



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: January 11, 2024 REPORT NO. PC-24-001

HEARING DATE: January 18, 2024

SUBJECT: BISHOP'S SCHOOL AMENDMENTS, PROCESS 5

PROJECT NUMBER: [PRJ-0698140](#)

OWNER/APPLICANT: THE BISHOP'S SCHOOL

SUMMARY

Issues: Should the Planning Commission approve the removal of residential structures and a right-of-way vacation for the construction of batting cages, a creative sciences building, an athletics building, and an athletic center at The Bishop's School located at 7607 La Jolla Boulevard and 7552, 7554, and 7556 Draper Avenue within the La Jolla Community Planning Area?

Proposed Actions:

1. RECOMMEND City Council ADOPT Addendum No. 698140 to Mitigated Negative Declaration No. 6162 and associated Mitigation, Monitoring, and Reporting Program;
2. RECOMMEND City Council APPROVE or DENY Coastal Development Permit No. PMT-2593324, an amendment to Coastal Development Permits No. 10728 and 518943, a new Conditional Use Permit No. PMT-2593325 and an amendment to Conditional Use Permit 518944; Planned Development Permit No. PMT-2593326, an amendment to Planned Development Permit No. 80680, and Site Development Permit No. PMT-2593327, an amendment to Site Development Permit No. 10727; and
3. RECOMMEND City Council APPROVE or DENY Public Right-of-Way Vacation No. PMT-2593328.

Fiscal Considerations: All costs associated with this action are paid from a deposit account maintained by the applicant.

Community Planning Group Recommendation: On January 5, 2023, the La Jolla Community Planning Association voted 15-0-1 to recommend approval of the proposed project without conditions (Attachment 6).

Environmental Impact: Addendum No. 698140 to Mitigated Negative Declaration No. 6162 was prepared pursuant to the California Environmental Quality Act Guidelines section 15164 since only minor technical changes and additions were necessary. No substantial changes have occurred with respect to the circumstances under which the project is undertaken, and there is no new information of substantial importance to the project. A Mitigation Monitoring and Reporting Program (MMRP) (Attachment 5) for Historical Resources (archaeology) and Paleontological Resources will be implemented.

BACKGROUND

On March 23, 2004, the City Council approved The Bishop's School (Project No. 6162) and adopted the associated Mitigated Negative Declaration and the MMRP (Resolution No. R-298993). The Bishop's School (Project No. 6162) included the demolition of nine existing buildings and the expansion and construction of new school facilities (Attachment 10).

The following approvals were included in the March 2004 project:

1. Site Development Permit No. 10727;
2. Coastal Development Permit No. 10728;
3. Special Use Permit No. 10729; and
4. Planned Development Permit No. 80680.

On June 4, 2008, the Hearing Officer approved The Bishop's School (Project No. 147307) which included an amendment to Project No. 6162 to increase the maximum enrollment from 725 students to 800 students (Resolution Number HO-6012) (Attachment 10).

The following approvals were included in the June 2008 project:

1. Coastal Development Permit No. 518943; and
2. Conditional Use Permit No. 518944.

DISCUSSION

The 11.49-acre project site is fully developed with an existing private school within an urbanized area. The proposed project is located in the La Jolla Planned District Zone 5 (LJPD-5) and the La Jolla Planned District Zone 6 (LJPD-6), and within the Coastal (Non-Appealable) Overlay Zone, Coastal Height Limit Overlay Zone, and Parking Impact (Beach Impact) Overlay Zone of the La Jolla Community Plan. The [La Jolla Community Plan and Local Coastal Program Land Use Plan](#) (Community Plan) designates the site as School and Medium Residential (15-30 DU/AC). The project site is located approximately 0.25 miles from the coastline. The project features an overall development of the site, which will stay within private property and will not encroach upon any existing or proposed physical access to the coast. The new buildings are designed to be below the thirty-foot height limit and will not obstruct the ocean or other scenic views from public vantage points.

Per San Diego Municipal Code (SDMC) section 159.0301(g) and (h), the site is located in the La Jolla Planned District Zone 5 and Zone 6. The northern half of the project site is in Zone 6 and the

southern half is in Zone 5. Zone 5 (Multi-Family Zone) serves as the connecting link between the commercial core and the scenic shoreline and bluffs areas. Zone 6 (Cultural Zone) includes a unique assemblage of cultural uses representing the distinctive architectural, cultural, educational, and historical heritage of La Jolla.

The project proposes to remove existing residential structures located at 7552, 7554, and 7556 Draper Avenue (APN 350-442-20-00) and construct temporary batting cages (Phase 1); a 27,762 square foot Creative Sciences Building/ Athletics Building (Phase 2); a 13,120 square foot Athletics Building/Creative Sciences Building (Phase 3); and a 30,343 square foot Athletic Center and Tennis Pavilion (Phase 4).

The proposed project will amend the following permits: Site Development Permit No. 10727, Coastal Development Permit No. 10728, Planned Development Permit No. 80680 (Project No. 6162), and Coastal Development Permit No. 518943 and Conditional Use Permit No. 518944 (Project No. 147307).

The project also proposes the vacation of an existing 50-foot-long section of a dead-end alley. The public right-of-way vacation will not reduce public access to the adjacent coastal areas; it is designed to not impact local circulation in this area. This proposed development will also maintain and improve the existing sidewalk system adjacent to the property.

Permits Required:

- Site Development Permit per SDMC section 126.0502(d)(1) is required since the site contains historical resources;
- Coastal Development Permit per SDMC section 126.0702(a) is required for the demolition and new construction of buildings in the non-appealable coastal zone;
- Conditional Use Permit (CUP) per SDMC section 126.0303(b) is required to update the applicable properties that the CUP governs to include the parcels associated with the demolition of the residential structures;
- Planned Development Permit per SDMC section 126.0602(b)(1) is required for proposed deviations for fence height and no chain link fencing around the tennis courts; and
- Public Right-of-Way Vacation per SDMC section 125.0940 is required for the vacation of the alley adjacent to the newly acquired parcel.

Per SDMC section 159.0401(b), "Walls and fences within a required front yard or street side yard shall not exceed three feet in height above the adjacent sidewalk. Such walls and fences shall be architecturally compatible with the main buildings on the premises and shall be constructed of wood, brick, stucco, wrought iron, natural unpolished stone, poured concrete, slumpstone block, split-faced block or a combination of these materials. Chain link is expressly prohibited." SDMC section 159.0403(d), requires "a landscaped area equivalent to 50 percent of the total lot area."

The proposed project includes the following deviations from SDMC sections 159.0401(b), 159.0403(d), and 159.0405(e)(2):

1. Batting Cage Chain Link Fence (SDMC sections 159.0401(b)):
The regulations require no chain link fence. The project proposed a temporary 12-foot-tall chain link fence with green cloth covering all sides for "interim" Phase 1 Batting Cages.

Similar to the Bishop's School project (Project No. 6162) approved by the City Council on March 23, 2004 (Resolution No. R-298993), the proposed deviations were found to be beneficial to the overall project design. Due to the historic nature of the site, flexibility was needed with respect to the wall design in order to maintain a similar wall design as the existing one. The 2004 project included a 12-foot chain link fence with green cloth covering the perimeter of the Tennis Courts and a 6-foot plaster scalloped wall on the Draper property line. The chain link fence surrounding the batting cages (Phase 1) will be removed when the Athletic Building is constructed (Phase #3). The unique use of a school with athletic facilities needed some degree of flexibility in the fencing design for the athletic areas.

2. Fence Height within Setback (SDMC sections 159.0401(b)):
The SDMC requires a fence height not to exceed three feet in height. The project proposes a seven-foot plaster and iron scalloped security fence adjacent to the proposed Creative Sciences Building (Phase 2) on Draper property line for campus security.
3. Fence Height within Setback (SDMC sections 159.0401(b)):
The SDMC requires a fence height not to exceed three feet and for the fence to not be chain link. The project proposes a 12-foot chain link fence with green cloth to cover the perimeter of the Tennis Courts on Draper property line.
4. Deficient landscaped area required by Zone 5, Option A (SDMC section 159.0403(d)):
The project site is split-zoned: The northern half is in Zone 6 and the southern half is in Zone 5. The landscape regulations for Zone 5, Option 'A' require a landscape area equivalent to 50% of the total lot area. Half of this required landscape area (25% of the total lot area) shall be vegetated and visible from the public right of way. The total lot area (entire premises) is comprised of both Zones 5 and 6. The majority of the premises is located in Zone 6 and developed to the Zone 6 landscape regulations. Therefore, the requirement to base the Zone 5 regulations on a lot that is split-zoned renders the ability of the project to fulfill the Zone 5 landscape requirements infeasible, particularly because the majority of the lot area is located in Zone 6. The project has large areas of open spaces (athletic fields, courtyards), and fully complies with the Zone 6 street yard requirements. The areas of new development in the Zone 5 portion of the premises that are visible from the public-right-of way are proposed to be planted in conformance with the La Jolla Planned District Ordinance.
5. Sidewalk Width (SDMC section 159.0405(e)(2)):
The deviation would allow a five-foot sidewalk along Draper Avenue where an eight-foot sidewalk is required. The requested deviation will allow for a landscaped planter strip between the sidewalk and curb. The planter strip will implement recommendations in the Community Plan and the La Jolla Local Coastal Program (LCP) to separate sidewalks from the street by using landscape strips to buffer pedestrians from vehicles. Based on the above

discussion, the project as proposed conforms with the recommendations of the Community Plan and LCP.

Community Plan Analysis:

The La Jolla Community Plan and Local Coastal Plans Community Plan) designates the site as School and Medium Residential (15-30 DU/AC). Per San Diego Municipal Code Section (SDMC) 159.0301, the site is located in the La Jolla Planned District Zone 5 and Zone 6. The northern half of the project site is in Zone 6 and the southern half is in Zone 5.

The project is located within a site that is developed with an existing school and is surrounded by commercial and residential development and the project site would continue to operate as a school facility. The project would be consistent with the General Plan, Community Plan, and underlying zone designations. Currently, school-related facilities exist on School and Medium Residential – designated properties within the project area. The proposal to amend the existing entitlements to construct batting cages, a creative sciences building, an athletics building, and an athletic center would be consistent with the recommended land use.

The applicant requested the flexibility to construct the Create Sciences Building and/or the Athletics Building during construction. The proposed uses have already been reviewed by staff and are acceptable as supplemental uses of the school. The flexibility being requested by the applicant would only be to allow for a switch of the use between the two buildings proposed.

The project would not substantially change the nature of the surrounding area and would not introduce any barriers or project features that could physically divide the community.

The Community Plan encourages the expansion and development of educational facilities provided that new development is compatible with the adjacent area and would not negatively impact surrounding neighborhoods. The proposed development would expand the operations of the Bishop's School. Parking already provided by the school is sufficient to address this expansion and avoid parking impacts to the surrounding neighborhood. The Bishop's School also owns property on both sides of the existing public right-of-way (alley); therefore, the proposed vacation of the alley will not impact neighborhood circulation.

Conclusion:

City staff reviewed the proposed actions and found the proposed project to be in conformance with the applicable sections of the San Diego Municipal Code with evidence provided to support the required findings (Attachment 4). Staff recommends the Planning Commission, recommend the City Council approve the project as proposed.

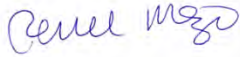
ALTERNATIVES

1. Recommend the City Council adopt Addendum No. 698140 and associated Mitigation, Monitoring, and Reporting Program and approve Coastal Development Permit No. PMT-2593324, Conditional Use Permit No. PMT-2593325, Planned Development Permit No. PMT-2593326, and Site Development Permit No. PMT-2593327 (amendments to Site Development

Permit No. 10727, Coastal Development Permit No. 10728, Planned Development Permit No. 80680 (Project No. 6162), and Coastal Development Permit No. 518943 and Conditional Use Permit No. 518944 (Project No. 147307)), with modifications.

2. Recommend the City Council not adopt Addendum No. 1059203 and associated Mitigation, Monitoring, and Reporting Program and deny Coastal Development Permit No. PMT-2593324, Conditional Use Permit No. PMT-2593325, Planned Development Permit No. PMT-2593326, and Site Development Permit No. PMT-2593327 (amendments to Site Development Permit No. 10727, Coastal Development Permit No. 10728, Planned Development Permit No. 80680 (Project No. 6162), and Coastal Development Permit No. 518943 and Conditional Use Permit No. 518944 (Project No. 147307)), if the findings required to approve the project cannot be affirmed

Respectfully submitted,



Renee Mezo
Assistant Deputy Director
Development Services Department

Oscar Galvez III
Development Project Manager
Development Services Department

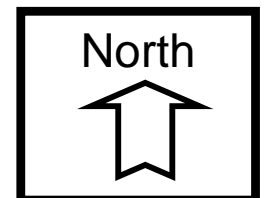
Attachments:

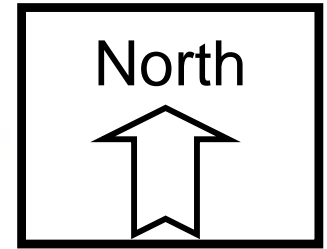
1. Aerial Photographs
2. Community Plan Land Use Map
3. Draft Permit with Conditions
4. Draft Permit Resolution with Findings
5. Draft Environmental Resolution
6. Public Right-of-Way Easement Resolution
7. Community Planning Group Recommendation
8. Ownership Disclosure Statement
9. Exhibit B Public Right-of-Way Exhibit
10. Copy of Recorded (existing) Permit(s)
11. Project Plans



Aerial Photo

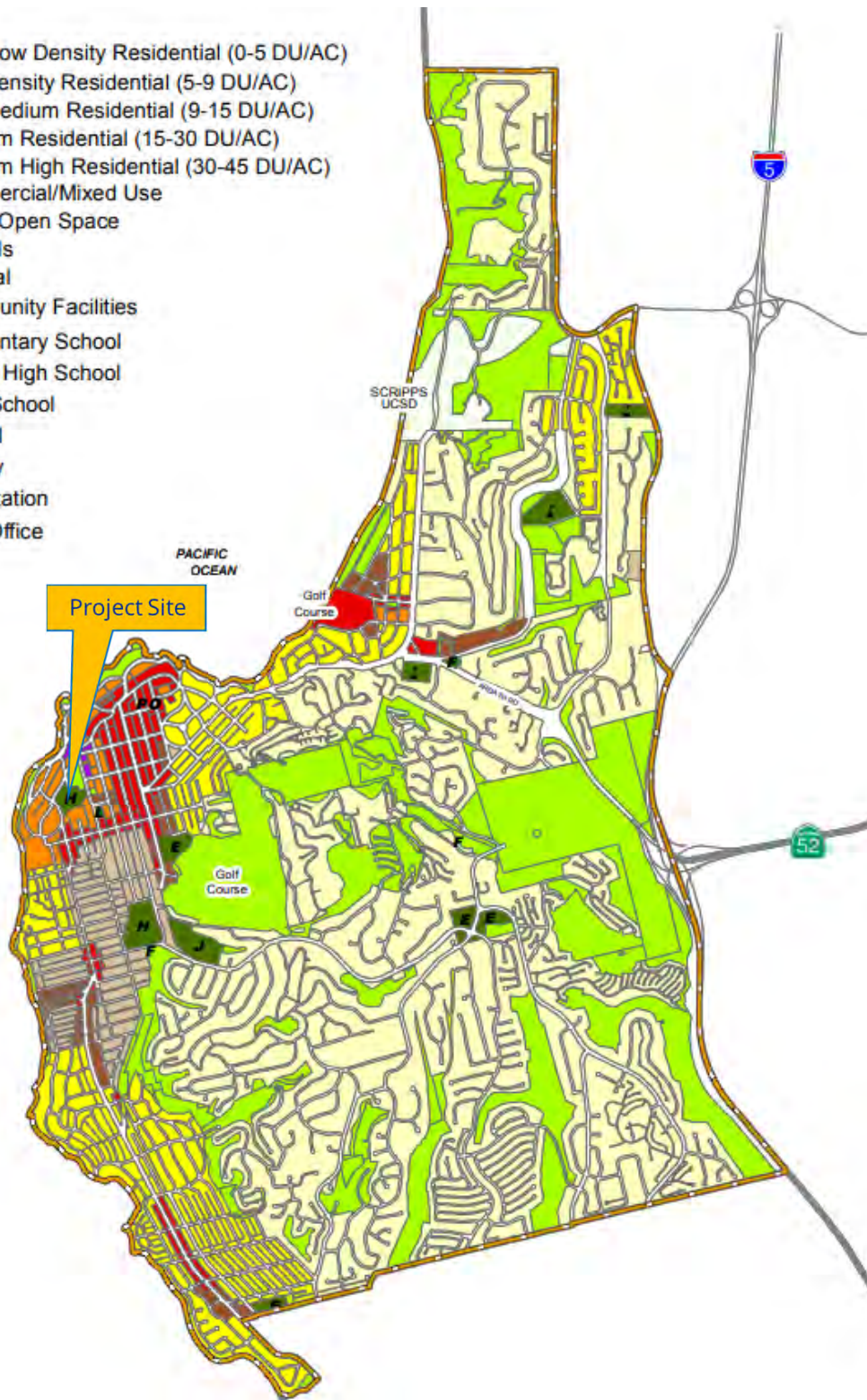
Bishop's School Amendment / 7607 La Jolla Boulevard
PROJECT NO. 698140





Legend

- Very Low Density Residential (0-5 DU/AC)
- Low Density Residential (5-9 DU/AC)
- Low Medium Residential (9-15 DU/AC)
- Medium Residential (15-30 DU/AC)
- Medium High Residential (30-45 DU/AC)
- Commercial/Mixed Use
- Parks, Open Space
- Schools
- Cultural
- Community Facilities
- E Elementary School
- J Junior High School
- H High School
- S School
- L Library
- F Fire Station
- PO Post Office



Land Use Map – La Jolla

Bishop's School Amendment / 7607 La Jolla Boulevard
PROJECT NO. 698140

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: 24009164

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COASTAL DEVELOPMENT PERMIT NO. PMT-2593324, CONDITIONAL USE PERMIT NO.
PMT-2593325, PLANNED DEVELOPMENT PERMIT NO. PMT-2593326, AND SITE
DEVELOPMENT PERMIT NO. PMT-2593327

BISHOPS SCHOOL AMENDMENTS - PROJECT NO. PRJ-0698140

[AMENDMENTS TO COASTAL DEVELOPMENT PERMIT NO. 518943, CONDITIONAL USE PERMIT NO.
518944, SITE DEVELOPMENT PERMIT NO. 10727, COASTAL DEVELOPMENT PERMIT NO. 10728, AND
PLANNED DEVELOPMENT PERMIT NO. 80680]

CITY COUNCIL

This Coastal Development Permit No. PMT-2593324, Conditional Use Permit No. PMT-2593325, Planned Development Permit No. PMT-2593326, and Site Development Permit No. PMT-2593327 (amendments to Coastal Development Permit No. 518943, Conditional Use Permit No. 518944, Site Development Permit No. 10727, Coastal Development Permit No. 10728, , and Planned Development Permit No. 80680), is granted by the City Council of the City of San Diego to THE BISHOP'S SCHOOL, a California nonprofit public benefit corporation, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0702, 126.0303, 126.0602, and 126.0502. The 11.49-acre site is located at 7607 La Jolla Boulevard and 7552, 7554, and 7556 Draper Avenue, in the La Jolla Planned District Zone 5 (LJPD-5) and the La Jolla Planned District Zone 6 (LJPD-6), and Coastal (Non-Appealable) Overlay Zone, Coastal Height Limit Overlay Zone, and Parking Impact (Beach Impact) Overlay Zone of the La Jolla Community Plan. The project site is legally described as: PARCEL 1 OF PARCEL MAP NO. 19523, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 8, 2004 AS INSTRUMENT NO. 2004-0635867 OF OFFICIAL RECORDS. LOTS 34 AND 35 IN BLOCK 12 OF LA JOLLA PARK, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA ACCORDING TO MAP THEREOF NO. 352, FILED ON MARCH 22, 1987 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to remove existing residential structures and construct batting cages, a creative sciences building, an athletics building, and an athletic center described and identified by size, dimension, quantity, type, and location on the approved exhibits **[Exhibit "A"]** dated [INSERT Approval Date] , on file in the Development Services Department.

The project shall include:

- a. Remove existing residential structures located at 7552, 7554, and 7556 Draper Avenue (APN 350-442-20-00); Construction of Batting Cages; 27,762 square foot Creative Sciences Building/Athletics Building; 13,120 square foot Athletics Building/Creative Sciences Building; and 30,343 square foot Athletic Center and Tennis Pavilion
- b. The proposed project includes the following deviations from the San Diego Municipal Code (SDMC):
 1. SDMC section 159.0401(b) requires no chain link fence. The project proposed a temporary 12-foot-tall chain link fence with green cloth covering all sides for "interim" Phase 1 Batting Cages;
 2. The SDMC section 159.0401(b) requires a fence height not to exceed three feet in height. The project proposes a seven-foot plaster and iron scalloped security fence adjacent to the proposed Creative Sciences Building (Phase 2) on Draper property line for campus security;
 3. The SDMC section 159.0401(b) requires a fence height not to exceed three feet and for the fence to not be chain link. The project proposes a 12-foot chain link fence with green cloth cover around the perimeter of the Tennis Courts on Draper property line;
 4. The SDMC section 159.0403(d) requires deficient landscaped area required by Zone 5, Option A; and
 5. The SDMC section 159.0405(e)(2): requires an eight-foot sidewalk. The deviation would allow a five-foot sidewalk along Draper Avenue. The requested deviation will allow for a landscaped planter strip between the sidewalk and curb.
- c. Landscaping (planting, irrigation, and landscape-related improvements); 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 XXXX.
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. This Coastal Development Permit No. PMT-2593324, Conditional Use Permit No. PMT-2593325, Planned Development Permit No. PMT-2593326, and Site Development Permit No. PMT-2593327 (amendments to Coastal Development Permit No. 518943 and Special Use Permit No. 518944, Coastal Development Permit No. 10728, Conditional Use Permit No. 10729, and Planned Development Permit No. 80680), shall remain in force and effect except where amended by this Permit.

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. 6162, 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. 6162, 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)
PALEONTOLOGICAL 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 dedicate an additional 10 feet storm drain easement to make the existing easement 20 feet wide to the satisfaction of the City Engineer.

16. Prior to the issuance of any building permit the Owner/Permittee shall assure, by permit and bond, to remove the existing curb and replace it with a new curb/gutter per current City Standard along frontage on Draper Avenue.

17. Prior to the issuance of any building permit the Owner/Permittee shall assure, by permit and bond, to reconstruct the existing sidewalk with current City Standard sidewalk, maintaining the

existing sidewalk scoring pattern and preserving the contractor's stamp, along the project's site on Draper Avenue.

18. Prior to the issuance of any building permit the Owner/Permittee shall assure by permit and bond, the replacement of the existing 20-foot northern driveway per current City Standards and closure of non-utilized driveways on Draper Avenue.
19. Prior to the issuance of any building permit the Owner/Permittee shall assure by permit and bond construction of mid-block curb ramps per current City Standards adjacent to the site on Draper Street across from Silver Avenue to the satisfaction of the City Engineer.
20. Prior to the issuance of any building permit the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for proposed nonstandard driveway, trees, and landscaping/irrigation in Draper Avenue Right-of-Way
21. Prior to the issuance of any building permit the Owner/Permittee shall obtain a bonded grading permit for the grading proposed for this project. All grading shall conform to the requirements of the San Diego Municipal Code in a manner satisfactory to the City Engineer.
22. The drainage system proposed for this development, as shown on the site plan, is subject to approval by the City Engineer.
23. Prior to the issuance of any construction permit, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.
24. 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.
25. Prior to the issuance of any construction permit, the applicant shall submit a Technical Report that will be subject to final review and approval by the City Engineer, based on the Storm Water Standards in effect at the time of the construction permit issuance.
26. Development of this project shall comply with all stormwater construction requirements of the State Construction General Permit, Order No. 2009-0009DWQ, or subsequent order, and the Municipal Storm Water Permit, Order No. R9-2013-0001, or subsequent order. In accordance with Order No. 2009-0009DWQ, or subsequent order, a Risk Level Determination shall be calculated for the site and a Storm Water Pollution Prevention Plan (SWPPP) shall be implemented concurrently with the commencement of grading activities.
27. Prior to the issuance of a grading or a construction permit, a copy of the Notice of Intent (NOI) with a valid Waste Discharge ID number (WDID#) shall be submitted to the City of San Diego as proof of enrollment under the Construction General Permit. When ownership of the entire site or portions of the site changes prior to the filing of the Notice of Termination (NOT), a revised NOI shall

be submitted electronically to the State Water Resources Board in accordance with the provisions as set forth in Section II.C of Order No. 2009-0009-DWQ and a copy shall be submitted to the City.

LANDSCAPE REQUIREMENTS:

28. Prior to issuance of any construction permit for grading, the Owner/Permittee shall submit complete construction documents for the revegetation and hydro-seeding of all disturbed land in accordance with the City of San Diego Landscape Standards, Storm Water Design Manual, and to the satisfaction of the Development Services Department. All plans shall be in substantial conformance to this permit (including Environmental conditions) and Exhibit "A," on file in the Development Services Department.

29. Prior to the issuance of any construction permit for public improvements, the Owner/Permittee shall submit complete landscape construction documents for right-of-way improvements to the Development Services Department for approval. Improvement plans shall show, label, and dimension a 40-square-foot area around each tree which is unencumbered by utilities. Driveways, utilities, drains, water, and sewer laterals shall be designed so as not to prohibit the placement of street trees.

30. Prior to issuance of any construction permit for building (including shell), the Owner/Permittee shall submit complete landscape and irrigation construction documents, which are consistent with the Landscape Standards, to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit "A," Landscape Development Plan, on file in the Development Services Department. Construction plans shall provide a 40-square-foot area around each tree that is unencumbered by hardscape and utilities unless otherwise approved per §142.0403(b)(6).

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

32. 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 another entity approved by the Development Services Department. 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.

33. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved plans is damaged or removed, the Owner/Permittee shall 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 or Certificate of Occupancy.

PLANNING/DESIGN REQUIREMENTS:

34. 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.

35. 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:

36. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of new water and sewer service(s) outside of any driveway or drive aisle and the abandonment of any existing unused water and sewer services within the right-of-way adjacent to the project site, in a manner satisfactory to the Public Utilities Director and the City Engineer.

37. Prior to the issuance of any building permit Owner/Permittee shall apply for a plumbing permit for the installation of appropriate private backflow 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.

38. All proposed private water and sewer facilities are to be designed to meet the requirements of the California Uniform Plumbing Code and will be reviewed as part of the building permit plan check.

39. 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.

PARK & RECREATION DEPARTMENT REQUIREMENTS:

40. The Owner/Permittee shall ensure that there will be no temporary or permanent construction impacts, encroachments, remedial grading or sub-surface infrastructure on adjacent City fee-owned parkland.

41. The Owner/Permittee shall ensure Parks and Recreation Department review and approval of the grading and public improvement plans prior to permit issuance.

TRANSPORTATION DEVELOPMENT:

42. All 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 by the appropriate City decision maker in accordance with the SDMC.

43. Prior to the issuance of any building permit the Owner/Permittee shall provide six (6) new stop signs at the intersections of the two alleys and the alley and Cuvier Street in the locations shown on Exhibit "A". All improvements shall be installed and operational prior to the first occupancy, satisfactory to the City Engineer.

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 City Council of the City of San Diego on [INSERT Approval Date] and [Approved Resolution Number].

ATTACHMENT 3

Coastal Development Permit No. PMT-2593324, Conditional Use Permit No. PMT-2593325, Planned Development Permit No. PMT-2593326, and Site Development Permit No. PMT-2593327
Date of Approval: XX

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Oscar Galvez III
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.

The Bishop's School
Owner/Permittee

By _____
NAME
TITLE

[NAME OF COMPANY]
Owner/Permittee

By _____
NAME
TITLE

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

CITY COUNCIL
RESOLUTION NO. _____
COASTAL DEVELOPMENT PERMIT NO. PMT-2593324, CONDITIONAL USE PERMIT NO.
PMT-2593325, PLANNED DEVELOPMENT PERMIT NO. PMT-2593326, AND SITE
DEVELOPMENT PERMIT NO. PMT-2593327

BISHOPS SCHOOL AMENDMENTS - PROJECT NO. PRJ-0698140

[AMENDMENTS TO COASTAL DEVELOPMENT PERMIT NO. 518943, CONDITIONAL USE PERMIT NO.
518944, SITE DEVELOPMENT PERMIT NO. 10727, COASTAL DEVELOPMENT PERMIT NO. 10728, AND
PLANNED DEVELOPMENT PERMIT NO. 80680]

WHEREAS, THE BISHOP'S SCHOOL, a California nonprofit public benefit corporation,
Owner/Permittee, filed an application with the City of San Diego for a permit to remove existing
residential structures and construct batting cages, a creative sciences building, an athletics building,
and an athletic center (as described in and by reference to the approved Exhibits "A" and
corresponding conditions of approval for the associated Permit No. PMT-2593324, PMT-2593325,
PMT-2593326, and PMT-2593327), on portions of a 11.49-acre site; and

WHEREAS, the project site is located at 7607 La Jolla Boulevard and 7552, 7554, and 7556
Draper Avenue in the La Jolla Planned District Zone 5 (LJPD-5) and the La Jolla Planned District Zone
6 (LJPD-6), and Coastal (Non-Appealable) Overlay Zone, Coastal Height Limit Overlay Zone, and
Parking Impact (Beach Impact) Overlay Zone of the La Jolla Community Plan; and

WHEREAS, the project site is legally described as; PARCEL 1 OF PARCEL MAP NO. 19523, IN
THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF
THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 8, 2004, AS INSTRUMENT NO. 2004-0635867
OF OFFICIAL RECORDS. LOTS 34 AND 35 IN BLOCK 12 OF LA JOLLA PARK, IN THE CITY OF SAN DIEGO,
COUNTY OF SAN DIEGO, STATE OF CALIFORNIA ACCORDING TO MAP THEREOF NO. 352, FILED ON
MARCH 22, 1987, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; and

WHEREAS, On March 23, 2004, the City Council approved The Bishop's School (Project No.
6162) and adopted the associated Mitigated Negative Declaration and the MMRP (Resolution No. R-

298993). The Bishop's School (Project No. 6162) included the demolition of nine existing buildings and the expansion and construction of new school facilities. Site Development Permit No. 10727, Coastal Development Permit No. 10728, and Planned Development Permit No. 80680 were approved with Project No. 6162 and are being amended with the project. On June 4, 2008, the Hearing Officer approved The Bishop's School (Project No. 147307) which included an amendment to Project No. 6162 to increase the maximum enrollment from 725 students to 800 students (Resolution Number HO-6012). Coastal Development Permit No. 518943 and Conditional Use Permit No. 518944 were approved with Project No. 147307 and are being amended with the project;

WHEREAS, the matter was set for public hearing on DATE, testimony having been heard, evidence having been submitted, and the City Council having fully considered the matter and being fully advised conserving the same; and

WHEREAS, on January 18, 2024, the Planning Commission of the City of San Diego considered Coastal Development Permit No. PMT-2593324, Conditional Use Permit No. PMT-2593325, Planned Development Permit No. PMT-2593326, and Site Development Permit No. PMT-2593327 pursuant to the Land Development Code of the City of San Diego; and

WHEREAS, under Charter section 280(a)(2) this Resolution is not subject to veto by the Mayor because this matter requires the City Council to act as a quasi-judicial body and where a public hearing was required by law implicating due process rights of individuals affected by the decision and where the Council was required by law to consider evidence at the hearing and to make legal findings based on the evidence presented; and

WHEREAS, the Office of the City Attorney has drafted this Resolution based on the information provided by City staff, with the understanding that the information is complete, true, and accurate; NOW, THEREFORE, BE IT RESOLVED, by the Council of the City of San Diego, that it adopts the following findings with respect to Coastal Development Permit No. PMT-2593342,

Conditional Use Permit No. PMT-2593325, Planned Development Permit No. PMT-2593326, and Site Development Permit No. PMT-2593327.

A. COASTAL DEVELOPMENT PERMIT [SDMC Section 126.0708]

1. Findings for all Coastal Development Permits:

- a. 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 11.49-acre project site is fully developed with an existing private school within an urbanized area. The La Jolla Community Plan and the La Jolla and La Jolla Shores Local Coastal Plans (Community Plan) designates the site as School and Medium Residential (15-30 DU/AC). Per San Diego Municipal Code Section (SDMC) 159.0301(g) and (h), the site is located in the La Jolla Planned District Zone 5 and Zone 6. The northern half of the project site is in Zone 6 and the southern half is in Zone 5.

Zone 5 (Multi-Family Zone) serves as the connecting link between the commercial core and the scenic shoreline and bluffs areas. Zone 6 (Cultural Zone) includes a unique assemblage of cultural uses representing the distinctive architectural, cultural, educational, and historical heritage of La Jolla.

The project proposes to remove existing residential structures located at 7552, 7554, and 7556 Draper Avenue (APN 350-442-20-00) and construct batting cages (Phase 1); a 27,762 square foot Creative Sciences Building/ Athletics Building (Phase 2); a 13,120 square foot Athletics Building/ Creative Sciences Building (Phase 3); and a 30,343 square foot Athletic Center and Tennis Pavilion (Phase 4). The Bishop's School was approved on March 23, 2004, and included the demolition of nine existing buildings and the expansion and construction of new school facilities (Resolution No. 298993).

Project No. 147307 (Coastal Development Permit No. 518943 and Special Use Permit No. 518944), Approved Bishop's School, was approved on June 4, 2008, and increased total enrollment not exceeding 800 students (Resolution No. HO-6012). The total number of students of 800 will not change with the proposed project.

The proposed project will amend the following permits: Site Development Permit No. 10727, Coastal Development Permit No. 10728, Planned Development Permit No. 80680 (Project No. 6162), and Coastal Development Permit No. 518943 and Conditional Use Permit No. 518944 (Project No. 147307).

The Community Plan does not include public views at the project site (Community Plan; Figure 9). The project site is located approximately 0.25 miles from the coastline. The project features an overall development of the site, which will stay

within private property and will not encroach upon any existing or proposed physical access to the coast. The new buildings are designed to be below the thirty-foot height limit and will not obstruct the ocean or other scenic views from public vantage points.

The project also proposes the vacation of an existing 50-foot-long section of a dead-end alley. The public right-of-way vacation will not reduce public access to the adjacent coastal areas; it is designed to not impact local circulation in this area. This proposed development will also maintain and improve the existing sidewalk system adjacent to the property. Therefore, the proposed project will not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway and 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.

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

The project site is developed and does not contain sensitive vegetation or biological resources. The project site is not within or adjacent to the City's Multiple Species Conservation Plan/Multiple Habitat Planning Area. Staff has also 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 for the project complies with the City's drainage regulations and standards.

Mitigated Negative Declaration (MND) No. 6162 (Resolution No. 298992) was approved on March 23, 2004, and determined that the project site contained Historical Resources (Archaeological and Paleontological Resources). MND No. 6162 identified no archaeological sites had been recorded within the project's boundaries or within a one-mile radius. However, due to the project's location near various recorded resources, there was a potential that archaeological resources would be impacted during ground-disturbing activities. Therefore, a qualified archaeologist or archaeological monitor was/is required to be present during the ground-disturbing activities. An Addendum No. 698140 to Mitigated Negative Declaration No. 6162 was prepared pursuant to the California Environmental Quality Act Statute Guideline section 15164 since only minor technical changes and additions were necessary. No substantial changes have occurred with respect to the circumstances under which the project is undertaken, and there is no new information of substantial importance to the project. A Mitigation Monitoring and Reporting Program (MMRP) for Historical Resources (archaeology) and Paleontological Resources will be implemented. With the implementation of the MMRP, impacts were reduced to below a level of significance.

Therefore, the proposed coastal development will not adversely affect environmentally sensitive lands.

c. 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 and the La Jolla and La Jolla Shores Local Coastal Plans (Community Plan) designates the site as School and Medium Residential (15-30 DU/AC). Per San Diego Municipal Code (SDMC) section 159.0301(g) and (h), the site is located in the La Jolla Planned District Zone 5 and Zone 6. The northern half of the project site is in Zone 6 and the southern half is in Zone 5.

Zone 5 (Multi-Family Zone) serves as the connecting link between the commercial core and the scenic shoreline and bluffs areas. Zone 6 (Cultural Zone) includes a unique assemblage of cultural uses representing the distinctive architectural, cultural, educational, and historical heritage of La Jolla.

Per SDMC section 159.0302(g), Zone 5 allows cultural uses, and accessory uses thereto, with a Special Use Permit in accordance with Section 159.0211(n). Project No. 6162, The Bishop's School, was approved on March 23, 2004, and includes Special Use Permit No. 10729 (Resolution No. 298993).

Currently, school-related facilities exist on School and Medium Residential – designated properties within the project area. The proposal to amend the existing entitlements to construct batting cages, a creative sciences building, an athletics building, and an athletic center would be consistent with the recommended land use.

The applicant requested the flexibility to construct the Create Sciences Building and/or the Athletics Building during construction. The proposed uses have already been reviewed by staff and are acceptable as supplemental uses of the school. The flexibility being requested by the applicant would only be to allow for a switch of use between the two buildings proposed. The project would not substantially change the nature of the surrounding area and would not introduce any barriers or project features that could physically divide the community.

Per SDMC section 159.0201(b), "Any permit application which involves the demolition or removal of an existing building or structure shall be reviewed by the City Manager to determine whether the structure in question merits designation as a historical resource consistent with the requirements of Land Development Code Chapter 12, Article 3, Division 2 (Designation of Historical Resources Procedures) and Chapter 14, Article 3, Division 2 (Historical Resources Regulations)."

The 11.49-acre project site is fully developed with an existing private school within an urbanized area. The project proposes to remove existing residential structures located at 7552, 7554, and 7556 Draper Avenue (APN 350-442-20-00). The 1915 properties do not meet local designation criteria as an individually significant resource under any adopted Historical Resources Board Criteria (Project No. 584086). Conditional Use Permit No. PMT-2593325 (amendment to Conditional Use Permit No. 10729) includes the newly acquired parcels.

The policies and recommendations of the 1983 La Jolla-La Jolla Shores Local Coastal Program have been incorporated into the Community Plan. The project site is located approximately 0.25 acre from the coastline. The project features an overall

development of the site, which will stay within private property and will not encroach upon any existing or proposed physical access to the coast. The new buildings are designed to be below the thirty-foot height limit and will not obstruct the ocean or other scenic views from public vantage points.

This Site is Zoned as Zone 5 for the South half of the site and Zone 6 for the North half of the site Per SDMC Section 159.0403(d), The project site should provide a landscaped area equivalent to 50 percent of the total lot area or provide a landscaped area equivalent to 30 percent of the total lot area at ground level, provided the landscaped area is visible from the opposite side of adjacent public rights-of-way (streets). The proposed project includes a deviation for the deficit landscaped area required by Zone 5, Option A (see Finding C.1.c below incorporated here by reference).

Per SDMC section 159.0403(f), All required yards shall be fully landscaped in accordance with City-wide Landscape Regulations of Land Development Code Chapter 14, Article 2, Division 4 (Landscape Regulations). Landscape Regulations for Zone 6 are as such: All required yards shall be fully landscaped in accordance with City-Wide Landscape Regulations. Landscape Regulations for parking lots are as such: surface parking areas fronting a street shall be screened with a landscape buffer not less than six feet in width between the public right of way and the parking area. The interior portions of surface parking areas shall be landscaped and conform to the Land Development Code Chapter 14, Article 2, Division 4.

The proposal to accommodate additional athletic and education facilities would be consistent with the recommended land use. 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.

- d. 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 11.49-acre project site is currently fully developed with an existing private school and is not located between the first public road and the sea or coastline. The proposed development will be fully within the private property of the project site, except for the small portions of proposed alley vacations which, if approved would become part of the project site.

The project is located within a site that is developed with an existing school and is surrounded by commercial and residential development and the project site would continue to operate as a school facility. The project would be consistent with the General Plan, Community Plan, and underlying zone designations. The project would not substantially change the nature of the surrounding area and would not introduce any barriers or project features that could physically divide the community. The project would not conflict with any applicable land use plan, policy, or regulation of

an agency with jurisdiction over the project (including but not limited to the general plan, community plan, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect.

The La Jolla Recreation Center is adjacent to the project site (Community Plan; Figure 19). Public access to the sea and public recreation areas would not be impaired by the development of this site. The proposed project is designed to take access off the existing adjacent streets with modifications to an adjacent alley which is designed to not impact circulation for the area.

The project would not conflict with any applicable habitat conservation plan or natural community conservation plan as the site is not located within or adjacent to the Multi-Habitat Planning Area (MHPA).

B. CONDITIONAL USE PERMIT [SDMC Section 126.0305]

1. Findings for all Conditional Use Permits:

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

See Finding A.1.c above incorporated here by reference.

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

The proposal is a revision to the existing use of a private school and an amendment to the previously approved Site Development Permit, Coastal Development Permit, Planned Development Permit, and Conditional Use Permit. The project site has a land use designation of School and Medium Density Residential by the Community Plan. The proposed revisions to the school campus were found to be consistent with those land use designations through a Special Use Permit. The project site is in Zones 5 and 6 of the La Jolla Planned District. The project, as designed, conforms to all development standards for Zone 5 and Zone 6, with the exception of the previously approved deviations, which were approved under a Planned Development Permit (No. 80680) and are to be maintained. These deviations are/were found to be beneficial to the overall project design, the historic nature of the site and the public at large through the amount of off-street parking.

A search of potential hazardous materials sites compiled pursuant to Government Code section 65962.5 was completed at the project site. Several databases and resources were consulted including the Department of Toxic Substances Control (DTSC) EnviroStor database, the California State Water Resources Control Board GeoTracker database, and other sources of potential hazardous materials sites available on the California Environmental Protection Agency (EPA) website.

Based on the searches conducted, no contaminated sites are on or adjacent to the project site. Furthermore, the project site was not identified on the DTSC Cortese

List. Therefore, the project would not create a significant hazard to the public or the environment.

Construction of the project may require the use of hazardous materials (fuels, lubricants, solvents, etc.), which would require proper storage, handling, use and disposal. Although minimal amounts of such substances may be present during construction of the project, they are not anticipated to create a significant public hazard. Once constructed, due to the nature of the project, the routine transport, use, or disposal of hazardous materials on or through the subject site is not anticipated.

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

See Finding C.1.c below incorporated here by reference.

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

The 11.49-acre project site is fully developed with an existing private school and will be fully within the private property of the project site.

The La Jolla Recreation Center is adjacent to the project site (Community Plan; Figure 19). Public access to the sea and public recreation areas would not be impaired by the development of this site. The proposed project is designed to take access off the existing adjacent streets with modifications to an adjacent alley which is designed to not impact circulation for the area.

DSD Transportation Development staff reviewed the project and was able to determine that the project would not result in significant additional student enrollment capacity and that the project would be presumed to have a less than significant impact as a small project generating less than 300 average daily trips.

The Cultural Complex, identified in Figure 21 of the Community Plan, includes a unique assembly of cultural uses representing the distinct architectural, educational, and historical heritage of La Jolla. Structures that are within this area include the Museum of Contemporary Art (the original Scripps House and Gardens), Coles Bookstore, the Bishops School, the Scripps Clinic (converted to residential), the La Jolla Recreation Center, the La Jolla Woman's Club and the George Kautz house and Dolly's house. Therefore, the proposed use is appropriate at the proposed location.

C. PLANNED DEVELOPMENT PERMIT [SDMC Section 126.0605]

1. Findings for all Planned Development Permits:

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

See Finding A.1.c above incorporated here by reference.

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

See Finding B.1.b above incorporated here by reference.

c. The proposed development will comply with the regulations of the Land Development Code including any proposed deviations pursuant to Section 126.0602(b)(1) that are appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone, and any allowable deviations that are otherwise authorized pursuant to the Land Development Code.

Per SDMC Section 159.0401(b), "Walls and fences within a required front yard or street side yard shall not exceed three feet in height above the adjacent sidewalk. Such walls and fences shall be architecturally compatible with the main buildings on the premises and shall be constructed of wood, brick, stucco, wrought iron, natural unpolished stone, poured concrete, slumpstone block, split-faced block or a combination of these materials. Chain link is expressly prohibited." SDMC Section 159.0403, requires "a landscaped area equivalent to 50 percent of the total lot area."

The proposed project includes the following deviations from SDMC sections 159.0401(b), 159.0403(d), and 159.0405(e)(2):

1. Batting Cage Chain Link Fence (SDMC sections 159.0401(b)):

The regulations require no chain link fence. The project proposed a temporary 12-foot-tall chain link fence with green cloth covering all sides for "interim" Phase 1 Batting Cages.

Similar to the Bishop's School project (Project No. 6162) approved by the City Council on March 23, 2004 (Resolution No. R-298993), the proposed deviations were found to be beneficial to the overall project design. Due to the historic nature of the site, flexibility was needed with respect to the wall design in order to maintain a similar wall design as the existing one. The 2004 project included a 12-foot chain link fence with green cloth covering the perimeter of the Tennis Courts and a 6-foot plaster scalloped wall on the Draper property line. The chain link fence surrounding the batting cages (Phase 1) will be removed when the Athletic Building is constructed (Phase #3). The unique use of a school with athletic facilities needed some degree of flexibility in the fencing design for the athletic areas.

2. Fence Height within Setback (SDMC sections 159.0401(b)):

The SDMC requires a fence height not to exceed three feet in height. The project proposes a seven-foot plaster and iron scalloped security fence adjacent to the

proposed Creative Sciences Building (Phase 2) on Draper property line for campus security.

3. Fence Height within Setback (SDMC sections 159.0401(b)):

The SDMC requires a fence height not to exceed three feet and for the fence to not be chain link. The project proposes a 12-foot chain link fence with green cloth to cover the perimeter of the Tennis Courts on Draper property line.

4. Deficient landscaped area required by Zone 5, Option A (SDMC section 159.0403(d)):

The project site is split-zoned: The northern half is in Zone 6 and the southern half is in Zone 5. The Development regulations are applied based on the zone boundaries with the exception of density, which can be distributed throughout the premises with no regard to the zone boundaries. Regulations such as setbacks, height, and landscaping would be required of that specific zone.

The landscape regulations for Zone 5, Option 'A' require a landscape area equivalent to 50% of the total lot area. Half of this required landscape area (25% of the total lot area) shall be vegetated and visible from the public right of way. The total lot area (entire premises) is comprised of both Zones 5 and 6. The majority of the premises is located in Zone 6 and developed to the Zone 6 landscape regulations. Therefore, the requirement to base the Zone 5 regulations on a lot that is split-zoned renders the ability of the project to fulfill the Zone 5 landscape requirements infeasible, particularly because the majority of the lot area is located in Zone 6. The project has large areas of open spaces (athletic fields, courtyards), and fully complies with the Zone 6 street yard requirements. The areas of new development in the Zone 5 portion of the premises that are visible from the public right of way are proposed to be planted in conformance with the La Jolla Planned District Ordinance.

5. Sidewalk Width (SDMC section 159.0405(e)(2)):

The deviation would allow a five-foot sidewalk along Draper Avenue where an eight-foot sidewalk is required. The requested deviation will allow for a landscaped planter strip between the sidewalk and curb. The planter strip will implement recommendations in the Community Plan and the La Jolla Local Coastal Program (LCP) to separate sidewalks from the street by using landscape strips to buffer pedestrians from vehicles. Based on the above discussion, the project as proposed conforms with the recommendations of the Community Plan and LCP.

The proposed development will comply with the regulations of the Land Development Code (portion of the SDMC) including any proposed deviations pursuant to SDMC section 126.0602(b)(1) that are appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone, and any allowable deviations that are otherwise authorized pursuant to the Land Development Code.

D. SITE DEVELOPMENT PERMIT [SDMC Section 126.0505]

1. Findings for all Site Development Permits:

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

See Finding A.1.c above incorporated here by reference.

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

See Finding B.1.b above incorporated here by reference.

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

See Finding C.1.c above incorporated here by reference.

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 the findings hereinbefore adopted by the CITY COUNCIL of the City of San Diego considered Coastal Development Permit No. PMTt-2593324, Conditional Use Permit No. PMT-2593325, Planned Development Permit No. PMT-2593326, and Site Development Permit No. PMT-2593327, amendments to Site Development Permit No. 10727, Coastal Development Permit No. 10728, Planned Development Permit No. 80680 (Project No. 6162), and Coastal Development Permit No. 518943 and Conditional Use Permit No. 518944 (Project No. 147307). , is hereby GRANTED by the CITY COUNCIL to the referenced Owner/Permittee, in the form, exhibits, terms, and conditions as set forth in Permit No. PMT-2593324, PMT-2593325, PMT-2593326, AND PMT-2593327, amendments to Site Development Permit No. 10727, Coastal Development Permit No. 10728, Planned Development Permit No. 80680 (Project No. 6162), and Coastal Development Permit No. 518943 and Conditional Use Permit No. 518944 (Project No. 147307), a copy of which is attached hereto and made a part hereof.

Oscar Galvez III
Development Project Manager
Development Services

Adopted on: **DATE OF APPROVAL**

IO#: 24009164

DRAFT

RESOLUTION NUMBER R- 298993

ADOPTED ON DATE

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY
OF SAN DIEGO ADOPTING ADDENDUM NO. 698140 TO MITIGATED
NEGATIVE DECLARATION NO. 6162 AND THE MITIGATION,
MONITORING, AND REPORTING PROGRAM FOR
BISHOP'S SCHOOL AMENDMENTS, NO. 698140**

WHEREAS, on March 25, 2003, The Bishop's School submitted an application to the Development Services Department for a Coastal Development Project, Planned Development Permit, Public Right of Way Vacation and Amendment to Site Development Permit and Coastal Development Permit NO.41-0217 for the Bishop (Project); and

WHEREAS, on March 23, 2004, the Planning Commission adopted Resolution No. 298993, Adopting Mitigated Negative Declaration No. 6162, adopting a Mitigation Monitoring and Reporting Program, copies of which are on file in the Development Services Department in accordance 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.); and

WHEREAS, on February 23, 2022, Bishop's School submitted an application to the Development Services Department for approval of a Coastal Development Permit, an amendment to Coastal Development Permits No.10728 and 518943, a new Conditional Use Permit, an amendment to Conditional Use Permit No. 518944; a Planned Development Permit, an amendment to Planned Development Permit No. 80680, and a Site Development Permit, an amendment to Site Development Permit No. 10727; and a Public Right-of-Way Vacation; and

WHEREAS, State CEQA Guidelines section 15164(a) allows a lead agency to prepare an Addendum to a final Mitigated Negative Declaration if such Addendum meets the requirements of CEQA; and

WHEREAS, under Charter section 280(a)(2) this Resolution is not subject to veto by the Mayor because this matter requires the City Council to act as a quasi-judicial body and where a public hearing was required by law implicating due process rights of individuals affected by the decision and where the Council was required by law to consider evidence at the hearing and to make legal findings based on the evidence presented; and

WHEREAS, the Office of the City Attorney has drafted this Resolution based on the information provided by City staff, with the understanding that the information is complete, true, and accurate; NOW, THEREFORE, BE IT RESOLVED, by the Council of the City of San Diego as follows:

1. That the information contained in the final MND No. 6162 along with the Addendum has been reviewed and considered by this City Council] prior to making a decision on the Project.

ATTACHMENT 5

2. That there are no substantial changes proposed to the Project and no substantial changes with respect to the circumstances under which the Project is to be undertaken that would require major revisions in the MND for the Project.

3. That no new information of substantial importance has become available showing that the Project would have any significant effects not discussed previously in the MND or that any significant effects previously examined will be substantially more severe than shown in the MND.

4. That no new information of substantial importance has become available showing that mitigation measures or alternatives previously found not to be feasible are in fact feasible which would substantially reduce any significant effects, but that the Project proponents decline to adopt, or that there are any considerably different mitigation measures or alternatives not previously considered which would substantially reduce any significant effects, but that the Project proponents decline to adopt.

5. That pursuant to State CEQA Guidelines section 15164, only minor technical changes or additions are necessary, and therefore, the City Council adopts Addendum to MND No. 6162 a copy of which is on file in the Office of the Development Services Department

BE IT FURTHER RESOLVED that City Clerk 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.

APPROVED: [XXXX, CITY ATTORNEY or DEVELOPMENT PROJECT MANAGER]

By: _____
[NAME], [DEPUTY CITY ATTORNEY or DEVELOPMENT PROJECT MANAGER]

EXHIBIT A

MITIGATION MONITORING AND REPORTING PROGRAM

COASTAL DEVELOPMENT PERMIT, AN AMENDMENT TO COASTAL DEVELOPMENT PERMITS NO. 10728 AND 518943, A NEW CONDITIONAL USE PERMIT, AN AMENDMENT TO CONDITIONAL USE PERMIT 518944; A PLANNED DEVELOPMENT PERMIT, AN AMENDMENT TO PLANNED DEVELOPMENT PERMIT NO. 80680, AND A SITE DEVELOPMENT PERMIT, AN AMENDMENT TO SITE DEVELOPMENT PERMIT NO. 10727; AND A PUBLIC RIGHT-OF-WAY VACATION
PROJECT NO. 698140

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 Addendum No. 6162 shall be made conditions a Coastal Development Project, Planned Development Permit, Public Right of Way Vacation and Amendment to Site Development Permit and Coastal Development Permit.

Mitigation Monitoring and Reporting Program

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:

Archaeological monitor, Paleontological monitor 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) #698140 and /or Environmental Document # 698140 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

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:

DOCUMENT SUBMITTAL/INSPECTION CHECKLIST		
Issue Area	Document Submittal	Associated Inspection/Approvals/Notes
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
Paleontological Resources	Monitoring Report(s)	Site Observation
Bond Release	Request for Bond Release Letter	Final MMRP Inspections Prior to Bond Release Letter

C. SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS

ARCHAEOLOGICAL RESOURCES

I. 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 preconstruction 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.

II. Prior to Start of Construction

- A. Verification of Records Search
 - 1. The PI shall provide verification to MMC that a site-specific records search (1/4 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 1/4 mile radius.
- B. PI Shall Attend Precon Meetings
 - 1. Prior to beginning any work that requires monitoring; the Applicant shall arrange a Precon 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 Precon Meetings 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 Precon Meeting, the Applicant shall schedule a focused Precon 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

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.

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 which indicate site conditions such as depth of excavation and/or site graded to bedrock, etc., which may reduce or increase the potential for resources to be present.

III. 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 which 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 Section 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 CSVR's shall be faxed or emailed 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, follow protocol in Section IV below.
 - 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) which 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 Guidelines Section, 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.

IV. 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. Archaeological Monitor shall notify the RE or BI as appropriate, MMC, and the PI, if the Monitor is not qualified as a PI. MMC will notify the appropriate Senior Planner in the Environmental Analysis Section (EAS) 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 Guidelines Section 15064.5(e), the California Public Resources and Health & 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 granted access to the site, OR;
 - b. The landowner or authorized representative rejects the recommendation of the MLD and mediation in accordance with PRC 5097.94 (k) by the NAHC fails to provide measures acceptable to the landowner, the landowner shall reinter the human remains and items associated with Native American human remains with appropriate dignity on the property in a location not subject to further and future subsurface disturbance, THEN
 - c. 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; or
 - (3) Record a document with the County. The document shall be titled "Notice of Reinterment of Native American Remains" and shall include a legal description of the property, the name of the property owner, and the owner's acknowledged signature, in addition to any other information required by PRC 5097.98. The document shall be indexed as a notice under the name of the owner.

V. Night and/or Weekend Work

- A. If night and/or weekend work is included in the contract
 1. When night and/or weekend work is included in the contract package, the extent and timing shall be presented and discussed at the precon 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 CSVr and submit to MMC via fax by 8AM 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 8AM 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 above shall apply, as appropriate.

VI. 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) which 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 – Discovery of Human Remains, Subsection 5.
- 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

Paleontological Resources

I. 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 preconstruction meeting, whichever is applicable, the Assistant Deputy Director (ADD) Environmental designee shall verify that the requirements for Paleontological Monitoring have been noted on the appropriate construction documents.
- 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 paleontological monitoring program, as defined in the City of San Diego Paleontology Guidelines.
 2. MMC will provide a letter to the applicant confirming the qualifications of the PI and all persons involved in the paleontological monitoring of the project.
 3. Prior to the start of work, the applicant shall obtain approval from MMC for any personnel changes associated with the monitoring program.

II. Prior to Start of Construction

- A. Verification of Records Search
1. The PI shall provide verification to MMC that a site specific records search has been completed. Verification includes, but is not limited to a copy of a confirmation letter from San Diego Natural History Museum, other institution 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.
- B. PI Shall Attend Precon Meetings

1. Prior to beginning any work that requires monitoring; the Applicant shall arrange a Precon Meeting that shall include the PI, Construction Manager (CM) and/or Grading Contractor, Resident Engineer (RE), Building Inspector (BI), if appropriate, and MMC. The qualified paleontologist shall attend any grading/excavation related Precon Meetings to make comments and/or suggestions concerning the Paleontological Monitoring program with the Construction Manager and/or Grading Contractor.
 - a. If the PI is unable to attend the Precon Meeting, the Applicant shall schedule a focused Precon 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
Prior to the start of any work that requires monitoring, the PI shall submit a Paleontological Monitoring Exhibit (PME) based on the appropriate construction documents (reduced to 11x17) to MMC identifying the areas to be monitored including the delineation of grading/excavation limits. The PME 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 which indicate conditions such as depth of excavation and/or site graded to bedrock, presence or absence of fossil resources, etc., which may reduce or increase the potential for resources to be present.

III. During Construction

- A. Monitor Shall be Present During Grading/Excavation/Trenching
 1. The monitor shall be present full-time during grading/excavation/trenching activities as identified on the PME that could result in impacts to formations with high and moderate resource sensitivity. **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 PME.**
 2. The PI may submit a detailed letter to MMC during construction requesting a modification to the monitoring program when a field condition such as trenching activities that do not encounter formational soils as previously assumed, and/or when unique/unusual fossils are encountered, which may reduce or increase the potential for resources to be present.
 3. The monitor shall document field activity via the Consultant Site Visit Record (CSV). The CSV's 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 Paleontological Monitor shall direct the contractor to temporarily divert trenching activities in the area of discovery 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.
- C. Determination of Significance
 - 1. The PI shall evaluate the significance of the resource.
 - 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. The determination of significance for fossil discoveries shall be at the discretion of the PI.
 - b. If the resource is significant, the PI shall submit a Paleontological Recovery Program (PRP) 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.
 - c. If resource is not significant (e.g., small pieces of broken common shell fragments or other scattered common fossils) the PI shall notify the RE, or BI as appropriate, that a non-significant discovery has been made. The Paleontologist shall continue to monitor the area without notification to MMC unless a significant resource is encountered.
 - d. The PI shall submit a letter to MMC indicating that fossil resources will be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that no further work is required.

IV. Night and/or Weekend Work

- A. If night and/or weekend work is included in the contract
 - 1. When night and/or weekend work is included in the contract package, the extent and timing shall be presented and discussed at the precon 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 8AM on the next business day.
 - b. Discoveries
All discoveries shall be processed and documented using the existing procedures detailed in Sections III - During Construction.
 - c. Potentially Significant Discoveries
If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section III - During Construction shall be followed.
 - d. The PI shall immediately contact MMC, or by 8AM on 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 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 above 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 Paleontological Guidelines which describes the results, analysis, and conclusions of all phases of the Paleontological Monitoring Program (with appropriate graphics) to MMC for review and approval within 90 days following the completion of monitoring,
 - a. For significant paleontological resources encountered during monitoring, the Paleontological Recovery Program shall be included in the Draft Monitoring Report.
 - b. Recording Sites with the San Diego Natural History Museum
The PI shall be responsible for recording (on the appropriate forms) any significant or potentially significant fossil resources encountered during the Paleontological Monitoring Program in accordance with the City's Paleontological Guidelines, and submittal of such forms to the San Diego Natural History Museum 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 Fossil Remains

1. The PI shall be responsible for ensuring that all fossil remains collected are cleaned and catalogued.
2. The PI shall be responsible for ensuring that all fossil remains are analyzed to identify function and chronology as they relate to the geologic history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate

C. Curation of fossil remains: Deed of Gift and Acceptance Verification

1. The PI shall be responsible for ensuring that all fossil remains associated with the monitoring for this project are permanently curated with an appropriate institution.
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.

D. Final Monitoring Report(s)

1. The PI shall submit two copies of the Final Monitoring Report 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 until receiving a copy of the approved Final Monitoring Report from MMC which includes the Acceptance Verification from the curation institution.

RESOLUTION NUMBER R-_____

DATE OF FINAL PASSAGE _____

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO
VACATING ALLEY ADJACENT TO LOTS 8, 9, 34, 35 OF BLOCK 12, MAP
352 (EASEMENT VACATION NO. PMT-2593328 – PROJECT NO. PRJ-
698140)

WHEREAS, California Streets and Highways Code section 8320 *et seq.* and San Diego Municipal Code section 125.1001 *et seq.* provide a procedure for the vacation of public service easements by City Council resolution; and

WHEREAS, THE BISHOP'S SCHOOL filed an application to vacate a 50-foot alley adjacent to Lots 8, 9, 24, 35 of Block 12, Map 352, being described as Easement Vacation No. PMT-2593328; and

WHEREAS, Easement Vacation No. PMT-2593328 is located on property owned by THE BISHOP'S SCHOOL; and

WHEREAS, under Charter Section 280(a)(2), this Resolution is not subject to veto by the Mayor because this matter requires the City Council to act as a quasi-judicial body, a public hearing was required by law implicating due process rights of individuals affected by the decision, and the Council was required by law to consider evidence at the hearing and to make legal findings based on the evidence presented; and

WHEREAS, the matter was set for public hearing on _____, testimony having been heard, evidence having been submitted, and the City Council having fully considered the matter and being fully advised concerning the same; and

WHEREAS, the Office of the City Attorney has drafted this Resolution based on the information provided by City staff, with the understanding that the information is complete, true,

and accurate; NOW, THEREFORE, BE IT RESOLVED, by the Council of the City of San Diego, that with respect to Easement Vacation No. PMT-2593328, the Council finds (pursuant to San Diego Municipal Code section 125.0941) that:

(a) There is no present or prospective public use for the easement, either for the facility or purpose for which it was originally acquired, or for any other public use of a like nature that can be anticipated.

There is no present or prospective public use for the easement. The project proposes to vacate approximately 999.85 square feet (sf) of public right-of-way of an existing unnamed alley between APN 350-420-05 and 350-442-20, in an area located adjacent to Lots 8, 9, 34, and 35 of Block 12, Map 352 within the Bishop's School Campus. The existing 50-foot-long portion of the vacated alley will revert to the abutting parcel owners, which is the Bishop's School on both sides of the proposed area of vacation. On March 23, 2004, the City Council approved The Bishop's School (Project No. 6162) and adopted the associated Mitigated Negative Declaration and the Mitigation Monitoring Reporting Program (MMRP) (Resolution No. R-298993). The Bishop's School (Project No. 6162) included the demolition of nine existing buildings and the expansion and construction of new school facilities. That project included a dead-end ally that terminated south of the residential structures that are proposed to be demolished. The proposed project will vacate that portion of the alley south of the residential structures and dead-end at the new property line.

The neighborhood has several existing improved public rights-of-way that provide the public circulation necessary to the community and this portion of the alley is not needed for providing public circulation, as this segment of the alley would only lead to property within the Bishop's School Campus. The existing utilities and associated access easements will remain as identified in Exhibit B.

Therefore, there is no present or prospective public use for this portion of public right-of-way, or for any other public use of a like nature that can be anticipated.

(b) The public will benefit from the action through improved utilization of the land made available by the vacation.

The public will benefit from the right-of-way vacation because the land made available by the vacation will allow the adjacent landowner (Bishop's School) to incorporate the land into planned development on either side of the alley. The public will benefit from the vacation through the improved use of the lands made available by the vacation because it is no longer a road that will be use. It allows the adjacent property owner to utilize the land and limit the liability of the City. Therefore, the public will benefit from the action through improved utilization of the land made available by the vacation.

(c) The vacation is consistent with any applicable land use plan.

The vacation would allow the adjacent lots acquiring the land to be incorporated into the existing developed school campus. The 11.49-acre project site is fully developed with an existing private school within an urbanized area. The La Jolla Community Plan and the La Jolla and La Jolla Shores Local Coastal Plans (Community Plan) designates the site as School and Medium Residential (15-30 DU/AC). Per San Diego Municipal Code Section (SDMC) 159.0301(g) and (h), the site is located in the La Jolla Planned District Zone 5 and Zone 6. The northern half of the project site is in Zone 6 and the southern half is in Zone 5. Currently, school-related facilities exist on School and Medium Residential –designated properties within the project area. The proposal to amend the existing entitlements to construct batting cages, a creative sciences building, an athletics building, and an athletic center would be consistent with the recommended land use. Therefore, the vacation will not change the

zoning or land use for the project site. Therefore, the vacation does not adversely affect any applicable land use plan.

(d) The public facility or purpose for which the easement was originally acquired will not be detrimentally affected by the vacation or the purpose for which the easement was acquired no longer exists.

The proposed project will not detrimentally affect the City's public facilities within the existing right-of-way. The alley to the east of the proposed vacation will continue to serve its main purpose by providing access to fire vehicles and continuing to facilitate vehicular travel to residential properties to the east and south. The property on both sides of the area proposed to be vacated is owned by The Bishop's School. No other adjacent property owners will be affected by the proposed vacation. The existing utilities and associated access easements will remain as identified in Exhibit B. Therefore, the public facility for which the public right-of-way was originally acquired will not be detrimentally affected by the vacation.

BE IT FURTHER RESOLVED, that Easement Vacation No. PMT-2593328, as more particularly described in the legal description marked as Exhibit "B," which are by this reference incorporated herein and made a part hereof, is ordered vacated.

BE IT FURTHER RESOLVED, that the Development Services Department shall record a certified copy of this resolution with attached exhibits, attested by the City Clerk under seal, in the Office of the County Recorder.

APPROVED:


By _____
[Attorney]
Deputy City Attorney

Page 3	City of San Diego · Information Bulletin 620		August 2018
	City of San Diego Development Services 1222 First Ave., MS-302 San Diego, CA 92101		Community Planning Committee Distribution Form
Project Name: The Bishops School Amendment, 7522 & 7554		Project Number: 698140	
Community: La Jolla			
<p>For project scope and contact information (project manager and applicant), log into OpenDSD at https://aca.accela.com/SANDIEGO.</p> <p>Select "Search for Project Status" and input the Project Number to access project information.</p>			
<input checked="" type="radio"/> Vote to Approve <input type="checkbox"/> Vote to Approve with Conditions Listed Below <input type="checkbox"/> Vote to Approve with Non-Binding Recommendations Listed Below <input type="checkbox"/> Vote to Deny			Date of Vote: January 05, 2023
# of Members Yes 15	# of Members No 0	# of Members Abstain 1	
Conditions or Recommendations:			
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)			
NAME: Suzanne Baracchini			
TITLE: Trustee/Secretary			DATE: September 12, 2023
<p align="center"><i>Attach additional pages if necessary (maximum 3 attachments).</i></p>			

Visit our web site at www.sandiego.gov/development-services.

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

DS-5620 (08-18) ONLINE FORM

	City of San Diego Development Services 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	<h1 style="margin: 0;">Ownership Disclosure Statement</h1>	FORM DS-318 October 2017
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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** Amendment to Conditional Use Permit

Project Title: The Bishop's School Amendment to Conditional Use Permit **Project No. For City Use Only:** _____

Project Address: 7607 La Jolla Blvd, La Jolla, CA 92037

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

☒ Corporation ☐ Limited Liability -or- ☐ General - What State? California Corporate Identification No. 95-1642362
☐ 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

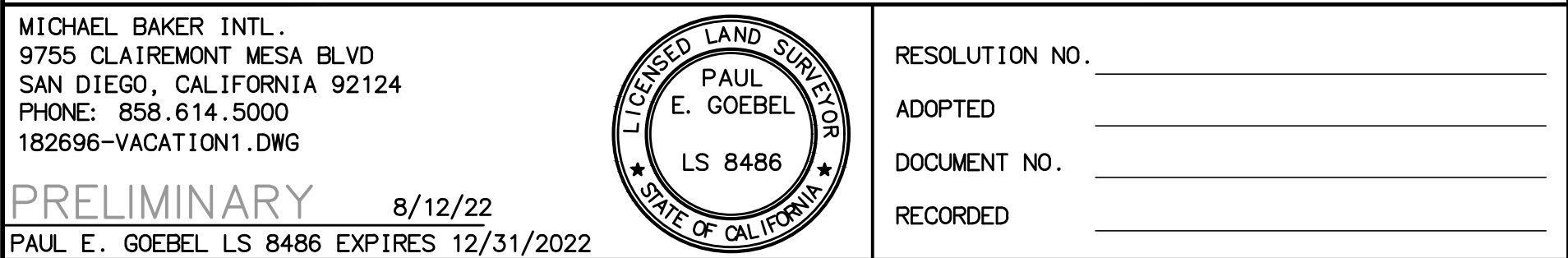
Name of Individual: The Bishop's School ☒ Owner ☐ Tenant/Lessee ☐ Successor Agency
 Street Address: 7607 La Jolla Blvd.
 City: La Jolla State: Ca Zip: 92037
 Phone No.: 858 875 0734 Fax No.: _____ Email: pamela.duffy@bishops.com
 Signature: Pamela Duffy Date: 10/20/2021
 Additional pages Attached: ☐ Yes ☒ No

Applicant

Name of Individual: Brian Williams ☒ Owner ☐ Tenant/Lessee ☐ Successor Agency
 Street Address: 7607 La Jolla Blvd.
 City: La Jolla State: Cal. Zip: 92037
 Phone No.: 858 875-0803 Fax No.: _____ Email: brian.williams@bishops.com
 Signature: Brian Williams Date: 10/20/2021
 Additional pages Attached: ☐ Yes ☒ No

Other Financially Interested Persons

Name of Individual: Pamela Duffy ☒ Owner ☐ Tenant/Lessee ☐ Successor Agency
 Street Address: 7607 La Jolla Blvd.
 City: La Jolla State: Cal. Zip: 92037
 Phone No.: 858 875-0734 Fax No.: _____ Email: pamela.duffy@bishops.com
 Signature: Pamela Duffy Date: 10/20/2021
 Additional pages Attached: ☐ Yes ☒ No



VACATION OF ALLEY ADJACENT TO
LOTS 8,9,34,35 OF BLOCK 12, MAP 352

DESCRIPTION	BY	APPROVED	DATE	FILMED	CITY OF SAN DIEGO, CALIFORNIA SHEET 1 OF 2 SHEET(S)	PTS _____
1ST SUBMITTAL	MBI		3.28.22			I.O. _____
REVISIONS	MBI		8.12.22			
						19XX-62XX
					FOR CITY LAND SURVEYOR	DATE
STATUS						

LEGEND

- () RECORD DATA PER PM 19523
- [] RECORD DISTANCE PER MAP 352 WHICH SHOWS NO BEARINGS
- # =EXISTING VACATIONS PER PM 19523
- RESO. =CITY OF SAN DIEGO RESOLUTION NO.
- # =EXISTING EASEMENT PER TITLE REPORTS IN VICINITY OF VACATION

L1
N75°12'14"E
10.00' HOLD
90° FROM
SWLY LINE OF
ALLEY

L2
N75°14'39"E
10.00'

L3
N14°47'46"W
49.99'

PARCEL 1
VACATION:
PORTION OF
ALLEY
VACATED -
REVERTS TO
THE PORTION
OF APN
350-420-05
BEING
LOTS 8 & 9

PARCEL 2
VACATION
PORTION OF
ALLEY
VACATED-
REVERTS TO
APN
350-442-20
BEING LOTS
34 & 35

LEGEND CONTINUED

- VACATION LIMITS:
- PARCEL 1
- WEST PORTION TO REVERT TO
APN 350-420-05 499.96 SF (0.01 AC)
- PARCEL 2
- EAST PORTION TO REVERT TO
APN 350-442-20 499.89 SF (0.01 AC)
- RIGHT OF WAY
- SUBDIVISION BOUNDARY PM 19523
- LOT LINE MAP 352
- EASEMENT
- CENTER LINE

EASEMENT NOTES:

- PORTION OF ALLEY CLOSED PER
CITY RESOLUTIONS:
R-59801 ADOPTED 3/8/1933
R-59571 ADOPTED 1/23/1933
- ENCROACHMENT,
MAINTENANCE,REMOVAL
AGREEMENT FOR PRIVATE STORM
DRAIN, PRIVATE WATER AND
FIRE SERVICES AND PRIVATE
LANDSCAPE/HARDSCAPE,
RECORDED AS FILE
2007-0360427 REC.5/29/2007
OFFICIAL RECORDS

0 50'
SCALE: 1"= 50'

BASIS OF BEARINGS:
THE BASIS OF
BEARINGS OF THIS
PLAT IS THE SWLY
RIGHT OF WAY OF THE
ALLEY IN BLOCK 12,
MAP 352 PER PER PM
19523
I.E. N14°47'46"W

DETAIL: PORTION OF
BLOCK 12, MAP 352
PER PARCEL MAP 19523

MICHAEL BAKER INTL.
9755 CLAIREMONT MESA BLVD
SAN DIEGO, CALIFORNIA 92124
PHONE: 858.614.5000
182696-VACATION2.DWG

RESOLUTION NO. _____
ADOPTED _____
DOCUMENT NO. _____
RECORDED _____

VACATION OF ALLEY ADJACENT TO
LOTS 8,9,34,35 OF BLOCK 12, MAP 352

DESCRIPTION	BY	APPROVED	DATE	FILMED	CITY OF SAN DIEGO, CALIFORNIA SHEET 2 OF 2 SHEET(S)	PTS _____ I.O. _____
1ST SUBMITTAL	MBI		3.28.22			19XX-62XX
REVISIONS	MBI		8.12.22			CCS 83 COORDINATES
					FOR CITY LAND SURVEYOR DATE	XXX-XXXX
						NAD27 COORDINATES
						XXXXXX-B
STATUS						

LUC # 2004-0434947

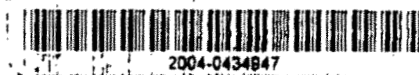
MAY 13, 2004 9:35 AM

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

OFFICIAL RECORDS
SAN DIEGO COUNTY RECORDER'S OFFICE
GREGORY J. SMITH, COUNTY RECORDER
FEES: 76.00

WHEN RECORDED MAIL TO
CITY CLERK
MAIL STATION 2A

9231



Job Order No. 42-0725

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COASTAL DEVELOPMENT PERMIT NO. 10728
SITE DEVELOPMENT PERMIT NO. 10727
SPECIAL USE PERMIT NO. 10729
PLANNED DEVELOPMENT PERMIT NO. 80680
AMENDMENT TO SITE DEVELOPMENT PERMIT AND
COASTAL DEVELOPMENT PERMIT NO. 41- 0217
THE BISHOP'S SCHOOL - PROJECT NO. 6162[MMRP]

CITY COUNCIL

This coastal development permit, site development permit, special use permit, planned development permit, and amendment to Site Development Permit and Coastal Development Permit No. 41-0217 is granted by the City Council of the City of San Diego to the Bishop's School, a California Corporation, Owner/Permittee, and pursuant to San Diego Municipal Code [SDMC] sections 126.0702, 126.0502, 103.1208, 126.0602, 129.0702, 62.0205, 125.1001 and 126.0113. The 9.96 acre site is located at 7607 La Jolla Boulevard in Zones 5 and 6 of the La Jolla Planned District, Coastal Overlay Zone, Coastal Height Limitation Overlay Zone, Beach Parking Impact Overlay Zone and within the La Jolla Community Planning Area. The project site is legally described as Lots 1-10, 12, 13, 36, 37, and 41-46, Block 12, La Jolla Park, Map No. 352, Lots 1, 25-37, Block 13, La Jolla Park, Map No. 352, Lots 1-24, Block 18, La Jolla Park, Map No. 352, Lots 1 - 20, Block 19, La Jolla Park, Map No. 352.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to allow removal or demolition of nine existing building and expansion and construction of new school facilities throughout the campus site, described and identified by size, dimension, quantity, type, and location on the approved exhibits, dated March 23, 2004, on file in the Development Services Department. The exhibits, referred to as Exhibit "A," are identified as follows:

T-1.0, Sheet 1 of 21: Development Summary

C-1, Sheet 2 of 21: Civil Site Plan

ORIGINAL

- C-2, Sheet 3 of 21: Grading and Drainage Plan
- C-3, Sheet 4 of 21: Encumbrance Exhibit
- C-4, Sheet 5 of 21: Existing Topography
- A-1.0, Sheet 6 of 21: Existing Site Plan
- A-1.1, Sheet 7 of 21: Proposed Master Site Plan
- A-1.3, Sheet 8 of 21: Parking Garage Plan
- A-1.4, Sheet 9 of 21: (intentionally blank)
- A-1.5, Sheet 10 of 21: Site Sections & Entry Elev. At Prospect Street
- A-2.0, Sheet 11 of 21: Master Plan
- A-2.1, Sheet 12 of 21: Library Floor & Roof Plan
- A-2.2, Sheet 13 of 21: Master Plan
- A-3.0, Sheet 14 of 21: Exterior Elevations
- A-3.1, Sheet 15 of 21: Library Elevations & Sections
- A-3.2, Sheet 16 of 21: Arts & Athletics exterior Elevations
- A-3.3, Sheet 17 of 21: Miscellaneous architectural Details
- L1.0, Sheet 18 of 21: Landscape Plan
- L2.0, Sheet 19 of 21: Landscape Details and Calculations
- E 1.0, Sheet 20 of 21: Master Lighting Plan
- E 1.1, Sheet 21 of 21: Lighting Plan Details

The project or facility shall include:

- a. Proposed construction of a two-story Science Building to total approximately 19,807 square-feet of gross floor area, a two-story Arts & Athletics Building to total approximately 20,000 square-feet, a two-story Library Building to total approximately 20,000 square-feet, subterranean parking garage with artificial turf field over the garage, expansion of the existing swimming pool, and relocation of the existing tennis courts, on a 9.96 acre property;

- b. Existing facilities – Classrooms, childcare facility, performing arts department and theatre, and other related school accessory uses, contained with Scripps Hall, Bentham Hall, Gillman Hall, St. Mary's Chapel, Chapel Bell Tower, Wheeler Bailey Library, Cummins Hall, Ellen Brown Scripps Hall, Athletic Center and Performing Arts Center Addition consisting of approximate total of 177,650 square feet; and
- c. A total enrollment not exceeding 725 students; and
- d. Playgrounds, tennis courts, swimming pool, gymnasium, and other recreational facilities, and
- e. Landscaping (planting, irrigation and landscape related improvements);
- f. Off-street parking facilities;
- g. Accessory improvements determined by the City Manager to be consistent with the land use and development standards in effect for this site per the adopted community plan, California Environmental Quality Act Guidelines, public and private improvement requirements of the City Engineer, the underlying zone(s), conditions of this Permit, and any other applicable regulations of the SDMC in effect for this site.

STANDARD REQUIREMENTS:

1. Construction, grading or demolition must commence and be pursued in a diligent manner within thirty-six months after the effective date of final approval by the City, following all appeals. Failure to utilize the permit within thirty-six months will automatically void the permit unless an Extension of Time has been granted. Any such Extension of Time must meet all the SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker.
2. No permit for the construction, occupancy or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. Unless this Permit has been revoked by the City of San Diego the property included by reference within this Permit shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the City Manager.
4. This Permit is a covenant running with the subject property and shall be binding upon the Permittee and any successor or successors, and the interests of any successor

shall be subject to each and every condition set out in this Permit and all referenced documents.

5. The utilization and continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.

6. Issuance of this Permit by the City of San Diego does not authorize the Permittee for this permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).

7. The Owner/Permittee shall secure all necessary building permits. The applicant is informed that to secure these permits, substantial modifications to the building and site improvements to comply with applicable building, fire, mechanical and plumbing codes and State law requiring access for disabled people may be required.

8. Before issuance of any building or grading permits, complete grading and working drawings shall be submitted to the City Manager for approval. Plans shall be in substantial conformity to Exhibit "A," all plans, sheets 1 through 21. No changes, modifications or alterations shall be made unless appropriate application(s) or amendment(s) to this Permit have been granted.

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

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

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

11. This Permit may be developed in phases. Each phase shall be constructed to ensure that all development is consistent with the conditions and exhibits approved for each respective phase per the approved exhibits, dated March 23, 2004.

12. At all bus stops within the project area, if any, the applicant shall be responsible for installing sidewalk improvements where needed to comply with Americans with Disability Act [ADA] requirements and in accordance with standards contained in the City of San Diego Street Design Manual.

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

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

14. As conditions of Coastal Development Permit, Site Development Permit, Special Use Permit, Planned Development Permit, and Amendment to Site Development Permit and Coastal Development No.41-0217, the mitigation measures specified in the MMRP, and outlined in the Project No. 6162, shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL/MITIGATION REQUIREMENTS.

15. The Owner/Permittee shall comply with the Mitigation, Monitoring, and Reporting Program [MMRP] as specified in the Mitigated Negative Declaration Project No. 6162, satisfactory to the City Manager and City Engineer. Prior to issuance of the first grading permit, all conditions of the MMRP shall be adhered to the satisfaction of the City Engineer. All mitigation measures as specifically outlined in the MMRP shall be implemented for the following issue areas:

Historical Resources (Archaeology)
Paleontological Resources

16. The Mitigation, Monitoring, and Reporting Program [MMRP] shall require a deposit of \$1,100.00 to be collected prior to the issuance of Coastal Development Permit, Site Development Permit, Special Use Permit, Planned Development Permit, and Amendment to Site Development Permit and Coastal Development No.41-0217 to cover the City's costs associated with implementation of the MMRP.

17. A Job Order number open to the Land Development Review Division of the Development Services Department shall be required to cover the Land Development Review Division's cost associated with the implementation of the MMRP.

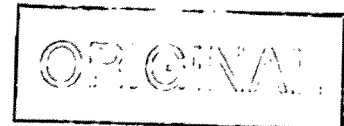
ENGINEERING REQUIREMENTS:

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

19. Prior to the issuance of building permits the Owner/Permittee shall obtain Encroachment Maintenance Removal Agreements for the two curb outlets on Prospect St.

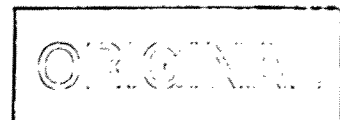


20. Prior to issuance of building permits, the Owner/Permittee shall enter into an agreement to indemnify, protect and hold harmless City, its officials and employees from any and all claims, demands, causes or action, liability or loss because of, or arising out of conveying storm water runoff through the project site.
21. Prior to the issuance of any construction permit, the Owner/Permittee shall demonstrate that there will be no structural impacts to the existing box culvert due to the expansion of the swimming pool. If there are no impacts, the applicant shall obtain an Encroachment Maintenance Removal Agreement [EMRA]. The applicant will be required to obtain an EMRA for all other existing and proposed structures within the drain easement.
22. Prior to the issuance of building permits the Owner/Permittee shall permit and bond for the replacement of the existing curb with City standard curb and gutter adjacent to the proposed expansion areas on La Jolla Blvd. and Draper Ave. and replace any damaged sidewalk adjacent to the project boundary on La Jolla Blvd., Prospect St., Cuvier St. and Draper Ave. satisfactory to the City Engineer. Said improvements may be phased with the concurrent on site construction.
23. Prior to the issuance of building permits the Owner/Permittee shall permit and bond for the construction of a pedestrian ramp, adjacent to the site on Draper Ave, for the closure of all non-utilized driveways and for the construction of the new driveways, satisfactory to the City Engineer.
24. This project proposes to export 59,000 cubic yards of material from the project site. All export material shall be discharged into a legal disposal site. The approval of this project does not allow the processing and sale of the export material. All such activities require a separate Conditional Use Permit.
25. The drainage systems proposed for this development, as shown on the site plan, is subject to approval by the City Engineer. Drainage systems not located within a public right-of-way shall be private
26. Development of this project shall comply with all requirements of State Water Resources Control Board [SWRCB] Order No. 99-08-DWQ and the Municipal Storm Water Permit, Order No. 2001-01(NPDES General Permit No. CAS000002 and CAS0108758), *Waste Discharge Requirements for Discharges of Storm Water Runoff Associated With Construction Activity*. In accordance with said permit, a Storm Water Pollution Prevention Plan [SWPPP] and a Monitoring Program Plan shall be implemented concurrently with the commencement of grading activities, and a Notice of Intent [NOI] shall be filed with the SWRCB.
27. A copy of the acknowledgment from the SWRCB that an NOI has been received for this project shall be filed with the City of San Diego when received; further, a copy of the completed NOI from the SWRCB showing the permit number for this project shall be filed with the City of San Diego when received. In addition, the owner(s) and subsequent owner(s) of any portion of the property covered by this grading permit and by SWRCB



Order No. 99-08-DWQ, and any subsequent amendments thereto, shall comply with special provisions as set forth in SWRCB Order No. 99-08-DWQ.

28. Prior to the issuance of any construction permit, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent Best Management Practices [BMP's] maintenance, satisfactory to the City Engineer.
29. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction BMP's necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the San Diego Municipal Code, into the construction plans or specifications.
30. Prior to the issuance of any construction permit the Owner/Permittee shall incorporate and show the type and location of all post-construction BMP's on the final construction drawings, consistent with the approved Water Quality Technical Report
31. Prior to the issuance of any building permits, the Owner/Permittee shall obtain a bonded grading permit for the grading proposed for this project. All grading shall conform to the requirements of the City of San Diego Municipal Code in a manner satisfactory to the City Engineer.
32. All new buildings shall be a minimum of 0.75 foot above the 100 year base flood elevation.
33. Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this development permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code section 66020.
34. Prior to the issuance of the first building permit, applicant shall assure by permit and bond the restriping of angled parking spaces along project frontage on Draper Avenue as shown on Exhibit "A," Proposed Master Site Plan, Sheet 7 of 21, satisfactory to the City Engineer.
35. Prior to the issuance of the first building permit, Owner/Permittee shall assure by permit and bond the dedication and full-width improvement of 25' wide alley with appropriate triangular area as shown on Exhibit "A," Proposed Master Site Plan, Sheet 7 of 21, along the southern propertyline connecting to the two existing alleys located east and west of Cuvier Street off of Pearl Street, satisfactory to the City Engineer.
36. Prior to the issuance of the first building permit, Applicant shall assure by permit and bond the installation of stop signs and legends on the proposed new alley as shown on Exhibit "A," Proposed Master Site Plan, Sheet 7 of 21, satisfactory to the City Engineer.



LANDSCAPE REQUIREMENTS:

37. Prior to issuance of any grading or building permits, complete landscape construction documents, including plans, details and specifications (including a permanent automatic irrigation system unless otherwise approved), shall be submitted to the City Manager for approval. The construction documents shall be in substantial conformance with Exhibit "A," Proposed Master Site Plan, Sheet 7 of 21. No change, modification, or alteration shall be made unless appropriate application or amendment of this Permit shall have been granted.

38. Prior to issuance of grading permits, interim landscape and erosion control measures, including hydro seeding of all disturbed land (all slopes and pads), shall be submitted to the satisfaction of the City Manager (including the City's Environmental Analysis Section) and City Engineer. All plans shall be in substantial conformance to Exhibit "A," Proposed Master Site Plan, Sheet 7 of 21, and all other applicable conditions of related permits.

39. Prior to issuance of any Certificate of Occupancy, it shall be the responsibility of the Owner/Permittee to install all required landscape and obtain all required landscape inspections and to obtain a No Fee Street Tree Permit for the installation, establishment, and on-going maintenance of all street trees. Copies of these approved documents must be submitted to the City Manager.

40. All required landscape shall be maintained in a disease, weed, and litter free condition at all times and shall not be modified or altered unless this Permit has been amended. Modifications such as severe pruning or "topping" of trees is not permitted unless specifically noted in this Permit. The Owner/Permittee shall be responsible to maintain all street trees and landscape improvements consistent with the standards of the Land Development Manual.

41. If any required landscape (including, but not limited to, existing or new plantings, hardscape, landscape features) indicated on the approved plans is damaged or removed during demolition, it shall be repaired or replaced in kind and equivalent size per the approved plans within thirty days of completion of construction by the Permittee. The replacement size of plant material after three years shall be the equivalent size of that plant at the time of removal (the largest size commercially available or an increased number) to the satisfaction of the City Manager.

42. No change, modification, or alteration shall be made to the project unless appropriate application or amendment of this Permit has been granted by the City. All plan specifications and notes mentioned in the conditions below shall be consistent with the La Jolla Planned District, the Land Development Code, and the Landscape Standards, Exhibit "A," Landscape Development Plan, Sheets 18 and 19 of 21. Details and Notes on file in the Office of the Development Services Department.

43. All landscape plant materials shall be maintained in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees is not permitted. The trees

shall be maintained in a safe manner to allow each tree to grow to it's mature height and spread.

44. The Permittee or subsequent Owner shall be responsible for the maintenance of all street trees and landscape improvements (right-of-way and median landscaping) consistent with the Landscape Standards.

45. If any landscape improvements (including existing or new planting, hardscape, landscape features, etc.) are damaged or removed during demolition or construction, they shall be repaired and/or replaced in kind and equivalent size per the approved documents to the satisfaction of the City Manager, within thirty days of damage and prior to any Certificate of Occupancy.

46. Prior to issuance of any engineering permits for right-of-way improvements, complete landscape and irrigation plans on duplicates of improvement plans shall be submitted to the City Manager for approval. All tree locations shall have an adequate growing area around each tree's root zone, which is unencumbered by utilities. Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of any tree.

47. Prior to issuance of any engineering permits for grading, or any construction permits for structures (including shell), complete landscape and irrigation plans, details and specifications (including maintenance specifications), shall be submitted to the City Manager for approval.

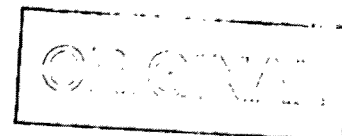
48. In the event that a Foundation Only permit is requested by the Permittee or subsequent Owner, a staking layout plan identifying all landscape areas shall be submitted to the City Manager for approval. These landscape areas shall be clearly identified with a distinct symbol, noted with dimensions and labeled as "Planting Area (PA)."

49. Prior to issuance of any Certificate of Occupancy or final inspection, it shall be the responsibility of the Permittee or subsequent Owner to install all required landscape improvements and obtain all required landscape inspections. A No Fee Street Tree Permit, shall be obtained for the installation, establishment and on-going maintenance of all street trees.

PLANNING/DESIGN REQUIREMENTS:

50. No fewer than 193 off-street parking spaces shall be maintained on the property at all times in the approximate locations shown on the approved Exhibit "A," Master Site Plan and Parking Garage Plan, (257 spaces provided). Parking spaces shall comply at all times with the SDMC and shall not be converted for any other use unless otherwise authorized by the City Manager.

51. There shall be compliance with the regulations of the underlying zone(s) unless a deviation or variance to a specific regulation(s) is approved or granted as a condition of approval of this Permit. Where there is a conflict between a condition (including



exhibits) of this Permit and a regulation of the underlying zone, the regulation shall prevail unless the condition provides for a deviation or variance from the regulations. Where a condition (including exhibits) of this Permit establishes a provision which is more restrictive than the corresponding regulation of the underlying zone, then the condition shall prevail.

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

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

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

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

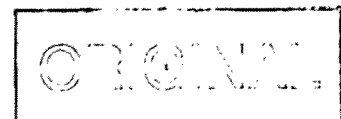
56. No more than 725 students shall be enrolled at any time.

57. All gates proposed on La Jolla Boulevard shall remain open at all times during school hours of operation.

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

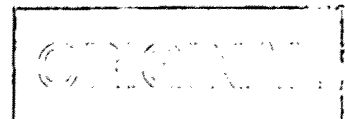
59. Prior to the issuance of any building permits, complete outdoor lighting information shall be submitted to the Development Services Department, Land Development Review Division, for review and approval. Complete lighting information shall include a plan view photometric analysis indicating an isofoot candle plot and a point by point plot to include all areas within the private property and to extend a minimum of 50 feet beyond the property line, construction details as necessary to direct installation of the outdoor lighting system, manufacturers name, visors, prisms, lenses and reflectors and a lighting plan locating each fixture in plan view and a legend. The outdoor lighting system shall be designed, manufactured and installed to allow shading, adjusting, and shielding of the light source so all outdoor lighting is directed to fall only onto the same premises as light sources are located.

60. Prior to the issuance of any occupancy permit, a night inspection shall be required to verify compliance of the outdoor lighting system. No light shall be directed to fall outside the property line. Light levels along the perimeter of the property shall be



measured no higher than three footcandles. Light levels throughout the development shall be the least practical level necessary to effectively illuminate the operation. Sky glow or light halo shall be reduced to the greatest extent practical and in no case shall initial light levels be measured exceeding eight footcandles anywhere within the site. The Owner/Permittee, or an authorized representative, shall provide an illuminance meter to measure light levels as required to establish conformance with the conditions of this Permit during the night inspection. Night inspections may be required additional fees as determined by the City Manager.

61. The use of textured or enhanced paving shall meet applicable City standards as to location, noise and friction values.
62. The subject property shall be maintained in a neat and orderly fashion at all times.
63. All uses, except storage, outdoor activity (e.g. athletic facilities) and loading, shall be conducted entirely within an enclosed building. Outdoor storage of merchandise, material and equipment is permitted in any required interior side or rear yard, provided the storage area is completely enclosed by walls, fences, or a combination thereof. Walls or fences shall be solid and not less than six feet in height and, provided further, that no merchandise, material or equipment stored not higher than any adjacent wall.
64. No mechanical equipment, tank, duct, elevator enclosure, cooling tower, mechanical ventilator, or air conditioner shall be erected, constructed, converted, established, altered, or enlarged on the roof of any building, unless all such equipment and appurtenances are contained within a completely enclosed structure whose top and sides may include grillwork, louvers, and latticework.
65. No merchandise, material, or equipment shall be stored on the roof of any building.
66. Prior to the issuance of building permits, construction documents shall fully illustrate compliance with the Citywide Storage Standards for Trash and Recyclable Materials (SDMC) to the satisfaction of the City Manager. All exterior storage enclosures for trash and recyclable materials shall be located in a manner that is convenient and accessible to all occupants of and service providers to the project, in substantial conformance with the conceptual site plan marked Exhibit "A," Master Site Plan, Civil Site Plan, Sheets 2 and 7 of 21.
67. The hours of use of the athletic field shall be limited to 7:00 a.m. to 8:00 p.m. daily. Only security lighting is permitted for the athletic field.
68. Use of the tennis courts shall only be under the control and direction of the applicant, and be limited to use by the applicant's school students and scheduled opponents only. They may also be used for exhibitions up to a maximum of four times a year. The hours of use of the tennis courts shall be limited to 7:30 a.m. to 10:00 p.m., Monday through Saturday, and 8:00 a.m. to 9:00 p.m. on Sunday. Lights are permitted for the use of the tennis courts.



69. The hours of use of the swimming pool shall be limited to 6:00 a.m. to 8:00 p.m.. Lights are permitted for the use of the swimming pool.

70. This permit allows for chain link fencing surrounding the athletic field and tennis courts only. Chain link fences are prohibited in all other locations. All permitted chain link fencing must be coated with either green or black plastic or an alternative material as determined by the City Manager. In addition, a green or black cloth cover is required on portions of chain link fence, as illustrated on the Exhibit "A," Proposed Site Master Plan, Sheet 7 of 21.

71. This permit allows for new fences and walls along La Jolla Boulevard and Draper Street in excess of three feet. The walls and fences must be of the size, shape, and materials shown on the Exhibit "A," Site Sections & Entry Elev. At Prospect Street, Sheet 10 of 21.

72. This permit allows for the athletic field/parking garage structure and tennis courts to be located within required setbacks as shown on the Exhibit "A"- drawings.

73. This permit allows for the construction of new 5-foot wide sidewalks to match the existing sidewalk width.

74. The parking structure must be open and functioning prior to the issuance of any Certificate of Occupancy for any new school building.

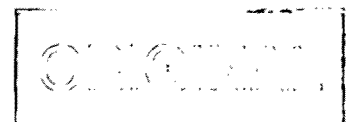
75. Permanent loud speakers and/or permanent amplified sound systems are not permitted for any outdoor activity areas. Temporary loud speakers and/or temporary amplified sound systems are permitted on an occasional basis for special events, such as commencement, annual field days, and division, regional, and state competitions. Temporary loud speakers and temporary amplified sound systems shall be in compliance with sound level limits of SDMC section 59.5.0401, "Noise Abatement and Control," to the satisfaction of the City Manager.

76. The childcare facility shall provide services for only the children of school faculty and employees.

77. The scalloped wall along Draper Street shall be constructed to the height and style shown in the approved Exhibit "A," Site Sections & Entry Elev. At Prospect Street, Sheet 10 of 21. Each scalloped portion of the wall shall undulate to a maximum of three feet in height at the midpoint between each set of pilasters.

78. Prior to building permit issuance the Owner/Permittee conduct the following:

- Erect a plaque or standing monument commemorating this minority community, which can be seen from the campus and the neighborhood.
- Place historical markers on those campus buildings now designated historic or a historical district.



- Document with photographs, history, ect., the buildings to be demolished, Providing copies to the La Jolla Historical Society.

WASTEWATER REQUIREMENTS:

79. All on-site sewer will be private.
80. Prior to the issuance of any certificate of occupancy, the Owner/Permittee shall abandon on- site public sewer mains or they will be converted to private, satisfactory to the Metropolitan Wastewater Department Director. Any associated public easements shall be vacated, satisfactory to the Director of the Metropolitan Wastewater.
81. No private sewer facilities shall be in or over any public right of way prior to the Owner/Permittee obtaining an Encroachment Maintenance and Removal Agreement.
82. Prior to the issuance of any certificate of occupancy, the Owner/Permittee shall grant adequate sewer, and/or access easements, including vehicular access to each manhole, for all public sewer facilities that are not located within public rights-of-way, satisfactory to the Director of the Metropolitan Wastewater.
83. The Owner/Permittee shall design and construct all proposed public sewer facilities to the most current edition of the City of San Diego's sewer design guide.
84. Proposed private underground sewer facilities located within a single lot shall be designed to meet the requirements of the California Uniform Plumbing Code and shall be reviewed as part of the building permit plan check.
85. For public on-site sewer facilities and easements located within a gated community, the Owner/Permittee shall provide the Wastewater Collection Divisions with keyed access satisfactory to the Director of the Metropolitan Wastewater The City will not be held responsible for any issues that may arise relative to possession of the keys.

WATER REQUIREMENTS:

86. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the cut, plug and abandonment of existing public water facilities within the Cuvier Street right-of-way, at a point approximately 200 feet (maximum) north of the northerly right-of-way line of Pearl Street, in a manner satisfactory to the Director of the Water Department and the City Engineer.
87. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of new water service(s) and the removal of all existing unused services, as needed, within the rights-of-way adjacent to the project site, in a manner satisfactory to the Director of the Water Department and the City Engineer. All on-site water facilities shall be private including domestic, fire, and irrigation systems.



88. 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, existing and proposed, in a manner satisfactory to the Director of the Water Department and the City Engineer.

89. Prior to the issuance of any certificates of occupancy, the Owner/Permittee shall design and construct new public water facilities, into acceptable alignments and right-of-way, in the event any public water facility adjacent to the project site loses integrity due to the construction and grading activities associated with this development, in a manner satisfactory to the Director of the Water Department and the City Engineer.

90. Prior to the issuance of any certificates of occupancy, the Owner/Permittee shall install fire hydrants at locations satisfactory to the Fire Marshal, the Director of the Water Department and the City Engineer.

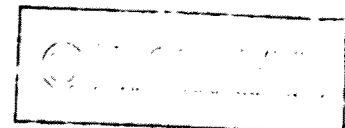
91. Prior to the issuance of any certificates of occupancy, public water facilities necessary to serve the development, including services, shall be complete and operational in a manner satisfactory to the Director of the Water Department and the City Engineer.

92. The Owner/Permittee agrees to design and construct all proposed public water facilities in accordance with established criteria in the most current edition of the City of San Diego Water Facility Design Guidelines and City regulations, standards and practices pertaining thereto. Water facilities as shown on the approved Exhibit "A" shall be modified at final engineering to comply with standards.

GEOLOGY REQUIREMENTS:

93. The following notes must be added to the grading plans as "Special Geotechnical Notes." Do not include these under the "Grading and Geotechnical Specifications" certificate.

- The Geotechnical Consultant shall provide an observation program during excavation to verify the lack of faulting on the site.
- Faults discovered during grading of the site shall be evaluated and analyzed for activity level by the geotechnical consultant with detailed reports submitted subject to review and approval by City Geology staff prior to issuance of building permits.
- A "Notice of Geologic and Geotechnical Conditions" shall be recorded prior to issuance of building permits for buildings sited over any potentially active fault(s) discovered on-site unless a setback from the fault is recommended by the geotechnical consultant. No structure for human occupancy shall be permitted over the trace of an active fault.
- The precise as-graded location of fault(s) shall be shown on the Final As-Graded Plans subject to review and approval by City Geology staff.



- The geotechnical consultant shall provide onsite evaluation during grading and installation of the shoring system to verify geotechnical conditions affecting the proposed construction. If conditions differ from those anticipated, the geotechnical consultant must revise their recommendations as deemed necessary to ensure safe and stable excavations.

INFORMATION ONLY:

Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this development permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code section 66020.

APPROVED by the City Council of the City of San Diego on March 23, 2004 by
Resolution No. R-298993



AUTHENTICATED BY THE CITY MANAGER

By *Gary Halbert*Gary Halbert
Assistant Director
Development Services
for the City Manager

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

THE BISHOP'S SCHOOL
Owner/PermitteeBy *David M. Connelley, ASSOCIATE HEADMASTER*

By _____

**NOTE: Notary acknowledgments
must be attached per Civil Code
section 1180 et seq.**



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of San Diego

} ss.

On MAY 7, 2004 before me, Phillip D. Hill, Notary Public

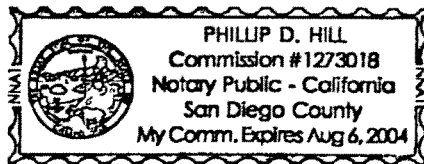
Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared

GARY HALBERT

Name(s) of Signer(s)

- ☒ personally known to me
☐ proved to me on the basis of satisfactory evidence



to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Phillip D. Hill
 Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: CDP 10728 - SDP 10727 - SPECIAL USE PERMIT 10729;
PDP 80680 - THE BISHOPS SCHOOLDocument Date: MARCH 23, 2004 Number of Pages: 16

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer

Signer's Name: _____

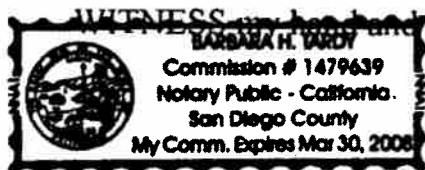
- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney-in-Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
 OF SIGNER
 Top of thumb here

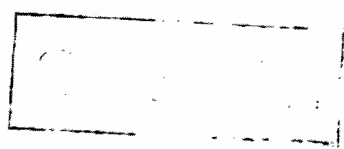
1
2 STATE OF California)
3) ss.
4 County of San Diego)
5
6

7 On this 27th day of April, before me, a notary public,
8 personally appeared DAVID M. ARMSTRONG, personally known to me or proved to
9 me on the basis of satisfactory evidence to be the person(s) whose name(s)
10 is/~~are~~ subscribed to the within instrument and acknowledged to me that
11 he/~~she~~/~~they~~ executed the same in his/~~her~~/~~their~~ authorized capacities, and that
12 by his/~~her~~/~~their~~ signature(s) on the instrument the person(s) or the entity upon
13 behalf of which the person(s) acted, executed the instrument.
14



Barbara H. Tardy
Signature of Notary Public

20 My Commission Expires:
21 March 30, 2008
22



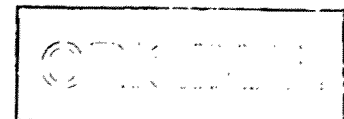
RESOLUTION NUMBER R- 298993

ADOPTED ON MARCH 23, 2004

WHEREAS, The Bishop School, a California Corporation, Owner/Permittee, filed an application with the City of San Diego for a coastal development permit, site development permit, special use permit, planned development permit and amendment to site development permit, coastal development Permit No. 41-0217 to construct an expansion to an existing school known as The Bishop's School project, located at 7607 La Jolla Boulevard, and legally described as Lots, 1-10, 12, 13, 36, 37, and 41-46, Block 12, La Jolla Park, Map No. 352, Lots 1, 25-37, Block 13, La Jolla Park, Map No. 352, Lots 1-24, Block 18, La Jolla Park, Map No. 352, Lots 1 - 20, Block 19, La Jolla Park, Map No. 352, in the La Jolla Community Plan area within Zone 5 and Zone 6 of the La Jolla Planned District, Coastal Overlay zone, Coastal Height Limitation Overlay Zone, and the Beach Parking Impact Overlay zones; and

WHEREAS, on March 4, 2004, the Planning Commission of the City of San Diego considered Coastal Development Permit [CDP] 10728, Site Development Permit [SDP] No. 10727, Special Use Permit [SUP] No. 10729, Planned Development Permit [PDP] No. 80680, and pursuant to Resolution No. 3484-PC voted to recommend City Council approval of the Permit; and

WHEREAS, the matter was set for public hearing on March 23, 2004, testimony having been heard, evidence having been submitted, and the City Council having fully considered the matter and being fully advised concerning the same; NOW, THEREFORE,



BE IT RESOLVED, by the Council of the City of San Diego, that it adopts the following findings with respect to CDP No. 10728, SDP No. 10727, SUP No. 10729, PDP No. 80680, and amendment to Site Development Permit, Coastal Development Permit No. 41-0217:

A. COASTAL DEVELOPMENT PERMIT

1. **The proposed coastal development will not encroach upon any existing physical access way that is legally used by the public or any proposed public accessway identified in a Local Coastal Program land use plan.** The proposed coastal development will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program land use plan; and The 9.96 acre project site, is currently developed with an existing private school and is proposed to be expanded by demolishing nine existing adjacent buildings and constructions of new school facilities through-out the campus site. The project site is located about two blocks from the coast-line. The project features and overall development of the site, which will stay within the private property and will not encroach upon any existing or proposed physical access to the coast, and the new buildings are designed to be below the thirty foot height limit and will not obstruct ocean or other scenic views from public vantage points. The proposed public right-of-way vacations involve current dead end portion of Cuvier Street and portions of a adjacent dead end alley. The public right-of-way vacations will not reduce public access to the adjacent coastal areas, it is designed to improve local circulation in this area. The project proposes to add addition off-street parking beyond the minimum required amount which should improve the on street parking availability in the area. This proposed development will also maintain and improve the existing sidewalk system adjacent to the property.

2. **The proposed coastal development will not adversely affect environmentally sensitive lands.** The 9.96 acre project site, is currently fully developed with an existing private school within an urbanized area. The project site does not contain any form of environmentally sensitive lands, except for the Historical Resources. The environmental review, Mitigated Negative Declaration No. 6162, determined that the project site contained Historical Resources, both Archaeological and Paleontological Resources. The project was revised to include mitigation measures to mitigate potentially significant environmental impacts to a level below significance.

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 proposal is an expansion of an existing use of a private school. The expansion is proposing to amend the previously approved Site Development Permit and Coastal Development Permit. The project site has a land use designation of Schools and Medium Density Residential by the La Jolla Community Plan and the La Jolla, La Jolla Shores Local Coastal Plan. The proposed expansion of the school use was found to be consistent with those land use designations through a Special Use Permit. The project site is in Zones 5 and 6 of the La Jolla Planned District and the proposed expansion was found to conform with all of the development regulations of those zones, except for the proposed deviations under the Planned Development Permit which were found to be beneficial to the overall project design, the historic nature of the site and the public at large through the ample amount of off street parking.



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 9.96 acre site, an existing private school to be expanded is not located between the first public road and the sea or coastline. The proposed development will be fully within private property of the project site, except for the small portions of proposed alley and street vacations which, if approved would become part of the project site. Public access to the sea and public recreation areas would not be impaired by the development of this site. The proposed project is designed to take access off the existing adjacent streets with modifications to Cuvier Street and an adjacent alley which is designed to improve circulation for the area.

B. SITE DEVELOPMENT PERMIT

1. The proposed development will not adversely affect the applicable land use plan; The 9.96 acre project site has a land use designation of School and Medium Density Residential use by the La Jolla Community Plan. The proposed expansion of the school use was found to be consistent with those land use designations through a Special Use Permit. The project site is in Zones 5 and 6 of the La Jolla Planned District and the proposed expansion was found to conform with all of the development regulations of those zones, except for the proposed deviations under the Planned Development Permit which were found to be beneficial to the overall project design, the historic nature of the site and the public at large through the ample amount of off street parking.

2. The proposed development will not be detrimental to the public health, safety, and welfare. The proposed expansion of the private school was reviewed by the City's Environmental Analysis Section. A Mitigated Negative Declaration, Project No. 6161 was prepared which identified potential impacts to archaeological and paleontological resources. Mitigation measures were incorporated into the project which now reduces the potential impacts to a level below significant. No further adverse impacts to public health, safety, and welfare were identified.

3. The proposed development will comply with the applicable regulations of the Land Development Code. The proposed expansion to the existing private school was found to comply with all of the development regulations of Zones 5 & 6 of the La Jolla Planned District, except for the proposed deviations under the Planned Development Permit which were found to be beneficial to the overall project design, the historic nature of the site and the public at large through the ample amount of off street parking.

C. SPECIAL USE PERMIT

1. The project is consistent with the Purpose and Intent section of this Division (San Diego Municipal Code Section [SDMC] section 103.1201). The purpose and intent is to require development to retain and enhance the economic, historical, architectural, civic social, cultural, and aesthetic values, and the overall quality of life within the community. This project is consistent with that, due to its overall comprehensive design to tie the overall architectural design of the existing campus buildings, existing wall design, and that of the new development which is designed to be sympathetic to the existing architecture of the campus. Other improvements include better traffic circulation off of Cuvier Street and alley connection, and increased off-street parking.



2. **The project is consistent with (SDMC sections 103.1205, 103.1206 and 103.1207) of this Division.** The proposed expansion of the private school is consistent with all of the relevant development regulations, including those of the La Jolla Planned District, except for the proposed deviations under the Planned Development Permit which were found to be beneficial to the overall project design, the historic nature of the site and the public at large through the ample amount of off street parking.

3. **The project is consistent with the standards identified in this section.** The proposed expansion of the private school is consistent with all of the relevant development regulations, including those of the La Jolla Planned District, except for the proposed deviations under the Planned Development Permit which were found to be beneficial to the overall project design, the historic nature of the site and the public at large through the ample amount of off street parking.

D. PLANNED DEVELOPMENT PERMIT

1. **The proposed development will not adversely affect the applicable land use plan.** The 9.96 acre project site has a land use designation of School and Medium Density Residential use by the La Jolla Community Plan. The proposed expansion of an existing private school was found to be consistent with those two land use designations. The project site is in Zones 5 and 6 of the La Jolla Planned District and the proposed expansion was found to conform with all of the development regulations of those zones, except for the proposed deviations under the Planned Development Permit which were found to be beneficial to the overall project design, the historic nature of the site and the public at large through the ample amount of off street parking.

2. **The proposed development will not be detrimental to the public health, safety, and welfare.** The proposed expansion of the private school was reviewed by the City's Environmental Analysis Section. A Mitigated Negative Declaration Project No. 6162 was prepared which identified potential impacts to archaeological and paleontological resources. Mitigation measures were incorporated into the project which now reduces the potential impacts to a level below significant. No further adverse impacts to public health, safety, and welfare were identified.

3. **The proposed development will comply with the regulations of the Land Development Code.** The proposed expansion to the existing private school was found to comply with all of the development regulations except for the height of the proposed perimeter walls of the site exceed the maximum height of three feet. The deviation to the high perimeter walls is supported by the City staff based on the historic design of the existing perimeter walls. The new wall portion is designed to be similar to the older portions of the wall.

4. **The proposed development, when considered as a whole, will be beneficial to the community.** The proposed expansion to an existing private school will include improvements to its off-street parking and students drop and pick-up traffic circulations, which should reduce off street parking impacts on adjacent properties and free up the adjacent public streets for traffic movements during the school's peak periods. The school as an educational institution provides a very valuable service and asset to the community. The project will also enhance, through its architectural design the historic nature of the existing building on the site.

5. **Any proposed deviations pursuant to SDMC section 126.0602(b)(1) are appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone.** The project proposes deviations to wall/fence heights, setbacks for the subterranean garage and



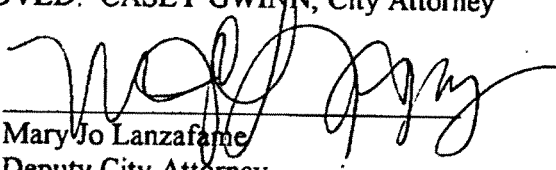
athletic facilities. The proposed deviations under the were found to be beneficial to the overall project design, due to the historic nature of the site flexibility was needed with respect to the wall design in order to maintain a similar wall design as the existing one. The unique use of a school with athletic facilities needed some degree of flexibility in the fencing design for the athletic areas. The subterranean garage will provide an ample amount of off-street parking above the code requires, which should be a beneficial for the public at large living in and using this area.

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

BE IT FURTHER RESOLVED, that the recommendation of the Planning Commission is sustained, and Coastal Development Permit No. 10728, Site Development Permit No. 10727, Special Use Permit No. 10729, Planned Development Permit No. 80680, and amendment to CDP/SDP No. 41-0217, Project No. 6162 is granted to Bishop's School, Owner/Permittee, under the terms and conditions set forth in the attached permit which is made a part of this resolution.

APPROVED: CASEY GWINN, City Attorney

By


Mary Jo Lanzafame
Deputy City Attorney

MJL:cfq:pev

04/08/04

Or.Dept: Planning

R-2004-1008

Reviewed by: Glenn Gargas



Passed and adopted by the Council of San Diego
on March 23, 2004, by the following vote:

YEAS: PETERS, ZUCCHET, ATKINS, LEWIS, MAIENSCHIN, FRYE,
INZUNZA, AND MAYOR MURPHY.

NAYS: NONE.

NOT PRESENT: MADAFFER.

AUTHENTICATED BY:

DICK MURPHY

Mayor of The City of San Diego, California

CHARLES G. ABDELNOUR

City Clerk of The City of San Diego, California

(Seal)

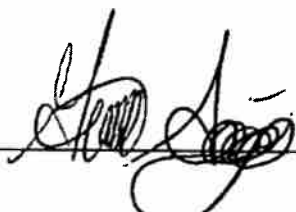
By: GIL SANCHEZ, Deputy

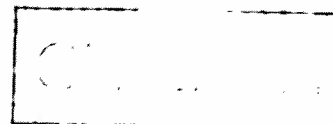
I HEREBY CERTIFY that the above and foregoing is a full, true and
correct copy of RESOLUTION NO. R-298993, passed and
adopted by the Council of The City of San Diego, California on
March 23, 2004.

CHARLES G. ABDELNOUR

City Clerk of The City of San Diego, California

(SEAL)

By:  _____, Deputy



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

THE ORIGINAL OF THIS DOCUMENT
WAS RECORDED ON SEP 03, 2008
DOCUMENT NUMBER 2008-0469687
GREGORY J. SMITH, COUNTY RECORDER
SAN DIEGO COUNTY RECORDER'S OFFICE
TIME: 10:23 AM

JOB ORDER NUMBER: 43-0106

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COASTAL DEVELOPMENT PERMIT NO. 518943
CONDITIONAL USE PERMIT NO. 518944
THE BISHOP'S SCHOOL- PROJECT NO. 147307
AMENDMENT TO COASTAL DEVELOPMENT PERMIT NO. 10728
SPECIAL USE PERMIT NO. 10729

HEARING OFFICER

This Coastal Development Permit No. 518943 and Conditional Use Permit No. 518944 amendment to Coastal Development Permit No. 10728 and Special Use Permit No. 10729 is granted by the Hearing Officer of the City of San Diego to the Bishop's School, a California Corporation, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC]. The 9.96 acre site is located at 7607 La Jolla Boulevard in zones 5 and 6 of the La Jolla Planned District, Coastal Overlay Zone, Coastal Height Limitation Overlay Zone, Beach Parking Impact Overlay Zone and within the La Jolla Community Planning Area. The project site is legally described as Lots 1-10, 12, 13, 36, 37 and 41-46, Block 12, La Jolla Park, Map no. 352, Lots 1, 25-37, Block 13, La Jolla Park, Map No. 352, Lots 1-24, Block 18, La Jolla Park, Map No. 352, Lots 1-20, Block 19, La Jolla Park, Map No. 352.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to increase maximum enrollment from 725 students to 800 students, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated June 4, 2008, on file in the Development Services Department.

The project shall include:

- a. A total enrollment not exceeding 800 students; and
- b. Off-street parking;

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

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. Failure to utilize and maintain utilization of this permit as described in the SDMC will automatically void the permit unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker.
2. No permit for the construction, occupancy or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. Unless this Permit has been revoked by the City of San Diego the property included by reference within this Permit shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the Development Services Department.
4. This Permit is a covenant running with the subject property and shall be binding upon the Owner/Permittee and any successor or successors, and the interests of any successor shall be subject to each and every condition set out in this Permit and all referenced documents.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
7. In accordance with authorization granted to the City of San Diego from the United States Fish and Wildlife Service [USFWS] pursuant to Section 10(a) of the ESA and by the California Department of Fish and Game [CDFG] pursuant to Fish and Game Code section 2835 as part of the Multiple Species Conservation Program [MSCP], the City of San Diego through the issuance of this Permit hereby confers upon Owner/Permittee the status of Third Party Beneficiary as

provided for in Section 17 of the City of San Diego Implementing Agreement [IA], executed on July 16, 1997, and on file in the Office of the City Clerk as Document No. OO-18394. Third Party Beneficiary status is conferred upon Owner/Permittee by the City: (1) to grant Owner/Permittee the legal standing and legal right to utilize the take authorizations granted to the City pursuant to the MSCP within the context of those limitations imposed under this Permit and the IA, and (2) to assure Owner/Permittee that no existing mitigation obligation imposed by the City of San Diego pursuant to this Permit shall be altered in the future by the City of San Diego, USFWS, or CDFG, except in the limited circumstances described in Sections 9.6 and 9.7 of the IA. If mitigation lands are identified but not yet dedicated or preserved in perpetuity, maintenance and continued recognition of Third Party Beneficiary status by the City is contingent upon Owner/Permittee maintaining the biological values of any and all lands committed for mitigation pursuant to this Permit and of full satisfaction by Owner/Permittee of mitigation obligations required by this Permit, as described in accordance with Section 17.1D of the IA.

8. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial modifications to the building and site improvements to comply with applicable building, fire, mechanical and plumbing codes and State law requiring access for disabled people may be required.

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

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

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

11. The applicant shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, including, but not limited to, any to any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify applicant of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, and hold harmless the City

or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, applicant shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and applicant regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the applicant shall not be required to pay or perform any settlement unless such settlement is approved by applicant.

12. The owner/permittee shall comply with all conditions of Coastal Development Permit No. 10728, Site Development Permit No. 10727, Special Use Permit No. 10729, and Planned Development Permit No. 80680 of Project No. 6162, except that condition numbers 50 (concerning the minimum number of required parking spaces) and 56 (concerning the maximum student enrollment) shall be superseded by this permit in particular condition Nos. 15 and 16.

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

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

14. The Owner/Permittee shall comply with the Mitigation, Monitoring, and Reporting Program (MMRP) as specified in the Mitigated Negative Declaration Project No. 6162, satisfactory to the Development Services Department and City Engineer.

PLANNING/DESIGN REQUIREMENTS:

15. No fewer than 197 (257 provided) off-street parking spaces shall be maintained on the property at all times in the approximate locations shown on the approved Exhibit "A." Parking spaces shall comply at all times with the SDMC and shall not be converted for any other use unless otherwise authorized by the Development Services Department.

16. The maximum enrollment at any time shall not exceed 800 students.

17. This permit substantially conforms to Planned Development Permit No. 80680 and Site Development Permit No. 10727.

INFORMATION ONLY:

- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this development permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code §66020.
- This development may be subject to impact fees at the time of construction permit issuance

APPROVED by the Hearing Officer of the City of San Diego on June 4, 2008.

Permit Type/PTS Approval No. 147307

Date of Approval: June 4, 2008

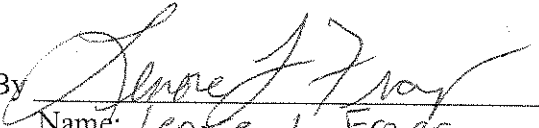
AUTHENTICATED BY THE DEVELOPMENT SERVICES DEPARTMENT


Farah Mahzari
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.

The Bishop's School
Owner/Permittee

By 
Name: Lenore L. Fraga
Title: Chief Operating & Financial Officer

Owner/Permittee

By _____
Name: _____
Title: _____

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

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of San Diego

On August 19, 2008

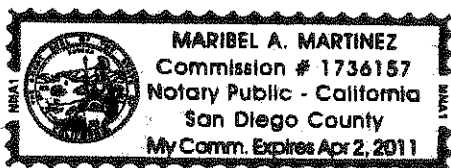
Date

before me, Maribel A. Martinez, Notary Public

Here Insert Name and Title of the Officer

personally appeared Farah Mahzari

Name(s) of Signer(s)



who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: The Bishop's School/PTS#147307/CDP NO.518943/CUP NO.518944

Document Date: June 4, 2008

Number of Pages: 5

Signer(s) Other Than Named Above: N/A

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer is Representing: _____

RIGHT THUMBPRINT
OF SIGNER

Top of thumb: here

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer is Representing: _____

RIGHT THUMBPRINT
OF SIGNER

Top of thumb: here

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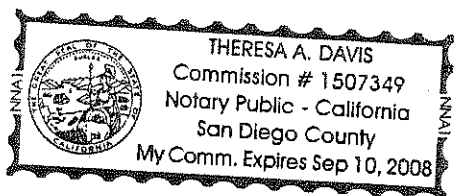
CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of San Diego

On July 29, 2008 before me, Theresa A. Davis, Notary Public

personally appeared Jenore L. Fraga



who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Place Notary Seal Above

Signature Theresa A. Davis
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Coastal Development Permit No. 512943

Document Date: 6/14/08 Number of Pages: 5

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: Jenore L. Fraga

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: Chief Operating Financial Officer

Signer Is Representing: _____

The Bishop's School

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

ORIGINAL

HEARING OFFICER
RESOLUTION NO. HO-6012
COASTAL DEVELOPMENT PERMIT NO. 518943 Amending CDP No. 10728
CONDITIONAL USE PERMIT NO. 518944 Amending Special Use Permit No. 10729
BISHOP'S SCHOOL

WHEREAS, Bishop's School, a California Corporation, Owner/Permittee, filed an application with the City of San Diego for a Coastal Development Permit No. 518934 and Conditional Use Permit No. 518944 to increase the allowed number of students from 725 students to 800 students (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated CDP Permit No. 518943 and CUP No. 518944, on portions of a 9.96-acre site;

WHEREAS, the project site is located at 7607 La Jolla Boulevard within Zone 5 and Zone 6 of the La Jolla Planned District;

WHEREAS, the project site is legally described as Lots, 1-10, 12, 13, 36, 37, and 41-46, Block 18, La Jolla Park, Map No. 352, Lots 1-20, Block 19, La Jolla Park, Map No. 352;

WHEREAS, on June 4, 2008, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. 518943 and Conditional Use Permit No. 518944 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 as follows:

That the Hearing Officer adopts the following written Findings, dated June 4, 2008.

FINDINGS:

A. Coastal Development Permit - Section 126.0708

1. **The proposed coastal development will not encroach upon any existing physical access way that is legally used by the public or any proposed public accessway identified in a Local Coastal Program land use plan; and the proposed coastal development will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program land use plan:** The proposed Coastal Development Permit is an amendment to previously approved CDP No. 10728 and Special Use Permit No. 10729 to increase the number of students from 725 students to 800 students. There is no physical construction proposed with this application. The 9.96-acre project site is currently developed with an existing private school about two blocks from the coastline. This increase in the maximum number of students will not encroach upon any existing physical access way that is legally used by the public or any proposed public accessway identified in a Local Coastal Program land use plan; and the proposed coastal development will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program land use plan.

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2. The proposed coastal development will not adversely affect environmentally sensitive lands: The 9.96-acre site is currently developed with an existing private school within an urbanized area. The project site does not contain any form of environmentally sensitive lands. The proposed project was exempt from environmental review per Article 19, Section 15322 (Educational or Training Programs with no physical changes).

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 proposal is an increase in the allowed number of students from 725 students to 800 students for an existing private school. The increase in students is proposed through an amendment to previously approved Coastal Development Permit and Special Use permit. The project site has a land use designation of Schools and Medium Density Residential by the La Jolla Community Plan and the La Jolla, La Jolla Shores Local Coastal Plan. The project site is in Zones 5 and 6 of the La Jolla Planned District and the proposed increase in the number of students was found to conform with all of the development regulations of the zones and it is consistent with those land use designations through a Conditional Use Permit amending the previously approved Special Use Permit.

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 9.96-acre site is currently developed with an existing private school, the site is not located between the first public road and the sea or coastline. The site is fully developed at this time and there is no physical construction proposed with this application. The project site takes access off the existing adjacent streets and an adjacent alley.

B. Conditional Use Permit - Section 126.0305

1. The proposed development will not adversely affect the applicable land use plan: The 9.96-acre project site has a land use designation of School and Medium Density Residential use by the La Jolla Community Plan. The proposed addition to the number of students was found to be consistent with those two land use designations. The project site is in Zones 5 and 6 of the La Jolla Planned District and the proposal was found to conform with all of the development regulations of those zones. Therefore, the proposal will not adversely affect the applicable land use plan.

2. The proposed development will not be detrimental to the public health, safety, and welfare: The proposed increase in the number of students was reviewed by the City's Environmental Analysis Section. The proposed project was exempt from environmental review per Article 19, Section 15322 (Educational or Training Programs with no physical changes). Therefore, the proposed project will not be detrimental to the public health, safety, and welfare.


3. The proposed development will comply to the maximum extent feasible with the regulations of the Land Development Code: The proposed addition to the maximum number of students for an existing private school was found to comply with all of the

ORIGINAL

development regulations for this site and development regulations of Zones 5 and 6 of the La Jolla Planned District.

4. The proposed use is appropriate at the proposed location: The use is existing at this location and the proposal to increase the number of students from 725 students to 800 students was found to be consistent with the overall development of the site.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the COASTAL DEVELOPMENT PERMIT NO. 518943 Amending CDP No. 10728 and CONDITIONAL USE PERMIT NO. 518944 Amending Special Use Permit No. 10729 is hereby GRANTED by the HEARING OFFICER to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. CDP NO. 518943 and CUP NO. 518944, a copy of which is attached hereto and made a part hereof.



Farah Manzar
Development Project Manager
Development Services

Adopted on: June 4, 2008

Job Order No. 43-0106

cc: Legislative Recorder, Planning Department

ORIGINAL

The Bishop's School

Coastal Development Permit Approval No. 2593324
Conditional Use Permit Approval No. 2593325
Planned Development Permit Approval No. 2593326
Site Development Permit Approval No. 2593327
Right of Way Vacation Approval No. 2593328

The map shows the Old Ravina Street Location, bounded by Cuvier St. to the north and south, and La Jolla Blvd. to the east. The site is divided into two main zones: the LJPD-6 Cultural Zone on the left and the LJPD-5 Multi-Family Zone on the right. Key buildings include the Ellen Browning Scripps Hall, Egan May Street Artistic Center, Scripps Hall, Performing Arts Facility, Stephen Langford Center, Art Center, and Old Ravina Street Location. A dashed line indicates the boundary between the two zones. A note in the top right corner states: 'Structures to be removed. See Sheet A1.0. Parcel being added to property.' A legend in the bottom right corner lists the following overlay zones: Coastal Height Limit Overlay Zone, Coastal Overlay Zone, Parking Impact Overlay Zone, Residential Tandem Parking Overlay Zone, and Transit Area Overlay Zone.

DRAPER AVE

Structures to be removed. See Sheet A1.0. Parcel being added to property.

Season Center

7502 7504 7506 Draper

LJPD-6 Cultural Zone

LJPD-5 Multi-Family Zone

CUIVIER ST.

Sports Deck with Underground Parking

CUIVIER ST.

Old Ravina Street Location

LA JOLLA BLVD

Overlay Zones:

- Coastal Height Limit Overlay Zone
- Coastal Overlay Zone
- Parking Impact Overlay Zone
- Residential Tandem Parking Overlay Zone
- Transit Area Overlay Zone

1. Conditional Use Permit (CUP) No. 10-301-1, passed and adopted by the Planning Commission on October 16, 1980
2. Conditional Use Permit (CUP) No. 10-301-2, passed and adopted April 1, 1982
3. Planning Commission Resolution No. 4509, granting Conditional Use Permit (CUP) No. 83-0403 (Amendment to Conditional Use Permit No. 10-301-2), passed and adopted by the Planning Commission on September 1, 1983
4. Conditional Use Permit (CUP)(La Jolla Planning District Permit/Special Use Permit (Amendment to CUP No. 83-0403) No. 94-0152, adopted by Planning Director of the City of San Diego on March 16, 1994)
5. Coastal Development Permit (CDP)(La Jolla Planned District Permit (LJC)/Special Use Permit (SUP) Amendment No. 94-0335 (Amendment CDP/LJC/SUP No. 94-0152 and CUP No. 83-0403), approved November 1, 1995
6. Site Development and Coastal Development Permit No. 41-0217 - MMRP (Amendment to CDP, LJC and SUP Permit No. 94-0335), adopted by City of San Diego Hearing Officer on September 12, 2001
7. Coastal Development Permit (CDP) No. 10728/Site Development Permit (SDP) No. 10727/Special Use Permit (SUP) No. 10729/Planned Development Permit (PDP) No. 80680 (Amendment to SDP/CDP No. 41-0217), approved March 23, 2004
8. Coastal Development Permit (CDP) No. 518943 and Conditional Use Permit (CUP) No. 518944 (Amendment to CDP No. 10728 and SUP No. 10729), approved June 4, 2008
9. The permit approvals associated with this project are as follows:
 - Coastal Development Permit Approval No. 2593324
 - Conditional Use Permit Approval No. 2593325
 - Planned Development Permit Approval No. 2593326
 - Site Development Permit Approval No. 2593327
 - Right of Way Vacation Approval No. 2593328

Name	Area
Basement	5,019 SF
On-Grade Level	5,045 SF
Level 02	2,754 SF
Level 02	302 SF
Total	13,120 SF

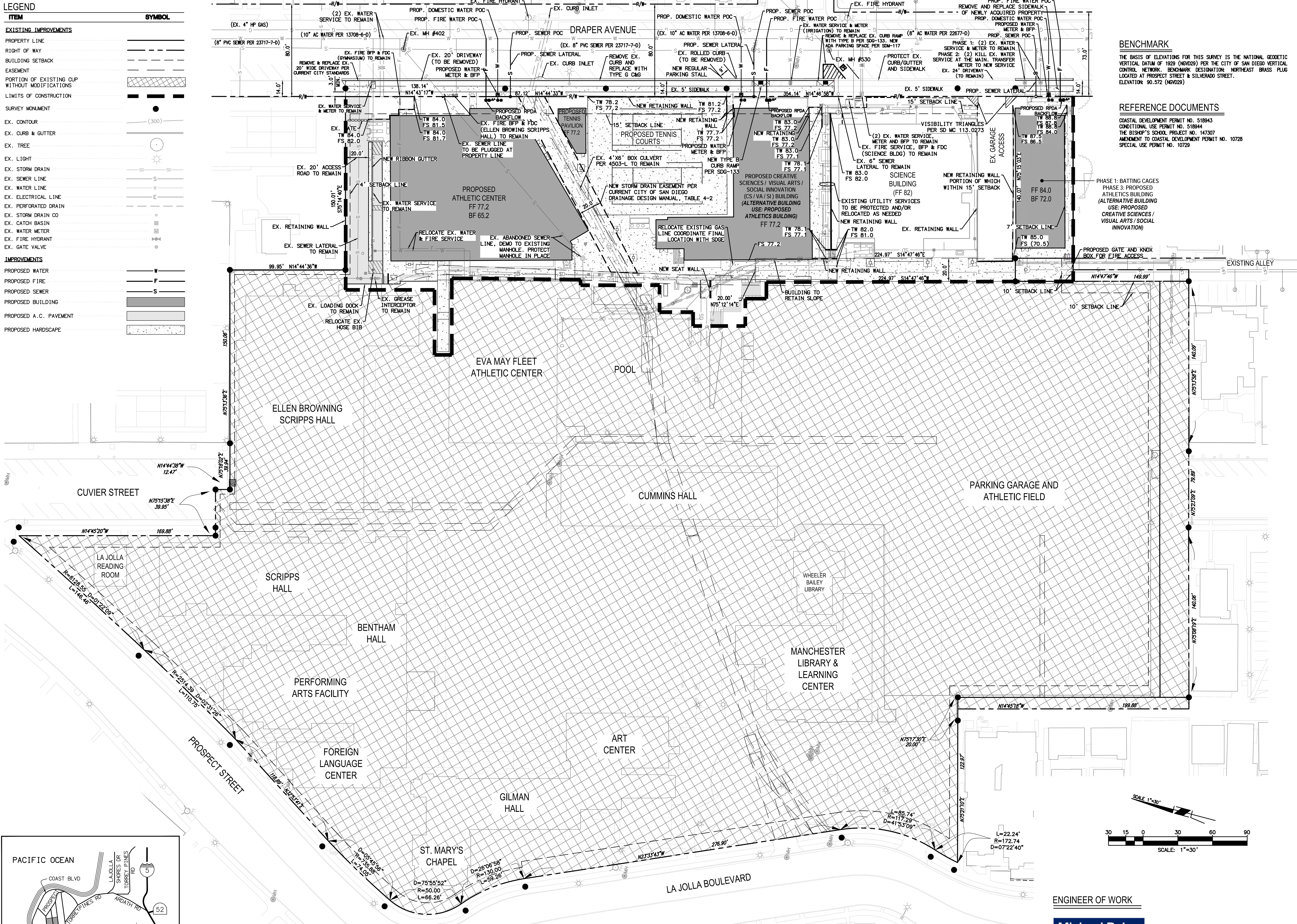
Gymnasium Building (including Tennis Pavilion): IIIB
Creative Sciences / Visual Arts Building: VB
Athletics Building: VB

7552, 7554, 7556 Draper Avenue

Geotechnical Engineer: NOVA Services, Inc.
4373 Viewridge Avenue, Suite B
San Diego, CA 92123
858.292.7575
Contact: Wail Mokhtar

- T1.0 Title Sheet
- C1.1 Civil Site Plan
- C2.1 Grading and Drainage Plan
- C3.1 Encumbrance Exhibit
- C4.1 Existing Topography Exhibit
- A1.0 Existing Site Plan (for reference only)
- A1.1 Site Plan
- A1.2 Site Sections
- A2.0 Plans - Athletic Center
- A2.1 Plans - Creative Sciences / Visual Arts / Social Innovation
- A2.2 Plans - Athletics Building
- A3.0 Elevations - Athletic Center / Tennis Pavilion
- A3.1 Elevations - Creative Sciences / Visual Arts / Social Innovation
- A3.2 Elevations - Athletics Building
- L1.0 Landscape Plan
- L2.0 Landscape Notes and Zone 6 Landscape Calculations
- L3.0 Landscape Legend and Elevation
- L4.0 Zone 5 Exhibit & Calculations

ITEM	SYMBOL
EXISTING IMPROVEMENTS	
PROPERTY LINE	---
RIGHT OF WAY	---
BUILDING SETBACK	---
EASEMENT	---
PORTION OF EXISTING CUP WITHOUT MODIFICATIONS	---
LIMITS OF CONSTRUCTION	---
SURVEY MONUMENT	●
EX. CONTOUR	(300)
EX. CURB & GUTTER	---
EX. TREE	---
EX. LIGHT	---
EX. STORM DRAIN	---
EX. SEWER LINE	---
EX. WATER LINE	---
EX. ELECTRICAL LINE	---
EX. PERFORATED DRAIN	---
EX. STORM DRAIN CO	---
EX. CATCH BASIN	---
EX. WATER METER	---
EX. FIRE HYDRANT	---
EX. GATE VALVE	---
IMPROVEMENTS	
PROPOSED WATER	---
PROPOSED FIRE	---
PROPOSED SEWER	---
PROPOSED BUILDING	---
PROPOSED A.C. PAVEMENT	---
PROPOSED HARDCAPE	---

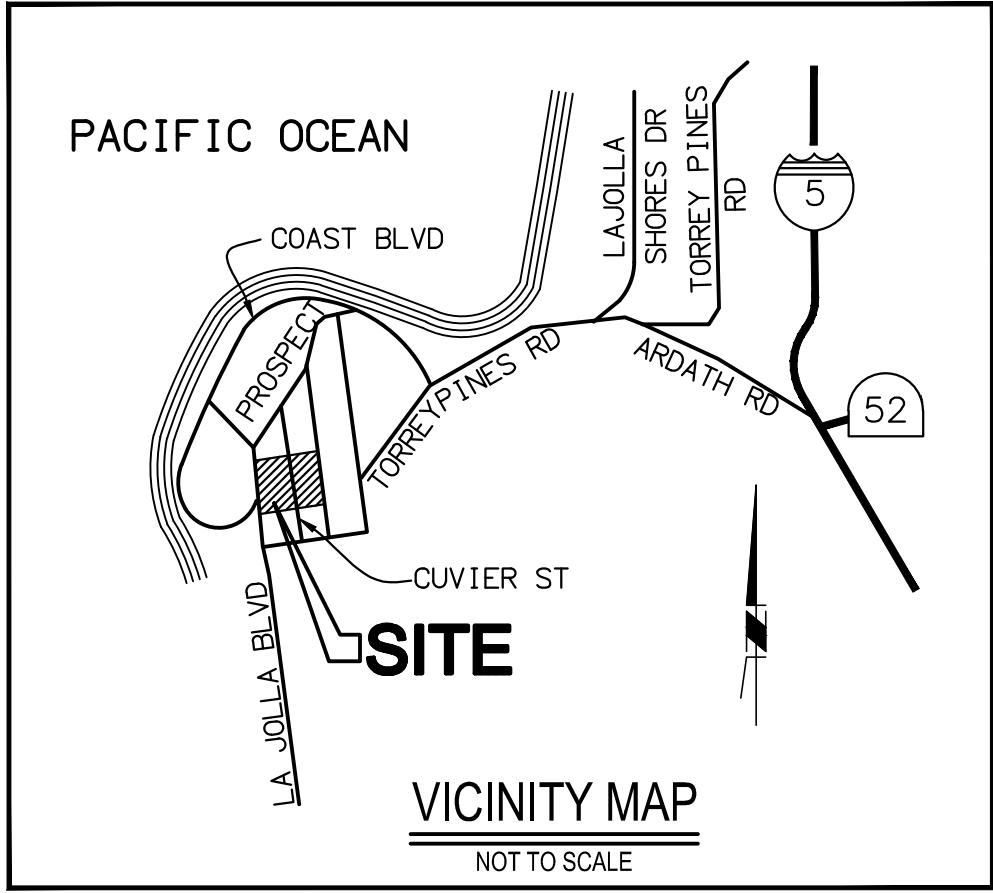


BENCHMARK

THE BASIS OF ELEVATIONS FOR THIS SURVEY IS THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29) PER THE CITY OF SAN DIEGO VERTICAL CONTROL NETWORK. BENCHMARK DESIGNATION: NORTHEAST BRASS PLUG LOCATED AT PROSPECT STREET & SILVERADO STREET. ELEVATION: 90.572 (NGVD29)

REFERENCE DOCUMENTS

COASTAL DEVELOPMENT PERMIT NO. 518943
 CONDITIONAL USE PERMIT NO. 518944
 THE BISHOP'S SCHOOL PROJECT NO. 147307
 AMENDMENT TO COASTAL DEVELOPMENT PERMIT NO. 10728
 SPECIAL USE PERMIT NO. 10729



THE BISHOP'S SCHOOL CIVIL SITE PLAN

ENGINEER OF WORK

Michael Baker INTERNATIONAL

9755 Claremont Mesa Blvd., San Diego, CA 92124
 Phone: (619) 514-6000 • MB@MBINTERNATIONAL.COM



DATE: 07/18/2023

The Bishop's School
 7607 La Jolla Blvd.
 La Jolla, CA 92037

Civil Site Plan

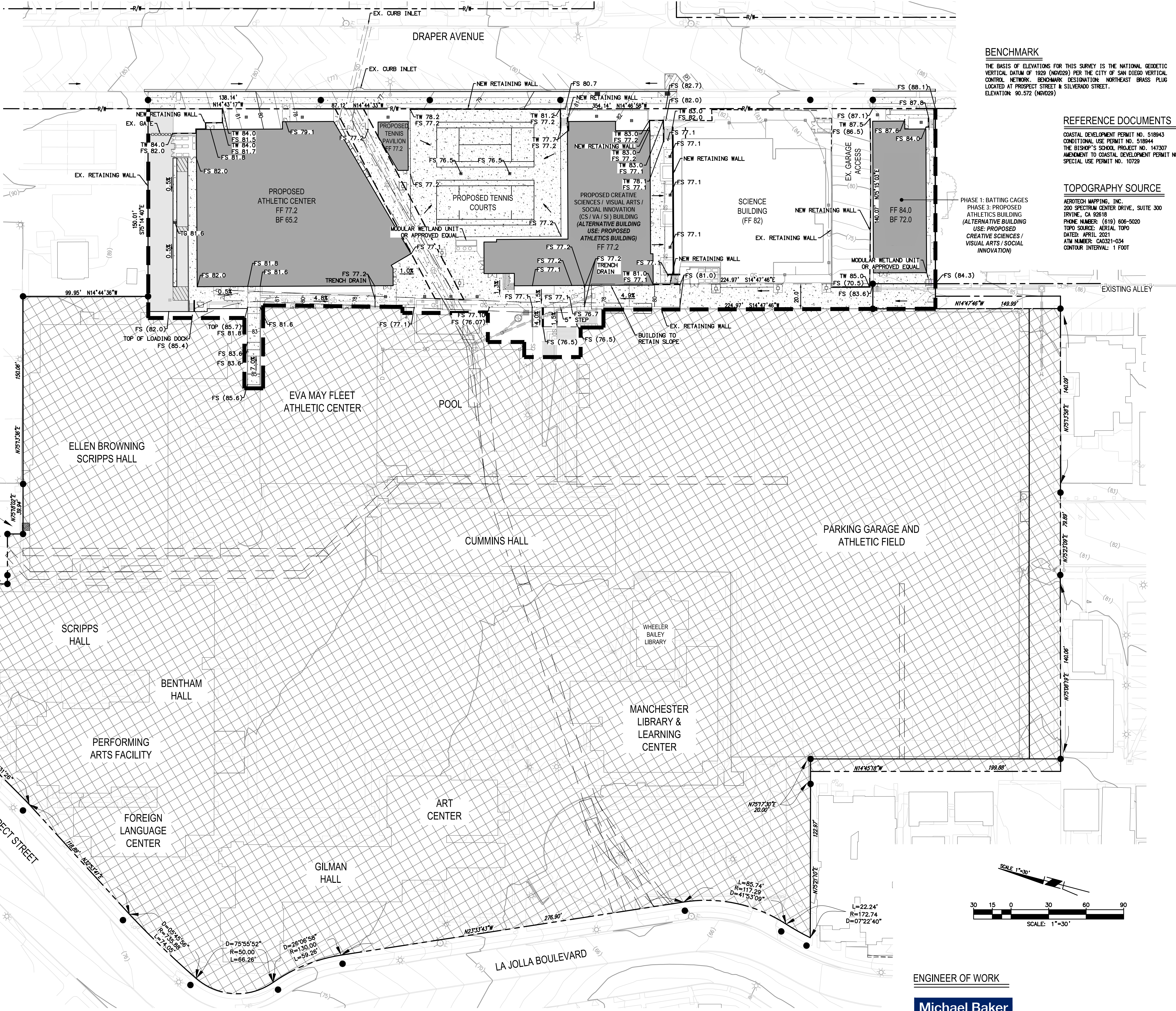
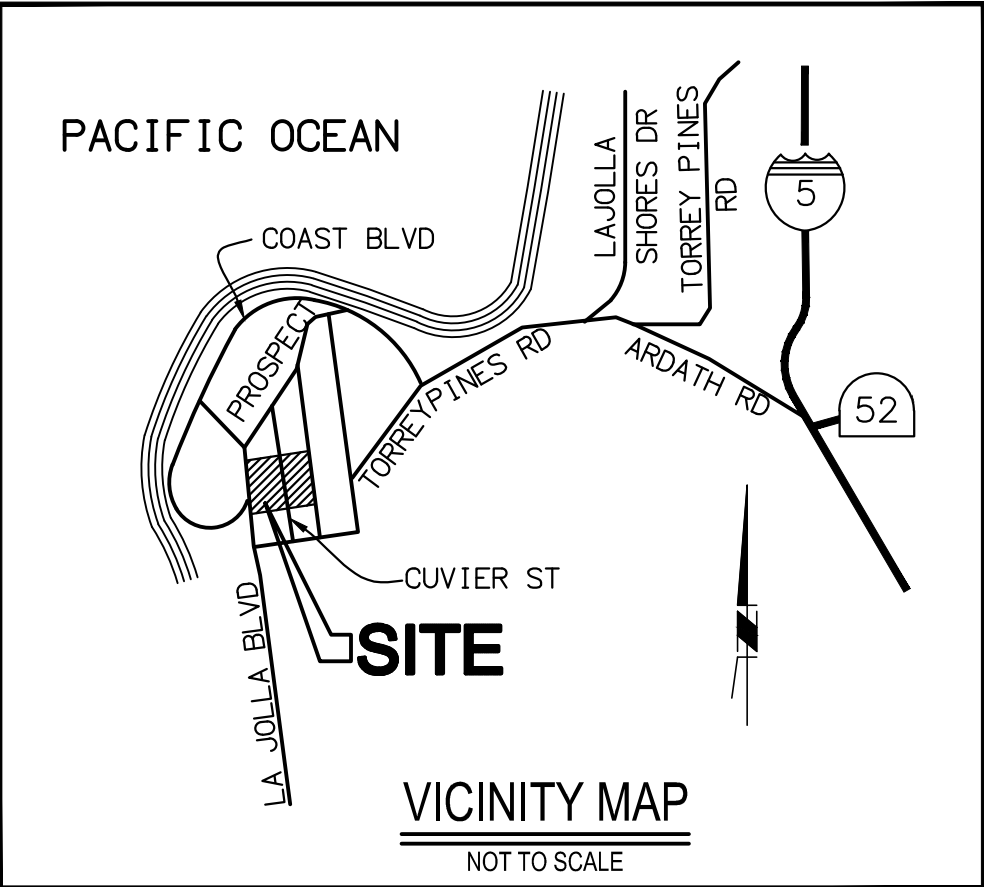
Description	Issue Date
Amendment	09 October 2023
Submittal 04	
Amendment	19 December 2023
Submittal 05	

C1.1
 Sheet 2 of 18

ITEM	SYMBOL
EXISTING IMPROVEMENTS	
PROPERTY LINE	---
RIGHT OF WAY	---
BUILDING SETBACK	---
EASEMENT	---
PORTION OF EXISTING CUP WITHOUT MODIFICATIONS	---
LIMITS OF CONSTRUCTION	---
SURVEY MONUMENT	
EX. CONTOUR	(300)
EX. CURB & GUTTER	---
EX. TREE	---
EX. LIGHT	---
EX. STORM DRAIN	---
EX. SEWER LINE	S
EX. WATER LINE	W
EX. ELECTRICAL LINE	E
EX. PERFORATED DRAIN	---
EX. STORM DRAIN CO	---
EX. CATCH BASIN	---
EX. WATER METER	---
EX. FIRE HYDRANT	---
EX. GATE VALVE	---

GRADING TABULATIONS

TOTAL AMOUNT OF SITE TO BE GRADED: AREA 1.66 AC., PERCENT OF TOTAL SITE 15.0%
AMOUNT OF CUT: 10,700 CUBIC YARDS AND MAXIMUM DEPTH OF CUT: 20 FEET.
AMOUNT OF FILL: 300 CUBIC YARDS AND MAXIMUM DEPTH OF FILL: 1 FEET
MAXIMUM HEIGHT OF FILL SLOPE(S): 0 FEET 2:1 SLOPE RATIO.
MAXIMUM HEIGHT OF CUT SLOPE(S): 5 FEET 2:1 SLOPE RATIO.
AMOUNT OF EXPORT SOIL: 10,000 CUBIC YARDS.
RETAINING/ORIB WALLS: LENGTH 200 FEET; MAXIMUM HEIGHT 4 FEET.
MAXIMUM EXCAVATION DEPTH 20 FEET, MAXIMUM UTILITY TRENCH EXCAVATION 25 FEET



BENCHMARK
THE BASIS OF ELEVATIONS FOR THIS SURVEY IS THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29) PER THE CITY OF SAN DIEGO VERTICAL CONTROL NETWORK. BENCHMARK DESIGNATION: NORTHEAST BRASS PLUG LOCATED AT PROSPECT STREET & SILVERADO STREET. ELEVATION: 90.572 (NGVD29)

REFERENCE DOCUMENTS
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CONDITIONAL USE PERMIT NO. 518944
THE BISHOP'S SCHOOL PROJECT NO. 147307
AMENDMENT TO COASTAL DEVELOPMENT PERMIT NO. 10728
SPECIAL USE PERMIT NO. 10729

TOPOGRAPHY SOURCE
AEROTECH MAPPING, INC.
200 SPECTRUM CENTER DRIVE, SUITE 300
IRVINE, CA 92618
PHONE NUMBER: (619) 606-5020
USE: PROPOSED
CREATIVE SCIENCES /
VISUAL ARTS / SOCIAL
INNOVATION
DATED: APRIL 2021
ATM NUMBER: CA0321-034
CONTOUR INTERVAL: 1 FOOT

PHASE 1: BATTING CAGES
PHASE 3: PROPOSED
ATHLETICS BUILDING
(ALTERNATIVE BUILDING
USE: PROPOSED
CREATIVE SCIENCES /
VISUAL ARTS / SOCIAL
INNOVATION)

ENGINEER OF WORK

Michael Baker

INTERNATIONAL
9755 Claremont Mesa Blvd., San Diego, CA 92124
Phone: (619) 614-6000, MB@MBERINTL.COM

SCOTT A. DAVIS RCE 72281 EXP. 6/30/24

DATE: 05/26/2023



THE BISHOP'S SCHOOL
GRADING AND DRAINAGE PLAN

The Bishop's School
7607 La Jolla Blvd.
La Jolla, CA 92037

Grading and Drainage Plan

Description	Issue Date
Amendment	09 October 2023
Submital 04	
Amendment	19 December 2023
Submital 05	

C2.1
Sheet 3 of 18

ITEM	SYMBOL
EXISTING IMPROVEMENTS	
PROPERTY LINE
RIGHT OF WAY	-----
BUILDING SETBACK	-----
EASEMENT	-----
PORTION OF EXISTING CUP WITHOUT MODIFICATIONS
PROPOSED ALLEY VACATION
LIMITS OF CONSTRUCTION	
SURVEY MONUMENT

EXISTING EASEMENTS

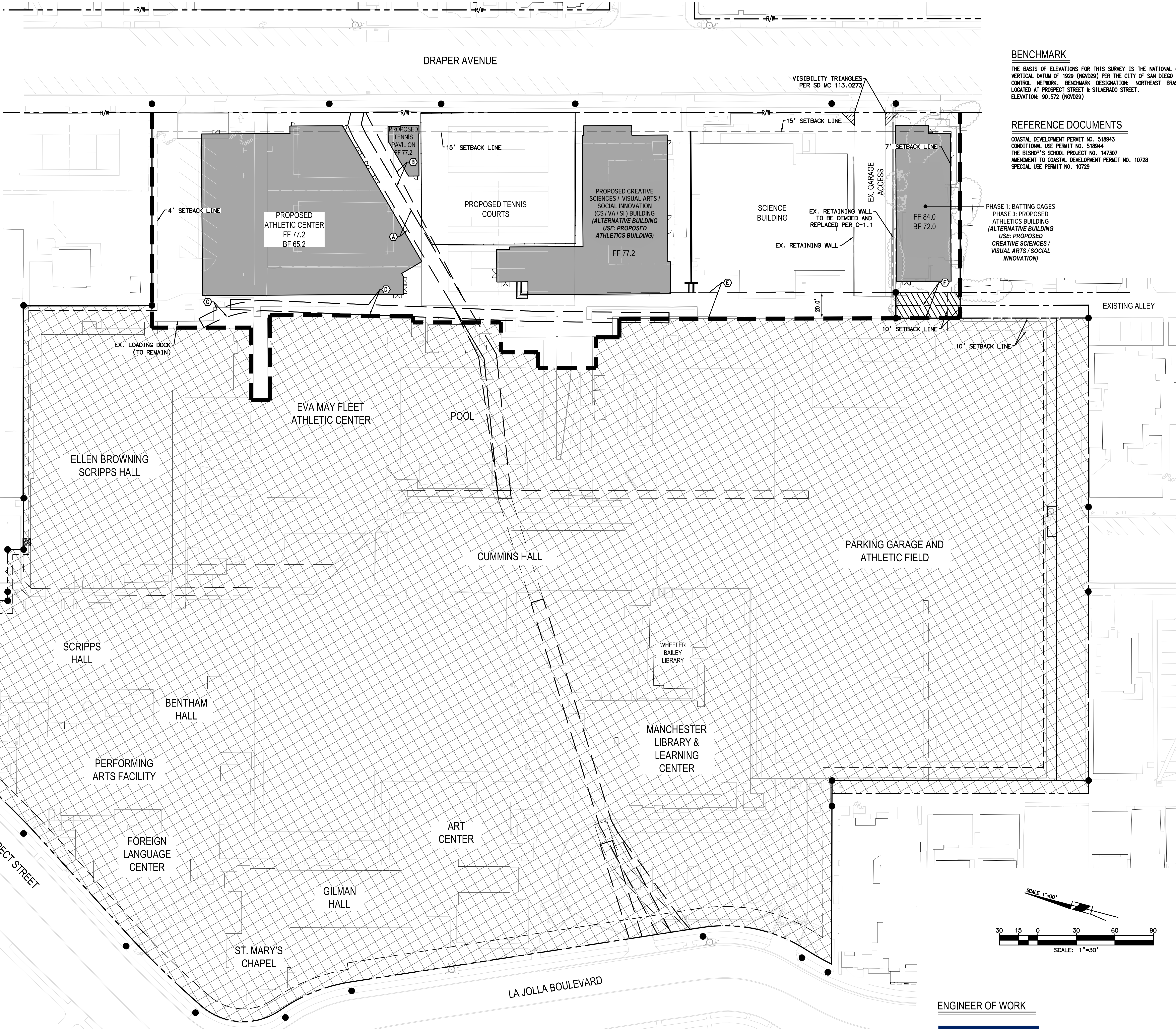
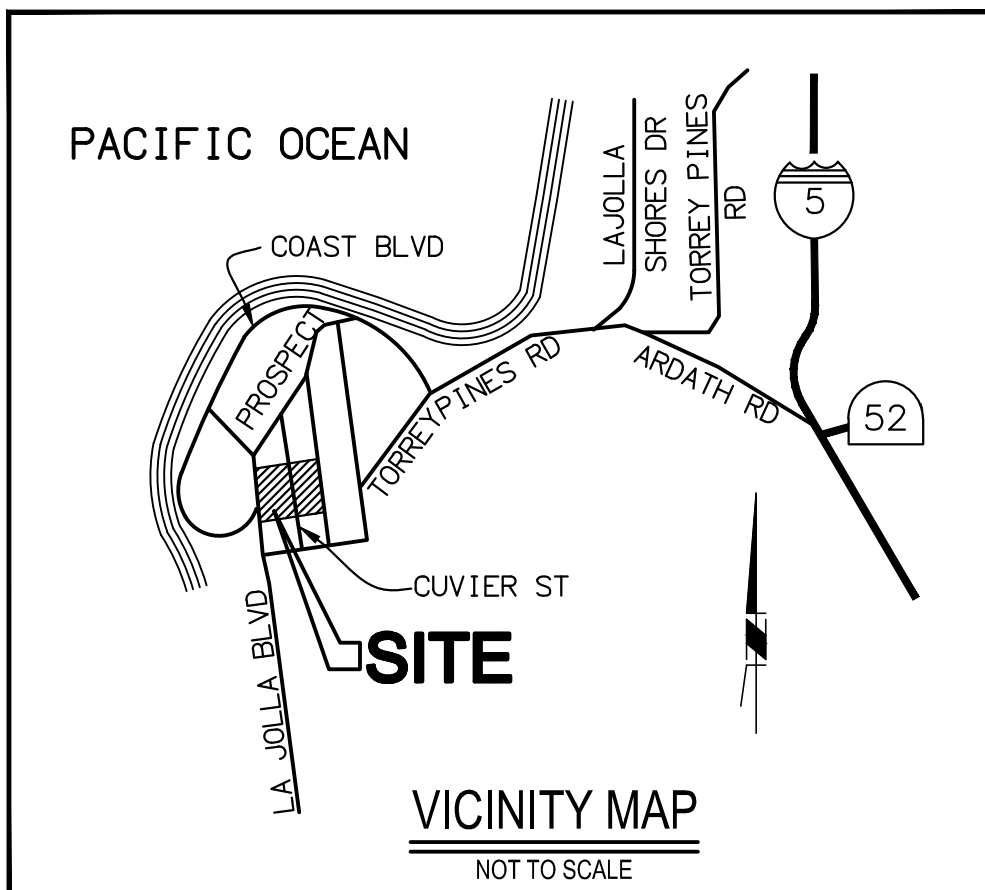
- (A) 10' WIDE EASEMENT FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF A STORM DRAIN, DRAIN PIPES, CULVERTS, WATER PIPES, SEWERS AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 21, 1929 IN BOOK 1713, PAGE 184. IN FAVOR OF : THE CITY OF SAN DIEGO
- (B) DRAINAGE EASEMENT GRANTED PER PARCEL MAP 19523
- (C) 8' WIDE EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 26, 1968 AS INSTRUMENT NO. 32187. IN FAVOR OF: SAN DIEGO GAS AND ELECTRIC COMPANY
- (D) 8' WIDE EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED JANUARY 12, 1968 AS INSTRUMENT NO. 6891. IN FAVOR OF: SAN DIEGO GAS AND ELECTRIC COMPANY
- (E) 20' WIDE "ENCROACHMENT MAINTENANCE AND REMOVAL AGREEMENT" RECORDED MAY 29, 2007 AS INSTRUMENT NO. 2007-0360427
- (F) PORTION OF ALLEY (REVERSIONARY RIGHTS)

MAPPING SOURCE

ALTA SURVEY
ACQUINE SURVEY, INC.
1919 GRAND AVENUE, SUITE 16
FILE NUMBER: 1284-09
DATED: MARCH 24, 2010
SAN DIEGO, CA 92019
(858) 483-6665

PRELIMINARY REPORT

FIRST AMERICAN TITLE COMPANY
1250 CORONA POINTE COURT, SUITE 200
CORONA, CA 92679
ORDER NUMBER: NMSC-6533939 (06)
DATED: JULY 28, 2021
TITLE OFFICER: DEREK GRAY
PHONE: (951) 256-5880
EMAIL: DGRAY@FIRSTAM.COM

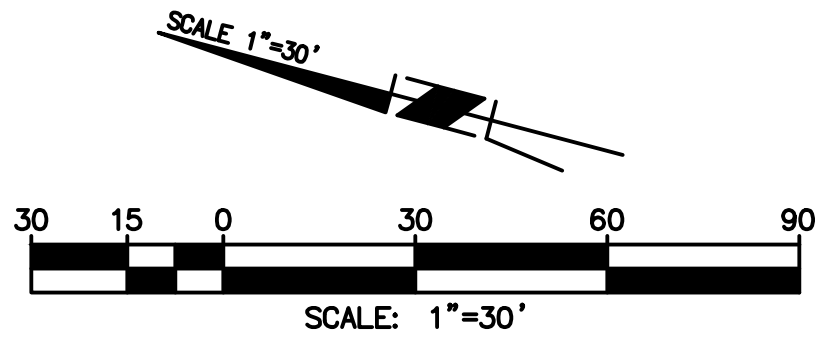


BENCHMARK

THE BASIS OF ELEVATIONS FOR THIS SURVEY IS THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29) PER THE CITY OF SAN DIEGO VERTICAL CONTROL NETWORK. BENCHMARK DESIGNATION: NORTHEAST BRASS PLUG LOCATED AT PROSPECT STREET & SILVERADO STREET. ELEVATION: 90.572 (NGVD29)

REFERENCE DOCUMENTS

COASTAL DEVELOPMENT PERMIT NO. 518943
CONDITIONAL USE PERMIT NO. 518944
THE BISHOP'S SCHOOL PROJECT NO. 147307
AMENDMENT TO COASTAL DEVELOPMENT PERMIT NO. 10728
SPECIAL USE PERMIT NO. 10729



ENGINEER OF WORK

Michael Baker

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Phone: (619) 514-6000 • MB@MBERINTL.COM

SCOTT A. DAVIS RCE 72281 EXP. 6/30/24

DATE: 05/26/2023



The Bishop's School
7607 La Jolla Blvd.
La Jolla, CA 92037

Encumbrance Exhibit

Description	Issue Date
Amendment	09 October 2023
Submittal 04	
Amendment	19 December 2023
Submittal 05	

C3.1
Sheet 4 of 18

ITEM	SYMBOL
EXISTING IMPROVEMENTS	
PROPERTY LINE	---
RIGHT OF WAY	---
BUILDING SETBACK	---
EASEMENT	---
PORTION OF EXISTING CUP WITHOUT MODIFICATIONS	XXXXXX
LIMITS OF CONSTRUCTION	---
SURVEY MONUMENT	●
EX. CONTOUR	(300)
EX. CURB & GUTTER	---
EX. TREE	●
EX. LIGHT	☼
EX. STORM DRAIN	---
EX. SEWER LINE	S
EX. WATER LINE	W
EX. ELECTRICAL LINE	E
EX. PERFORATED DRAIN	---
EX. STORM DRAIN CO	○
EX. CATCH BASIN	□
EX. WATER METER	⊞
EX. FIRE HYDRANT	⊞
EX. GATE VALVE	⊞

TOPOGRAPHY SOURCE

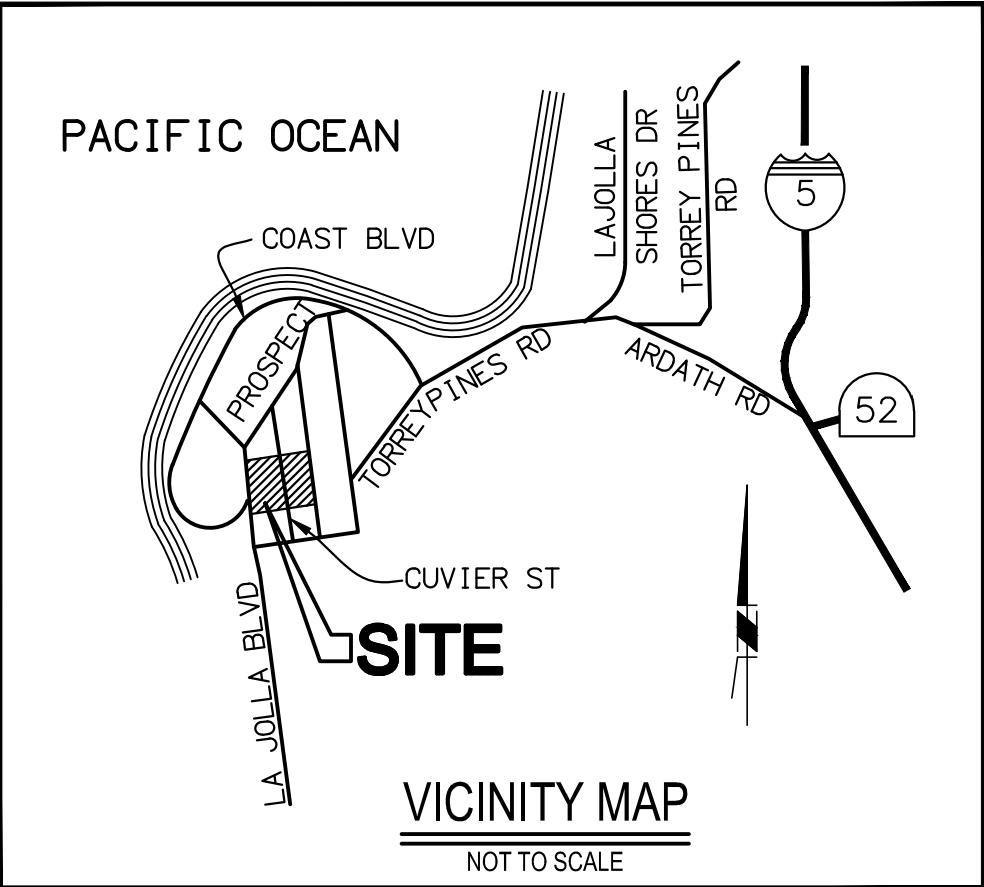
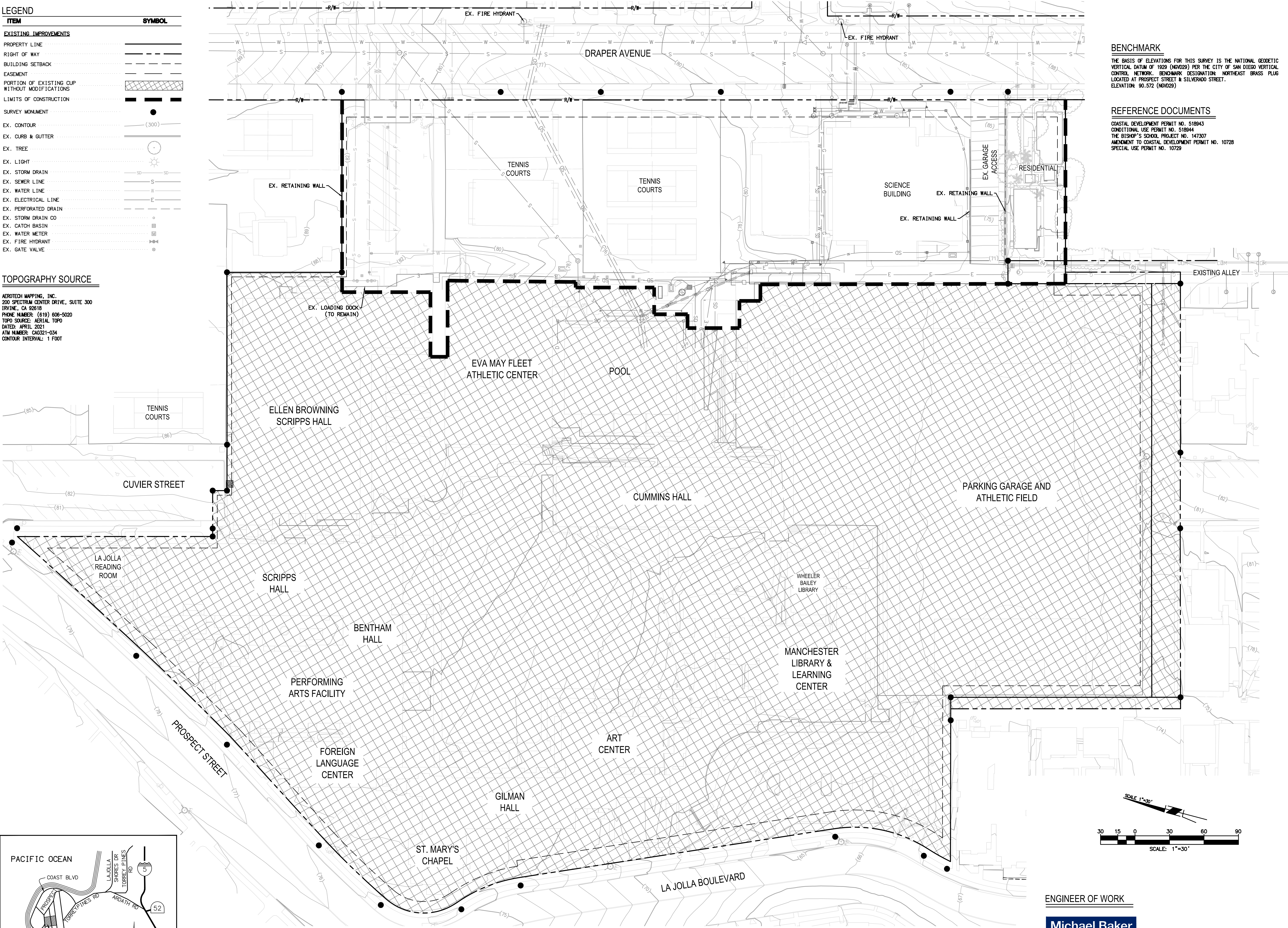
AEROTECH MAPPING, INC.
200 SPECTRUM CENTER DRIVE, SUITE 300
IRVINE, CA 92618
PHONE NUMBER: (619) 606-5020
TOPO SOURCE: AERIAL TOPO
DATED: APRIL 2021
ATM NUMBER: CA0321-034
CONTOUR INTERVAL: 1 FOOT

BENCHMARK

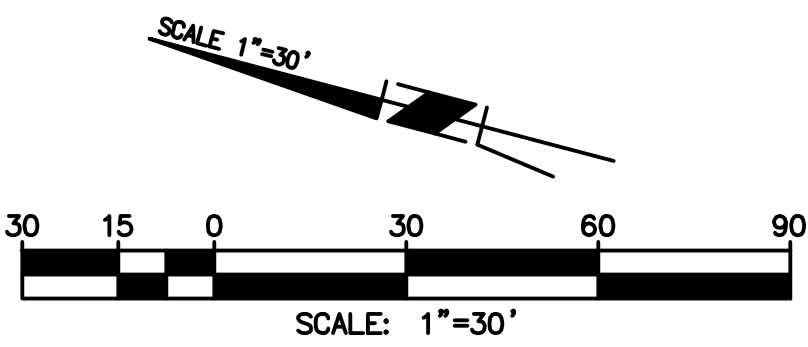
THE BASIS OF ELEVATIONS FOR THIS SURVEY IS THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29) PER THE CITY OF SAN DIEGO VERTICAL CONTROL NETWORK. BENCHMARK DESIGNATION: NORTHEAST BRASS PLUG LOCATED AT PROSPECT STREET & SILVERADO STREET. ELEVATION: 90.572 (NGVD29)

REFERENCE DOCUMENTS

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CONDITIONAL USE PERMIT NO. 518944
THE BISHOP'S SCHOOL PROJECT NO. 147307
AMENDMENT TO COASTAL DEVELOPMENT PERMIT NO. 10728
SPECIAL USE PERMIT NO. 10729



THE BISHOP'S SCHOOL
EXISTING TOPOGRAPHY EXHIBIT



ENGINEER OF WORK

Michael Baker

INTERNATIONAL

9755 Claremont Mesa Blvd., San Diego, CA 92124
Phone: (619) 514-6000 • MBAS@BENTL.COM

SCOTT A. DAVIS RCE 72281 EXP. 6/30/24

DATE: 05/26/2023



The Bishop's School
7607 La Jolla Blvd.
La Jolla, CA 92037

Existing Topography Exhibit

Description	Issue Date
Amendment	09 October 2023
Submittal 04	
Amendment	19 December 2023
Submittal 05	

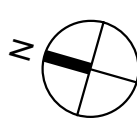
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Project No. 2033
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Existing Site Plan Legend

- Property Line
- - - Setback Line
- Existing Buildings

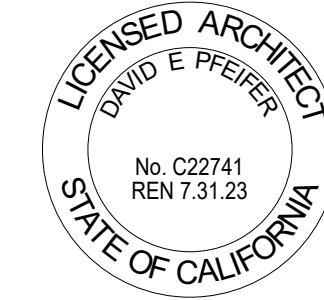
1 Existing Site Plan
1" = 30'-0"



Drawing Set Issue Schedule	
Description	Issue Date
Amendment	09 October 2023
Submittal 04	
Amendment	19 December 2023
Submittal 05	

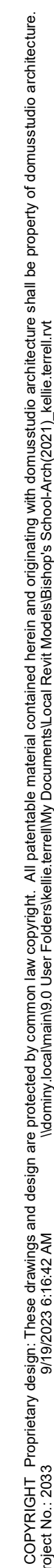
The Bishop's School
7607 La Jolla Blvd. La Jolla, CA 92037







Existing Site Plan (for reference only)

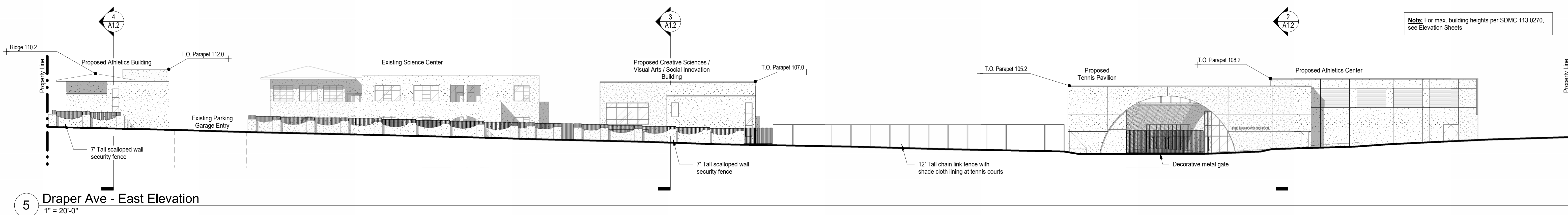
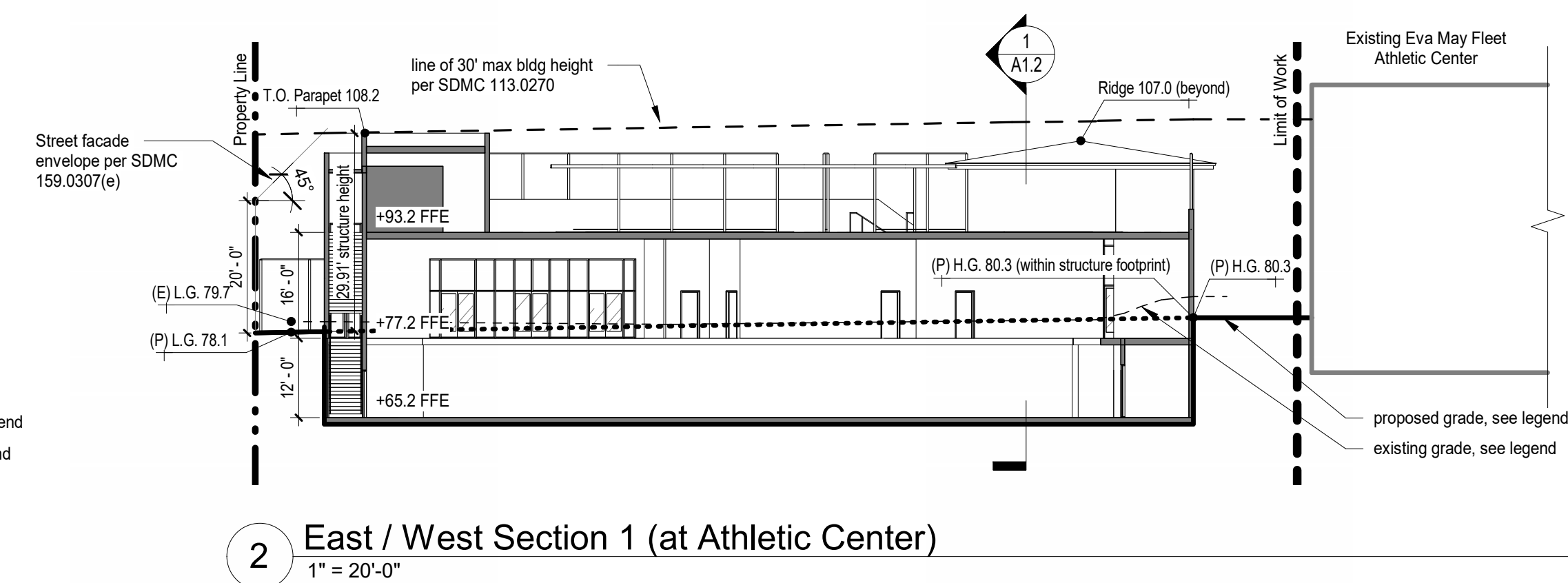
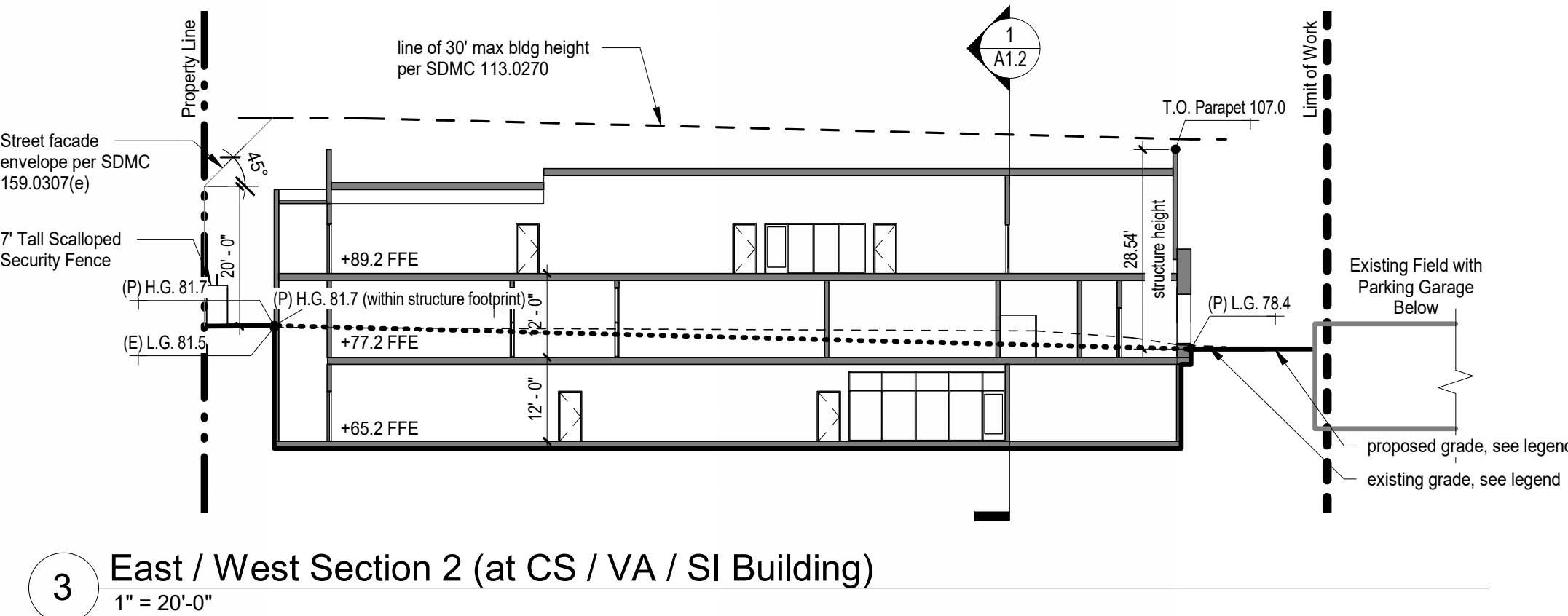
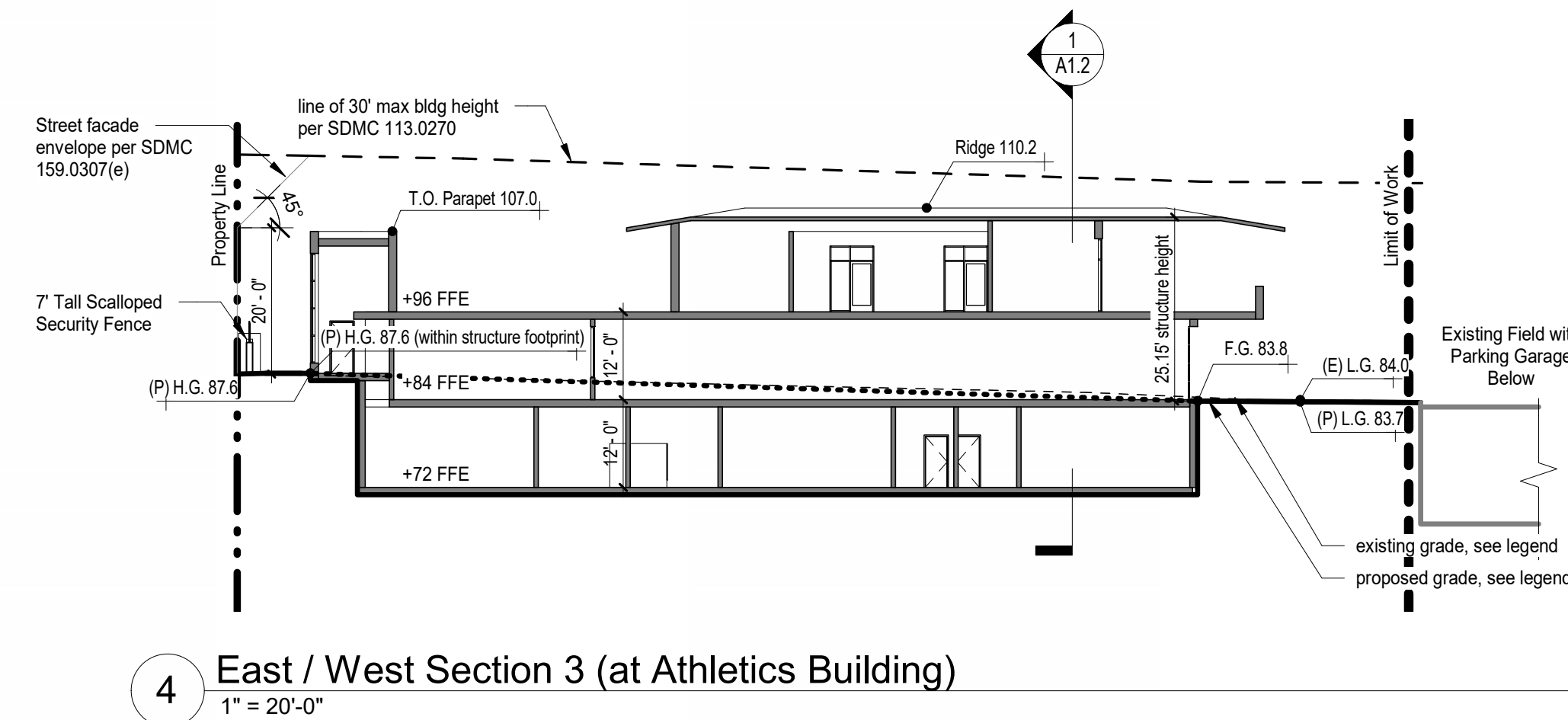
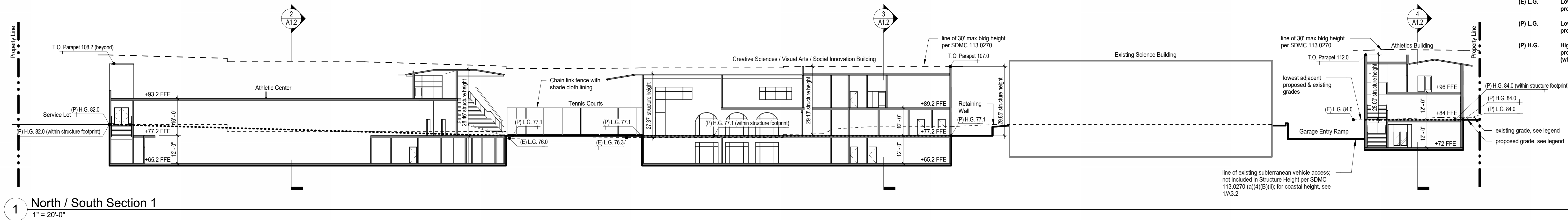


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A1.0
Sheet 6 of 18

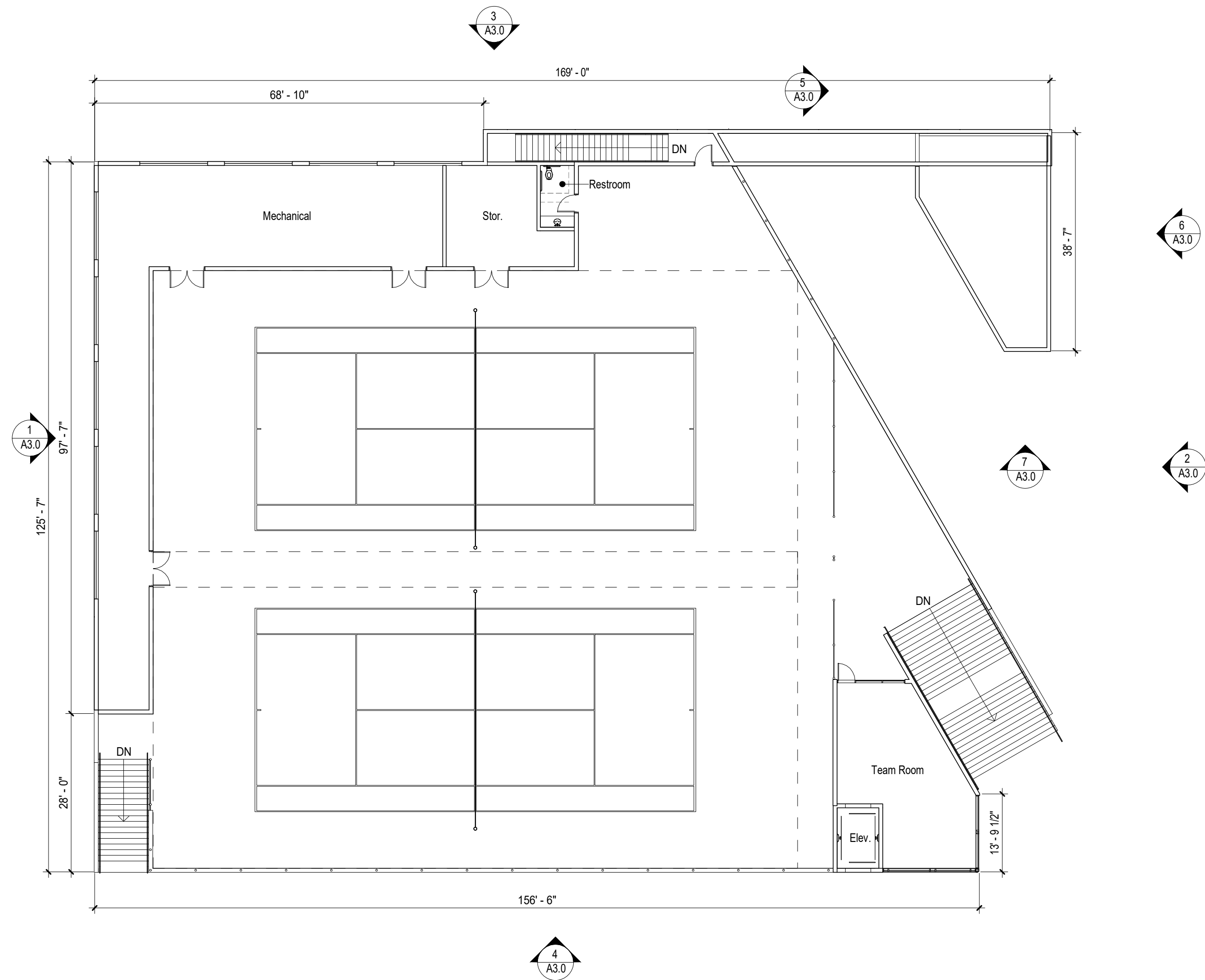


Exterior Materials	
	Exterior Walls: exterior cement plaster, paint to match existing (Sherwin Williams "Bishop's Beige")
	Trim, Doors & Windows: finish to match existing (Sherwin Williams "Bishop's Brown")
 Legend	
	Existing Grade
	Proposed Grade
	Proposed Grade (imaginary plane at basement & garage driveway)
	30' max bldg height per SDMC 113.0270
F.G.	Finish Grade
(E) L.G.	Lowest adjacent existing grade within 5' of proposed structure
(P) L.G.	Lowest adjacent proposed grade within 5' of proposed structure
(P) H.G.	Highest adjacent proposed grade or highest proposed grade within structure footprint (where noted)

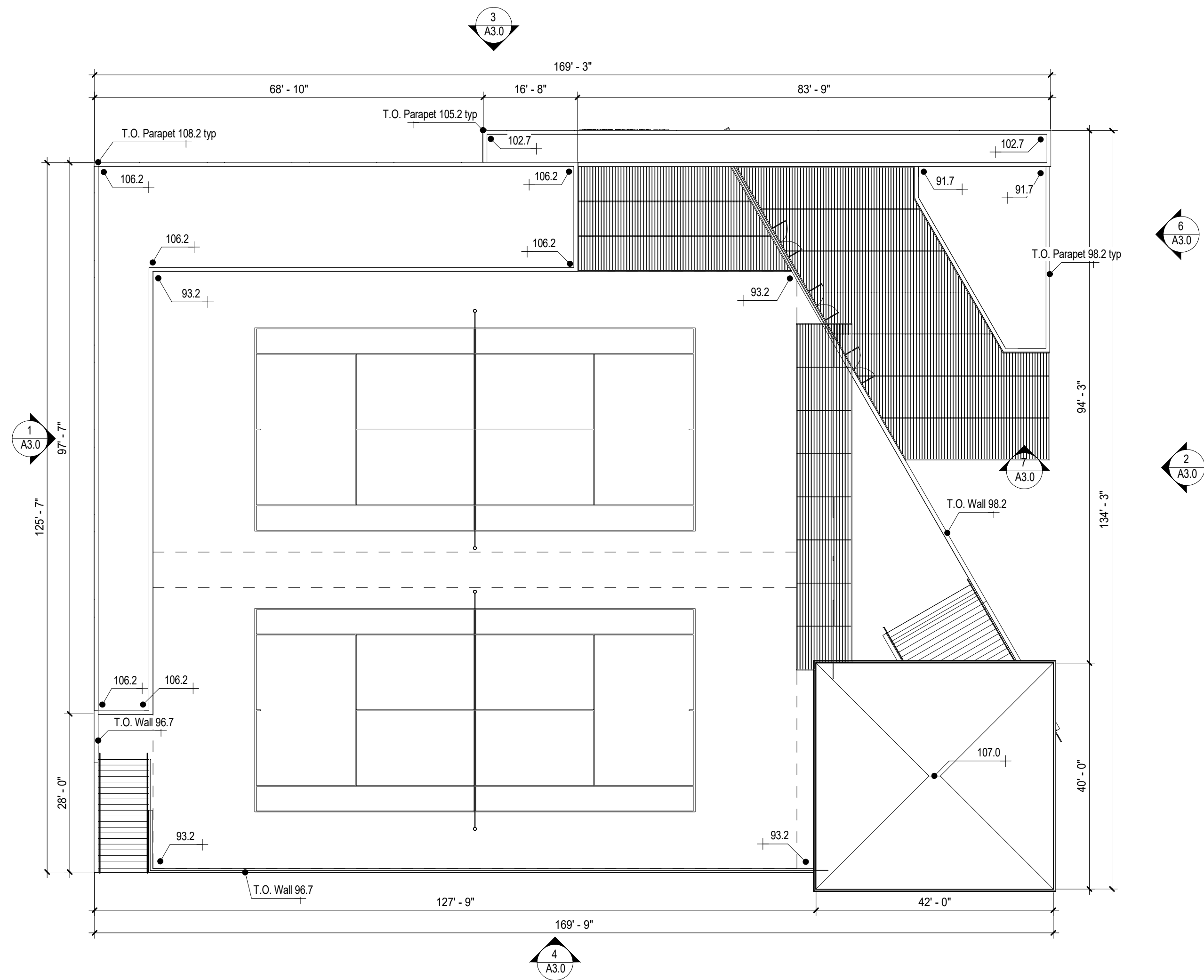


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Project No. 2033
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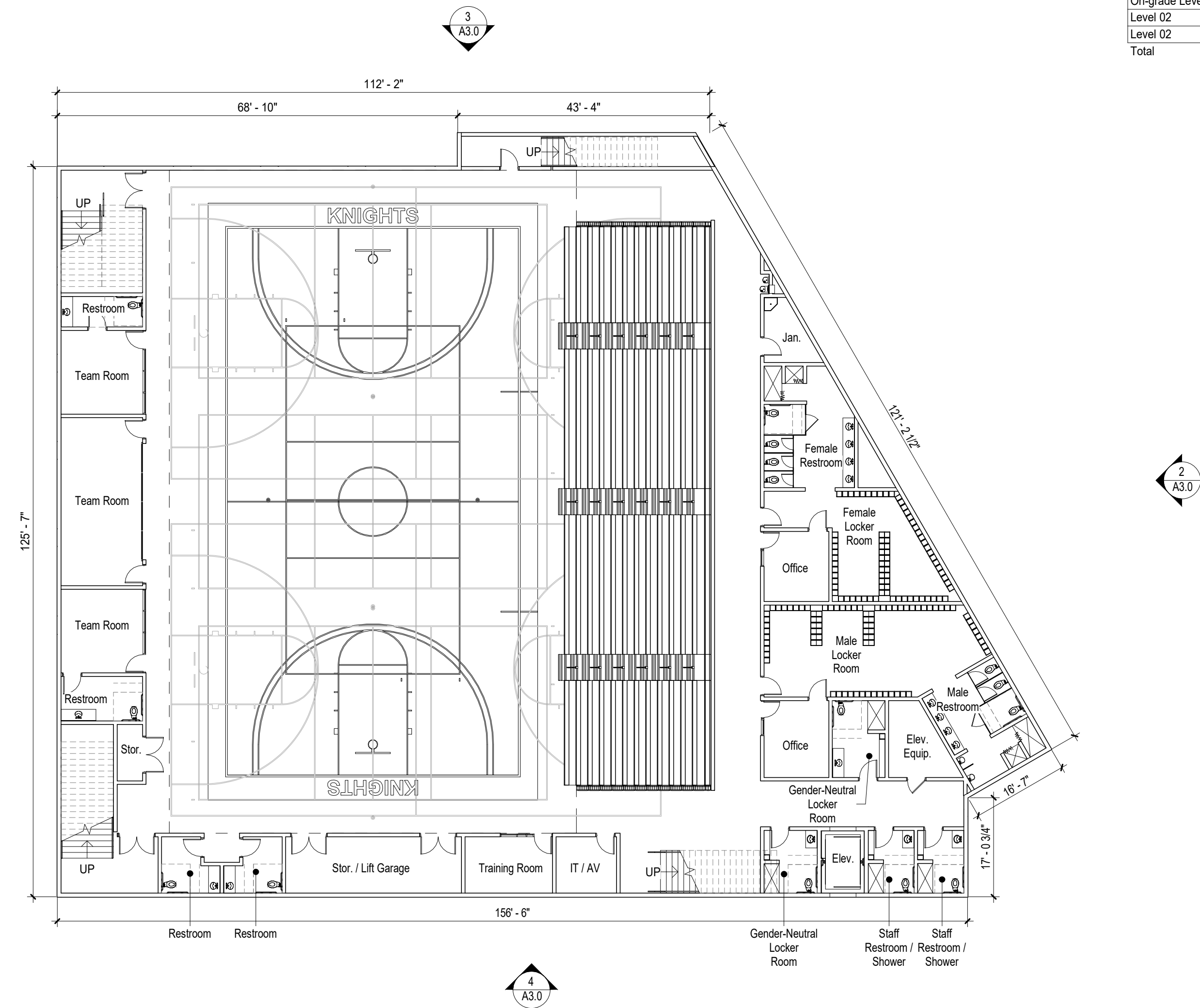
3 Athletic Center - Level 02
1/16" = 1'-0"



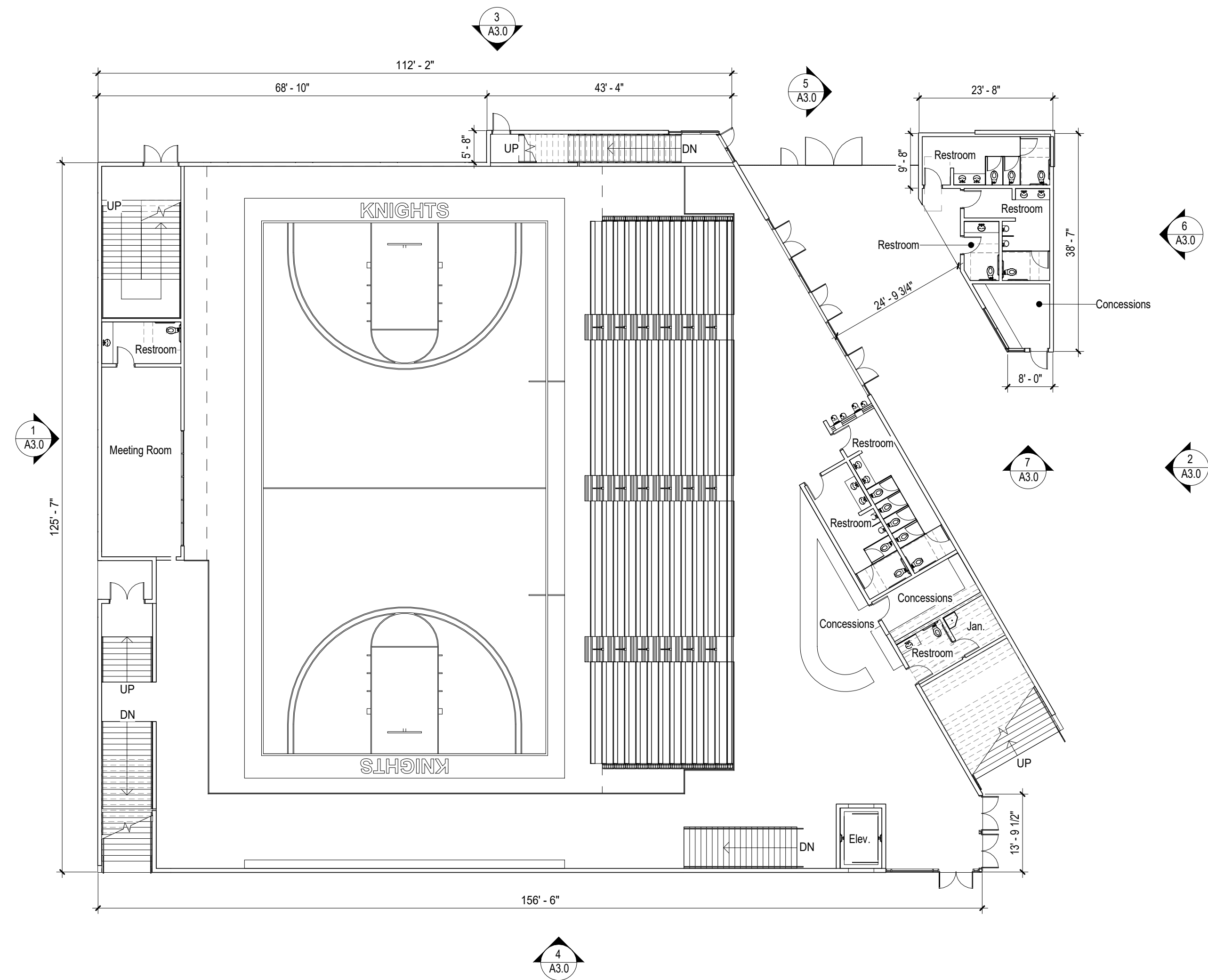
4 Athletic Center - Roof
1/16" = 1'-0"



1 Athletic Center - Basement
1/16" = 1'-0"



2 Athletic Center - On-Grade Level
1/16" = 1'-0"

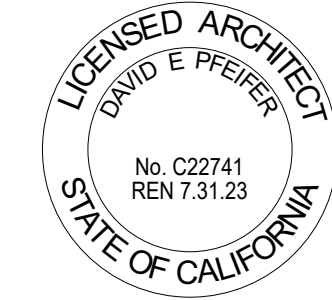


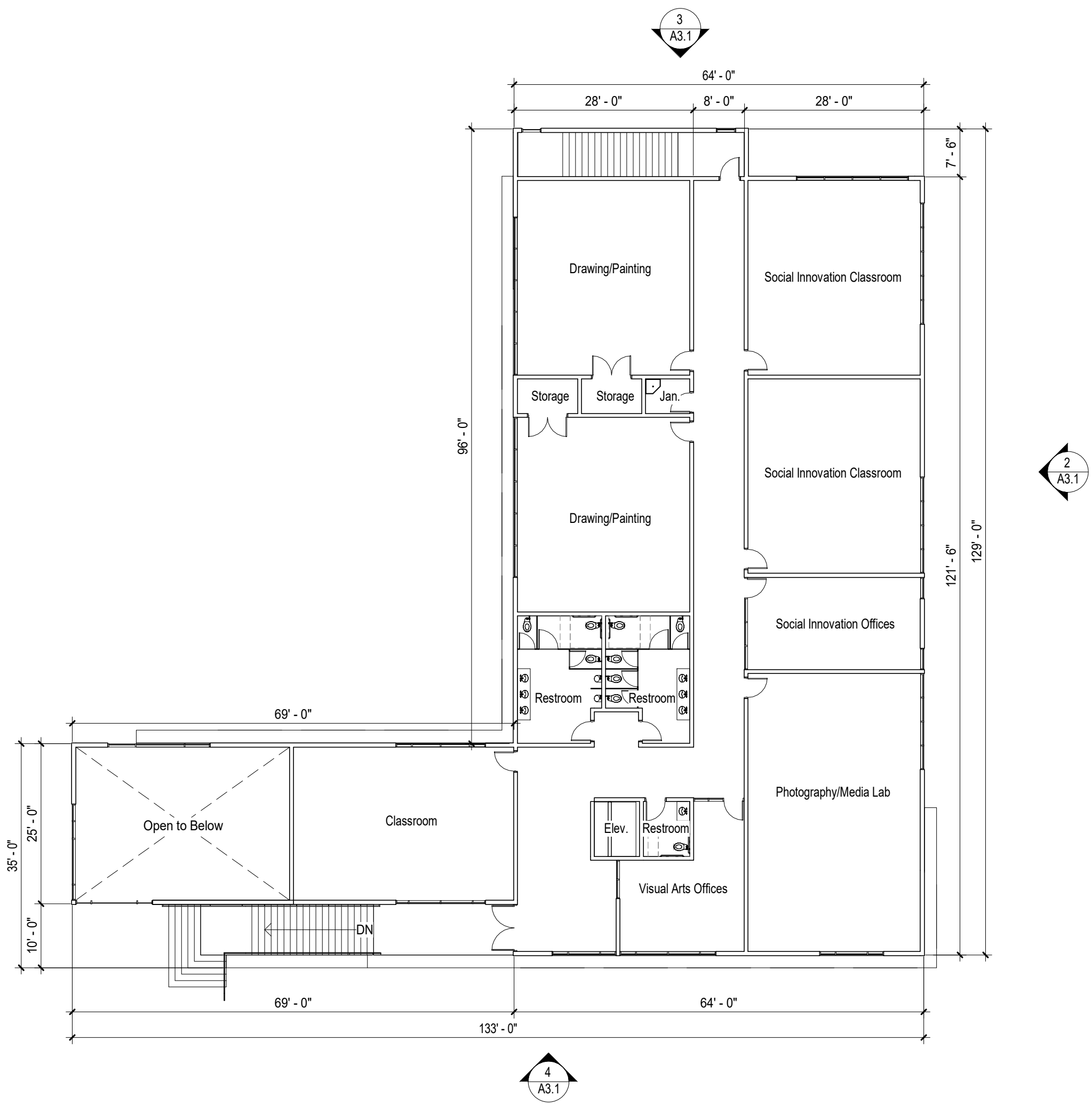
Gross Floor Area - Athletic Center	
Name	Area
Basement	18,533 SF
On-grade Level (Tennis Pavilion)	653 SF
On-grade Level	7,656 SF
Level 02	2,734 SF
Level 02	766 SF
Total	30,343 SF

The Bishop's School
7607 La Jolla Blvd. La Jolla, CA 92037

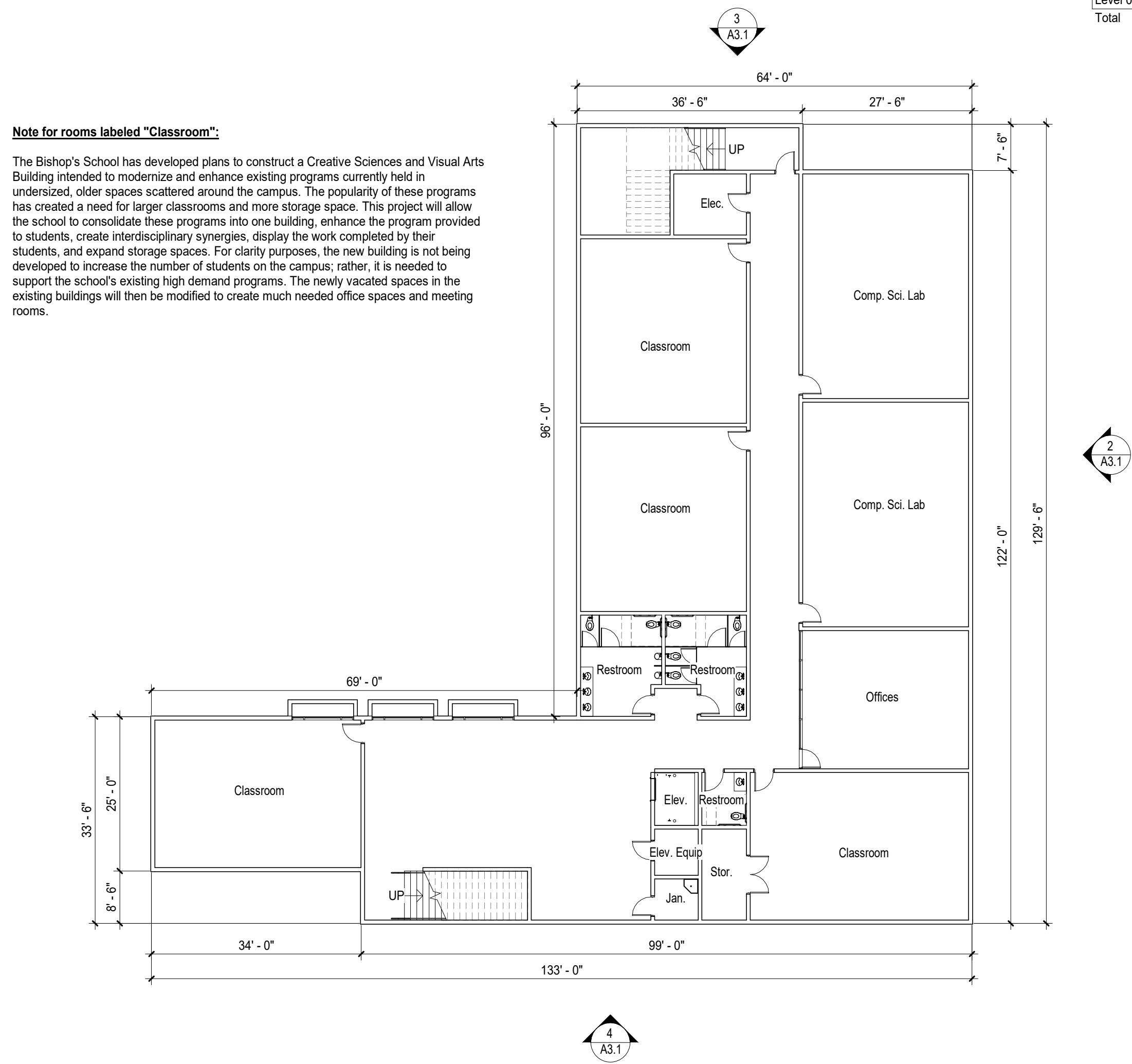
Plans - Athletic Center

Drawing Set Issue Schedule	
Description	Issue Date
Amendment	09 October 2023
Submittal 04	
Amendment	19 December 2023
Submittal 05	

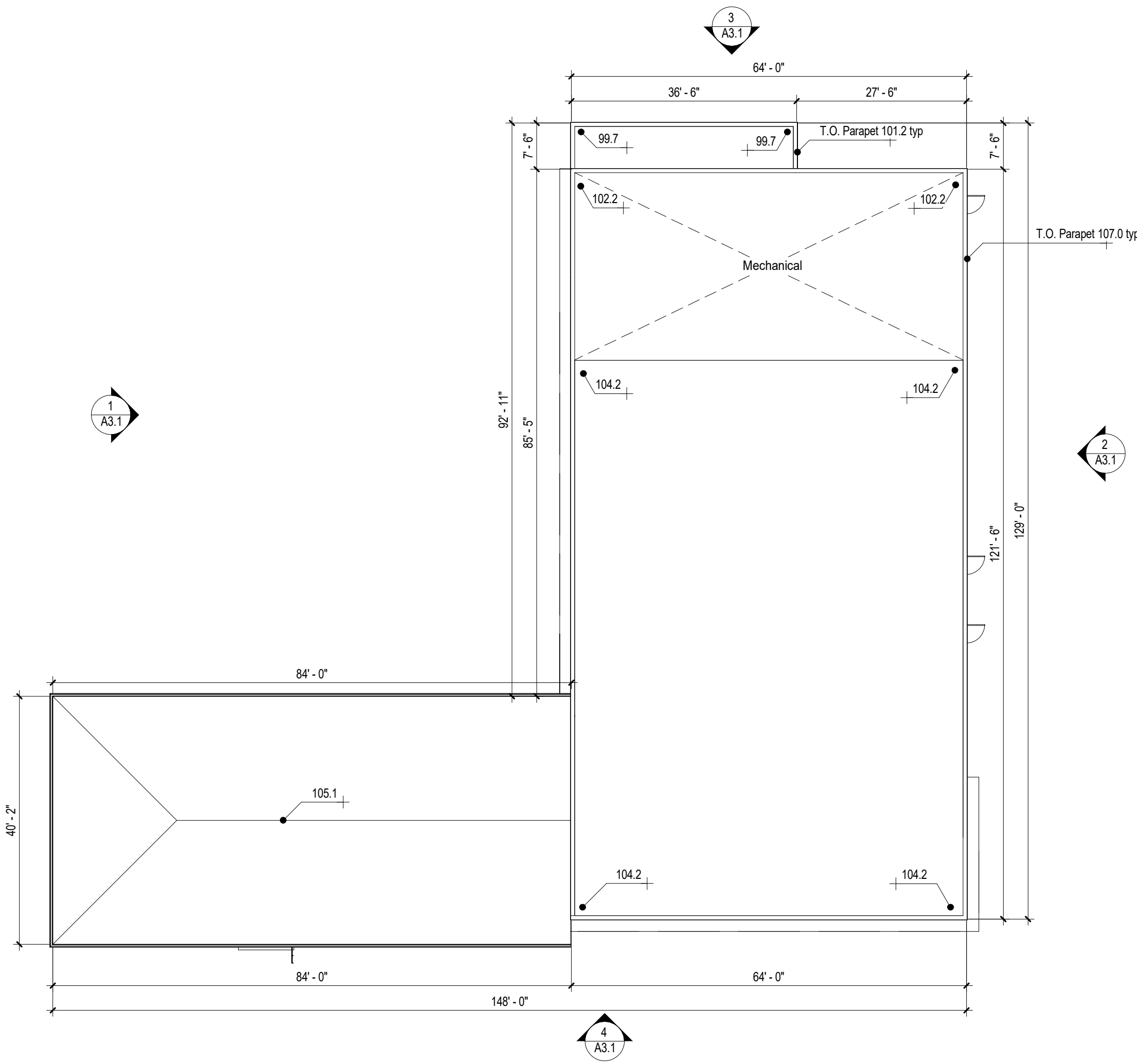




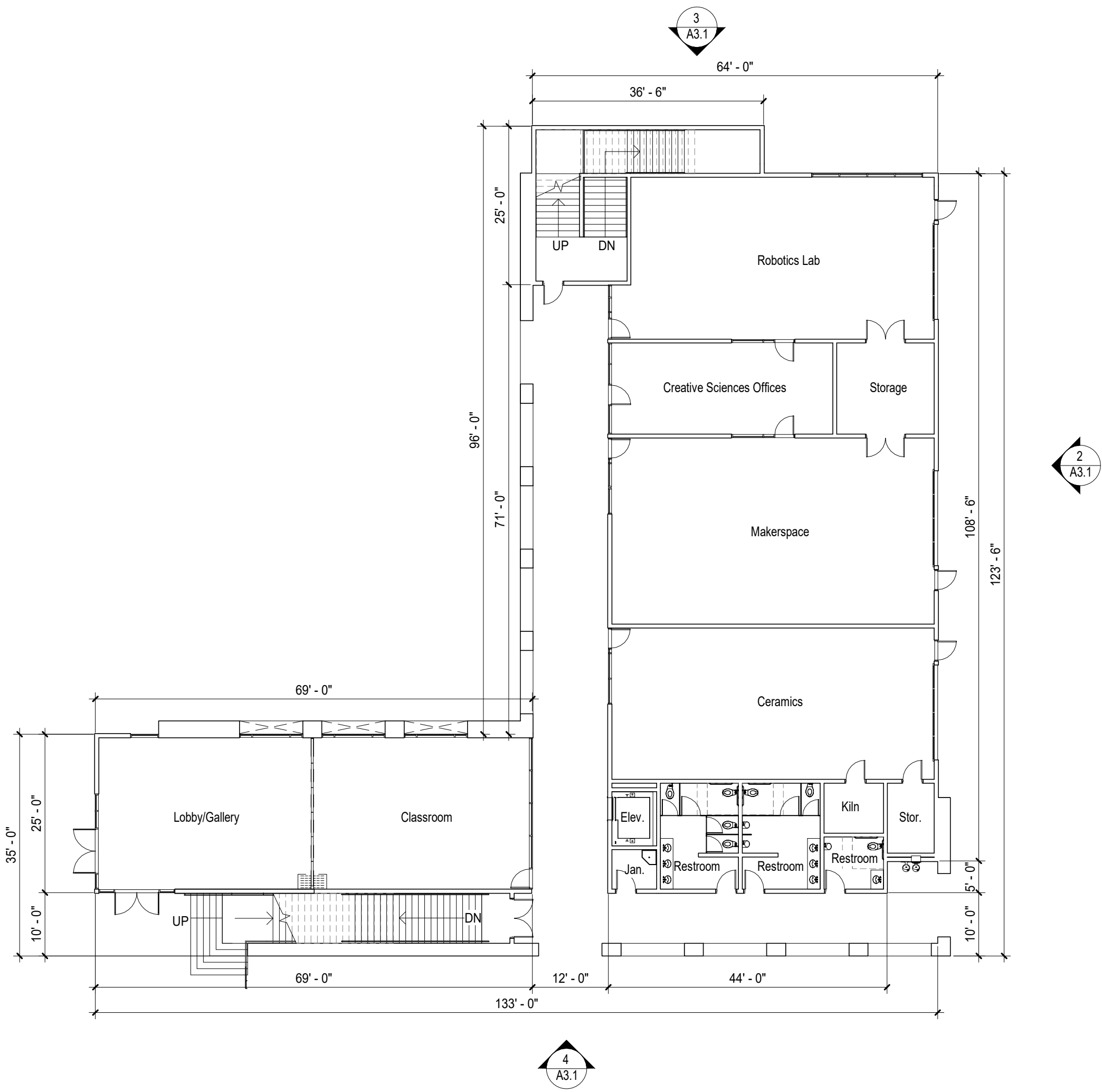
3 CS/VA/SI - Level 02
1/16" = 1'-0"



1 CS/VA/SI - Basement
1/16" = 1'-0"



4 CS/VA/SI - Roof
1/16" = 1'-0"



2 CS/VA/SI - On-Grade Level
1/16" = 1'-0"

Gross Floor Area - CS/VA/SI	
Name	Area
Basement	10,164 SF
On-grade Level	6,438 SF
On-grade Level	2,183 SF
Level 02	8,975 SF
Total	27,762 SF

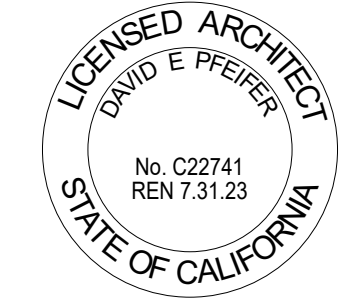
Note for rooms labeled "Classroom":

The Bishop's School has developed plans to construct a Creative Sciences and Visual Arts Building intended to modernize and enhance existing programs currently held in underused, older spaces scattered around the campus. The popularity of these programs has created a need for larger classrooms and more storage space. This project will allow the school to consolidate these programs into one building, enhance the program provided to students, create interdisciplinary synergies, display the work completed by their students, and expand storage spaces. For clarity purposes, the new building is not being developed to increase the number of students on the campus; rather, it is needed to support the school's existing high-demand programs. The newly vacated spaces in the existing buildings will then be modified to create much needed office spaces and meeting rooms.

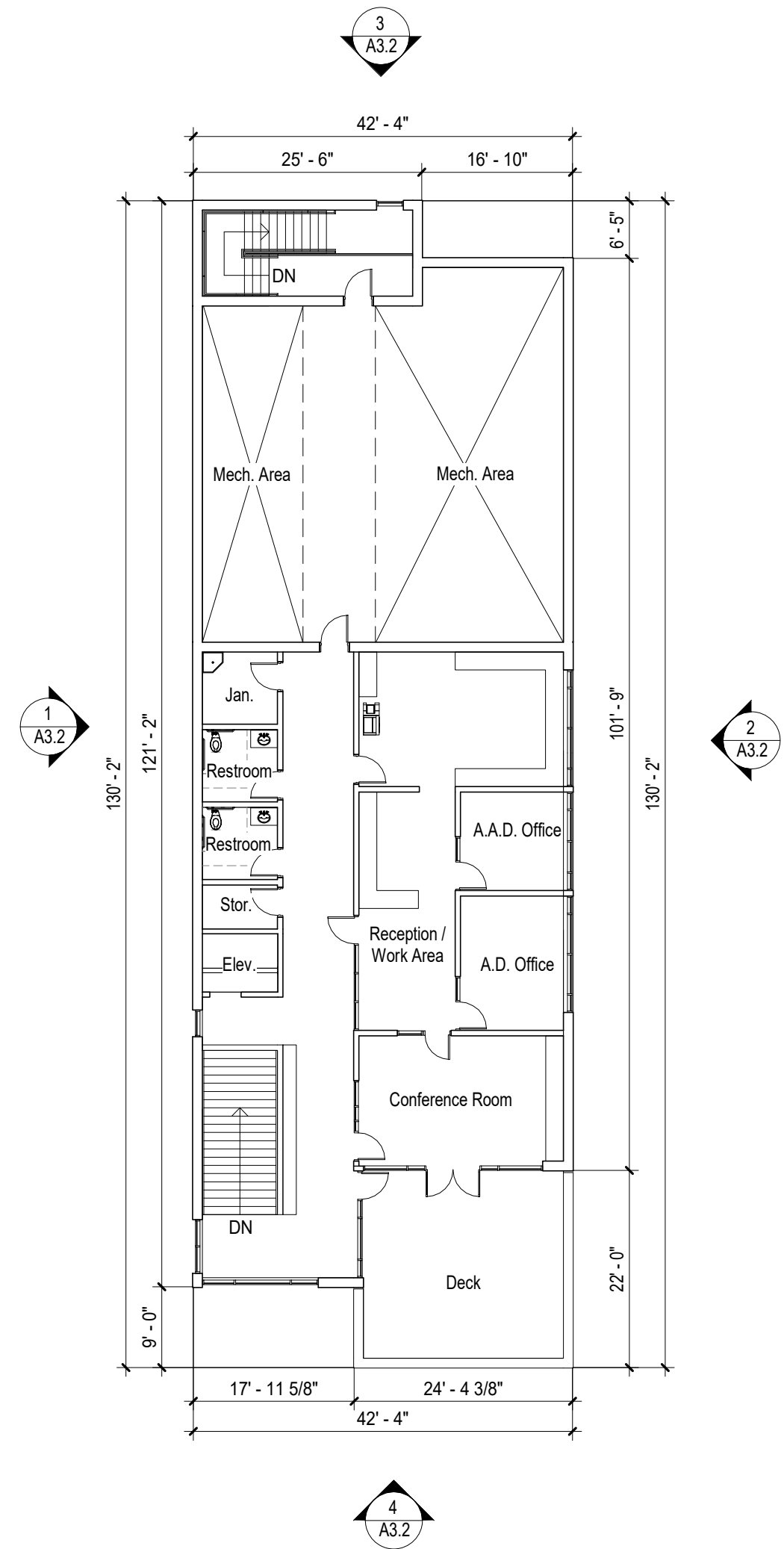
The Bishop's School
7607 La Jolla Blvd. La Jolla, CA 92037

Plans - Creative Sciences / Visual Arts / Social Innovation

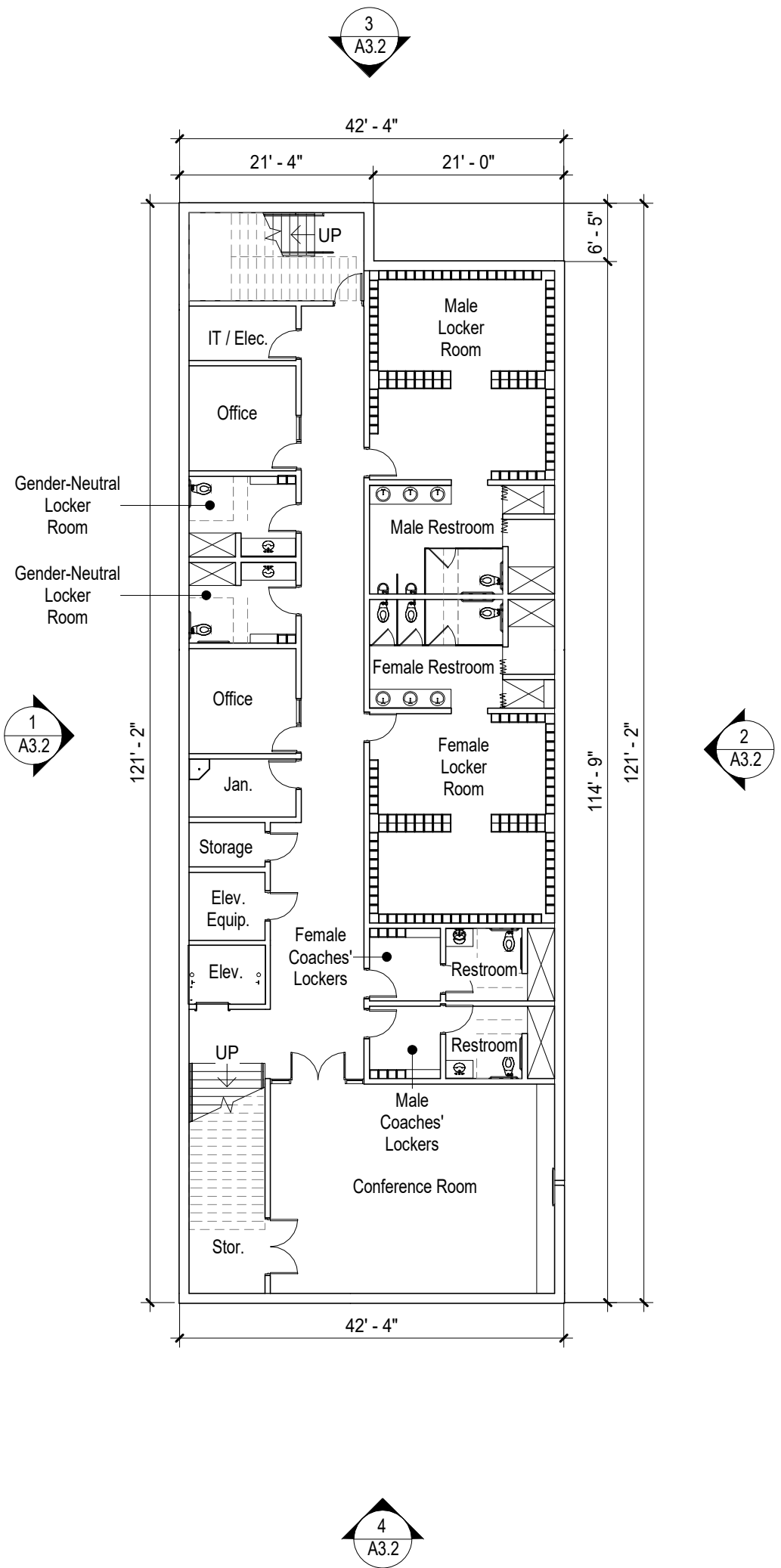
Drawing Set Issue Schedule	
Description	Issue Date
Amendment	09 October 2023
Submittal 04	
Amendment	19 December 2023
Submittal 05	



domustudio architecture

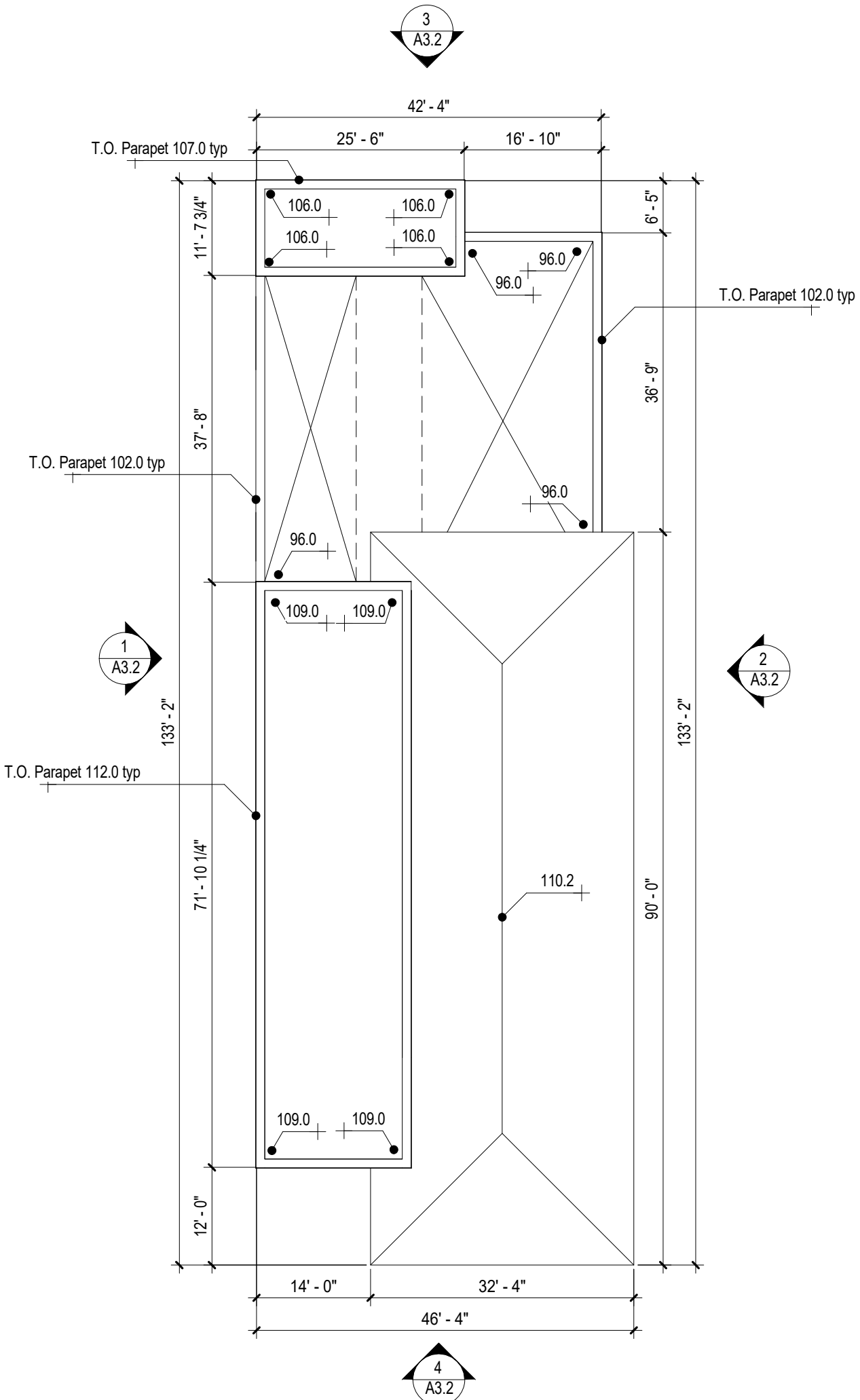


3 Athletics Building - Level 02
1/16" = 1'-0"

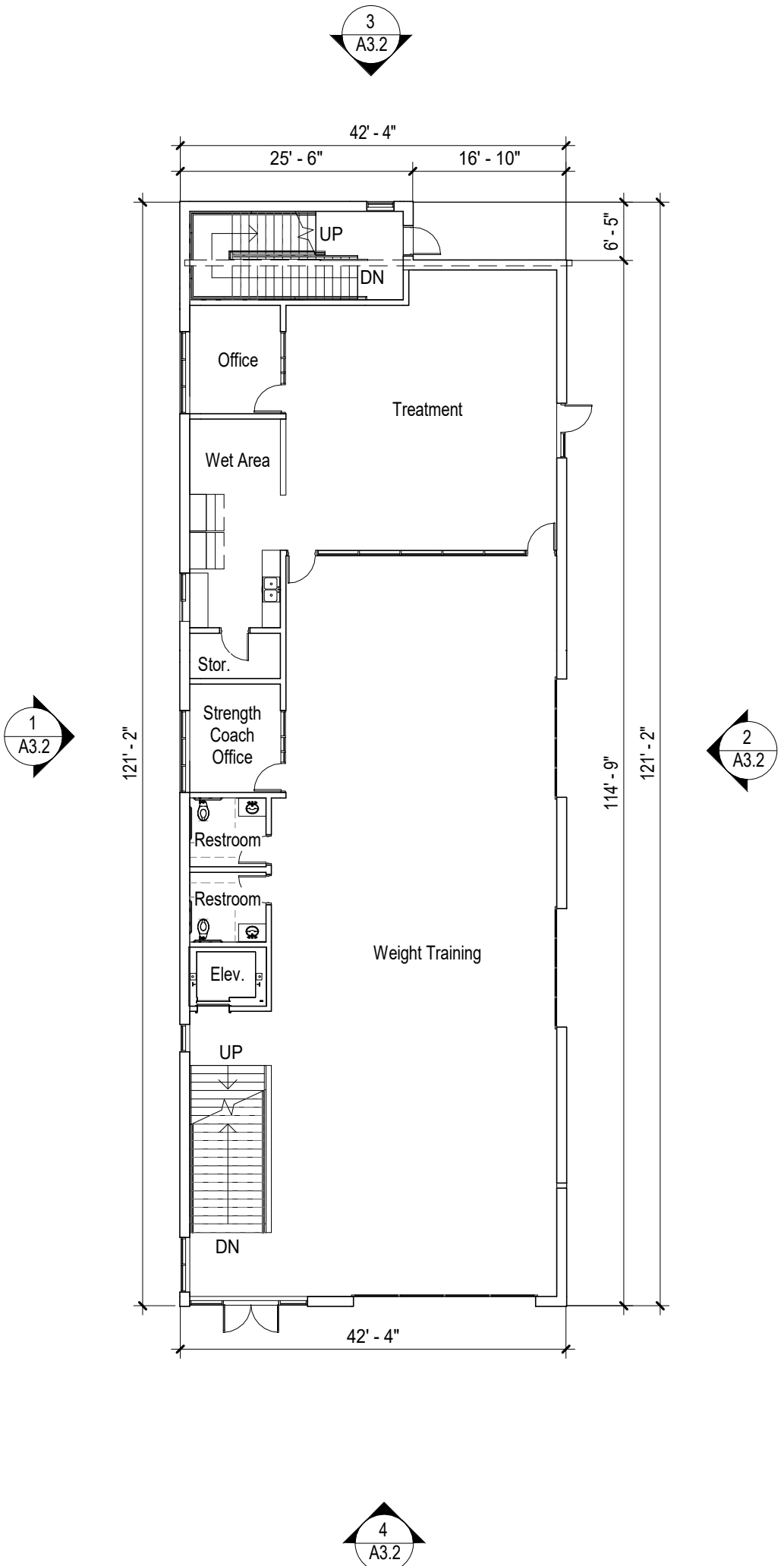


1 Athletics Building - Basement
1/16" = 1'-0"

Gross Floor Area - Athletics Building		
Name	Area	
Basement	5,019 SF	
On-Grade Level	5,045 SF	
Level 02	2,754 SF	
Level 02	302 SF	
Total	13,120 SF	



4 Athletics Building - Roof
1/16" = 1'-0"



2 Athletics Building - On-Grade Level
1/16" = 1'-0"



The Bishop's School
7607 La Jolla Blvd. La Jolla, CA 92037

Plans - Athletics Building

Drawing Set Issue Schedule	
Description	Issue Date
Amendment	09 October 2023
Submittal 04	
Amendment	19 December 2023
Submittal 05	



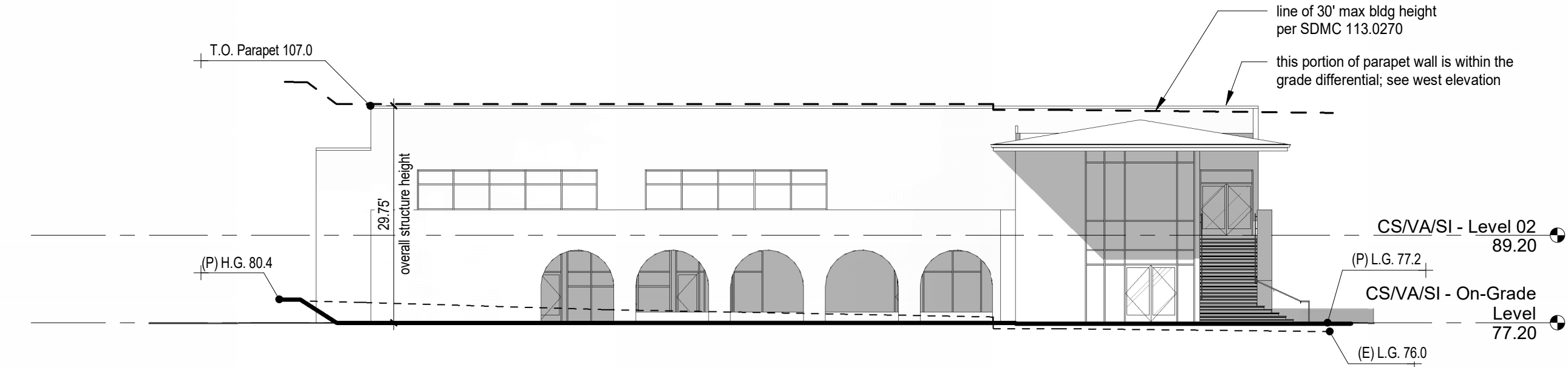


Exterior Materials	
	Exterior Walls: exterior cement plaster, paint to match existing (Sherwin Williams "Bishop's Beige")
	Trim, Doors & Windows: finish to match existing (Sherwin Williams "Bishop's Brown")
Legend	
-----	Existing Grade
-----	Proposed Grade
-----	Proposed Grade (imaginary plane at basement & garage driveway)
— — —	30' max bldg height per SDMC 113.0270
F.G.	Finish Grade
(E) L.G.	Lowest adjacent existing grade within 5' of proposed structure
(P) L.G.	Lowest adjacent proposed grade within 5' of proposed structure
(P) H.G.	Highest adjacent proposed grade or highest proposed grade within structure footprint (where noted)

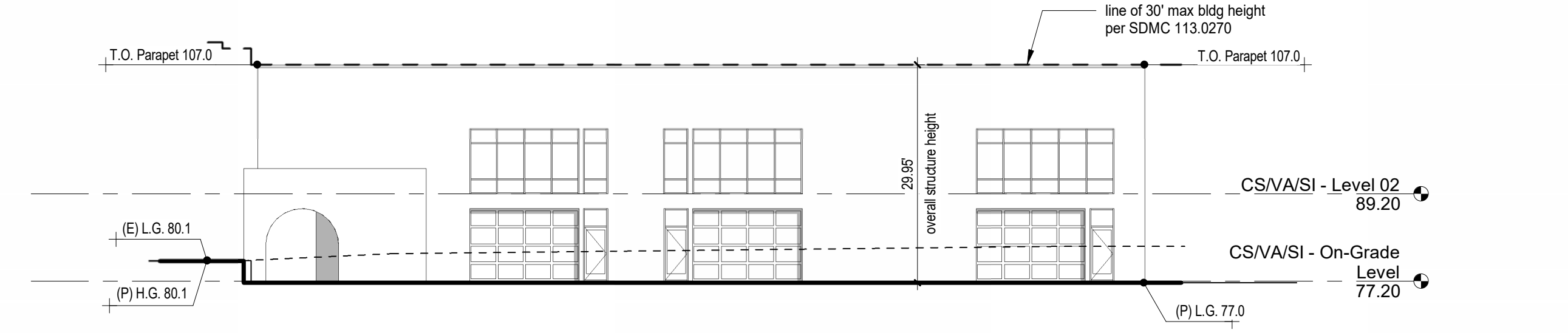
Elevation Notes

1. Building height shall comply with Proposition D height limits as outlined in City of San Diego Technical Bulletin BLDG-5-4

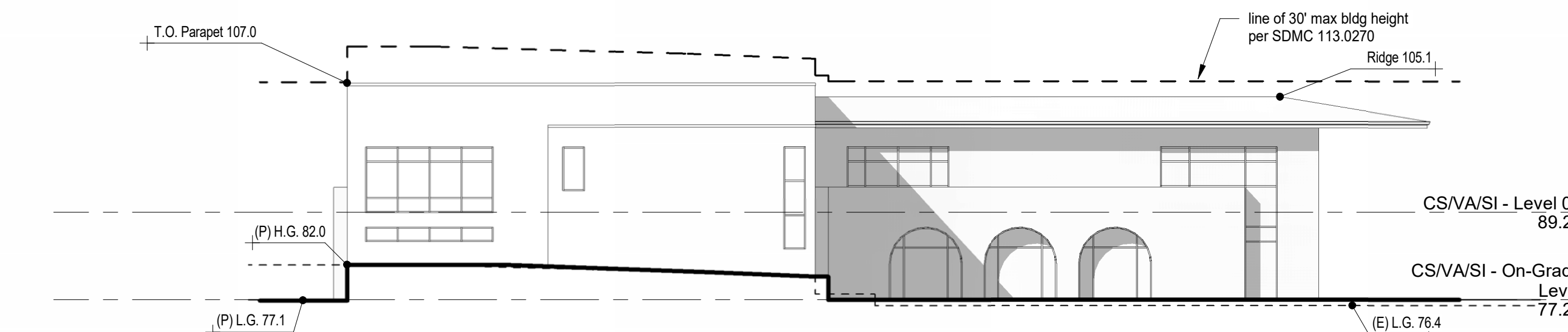
© COPYRIGHT Proprietary design. These drawings and design are protected by common law copyright. All patentable material contained herein and originating with domustudio architecture shall be property of domustudio architecture.
Project No. 2033
9/10/2023 6:17:20 AM
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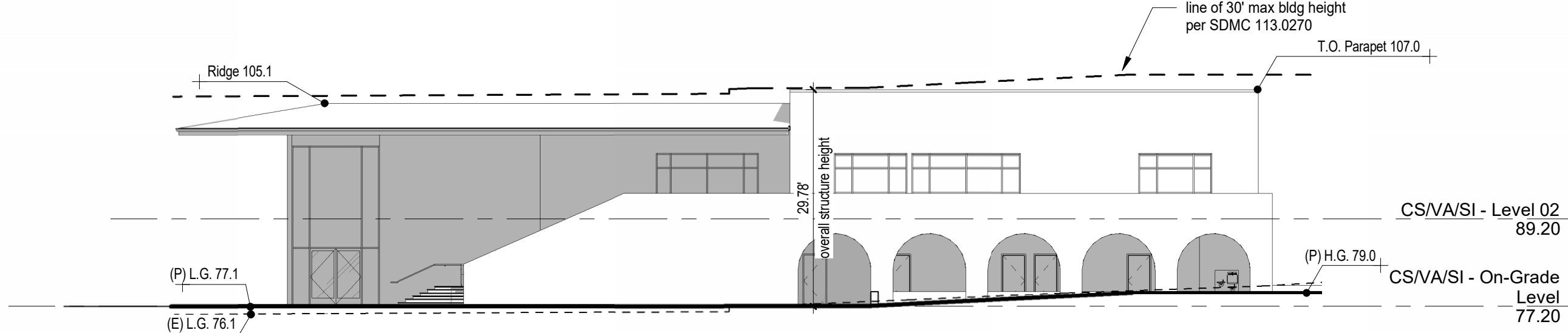
1 CS/VA/SI - North Elevation
1/16" = 1'-0"



2 CS/VA/SI - South Elevation
1/16" = 1'-0"



3 CS/VA/SI - East Elevation
1/16" = 1'-0"



4 CS/VA/SI - West Elevation
1/16" = 1'-0"

Exterior Materials	
	Exterior Walls: exterior cement plaster, paint to match existing (Sherwin Williams "Bishop's Beige")
	Trim, Doors & Windows: finish to match existing (Sherwin Williams "Bishop's Brown")

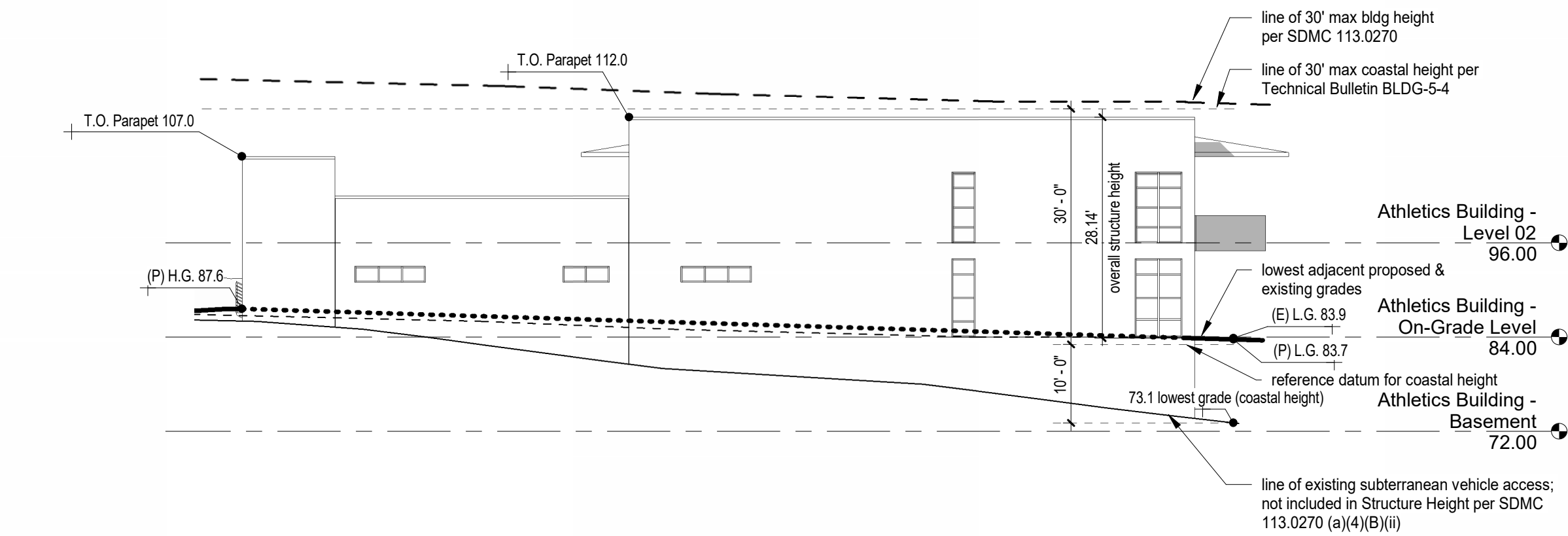
Legend	
	Existing Grade
	Proposed Grade
	Proposed Grade (imaginary plane at basement & garage driveway)
	30' max bldg height per SDMC 113.0270
F.G.	Finish Grade
(E) L.G.	Lowest adjacent existing grade within 5' of proposed structure
(P) L.G.	Lowest adjacent proposed grade within 5' of proposed structure
(P) H.G.	Highest adjacent proposed grade or highest proposed grade within structure footprint (where noted)

Elevation Notes	
1.	Building height shall comply with Proposition D height limits as outlined in City of San Diego Technical Bulletin BLDG-5-4

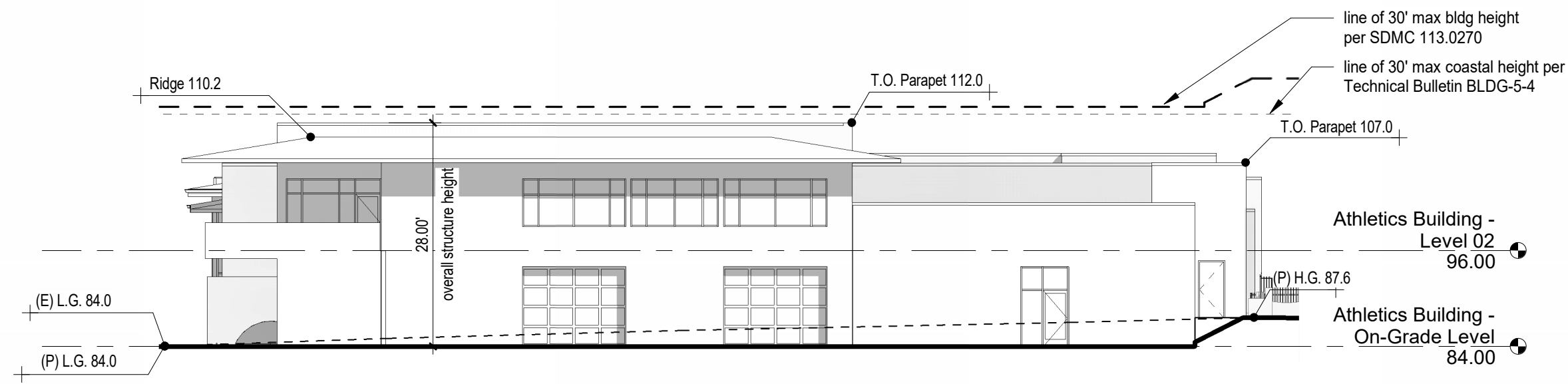
The Bishop's School
7607 La Jolla Blvd. La Jolla, CA 92037

Description	Issue Date
Amendment	09 October 2023
Submittal 04	
Amendment	19 December 2023
Submittal 05	

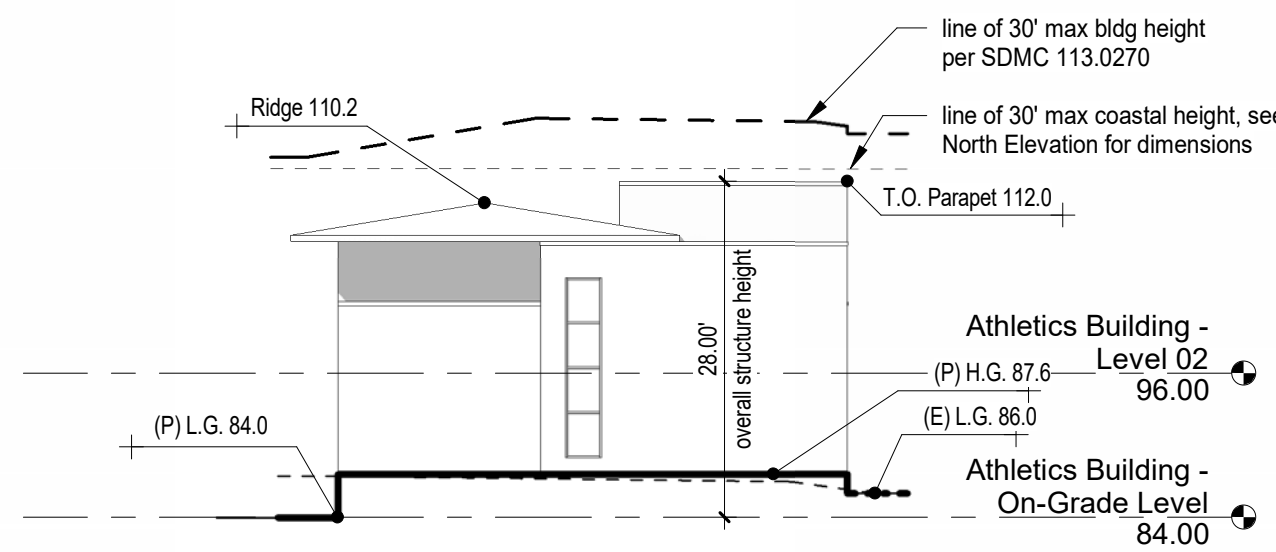




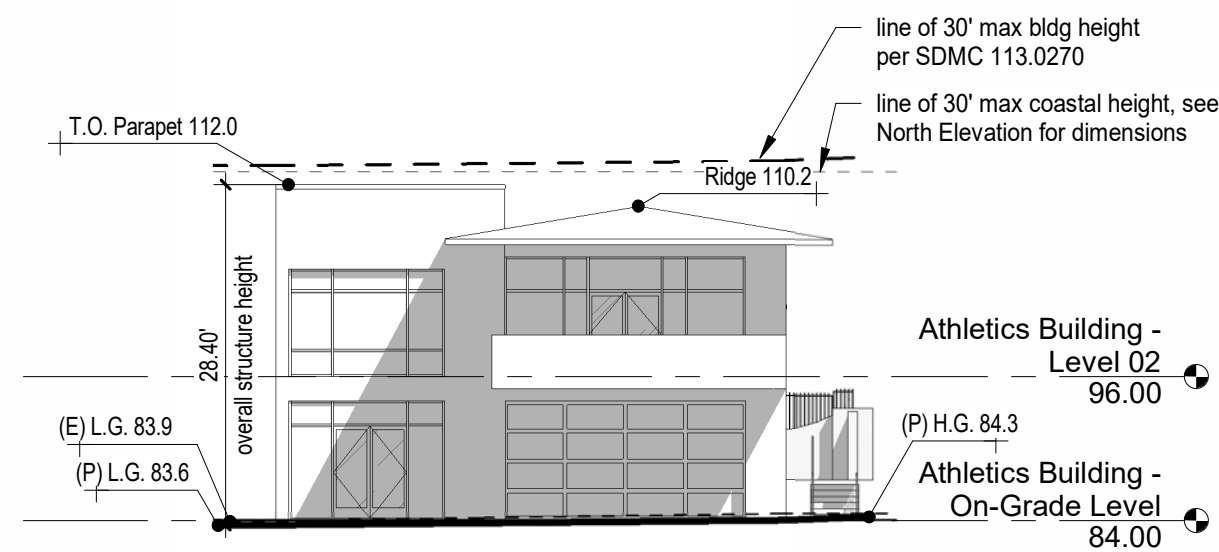
1 Athletics Building - North Elevation
1/16" = 1'-0"



2 Athletics Building - South Elevation
1/16" = 1'-0"



3 Athletics Building - East Elevation
1/16" = 1'-0"



4 Athletics Building - West Elevation
1/16" = 1'-0"

Exterior Materials	
	Exterior Walls: exterior cement plaster, paint to match existing (Sherwin Williams "Bishop's Beige")
	Trim, Doors & Windows: finish to match existing (Sherwin Williams "Bishop's Brown")
Legend	
	Existing Grade
	Proposed Grade
	Proposed Grade (imaginary plane at basement & garage driveway)
	30' max bldg height per SDMC 113.0270
F.G.	Finish Grade
(E) L.G.	Lowest adjacent existing grade within 5' of proposed structure
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Elevation Notes	
1. Building height shall comply with Proposition D height limits as outlined in City of San Diego Technical Bulletin BLDG-5-4	

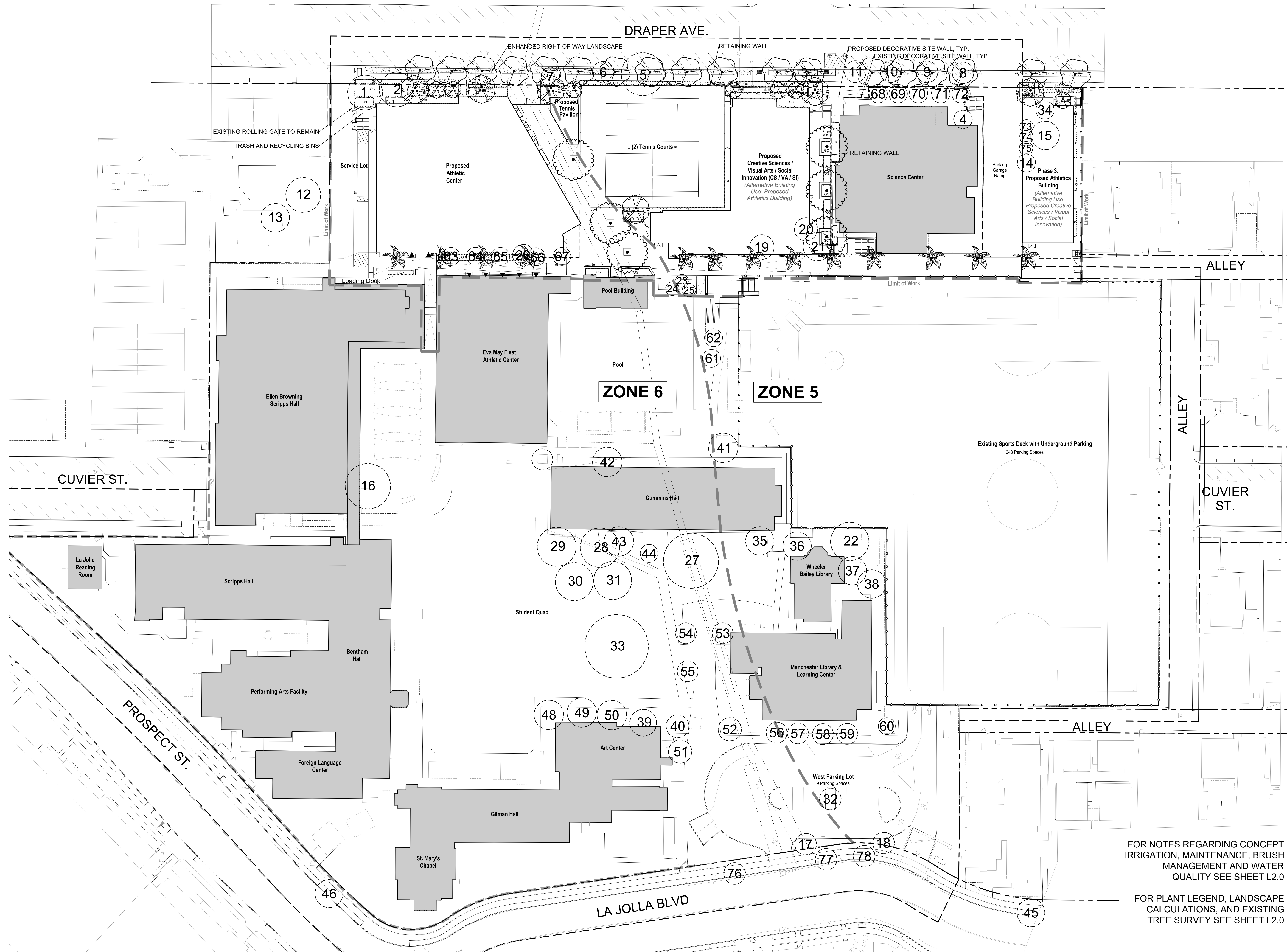
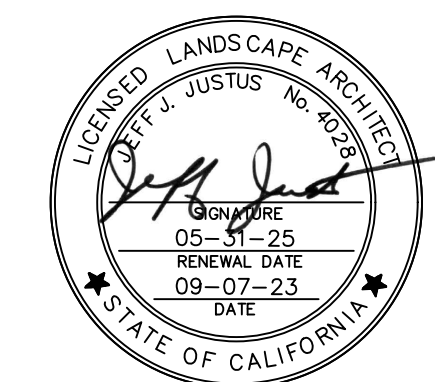
Drawing Set Issue Schedule	
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The Bishop's School
7607 La Jolla Blvd. La Jolla, CA 92037

Elevations - Athletics Building



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LANDSCAPE CONCEPT NOTES

- ALL PROPOSED LANDSCAPING WILL CONFORM TO THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE FOR THE CITY OF SAN DIEGO, THE COUNTY OF SAN DIEGO DEPARTMENT OF ENVIRONMENTAL HEALTH REQUIREMENTS FOR THE USE OF RECLAIMED WATER, AND INDUSTRY ACCEPTED STANDARDS.
- THE LANDSCAPE DESIGN WILL BE CONSISTENT WITH THE ESTABLISHED LANDSCAPE ARCHITECTURAL CHARACTER OF THE EXISTING CAMPUS, WILL PROVIDE A LOW/MODERATE WATER USE PALETTE, SCREEN UTILITY AREAS AS MUCH AS POSSIBLE FROM SURROUNDING LAND USE, AND PROVIDE OUTDOOR AMENITY AREAS AS IS POSSIBLE.
- ALL TREES WILL BE A MINIMUM OF 24" BOX SIZE OR LARGER AT INSTALLATION.
- ALL TREES AND SHRUBS SHALL BE ALLOWED TO TAKE ON THEIR NATURAL SIZE, SHAPE, AND CHARACTER. IT IS THE INTENT OF THIS DESIGN TO MINIMIZE THE NEED FOR PRUNING AND EXTENSIVE MAINTENANCE.
- ALL GRADED, DISTURBED OR ERODED AREAS THAT WILL NOT BE PERMANENTLY PAVED OR COVERED BY STRUCTURES SHALL BE PERMANENTLY REVEGETATED AND IRRIGATED IN ACCORDANCE WITH THE STANDARDS OF THE LAND DEVELOPMENT MANUAL.
- ALL REQUIRED PLANTING AREAS AND ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL BE COVERED WITH MULCH TO A MINIMUM DEPTH OF 3 INCHES PER SDMC 142.0413(C), EXCLUDING SLOPES REQUIRING REVEGETATION PER SDMC 142.0411.
- A MINIMUM ROOT ZONE OF 40 SF IN AREA SHALL BE PROVIDED FOR ALL TREES. THE MINIMUM DIMENSION FOR THIS AREA SHALL BE 5 FEET, PER SDMC 142.0403(B)(6).
- TREE ROOT BARRIERS SHALL BE INSTALLED WHERE TREES ARE PLACED WITHIN 5 FEET OF PUBLIC IMPROVEMENTS INCLUDING WALKS, CURBS, OR STREET PAVEMENTS OR WHERE NEW PUBLIC IMPROVEMENTS ARE PLACED ADJACENT TO EXISTING TREES. THE ROOT BARRIER WILL NOT WRAP AROUND THE ROOT BALL.

IRRIGATION CONCEPT NOTES

- IRRIGATION SHALL BE PROVIDED TO ALL PLANTING AREAS SHOWN ON THE PLANS.
- IRRIGATION SHALL BE METERED THROUGH OWNER'S METER.
- ALL IRRIGATION SHALL COMPLY WITH THE CITY OF SAN DIEGO RULES AND REGULATIONS FOR THE USE OF RECLAIMED WATER AS WELL AS THE COUNTY OF SAN DIEGO DEPARTMENT OF ENVIRONMENTAL HEALTH REQUIREMENTS.
- THE SYSTEM SHALL BE A LOW-PRECIPITATION SPRAY AND/OR DRIP TYPE SYSTEM WHICH INCLUDES AN APPROVED BACKFLOW PREVENTION DEVICE, AS AUTOMATIC CONTROLLER, RAIN SHUT-OFF, AND SEPARATED VALVES FOR INDIVIDUAL HYDROZONE USES.

LANDSCAPE MAINTENANCE NOTES

- THE OWNER WILL PROVIDE MAINTENANCE FOR THIS PROPERTY UNDER A PRIVATE CONTRACT WITH A QUALIFIED LANDSCAPE MAINTENANCE FIRM. ALL PLANTING AND IRRIGATION WILL BE ON A REGULAR AND CONTINUOUS MAINTENANCE SCHEDULE.
- ALL REQUIRED LANDSCAPED AREAS SHALL BE MAINTAINED BY OWNER IN ACCORDANCE WITH THE CITY OF SAN DIEGO'S LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS. LANDSCAPE AND IRRIGATION AREAS IN THE PUBLIC RIGHT-OF-WAY SHALL BE MAINTAINED BY OWNER, THE LANDSCAPE AREAS SHALL BE KEPT FREE OF DEBRIS AND LITTER. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.
- TREES SHALL BE MAINTAINED SO THAT ALL BRANCHES OVER PEDESTRIAN WALKWAYS ARE 6 FEET ABOVE THE WALKWAY GRADE AND BRANCHES OVER VEHICULAR TRAVEL WAYS ARE 16 FEET ABOVE THE GRADE OF THE TRAVEL WAY PER THE SDMC 142.0403(B)(11).
- ALL PRUNING SHALL COMPLY WITH THE STANDARDS OF THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) FOR TREE CARE OPERATIONS AND THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) FOR TREE PRUNING PER SDMC 142.0403(B)(8). TOPPING OF TREES IS NOT PERMITTED.
- IF ANY REQUIRED LANDSCAPE INDICATED ON THE APPROVED CONSTRUCTION DOCUMENT PLANS IS DAMAGED OR REMOVED, IT SHALL BE REPAIRED AND/OR REPLACED IN EQUIVALENT KIND AND SIZE PER THE APPROVED DOCUMENTS TO THE SATISFACTION OF THE DEVELOPMENT SERVICES DEPARTMENT WITHIN 30 DAYS OF DAMAGE.

WATER QUALITY NOTES

- NO SITE DRAINAGE SHALL FLOW INTO ANY DOWNSTREAM RECEIVING WATER WITHOUT APPROPRIATE UPSTREAM FILTRATION.
- HARDSCAPE, PLANTER, PARKING AREA, AND ROOF AREAS SHALL DRAIN TO EITHER THE LANDSCAPE ONSITE OR CATCH BASINS CONTAINING FILTERS. THESE FACILITIES SHALL BE MAINTAINED AS A CONDITION OF THE DEVELOPMENT PERMIT.

LANDSCAPE REGULATIONS FOR LA JOLLA PLANNED DISTRICT (SECTION 159.0403)

PER THE LA JOLLA PLANNED DEVELOPMENT CODE, LANDSCAPE AREAS ARE DEFINED AS "THOSE UNROOFED AREAS OPEN TO THE SKY WHICH INCLUDE HARDSCAPE (PAVED PEDESTRIAN AREAS, FOUNTAINS, SCULPTURAL ELEMENTS) AND VEGETATION" (SECTION 159.0110(g)). THIS SITE IS ZONED AS ZONE 5 FOR THE SOUTH HALF OF THE SITE AND ZONE 6 FOR THE NORTH HALF OF THE SITE. LANDSCAPE REGULATIONS FOR ZONE 5 ARE AS SUCH : OPTION 'A' - PROVIDE A LANDSCAPE AREA EQUIVALENT TO 50% OF THE TOTAL LOT AREA. A MINIMUM OF 50% OF THE LANDSCAPED AREA SHALL BE VEGETATED (SECTION 159.0403 (d)). LANDSCAPE REGULATIONS FOR ZONE 6 ARE AS SUCH : ALL REQUIRED YARDS SHALL BE FULLY LANDSCAPED IN ACCORDANCE WITH CITY-WIDE LANDSCAPE REGULATIONS OF LAND DEVELOPMENT CODE CHAPTER 15, ARTICLE 9, DIVISION 4 (SECTION 159.0403(f)). LANDSCAPE REGULATIONS FOR PARKING LOTS ARE AS SUCH : SURFACE PARKING AREAS FRONTING ON A STREET SHALL BE SCREENED WITH A LANDSCAPE BUFFER NOT LESS THAN SIX FEET IN WIDTH BETWEEN THE PUBLIC RIGHT OF WAY AND THE PARKING AREA. THE INTERIOR PORTIONS OF SURFACE PARKING AREAS SHALL BE LANDSCAPE AND CONFORM TO THE LAND DEVELOPMENT CODE CHAPTER 14, ARTICLE 2, DIVISION 4 (SECTION 103.1207 (g)).

ZONE 5 - OPTION A
TOTAL LOT AREA - 500,373 S.F.
LANDSCAPED AREA REQUIRED (INCLUDING HARDSCAPE) - 250,187 S.F.
VEGETATED AREA REQUIRED - 125,093 S.F.

LANDSCAPED AREA PROVIDED (INCLUDING HARDSCAPE) - 102,383 S.F.
VEGETATED AREA PROVIDED - 51,560 S.F.

MINIMUM TREE/IMPROVEMENT SEPARATION DISTANCE

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

REGULATIONS

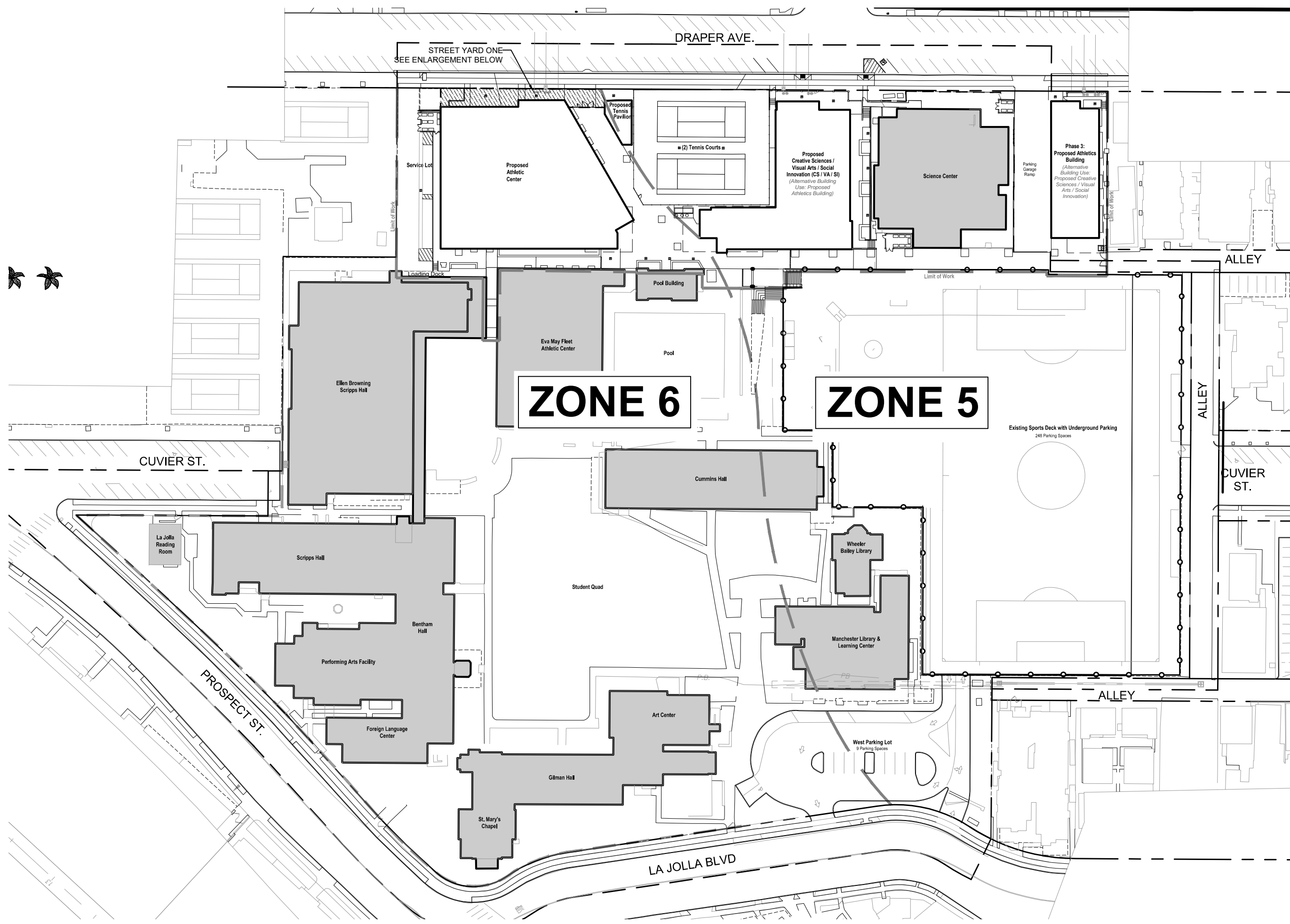
ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.

LANDSCAPE CALCULATIONS

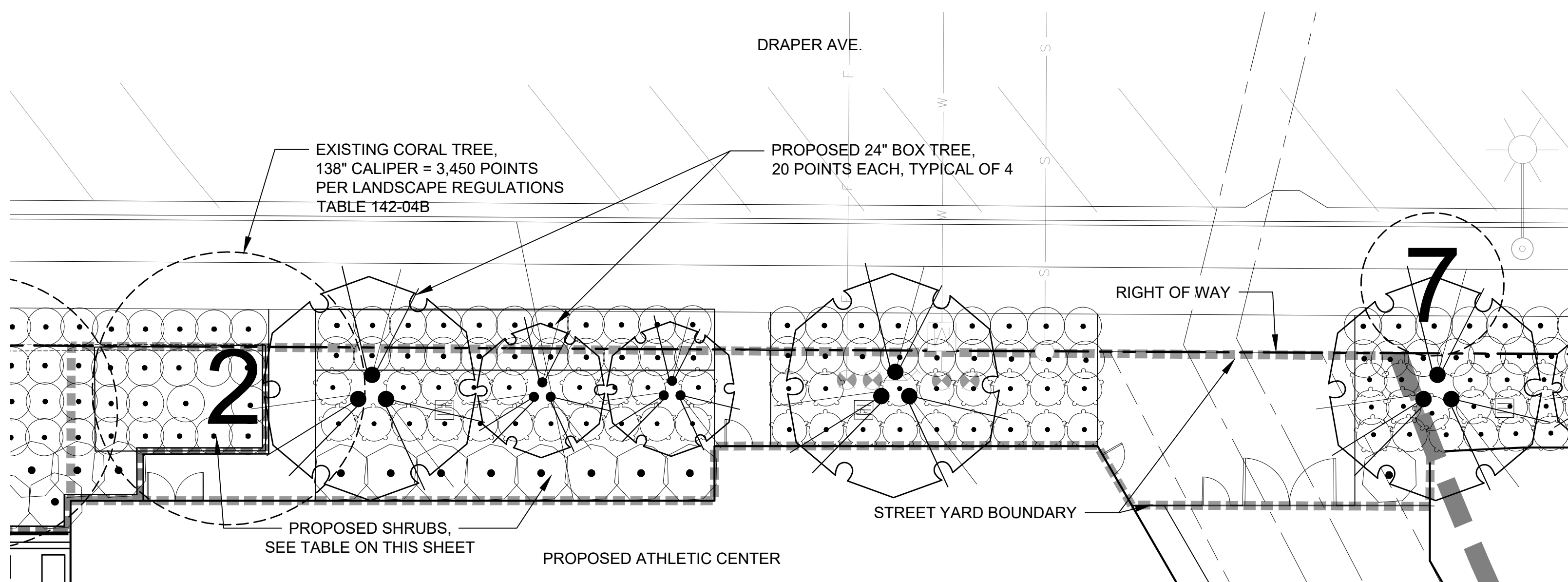
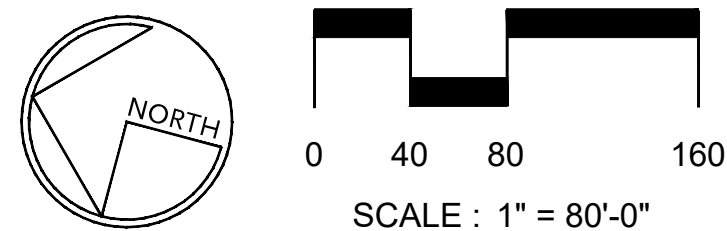
CALCULATIONS APPLICABLE FOR COMMERCIAL DEVELOPMENT IN ALL ZONES. THIS PHASE IS THE ADDITION OF THREE BUILDINGS TO AN EXISTING DEVELOPMENT. THE PROPOSED ADDITION OF GROSS SQUARE FOOTAGE IS APPROXIMATELY 18% OF THE EXISTING. THIS PERCENTAGE, UNDER SECTION 142.0410 (a)(2)(D), REQUIRES THE FOLLOWING CALCULATIONS TO BE MET. STREET TREES AND STREET YARDS FOR THE NEW BUILDINGS WILL ALL BE CALCULATED FOR CODE REQUIREMENTS. DUE TO THE NATURE OF THIS PROJECT BEING AN ADDITION TO A PREVIOUSLY DEVELOPED SITE, THERE IS NO REMAINING YARD.

STREET YARD ONE
TOTAL AREA - 2,075 S.F.
PLANTING AREA REQUIRED - 518 S.F.
PLANT POINTS REQUIRED - 103 POINTS
POINTS ACHIEVED THROUGH TREES - 3,550 POINTS
PROVIDED - 1,788 S.F.
PROVIDED - 3,642 POINTS

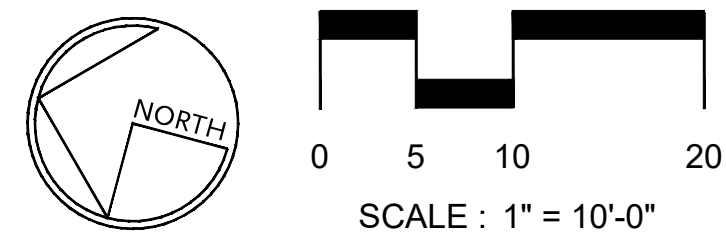
STREET YARD ONE Per Table 142-04B			
	QUANTITY	PLANT POINTS PER PLANT	TOTAL PLANT POINTS
EXISTING PLANT MATERIAL			
EXISTING SHRUBS 12"-24"	0	4	0
EXISTING SHRUBS 24"+	0	15	0
EXISTING NATIVE TREE - 2" CALIPER	0	100	0
(EACH ADDITIONAL INCH)	0	50	0
EXISTING NON-NATIVE TREE - 2" CALIPER	1	50	50
(EACH ADDITIONAL INCH)	136	25	3,400
EXISTING PALM TREE - PER FOOT OF TRUNK	0	1.5	0
EACH PALM TREE OVER 20'	0	30	0
TOTAL EXISTING PLANT POINTS:			3,450
PROPOSED SHRUB			
1 GAL	90	1	90
5 GAL	11	2	22
15 GAL +	0	10	0
PROPOSED TREE			
1 GAL	0	5	0
15 GAL +	0	10	0
24" BOX	4	20	80
36" BOX	0	50	0
48" BOX +	0	100	0
PROPOSED PALM TREE			
PER FOOT OF TRUNK	0	1.5	0
EACH PALM TREE OVER 20'	0	30	0
TOTAL PROPOSED PLANT POINTS:			192
TOTAL PLANT POINTS:			3,642



STREET YARD IN ZONE 6

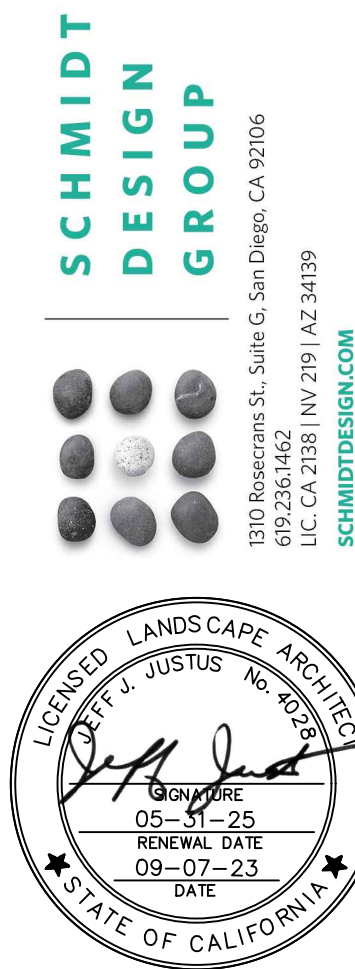


STREET YARD IN ZONE 6 ENLARGEMENT



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La Jolla, CA 92037

LANDSCAPE NOTES AND ZONE 6 LANDSCAPE CALCULATIONS



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Drawing Set Issue Schedule	
Description	Issue Date
Amendment	09 October 2023
Submission 04	
Amendment	19 December 2023
Submission 05	

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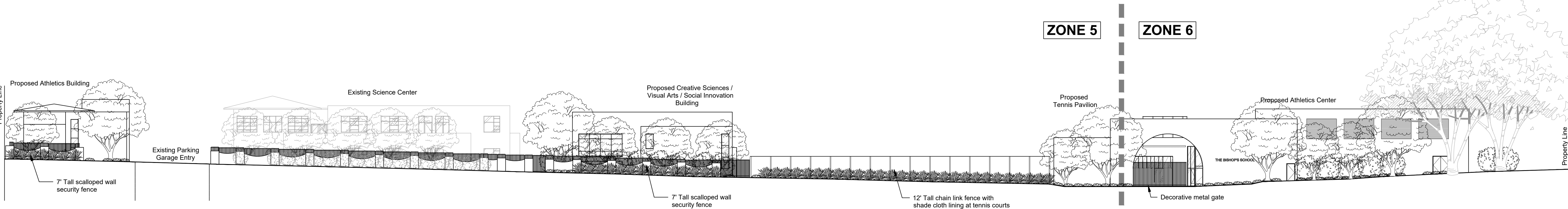
EXISTING TREE LEGEND

TREE ID	CALIBER	BOTANICAL NAME	STATUS
1	62" DIA	MULTI-TRUNK ERYTHRINA SPECIES (CORAL TREE)	TO REMAIN
2	138" DIA	MULTI-TRUNK ERYTHRINA SPECIES (CORAL TREE)	TO REMAIN
3	35" B.T.H.	PHOENIX CANARIENSIS (CANARY ISLAND PALM)	TO BE REMOVED
4	6" DIA	LAGERSTROEMIA SPECIES (CRAPE MYRTLE)	TO REMAIN
5	30" DIA	SCHINUS SPECIES (PEPPER TREE)	TO BE REMOVED
6	35" B.T.H.	PHOENIX CANARIENSIS (CANARY ISLAND PALM)	TO BE REMOVED
7	9" DIA	CUPANIOPSIS ANACARDIOIDES (CARROT WOOD)	TO BE REMOVED
8	18" B.T.H.	SYAGRUS ROMANZOFFIANA (QUEEN PALM)	TO REMAIN
9	16" B.T.H.	SYAGRUS ROMANZOFFIANA (QUEEN PALM)	TO REMAIN
10	20" B.T.H.	SYAGRUS ROMANZOFFIANA (QUEEN PALM)	TO REMAIN
11	16" B.T.H.	SYAGRUS ROMANZOFFIANA (QUEEN PALM)	TO REMAIN
12	12" B.T.H.	PHOENIX CANARIENSIS (CANARY ISLAND PALM)	TO REMAIN
13	12" B.T.H.	PHOENIX CANARIENSIS (CANARY ISLAND PALM)	TO REMAIN
14	10" DIA	CUPRESSUS SEMPERVIRENS (ITALIAN CYPRESS)	TO BE REMOVED
15	8" DIA	FICUS SPECIES	TO BE REMOVED
16	--	POTTED FICUS SPECIES	TO REMAIN
17	6.5" DIA	TIPUANA TIPU (TIPU TREE)	TO REMAIN
18	8" DIA	TIPUANA TIPU (TIPU TREE)	TO REMAIN
19	10" DIA	MULTI-TRUNK CALLISTEMON SPECIES (BOTTLEBRUSH)	TO BE REMOVED
20	60" DIA	MULTI-TRUNK SCHEFFLERA SPECIES	TO BE REMOVED
21	16" DIA	CALLISTEMON SPECIES (BOTTLEBRUSH)	TO BE REMOVED
22	6" DIA	JACARANDA SPECIES	TO REMAIN
23	4" B.T.H.	MULTI-TRUNK CHAMAEROPS HUMILIS (MEDITERRANEAN FAN PALM)	TO REMAIN
24	6" B.T.H.	MULTI-TRUNK CHAMAEROPS HUMILIS (MEDITERRANEAN FAN PALM)	TO REMAIN
25	8" B.T.H.	MULTI-TRUNK CHAMAEROPS HUMILIS (MEDITERRANEAN FAN PALM)	TO BE REMOVED
26	30" B.T.H.	WASHINGTONIA ROBUSTA (MEXICAN FAN PALM)	TO REMAIN
27	28" DIA	KOELREUTERIA SPECIES	TO REMAIN
28	14" DIA	PINUS CANARIENSIS (CANARY ISLAND PINE)	TO REMAIN
29	20" DIA	PINUS CANARIENSIS (CANARY ISLAND PINE)	TO REMAIN
30	40" DIA	PINUS CANARIENSIS (CANARY ISLAND PINE)	TO REMAIN
31	20" DIA	PINUS CANARIENSIS (CANARY ISLAND PINE)	TO REMAIN
32	8" DIA	TIPUANA TIPU (TIPU TREE)	TO REMAIN
33	42" DIA	ARAUCARIA HETEROPHYLLA (NORFOLK ISLAND PINE)	TO REMAIN
34	15" DIA	UNKNOWN SPECIES	TO REMAIN
35	10" DIA	JACARANDA SPECIES	TO REMAIN
36	7" DIA	SCHEFFLERA SPECIES	TO REMAIN
37	9.5" DIA	JACARANDA SPECIES	TO REMAIN
38	6.5" DIA	JACARANDA SPECIES	TO REMAIN
39	4" DIA	PITTOSPORUM STANDARD (MOCK ORANGE)	TO REMAIN
40	6" DIA	MAGNOLIA SPECIES	TO REMAIN
41	10" DIA	MAGNOLIA SPECIES	TO REMAIN
42	15" DIA	MAGNOLIA SPECIES	TO REMAIN
43	11" DIA	MAGNOLIA SPECIES	TO REMAIN
44	4" DIA	MAGNOLIA SPECIES	TO REMAIN
45	10" B.T.H.	SYAGRUS ROMANZOFFIANUM (QUEEN PALM)	TO REMAIN
46	12" B.T.H.	PHOENIX CANARIENSIS (CANARY ISLAND PALM)	TO REMAIN
47	7" DIA	UNKNOWN SPECIES	TO REMAIN
48	20" DIA	MULTI-TRUNK DIA SCHEFFLERA SPECIES	TO REMAIN
49	6" DIA	SCHEFFLERA SPECIES	TO REMAIN
50	17" DIA	SCHEFFLERA SPECIES	TO REMAIN
51	7" DIA	PODOCARPUS MACROPHYLLUS (YEW PINE)	TO REMAIN
52	7" DIA	MAGNOLIA SPECIES	TO REMAIN
53	10" DIA	RHUS SPECIES	TO REMAIN
54	7.5" DIA	RHUS SPECIES	TO REMAIN
55	7.5" DIA	RHUS SPECIES	TO REMAIN
56	7" DIA	RHUS SPECIES	TO REMAIN
57	5" DIA	RHUS SPECIES	TO REMAIN
58	9" DIA	RHUS SPECIES	TO REMAIN
59	9" DIA	RHUS SPECIES	TO REMAIN
60	6" DIA	SCHEFFLERA SPECIES	TO REMAIN
61	15" B.T.H.	SYAGRUS ROMANZOFFIANUM (QUEEN PALM)	TO REMAIN
62	15" B.T.H.	SYAGRUS ROMANZOFFIANUM (QUEEN PALM)	TO REMAIN
63	10" B.T.H.	MULTI-TRUNK CHAMAEROPS HUMILIS (MEDITERRANEAN FAN PALM)	TO BE REMOVED
64	10" B.T.H.	MULTI-TRUNK CHAMAEROPS HUMILIS (MEDITERRANEAN FAN PALM)	TO BE REMOVED
65	9" B.T.H.	MULTI-TRUNK CHAMAEROPS HUMILIS (MEDITERRANEAN FAN PALM)	TO BE REMOVED
66	8" B.T.H.	MULTI-TRUNK CHAMAEROPS HUMILIS (MEDITERRANEAN FAN PALM)	TO BE REMOVED
67	8" B.T.H.	MULTI-TRUNK CHAMAEROPS HUMILIS (MEDITERRANEAN FAN PALM)	TO BE REMOVED
68	6" DIA	LAGERSTROEMIA SPECIES (CRAPE MYRTLE)	TO REMAIN
69	5" DIA	LAGERSTROEMIA SPECIES (CRAPE MYRTLE)	TO REMAIN
70	4" DIA	LAGERSTROEMIA SPECIES (CRAPE MYRTLE)	TO REMAIN
71	4.5" DIA	LAGERSTROEMIA SPECIES (CRAPE MYRTLE)	TO REMAIN
72	4.5" DIA	LAGERSTROEMIA SPECIES (CRAPE MYRTLE)	TO REMAIN
73	14" B.T.H.	SYAGRUS ROMANZOFFIANA (QUEEN PALM)	TO BE REMOVED
74	14" B.T.H.	SYAGRUS ROMANZOFFIANA (QUEEN PALM)	TO BE REMOVED
75	8" B.T.H.	SYAGRUS ROMANZOFFIANA (QUEEN PALM)	TO BE REMOVED
76	8" DIA	JACARANDA SPECIES	TO REMAIN
77	9" DIA	JACARANDA SPECIES	TO REMAIN
78	9" DIA	JACARANDA SPECIES	TO REMAIN

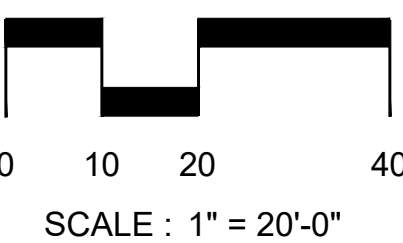
PROPOSED PLANT MATERIALS

	EXISTING TREES TO REMAIN/BE RELOCATED (PER NUMBER AND EXISTING TREE LEGEND) - ALL SYMBOLS LABELED "E" ARE STREET TREES TO REMAIN
	DRAPER AVENUE STREET TREES SUCH AS: (100% 24" BOX) - QTY: 14 (NOTE: TREES LISTED BELOW ARE FROM LA JOLLA COMMUNITY PLAN RESIDENTIAL STREET TREE DISTRICT 1 LIST) BAUHINIA BLAKEANA (20'h x 25'w) ORCHID TREE CASSIA LEPTOPHYLLA (25'h x 30'w) GOLD MEDALLION JACARANDA MIMOSIFOLIA (35'h x 20'w) JACARANDA METROSIDEROS EXCELSA (30'h x 30'w) NEW ZEALAND CHRISTMAS TREE TABESBUJA AVELLANEDAE (30'h x 25'w) TRUMPET TREE TRISTANIA CONFERTA (50'h x 25'w) BRISBANE BOX
	ACCENT TREES SUCH AS: (100% 24" BOX) - QTY: 16 JACARANDA MIMOSIFOLIA (35'h x 20'w) JACARANDA STERILITZIA NICOLAI (25'h x 25'w) GIANT BIRD OF PARADISE SCHEFFLERA PUECKLERI (30'h x 30'w) TUPIDANTHUS MELALEUCA NESOPHILA (20'h x 20'w) PINK MELALEUCA METROSIDEROS EXCELSA (30'h x 30'w) NEW ZEALAND CHRISTMAS TREE CEDRUS DEODARA (70'h x 30'w) DEODAR CEDAR LAGERSTROEMIA INDICA (40'h x 25'w) CRAPE MYRTLE
	SHADE TREES SUCH AS: (100% 24" BOX) - QTY: 6 MAGNOLIA GRANDIFLORA (70'h x 50'w) SOUTHERN MAGNOLIA CUPRESSUS MACROCARPA (30'h x 25'w) MONTEREY CYPRESS CHAMAECYPARIS OBTUSA 'GRACILIS' (15'h x 12'w) HINOKI FALSE CYPRESS TIPUANA TIPU (35'h x 45'w) TIPU TREE MAGNOLIA SOULANGEANA (25'h x 25'w) SAUCER MAGNOLIA
	ACCENT PALMS SUCH AS: (100% 12" B.T.H.) - QTY: 14 ARCHONTOPHOENIX CUNNINGHAMIANA (50'h x 12'w) KING PALM SYRAGUS ROMANZOFFIANUM (50'h x 20'w) QUEEN PALM CARYOTA OCHLANDRA (20'h x 10'w) CANTON FISHTAIL PALM BRAHEA EDULIS (40'h x 15'w) GUADALUPE FAN PALM

	SCREENING SHRUBS SUCH AS: (100% 5 GAL) - QTY:29 PHOENIX ROEBELENI (8'h x 6'w) @ 5' O.C. PYGMY DATE PALM PHORMIUM TENAX (6'h x 6'w) @ 5' O.C. NEW ZEALAND FLAX PITTOSPORUM TOBIRA (8'h x 8'w) @ 5' O.C. PITTOSPORUM RHAPHIOLEPIS INDICA (4'h x 5'w) @ 3' O.C. INDIAN HAWTHORN PHOTINIA FRASERI (10'h x 10'w) @ 5' O.C. PHOTINIA CALLIANDRA HAEMATOCEPHALA (8'h x 8'w) @ 5' O.C. PINK POWDER PUFF CYATHEA COOPERI AUSTRALIAN FERN TREE
	MEDIUM ORNAMENTAL SHRUBS SUCH AS: (100% 1 GAL) - QTY: 125 PITTOSPORUM TOBIRA 'WHEELER' (2'h x 4'h) @ 2' O.C. WHEELER'S PITTOSPORUM CARISSA MACROCARPA 'BOXWOOD BEAUTY' (2'h x 2'w) @ 18" O.C. DWARF NATAL PLUM CALLISTEMON VIMINALIS 'LITTLE JOHN' (3'h x 2'w) @ 2' O.C.) DWARF WHEEPING BOTTLEBRUSH COPROSMA KIRKII (2'h x 5'w) @ 18" O.C.) COPROSMA BUXUS SEMPERVIRENS (10'h x 10'w) @ 3' O.C. COMMON BOXWOOD HEMEROCALLIS HYBRIDS (3'h x 3'w) @ 2' O.C. DAYLILY
	GROUND COVER SUCH AS: (100% 1 GAL) - 53 VINCA MINOR (6'h x 3'w) @ 18" O.C. DWARF PERIWINKLE MYOPORUM PARVIFOLIUM (6'h x 9'w) @ 12" O.C. MYOPORUM LIRIOPE MUSCARI (12'h x 12'w) @18" O.C. BIG BLUE LILY TURF THRACHELOSPERMUM JASMINOIDES (2'h x 10'w) @ 18" O.C. STAR JASMINE
	VINES SUCH AS: (100% 1 GAL) - 10 PARTHENOCISSUS TRICUSPIDATA BOSTON IVY FICUS REPENS CLIMBING FIG DISTICTUS BUCCINATORIA BLOOD RED TRUMPET VINE ROSMARINUS OFFICINALIS ROSEMARY
	TURF GRASS - 2,370 SF

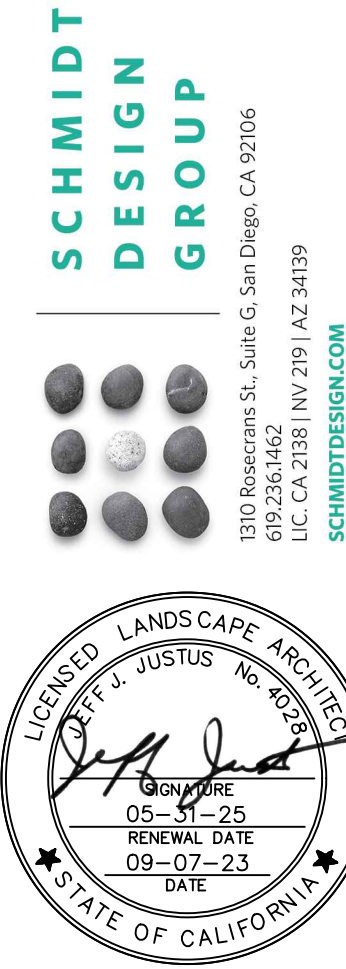


ELEVATION: DRAPER STREET FRONTAGE



The Bishop's School
7607 La Jolla Blvd.
La Jolla, CA 92037

Drawing Set Issue Schedule		
Description	Issue Date	
Amendment	09 October 2023	
Submittal 04		
Amendment	19 December 2023	
Submittal 05		



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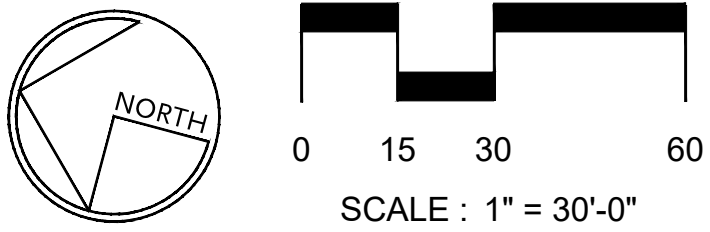
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ZONE 5 LANDSCAPE AND VEGETATED AREAS

ZONE 5 LOT AREA:	218,711 SF
ZONE 5 LOT AREA ADDITION:	8,002 SF
(Includes 7552, 7554, 7556 Draper Ave Property & Vacated Alley)	
ZONE 6 LOT AREA:	273,660 SF
TOTAL LOT AREA:	500,373 SF

	AREA REQUIRED (SF)	AREA PROVIDED (SF)	EXCESS OR (DEFICIT) (SF)
TOTAL LANDSCAPE AREA VISIBLE FROM OPPOSITE SIDE OF THE STREET:	250,187	102,383	(147,804)
TOTAL VEGETATED AREA VISIBLE FROM OPPOSITE SIDE OF THE STREET:	125,093	51,560	(73,533)



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7607 La Jolla Blvd.
La Jolla, CA 92037

Drawing Set Issue Schedule	
Description	Issue Date
Amendment	09 October 2023
Submital	04
Amendment	19 December 2023
Submital	05

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LICENCED LANDSCAPE ARCHITECT
OFFICE OF THE STATE ARCHITECT
No. 10000
05-31-25
RENEWAL DATE
09-07-23
DIN
STATE OF CALIFORNIA

L4.0
Sheet 18 of 18

ZONE 5 EXHIBIT & CALCULATIONS

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