



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: February 1, 2024 REPORT NO. PC-24-004

HEARING DATE: February 8, 2024

SUBJECT: LA JOLLA COUNTRY CLUB AMENDMENT
Process Four Decision

PROJECT NUMBER: [PRJ-1104046](#)

REFERENCE: Conditional Use Permit / Coastal Development Permit / Hillside Review
Permit No. 94-0564 (Attachment 8)

OWNER/APPLICANT: La Jolla Country Club, Inc., Owner, and Jeannette Temple, Applicant

SUMMARY

Issue: Should the Planning Commission approve an amendment to Conditional Use Permit / Coastal Development Permit / Hillside Review Permit No. 94-0564 to amend Condition No. 22 of the governing entitlement to remove the 30-year limit for the “club improvement area” of the La Jolla Country Club located at [7301 High Avenue](#) within the [La Jolla Community Plan](#) Area?

Proposed Actions:

1. Approve Conditional Use Permit No. PMT-3247800 and Coastal Development Permit No. PMT-3247801 to amend Conditional Use Permit / Coastal Development Permit / Hillside Review Permit No. 94-0564.

Fiscal Considerations: None, all costs associated with the processing of the application are recovered through a deposit account funded by the applicant.

Code Enforcement Impact: There are no open Code Enforcement cases for this site.

Housing Impact Statement: The applicant proposes to amend existing land use entitlements to the La Jolla Country Club. There are no existing or proposed housing impacts associated with this project.

Community Planning Group Recommendation: The applicant presented the amendment to the La Jolla Development Permit Review Committee on November 14, 2023 who voted 7-0-1 to recommend

approval. The La Jolla Community Planning Association considered the project on December 7, 2023 and voted to recommend approval of the amendment on consent 13-0-1.

Environmental Determination: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 for Existing Facilities which allows for permitting of existing private structures involving negligible or no expansion of existing or former use. Since the proposed project is to remove the condition related to the expiration date of the existing Clubhouse of the La Jolla Country Club with no new uses or construction, the exemption is appropriate. This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on November 2, 2023, and the opportunity to appeal that determination ended November 17, 2023.

BACKGROUND

The La Jolla Country Club is located at 7301 High Avenue, which is south of Pearl Street, north of Muirlands Drive, and approximately one-half mile from the coast within the La Jolla Community Plan Area and Council District 1. The approximately 118-acre project site is split zoned within the RS-1-1 and RS-1-2 base zones, and directly abuts a mixture of single-dwelling unit development around most of the periphery, with multi-dwelling unit development and La Jolla Elementary School to the west. It is designated as Parks/Open Space in the La Jolla Community Plan and Local Coastal Program Land Use Plan, and also identified as a golf course (private open space) therein, which is a permitted use with a Conditional Use Permit per Table 131-04B in the San Diego Municipal Code (SDMC) for the underlying base zones. The site is constrained by the Coastal Overlay Zone (Non-Appealable); Coastal Height Limit Overlay Zone; Parking Impact Overlay Zone (Coastal Impact); and Transit Area Overlay Zone.

The La Jolla Country Club is currently governed by Conditional Use Permit (CUP) / Coastal Development Permit (CDP) / Hillside Review Permit (HRP) No. 94-0564 approved by the Planning Commission on February 23, 1995. The governing CUP was required for the golf course use in the residential base zones; the CDP was required for the Coastal Overlay Zone; and the HRP was required for projects within the Hillside Review Overlay Zone which was in place at the time of issuance of the permit. Staff notes that by current city regulations, the definition of Environmentally Sensitive Lands per SDMC 113.0103 and 143.0110 would not apply to the site today as the existing golf course, dating to 1926, and the club facilities were designed to fit the topography and hillside character of the site, and all vegetation and topography is disturbed.

The project site maintains nearly a century of use as a golf course since 1926. The development was designed with the topography of the site to retain its hillside character. The original clubhouse building was designed by Herbert Mann and constructed in 1927. Since that time, numerous additions and modifications have been made to the original clubhouse structure. The environmental analysis for the CUP/CDP/HRP No. 94-0564 granted by the Planning Commission concluded that the clubhouse was not representative of any type of architecture; that the site was not listed in any historical inventory; that the architect of the structure and the site or buildings were not associated with any significant event or person; and was therefore not significant. The entitlements issued under CUP/CDP/HRP No. 94-0564 permitted the construction of a 2,799-square-foot addition and

renovation of a portion of the existing 39,477-square-foot clubhouse for a total of 42,246 square feet, the construction of a new 320-square-foot halfway house, and renovation of the existing three parking lots. All the improvements permitted were isolated to developed areas.

DISCUSSION

The applicant is requesting to amend Condition No. 22 to remove the 30-year permit expiration date for the “club improvement area” and allow for the continuation of use of activities permitted with CUP/CDP/HRP No. 94-0564.

Condition No. 22 states:

This Conditional Use Permit shall be valid for and expire after a period of 30 years for that area defined as, and identified on the approved Exhibit “A” Site Plan, as the club improvement area. This area consists of the clubhouse, half-way house, parking lots and general adjoining landscaped areas. There is no expiration date applied to the active golf area consisting primarily of the balance of the La Jolla Country Club Property.

At the expiration of the 30-year period, the owner-permittee may request an Extension of Time or an Amendment to this condition to modify or delete such limitation.

Since the “club improvement area” is integral in the operation of the golf area, which has no expiration date, the amendment of the condition provides for the continued operation of the facilities within the “club improvement area” without an expiration date to parallel the use of the active golf area. Doing so supports the continuance of the Parks/Open Space designation of the site as set forth in the La Jolla Community Plan and Local Coastal Program Land Use Plan. Aside from the amendment to Condition No. 22, all other conditions set forth in the governing entitlements under CUP/CDP/HRP No. 94-0564 shall remain in effect. There is no new construction, no new development, and no intensification of use proposed with this amendment and the site conforms to the municipal code and the governing entitlements under CUP/CDP/HRP No. 94-0564.

Permits Required:

- A Conditional Use Permit pursuant to SDMC 126.0303(c) for a Golf Course in the RS-1-1 and RS-1-2 base zones, and to amend Permit No. 94-0564; and
- A Coastal Development Permit pursuant to SDMC 126.0702(a) for all coastal development of a premises within the Coastal Overlay Zone and to amend Permit No. 94-0564.

Community Plan Analysis:

The Community Land Use Map in the La Jolla Community Plan and Local Coastal Program Land Use Plan identifies the site as a golf course (private open space) within a Parks/Open Space land use designation. As stated above the proposed project is the continuation of use of the activities

permitted with CUP/CDP/HRP No. 94-0564, for the operation of the facilities within the "club improvement area" without expiration to parallel the use of the active golf area, thereby supporting the continued use of the site as a golf course (private open space) and Parks/Open Space land use designation in alignment with the La Jolla Community Plan and Local Coastal Program Land Use Plan. Therefore, the proposed development will be in alignment with the certified community plan.

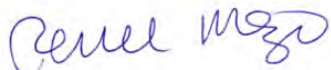
Conclusion:

Staff has reviewed the proposed project to amend Conditional Use Permit (CUP) / Coastal Development Permit (CDP) / Hillside Review Permit (HRP) No. 94-0564 and has found the proposal to be consistent with the governing entitlements, the La Jolla Community Plan and Local Coastal Program Land Use Plan. Staff, therefore, recommends approval of this amendment and Conditional Use Permit No. PMT-3247800 and Coastal Development Permit No. PMT-3247801.

ALTERNATIVES

1. Approve Conditional Use Permit No. PMT-3247800 and Coastal Development Permit No. PMT-3247801 under PRJ-1104046 to amend Conditional Use Permit / Coastal Development Permit / Hillside Review Permit No. 94-0564, with modifications.
2. Deny Conditional Use Permit No. PMT-3247800 and Coastal Development Permit No. PMT-3247801 under PRJ-1104046 to amend Conditional Use Permit / Coastal Development Permit / Hillside Review Permit No. 94-0564, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



Renee Mezo
Assistant Deputy Director
Development Services Department



Daniel Neri
Development Project Manager
Development Services Department

Attachments:

1. Project Location Map
2. Land Use Plan
3. Aerial Photo – Club Improvement Area
4. Draft Permit with Conditions
5. Draft Permit Resolution with Findings
6. Notice of Environmental Exemption

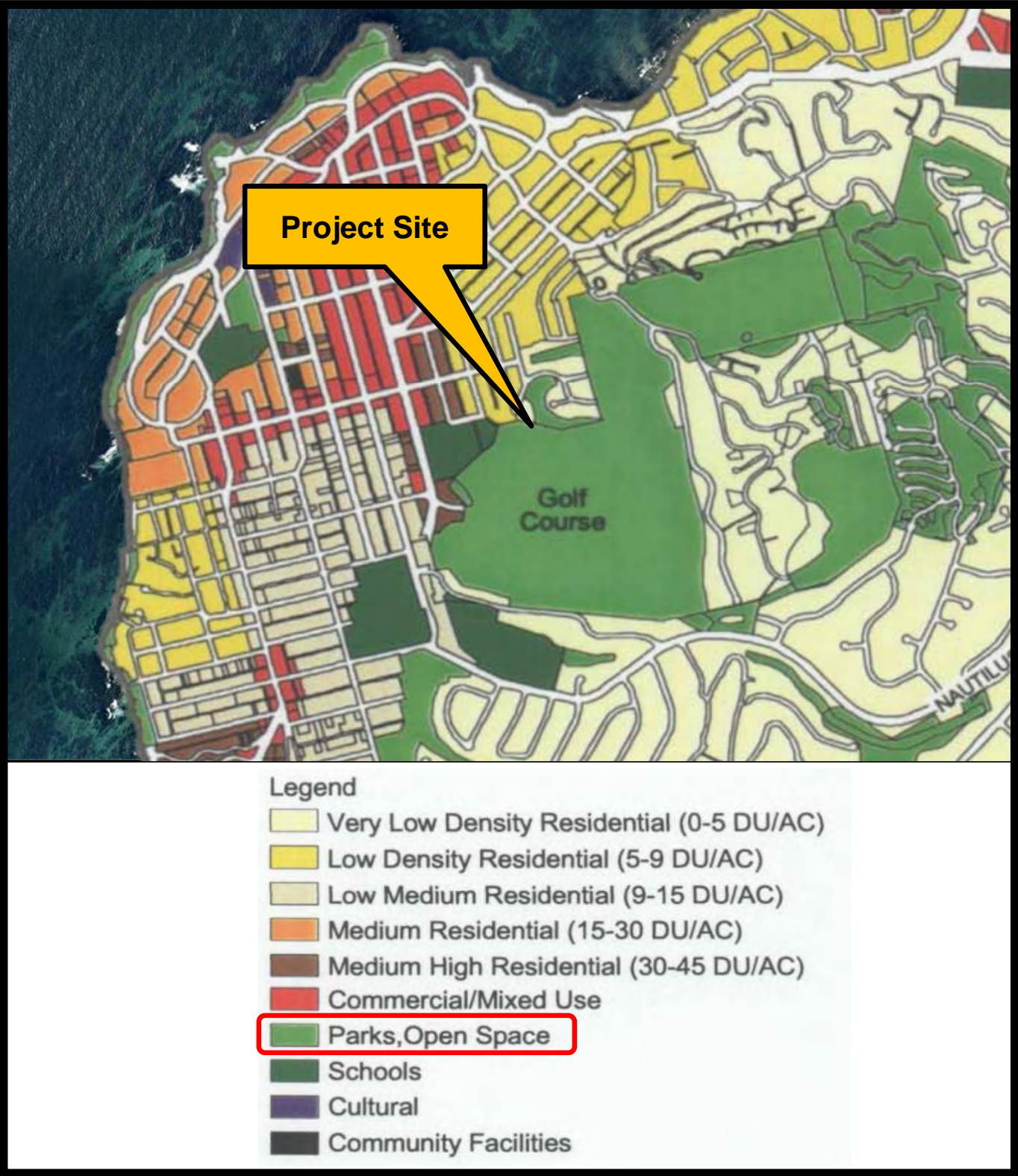
7. Ownership Disclosure Statement
8. Copy of Recorded Permits: Coastal Development Permit / Conditional Use Permit / Hillside Review Permit No. 94-0564.
9. Project Plans
10. La Jolla Community Planning Association Vote and Development Permit Review Minutes



Project Location

7301 High Avenue, La Jolla Community Plan Area
Project No. PRJ-1104046







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: 24009686

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CONDITIONAL USE PERMIT NO. PMT-3247800
COASTAL DEVELOPMENT PERMIT NO. PMT-3247801
LA JOLLA COUNTRY CLUB AMENDMENT - PROJECT NO. PRJ-1104046

AMENDMENT TO
CONDITIONAL USE PERMIT / COASTAL DEVELOPMENT PERMIT / HILLSIDE REVIEW
PERMIT NO. 94-0564
PLANNING COMMISSION

This Conditional Use Permit No. PMT-3247800 and Coastal Development Permit No. PMT-3247801, amendment to Conditional Use Permit / Coastal Development Permit / Hillside Review Permit No. 94-0564 is granted by the Planning Commission of the City of San Diego to La Jolla Country Club Inc., a California corporation, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0303, 126.0702, 126.0502. The approximately 118-acre project site is located at 7301 High Avenue in the RS-1-1 and RS-1-2 base zones of the La Jolla Community Plan. Coastal Overlay Zone (Non-Appealable); Coastal Height Limit Overlay Zone; Parking Impact Overlay Zone (Coastal Impact); Transit Area Overlay Zone; Parking Standards Transit Priority Area; Transit Priority Area; La Jolla Community Planning Area. Council District (1). The project site is legally described as:

A PORTION OF PUEBLO LOT 1284 OF THE PUEBLO LANDS OF SAN DIEGO, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF MADE BY JAMES PASCOE IN 1870 AND FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, NOVEMBER 14, 1921 KNOWN AS MISCELLANEOUS MAP 36.

LOT A:

PARCEL 1: THAT PORTION OF PUEBLO LOT 1262 OF PUEBLO LANDS OF SAN DIEGO, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF MADE BY JAMES PASCOE IN 1870, A COPY OF WHICH SAID MAP WAS FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, NOVEMBER 14, 1921, AND IS KNOWN AS MISCELLANEOUS MAP NO. 36, LYING NORTHERLY OF A STRAIGHT LINE WHICH COMMENCES AT THE SOUTHEAST CORNER OF PUEBLO LOT 1262 AND INTERSECTS THE SOUTHEAST CORNER OF PUEBLO LOT 1261.

PARCEL 2: THAT PORTION OF THE WESTERLY 60 ACRES OF PUEBLO LOT 1263, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE PUEBLO LANDS OF SAN DIEGO BY JAMES PASCOE IN 1870, BEING THE SAME TRACT OF LAND DESIGNATED AS PARCEL NO. 2

ON THE LICENSED SURVEYOR'S MAP NO. 276, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, NOVEMBER 8, 1926, LYING WESTERLY OF THE WESTERLY BOUNDARY OF LA JOLLA COUNTRY CLUB KNOLLS ACCORDING TO MAP THEREOF NO. 4039, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

LOT B:

ALL THAT PORTION OF PUEBLO LOT 1262 OF THE PUEBLO LANDS OF SAN DIEGO, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF MADE BY JAMES PASCOE IN 1870, A COPY OF WHICH SAID MAP WAS FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, NOVEMBER 14, 1921, AND IS KNOWN AS MISCELLANEOUS MAP NO. 36, SAID PROPERTY ALSO SHOWN IN RECORD OF SURVEY NO. 12727.

Subject to the terms and conditions set forth in this Permit, permission is granted to La Jolla Country Club Inc., a California corporation, Owner/Permittee to amend Conditional Use Permit / Coastal Development Permit / and Hillside Review Permit No. 94-0564 to remove the 30-year expiration date for the conditional use of that area defined as the club Improvement area which consists of the clubhouse, halfway house, parking lots and general adjoining landscape areas described and identified by size, dimension, quantity, type, and location on the approved Exhibit "A" dated February 8, 2024 on file in the Development Services Department.

The project site shall include the following:

- a. An existing 18-hole golf course;
- b. An existing clubhouse;
- c. An existing golf course halfway house;
- d. Three existing parking lots providing off-street parking spaces;
- e. Existing Landscaping; and
- f. Incidental accessory uses as may be determined incidental and approved by the Development Services Director.

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 February 23, 2027.

2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:

- a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
- b. The Permit is recorded in the Office of the San Diego County Recorder.

3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.

4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.

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

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

7. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

8. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.

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

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

discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

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

11. Conditional Use Permit / Coastal Development Permit / Hillside Review Permit No. 94-0564 shall remain in effect, except where amended by this permit.

PLANNING/DESIGN REQUIREMENTS:

12. This Conditional Use Permit shall be valid for that area defined and identified on the approved Exhibit "A" Site Plan as the club improvement area. This area consists of the clubhouse, halfway house, parking lots, and general adjoining landscaped areas. There is no expiration date applied to the club improvement area, nor to the active golf area consisting primarily of the balance of the La Jolla Country Club property.

13. 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.

14. All signs associated with this development shall be consistent with sign criteria established by the City-wide sign regulations.

15. 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.

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 Planning Commission of the City of San Diego on February 8, 2024, and [Approved Resolution Number].

ATTACHMENT 4

CONDITIONAL USE PERMIT NO. PMT-3247800
COASTAL DEVELOPMENT PERMIT NO. PMT-3247801
Date of Approval: February 8, 2024

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Daniel Neri
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.

LA JOLLA COUNTRY CLUB INC.
Owner/Permittee

By _____
Michael D. Mooney
General Manager

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

PLANNING COMMISSION RESOLUTION NO. _____
CONDITIONAL USE PERMIT NO. PMT-3247800
COASTAL DEVELOPMENT PERMIT NO. PMT-3247801
LA JOLLA COUNTRY CLUB AMENDMENT - PROJECT NO. PRJ-1104046

AMENDMENT TO
CONDITIONAL USE PERMIT / COASTAL DEVELOPMENT PERMIT / HILLSIDE REVIEW
PERMIT NO. 94-0564

WHEREAS, LA JOLLA COUNTRY CLUB INC., a California corporation, Owner/Permittee, filed an application with the City of San Diego for an amendment to Conditional Use Permit / Coastal Development Permit / and Hillside Review Permit No. 94-0564 to remove the 30-year expiration date for the conditional use of that area defined as the club improvement area as described in and by reference to the approved Exhibit "A" and corresponding conditions of approval for the associated Permit Nos. PMT-3247800 and PMT-3247801, on portions of a 118-acre project site;

WHEREAS, the project site is located at 7301 High Avenue in the RS-1-1 and RS-1-2 base zones, within the La Jolla Community Plan area; Coastal Overlay Zone (Non-Appealable); Coastal Height Limit Overlay Zone; Parking Impact Overlay Zone (Coastal Impact); Transit Area Overlay Zone; Parking Standards Transit Priority Area; Transit Priority Area; and La Jolla Community Planning Area;

WHEREAS, the project site is legally described as: A PORTION OF PUEBLO LOT 1284 OF THE PUEBLO LANDS OF SAN DIEGO, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF MADE BY JAMES PASCOE IN 1870 AND FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, NOVEMBER 14, 1921 KNOWN AS MISCELLANEOUS MAP 36.

LOT A: PARCEL 1: THAT PORTION OF PUEBLO LOT 1262 OF PUEBLO LANDS OF SAN DIEGO, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF MADE BY JAMES PASCOE IN 1870, A COPY OF WHICH SAID MAP WAS FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, NOVEMBER 14, 1921, AND IS KNOWN AS

ATTACHMENT 5

MISCELLANEOUS MAP NO. 36, LYING NORTHERLY OF A STRAIGHT LINE WHICH COMMENCES AT THE SOUTHEAST CORNER OF PUEBLO LOT 1262 AND INTERSECTS THE SOUTHEAST CORNER OF PUEBLO LOT 1261. PARCEL 2: THAT PORTION OF THE WESTERLY 60 ACRES OF PUEBLO LOT 1263, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE PUEBLO LANDS OF SAN DIEGO BY JAMES PASCOE IN 1870, BEING THE SAME TRACT OF LAND DESIGNATED AS PARCEL NO. 2 ON THE LICENSED SURVEYOR'S MAP NO. 276, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, NOVEMBER 8, 1926, LYING WESTERLY OF THE WESTERLY BOUNDARY OF LA JOLLA COUNTRY CLUB KNOLLS ACCORDING TO MAP THEREOF NO. 4039, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

LOT B: ALL THAT PORTION OF PUEBLO LOT 1262 OF THE PUEBLO LANDS OF SAN DIEGO, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF MADE BY JAMES PASCOE IN 1870, A COPY OF WHICH SAID MAP WAS FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, NOVEMBER 14, 1921, AND IS KNOWN AS MISCELLANEOUS MAP NO. 36, SAID PROPERTY ALSO SHOWN IN RECORD OF SURVEY NO. 12727.

WHEREAS, on November 2, 2023, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guideline Section 15301, Existing Facilities; and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

WHEREAS, on February 8, 2024, the Planning Commission of the City of San Diego considered Conditional Use Permit (CUP) No. PMT-3247800 and Coastal Development Permit (CDP) No. PMT-3247801 pursuant to the Land Development Code of the City of San Diego;

NOW, THEREFORE,

BE IT RESOLVED by the Planning Commission of the City of San Diego, that it adopts the following findings with respect to Conditional Use Permit No. PMT-3247800 and Coastal Development Permit No. PMT-3247801:

A. CONDITIONAL USE PERMIT [San Diego Municipal Code (SDMC) Section 126.0305]

1. Findings for all Conditional Use Permits:

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

The Community Land Use Map in the La Jolla Community Plan and Local Coastal Program Land Use Plan designates the site as Parks, Open Space, and identifies it as a "Golf Course" within the land use map and as Private Open Space within Figure 7 of the Open Space System Map, and Park, Open Space, & Recreation within the City of San Diego General Plan Figure LU-2, General Plan Land Use and Street System Map. A golf course is a permitted use within the underlying RS-1-1 and RS-1-2 base zones with an approved Conditional Use Permit. The site maintains nearly a century of use as a golf course, dating to 1926. The proposed project is the continuation of the use of the activities permitted with Coastal Development Permit (CDP)/Conditional Use Permit (CUP)/Hillside Review Permit (HRP) No. 94-0564, through the amendment of Condition No. 22 of the vested permit. Condition No. 22 set a 30-year expiration date for that area defined as, and identified on, the approved Exhibit "A" Site Plan, as the club improvement area, which consists of the clubhouse, halfway house, parking lots and general adjoining landscaped areas. Condition No. 22 also stated: "There is no expiration date applied to the active golf area consisting primarily of the balance of the La Jolla Country Club property." The proposed amendment of Condition No. 22 which would remove the 30-year expiry for the conditional use of the club improvement area is an allowed provision of Condition No. 22, stating: "At the expiration of the 30-year period, the owner/permittee may request an Extension of Time or an Amendment to this condition to modify or delete such limitation." The amendment of this condition provides for the continued operation of the updated facilities within the club improvement area without expiration to parallel the use of the active golf area, thereby ensuring the continued use of the site as a golf course within the Parks, Open Space designation of the applicable land use plan. There is no new construction, no additional development, nor new uses proposed as a part of this permit amendment. Therefore, the proposed development will not adversely affect the applicable land use plan and complies with all regulations of the certified Implementation Program.

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

The proposed project is the continuation of the existing use of the activities permitted with CUP/ CDP/ HRP No. 94-0564, through the amendment of Condition No. 22 of the vested permit to remove the expiry of the conditional use of the club improvement area, as identified on the approved Exhibit "A" Site Plan. There is no new construction, no additional development, nor new uses proposed as a part of this permit amendment. All conditions of the entitlements under 94-0564 shall remain in effect except where amended by this CUP/CDP. All accessory uses or improvements that necessitate permits, either existing or proposed in the future, will be subject to conformance with all governing entitlements and regulations of the Land Development Code. Therefore, the proposed development will not be detrimental to the public health, safety, and welfare.

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

The proposed project is the continuation of the existing use of the activities permitted with CUP/ CDP/ HRP No. 94-0564, through the amendment of Condition No. 22 of the vested permit to remove the expiry of the conditional use of the club improvement area, as identified on the approved Exhibit "A" Site Plan. There is no new construction or new uses proposed as a part of this permit amendment. All conditions of the entitlements under 94-0564 shall remain in effect except where amended by this CUP/CDP. All accessory uses or improvements that necessitate permits, either existing or proposed in the future, will be subject to conformance with all governing entitlements and regulations of the Land Development Code. Therefore, the proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.

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

The La Jolla Country Club is located at 7301 High Avenue, which is south of Pearl Street and north of Muirlands Drive, and approximately one-half mile from the coast within the Coastal Overlay Zone (non-appealable) of the La Jolla Community Planning Area. The country club sits on private property and has been used as a golf course since 1926. The Community Land Use Map in the La Jolla Community Plan and Local Coastal Program Land Use Plan designates the site as Parks, Open Space, and identifies it as a "Golf Course." The General Plan designates the site as Park, Open Space and Recreation. A golf course is a permitted use within the underlying RS-1-1 and RS-1-2 base zones with an approved Conditional Use Permit. The amendment to CUP/CDP/HRP 94-0564 proposes no new construction, no additional development, nor new uses, and therefore remains in conformance with the certified Local Coastal Program Land Use Plan and complies with all regulations of the certified Implementation Program.

B. 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 La Jolla Community Plan and Local Coastal Program Land Use Plan (Plan) confirms that the project site is not near any existing public accessway to the Coast. The La Jolla Country Club is located at 7301 High Avenue, which is south of Pearl Street and north of Muirlands Drive, and approximately one-half mile from the coast within the Coastal Overlay Zone (non-appealable) of the La Jolla Community Planning Area. The existing and proposed project remains on private property and is not located within a Viewshed, Scenic Overlook, or other Public Vantage Point in the Plan.

The proposed project is for the continuation of the existing use of activities permitted with CUP/ CDP/ HRP No. 94-0564, through the amendment of Condition No. 22 of the vested permit to remove the 30-year expiration date of the clubhouse area, making it consistent with the active golf area where no expiration date is applied. There is no new construction, no new development, nor new uses proposed as a part of this permit amendment.

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

While the CUP/CDP/HRP No. 94-0564 included the Hillside Review Permit, the current definition of Environmentally Sensitive Lands per SDMC 113.0103 and 143.0110 would not apply to the site today. The site maintains nearly a century of use as a golf course, dating to 1926. The existing golf course and club facilities were designed to fit the topography and hillside character of the site, and all vegetation and topography is disturbed. There is no new construction proposed as a part of this permit amendment. 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.**

While the La Jolla Country Club is private property and has been used as a golf club since 1926, the Community Land Use Map in the La Jolla Community Plan and Local Coastal Program Land Use Plan designates the site as Parks, Open Space, and identifies it as a "Golf Course." A golf course is a permitted use within the underlying RS-1-1 and RS-1-2 base zones with a Conditional Use Permit. This

proposed amendment to CUP/CDP/HRP 94-0564 proposes no new construction, no new development, nor new uses, and therefore remains in conformance 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 project site is not near any existing public accessway to the coast. The La Jolla Country Club is located at 7301 High Avenue, which is south of Pearl Street and north of Muirlands Drive, and approximately one-half mile from the coast within the Coastal Overlay Zone (non-appealable) of the La Jolla Community Planning Area. The project site is not between the nearest public road and the shoreline of any body of water located within the Coastal Overlay Zone and is consistent with Chapter 3 of the California Coastal Act.

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 Planning Commission, Conditional Use Permit No. PMT-3247800 and Coastal Development Permit No. PMT-3247801 are hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit Nos. PMT-3247800 and PMT-3247801, a copy of which is attached hereto and made a part hereof.

Daniel Neri
Development Project Manager
Development Services

Adopted on: February 8, 2024

IO#: 24009686

NOTICE OF EXEMPTION

(Check one or both)

TO: ☒ Recorder/County Clerk
P.O. Box 1750, MS A-33
1600 Pacific Hwy, Room 260
San Diego, CA 92101-2400

From: City of San Diego
Development Services Department
1222 First Avenue, MS 501
San Diego, CA 92101

☐ Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

Project Name/Number: 7301 High Ave / 1104046

SCH No.: Not Applicable

Project Location-Specific: 7301 High Ave, San Diego, CA 92307

Project Location-City/County: San Diego/San Diego

Description of nature and purpose of the Project: Coastal Development Permit, Conditional Use Permit, and Site Development Permit to amend Coastal Development Permit, Conditional Use Permit, and Hillside Review Permit No. 94-0564 to remove the condition related to the expiration date of the Clubhouse of the La Jolla Country Club located at 7301 High Avenue. The amendment does not include new uses or construction. The site is located in the RS-1-1 and RS-1-2 base zones; Coastal Overlay Zone (Non-Appealable); Coastal Height Limit Overlay Zone; Parking Impact Overlay Zone (Coastal); Transit Area Overlay Zone; Parking Standards Transit Priority Area; Transit Priority Area; La Jolla Community Planning Area, Council District 1.

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: La Jolla Country Club Inc., 7301 High Ave., San Diego, CA 92037, 858-454-9601

Exempt Status: (CHECK ONE)

- ☐ Ministerial (Sec. 21080(b)(1); 15268)
☐ Declared Emergency (Sec. 21080(b)(3); 15269(a))
☐ Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
☒ Categorical Exemption: Categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 15301, Existing Facilities.

Reasons why project is exempt: The City of San Diego determined that the project would qualify to be categorically exempt from CEQA pursuant to Section 15301, Existing Facilities which allows for permitting of existing private structures involving negligible or no expansion of existing or former use. Since the proposed project is to remove the condition related to the expiration date of the existing Clubhouse of the La Jolla Country Club with no new uses or construction, the exemption is appropriate; and where the exceptions listed in Section 15300.2 would not apply.

Lead Agency Contact Person: Courtney Holowach

Telephone: (619) 446-5187

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a notice of exemption been filed by the public agency approving the project? ☐ Yes ☐ No

It is hereby certified that the City of San Diego has determined the above activity to be exempt from CEQA


Courtney Holowach Senior Planner
Signature/Title

November 20, 2023
Date

Check One:

- ☒ Signed By Lead Agency
☐ Signed by Applicant

Date Received for Filing with County Clerk or OPR:

	City of San Diego Development Services 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	Ownership Disclosure Statement	FORM DS-318 October 2017

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

Project Title: La Jolla County Club **Project No. For City Use Only:** PRJ-1104046

Project Address: 7301 High Ave

San Diego, CA 92037

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

☒ Corporation ☐ Limited Liability -or- ☐ General – What State? CA Corporate Identification No. 95-0915380

☐ 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: La Jolla Country Club Inc ☒ Owner ☐ Tenant/Lessee ☐ Successor Agency

Street Address: 7301 High Avenue

City: La Jolla State: CA Zip: 92037

Phone No.: 858.454.9601 Fax No.: 858.454.4536 Email: mmooney@lajollacc.com

Signature: Michael D Mooney Digitally signed by Michael D Mooney
Date: 2023.08.24 12:08:36 -07'00' Date: 8/24/2023

Additional pages Attached: ☐ Yes ☒ No

Applicant

Name of Individual: Michael D Mooney ☐ Owner ☐ Tenant/Lessee ☐ Successor Agency

Street Address: 7301 High Avenue

City: La Jolla State: CA Zip: 92037

Phone No.: 858.454.9601 Fax No.: 858.454.4536 Email: mmooney@lajollacc.com

Signature: Michael D Mooney Digitally signed by Michael D Mooney
Date: 2023.08.24 12:10:07 -07'00' Date: 8/24/2023

Additional pages Attached: ☐ Yes ☒ No

Other Financially Interested Persons

Name of Individual: _____ ☐ Owner ☐ Tenant/Lessee ☐ Successor Agency

Street Address: _____

City: _____ State: _____ Zip: _____

Phone No.: _____ Fax No.: _____ Email: _____

Signature: _____ Date: _____

Additional pages Attached: ☐ Yes ☐ No

DOC # 1995-0112684
17-MAR-1995 02:19 PM

RECORDING REQUESTED BY
CITY OF SAN DIEGO
DEVELOPMENT SERVICES DEPARTMENT

AND WHEN RECORDED MAIL TO
PERMIT INTAKE
MAIL STATION 501

261

OFFICIAL RECORDS
SAN DIEGO COUNTY RECORDER'S OFFICE
GREGORY SMITH, COUNTY RECORDER

RF: 19.00 FEES: 49.00
AF: 29.00
MF: 1.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CONDITIONAL USE PERMIT/COASTAL DEVELOPMENT PERMIT/HILLSIDE REVIEW
PERMIT NO. 94-0564
LA JOLLA COUNTRY CLUB
PLANNING COMMISSION

This Conditional Use Permit(CUP)/Coastal Development Permit(CDP)/Hillside Review Permit(HRP) is granted by the Planning Commission of the City of San Diego to LA JOLLA COUNTRY CLUB, a California Corporation, Owner/Permittee, pursuant to Sections 101.0510/105.0201/101.0454 of the Municipal Code of the City of San Diego.

1. Permission is hereby granted to Owner/Permittee to demolish a portion of the existing clubhouse, renovate portions and add new floor area to the existing clubhouse and expand/modify the parking lots and construct a new halfway house at the existing La Jolla Country Club located at 7301 High Avenue, south of Pearl Street and north of Muirlands Drive, described as Portions of Pueblo Lots 1256, 1262, 1263, 1284 and 2024, in the R1-20000, R1-40000 and HRO zones.

2. The facility shall consist of the following:

- a. Existing 18-hole golf course;
- b. Construction of a 2,799-square-foot addition and renovation of a portion of the existing clubhouse;
- c. Construction of a new 320-square-foot halfway house;
- d. Renovation of the existing three parking lots resulting in 212 off-street parking spaces;
- b. Landscaping; and
- d. Incidental accessory uses as may be determined incidental and approved by the Development Services Director.

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3. Not fewer than 222 off-street parking spaces shall be maintained on the property in the location shown on Exhibit "A," dated February 23, 1995, on file in the office of the Development Services Department. Parking spaces shall comply with Division 8 of the Zoning Regulations of the Municipal Code and shall be permanently maintained and not converted for any other use. Parking space dimensions shall conform to Zoning Ordinance standards. Parking areas shall be clearly marked at all times. Landscaping located in any parking area shall be permanently maintained and not converted for any other use.

5. No permit 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 Conditional Use/Coastal Development/Hillside Review Permit is recorded in the office of the County Recorder.

6. Before issuance of any building permits, complete grading and working drawings shall be submitted to the Development Services Director for approval. Plans shall be in substantial conformity to Exhibit "A," dated February 23, 1995, on file in the office of the Development Services Department. No change, modifications or alterations shall be made unless appropriate applications or amendment of this permit shall have been granted.

7. Before issuance of any grading or building permits, a complete landscape plan, including a permanent irrigation system, shall be submitted to the Development Services Director for approval. The Plans shall be in substantial conformity to Exhibit "A," dated February 23, 1995, on file in the office of the Development Services Department. Approved planting shall be installed before issuance of any occupancy permit on any building. Such planting shall not be modified or altered unless this permit has been amended and is to be maintained in a disease, weed and litter free condition at all times.

8. The property included within this Conditional Use /Coastal Development/Hillside Review Permit shall be used only for the purposes and under the terms and conditions set forth in this permit unless authorized by the Development Services Director or the permit has been revoked by the City of San Diego.

9. This Conditional Use/Coastal Development/Hillside Review Permit may be canceled or revoked if there is a material breach or default in any of the conditions of this permit. Cancellation or revocation may be instituted by the City of San Diego or Permittee.

10. This Conditional Use/Coastal Development/Hillside Review 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.

11. The use of texture or enhanced paving shall be permitted only with the approval of the City Engineer and Development Services Director, and shall meet standards of these departments as to location, noise and friction values, and any other applicable criteria.

12. If any existing hardscape or landscape indicated on the approved plans is damaged or removed during demolition or construction, it shall be repaired and/or replaced in kind per the approved plans.

13. The following measures will be required to mitigate possible impacts created by the project to paleontological resources:

- a. A qualified paleontologist shall attend any preconstruction meetings to consult with the excavation contractor. A qualified paleontologist is defined as an individual with a PhD or MS degree in paleontology or geology who is a recognized expert in the application of paleontological procedures and techniques such as screen washing of materials and identification of fossil deposits. A paleontological monitor is defined as an individual who has experience in the collection and salvage of fossil materials and who is working under the direction of a qualified paleontologist.
- b. Prior to issuance of a land development or building permit, the requirement for paleontological monitoring shall be noted on the construction drawings. The paleontologist's duties shall include monitoring, salvaging, preparation of materials for deposit at a scientific institution that houses paleontological collections and preparation of a results report. These duties are defined as follows:
- c. The paleontologist or paleontological monitor shall be on site during the initial cutting of previously undisturbed areas to inspect for well-preserved fossils. The paleontologist shall work with the contractor to determine the monitoring locations and the amount of time necessary to ensure adequate monitoring of the project.

- d. In the event that well-preserved fossils are found, the paleontologist shall have the authority to divert, direct, or temporarily halt construction activities in the area of discovery to allow recovery of fossil remains.
- e. Fossil remains shall be cleaned, sorted, catalogued, and then deposited in a scientific institution that houses paleontological collections (such as the San Diego Natural History Museum).
- f. Prior to the issuance of a building permit, a monitoring results report, with appropriate graphics, summarizing the results, analysis and conclusions of the above program shall be submitted to the Environmental Analysis Section of the Development Services Department EAS for approval.

Implementation of these measures will fully mitigate any impacts resulting from the proposed project on any discovered paleontological resources.

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

14. Prior to issuance of any building permits, the applicant shall assure, by permit and bond, the installation of curb, gutter, sidewalk, and additional pavement as necessary for those segments of Country Club Drive and Fairway Road adjacent to this site, in a manner satisfactory to the City Engineer. An asphaltic concrete walk may be substituted for portland concrete cement sidewalk contiguous to asphaltic concrete berms at locations prescribed by the City Engineer.

15. Prior to the issuance of any building permits, the applicant shall obtain a grading permit from the City Engineer.

16. The drainage system proposed for this development, as shown on the approved site plan, is subject to approval by the City Engineer.

17. Prior to the issuance of any building permits, the applicant shall:

- a. Ensure that building address numbers are visible and legible from the street (UFC 10.208).
- b. Show the location of all fire hydrants on the plot plan (UFC 10.301).

18. This development may be subject to impact fees, as established by the city Council, at the time of issuance of building permits.

19. Unless appealed to the City Council, this Conditional Use/Coastal Development/Hillside Review Permit shall become effective on the eleventh day following the decision of the Planning Commission.

20. Unless appealed this Conditional Use/Coastal Development/Hillside Review Permit shall become effective on the eleventh working day following receipt by the Coastal Commission of the Notice of Final Action. This condition shall be included in all permits appealable to the State Coastal Commission.

21. This Conditional Use/Coastal Development/Hillside Review Permit must be utilized within 36 months after the effective date. Failure to utilize the permit within 36 months will automatically void the permit unless an extension of time has been granted as set forth in Section 105.0216 of the Municipal Code.

22. This Conditional Use Permit shall be valid for and expire after a period of 30 years for that area defined as, and identified on the approved Exhibit "A" Site Plan, as the club improvement area. This area consists of the clubhouse, half-way house, parking lots and general adjoining landscaped areas. There is no expiration date applied to the active golf area consisting primarily of the balance of the La Jolla Country Club property.

At the expiration of the 30-year period, the owner/permittee may request an Extension of Time or an Amendment to this condition to modify or delete such limitation.

23. Temporary usage of trailers for club functions during renovation and expansion of the clubhouse shall terminate upon final inspection and occupancy of the clubhouse. The trailers shall be removed and landscaping restored.

24. A hedge or similar landscape planting shall be planted on the northside of the northerly parking lot to screen highlights of vehicles from impacting residences on Dellcrest Lane.

25. 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.

26. The issuance of this permit by the City of San Diego does not authorize the applicant for said permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Federal Endangered Species Act of 1973 and any amendments thereto (16 U.S.C. Section 1531 et seq.).

APPROVED by the Planning Commission of the City of San Diego on February 23, 1995.

PLANNING COMMISSION RESOLUTION NO. 2169-PC
GRANTING CONDITIONAL USE/COASTAL DEVELOPMENT AND
HILLSIDE REVIEW PERMIT NO. 94-0564

WHEREAS, on October 5, 1994, LA JOLLA COUNTRY CLUB INC., a California Corporation, Owner/Permittee, filed an application for a Conditional Use, Coastal Development and Hillside Review Overlay Permit to renovate portions of and add additional floor area to an existing Golf Club clubhouse, construct a new halfway house, modify the parking facilities, utilize temporary trailers for club functions during the construction period and other accessory improvement, located on the east side of High Avenue generally between Marine Street and West Muirlands Drive within the boundaries of the La Jolla Community Plan, described as a Portion of Pueblo Lots 1256, 1262, 1263 1284 and 2024, Misc. Map No. 36, in the R1-20000, R1-40000 and Hillside Review Overlay zones; and

WHEREAS, on February 23, 1995, the Planning Commission of the City of San Diego considered Conditional Use, Coastal Development and Hillside Review Overlay Permit No. 94-0564 pursuant to Sections 101.0510, 105.0200 and 101.0454 of the Municipal Code of the City of San Diego; and NOW, THEREFORE,

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

1. That the Planning Commission adopted the following written Findings, dated February 23, 1995:

The Findings required for the Conditional Use Permit are as follows:

- A. THE PROPOSED USE WILL FULFILL AN INDIVIDUAL AND/OR COMMUNITY NEED AND WILL NOT ADVERSELY AFFECT THE GENERAL PLAN OR THE COMMUNITY PLAN.

The adopted La Jolla Community Plan identifies this site for open space/natural resources. A golf course is an open space land use.

- B. THE PROPOSED USE, BECAUSE OF CONDITIONS THAT HAVE BEEN APPLIED TO IT, WILL NOT BE DETRIMENTAL TO THE HEALTH, SAFETY AND GENERAL WELFARE OF PERSONS RESIDING OR WORKING IN THE AREA AND WILL NOT ADVERSELY AFFECT OTHER PROPERTY IN THE VICINITY.

The golf course facility and use has operated on this property since 1926. The current project proposal, as conditioned by the associated Conditional Use/Coastal

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Development/Hillside Review permit will assure that the golf course facility will not be detrimental to the general public or adversely affect other property in the area.

C. THE PROPOSED USE WILL COMPLY WITH THE RELEVANT REGULATIONS IN THE MUNICIPAL CODE.

The granting of this permit and the accompanying findings for the Coastal Development and Hillside Review Overlay Permits, assures current and future compliance with the Municipal Code and other applicable regulations.

The Findings required for the Coastal Development Permit are as follows:

A. THE PROPOSED DEVELOPMENT WILL NOT ENCROACH UPON ANY EXISTING PHYSICAL ACCESSWAY LEGALLY UTILIZED BY THE PUBLIC OR ANY PROPOSED PUBLIC ACCESSWAY IDENTIFIED IN AN ADOPTED LCP LAND USE PLAN; NOR WILL IT OBSTRUCT VIEWS TO AND ALONG THE OCEAN AND OTHER SCENIC COASTAL AREAS FROM PUBLIC VANTAGE POINTS.

This development/use has existed since 1926 and is a use consistent with open space designations. The project as proposed will satisfy this finding.

B. THE PROPOSED DEVELOPMENT WILL NOT ADVERSELY AFFECT MARINE RESOURCES, ENVIRONMENTALLY SENSITIVE AREAS, OR ARCHAEOLOGICAL OR PALEONTOLOGICAL RESOURCES.

The Mitigated Negative Declaration No. 94-0564 has identified paleontological resources and the permit reflects requirements for monitoring, salvaging and reporting for this resource.

C. THE PROPOSED DEVELOPMENT WILL COMPLY WITH THE REQUIREMENTS RELATED TO BIOLOGICALLY SENSITIVE LANDS AND SIGNIFICANT PREHISTORIC AND HISTORIC RESOURCES AS SET FORTH IN THE RESOURCE PROTECTION ORDINANCE, CHAPTER X, SECTION 101.0462 OF THE SAN DIEGO MUNICIPAL CODE, UNLESS BY THE TERMS OF THE RESOURCE PROTECTION ORDINANCE, IT IS EXEMPTED THEREFROM.

No new undisturbed areas of the project site are being disturbed. The site has been utilized since 1926 for this use and the site has been disturbed since that time.

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- D. THE PROPOSED DEVELOPMENT WILL NOT ADVERSELY AFFECT RECREATIONAL OR VISITOR-SERVING FACILITIES OR COASTAL SCENIC RESOURCES.

This is a recreational/visitor serving facility with this permit assuring continuity of use.

- E. THE PROPOSED DEVELOPMENT WILL BE SITED AND DESIGNED TO PREVENT ADVERSE IMPACTS TO ENVIRONMENTALLY SENSITIVE HABITATS AND SCENIC RESOURCES LOCATED IN ADJACENT PARKS AND RECREATION AREAS, AND WILL PROVIDE ADEQUATE BUFFER AREAS TO PROTECT SUCH RESOURCES.

The golf course/open space nature of the proposed project creates buffers to all adjacent land uses.

- F. THE PROPOSED DEVELOPMENT WILL MINIMIZE THE ALTERATIONS OF NATURAL LANDFORMS AND WILL NOT RESULT IN UNDUE RISKS FROM GEOLOGIC AND EROSIONAL FORCES AND/OR FLOOD AND FIRE HAZARDS.

This use has preserved the natural landform to a great extent. The club house and parking areas represent a small area of the total site and the requested changes result in minimum disturbance to the site.

- G. THE PROPOSED DEVELOPMENT WILL BE VISUALLY COMPATIBLE WITH THE CHARACTER OF SURROUNDING AREAS, AND WHERE FEASIBLE, WILL RESTORE AND ENHANCE VISUAL QUALITY IN VISUALLY DEGRADED AREAS.

All renovations/additions will be compatible to the existing architecture and maintain the visual balance with surrounding development patterns.

- H. THE PROPOSED DEVELOPMENT WILL CONFORM WITH THE GENERAL PLAN, THE LOCAL COASTAL PROGRAM, AND ANY OTHER APPLICABLE ADOPTED PLANS AND PROGRAMS.

This permit and project will conform to all adopted plans and will bring this use under the regulations of a Conditional Use Permit as is currently required by the San Diego Municipal Code.

The following Findings required for the Hillside Review Overlay permit are as follows:

- A. THE SITE IS PHYSICALLY SUITABLE FOR THE DESIGN AND SITING OF THE PROPOSED HALFWAY-HOUSE, CLUB HOUSE MODIFICATIONS AND OTHER RELATED IMPROVEMENTS AND WILL RESULT IN THE MINIMUM DISTURBANCE OF SENSITIVE AREAS.

This site has been used for this purpose since 1926. All new improvements are within developed areas and minimum disturbance of sensitive areas is assured.

- B. THE GRADING AND EXCAVATION PROPOSED IN CONNECTION WITH THE DEVELOPMENT WILL NOT RESULT IN SOIL EROSION, SILTING OF LOWER SLOPES, SLIDE DAMAGE, FLOODING, SEVERE SCARRING OR ANY OTHER GEOLOGICAL INSTABILITY WHICH WOULD AFFECT HEALTH, SAFETY AND GENERAL WELFARE AS APPROVED BY THE CITY ENGINEER.

Disturbed slopes are planted with native and self-sufficient vegetation. Minimal site disturbance is proposed for this existing use and conditions of the permit will assure review and proper development prior to the issuance of permits.

- C. THE PROPOSED DEVELOPMENT RETAINS THE VISUAL QUALITY OF THE SITE, THE AESTHETIC QUALITIES OF THE AREA AND THE NEIGHBORHOOD CHARACTERISTICS BY UTILIZING PROPER STRUCTURAL SCALE AND CHARACTER, VARIED ARCHITECTURAL TREATMENTS, AND APPROPRIATE PLANT MATERIAL.

The project is proposing structural modifications that are compatible to the existing architecture and in bulk and scale with the surrounding area.

- D. THE PROPOSED DEVELOPMENT IS IN CONFORMANCE WITH THE OPEN SPACE ELEMENT OF THE GENERAL PLAN, THE OPEN SPACE AND SENSITIVE LAND ELEMENT OF THE COMMUNITY PLAN, ANY OTHER ADOPTED APPLICABLE PLAN, AND THE ZONE.

The proposed golf course was an open space land use and is permitted in a residential zone if a Conditional Use Permit is approved.

- E. THE PROPOSED DEVELOPMENT IS IN CONFORMANCE WITH THE QUALITATIVE GUIDELINES AND CRITERIA AS SET FORTH IN DOCUMENT NO. RR-262129, "HILLSIDE DESIGN AND DEVELOPMENT GUIDELINES"

The proposed project has been designed to "fit" the topography and retains the hillside character of the site.

2. That said Findings are supported by maps and exhibits, all of which are herein incorporated by reference.

BE IT FURTHER RESOLVED that, based on the Findings hereinbefore adopted by the Planning Commission, Conditional Use, Coastal Development and Hillside Review Overlay Permit No. 94-0564 is

hereby GRANTED to Owner/Permittee in the form and with the terms and conditions set forth in Conditional Use, Coastal Development and Hillside Review Permit No. 94-0564, a copy of which is attached hereto and made a part hereof.



Robert Korch
Senior Planner

Linda Lugano
Planning Commission Secretary

Adopted on: February 23, 1995

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ALL-PURPOSE CERTIFICATE

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Type/Number of Document CUP/CDP/HRP 94-0564Date of Approval February 23, 1995

STATE OF CALIFORNIA

COUNTY OF SAN DIEGO

Robert Korch
Robert Korch, Senior Planner

On March 9, 1995 before me, BARBARA J. HUBBARD (Notary Public), personally appeared ROBERT KORCH, Senior Planner of the Development Services Department of the City of San Diego, personally known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Barbara J. Hubbard
Barbara J. Hubbard



(Seal)

PERMITTEE(S) SIGNATURE/NOTARIZATION:

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

Signed David McDonough
Typed Name DAVID MCDONOUGH
LA JOLLA COUNTRY CLUB

Signed _____
Typed Name _____

STATE OF CALIFORNIACOUNTY OF SAN DIEGO

On 3/15/95 before me, TRUDIE BREEN (Name of Notary Public) personally appeared DAVID MCDONOUGH personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Trudie Breen



(Seal)

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RESOLUTION NUMBER R-2169-1-PC

ADOPTED ON February 23, 1995

WHEREAS, on October 4, 1994, LA JOLLA COUNTRY CLUB submitted an application to the Development Services Department for Conditional Use, Coastal Development and Hillside Review Permits; and

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

WHEREAS, the issue was heard by the Planning Commission on February 22, 1995; and

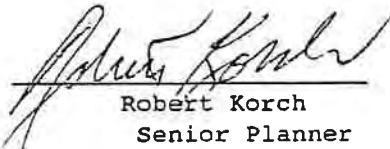
WHEREAS, the Planning Commission of the City of San Diego considered the issues discussed in Mitigated Negative Declaration No. 94-0564; NOW THEREFORE,

BE IT RESOLVED, by the Planning Commission of the City of San Diego, that it is hereby certified that Mitigated Negative Declaration No. 94-0564 has been completed in compliance with the California Environmental Quality Act of 1970 (California Public Resources Code Section 21000 et seq.) as amended, and the State guidelines thereto (California Administration Code Section 15000 et seq.), that the report reflects the independent judgment of the City of San Diego as Lead Agency and that the information contained in said report, together with any comments received during the public review process, has been reviewed and considered by the Planning Commission.

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

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

By:



Robert Korch
Senior Planner

ATTACHMENT: Exhibit A, Mitigation Monitoring and Reporting Program

ORIGINAL

EXHIBIT A

MITIGATION MONITORING AND REPORTING PROGRAM

LA JOLLA COUNTRY CLUB

CONDITIONAL USE/COASTAL DEVELOPMENT/HILLSIDE REVIEW OVERLAY PERMITS

DEP NO. 94-0564

This Mitigation Monitoring and Reporting Program is designed to ensure compliance with AB 3180 (1989) 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. All mitigation measures contained in the Mitigated Negative Declaration (Dep No. 94-0564) shall be made conditions of the Conditional Use, Coastal Development and Hillside Review Permit 94-0564 as may be further described below.

The following measures will be required to mitigate possible impacts created by the project to paleontological resources:

1. A qualified paleontologist shall attend any preconstruction meetings to consult with the excavation contractor. A qualified paleontologist is defined as an individual with a PhD or MS degree in paleontology or geology who is a recognized expert in the application of paleontological procedures and techniques such as screen washing of materials and identification of fossil deposits. A paleontological monitor is defined as an individual who has experience in the collection and salvage of fossil materials and who is working under the direction of a qualified paleontologist.
2. Prior to the issuance of a land development or building permit, the requirement for paleontological monitoring shall be noted on the construction drawings. The paleontologist's duties shall include monitoring, salvaging, preparation of materials for deposit at a scientific institution that houses paleontological collections and preparation of a results report. These duties are defined as follows:

a. Monitoring

The paleontologist or paleontological monitor shall be on site during the initial cutting of previously undisturbed areas to inspect for well-preserved fossils. The paleontologist shall work with the contractor to determine the monitoring locations and the amount of time necessary to ensure adequate monitoring of the project.

b. Salvaging

In the event that well-preserved fossils are found, the paleontologist shall have the authority to divert, direct, or temporarily halt construction activities in the area of discovery to allow recovery of fossil remains.

c. Preparation

Fossil remains shall be cleaned, sorted, catalogued, and then deposited in a scientific institution that houses paleontological collections (such as the San Diego Natural History Museum).

d. Monitoring Results Report

Prior to the issuance of a building permit, a monitoring results report, with appropriate graphics, summarizing the results, analysis and conclusions of the above program shall be submitted to EAS for approval.

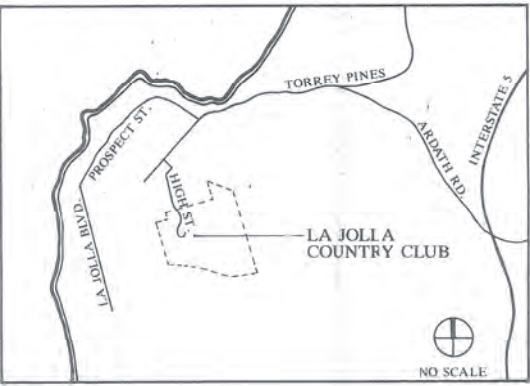
Implementation of these measures will fully mitigate any impacts resulting from the proposed project on any discovered paleontological resources.

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

PROJECT DATA

OWNER:	La Jolla Country Club 7301 High Avenue, La Jolla, California	619/454-9601												
ARCHITECT:	William Zmistowski Associates 1909 Broadway, Boulder, Colorado 80302	303/449-4831												
ASSOCIATE ARCHITECT:	Fehlman-Labarre Planning Architecture 517 Fourth Avenue, Suite 102B, San Diego, California 92101	619/234-0789												
CIVIL ENGINEER:	Latitude 33 Planning & Engineering 4180 La Jolla Village Drive, Suite 330 La Jolla, California 92037	619/234-0789												
LANDSCAPE ARCHITECT:	Nowell-Thompson and Associates 9444 Balboa Avenue, Suite 100 San Diego, California 92123	619/571-7855												
LEGAL DESCRIPTION:	A portion of Pueblo Lot 1262 of the Pueblo Lands of San Diego, in the City of San Diego, County of San Diego, State of California, according to map thereof made by James Pascoe in 1870, a copy which was filed in the office of the County Recorder of San Diego County November 14, 1921 and is known as miscellaneous map No. 36.													
ZONING:	R1-5000													
BUILDING AREAS:	<table><thead><tr><th></th><th>Existing</th><th>Proposed</th></tr></thead><tbody><tr><td>Lower Level</td><td>11,869 SF</td><td>14,699 SF</td></tr><tr><td>Main Level</td><td>25,814 SF</td><td>23,188 SF</td></tr><tr><td>Upper Level</td><td>1,764 SF</td><td>4,352 SF</td></tr></tbody></table>			Existing	Proposed	Lower Level	11,869 SF	14,699 SF	Main Level	25,814 SF	23,188 SF	Upper Level	1,764 SF	4,352 SF
	Existing	Proposed												
Lower Level	11,869 SF	14,699 SF												
Main Level	25,814 SF	23,188 SF												
Upper Level	1,764 SF	4,352 SF												
TOTAL GROSS BUILDING AREA: 39,447 SF 42,246 SF														
TOTAL NEW BUILDING AREA: 2,799 SF														

VICINITY MAP



DRAWING INDEX

- C-1 CUP/CDP SITE PLAN
- C-2 GRADING PLAN
- L-1 LANDSCAPE CONCEPT PLAN
- L-2 BRUSH MANAGEMENT PLAN
- A-1 CLUBHOUSE SITE PLAN
- A-2 LOWER FLOOR PLAN
- A-3 MAIN FLOOR PLAN
- A-4 UPPER FLOOR PLAN
- A-5 CLUBHOUSE ELEVATIONS
- A-6 CLUBHOUSE ELEVATIONS, GATEHOUSE, HALFWAY HOUSE
- A-7 BUILDING SECTIONS
- A-8 SIGNAGE CONCEPT

PROJECT DESCRIPTION

The original La Jolla Country Club clubhouse, built in 1927, has received several major building additions and numerous minor modifications over the past 67 years. The current clubhouse incorporates 39,447 square feet in a variety of building forms and architectural styles.

The proposed renovation and additions are designed to resolve the functional relationships within the club while uniting the building character. The "Monterey Colonial" style reflects the heritage of La Jolla and the spirit of the 1927 clubhouse.

The major elements of the modifications include the demolition of a 8,400 SF golf cart storage building and replacing it with a two story main entry to the club with administrative offices above new golf cart storage, totalling 6,507 SF. Also, an upper level 2,595 SF Women's Locker Room and Lounge is proposed above the existing main level. The existing kitchen and storage areas receive a 1,664 SF expansion. The proposed new building areas total 2,799 SF or a 7% increase to the present club. The remainder of the renovation consists of exterior and interior finish upgrades and remodeling to improve the operation of the club.

All the proposed work will not increase the dining/seating areas, increase the membership or modify the golf course in any way. The goal of this proposal is to bring La Jolla Country Club to a new level in building function and appearance without impacting the quality of this spectacular site.



LA JOLLA COUNTRY CLUB

CONDITIONAL USE PERMIT SUBMITTAL

WILLIAM ZMISTOWSKI ASSOCIATES • ARCHITECTS
FEHLMAN LABARRE PLANNING-ARCHITECTURE

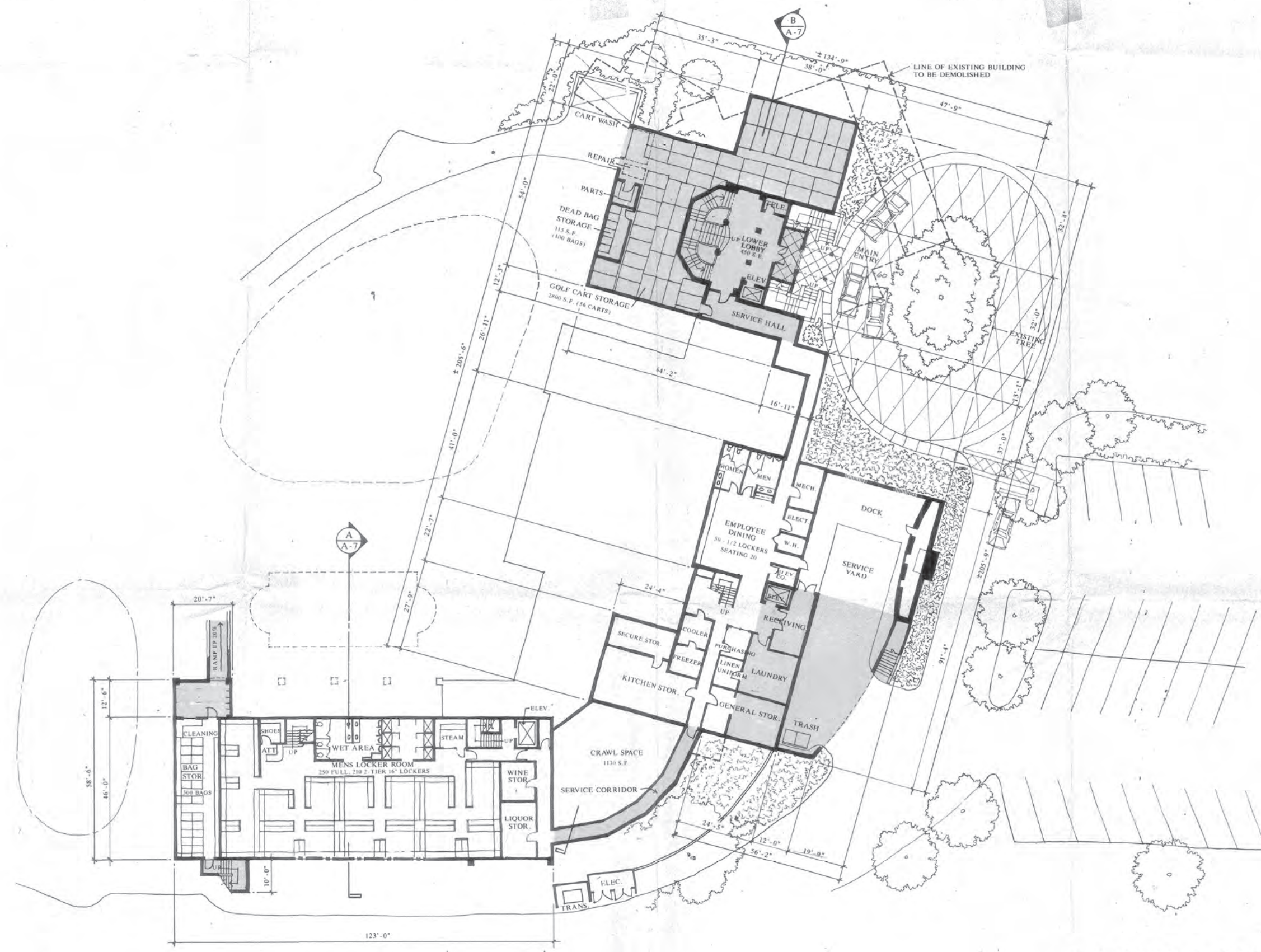
AUGUST 29, 1994

PLANNING COMMISSION APPROVED
EXHIBIT A Date 8/23/94
COVER SHEET

OCT 04 1994

940564

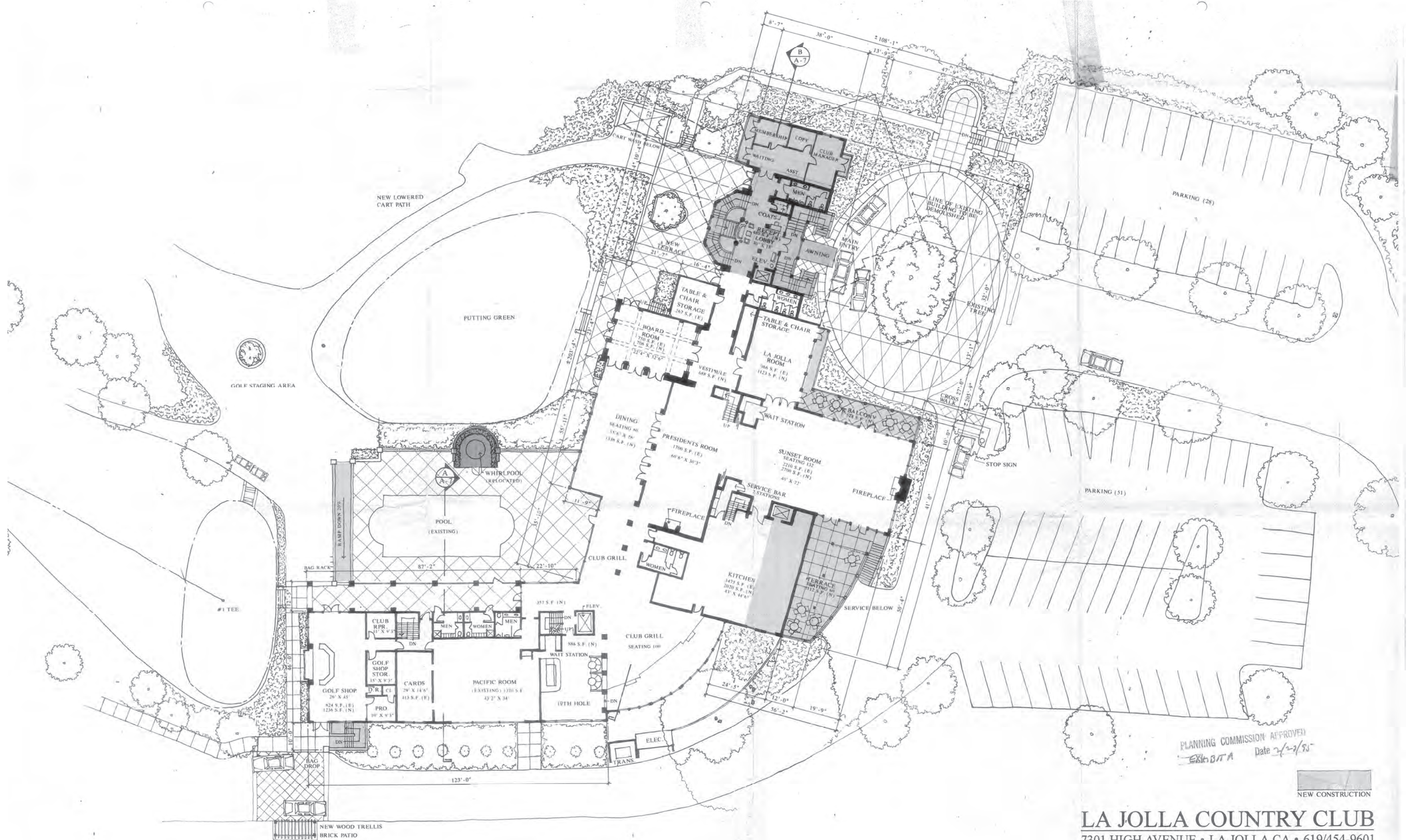
ORIGINAL



LOWER FLOOR PLAN
 SCALE: 1/16" = 1'-0"
 0 8 16 32

PLANNING COMMISSION APPROVED
 EXHIBIT A Date 7/27/95

LA JOLLA COUNTRY CLUB
 7301 HIGH AVENUE • LA JOLLA, CA • 619/454-9601
 ARCHITECTURE & INTERIOR DESIGN
 WILLIAM ZMISTOWSKI ASSOCIATES
 1909 BROADWAY BOULDER, CO 80302
 303/449-4831 FAX 303/449-1345
 NEW CONSTRUCTION
 SEPTEMBER 1, 1994
 SCHEMATIC DESIGN
 ORIGINAL A2



MAIN FLOOR PLAN

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

LA JOLLA COUNTRY CLUB

7301 HIGH AVENUE • LA JOLLA, CA • 619/454-9601

ARCHITECTURE & INTERIOR DESIGN

WILLIAM ZMISTOWSKI ASSOCIATES

1909 BROADWAY BOULDER, CO 80302

303/449-4831 FAX 303/449-1345

SEPTEMBER 1, 1994

PLANNING COMMISSION APPROVED

EXHIBIT A Date 2/22/95

NEW CONSTRUCTION

LA JOLLA COUNTRY CLUB

7301 HIGH AVENUE • LA JOLLA, CA • 619/454-9601

ARCHITECTURE & INTERIOR DESIGN

WILLIAM ZMISTOWSKI ASSOCIATES

1909 BROADWAY BOULDER, CO 80302

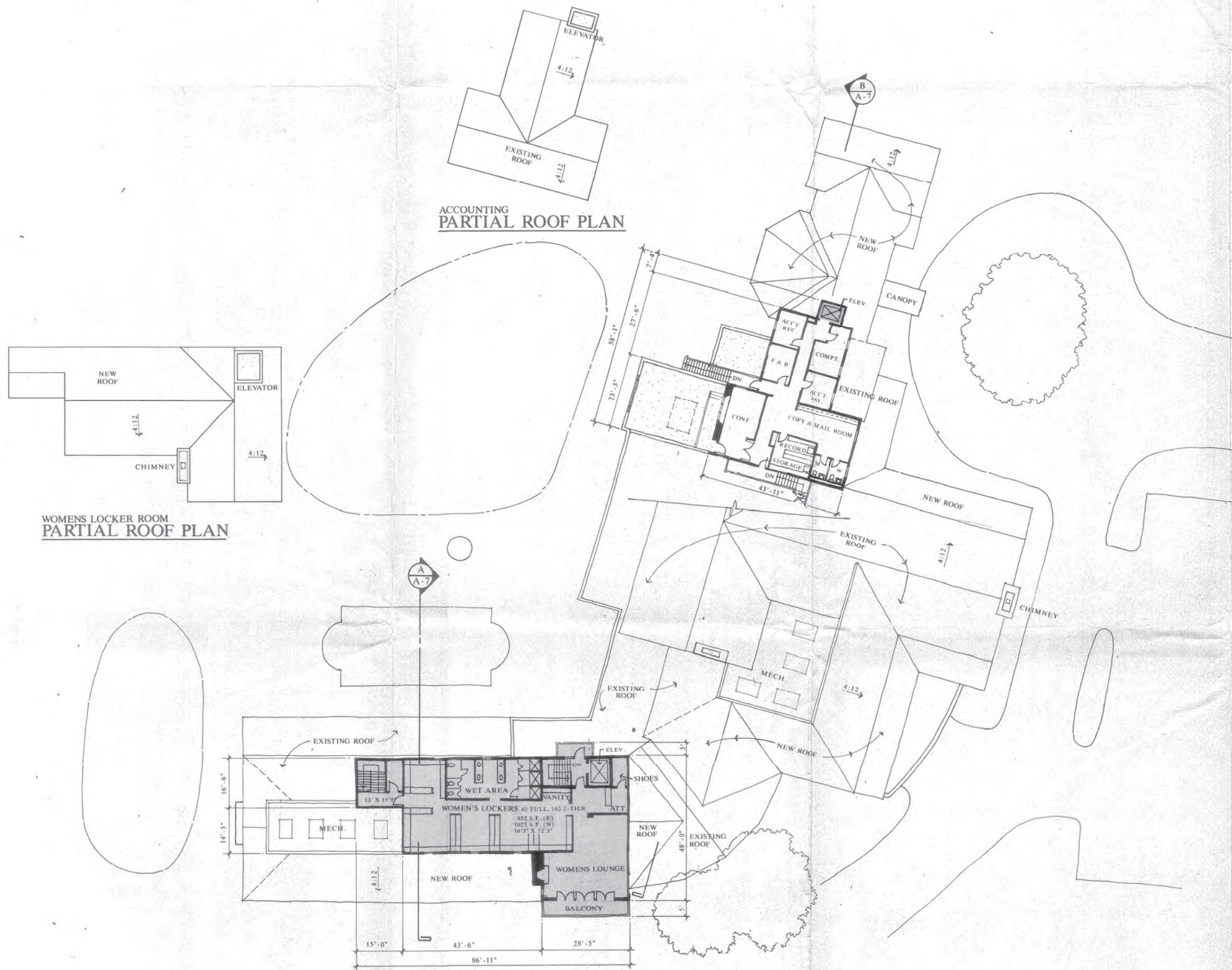
303/449-4831 FAX 303/449-1345

SEPTEMBER 1, 1994

PLANNING COMMISSION APPROVED

EXHIBIT A Date 2/22/95

NEW CONSTRUCTION



PLANNING COMMISSION APPROVED
 Exhibit A Date 2/22/98

NEW CONSTRUCTION

LA JOLLA COUNTRY CLUB

7301 HIGH AVENUE • LA JOLLA, CA • 619/454-9601

ARCHITECTURE & INTERIOR DESIGN
 WILLIAM ZMISTOWSKI ASSOCIATES
 1909 BROADWAY BOULDER, CO 80302
 303/449-4831 FAX 303/449-1345

SEPTEMBER 1, 1994

SCHEMATIC DESIGN

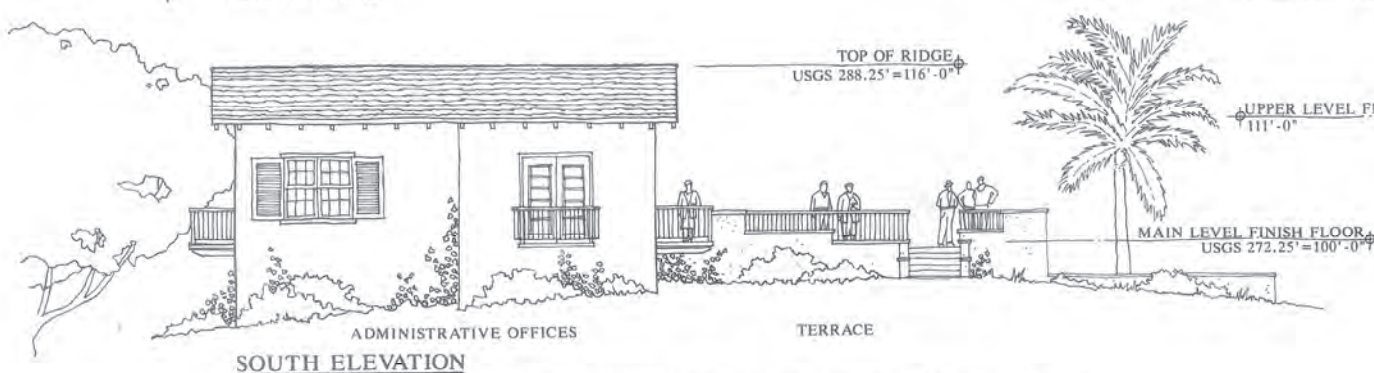
ORIGINAL A4



WEST - ENTRY ELEVATION



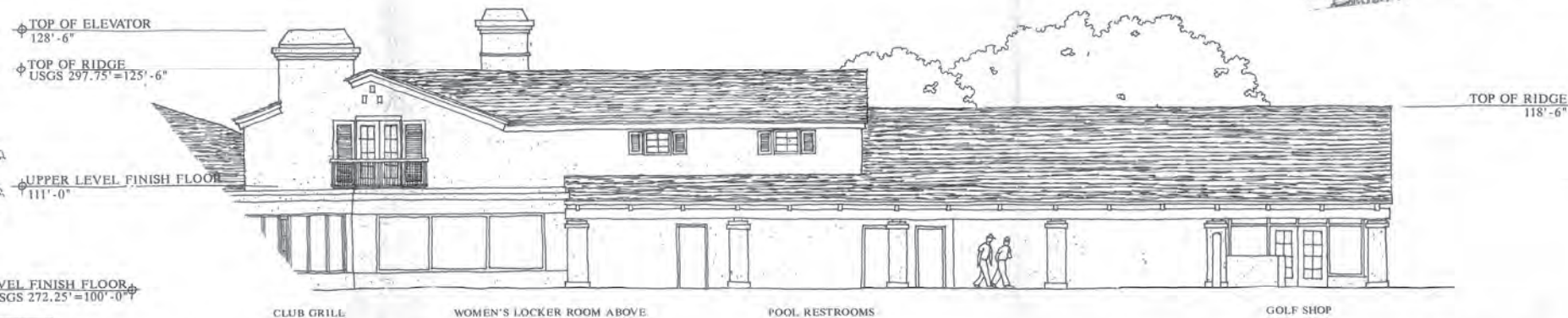
EAST - GOLF COURSE ELEVATION
SOUTH WING



SOUTH ELEVATION

CLUBHOUSE ELEVATIONS

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



EAST - GOLF COURSE ELEVATION
NORTH WING

PLANNING COMMISSION APPROVED
Exhibit A Date 2/2/95

LA JOLLA COUNTRY CLUB

7301 HIGH AVENUE LA JOLLA, CA 92037 619-454-9601

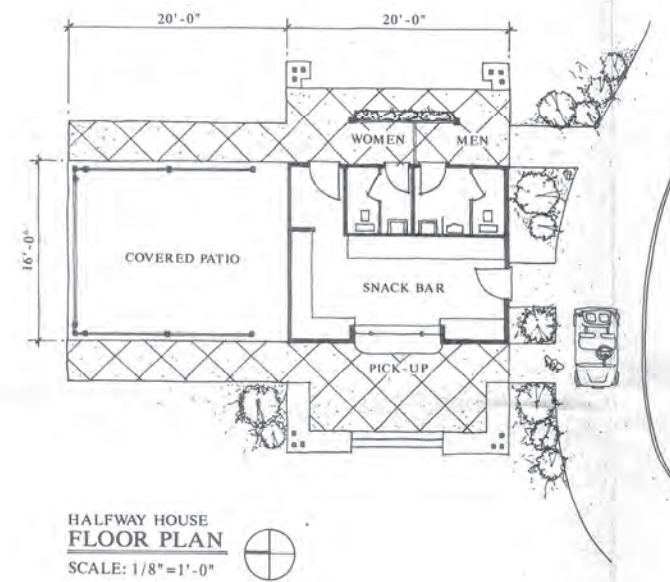
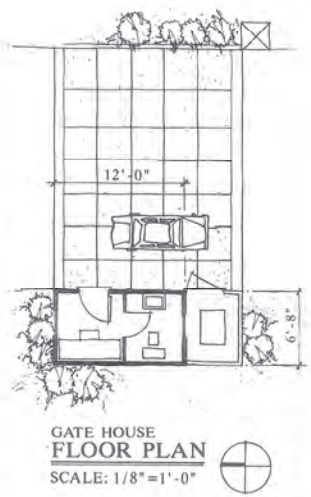
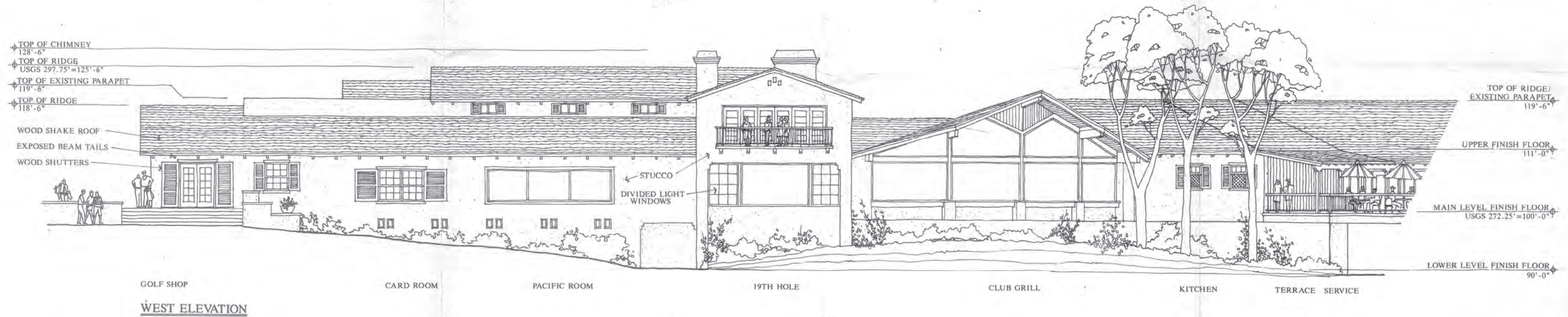
ARCHITECTS
WILLIAM ZMISTOWSKI ASSOCIATES
1909 BROADWAY BOULDER, CO 80302
303-449-4831

ASSOCIATE ARCHITECTS
FELIX MANIARRE PLANNING-ARCHITECTURE
517 FOURTH AVENUE, SUITE 102B
SAN DIEGO, CA 92101 619-234-0789

ORIGINAL

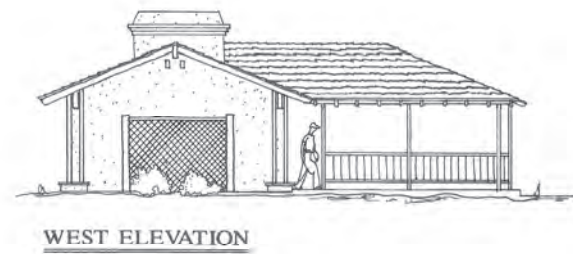
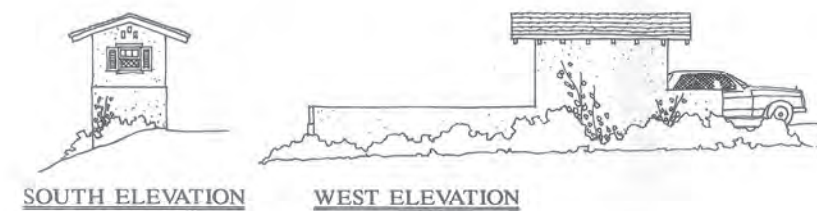
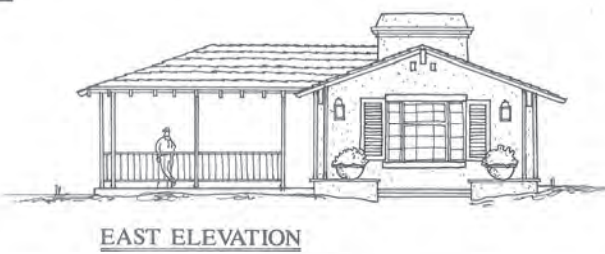
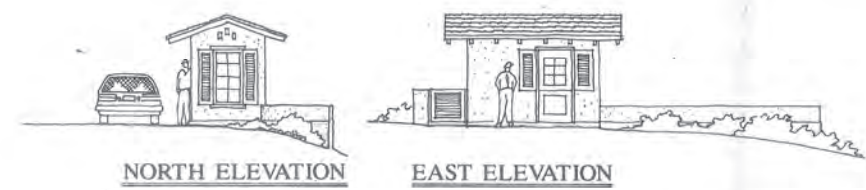
AUGUST 29, 1994

A-5



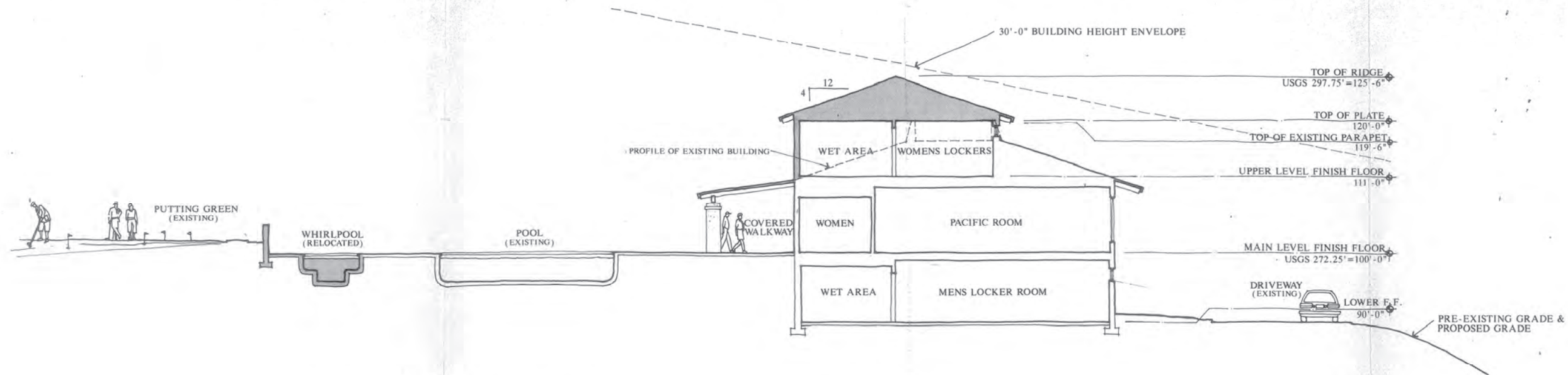
CLUBHOUSE ELEVATIONS

SCALE 1/8" = 1'-0"



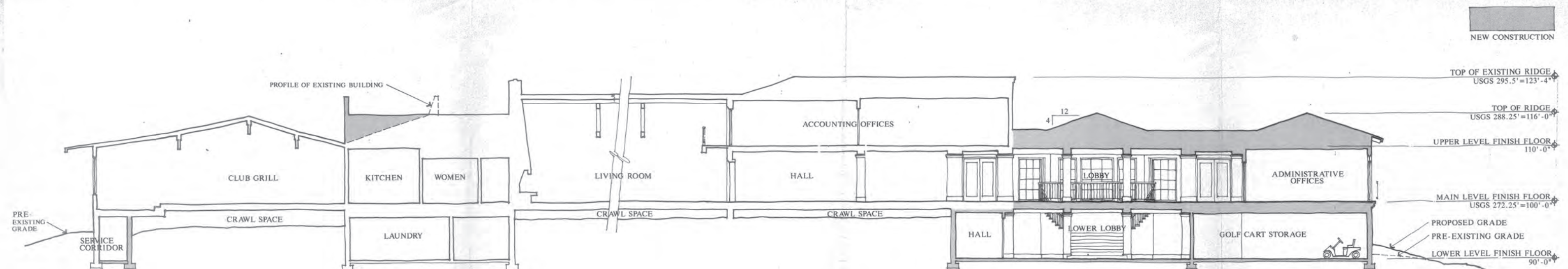
PLANNING COMMISSION APPROVED
EXHIBIT A Date 2/22/94

LA JOLLA COUNTRY CLUB
7301 HIGH AVENUE LA JOLLA, CA 619-454-9601
ARCHITECTS
WILLIAM ZMISTOWSKI ASSOCIATES
1909 BROADWAY BOULDER, CO 80302
303-449-4831
AUGUST 29, 1994
ASSOCIATE ARCHITECTS
FEHLMAN LABARRE PLANNING-ARCHITECTURE
517 FOURTH AVENUE, SUITE 102B
SAN DIEGO, CA 92101 619-234-0789
ORIGINAL
A-6



BUILDING SECTION-A

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



BUILDING SECTION-B

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

PLANNING COMMISSION APPROVED
~~Exhibit A~~ Date 2/22/95

LA JOLLA COUNTRY CLUB
 7301 HIGH AVENUE LA JOLLA, CA 92037-4541

ARCHITECTS
 WILLIAM ZMISTOWSKI ASSOCIATES
 1909 BROADWAY BOULDER, CO 80302
 303-449-4831

ASSOCIATE ARCHITECTS
 FRANK MANIARRE PLANNING-ARCHITECTURE
 517 FOURTH AVENUE, SUITE 102B
 SAN DIEGO, CA 92101 619-234-0789

ORIGINAL

A-7



A CLUB LOGO SILK SCREENED ON ENTRY CANOPY.



B MISCELLANEOUS WALL MOUNTED SIGNS OF ORNAMENTAL IRON, PAINTED, TYP.



C MISCELLANEOUS ORNAMENTAL IRON SIGNS ON WOOD OR STEEL POSTS, PAINTED, TYP.



D WHITE STUCCO ENTRY WALL.

SIGN TYPES

INFO ONLY
PLANNING COMMISSION APPROVED
EXHIBIT A Date 2/23/95
ALL SIGNS ARE TO BE
APPROVED BY SIGN CODE ADMINISTRATION

LA JOLLA COUNTRY CLUB

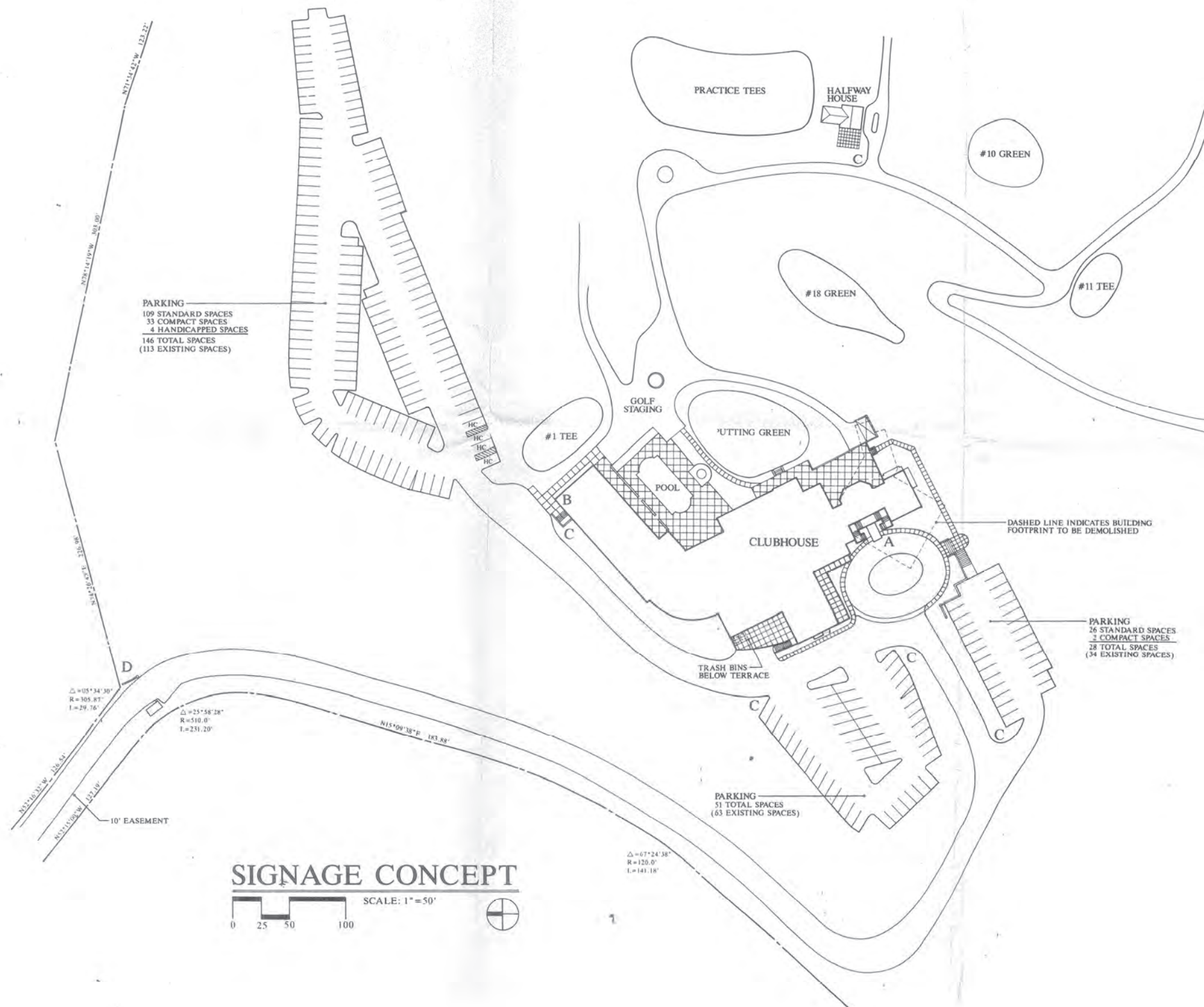
7301 HIGH AVENUE LA JOLLA, CA 619-454-9601

ARCHITECTS
WILLIAM ZMISTOWSKI ASSOCIATES
1909 BROADWAY BOULDER, CO 80302
303-449-4831

ASSOCIATE ARCHITECTS
FEHLMAN LABARRE PLANNING-ARCHITECTURE
517 FOURTH AVENUE, SUITE 102B
SAN DIEGO, CA 92101 619-234-0789

ORIGINAL

A-8



SIGNAGE CONCEPT

SCALE: 1" = 50'

GRADING ANALYSIS

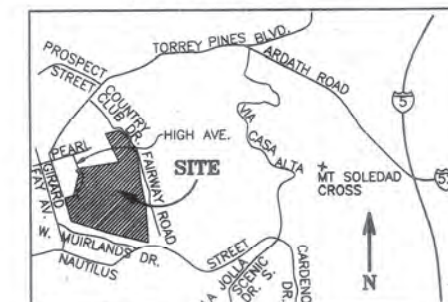
TOTAL AMOUNT OF SITE TO BE GRADED: AREA = 1.3 ac. = 1.0% OF TOTAL SITE
 AMOUNT OF SITE WITH 25% SLOPES OR GREATER: AREA = 26.2 ac. = 20% OF TOTAL SITE
 AMOUNT OF SITE WITHIN HILLSIDE REVIEW: AREA = 7.8 ac. = 5.2% OF TOTAL SITE
 AMOUNT OF CUT: 700 cy
 AMOUNT OF FILL: 1600 cy
 MAXIMUM HEIGHT OF FILL SLOPE(S): 7.5 FEET @ 2:1 SLOPE RATIO
 MAXIMUM HEIGHT OF CUT SLOPE(S): 15 FEET @ VARIOUS SLOPE RATIO
 AMOUNT OF IMPORT/EXPORT SOIL: 200 cy IMPORT
 RETAINING/CRIB WALLS: LENGTH = 180' TOTAL; MAXIMUM HEIGHT = 6'



REVISIONS

DATE	DESCRIPTION	SIGNATURE
9/26/94	CITY SUBMITTAL	John Earle

VICINITY MAP



LEGEND

- SUBDIVISION BOUNDARY
- PROPERTY LINE
- EXISTING WATERLINE
- EXISTING SEWER MAIN
- SD — EXISTING STORM DRAIN
- 44.0 — FINISHED GROUND CONTOUR
- 24.0 — EXISTING GROUND CONTOUR
- 2:1 — PROPOSED CUT/FILL SLOPE
- 5.0% — PROPOSED DAYLITE LINE
- 5.0% — PROPOSED PAVEMENT SLOPE
- PROPOSED WATER LINE
- PROPOSED FIRE HYDRANT
- PROPOSED WATER SERVICE
- PROPOSED WATER METER
- PROPOSED SEWER LINE
- PROPOSED SEWER CLEANOUT
- PROPOSED SEWER LATERAL
- PROPOSED STORMDRAIN
- PROPOSED STORMDRAIN INLET
- PROPOSED STORMDRAIN CLEANOUT
- FUTURE-BUILDING LIMIT
- FF=447.0 — PROPOSED FINISH FLOOR ELEVATION
- PROPOSED CONCRETE STAIRS
- RETAINING WALL
- 1040.50 — NEW SPOT ELEVATIONS (TOP OR CURB)
- 6" CURB
- EXIST. EASEMENT
- HR — HILLSIDE REVIEW LIMITS

PARKING SUMMARY

HANDICAP	4
COMPACT	33
STANDARD	106
TOTAL SPACES	143

PLANNING COMMISSION APPROVED

EXHIBIT A Date 7/27/94

1" = 20'



SITE PLAN DETAIL/GRADING PLAN LA JOLLA COUNTRY CLUB

7301 HIGH AVENUE • LA JOLLA, CA • (619) 454-9601

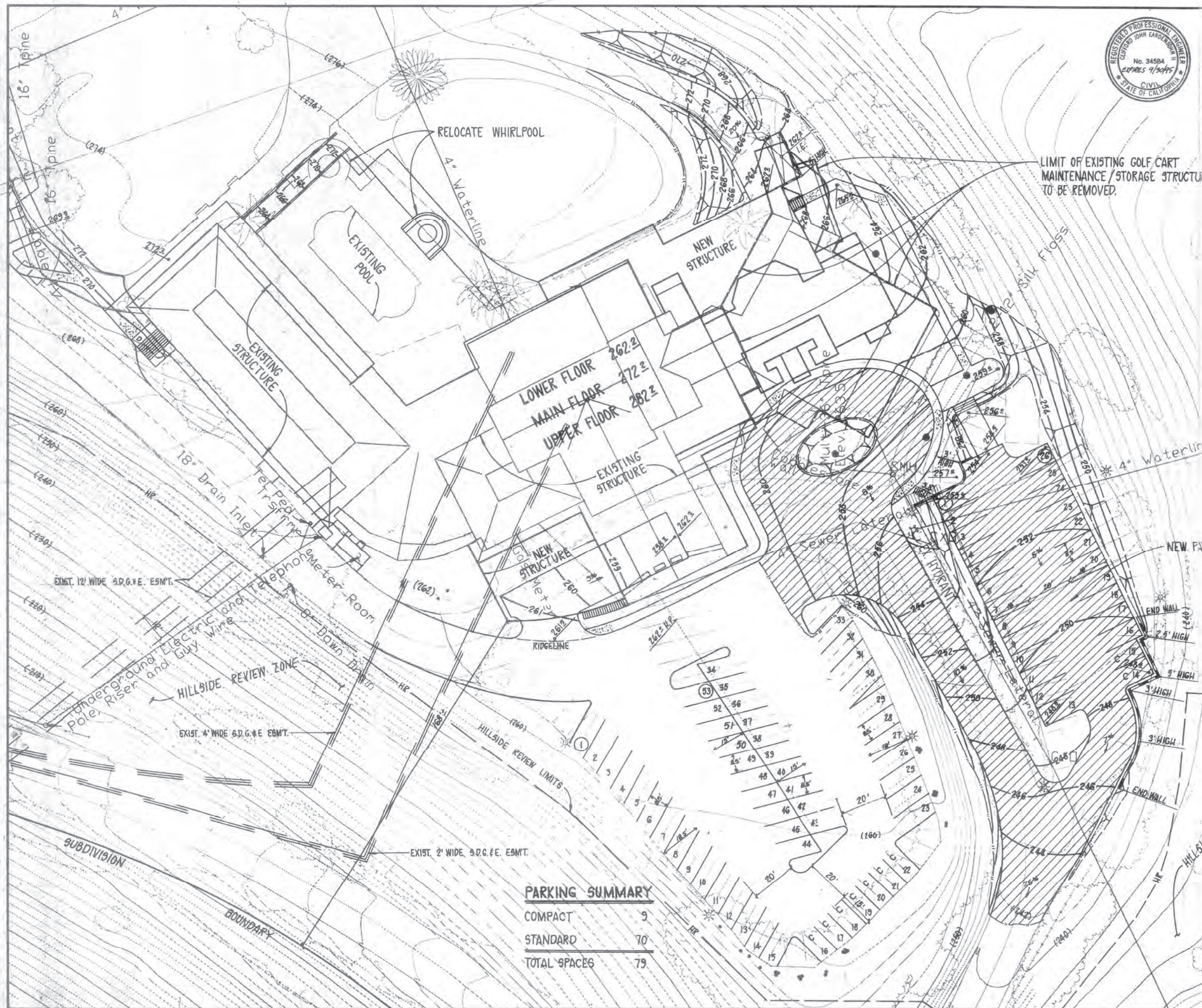
SEPTEMBER 1, 1994

Latitude 33

Planning and Engineering

4180 La Jolla Village Dr., Ste. 330
 La Jolla, CA 92037
 619-562-0033 Fax 619-562-0756

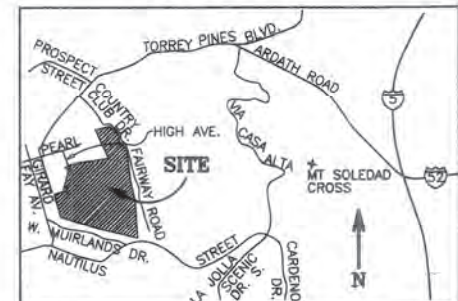
C2



REVISIONS

DATE	DESCRIPTION	SIGNATURE
9/26/94	CITY SUBMITTAL	<i>[Signature]</i>

VICINITY MAP



LEGEND

- SUBDIVISION BOUNDARY
- PROPERTY LINE
- EXISTING WATERLINE
- EXISTING SEWER MAIN
- SD EXISTING STORM DRAIN
- 440 FINISHED GROUND CONTOUR
- 340 EXISTING GROUND CONTOUR
- V 2:1 V PROPOSED CUT/FILL SLOPE
- PROPOSED DAY/ITE LINE
- 5.0% PROPOSED PAVEMENT SLOPE
- PROPOSED WATER LINE
- PROPOSED FIRE HYDRANT
- PROPOSED WATER SERVICE
- PROPOSED WATER METER
- PROPOSED SEWER LINE
- PROPOSED SEWER CLEANOUT
- PROPOSED SEWER LATERAL
- PROPOSED STORMDRAIN
- PROPOSED STORMDRAIN INLET
- PROPOSED STORMDRAIN CLEANOUT
- FUTURE BUILDING LIMIT
- FF=447.0 PROPOSED FINISH FLOOR ELEVATION
- PROPOSED CONCRETE STAIRS
- RETAINING WALL
- TC=400.50 NEW SPOT ELEVATIONS (TOP OR CURB)
- 6" CURB
- EXIST. EASEMENT
- HR HILLSIDE REVIEW LIMITS

PLANNING COMMISSION APPROVED
EXHIBIT A Date 9/29/94

1" = 20'



SITE PLAN DETAIL/GRADING PLAN LA JOLLA COUNTRY CLUB

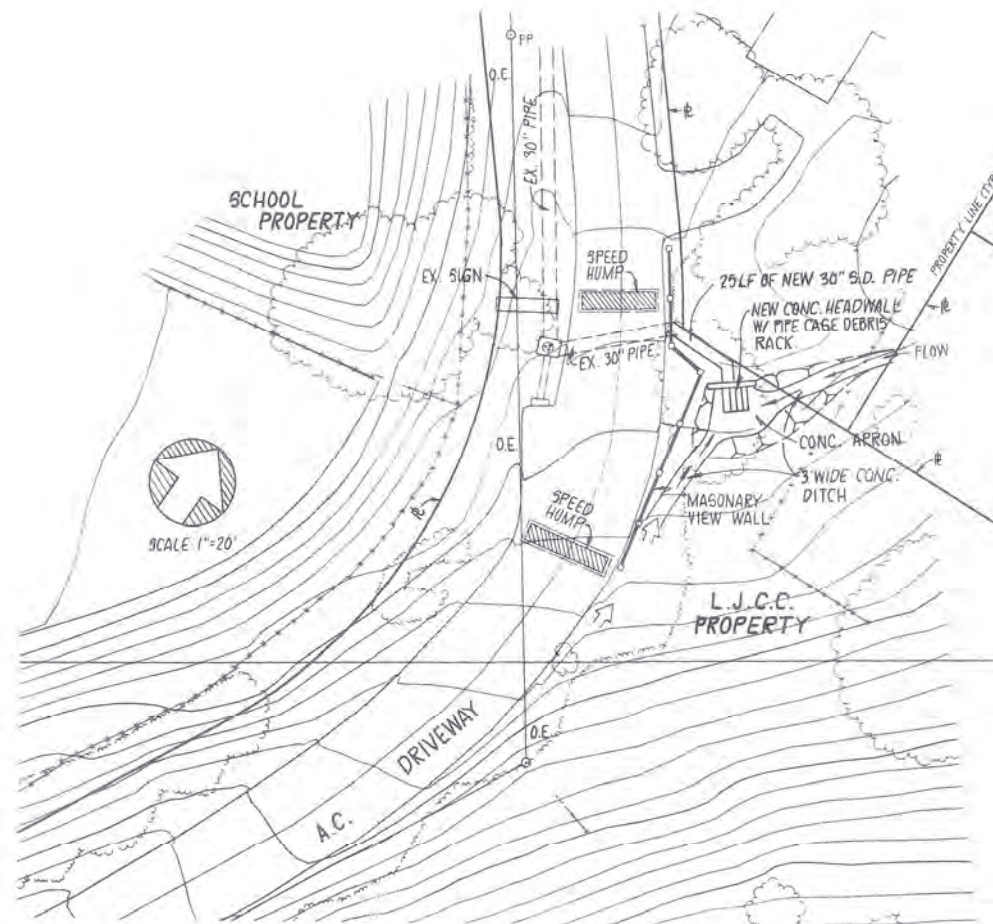
7301 HIGH AVENUE • LA JOLLA, CA • (619) 454-9601

SEPTEMBER 1, 1994

Latitude 33
Planning and Engineering

4180 La Jolla Village Dr., Ste. 350
La Jolla, CA 92037
619-562-0035 Fax 619-562-0758

C3

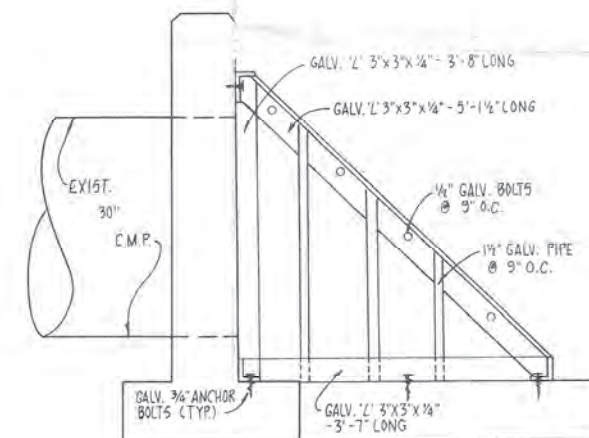
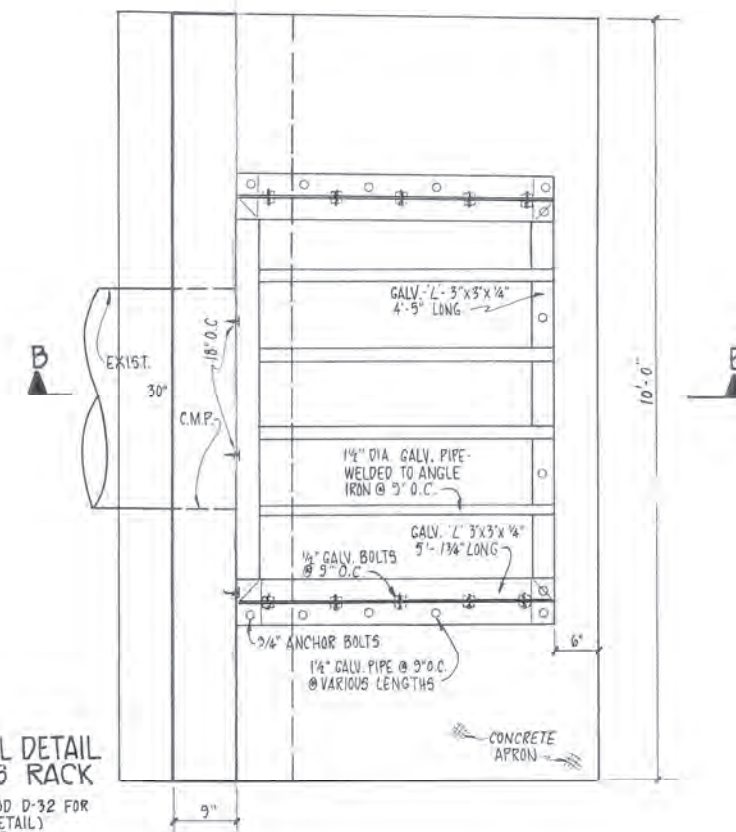


PLAN

Scale: 1"=20'

HEADWALL DETAIL & DEBRIS RACK

(REFER TO BOARD D-32 FOR ADDITIONAL DETAIL)
NOT TO SCALE



SECTION B-B
NOT TO SCALE

SITE PLAN DETAIL/GRADING PLAN LA JOLLA COUNTRY CLUB

7301 HIGH AVENUE LA JOLLA, CA (619) 454-9601

PLANNING COMMISSION APPROVED
SHEET A Date 2/22/25

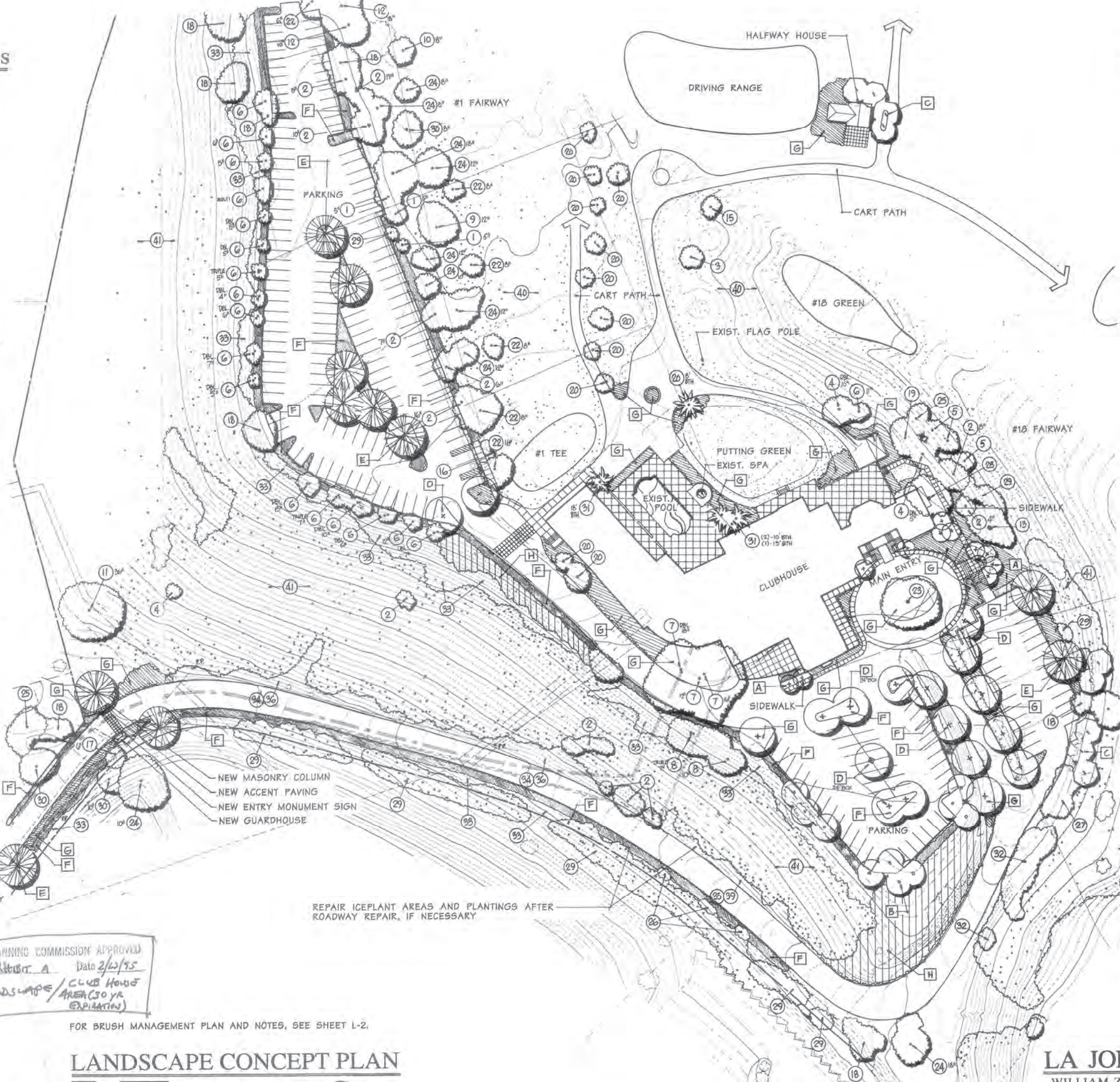
REVISIONS			
NO.	DATE	DESCRIPTION	BY

Latitude 33
Planning and Engineering
4180 La Jolla Village Dr., Ste. 330
La Jolla, CA 92037
619-552-0033 Fax 619-552-0756

3/1/2025 DATE JAN 23, 1994

EXISTING PLANT MATERIALS

SYMBOL	BOTANICAL NAME COMMON NAME	SIZE
1	ACACIA LONGIFOLIA SYDNEY GOLDEN WATTLE	5" CALIPER
2	ACACIA NIGRA BLACK ACACIA	AS NOTED
3	ARAUCARIA BIDWILLII BUNYA-BUNYA TREE	8" CALIPER
4	ARBUTUS UNEDO STRAWBERRY TREE	AS NOTED
5	COTONEASTER PARNEYI RED CLUSTERBERRY	MULTI-STEM
6	ERYTHRINA CORALLOIDES NAKED CORAL TREE	11" CALIPER
7	EUCALYPTUS CLADOCALYX SUGAR GUM	AS NOTED
8	EUCALYPTUS CITRIODORA LEMON-SCENTED GUM	AS NOTED
9	EUCALYPTUS SIDEROXYLON RED IRONBARK	12" CALIPER
10	EUCALYPTUS VIMINALIS MANNA GUM	8" CALIPER
11	FICUS MACROPHYLLA MORETON BAY FIG	24" CALIPER
12	FRAXINUS UHDEI SHAMEL ASH	AS NOTED
13	GREVILLEA ROBUSTA SILK OAK	DBL., 16" CALIPER
14	HETEROMELES ARBUTIFOLIA TOYON	MULTI-STEM
15	JACARANDA MIMOSIFOLIA JACARANDA	5" CALIPER
16	JUNIPERUS TORULOSA TWISTED JUNIPER	3" CALIPER
17	MARKHAMIA HILDEBRANDIANA NCN	6" CALIPER
18	MYOPORUM LAETUM NCN	MULTI-STEM
19	OLEA EUROPA EUROPEAN OLIVE	10" CALIPER
20	PHOENIX CANARIENSIS CANARY ISLAND DATE PALM	8" BTH.
21	PINUS CANARIENSIS CANARY ISLAND PINE	18" CALIPER
22	PINUS HALEPENSIS ALEPPO PINE	AS NOTED
23	PINUS PINEA ITALIAN STONE PINE	36" CALIPER
24	PINUS RADIATA MONTEREY PINE	AS NOTED
25	PITTOSPORUM TOBIKA MOCK ORANGE	MULTI-STEM
26	PLUMBAGO CAPENSIS CAPE PLUMBAGO	MULTI-STEM
27	PRUNUS ILICIFOLIA HOLLY-LEAF CHERRY	2"-6" CALIPER
28	QUERCUS ILEX HOLLY OAK	15" CALIPER
29	RHUS INTEGRIFOLIA LEMONADE BERRY	MULTI-STEM
30	SCHINUS TEREBINTHIFOLIUS BRAZILIAN PEPPER	AS NOTED
31	SYAGRUS ROMANZOFFIANUM QUEEN PALM	AS NOTED
32	TECOMARIA CAPENSIS CAPE HONEYSUCKLE	MULTI-STEM
33	CARPOBROTUS EDULIS PICKLEWEED	GROUND COVER
34	DELOSPERMA ALBA DISNEYLAND WHITE ICEPLANT	GROUND COVER
35	DROSANTHEMUM HISPIDUM NCN (ICEPLANT)	GROUND COVER
36	DROSANTHEMUM FLORIBUNDUM ROSEA ICEPLANT	GROUND COVER
37	GAZANIA LEUCOLAENA TRAILING GAZANIA	GROUND COVER
38	HEDERA HELIX 'HANNI' HANN'S IVY	GROUND COVER
39	PELARGONIUM PELTATUM IVY GERANIUM	GROUND COVER
40	TURF - COMMON BERMUDAGRASS	
41	EXISTING NATIVE VEGETATION ON HILLSIDES: 95% RHUS INTEGRIFOLIA 2% HETEROMELES ARBUTIFOLIA TOYON 2% SALVIA SPP. 1% ERIOGONUM FASCICULATUM	LEMONADE BERRY SAGE BUCKWHEAT



PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME
A	VERTICAL ACCENT TREES @ CLUBHOUSE 25% - 24" BOX / 50% - 15 GALLON / 25% PALMS - 5' BTH	
	ARCHONTOPHOENIX CUNN. STRELITZIA NICHOLAI SYAGRUS ROMANZOFFIANUM TUPIDANTHUS CALYPTRATUS	KING PALM GIANT BIRD OF PARADISE QUEEN PALM UMBRELLA TREE
B	VERTICAL TREES TO FRAME VIEWS 50% - 15 GALLON / 25% - 5 GALLON / 25% - 1 GALLON	
	EUCALYPTUS CITRIODORA EUCALYPTUS CLADOCALYX	LEMON-SCENTED GUM SUGAR GUM
C	DENSE TREES FOR SCREENING 100% - 15 GALLON	
	PINUS HALEPENSIS SCHINUS MOLLE	ALEPPO PINE CALIFORNIA PEPPER
D	ROADWAY CANOPY TREES 50% - 15 GALLON / 50% - 5 GALLON / 24" BOX IN PARKING LOT	
	TIPUANA TIPU	TIPU TREE
E	PARKING LOT SHADE TREES 100% - 24" BOX	
	ERYTHRINA SYKESII	CORAL TREE
F	LOW HEDGES FOR SCREENING & ACCENTS 50% - 5 GALLON / 50% - 1 GALLON	
	NERIUM O. 'MRS. ROEDING' NERIUM O. 'PETITE PINK'	SALMON OLEANDER DWARF PINK OLEANDER
G	ORNAMENTAL PLANTING AROUND CLUBHOUSE & PARKING LOTS 10% - 15 GALLON / 20% - 5 GALLON / 70% - 1 GALLON	
	AGAPANTHUS 'PETER PAN' BAUHINIA FUNCTATA BEGONIA RICHMONDENSIS BOUGAINVILLEA SPP. CANNIA SPP. ERIOSOTRYA 'COFFERTONE' ESCALONIA 'NEWPORT DWARF' HEMEROCALLIS HYBRIDA LIRIOPE MUSCARI PHILODENDRON BELLUUM PHOENIX ROEBELENI PHORMIUM SPP. RHAPIDOLEPIS 'CLARA' OTHER PERENNIAL FLOWERS	DWARF LILY OF THE NILE RED BAUHINIA RICHMOND BEGONIA BOUGAINVILLEA DWARF CANNAS NCN SEMI-DWARF DAYLILY LILY TURF SPLIT-LEAF PHILODENDRON PYGMY DATE PALM NEW ZEALAND FLAX WHITE INDIA HAWTHORN VARIOUS
H	COLORFUL GROUND COVER AREAS 10% - 1 GALLON / 90% - FLATS & ROOTED CUTTINGS	
	BOUGAINVILLEA SPP. LAMPANTHUS SPECTABILIS LANTANA M. SPP. PELARGONIUM PELTATUM	BOUGAINVILLEA TRAILING ICEPLANT TRAILING LANTANA IVY GERANIUM

IRRIGATION SYSTEM NOTES

ALL ORNAMENTAL AND SLOPE AREAS WILL BE WATERED WITH A PERMANENT, BELOW-GRADE FULLY AUTOMATED IRRIGATION SYSTEM. GEARED ROTOR HEADS WILL BE USED FOR SLOPE AREAS AND LARGE TURF AREAS. ORNAMENTAL PLANTING AREAS AND SMALLER TURF AREAS WILL UTILIZE LOW PRECIPITATION SPRAY, MICRO-SPRAY, AND BUBBLE HEADS, AS APPROPRIATE FOR THE AREA BEING IRRIGATED. THIS SYSTEM WILL BE CONTROLLED BY A DUAL-PROGRAM ELECTRONIC TIME CLOCK AND REMOTE CONTROL VALVES. ALL SPRAY HEADS WILL BE FITTED WITH PRESSURE-COMPENSATING DEVICES. ANTI-DRAIN VALVES WILL BE INSTALLED ON ALL HEADS WHERE LOW HEAD DRAINAGE MAY CAUSE EROSION.

LOW PRECIPITATION HEADS WILL BE UTILIZED THROUGHOUT FOR MAXIMUM WATER CONSERVATION AND SLOPE STABILITY. POP-UP TYPE HEADS WILL BE USED ADJACENT TO WALKWAYS AND ROADWAYS. THESE SYSTEMS WILL BE INSTALLED AS SOON AS POSSIBLE AFTER CONSTRUCTION AND PRIOR TO PLACEMENT OF PLANT MATERIAL AND HYDROSEEDING.

A THOROUGH SOIL ANALYSIS BY A QUALIFIED AGRONOMIST WILL INFLUENCE FINAL PLANT SELECTION, SOIL AMENDMENTS, IRRIGATION SYSTEM DESIGN AND USE, AND FUTURE MAINTENANCE PRACTICES.

THE INITIAL MAINTENANCE PERIOD WILL BE SUFFICIENT IN DURATION TO INSURE THAT ALL SPECIFICATIONS ARE MET. THIS INCLUDES REMOVAL OF NOXIOUS WEEDS, RESEEDING OR PLANT REPLACEMENT WHERE NECESSARY, INSECT AND DISEASE CONTROL, AND CONTINUED FERTILIZATION AS RECOMMENDED BY THE AGRONOMIST.

NOTE:
ALL PLANTING AND IRRIGATION SHALL CONFORM TO THE CITY OF SAN DIEGO 'LANDSCAPE TECHNICAL MANUAL'

LANDSCAPE CONCEPT PLAN



LA JOLLA COUNTRY CLUB

WILLIAM ZMISTOWSKI ASSOCIATES • ARCHITECTS
NOWELL-THOMPSON & ASSOCIATES • LANDSCAPE ARCHITECTS
FEHLMAN LA BARRE • ASSOCIATE ARCHITECTS



CITY OF SAN DIEGO, CALIFORNIA

SCALE 1 INCH = 400 FEET
DATUM IS MEAN SEA LEVEL

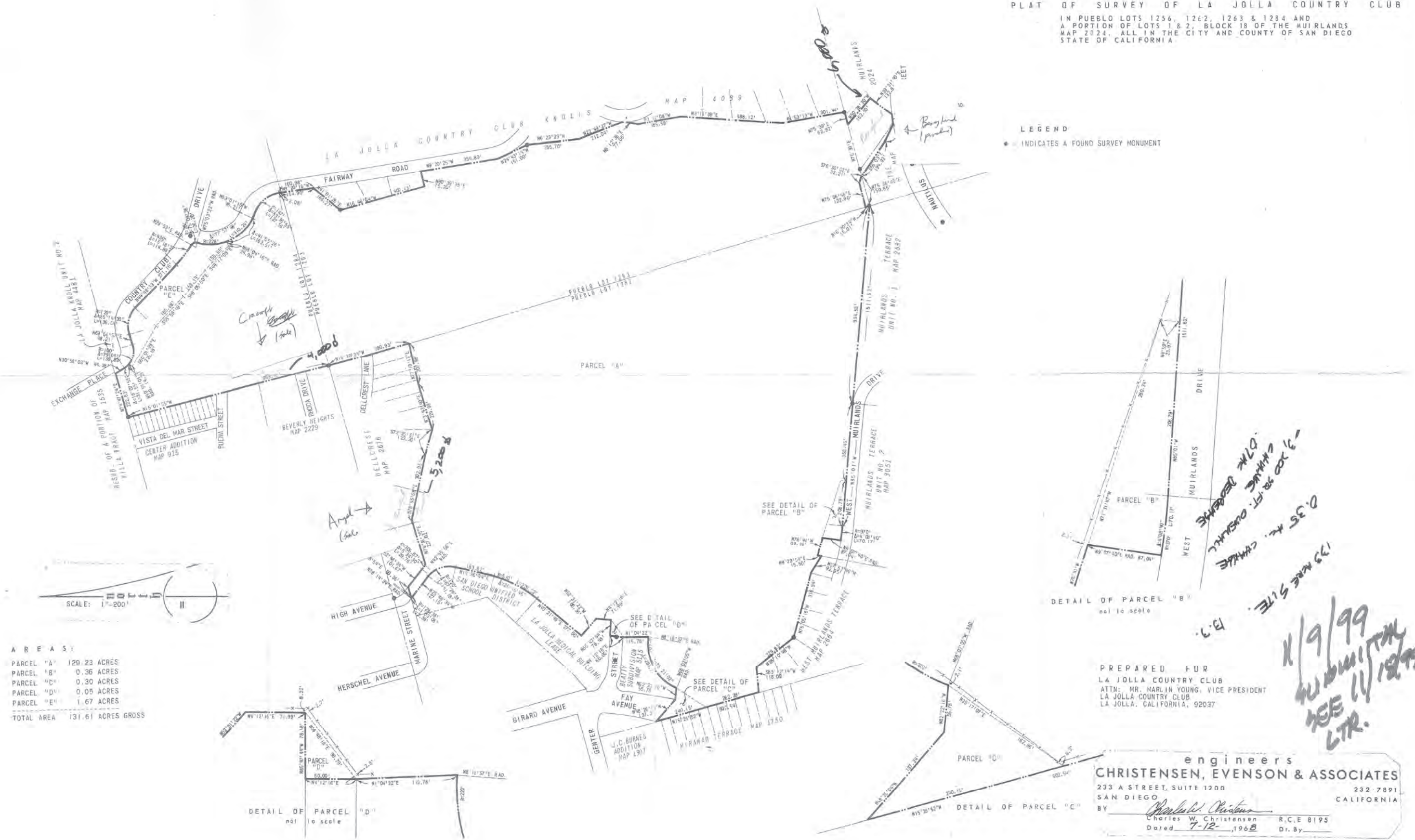
400'
ZONING MAP
242 - 1677

250-1677	242-1689	242-1677
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BASE MAP	ZONING MAP
DRAWN: 7-3-70 L.A.	DESIGNED: 9-17-70
REVISED: DVT	REVISED:
3116-88	3116-88
10-11-88	10-11-88

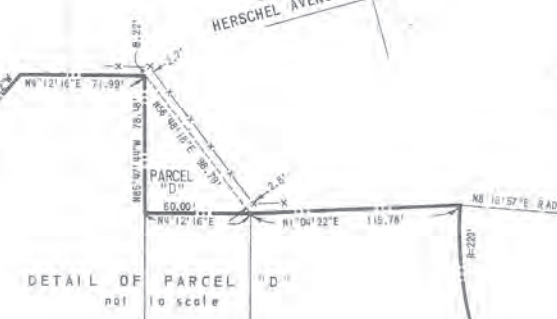
PLAT OF SURVEY OF LA JOLLA COUNTRY CLUB
IN PUEBLO LOTS 1256, 1262, 1263 & 1284 AND
A PORTION OF LOTS 1 & 2, BLOCK 18 OF THE MUIRLANDS
MAP 2024, ALL IN THE CITY AND COUNTY OF SAN DIEGO
STATE OF CALIFORNIA

LEGEND
* INDICATES A FOUND SURVEY MONUMENT



AREAS:

PARCEL "A"	129.23 ACRES
PARCEL "B"	0.36 ACRES
PARCEL "C"	0.30 ACRES
PARCEL "D"	0.05 ACRES
PARCEL "E"	1.67 ACRES
TOTAL AREA	131.61 ACRES GROSS



SEE DETAIL OF PARCEL "B"

SEE DETAIL OF PARCEL "C"

DETAIL OF PARCEL "C"

PREPARED FOR
LA JOLLA COUNTRY CLUB
ATTN: MR. MARLIN YOUNG, VICE PRESIDENT
LA JOLLA COUNTRY CLUB
LA JOLLA, CALIFORNIA, 92037

engineers
CHRISTENSEN, EVENSON & ASSOCIATES
233 A STREET, SUITE 1200
SAN DIEGO 232 7891
CALIFORNIA
BY Charles W. Christensen
Charles W. Christensen R.C.E. 8195
Dated 7-12-1968 Dr. By

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: La Jolla County Club Amendment		Project Number: 1104046
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: December 07,
# of Members Yes 13	# 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: LJCPA Trustee/Secretary		DATE: December 11, 2023	
<p><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

LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE
LA JOLLA COMMUNITY PLANNING ASSOCIATION

- TUESDAY 4 PM -

- **Bishops School Main Dining Room 7607 La Jolla Blvd. La Jolla, CA 92037**

Applicants:

- Please email your submitted plan set and Latest cycle issues and assessment letter to the DPR chair (brianljcpa@gmail.com) before your projects may be placed on the Agenda.
- Presentation materials for the meeting should also include materials board and/or color renderings, Aerial photo and neighborhood context exhibits showing the proposed renderings or site plan in context.
- A laptop with USB will be available for projector presentation

-
1. Public comments are an opportunity to share your opinion with the committee members. Comments should not be directed at the applicant team
 2. Public comments will be strictly limited to **2 minutes per person**. Please review the following meeting minutes. It is not necessary to repeat previous comments.
-

COMMITTEE MEMBER ATTENDANCE:

NON-AGENDA PUBLIC COMMENT:

- Attendance

La Jolla CPA

Brian Will	present
Mike Costello	present
Greg Jackson	
John Fremdling	present
Glenn Rasmussen	present

La Jolla Town Council

Diane Kane	present
Angeles Leira	present
John Shannon	present
Brian Williams	present
	<u>vacancy</u>

- Costello: This is my last meeting as a committee member. I am retiring from the committee. Thank you

POSSIBLE ACTIONS ITEMS:

ITEM 1: FINAL REVIEW

Project Name:	LJ Country Club CUP - Continuation
Applicant:	Jeanette Temple
Project Info:	PRJ-1104046

The proposed project is the continuation of the use of the activities permitted with Coastal Development Permit (CDP)/Conditional Use Permit (CUP)/Hillside Review Permit (HRP) No. 94-0564, through the removal of Condition No. 22 of the vested permit. Permit No. 94-0564 allowed the renovation of portions of, and add additional floor area to the La Jolla County Club existing clubhouse, construction of a new halfway house (Near Hole No. 10), modifications of the parking facilities, and other accessory improvements. Condition No. 22 stated, "This Conditional Use Permit shall be valid for and expire after a period of 30 years for that area defined as, and identified on the approved Exhibit "A" Site Plan, as the club improvement area. This area consists of the clubhouse, half-way house (near hole no. 10), parking lots and general adjoining landscaped areas. There is no expiration date applied to the active golf area consisting primarily of the balance of the La Jolla Country Club property." There is no new construction proposed as a part of this permit amendment.

- Discussion 11/14/2023
 - Is this in public good? (Rasmussen)
 - 100% privately owned
 - Originally approved in '94 and built shortly thereafter
 - No work proposed
- Findings can be made to amend and remove expiration (Williams/Costello)
- PASSES 7-0-1

ITEM 2: FINAL REVIEW

Project Name: Coast Walk Lots 2 and 17
 Applicant: Haley Duke
 Project Info: PRJ-10741072

Project Description:

LA JOLLA – Project proposes a Site Development Permit (SDP) and Coastal Development Permit (CDP) to demolish a portion of an existing tennis court and site improvements (hardscape and landscape) and construct a 2-story, 5,478 square foot Single Family Dwelling with garage parking for 2 vehicles, and a 1-story detached Accessory Dwelling Unit (ADU) with garage parking for 2 vehicles. The project is located within Lot 2 (APN 350-130-02) and Lot 17 (APN 350-131-29) in Block 46 of La Jolla Park Map (adjacent to Coast Walk) in the RS-1-7 zone, Coastal Overlay Zone, Parking Impact Overlay Zone (Coastal), Transit Area Overlay Zone, Transit Priority Area, and Mobility Zone 2 within the La Jolla Community Planning Area.

DEMOLITION OF PORTION OF EXISTING TENNIS COURT AND RELATED SITE IMPROVEMENTS

- NEW 5,478 SQ. FT. (GFA) SINGLE FAMILY RESIDENCE PLUS 491 SQ. FT. GARAGE
- NEW 440 SQ. FT. (GFA) DETACHED ACCESSORY DWELLING UNIT PLUS 451 SQ. FT. GARAGE

- Presentation 11/14/2023
 - Deliverables from last meeting
 - Everything accessed from rear. Lots are 55' wide, aligned front to back.
 - Using string line between adjacent homes
 - Staging will be done on vacant lot 18. No construction traffic on Coast Walk.
 - No lot line adjustments proposed
 - Site drainage and landscape plan ... Soils engineer suggested not to allow infiltration on site, recommend collection and discharge to storm drain, existing landscape along coast walk remains, water detention happens behind that (for filtration and retention) Some large mature trees to remain on site and new mature trees planned to supplement,

- o Required 4' side setbacks, proposed are wider than that.
- o No proposed work seaward of Coast Walk, percentages are compliant even when not counting large area of lot seaward of CW.
- o FAR counted on true lot size (out to mean high tide) (.46 allowed, .36 proposed) FAR could be a lot larger.
- o Studied spacing and window alignment with neighbors houses
- o Peterson presentation of parcel maps
 - No work adjacent to Coast Walk, no access taken from Coast Walk. No change to current conditions along either side of Coast Walk.
 - Some members of public would like owners/applicants to dedicate land to turn around/parking along Coast Walk.
 - Lots are the same since 1887 original subdivision map
 - City right of way may have a claim to paved portion, but no further ROW and applicants are not challenging that.
- Public Comment
 - o Jackson: Have you studied access off Coast Walk? ... (Applicant: Yes, preferred less intrusive option and building fewer homes ... currently plan to use existing driveway width) Jacksons would prefer to keep it as 12' as proposed.
 - o Solomon: Is Feb 2022 the most recent city opinion? (applicant: yes)
 - o Merriweather: 20 year project to claim this land from owners. City did a map NV5. Working to get 2 cars off bluff and move parking to inland side of paved surface. (applicant: that map is not accurate and was abandoned by city) Would like to champion a turn around. Coastal Commission wants 2 spots off bluff side and moved to inland side on applicants property.
 - o Jackson: When does this stop, when can this be resolved. City and neighbors are all in agreement, why is this being fought by "community".
- Committee Members
 - o Kane: Trying to understand lots. (applicant: Tax assessor does not assess for open space or beaches or bluffs used by public. Taxes associated with developable area) Does this affect community plan? (applicant: it predates the community plan. Record a covenant of easement that you cannot develop it. Also no argument to any claims if existing trails need to be covenant of easement) Any changes to shared driveway connection to Coast Walk at Torrey Pines. (applicant: will not make any changes except repairs)
 - o Shannon: Coast Walk originally called Cave Street in original maps. Seems to sound like it should be maintained. (applicant: we are not challenging city's acceptance of Coast Walk)
 - o Leira: Does this lot serve any run-off function all these years? (applicant: yes, the proposal will handle all water)
 - o Rasmussen: Information city has is incorrent. Use and acceptance are only two. The property was taken by someone.
- MOTION: Findings CAN be made with recommendation that owners not fight city determination as to where public ROW boundaries are (Rasmussen/Kane)
 - o Rasmussen – yes
 - o Costello – yes
 - o Leira – yes
 - o Shannon – yes
 - o Williams – yes
 - o Kane – yes
 - o Will (chair abstains)
 - o Fremdling – yes
 - o PASSES

ITEM 3: DISCUSSION

Project Name: 625 Wrelton Dr

Applicant: Phil Quatrino
Project Info: PTS- 696528

(Process 3) Coastal Development Permit to amend CDP No. 91-0400 for remodel and addition to existing two-story residence to become a three-story residence located at 625 Wrelton Drive. Work to include 186-square-foot first floor addition, 2,074-square-foot second floor addition, 115-square-foot penthouse, and decks. The 0.29-acre site is in the RS-1-7 Zone and Coastal Overlay (Appealable) Zone and Coastal Height Limit Overlay Zone within the La Jolla Community Plan area.

The project was denied by Hearing Officer and sent back to LJCPA

- Presentation by Merten
 - Hearing Officer Minutes:
 - Project Denied due to encroachment
 - Should be properly designed to observe setbacks
 - This committee recommended that finding CAN be made
 - This project did not meet code
 - Encroached into setbacks
 - City PM asked why did second floor encroach into setback
 - It was NOT “mechanical equipment”
 - Appellate Court Decision on another project that regulatory agency has discretion of which regulations to enforce.
 - We need to continue to enforce code even if city does not.
 - Plans did not include many common drawing elements.
 - Buildings that exceed 2 stories in height require Architects Stamp and Signature.

ITEM 4: PROCEDURES DISCUSSION

Discussion for instructions and reasonable expectations for DPR Applicants. Items may include ...

- Send City Assessment Letter and Cycles Issues Letters to the DRP Chairman before agenda
- A presentation to the DPR Committee works best if done by PowerPoint or other projection software.
- The usual points for a presentation are:
 - Illustrate how the Project complies with the LJ Community Plan to “avoid extreme and intrusive changes to the residential scale of La Jolla’s neighborhoods and to promote good design and harmony within the visual relationships and transitions between new and older structures”.
 - Neighborhood Satellite image w proposed footprint
 - Street view collage with adjacent homes and proposed drawing/rendering
 - Is there a Coastal View Corridor requirement?
 - Are there any requests for Deviations or Variances?
 - Has there been a meeting with the neighbors?
 - Recusal of any committee members who are neighbors (500’) ?
 - Disclosure of any public commentators who are neighbors or may have personal concerns not general community/public concerns

- o Any special or unusual items?
- o Illustrate compliance with the:
 - 30 foot height limit
 - FAR
 - angled plane
 - setback requirements, (Are there any projections into the setbacks?)
 - Landscaping Plan
 - Parking
- For projects located between the coast line and the first PROW, should it be DPR Policy not to approve of a Project at the first Review.
- Historic Recommendations
- Environmental Review
- Construction Management plans for difficult sites
- What FINDINGS can be made.