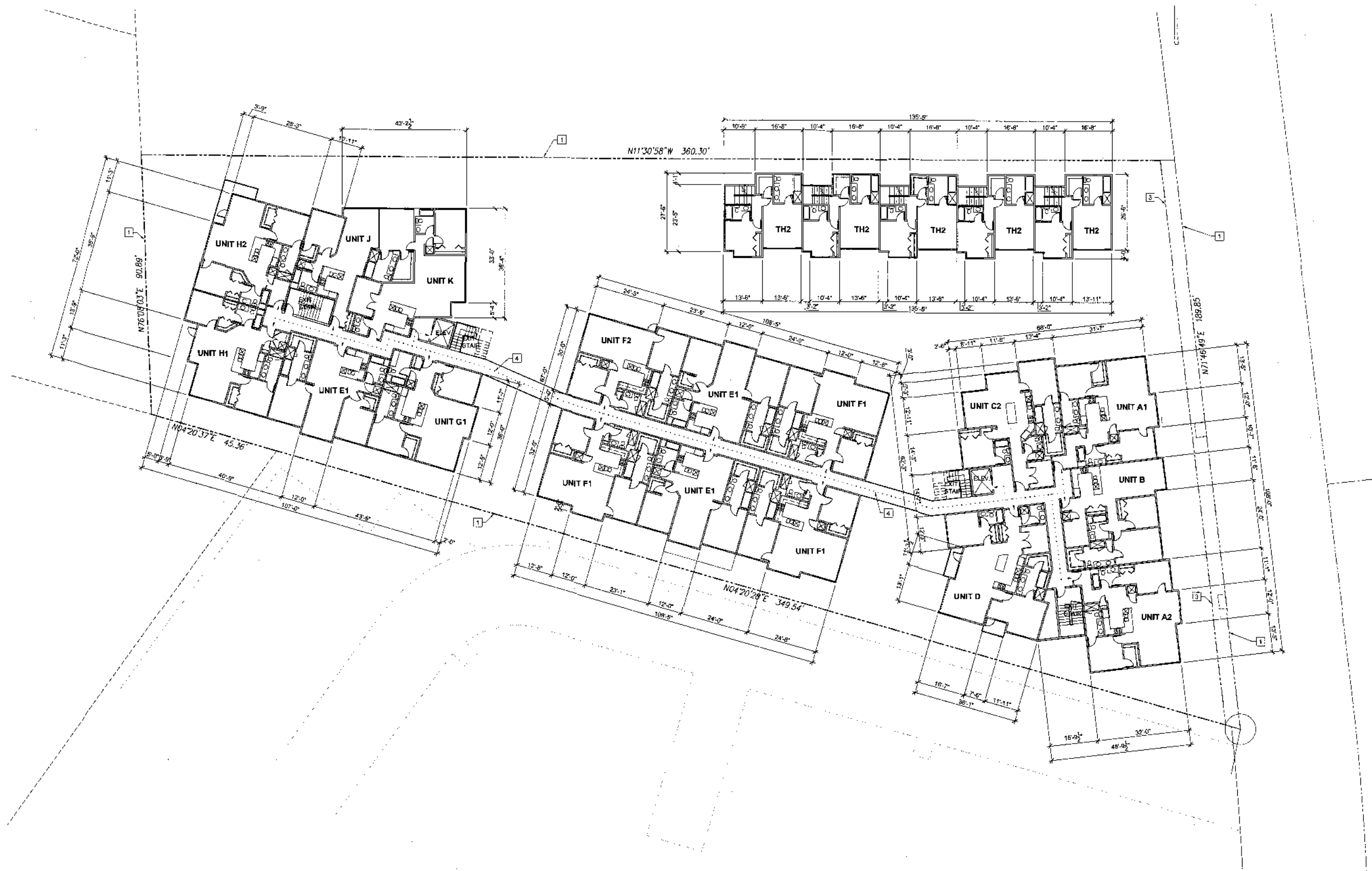
Project No. 10-001

Date 9.16.10

SHEET NO.

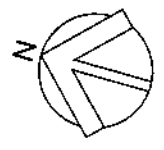
A-103

SHEET 5 OF 18



- KEYNOTES**
- 1 EXISTING PROPERTY LINE
 - 2 NOT USED
 - 3 DEDICATION LINE (NEW PROPERTY LINE)
 - 4 ADA PATH OF TRAVEL

LEVEL 2 PLAN
SCALE: 1/16" = 1'-0"



PROJECT

PALAZZO - 2010
ENTITLEMENT PACKAGE
RESIDENTIAL DWELLING UNITS
2402 TORREY PINES ROAD
LA JOLLA, CALIFORNIA 92037

ISSUE DATES

No.	Date	Description
1	10/28/08	INITIAL SUBMITTAL
2	4/21/10	2ND SUBMITTAL
3	8/5/10	3RD SUBMITTAL
4	9/16/10	4TH SUBMITTAL

ALL DESIGN, CONCEPT, IDEAS, AND APPROPRIATIONS EXPRESSED ON THESE PLANS ARE THE SOLE PROPERTY OF JBA ARCHITECTS AND ARE REFERRED TO AS "THE PROJECT". NO PART OF THIS DRAWING, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF JBA ARCHITECTS.

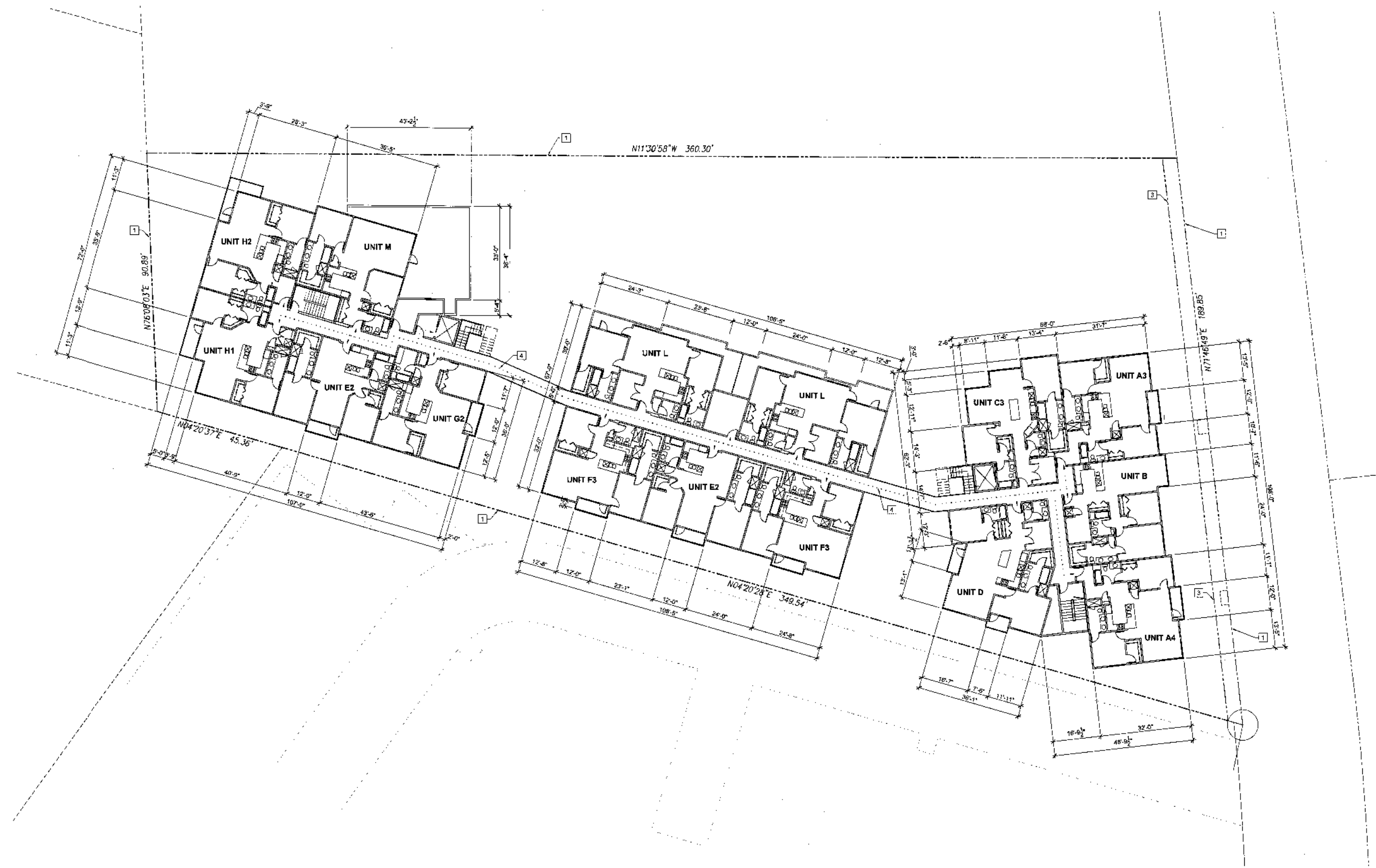
SHEET TITLE

THIRD FLOOR PLAN

DRAWING I.D. -

Project No. 10-001
Date 9.16.10
SHEET NO.

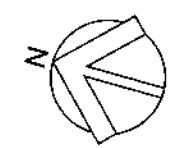
A-104



KEYNOTES

- 1 EXISTING PROPERTY LINE
- 2 SETBACK LINE
- 3 DEDICATION LINE (NEW PROPERTY LINE)
- 4 ADA PATH OF TRAVEL

LEVEL 3 PLAN
SCALE: 1/16" = 1'-0"





KEYNOTES

- 1 EXISTING PROPERTY LINE
- 2 NOT USED
- 3 DEDICATION LINE (NEW PROPERTY LINE)

ROOF PLAN

SCALE: 1/8" = 1'-0"



PALAZZO - 2010
ENTITLEMENT PACKAGE
RESIDENTIAL DWELLING UNITS
 2402 TORREY PINES ROAD
 LA JOLLA, CALIFORNIA 92037

PROJECT

ISSUE DATES	
No.	Date
1/28/09	INITIAL SUBMITTAL
4/27/10	2ND SUBMITTAL
8/9/10	3RD SUBMITTAL
5/18/10	4TH SUBMITTAL

ALL NOTES, CORRECT ISSUES, AND AMENDMENTS TO THIS PLAN SHALL BE MADE TO THE 2010 PROJECT PLAN. THE 2010 PROJECT PLAN IS THE FINAL PLAN FOR THE PROJECT. THE 2010 PROJECT PLAN IS THE FINAL PLAN FOR THE PROJECT. THE 2010 PROJECT PLAN IS THE FINAL PLAN FOR THE PROJECT.

SHEET TITLE
ROOF PLAN

DRAWING I.D.
 Project No. 10-001
 Date 9.16.10
 SHEET NO.

A-105



PROJECT

PALAZZO - 2010
ENTITLEMENT PACKAGE
RESIDENTIAL DWELLING UNITS
2402 TORREY PINES ROAD
LA JOLLA, CALIFORNIA 92037

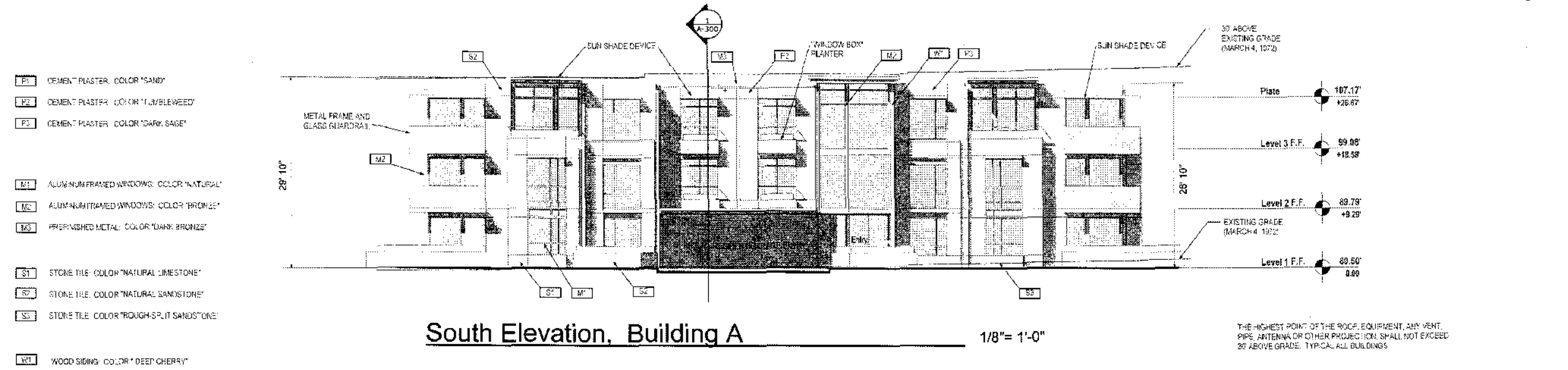
ISSUE DATES

No.	Date	Description
1	10/28/09	INITIAL SUBMITTAL
2	4/21/10	2ND SUBMITTAL
3	8/5/10	3RD SUBMITTAL
4	9/16/10	4TH SUBMITTAL

ALL DESIGN CONCEPT, IDEAS AND APPROPRIATIONS DEPICTED ON THESE PLANS ARE THE SOLE PROPERTY OF JBA. ARCHITECTS AND ARE INTENDED FOR THE SPECIFIC PROJECT ONLY AND SHALL NOT BE USED IN WHOLE OR IN PART FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF JBA ARCHITECTS.

COPYRIGHT © 2010 JONES | BALLARD ARCHITECTS
SHEET TITLE
**ELEVATIONS
BUILDING A**
DRAWING I.D. -
Project No. 10-001
Date 9.16.10
SHEET NO.

A-201



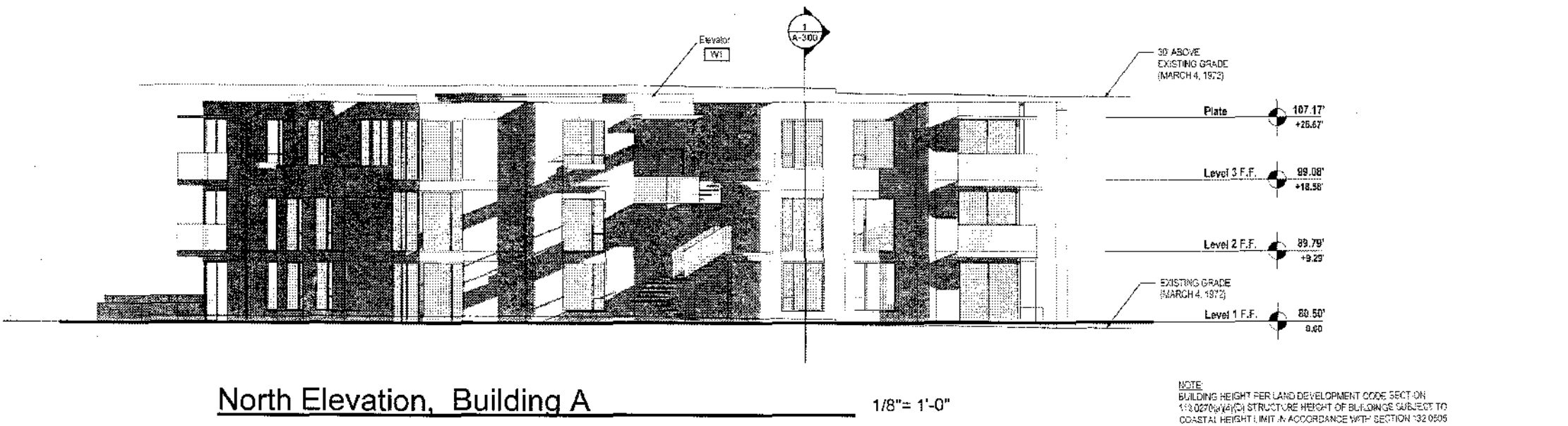
South Elevation, Building A 1/8" = 1'-0"

- [P1] CEMENT PLASTER, COLOR 'SAND'
- [P2] CEMENT PLASTER, COLOR 'TUMBLEWEED'
- [P3] CEMENT PLASTER, COLOR 'DARK SAGE'

- [M1] ALUMINUM FRAMED WINDOWS, COLOR 'NATURAL'
- [M2] ALUMINUM FRAMED WINDOWS, COLOR 'BRONZE'
- [M3] FINISHED METAL, COLOR 'DARK BRONZE'

- [S1] STONE TILE, COLOR 'NATURAL LIMESTONE'
- [S2] STONE TILE, COLOR 'NATURAL SANDSTONE'
- [S3] STONE TILE, COLOR 'ROUGH-SPLIT SANDSTONE'

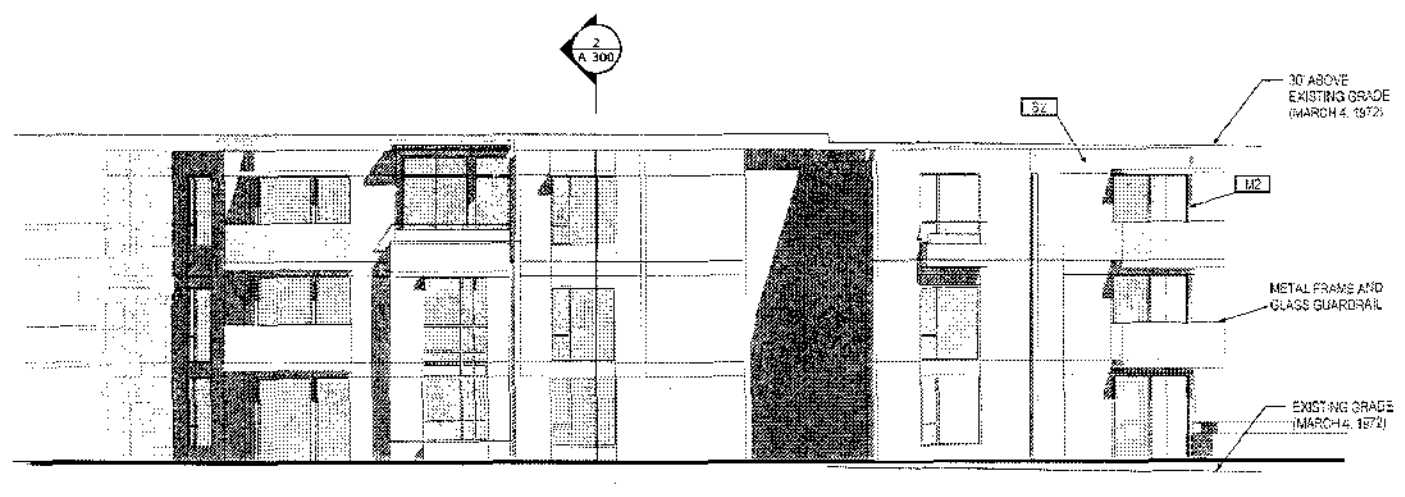
- [W1] WOOD SIDING, COLOR 'DEEP CHERRY'



North Elevation, Building A 1/8" = 1'-0"



East Elevation, Building A 1/8" = 1'-0"



West Elevation, Building A 1/8" = 1'-0"



jones | ballard
ARCHITECTS
1281 CALLE DELICADA, LA JOLLA, CALIFORNIA 92037



6543 Shoresham, Suite 100
San Diego, California 92122

PROJECT

PALAZZO - 2010
ENTITLEMENT PACKAGE
RESIDENTIAL DWELLING UNITS
2402 TORREY PINES ROAD
LA JOLLA, CALIFORNIA 92037

ISSUE DATES

No.	Date	Description
	10/28/09	INITIAL SUBMITTAL
	4/21/10	2ND SUBMITTAL
	8/5/10	3RD SUBMITTAL
	8/16/10	4TH SUBMITTAL

ALL DESIGN, CONCEPT, BASIS AND ARRANGEMENTS SHOWN ON THESE PLANS ARE THE SOLE PROPERTY OF JBA. ARCHITECTS AND ARE INTENDED FOR THE SPECIFIC PROJECT ONLY AND SHALL NOT BE USED IN WHOLE OR IN PART FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF JBA ARCHITECTS.

COPYRIGHT © 2010 JONES BALLARD ARCHITECTS

SHEET TITLE
**ELEVATIONS
BUILDING B**

DRAWING I.D. -

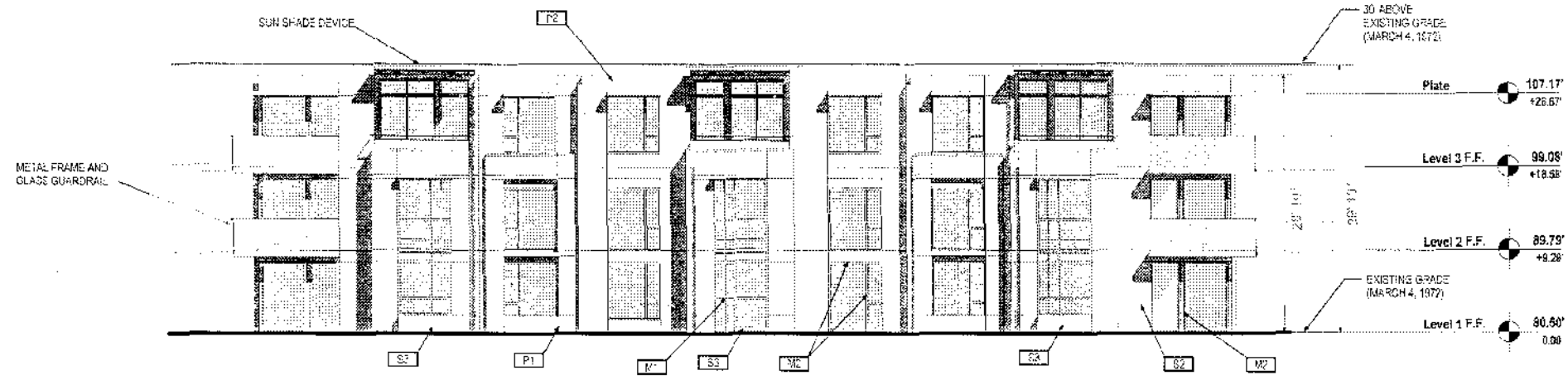
Project No. 10-001

Date 8.16.10

SHEET NO.

A-202

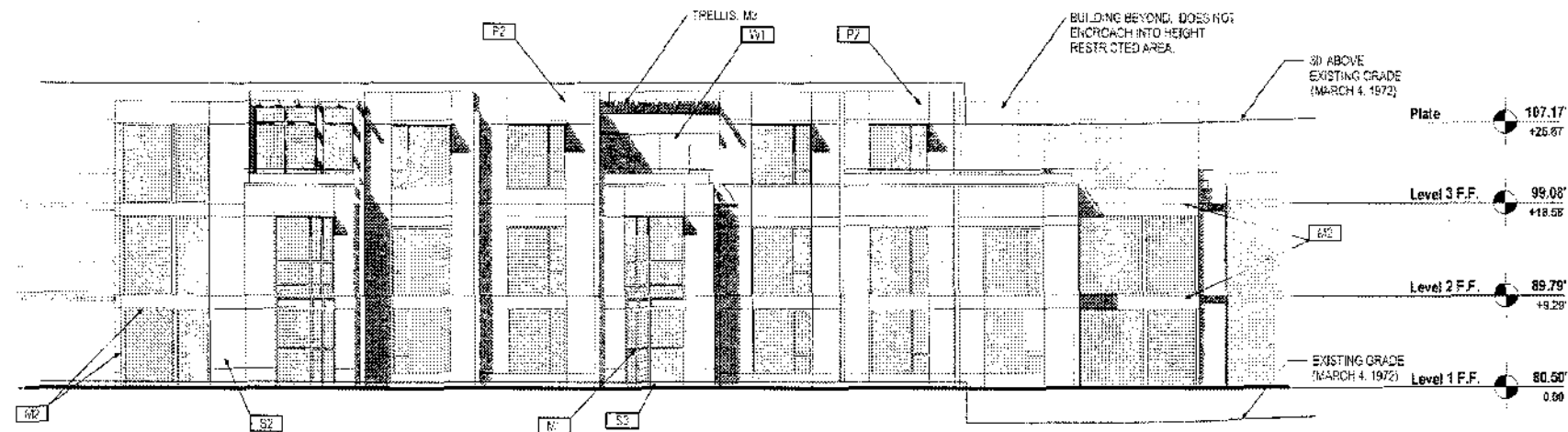
SHEET 9 OF 18



West Elevation, Building B

1/8" = 1'-0"

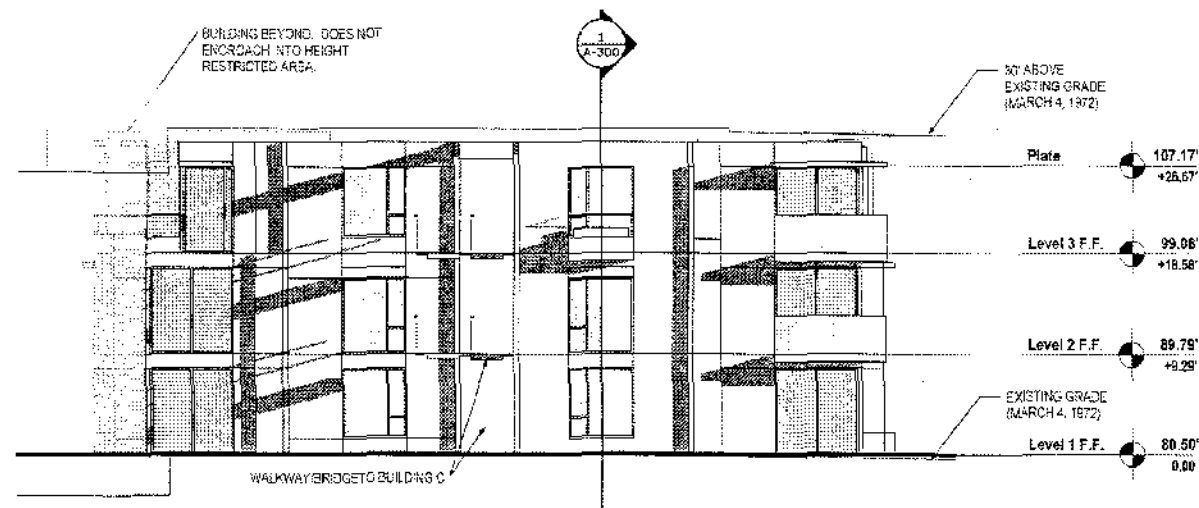
THE HIGHEST POINT OF THE ROOF EQUIPMENT, ANY VENT, PIPE, ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 30' ABOVE GRADE TYPICAL ALL BUILDINGS



East Elevation, Building B

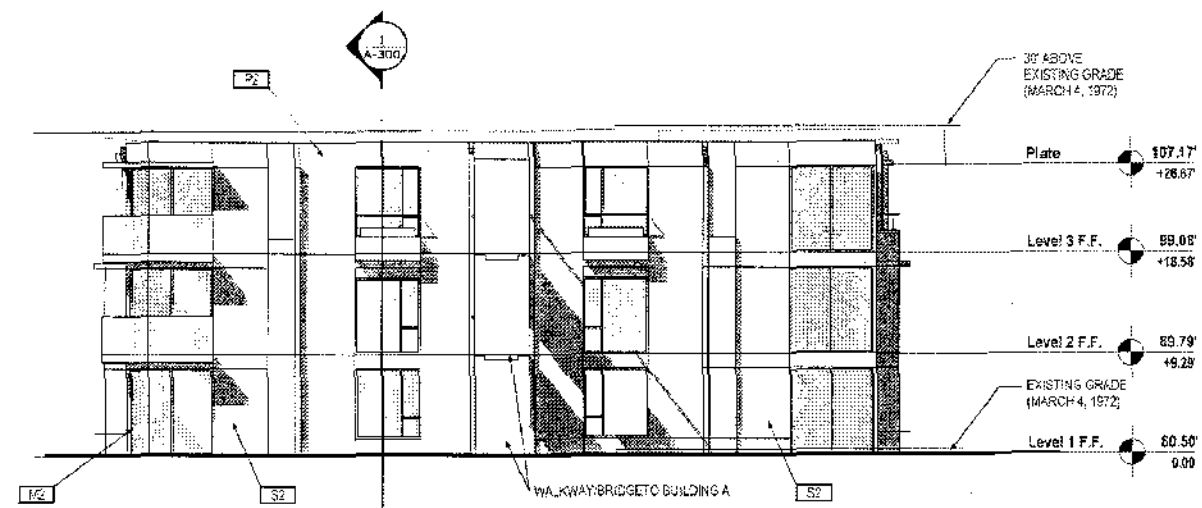
1/8" = 1'-0"

NOTE: BUILDING HEIGHT PER LAND DEVELOPMENT CODE SECTION 113.0270 (LAND) STRUCTURE HEIGHT OF BUILDINGS SUBJECT TO COASTAL HEIGHT LIMIT IN ACCORDANCE WITH SECTION 132.0505



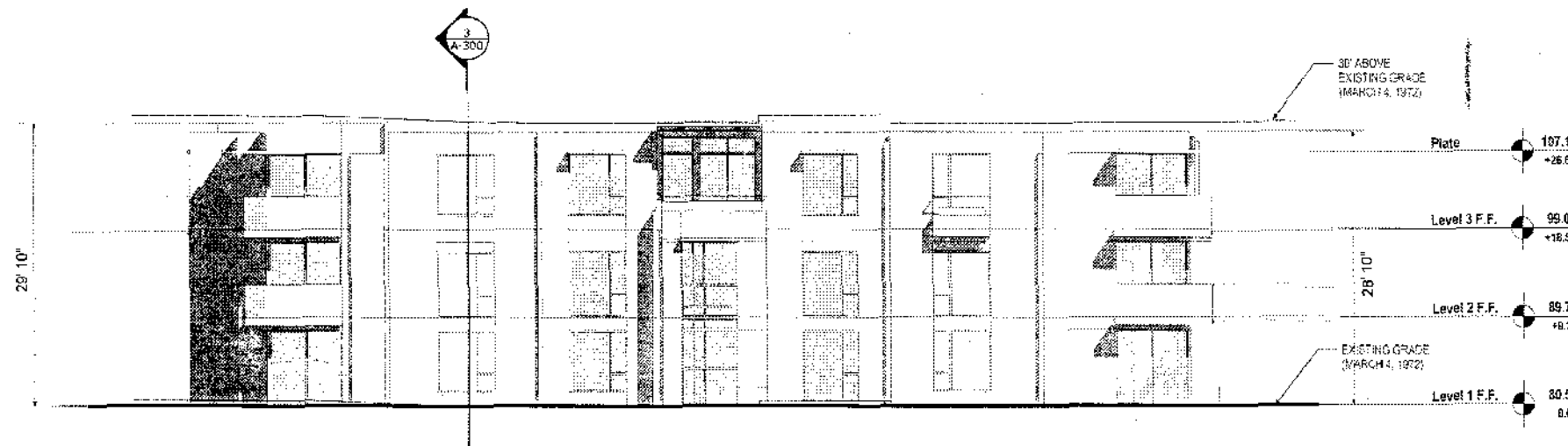
North Elevation, Building B

1/8" = 1'-0"



South Elevation, Building B

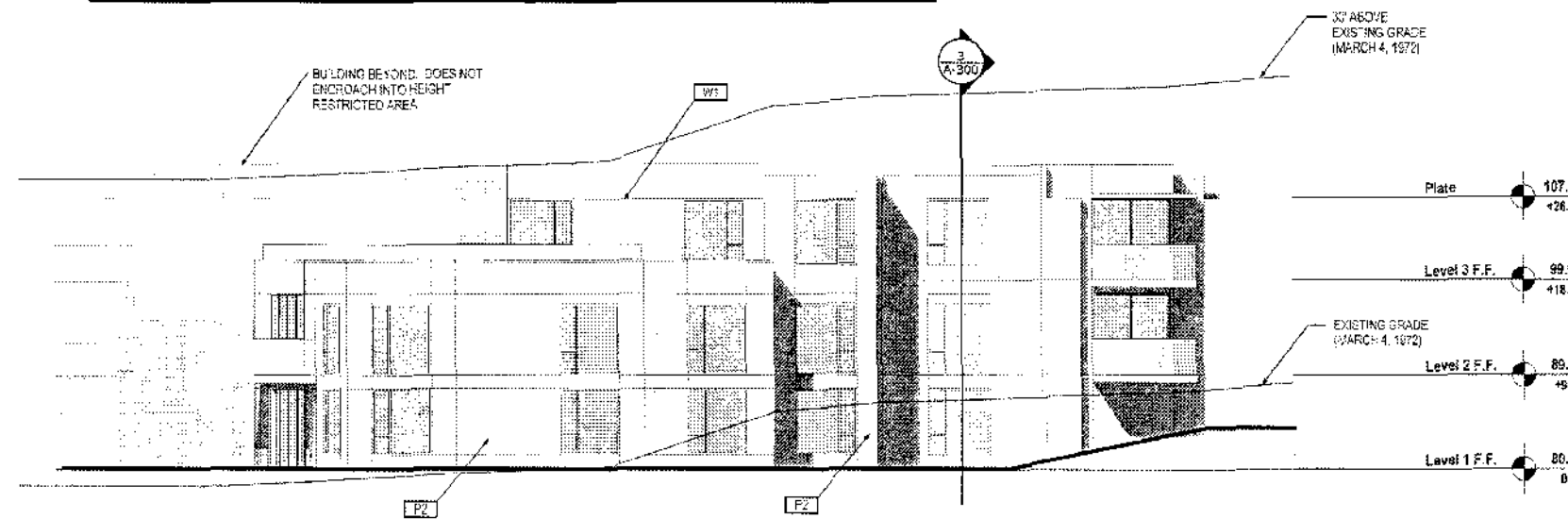
1/8" = 1'-0"



West Elevation, Building C

1/8" = 1'-0"

THE HIGHEST POINT OF THE ROOF, EQUIPMENT, ANY VENT, PIPE, ANTENNA OR OTHER PROJECTION, SHALL NOT EXCEED 30' ABOVE GRADE. TYPICAL ALL BUILDINGS.



East Elevation, Building C

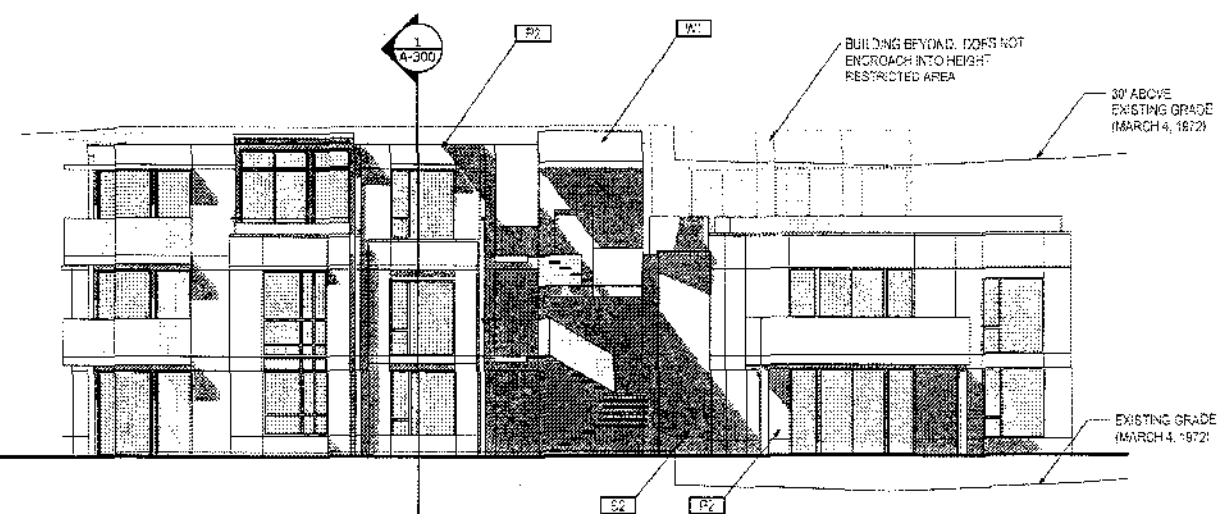
1/8" = 1'-0"

NOTE: BUILDING HEIGHT PER LAND DEVELOPMENT CODE SECTION 132.027(b)(4)(D) STRUCTURE HEIGHT OF BUILDINGS SUBJECT TO COASTAL HEIGHT LIMIT IN ACCORDANCE WITH SECTION 132.0506



North Elevation, Building C

1/8" = 1'-0"



South Elevation, Building C

1/8" = 1'-0"

PROJECT

PALAZZO - 2010
ENTITLEMENT PACKAGE
RESIDENTIAL DWELLING UNITS
2402 TORREY PINES ROAD
LA JOLLA, CALIFORNIA 92037

ISSUE DATES

No.	Date	Description
1	10/28/09	INITIAL SUBMITTAL
2	4/21/10	2ND SUBMITTAL
3	8/5/10	3RD SUBMITTAL
4	9/16/10	4TH SUBMITTAL

ALL DESIGN CONCEPT, IDEAS AND CONCEPTS EXPRESSED ON THESE PLANS ARE THE SOLE PROPERTY OF JBA ARCHITECTS AND ARE INTENDED FOR THE SPECIFIC PROJECT ONLY AND SHALL NOT BE USED IN ANY OTHER PROJECT OR OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF JBA ARCHITECTS

PREPARED BY: JONES | BALLARD ARCHITECTS

SHEET TITLE

**ELEVATIONS
BUILDING C**

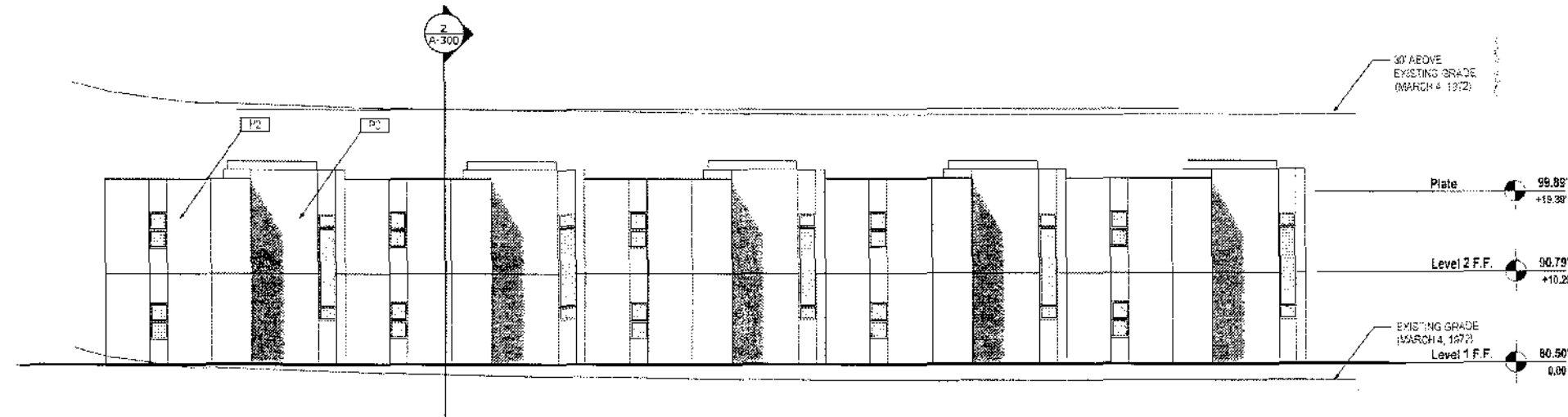
DRAWING I.D.

Project No. 10-001

Date 9.16.10

SHEET NO.

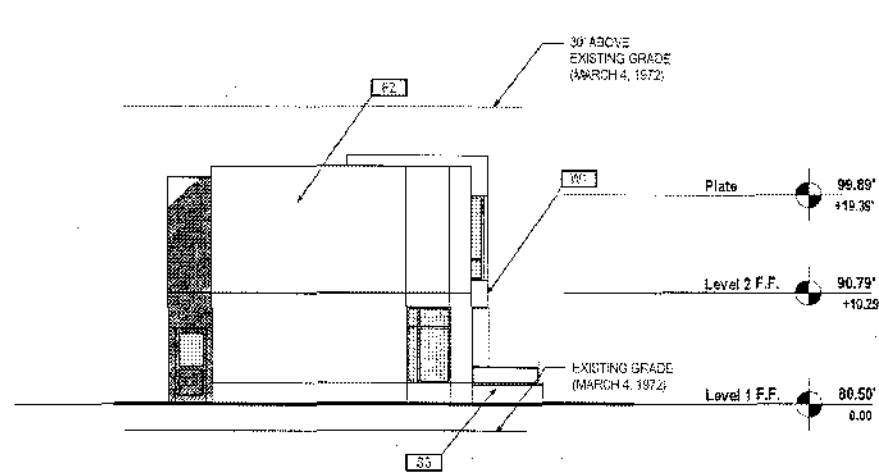
A-203



East Elevation, Building D

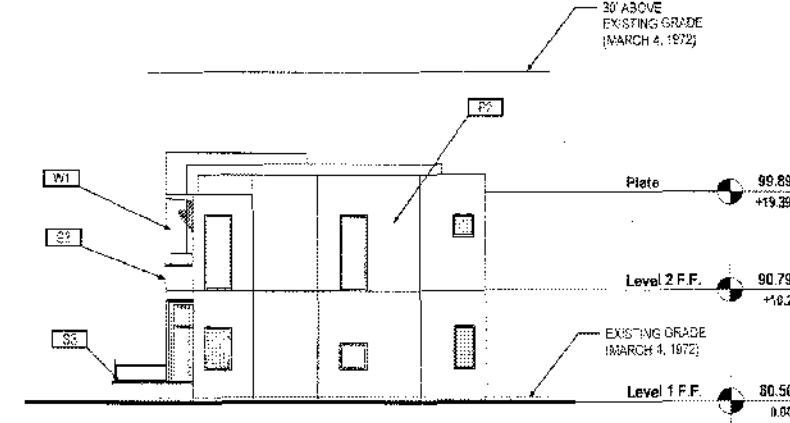
1/8" = 1'-0"

THE HIGHEST POINT OF THE ROOF, EQUIPMENT, ANY VENT PIPE, ANTENNA OR OTHER PROJECTION, SHALL NOT EXCEED 30' ABOVE GRADE. TYPICAL ALL BUILDINGS.



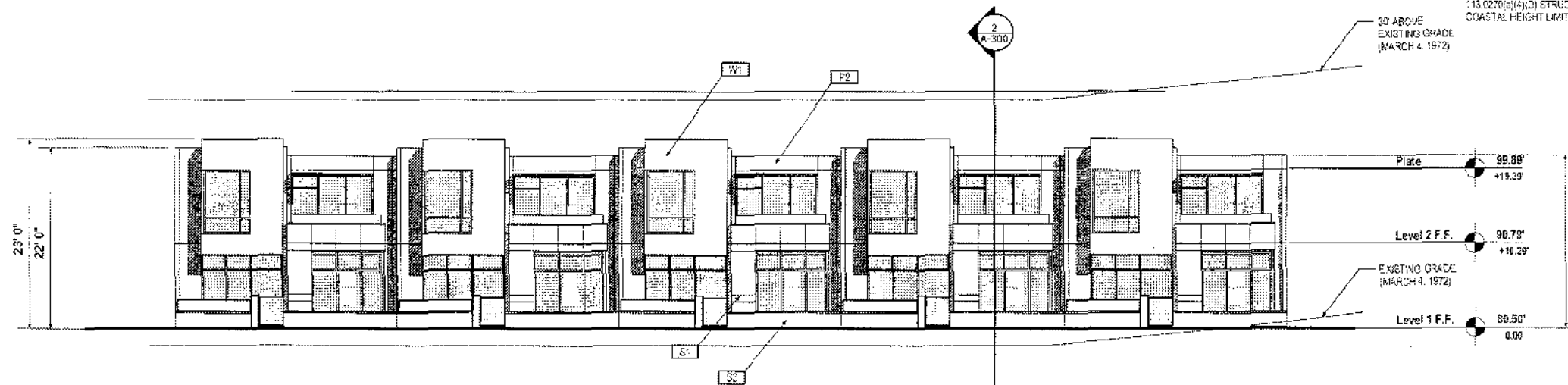
North Elevation, Building D

1/8" = 1'-0"



South Elevation, Building D

1/8" = 1'-0"



West Elevation, Building D

1/8" = 1'-0"

NOTE:
 BUILDING HEIGHT PER LAND DEVELOPMENT CODE SECTION 13.0270(a)(4)(D) STRUCTURE HEIGHT OF BUILDINGS SUBJECT TO COASTAL HEIGHT LIMIT IN ACCORDANCE WITH SECTION 132.1505

PROJECT

PALAZZO - 2010
 ENTITLEMENT PACKAGE
 RESIDENTIAL DWELLING UNITS
 2402 TORREY PINES ROAD
 LA JOLLA, CALIFORNIA 92037

ISSUE DATES

No.	Date	Description
10/28/08		INITIAL SUBMITTAL
4/21/10		2ND SUBMITTAL
8/9/10		3RD SUBMITTAL
9/16/10		4TH SUBMITTAL

ALL DESIGN CONCEPT, IDEAS AND ARRANGEMENTS SHOWN ON THESE PLANS ARE THE SOLE PROPERTY OF JBA ARCHITECTS AND ARE INTENDED FOR THIS SPECIFIC PROJECT ONLY AND SHALL NOT BE REUSED OR REPRODUCED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF JBA ARCHITECTS.

SHEET TITLE

**ELEVATIONS
 BUILDING D**

DRAWING I.D. -

Project No. 10-001
 Date 9.16.10

SHEET NO.

A-204



PROJECT

PALAZZO - 2010
 ENTITLEMENT PACKAGE
 RESIDENTIAL DWELLING UNITS
 2402 TORREY PINES ROAD
 LA JOLLA, CALIFORNIA 92037

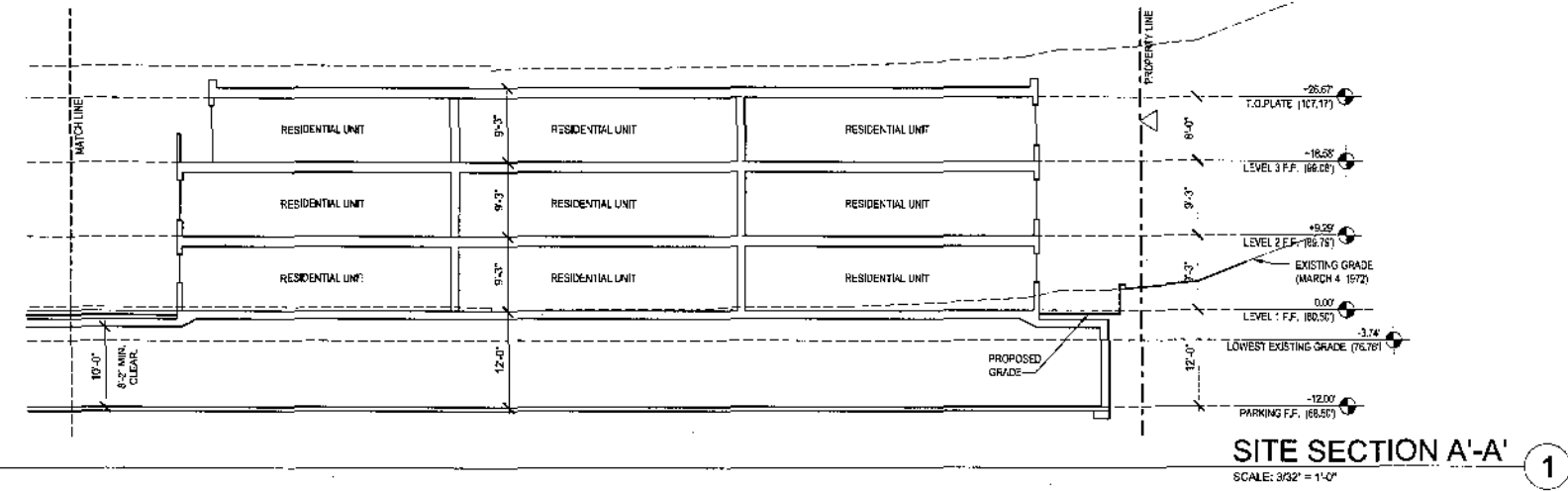
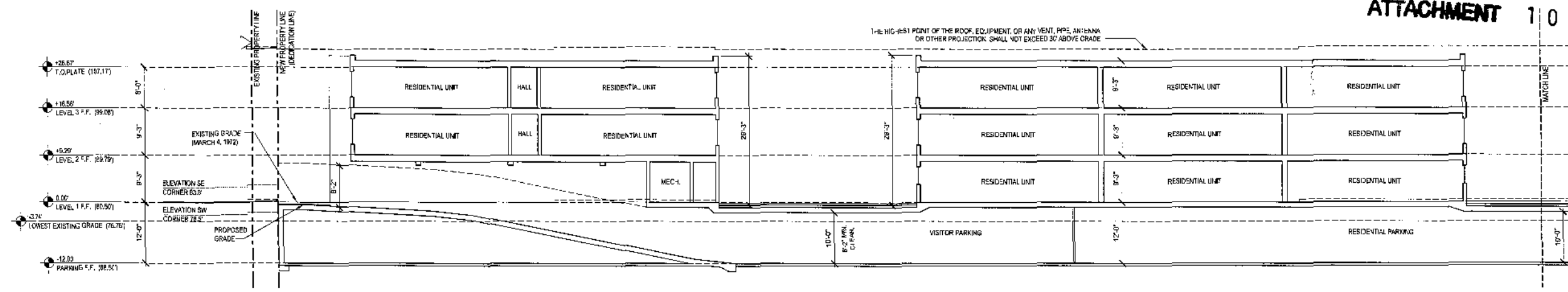
ISSUE DATES

No.	Date	Description
10/28/09		INITIAL SUBMITTAL
4/21/10		2ND SUBMITTAL
8/5/10		3RD SUBMITTAL
8/16/10		4TH SUBMITTAL

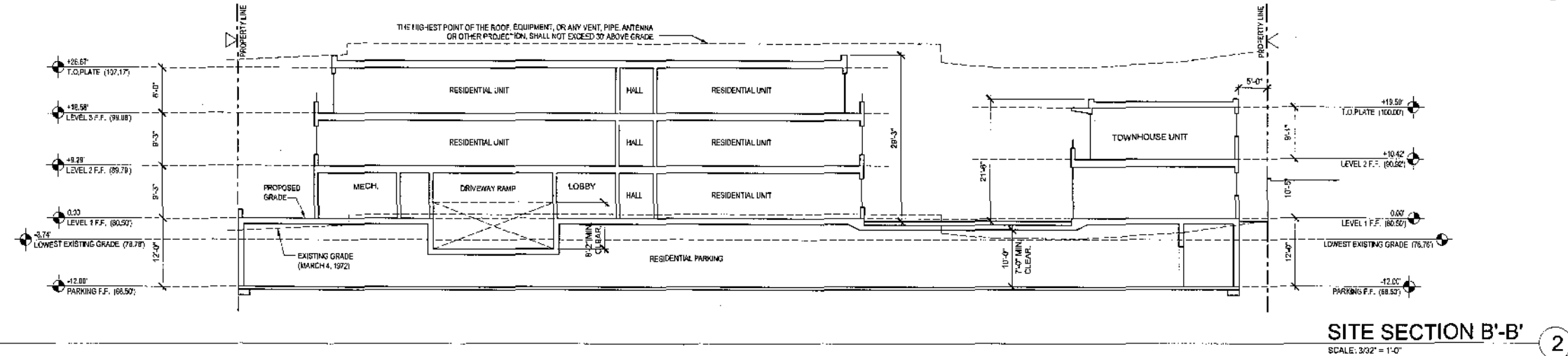
ALL DESIGN, CONSTRUCTION, AND ARRANGEMENTS SHOWN ON THESE PLANS ARE THE SOLE PROPERTY OF JBA ARCHITECTS AND ARE INTENDED FOR THE SPECIFIC PROJECT ONLY AND SHALL NOT BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF JBA ARCHITECTS.

COPYRIGHT © JONES | BALLARD ARCHITECTS
 SHEET TITLE
SITE SECTIONS
 DRAWING I.D. -
 Project No. 10-001
 Date 9.16.10
 SHEET NO.

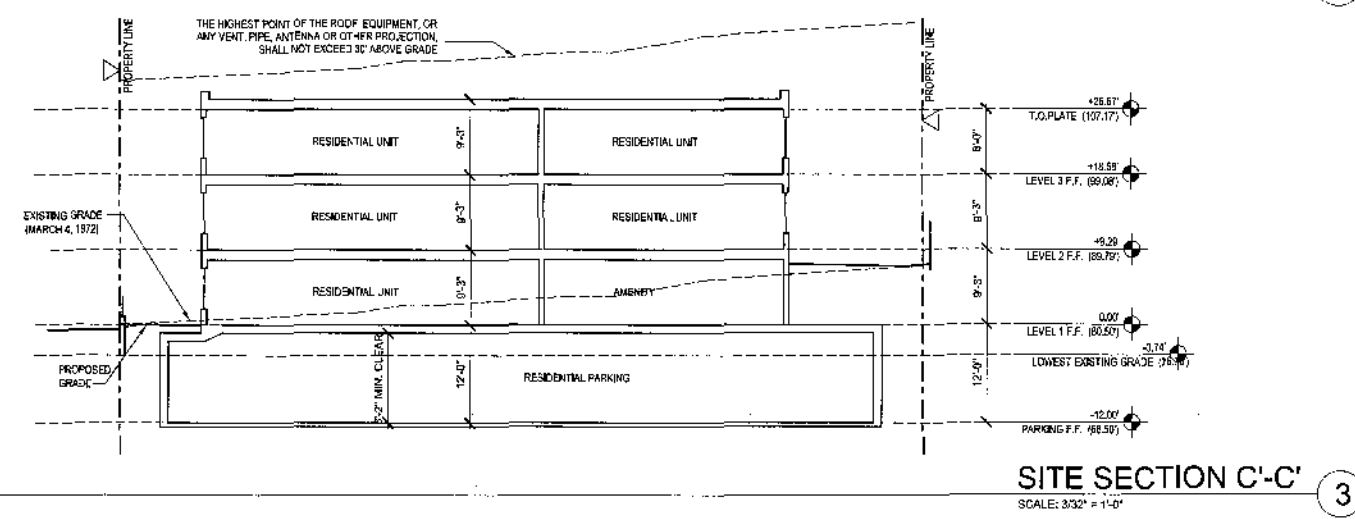
A-300
 SHEET 12 OF 18



SITE SECTION A-A
 SCALE: 3/32" = 1'-0"



SITE SECTION B-B
 SCALE: 3/32" = 1'-0"



SITE SECTION C-C
 SCALE: 3/32" = 1'-0"

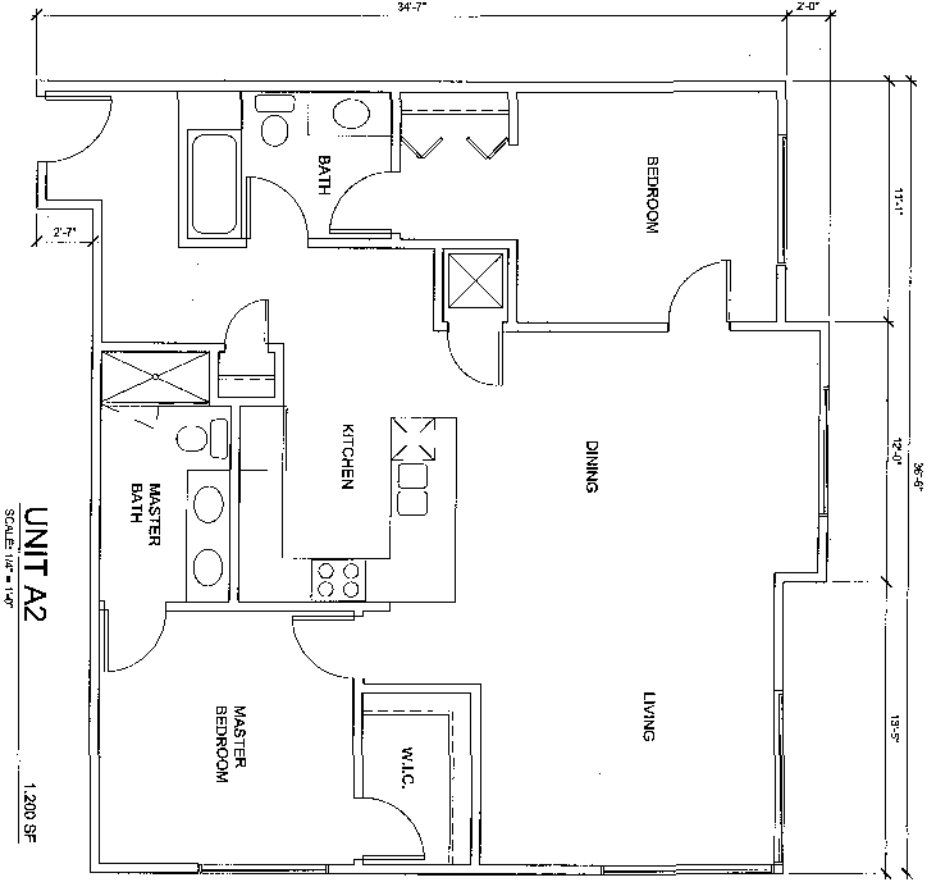
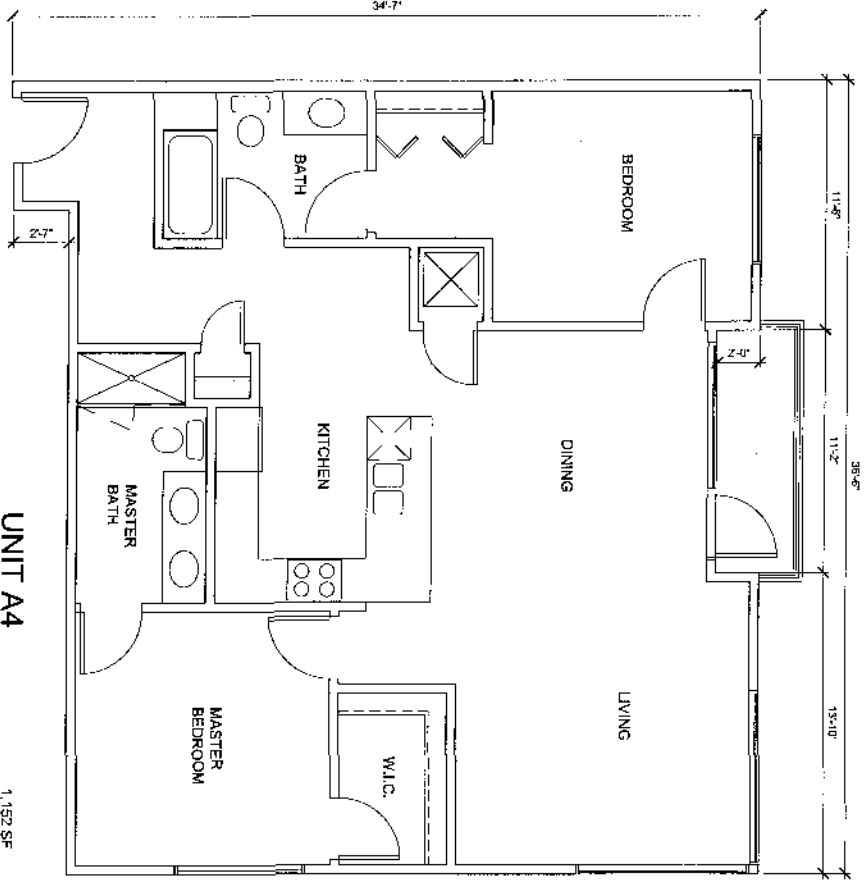
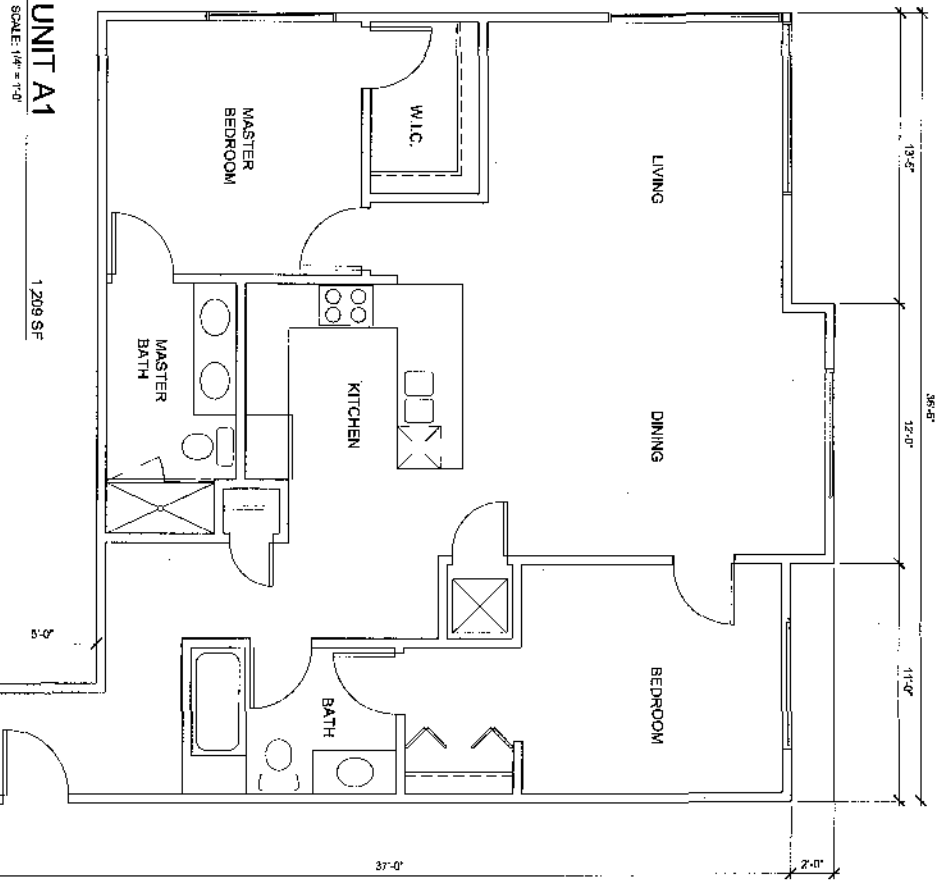
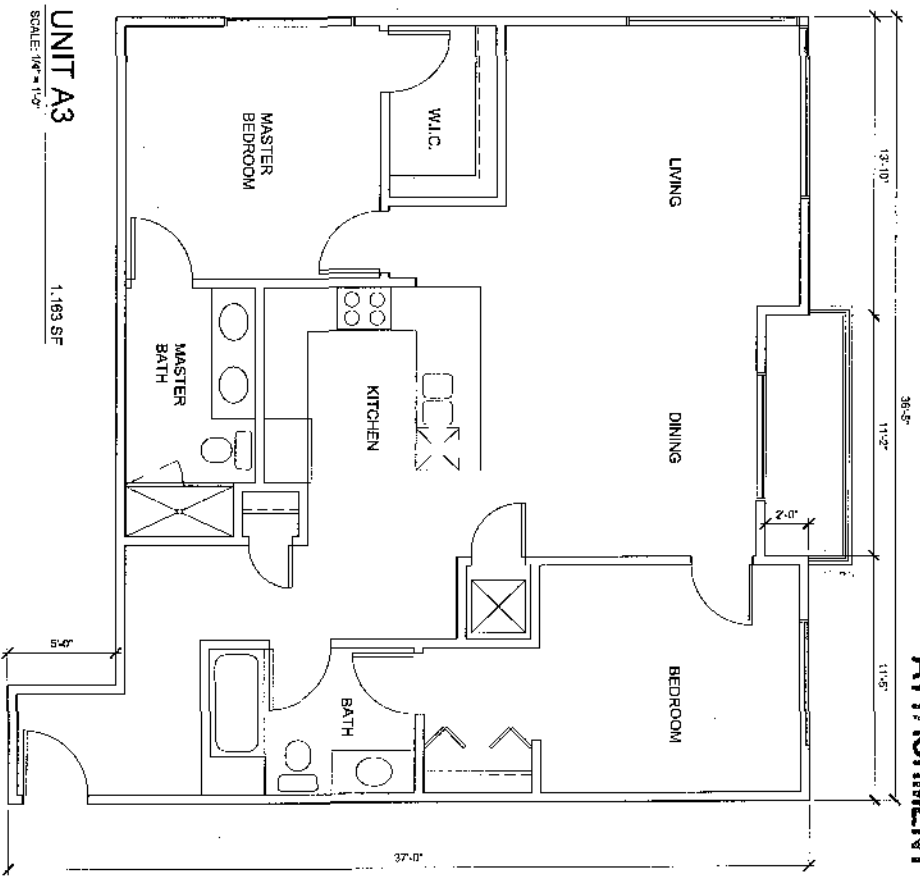


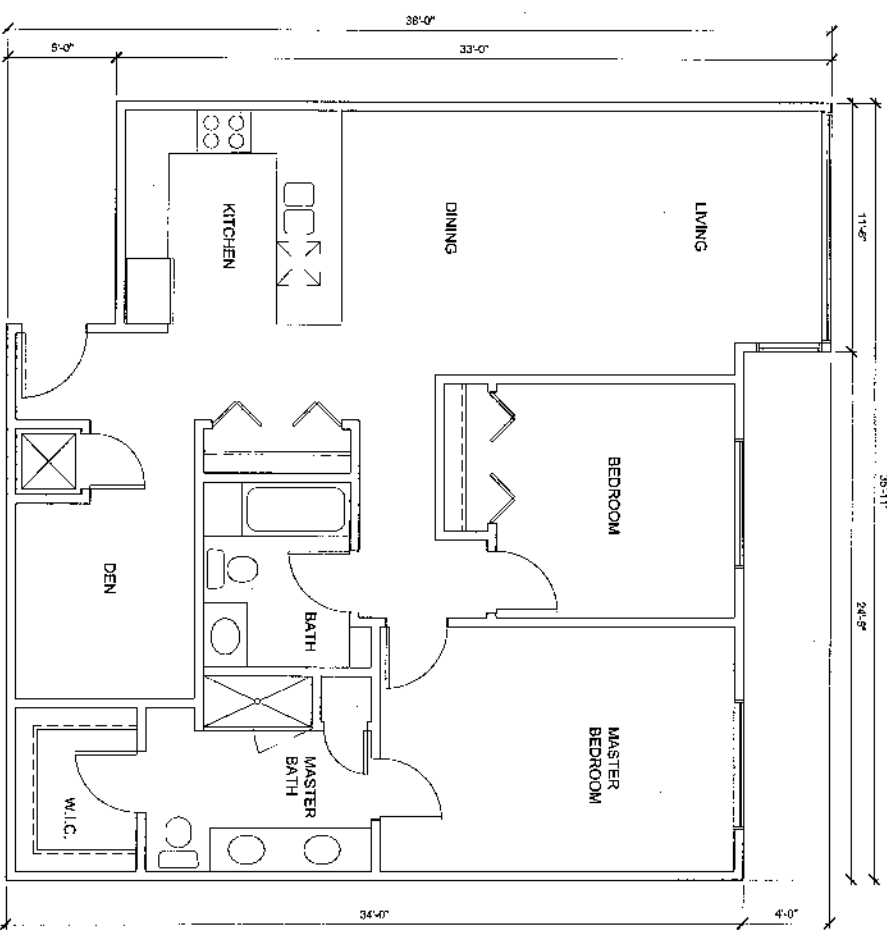
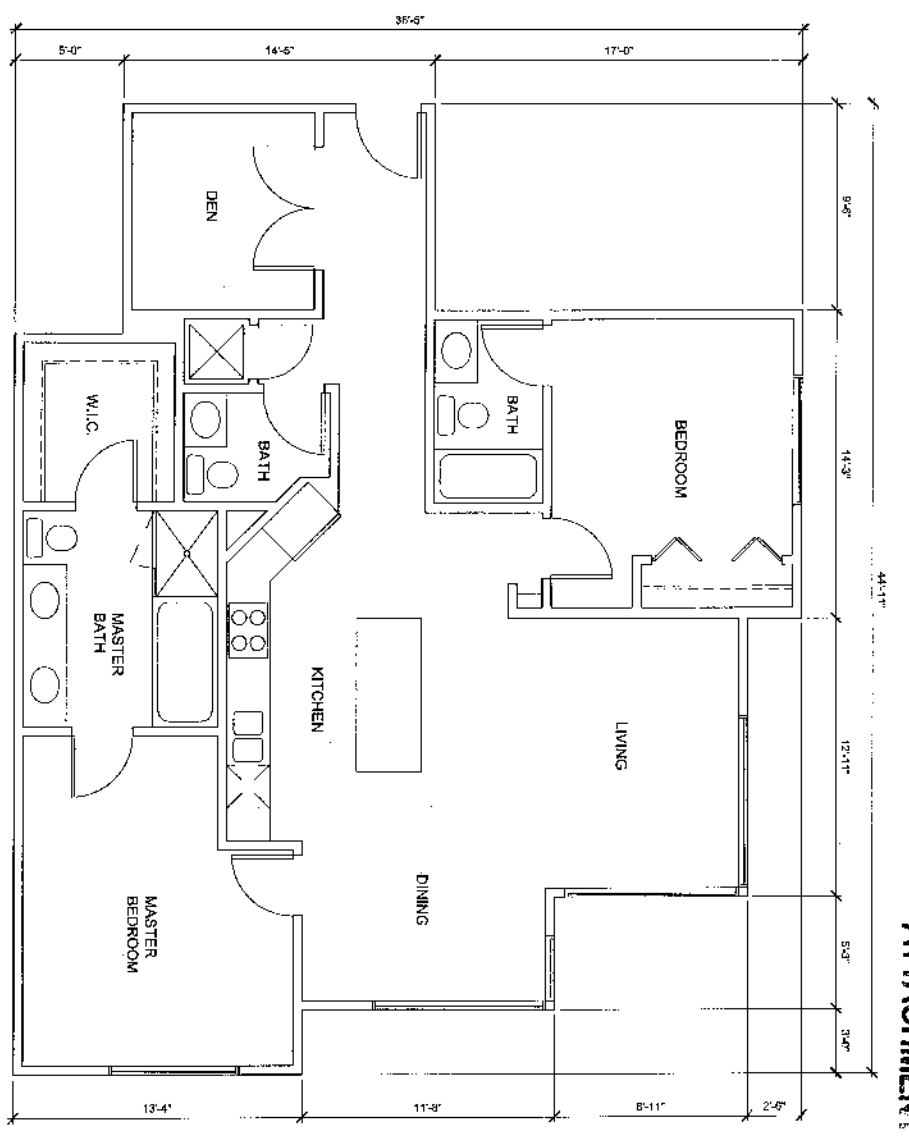
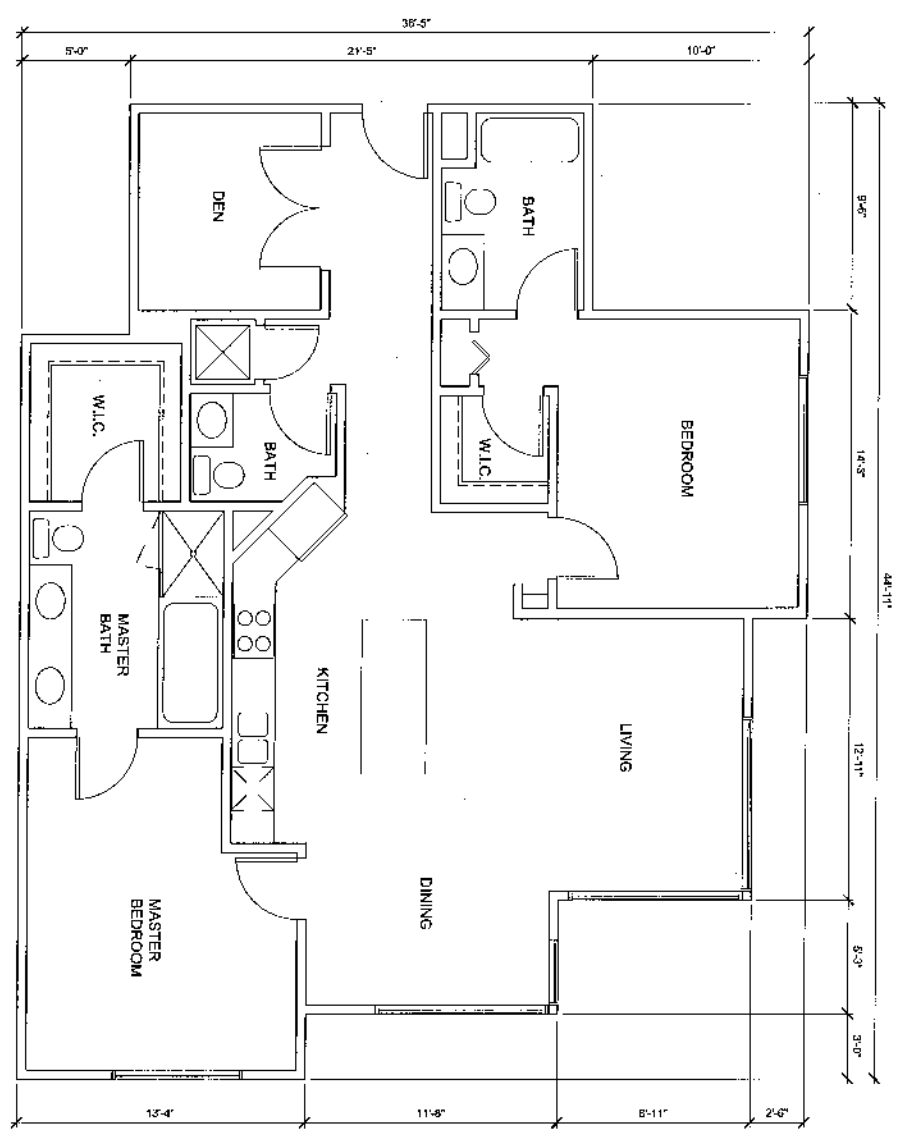
PALAZZO - 2010
ENTITLEMENT PACKAGE
RESIDENTIAL DWELLING UNITS
2402 TORREY PINES ROAD
LA JOLLA, CALIFORNIA 92037

ISSUE DATES	
No.	Date
1028109	INITIAL SUBMITTAL
421110	2ND SUBMITTAL
88110	3RD SUBMITTAL
916110	4TH SUBMITTAL

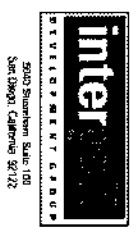
SHEET TITLE
ENLARGED UNIT PLANS

DRAWING I.D.
Project No. 10-001
Date 9.16.10
SHEET NO.
A-400
SHEET 13 OF 18





1200 OULTE ROAD, LA JOLLA, CALIFORNIA 92037



5000 Sandham, Suite 105
San Diego, California 92122

PALAZZO - 2010
ENTITLEMENT PACKAGE
RESIDENTIAL DWELLING UNITS
2402 TORREY PINES ROAD
LA JOLLA, CALIFORNIA 92037

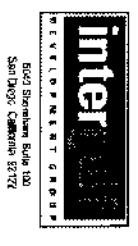
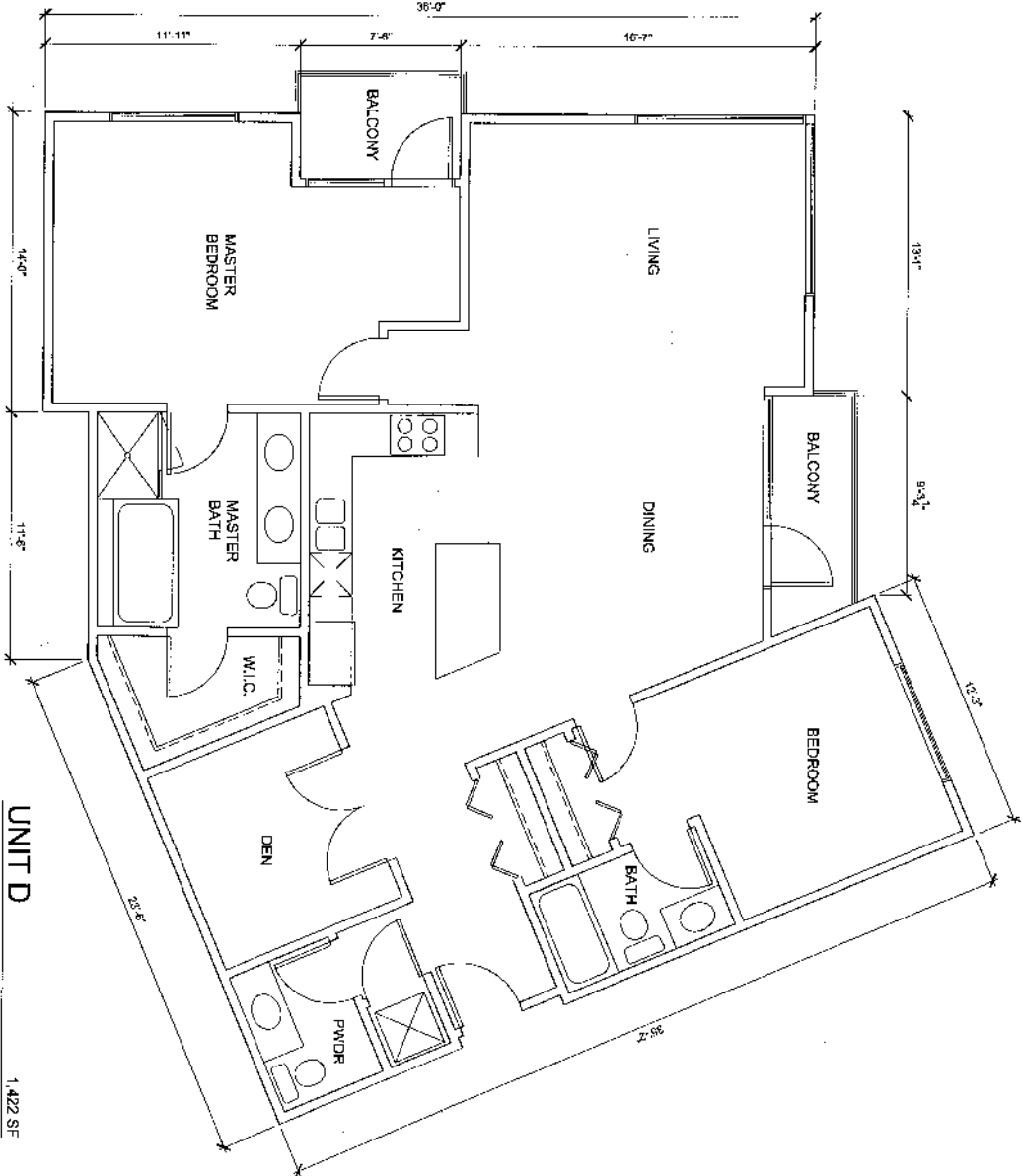
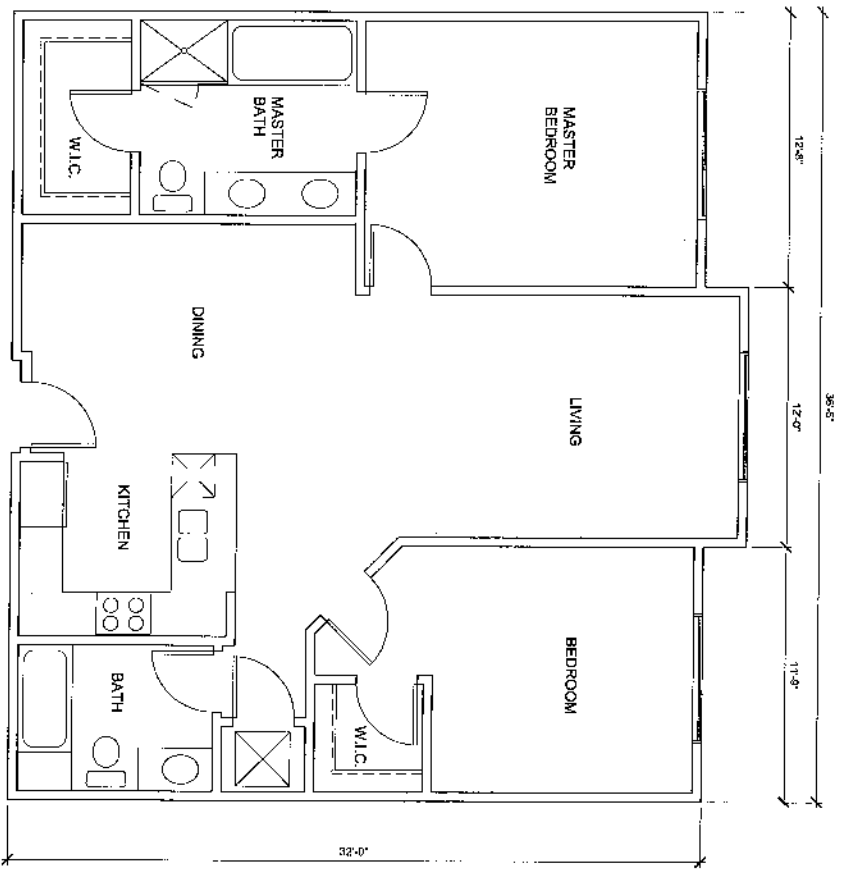
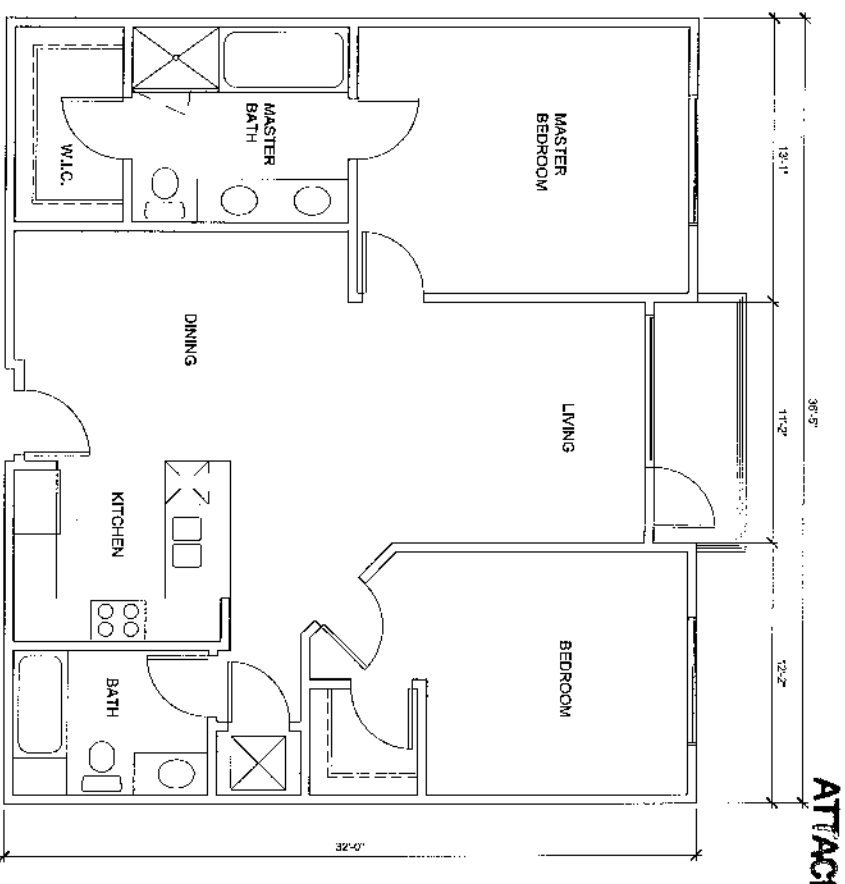
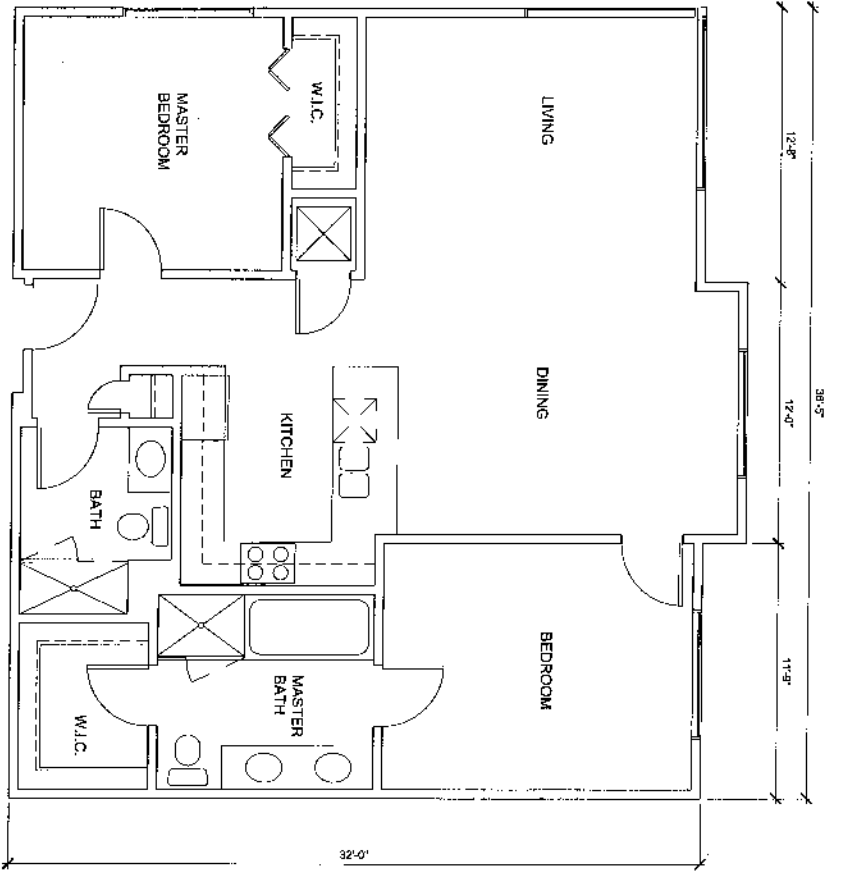
ISSUE DATES

No.	Date	Description
402808		INITIAL SUBMITTAL
42110		2ND SUBMITTAL
8570		3RD SUBMITTAL
91810		4TH SUBMITTAL

ALL DESIGN, CONCEPT, DETAILS AND ASSUMED UNITS ARE CONCEPTS ONLY. THESE PLANS ARE THE SOLE PROPERTY OF JONES | BALLARD ARCHITECTS. NO PART OF THESE PLANS OR INFORMATION CONTAINED HEREIN IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN CONSENT OF JONES | BALLARD ARCHITECTS.

SHEET TITLE
ENLARGED UNIT PLANS

DRAWING I.D. -
Project No. 10-001
Date 9.16.10
SHEET NO.



PALAZZO - 2010
ENTITLEMENT PACKAGE
RESIDENTIAL DWELLING UNITS
2402 TORREY PINES ROAD
LA JOLLA, CALIFORNIA 92037

PROJECT

ISSUE DATES	
No.	Date
102809	INITIAL SUBMITTAL
424110	2ND SUBMITTAL
85910	3RD SUBMITTAL
81810	4TH SUBMITTAL

ALL DESIGN, CONSTRUCTION, PERMITS, AND ADMINISTRATIVE FEES ARE THE RESPONSIBILITY OF THE CLIENT. THE ARCHITECT'S RESPONSIBILITY IS TO PROVIDE THE DESIGN AND CONSTRUCTION DOCUMENTS. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.

SHEET TITLE
ENLARGED UNIT PLANS

DRAWING I.D.
Project No. 10-001
Date 9.16.10
SHEET NO.



jones | ballard
ARCHITECTS
1781 CALLE BELCADA, LA JOLLA, CALIFORNIA 92037



5940 Sherrinham Suite 100
San Diego, California 92121

PROJECT

PALAZZO - 2010
ENTITLEMENT PACKAGE
RESIDENTIAL DWELLING UNITS
2402 TORREY PINES ROAD
LA JOLLA, CALIFORNIA 92037

ISSUE DATES

No.	Date	Description
	10/28/09	INITIAL SUBMITTAL
	4/21/10	2ND SUBMITTAL
	8/5/10	3RD SUBMITTAL
	9/16/10	4TH SUBMITTAL

ALL DESIGN CONCEPT, IDEAS, AND ARRANGEMENTS DEPICTED ON THESE PLANS ARE THE SOLE PROPERTY OF JBA ARCHITECTS AND ARE INTENDED FOR THE SPECIFIC PROJECT ONLY AND SHALL NOT BE USED IN WHOLE OR IN PART FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF JBA ARCHITECTS.

© JONES | BALLARD ARCHITECTS

SHEET TITLE

**ENLARGED
UNIT PLANS**

DRAWING I.D. -

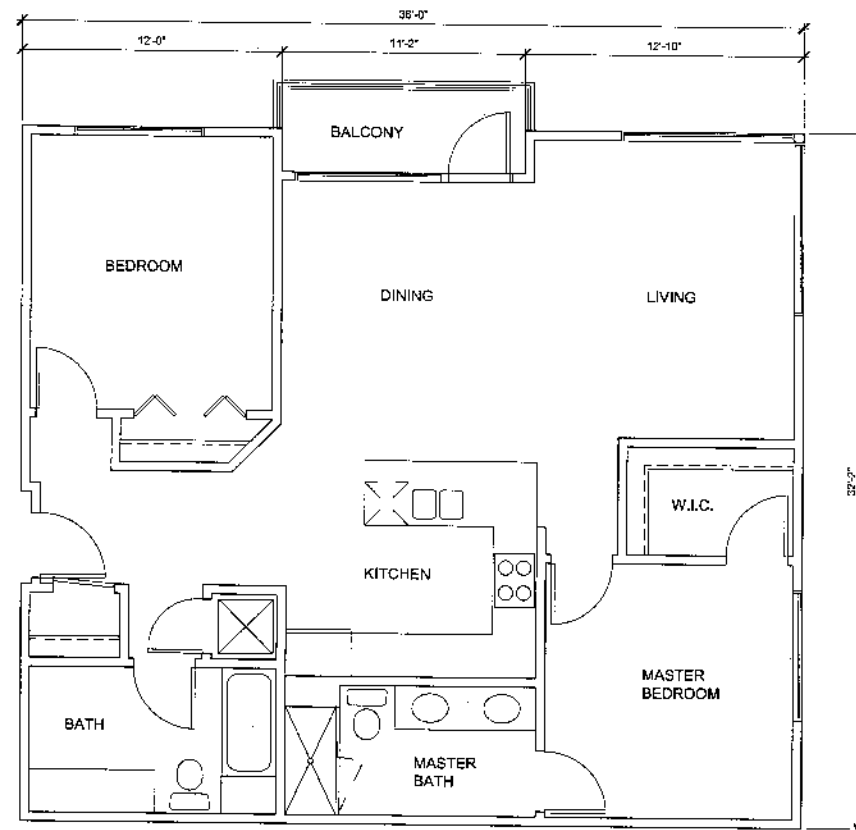
Project No. 10-001

Date 9.16.10

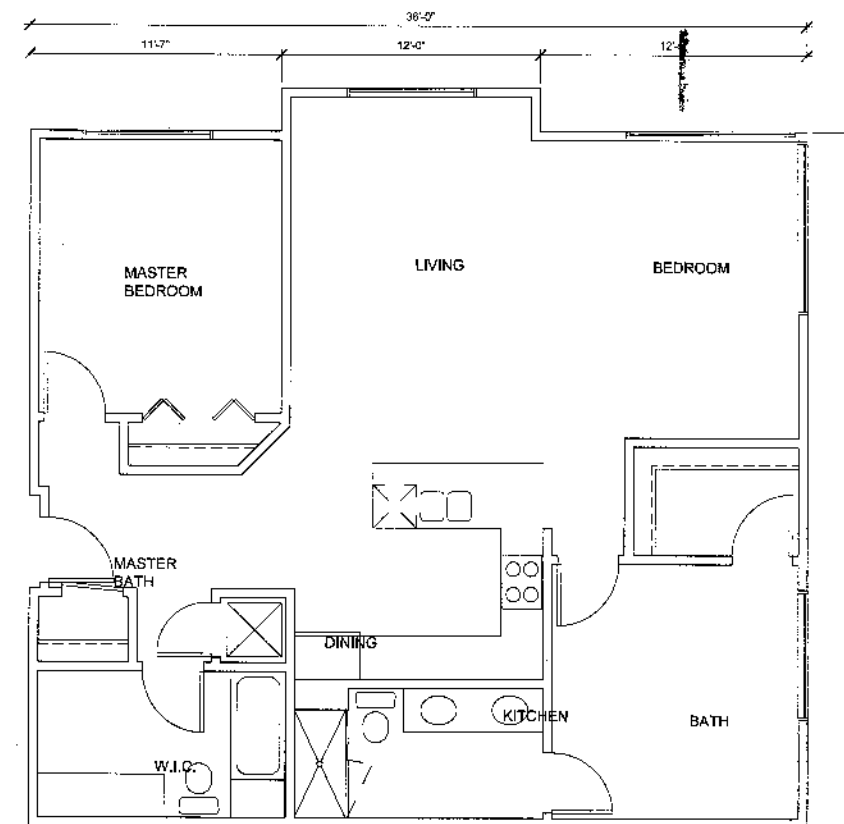
SHEET NO.

A-403

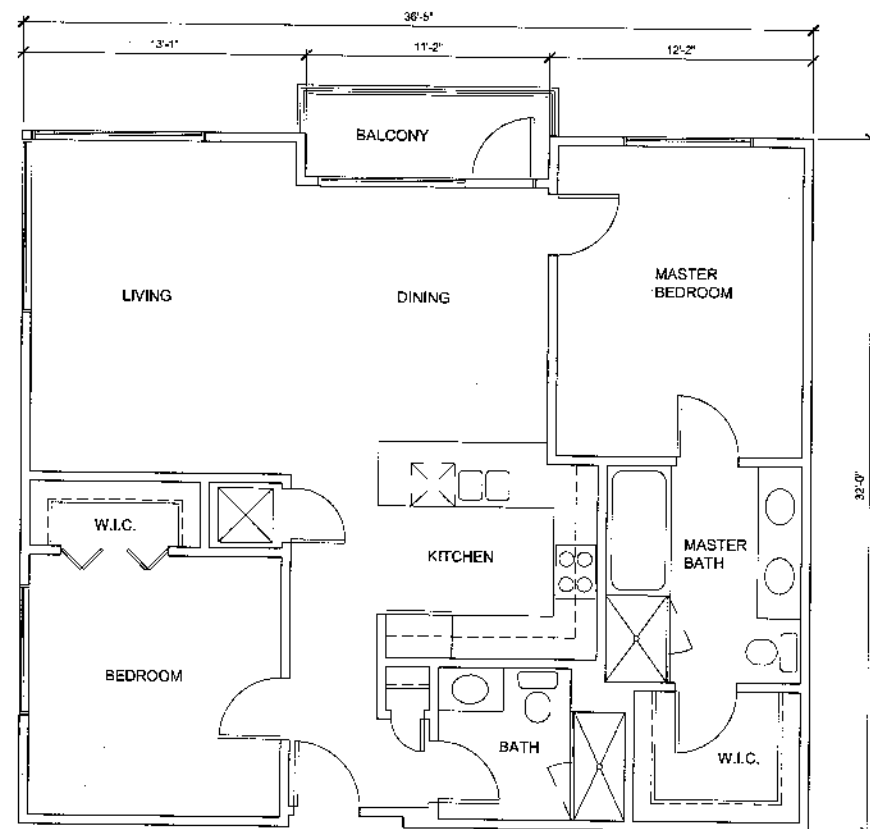
SHEET 16 OF 18



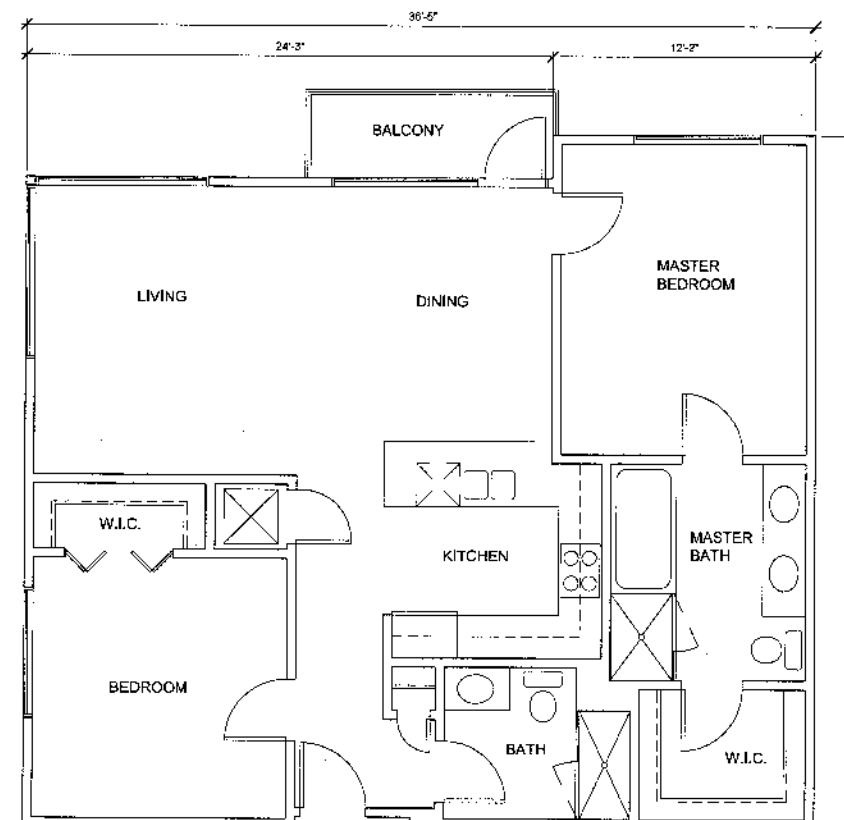
UNIT G2
SCALE: 1/4" = 1'-0"
1,126 SF



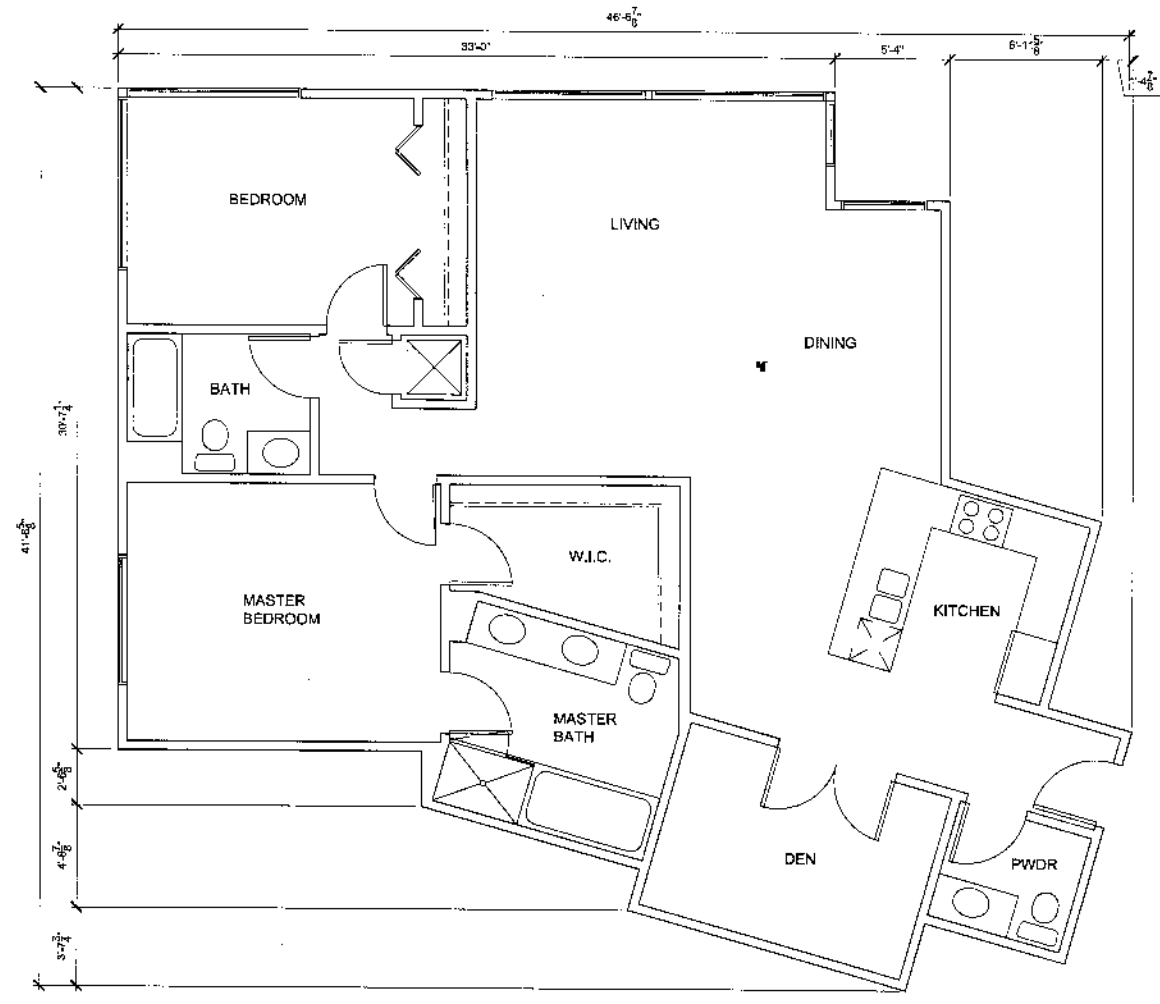
UNIT G1
SCALE: 1/4" = 1'-0"
1,172 SF



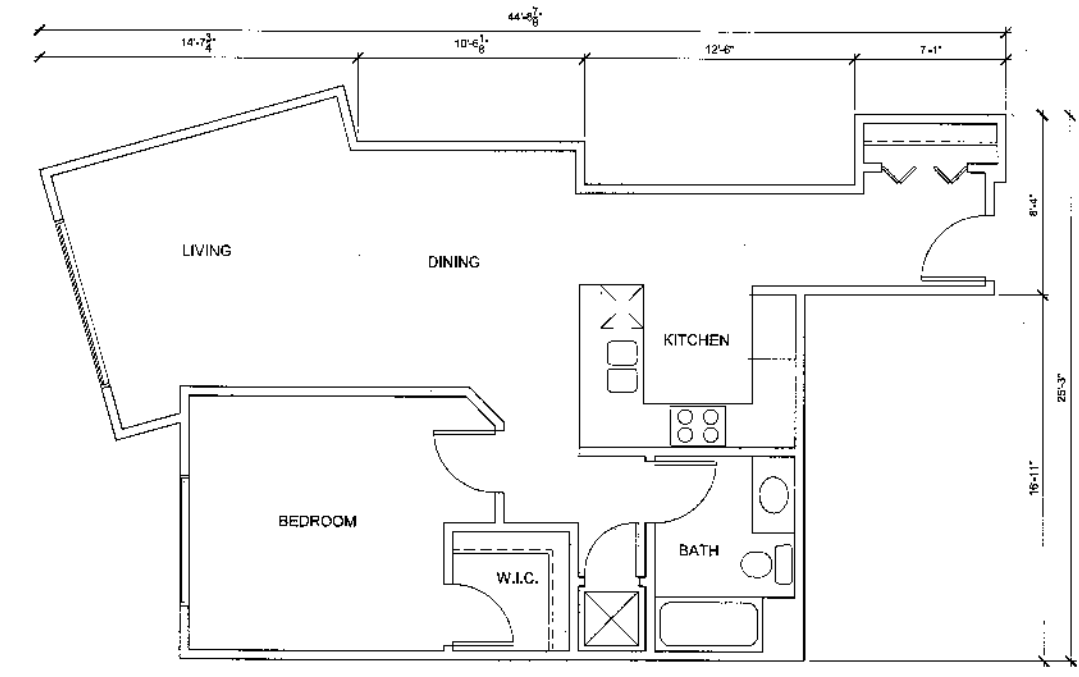
UNIT F3
SCALE: 1/4" = 1'-0"
1,133 SF



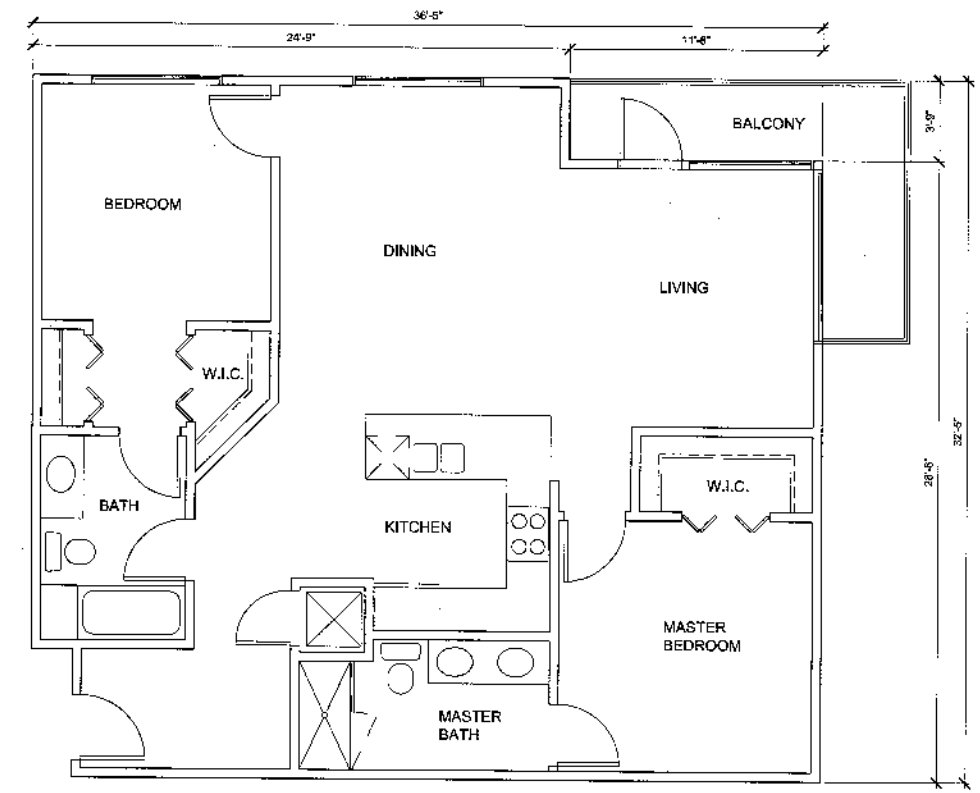
UNIT F2
SCALE: 1/4" = 1'-0"
1,107 SF



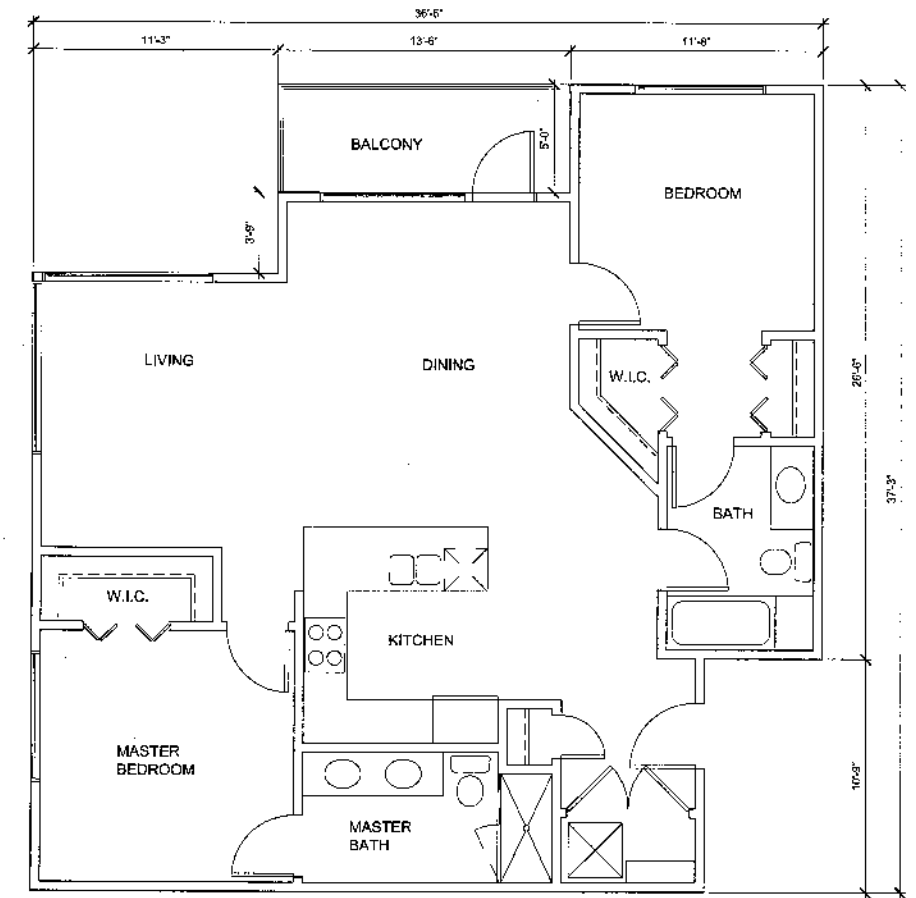
UNIT K
SCALE: 1/4" = 1'-0"
1,430 SF



UNIT J
SCALE: 1/4" = 1'-0"
792 SF



UNIT H2
SCALE: 1/4" = 1'-0"
1,112 SF



UNIT H1
SCALE: 1/4" = 1'-0"
1,120 SF



ARCHITECTS
1287 CALIF DELICADA, LA JOLLA, CALIFORNIA 92037



5245 Shoreham, Suite 100
San Diego, California 92122

PROJECT

PALAZZO - 2010
ENTITLEMENT PACKAGE
RESIDENTIAL DWELLING UNITS
2402 TORREY PINES ROAD
LA JOLLA, CALIFORNIA 92037

ISSUE DATES

No.	Date	Description
10/28/09		INITIAL SUBMITTAL
4/21/10		2ND SUBMITTAL
8/5/10		3RD SUBMITTAL
9/16/10		4TH SUBMITTAL

ALL DESIGN CONCEPT, IDEAS AND CONCEPTS DERIVED ON THESE PLANS ARE THE SOLE PROPERTY OF JBA. ARCHITECTS AND ARE INTENDED FOR THIS OFFERING PROJECT ONLY AND SHALL NOT BE USED IN ANY OTHER MANNER FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF JBA ARCHITECTS.

REVISIONS: 2010-10-28 (JBA) (LAL) (APR) (RTE)

SHEET TITLE

ENLARGED UNIT PLANS

DRAWING I.D. -

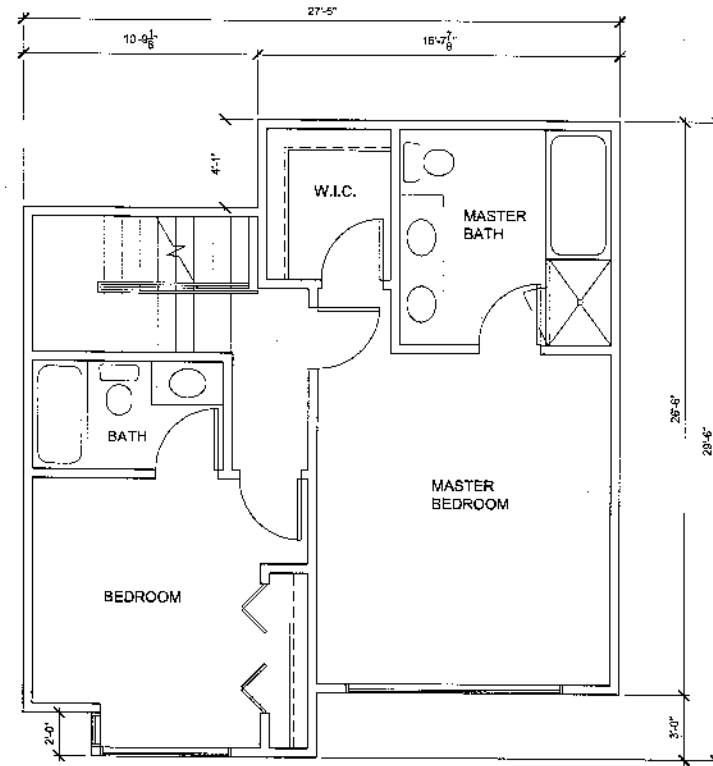
Project No. 10-001

Date 9.16.10

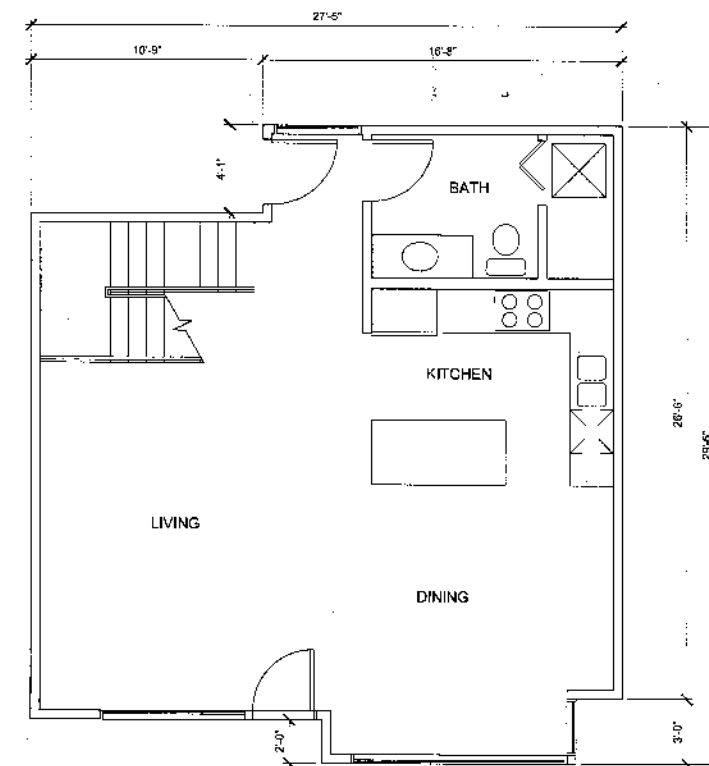
SHEET NO.

A-404

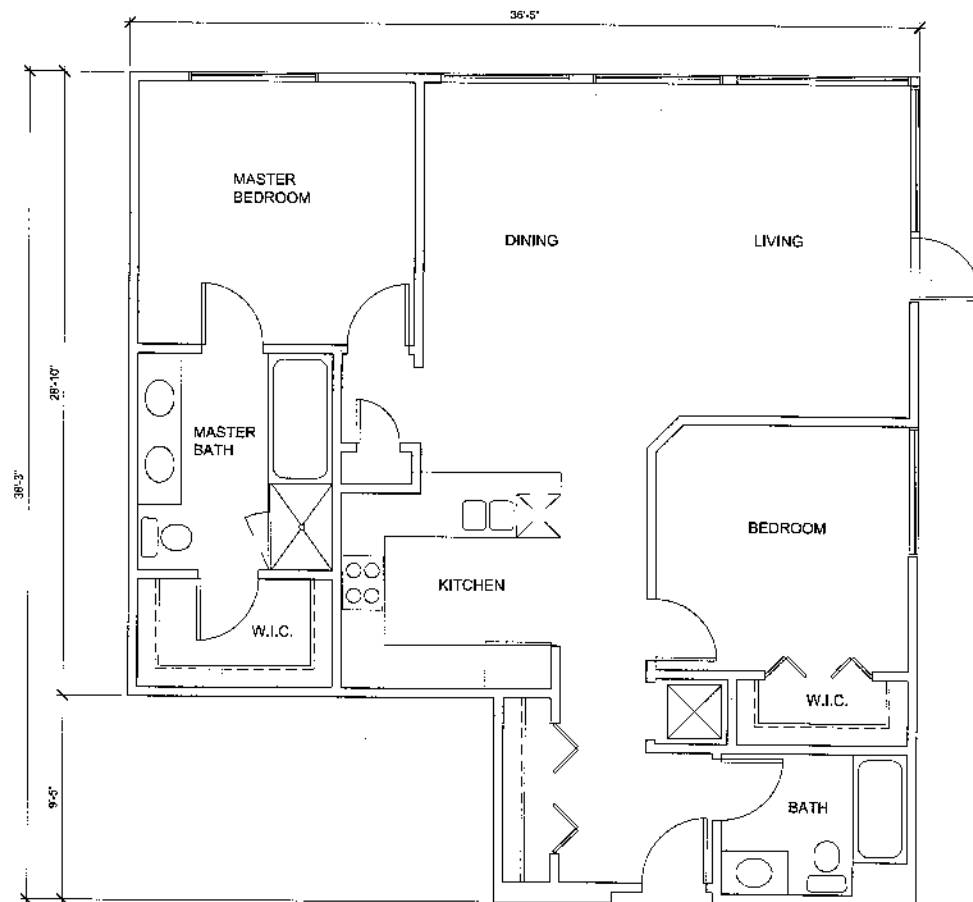
SHEET 17 OF 18



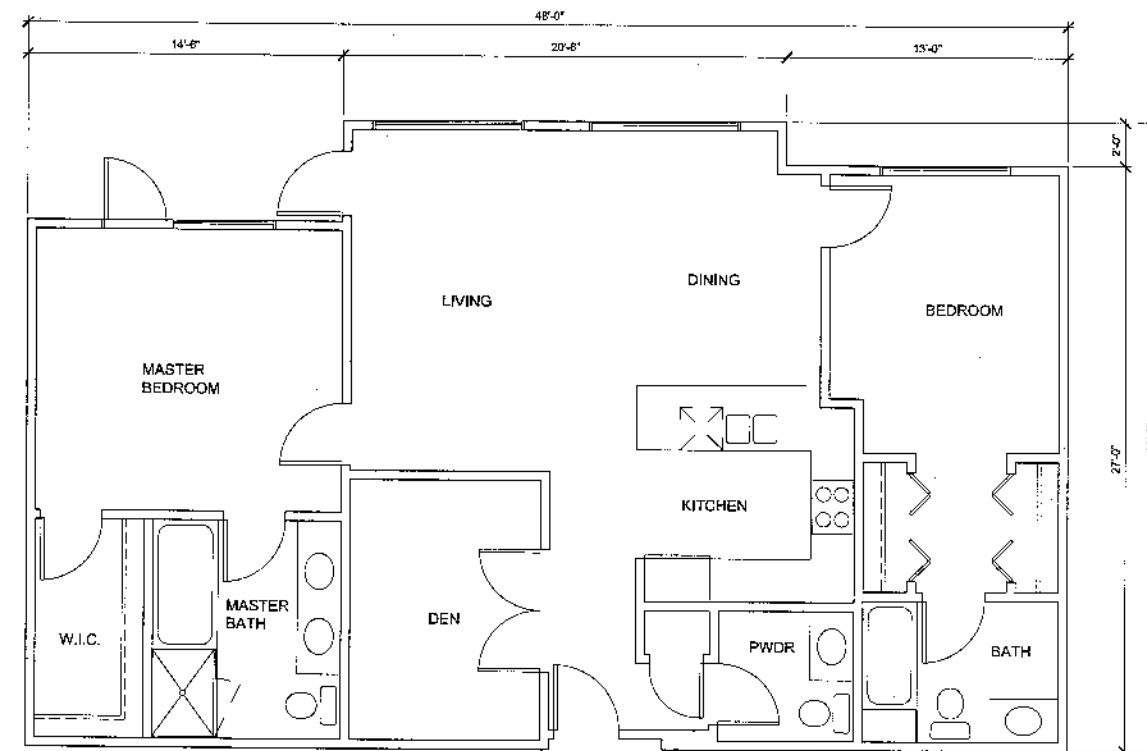
UNIT TH2
708 SF
SCALE: 1/4" = 1'-0"



UNIT TH1
720 SF
SCALE: 1/4" = 1'-0"



UNIT M
1,225 SF
SCALE: 1/4" = 1'-0"



UNIT L
1,295 SF
SCALE: 1/4" = 1'-0"

PROJECT

PALAZZO - 2010
ENTITLEMENT PACKAGE
RESIDENTIAL DWELLING UNITS
2402 TORREY PINES ROAD
LA JOLLA, CALIFORNIA 92037

ISSUE DATES

No.	Date	Description
10/28/09		INITIAL SUBMITTAL
4/21/10		2ND SUBMITTAL
8/5/10		3RD SUBMITTAL
9/16/10		4TH SUBMITTAL

ALL DESIGN CONCEPT, IDEAS AND APPROACHES EXPRESSED ON THESE PLANS ARE THE SOLE PROPERTY OF JBA ARCHITECTS AND ARE NOT TO BE REPRODUCED OR USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF JBA ARCHITECTS.

SHEET TITLE
ENLARGED UNIT PLANS

DRAWING I.D. -
Project No. 10-001
Date 9.16.10
SHEET NO.

A-405

PLANT MATERIAL LEGEND

SYMBOL	BOTANICAL NAME / COMMON NAME	PERCENTAGE / SIZE	MATURE HEIGHT / SPREAD	QTY.	SYMBOL	BOTANICAL NAME / COMMON NAME	PERCENTAGE / SIZE	MATURE HEIGHT / SPREAD	QTY.	SYMBOL	BOTANICAL NAME / COMMON NAME	PERCENTAGE / SIZE	MATURE HEIGHT / SPREAD	QTY.
	ROUNDED FORM, MEDIUM SCALE ACCENT TREE SUCH AS: PACHIRA AQUATICA - WING KONG DRUM TREE LACERTICORBIUM - MANTLE OLEA EUROPEA - FRUITLESS OLIVE	100% / 24" BOX	40/30	11		UPRIGHT FORM, SCREENING PLANT, SUCH AS: BAMBUSA MULTIPLEX - ALPHONSE KARR PODOCYPARIUS WAKI - UPRIGHT JAPANESE VIEW	100% / 5 GAL	10'4"	30		MEDIUM SCALE UPRIIGHT SHRUB, SUCH AS: CAMELIA JAPONICA KRAMERS SUPREME - CAMELIA PROSTRATA MID HEIGHT - NEW ZEALAND FLAX XYLOSMA COMPLEXUM - XYLOSMA	100% / 1 GAL	NA	107
	LARGE SCALE, FEATHERY PALM ACCENT, SUCH AS: PHOENIX DACTYLIFERA - MEDICOL DATE PALM SYAGUS ROMANZOFFIANUM - QUEEN PALM	100% / 20' 8TH	80/20	6		MEDIUM SCALE ACCENT SHRUB, SUCH AS: PIRONIUM TENAX - NEW ZEALAND FLAX ROSA BANKSIAE - WHITE ROSE ROSMARINUS OFFICINALIS - ROSEMARY	100% / 1 GAL	NA	55		GROUND COVER, SUCH AS: HEMEROCALLIS SPP. - DAYLILY LANTANA MONTEVIDENSIS - PURPLE LANTANA PELAGONIUM PELATUM - IVY GERANIUM SINECDO MANDALACE - BLUE CHALKSTICKS VERBENA LINDOVIA - GEORGE ISLAND VERBENA	75% / 1 GAL	VARIES	VARIES
	LARGE SCALE, FAN PALM ACCENT, SUCH AS: SPHAERAMATA - MEXICAN BLUE PALM WASHINGTONIA FILIFERA - CALIFORNIA FAN PALM	100% / 10' 8TH	40/20	8		SMALL SCALE BORDER SHRUB, SUCH AS: CALLISTEMON LITTLE JOHN - DWARF BOTTLEBRUSH MIRTUS COMPACTA - DWARF MYRTLE RHAPHIDOLEPIS INDICA TALLEIRAN - NODDI HAWTHORNE	100% / 1 GAL	NA	175		GROUND COVER, SUCH AS: HEMEROCALLIS SPP. - DAYLILY LANTANA MONTEVIDENSIS - PURPLE LANTANA PELAGONIUM PELATUM - IVY GERANIUM SINECDO MANDALACE - BLUE CHALKSTICKS VERBENA LINDOVIA - GEORGE ISLAND VERBENA	25% / 1 GAL	VARIES	VARIES
	TORREY PINES RD. STREET TREE SUCH AS: ROSA INDICA - INDIAN LAUREL FIG	100% / 24" BOX	20/20	4		MEDIUM SCALE ACCENT SHRUB, SUCH AS: LAVANDULA SPP. - LAVENDER POLYGALA PLUTICOSA - SWEAT FE SALVIA SPP. - SAGES	100% / 1 GAL	NA	19		TREE, SUCH AS: MEDALLION DWARF FESCUE	100% / ROLLS	VARIES	VARIES

* ALL SHRUBS LOCATED IN STREET YARD TO BE 5 GALLON VARIETY

DESIGN STATEMENT:

THE LANDSCAPE CONCEPT FOR PALAZZO IS INFLUENCED BY THE STYLE OF THE ADJACENT COMMUNITY AND COMPLEMENTS THE ARCHITECTURAL STYLE OF THE BUILDINGS. THE ARRANGEMENT OF HARDSCAPE AND PLANTINGS PROMOTES MOVEMENT THROUGH THE SITE. STREET TREES AND STREET YARD PLANTINGS VISUALLY TIE INTO THE ADJACENT COMMUNITY AND PROVIDE A UNIFIED STREETSCAPE. ORNAMENTAL VEGETATION HAS BEEN SELECTED WITH CONSIDERATION OF DROUGHT TOLERANCE, EASE OF MAINTENANCE, STRUCTURE, FLOWER AND FOLIAGE. A RESTRICTED PALETTE OF PLANT MATERIAL SHALL MAINTAIN THE COHESIVE THEME OF THE LANDSCAPE DESIGN. THE LANDSCAPE STYLE SHALL MAINTAIN CONSISTENCY TO AVOID COMPLEX PLANT MIXTURES AND VISUAL CONFUSION.

DESIGN CRITERIA:

1. ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE LANDSCAPE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS, THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL, THE LA JOLLA SHORES PLANNED DISTRICT MANUAL AND ALL OTHER LANDSCAPE-RELATED CITY AND REGIONAL STANDARDS.
2. PLANTINGS WILL BE DESIGNED TO HIGHLIGHT ENTRANCE AREAS TO THE PROJECT AND ADD VISUAL INTEREST TO THE SITE.
3. ARCHITECTURAL ELEMENTS OF THE SITE WILL BE HIGHLIGHTED AND ENHANCED WITH PLANTINGS OF SIMILAR DESIGN CHARACTER.
4. ALL PLANT MATERIAL SELECTED FOR USE WILL BE OF A TYPE KNOWN TO BE SUCCESSFUL IN THE AREA OR IN SIMILAR CLIMATIC AND SOIL CONDITIONS.
5. COLOR FROM PLANT FOLIAGE, BARK, OR FLOWER WILL BE UTILIZED TO CREATE AN INVITING, WARM, AND VISUALLY APPEALING LANDSCAPE ENVIRONMENT. THEMATIC COLOR SCHEMES WILL BE UTILIZED IN DEVELOPING PROJECT IDENTITY.

IRRIGATION CONCEPT:

- THE LANDSCAPE ASSOCIATED WITH THIS PROJECT SHALL BE IRRIGATED BY MEANS OF AN AUTOMATIC IRRIGATION SYSTEM. THE SYSTEM SHALL INCLUDE THE FOLLOWING:
1. IRRIGATION SYSTEM SHALL BE PROTECTED BY A BACKFLOW PREVENTION DEVICE.
 2. IRRIGATION SYSTEM SHALL BE AN AUTOMATIC, PERMANENT, BELOW-GRADE SYSTEM.
 3. HOSE BIBBS AND/OR QUICK COUPLING VALVES SHALL BE INCLUDED TO SERVICE PLANTING AREAS.
 4. IRRIGATION SYSTEMS SHALL BE SPRAY OR DRIP SYSTEMS.
 5. NO IRRIGATION RUN-OFF SHALL DRAIN OFF-SITE INTO THE PUBLIC RIGHT-OF-WAY, STREETS, DRIVES, OR ALLEYS. A CONNECTION SHALL NOT BE MADE TO ANY STORMWATER SYSTEM WITHOUT PROPER BMPs.
 6. THE BMPs SHALL STORE AND TREAT ALL STORMWATER AND ACCIDENTAL IRRIGATION RUN-OFF PRIOR TO DISCHARGE INTO CITY STORMWATER SYSTEM.

GENERAL NOTES:

1. ALL GRADED, DISTURBED, OR ERODED AREAS THAT WILL NOT BE PERMANENTLY PAVED OR COVERED BY STRUCTURES SHALL BE PERMANENTLY REVEGETATED AND IRRIGATED AS SHOWN IN TABLE 14-204F (OF THE SAN DIEGO MUNICIPAL CODE) AND IN ACCORDANCE WITH THE STANDARDS IN THE LAND DEVELOPMENT MANUAL.
2. GRADED PAD AREAS SHALL BE HYDRO-SEEDING TO PREVENT EROSION IN THE EVENT THAT CONSTRUCTION OF BUILDINGS DOES NOT OCCUR WITHIN 30 DAYS OF GRADING. HYDRO-SEED SHALL BE IRRIGATED OR REAPPLIED AS NECESSARY TO ESTABLISH GROWTH.
 - A. THE ON-SITE DRAINS AND CATCH BASINS WILL BE STENCILED TO INDICATE THAT THE AREAS DRAIN DIRECTLY TO THE OCEAN.
 - B. COMMON AREAS FOR TRASH WILL BE PROVIDED AND WILL BE MAINTAINED TO REDUCE ANY RUNOFF FROM THE AREA. THE PROPERTY MANAGERS WILL BE RESPONSIBLE FOR THIS MAINTENANCE.
 - C. WATER-EFFICIENT IRRIGATION SYSTEMS WILL BE USED.
3. DROUGHT-TOLERANT PLANTS WILL BE INCORPORATED INTO THE LANDSCAPE DESIGN.
4. ALL PLANTING, IRRIGATION, AND LANDSCAPE RELATED IMPROVEMENTS WILL COMPLY WITH THE CITY OF SAN DIEGO LANDSCAPE REGULATIONS AND THE LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS.
 1. NON-BIODEGRADABLE ROOT BARRIERS SHALL BE INSTALLED AROUND ALL NEW STREET TREES.
 2. ALL TREES SHALL BE MAINTAINED SO THAT ALL BRANCHES OVER THE PEDESTRIAN WALKWAYS ARE AT LEAST 6 FEET ABOVE THE WALKWAY GRADE AND SO THAT ALL BRANCHES OVER VEHICLE TRAVEL WAYS ARE 14 FEET ABOVE GRADE OF THE TRAVEL WAY.
 3. ALL REQUIRED PLANTING AREAS SHALL BE MAINTAINED FREE OF WEEDS, DEBRIS, AND LITTER.
 4. ALL PROPOSED IRRIGATION SYSTEMS WILL USE AN APPROVED RAIN SENSOR SHUTOFF DEVICE AND A MOISTURE SENSING DEVICE THAT REGULATES THE IRRIGATION SYSTEM FOR ALL LAWN AREAS.
 5. HIGH WATER USE PLANTS SHALL BE LIMITED TO NOT MORE THAN 10 PERCENT OF THE TOTAL DEVELOPED LANDSCAPE AREA. ALL OTHER PLANTINGS SHALL BE COMPOSED OF LOW-WATER-USE PLANT MATERIAL.



Gerbini & Gerbini
LANDSCAPE
ARCHITECTURE
DESIGN

715 W. STREET, SUITE 307
SAN DIEGO, CALIFORNIA 92101
619-232-7272

Jones | ballard
ARCHITECTS

1401 JEFFERSON, 14th FLOOR, SUITE 1401
SAN DIEGO, CALIFORNIA 92101

inter
CONSTRUCTION GROUP

5840 Stevenson, Suite 106
San Diego, California 92122

PALAZZO - 2010
ENTITLEMENT PACKAGE
RESIDENTIAL DWELLING UNITS
2402 TORREY PINES ROAD
LA JOLLA, CALIFORNIA 92037

ISSUE DATES

No.	Date	Description
1	4/28/09	INITIAL SUBMITTAL
2	4/21/10	SECOND SUBMITTAL
3	8/5/10	THIRD SUBMITTAL
4	9/16/10	FOURTH SUBMITTAL

ALL DESIGN CONCEPTS, IDEAS, AND DIMENSIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE. THE USER SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS OF THE SITE. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.

SHEET TITLE
LANDSCAPE DEVELOPMENT PLAN

DRAWING I.D.
Project No. 10-001

Date
SEPTEMBER 16, 2010

SHEET NO.



PROJECT

PALAZZO - 2010
 ENTITLEMENT PACKAGE
 RESIDENTIAL DWELLING UNITS
 2402 TORREY PINES ROAD
 LA JOLLA, CALIFORNIA 92037

ISSUE DATES

No.	Date	Description
10/29/08	10/29/08	INITIAL SUBMITTAL
4/21/10	4/21/10	SECOND SUBMITTAL
8/5/10	8/5/10	THIRD SUBMITTAL
8/16/10	8/16/10	FOURTH SUBMITTAL

ALL DESIGN, CONSTRUCTION, AND APPROVALS ARE THE PROPERTY OF JBA ARCHITECTS AND ARE INTENDED FOR THE SPECIFIC PROJECT ONLY AND SHALL NOT BE USED IN ANY OTHER MANNER WITHOUT THE WRITTEN CONSENT OF JBA ARCHITECTS.

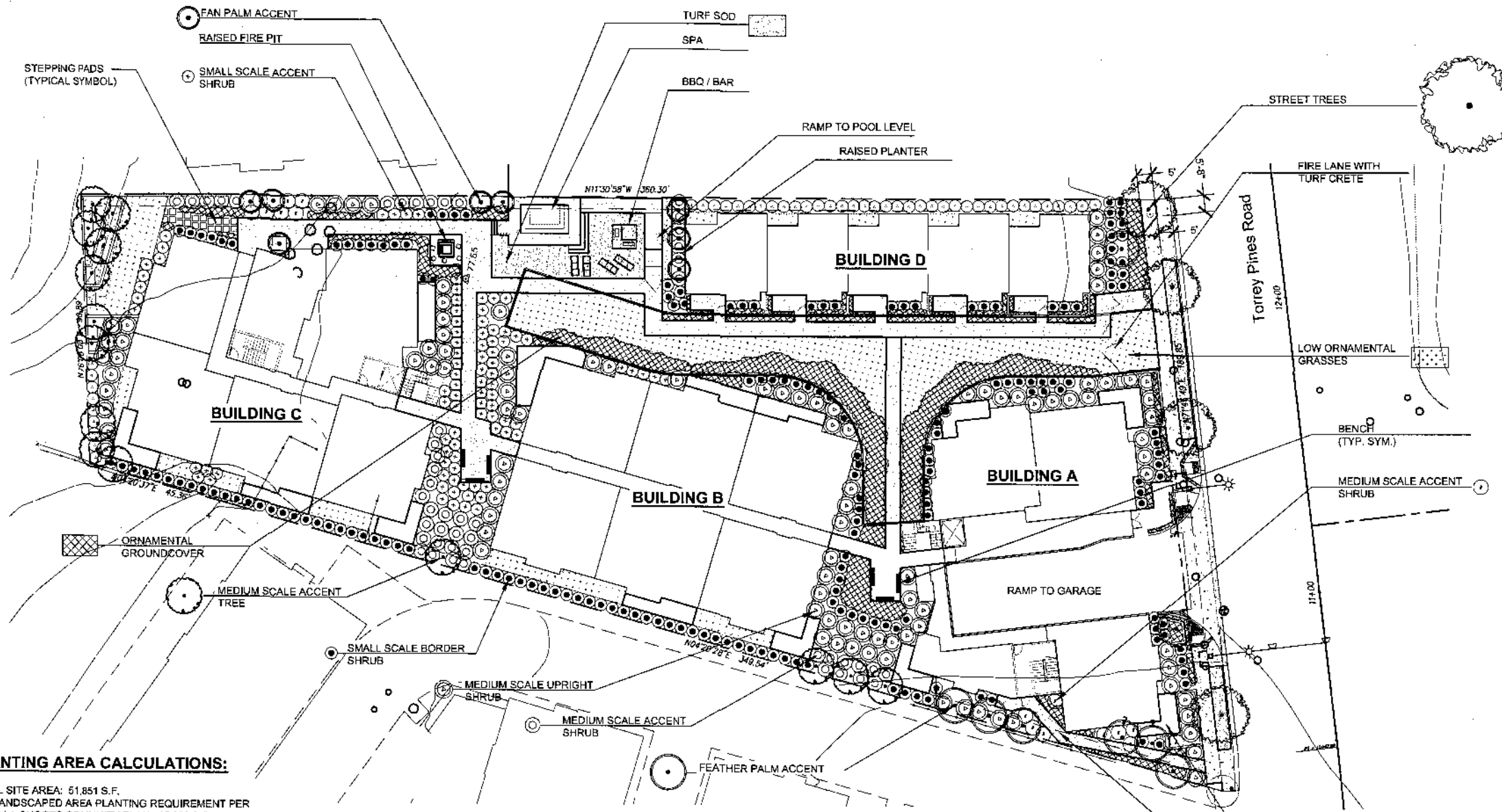
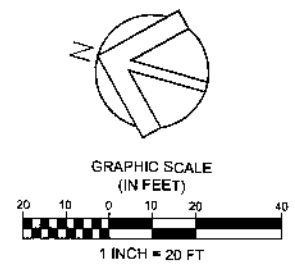
SHEET TITLE
LANDSCAPE DEVELOPMENT PLAN

DRAWING I.D. -
 Project No. 10-001
 Date SEPTEMBER 16, 2010
 SHEET NO.

L-02
 SHEET 2 OF 2

MIN. TREE / IMPROVEMENT SEPARATION DISTANCE:
 TRAFFIC SIGNAL / STOP SIGN - 20 FEET
 UNDERGROUND UTILITY LINES - 5 FEET
 ABOVE GROUND UTILITY STRUCTURES - 10 FEET
 SEWERS - 10 FEET
 DRIVEWAYS - 10 FEET
 INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) - 25 FEET

GENERAL NOTE:
 1. ALL CANOPY TREES SHALL BE PROVIDED WITH 40 SQUARE FEET OF ROOT ZONE AND PLANTED IN AN AIR AND WATER PERMEABLE LANDSCAPE AREA. THE MINIMUM DIMENSION (WIDTH) OF THIS AREA SHALL BE 5 FEET.
 2. ALL PROPOSED RETAINING WALLS (5 FEET IN HEIGHT OR GREATER) SHALL BE SCREENED WITH VINES AND SHRUBS. ALL PLANTING PROVIDED ON THE FACE OF THE WALL WILL SCREEN 80% OF THE WALL WITHIN TWO YEARS.



PLANTING AREA CALCULATIONS:

TOTAL SITE AREA: 51,851 S.F.
 30% LANDSCAPED AREA PLANTING REQUIREMENT PER LA JOLLA SHORES COMMUNITY PLAN: 15,856 S.F.
 PLANTING AREA PROVIDED: 17,701 S.F. (34%)
 EXCESS PLANTING AREA PROVIDED: 2,145 S.F.

LANDSCAPE CALCULATIONS:

STREET YARD

PLANTING AREA REQUIRED
 TOTAL STREET YARD AREA: 3,232 S.F.
 PLANTING AREA REQUIRED: 1,616 S.F.
 PLANTING AREA PROVIDED: 2,383 S.F.
 EXCESS AREA PROVIDED: 747 S.F.

PLANT POINTS REQUIRED
 TOTAL STREET YARD AREA: 3,232 S.F.
 PLANT POINTS REQUIRED: 162
 PLANT POINTS REQUIRED THROUGH TREES: 81
 PLANT POINTS PROVIDED: 237
 PLANT POINTS PROVIDED THROUGH TREES: 190
 EXCESS PLANT POINTS PROVIDED: 75

PLANTING AREA ALLOWED AS HARDSCAPE OR UN-ATTACHED UNIT PAVERS
 TOTAL STREET YARD AREA: 3,232 S.F.
 PLANTING AREA ALLOWED AS HARDSCAPE: 323 S.F.
 HARDSCAPE AREA PROVIDED: 323

REMAINING YARD

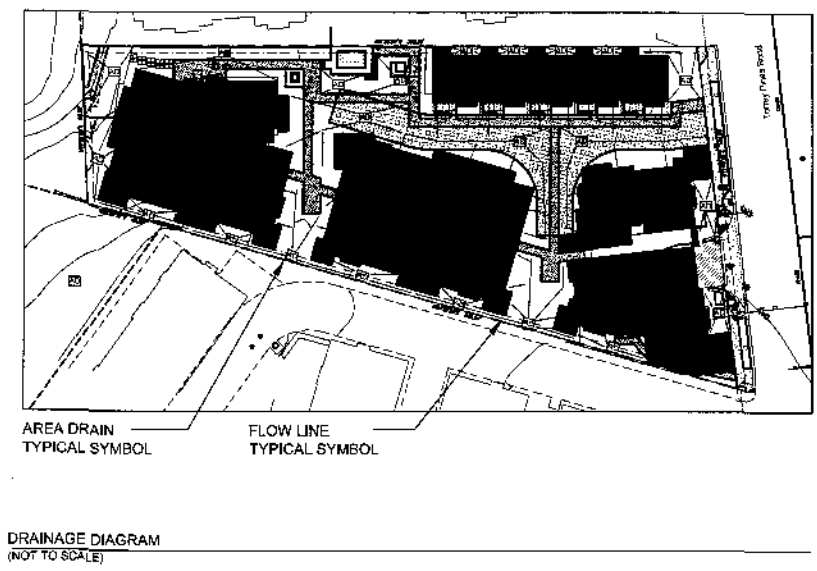
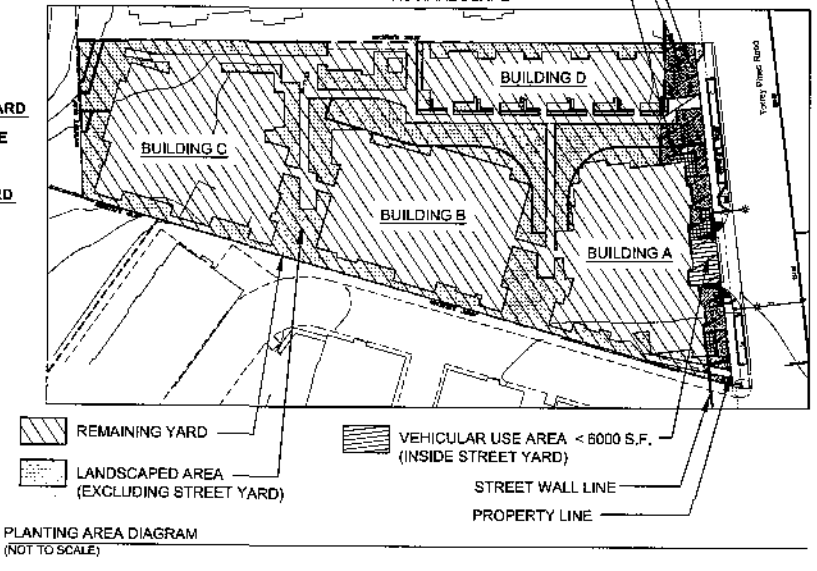
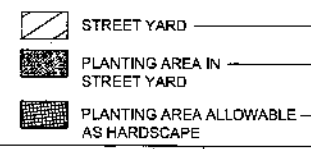
NUMBER OF BUILDINGS: 4
 POINTS REQUIRED: 240
 POINTS REQUIRED THROUGH TREES: 120
 POINTS PROVIDED: 575
 POINTS PROVIDED THROUGH TREES: 480

STREET TREES

TOTAL STREET FRONTAGE: 134 L.F.
 NUMBER OF STREET TREES REQUIRED: 4
 NUMBER OF STREET TREES PROVIDED: 4

VEHICULAR USE AREA < 6,000 S.F. OUTSIDE STREET YARD
 NOT APPLICABLE (NO VEHICULAR USE ARE OUTSIDE STREET YARD)

VEHICULAR USE AREA < 6,000 S.F. INSIDE STREET YARD
 PLANT POINTS REQUIRED: 22
 POINTS REQUIRED THROUGH TREES: 11
 PLANT POINTS PROVIDED: 62
 POINTS PROVIDED WITH TREES: 60
 EXCESS PLANT POINTS PROVIDED: 40



Garbini & Garbini
 LANDSCAPE ARCHITECTURE
 URBAN DESIGN
 715 7TH STREET, SUITE 307
 SAN DIEGO, CALIFORNIA 92101
 619) 532-4747 FAX 619) 523-4510

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

WHEN RECORDED MAIL TO
PERMIT INTAKE
MAIL STATION 501

9069

DOC # 2005-0970684



NOV 08, 2005 11:42 AM

OFFICIAL RECORDS
SAN DIEGO COUNTY RECORDER'S OFFICE
GREGORY J. SMITH, COUNTY RECORDER
FEES: 68.00
PAGES: 21



2005-0970684

SPACE ABOVE THIS LINE FOR RECORDER'S USE

JOB ORDER NUMBER: 42-2073

COASTAL DEVELOPMENT PERMIT NO. 46240
SITE DEVELOPMENT PERMIT NO. 46241
PALAZZO - PROJECT NO. 19379
PLANNING COMMISSION

This Coastal Development Permit No. 46240 and Site Development Permit No. 46241 are granted by the Planning Commission of the City of San Diego, to INTERGULF DEVELOPMENT GROUP, Owners/Permittees, pursuant to San Diego Municipal Code [SDMC] sections 126.0504 and 126.0708. The 52,853 square-foot site is located at 2402 Torrey Pines Road in the V Zone of La Jolla Shores Planned District, Coastal Overlay (non-appealable), and Coastal Height Limitation Overlay zones of the La Jolla Community Plan and La Jolla Shores Precise Plan. The project site is legally described as Portion of Pueblo Lots 1280 and 1289, Pueblo Lands of San Diego, Map 36.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owners/Permittees to demolish the existing 50-room hotel building and all of the existing site improvements; excavation for a new underground parking structure to provide subsurface parking spaces for 48 cars, 8 bicycles and 5 motorcycles; and the construction of a new 30-unit residential complex. The 30-unit residential complex will consist of a three-story, 16-unit condominium building and 14 detached townhouses with each having an attached two-car garage. The 14 detached townhouses will consist of five three-story, two-unit townhouses; one, two- and three-story, two-unit townhouse; and two, two-story, one-unit townhouses. The project also proposes a site wall, perimeter wall, landscape, miscellaneous pathways and patios, described and identified by size, dimension, quantity, type, and location on the approved exhibits, dated September 22, 2005, on file in the Development Services Department.

The project shall include:

- a. Demolition of an existing two-story, 50-room hotel building and all of existing site improvements;

ORIGINAL

9070

- b. Construction of a three-story 16-unit condominium building and 14 detached townhouses with each having an attached two-car garage totaling 61,189 square-feet;
- c. Construction of 20,082 square-foot basement/subterranean parking area;
- d. Landscaping (planting, irrigation and landscape related improvements);
- e. Off-street parking spaces;
- f. Construction of site wall, perimeter wall, miscellaneous pathways and patios; and
- g. 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
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

ORIGINAL

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. Before issuance of any building or grading permits, complete grading and working drawings shall be submitted to the City Manager for approval. Plans shall be in substantial conformity to Exhibit "A," 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.

10. This Coastal Development Permit shall become effective on the eleventh working day following receipt by the California Coastal Commission of the Notice of Final Action following all appeals.

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

11. 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.
12. As conditions of Planned Development Permit No. 207962, Coastal Development Permit No. 46240, Site Development Permit No. 46241, and Tentative Map No. 219822, the mitigation measures specified in the MMRP, and outlined in the MITIGATED NEGATIVE DECLARATION, LDR NO. 19379 shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL/MITIGATION REQUIREMENTS.
13. The Owner/Permittee shall comply with the Mitigation, Monitoring, and Reporting Program (MMRP) as specified in the MITIGATED NEGATIVE DECLARATION, LDR NO.

9072

19379 satisfactory to the City Manager and 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:

Historical Resources (Archaeology).

14. Prior to issuance of any construction permit, the applicant 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.

AFFORDABLE HOUSING REQUIREMENTS:

15. Prior to receiving the first residential building permit, the applicant shall comply with the Affordable Housing Requirements of the City's Inclusionary Housing Ordinance (Chapter 14, Article 2, Division 13 of the Land Development Code). The applicant has elected to meet these requirements by paying an in-lieu fee. Prior to receiving the first residential building permit, the applicant must pay the entire in-lieu fee.

ENGINEERING REQUIREMENTS:

16. Prior to the issuance of any construction permit, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.

17. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the Municipal Code, into the construction plans or specifications.

18. Prior to the issuance of any construction permit the Owner/Permittee 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.

19. Prior to the issuance of any construction permit the Owner/Permittee shall incorporate and show the type and location of all post construction Best Management Practices (BMP's) on the final construction drawings, consistent with the approved Water Quality Technical Report.

20. The drainage system for this project shall be private and will be subject to approval by the City Engineer.

21. Prior to building occupancy, the Owner/Permittee shall conform to Section 62.0203 of the Municipal Code, "Public Improvement Subject to Desuetude or Damage." If repair or replacement of such public improvements is required, the owner shall obtain the required permits for work in the public right of way, satisfactory to the permit issuing authority.

ORIGINAL

9073

22. The Owner/Permittee 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.

23. This permit is subject to the terms and conditions of Tentative Map No. 219822.

LANDSCAPE REQUIREMENTS:

23. In the event that the Landscape Plan and the Site Plan conflict, the Site Plan shall be revised to be consistent with the Landscape Plan such that landscape areas are consistent with the Exhibit "A" Landscape Development Plan.

24. Prior to issuance of any grading permits, complete landscape construction documents, including an automatic permanent irrigation system, shall be submitted to the Development Services Department, Development and Environmental Planning Division for approval. The plans shall be in substantial conformance to Exhibit "A", on file in the office of the Development Services.

25. 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.

26. 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. Improvement plans shall take into account a 40 square-foot 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 and or quantities of street trees. If conflict arises, the trees can be grouped or placed in a different location within the public right of way.

27. Prior to issuance of any Certificate of Occupancy, it shall be the responsibility of the Permittee or subsequent Owner 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.

28. 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.

29. 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 City Manager within 30 days of damage or Certificate of Occupancy.



PLANNING/DESIGN REQUIREMENTS:

30. No fewer than 76 vehicular parking spaces (76 required), 5 motorcycle parking spaces (3 required) and 8 bicycles parking spaces (8 required) shall be maintained on this site at all times in the approximate locations shown on the approved Exhibit "A," on file in the Development Services Department. Parking spaces shall comply at all times with the SDMC and shall not be converted for any other use unless otherwise authorized by the City Manager.

31. 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.

32. The height(s) of the building(s) or structure(s) shall not exceed those heights set forth in the conditions and the exhibits (including, but not limited to, elevations and cross sections) or the maximum permitted building height of the underlying zone, whichever is lower, unless a deviation or variance to the height limit has been granted as a specific condition of this Permit.

33. 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 Permittee.

34. 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.

35. No building additions, including patio covers, shall be permitted unless approved by the homeowners association and the City Manager. Patio covers may be permitted only if they are consistent with the architecture of the dwelling unit.

36. Any shift in the footprint of the buildings shall require an approved Process 2 Substantial Conformance Review (SCR). A reduction in building footprint is not considered a shift and shall be processed ministerially.

37. All signs associated with this development shall be consistent with sign criteria established by the Citywide sign regulations.

38. The applicant shall post a copy of the approved discretionary permits and/or Tentative Map in the sales office for consideration by each prospective buyer.

39. Prior to the issuance of any building permits, complete outdoor lighting information shall be submitted to the Development Services Department, Land Development Review Division, for review and approval. Complete lighting information shall include a plan view photometric analysis indicating an isofoot candle plot and a point by point plot to include all areas within the

private property and to extend a minimum of 50 feet beyond the property line, construction details as necessary to direct installation of the outdoor lighting system, manufacturers name, visors, prisms, lenses and reflectors and a lighting plan locating each fixture in plan view and a legend. The outdoor lighting system shall be designed, manufactured and installed to allow shading, adjusting, and shielding of the light source so all outdoor lighting is directed to fall only onto the same premises as light sources are located.

40. Prior to the issuance of any occupancy permit, a night inspection shall be required to verify compliance of the outdoor lighting system. No light shall be directed to fall outside the property line. Light levels along the perimeter of the property shall be measured no higher than three footcandles. Light levels throughout the development shall be the least practical level necessary to effectively illuminate the operation. Sky glow or light halo shall be reduced to the greatest extent practical and in no case shall initial light levels be measured exceeding eight footcandles anywhere within the site. The Owner/Permittee, or an authorized representative, shall provide an illuminance meter to measure light levels as required to establish conformance with the conditions of this Permit during the night inspection. Night inspections may be required additional fees as determined by the City Manager.

41. 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.

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

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

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. No mechanical equipment (other than photovoltaic systems), tank, duct, elevator enclosure, cooling tower, 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.

46. Prior to the issuance of building permits, construction documents shall fully illustrate the incorporation of a roof-mounted photovoltaic system consisting of solar panels and other sustainable building features to implement Council Policy 900-14.

47. 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.

48. Pedestrian pathways shall be provided and maintained as shown on the Exhibit "A" drawings, including enhanced paving along the driveway.
49. The project shall not be developed or maintained as a gated community. Pedestrian and vehicle access to the site along the driveway shall be available at all times.
50. Faux balconies, as shown on the Exhibit "A" drawings, may encroach into the front yard setback. These balconies may not encroach any further than shown on the Exhibit "A" drawings.
51. A barbecue area with picnic tables and a shade structure shall be provided and maintained on the front building's roof deck recreation area. Trees may be utilized as the shade structure.

WASTEWATER REQUIREMENTS:

52. The developer 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.
53. Prior to the issuance of any building permits, the developer shall assure, by permit and bond, the design and construction of all public sewer facilities necessary to serve this development.
54. The developer 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
55. The developer shall provide evidence, satisfactory to the Development Services Department Director, indicating that each lot will have its own sewer lateral or provide CC&R's for the operation and maintenance of on-site private sewer facilities that serve more than one lot .
56. Part of this project is below grade. The area is in the zone where the Regional Water Quality Control Board (RWQCB) will not issue permits to discharge pumped ground water. Hence, the building shall be designed water tight with no sump pumps. The structure shall be designed to withstand any hydrostatic pressure that may result from surface water percolation or ground water and must be designed for hydraulic uplift, unless it is demonstrated to be ten feet above the ground water table at the deepest point.
57. No trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any public sewer facilities.

WATER REQUIREMENTS:

58. Prior to the issuance of any building permits the Owner/Permittee shall assure, by permit and bond, the design and construction of new water services, including domestic, fire and

9077

irrigation, outside of any driveway or drive aisle, in a manner satisfactory to the Water Department Director and the City Engineer.

59. Prior to the issuance of any building permits, the Owner/Permittee shall apply for plumbing permits for the installation of private back flow prevention devices on all water services including domestic, fire and irrigation, in a manner satisfactory to the Water Department Director and the City Engineer.

60. Prior to the issuance of any certificates of occupancy, the Owner/Permittee shall install fire hydrants, if required, at locations satisfactory to the Fire Department and the City Engineer.

61. All on-site water facilities shall be private including all domestic, fire and irrigations systems.

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

63. 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. Water facilities shall be modified to comply with standards at final engineering.

STORMWATER REQUIREMENTS:

64. Development of this project shall comply with all requirements of State Water Resources Control Board (SWRCB) Order No. 99 08 and the Municipal Storm Water Permit, Order No. 2001-01 (NPDES General Permit No. CAS000002 and CA S0108758), Waste Discharge Requirements for Discharges of Storm Water Runoff Associated With Construction Activity. In accordance with said permit, a Storm Water Pollution Prevention Plan (SWPPP) and a Monitoring Program Plan shall be implemented concurrently with the commencement of grading activities, and a Notice of Intent (NOI) shall be filed with the SWRCB.

65. A copy of the acknowledgment from the SWRCB that an NOI has been received for this project shall be filed with the City of San Diego when received; further, a copy of the completed NOI from the SWRCB showing the permit number for this project shall be filed with the City of San Diego when received. In addition, the owner(s) and subsequent owner(s) of any portion of the property covered by this grading permit and by SWRCB Order No. 99 08 DWQ, and any subsequent amendments thereto, shall comply with special provisions as set forth in Section C.7 of SWRCB Order No. 99 08 DWQ.

TRANSPORTATION REQUIREMENTS:

66. Prior to the issuance of the first building permit, the Owner/Permittee shall assure by permit and bond, all necessary modifications to the traffic signal at Torrey Pines Road, Ardath Lane and the project driveway satisfactory to the City Engineer.

9078

GEOLOGY REQUIREMENTS:

67. An updated geotechnical report will be required as grading plans are developed for the project. The geotechnical consultant must review, sign and stamp the grading plans as part of the plan review and grading permit issuance process. A Final As-Built Report is required within 15 days of completion of grading operations.

68. Additional geotechnical information such as verification of as-graded or existing soil conditions needed for design of structure foundations will be subject to approval by Building Development Review of the Development Services Department prior to issuance of building permits

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 September 22, 2005 and Resolution No. 3846-PC, Resolution No. 3846-PC-2 and Resolution No. 3846-PC-3.

ORIGINAL

9079

ALL-PURPOSE CERTIFICATE

Coastal Development Permit No. 46240
Site Development Permit No. 46241
Date of Approval: September 22, 2005

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

Vena Lewis
Vena Lewis, Development Project Manager

On Nov. 2, 2005 before me, RAQUEL HERRERA, (Notary Public), personally appeared Vena Lewis, Development Project Manager of the Development Services Department of the City of San Diego, personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal

Signature Raquel Herrera
Raquel Herrera



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.

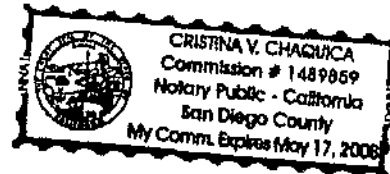
Signed CHIEF OPERATING OFFICER Signed _____
Typed Name Joe H. Werner Typed Name _____
Intergulf Development Group

STATE OF California
COUNTY OF San Diego

On October 18, 2005 before me, Cristina V. Chaguiuca (Name of Notary Public) personally appeared Joe H. Werner, 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 Cristina V. Chaguiuca



ORIGINAL

9080

PLANNING COMMISSION
 RESOLUTION NO. 3846-PC
 COASTAL DEVELOPMENT PERMIT NO. 46240
 SITE DEVELOPMENT PERMIT NO. 46241
 PALAZZO - PROJECT NO. 19379

WHEREAS, INTERGULF DEVELOPMENT, Owners/Permittees, filed an application with the City of San Diego for a permit to demolish the existing two-story, 50-room hotel building and all of the existing site improvements; excavate site for a new underground parking structure to provide subsurface parking spaces for 45 cars, 8 bicycles and 5 motorcycles; and the construction of a new 30-unit residential complex. The 30-unit residential complex will consist of a three-story, 16-unit condominium building and 14 detached townhouses with each having an attached two-car garage. The 14 detached townhouses will consist of five three-story, two-unit townhouses; one, two- and three-story, two-unit townhouse; and two, two-story, one-unit townhouses. The project also proposes a site wall, perimeter wall, landscape, miscellaneous pathways and patios (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No.'s 46240, 46241 and 207962) on portions of a 52,853 square-foot site;

WHEREAS, the project site is located at 2402 Torrey Pines Road in the Visitor Zone of La Jolla Shores Planned District, Coastal Overlay (non-appealable), and Coastal Height Limitation Overlay zones of the La Jolla Community Plan, La Jolla Shores Precise Plan and La Jolla/La Jolla Shores Local Coastal Program Land Use Plan;

WHEREAS, the project site is legally described as portion of Pueblo Lots 1280 and 1289, Pueblo Lands of San Diego, Map No. 36;

WHEREAS, on September 22, 2005, the Planning Commission of the City of San Diego considered Coastal Development Permit No. 46240 and Site Development Permit No. 46241 pursuant to the Land Development Code of the City of San Diego; NOW, THEREFORE,

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 September 22, 2005.

FINDINGS:

Coastal Development Permit - Section 126.0708

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



9081

and other scenic coastal areas as specified in the Local Coastal Program land use plan.

The proposed structures will not exceed the 30-foot maximum height limit and will be consistent with other developments situated in the area. The proposed height would not block or obstruct any scenic views or designated view corridors. The subject property is located approximately one mile from the Pacific Ocean and does not impact any public views to and along the ocean. The property is not located within a public accessway legally used by the public or within a view corridor as identified in the La Jolla/La Jolla Shores Local Coastal Program Land Use Plan.

The development would take place on private property and the height of the proposed structures would be in conformance with the zoning and Proposition "D" height limitations. The proposed project has been designed to enhance the entryway into the La Jolla Community and therefore, will not negatively impact any of the public coastal resources identified in the La Jolla/La Jolla Shores Local Coastal Program Land Use Plan.

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

An Initial Study was conducted and determined that the proposed project could have a significant environmental effect, even though there are no environmentally sensitive habitats on the site, nor is the site adjacent to the City of San Diego's Multi Habitat Planning Area. Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described within Mitigated Negative Declaration No. 19379 have been added to the project. Therefore the proposed coastal development will not adversely affect environmentally sensitive lands.

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

The proposed development is subject to the 1975 La Jolla Community Plan, the 1972 La Jolla Shores Precise Plan and the 1985 La Jolla - La Jolla Shores Local Coastal Program Land Use Plan. The La Jolla Shores Precise Plan (LJSP) is a detailed sub-area plan which provides guidelines for development in the Shores area of the La Jolla community and is a component of the La Jolla Community Plan. The subject property is located in an area identified as Visitor-Oriented Residential in the La Jolla Shores Precise Plan. The Plan allows multi-family residential as an alternative use within designated Visitor-Oriented land uses and provides direction on determining residential density. A residential project within a Visitor Oriented land use is allowed one dwelling unit for each 1,000 square feet of lot area. The proposed project at a density of approximately 24 dwelling unit/acre conforms to the identified land use. The Palazzo project adheres to the community goals for good building design, permanent control of height and building bulk

ORIGINAL

so that structures in La Jolla would be in conformity with the adopted La Jolla Community Plan, La Jolla Shores Precise Plan and the La Jolla/La Jolla Shores Local Coastal Program Land Use Plan.

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

The proposed coastal development does not lie between the nearest public road and the sea or the shoreline of any body of water located within the Coastal Overlay Zone and is not required to demonstrate conformance with the public access and recreation policies of the California Coastal Act.

Site Development Permit - Section 126.0504

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

The La Jolla Shores Precise Plan (LJSPP) is a detailed sub-area plan which provides guidelines for development in the Shores area of the La Jolla community and is a component of the La Jolla Community Plan. The subject property is located in an area identified as Visitor-Oriented Residential in the La Jolla Shores Precise Plan. The Residential and Visitor Areas Element of the LJSPP (p.5) states that, "Hotel-motel designations allow one dwelling unit or two guest rooms for each 1,000 square feet of lot." The proposed project, at a density of approximately 24 dwelling unit/acre, conforms with the identified land use. The proposed development will adhere to community goals for good building design, permanent control of height and building bulk so that structures in La Jolla will be in conformity with the adopted La Jolla Community Plan, La Jolla Shores Precise Plan and La Jolla/La Jolla Shores Local Coastal Program Land Use Plan. Therefore, the development as proposed will not adversely affect the applicable land use plan.

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

The permit controlling the development and continued use of the development proposed for this site contains conditions addressing compliance with the City's regulations and other regional, state, and federal regulations to prevent detrimental impacts to the health, safety, and welfare of persons residing and/or working in the area. Conditions of approval require compliance with several operational constraints and development controls intended to assure the continued health, safety, and general welfare of persons residing or working in the area. All applicable Building, Fire, Plumbing, Electrical, Mechanical Code sections and the City regulations governing the construction and

9083

continued operation of the development apply to this site to prevent adverse effects to those persons or other properties in the vicinity. Therefore, based on the above, the project would not be detrimental to the public health, safety, and welfare.

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

The proposed project complies with development regulations and all other applicable regulations for the Visitor Zone of La Jolla Shores Planned District, Coastal Overlay, and Coastal Height Limitation Overlay zones. The proposed development will proceed in accordance with all other applicable regulations of the Land Development Code, as conditioned within Site Development Permit No. 46241.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Coastal Development Permit No. 46240 and Site Development Permit No. 46241 are hereby GRANTED by the Planning Commission to the referenced Owners/Permittees, in the form, exhibits, terms and conditions as set forth in Permit No.'s 46240 and 46241, copies of which are attached hereto and made a part hereof.

Vena Lewis

Vena Lewis
Development Project Manager
Development Services

Adopted on: September 22, 2005

Job Order No. 42-2073

cc: Legislative Recorder, Planning Department

ORIGINAL

9084

RESOLUTION NUMBER 3846-PC-3

ADOPTED ON SEPTEMBER 22, 2005

WHEREAS, on November 24, 2003, Intergulf Development Group submitted an application to the Development Services Department for a Coastal Development Permit/Site Development Permit/Planned Development Permit/Tentative Map Waiver No. 19379; and

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

WHEREAS, the issue was heard by the City of San Diego Planning Commission on September 22, 2005; and

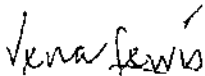
WHEREAS, the City of San Diego Planning Commission considered the issues discussed in Mitigated Negative Declaration No. 19379; NOW THEREFORE,

BE IT RESOLVED, by the City of San Diego Planning Commission, that it is hereby certified that Mitigated Negative Declaration No. 19379 has 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 Administrative 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 City of San Diego Planning Commission.

BE IT FURTHER RESOLVED that the City of San Diego 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 City of San Diego 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.

APPROVED:



Vena Lewis
Development Project Manager

ATTACHMENT: Exhibit A, Mitigation Monitoring and Reporting Program

ORIGINAL

9085

EXHIBIT A

MITIGATION MONITORING AND REPORTING PROGRAM
PALAZZO

PROJECT NO. 19379

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 Land Development Review Division, 1222 First Avenue, Fifth Floor, San Diego, CA 92101. All mitigation measures contained in Mitigated Negative Declaration No. 19379 shall be made conditions of Coastal Development Permit/Site Development Permit/Planned Development Permit/Tentative Map Waiver as may be further described below.

MITIGATION, MONITORING AND REPORTING PROGRAM:

The following mitigation measures are required to reduce potentially adverse impacts to historical resources (archaeology) due to project implementation.

HISTORICAL RESOURCES (ARCHAEOLOGY)**Prior to Preconstruction (Precon) Meeting**

1. Land Development Review (LDR) Plan Check
 - a. Prior to the issuance of a Notice to Proceed (NTP) or any permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits, the Environmental Review Manager (ERM) of LDR shall verify that the requirements for archaeological monitoring and Native American monitoring, if applicable, have been noted on the appropriate construction documents.
2. Letters of Qualification have been submitted to ERM
 - a. Prior to the recordation of the first final map, NTP, and/or, including but not limited to, issuance of a Grading Permit, Demolition Permit or Building Permit, the applicant shall provide a letter of verification to the ERM of LDR stating that a qualified Archaeologist, as defined in the City of San Diego Historical Resources Guidelines (HRG), has been retained to implement the monitoring program. **If applicable, individuals involved in the archaeological monitoring program must have completed the 40-hour HAZWOPER training with certification documentation.**

ORIGINAL

9086

3. **Second Letter Containing Names of Monitors has been sent to Mitigation Monitoring Coordination (MMC)**
 - a. At least thirty days prior to the Precon Meeting, a second letter shall be submitted to MMC which shall include the name of the Principal Investigator (PI) and the names of all persons involved in the Archaeological Monitoring of the project.
 - b. MMC will provide Plan Check with a copy of both the first and second letter.
4. **Records Search Prior to Precon Meeting**
 - a. At least thirty days prior to the Precon Meeting the qualified Archaeologist shall verify that a records search has been completed and updated as necessary and be prepared to introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities. Verification includes, but is not limited to a copy of a confirmation letter from South Coast Information Center, or, if the search was in-house, a letter of verification from the PI stating that the search was completed.

Precon Meeting

1. **Monitor Shall Attend Precon Meetings**
 - a. Prior to beginning any work that requires monitoring, the Applicant shall arrange a Precon Meeting that shall include the Archaeologist, Construction Manager and/or Grading Contractor, Resident Engineer (RE), Building Inspector (BI), if appropriate, and MMC. The qualified Archaeologist shall attend any grading related Precon Meetings to make comments and/or suggestions concerning the Archaeological Monitoring program with the Construction Manager and/or Grading Contractor.
 - b. If the Monitor is not able to attend the Precon Meeting, the RE or BI, if appropriate, will schedule a focused Precon Meeting for MMC, EAS staff, as appropriate, Monitors, Construction Manager and appropriate Contractor's representatives to meet and review the job on-site prior to start of any work that requires monitoring.
2. **Identify Areas to be Monitored**
 - a. At the Precon Meeting, the Archaeologist shall submit to MMC a copy of the site/grading plan (reduced to 11x17) that identifies areas to be monitored as well as areas that may require delineation of grading limits.
3. **When Monitoring Will Occur**
 - a. Prior to the start of work, the Archaeologist shall also submit a construction schedule to MMC through the RE or BI, as appropriate, indicating when and where monitoring is to begin and shall notify MMC of the start date for monitoring.

ORIGINAL

During Construction

1. **Monitor Shall be Present During Grading/Excavation**
 - a. The qualified Archaeologist shall be present full-time during grading/excavation of native soils and shall document activity via the Consultant Site Visit Record. This record shall be sent to the RE or BI, as appropriate, each month. The RE, or BI as appropriate, will forward copies to MMC.

2. **Discoveries**
 - a. **Discovery Process**

In the event of a discovery, and when requested by the Archaeologist, or the PI if the Monitor is not qualified as a PI, the RE or BI, as appropriate, shall be contacted and shall divert, direct or temporarily halt ground disturbing activities in the area of discovery to allow for preliminary evaluation of potentially significant archaeological resources. The PI shall also immediately notify MMC of such findings at the time of discovery. MMC will coordinate with appropriate LDR staff.
 - b. **Determination of Significance**

The significance of the discovered resources shall be determined by the PI in consultation with LDR and the Native American Community, if applicable. LDR must concur with the evaluation before grading activities will be allowed to resume. For significant archaeological resources, a Research Design and Data Recovery Program shall be prepared, approved by DSD and carried out to mitigate impacts before ground disturbing activities in the area of discovery will be allowed to resume.

3. **Human Remains**
 - a. If human remains are discovered, work shall halt in that area and the following procedures set forth in the California Public Resources Code (Sec. 5097.98) and State Health and Safety Code (Sec. 7050.5) will be taken:
 - b. **Notification**
 - (1) Archaeological Monitor shall notify the RE or BI as appropriate, MMC and the PI if the Monitor is not qualified as a PI. MMC will notify the appropriate Senior Planner in the Environmental Analysis Section (EAS).
 - (2) The PI shall notify the Medical Examiner after consultation with the RE, either in person or via telephone.
 - c. **Isolate discovery site**
 - (1) Work will be redirected from the location of the discovery and any nearby area reasonably suspected to overlay adjacent human remains until a determination can be made by the Medical Examiner in consultation with the PI concerning the provenience of the remains.
 - (2) The Medical Examiner, in consultation with the PI, shall determine the need for a field examination to determine the provenience.
 - (3) If a field examination is not warranted, the Medical Examiner shall determine, with input from the PI, if the remains are or are most likely to

ORIGINAL

9088

be of Native American origin.

- d. If Human Remains are determined to be Native American
- (1) The Medical Examiner shall notify the Native American Heritage Commission (NAHC). By law, **ONLY** the Medical Examiner can make this call.
 - (2) The NAHC will contact the PI within 24 hours or sooner after the Medical Examiner has completed coordination.
 - (3) NAHC will identify the person or persons determined to be the Most Likely Descendent (MLD) and provide contact information.
 - (4) The PI will coordinate with the MLD for additional coordination.
 - (5) Disposition of Native American human remains will be determined between the MLD and the PI, IF:
 - (a) The NAHC is unable to identify the MLD, OR the MLD failed to make a recommendation within 24 hours after being notified by the Commission; OR;
 - (b) The landowner or authorized representative rejects the recommendation of the MLD and mediation in accordance with PRC 5097.94 (k) by the NAHC fails to provide measures acceptable to the landowner, the landowner or their authorized representative shall reinter the human remains and all associated grave goods with appropriate dignity, on the property in a location not subject to subsurface disturbance. Information on this process will be provided to the NAHC.
- e. If Human Remains are **NOT** Native American
- (1) The PI shall contact the Medical Examiner and notify them of the historic era context of the burial.
 - (2) The Medical Examiner will determine the appropriate course of action with the PI and City staff (PRC 5097.98).
 - (3) If the remains are of historic origin, they shall be appropriately removed and conveyed to the Museum of Man for analysis. The decision for reinterment of the human remains shall be made in consultation with MMC, EAS, the land owner and the Museum of Man.

4. Night Work

- a. If night work is included in the contract
- (1) When night work is included in the contract package, the extent and timing shall be presented and discussed at the pre-con meeting.
 - (2) The following procedures shall be followed.
 - (a) No Discoveries
In the event that nothing was found during the night work, The PI will record the information on the Site Visit Record Form.
 - (b) Potentially Significant Discoveries
If the PI determines that a potentially the exception that the PI will contact MMC by 8AM the following morning to report and discuss the findings.
- b. If night work becomes necessary during the course of construction

ORIGINAL

- (1) The Construction Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin.
- (2) The RE, or BI, as appropriate, will notify MMC immediately.
- c. All other procedures described above will apply, as appropriate.

5. Notification of Completion

- a. The Archaeologist shall notify MMC and the RE or the BI, as appropriate, in writing of the end date of monitoring.

Post Construction

1. Handling and Curation of Artifacts and Letter of Acceptance

- a. The Archaeologist shall be responsible for ensuring that all cultural remains collected are cleaned, catalogued, and permanently curated with an appropriate institution; prior to release of the grading bond, the PI shall submit a letter of acceptance from the curation institution to MMC; that all artifacts are analyzed to identify function and chronology as they relate to the history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate.
- b. Curation of artifacts associated with the survey, testing and/or data recovery for this project shall be completed in consultation with LDR and the Native American representative, as applicable.

2. Final Results Reports (Monitoring and Research Design And Data Recovery Program)

- a. Prior to the release of the grading bond, two copies of the Final Results Report (even if negative) and/or evaluation report, if applicable, which describes the results, analysis, and conclusions of the Archaeological Monitoring Program (with appropriate graphics) shall be submitted to MMC for approval by the ERM of LDR.
- b. For significant archaeological resources encountered during monitoring, the Research Design And Data Recovery Program shall be included as part of the Final Results Report.
- c. MMC shall notify the RE or BI, as appropriate, of receipt of the Final Results Report.

3. Recording Sites with State of California Department of Park and Recreation

- a. The Archaeologist shall be responsible for recording (on the appropriate State of California Department of Park and Recreation forms-DPR 523 A/B) any significant or potentially significant resources encountered during the Archaeological Monitoring Program in accordance with the City's Historical Resources Guidelines, and submittal of such forms to the South Coastal Information Center with the Final Results Report.

ORIGINAL

September 22, 2005

PLANNING COMMISSION
 RESOLUTION NO. 3846-PC-2
 TENTATIVE MAP NO. 219822
PALAZZO - PROJECT NO. 19379

WHEREAS, INTERGULF DEVELOPMENT GROUP, Applicant/Subdivider, and PROJECT DESIGN CONSULTANTS (Engineer), submitted an application with the City of San Diego for a Tentative Map, No. 219822, for the demolition of an existing 50-room hotel building and all of the existing site improvements; excavate site for new underground parking structure to provide subsurface parking spaces for 48 cars, 8 bicycles and 5 motorcycles; and the construction of a new 30-unit residential complex. The new residential complex will consist of a three-story, 16-unit condominium building; five three-story, two-unit townhouses; one, two- and three-story, two-unit townhouse; and two, two-story, one-unit townhouses. Each townhouse unit will include an attached two-car garage. The project also proposes a site wall, perimeter wall, landscaping, miscellaneous pathways and patios. The project site is located 2402 Torrey Pines Road bounded by Torrey Pines Road to the south, Caminito del Cid to the west in the V Zone of La Jolla Shores Planned District, Coastal Overlay, and Coastal Height Limitation Overlay zones of the La Jolla Community Plan and La Jolla Shores Precise Plan. The project site is legally described as Pueblo Lots 1280 and 1289, Pueblo Lands of San Diego, Map No. 36; and

WHEREAS, the Map proposes the subdivision of a 1.21 acre site into one lot for a 30-unit residential condominium development; and

WHEREAS, Mitigated Negative Declaration No. 19379 has been prepared for the project in accordance with State of California Environmental Quality Act (CEQA) Guidelines. A Mitigated Monitoring and Reporting Program has been prepared and will be implemented which will reduce, to a level of insignificance, any potential impacts identified in the environmental review process; and

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

WHEREAS, on August 25, 2005, the Planning Commission of the City of San Diego considered Tentative Map No. 219822, and pursuant to Sections 125.0440 of the Municipal Code of the City of San Diego and Subdivision Map Act Section 66428, received for its consideration written and oral presentations, evidence having been submitted, and heard testimony from all interested parties at the public hearing, and the Planning Commission having fully considered the matter and being fully advised concerning the same; NOW, THEREFORE,

BE IT RESOLVED by the Planning Commission of the City of San Diego, that it adopts the following findings with respect to Tentative Map No. 219822:

1. The proposed subdivision and its design or improvement are consistent with the policies, goals, and objectives of the applicable land use plan (Land Development Code Section 125.0440.a and State Map Action Sections 66473.5, 66474(a), and 66474(b)).
2. The proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code (Land Development Code Section 125.0440.b).
3. The site is physically suitable for the type and density of development (Land Development Code Section 125.0440.c and State Map Act Sections 66474(e) and 66474(d)).
4. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidable injure fish or wildlife or their habitat (Land Development Code Section 125.0440.d and State Map Act Section 66474(e)).
5. The design of the subdivision or the type of improvements will not be detrimental to the public health, safety, and welfare (Land Development Code Section 125.0440.e and State Map Act Section 66474(f)).
6. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision (Land Development Code Section 125.0440.f and State Map Act Section 66474(g)).
7. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities (Land Development Code Section 125.0440.g and State Map Act Section 66473.1).
8. The decision maker has considered the effects of the proposed subdivision on the housing needs of the region and that those needs are balanced against the needs for public services and the available fiscal and environmental resources (Land Development Code Section 125.0440.h and State Map Act Section 66412.3).
9. That said Findings are supported by the minutes, maps, and exhibits, all of which are herein incorporated by reference.

BE IT FURTHER RESOLVED, that, based on the Findings hereinbefore adopted by the Planning Commission, Tentative Map No. 219822, is hereby granted to INTERGULF DEVELOPMENT GROUP, Applicant/Subdivider, subject to the following conditions:

GENERAL

1. This Tentative Map will expire September 22, 2008.
2. Compliance with all of the following conditions shall be assured, to the satisfaction of the City Engineer, prior to the recordation of the Final Map, unless otherwise noted.
3. Prior to the Tentative Map expiration date, a Final Map to consolidate the existing lots into one lot shall be recorded in the Office of the County Recorder.
4. A Final Map shall be recorded in the Office of the County Recorder, prior to the Tentative Map expiration date.
5. The Final Map shall conform to the provisions of Coastal Development Permit No. 46240 and Site Development Permit No. 46241.
6. The Subdivider shall underground any new service run to any new or proposed structures within the subdivision.

ENGINEERING

7. Prior to the issuance of any construction permit, the Subdivider shall enter into a Maintenance Agreement for the ongoing permanent Best Management Practices (BMP) maintenance, satisfactory to the City Engineer.
8. Prior to the issuance of any construction permit, the Subdivider shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the Municipal Code, into the construction plans or specifications.
9. Prior to the issuance of any construction permit the Subdivider shall incorporate and show the type and location of all post construction BMP's on the final construction drawings, consistent with the approved Water Quality Technical Report.
10. The drainage system for this project shall be private and will be subject to approval by the City Engineer.
11. Development of this project shall comply with all requirements of State Water Resources Control Board (SWRCB) Order No. 99 08 and the Municipal Storm Water Permit, Order No. 2001-01 (NPDES General Permit No. CAS000002 and CA S0108758), Waste Discharge Requirements for Discharges of Storm Water Runoff Associated With Construction Activity. In accordance with said permit, a

Storm Water Pollution Prevention Plan (SWPPP) and a Monitoring Program Plan shall be implemented concurrently with the commencement of grading activities, and a Notice of Intent (NOI) shall be filed with the SWRCB.

12. A copy of the acknowledgment from the SWRCB that an NOI has been received for this project shall be filed with the City of San Diego when received; further, a copy of the completed NOI from the SWRCB showing the permit number for this project shall be filed with the City of San Diego when received. In addition, the owner(s) and subsequent owner(s) of any portion of the property covered by this grading permit and by SWRCB Order No. 99 08 DWQ, and any subsequent amendments thereto, shall comply with special provisions as set forth in Section C.7 of SWRCB Order No. 99 08 DWQ.
13. Enhanced pavement for the sidewalk is subject to the City Engineer's approval and if approved will require the Subdivider to enter into an Encroachment and Maintenance Removal Agreement (EMRA).
14. The Subdivider shall assure by permit and bond the closure of all non-utilized driveways with City standard curb, gutter and sidewalk, on Torrey Pines Road, per Standard Drawings G-2, G-7, G-9 and SDG-100.
15. The Subdivider 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. *bond*
16. This project proposes to export 10,750 cubic yards of material from the project site. All export material shall be discharged into a legal disposal site. The approval of this project does not allow the processing and sale of the export material. All such activities require a separate Conditional Use Permit.
17. The Subdivider shall grant an Irrevocable Offer of Dedication (IOD) for an additional 5 feet of right-of-way on Torrey Pines Road. The area between the northerly IOD line & curb face shall be graded to have a 2% fall towards the street.
18. The Subdivider shall construct two City standard pedestrian ramps, one on each curb return, adjacent to the site on Torrey Pines Road.
19. Pursuant to City Council Policy 600-20, the Subdivider shall provide evidence to ensure that an affirmative marketing program is established.
20. Conformance with the "General Conditions for Tentative Subdivision Maps," filed in the Office of the City Clerk under Document No. 767688 on May 7, 1980, is required. Only those exceptions to the General Conditions which are shown on the tentative map and covered in these special conditions will be authorized.

21. All public improvements and incidental facilities shall be designed in accordance with criteria established in the Street Design Manual, filed with the City Clerk as Document No. 769830.

MAPPING

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

SEWER AND WATER

26. The Subdivider 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 water and sewer design guide. Proposed facilities that do not meet the current standards shall be redesigned or private.

27. Prior to building occupancy, the applicant shall conform to Municipal Code provisions for "Public Improvement Subject to Desuetude or Damage." If repair or replacement of such public improvements is required, the owner shall obtain the required permits for work in the public right-of-way, satisfactory to the City Engineer.

TRANSPORTATION

28. Prior to the issuance of any construction permit, the Subdivider shall assure by permit and bond, all necessary modifications to the traffic signal at Torrey Pines Road, Ardath Lane and the project driveway satisfactory to the City Engineer.

ENVIRONMENTAL

29. The Subdivider shall comply with the Mitigation, Monitoring, and Reporting Program (MMRP) as specified in the MITIGATED NEGATIVE DECLARATION, LDR NO. 19379, satisfactory to the City Manager and City Engineer.

INFORMATION:

- The approval of this Tentative Map by the Planning Commission of the City of San Diego does not authorize the subdivider to violate any Federal, State, or City laws, ordinances, regulations, or policies including but not limited to, the Federal Endangered Species Act of 1973 and any amendments thereto (16 USC Section 1531 et seq.).
- This development may be subject to payment of a park fee prior to the filing of the Final Map in accordance with San Diego Municipal Code. This property is subject to a building permit park fee in accordance with the San Diego Municipal Code.
- The development may be subject to impact fees, as established by the City Council, at the time of issuance of building permits.
- The development may be subject to payment of School Impact Fees at the time of issuance of building permits, as provided by Education Code Section 17620, in accordance with procedures established by the Director of Building Inspection.
- This development may be subject to the payment of a park fee in accordance with the San Diego Municipal Code, which specifies park fees applicable in the La Jolla Community Plan.

- Subsequent applications related to this Tentative Map will be subject to fees and charges based on the rate and calculation method in effect at the time of payment.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of the Tentative Map, may protest the imposition within 90 days of the approval of this Tentative Map by filing a written protest with the City Clerk pursuant to California Government Code Section 66020.

PASSED AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF SAN DIEGO, CALIFORNIA, ON SEPTEMBER 22, 2005.

By

Vena Lewis

Vena Lewis
Development Project Manager
Development Services Department

Job Order No. 42-2073



PO Box 889, La Jolla, CA 92038

<http://www.LaJollaCPA.org>

Voicemail: 858.456.7900

info@LaJollaCPA.org

ATTACHMENT 12

President: Joe LaCava
Vice President: Tony Crisafi
Treasurer: Jim Fitzgerald
Secretary: Nancy Manno

La Jolla Community Planning Association

Regular Meetings: 1st Thursday of the Month

Thursday, 03 June 2010

La Jolla Recreation Center, 615 Prospect Street

FINAL MINUTES – REGULAR MEETING

Present: Michele Addington, Tom Brady, Devin Burstein, Michael Costello, Tony Crisafi, Laura Ducharme Conboy, Jim Fitzgerald, Orrin Gabsch, Joe LaCava, David Little, Tim Lucas, Nancy Manno, Phil Merten, Glen Rasmussen, Greg Salmon, Rob Whittemore, Ray Weiss.

Absent: Dan Courtney,

1. Welcome and Call To Order: **Joe LaCava**, President @ 6:05 PM

2. Swear in of newly re-elected trustee, (Weiss).

President LaCava invited the newly re-elected Trustee to come forward and administered the LJCPA Trustees oath to **Trustee Ray Weiss**.

3. Adopt the Agenda.

Approved Motion: Motion to adopt the Agenda, (Addington/Fitzgerald 13/0/1).

In favor: Addington, Brady, Burstein, Costello, Crisafi, DuCharme Conboy, Fitzgerald, Gabsch, Little, Manno, Merten, Weiss, Whittemore.

Abstain: LaCava

4. Meeting Minutes Review and Approval: 06 May 2010

Approved Motion: Motion to approve the Minutes of 06 May 2010, with one correction: Agenda Item 7, President's Report: D: Motion to reconsider the previous Motion: Delete word "affirmation" insert word "acclamation." (Brady/Merten 12/0/3).

In favor: Addington, Brady, Burstein, Costello, Crisafi, DuCharme Conboy, Fitzgerald, Gabsch, Merten, Salmon, Weiss, Whittemore.

Abstain: LaCava, Little, Manno

5. Elected Official Reports – Information Only

A. Council District 2 – Councilmember Kevin Faulconer

Rep: **Thyme Curtis**, 619.236.6622, tcurtis@sandiego.gov

Ms. Curtis was not present.

B. Council District 1 – Councilmember Sherri Lightner

Rep: **Erin Demorest**, 619.236.7762, edemorest@sandiego.gov

Ms. Demorest presented an update on the Children's Pool, on the Capital Improvement Projects in La Jolla.

Requested community input on the City budget. Additional information on subjects addressed may be accessed on the District One website.

6. Non-Agenda Public Comment

Issues not on the agenda and *within CPA jurisdiction*, two (2) minutes or less.

B. Secretary – Nancy Manno

Presented by **President LaCava**, for secretary Nancy Manno: If you want your attendance recorded today, please sign-in at the back of the room. You are entitled to attend without signing in, but only by providing proof of attendance can you maintain membership or become a Trustee. If you want your attendance recorded without signing-in at the back, then hand to me before the end of the meeting a piece of paper with your printed full name, signature and a statement that you want your attendance recorded. Eligible non-members wishing to join the LJCPA must have recorded attendance for one meeting and must submit an application, which is available at the membership table and on-line.

Agenda Item 13 heard out of sequence to accommodate the community.

13. Palazzo Condominiums

T&T ACTION: To approve as presented with no right turn on red, 7-0-1.

PRC ACTION: The builders have made efforts to conform to the PDO and zoning regulations. Approve as presented. The findings can be made, 3-0-2.

Pulled from May 6 Consent Agenda: Mr. Nick Sauer

2402 Torrey Pines Road – Coastal Development Permit for 50 residential condos (previously approved for 30 units, this application originally for 52) on a vacant 1.21 acre site (former Andrea Villa Hotel) in the V Zone of Shores Planned District. Single driveway to align with existing Torrey Pines Road/Ardath Road signalized intersection with modifications to signals with full right in/out, left in/out.

Presented: Mr. Paul Lamme: for Applicant Intergulf Palazzo Condominium Project, for Architect: Mr. Stephen Jones, for Traffic Engineer: Mr. Scott Ballard: Mr. Lamme described the history of the Project. **Mr. Jones** continued with a description of the Project, as presently envisioned.

President LaCava asked if there were community members who wished to speak in support of the project: there were none.

Presented: Mr. Nick Sauer, introduced the organized Del Charro Woods resident's opposition to the Palazzo Condominium Project. Expressed his gratitude to the Trustee for this hearing. Presented a petition signed by 25 Residents of Del Charro Woods. Requested those persons in the audience who wished to register their opposition to the Project, raise their hands. **President LaCava** counted approximately 45 persons.

Mr. Nick Sauer: Discussed, illustrated, with supporting documents, addressed residents concerns re: the Bulk and Scale of the Project

Ms. Sandra Cohen: Discussed, illustrated, with supporting documents, addressed residents concerns re: Density.

Mr. Marvin Cohen: Discussed, illustrated, with supporting documents, addressed residents concerns re: Traffic.

Ms. Denise McGuire: Discussed, illustrated with supporting documents, addressed residents concerns re: Landscape & Emergency Access

Mr. Gary Reisl: Discussed, illustrated, addressed residents concerns re: Environment and Privacy, noting specific concerns re a 40' high wall at the rear of the property.

Residents, **Ms. Nina Terebinski**, Del Charro Woods, **Ms. Susan Stillings**, Sandpiper, **Mr. Roy Shiepe**, Sandpiper, spoke in opposition to the Project.

Ms. Helen Boyden, Chairman PRC committee, expressed concerns re inadequate planning for traffic, Garage entrance, service vehicle access.

Trustees Crisafi, Whittemore, Lucas, Fitzgerald, Gabsch, Rasmussen, Merten, Burstein, DuCharme Conboy, Little, Salmon, Manno commented and questioned the Applicants representatives: focusing on the described traffic problems, the absence of adequate provision for service and delivery vehicles, the height of the retaining walls. During the discussion it was discovered that the plans distributed to the trustees by the chair was an old set of plans." **Approved Motion: Motion to deny the Palazzo Condominium Project for the following reasons:**



1. **The project's bulk and scale is not compatible with surrounding properties.**
2. **The relationship of the project and surrounding buildings is so different that the project disrupts the architectural unity of the area.**
3. **The project imposes an unacceptable burden on traffic congestion.**
4. **There is inadequate landscape coverage as a major portion of the landscaped area is set on a concrete "structure."**
5. **There is inadequate provision for service trucks and insufficient loading zone capacity. (Whittemore/Little 12/2/1).**

In favor: Addington, (Item 5 only), Brady, Costello, Crisafi, DuCharme Conboy, Gabsch, Fitzgerald, Little, Lucas, Manno, Merten, Rasmussen, Whittemore.

Oppose: Burstein, Salmon

Abstain: LaCava

7. President's Report – Action Items Where Indicated

A. Community Planners Committee – <http://www.sandiego.gov/planning/community/cpc/index.shtml>

President LaCava was not present: in his absence he was elected Vice Chair of the CPC.

B. Neptune Apartments – Planning Commission this morning:

President La Cava reported that the LJCPA appeal was rejected by the Planning Commission, and noted the Planning Commissioners had a very thoughtful discussion before their unanimous vote rejecting the LJCPA appeal 6/0.

C. Aroma Bakery & Sidewalk Café – Planning Commission scheduled for June 17th

President LaCava reported on the explanation received from the City Attorney's Office that clarifies how the PDO reads. That is, the language of the Sidewalk Café in the Municipal Code is in fact part of the PDO.

Trustee Gabsch discussed his opposition to the City Attorney's Office interpretation and his support of the PDO and urged the Trustees to be particularly vigilant in defending the PDO. **Trustee Fitzgerald** discussed his opposition to the City Attorney's Office interpretation. **Trustee Whittemore** commented on the responsibility of the LJCPA to act as an advisory committee. **President LaCava** commented and noted the LJCPA action narrowly focused on upholding the integrity of the PDO. A general discussion amongst the Trustees focused on the advisability of pursuing an action that would appear to be ultimately unsuccessful.

Approved Motion: Motion to reconsider the May 06, 2010 Motion to appeal decision of San Diego City Staff, (Aroma Bakery & Barfly Café), (Lucas/Burstein 10/5/1)

In favor: Addington, Brady, Burstein, Costello, Crisafi, DuCharme Conboy, Lucas, Merten, Rasmussen, Whittemore.

Oppose: Fitzgerald, Gabsch, Little, Manno, Merten.

Abstain: LaCava

Approved Motion: Motion to withdraw appeal, (Aroma Bakery & Barfly Café), based on new information received from City Attorney, (Burstein/Brady 10/5/1).

In favor: Addington, Brady, Burstein, Costello, Crisafi, DuCharme Conboy, Lucas, Rasmussen, Salmon, Whittemore.

Oppose: Fitzgerald, Gabsch, Little, Manno, Merten

Abstain: LaCava

D. Sorokin Duplex – LJCPA denied on consent, City approved, Appeal?

Failed Motion: Motion to direct LJCPA President LaCava to not file an appeal: Sorokin Duplex / Project No. 190364, (DuCharme Conboy/Crisafi 6/7/3).

In favor: Addington, Brady, Burstein, Crisafi, DuCharme Conboy, Salmon.

Oppose: Costello, Fitzgerald, Little, Lucas, Manno, Merten, Rasmussen.

Abstain: Gabsch, LaCava, Whittemore

Trustee Costello: re the Sorokin Project, noted the proposed projects lack of transition, expressed strong sentiment advocating an appeal. **Trustee Merten:** Advocated an appeal: To maintain our credibility as a planning organization we must base our decisions on the stated rules and regulations, adhere to the Community Plan, noted it is inherently unfair to make decisions to enforce or ignore arbitrarily.



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: PALAZZO
 Project No. For City Use Only: 195026

Project Address:
 2402 TORREY PINES ROAD, SAN DIEGO, CA

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: PALAZZO

Project No. (For City Use Only) 195076

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. 68-0570259
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): INTERGULF DEVELOPMENT (TORREY PINES)LLC
[] Owner [x] Tenant/Lessee
Street Address: 5040 SHOREHAM PLACE STE 100
City/State/Zip: SAN DIEGO, CA 92122
Phone No: 858-875-5999 Fax No: 858-875-5989
Name of Corporate Officer/Partner (type or print): JOE WERNER
Title (type or print): C.O.O.
Signature: [Signature] Date: 9/28/09

Corporate/Partnership Name (type or print):
[] Owner [] Tenant/Lessee
Street Address:
City/State/Zip:
Phone No: Fax No:
Name of Corporate Officer/Partner (type or print):
Title (type or print):
Signature : Date:

Corporate/Partnership Name (type or print):
[] Owner [] Tenant/Lessee
Street Address:
City/State/Zip:
Phone No: Fax No:
Name of Corporate Officer/Partner (type or print):
Title (type or print):
Signature : Date:

Corporate/Partnership Name (type or print):
[] Owner [] Tenant/Lessee
Street Address:
City/State/Zip:
Phone No: Fax No:
Name of Corporate Officer/Partner (type or print):
Title (type or print):
Signature : Date:

Corporate/Partnership Name (type or print):
[] Owner [] Tenant/Lessee
Street Address:
City/State/Zip:
Phone No: Fax No:
Name of Corporate Officer/Partner (type or print):
Title (type or print):
Signature : Date:

Corporate/Partnership Name (type or print):
[] Owner [] Tenant/Lessee
Street Address:
City/State/Zip:
Phone No: Fax No:
Name of Corporate Officer/Partner (type or print):
Title (type or print):
Signature : Date:

DEVELOPMENT SERVICES
Project Chronology
Palazzo - PTS# 195026

Date	Action	Description	City Review Time	Applicant Response
10/30/09	First Submittal	Project Deemed Complete		
1/21/10	First Assessment Letter		82 days	
4/21/10	Second Submittal			90 days
6/4/10	Second Review Complete		44 days	
8/5/10	Third Submittal			62 days
9/10/10	Third Review Complete		36 days	
9/16/10	Fourth Submittal			6 days
11/5/10	Issues Complete	La Jolla Shores Plan Dist. Advisory Brd. Mtg on 10/19/10.	50 days	
2/17/11	PC Hearing		104 days	
TOTAL STAFF TIME			316 days	
TOTAL APPLICANT TIME				158 days
TOTAL PROJECT RUNNING TIME		From Deemed Complete to Planning Commission	15 months and 18 days	