



THE CITY OF SAN DIEGO

## Report to the Hearing Officer

DATE ISSUED: September 27, 2023 REPORT NO. HO-23-047

HEARING DATE: October 4, 2023

SUBJECT: LOOKOUT LOT 2, PROCESS THREE DECISION

PROJECT NUMBER: [589178](#)

OWNER/APPLICANT: 2MB Partners LLC and GJ Mandelbaum Holdings LLC, Owners/Applicants

### SUMMARY

Issue: Should the Hearing Officer approve an application for a 5,165-square-foot single dwelling unit on a vacant 0.12-acre lot at 7729 Lookout Drive in the SF zone of the La Jolla Planned District in the La Jolla Community Plan area?

### Staff Recommendations:

1. Adopt [Mitigated Negative Declaration No. 589178](#) and the associated Mitigation Monitoring and Reporting Program; and
2. Approve Coastal Development Permit No. 2112543; and
3. Approve Site Development Permit No. 2112544.

Community Planning Group Recommendations: On August 20, 2018, the La Jolla Community Planning Association voted 9-4-1 to recommend denial of the proposed project as described in more detail below (Attachment 7).

La Jolla Shores Advisory Board Recommendation: On May 19, 2021, the La Jolla Shores Advisory Board voted 4-0 to recommend denial of the proposed project as described in more detail below (Attachment 8).

Environmental Review: Mitigated Negative Declaration No. 589178 has been prepared for the Project in accordance with California Environmental Quality Act (CEQA) guidelines, which addresses potential impacts to Cultural Resources (Archaeology) and Tribal Cultural Resources. A Mitigation, Monitoring and Reporting Program (MMRP) has been prepared and will be implemented which will reduce potential impacts to a below a level of significance (Attachment 4).

## BACKGROUND

The 5,165-square-foot project site is located at 7729 Lookout Drive in the Coastal Overlay (Non-Appealable) Zone, and the Coastal Height Limit Overlay Zone, La Jolla Shores Archaeological Study Area, and in the Single-Family (SF) zone of the La Jolla Shores Planned District within the La Jolla Community Plan area. The 0.12-acre site is currently vacant.

The project site is approximately 1,500 feet east of the Pacific Ocean in a developed, urban residential neighborhood. Surrounding development includes one and two-story single-family dwelling units to the north, east, south and west.

## DISCUSSION

### Project Description:

The project proposes the construction of a 5,165-square-foot, two-story single dwelling unit with an attached garage. The lot coverage of 50.3% is below the 60% maximum allowed as regulated by the La Jolla Shores Planned District Ordinance. FAR is not regulated within the LJPDO thus the Community Plan, the La Jolla Shores design Guidelines and the LJPDO require that the project conform to the patterns and massing of the buildings in the existing neighborhood. The proposed development is set back in conformity to the varying and existing established setbacks and is articulated with substantive second story setbacks on all four sides of the design. This articulation is the prevailing method of moderating the views of one- and two-story streetscape massing prevalent in the neighborhood, and preserves existing landscape and light patterns in side and rear yards.

### Required Permits:

The project requires a Process Three Site Development Permit (SDP), in accordance with SDMC Section [1510.0201\(a\)](#), for a new building within the La Jolla Shores Planned District and a Process Two Coastal Development Permit (CDP) in accordance with SDMC section [126.0707\(a\)](#), as the proposed development as the site is located in the non-appealable area of the Coastal Overlay Zone.

Pursuant to SDMC Section [112.0103](#), when an applicant applies for more than one permit, map or other approval for a single development, the applications shall be consolidated for processing and shall be reviewed by a single decision maker. The decision maker shall act on the consolidated application at the highest level of authority for that development as set forth in SDMC Section [111.0105](#). In this instance, all the above approvals are consolidated and processed according to Process Three, with the Hearing Officer as the decision maker.

### Land Use and Zoning Analysis

The La Jolla Community Plan identifies the land use as Very Low Density Residential (0-5 du/ac). This density range is characterized by large, single dwelling unit estate homes built on 10,000 to 40,000 square-foot parcels with steep slopes and/or open space areas. The project site is also within the La Jolla Shores Planned District SF-Zone, which implements the community plan and further regulates the development of the site.

As required by the La Jolla Shores Planned District, a neighborhood survey of the existing development pattern and bulk and scale was submitted for the analysis of the project. Surrounding properties are one- and two-story estate homes on a range of property sizes with a variety of architectural vernaculars. The architectural form proposed includes variations in building material (stucco siding, tile roofing), one- and two-story building elements, proportioned fenestration, and roofline variation. As such, the proposed bulk and scale will not be disruptive to adjacent homes in the immediate vicinity of the project site. The proposed development will observe setbacks to all property lines consistent with other properties in the vicinity. The proposed project complies with all height and bulk regulations and is located on a site that is currently developed with all public utilities in place to serve the residence or is conditioned to update them. Therefore, the proposed dwelling was found to be in general conformity with setbacks, and bulk and scale as required by the La Jolla Shores Planned District SF Zone and complies with all other applicable regulations.

The proposed development setbacks and building respect the guidelines outlined in the [La Jolla Shores Design Manual](#). Specifically, the house enhances community character with visually compatible architectural form and scale. The design of the proposed development orients and complements adjacent structures and landscape with second story articulation that steps back from the main level massing thus preserving and enhancing the existing neighborhood character. The proposed exterior finishes are in keeping with the neighborhood as the walls will be finished traditional stucco, roof with barrel tiles and trim, windows and timber details in traditional stained finish.

Best Management Practices (BMPs) would be implemented to reduce noise, dust and water impacts associated with the construction of the project. Staff reviewed and accepted a preliminary geotechnical report prepared for the site that concluded that the project adequately addresses the site's soil and geologic conditions, and drainage complies with the City's drainage regulations and standards.

The proposed residence is 26 feet tall, meeting the 30-foot height limitation requirement of the LJSPD-SF zone and the Coastal Height Limit.

#### Community Planning Recommendations

The La Jolla Community Planning Association and the La Jolla Shores Advisory Board both recommended denial of the project based on purported violations to the La Jolla Shores Planned District SF-Zone, SDMC Section 1510.0304. Although most of the concerns were for incompatible density and bulk and scale, staff's review of the project determined project conformance to the existing development pattern and bulk and scale as identified in the neighborhood survey, and per staff's evaluation, the project does not violate the ordinance. With regard to density, the subject lot density is not being altered or changed in this proposal.

The project site 5,227 square feet (0.119995 acres). The construction of one dwelling unit on this site results in a density of 8.33 du/ac, which exceeds the maximum 5 du/ac density allowed by the LJCP – the lot would need to be at least 8,712 square feet (0.20) acres to achieve this density. However, one

dwelling unit is allowed on this legal lot regardless of land use designation or zoning density because the lot would not otherwise be developable with a single-family home.

Per SDMC section 113.0237(b), any lot may be developed in accordance with the Base Zone if the lot is a legal lot. The current lot layout is a legal lot created via a Lot Line Adjustment that was approved and recorded with Parcel Map 17817 in 1997. The proposal does not include any mapping actions; the subject lot is existing and was approved and legally recorded through Parcel Map 17817 and is legal to develop a dwelling unit.

Environmental Analysis:

The properties located at 7727-7729 and 7813 Lookout Drive (parcels 1, 2 (project site), 4 and 5) were reviewed by the City of San Diego's Historical Resources Board (HRB) on January 23, 2014. At the hearing, parcel 1, which contains a 1936 residential structure, was designated as HRB #1125 under HRB Criterion C as a good example of California Ranch architecture and Criterion D as a notable work of Master Architect Cliff May. Parcel 4, immediately adjacent to the project site, was also designated under Criterion D. Parcels 2 and 5 were not designated by the HRB.

The properties were also evaluated for listing on the California Register by the State Historical Resources Commission at a hearing on April 29, 2015. The Commission considered parcels 1, 2, 4 and 5 for designation at the state level. At the hearing, the Commission moved to designate parcels 1 and 4 under California Register Criterion 3 at the local level. In summary, parcels 1 and 4 are designated on the San Diego and California Registers; parcels 2 (project site) and 5 are not designated on any register and were not found to be historically significant by the HRB or State Historical Resources Commission.

Per SDMC section 143.0220, all work on designated historic parcels must be consistent with the Secretary of the Interior's Standards or a deviation may be granted through a Site Development Permit. The proposed work on parcel 2 is not required to be consistent with the Standards because it was determined to not be historically significant. Additionally, historical resources staff reviewed the proposed work on parcel 2 and did not find it to have a significant impact on the historic integrity of designated parcels 1 and 4. Therefore, the proposed work is not required to be consistent with the Secretary of the Interior's Standards and a Site Development Permit for the purposes of historical resources is not required.

The project site was reviewed for potential impacts to archaeological and Native American cultural resources in accordance with the City's Historical Resources Regulations and Guidelines. No archeological resources were identified at the subject location; however, based on the amount of grading proposed and the sensitivity of the area, there is a potential for the project to impact buried archaeological resources. The Initial Study conducted by City staff determined that the proposed Project could have a significant environmental effect on Cultural Resources (Archaeology) and Tribal Cultural Resources. As such, archaeological and Native American monitoring would be required. The mitigation monitoring plan is included in the MMRP, as detailed within Section V of the MND. With



implementation of the cultural resources monitoring program, impacts to historical resources would be reduced to less than significant.

The project site does not contain and is not adjacent to any sensitive coastal bluffs, or special flood hazard areas. The project site is not within or adjacent to the Multiple Species Conservation Program (MSCP), or the Multiple Habitat Planning Area (MHPA). Therefore, the proposed coastal development will not adversely affect environmentally sensitive lands.

### CONCLUSION

Staff has reviewed the proposal, including all the issues identified through the review process, and has determined that all project issues have been addressed. The project conforms with the Community Plan, and General Plan and the adopted City Council policies and regulations of the Land Development Code. Staff has provided draft findings (Attachment 5) and conditions of approval (Attachment 6) and recommends that the Hearing Officer ADOPT MND No. 589178 and the associated MMRP and APPROVE Coastal Development Permit No. 2112543 and Site Development Permit No. 2112544

### ALTERNATIVES

1. ADOPT MND No. 589178 and the associated Mitigation Monitoring and Reporting Program and APPROVE Coastal Development Permit No. 2112543 and Site Development Permit No. 2112544, with modifications.
2. NOT ADOPT MND No. 589178 and the associated Mitigation Monitoring and Reporting Program and DENY Coastal Development Permit No. 2112543 and Site Development Permit No. 2112544, if the findings required to approve the project cannot be affirmed.

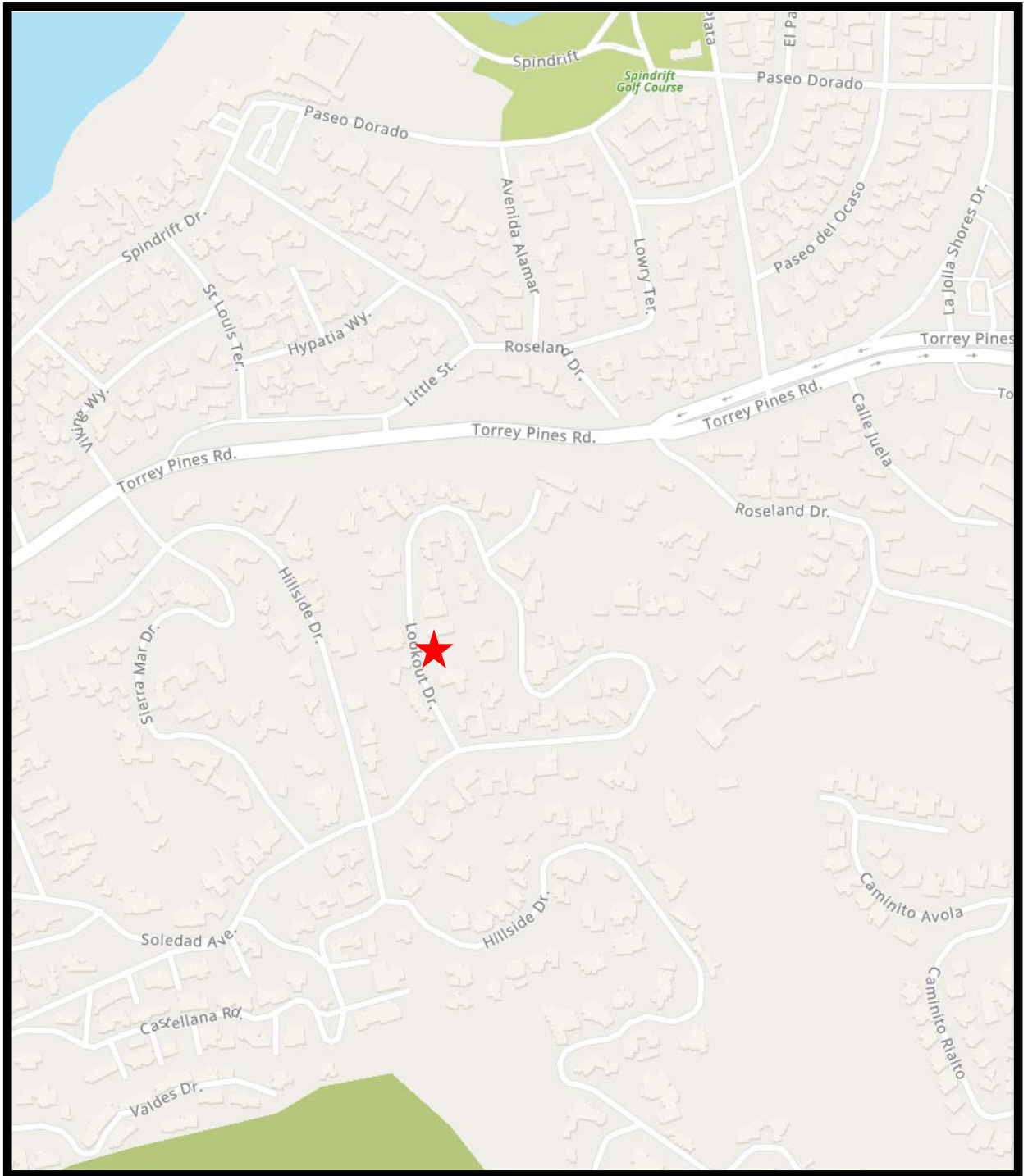
Respectfully submitted,



Travis Cleveland, Development Project Manager

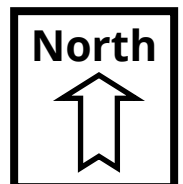
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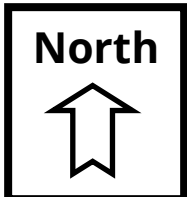
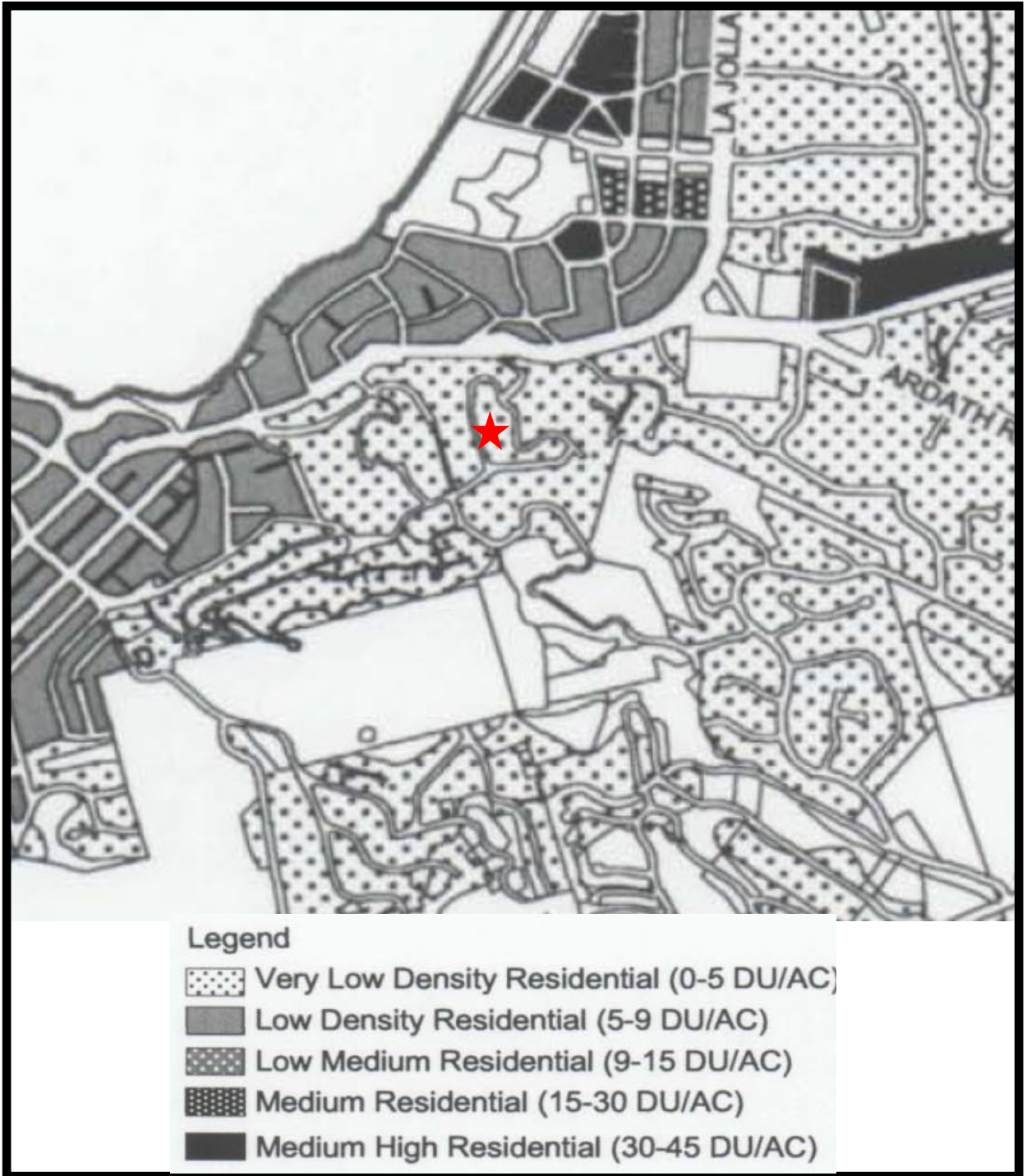
1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Draft Environmental Resolution with MMRP (MND)
5. Draft Permit Resolution with Findings
6. Draft Permit with Conditions
7. Community Planning Group Recommendation
8. La Jolla Shores Planned District Advisory Board Recommendation
9. Neighborhood Vicinity Data Summary
10. Ownership Disclosure Statement
11. Project Plans



## Project Location

7729 Lookout Drive  
Project No. 589178, Lookout Lot 2



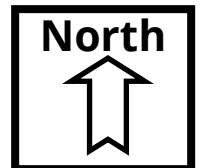






## Aerial Photo

7729 Lookout Drive  
Project No. 589178, Lookout Lot 2



RESOLUTION NUMBER R-\_\_\_\_\_

ADOPTED ON October 4, 2023

**A RESOLUTION OF THE HEARING OFFICER OF THE CITY  
OF SAN DIEGO ADOPTING MITIGATED NEGATIVE DECLARATION  
NO. 589178 AND THE MITIGATION, MONITORING, AND  
REPORTING PROGRAM**

WHEREAS, on March 1, 2018, 2MB PARTNERS LLC AND GJ MANDELBAUM HOLDINGS LLC, submitted an application to the Development Services Department for a Site Development Permit and Coastal Development Permit for the Look Out Lot 2 (Project); and

WHEREAS, the matter was set for a public hearing to be conducted by Hearing Officer of the City of San Diego; and

WHEREAS, the issue was heard by the Hearing Officer on October 4, 2023; and

WHEREAS, the Hearing Officer considered the issues discussed in Mitigated Negative Declaration No. 589178 prepared for this Project; NOW THEREFORE,

BE IT RESOLVED, by the Hearing Officer that it is certified that the Declaration has been completed in compliance with the California Environmental Quality Act of 1970 (CEQA) (Public Resources Code Section 21000 et seq.), as amended, and the State CEQA Guidelines thereto (California Code of Regulations, Title 14, Chapter 3, Section 15000 et seq.), that the Declaration reflects the independent judgment of the City of San Diego as Lead Agency and that the information contained in said Declaration, together with any comments received during the public review process, has been reviewed and considered by the Hearing Officer in connection with the approval of the Project.

BE IT FURTHER RESOLVED, that the Hearing Officer finds on the basis of the entire record that project revisions now mitigate potentially significant effects on the environment previously identified in the Initial Study, that there is no substantial evidence that the Project will have a significant effect on the environment, and therefore, that said Declaration is hereby adopted.

BE IT FURTHER RESOLVED, that pursuant to CEQA Section 21081.6, the Hearing Officer hereby adopts the Mitigation Monitoring and Reporting Program, or alterations to implement the changes to the Project as required by this Hearing Officer in order to mitigate or avoid significant effects on the environment, which is attached hereto as Exhibit A.

BE IT FURTHER RESOLVED, that the Declaration and other documents constituting the record of proceedings upon which the approval is based are available to the public at the office of the DEVELOPMENT SERVICES DEPARTMENT, 1222 FIRST AVENUE, SAN DIEGO, CA 92101.

BE IT FURTHER RESOLVED, that Development Services Department is directed to file a Notice of Determination with the Clerk of the Board of Supervisors for the County of San Diego regarding the Project.

By: \_\_\_\_\_

Travis Cleveland, Development Project Manager

ATTACHMENT(S): Exhibit A, Mitigation Monitoring and Reporting Program

DRAFT

## EXHIBIT A

### MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)

Site Development Permit AND Coastal Development Permit

PROJECT NO. 589178

This Mitigation Monitoring and Reporting Program is designed to ensure compliance with Public Resources Code Section 21081.6 during implementation of mitigation measures. This program identifies at a minimum: the department responsible for the monitoring, what is to be monitored, how the monitoring shall be accomplished, the monitoring and reporting schedule, and completion requirements. A record of the Mitigation Monitoring and Reporting Program will be maintained at the offices of the Entitlements Division, 1222 First Avenue, Fifth Floor, San Diego, CA, 92101. All mitigation measures contained in the Mitigated Negative Declaration No. 589178 shall be made conditions of Site Development Permit AND Coastal Development Permit as may be further described below.

#### MMRP

##### A. GENERAL REQUIREMENTS - PART I

###### Plan Check Phase (prior to permit issuance)

1. Prior to the issuance of a Notice To Proceed (NTP) for a subdivision, or any construction permits, such as Demolition, Grading or Building, or beginning any construction related activity on-site, the Development Services Department (DSD) Director's Environmental Designee (ED) shall review and approve all Construction Documents (CD), (plans, specification, details, etc.) to ensure the MMRP requirements are incorporated into the design.
2. In addition, the ED shall verify that the MMRP Conditions/Notes that apply ONLY to the construction phases of this project are included VERBATIM, under the heading, "ENVIRONMENTAL/MITIGATION REQUIREMENTS."
3. These notes must be shown within the first three (3) sheets of the construction documents in the format specified for engineering construction document templates as shown on the City website:

<http://www.sandiego.gov/development-services/industry/standtemp.shtml>

4. The **TITLE INDEX SHEET** must also show on which pages the "Environmental/Mitigation Requirements" notes are provided.

5. **SURETY AND COST RECOVERY** – The Development Services Director or City Manager may require appropriate surety instruments or bonds from private Permit Holders to ensure the long term performance or implementation of required mitigation measures or programs. The City is authorized to recover its cost to offset the salary, overhead, and expenses for City personnel and programs to monitor qualifying projects.

##### B. GENERAL REQUIREMENTS - PART II



**Post Plan Check (After permit issuance/Prior to start of construction)**

**1. PRE CONSTRUCTION MEETING IS REQUIRED TEN (10) WORKING DAYS PRIOR TO BEGINNING ANY WORK ON THIS PROJECT.** The PERMIT HOLDER/OWNER is responsible to arrange and perform this meeting by contacting the CITY RESIDENT ENGINEER (RE) of the Field Engineering Division and City staff from MITIGATION MONITORING COORDINATION (MMC). Attendees must also include the Permit holder's Representative(s), Job Site Superintendent and the following consultants:

***Qualified Archaeologist and Native American Monitor,***

**Note:**

**Failure of all responsible Permit Holder's representatives and consultants to attend shall require an additional meeting with all parties present.**

CONTACT INFORMATION:

- a) The PRIMARY POINT OF CONTACT is the **RE** at the **Field Engineering Division – 858-627-3200**
- b) For Clarification of ENVIRONMENTAL REQUIREMENTS, it is also required to call **RE and MMC at 858-627-3360**

**2. MMRP COMPLIANCE:** This Project, Project Tracking System (PTS) #589178 and /or Environmental Document # 589178, shall conform to the mitigation requirements contained in the associated Environmental Document and implemented to the satisfaction of the DSD's Environmental Designee (MMC) and the City Engineer (RE). The requirements may not be reduced or changed but may be annotated (i.e. to explain when and how compliance is being met and location of verifying proof, etc.). Additional clarifying information may also be added to other relevant plan sheets and/or specifications as appropriate (i.e., specific locations, times of monitoring, methodology, etc

**Note:**

**Permit Holder's Representatives must alert RE and MMC if there are any discrepancies in the plans or notes, or any changes due to field conditions. All conflicts must be approved by RE and MMC BEFORE the work is performed.**

**3. OTHER AGENCY REQUIREMENTS:** Evidence of compliance with all other agency requirements or permits shall be submitted to the RE and MMC for review and acceptance prior to the beginning of work or within one week of the Permit Holder obtaining documentation of those permits or requirements. Evidence shall include copies of permits, letters of resolution or other documentation issued by the responsible agency.

***None required***

**4. MONITORING EXHIBITS**

All consultants are required to submit , to RE and MMC, a monitoring exhibit on a 11x17 reduction of the appropriate construction plan, such as site plan, grading, landscape, etc., marked to clearly show the specific areas including the **LIMIT OF WORK**, scope of that discipline's work, and notes indicating



when in the construction schedule that work will be performed. When necessary for clarification, a detailed methodology of how the work will be performed shall be included.

**NOTE:**

**Surety and Cost Recovery – When deemed necessary by the Development Services Director or City Manager, additional surety instruments or bonds from the private Permit Holder may be required to ensure the long term performance or implementation of required mitigation measures or programs. The City is authorized to recover its cost to offset the salary, overhead, and expenses for City personnel and programs to monitor qualifying projects.**

**5. OTHER SUBMITTALS AND INSPECTIONS:**

The Permit Holder/Owner’s representative shall submit all required documentation, verification letters, and requests for all associated inspections to the RE and MMC for approval per the following schedule:

<b>DOCUMENT SUBMITTAL/INSPECTION CHECKLIST</b>		
<b>Issue Area</b>	<b>Document Submittal</b>	<b>Associated Inspection/Approvals/Notes</b>
General	Consultant Qualification Letters	Prior to Preconstruction Meeting
General	Consultant Construction Monitoring Exhibits	Prior to Preconstruction Meeting
Cultural Resources (Archaeology)	Monitoring Report(s)	Archaeological/Historic Site Observation
Bond Release	Request for Bond Release Letter	Final MMRP Inspections Prior to Bond Release Letter

**C. SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS**

**HISTORICAL RESOURCES ARCHAEOLOGICAL AND TRIBAL CULTURAL RESOURCES**

**Prior to Permit Issuance**

- A. Entitlements Plan Check
  - 1. Prior to issuance of any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits or a Notice to Proceed for Subdivisions, but prior to the first pre-construction meeting, whichever is applicable, the Assistant Deputy Director (ADD) Environmental designee shall verify that the requirements for Archaeological Monitoring and Native American monitoring have been noted on the applicable construction documents through the plan check process.
- B. Letters of Qualification have been submitted to ADD

1. The applicant shall submit a letter of verification to Mitigation Monitoring Coordination (MMC) identifying the Principal Investigator (PI) for the project and the names of all persons involved in the archaeological monitoring program, as defined in the City of San Diego Historical Resources Guidelines (HRG). If applicable, individuals involved in the archaeological monitoring program must have completed the 40-hour HAZWOPER training with certification documentation.
2. MMC will provide a letter to the applicant confirming the qualifications of the PI and all persons involved in the archaeological monitoring of the project meet the qualifications established in the HRG.
3. Prior to the start of work, the applicant must obtain written approval from MMC for any personnel changes associated with the monitoring program.

**I. Prior to Start of Construction**

**A. Verification of Records Search**

1. The PI shall provide verification to MMC that a site specific records search (0.25-mile radius) has been completed. Verification includes but is not limited to, a copy of a confirmation letter from South Coastal Information Center, or if the search was in-house, a letter of verification from the PI stating that the search was completed.
2. The letter shall introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities.
3. The PI may submit a detailed letter to MMC requesting a reduction to the 0.25-mile radius.

**B. PI Shall Attend Pre-Construction Meetings**

1. Prior to beginning any work that requires monitoring; the Applicant shall arrange a Pre-Construction Meeting that shall include the PI; Native American consultant/monitor (where Native American resources may be impacted); Construction Manager (CM) and/or Grading Contractor; Resident Engineer (RE); Building Inspector (BI), if appropriate; and MMC. The qualified Archaeologist and Native American Monitor shall attend any grading/excavation related Pre-Construction Meeting to make comments and/or suggestions concerning the Archaeological Monitoring program with the Construction Manager and/or Grading Contractor.
  - a. If the PI is unable to attend the Pre-Construction Meeting, the Applicant shall schedule a focused Pre-Construction Meeting with MMC, the PI, RE, CM or BI, if appropriate, prior to the start of any work that requires monitoring.
2. Identify Areas to be Monitored
  - a. Prior to the start of any work that requires monitoring, the PI shall submit an Archaeological Monitoring Exhibit (AME) (with verification that the AME has been reviewed and approved by the Native American consultant/monitor when Native American resources may be impacted) based on the appropriate construction documents (reduced to 11x17) to MMC identifying the areas to be monitored including the delineation of grading/excavation limits.
  - b. The AME shall be based on the results of a site specific records search as well as information regarding existing known soil conditions (native or formation).

3. When Monitoring Will Occur
  - a. Prior to the start of any work, the PI shall also submit a construction schedule to MMC through the RE indicating when and where monitoring will occur.
  - b. The PI may submit a detailed letter to MMC prior to the start of work or during construction requesting a modification to the monitoring program. This request shall be based on relevant information, such as review of final construction documents that indicate site conditions such as depth of excavation and/or site graded to bedrock, which may reduce or increase the potential for resources to be present.

## II. During Construction

- A. Monitor(s) Shall be Present During Grading/Excavation/Trenching
  1. The Archaeological Monitor shall be present full-time during all soil-disturbing and grading/excavation/trenching activities that could result in impacts to archaeological resources as identified on the AME. **The Construction Manager is responsible for notifying the RE, PI, and MMC of changes to any construction activities, such as in the case of a potential safety concern within the area being monitored. In certain circumstances, OSHA safety requirements may necessitate modification of the AME.**
  2. The Native American consultant/monitor shall determine the extent of their presence during soil disturbing and grading/excavation/trenching activities based on the AME and provide that information to the PI and MMC. If prehistoric resources are encountered during the Native American consultant/monitor's absence, work shall stop and the Discovery Notification Process detailed in Sections III.B-C and IV.A-D shall commence.
  3. The PI may submit a detailed letter to MMC during construction requesting a modification to the monitoring program when a field condition such as modern disturbance post-dating the previous grading/trenching activities, presence of fossil formations, or when native soils are encountered that may reduce or increase the potential for resources to be present.
  4. The archaeological and Native American consultant/monitor shall document field activity via the Consultant Site Visit Record (CSVr). The CSVrs shall be faxed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly (**Notification of Monitoring Completion**), and in the case of ANY discoveries. The RE shall forward copies to MMC.
- B. Discovery Notification Process
  1. In the event of a discovery, the Archaeological Monitor shall direct the contractor to temporarily divert all soil disturbing activities, including but not limited to digging, trenching, excavating or grading activities in the area of discovery and in the area reasonably suspected to overlay adjacent resources and immediately notify the RE or BI, as appropriate.
  2. The Monitor shall immediately notify the PI (unless Monitor is the PI) of the discovery.
  3. The PI shall immediately notify MMC by phone of the discovery, and shall also submit written documentation to MMC within 24 hours by fax or email with photos of the resource in context, if possible.
  4. No soil shall be exported off site until a determination can be made regarding the significance of the resource specifically if Native American resources are encountered.
- C. Determination of Significance

1. The PI and Native American consultant/monitor, where Native American resources are discovered, shall evaluate the significance of the resource. If human remains are involved, the PI and Native American consultant/monitor shall follow protocol in this section.
  - a. The PI shall immediately notify MMC by phone to discuss significance determination and shall also submit a letter to MMC indicating whether additional mitigation is required.
  - b. If the resource is significant, the PI shall submit an Archaeological Data Recovery Program (ADRP) that has been reviewed by the Native American consultant/monitor, and obtain written approval from MMC. Impacts to significant resources must be mitigated before ground disturbing activities in the area of discovery will be allowed to resume. **Note: If a unique archaeological site is also an historical resource as defined in CEQA, then the limits on the amount(s) that a project applicant may be required to pay to cover mitigation costs as indicated in CEQA Section 21083.2 shall not apply.**
  - c. If the resource is not significant, the PI shall submit a letter to MMC indicating that artifacts will be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that that no further work is required.

### III. **Discovery of Human Remains**

If human remains are discovered, work shall halt in that area and no soil shall be exported off site until a determination can be made regarding the provenance of the human remains, and the following procedures as set forth in CEQA Section 15064.5(e), the California Public Resources Code (Sec. 5097.98), and State Health and Safety Code (Sec. 7050.5) shall be undertaken:

- A. Notification
  1. The Archaeological Monitor shall notify the RE or BI, as appropriate, the 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) of the Development Services Department to assist with the discovery notification process.
  2. The PI shall notify the Medical Examiner after consultation with the RE, either in person or via telephone.
- B. Isolate Discovery Site
  1. Work shall be directed away 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 provenance of the remains.
  2. The Medical Examiner, in consultation with the PI, will determine the need for a field examination to determine the provenance.
  3. If a field examination is not warranted, the Medical Examiner will determine with input from the PI, if the remains are or are most likely to be of Native American origin.
- C. If Human Remains are determined to be Native American
  1. The Medical Examiner will notify the Native American Heritage Commission (NAHC) within 24 hours. By law, **ONLY** the Medical Examiner can make this call.
  2. NAHC will immediately identify the person or persons determined to be the Most Likely Descendent (MLD) and provide contact information.
  3. The MLD will contact the PI within 24 hours or sooner after the Medical Examiner has completed coordination to begin the consultation process in accordance with CEQA Section 15064.5(e), the California Public Resources, and Health and Safety Codes.

4. The MLD will have 48 hours to make recommendations to the property owner or representative for the treatment or disposition with proper dignity of the human remains and associated grave goods.
  5. Disposition of Native American human remains will be determined between the MLD and the PI and if:
    - a. The NAHC is unable to identify the MLD, OR the MLD failed to make a recommendation within 48 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, THEN
    - c. In order to protect these sites, the Landowner shall do one or more of the following:
      - (1) Record the site with the NAHC
      - (2) Record an open space or conservation easement on the site
      - (3) Record a document with the County
    - d. Upon the discovery of multiple Native American human remains during a ground-disturbing land development activity, the landowner may agree that additional conferral with descendants is necessary to consider culturally appropriate treatment of multiple Native American human remains. Culturally appropriate treatment of such a discovery may be ascertained from review of the site utilizing cultural and archaeological standards. Where the parties are unable to agree on the appropriate treatment measures the human remains and items associated and buried with Native American human remains shall be reinterred with appropriate dignity, pursuant to Section 5(c).
- D. 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 San Diego Museum of Man for analysis. The decision for internment of the human remains shall be made in consultation with MMC, EAS, the applicant/landowner, any known descendant group, and the San Diego Museum of Man.

#### **IV. Night and/or Weekend Work**

- A. If night and/or weekend work is included in the contract, the following will occur:
1. When night and/or weekend work is included in the contract package, the extent and timing shall be presented and discussed at the pre-construction meeting.
  2. The following procedures shall be followed:
    - a. No Discoveries  
In the event that no discoveries were encountered during night and/or weekend work, the PI shall record the information on the CSV and submit to MMC via fax by 8 a.m. of the next business day.
    - b. Discoveries  
All discoveries shall be processed and documented using the existing procedures detailed in Sections III, During Construction, and IV, Discovery of Human Remains. Discovery of human remains shall always be treated as a significant discovery.
    - c. Potentially Significant Discoveries

If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section III, During Construction, and IV, Discovery of Human Remains, shall be followed.

- d. The PI shall immediately contact MMC, or by 8 a.m. of the next business day to report and discuss the findings as indicated in Section III-B, unless other specific arrangements have been made.
- B. If night and/or weekend work becomes necessary during the course of construction:
  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, shall notify MMC immediately.
- C. All other procedures described previously shall apply, as appropriate.

## V. Post Construction

- A. Preparation and Submittal of Draft Monitoring Report
  1. The PI shall submit two copies of the Draft Monitoring Report (even if negative), prepared in accordance with the Historical Resources Guidelines (Appendix C/D) that describes the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program (with appropriate graphics) to MMC for review and approval within 90 days following the completion of monitoring. **It should be noted that if the PI is unable to submit the Draft Monitoring Report within the allotted 90-day timeframe resulting from delays with analysis, special study results or other complex issues, a schedule shall be submitted to MMC establishing agreed due dates and the provision for submittal of monthly status reports until this measure can be met.**
    - a. For significant archaeological resources encountered during monitoring, the Archaeological Data Recovery Program shall be included in the Draft Monitoring Report.
    - b. Recording Sites with State of California Department of Parks and Recreation  
The PI 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 Monitoring Report.
  2. MMC shall return the Draft Monitoring Report to the PI for revision or, for preparation of the Final Report.
  3. The PI shall submit revised Draft Monitoring Report to MMC for approval.
  4. MMC shall provide written verification to the PI of the approved report.
  5. MMC shall notify the RE or BI, as appropriate, of receipt of all Draft Monitoring Report submittals and approvals.
- B. Handling of Artifacts
  1. The PI shall be responsible for ensuring that all cultural remains collected are cleaned and catalogued.
  2. The PI shall be responsible for ensuring 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.
  3. The cost for curation is the responsibility of the property owner.
- C. Curation of artifacts: Accession Agreement and Acceptance Verification

1. The PI shall be responsible for ensuring that all artifacts associated with the survey, testing and/or data recovery for this project are permanently curated with an appropriate institution. This shall be completed in consultation with MMC and the Native American representative, as applicable.
  2. The PI shall include the Acceptance Verification from the curation institution in the Final Monitoring Report submitted to the RE or BI and MMC.
  3. When applicable to the situation, the PI shall include written verification from the Native American consultant/monitor indicating that Native American resources were treated in accordance with state law and/or applicable agreements. If the resources were reinterred, verification shall be provided to show what protective measures were taken to ensure no further disturbance occurs in accordance with Section IV(5), Discovery of Human Remains.
- D. Final Monitoring Report(s)
1. The PI shall submit one copy of the approved Final Monitoring Report to the RE or BI as appropriate, and one copy to MMC (even if negative), within 90 days after notification from MMC that the draft report has been approved.
  2. The RE shall, in no case, issue the Notice of Completion and/or release of the Performance Bond for grading until receiving a copy of the approved Final Monitoring Report from MMC, which includes the Acceptance Verification from the curation institution.

DRAFT

HEARING OFFICER RESOLUTION NO. \_\_\_\_\_  
COASTAL DEVELOPMENT PERMIT NO. 2112543  
SITE DEVELOPMENT PERMIT NO. 2112544  
**LOOKOUT LOT 2 - PROJECT NO. 589178 [MMRP]**

WHEREAS, 2MB PARTNERS LLC AND GJ MANDELBAUM HOLDINGS LLC, Owners/Permittees, filed an application with the City of San Diego for a permit to construct a 5,165-square-foot single dwelling unit (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit Nos. 2112543 and 2112544), on portions of a 0.12-acre site;

WHEREAS, the project site is located at 7729 Lookout Drive (APN 352-012-17-00) in the SF Zone of the La Jolla Shores Planned District within the La Jolla Community Plan;

WHEREAS, the project site is legally described as Parcel 2 of Parcel Map No. 17817, in the City of San Diego, County of San Diego, State of California, according to map thereof, filed in the Office of the County Recorder of San Diego County, January 23, 1997;

WHEREAS, on October 4, 2023, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. 2112543 and Site Development Permit No. 2112544 pursuant to the Land Development Code of the City of San Diego; NOW, THEREFORE,

BE IT RESOLVED by the Hearing Officer of the City of San Diego, that it adopts the following findings with respect to Coastal Development Permit No. 2112543 and Site Development Permit No. 2112544:

**A. COASTAL DEVELOPMENT PERMIT [SDMC Section 126.0708]**

- 1. The proposed coastal development will not encroach upon any existing physical accessway 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 project site is located within a developed neighborhood approximately 1,500 feet east of the Pacific Ocean. It does not contain, provide, or encroach upon coastal access, and does not contain any of the dedicated Physical Access Points listed on page 24 of La Jolla Community Plan and Local Coastal Program Land Use Plan (LJCP).

The proposed development site does not contain, is not adjacent to, and will not impact public views as listed on the LJCP's Identified Public Vantage Points Map (Figure 9, Pages 35-36).

The LJCP and the Land Development Code do not protect private views, and there are no public views across the site. However, the project will observe setbacks consistent with the neighborhood, providing setbacks of four feet on the north interior side, seven feet three inches in the rear, six feet on the south interior side, and ten feet two inches in the front adjacent to Lookout Drive. At 26 feet tall, the project will observe the 30-foot Coastal Height Limit. Development within these limits will facilitate light and air reaching other properties.

Therefore, the proposed coastal development will not encroach upon any existing physical accessway 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 not impact public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program land use plan.

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

The project is located within a loop of Lookout Drive and is bordered by residential properties on all sides. The property is vacant with vegetation consisting of previously planted landscaping, including various species of shrubs, succulents, lawn as well as invasive nonnative vegetation.

In order to construct the proposed residence, the site would excavate 100 cubic yards of soil to a depth of approximately 12 feet. An additional 400 cubic yards of soil would be imported to the site to finish and level the building pad. Best Management Practices (BMPs) would be implemented in order to reduce noise, dust and water impacts associated with the construction of the project. During and after construction, the project will be required to comply with all relevant ministerial codes designed to protect the public health, safety, and welfare, including the California Building Code, stormwater regulations, and air quality regulations. By regulating stormwater, air quality, and building requirements, such regulations serve in part to protect the environment regardless of proximity of environmentally sensitive lands to the project site.

The project site does not contain and is not adjacent to environmentally sensitive lands in the form of sensitive biological resources, coastal beaches, coastal bluffs, or steep slopes as defined by the LJCP or the Land Development Code. The project site is not within or adjacent to the Multiple Species Conservation Program (MSCP), or the Multiple Habitat Planning Area (MHPA).

With regard to historical/archaeological resources, an archaeological survey was conducted for the property and no resources were recorded at the project site. The project is located on a vacant lot and there are no structures that are eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k).

However, because the project is located in an area of high archaeological sensitivity, a Mitigated Negative Declaration (MND) for cultural resources (archaeology) and tribal cultural resources was prepared for the site. The MND includes the requirement for an MMRP and archaeological and tribal cultural resources monitoring, which will reduce potential impacts to archaeological resources to below a level of significance.

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 La Jolla Community Plan identifies the land use as Very Low Density Residential (0-5 du/ac). This density range is characterized by large, single dwelling unit estate homes built on 10,000 to 40,000 square-foot parcels with steep slopes and/or open space areas. The project site is also within the La Jolla Shores Planned District SF-Zone, which implements the community plan and further regulates the development of the site.

The project site is 0.12 acres, or approximately 5,227 square feet. The construction of one dwelling unit on this site results in a density of 8.13 du/ac, which exceeds the maximum 5 du/ac density allowed by the LJCP – the lot would need to be at least 0.20 (8,712 square feet) acres to achieve this density. However, one dwelling unit is allowed on this lot regardless of land use designation or zoning density because the lot would not otherwise be developable with a single-family home. Projects that create lots by subdivision must observe the densities outlined by the LJCP and the Land Development Code; however, the Land Development Code provides for one dwelling unit per pre-existing legal lot in any circumstance per SDMC Section 113.0237(b): “[a]ny lot or parcel that does not comply with the minimum lot area or required lot dimensions may nevertheless be used in compliance with the applicable zone if the lot is a legal lot as determined by Section 113.0237(a). Therefore, the subject lot may be developed in accordance with the base zone if the lot is a legal lot. The proposal does not include any mapping actions; the subject lot is existing and was approved and legally recorded through Parcel Map 17817 in 1997 and is legal to develop a dwelling unit. This is consistent with the development pattern of the adjacent neighborhood as other dwelling units nearby are on lots of less than 0.20 acres in size as demonstrated in the Neighborhood Vicinity Data Summary.

The project supports the following residential policies of the LJCP, which are found beginning on page 70:

1: Maintain the existing residential character of La Jolla's neighborhoods by encouraging buildout of residential areas at the plan density.

The project builds one house on one lot in a single dwelling unit zone and plan designation.

2a: The City should apply the development recommendations that are contained in this plan to all properties in La Jolla in order avoid extreme and intrusive changes to the residential scale of La Jolla's neighborhoods and to promote good design and harmony within the visual relationships and transitions between new and older structures.

The project exterior finishes are in keeping with the neighborhood as the walls will be finished traditional stucco, roof with barrel tiles and trim, windows and timber details in traditional stained finish. The project enhances community character with visually compatible architectural form and scale.

2b: The City should ensure that new residential development within La Jolla complies with the landscape and streetscape guidelines that are identified in this element and in Appendix E of this plan.

The project has been reviewed against and complies with the listed guidelines.

The project also supports the following LJCP recommendations, which begin on page 76:

2a: In order to maintain and enhance the existing neighborhood character and ambiance, and to promote good design and visual harmony in the transitions between new and existing structures, preserve the following elements:

- 1) Bulk and scale - with regard to surrounding structures or land form conditions as viewed from the public right-of-way and from parks and open space;
- 2) Street landscape - with regard to size and shape or generalized type of planting materials;
- 3) Hardscapes - with regard to pavement types, patterns or lack of patterns, colors, widths, colors and contours;
- 4) Street fixtures - with regard to type, size and location (street light fixtures, benches, street signage);
- 5) Site fixtures - with regard to height, type, material and location (fences, walls, retaining walls, curb cuts and driveways);

- 6) Curbs, gutters and street pavements -with regard to types and materials; and
- 7) Public physical and visual access as identified in Figure 9 and Appendix

The architectural form proposed includes variations in building material (stucco siding, tile roofing), one- and two-story building elements, proportioned fenestration, and roofline variation. As such, the proposed bulk and scale will not be disruptive to adjacent homes in the immediate vicinity of the project site. The proposed development will observe setbacks to all property lines consistent with other properties in the vicinity.

2c: In order to promote transitions in scale between new and older structures, create visual relief through the use of diagonal or off-setting planes, building articulation, roofline treatment and variations within front yard setback requirements.

See response to 2a above.

2e: In order to address transitions between the bulk and scale of new and older development in residential areas, maintain the existing 30-foot height limit of the single dwelling unit zones and Proposition D. Structures with front and side yard facades that exceed one story should slope or step back additional stories, up to the 30-foot height limit, in order to allow flexibility while maintaining the integrity of the streetscape and providing adequate amounts of light and air.

See response to 2a above.

As required by the La Jolla Shores Planned District Ordinance, and in support of the above LJCP policies and recommendations, a neighborhood survey of the existing development pattern and bulk and scale was submitted for the analysis of the project. The proposed dwelling unit was found to be in general conformity with setbacks, and bulk and scale as required by the La Jolla Shores Planned District SF Zone and the LJCP.

Surrounding properties are one- and two-story estate homes on a range of property sizes with a variety of architectural vernaculars. The architectural form proposed includes variations in building material (stucco siding, tile roofing), one- and two-story building elements, proportioned fenestration, and roofline variation. As such, the proposed bulk and scale will not be disruptive to adjacent homes in the immediate vicinity of the project site.

As described in finding A.1., incorporated here by reference, the proposed development will observe setbacks to all property lines consistent with other properties in the vicinity as determined by a neighborhood survey. The proposed

project complies with all height and bulk regulations and is located on a site that is currently developed with all public utilities in place to serve the residence or is conditioned to update them.

Therefore, 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.

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

The project site is not located between the nearest public road and the sea; therefore, this finding does not apply.

**B. SITE DEVELOPMENT PERMIT [SDMC Section 126.0505]**

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

See the response to finding A.3. above, herein incorporated by reference, which demonstrates that the proposed development will not adversely affect the applicable land use plan.

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

See the response to finding A.2. above, herein incorporated by reference, which demonstrates that the proposed development will not be detrimental to the public health, safety, and welfare. In addition, the project has been determined to comply with existing Community Plan Recommendations for residential projects [see finding A.3. and B.1. above, both incorporated here by reference]. During and after construction, the project will be required to comply with all relevant ministerial codes designed to protect the public health, safety, and welfare, including the California Building Code, stormwater regulations, and air quality regulations.

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

- 3. The proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.**

See the response to finding A.3. above, herein incorporated by reference, which demonstrates that the proposed development will comply with the regulations of the Land Development Code.

The above findings are supported by the minutes, maps and exhibits, all of which are incorporated herein by this reference.

BE IT FURTHER RESOLVED that, based on these findings adopted by the Hearing Officer, Coastal Development Permit No. 2112543 and Site Development Permit No. 2112544 are hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit Nos. 2112543 and 2112544, a copy of which is attached hereto and made a part hereof.

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Travis Cleveland  
Development Project Manager  
Development Services

Adopted on: October 4, 2023

IO#: 24007728

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

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

INTERNAL ORDER NUMBER: 24007728

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COASTAL DEVELOPMENT PERMIT NO. 2112543  
SITE DEVELOPMENT PERMIT NO. 2112544  
**LOOKOUT LOT 2 - PROJECT NO. 589178 [MMRP]**  
HEARING OFFICER

This Coastal Development Permit No. 2112543 and Site Development Permit No. 2112544 is granted by the Hearing Officer of the City of San Diego to 2MB PARTNERS LLC AND GJ MANDELBAUM HOLDINGS LLC, Owners/Permittees, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0708 and 126.0505. The 0.12-acre site is located at 7729 Lookout Drive (APN 352-012-17-00) in the SF Zone of the La Jolla Shores Planned District within the La Jolla Community Plan. The project site is legally described as: Parcel 2 of Parcel Map No. 17817, in the City of San Diego, County of San Diego, State of California, according to map thereof, filed in the Office of the County Recorder of San Diego County, January 23, 1997.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to construct a 5,165-square-foot single dwelling unit, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated October 4, 2023, on file in the Development Services Department.

The project shall include:

- a. A 5,165-square-foot single dwelling unit with attached 507-square-foot two-car garage;
- 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. This permit must be utilized by October 18, 2026.
2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
  - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
  - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. 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.
4. 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.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
7. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial 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.
8. 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.
9. 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.

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

**ENVIRONMENTAL/MITIGATION REQUIREMENTS:**

11. 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.

12. The mitigation measures specified in the MMRP and outlined in Mitigated Negative Declaration No. 589178, shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL MITIGATION REQUIREMENTS.

13. The Owner/Permittee shall comply with the MMRP as specified in Mitigated Negative Declaration No. 589178 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 the following issue areas:

**Historical Resources (Archaeology)  
Tribal Cultural Resources**

**CLIMATE ACTION PLAN REQUIREMENTS:**

14. Owner/Permittee shall comply with the Climate Action Plan (CAP) Consistency Checklist stamped as Exhibit "A." Prior to issuance of any construction permit, all CAP strategies shall be noted within the first three (3) sheets of the construction plans under the heading "Climate Action Plan Requirements" and shall be enforced and implemented to the satisfaction of the Development Services Department.

**ENGINEERING REQUIREMENTS:**

15. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the construction of current city standard curb, gutter and AC pavement, adjacent to the site on Lookout Drive, satisfactory to the City Engineer.

16. Prior to the issuance of any building permit, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement for the non-standard driveway, sidewalk underdrain, private drain, landscape and irrigation, private sewer force main, lateral and cleanout in the Lookout Drive Right-of-Way, 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 SDMC, 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 Part 2 Construction BMP Standards Chapter 4 of the City's Storm Water Standards.

**LANDSCAPE REQUIREMENTS:**

19. Prior to issuance of any construction permits for structures, the Owner/Permittee shall submit complete landscape and irrigation construction documents to the Development Services Department for approval. The construction documents shall be consistent with approved Exhibit "A," the La Jolla Shores Planned District Ordinance, the La Jolla Community Plan, and the Land Development Manual - Landscape Standards. Unplanted recreational areas, walks (areas used for access whether paved, mulched, stepping stone, ground cover, or similar), and driveways may not count towards the minimum landscape area required by the La Jolla Shores Planned District Ordinance.

20. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, unless long-term maintenance of said landscaping will be the responsibility of a Landscape Maintenance District or other approved entity. All required landscape shall be maintained consistent with the Landscape Standards in a disease,

weed, and litter free condition at all times. Severe pruning or "topping" of trees is not permitted.

21. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction document plans is damaged or removed, 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.

**GEOLOGY REQUIREMENTS:**

22. 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 the Development Services Department prior to issuance of any construction permits.

23. 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 the Development Services Department prior to release of the bond and grading permit close-out.

**PLANNING/DESIGN REQUIREMENTS:**

24. The automobile, motorcycle and bicycle parking spaces must be constructed in accordance with the requirements of the SDMC. 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 authorized by the appropriate City decision maker in accordance with the SDMC.

25. 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.

26. 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.

**PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:**

27. Prior to the issuance of any building permits, if it is determined during the building permit review process the existing water service will not be adequate to serve the proposed project, the Owner/Permittee shall, assure by permit and bond, the design and construction of new water service(s) outside of any driveway or drive aisle and the abandonment of any existing unused water services within the right-of-way adjacent to the project site, in a manner satisfactory to the Public Utilities Department and the City Engineer.

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

service (domestic, fire and irrigation), in a manner satisfactory to the Public Utilities Department and the City Engineer. BFPDs shall be located above ground on private property, in line with the service and immediately adjacent to the right-of-way.

29. Prior to the issuance of any building permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement (EMRA) for the proposed private sewer facilities installed with the public right-of-way.

30. No trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any sewer facilities and five feet of any water facilities.

31. Prior to Final Inspection, all public water and sewer facilities, if required shall be complete and operational in a manner satisfactory to the Public Utilities Department and the City Engineer. The Owner/Permittee shall design and construct all proposed public water and sewer facilities in accordance with established criteria in the most current edition of the City of San Diego Water and Sewer Facility Design Guidelines and City regulations, standards and practices. Public water and sewer facilities shall be modified at final engineering to comply with current standards.

32. The Owner/Permittee shall design and construct all proposed public water and sewer facilities in accordance with established criteria in the most current edition of the City of San Diego Water and Sewer Facility Design Guidelines and City regulations, standards and practices. Public water and sewer facilities shall be modified at final engineering to comply with current standards.

**INFORMATION ONLY:**

- The issuance of this discretionary permit alone does not allow the immediate commencement or continued operation of the proposed use on site. Any operation allowed by this discretionary 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 Hearing Officer of the City of San Diego on October 4, 2023 and [Approved Resolution Number].

Coastal Development Permit No. 2112543 and Site Development Permit No. 2112544  
Date of Approval: October 4, 2023

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

\_\_\_\_\_  
Travis Cleveland  
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.

**2MB PARTNERS LLC**  
Owner/Permittee

By \_\_\_\_\_  
NAME  
TITLE

**GJ MANDELBAUM HOLDINGS LLC**  
Owner/Permittee

By \_\_\_\_\_  
NAME  
TITLE

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



# La Jolla Community Planning Association

ATTACHMENT 7

Regular Meetings: 1<sup>st</sup> Thursday of the Month | La Jolla Recreation Center, 615 Prospect Street

**Contact Us:**

Mail: PO Box 889, La Jolla, CA 92038

Web: <http://www.LaJollaCPA.org>

Voicemail: 858.456.7900

Email: [info@LaJollaCPA.org](mailto:info@LaJollaCPA.org)

President: Bob Steck

Vice President: Helen Boyden

2<sup>nd</sup> Vice President: Brian Will

Secretary: Cindy Greatrex

Treasurer: David Gordon

## FINAL MINUTES

### Regular Meeting | Thursday 2 August, 2018

6:00pm

**1.0 Welcome and Call to Order: Bob Steck, President**

- Please turn off or silence mobile devices
- Meeting is being recorded

**Meeting Called to Order** at 6:05 PM with quorum present.

**Trustees Present:** Ahern, Boyden, Brady, Costello, Courtney, Greatrex, Kane, Merten, Rasmussen, Shannon, Steck, Weiss, Weissman, Will.

**Trustees Absent:** Collins, Gordon, Little, Mangano.

*Ahern and Courtney arrive late, reflected in vote counts.*

**2.0 Adopt the Agenda**

Boyden: An Amendment to Item 12.0, *Lookout Lots 4 and 5*, now corrected to say “one 2-story single family residence and one 1-story single family residence on Lots 4 and 5”. Lot 2 on 12.0 is one 2-story residence.

Rasmussen: Item 6.4 is to be heard in September, so this precludes Public Comment in August? Boyden (in response): Correct.

**Motion:** To Adopt the Agenda with 12.0 Agenda Item Amended (Will/Greatrex) **Vote: 11-0-1 Motion Carries.**

**In Favor:** Boyden, Brady, Costello, Greatrex, Kane, Merten, Rasmussen, Shannon, Weiss, Weissman, Will

**Opposed:--**

**Abstain:** Steck (Chair)

**3.0 Meeting Minutes Review and Approval: 8 July 2018**

**Motion:** To Approve July Minutes (Will/Kane) **Vote: 10-0-2 Motion Carries.**

**In Favor:** Boyden, Brady, Costello, Greatrex, Kane, Merten, Rasmussen, Shannon, Weiss, Will

**Opposed:--**

**Abstain:** Steck (Chair), Weissman (not present in July).

**4.0 Officer Reports:**

**4.1 Treasurer**

**Helen Boyden reports:**

**La Jolla Community Planning Association**

**Treasurer’s Report for August 2, 2018 Regular Meeting**

<b>Beginning Balance</b> as of 6/1/18	\$ 348.44
---------------------------------------	-----------

**Income**

- |   |           |
|---|-----------|
| <ul style="list-style-type: none"> <li>• Collections</li> </ul> | \$ 143.00 |
|---|-----------|

*If a Sign Language Interpreter, aids for the visually impaired, or Assisted Listening Devices (ALDs) are required, please contact the City’s Disability Services Coordinator at 619-321-3208 at least (5) five work days prior to the meeting date to insure availability.*

• CD Sales	\$ <u>5.00</u>
<b>Total Income</b>	\$ 148.00
<b>Expenses</b>	
• Agenda printing	\$ 69.74
• AT&T telephone	\$ <u>80.95</u>
<b>Total Expenses</b>	\$ <u>150.69</u>
<b>Net Income/(Loss)</b>	\$ (2.69)
<b>Ending Balance of 7/30/18</b>	\$ 345.75

#### 4.2 Secretary

**Cindy Greatrex reports:** If you want your attendance recorded today, you should sign in at the back of the room. LJCPA is a membership organization open to La Jolla residents, property owners and local business and non-profit owners at least 18 years of age. Eligible visitors wishing to join the LJCPA need to submit an application, copies of which are available at the sign-in table or on-line at the LJCPA website: [www.lajollacpa.org/](http://www.lajollacpa.org/). We encourage you to join so that you can vote in the Trustee elections and at the Annual Meeting in March. You can become a Member after attending one meeting and must maintain your membership by attending one meeting per year. If you do not attend one meeting per year, your membership will expire. To qualify as a candidate in an election to become a Trustee, a Member must have documented attendance at **three** LJCPA meetings in the preceding 12-month period. You are entitled to attend without signing in, but only by providing proof of attendance can you maintain membership or become eligible for election as a Trustee.

#### 5.0 Elected Officials – Information Only

##### 5.1 Council District 1: Councilmember Barbara Bry

Rep: **Mauricio Medina**, 619-236-6611, [mauriciom@sandiego.gov](mailto:mauriciom@sandiego.gov)

Compromise on STVR reached. Ward and Bry introduced ordinance to limit the use of Styrofoam. Working Group on dockless bikes mentioned in July has not been formed yet.

Jim Fitzgerald: Is there an enforcement timeline on dockless bikes? Medina (in response) does not know.

John Shannon points out encompassing loophole in STVR. Medina: Does not understand loophole, advises Shannon to submit a letter to staff members.

##### 5.2 78<sup>th</sup> Assembly District: Assemblymember Todd Gloria

Rep: **Javier Gomez**, 619-645-3090 [javier.gomez2@asm.ca.gov](mailto:javier.gomez2@asm.ca.gov) Currently in recess in Sacramento. Bills will be passed by September 1<sup>st</sup>. Fires in Norther California entail 13,000 firefighters and 125M of fire budget. Accepting ideas for Legislation improvement, forms can be filled out by community and business members.

##### 5.3. 39<sup>th</sup> Senate District: State Senator Toni Atkins, Senate President pro Tempore

Rep: **Chevelle Newell Tate**, 619-645-3133, [Chevelle.Tate@sen.ca.gov](mailto:Chevelle.Tate@sen.ca.gov) Not Present

#### 6.0 President's Report – Information only unless otherwise noted

##### 6.1 New procedure for pre-meeting information distribution items

Items received by Tuesday noon will be e-blasted to the LJCPA 500+ list. Additionally the LJCPA will see if the City will post addenda to our agenda. Items received later will need to be reproduced by the sender and distributed at the meeting.

##### 6.2 Ratify as LISA appointee to LJSPRC Michael Czajkowski; and LJVMA appointees Alisha Hawrylyszyn Frank and Jamie Dickerson to the PDO and Alisha Hawrylyszyn Frank to the T&T Board. **ACTION ITEM**

**Motion to Approve:** (Boyden/Greatrex) 13-0-1 **Motion Carries.**

**In Favor:** Ahern, Boyden, Brady, Costello, Courtney, Greatrex, Kane, Merten, Rasmussen, Shannon, Weiss, Weissman, Will

**Opposed:--**

**Abstain:** Steck (Chair)

- 6.3 Ratify LJCPA appeal** of the Hearing Officer’s Wednesday July 18 decision to approve the Robbins project which was denied by the LJCPA in April 2018. **ACTION ITEM**

**Motion to Approve:** (Costello/Brady) 13-0-1 **Motion Carries.**

**In Favor:** Ahern, Boyden, Brady, Costello, Courtney, Greatrex, Kane, Merten, Rasmussen, Shannon, Weiss, Weissman, Will

**Opposed:** --

**Abstain:** Steck (Chair)

- 6.4 Letter from CPPT Barbara Bry asking the LJCPA to revisit the stanchion issue at the September meeting.** Nearby residents will prepare a presentation. This will be an action item.

**Public Comment:** Melinda Merryweather asks that this item be heard at the beginning of September meeting to accommodate attendees.

**Trustee Comment:** Costello asks that we move to Vote on this since it will be a revisited Hearing.

**Motion to Revisit Previous Vote:** (Costello/Courtney) 13-0-1 **Motion Carries.**

**In Favor:** Ahern, Boyden, Brady, Costello, Courtney, Greatrex, Kane, Merten, Rasmussen, Shannon, Weiss, Weissman, Will

**Opposed:** --

**Abstain:** Steck (Chair)

**7.0 Non-Agenda Public Comment**

Opportunity for public to speak on matters not on the agenda, 2 minutes or less.

**7.1 City of San Diego – Community Planner: Marlon Pangilinan,** [mpangilinan@sandiego.gov](mailto:mpangilinan@sandiego.gov) Not present.

**7.2 UCSD - Planner: Anu Delouri,** [adelouri@ucsd.edu](mailto:adelouri@ucsd.edu), <http://commplan.ucsd.edu/> Not present.

**7.3 General Public**

Phil Collier: Concerns on road work on Torrey Pines Road in the Village that was meant to be handled in the evening. LJCPA had recommended the work be performed during the day. The daytime work has caused traffic on TPR, Pearl, etc. Collier requests that LJCPA reconsider its City recommendation that the work be done only during the day.

Janie Emerson: Highlights La Jolla Shores Association meetings and social hours prior to the meetings. Meetings occur second Wednesdays of the month.

Peggy Davis: Asking support for committees to look at permit on a property on the corner of Torrey Pines Road and Coast Walk. Meeting at 12:00 on August 3<sup>rd</sup> on the 4<sup>th</sup> floor of City Hall.

Melinda Merryweather: Still no response from the City on the legitimacy of Black’s Beach 6’ fence. Letter from Barbara Bry does not provide answer to question. Boyden: Barbara Bry is not pushing this. Merryweather: Simple question, is fence legal or not?

**8.0 Non-Agenda Trustee Comment**

Opportunity for trustees to comment on matters not on the agenda, 2 minutes or less.

Mike Costello: Echoes John Shannon’s earlier comments on loopholes of STVR. Tried to bring this to Barbara Bry’s attention, in terms of long list of enforcement and loophole issues. Costello states current status holds the city up to lawsuits.

Patrick Ahern: Country Club Reservoir construction on Encelia starting soon. If one notes good efforts or negative impact, please alert Patrick or LJCPA so these can be noted for near-future Impact Reports.

Helen Boyden: Clarifies that Administrative Guidelines say that if a voter is Abstaining the voter is essentially voting in Opposition in the Quorum. This is referenced around Page 34 or 35 of the Guidelines. A Recusal is not part of the Quorum.

**9.0 Reports from Ad Hoc and non-LJCPA Committees** - Information only unless noted.

**9.1 Community Planners Committee** <http://www.sandiego.gov/planning/community/cpc/index.shtml>- John



**Shannon, Rep.** Notes Action Item regarding Planning Commission Chair, Stephen Hase, discussion panel on how CPG Chairs should present to Planning Commission. Only Action item was Appointment to Outside Boards.

**9.2 Coastal Access & Parking Board** <http://www.lajollacpa.org/cap.html> Ray Weiss states an Emergency Meeting was held, called by Deborah Marengo. Reason for Meeting is that LJVMA no longer has an Executive Director with no plan for a replacement. The LJVMA manages the funds that subsidize parking permits. About 80 permits exist. Someone from LJVMA needs to manage this. Purpose of meeting is to have Marengo urge the LJVMA to resolve. Weiss notes there are 15 seats on the board of LJVMA, and currently 11 of those seats are vacant.

**9.3 UC San Diego Long Range Development Plan CAG, one of LJCPA delegates, will report on discussion**  
<http://lrpd.ucsd.edu> (Steck, Greatrex) Did not meet in July.

**9.4 Hillside Drive Ad Hoc Committee – Diane Kane, Chair** Quick meeting last week. No one from public showed up. Committee went over road plan. Believes volume and velocity study would be a good start.

**9.5 Airport Noise Advisory Committee – Cindy Greatrex, Delegate.** Did not meet in July.

**10.0 Consent Agenda- Action Items**

**The public is encouraged to attend and participate in Community Joint Committee & Board meetings before the item/project is considered by the LJCPA.**  
PDO – Planned District Ordinance Committee, Chair Deborah Marengo, 2nd Monday, 4:00 pm  
DPR – Development Permit Review Committee, Chair Brian Will, 2nd & 3rd Tuesday, 4:00 pm  
PRC – La Jolla Shores Permit Review Committee, Chair David Gordon, 3rd Monday, 4:00 pm  
T&T – Traffic & Transportation Board, Chair David Abrams, 3rd Wednesday, 4:00 pm

The Consent Agenda allows the LJCPA to ratify recommendations of the community joint committees and boards in a single vote with no presentation or debate. It is not a decision regarding the item but a decision whether to accept the recommendation of the committee/board as the recommendation of the LJCPA. The public may comment on consent items.

**See Committee minutes and/or agenda for description of projects, deliberations, and vote.**

**Anyone may request a consent item be pulled for full discussion by the LJCPA.**

**Items “pulled” from Consent Agenda are trailed to the next LJCPA meeting.**

**No Items are Pulled.**

**LJSPRC and PDO did not meet in July, T&T took no actions.**

**10.1 Sumal Residence** CDP 622 Nautilus St No: 604488\_ (Process 2) Coastal Development Permit to demolish existing detached garage and construct new 2 story 3,020 SF single dwelling unit, on a site with 2 existing detached single dwelling units (for total 3 dwelling units) located at 622 Nautilus street. The 0.23 acre site is in the RM-1-1 zone, Coastal (Non-appealable) overlay zone within the La Jolla Community Plan area and Council District (1)

**DPR Motion:** Findings **CAN** be made for the CDP as presented and as modified on sheet L1 during the presentation. To add one 24” box tree (Magnolia) and remove adequate paving (4’ diameter hole.) at front corner right corner of the lot. **Motion passes 5-0-2**

**10.2 The Reserve SCR** (Encelia Res.) 6850 Country Club Dr.; No.: 582128 (Process 2) Substantial Conformance Review to PTS 292065 for a 5000 SF two-story residence. The site is located at 6850 Country Club Dr. in the La Jolla community and is within Zone: RS-1-4 / Coastal Overlay (Non- Appealable) /Coastal Height/ Parking Impact/Brush Management/ Very High Fire Hazard/ Earthquake Fault Buffer zones. Council District 1.

**DPR Motion •** Findings **CAN** be made that the project conforms to CDP PTS: 292065 (Collins/Kane) Approved (6-1-1)

**10.3 Nautilus – CDP/MW for Condos;** 313 Nautilus; No.: 595298 (Process 3) \*FLAT FEE\* Coastal Development Permit and Map Wavier for condominium conversions for 4 existing units in 2 one-story buildings totaling 2320 square feet at 313 Nautilus Street. The 0.15 acre site is in the RM-1-1 zone and the Coastal Non-appealable overlay zone within the La Jolla Community Plan area in Council District 1.

**Motion: To Approve** Consent Agenda: (Ahern/Weiss) 13-0-1. **Motion Carries.**

**In Favor:** Ahern, Boyden, Brady, Costello, Courtney, Greatrex, Kane, Mangano, Merten, Shannon, Weiss, Weissman, Will

**Opposed:--**

**Abstain:** Steck (Chair)

**The following agenda items, are ACTION ITEMS unless otherwise noted, and may be *de novo* considerations. Prior actions by committees/boards are listed for information only.**

**11.0 Time Certain 6:30 PM Mid-Coast Trolley presentation:** John Haggerty, Director of Rail for SANDAG.

John Haggerty SANDAG presented PowerPoint on updates to capital infrastructure program entailing the extension of the Blue Line trolley from Old Town to UTC area. Detailed routes and trolley schedules. Provided contact information for the public to contact SANDAG with any questions or concerns.

**Public Comment**

Bob Whitney: Will trolley go to the Airport? Haggerty: Not at this time

Audience Member: How will homeless be addressed? Haggerty: Security measures in place.

**Trustee Comment**

Phil Merten: Factoring in lifespan costs divided by riders, how much is paid by riders and how much by taxpayers?

Haggerty: Half is paid by Government funding. Stated this project is cost-effective.

Notes UCSD students are subsidized, as well as elderly.

Rasmussen: Transportation committee in La Jolla has formed to discuss how to better get in and out of La Jolla. Ideas welcomed.

**12.0 LOOKOUT LOTS 4 & 5 (Project #: 482904 7729 Lookout Drive (and adjacent lot) (Process 3) Site Development Permit and Coastal Development Permit for the development of one 2-story single family residence and one 1-story single family residence on Lots 4 and 5 totaling 7,132 square feet on two existing vacant parcels at and adjacent to 7729 Lookout Drive. The entire 0.295 acre site is in the single family (SF) zone of the La Jolla Shores Planned District, Coastal (Non-appealable) Overlay zone, within the La Jolla Community Plan area and Council District 1. Note – Lot 2 removed from this project.**

**AND**

**LOOKOUT LOT 2 Project #: 589178- 7729 Lookout Drive: (Process 3) Site Development Permit and Coastal Development Permit for the development of a two-story single family residence totaling 4,070 square feet, located on a vacant lot at 7729 Lookout Drive. The 0.12-acre site is in the single family (SF) zone of the La Jolla Shores Planned District, Coastal (Non-appealable) Overlay zone within the La Jolla Community Plan area and Council District 1. This development is within the Coastal Overlay zone and the application was filed on March 1, 2018.**

**PRC Motion: Findings CAN be made for a site development Permits and Coastal Development Permits for Projects 482904 and 589178. VOTE 3-2-1**

**Preamble:** Chair Bob Steck recites from Oath of Office of LJCPA in re: performing fairly and impartially with respect to all. Urges focus on issues and compliance with regulations.

**Presenter** Tony Crisafi, Island Architects.

Crisafi explained that there are two applications under development, in re: Section 1510.0304. There are Coastal and Site Development Permits on two separate lots. The owners had a meeting in June of 2016 with neighbors within 300-foot

radius, in David Mandelbaum living room. Project Manager followed up with neighbors by email. Concerns about a second story and a pool were addressed. Crisafi presented PPT on Lot 2 in relation to existing lots on Soledad and on Lookout Loop. Lots 30 and 19 on the Loop 25, 13 and 14 are highlighted as well. These are two-story with higher roof pitch. Modern, traditional and Cape styles present.

**Lot 2:**

Presented specifics on conformance sheet, noting setbacks that vary and expand as the home articulates. Landscaping coverage explainers.

Shows City-required FAR Map bulk and scale analysis. City agrees with the content of this document. Crisafi has performed aerial surveys and onsite surveys and also pored over records in the 300' radius. There are five houses on the Lookout Loop that have between .7 and .9 FAR.

Garages, driveways and parking spaces are shown. Balconies are shown. Elevations are shown that show how upper level steps back from main level. Rendering from street shown. Houses step-in from the sides. Setbacks of garages and upper level from property line is described.

**Lot 4:**

.43 FAR and .74 FAR on lots 4 and 5

Lots 53, 55 and 56 on Soledad are used as reference material on the high side of the street where the grade rises. Lot 39 referenced as two-story house with garage underneath. Various lots from 37-44 are referenced to indicate various elements.

Cottrell House was designated Historic on a State level. Sewer not functioning, so barely habitable. Owners spent a year following guidelines on rehabilitation and salvage, and had ceilings and floors refurbished. Double-barrel roof had to be redone twice.

Conformance Chart shown. Four onsite parking spaces. Grades noted. There is enough slope in lot so that one side is open to daylight.

**Lot 5:**

Parking for three cars. Simple floor plan. Lot 5 elevation displayed. Large balcony that wraps around north elevation. Building steps back on east elevation. Study on massing at PROW shown for Lots 2, 4 and 5.

Elevation heights in general will be lowered when Permit is granted. Trying to have as little impact on massing as possible.

**Second Presenter:**

David Mandelbaum, an owner of LLC of project. Asks for fair-minded and reasonable approach to decision based on verification of facts. Stats he previously sat on a land use board with Sara Moser and Sherri Lightner, where he was advised to "not guess" on project details. Notes statements made by attorneys Evelyn Heidelberg and Deborah Rosenthal Trustees Diane Kane and Phil Merten and neighbor Desiree Kellogg are inaccurate. Notes Kellogg has sent 97 emails to the City on this project. Mandelbaum incurs the costs on the responses to these.

Stated that statements made by this group are incorrect in re Lot Size, Lot Merger and Setbacks. Read statements by Gregory Hopkins (DSD Director in 2013) and PM Glenn Gargas. The Hopkins letter states that these are legal lots. There have been no court documents showing DSD that the lots are illegal. Third issue is Setbacks. Mandelbaum notes the houses in area have four-foot setbacks, which is all he is asking for. States that the concept of "average setbacks" is a fabrication created by community members. He asks for a fair and impartial vote of LJCPA.

**Presenting for the Opposition:**

Attorney Evelyn Heidelberg representing Susan McKean, Lookout Drive neighbor. Disputes compliance on bulk and scale and conformity of setbacks in the vicinity. States that unit density is too high for average unit density in neighborhood. At 6.9 units per acre this is almost twice that of developed parcels within 300'. Disputes intent of Hopkins letter. Notes that

planned density is low residential density and low number of units are recommended. Further states setbacks are not conformant.

ATTACHMENT 7

David Mandelbaum: States that number of dwelling units per acre is conformant based on entirety of code in San Diego, when slope ratios are factored in, and that setbacks are compliant.

Tony Crisafi: States his charts and report are not required and are accurate and the City does concur with the data points therein. There are 5.4 lots per acre

Brian Will. When asked to compare proposed FAR, County record does not count garages. It is common to add in 500 sq. ft to other houses, so as to accommodate for that

**Presenting for the Opposition:** Attorney Deborah Rosenthal, representing neighbors said that project is inconsistent with PDO and with Design Requirements in terms of visual harmony and bulk and scale. Says FAR could not conform to PDO, as PDO does not require FAR. She believes that the setbacks are bulk and scale not conformant--0.79 does not fit into the neighborhood. States it is poor design with multiple inconsistencies, squeezed onto lots that are too small.

### **Public Comment**

Patrick Branford, "Neighborhood Watch Captain". Said that neighbors say that project looks like a condo development. Said that neighbors did not know about a meeting and did not sign anything. Said that theft in the neighborhood skyrockets with any renovating and the neighbors do not want any building going on.

Bob Whitney: Have you complied with cycle issues? Crisafi: (in response) Yes. Has Phil Merten been paid to oppose this project? Merten (In response): No.

Terri Lombard: Stated neighbors are opposed to project, and that there has been no communication from developer or owners of house since 2016. Asks if Lot 4 will be sold in future. Inquired on easements between Lot 1 and Lot 4. Said houses look identical on these lots.

Desiree Kellogg: Houses look identical. FAR of Lot 2, 0.79, is the highest in the neighborhood.

### **Trustee Comment**

Helen Boyden: received communication from PRC chair Dave Gordon including letter from Glenn Gargas, with Gargas stating that the three lots in question have been in existence in this size and shape with a lot line assessment parcel map, prior to 1997. The lots are all 5,000 SF or greater and are legal lots with development rights.

Boyden also reviewed a letter from Glenn Gargas stating that there is not a lot size in the PDO in reference to Section 1510.0304A, lots are existing, and density is set.

Will: Does not follow opposition that the lots should have less than one unit if density is less than the average. To that interpretation, one can't occupy a lot.

Greatrex: Supportive, finds project consistent in conformance to LJPDO and Community Plan.

Courtney: Opposed to project due to precedent of .79 and .74 FAR

Ahern: 18 of 56 houses are in compliance so 68% are not. Houses are similar to each other here. FAR is conforming.

Kane: Discussed character of neighborhood. It is an old neighborhood with low FAR. Suggests developer remove one house or develop property as a condominium. Said that the project is not consistent with Plans.

Merten: Corrected errors on a distributed document, re: lot size. Discusses history of sub-divisions in La Jolla. States lot line adjustment is illegal since a coastal development change in density was not handled under coastal development review or a CDP. City surveyor at the time was unaware that CDP was required. Notes that densities of lots are significantly greater than surrounding lots. Findings cannot be made.

Shannon: Difficult case. Character of project has been a concern to neighbors. Sees precedent in FAR and size of project.

Costello: Cautioned that City Project Managers are not entirely neutral. Mentions a case where the Project Manager overlooked facts.

Brady: Project cannot be supported due to dwelling unit density being not in the community interest. Jamming houses into that location is not right for the community.

Rasmussen: Anything that could be done to dwelling units to make a compromise? Merten: Dwelling unit is in relation to a certain number of square feet on the lot. Lot line adjustment was done illegally. Owner needs to go back and reconfigure lots.

Weissman: Said one lot is very small and squeezed in. Also has issue with terrace.

Weiss: Sensitive to the 300 canonical feet. Look at houses in the loop, in Lots 26-40. Tending not to support project.

**Presenter Rebuttal:**

Crisafi: Owner will remove terrace if Lot 4 is sold.

Shannon: Would you consider changing the appearance? Crisafi (in response): It is a La Jolla Rancho style, in a modern interpretation. Hacienda style. They don't have to all be the same colors, though. Tiles can be different.

Merten: Code is clear (lot should not be occupied at greater density than those within 300'). Crisafi (in response): City does not agree with you on Code findings. Lots are not being merged. No lot lines are being changed.

Will: Disturbed by the notion that someone purchases a lot, and we say "The neighbors don't want you to build and we are going to say no" is wrong. These lots exist today, these are the lots.

Rebecca Levy, neighbor (out of turn): Repeats concerns of neighbors.

**Motion:** Findings can **NOT** be made for Agenda Item 12, Lookout Lots 2, 4 and 5. Density, bulk and scale are out of character with the surrounding neighborhood and the proposed dwelling unit densities exceed the average unit density of properties within 300' of the site, in contrary to Municipal Code Section 1510.0304. (Courtney/Merten) 9-4-1 **Motion Carries.**

**In Favor:** Boyden, Brady, Costello, Courtney, Gordon, Kane, Merten, Shannon, Weiss, Weissman

**Opposed:** Ahern, Greatrex, Shannon, Will

**Abstain:** Steck (Chair)

**13.0 La Jolla Rancho-CDP/SDP** 840 La Jolla Rancho Rd; No.: 593799- (Process 3) Coastal Development Permit and Site Development Permit (ESL) for the construction of a new single dwelling unit with attached guest quarters and underground basement for a total of 6,386 square feet on a vacant lot located on Lot 146 between 832 and 850 La Jolla Rancho Road. The 0.50 acre site is within the Coastal (Non-Appealable) overlay zone in the RS-1-4 and RS-1-1 Base Zone of the La Jolla Community Plan Area on environmentally sensitive lands (ESL).

**DPR Motion:** Findings CAN be made for the CDP/SDP as presented (Ragsdale/Kane) Approved (6-0-1)

**Public Comment:** Seeing none

**Trustee Comment:** Seeing none

**Motion:** Findings can be made for CDP/SDP. (Costello/Kane) 11-0-2 **Motion Carries.**

**In Favor:** Ahern, Boyden, Brady, Costello, Courtney, Greatrex, Kane, Merten, Shannon, Weiss, Weissman

**Opposed:** --

**Abstain:** Steck (Chair)

**Recusal:** Will (Representing Project)

**14.0 A request** that LJCPA send a letter regarding the new hawk lights on TPR asking that warnings be placed on Princess Street as well as on TPR as at present. (Janie Emerson).

**Public Comment:**

Phil White: Plethora of signs already. City should raise existing signs and not add any more at Princess.

**Trustee Comment:**

Ahern: This may not be favorable to neighbors. This topic may be best handled at T&T.

Rasmussen: When you are at the stop sign, it's very difficult to see the existing signs.

Boyden: References sign on Regents Road that is intermittent in terms of appearance.

**Motion:** That LJCPA send matter of proposed signage on Princess around the new hawk lights on TPR, to T&T for further review. (Ahern/Courtney) **12-0-1 Motion Carries.**

**In Favor:** Ahern, Boyden, Brady, Costello, Courtney, Greatrex, Kane, Merten, Shannon, Weiss, Weissman, Will

**Opposed:** --

**Abstain:** Steck (Chair)

**15.0 Meeting Adjourns at 9:16 until September 6, 2018 at 6:00 PM.**



THE CITY OF SAN DIEGO

**La Jolla Shores Planned District Advisory Board**  
**APPROVED** Meeting Minutes for May 19, 2021  
Online Virtual Meeting

Trustee	Attendance	Trustee	Attendance
Jane Potter	Present	Herbert Lazerow	Present
Andrea Moser	Present	Suzanne Weissman	Present

**1. Call to Order:** 10:00 a.m.

Potter called the meeting to order at 10:00 a.m.

**2. Approval of the Agenda:**

Lazerow moved to approve, Weissman seconded. Motion passed 4-0-0.

**3. Approval of the minutes for February 17, March 17, 2021**

Potter said Item 3 and 4 should be reversed on both February and March minutes.

**Motion:** Lazerow moved to approve February 17 minutes, Moser seconded. Minutes approved 4-0-0.

Lazerow said substitute 'approval of minutes' for 'item' in last line of page 1 of March 17 minutes and to spell out right-of-way instead of abbreviating. Weissman said names may be misspelled for 'Kuttrell". On page 5 of March 17 minutes Susan McKean is misspelled.

**Motion:**

Weissman moved to approve March 17 minutes, Lazerow seconded. Minutes approved 4-0-0.

**4. Non-agenda public comment:**

Phil Merten urged the Advisory Board to reconsider their vote on Barba/Lowther residence because the information presented was inaccurate and does not comply with the La Jolla Shores PDO.

## 5. Project Review:

### **ACTION ITEM A – PTS 589178 – Lookout Lot 2-Lot 2 SDP/CDP**

**Location:** 7729 Lookout Drive

APN: 352-012-1700

**Description:** Proposal for a new 3,849 sf single family dwelling, 507 sf garage, and 1,011 sf full basement on a 0.12-acre lot. The Applicant is seeking a recommendation for approval of a Site Development Permit and Coastal Development Permit from the Advisory Board.

#### **Presentation:**

No project presentation was given by the Applicant. It was noted that Nick Wilson a member of the Applicant team from Island Architects, was present at the meeting as an observer. At a previous meeting, the Applicant team stated that they would not be returning to any subsequent Advisory Board meetings. Staff shared project details that were initially provided by the Applicant in Attachment 1.

#### **Board Clarification Comments**

- Clarification was requested by Board Member Lazerow on what specifically, project or plans, the Advisory Board would approving and that he could not make a decision without seeing the exterior plans and their relation to the property line, as no plans were provided to the board. Weissman said the project has changed substantially from 2018 and therefore it would be unreasonable for the board to make a recommendation on the project.
- Staff clarified that the role of La Jolla Shoes Advisory Board is to review projects referred to them by the City and indicated that the Advisory Board would be providing a recommendation on the project as provided in the project description. Staff indicated emails and the agenda have been provided to the Applicant team, but that the applicant can choose to attend that meeting or not.
- It was mentioned by the Advisory Board that both projects were presented to the Advisory Board in 2018 and have returned as a different project and that the projects should have returned to the Advisory Board as a substantial conformance review with submitted plans
- Staff said the board could either: 1) not forward a recommendation based on information provided, 2) request information sufficient to make a recommendation

#### **Public Comment:**

- A letter was forwarded to the Advisory Board on behalf of the La Jolla Hills Committee (LJHC) stating that the developer has not participated or provided



information requested by the board - reflecting the developer's lack of concern for neighborhood. Public comment indicated changes to the project since 2018 included limiting the development to two lots and delay of development of lot 4, but not designating it for open space, as requested by the LJHC. Additionally, it was mentioned that the proposal would represent a permanent change to the neighborhood and without more detailed plans to review, would make it difficult to determine the extent of that change.

- It was expressed that density is the number of units relative to lot size and that the PDO requires that development may not exceed the average density within 300 feet of the subject parcel and that the average density within 300 feet would be 1 du per lot. When lot size is halved, through the proposed lot line adjustments, the density is doubled conflicting with the PDO.

**Comments and discussion from the Advisory Board included:**

- Concerns were expressed over the difference between the previous proposal and what is different in the proposed project (e.g. including a new basement) without any detailed plans to review. It was questioned as to why there was not a new Project Tracking System number provided for the proposed project.
- Plans relative to property line were requested and the previous plans were thought irrelevant.
- It was said that the proposed density would be greater than the average density per acre within 300 feet of the subject site and cannot be approved.
- A denial was suggested as the proposal violates section 1510.0304 related to Single-Family Zone – Development Regulations of the Municipal Code/PDO by exceeding average density per acre within 300 feet.

**Motion:**

Moser moved to recommend project not be approved due to it violating section 1015.0304 of the Municipal Code/. Potter seconded. Motion passed 4-0-0.

**6. ACTION ITEM B – PTS 482904 – Lookout Lot 5- SDP/CDP**

**Location:** 7813 Lookout Drive

APN: 352-012-2000

**Description:** Proposal for a new 4,900 sf single family dwelling which includes partial basement on a 0.12-acre site. The Applicant is seeking a recommendation for approval of a Site Development Permit and Coastal Development Permit from the Advisory Board.

**Presentation:**

No project presentation was given by the Applicant. It was noted that Nick Wilson a member of the Applicant team from Island Architects was present at the meeting as an observer. At a previous meeting, the Applicant team stated that they would not be

returning to any subsequent Advisory Board meetings. Staff shared project details that were initially provided by the Applicant in Attachment 2.

**Public Comment:**

- Objections to the project similar to Phil Merten’s were provided also indicating that the proposal violated section 1510.0304 of the Municipal Code/PDO (exceeding average unit density per acre within 300 feet of the subject site), and bulk and scale requirements in the La Jolla Community Plan
- It was mentioned that the project FAR is 95% higher than the average within 300 feet.
- It was expressed that Lot 5 was originally a remnant from an illegal lot line adjustment, does not meet frontage requirements, and would exceed average density per section 1015.0304 related to Single-Family Zone – Development Regulations of the Municipal Code/PDO.

**Comments and discussion from the Advisory Board included:**

- Issues for this project are similar to the previous project (Lot 2) on Lookout Drive
- Setback impinges on master bedroom of neighbor’s home.
- Average sideyard set back within 300 feet is 41% greater than what applicant is proposing

**Motion:**

Lazerow moved to recommend project not be approved due to it violating section 1510.0304 related to Single-Family Zone – Development Regulations of the Municipal Code related to average density within 300 feet of the subject site. Moser seconded. Motion passed 4-0-0.

**7. ACTION ITEM C – PTS 676214 – Barth Addition CDP**

**Location:** 8341 Paseo Grande

APN: 346-171-0600

**Description:** Proposal for a 933.2 sf second story addition and a 150.3 sf deck to an existing 1,702.9 sf dwelling on a 0.12-acre site. Application also includes vacation of a PUD easement dedicated per map 2417 circa 1929. The applicant is seeking a recommendation for approval of a Site Development Permit and Coastal Development Permit (TBD) from the Advisory Board.

**Presented by:** Justin Salbato, [jsalbato@masterworksgcc.com](mailto:jsalbato@masterworksgcc.com) ((858) 405-2305

**Presentation:**

- The proposed project is returning to the Advisory Board after several months
- Presenter said they reached out to residents to the south of the proposal and have received their support

- An upstairs suite has been added, preserving a view corridor on the north side of the building
- Some minor changes include a topological survey, setting back the deck more than previous to be consistent with property to the south
- Proposal added 933 sf for the upstairs suite

**Public Comment:**

- It was mentioned the project should comply with parking regulations for La Jolla Shores. A 20-foot long driveway to curb should also be provided, but if impossible then two parking spaces should be provided. As designed the project does not comply with Parking Impact Overlay Zone. Salbato replied that the City review did not cite a parking deficiency. He said parking was an existing condition not requiring new spaces.
- A question was raised as to how many neighbors within 300 feet have seen the plans. Salbato said they complied with noticing requirements and heard no comments back. The did contact immediate neighbors. The owner said neighbors were aware of the project and that he talked with immediate neighbors
- A question was posed whether project should have a Site Development Permit, requiring a notice for those within 300 feet. Staff said noticing was provided.

**Board Comment:**

- Members complimented plan as presented
- Clarification requested for front yard setback
- Question posed as to why south elevation second story had not been stepped back. Presenter replied the design was cleaner that way, but that a horizontal band was provided for architectural relief.
- It was mentioned that several houses in neighborhood have straight up and down sides on the second story and that the project is compatible with the neighborhood

**Motion:** Moser moved to approve. Lazerow seconded. Motion passed 4-0-0.

**Next meeting date:** June 16, 2021.

**Adjournment:** 11:37 a.m.

Minutes taken by Tony Kempton, Associate Planner, Planning Department

Map #	Site Address	Building sq ft w/o Garage*	FAR w/o Garage	Building sq ft w/ Garage**	FAR w/ Garage***	Lot Size (sq ft)	Levels	Front	Set Back	Rear	
4	7811 HILLSIDE DR	2,246	0.30	2,748	0.37	7,296	1	6'-1"	0'-5"	11'-4"	
5	7740 HILLSIDE DR	3,028	0.14	3,528	0.17	21,092	1	33'-3"	34'-8"	25'-9"	
6	7734 HILLSIDE DR	4,164	0.49	4,914	0.58	8,451	1	9'-9"	5'-5"	5'-4"	
7	HILLSIDE DR					10,202					
8	7719 HILLSIDE DR	2,380	0.23	2,630	0.26	10,202	2	10'-8"	3'-0"	10'-1"	
9	7721 HILLSIDE DR	4,198	0.44	4,448	0.46	9,601	2	11'-0"	1'-5"	3'-10"	
10	7711 HILLSIDE DR	2,160	0.22	2,410	0.25	9,601	1	17'-7"	2'-0"	3'-1"	
11	7705 HILLSIDE DR	2,186	0.26	2,436	0.29	8,281	1	15'-4"	7'-0"	1'-5"	
12	1940 SOLEDAD AVE	1,874	0.19	2,124	0.21	9,901	2	13'-9"	0'-0"	18'-1"	
14	7728 LOOKOUT DR	2,993	0.53	3,242	0.58	5,624	2	8'-5"	10'-10"	21'-0"	
17	7796 LOOKOUT DR	2,572	0.17	3,072	0.21	14,887	2	7'-5"	3'-2"	2'-1"	
18	7801 HILLSIDE DR	4,583	0.30	5,083	0.33	13,338	2	11'-8"	11'-6"	3'-11"	
19	7772 LOOKOUT DR	5,545	0.16	6,045	0.18	15,359	2	9'-8"	37'-0"	2'-7"	
20	7770 LOOKOUT DR	3,596	0.17	4,096	0.20	33,977	2	0'-0"	23'-0"	22'-3"	
21	7780 LOOKOUT DR	3,269	0.26	3,769	0.30	20,600	2	12'-0"	4'-4"	3'-11"	
24	7732 LOOKOUT DR	3,331	0.39	3,831	0.45	12,663	3	5'-2"	3'-7"	7'-0"	
25	7750 LOOKOUT DR	5,348	0.61	5,848	0.67	8,821	3	12'-11"	7'-5"	43'-9"	
26	7777 LOOKOUT DR	2,825	0.33	3,075	0.36	6,530	1	15'-0"	6'-0"	6'-5"	
27	7741 LOOKOUT DR	1,574	0.20	1,824	0.23	8,438	1	19'-0"	11'-11"	4'-9"	
28	7737 LOOKOUT DR	3,161	0.36	3,661	0.42	7,950	1	29'-6"	6'-8"	3'-3"	
29	7717 LOOKOUT DR	1,914	0.21	2,414	0.27	8,773	1	19'-11"	6'-3"	36'-9"	
30	7711 LOOKOUT DR	3,118	0.31	3,618	0.36	7,580	1	13'-0"	9'-6"	3'-3"	
31	7847 LOOKOUT DR	2,261	0.60	2,761	0.73	10,045	2	14'-3"	6'-0"	15'-2"	
32	7899 LOOKOUT DR	2,064	0.33	2,564	0.42	6,188	1	3'-7"	3'-2"	0'-0"	
33	7801 LOOKOUT DR	3,995	0.69	4,495	0.78	3,764	2	12'-8"	11'-11"	5'-3"	
34	7727 LOOKOUT DR (Lot 1)	3,092	0.22	3,592	0.25	5,702	3	11'-5"	10'-7"	8'-5"	
35	LOT 2 (PROPOSED)	3,342	0.65	3,842	0.75	14,183	1	132'-9"	1'-11"	3'-3"	
36	7731 LOOKOUT DR	3,333	0.65	3,833	0.75	5,154	3	19'-2"	4'-0"	7'-3"	
37	LOT 4					5,097	2	38'-0"	1'-3"	9'-11"	
38	LOT 5 (PROPOSED)	2,697	0.52	2,673	0.53	5,045	2	6'-11/2"	6'-11/2"	4'-8"	
39	7819 LOOKOUT DR	3,056	0.45	3,806	0.56	6,819	2	6'-0"	4'-0"	6'-0"	
40	2020 SOLEDAD AVE	2,072	0.25	2,572	0.31	8,265	2	15'-0"	4'-0"	4'-0"	
43	7810 LOOKOUT DR	3,783	0.30	4,283	0.34	12,750	2	1'-9"	7'-3"	3'-9"	
44	7816 LOOKOUT DR	1,711	0.12	2,211	0.15	14,440	2	7'-11"	3'-2"	2'-2"	
45	7820 LOOKOUT DR	8,374	0.58	8,874	0.61	14,492	1	16'-6"	3'-10"	6'-0"	
46	7866 LOOKOUT DR	3,646	0.21	4,146	0.24	17,502	2	7'-5"	11'-5"	15'-1"	
47	7872 LOOKOUT DR	3,790	0.16	4,290	0.18	24,384	2	9'-0"	11'-0"	1'-0"	
48	7878 LOOKOUT DR	3,518	0.13	4,018	0.15	26,136	2	84'-9"	14'-8"	4'-2"	
49	1925 SOLEDAD AVE	5,317	0.54	5,817	0.59	9,788	3	16'-2"	7'-2"	3'-0"	
50	2005 SOLEDAD AVE	2,636	0.27	3,136	0.32	9,749	2	29'-1"	3'-1"	2'-2"	
51	2019 SOLEDAD AVE	3,436	0.35	3,936	0.40	9,749	2	6'-0"	2'-0"	2'-0"	
55	2018 SOLEDAD AVE	4,144	0.48	4,644	0.56	8,696	2	4'-6"	12'-4"	20'-10"	
56	2028 SOLEDAD AVE	2,547	0.36	3,047	0.43	7,083	3	4'-0"	1'-5"	5'-8"	
Average		3,135	0.33	3,580	0.38	10,854		17'-11"	6'-10"	6'-7"	
Total								26	12	38	5



\* PER WESTERN RESOURCES TITLE REPORT & SAN DIEGO BUILDING RECORDS DEPT  
 \*\* 250 SQ. FT. ADDED PER GARAGE PARKING SPACE

\*\*\* GROSS FLOOR AREA AND FLOOR AREA RATION PER SAN DIEGO MUNICIPAL CODE SECTION 113.02  
 SURVEY PRODUCED BY COFFEY ENGINEERING WITH COUNTY ASSESSOR'S PARCEL MAP AND VISUAL SURVEYS

# LOOKOUT LOT 2

7729 LOOKOUT DR, LA JOLLA, CA 92037  
 Date: 08/26/2018 UPDATED PROJECT DATA 09/09/2021

	<b>City of San Diego</b> <b>Development Services</b> 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	<h1 style="text-align: center;">Ownership Disclosure Statement</h1>	<b>FORM</b> <b>DS-318</b>
			October 2017

**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:** Lookout (589178, Lot 2) & (482904, Lot 5) **Project No. For City Use Only:** \_\_\_\_\_

**Project Address:** 7729 (Lot 2) & 7813 (Lot 5) Lookout Drive  
La Jolla, CA 92037

**Specify Form of Ownership/Legal Status (please check):**

Corporation  Limited Liability -or-  General - What State? \_\_\_\_\_ Corporate Identification No. \_\_\_\_\_  
 Partnership  Individual

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter 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), applicant(s), and other financially interested persons of the above referenced property. A financially interested party includes any individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver or syndicate with a financial interest in the application. If the applicant includes a corporation or partnership, include the names, titles, addresses of all individuals owning more than 10% of the shares. If a publicly-owned corporation, include the names, titles, and addresses of the corporate officers. (A separate page may be attached if necessary.) If any person is a nonprofit organization or a trust, list the names and addresses of **ANY** person serving as an officer or director of the nonprofit organization or as trustee or beneficiary of the nonprofit organization. A signature is required of at least one of the property owners. 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.

**Property Owner**

Name of Individual: 2MB LLC (50%) & GJ Mandelbaum Holdings LLC (50%) (see last section below)  Owner  Tenant/Lessee  Successor Agency

Street Address: 8996 Miramar Road, Suite 200

City: San Diego State: CA Zip: 92126

Phone No.: 8583365246 Fax No.: 8587541600 Email: justin@miracre.com

Signature: \_\_\_\_\_ Date: 09/20/23

Additional pages Attached:  Yes  No

**Applicant**

Name of Individual: David Mandelbaum, Manager  Owner  Tenant/Lessee  Successor Agency

Street Address: 8996 Miramar Road, Suite 200

City: San Diego State: CA Zip: 92126

Phone No.: 8584053015 Fax No.: n/a Email: david@miracre.com

Signature: \_\_\_\_\_ Date: 09/20/23

Additional pages Attached:  Yes  No

**Other Financially Interested Persons**

Name of Individual: Justin and Gavin Mandelbaum each own 50% of each LLC listed above.  Owner  Tenant/Lessee  Successor Agency

Street Address: 8996 Miramar Road, Suite 200

City: San Diego State: CA Zip: 92126

Phone No.: 8583365246 Fax No.: 8587541600 Email: justin@miracre.com

Signature: \_\_\_\_\_ Date: 09/20/23

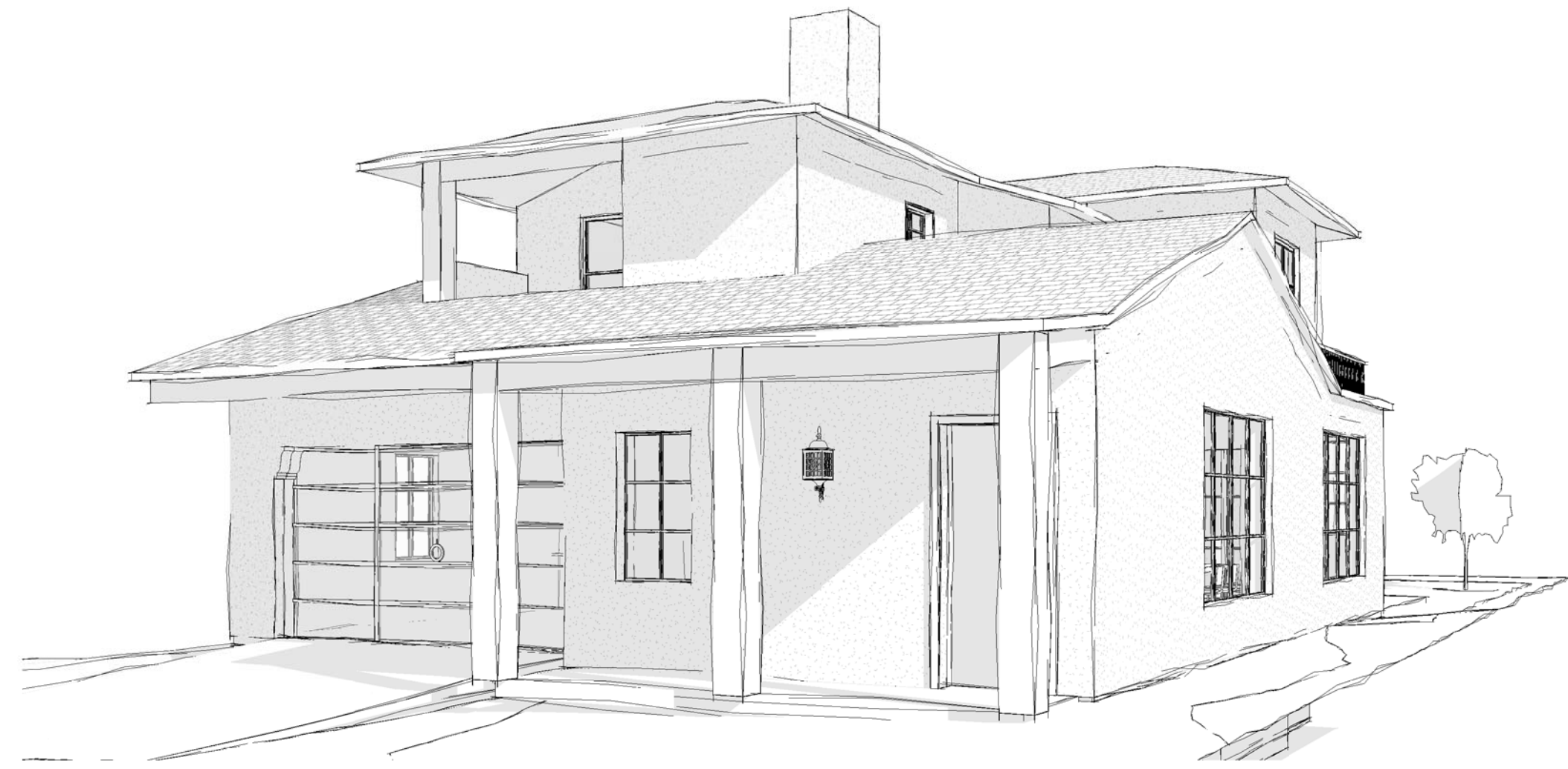
Additional pages Attached:  Yes  No

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 Upon request, this information is available in alternative formats for persons with disabilities.



# LOOKOUT - LOT 2

## CDP & SDP SET



### DEVELOPMENT SUMMARY

- SUMMARY OF REQUEST**  
NEW CONSTRUCTION OF A 3,849 SF, TWO STORY, SINGLE FAMILY RESIDENCE WITH A 507 SF GARAGE AND FULL 1,011 SF BASEMENT
- STREET ADDRESS**  
7729 LOOKOUT DRIVE  
(Check one)  N  S  E  W  
Between SOLEDAV AVENUE and BOULEVARD PL
- SITE AREA**  
Total Site Area (gross): 0.12 Ac. 5,154 Sq. Ft.  
Net Site Area: 0.12 Ac. 5,154 Sq. Ft.  
(Net site area includes required streets and public dedications)
- COVERAGE DATA**  
Total Building Area (ground floor): 0.059 Ac. 2,601 Sq. Ft.  
Total Landscape/Open Space Area: 0.038 Ac. 1,554 Sq. Ft.  
Total Hardscape/Paved Area: 0.019 Ac. 999 Sq. Ft.  
Allowed Floor Area Ratio (FAR) N/A Gross Floor Area (GFA) 3,849 Sq. Ft.  
Proposed Floor Area Ratio (FAR) 0.75
- DENSITY (Residential)**  
Maximum no. dwelling units allowed per zone: 1  
Number of existing units to remain on site: 1  
Number of proposed dwelling units on site: 1  
Total number of units provided on the site: 1
- YARD/SETBACK - CONFORM WITH NEIGHBORHOOD**  
Front Yard: Required N/A Ft. Proposed 10'-2" Ft.  
Side Yard: Required N/A Ft. Proposed 4'-0" Ft.  
Side Yard: Required N/A Ft. Proposed 6'-0" Ft.  
Rear Yard: Required N/A Ft. Proposed 7'-3" Ft.
- PARKING**  
Parking Criteria:  Residential  
(Check one)  Commercial  
 Industrial  
 Mixed Use  
 Other  
Total number of spaces required by zone: 2  
Total number of spaces provided on-site: 2 spaces

### SCOPE OF WORK

NEW CONSTRUCTION OF A 3,849 SF, TWO STORY, SINGLE FAMILY RESIDENCE WITH A 507 SF GARAGE AND FULL 1,011 SF BASEMENT

### PROJECT INFORMATION

OWNER LOOKOUT LLC 8400 MIRAMAR RD, SUITE 270 SAN DIEGO, CA 92126	GROSS SITE AREA 5154 SQ. FT.	APPROVALS
SITE ADDRESS 7729 LOOKOUT DR, LA JOLLA, CA 92037	PARKING REQUIREMENTS 2	
A.P.N. 352-012-17-00	YEAR BUILT N/A	
ZONE LUSPD-SF	BUILDING HEIGHT 26' - 0 3/8'	
LEGAL DESCRIPTION PARCEL 2 OF PARCEL MAP NO. 17817	NUMBER OF STORIES 2	

### FAR CALCULATIONS

BUILDING AREA SCHEDULE:		
<b>HOUSE SQUARE FOOTAGE</b>		<b>5,165 SF</b>
BASEMENT	1,011 SF	
MAIN LEVEL	2,132 SF	
UPPER LEVEL	1,210 SF	
GARAGE	507 SF	
BALCONY	214 SF	
PORCH	91 SF	
<b>EXCLUDED FROM GROSS FLOOR AREA (GFA)</b>		<b>-1,316 SF</b>
BASEMENT (SDMC 113.0234(a)(2)(B))	-1,011 SF	
BALCONY (SDMC 113.0234(b)(1))	-214 SF	
PORCH (SDMC 113.0234(b)(1))	-91 SF	
<b>TOTAL GFA</b>		<b>3,849 SF</b>
LOT AREA	5,154 SF	
GFA	3,849 SF	
<b>FLOOR AREA RATIO (FAR)</b>		<b>.75</b>
<b>LOT COVERAGE</b>		<b>5,154 SF</b>
BUILDING FOOTPRINT	2,601 SF	
LANDSCAPE	1,651 SF - 97 SF =	
HARDSCAPE	902 SF + 97 SF =	
	999 SF	

### PLAN ANALYSIS

**TYPE OF CONSTRUCTION**  
TYPE VB OCCUPANCY: R-3

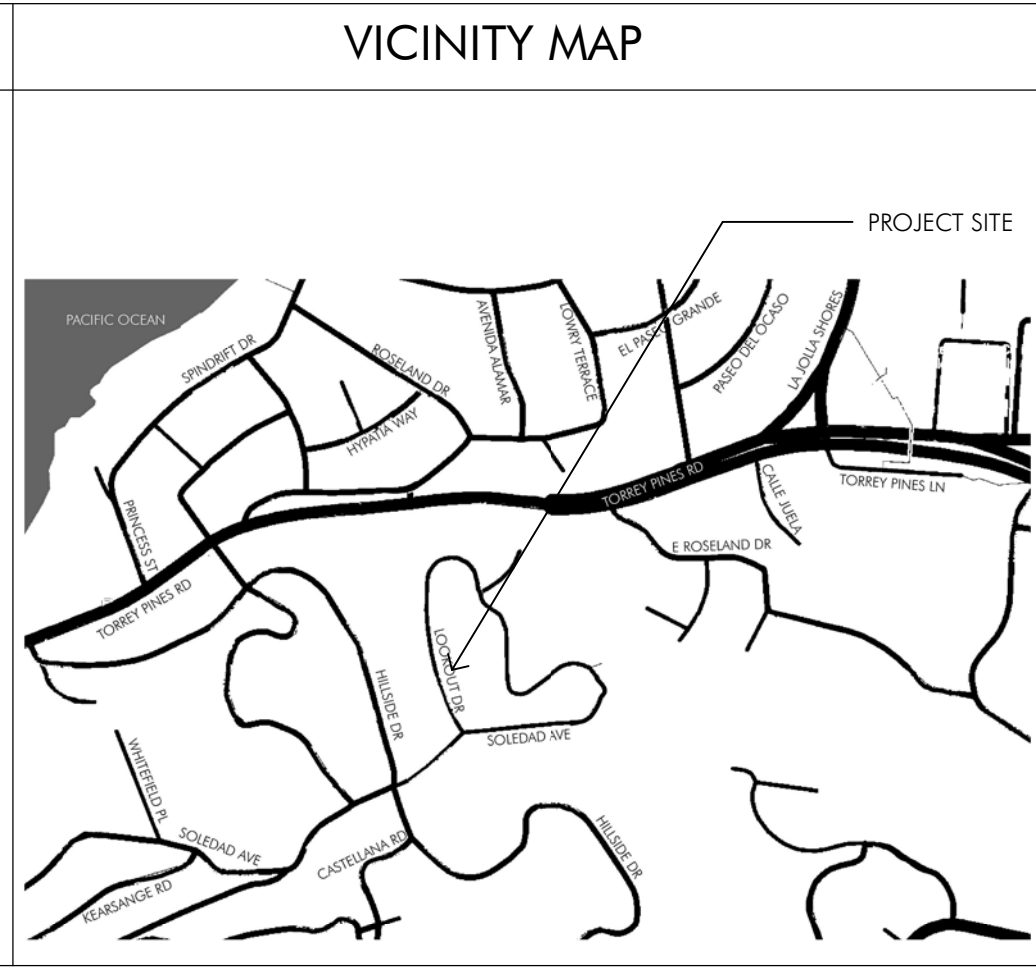
**APPLICABLE CODES**  
ALL WORK PERFORMED UNDER THIS CONTRACT SHALL BE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AND REGULATIONS:  
2016 CALIFORNIA BUILDING CODE  
2016 CALIFORNIA PLUMBING CODE  
2016 CALIFORNIA MECHANICAL CODE  
2016 CALIFORNIA ELECTRICAL CODE  
2016 CALIFORNIA GREEN BUILDING CODE  
2016 CALIFORNIA RESIDENTIAL CODE

THIS PROJECT SHALL COMPLY WITH THE 2016 EDITION OF THE CALIFORNIA BUILDING CODE (TITLE 24) WHICH ADOPTS THE 2015 IBC, 2015 UPC, 2015 UMC, 2014 NEC, 2015 IFC AND IEBC

THE HIGHEST POINT OF THE ROOF EQUIPMENT, OR ANY VENT, PIPE ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 30 ABOVE GRADE (ORD. 11333 NS)

ALL REQ. PERMITS MUST BE OBTAINED FROM FIRE PLAN CHECK BEFORE THE BUILDING IS OCCUPIED.

THESE PLANS AND ALL WORK SHALL COMPLY WITH THE CALIFORNIA BUILDING STANDARDS CODE FOUND IN THE STATE OF CALIFORNIA TITLE 24 CCR AS AMENDED AND ADOPTED BY THE CITY OF SAN DIEGO



### SYMBOLS AND LEGEND

<b>ELEVATION MARKER</b>	<b>OTHER</b>
A101 DIRECTION OF VIEW DETAIL LETTER, CORRESPONDS TO COORDINATES ON THE BORDER OF THE DRAWING SHEET THAT ELEVATION APPEARS ON	GLASS PLYWOOD CONT. WOOD BLDG. BLDG. BETWEEN MEMBERS GRAVEL OR AGGREGATE BASE COURSE (ABC) INSULATION (BATT OR BLANKET) INSULATION (RIGID) METAL PLASTER OR GYPSUM (4" NOTED) SOIL TILE (GLAZED/LANGUZZED OR PAVER)
<b>DETAIL MARKER</b>	<b>WALLS</b>
1/A101 SIM DETAIL LETTER, CORRESPONDS TO COORDINATES ON THE BORDER OF THE DRAWING SHEET THAT DETAIL APPEARS ON	EXISTING WALL TO REMAIN 2 X 4 STD. WALL U.N.O. CONCRETE STEEL STUD WALLS
<b>SECTION MARKER</b>	<b>REVISION INDICATOR</b>
A101K DIRECTION OF CUT SHEET THAT SECTION APPEARS ON	REVISION NUMBER
<b>WINDOW TYPE INDICATOR</b>	
11 WINDOW TYPE NUMBER	
<b>DOOR TYPE INDICATOR</b>	
101 DOOR TYPE NUMBER	
<b>MATCH LINE/DATUM POINT</b>	
DATUM POINT	

### ABBREVIATIONS

(L) CENTERLINE (S) DIAMETER OR ROUND (E) EXISTING EXISTG EXISTING ABV. ABOVE ACOUS. ACOUSTICAL A.D. AREA DRAIN ADJ. ADJUSTABLE A.F.F. ABOVE FINISH FLOOR A.F.G. ADJACENT FINISH GRADE AGGR. AGGREGATE AL. ALUMINUM ALUM. ALUMINUM APPROX. APPROXIMATE ARCHT. ARCHITECT BD. BOARD B.I. BUILT - IN BLDG. BUILDING BLK. BLOCK BLKG. BLOCKING BLT. BOLT BM. BEAM BOT. BOTTOM CAB. CABINET CEWL. CEMENT CER. CERAMIC CLG. CEILING CLS. CLOSET CLR. CLEAR C.M.U. CONCRETE MASONRY UNIT CNTR. COUNTER COL. COLUMN CONC. CONCRETE CONN. CONNECTION CONSTR. CONSTRUCTION CONT. CONTINUOUS CSMT. CASSEMENT WINDOW CTR. CENTER CTSK. COUNTERSINK D. DRYER DBL. DOUBLE DEPT. DEPARTMENT DET. DETAIL DIA. DIAMETER DIM. DIMENSION	DN. DOWN D.O. DOOR OPENING DR. DOOR DS. DOWNSPOUT DW. DISH WASHER DWGS. DRAWINGS DWR. DRAWER E. EACH EA. EXPANSION JOINT E.J. ELEVATION EL. ELECTRICAL ENCL. ENCLOSED EQ. EQUIPMENT EXIST. EXISTING EXP. EXPANSION EXPO. EXPOSED EXT. EXTERIOR FAU. FORCED AIR UNIT FDN. FOUNDATION F.F. FINISH FLOOR F.G. FINISH GRADE F.H. FIRE HYDRANT FIN. FINISH FIRE. FIRE WINDOW FL. FLASHING F.O.C. FACE OF CONCRETE F.O.F. FACE OF FINISH F.O.M. FACE OF MILLION F.O.S. FACE OF STUD F.P. FIREPLACE FRF. FIREPROOF FRAMG. FRAMING FT. FOOT OR FEET FTG. FOOTING FUR. FURRING FUT. FUTURE G. GAS GA. GAUGE GALV. GALVANIZED G.B. GRAB BAR G.D. GARBAGE DISPOSAL GFCI GROUND FAULT CURRENT INTERRUPTER	GL. GLASS GR. GRADE GYP. GYPSUM GYP. BD. GYPSUM BOARD H.B. HOSE BIB HDR. HEADER HDWD. HARDWOOD HDWE. HARDWARE H.M. HOLLOW METAL HORIZ. HORIZONTAL HR. HOUR HT. HEIGHT H.V.A.C HEATING VENTILATING AIR CONDITIONING HORZ. HORIZONTAL INSUL. INSULATION INT. INTERIOR LIN. LINEN LAM. LAMINATE LAV. LAVATORY LT. LIGHT LV. LOW VOLTAGE MAX. MAXIMUM M.C. MEDICINE CABINET MECH. MECHANICAL MEMB. MEMBRANE MFG. MANUFACTURING MFR. MANHOLE MIN. MINIMUM MIR. MIRROR MISC. MISCELLANEOUS MIL. MIL. MILLION MILLION N. NORTH N.I.C. NOT IN CONTRACT NO. OR # NUMBER NOM. NOMINAL N.P. NOTICE TO PROCEED N.T.S. NOT TO SCALE O. OVERALL O.A. OVERALL OBS. OBSURE O.C. ON CENTER O.D. OUTSIDE DIAMETER	O.D. OVERFLOW DRAIN OFF. OFFICE O.H. OVERHEAD O.H.C. OVERHEAD CABINET OPNG. OPENING OPP. OPPOSITE PL. PROPERTY LINE OR PLATE PL/SH. POLE AND SHELF PL. LAM. PLASTIC LAMINATE PLSTR. PLASTER PLX. PLEXIGLASS PLNTR. PLANTER PLUMB. PLUMBING PLYWD. PLYWOOD PNL. PANEL PNTRY. PANTRY P.P. PLANTING POCKET PR. PAIR PRCAST. PRECAST PREFAB. PREFABRICATED PT. POINT PTNL. PARTITION PTD. PAINTED R. RISER RAD. RADIUS R.D. ROOF DRAIN REF. REFERENCE REFR. REFRIGERATOR REV. REVERSE REINF. REINFORCE, REINFORCED RGTR. REGISTER REQ. REQUIRED RES. RESISTANT RESIL. RESILIENT RM. ROOM R.O. ROUGH OPENING R.V. ROOF VENT S. SOUTH S.C. SOLID CORE SCHED. SCHEDULE S.D. STORM DRAIN SECT. SECTION S.F. SQUARE FEET SH. SHELF	SHR. SHOWER SHT. SHEET SIM. SIMILAR SKYLT. SKYLIGHT SL. SLOPE/SLIDER (WINDOW) SLDR. SLIDING GLASS DOOR SPEC. SPECIFICATIONS SQ. SQUARE S.S. STAINLESS STEEL S.T. STAINLESS STEEL STD. STANDARD STL. STEEL STOR. STORAGE STRUCT. STRUCTURAL STRUCT. STRUCTURE SUSP. SUSPENDED SYM. SYMMETRICAL T. TREAD T.B. TOWEL BAR T.C. TRASH COMPACTOR TEL. TELEPHONE TEMP. TEMPERED GLASS T & G. TONGUE AND GROOVE THK. THICK THR. THRESHOLD T.O.C. TOP OF CURB T.P.D. TOILET PAPER DISPENSER T.V. TELEVISION T.W. TOP OF WALL UNF. UNFINISHED UNDERGROUND UNDERGROUND UN.O. UNLESS NOTED OTHERWISE VERT. VERTICAL V.P. VAPOR PROOF W. WASHER OR WEST W/ WITH WC. WATER CLOSET WD. WOOD W.H. WATER HEATER W/O. WITHOUT W.P. WATERPROOF WT. WEIGHT WTR. WATER
--	--	---	--	---

### PARCEL INFORMATION

Base Zone: LUSPD-SF Planned District (if Applicable): La Jolla  
Overlays: Coastal Height Limitation Overlay (CHLOZ)  
City Coastal Overlay (COZ)  
Transit Area Overlay (TAOZ)  
Residential Tandem Parking Overlay (RTPZOZ)  
Environmentally Sensitive Lands: Does the project site contain or is it adjacent to any site that contains any of the following Environmentally Sensitive Lands as identified in Municipal Code Section 113.0103?  
[ ] Yes [X] No Sensitive Biologic Resources [ ] Yes [X] Sensitive Coastal Bluffs  
[ ] Yes [X] No Steep Hillslides [ ] Yes [X] 100-Year Floodplain  
[ ] Yes [X] Coastal Beaches  
Historic District: [ ] Yes [X] No (If Yes) Name: \_\_\_\_\_  
Designated Historic: [ ] Yes [X] No  
Geologic Hazard Categories: 27 Earthquake Fault Buffer? [X] Yes [ ] No  
Airports: 27 FAA Part 27 Notification Area. [ ] Yes [X] No (If Yes, see Information Bulletin 520, Federal Aviation Administration Notification and Evaluation Process)

### DRAWING INDEX

TITLE SHEETS	TITLE SHEET
T1	
CIVIL	TOPOGRAPHIC SURVEY
C.0	GRADING PLAN
C.1	
ARCHITECTURAL	SITE PLAN & LANDSCAPE PLAN
A1.1	AREA PLANS
A1.2	FLOOR PLANS
A2.1	ELEVATIONS & SECTION
A4.1	

### PROPOSED DEVELOPMENT RATIOS

BUILDING FOOTPRINT	2,601	50%
LANDSCAPE RATIO	1,554	30%
HARDSCAPE RATIO	999	20%
LOT TOTAL:	5,154 SQ FT	100%

### CONSULTANTS

ARCHITECTS  
TONY CRISAFI, LISA KRIEDEMANN  
ISLAND ARCHITECTS  
7626 HERSHEL AVENUE  
LA JOLLA, CALIFORNIA 92037  
PH. (858) 459-9291  
FAX (858) 456-0351  
PROJECT MANAGER:  
KARINA DIAMOND

CIVIL ENGINEER / SURVEYOR  
COFFEY ENGINEERING  
10660 SCRIPPS RANCH BLVD, SUITE 102  
SAN DIEGO, CA 92131-1077  
PH. (858) 831-0111  
FAX (858) 831-0179  
CONTACT: FELICIANO RODRIGUEZ

I HEREBY ACKNOWLEDGE AND CERTIFY THAT:

- I AM ACCOUNTABLE FOR KNOWING AND COMPLYING WITH THE GOVERNING POLICIES, REGULATIONS AND SUBMITTAL REQUIREMENTS APPLICABLE TO THIS PROPOSED DEVELOPMENT;
- I HAVE PERFORMED REASONABLE RESEARCH TO DETERMINE THE REQUIRED APPROVALS AND DECISION PROCESS FOR THE PROPOSED PROJECT, AND THAT FAILURE TO ACCURATELY IDENTIFY AN APPROVAL OR DECISION PROCESS COULD SIGNIFICANTLY DELAY THE PERMITTING PROCESS;
- I HAVE TAKEN THE PROFESSIONAL CERTIFICATION FOR DEVELOPMENT PERMIT COMPLETENESS REVIEW TRAINING AND AM ON THE APPROVED LIST FOR PROFESSIONAL CERTIFICATION;
- MAINTAINING MY PROFESSIONAL CERTIFICATION FOR DEVELOPMENT PERMIT COMPLETENESS REVIEW PRIVILEGE REQUIRES ACCURATE SUBMITTALS ON A CONSISTENT BASIS;
- SUBMITTING INCOMPLETE DOCUMENTS AND PLANS ON A CONSISTENT BASIS MAY RESULT IN THE REVOCATION OF MY PROFESSIONAL CERTIFICATION FOR DEVELOPMENT PERMIT COMPLETENESS REVIEW
- IF REQUIRED DOCUMENTS OR PLAN CONTENT IS MISSING, PROJECT REVIEW WILL BE DELAYED; AND
- THIS SUBMITTAL PACKAGE MEETS ALL OF THE MINIMUM SUBMITTAL REQUIREMENTS CONTAINED IN LAND DEVELOPMENT MANUAL, VOLUME 1, CHAPTER 1, SECTION 4.

RESPONSIBLE CERTIFIED PROFESSIONAL NAME: EDWARD SUITON

SIGNATURE: [Signature] DATE: 10/27/2017

### CITY STANDARD TITLE BLOCK

Prepared By: Island Architects

Name: Island Architects

Contact: Nick Wilson Revision 08: \_\_\_\_\_

7626 Herschel Avenue Revision 07: \_\_\_\_\_

La Jolla, CA 92037 Revision 06: \_\_\_\_\_

Phone: (858) 459-9291 Revision 05: \_\_\_\_\_

Street Address: 7729 LOOKOUT DRIVE, LA JOLLA, CA 92037 Revision 04: \_\_\_\_\_

Revision 03: \_\_\_\_\_

Revision 02: 8-3-2020

Project Name: LOOKOUT - LOT 2 Revision 01: 7-18-2018

Original Date: 12-7-2017

Sheet Title: TITLE SHEET Sheet: 1 of 7

DEP#: \_\_\_\_\_

ISLAND ARCHITECTS

TONY CRISAFI, LISA KRIEDEMANN, R.A.  
7626 HERSHEL AVENUE  
LA JOLLA, CA 92037  
TEL: 858-459-9291 FAX: 858-456-0351

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JOB #:	4110
DRAWN BY:	MM
PROJ. MGR.:	KUJ
DATE:	ISSUE
12-7-2017	CDP/SDP SUB 1
7-18-2018	CDP/SDP SUB 2
8-3-2020	

REVISIONS

#	DESCRIPTION	DATE
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LOOKOUT - LOT 2  
7729 LOOKOUT DRIVE, LA JOLLA, CA 92037

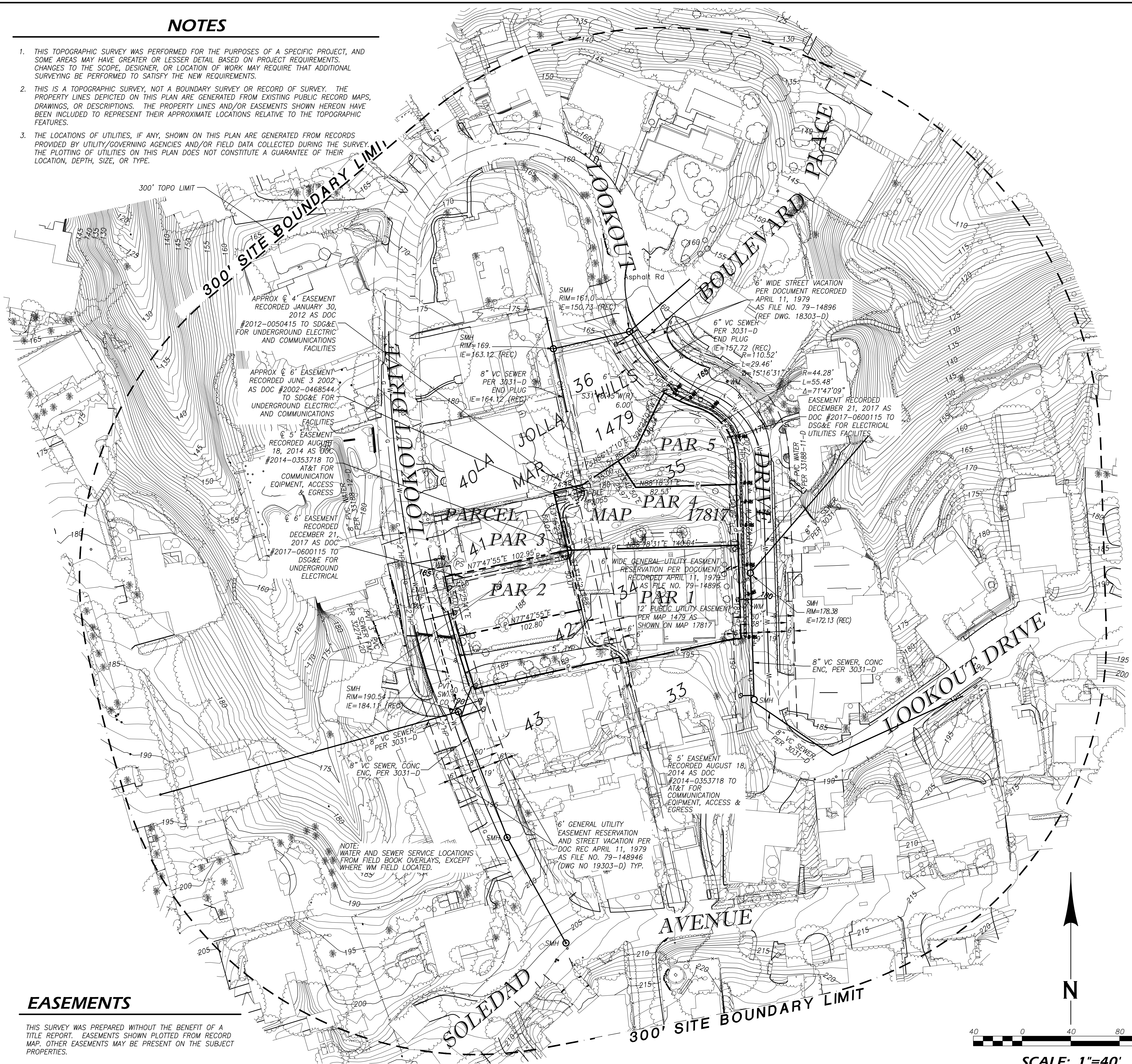
T1  
TITLE SHEET

97.22.2020



**NOTES**

1. THIS TOPOGRAPHIC SURVEY WAS PERFORMED FOR THE PURPOSES OF A SPECIFIC PROJECT, AND SOME AREAS MAY HAVE GREATER OR LESSER DETAIL BASED ON PROJECT REQUIREMENTS. CHANGES TO THE SCOPE, DESIGNER, OR LOCATION OF WORK MAY REQUIRE THAT ADDITIONAL SURVEYING BE PERFORMED TO SATISFY THE NEW REQUIREMENTS.
2. THIS IS A TOPOGRAPHIC SURVEY, NOT A BOUNDARY SURVEY OR RECORD OF SURVEY. THE PROPERTY LINES DEPICTED ON THIS PLAN ARE GENERATED FROM EXISTING PUBLIC RECORD MAPS, DRAWINGS, OR DESCRIPTIONS. THE PROPERTY LINES AND/OR EASEMENTS SHOWN HEREON HAVE BEEN INCLUDED TO REPRESENT THEIR APPROXIMATE LOCATIONS RELATIVE TO THE TOPOGRAPHIC FEATURES.
3. THE LOCATIONS OF UTILITIES, IF ANY, SHOWN ON THIS PLAN ARE GENERATED FROM RECORDS PROVIDED BY UTILITY/GOVERNING AGENCIES AND/OR FIELD DATA COLLECTED DURING THE SURVEY. THE PLOTTING OF UTILITIES ON THIS PLAN DOES NOT CONSTITUTE A GUARANTEE OF THEIR LOCATION, DEPTH, SIZE, OR TYPE.



**LEGEND**

DESCRIPTION	STD DWG	SYMBOL
PROPERTY LINE		N45°45'45"W
STREET CENTERLINE		
PROPERTY LINE - OFFSITE		
SPOT ELEVATION		100.00 x 100.00
EDGE OF PAVING		
P.C.C. CURB		BACK CURB - HIGHER SIDE
RETAINING WALL		
CONTOUR		90
FENCE		
BRUSHLINE / TREE CANOPY		
POWER POLE		
WATER VALVE		
STREET SIGN		
OVERHEAD UTILITIES		OH
STREET LIGHT		
BUILDING FOOTPRINT W/ ROOF LINE		
TREE; PALM		
BLOCK WALL		
WATER SERVICE		W
SEWER SERVICE		S
WATER METER		
POLE OR POST		

**ABBREVIATIONS**

AC	ASPHALTIC CONCRETE	PVMT	PAVEMENT
A.C.	ASBESTOS CEMENT	SMH	SEWER MANHOLE
C	CENTER LINE	TC	TOP OF CURB
C	CONC	TC	TOP OF GRATE
FF	FINISH FLOOR	VC	VITRIFIED CLAY
FL	FLOW LINE	WM	WATER METER
GNV	GROUND NOT VISIBLE	WV	WATER VALVE
PP	POWER POLE		

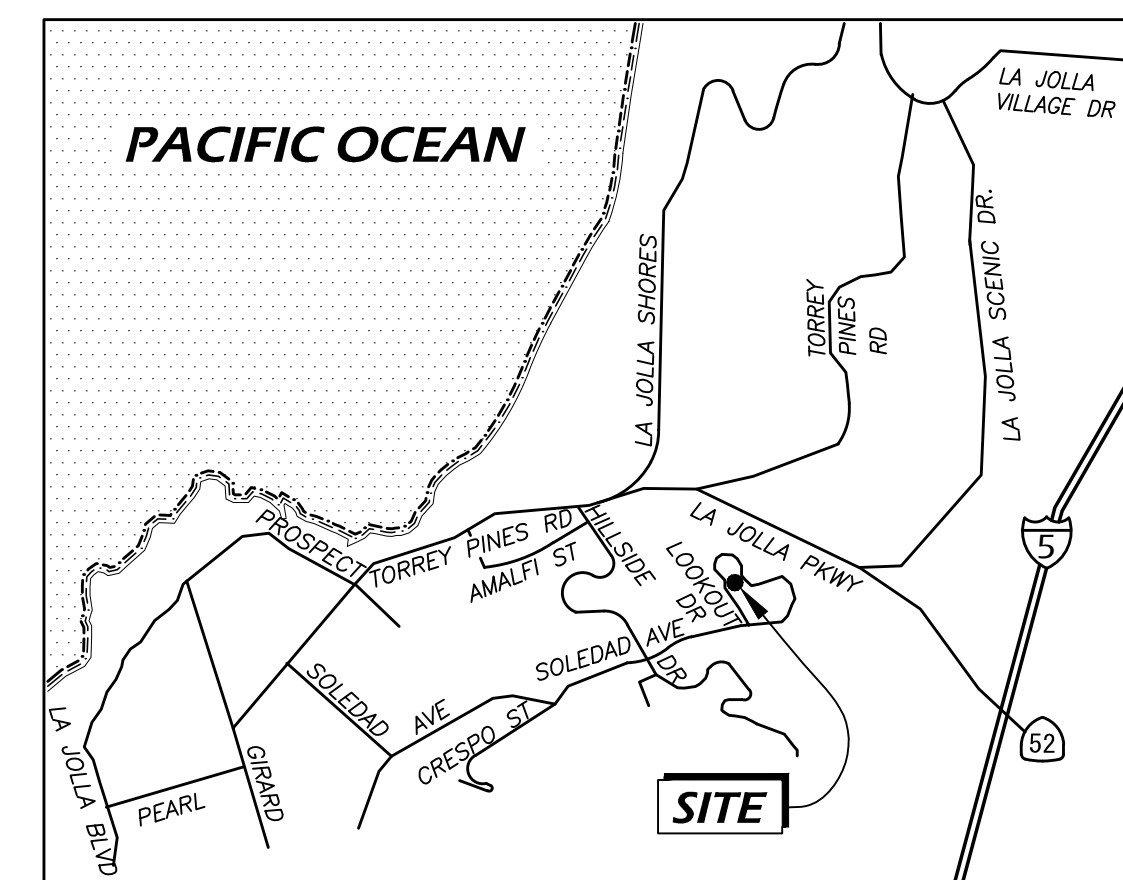
**LEGAL DESCRIPTION**

PARCELS 2, 4, AND 5 OF PARCEL MAP 17817 RECORDED AS FILE NO. 97-031446 ON JANUARY 23, 1997, IN BOOK OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.

APN: 352-012-17-00, 352-012-19-00, AND 352-012-20-00

**BENCHMARK**

A BRASS PLUG AT THE SOUTHWEST CORNER OF HILLSIDE DRIVE AND SOLEDAD AVENUE. ELEVATION: 228.995; DATUM: NGVD29 CITY OF SAN DIEGO VERT CONTROL BOOK



**VICINITY MAP**

THOMAS BROS. MAP 1227-G6  
NO SCALE

CITY OF SAN DIEGO, CALIFORNIA

COASTAL DEVELOPMENT PERMIT

**LOOKOUT RESIDENCES**  
Parcels 2, 4, & 5, PM 17817  
3 LOTS - LOOKOUT DRIVE  
SAN DIEGO, CA 92037

REVISIONS	DATE	BY
ORIGINAL	2/8/16	

**TOPOGRAPHIC SURVEY**

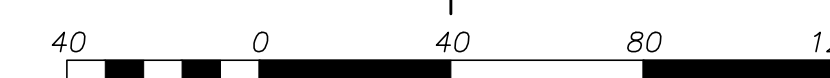
**C.O.**

DRAWN BY: DTK  
CHECKED BY: JSC

**SHEET 1 OF 2**

**EASEMENTS**

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. EASEMENTS SHOWN PLOTTED FROM RECORD MAP. OTHER EASEMENTS MAY BE PRESENT ON THE SUBJECT PROPERTIES.



**SCALE: 1"=40'**

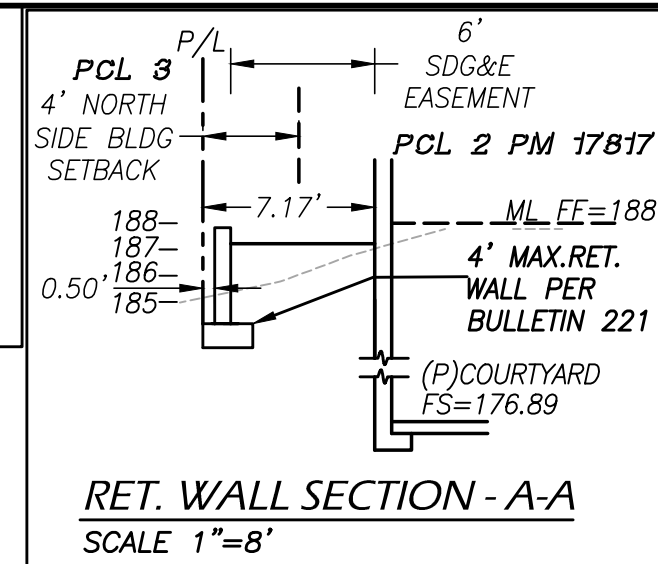
COFFEY ENGINEERING, INC.  
9666 BUSINESSPARK AVENUE, SUITE 210, SAN DIEGO, CA 92131 PH (619) 583-0111 FAX (619) 583-0179



**GRADING TABULATIONS**

TOTAL AMOUNT OF SITE TO BE GRADED:	0.1183 ACRES	% OF TOTAL SITE:	99%
AMOUNT OF CUT:	100 CUBIC YARDS	MAXIMUM DEPTH OF CUT:	12.0 FEET
AMOUNT OF FILL:	500 CUBIC YARDS	MAXIMUM DEPTH OF FILL:	2.0 FEET
MAXIMUM HEIGHT OF FILL SLOPE(S):	N/A FEET	SLOPE RATIO:	N/A
MAXIMUM HEIGHT OF CUT SLOPE(S):	N/A FEET	SLOPE RATIO:	N/A
AMOUNT OF IMPORT/EXPORT SOIL:	0- CUBIC YARDS	MAXIMUM HEIGHT:	2 FEET
RETAINING/ CRIB WALLS:	LENGTH 110 FEET		

\* THE MAXIMUM DEPTH CUT IS AT BUILDING BASEMENT



**SOURCE OF TOPOGRAPHY**

AERIAL TOPOGRAPHY WITH SUPPLEMENTAL FIELD TOPO BY:  
 COFFEY ENGINEERING, INC.  
 9666 BUSINESS PARK AVENUE, SUITE 210  
 SAN DIEGO, CA 92131  
 PHONE: (858) 831-0111, DATED 9/1/2015  
 JOHN S. COFFEY, LS 8733  
**BENCHMARK**  
 A BRASS PLUG AT THE SOUTHWEST CORNER OF HILLSIDE DRIVE AND SOLEDAD AVENUE.  
 ELEVATION: 228.995; DATUM: NGVD29  
 CITY OF SAN DIEGO VERT CONTROL BOOK

**LEGAL DESCRIPTION**

PARCEL 2 OF PARCEL MAP 17817 RECORDED AS FILE NO. 97-031446 ON JANUARY 23, 1997, IN BOOK OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.

**EASEMENTS**

THIS PLAN DOES CONTAIN EASEMENTS PER TITLE REPORT PREPARED BY WESTERN RESOURCES TITLE CO., DATED 6/23/2016, ORDER NO. 118749 (EF).

**BASIS OF BEARING:**

THE BASIS OF BEARINGS FOR THIS PLAN IS THE WEST LINE OF LOOKOUT DRIVE ACCORDING TO ROS 15406, I.E. N01°42'37"W, PER PARCEL MAP 17817.

**OWNER:**

LOOKOUT LLC  
 8400 MIRAMAR RD #270  
 SAN DIEGO CA 92126

**DEVELOPER:**

LOOKOUT LLC  
 8400 MIRAMAR RD #270  
 SAN DIEGO CA 92126  
 (858) 433-0314

**PROJECT DATA:**

SITE ADDRESS: 7727 LOOKOUT DRIVE, LA JOLLA, CA 92037  
 API#: 352-012-17  
 EXISTING BUILDING: NONE  
 CONSTRUCTION DATE: N/A  
 CALIFORNIA/LAMBERT COORDINATES: 248-1691  
 NAD83 COORDINATES: 1888-6251

**SITE DATA:**

PARCEL 2 = 5,154 SF (0.118 ACRES)

**PROPOSED USE:**

ONE - SINGLE FAMILY RESIDENCE

**ZONING:**

DESIGNATION: L1SPD-SF, VERY LOW DENSITY RESIDENTIAL  
 PLANNED DISTRICT: L1SPD  
 NUMBER OF PROPOSED LOTS: 1  
 T.M. ACREAGE: 0.118 ACRES  
 OVERLAY ZONES:  
 COASTAL OVERLAY, COASTAL HEIGHT LIMITATION, PARKING IMPACT, RESIDENTIAL TANDEM PARKING, TRANSIT AREA, LA JOLLA COMMUNITY PLAN  
 ENVIRONMENTALLY SENSITIVE LANDS: NONE  
 HISTORIC DISTRICT: NONE  
 DESIGNATED HISTORIC: HIGH SENSITIVITY  
 GEO. HAZARD CATEGORIES: 11, 12, 27  
 EARTHQUAKE FAULT BUFFER:  
 FAA PART 77 NOTIFICATION AREA:

**DEVELOPMENT DATA:**

STANDARD DEVELOPMENT PROJECT  
 NO SOILS DISTURBANCE IS ALLOWED TO ADJACENT PROPERTY  
 TOTAL AREA: 5,154 SF  
 EX IMPERVIOUS: 0 SF  
 PR IMPERVIOUS: 3,524 SF

**STORMWATER BMP CLASSIFICATION**

STANDARD DEVELOPMENT PROJECT  
 ASBS CONSTRUCTION SITE PRIORITY  
 WPCP REQUIRED

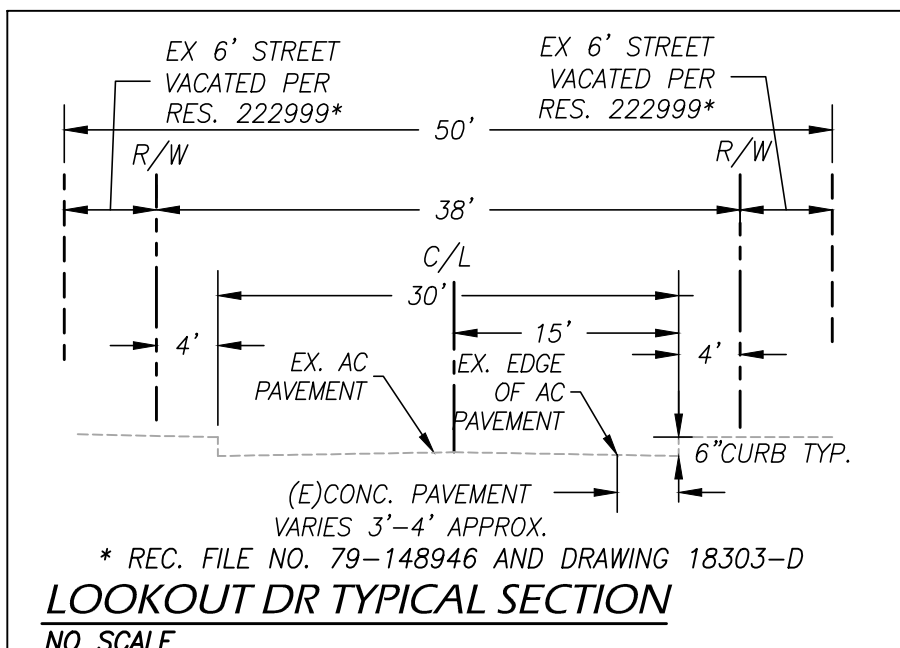
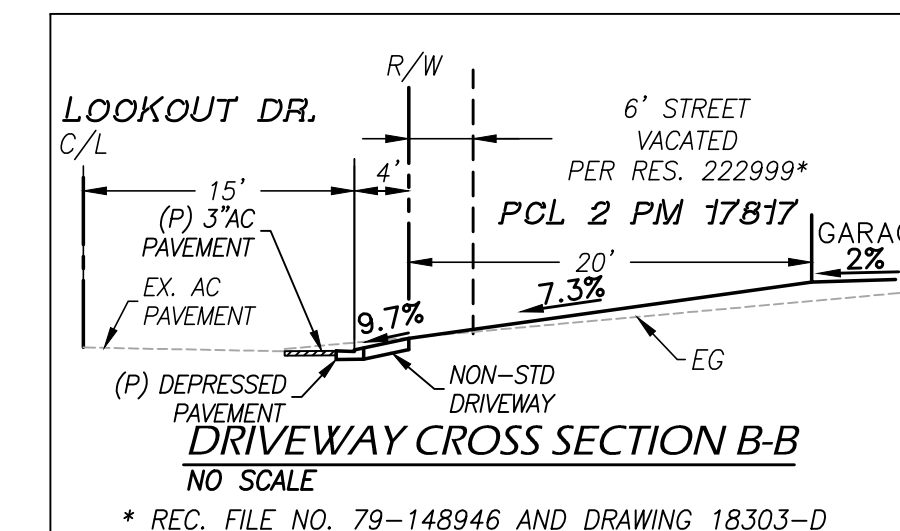
**CIVIL ENGINEER / LAND SURVEYOR:**

JOHN S. COFFEY, PE, PLS  
 COFFEY ENGINEERING, INC.  
 9666 BUSINESSPARK AVENUE, SUITE 210  
 SAN DIEGO, CA 92131  
 (858) 831-0111  
 FAX: (858) 831-0179



**PRELIMINARY - FOR SUBMITTAL**

JOHN S. COFFEY  
 RCE 062716



**LEGEND**

DESCRIPTION	STD DWG	SYMBOL
PROPERTY LINE		N45°45'45"W
ROW CENTERLINE		2
(E) SPOT ELEVATION		100.00
(P) SPOT ELEVATION		100.00
(P) BUILDING FOOTPRINT	(PER ARCHITECT)	[Symbol]
(P) DRAINAGE SWALE OR DIRECTION OF FLOW		[Symbol]
(P) 4" PVC DRAIN LINE		[Symbol]
(P) 3" SIDEWALK UNDERDRAINS	D-27	[Symbol]
(P) 6" LANDSCAPE DRAIN		[Symbol]
(P) DOWNSPOUT		[Symbol]
(P) DG W/STABILIZER OVER COMPACTED BASE	(PER ARCHITECT)	[Symbol]
(P) LANDSCAPE-YEDDA HAWTHORNE	(PER LANDSCAPE PLAN)	[Symbol]
(P) LANDSCAPE-BERMUDA GRASS	(PER LANDSCAPE PLAN)	[Symbol]
(P) A.C. PAVING		[Symbol]
(P) PCC SURFACE	(PER ARCHITECT)	[Symbol]
(P) SEWER PUMP STATION (PVT)		[Symbol]
(P) 1" WATER METER/1" BFPD	SDW-134, SDW-155, WS-03	[Symbol]
(P) CMU RETAINING WALL	BULLETIN 221	[Symbol]
(P) PRIVATE NON-STANDARD 12' DRIVEWAY		[Symbol]
(P) 6" CURB AND GUTTER	SDG-151	[Symbol]
(P) STORM DRAIN SUMP PUMP		[Symbol]
(P) 3" FORCE MAIN DRAIN LINE	PVC	[Symbol]
(P) HARDSCAPE DRAIN		[Symbol]
VISIBILITY TRIANGLE (10')		[Symbol]
(P) STREET TREE W/ 5'x8'(40 SF) ROOT ZONE BARRIER		[Symbol]

**SITE DESIGN (LID) BMPS**

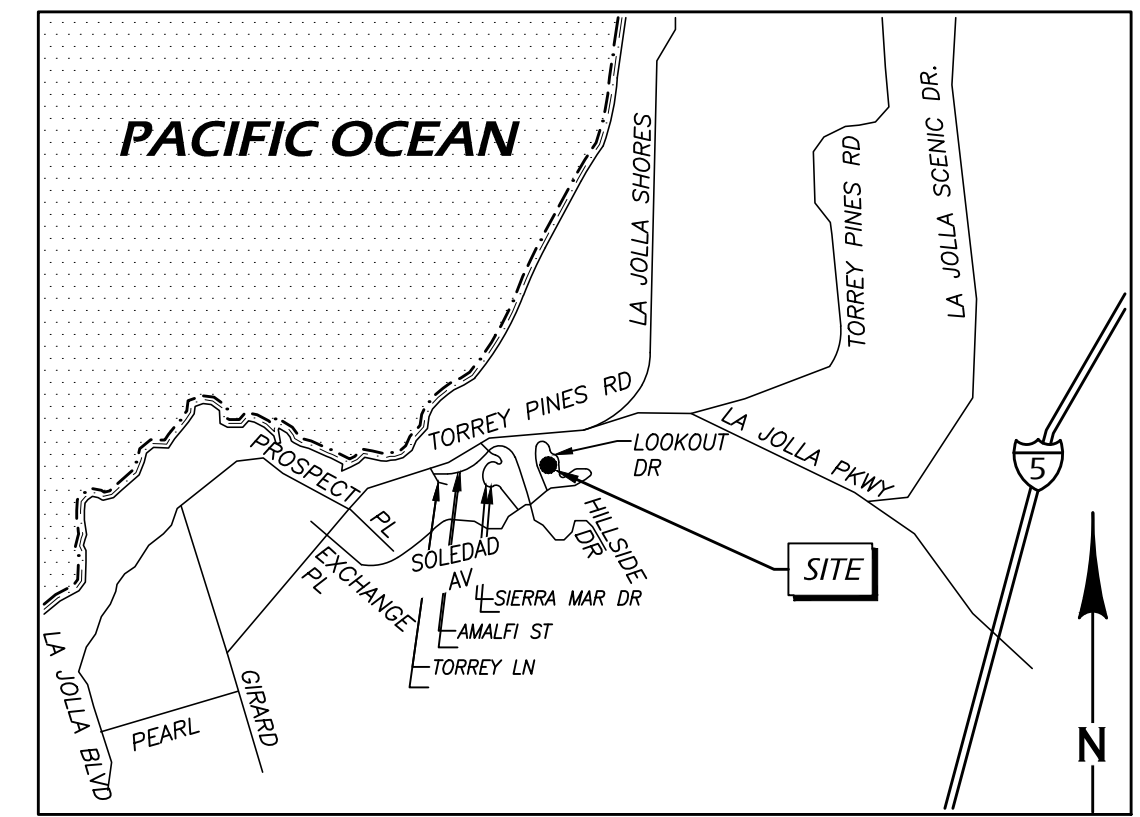
DESCRIPTION	SYMBOL
MAINTAIN NATURAL DRAINAGE PATHWAYS & HYDROLOGICAL FEATURES	4.3.1
MINIMIZE SOIL COMPACTION	4.3.4
MINIMIZE IMPERVIOUS AREA	4.3.3
DISPERSE IMPERVIOUS AREAS	4.3.5
LANDSCAPE WITH NATIVE OR DROUGHT TOLERANT SPECIES	4.3.7

**SOURCE CONTROL BMPS**

DESCRIPTION	SYMBOL
PREVENT ILLICIT DISCHARGES INTO THE MS4	4.2.1
PROTECT TRASH STORAGE AREAS FROM RAINFALL RUN-ON, RUNOFF, AND WIND DISPERSAL	4.2.5
POTENTIAL SOURCES OF RUNOFF POLLUTANTS:	4.2.6
INTERIOR PARKING GARAGES	4.2.6
NEED FOR FUTURE INDOOR & STRUCTURAL PEST CONTROL	4.2.6
LANDSCAPE/OUTDOOR PESTICIDE USE	4.2.6

**ABBREVIATIONS:**

AC	ASPHALTIC CONCRETE	H	HIGH POINT	PVMT	PAVEMENT
BW	(GRADE AT) BOTTOM OF WALL	HP	HIGH POINT	RET	RETAINING
CL	CENTER LINE	MAX	MAXIMUM	SCO	SEWER CLEANOUT
CMU	CONCRETE MASONRY UNIT	MIN	MINIMUM	SD	SEWER
CONC	CONCRETE	O.C.	ON CENTER	SD	STORM DRAIN
DWY	DRIVEWAY	PA; PLTR	PLANTING AREA; PLANTER	TC	TOP OF CURB
EX;(E)	EXISTING	PCC	PORTLAND CEMENT CONCRETE	TRW	(GRADE AT) TOP OF RET. WALL
FF	FINISH FLOOR FLOWLINE	PR; (P)	PROPOSED	TYP	TYPICAL
FL	FLOWLINE	PVC	POLYVINYL CHLORIDE	WM	WATER METER



**VICINITY MAP**

THOMAS BROS. MAP 1227-H6  
 NO SCALE

**CITY STANDARD TITLE BLOCK**

PREPARED BY:  
 Name: COFFEY ENGINEERING, INC.  
 CONTACT: Feliciano Rodriguez  
 9666 Businesspark Avenue, #210  
 San Diego, CA 92131  
 Phone: (858) 831-0111  
 Street Address: 7727 Lookout Drive  
 La Jolla, CA 92037  
 Project Name: Lookout Drive - Parcel 2  
 Sheet Title: GRADING PLAN

Revision 14:  
 Revision 13:  
 Revision 12:  
 Revision 11:  
 Revision 10:  
 Revision 09:  
 Revision 08:  
 Revision 07:  
 Revision 06:  
 Revision 05:  
 Revision 04:  
 Revision 03:  
 Revision 02:  
 Revision 01: 7/18/2018  
 Original Date: 12/7/2017  
 Sheet: 2 of 2  
 DEP#:

PTS #589178 I.O. #24007728

CITY OF SAN DIEGO, CALIFORNIA

COASTAL DEVELOPMENT PERMIT

LOOKOUT RESIDENCE  
 Parcel 2, PM 17817  
 7729 LOOKOUT DRIVE  
 SAN DIEGO, CA 92037

ORIGINAL 07/23/20

REVISIONS

**GRADING PLAN C.1**

DRAWN BY: DK/FR  
 CHECKED BY: JSC

**SHEET 2 OF 2**

**PERMITTING NOTES**

PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE 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.
- SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP). THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN PART 2 CONSTRUCTION BMP STANDARDS CHAPTER 4 OF THE CITY'S STORM WATER STANDARDS.
- TO AVOID SIGNIFICANT PALEONTOLOGICAL RESOURCES IMPACTS MITIGATION MEASURES SHALL BE IMPLEMENTED BY THE PROJECT APPLICANT AND COMPLIANCE WITH THE MITIGATION MEASURES SHALL BE THE RESPONSIBILITY OF THE APPLICANT.

\* NO OBSTRUCTIONS, INCLUDING LANDSCAPING OR SOLID WALLS IN THE VISIBILITY TRIANGLE AREA SHALL EXCEED 3 FEET IN HEIGHT. PLANT MATERIALS, OTHER THAN TREES, WITHIN THE PUBLIC RIGHT-OF-WAY THAT IS LOCATED WITHIN THE VISIBILITY TRIANGLE AREAS SHALL NOT EXCEED 24 INCHES IN HEIGHT, MEASURED FROM THE TOP OF THE ADJACENT CURB.

LIMITS OF CONSTRUCTION (PL) NO SOILS DISTURBANCE IS ALLOWED TO ADJACENT PROPERTY

AT&T ENCROACHMENT APPROVAL LETTER WILL BE REQUIRED FOR THIS PROPOSED RET. WALL AND BASEMENT LEVEL COURTYARD & WALL

LIMITS OF CONSTRUCTION (PL) NO SOILS DISTURBANCE IS ALLOWED TO ADJACENT PROPERTY

NO TREES OR SHRUBS EXCEEDING 3' IN HEIGHT AT MATURITY SHALL BE INSTALLED WITHIN 10' OF ANY SEWER AND 5' OF ANY WATER FACILITIES.

EMRA NOTE: ENCROACHMENT REMOVAL AGREEMENT WILL BE REQUIRED FOR NON-STANDARD DRIVEWAY, D-27 UNDERDRAINS AND LANDSCAPE AND LANDSCAPE AND IRRIGATION PRIVATE IMPROVEMENTS WITHIN LOOKOUT DRIVE PUBLIC R.O.W.

THIS PROJECT WILL NOT DISCHARGE ANY INCREASE IN STORM WATER RUN-OFF ONTO THE ADJACENT PROPERTIES.

ROW SHRUBS/GROUND COVERS MUST BE SELECTED THAT WILL NATURALLY NOT EXCEED 36-INCHES AND/OR 24-INCHES IN VISIBILITY AREAS

CONNECT 3" DRAIN @ 2.35% TO EX. C.I. BOX Q(100)=0.175 cfs V(100)=3.57 fps IE=184.13

CONNECT (P) PVT SEWER LATERAL TO (E) SEWER MAIN PER SDS-102

CONNECT (P) PVT SWR LATERAL CLEANOUT CHANGE BACK TO GRAVITY FLOW PRIOR TO CONNECTION TO PUBLIC SEWER MAIN.

CL 10' WATER EASEMENT RESERVATION PER DWG. NO. 18303

8" VC SEWER, CONC ENC, PER 3031-D

CL 10' WATER EASEMENT RESERVATION PER DWG. NO. 18303

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CL 10' WATER EASEMENT RESERVATION PER DWG. NO. 18303

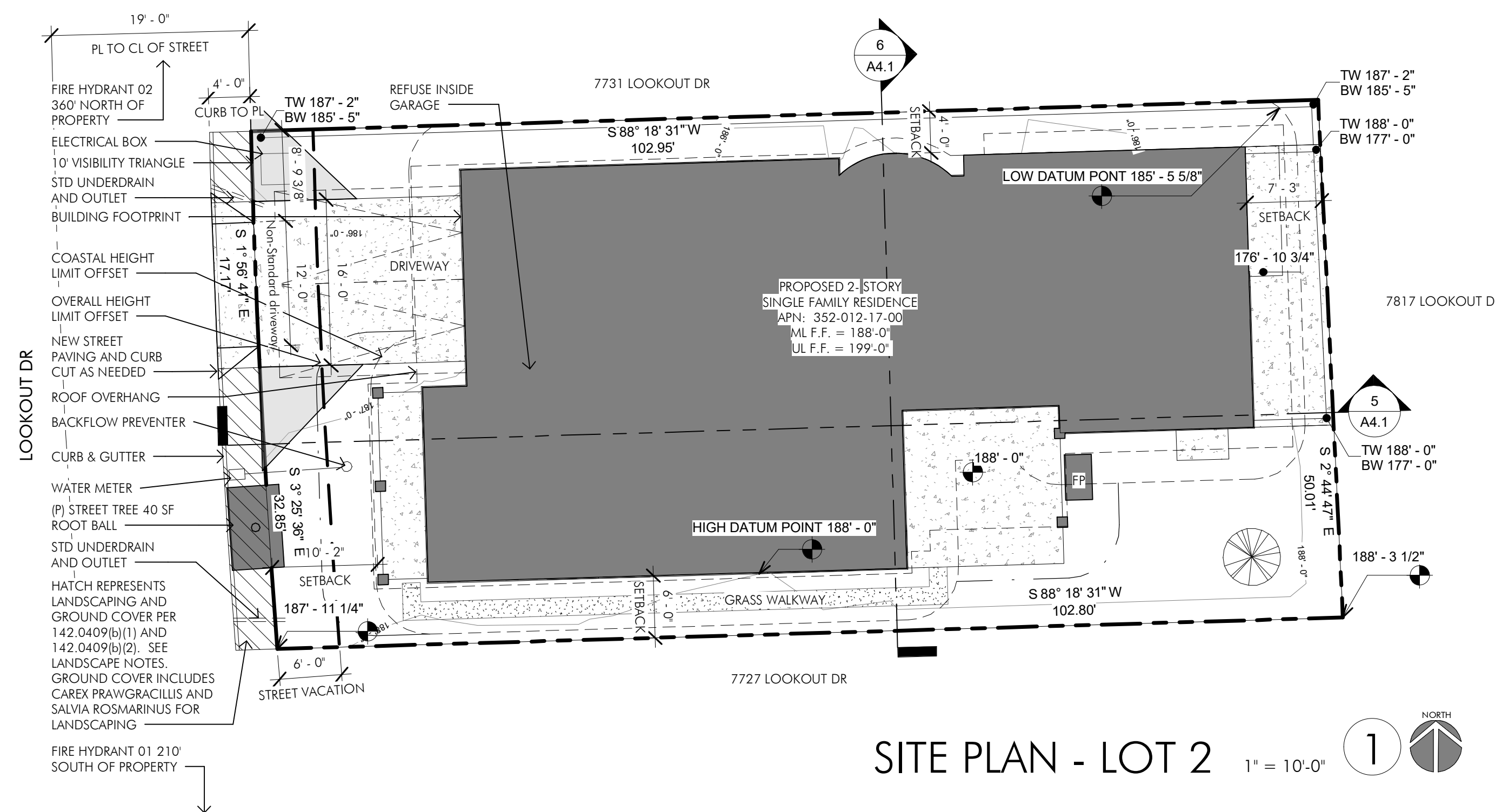
8" VC SEWER, CONC ENC, PER 3031-D

CL 10' WATER EASEMENT RESERVATION PER DWG. NO. 18303

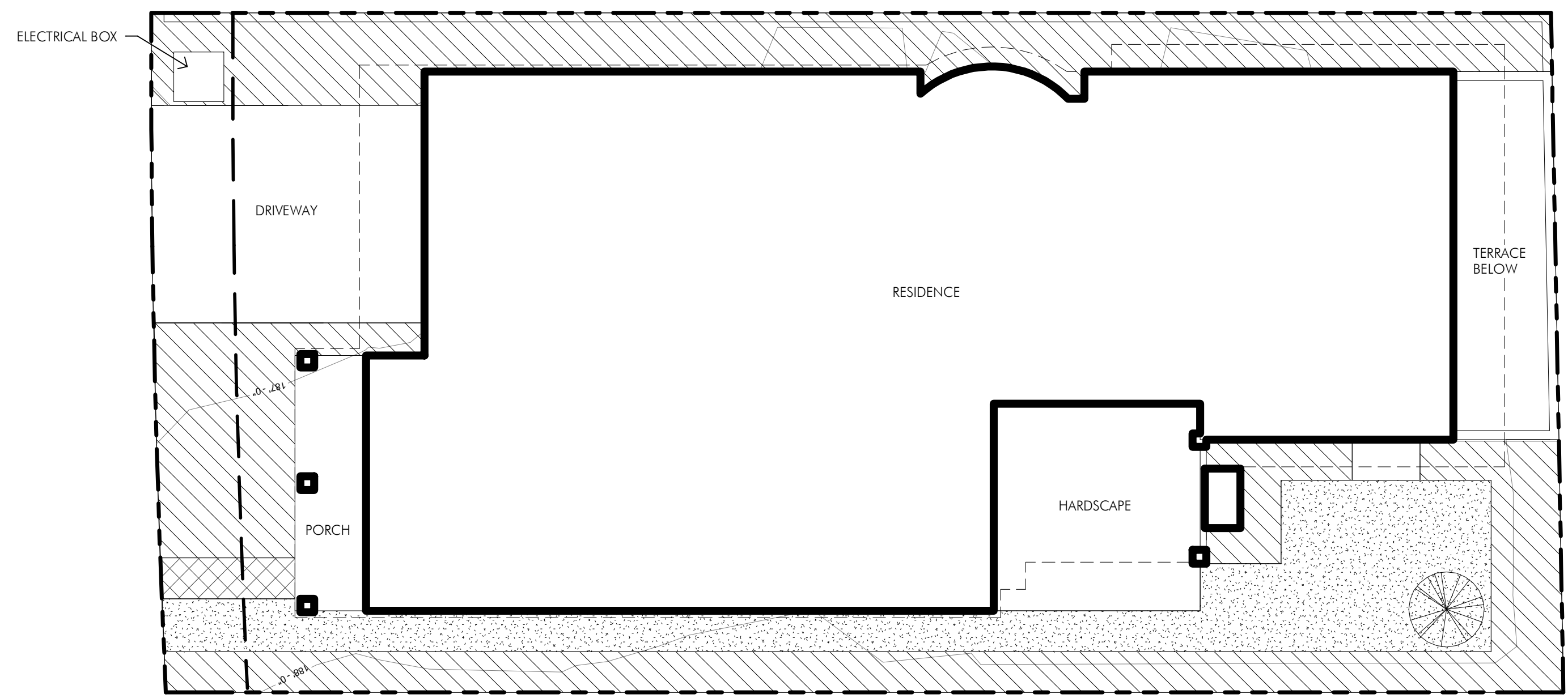
8" VC SEWER, CONC ENC, PER 3031-D

COFFEY ENGINEERING, INC.  
 9666 BUSINESSPARK AVENUE, SUITE 210, SAN DIEGO, CA 92131 PH (858)831-0111 FAX (858)831-0179





SITE PLAN - LOT 2 1" = 10'-0"



LANDSCAPE PLAN 1/8" = 1'-0"

**BUILDING AREA SCHEDULE:**

HOUSE SQUARE FOOTAGE	5,165 SF
BASEMENT	1,011 SF
MAIN LEVEL	2,132 SF
UPPER LEVEL	1,210 SF
GARAGE	507 SF
BALCONY	214 SF
PORCH	91 SF
<b>EXCLUDED FROM GROSS FLOOR AREA (GFA)</b>	<b>-1,316 SF</b>
BASEMENT (SDMC 113.0234(a)(2)(B))	-1,011
BALCONY (SDMC 113.0234(b)(1))	-214 SF
PORCH (SDMC 113.0234(b)(1))	-91 SF
<b>TOTAL GFA</b>	<b>3,849 SF</b>
LOT AREA	5,154 SF
GFA	3,849 SF
FLOOR AREA RATIO (FAR)	.75
<b>LOT COVERAGE</b>	<b>5,154 SF</b>
BUILDING FOOTPRINT	2,601 SF
LANDSCAPE	1,651 SF - 97 SF = 1,554 SF (EXCLUDING GRASS WALKWAY)
HARDSCAPE	902 SF + 97 SF = 999 SF

**SITE NOTES**

- THE EXISTING WATER AND SEWER SERVICES WILL REMAIN. PER FHPS POLICY P-00-6 (UFC 901.4.4) BUILDING ADDRESS NUMBERS TO BE VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY.
- THIS PROJECT MUST COMPLY WITH THE MUNICIPAL CODE REQUIREMENTS FOR MAXIMUM HEIGHT OF THE STRUCTURE NOT TO EXCEED 30 FEET (SDMC, SECTIONS 131.0444 AND 132.0505.) HIGHEST POINT ON ROOF EQUIPMENT, PIPE, VENT, ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 30 FEET ABOVE GRADE.
- THE HIGHEST POINT OF ANY ROOF, EQUIPMENT, OR ANY VENT PIPE, ANTENNA, OR OTHER PROJECTION SHALL NOT EXCEED 30'-0" ABOVE GRADE.
- ALL PROPOSED SITE LIGHTING SHALL BE SHIELDED SUCH THAT THE LIGHT SOURCE SHALL BE CONCEALED FROM PUBLIC VIEW.
- PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY (U.F.C. 901.4.4)
- FIRE HYDRANT, 01 @ 210'-0" FROM PROPERTY SEE SITE PLAN.
- FIRE HYDRANT, 02 @ 360'-0" FROM PROPERTY SEE SITE PLAN.
- REFER TO SEPARATE GRADING PLAN FOR REQUIRED EMRA, PERMANENT BMPs, AND WCPC.
- WATER METERS FOR COMBINED DOMESTIC WATER AND FIRE SPRINKLER SYSTEMS SHALL NOT BE INSTALLED UNTIL THE FIRE SPRINKLER SYSTEM HAS BEEN SUBMITTED AND APPROVED BY THE BUILDING OFFICIAL.
- AUTOMATIC IRRIGATION SYSTEM CONTROLLERS FOR LANDSCAPING PROVIDED BY THE BUILDER AND INSTALLED AT THE TIME OF FINAL INSPECTION SHALL COMPLY WITH THE FOLLOWING:
  - Controllers shall be weather or soil moisture-based controllers that automatically adjust irrigation in response to changes in plants' needs as weather conditions change.
  - Weather-based controllers without integral rain sensors or communication systems that account for local rainfall shall have a separate wired or wireless rain sensor which connects or communicates with the controller(s). Soil moisture-based controllers are not required to have rain sensor input.

**LANDSCAPE NOTES**

ALL TREE SPECIES IN ACCORDANCE WITH LA JOLLA SHORES COMMUNITY PLAN PG. 128 LA JOLLA RESIDENTIAL STREET TREE DISTRICT - TREES LIST, IN ACCORDANCE WITH DISTRICT 3.

- MINIMUM TREE SEPARATION DISTANCE -IMPROVEMENT/ MINIMUM DISTANCE TO STREET TREE
  - Traffic signals (stop sign) - 20 feet
  - Underground utility lines- 5 feet (10' for sewer)
  - Above ground utility structures - 10 feet
  - Driveway (entries) - 10 feet
  - Intersections (intersecting curb lines of two streets) - 25 feet
- Maintenance: All required landscape areas shall be maintained by Owner. Landscape & irrigation areas in the public ROW shall be maintained by Owner. The landscape areas shall be maintained, free of debris and litter and all plant material shall be maintained in a healthy growing condition. Diseased or dead plant material shall be satisfactorily treated or replaced per the conditions of the permit.
- Non-biodegradable root barriers shall be installed between all new Street Trees placed within 5 feet of public improvements including walks, curbs, or street pavement or where new public improvements are placed adjacent to existing trees. Do not wrap root barrier around the root ball. (LDC 142.0403)

The Owner/Permittee will be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, consistent with the Landscape Standards unless long-term maintenance of said landscaping will be the responsibility of a Landscape Maintenance District or other approved entity.

All required landscape will be maintained in a disease, weed and litter free condition at all times.

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

Areas within the public right-of-way that are not paved for required pedestrian walks or for vehicle access shall be planted or covered with mulch, unattached unit pavers, or other permeable material acceptable to the City.

Plant material, other than trees, within the public right-of-way that is located within visibility areas shall not exceed 24 inches in height, measured from the top of the adjacent curb. In conformance w/ SDMC 142.0409

Required Landscape Areas must be fully landscaped. Required Landscaped Areas may not be used for walks or access.

**CITY STANDARD TITLE BLOCK**

Prepared By: \_\_\_\_\_

Name: Island Architects

Contact: Nick Wilson

7626 Herschel Avenue

La Jolla, CA 92037

Phone: (858) 459-9291

Street Address: 7729 LOOKOUT DRIVE, LA JOLLA, CA 92037

Project Name: LOOKOUT - LOT 2

Sheet Title: SITE PLAN & LANDSCAPE PLAN

Revision 08: \_\_\_\_\_

Revision 07: \_\_\_\_\_

Revision 06: \_\_\_\_\_

Revision 05: \_\_\_\_\_

Revision 04: \_\_\_\_\_

Revision 03: \_\_\_\_\_

Revision 02: 8-3-2020

Revision 01: 7-18-2018

Original Date: 12-7-2017

Sheet: 4 of 7

DEP#: \_\_\_\_\_

**ISLAND ARCHITECTS**  
 TONY CRISAFI, LISA KRIEEMAN, R.A.  
 7626 HERSCHEL AVENUE  
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JOB #: 4110

DRAWN BY: SF

PROJ. MGR.: LK

DATE: ISSUE

12-7-2017 CDP/SOP SUB 1

7-18-2018 CDP/SOP SUB 2

8-3-2020

**REVISIONS**

#	DESCRIPTION	DATE

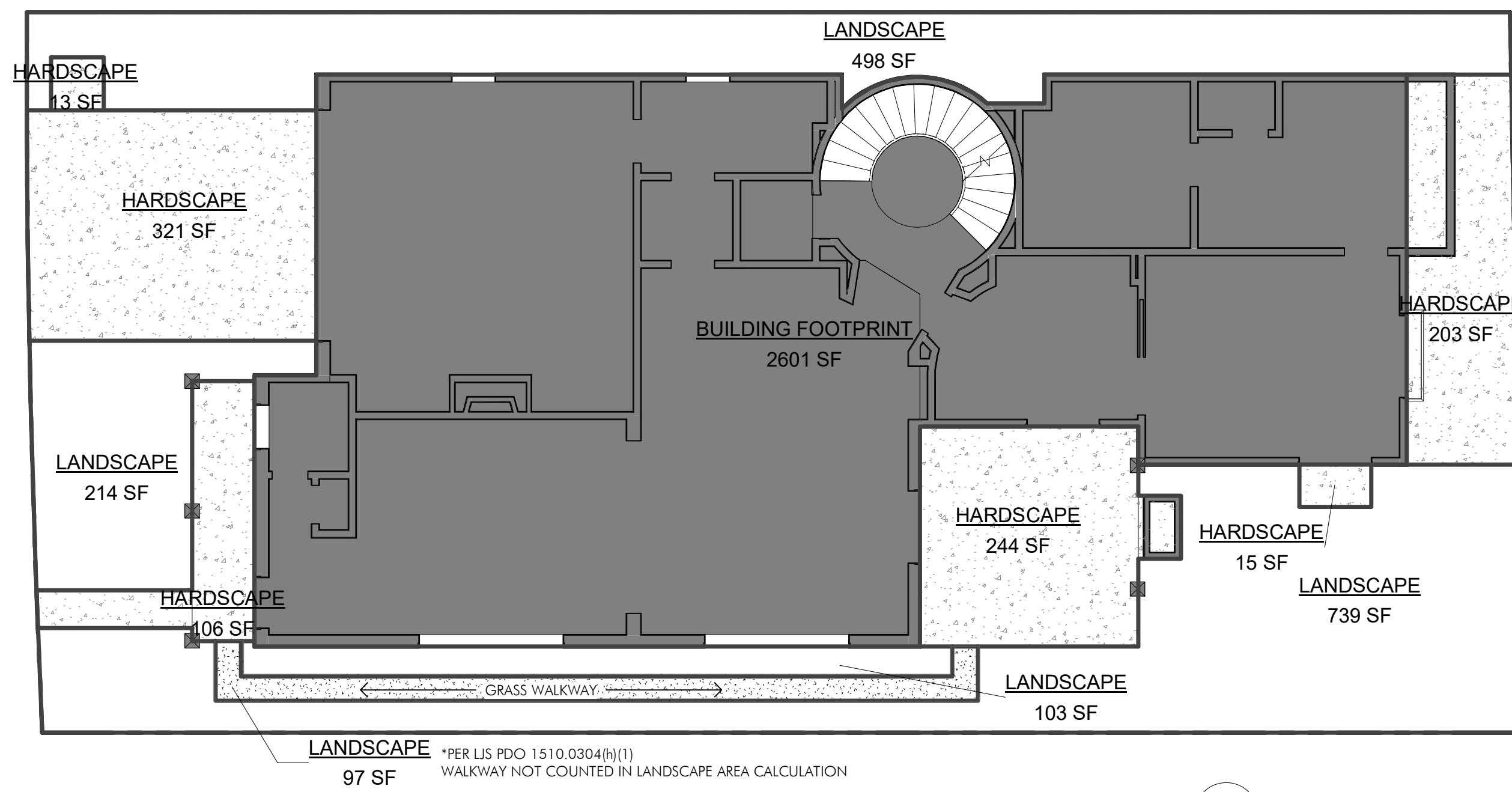
**LOOKOUT - LOT 2**  
 7729 LOOKOUT DRIVE, LA JOLLA, CA 92037

**A1.1**

SITE PLAN & LANDSCAPE PLAN  
 07.22.2020

**SITE COVERAGE**

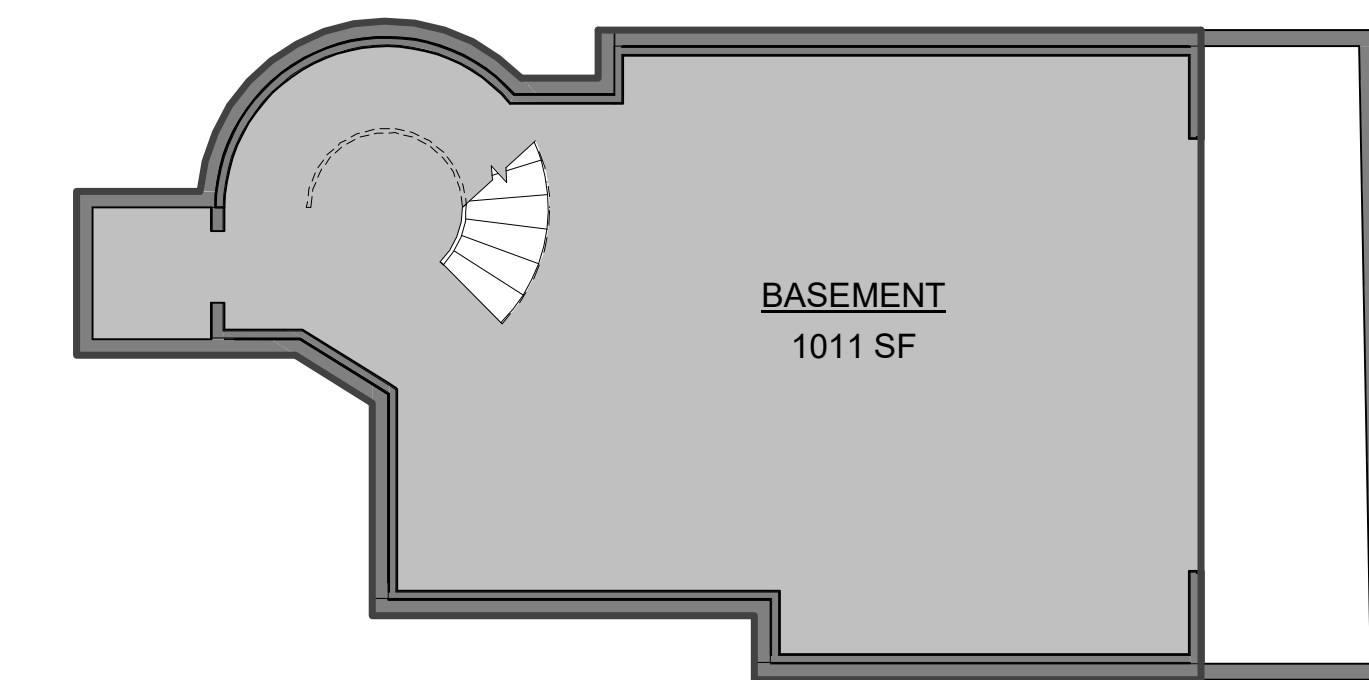
- BUILDING FOOTPRINT
- HARDSCAPE
- LANDSCAPE



**SITE COVERAGE PLAN** 1/8" = 1'-0" ①

**BUILDING AREA SCHEDULE:**

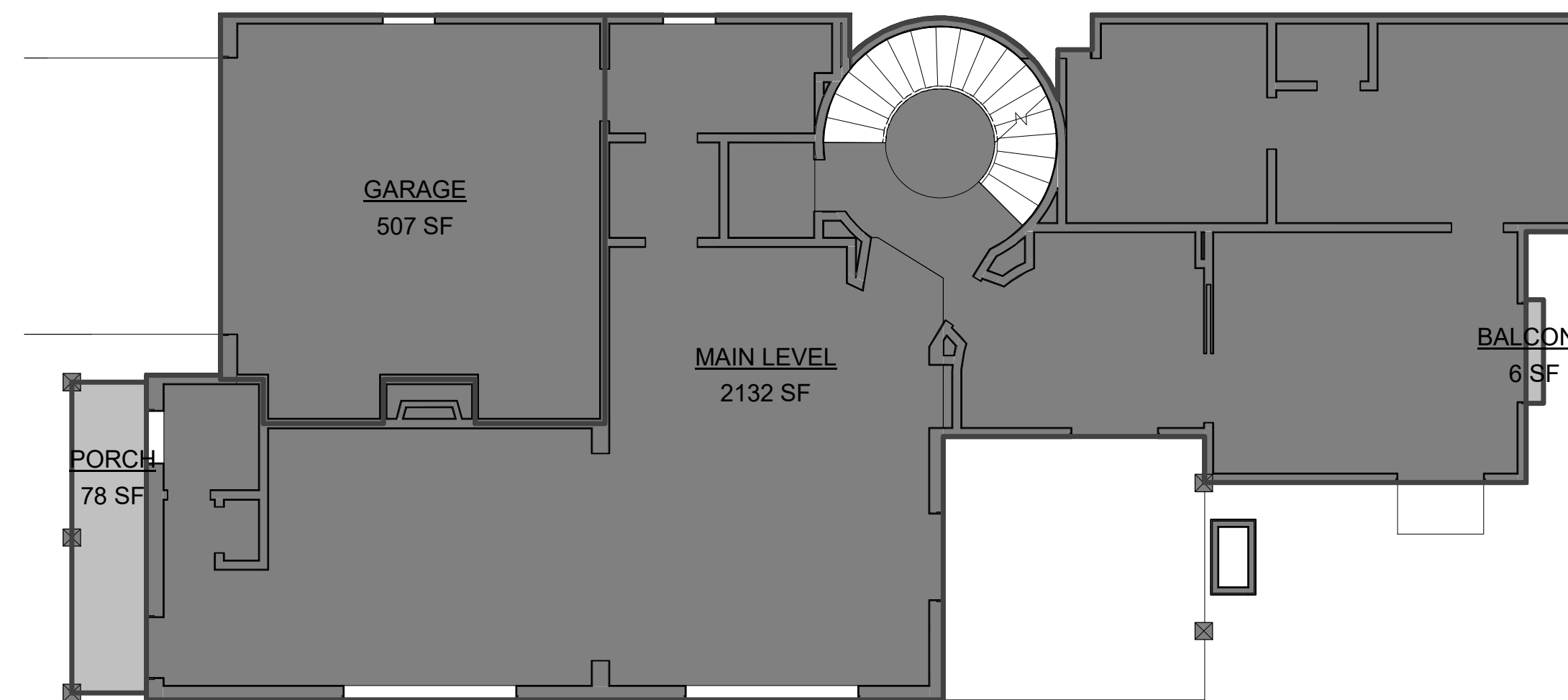
<b>HOUSE SQUARE FOOTAGE</b>	<b>5,165 SF</b>
BASEMENT	1,011 SF
MAIN LEVEL	2,132 SF
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LOT AREA	5,154 SF
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LANDSCAPE	1,651 SF - 97 SF = 1,554 SF (EXCLUDING GRASS WALKWAY)
HARDSCAPE	902 SF + 97 SF = 999 SF



**FLOOR AREA**

- BASEMENT

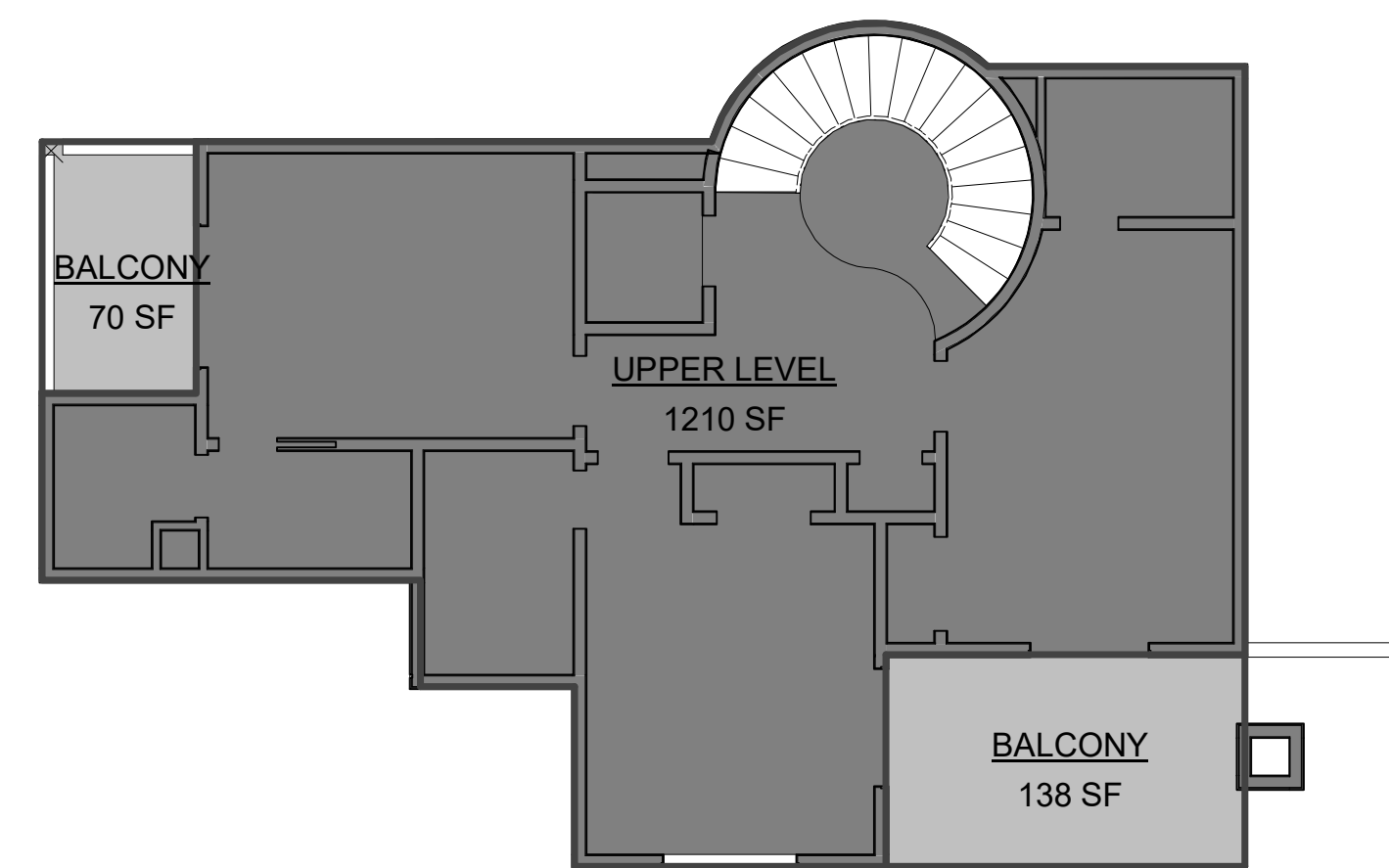
**LOWER LEVEL AREA PLAN** 1/8" = 1'-0" ②



**FLOOR AREA**

- BALCONY
- GARAGE
- MAIN LEVEL
- PORCH

**MAIN LEVEL AREA PLAN** 1/8" = 1'-0" ③



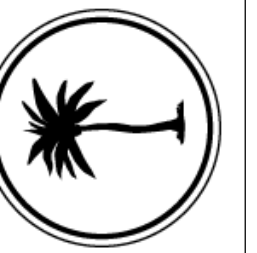
**FLOOR AREA**

- BALCONY
- UPPER LEVEL

**UPPER LEVEL AREA PLAN** 1/8" = 1'-0" ④

**CITY STANDARD TITLE BLOCK**

Prepared By: Island Architects		Revision 08: _____
Contact: Nick Wilson	7626 Herschel Avenue	Revision 07: _____
La Jolla, CA 92037	Phone: (858) 459-9291	Revision 06: _____
Street Address: 7729 LOOKOUT DRIVE, LA JOLLA, CA 92037	Revision 05: _____	Revision 04: _____
Project Name: LOOKOUT - LOT 2	Revision 03: _____	Revision 02: 8-3-2020
Sheet Title: AREA PLANS	Revision 01: 7-18-2018	Revision 00: 12-7-2017
Original Date: 12-7-2017	Sheet: 5 of 7	DEP#: _____

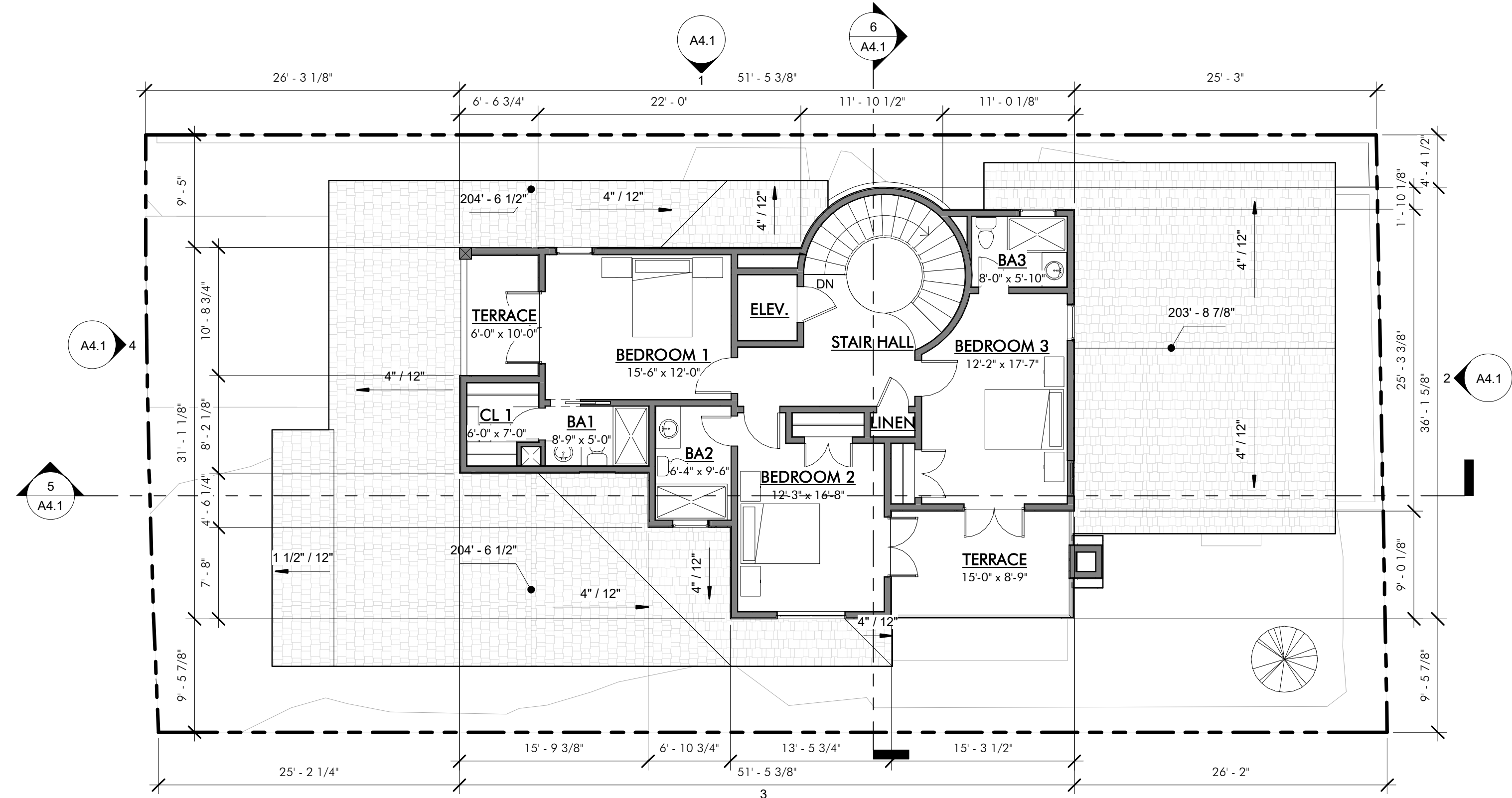


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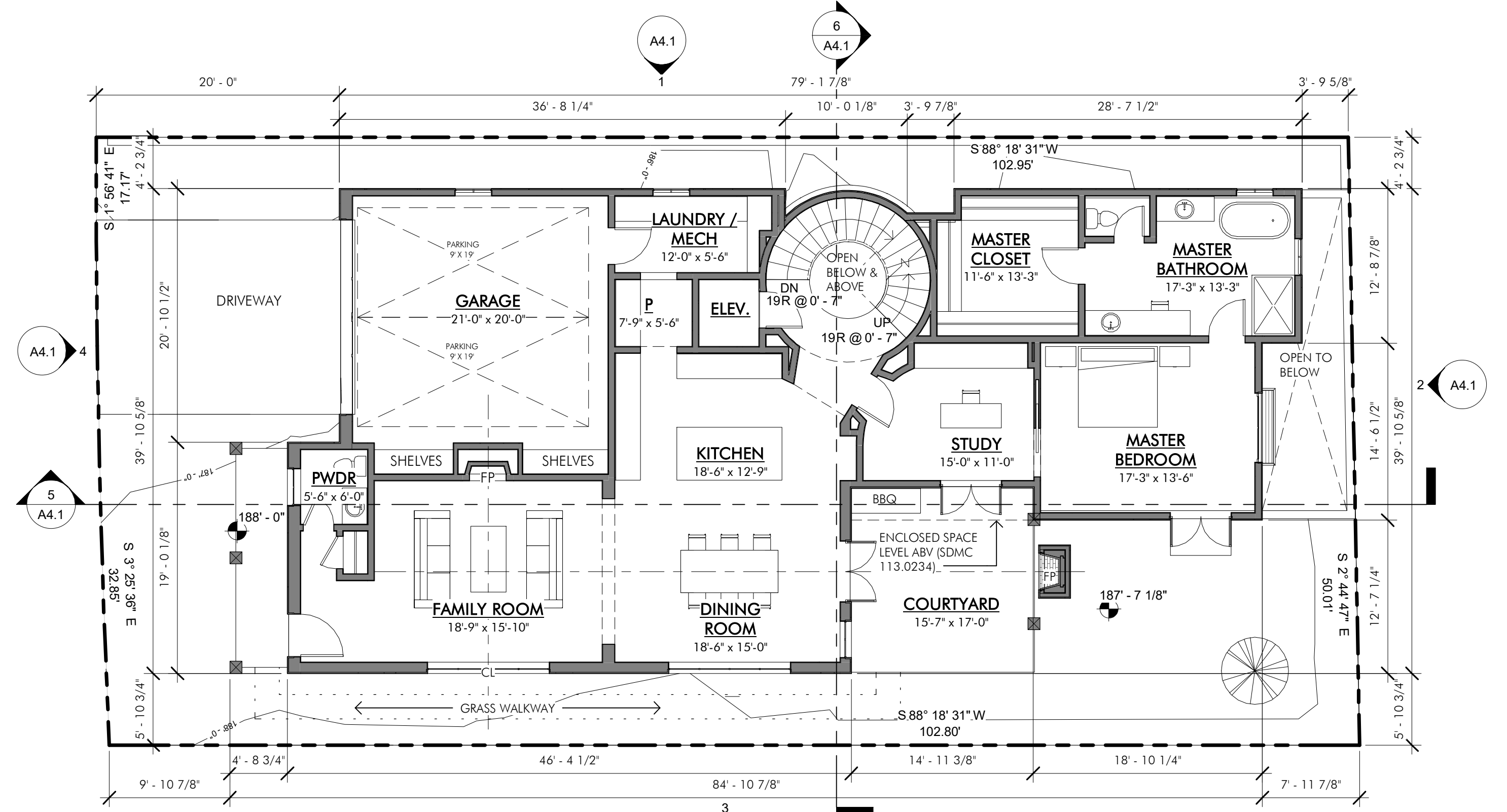
JOB #:	4110
DRAWN BY:	Author
PROJ. MGR.:	Checker
DATE:	ISSUE
12-7-2017	CDP/SOP SUB 1
7-18-2018	CDP/SOP SUB 2
8-3-2020	

REVISIONS

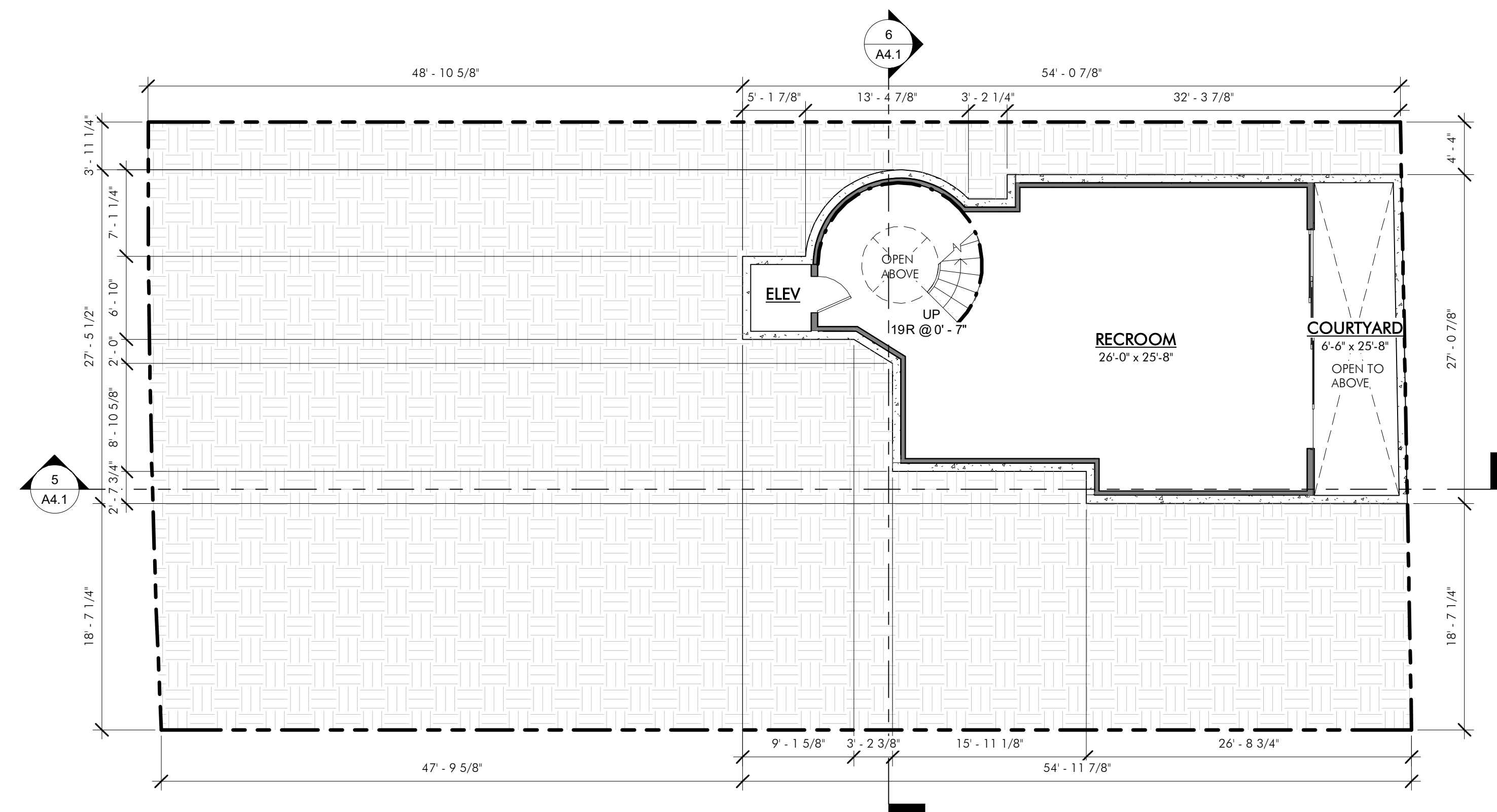
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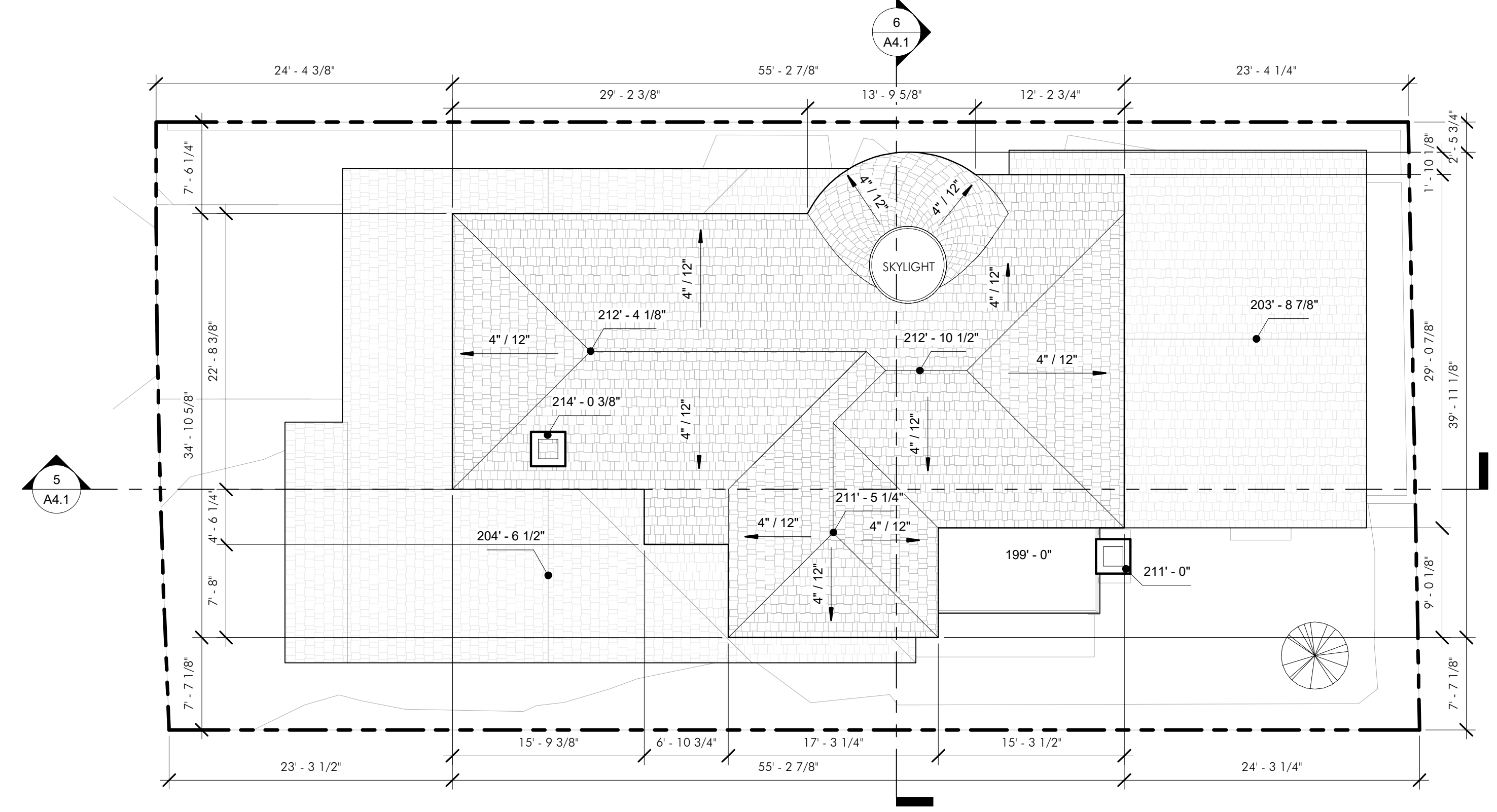
UPPER LEVEL PLAN 1/8" = 1'-0" 1



MAIN LEVEL - LOT 2 1/8" = 1'-0" 2



LOWER LEVEL - LOT 2 1/8" = 1'-0" 3



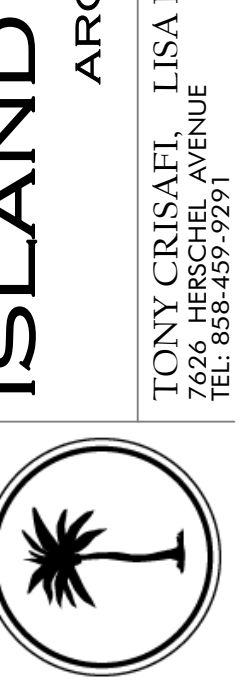
ROOF PLAN 1/8" = 1'-0" 4

Wall Legend

- NEW CONSTRUCTION WALL
- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE DEMOLISHED

CITY STANDARD TITLE BLOCK

Prepared By:	Island Architects	Revision 08:	
Name:	Nick Wilson	Revision 07:	
Contact:	7626 Herschel Avenue	Revision 06:	
Phone:	La Jolla, CA 92037	Revision 05:	
Street Address:	(858) 459-9291	Revision 04:	
	7729 LOOKOUT DRIVE, LA JOLLA, CA 92037	Revision 03:	
Project Name:	LOOKOUT - LOT 2	Revision 02:	8-3-2020
Sheet Title:	FLOOR PLANS	Revision 01:	7-18-2018
		Original Date:	12-7-2017
		Sheet:	6 of 7
		DEP#:	



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 DRAWN BY: JAF  
 PROJ. MGR.: LK  
 DATE: ISSUE  
 12-7-2017 CON/SOP SUB 1  
 7-18-2018 CON/SOP SUB 2  
 8-3-2020

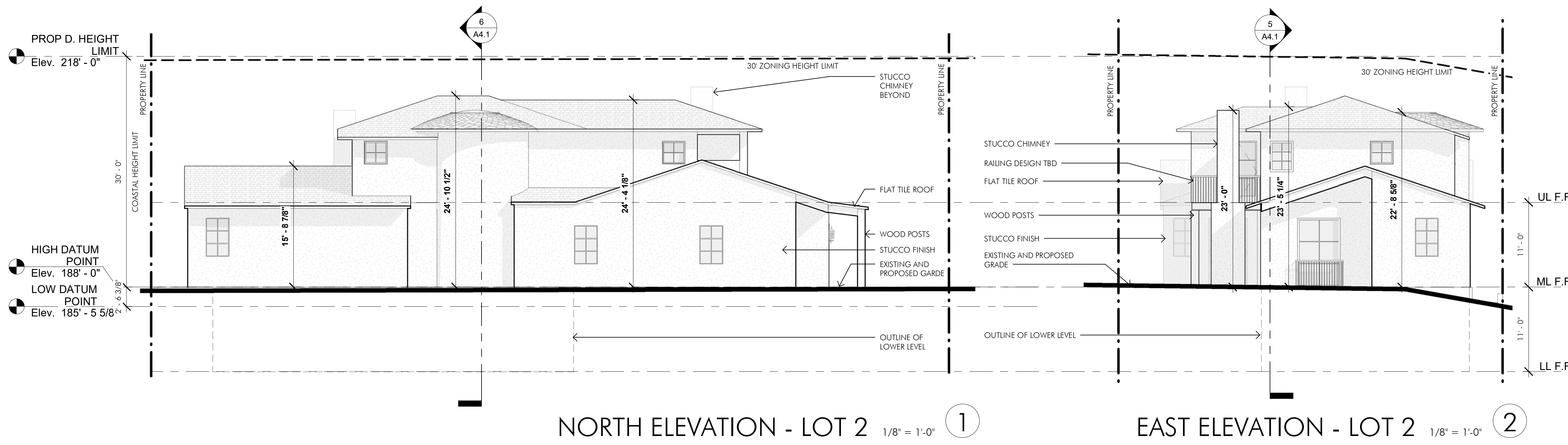
REVISIONS	DESCRIPTION	DATE

LOOKOUT - LOT 2  
 7729 LOOKOUT DRIVE, LA JOLLA, CA 92037

A2.1

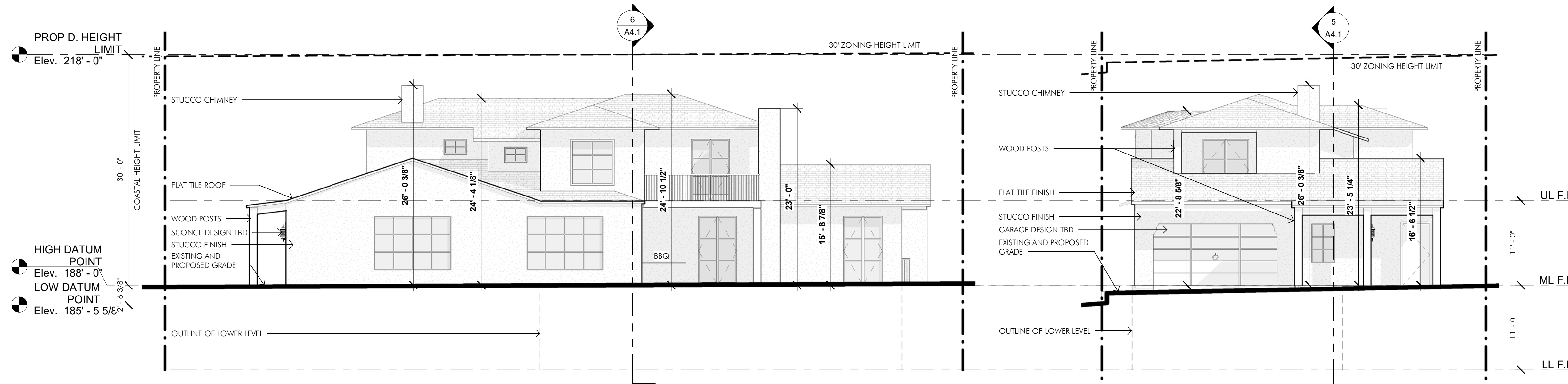
FLOOR PLANS  
 07.22.2020





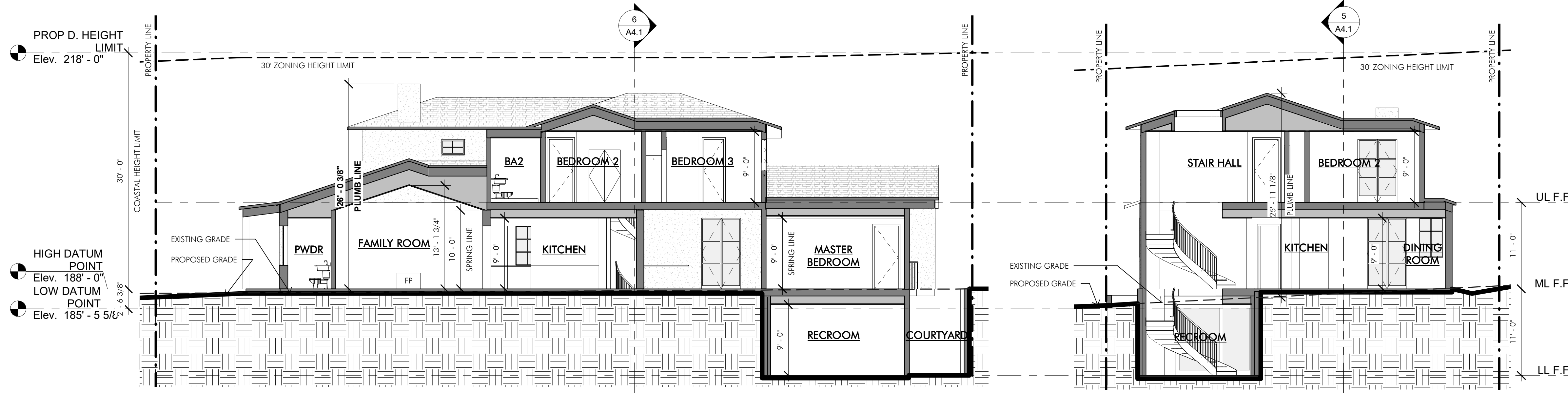
NORTH ELEVATION - LOT 2 1/8" = 1'-0" ①

EAST ELEVATION - LOT 2 1/8" = 1'-0" ②



SOUTH ELEVATION - LOT 2 1/8" = 1'-0" ③

WEST ELEVATION - LOT 2 1/8" = 1'-0" ④



SECTION A - LOT 2 1/8" = 1'-0" ⑤

SECTION B - LOT 2 1/8" = 1'-0" ⑥

CITY STANDARD TITLE BLOCK

Prepared By:	Name: Island Architects	Revision 08:	
	Contact: Nick Wilson	Revision 07:	
	7626 Herschel Avenue	Revision 06:	
	La Jolla, CA 92037	Revision 05:	
Phone:	(858) 459-9291	Revision 04:	
Street Address:	7729 LOOKOUT DRIVE, LA JOLLA, CA 92037	Revision 03:	
		Revision 02:	8-3-2020
Project Name:	LOOKOUT - LOT 2	Revision 01:	7-18-2018
Sheet Title:	ELEVATIONS & SECTION	Original Date:	12-7-2017
		Sheet:	7 of 7
		DEP#:	



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8-3-2020	

REVISIONS	
#	DESCRIPTION DATE