



THE CITY OF SAN DIEGO

## Report to the Historical Resources Board

DATE ISSUED: January 7, 2026 REPORT NO. HRB-26-001

HEARING DATE: January 22, 2026

SUBJECT: **ITEM #1 – 484 PROSPECT STREET SPECIAL USE PERMIT**

OWNER: ORLI 2 RE LLC

APPLICANT: Max Waitt; represented by Marengo Morton Architects

LOCATION: 484 Prospect Street, La Jolla Community, Council District 1  
APN 350-300-2800

DESCRIPTION: Consider whether the Special Use Permit (SUP) related to the Heritage structure as presented is consistent with the building's and project site's design and historical conservation elements, consistent with the requirements of San Diego Municipal Code Section 159.0211(b)(2).

### STAFF RECOMMENDATION

Recommend to the Hearing Officer that the proposed SUP related to the Heritage Structure located at 484 Prospect Street as presented is consistent with the building's and project site's design and historical conservation elements, consistent with the requirements of San Diego Municipal Code Section 159.0211(b)(2).

### BACKGROUND

This item is being brought before the Historical Resources Board (HRB) in conjunction with an application for a Special Use Permit (SUP) in the La Jolla Planned District as provided in [San Diego Municipal Code Section 159.0211](#). A SUP may be applied for when a Heritage Structure is being preserved and the proposed re-use is not consistent with the land use and/or density requirements of the La Jolla Planned District Ordinance. SDMC Section 159.0211(b)(2) states that the HRB shall review the project site and structure's rehabilitation proposals for "consistency with the building's and project site's design and historical conservation elements" and make a recommendation for the consideration of the Hearing Officer.

The Heritage Structure Preservation and Re-Use provisions of the La Jolla Planned District Ordinance is not commonly used and does not appear to have been used for over 25 years. Staff is aware of at least two prior occurrences of buildings within the La Jolla Planned District being established as

Heritage Structures by the Historical Resources Board. The Green Dragon Colony Site, located at 1258-1274 Prospect Street, was established as a Heritage Structure by the Board on July 24, 1996 and Cove Cottage, located at 1043 Coast Boulevard South, was established on May 28, 1997. The Cove Cottage was the last structure established as a Heritage Structure by the Historical Resources Board.

At the September 25, 2025 HRB meeting, staff recommended establishment of 484 Prospect Street as a Heritage Structure in accordance with SDMC Section 159.0211(b)(1) under Findings A and D. Under Finding A, staff found the structure worthy of preservation because it is part of a historical event or personage in the development of the region. Specifically, the structure was an integral part of La Jolla's early medical industry development from the mid-1920s through the late 1970s, serving as a nurses' home and as an annex to the Scripps Clinic and Research Foundation. Additionally, the structure was built and commissioned by Ms. Ellen Browning Scripps, a historically significant philanthropist, and reflects the impact of her contributions to La Jolla's development. Under Finding D, staff found the structure worthy of preservation because it is an integral part of a neighborhood development style, and an important "part of the scene" of urban development. Specifically, the structure is located within La Jolla's "cultural heart" generally located at the intersections of Prospect Street with Cuvier Street and Draper Avenue. Other notable buildings in this area include the Scripps Memorial Hospital, Scripps Clinic, St. James by-the-Sea Episcopal Church, La Jolla Woman's Club and the La Jolla Recreation Center. Collectively, these buildings exhibit a cohesive design aesthetic and served as a cultural hub in the Village of La Jolla. The Board moved staff's recommendation to establish the property as a Heritage Structure on the consent agenda and the motion passed with a vote of 11-0-0. The establishment of 484 Prospect Street as a Heritage Structure allows for a project on the site to be eligible for a SUP, subject to the HRB's review of the project "for consistency with the building's and project site's design and historical conservation elements" and the adoption of approval findings by the Hearing Officer.

#### ANALYSIS

The current project proposes the conversion of an existing 16,683 square-foot single-dwelling unit located at 484 Prospect Street to a commercial 19-room hotel with interior remodel. The project includes the relocation of the existing Single-Family Unit to the first floor and the addition of a bulb-out pedestrian walk and valet parking zone. A SUP is required because hotel use is not allowed in the current zone.

The project, as proposed, is consistent with the building's and project site's design and historical conservation elements (Attachment 2). The project includes minor modifications to the interior to convert the building to a hotel use but will not impact the exterior of the Heritage Structure and does not propose new construction on the parcel. These changes will not impact the building's ability to convey its significance as a Heritage Structure for its association with La Jolla's medical industry development or with Ellen Browning Scripps. Additionally, the limited modifications to the 484 Prospect Street building will not have an impact on the property's ability to convey its significance as part of La Jolla's "cultural heart" and will not detract from the cohesive design aesthetic of the institutional buildings located at the intersections of Prospect Street with Cuvier Street and Draper Avenue. The proposed new bulb-out pedestrian walk will also not detract from the cohesive design and feeling of these buildings in a significant way. Therefore, staff recommends that the proposed project is consistent with the building's and project site's design and historical conservation elements.

## CONCLUSION

Recommend to the Hearing Officer that the proposed SUP related to the Heritage Structure located at 484 Prospect Street as presented is consistent with the building's and project site's design and historical conservation elements, consistent with the requirements of San Diego Municipal Code Section 159.0211(b)(2).



Suzanne Segur  
Senior Planner/ HRB Liaison  
City Planning Department

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### Attachment(s):

1. HRB Staff Report HRB-25-041 dated September 10, 2025
2. HRB Minutes, September 25, 2025
3. Site Development Plans

**THE CITY OF SAN DIEGO****Report to the Historical Resources Board**

DATE ISSUED: September 10, 2025 REPORT NO. HRB-25-041

HEARING DATE: September 25, 2025

SUBJECT: **ITEM #3 – 484 PROSPECT STREET**

OWNER: Spielman Family Trust

APPLICANT: Max Waitt; represented by Scott Moomjian

LOCATION: 484 Prospect Street, La Jolla Community, Council District 1  
APN 350-300-2800

DESCRIPTION: Establish the property located at 484 Prospect Street as a Heritage Structure in accordance with the La Jolla Planned District Ordinance

**STAFF RECOMMENDATION**

Establish the property located at 484 Prospect Street as a Heritage Structure worthy of preservation under San Diego Municipal Code (SDMC) and La Jolla Planned District Ordinance Sections 159.0211(b)(1)(A) and 159.0211(b)(1)(D). This recommendation is based on the following findings:

§159.0211(b)(1)(A) The structure is worthy of preservation because it is part of a historical event or personage in the development of the region. Specifically, the structure was an integral part of La Jolla's early medical industry development from the mid-1920s through the late 1970s, serving as a nurses' home and as an annex to the Scripps Clinic and Research Foundation. Additionally, the structure was built and commissioned by Ms. Ellen Browning Scripps, a historically significant philanthropist, and reflects the impact of her contributions to La Jolla's development.

§159.0211(b)(1)(D) The structure is worthy of preservation because it is an integral part of a neighborhood development style, and an important "part of the scene" of urban development. Specifically, the structure is located within La Jolla's "cultural heart" generally located at the intersections of Prospect Street with Cuvier Street and Draper Avenue. Other notable buildings in this area include the Scripps Memorial Hospital, Scripps Clinic, St. James by-the-Sea Episcopal Church, La Jolla Woman's Club and the La Jolla Recreation Center. Collectively, these buildings exhibit a cohesive design aesthetic and served as a cultural hub in the Village of La Jolla.

## BACKGROUND

This item is being brought before the Historical Resources Board (HRB) in conjunction with an application for a Special Use Permit (SUP) in the La Jolla Planned District as provided in [San Diego Municipal Code Section 159.0211](#). A SUP may be applied for when a Heritage Structure is being preserved and the proposed re-use is not consistent with the land use and/or density requirements of the La Jolla Planned District Ordinance. Per the La Jolla Planned District Ordinance, a Heritage Structure may be established by the HRB if the Board can make one or more of the following findings:

Finding A – *The structure is part of a historical event or personage in the development of the region.*

Finding B – *The structure is architecturally significant in that it exemplifies a specific architect, architectural style, or period of development.*

Finding C – *The structure is architecturally unique and worthy of preservation.*

Finding D – *The structure is an integral part of a neighborhood development style, and an important “part of the scene” of urban development.*

The Heritage Structure Preservation and Re-Use provisions of the La Jolla Planned District Ordinance is not commonly used and does not appear to have been used for over 25 years. Staff is aware of at least two prior occurrences of buildings within the La Jolla Planned District being established as Heritage Structures by the Historical Resources Board. The Green Dragon Colony Site, located at 1258-1274 Prospect Street, was established as a Heritage Structure by the Board on July 24, 1996 and Cove Cottage, located at 1043 Coast Boulevard South, was established on May 28, 1997. The Cove Cottage was the last structure established as a Heritage Structure by the Historical Resources Board.

Pursuant to the requirements of the La Jolla Planned District Ordinance, should the property be established as a Heritage Structure, the Historical Resources Board will be asked at a future meeting to review the proposed rehabilitation project and make a recommendation to the Hearing Officer on the “project’s consistency with the building’s and project site’s design and historical conservation elements.”

The property was also evaluated for eligibility under San Diego Municipal Code Section 143.0212 for eligibility for designation on the City’s register and was determined to be ineligible due to alterations. Specifically, the 1960 addition of a projecting porch along the Prospect Street elevation created a significant loss of integrity of design, workmanship, feeling, and association as it relates to HRB Criteria C and D. Furthermore, in addition to the modifications, the property was not found to qualify as a “special element” of development under Criterion A and did not have a strong enough association with a historic individual to be significant under Criterion B as established in the [Guidelines for the Application of Historical Resources Board Designation Criteria](#). Further analysis can be found in the Historical Resources Technical Report (Attachment 1). This determination of eligibility under the City’s adopted designation criteria under SDMC Section 143.0212 is separate and distinct from the Heritage Structure provisions of the La Jolla Planned District Ordinance, and ineligibility for designation as a historical resource under the City’s Land Development Code and Historical Resources Guidelines does not preclude the identification of the property as a Heritage Structure under the La Jolla Planned District Ordinance. Additionally, integrity is not required to be evaluated when establishing a Heritage Structure.

## ANALYSIS

The property located at 484 Prospect Street is a three-story over basement, Spanish Revival style building constructed in 1925 in the La Jolla Community Planning Area. There are no other buildings and structures present on site. The property is located at the northwest corner of the intersection of Cuvier Avenue and Prospect Street in the Village of La Jolla about a block east of the Pacific Ocean. The surrounding area is mixed-use and the setting includes residential, commercial, institutional and recreational properties. The property is in its original location.

The 484 Prospect Street property was built in 1925 by its original owner, Ellen Browning Scripps, as a "Nurses Home Building" in conjunction with the adjacent Scripps Memorial Hospital and Clinic (HRB #234). The Notice of Completion indicates that the building was recorded at the request of "R.J. Gill" and it is likely that the architect was Louis J. Gill, who had previously worked with Ellen Browning Scripps on other structures. Additionally, the original Spanish Revival style of the building is consistent with Gill's design aesthetic. The building was used by Scripps Memorial Hospital and subsequently the Scripps Clinic and Research Foundation until the 1970s. It was then sold and used by various commercial businesses. In 2012 the building was converted to a single-family residence.

A Historical Resource Research Technical Report was prepared by Scott Moomjian, which concludes that the resource is significant as a Heritage Structure under SDMC Section 159.0211(b)(1)(A) and 159.0211(b)(1)(D) and staff concurs. This analysis is consistent with San Diego Municipal Code section 159.0211 as follows:

*FINDING A – The structure is part of a historical event or personage in the development of the region.*

The 484 Prospect Street property was an integral part of La Jolla's early medical industry development from the mid-1920s through the late 1970s. The building was constructed for use as a residence for nurses in 1925 as part of a medical complex which included the adjacent Scripps Memorial Hospital and Scripps Clinic. Prior to 1916, La Jolla did not have any hospital facilities; however, that year Ada Gillispie established a six-bed hospital at the Kline House on Prospect Street. In 1918 Gillispie made an agreement with Ellen Browning Scripps to finance a new hospital, the La Jolla Sanitarium, which Gillispie would manage. In 1922 Miss Scripps broke her hip and while recuperating in the La Jolla Sanitarium decided that a larger hospital was needed. The fifty-seven-bed Scripps Memorial Hospital designed by Louis Gill opened in September of 1924 with Gillispie as superintendent. In December of that year the newly created Scripps Metabolic Clinic moved into the La Jolla Sanitarium building which had been modified by Louis Gill. The Clinic was distinct from the Hospital and focused on metabolic diseases and research.

Ellen Browning Scripps was an independent, college educated woman who arrived in San Diego in 1890 with her ailing brother. Scripps was previously a teacher and was active in her family's newspaper business. In addition to the Hospital and Clinic, Scripps was the financier for many Progressive causes in the La Jolla area including the Bishop's School, the La Jolla Woman's Club, the Children's Playground and Recreation Center, the La Jolla Library and the Scripps Institute of Oceanography. These educational, scientific and cultural institutions have each contributed to the growth and development of the La Jolla community.

After Scripps death in 1932 both the Hospital and Clinic continued to expand. As the population of La Jolla grew, the Scripps Memorial Hospital became inadequate to support the needs of the community. In the 1960s, the Hospital began to move its facilities to the Torrey Pines Mesa and the Prospect Street location primarily served as the location for the Scripps Clinic and Research Foundation. The 484 Prospect Street building was remodeled and housed the Institute for Cardio-Pulmonary Diseases of Scripps Clinic and Research Foundation and also served as the home of the Clinic Fellowship Training Program. By the 1970s, it was clear that the Scripps Clinic and Research Foundation did not have sufficient space at the Prospect Street location and the institution was relocated to the Torrey Pines Mesa by 1980.

**Finding A:** The structure is worthy of preservation because it is part of a historical event or personage in the development of the region. Specifically, the structure was an integral part of La Jolla's early medical industry development from the mid-1920s through the late 1970s, serving as a nurses' home and as an annex to the Scripps Clinic and Research Foundation. Additionally, the structure was built and commissioned by Ms. Ellen Browning Scripps, a historically significant philanthropist, and reflects the impact of her contributions to La Jolla's development. Therefore, staff recommends establishment of 484 Prospect Street as a Heritage Structure under SDMC Section 159.0211(b)(1)(A).

**FINDING D – *The structure is an integral part of a neighborhood development style, and an important “part of the scene” of urban development.***

The 484 Prospect Street property was an integral part of the urban development of La Jolla and is an important “part of the scene.” As discussed above, the property was constructed in the 1920s as part of the original Scripps medical complex on Prospect Street and was used for that purpose until the 1970s. These buildings, constructed in a Spanish Revival style, influenced the architectural development of the Village of La Jolla and are a part of La Jolla's “cultural heart” generally located at the intersections of Prospect Street with Cuvier Street and Draper Avenue. Other buildings in the cultural hub include St. James by-the-Sea Episcopal Church, the La Jolla Woman's Club and the La Jolla Recreation Center. These buildings, all financed by Ellen Browning Scripps, display a cohesive design style that contributes to the architectural development of the Village of La Jolla

**Finding D:** The structure is worthy of preservation because it is an integral part of a neighborhood development style, and an important “part of the scene” of urban development. Specifically, the structure is located within La Jolla's “cultural heart” generally located at the intersections of Prospect Street with Cuvier Street and Draper Avenue. Other notable buildings in this area include the Scripps Memorial Hospital, Scripps Clinic, St. James by-the-Sea Episcopal Church, La Jolla Woman's Club and the La Jolla Recreation Center. Collectively, these buildings exhibit a cohesive design aesthetic and served as a cultural hub in the Village of La Jolla. Therefore, staff recommends establishment of 484 Prospect Street as a Heritage Structure under SDMC Section 159.0211(b)(1)(D).

## CONCLUSION

Based on the information submitted, it is recommended that the property located at 484 Prospect Street be established as a Heritage Structure in accordance with sections 159.0211(b)(1)(A) and 159.0211(b)(1)(D) of the San Diego Municipal Code and La Jolla Planned District Ordinance. Establishment of the property as a Heritage Structure will make it eligible for a Special Use Permit to

deviate from the land use and density requirements of the La Jolla Planned District, subject to further project-level review by the Historical Resources Board.



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Suzanne Segur  
Senior Planner/ HRB Liaison  
City Planning Department

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Attachment(s):

1. Applicant's Historical Report under separate cover

RESOLUTION NUMBER N/A  
ADOPTED ON

WHEREAS, the La Jolla Planned District Ordinance codified in San Diego Municipal Code Chapter 15, Article 9 grants the Historical Resources Board with the authority to establish a Heritage Structure in accordance with the provisions of the La Jolla Planned District Ordinance; and

WHEREAS, San Diego Municipal Code Section 159.0110(o) defines a Heritage Structure as "any building or structure which is found by the City of San Diego Historical Resources Board to be worthy of preservation;" and

WHEREAS, San Diego Municipal Code Section 159.0211(b)(1) states that to establish a property as a Heritage Structure, the structure shall be evaluated by the Historical Resources Board which shall make one or more of the following findings that the structure is worthy of preservation: (A) The structure is part of a historical event or personage in the development of the region; (B) The structure is architecturally significant in that it exemplifies a specific architect, architectural style, or period of development; (C) The structure is architecturally unique and worthy of preservation; or (D) The structure is an integral part of a neighborhood development style, and an important "part of the scene" of urban development; and

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 9/25/2025, to consider the establishment of the property (owned by Spielman Family Trust, 484 Prospect Street, La Jolla, CA 92037) located at **484 Prospect Street, La Jolla, CA 92037**, APN: **350-300-2800**, further described as BLK 17 LOT 50 DOC96-31692 IN ALLEY CLSD&IN LOTS 48 THRU in the City of San Diego, County of San Diego, State of California as a Heritage Structure in accordance with the La Jolla Planned District Ordinance; and

WHEREAS, in arriving at their decision, the Historical Resources Board considered the historical resources report prepared by the applicant, the staff report and recommendation, all other materials submitted prior to and at the public hearing and heard public testimony presented at the hearing; and

WHEREAS, the establishment of the property as a Heritage Structure in accordance with the La Jolla Planned District Ordinance will subject the property to all regulations within the La Jolla Planned District Ordinance that are applicable to Heritage Structures;

NOW, THEREFORE,

BE IT RESOLVED, the Historical Resources Board based its establishment of 484 Prospect Street as a Heritage Structure in accordance with the La Jolla Planned District Ordinance on the following findings:

(1) **The structure is part of a historical event or personage in the development of the region.** The structure is worthy of preservation under San Diego Municipal Code section 159.0211(b)(1)(A) because it is part of a historical event or personage in the development of the region. Specifically, the structure was an integral part of La Jolla's early medical industry development from the mid-1920s through the late 1970s, serving as a nurses' home and as an annex to the Scripps Clinic and Research Foundation. Additionally, the structure was built and commissioned by Ms. Ellen Browning Scripps, a historically significant philanthropist, and reflects the impact of her contributions to La Jolla's development. This finding is further supported by the staff report, the historical research report, and written and oral evidence presented at the hearing.

(2) **The structure is an integral part of a neighborhood development style, and an important "part of the scene" of urban development.** The structure is worthy of preservation under San Diego Municipal Code section 159.0211(b)(1)(D) because it is an integral part of a neighborhood development style, and an important "part of the scene" of urban development. Specifically, the structure is located within La Jolla's "cultural heart" generally located at the intersections of Prospect Street with Cuvier Street and Draper Avenue. Other notable buildings in this area include the Scripps Memorial Hospital, Scripps Clinic, St. James by-the-Sea Episcopal Church, La Jolla Woman's Club and the La Jolla Recreation Center. Collectively, these buildings exhibit a cohesive design aesthetic and served as a cultural hub in the Village of La Jolla. This finding is further supported by the staff report, the historical research report, and written and oral evidence presented at the hearing.

BE IT FURTHER RESOLVED, in light of the foregoing, the Historical Resources Board of the City of San Diego hereby approves the establishment of the above named property as a Heritage Structure in accordance with the La Jolla Planned District Ordinance.

BE IT FURTHER RESOLVED, the Secretary to the Historical Resources Board shall cause this resolution to be recorded in the office of the San Diego County Recorder at no fee, for the benefit of the City of San Diego, and with no documentary tax due.

Vote:

BY: \_\_\_\_\_

KRISTI BYERS, Chair  
Historical Resources Board

APPROVED: HEATHER FERBERT,  
CITY ATTORNEY

BY: \_\_\_\_\_

LINDSEY SEBASTIAN,  
Deputy City Attorney

DRAFT

**CITY OF SAN DIEGO  
HISTORICAL RESOURCES BOARD  
MINUTES OF THE MEETING OF SEPTEMBER 25, 2025  
PUBLIC UTILITIES DEPARTMENT  
METROPOLITAN OPERATIONS COMPLEX II  
9192 TOPAZ WAY  
SAN DIEGO, CA 92123  
HYBRID HEARING**

**CHRONOLOGY OF THE MEETING**

Chair Byers called the meeting to order at 1:06PM. Chair Byers adjourned the meeting at 2:02PM.

**ATTENDANCE DURING THE MEETING:**

Chairperson Kristi Byers- present  
Vice-Chairperson Michael Taylor – present  
2<sup>nd</sup> Vice-Chairperson Rammy Cortez – present  
Boardmember Lisa Cumper - present  
Boardmember Carla Farley – present  
Boardmember Eva Friedberg – present  
Boardmember David McCullough – present  
Boardmember Joy Miller- present  
Boardmember Michael Provence- present  
Boardmember Melissa Sofia- present  
Boardmember Melanie Woods- present

**City Staff**

Lindsey Sebastian, Deputy City Attorney – present  
Kelley Stanco, City Planning Department – present  
Suzanne Segur, City Planning Department – present  
Shannon Anthony, City Planning Department – present  
Alvin Lin, City Planning Department – present  
Megan Walker, City Planning Department – present  
Kelsey Kaline, City Planning Department – present  
Audrey Rains, City Planning Department – present

**Note:** All decision-makers attended the meeting in person. Staff and members of the public attended both in person and virtually.

**ANNOUNCEMENTS/PUBLIC COMMENT**

Bruce Coons (representing SOHO) gave a brief statement about the Historical Resources Board's role in Site Development Permit recommendations.

Ione Stiegler (representing IS Architecture) made a comment about the Preservation and Progress, asking whether public input is being considered and what has been decided. Ms. Stiegler expressed that more public input and transparency is needed.

**BOARDMEMBERS COMMENT**

2<sup>nd</sup> Vice-Chairperson Cortez asked City Staff if they supported the comments that Mr. Coons made during public comment about site developments and HRB. Deputy Director Kelley Stanco responded with a summary of the appropriate role of the HRB related to site development permits and relating to the suggested deviations.

2<sup>nd</sup> Vice-Chairperson Cortez asked City Staff to respond to Ms. Stiegler's comment about Preservation and Progress. City Staff indicated this would be reported on in the staff report out.

Boardmember McCullough asked City Staff why certain properties with previous City approved projects are not supported for designation, when other properties with similar modifications are recommended by City Staff. Deputy Director Kelley Stanco answered the question indicating that this is not a common occurrence and is often due to limited information on historic determination prior to the project.

### **CONFLICTS OF INTEREST**

Boardmember Sofia disclosed that she has familiarity with the applicant's family for Item 3 - 484 Prospect Street but it will not impact her ability to vote.

### **EX PARTE COMMUNICATIONS**

Chair Byers disclosed that she had a quick exchange with the occupant of Item 6 - Laura and Harold Conklin House but there was not communication about the house or application.

### **FAILURE TO VISIT DESIGNATION SITES (INCLUDING INTERIORS/PROPOSED FOR DESIGNATION/INVOCATION OF WAIVER**

Boardmember Friedberg was not able to visit Item 3 - 484 Prospect Street but does not need to invoke a waiver as the item is not a designation action.

Boardmember McCullough viewed Item 6 - Laura and Harold Conklin House from the street and rear but was unable to view from the courtyard. There is substantial documentation in the report to not need to invoke a waiver.

### **REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN**

Scott Moomjian requested a 30-day continuance for Item 4 to a date certain of October 23, 2025.

#### **BOARD ACTION:**

MOTION BY VICE-CHAIR TAYLOR FOR ITEM 4- 4128 IBIS STREET TO BE CONTINUED TO A DATE CERTAIN OF OCTOBER 23, 2025. Seconded by Boardmember Sofia. The motion passed by a vote of 11-0-0 with all Boardmembers voting yes.

### **REQUESTS FOR ITEMS TO BE PLACED ON THE CONSENT AGENDA**

ITEM 1- COLLEGE ARAE COMMUNITY PLAN HISTORIC PRESERVATION COMPONENT

ITEM 2- CLAIREMONT AREA COMMUNITY PLAN HISTORIC PRESERVATION COMPONENT

ITEM 3- 484 PROSPECT STREET

ITEM 5- PETERSON LUMBER & FINANCE COMPANY/ VIRGIL CASH SPEC HOUSE #1 located at 2477 Marilouise Way

ITEM 6- LAURA AND HAROLD CONKLIN HOUSE located at 3030 Alcott Street

ITEM 7- WOODLEY PHILLIPS HOUSE located at 2772 Pringle Street

ITEM 8- GEORGE CARTER SPEC HOUSE #1 located at 3560 32<sup>nd</sup> Street

ITEM 9- JOHN & KATE BARDSLEY/ A.M SOUTHARD HOUSE located at 1239 Myrtle Avenue

### **TESTIMONY RECEIVED:**

None.

### **BOARDMEMBER COMMENT:**

Boardmember Woods indicated that she would like to abstain from voting on Item 2 - Clairemont Area Community Plan Historic Preservation Component as she was not present during the first hearing.

Chair Byers asked staff a clarifying question about the roof on Item 8- GEORGE CARTER SPEC HOUSE #1 located at 3560 32<sup>nd</sup> Street. Staff indicated it was a compatible tile roof.

**BOARD ACTION:**

MOTION BY BOARDMEMBER WOODS FOR ITEM 1- COLLEGE AREA COMMUNITY PLAN HISTORIC PRESERVATION COMPONENT, ITEM 3- 484 PROSPECT STREET, ITEM 5- PETERSON LUMBER & FINANCE COMPANY/ VIRGIL CASH SPEC HOUSE #1 LOCATED AT 2477 MARILOUISE WAY, ITEM 6- LAURA AND HAROLD CONKLIN HOUSE LOCATED AT 3030 ALCOTT STREET, ITEM 7- WOODLEY PHILLIPS HOUSE LOCATED AT 2772 PRINGLE STREET, ITEM 8- GEORGE CARTER SPEC HOUSE #1 LOCATED AT 3560 32<sup>nd</sup> STREET, AND ITEM 9- JOHN AND KATE BARDSLEY/ A.M SOUTHARD HOUSE LOCATED AT 1239 MYRTLE AVENUE TO BE PLACED ON THE CONSENT AGENDA AND TO MOVE STAFF'S RECOMMENDATION ON THE CONSENT AGENDA. Seconded by Vice-Chair Taylor. The motion passed by a vote of 11-0-0 with all Boardmembers voting yes.

**BOARD ACTION:**

MOTION BY VICE-CHAIR TAYLOR FOR ITEM 2- THE CLAIREMONT COMMUNITY PLAN HISTORIC PRESERVATION COMPONENT TO BE PLACED ON THE CONSENT AGENDA AND TO MOVE STAFF'S RECOMMENDATION ON THE CONSENT AGENDA. Seconded by Boardmember Farley. The motion passed by a vote of 10-0-1 with Boardmember Woods abstaining and all other Boardmembers voting yes.

**APPROVAL OF THE MINUTES FOR AUGUST 28, 2025****BOARD ACTION:**

MOTION BY BOARDMEMBER WOODS TO APPROVE THE MINUTES FOR AUGUST 28, 2025. Second by Vice-Chair Taylor. The motion passed by a vote of 10-0-0, all Boardmembers voting yes, and Boardmember McCullough being absent.

**STAFF REPORT**

Staff Report given by Deputy Director Kelley Stanco:

I wanted to take this opportunity to provide the Board and the public with a quick update on Preservation and Progress. The Policy Subcommittee has reviewed almost all components of Package A, with the exception of updates to the Mills Act program. As the City continues to work with the County to review data on the City's Mills Act program, it has been decided to move those amendments to Package B and proceed with the rest of Package A. Staff will be announcing a public workshop hosted on Zoom very shortly and will be bringing elements of Package A back to the Policy Subcommittee one more time in October before bringing all of Package A to the full Board in October. Package A will then proceed to Planning Commission, Land Use and Housing Committee and City Council.

**Subcommittee Report Out****POLICY & ARCHAEOLOGICAL AND TRIBAL CULTURAL RESOURCES**

The next regularly scheduled meeting of the Policy Subcommittee will be held on October 13<sup>th</sup> in the large conference room on the 5<sup>th</sup> floor of the City Administration Building.

For more information on the Archaeological and Tribal Cultural Resources Subcommittees please visit the City's website.

**DESIGN ASSISTANCE**

The next meeting of the Design Assistance Subcommittee scheduled to be held on Wednesday October 1<sup>st</sup> at 4 p.m. in the large conference room on the 5<sup>th</sup> floor of the City Administration Building.

**DISCUSSION ITEMS****ITEM-1 COLLEGE AREA COMMUNITY PLAN HISTORIC PRESERVATION COMPONENT (2<sup>nd</sup> hearing)**

**Applicant:** City Planning Department

**Staff:** Kelsey Kaline

Review and consider for the purpose of making a recommendation to the City Council, the documents that comprise the historic preservation component of the College Area Community Plan Update. HRB-25-034

**PROPOSED ACTION**

Review and consider for the purpose of making a recommendation to the City Council the final drafts of the College Community Plan Area Historic Context Statement; the Cultural Resources Constraints and Sensitivity Analysis for the College Community Plan Update; and the Community Plan's Historic Preservation Element.

**STAFF RECOMMENDATION**

Recommend the City Council adoption of the College Community Plan Area Historic Context Statement, the Cultural Resources Constraints and Sensitivity Analysis for the College Community Plan Update, and the College Community Plan's Historic Preservation Element.

**Staff Report by Kelsey Kaline****WRITTEN PUBLIC COMMENT RECEIVED:**

None.

**TESTIMONY RECEIVED:**

None.

**BOARD ACTION:**

MOTION BY BOARDMEMBER WOODS FOR ITEM 1- COLLEGE AREA COMMUNITY PLAN HISTORIC PRESERVATION COMPONENT TO BE PLACED ON THE CONSENT AGENDA AND TO MOVE STAFF'S RECOMMENDATION ON THE CONSENT AGENDA. Seconded by Vice-Chair Taylor. The motion passed by a vote of 11-0-0 with all Boardmembers voting yes.

**ITEM-2 CLAIREMONT COMMUNITY PLAN HISTORIC PRESERVATION COMPONENT (2<sup>nd</sup> hearing)**

**Applicant:** City Planning Department

**Staff:** Kelsey Kaline

Review and consider for the purpose of making a recommendation to the City Council, the documents that comprise the historic preservation component of the Clairemont Community Plan Update. HRB-25-040

**PROPOSED ACTION**

Review and consider for the purpose of making a recommendation to the City Council the final drafts of the Clairemont Community Plan Area Historic Context Statement and the Cultural Resources Constraints and Sensitivity Analysis for the Clairemont Community Plan Update, along with the Clairemont Community Plan's Historic Preservation Element.

**STAFF RECOMMENDATION**

Recommend the City Council adoption of the Clairemont Community Plan Area Historic Context Statement, the Cultural Resources Constraints and Sensitivity Analysis for the Clairemont Community Plan Update, and the Clairemont Community Plan's Historic Preservation Element.

**Staff Report by Kelsey Kaline****TESTIMONY RECEIVED:**

None.

**BOARD ACTION:**

MOTION BY VICE-CHAIR TAYLOR FOR ITEM 2- THE CLAIREMONT COMMUNITY PLAN HISTORIC PRESERVATION COMPONENT TO BE PLACED ON THE CONSENT AGENDA AND TO MOVE STAFF'S RECOMMENDATION ON THE CONSENT AGENDA. Seconded by Boardmember Farley. The motion passed by a vote of 10-0-1 with Boardmember Woods abstaining and all other Boardmembers voting yes.

**ITEM-3****484 PROSPECT STREET**

**Applicant:** Max Waitt

**Owner:** Spielman Family Trust

**Staff:** Suzanne Segur

Consider the property located at 484 Prospect Street as a Heritage Structure, 92037, La Jolla Community, Council District 1. Report Number: HRB-25-041

**PROPOSED ACTION**

Establish the property as a Heritage Structure under the requirements of the La Jolla Planned District Ordinance.

**STAFF RECOMMENDATION**

Establish the property located at 484 Prospect Street as a Heritage Structure worthy of preservation under San Diego Municipal Code (SDMC) and La Jolla Planned District Ordinance Sections 159.0211(b)(1)(A) and 159.0211(b)(1)(D).

**Staff Report by Suzanne Segur****WRITTEN PUBLIC COMMENT RECEIVED:**

None.

**TESTIMONY RECEIVED:**

In favor: Hailey Waitt, Charles Spielman, Amy Spielman, Max Waitt, C.A Marengo

**BOARD ACTION:**

MOTION BY BOARDMEMBER WOODS FOR ITEM 3- 484 PROSPECT STREET TO BE PLACED ON THE CONSENT AGENDA AND TO MOVE STAFF'S RECOMMENDATION ON THE CONSENT AGENDA. Seconded by Vice-Chair Taylor. The motion passed by a vote of 11-0-0 with all Boardmembers voting yes.

**ITEM-4****4128 IBIS STREET**

**Applicant/Owner:** David and Sarah Potter

**Staff:** Shannon Anthony

Consider the designation of the property located at 4128 Ibis Street, 92103, Uptown Community, Council District 3, as a historical resource. Report Number: HRB-25-042

**PROPOSED ACTION**

Designate or not designate the property as a historical resource under adopted designation criteria.

**STAFF RECOMMENDATION**

Do not designate the property located at 4128 Ibis Street under any adopted HRB Criteria.

**Staff Report by Shannon Anthony****WRITTEN PUBLIC COMMENT RECEIVED:**

Written request for continuance by Scott A. Moomjam.

**TESTIMONY RECEIEVED:**

Request for continuance by Scott A. Moomjam.

**BOARD ACTION:**

MOTION BY VICE-CHAIR TAYLOR FOR ITEM 4- 4128 IBIS STREET TO BE CONTINUED TO A DATE CERTAIN OF OCTOBER 23, 2025. Seconded by Boardmember Sofia. The motion passed by a vote of 11-0-0 with all Boardmembers voting yes.

**ITEM-5****PETERSON LUMBER & FINANCE COMPANY/ VIRGIL CASH SPEC HOUSE #1**

**Applicant/Owner:** Jeffrey and Sarina Lynn

**Staff:** Suzanne Segur

Consider the designation of the property located at 2477 Marilouise Way, 92103, Uptown Community, Council District 3, as a historical resource. Report Number: HRB-25-043

**PROPOSED ACTION**

Designate or not designate the property as a historical resource under adopted designation criteria.

**STAFF RECOMMENDATION**

Designate the Peterson Lumber & Finance Company/ Virgil Cash Spec House #1 located at 2477 Marilouise Way as a historical resource with a period of significance of 1935 under HRB Criteria C and D. The designation excludes the 2019 second story addition and the garage/companion unit modified outside of the period of significance.

**Staff Report by Suzanne Segur**

**WRITTEN PUBLIC COMMENT RECEIVED:**

None.

**TESTIMONY RECEIVED:**

None.

**BOARD ACTION:**

MOTION BY BOARDMEMBER WOODS FOR ITEM 5- PETERSON LUMBER & FINANCE COMPANY/ VIRGIL CASH SPEC HOUSE #1 LOCATED AT 2477 MARILOUISE WAY TO BE PLACED ON THE CONSENT AGENDA AND TO MOVE STAFF'S RECOMMENDATION ON THE CONSENT AGENDA. Seconded by Vice-Chair Taylor. The motion passed by a vote of 11-0-0 with all Boardmembers voting yes.

**ITEM-6**

**LAURA AND HAROLD CONKLIN HOUSE**

**Applicant/Owner:** Marcus and Shawn Hoogewind

**Staff:** Audrey Rains

Consider the designation of the property located at 3030 Alcott Street, 92106, Peninsula Community, Council District 2 a historical resource. Report Number: HRB-25-044

**PROPOSED ACTION**

Designate or not designate the property as a historical resource under adopted designation criteria.

**STAFF RECOMMENDATION**

Designate the Laura and Harold Conklin House located at 3030 Alcott Street as a historical resource with a period of significance of 1937 under HRB Criterion C.

**Staff Report by Audrey Rains**

**WRITTEN PUBLIC COMMENT RECEIVED:**

None.

**TESTIMONY RECEIVED:**

In favor: lone Stiegler, Peter Kempson

**BOARD ACTION:**

MOTION BY BOARDMEMBER WOODS FOR ITEM 6- LAURA AND HAROLD CONKLIN HOUSE LOCATED AT 3030 ALCOTT STREET TO BE PLACED ON THE CONSENT AGENDA AND TO MOVE STAFF'S RECOMMENDATION ON THE CONSENT AGENDA. Seconded by Vice-Chair Taylor. The motion passed by a vote of 11-0-0 with all Boardmembers voting yes.

**ITEM-7**

**WOODLEY PHILLIPS HOUSE**

**Applicant/Owner:** Garcia Delgado Family Trust

**Staff:** Megan Walker

Consider the designation of the property located at 3772 Pringle Street, 92103, Uptown Community, Council District 3, as a historical resource. Report Number: HRB-25-045

**PROPOSED ACTION**

Designate or not designate the property as a historical resource under adopted designation criteria.

**STAFF RECOMMENDATION**

Designate the Woodley Phillips House located at 3772 Pringle Street as a historical resource with a period of significance of 1925 under HRB Criterion C. The designation excludes the 1963 addition built outside of the period of significance.

**Staff Report by Megan Walker****WRITTEN PUBLIC COMMENT RECEIVED:**

None.

**TESTIMONY RECEIVED:**

None.

**BOARD ACTION:**

MOTION BY BOARDMEMBER WOODS FOR ITEM 7- WOODLEY PHILLIPS HOUSE LOCATED AT 2772 PRINGLE STREET TO BE PLACED ON THE CONSENT AGENDA AND TO MOVE STAFF'S RECOMMENDATION ON THE CONSENT AGENDA. Seconded by Vice-Chair Taylor. The motion passed by a vote of 11-0-0 with all Boardmembers voting yes.

**ITEM-8****GEORGE CARTER SPEC HOUSE #1**

**Applicant/Owner:** Krista L. Stellmacher Trust 12-05-19

**Staff:** Kelsey Kaline

Consider the designation of the property located at 3560 32<sup>nd</sup> Street, 92104, North Park Community, Council District 3, as a historical resource. Report Number: HRB-25-046

**PROPOSED ACTION**

Designate or not designate the property as a historical resource under adopted designation criteria.

**STAFF RECOMMENDATION**

Designate the George Carter Spec House #1 located at 3560 32<sup>nd</sup> Street as a historical resource with a period of significance of 1927 under HRB Criterion C. The designation excludes the accessory dwelling unit built outside the period of significance, and the garage, which was substantially altered outside the period of significance.

**Staff Report by Kelsey Kaline****WRITTEN PUBLIC COMMENT RECEIVED:**

None.

**TESTIMONY RECEIVED:**

In favor: Ginger Weatherford

**BOARD ACTION:**

MOTION BY BOARDMEMBER WOODS FOR ITEM 8- GEORGE CARTER SPEC HOUSE #1 LOCATED AT 3560 32<sup>ND</sup> STREET TO BE PLACED ON THE CONSENT AGENDA AND TO MOVE STAFF'S RECOMMENDATION ON THE CONSENT AGENDA. Seconded by Vice-Chair Taylor. The motion passed by a vote of 11-0-0 with all Boardmembers voting yes.

**ITEM-9**

**JOHN & KATE BARDSLEY/ A.M. SOUTHARD HOUSE**

**Applicant/Owner:** Forplay Unlimited LLC

**Staff:** Suzanne Segur

Consider the designation of the property located at 1239 Myrtle Avenue, 92103, Uptown Community, Council District 3, as a historical resource. Report Number: HRB-25-047

**PROPOSED ACTION**

Designate or not designate the property as a historical resource under adopted designation criteria.

**STAFF RECOMMENDATION**

Designate the John & Kate Bardsley/ A.M. Southard House located at 1239 Myrtle Avenue as a historical resource with a period of significance of 1925 under HRB Criteria C and D. The designation excludes the 1978 second story addition and the 1979 kitchen addition.

**Staff Report by Suzanne Segur**

**WRITTEN PUBLIC COMMENT RECEIVED:**

None.

**TESTIMONY RECEIVED:**

None.

**BOARD ACTION:**

MOTION BY BOARDMEMBER WOODS FOR ITEM 9- JOHN AND KATE BARDSLEY/ A.M SOUTHARD HOUSE LOCATED AT 1239 MYRTLE AVENUE TO BE PLACED ON THE CONSENT AGENDA AND TO MOVE STAFF'S RECOMMENDATION ON THE CONSENT AGENDA. Seconded by Vice-Chair Taylor. The motion passed by a vote of 11-0-0 with all Boardmembers voting yes.

**ADJOURNMENT 2:02PM**

# ORLI HOTEL

484 PROSPECT STREET LA JOLLA, CA 92037



# Marengo Morton Architects

7724 Girard Ave.  
Second Floor  
La Jolla, CA 92037  
Tel. (858) 459-3769  
Fax. (858) 459-3768  
Michael Morton AIA  
Claude Anthony Marengo DESA



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Orli Hotel  
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La Jolla, CA 92033

M2

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Architects

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Fax. (858) 459-3768

Michael Morton AIA

Claude Anthony Marengo DESA



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484 Prospect Street  
La Jolla, CA 92037RECORDING REQUESTED BY  
CALIFORNIA TITLE COMPANY

DOC# 2020-0101747

Feb 27, 2020 01:45 PM  
OFFICIAL RECORDS  
Ernest J. Drennenburg, Jr.  
REGENCY RESEARCH CENTER, L.P.  
Attn: JC Resorts LLC  
533 Coast Boulevard South  
La Jolla, California 92037

**THIRD AMENDMENT**  
TO  
**AMENDED AND RESTATED DECLARATION OF RESTRICTIONS**  
AND CONVEYANCE OF EASEMENTS

This document is being recorded by  
California title as an accommodation  
only. It has not been examined as  
to execution or impact on title.

**THIRD AMENDMENT TO AMENDED AND RESTATED DECLARATION OF RESTRICTIONS AND CONVEYANCE OF EASEMENTS**

THIS THIRD AMENDMENT TO AMENDED AND RESTATED DECLARATION OF RESTRICTIONS AND CONVEYANCE OF EASEMENTS (the "Amendment") is made of **Feb 10**, 2020 and shall be effective as of **Feb 10**, 2020 (the "Amendment Effective Date") by and between: (i) REGENCY RESEARCH CENTER, L.P., a California limited partnership ("Regency Research"); and (ii) 484 PROSPECT INVESTORS, LLC, a Delaware limited liability company ("484 Prospect") and, together with Regency Research, the "Parties".

**Background**

A. **Parcels Owned by Regency Research and 484 Prospect.** Regency Research and 484 Prospect, respectively, are the owners of the component parcels of real property described below, as the same are defined in certain Amended and Restated Declaration of Restrictions and Conveyance of Easements dated as of January 15, 1996, executed by Regency Properties, L.P., as "Declarant," and predecessor-in-interest to "La Jolla Property," as defined therein, and recorded in the Official Records of the San Diego County Recorder's Office on January 23, 2003 at Document No. 997-0158027 (the "Original Declaration"); and (b) that certain First Amendment to Amended and Restated Declaration of Restrictions and Conveyance of Easements dated as of April 21, 1997, and recorded in the Official Records of the San Diego County Recorder's Office on April 7, 1997 at Document No. 997-0158027 (the "First Amendment to Declaration"); and (b) that certain Second Amendment to Amended and Restated Declaration of Restrictions and Conveyance of Easements dated as of June 9, 2003, and recorded in the Official Records of the San Diego County Recorder's Office on July 23, 2003 at Document No. 2003-0876046 (the "Second Amendment to Declaration") and together with the Original Declaration and the First Amendment to Declaration, the "Existing Declaration":

Party	Parcels Owned by Party
Regency Research	Timken Building Site
484 Prospect	North Annex Site

B. **Purpose.** The Parties have agreed to irrevocably exchange between themselves certain parking spaces in the Parking Structure, which parking spaces were previously allocated to such Parties pursuant to the TB Parking Basement and the NA Parking Easement, the terms of which are set forth in the Existing Declaration.

C. **Right to Amend.** Pursuant to Section 11.6 of the Existing Declaration, which allows the Parties to amend the terms of the Existing Declaration without the consent of the remaining Owners (but only to the extent such amendment relates to the rights of the Parties, and does not affect the rights of the other Owners, under the Existing Declaration), the Parties hereby desire to amend the Existing Declaration as more fully set forth herein and as it relates to the material rights and obligations of such Parties.

**Amendment**

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. **Amendment.** The Existing Declaration is hereby amended in accordance with the terms of this Amendment. The Existing Declaration, as amended by this Amendment, sometimes is referred to herein as the "Declaration" and from and after the Amendment Effective Date all references in the Existing Declaration to the "Declaration" shall be deemed to refer to the Existing Declaration, as amended hereby.

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[signature pages follow]

IN WITNESS WHEREOF, the Parties have executed this Amendment as of the date first above written.

**Regency Research**

REGENCY RESEARCH CENTER L.P., a California limited partnership

By: *Paul L. Reed*  
Name: Paul L. Reed  
Title: President

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA )  
COUNTY OF SAN DIEGO )

On **Feb 13, 2020** before me, *M.C. Murphy-Campagnolo*, a notary public in and for said State, personally appeared *Paul L. Reed*, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature *M.C. Murphy-Campagnolo* (Seal)

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**484 Prospect**

484 PROSPECT INVESTORS, LLC, a Delaware limited liability company

*Paul L. Reed*  
Paul L. Reed, President

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA )

COUNTY OF SAN DIEGO )

On **Feb 13, 2020** before me, *M.C. Murphy-Campagnolo*, a notary public in and for said State, personally appeared *Paul L. Reed*, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature *M.C. Murphy-Campagnolo* (Seal)

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4

2. **Definitions.** Except as set forth below, terms used but not defined herein shall have the meanings given thereto in the Existing Declaration.

2.1. **Amendments to Definitions.** The following defined terms used in the Declaration are hereby amended to be defined as follows:

"NA Allocated Parking Spaces" means the 21 Parking Spaces within the Parking Structure that are subject to use by the Owner of the North Annex Site pursuant to the terms of the NA Parking Easement. The parties acknowledge that such number of Parking Spaces (a) is subject to increase upon the mutual agreement of the Owners of the North Annex Site and the Parking Structure Site in accordance with Section 7.3 of the Declaration, and (b) is subject to reduction in accordance with Section 6.2 of the Declaration."

"TB Allocated Parking Spaces" shall mean the 172 Parking Spaces within the Parking Structure that are subject to use by the Owner of the Timken Building Site pursuant to the terms of the TB Parking Easement. The parties acknowledge that such number of Parking Spaces (a) is subject to increase upon the mutual agreement of the Owners of the Timken Building Site and the Parking Structure Site in accordance with Section 7.3 of the Declaration, and (b) is subject to reduction unless and until an instrument setting forth the reduction, which has been duly executed by the Owner of the Parking Structure Site, the Owner of the North Annex Site and any Mortgagor of the North Annex Site, is recorded in the Official Records of San Diego County."

3. **Amendment to TB Parking Provisions.**

A. The introductory paragraph of Section 5 of the Declaration is hereby amended by deleting the phrase "163 Parking Spaces" and replacing it with "172 Parking Spaces."

B. The introductory paragraph of Section 5.1 of the Declaration is hereby deleted and replaced with the following:

"5.1 **Additional Parking Requirements.** If the Owner of the Timken Building Site requires more than 172 Parking Spaces, or if the City of San Diego determines that the use of the Timken Building Site requires more than 172 Parking Spaces, then:"

C. Section 5.2 of the Declaration is hereby amended by deleting the phrase "163 Parking Spaces" and replacing it with "172 Parking Spaces."

D. Section 5.6 of the Declaration is hereby amended by deleting the phrase "163 Parking Spaces" and replacing it with "172 Parking Spaces."

E. Section 9.1.4(b)(1)(A) of the Declaration is hereby amended by deleting the phrase "163 Parking Spaces" and replacing it with "172 Parking Spaces."

F. Section 9.1.4(b)(1)(B) of the Declaration is hereby amended by deleting the phrase "163 Parking Spaces" and replacing it with "172 Parking Spaces."

4. **Amendment to North Annex Parking Provisions.**

A. The introductory paragraph of Section 6 of the Declaration is hereby amended by deleting the phrase "30 Parking Spaces" and replacing it with "21 Parking Spaces."

5. **Relocation of NA Parking Spaces.** The 21 NA Parking Spaces shall be relocated to the locations set forth in Exhibit A to this Amendment. The 30 Parking Spaces previously assigned to the Owner of the North Annex on the second level of the Parking Structure shall now be irrevocably assigned to the Owner of the Timken Building Site, and included within the TB Allocated Parking Spaces.

6. **Additional References.** In addition to the references set forth in the foregoing amendments, (a) any other references in the Declaration to "163 Parking Spaces" in connection with the TB Parking Easement shall be replaced with "172 Parking Spaces"; and (b) any other references in the Declaration to "30 Parking Spaces" in connection with the NA Parking Easement shall be replaced with "21 Parking Spaces."

7. **Further Assurances.** The Parties hereto hereby agree to execute and deliver all such instruments and take all such actions (including the filing and recording of documents) as may be necessary to effectuate fully the purposes of this Amendment.

8. **Counterparts.** This Amendment may be executed in multiple counterparts, each of which, when fully assembled shall constitute an original document.

9. **Continuing Effect.** As amended hereby, the Declaration shall continue in full force and effect following the Amendment Effective Date. If there is any inconsistency between the provisions of this Amendment and the provisions of the Declaration, the provisions of this Amendment shall supersede and control.

10. **Relocation of 21 NA Parking Spaces.**

See attached.

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**SUBORDINATION BY AMERICAN FAMILY LIFE INSURANCE COMPANY**  
(lender with loan secured by the Timken Building Site)

AMERICAN FAMILY LIFE INSURANCE COMPANY ("Lender") is the beneficiary under that certain Deed of Trust with Assignment of Rents and Leases, Security Agreement and Fixture Filing dated November 15, 2018, executed by Regency Research Center, L.P., a California limited partnership, as trustee, in favor of First American Title Insurance Company, a Nebraska corporation, as trustee, for the benefit of Lender, as beneficiary, recorded in the Official Records of San Diego County, California, on November 27, 2018, at File/Page No. 2018-0482923, in the Official Records of San Diego County (the "Deed of Trust").

Lender hereby declares that the lien and charge of the Deed of Trust is and shall be subject and subordinate to the Third Amendment to Amended and Restated Declaration of Restrictions and Conveyance of Easements to which this Subordination by American Family Life Insurance Company is attached (the "Third Amendment"). The rights and privileges set forth in the Third Amendment shall not be terminated, disturbed or affected in any way by reason of any enforcement of the Deed of Trust, or any other security agreement or instrument relating thereto, or by reason of any proceeding instituted or action taken under or in connection with the Deed of Trust, or by Lender's taking possession of the property encumbered by the Deed of Trust.

Dated: **February 11, 2020** AMERICAN FAMILY LIFE INSURANCE COMPANY

By: *David Graham*  
Name: *DAVID GRAHAM*  
Title: *chief investment officer*

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF WISCONSIN )  
COUNTY OF DANE )

On **February 11, 2020** before me, *B. Hockeit*, a notary public in and for said State, personally appeared *David Graham*, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature *B. Hockeit*  
Notary Public  
My commission expires 7/24/2020

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US-





# M<sup>2</sup>

**Marengo  
Morton  
Architects**  
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Michael Morton AIA  
Claude Anthony Marengo D



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Orli Hotel  
4 Prospect Street  
Jolla, CA 9203

484 Prospect Street  
La Jolla, CA 92037

ONS  
2024 PROJECT START  
2024 1ST CITY SUBMITT

E Coastal

ECT NO. 2024-14

REVIEWED BY CAM

/N BY MAS

DATE 3/19/2025

Morton Architects, Inc. is providing, by agreement of the parties, materials stored electronically. The parties

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are the Architect's Instruments of Service and are the only true contract documents of record.

# GN3



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Orli Hotel

484 Prospect Street  
La Jolla, CA 92037

REVISIONS  
08/02/2024 PROJECT START  
12/20/2024 1ST CITY SUBMITTAL  
8/7/2025 4TH COASTAL SUBMITTAL

PHASE  
Coastal

PROJECT NO. 2024-14

REVIEWED BY CAM

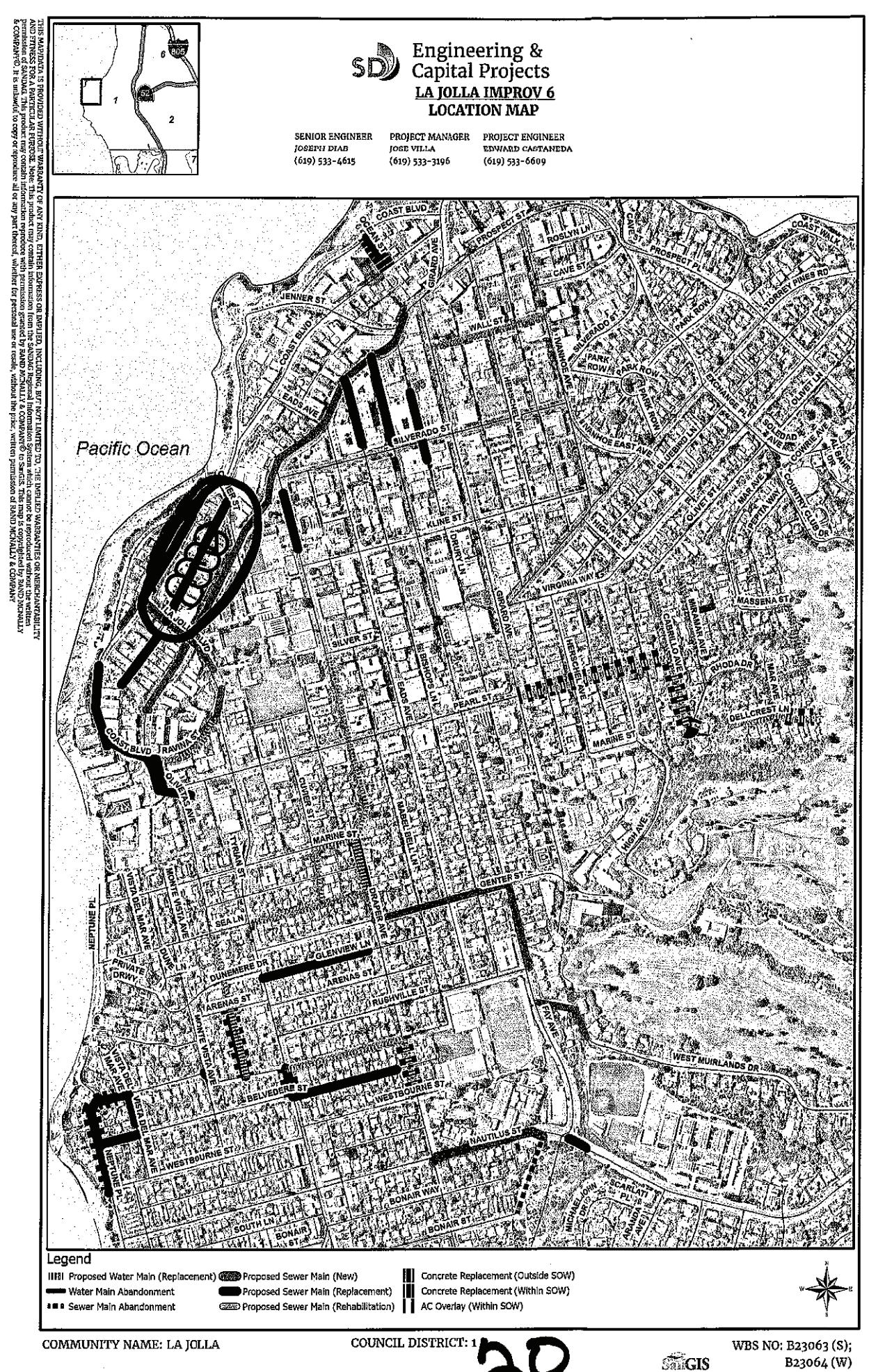
DRAWN BY MS

DATE 10/23/2025

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SHEET TITLE  
Water and Sewer Maintenance

GN4



To: CS <CS@464prospect.com>  
Subject: City of San Diego & 464 Prospect - Project Coordination

You don't often get email from [ecastaneda@sandiego.gov](mailto:ecastaneda@sandiego.gov). Learn why this is important  
Hello,

My name is Edward Castaneda with the City of San Diego Engineering & Capital Projects Department. There is a sewer and water improvements project in the very early stages, titled La Jolla Improv 6 (please refer to attached location map). The project is within the vicinity of the property complex "464 Prospect". According to our maps, access to the sewer behind the property complex is privately gated (area bubbled in location map). Our mapping records identify the sewer main maintenance remains with the City of San Diego and I wanted to initiate contact so I may determine whom to reference as a point of contact at 464 Prospect. Your website lists the following person:

**ASSOCIATION MANAGEMENT**

General Manager:  
Stacy Cabrera, PCAM  
Phone: 858/362-0723 Cell: 619/993-9727 Fax: 858/362-0530  
Email: [Stacy@464prospect.com](mailto:Stacy@464prospect.com)

Please confirm that we may contact this person (or provide an updated point of contact) once the project reaches the Project Management Design Team and eventually goes to construction, which is tentatively scheduled for 2027 (this date is subject to change).

Thank you in advance,

Edward Castaneda  
Assistant Engineer – Civil  
City of San Diego  
Engineering & Capital Projects - Program and Project Development  
[ecastaneda@sandiego.gov](mailto:ecastaneda@sandiego.gov)  
(619) 533-6609

External Email: Please Use Caution.

External Email: Please Use Caution.

**Stacy Cabrera**

From: Castaneda, Edward <ECastaneda@sandiego.gov>  
Sent: Monday, December 11, 2023 4:02 PM  
To: Stacy Cabrera  
Subject: RE: City of San Diego & 464 Prospect - Project Coordination

You don't often get email from [ecastaneda@sandiego.gov](mailto:ecastaneda@sandiego.gov). Learn why this is important  
Thank you for your response Stacy.

With sewer main installation, the most typical construction method would be to open-trench cut the street/alley in order to access and replace the existing sewer. There are also options for trenchless installation, for example, if there are obstacles that would prohibit open trench method. The Design team would also need to assess the conditions (ground soil, surrounding structures, etc) to determine if they may proceed with this type of construction installation. I will make a note in the Preliminary Report, for this type of coordination with you at 464 Prospect and provide this correspondence to the Design team.

Thanks again,

Edward Castaneda  
Assistant Engineer – Civil  
City of San Diego  
Engineering & Capital Projects - Program and Project Development  
[ecastaneda@sandiego.gov](mailto:ecastaneda@sandiego.gov)  
(619) 533-6609

From: Stacy Cabrera <stacy@464prospect.com>  
Sent: Monday, December 11, 2023 3:49 PM  
To: Castaneda, Edward <ECastaneda@sandiego.gov>  
Subject: [EXTERNAL] RE: City of San Diego & 464 Prospect - Project Coordination

\*\*This email came from an external source. Be cautious about clicking on any links in this email or opening attachments.\*\*

Hello Edward. You have the correct and current contact information. Do you know if this improvement project require tearing up our alley?

**ASSOCIATION MANAGEMENT**

General Manager:  
Stacy Cabrera, PCAM  
Phone: 858/362-0723 Cell: 619/993-9727 Fax: 858/362-0530  
Email: [Stacy@464prospect.com](mailto:Stacy@464prospect.com)

From: Castaneda, Edward <ECastaneda@sandiego.gov>  
Sent: Monday, December 11, 2023 3:43 PM

18

19

## **TOTAL DISTURBANCE AREA**

New building footprint	0 S.F.
New hardscape/concrete areas	0 S.F.
New landscape areas	0 S.F.
Removal of existing building footprint	0 S.F.
Removal of existing concrete	0 S.F.
Removal of existing landscape areas	0 S.F.
Total disturbance area	0 S.F.

## **NEW/REPLACED IMPERVIOUS AREA**

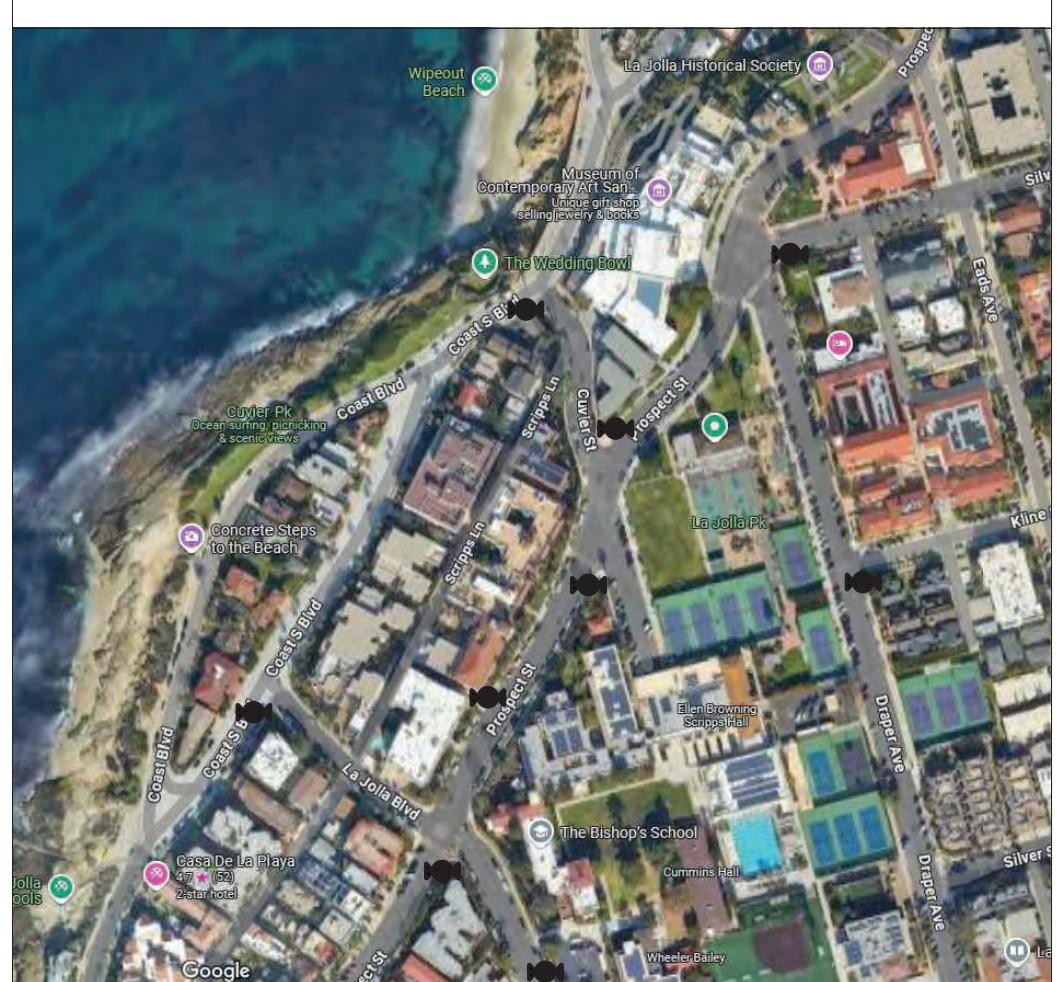
a) Existing impervious area (Ex. bldg. footprint & Ex. hardscape areas)	8,999 S.F.
b) New impervious area (Bldg. footprint, parking lot, walkways, hardscape areas, etc.) No Impervious areas being proposed all existing conditions	170 S.F.
c) Replaced impervious area (Ex. bldg. footprint, hardscape areas, walkways, etc. to be replaced)	0 S.F.
Total new & replaced impervious area:	170 S.F.

# EARTHWORK QUANTITIES

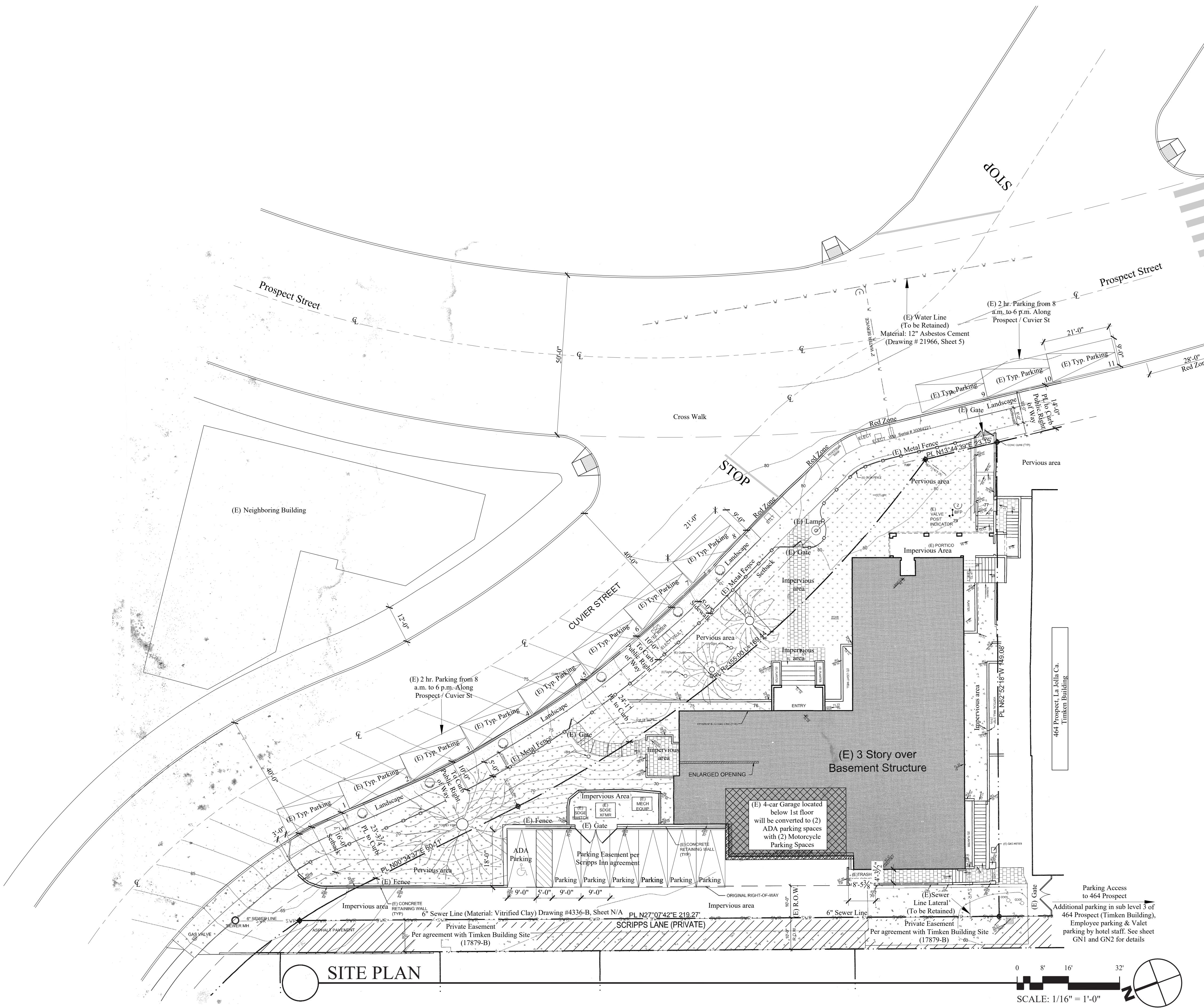
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Fill quantities:	0 CYD
Import/export:	0 CYD
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Max fill depth:	0 FT

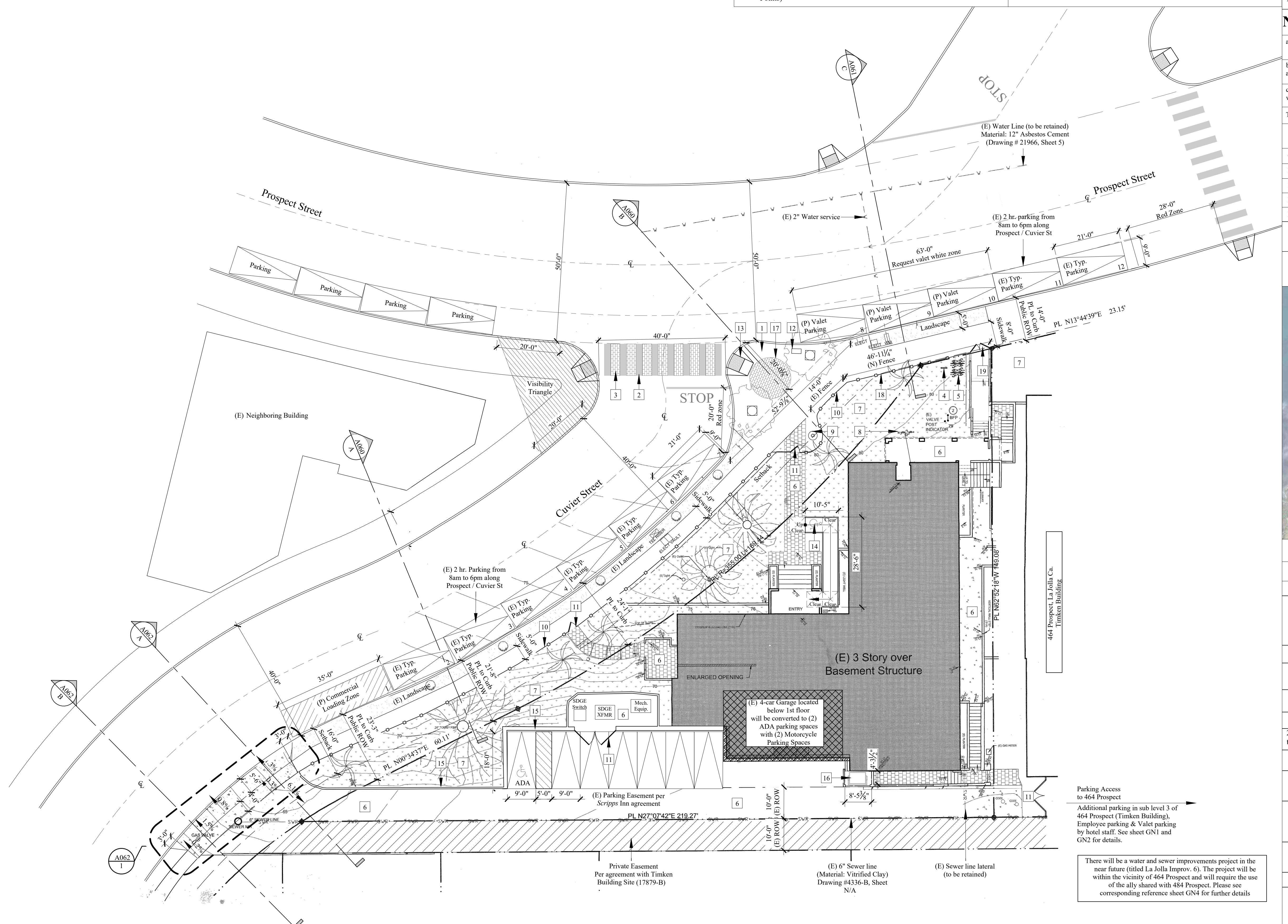
- \* No excavation is being proposed in this project.

# TRANSIT STOPS AND HYDRANTS



- \* No transit stops adjacent to project.





VMT Reduction Measures		Site Plan Keynotes		TOTAL DISTURBANCE AREA	
1	Intersection Pop-out or curb extensions at mid-block crosswalk (VMT Reduction Measure #2 .83 Points)	6	(E) Impervious Area	New building footprint	0 S.F.
2	Installation of high-visibility <b>Continental Crosswalk Striping</b> at adjacent intersection (VMT Reduction Measure #3 for .5 points)	7	(E) Pervious Area	New hardscape/concrete areas	0 S.F.
3	Installation of <b>brick pavers</b> for enhanced crosswalk paving at adjacent intersection (VMT Reduction Measure #4 for .83 points)	8	(E) Back Flow Preventor	New landscape areas	0 S.F.
4	On-Site Bicycle repair station (VMT Reduction Measure #12 1.5 points)	9	(E) Lamp	Removal of existing building footprint	0 S.F.
5	Short-Term bicycle public parking spaces (VMT Reduction Measure #16 1.5 Points)	10	(E) Metal Fence	Removal of existing concrete	0 S.F.
		11	(E) Gate	Removal of existing landscape areas	0 S.F.
		12	(N) Valet Station	Total disturbance area	0 S.F.
		13	(N) Curb ramp per SDG-131		
		14	(N) ADA Access		
		15	(E) Concrete retaining wall (Typ)		
		16	(E) Trash enclosure		
		17	(N) 13ft Diameter, Circular design with brick pavers		

#### NEW/REPLACED IMPERVIOUS AREA

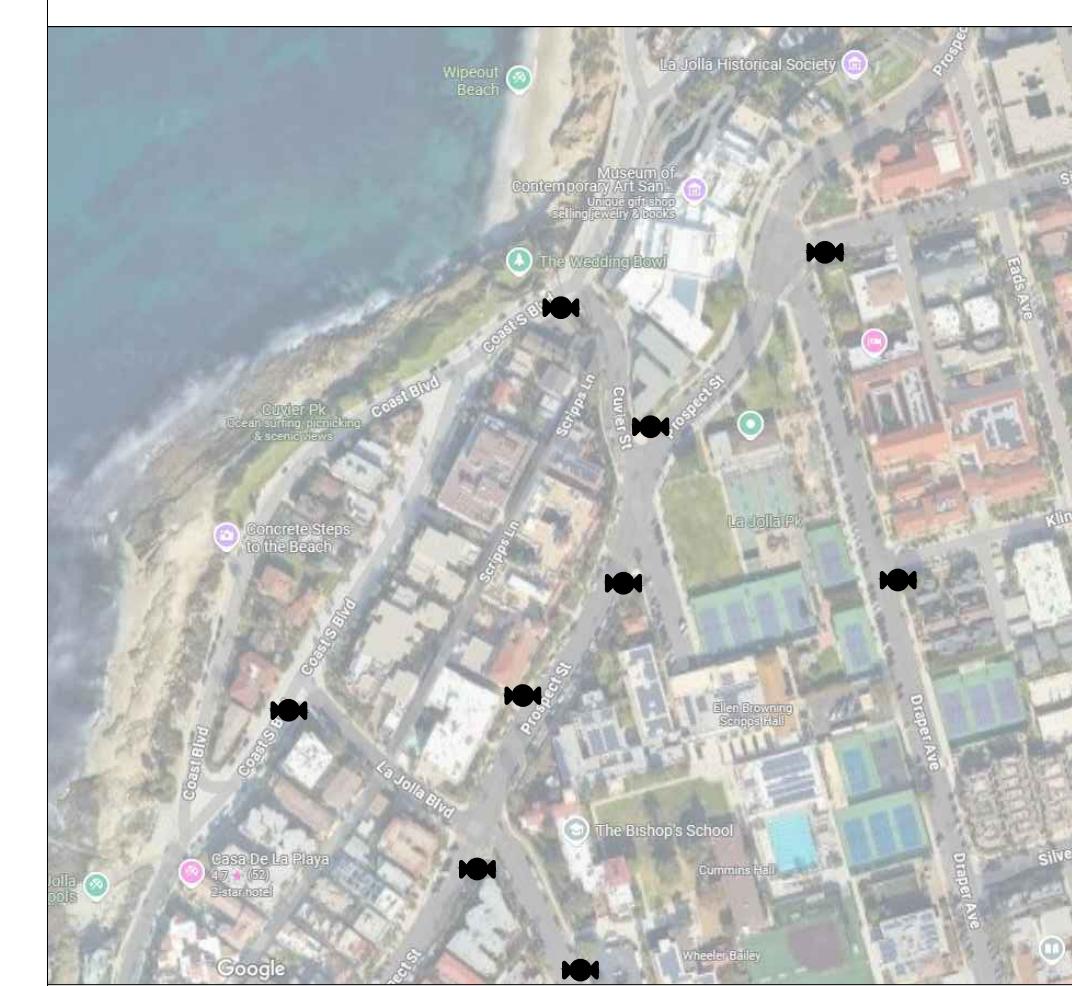
a) Existing impervious area (Ex. bldg. footprint & Ex. hardscape areas)	8,999 S.F.
b) New impervious area (Bldg. footprint, parking lot, walkways, hardscape areas, etc.) No impervious areas being proposed all existing conditions	170 S.F.
c) Replaced impervious area (Ex. bldg. footprint, hardscape areas, walkways, etc. to be replaced)	0 S.F.
Total new & replaced impervious area:	170 S.F.

#### EARTHWORK QUANTITIES

Cut quantities:	0 CYD
Fill quantities:	0 CYD
Import/export:	0 CYD
Max cut depth:	0 FT
Max fill depth:	0 FT

\* No excavation is being proposed in this project.

#### TRANSIT STOPS AND HYDRANTS



\* No transit stops adjacent to project.

#### PARKING TABLE

(E) Single-Family Residence W/ (E) 4-Car Garage	Amount of Parking Required	Spaces Provided
(P) 19-Room Hotel & 1 Single Family Residence W/ (P) Garage with 2 Accessible Parking Spaces, 2 Motorcycle Parking Spaces W/ 2 EV Charging Ports, Temporary bike locker storage. (See Sheet A024 for details)		
Deeded of additional 21 Parking Spaces by Timken building Refer to Sheet GN1 & GN2 for details		
Hotel Rooms (1 Parking Space Per Room) Per Table 142-05G	19	21
Single Family Residence (2 Spaces Required Per Table 142-05C)	2	2
<b>TOTAL</b>	21	23
21 Parking Spaces are for the Hotel's operation which includes the following within the 21 spaces Broken down		
Standard Parking Spaces (9'-0" x 18'-0") (See Sheet GN2)	17	18
Accessible Spaces (2 spaces Required) Per SDMC 142.053(d)	2	2
Included in the 21 Hotel Spaces		
Carpool (1 space required) Per SDMC 142.053(d)(1)(B)(ii). Located in Timken Building (Included in the 21 Hotel Spaces) (See Sheet GN2)	1	1
Zero Emissions (1 Space Required) Per SDMC 142.053(d)(1)(B)(ii) Included in the 21 Hotel Spaces	1	2
<b>TOTAL</b>	21	23

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Orli Hotel  
484 Prospect Street  
La Jolla, CA 92037

REVISIONS  
08/02/2024 PROJECT START  
12/20/2024 1ST CITY SUBMITTAL  
8/7/2025 4TH COASTAL SUBMITTAL

PHASE  
Coastal

PROJECT NO.  
2024-14

REVIEWED BY  
CAM

DRAWN BY  
MAS

DATE 11/12/2025  
  
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SHEET TITLE  
PROPOSED SITE PLAN

A011

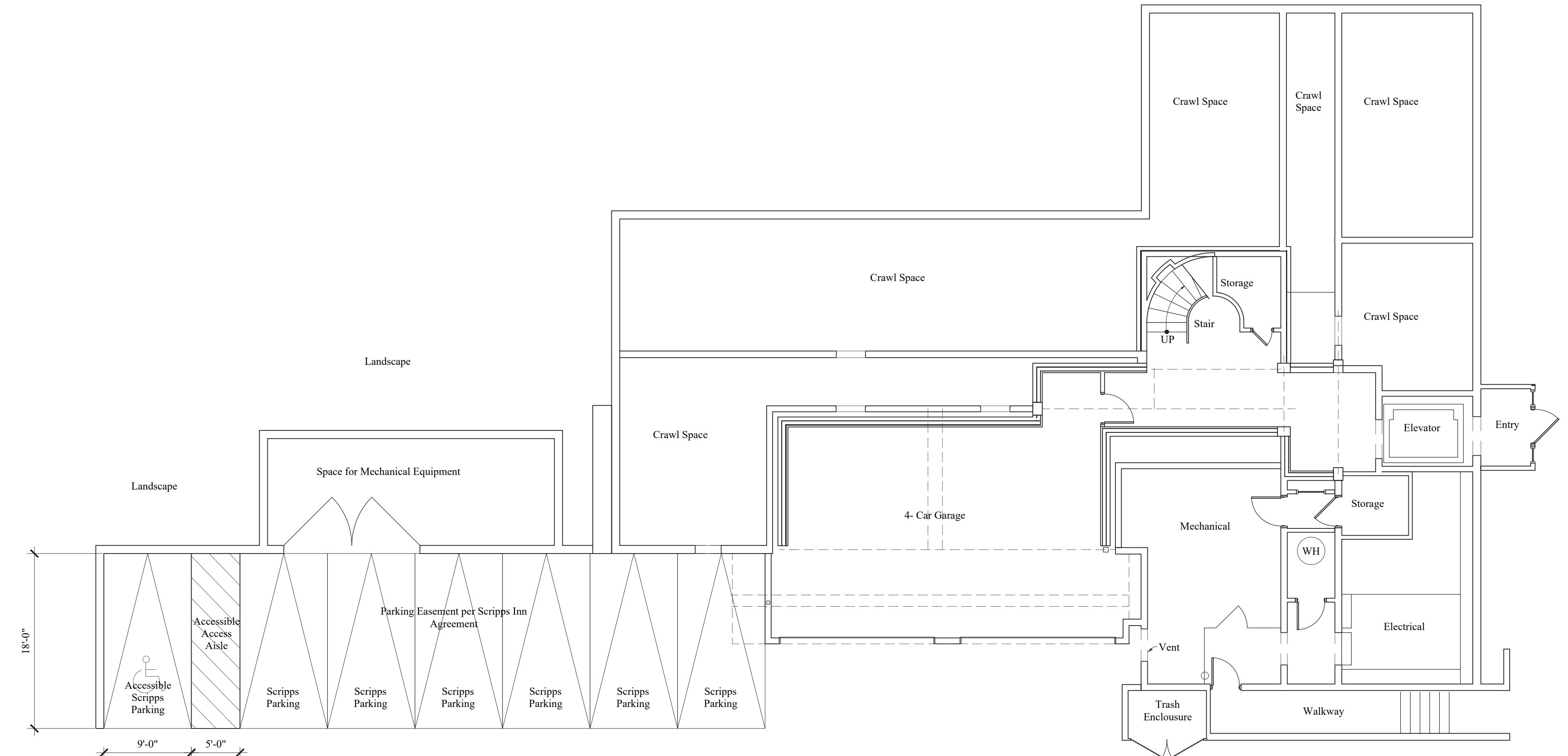


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La Jolla, CA 92037

Tel. (858) 459-3769  
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Michael Morton AIA  
Claude Anthony Marengo DESA







EXISTING BASEMENT PLAN

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

## FLOOR PLAN LEGEND

2 x 4 existing interior wall - gyp. Each side  
2 x 6 existing exterior wall - gyp., stucco exterior  
Existing 8" thick emu wall

Smoke detector - perm. Wired to building power w/ battery back-up, verify in field for existing conditions

floor drain (fd) slope  $\frac{1}{4}$ " per 1'-0"

Flush washer and dryer connection per ox box specifications

Proposed exterior lighting

New door, installed 4 1/2" traditional jamb allowances from adjacent wall unless otherwise noted

Existing structure dimension

Proposed structure dimension

Exterior wall dimensions to face of stud/fdn. Wall. Interior wall dimensions to center line of stud.

For additional project information see additional sheets.



**Marengo  
Morton  
Architects**

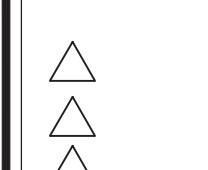
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Orli Hotel  
484 Prospect Street  
La Jolla, CA 92037

REVISIONS  
08/02/2024 PROJECT START  
12/20/2024 1ST CITY SUBMITTAL  
8/7/2025 4TH COASTAL SUBMITTAL



PHASE  
Coastal

PROJECT NO. 2024-14

REVIEWED BY CAM

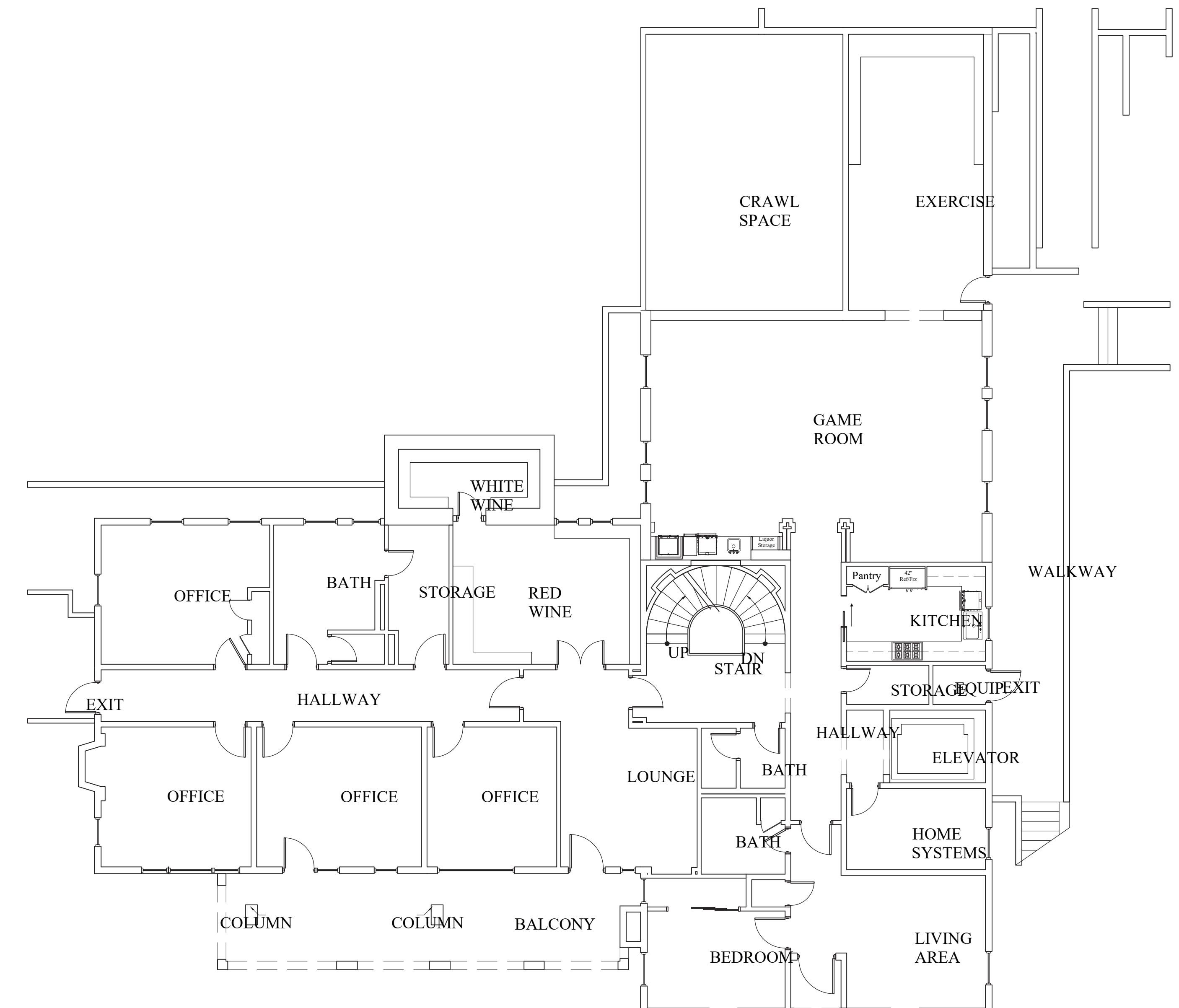
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SHEET TITLE  
EXISTING BASEMENT PLAN

A020



## EXISTING SUB-LEVEL 1 FLOOR PLAN

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

## FLOOR PLAN LEGEND

2 x 4 existing interior wall - gyp. Each side

2 x 6 existing exterior wall - gyp., stucco exterior

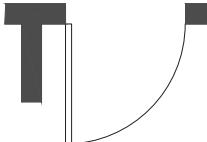
Existing 8" thick cmu wall

(S) Smoke detector - perm. Wired to building power w/ battery back-up, verify in field for existing conditions

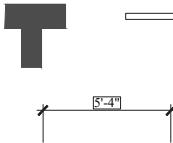
● floor drain (fd) slope  $\frac{1}{4}$ " per 1'-0"

1 Flush washer and dryer connection per ox box specifications

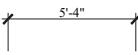
Proposed exterior lighting



New door, installed 4 1/2" traditional jamb allowances from adjacent wall unless otherwise noted



Existing structure dimension



Proposed structure dimension

Exterior wall dimensions to face of stud/fdt. Wall. Interior wall dimensions to center line of stud.

For additional project information see additional sheets.

# Marengo Morton Architects

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# Orli Hotel

484 Prospect Street  
La Jolla, CA 92037

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12/20/2024	8/7/2025 4TH COASTAL SUBMITTA

## PHASE

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**SHEET TITLE**  
**EXISTING 1st FLOOR PLAN**

A021



## EXISTING FIRST FLOOR PLAN

0' 4' 8' 16'

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

## FLOOR PLAN LEGEND

\_\_\_\_\_ 2 x 4 existing interior wall - gypsum. Each side

\_\_\_\_\_ 2 x 6 existing exterior wall - gypsum., stucco exterior

\_\_\_\_\_ Existing 8" thick cmu wall

\_\_\_\_\_ New 2 x 4 Interior wall - Gyp. each side

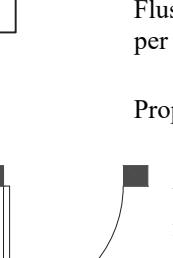
\_\_\_\_\_ New 2 x 6 Interior wall - Gyp. each side

(S) Smoke detector - permanent. Wired to building power w/ battery back-up, verify in field for existing conditions

● floor drain (fd) slope  $\frac{1}{4}$ " per 1'-0"

1 Flush washer and dryer connection per ox box specifications

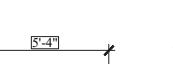
Proposed exterior lighting



New door, installed 4 1/2" traditional jamb allowances from adjacent wall unless otherwise noted



Existing structure dimension



Proposed structure dimension

Exterior wall dimensions to face of stud/foundation. Wall. Interior wall dimensions to center line of stud.

For additional project information see additional sheets.

# Marengo Morton Architects

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484 Prospect Street  
La Jolla, CA 92037

REVISIONS	PROJECT START
08/02/2024	1ST CITY SUBMITTA
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## PHASE

\_\_\_\_\_

\_\_\_\_\_

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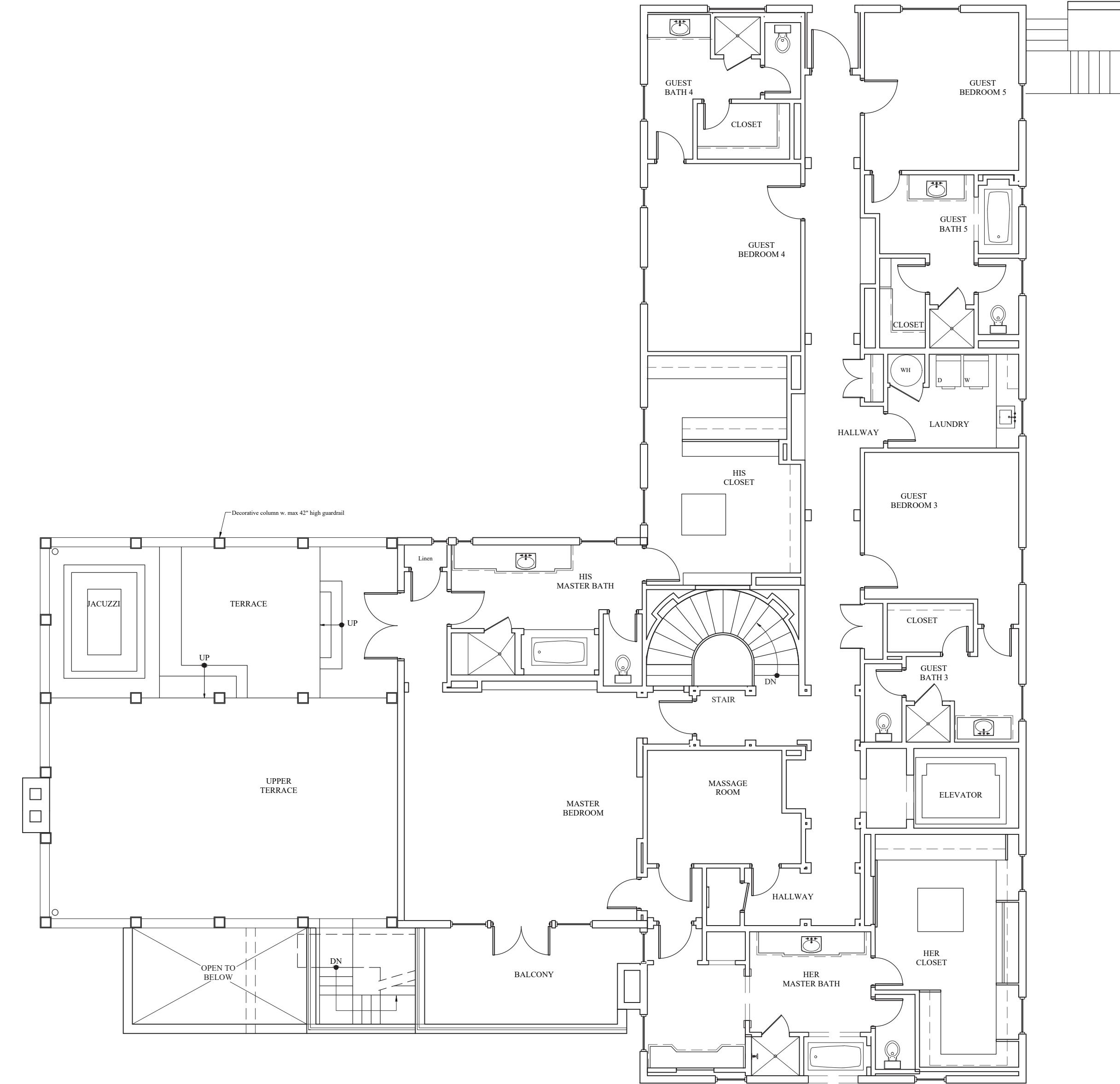
SHEET TITLE  
EXISTING 2-1 FLOOR PLAN

## EXISTING 2nd FLOOR PLAN

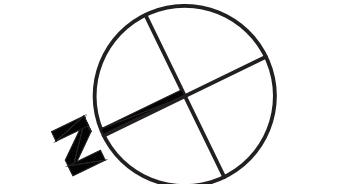
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A022

EXISTING SECOND FLOOR PLAN



0' 4' 8' 16'  
SCALE: 1/8" = 1'-0"



FLOOR PLAN LEGEND	
	2 x 4 existing interior wall - gyp. Each side
	2 x 6 existing exterior wall - gyp., stucco exterior
	Existing 8" thick cmu wall
	Smoke detector - perm. Wired to building power w/ battery back-up, verify in field for existing conditions
	floor drain (fd) slope 1/8" per 1'-0"
	Flush washer and dryer connection per ox box specifications
	Proposed exterior lighting
	New door, installed 4 1/2" traditional jamb allowances from adjacent wall unless otherwise noted
	Existing structure dimension
	Proposed structure dimension
Exterior wall dimensions to face of stud/fdn. Wall. Interior wall dimensions to center line of stud. For additional project information see additional sheets.	

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Orli Hotel

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08/02/2024 PROJECT START  
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PHASE

Coastal

PROJECT NO.

2024-14

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DATE

10/23/2025

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SHEET TITLE  
EXISTING 3rd FLOOR PLAN

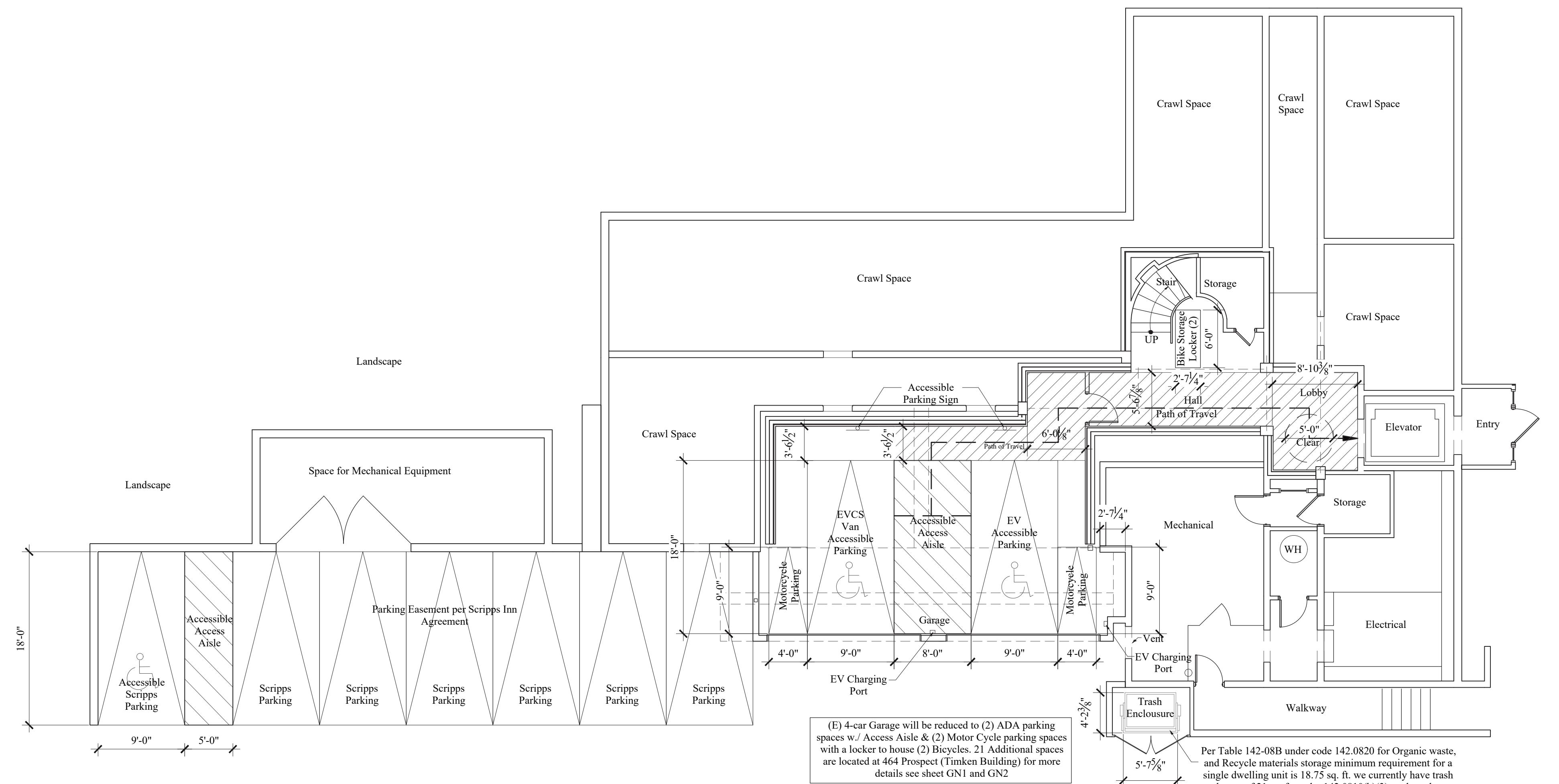
A023



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Claude Anthony Marengo DESA



# PROPOSED BASEMENT PLAN



## PIERS NOTES

- An electronically signed and registered installation certificate(s) (cf2r) posted by the installing contractor shall be submitted to the field inspector during construction at the building site. a registered cf2r will have a unique 21-digit registration number followed by four zeros located at the bottom of each page. the first 12 digits of the number will match the registration number of the associated cf1r. certificate of occupancy will not be issued until forms cf2ris reviewed and approved.
- An electronically signed and registered certificate(s) of field verification and diagnostic testing (cf3r) shall be posted at the building signed and registered certificate(s) of field verification and diagnostic testing (cf3r) shall be posted at the building site by a certified hers rater. a registered cf3r will have a unique 25-digit registration number located at the bottom of each page. the first 20 digits of the number will match the registration number of the associated cf2r. certificate of occupancy will not be issued until cf3r is reviewed and approved.

## FLOOR PLAN NOTES

- A. All dimensions shall be field verified. any discrepancies affecting project layout shall be brought to the attention of the architect and the issues resolved prior to proceeding with the work in question.
- B. Refer to site plan for site and utility info.
- C. For door and windows see schedules on a-8.1
- D. Insulation: R-13 batt insulation at all new exterior 2x4 walls.  
R-19 batt insulation at all new 2x6 exterior walls and raised floor areas  
R-13 batt insulation at all accessible interior walls for sound control.  
R-30 batt insulation at ceiling & roof areas.  
R-4.5 insulation wrap on all new hot water piping.  
R-4.5 insulation wrap on all new supply ducts.
- E. Smoke detectors: shall be installed in each bedroom and on access point to each sleeping area and on each story and basements. detector shall have an alarm audible in all sleeping areas of the unit. section 310.9.1.2. unit shall be permanently wired and equipped with battery backup. c.b.c. sec. 310.9.1.3.
- F. Attic/underfloor installation must comply with sections 904, 908, and 909 of the california mechanical code (cmc)
- G. Provide 5 air changes per hour for bathroom and laundry room ventilation.
- H. All abs and pvc piping and fittings shall be enclosed within walls and floors covered with type x gypsum board or similar assemblies that provide the same level of fire protection. protection of membrane penetrations is not required.
- I. Whole building ventilation: indoor air quality exhaust fan with ventilation rate of 120 cfm .
- J. Ducts in the garage and ducts penetrating the walls or ceilings separating the dwelling from the garage shall be constructed of minimum no.26 gauge sheet steel or other approved material and shall have no opening into the garage.
- K. Shower compartment & bathtubs w/ installed showerheads shall be finished w/ a non-absorbent surface that extends to a height not less than 6 ft above flr. crc r307.2
- L. Water meters for combined domestic water & fire sprinkler systems shall not be installed until the fire sprinkler system has been submitted and approved by the bldg official
- M. All plumbing fixtures and fittings will be water conserving
- N. Outdoor shower drains and sinks are not permitted to connect to the public sewer system unless equipped with an approved cover. hot and water connections allowed.
- O. During construction, at least one extinguisher shall be provided on each floor level at each stairway, in all storage and construction sheds, in locations where flammable or combustible liquids are stored or used, and where other special hazards are present per cfc section 3315.1
- P. Buildings undergoing construction, alteration or demolition shall conform to cfc chapter 33. welding, cutting and other hot work shall be in conformance with cfc chapter 35.
- Q. Address identification shall be provided for all new and existing buildings in a location that is plainly visible and legible from the street or road fronting the property. where access is by way of a private road and the building address can not be viewed from the public way, an approved signed or means shall be used to identify the structure. premises identification shall conform to cbc section 501.2.
- R. Wall, floor, ceiling, finish, and material shall be used that is in a finish

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## FLOOR PLAN LEGEND

-  2 x 4 existing interior wall - gyp. Each side
-  2 x 6 existing exterior wall - gyp., stucco exterior
-  New 2 x 4 Interior double stud party wall w/ 1" airspace, and 1/2" ply & (2) layers 5/8" gyp. on each side
-  New 2 x 4 Interior wall - Gyp. each side
-  New 2 x 6 Interior wall - Gyp. each side

REVISIONS	PROJECT START
08/02/2024	
12/20/2024	1ST CITY SUBMITTAL

Three empty triangle outlines stacked vertically, one on top of the other.

## PHASE

\_\_\_\_\_

\_\_\_\_\_

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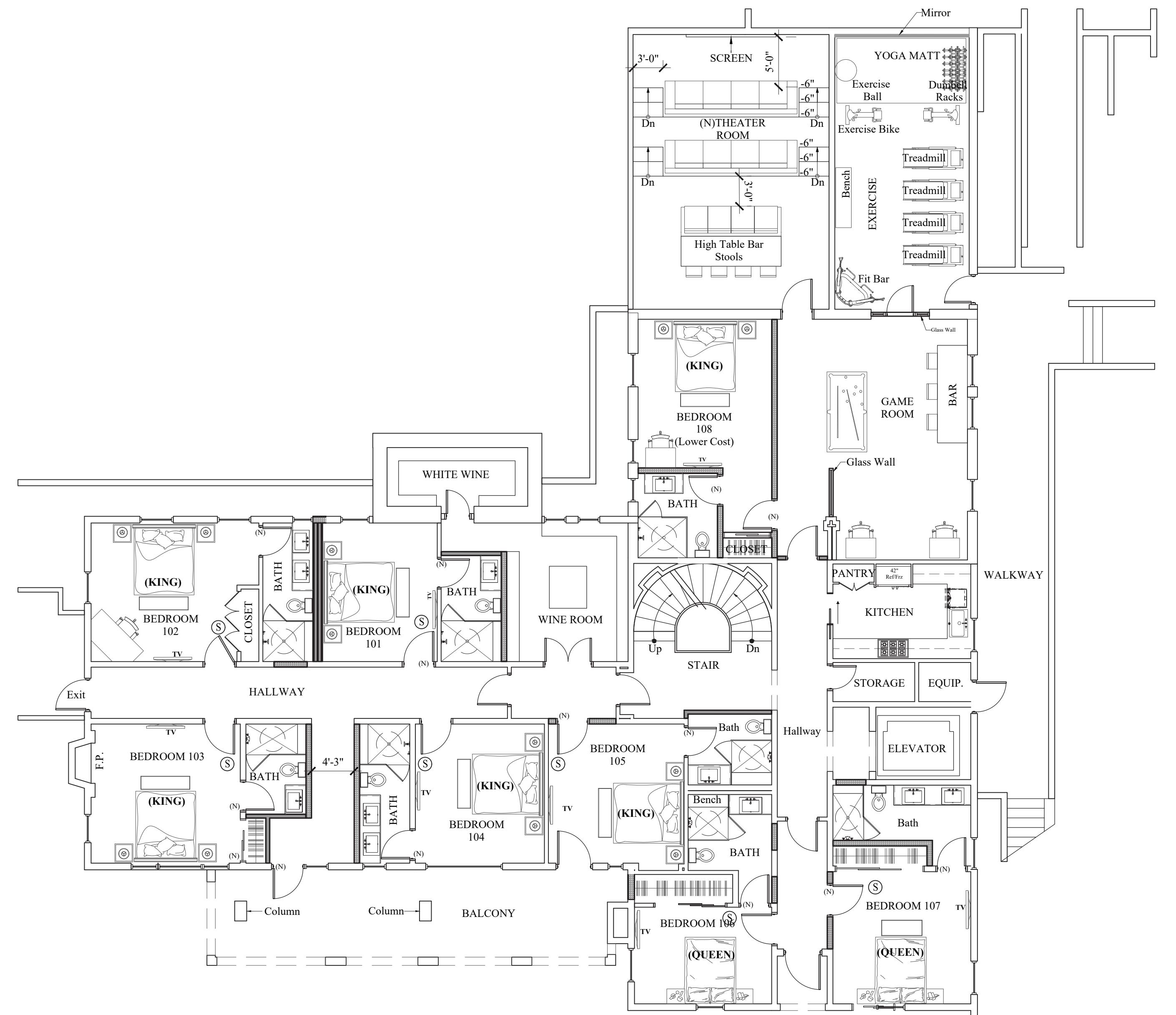
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## PROPOSED FLOOR PLAN

A024

# PROPOSED SUB-LEVEL 1 FLOOR PLAN

8 BEDROOMS



## HERS NOTES

<b>PROJECT NOTES</b>	
<p>1. An electronically signed and registered installation certificate(s) (cf2r) posted by the installing contractor shall be submitted to the field inspector during construction at the building site. a registered cf2r will have a unique 21-digit registration number followed by four zeros located at the bottom of each page. the first 12 digits of the number will match the registration number of the associated cf1r. certificate of occupancy will not be issued until forms cf2ris reviewed and approved.</p> <p>2. An electronically signed and registered certificate(s) of field verification and diagnostic testing (cf3r) shall be posted at the building signed and registered certificate(s) of field verification and diagnostic testing (cf3r) shall be posted at the building site by a certified hers rater. a registered cf3r will have a unique 25-digit registration number located at the bottom of each page. the first 20 digits of the number will match the registration number of the associated cf2r. certificate of occupancy will not be issued until cf3r is reviewed and approved.</p>	<ul style="list-style-type: none"><li>A. All dimensions shall be field verified. any discrepancies affecting project layout shall be brought to the attention of the architect and the issues resolved prior to proceeding with the work in question.</li><li>B. Refer to site plan for site and utility info.</li><li>C. For door and windows see schedules on a-8.1</li><li>D. Insulation: R-13 batt insulation at all new exterior 2x4 walls. R-19 batt insulation at all new 2x6 exterior walls and raised floor areas R-13 batt insulation at all accessible interior walls for sound control. R-30 batt insulation at ceiling &amp; roof areas. R-4.5 insulation wrap on all new hot water piping. R-4.5 insulation wrap on all new supply ducts.</li><li>E. Smoke detectors: shall be installed in each bedroom and on access point to each sleeping area and on each story and basements. detector shall have an alarm audible in all sleeping areas of the unit. section 310.9.1.2. unit shall be permanently wired and equipped with battery backup. c.b.c. sec. 310.9.1.3.</li><li>F. Attic/underfloor installation must comply with sections 904, 908, and 909 of the california mechanical code (cmc)</li><li>G. Provide 5 air changes per hour for bathroom and laundry room ventilation.</li><li>H. All abs and pvc piping and fittings shall be enclosed within walls and floors covered with type x gypsum board or similar assemblies that provide the same level of fire protection. protection of membrane penetrations is not required.</li><li>I. Whole building ventilation: indoor air quality exhaust fan with ventilation rate of 120 cfm .</li><li>J. Ducts in the garage and ducts penetrating the walls or ceilings separating the dwelling from the garage shall be constructed of minimum no.26 gauge sheet steel or other approved material and shall have no opening into the garage.</li><li>K. Shower compartment &amp; bathtubs w/ installed showerheads shall be finished w/ a non-absorbent surface that extends to a height not less than 6 ft above flr. crc r307.2</li><li>L. Water meters for combined domestic water &amp; fire sprinkler systems shall not be installed until the fire sprinkler system has been submitted and approved by the bldg official</li><li>M. All plumbing fixtures and fittings will be water conserving</li><li>N. Outdoor shower drains and sinks are not permitted to connect to the public sewer system unless equipped with an approved cover. hot and water connections allowed.</li><li>O. During construction, at least one extinguisher shall be provided on each floor level at each stairway, in all storage and construction sheds, in locations where flammable or combustible liquids are stored or used, and where other special hazards are present per cfc section 3315.1</li><li>P. Buildings undergoing construction, alteration or demolition shall conform to cfc chapter 33. welding, cutting and other hot work shall be in conformance with cfc chapter 35.</li><li>Q. Address identification shall be provided for all new and existing buildings in a location that is plainly visible and legible from the street or road fronting the property. where access is by way of a private road and the building address can not be viewed from the public way, an approved signed or means shall be used to identify the structure. premises identification shall conform to cbc section 501.2.</li><li>R. Wall, floor and ceiling finishes and materials shall not exceed the interior finish</li></ul>
	

## FLOOR PLAN NOTES

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certificate(s) of field  
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n number located at the  
he registration number  
untilcf3r is reviewed

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- A. All dimensions shall be field verified. any discrepancies affecting project layout shall be brought to the attention of the architect and the issues resolved prior to proceeding with the work in question.
- B. Refer to site plan for site and utility info.
- C. For door and windows see schedules on a-8.1
- D. Insulation: R-13 batt insulation at all new exterior 2x4 walls.  
R-19 batt insulation at all new 2x6 exterior walls and raised floor areas  
R-13 batt insulation at all accessible interior walls for sound control.  
R-30 batt insulation at ceiling & roof areas.  
R-4.5 insulation wrap on all new hot water piping.  
R-4.5 insulation wrap on all new supply ducts.
- E. Smoke detectors: shall be installed in each bedroom and on access point to each sleeping area and on each story and basements. detector shall have an alarm audible in all sleeping areas of the unit. section 310.9.1.2. unit shall be permanently wired and equipped with battery backup. c.b.c. sec. 310.9.1.3.
- F. Attic/underfloor installation must comply with sections 904, 908, and 909 of the california mechanical code (cmc)
- G. Provide 5 air changes per hour for bathroom and laundry room ventilation.
- H. All abs and pvc piping and fittings shall be enclosed within walls and floors covered with type x gypsum board or similar assemblies that provide the same level of fire protection. protection of membrane penetrations is not required.
- I. Whole building ventilation: indoor air quality exhaust fan with ventilation rate of 120 cfm .
- J. Ducts in the garage and ducts penetrating the walls or ceilings separating the dwelling from the garage shall be constructed of minimum no.26 gauge sheet steel or other approved material and shall have no opening into the garage.
- K. Shower compartment & bathtubs w/ installed showerheads shall be finished w/ a non-absorbent surface that extends to a height not less than 6 ft above flr. cfc r307.2
- L. Water meters for combined domestic water & fire sprinkler systems shall not be installed until the fire sprinkler system has been submitted and approved by the bldg official
- M. All plumbing fixtures and fittings will be water conserving
- N. Outdoor shower drains and sinks are not permitted to connect to the public sewer system unless equipped with an approved cover. hot and water connections allowed.
- O. During construction, at least one extinguisher shall be provided on each floor level at each stairway, in all storage and construction sheds, in locations where flammable or combustible liquids are stored or used, and where other special hazards are present per cfc section 3315.1
- P. Buildings undergoing construction, alteration or demolition shall conform to cfc chapter 33. welding, cutting and other hot work shall be in conformance with cfc chapter 35.
- Q. Address identification shall be provided for all new and existing buildings in a location that is plainly visible and legible from the street or road fronting the property. where access is by way of a private road and the building address can not be viewed from the public way, an approved signed or means shall be used to identify the structure. premises identification shall conform to cbc section 501.2.
- R. Wall, floor and ceiling finishes and materials shall not exceed the interior finish classifications in cbc table 803.11 and shall meet the flame propagation performance criteria of the california code of regulations, title 19, division 1. decorative materials shall be properly treated by a product or process approved by the state fire marshal with appropriate documentation provided to the city of san diego.

# Marengo Morton Architects

7724 Girard Ave.  
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Claude Anthony Marengo DESA



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## FLOOR PLAN LEGEND

2 x 4 existing interior wall - gyp. Each side

2 x 6 existing exterior wall - gyp., stucco exterior

New 2 x 4 Interior double stud party wall w/ 1" airspace, and 1/2" ply & (2) layers 5/8" gyp. on each side

New 2 x 4 Interior wall - Gyp. each side

New 2 x 6 Interior wall - Gyp. each side

1 New doors and door symbol, see schedule on a8.1

A New window and window symbol, see schedule on a8.1

(S) Smoke detector - perm. Wired to building power w/ battery back-up, verify in field for existing conditions

floor drain (fd) slope  $\frac{1}{4}$ " per 1'-0"

1 Flush washer and dryer connection per ox box specifications

Proposed exterior lighting



New door, installed 4 1/2" traditional jamb allowances from adjacent wall unless otherwise noted



Existing structure dimension

Proposed structure dimensions  
Exterior wall dimensions to face of stud/fdtn. Wall. Interior wall dimensions to center line of stud.  
For additional project information see additional sheets.

Orli Hotel  
34 Prospect Street  
. Jolla, CA 92037

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REVISIONS	PROJECT START
08/02/2024	1ST CITY SUBMITTA
12/20/2024	

## PHASE

PROJECT NO. 2027-14

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DATE 10/23/2025

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**SHEET TITLE**  
**PROPOSED FLOOR PLAN**

A025

## PROPOSED FIRST FLOOR PLAN

## 5 BEDROOMS

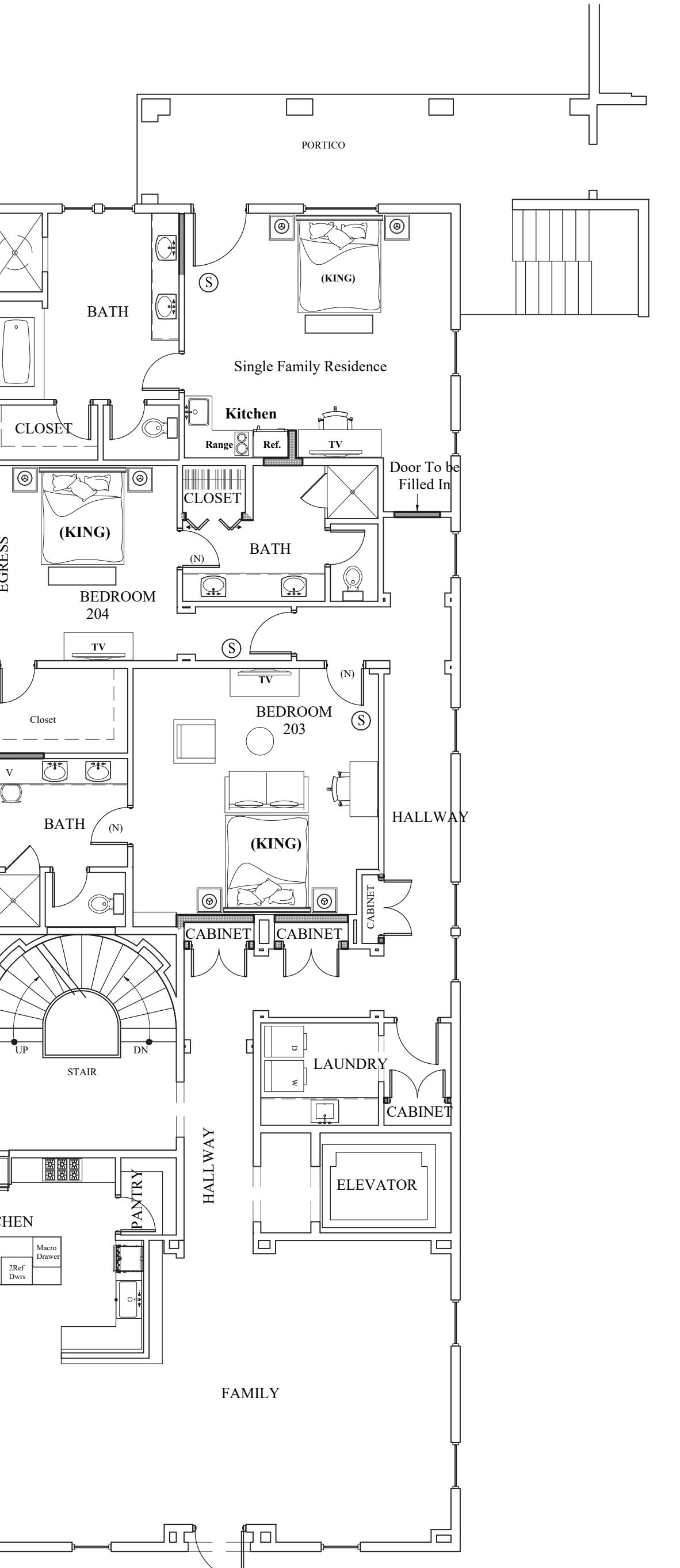
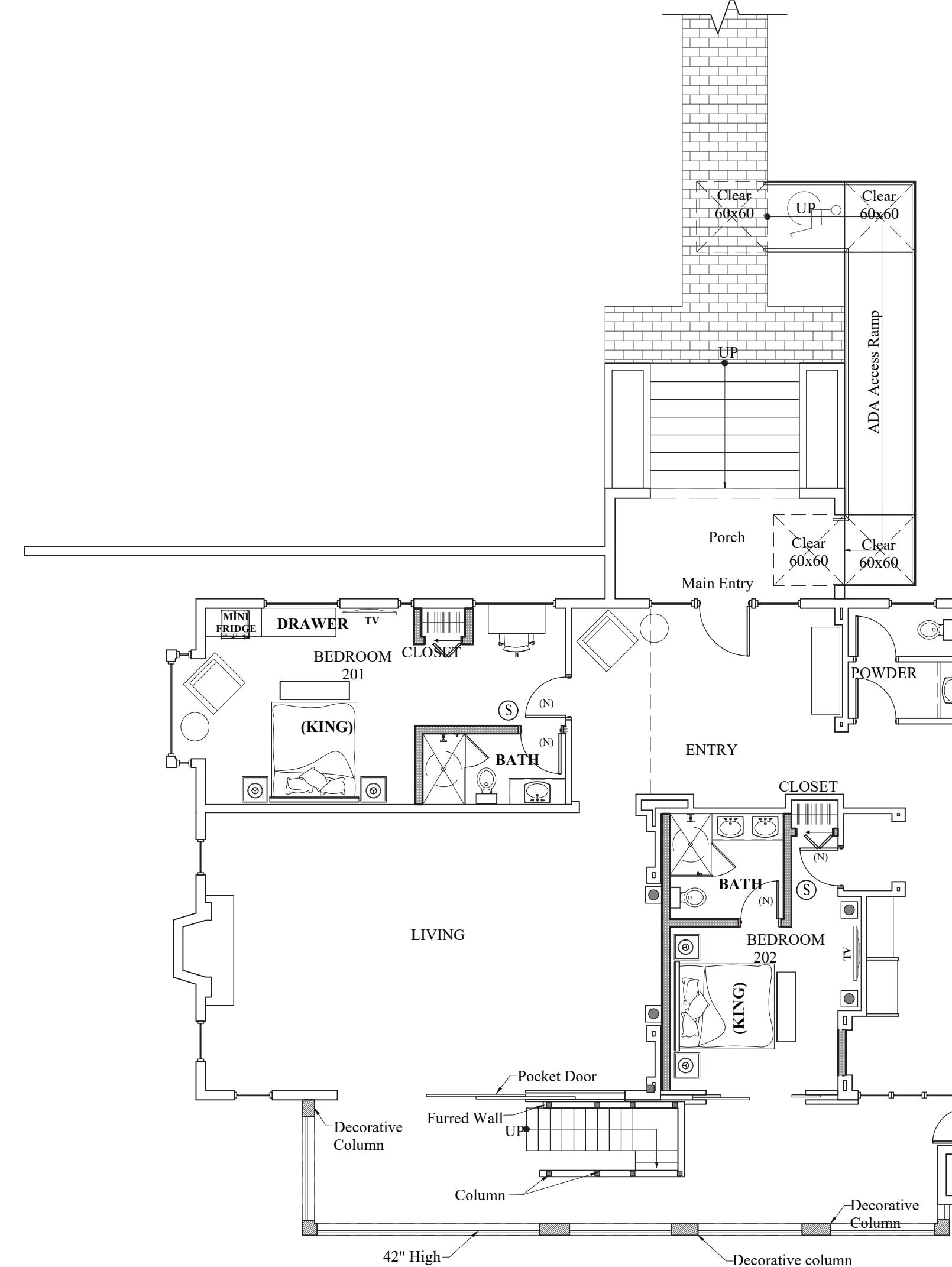


Diagram showing a door frame width of 16' and an opening width of 4'. The door itself is 8' wide.

PERSPECTIVES

<b>TECHNICAL NOTES</b>	
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Smoke detectors: shall be installed in each bedroom and on access point to each sleeping area and on each story and basements. detector shall have an alarm audible in all sleeping areas of the unit. section 310.9.1.2. unit shall be permanently wired and equipped with battery backup. c.b.c. sec. 310.9.1.3.</p> <p>F. Attic/underfloor installation must comply with sections 904, 908, and 909 of the california mechanical code (cmc)</p> <p>G. Provide 5 air changes per hour for bathroom and laundry room ventilation.</p> <p>H. All abs and pvc piping and fittings shall be enclosed within walls and floors covered with type x gypsum board or similar assemblies that provide the same level of fire protection. protection of membrane penetrations is not required.</p> <p>I. Whole building ventilation: indoor air quality exhaust fan with ventilation rate of 120 cfm .</p> <p>J. Ducts in the garage and ducts penetrating the walls or ceilings separating the dwelling from the garage shall be constructed of minimum no.26 gauge sheet steel or other approved material and shall have no opening into the garage.</p> <p>K. Shower compartment &amp; bathtubs w/ installed showerheads shall be finished w/ a non-absorbent surface that extends to a height not less than 6 ft above flr. crc r307.2</p> <p>L. Water meters for combined domestic water &amp; fire sprinkler systems shall not be installed until the fire sprinkler system has been submitted and approved by the bldg official</p> <p>M. All plumbing fixtures and fittings will be water conserving</p> <p>N. Outdoor shower drains and sinks are not permitted to connect to the public sewer system unless equipped with an approved cover. hot and water connections allowed.</p> <p>O. During construction, at least one extinguisher shall be provided on each floor level at each stairway, in all storage and construction sheds, in locations where flammable or combustible liquids are stored or used, and where other special hazards are present per cfc section 3315.1</p> <p>P. Buildings undergoing construction, alteration or demolition shall conform to cfc chapter 33. welding, cutting and other hot work shall be in conformance with cfc chapter 35.</p> <p>Q. Address identification shall be provided for all new and existing buildings in a location that is plainly visible and legible from the street or road fronting the property. where access is by way of a private road and the building address can not be viewed from the public way, an approved signed or means shall be used to identify the structure. premises identification shall conform to cbc section 501.2.</p> <p>R. Wall, floor and ceiling finishes and materials shall not exceed the interior finish classifications in cbc table 803.11 and shall meet the flame propagation performance criteria of the california code of regulations, title 19, division 1. decorative materials shall be properly treated by a product or process approved by the state fire marshal with appropriate documentation provided to the city of san diego.</p> <p>S. All luminaries shall be high efficacy and shall have a manual on/off in addition to a vacancy sensor or dimmer.</p> <p>T. Exhaust ducts shall be equipped with back-draft dampers per Sec. 504.1.1 CMC</p> <p>U. Unless functioning as a components of a whole house ventilation system, bathroom exhaust fans must be controlled by a humidity control, which shall be capable of adjustments between relative humidity range of 50% to 80% (Sec 4.506.1)."</p> <p>V. All stucco applications that return from a projection: need to have a return for the stucco that is more than 4" inset. The inset shall need a diverter or weep screed to allow water to fall without collecting in the horizontal plane and deteriorate the stucco.</p> <p>W. Any horizontal surfaces of stucco on a parapet and/or recess window sills needs fully lapped water proofing with a lap min of 8"-12" with seams on the slope side with the outer lap in the direction of the flow of water.</p> <p>X. For recessed window: the whole recess needs to be flash treated with a moist stop and the base needs a sill pan. The sill pan should extend all the way to the exterior wall with a minimum bottom slope of <math>\frac{1}{8}</math>" to the outside to assure no water stands on the horizontal surface.</p> <p>Y. All square and 90 degree angles will be stainless steel corner bead and will kerf to the window jamb for a clean return and finish on mill core.</p> <p>Z. All screeds will be held of tile surfaces and dirt surfaces with metal backing. Height to be confirmed by architect to assure the reveal displayed is a clean stainless steel or copper finish depending on the project and that it is properly lapped and water proofed behind that. The metal is to conceal a termination bar and water proofing and to act as the protected finish coat.</p>

## FLOOR PLAN NOTES

- A. All dimensions shall be field verified. any discrepancies affecting project layout shall be brought to the attention of the architect and the issues resolved prior to proceeding with the work in question.
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- C. For door and windows see schedules on a-8.1
- D. Insulation: R-13 batt insulation at all new exterior 2x4 walls.  
R-19 batt insulation at all new 2x6 exterior walls and raised floor areas  
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R-30 batt insulation at ceiling & roof areas.  
R-4.5 insulation wrap on all new hot water piping.  
R-4.5 insulation wrap on all new supply ducts.

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# Orli Hotel

484 Prospect Street  
La Jolla, CA 92037

## FLOOR PLAN LEGEND

2 x 4 existing interior wall - gyp. Each side

2 x 6 existing exterior wall - gyp., stucco exterior

New 2 x 4 Interior double stud party wall w/ 1" airspace, and 1/2" ply & (2) layers 5/8" gyp. on each side

New 2 x 4 Interior wall - Gyp. each side

New 2 x 6 Interior wall - Gyp. each side

1 New doors and door symbol, see schedule on a8.1

A New window and window symbol, see schedule on a8.1

(S) Smoke detector - perm. Wired to building power w/ battery back-up, verify in field for existing conditions

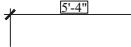
¶ floor drain (fd) slope  $\frac{1}{4}$ " per 1'-0"

1 Flush washer and dryer connection per ox box specifications

Proposed exterior lighting

 New door, installed 4 1/2" traditional jamb allowances from adjacent wall unless otherwise noted

 Existing structure dimension  $5'-4"$

 Proposed structure dimension  
Exterior wall dimensions to face of stud/fdtn. Wall. Interior wall dimensions to center line of stud.  
For additional project information see additional sheets.

REVISIONS	PROJECT START
08/02/2024	PROJECT START
12/20/2024	1ST CITY SUBMITTA
8/7/2025	4TH COASTAL SUBMITTA

PHASE  
Coastal

REVIEWED BY **GAM**

DRAWN BY MAS

DATE 10/23/2025

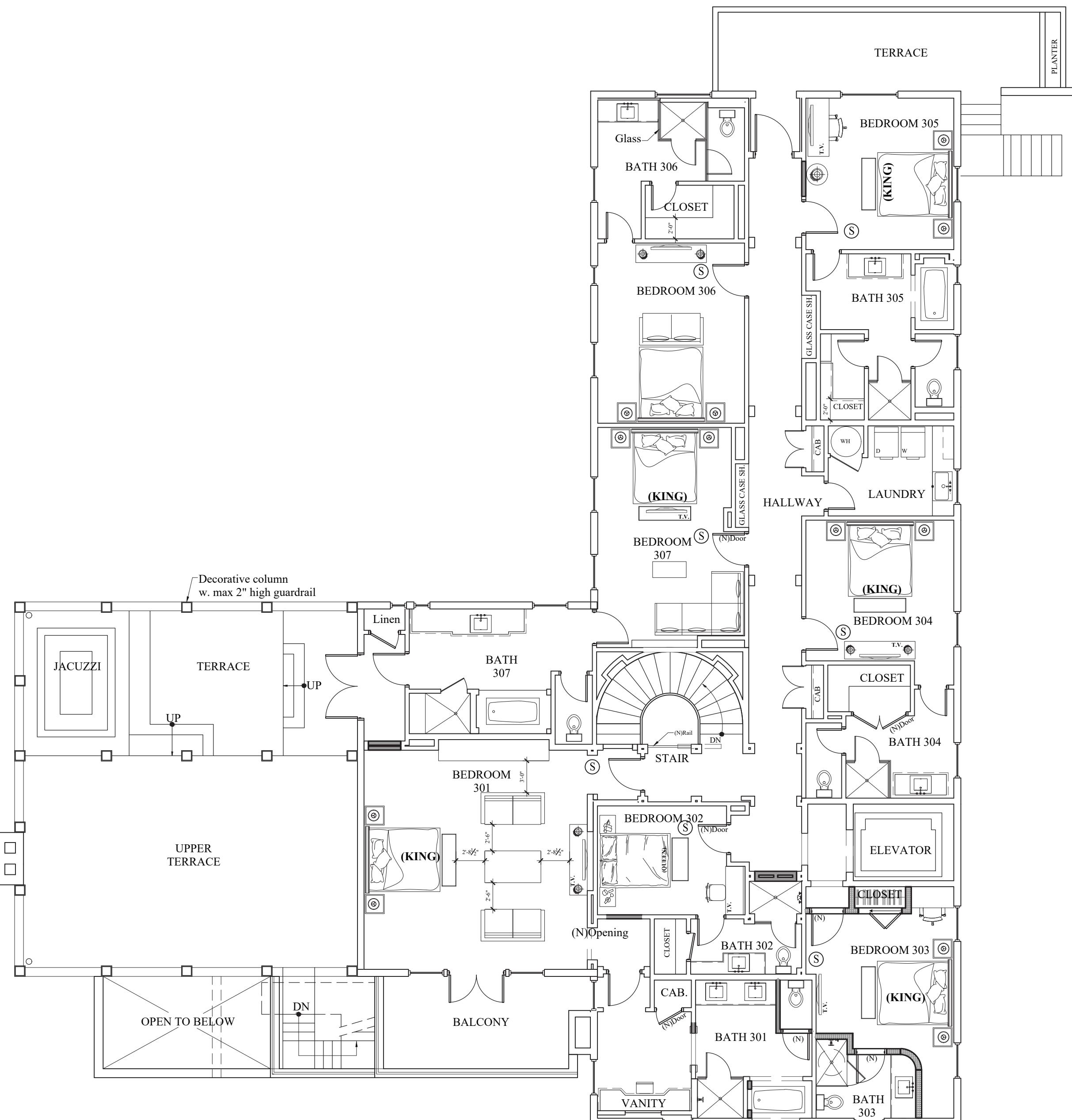
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unintentional, due to, among other causes, transmission, conversion, media degradation, software error, or human alteration. Accordingly, all such documents are provided to parties for informational purposes only and not as an end product nor as a record document. Any reliance thereon is deemed to be unreasonable and unenforceable. The signed, stamped hard copies with the wet signature of the Architect Record are the Architect's Instruments of Service and are the only true contract documents of record.

SHEET TITLE

A026

 **PROPOSED SECOND FLOOR PLAN**  
6 ROOMS



0' 4' 8' 16'  
SCALE: 1/8" = 1'-0"  


#### HERS NOTES

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#### FLOOR PLAN NOTES

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- Water meters for combined domestic water & fire sprinkler systems shall not be installed until the fire sprinkler system has been submitted and approved by the bldg official
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- Wall, floor and ceiling finishes and materials shall not exceed the interior finish classifications in cfr table 303.11 and shall meet the fire propagation performance criteria of the California code of regulations, title 19, division 1. decorative materials shall be properly treated by a product or process approved by the state fire marshal with appropriate documentation provided to the city of san diego.
- All luminaire shall be high efficacy and shall have a manual on/off in addition to a wall switch or dimmer.
- Exhaust ducts shall be equipped with back-draft dampers per Sec. 504.1.1 CMC
- Unless functioning as a components of a whole house ventilation system, bathroom exhaust fans must be controlled by a humidity control, which shall be capable of adjustments between relative humidity range of 50% to 80% (Sec 4.5.06.1)."
- All stucco applications that return from a projection: need to have a return for the stucco that is more than 4" inset. The inset shall need a diverter or weep screed to allow water to fall without collecting in the horizontal plane and deteriorate the stucco.
- Any horizontal surfaces of stucco on a parapet and/or recess window sills needs fully lapped water proofing with a lap min of 8"-12" with seams on the slope side with the outer lap in the direction of the flow of water.
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- All screeds will be held of tile surfaces and dirt surfaces with metal backing. Height to be confirmed by architect to assure the reveal displayed is a clean stainless steel or copper finish depending on the project and that it is properly lapped and water proofed behind that. The metal is to conceal a termination bar and water proofing and to act as the protected finish coat.

#### FLOOR PLAN LEGEND

- 2 x 4 existing interior wall - gypsum. Each side
- 2 x 6 existing exterior wall - gypsum, stucco exterior
- New 2 x 4 Interior double stud party wall w/ 1" airspace, and 1/2" ply & (2) layers 5/8" gypsum, on each side
- New 2 x 4 Interior wall - gypsum. each side
- New 2 x 6 Interior wall - gypsum. each side
-  New doors and door symbol, see schedule on a8.1
-  New window and window symbol, see schedule on a8.1
-  Smoke detector - perm. Wired to building power w/ battery back-up, verify in field for existing conditions
-  floor drain (fd) slope  $\frac{1}{8}$ " per 1'-0"
-  Flush washer and dryer connection per ox box specifications
-  Proposed exterior lighting
-  New door, installed 4 1/2" traditional jamb allowances from adjacent wall unless otherwise noted
-  Existing structure dimension
-  Proposed structure dimension

Exterior wall dimensions to face of stud/fdn. Wall. Interior wall dimensions to center line of stud.  
For additional project information see additional sheets.

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SHEET TITLE  
**PROPOSED FLOOR PLAN**

**A027**



**Marengo  
Morton  
Architects**

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Second Floor

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Michael Morton AIA

Claude Anthony Marengo DESA



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**Orli Hotel**  
484 Prospect Street  
La Jolla, CA 92037

REVISIONS  
08/02/2024 PROJECT START  
12/20/2024 1ST CITY SUBMITTAL  
8/7/2025 4TH COASTAL SUBMITTAL

 PHASE  
Coastal

PROJECT NO. 2024-14

REVIEWED BY CAM

DRAWN BY TG

DATE 10/23/2025



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## Orli Hotel

484 Prospect Street  
La Jolla, CA 92037

ONS  
2024 PROJECT START  
2024 1ST CITY SUBMITTA

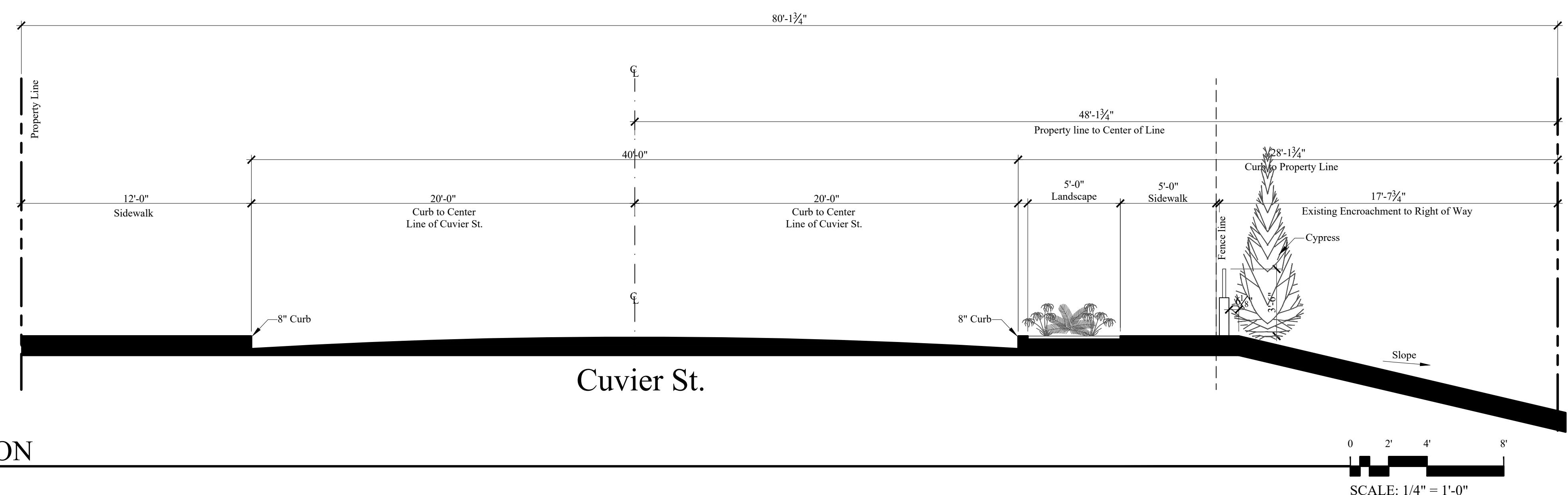
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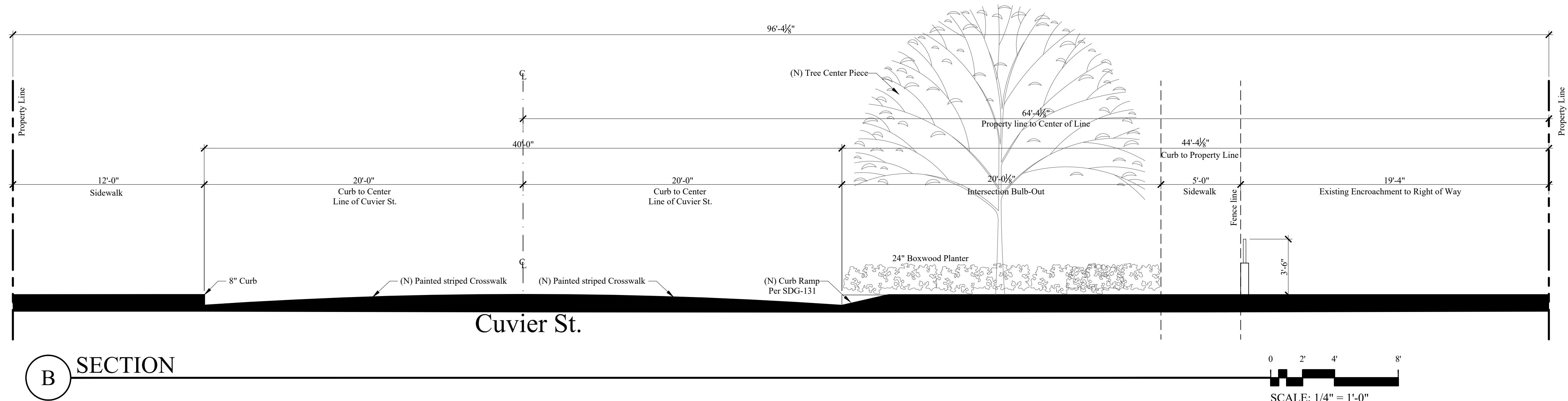
## PROPOSED SECTIONS

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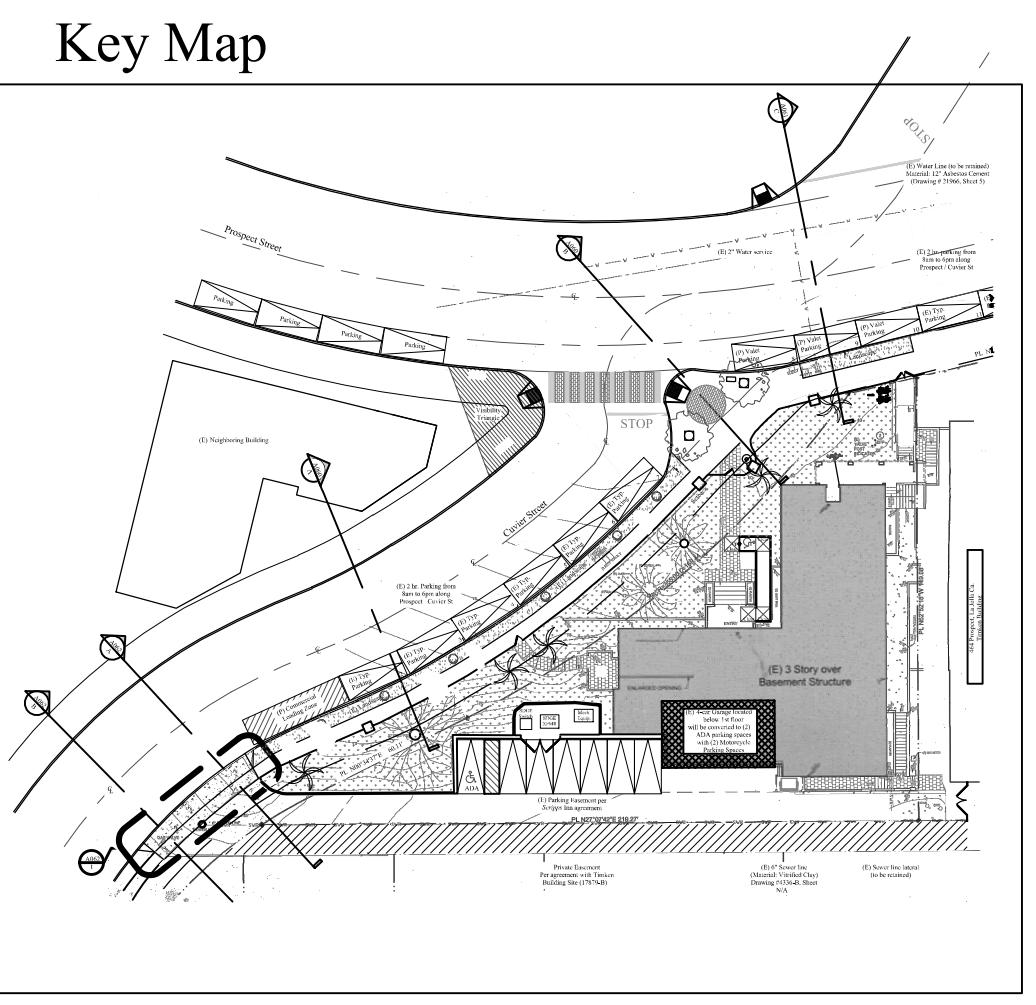
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## SECTION A



## SECTION B





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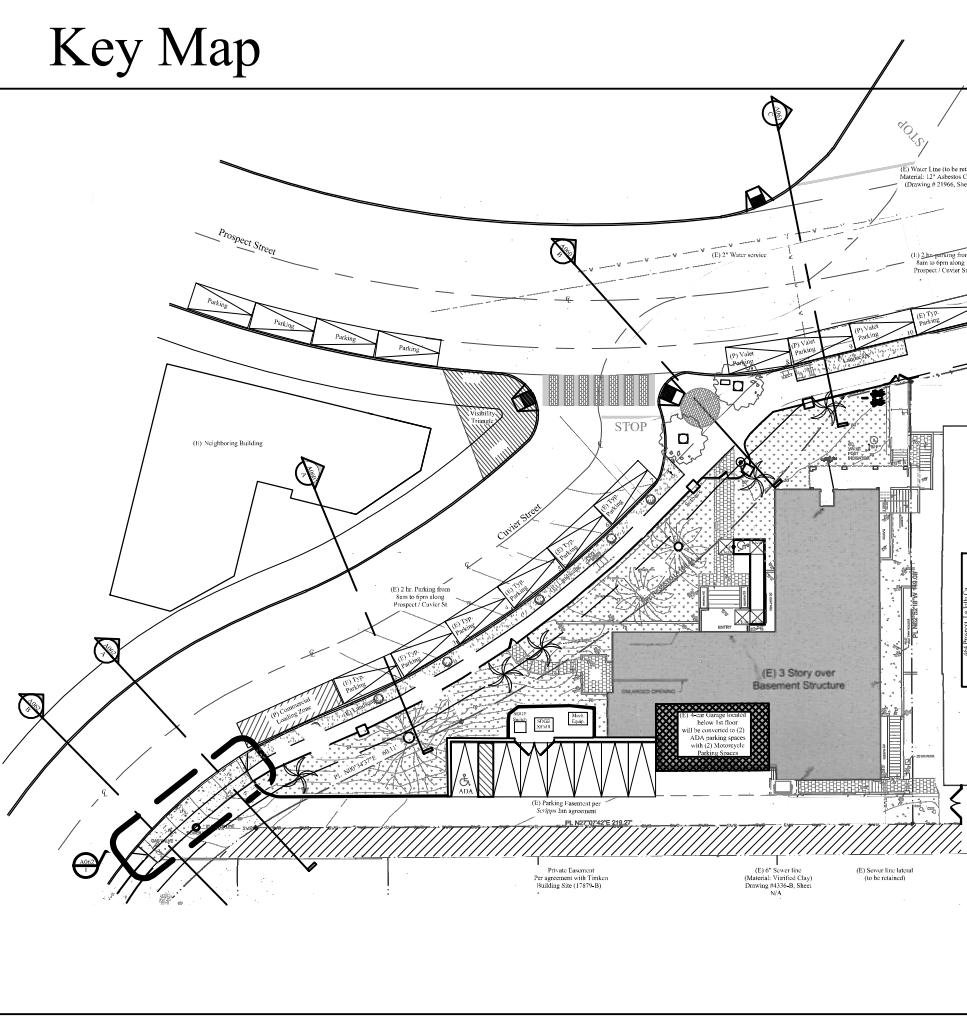
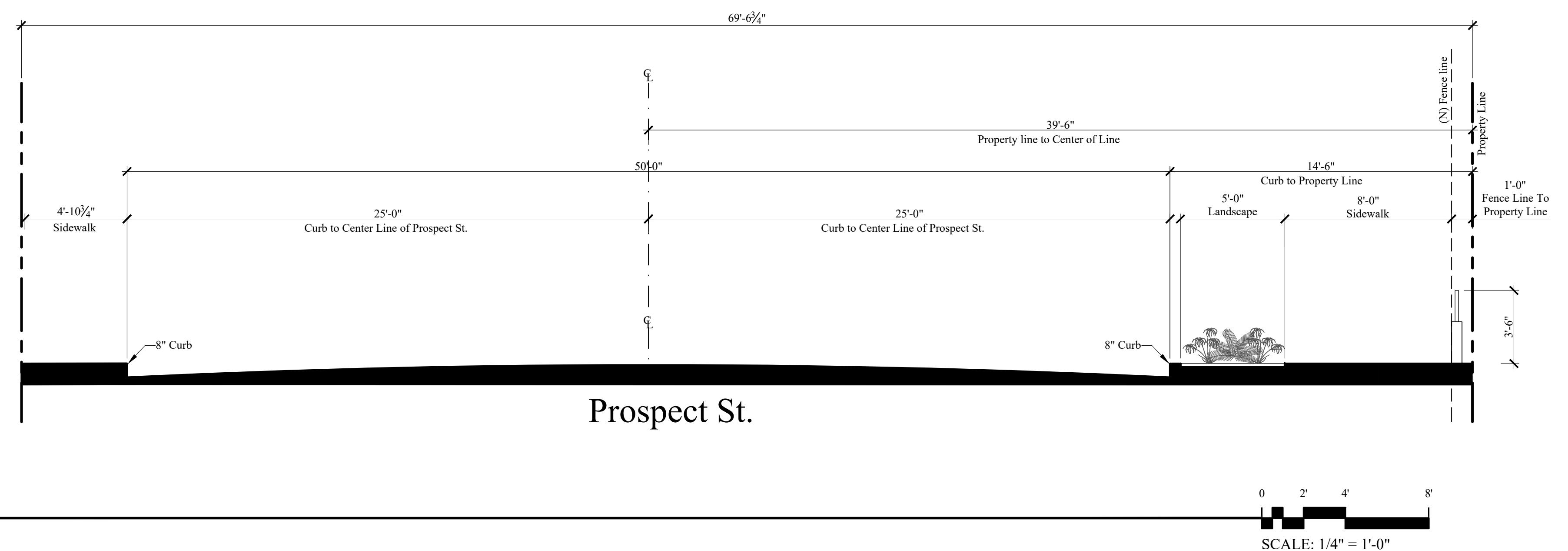
REVISIONS  
08/02/2024 PROJECT START  
12/20/2024 1ST CITY SUBMITTAL  
8/7/2025 4TH COASTAL SUBMITTAL

PHASE Coastal  
PROJECT NO. 2024-14  
REVIEWED BY CAM  
DRAWN BY MAS  
DATE 11/12/2025

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PROPOSED SECTIONS

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ONS  
2024 PROJECT START  
2024 1ST CITY SUBMITTAL  
25 4TH COASTAL SUBMITTAL

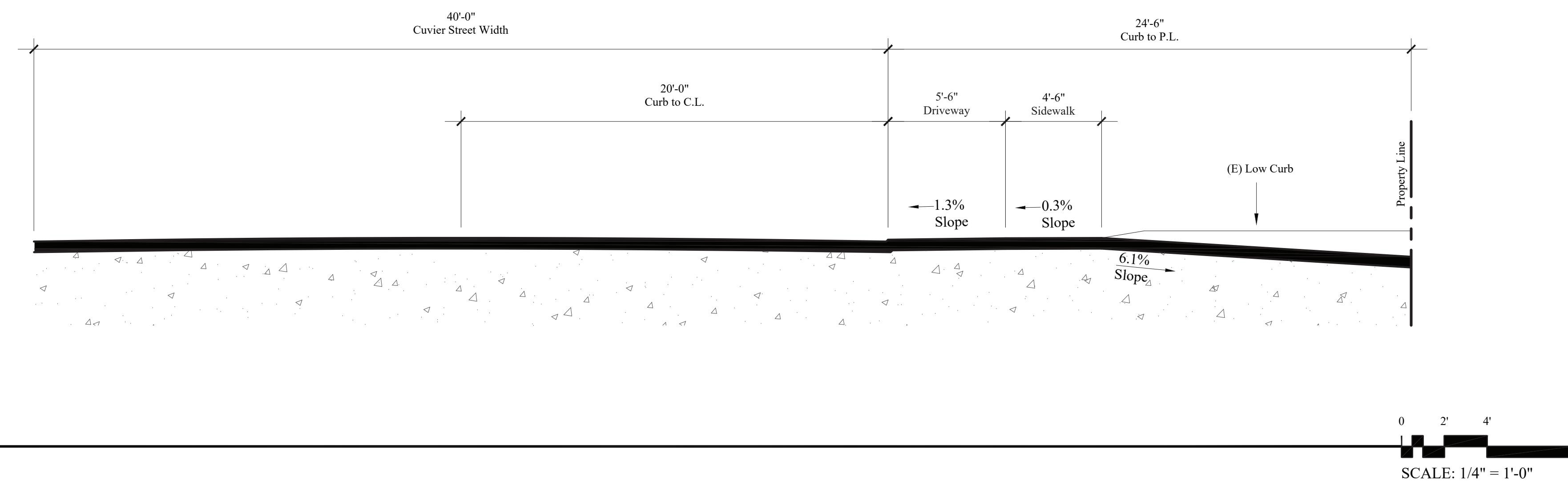
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DATE **10/23/2025**

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**PROPOSED SECTIONS**

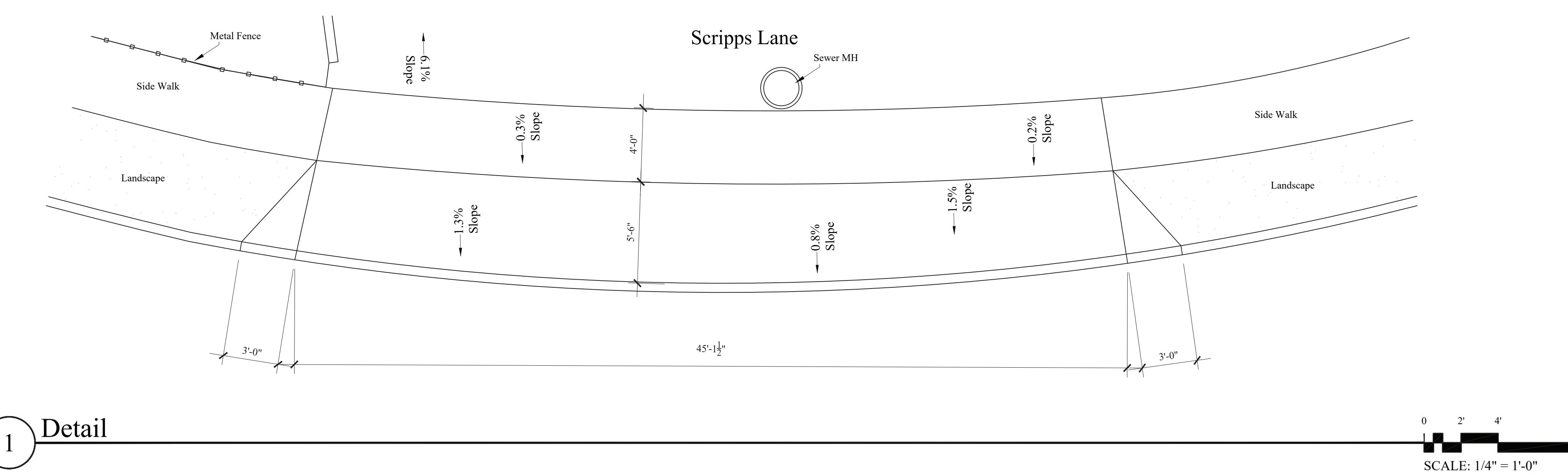
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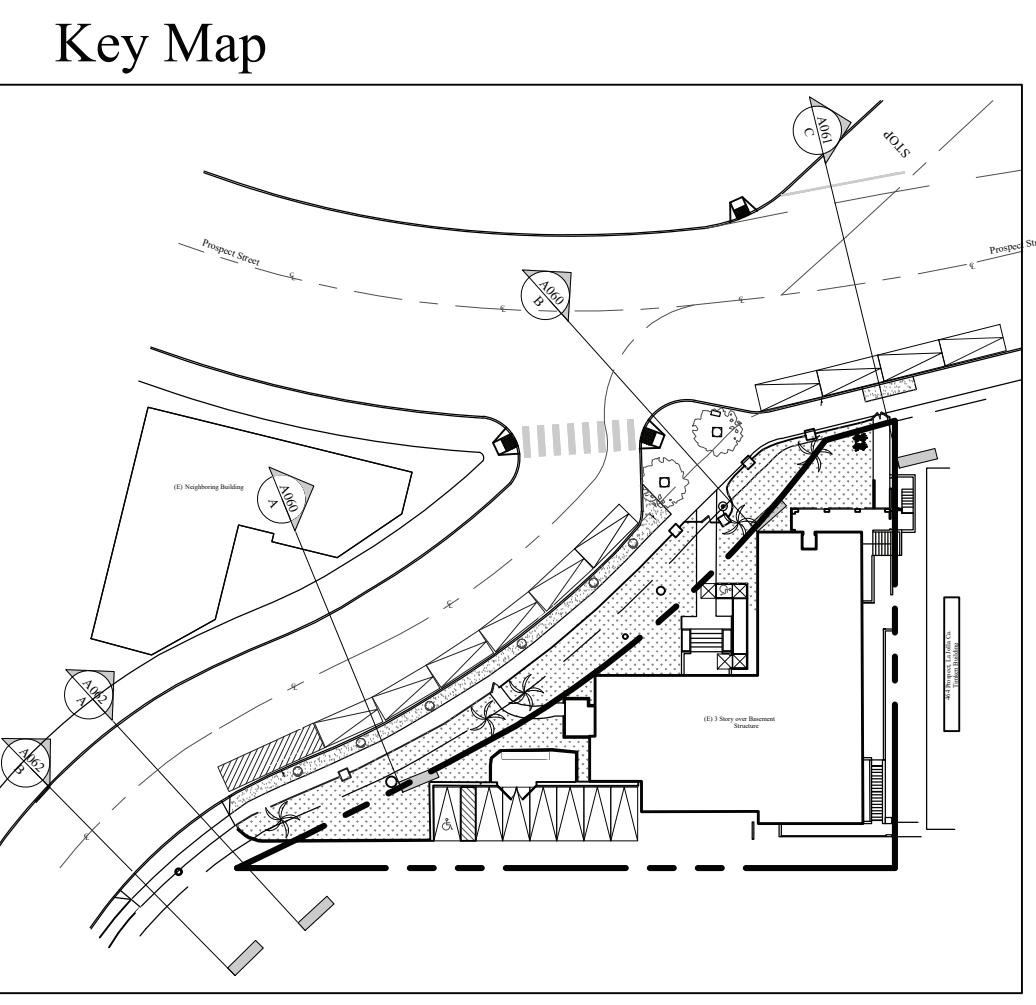


# A SECTION

## SECTION B



## 1 Detail



## Key Map