



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: February 18, 2026 REPORT NO. HO-26-011

HEARING DATE: February 25, 2026

SUBJECT: 484 PROSPECT STREET, Process Three Decision

PROJECT NUMBER: [PRJ-1128559](#)

REFERENCE: Historical Resources Board Report Nos. [HRB-25-041](#) and [HRB-26-001](#)

OWNER/APPLICANT: Maxwell Waitt/Claude Anthony Marengo

SUMMARY

Issue: Should the Hearing Officer approve a Special Use Permit (Site Development Permit) to preserve and reuse an existing 16,683-square-foot single-dwelling unit, a Historical Resources Board-designated Heritage Structure, relocating the single-dwelling unit to the first floor, and creating a commercial 19-room hotel located at [484 Prospect Street](#) within the [La Jolla Community Plan](#) Area?

Proposed Actions: APPROVE Special Use Permit No. PMT-3331008.

Fiscal Considerations: All costs associated with this action are recovered through a deposit account funded by the applicant.

Housing Impact Statement: The project does not result in a net change in dwelling units.

Community Planning Group Recommendation: On July 9, 2025, the La Jolla Community Association voted 13-0-1 to recommend approval of the project without conditions. (Attachment 7)

Environmental Impact: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15332 (In-fill Development). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on November 13, 2025, and the opportunity to appeal that determination ended on December 1, 2025. (Attachment 6)

BACKGROUND

Site Description

The 0.28-acre project site is located at 484 Prospect Street within the LJPD-5A (La Jolla Planned District 5A) zone, the Coastal Overlay Zone (Appealable and Non-Appealable areas), the Coastal Height Limit Overlay Zone, the Parking Impact Overlay Zone, a Parking Standards Transit Priority Area, and a Transit Priority Area within the La Jolla Community Plan. The existing development surrounding the property includes residential, commercial, and recreational uses.

Project Scope:

Preservation and reuse of an existing Heritage Structure to accommodate a commercial 19-room hotel, relocation of the existing single-dwelling unit to the first floor and the addition of a bulb-out pedestrian walk and valet parking zone.

Required Permit:

Process 3 – Special Use Permit (SUP) pursuant to San Diego Municipal Code (SDMC) [Section 159.0210](#) and [Section 159.0211](#) for the preservation and reuse of a “Heritage Structure” not consistent with the Land Use and Density requirements of the La Jolla Planned District Ordinance. The SUP is processed as a Site Development Permit (SDP) pursuant to SDMC [Section 151.0201\(c\)](#), with the Hearing Officer as the decision maker. The Hearing Officer's decision is appealable to the Planning Commission.

DISCUSSION

Project Description:

The project proposes preserving and reusing a three-story, 16,683-square-foot Heritage Structure, currently utilized as a single-dwelling unit (SDU) to accommodate a hotel. The project includes relocating the existing SDU to the first floor, an interior remodel to accommodate 19 hotel rooms, and the addition of a bulb-out pedestrian walk and valet parking zone at the intersection of Prospect Street and Cuvier Street.

The existing three-story structure, which includes a basement with parking, was originally designed as a “Nurses Home Building” in conjunction with the former, adjacent Scripps Memorial Hospital. The surrounding neighborhood was largely developed beginning around the late 1880s and consisted of one and two-story, single-family residential construction. This area has undergone significant changes in recent years, particularly with the construction of new, larger residential and commercial development and the remodeling of existing homes near the property. The architectural styles in and around the property are eclectic in nature, generally reflecting a mix of Spanish, French, Italian, Mediterranean, and Modern/Contemporary designs.

On September 25, 2025, the property was established as a Heritage Structure by the Historic Resources Board (HRB report No. 25-041) in accordance with SDMC Section [159.0211\(b\)\(1\)\(A\)](#) and [159.0211\(b\)\(1\)\(D\)](#) and the La Jolla Planned District Ordinance (LJPDO), which allows the proposal to deviate from the land use and the density requirements of the La Jolla Planned District.

On January 22, 2026, the Historic Resources Board voted (9-0-0) to recommend approval of the

project as presented (HRB report No. 26-001). The HRB recommendation to the Hearing Officer is that the proposed Special Use Permit is consistent with the building's and project site's design and historical conservation elements, consistent with the requirements of SDMC Section [159.0211\(b\)\(2\)](#).

The purpose and intent of the La Jolla Planned District is to retain and enhance the economic, historical, architectural, educational, civic, social, cultural, and aesthetic values and the overall quality of life within the community, and to protect the unique character of La Jolla. The La Jolla Planned District Ordinance (LJPDO) includes the following regulations, per SDMC Section [159.0101\(b\)](#):

- The maintenance and encouragement of a diversified and balanced land use pattern, including adequate levels of community retail services and residential development opportunities within the commercial areas, while limiting additional office use.

The project will preserve and reuse the existing Heritage Structure to provide a commercial 19-room hotel, with one designated hotel unit at or below 75 percent of the annual statewide average cost. The project will retain the single-dwelling use on the first floor of the structure. The project is conditioned to ensure that the SDU is not used for a rental term of less than thirty consecutive days.

- The protection and enhancement of scenic vistas to the ocean, shoreline and hillside areas.

The project scope does not involve modifications to the building envelope; therefore, it does not alter existing public ocean views.

- The maintenance of traditional building scale and facades in new commercial developments.

The project does not involve exterior modifications and will retain its original Spanish Revival style.

- The provision of plazas, courtyards, malls, and other public amenities which serve to enhance the pedestrian environment.

The project proposes adding a bulb-out pedestrian walk and valet parking zone, along with two new street trees and amenities, including public bicycle parking spaces and enhanced crosswalk paving.

- The beautification of the streetscape through appropriate landscaping, street furniture, and sidewalk surface treatment.

The project includes the construction of new sidewalks along the property's frontage on both Prospect and Cuvier streets, a bulb-out pedestrian walk, and a valet parking

zone, which will enhance pedestrian access and vehicular safety at the intersection of Scripps Lane and Cuvier Street.

- The protection of architecturally, historically and culturally significant structures.

The existing structure was designated as a Heritage Structure on September 25, 2025, by the Historical Resources Board. The structure was found worthy of preservation as an integral part of La Jolla's "cultural heart", along other notable buildings in the area including the Scripps Memorial Hospital, Scripps Clinic, St. James by-the-Sea Episcopal Church, La Jolla Woman's Club and the La Jolla Recreation Center, which collectively, exhibit a cohesive design aesthetic and serve as a cultural hub in the Village of La Jolla.

- The prevention of commercial encroachment into adjacent residential development.

While Hotel Uses are not permitted within the LJPD-5A zone, the project will maintain the residential use and density on the premises. The project is surrounded by existing multi-family residential development to the southwest, as well as Office, Multi-Family, and Hotel Uses to the northwest, across the Scripps Lane Alley. The project maintains the established residential character of La Jolla and does not introduce new uses beyond those already established in the area.

- The preservation of the traditionally diverse and harmonious architectural styles, and design preferences reflecting the community's history, and to encourage complementary design and construction.

The architectural styles in and around the property are eclectic, generally reflecting a mix of Spanish, French, Italian, Mediterranean, and Modern/ Contemporary designs. As previously stated, the project does not involve exterior modifications and will retain its original Spanish Revival style.

The proposed adaptive reuse of a historic structure will preserve the structural integrity, usefulness, and potential historical value as recommended in the community Plan ([Heritage Resources Policy No. 3](#)).

The project will be reviewed for compliance with the regulations of the Land Development Code at the time of construction permit approval. The project permit includes the following conditions:

- Obtaining an Encroachment Maintenance and Removal Agreement for the access and Improvements within a general utility easement right-of-way.
- Compliance with the current version of the City of San Diego's Stormwater Standards.
- Construction of sidewalks along the project frontage (eight feet wide along Prospect Street, and five feet wide on Cuvier Street).

- Provision and maintenance of Vehicle Miles Traveled (VMT) reduction measures to be completed and operational prior to first occupancy, including a bicycle repair station, public bicycle parking spaces, the intersection pop-out at Cuvier Street, and enhanced crosswalk paving and a high-visibility continental crosswalk at Cuvier Street.

Community Plan Analysis:

The La Jolla Community Plan (Community Plan, or LJCP) designates the project site for Medium Density Residential Uses (15–30 dwelling units per acre). The project includes relocating the existing SDU to the first floor, an interior remodel to accommodate 19 hotel rooms.

The project is surrounded by existing multi-family residential development to the southwest, as well as Office, Multi-Family, and Hotel Uses to the northwest, across the Scripps Lane Alley.

The project is consistent with the Medium Density Residential designation of the Community Plan by maintaining a residential use on the premises. By retaining the existing residential dwelling unit as part of the proposed hotel use, the project remains consistent with the Community Plan by preserving the residential component on a site designated for residential use. The project maintains the established residential character of La Jolla and does not introduce new uses beyond those already established in the area.

The Community Plan emphasizes the importance of the preservation and conservation of historic resources in La Jolla by “identifying structures or natural features within the community that are important local landmarks or that hold community-wide significance and by designating them as historic sites.” (LJCP, p. 109). The project was designated as a Heritage Structure on September 25, 2025, by the Historic Resources Board (HRB Report No. 25-041), in accordance with SDMC Sections [159.0211\(b\)\(1\)\(A\)](#) and [159.0211\(b\)\(1\)\(D\)](#) and is consistent with applicable policies.

The Community Plan further states that “the City should encourage the adaptive reuse of historic structures in order to promote their retention and preserve the structural integrity, usefulness, and potential historical value of these buildings” (LJCP, p. 110). While hotel uses are not a permitted use within the LJPD-5A zone pursuant to SDMC Section [159.0302\(a\)\(4\)](#), a Special Use Permit may be granted for Heritage Site-designated structures that are not consistent with the designated land use and density, pursuant to SDMC Section [159.0211\(b\)](#). The proposed project aligns with the policies of the Community Plan by utilizing the adaptive reuse of a designated heritage structure for hotel use.

Project-Related Issues:

A Coastal Development Permit (CDP) is not required for this project. The SDMC generally requires one for development within the Coastal Overlay Zone; however, SDMC Section [126.0704](#) addresses exemptions from this requirement. SDMC Section 126.0704(a)(3) states that improvements that result in an intensification of use are not exempt and defines intensification of use as that which requires more off-street parking than the most recent legal use on the property.

Based on the applicable parking regulations, no off-street parking is required for the proposed single-dwelling unit ([SDMC Table 142-05B](#)), and a total of 19 off-street parking spaces are required for the non-residential portion of the project, consisting of 19 hotel rooms. The project provides 23 vehicular parking spaces, which exceeds the minimum parking required. The parking spaces are existing, the project does not intensify the use, therefore a Coastal Development Permit is not required.

The 23 vehicular parking spaces include 18 standard spaces, two accessible spaces, three carpool/zero-emissions spaces, two motorcycle spaces, and two short-term bicycle spaces. Two accessible parking spaces and two motorcycle parking spaces are located at the basement level of 484 Prospect Street. The remaining vehicular parking spaces are provided within an existing parking easement, as noted in the project plans.

Approval of the Special Use Permit allows the applicant to establish a use that is otherwise not permitted in the zone pursuant to the heritage structure re-use allowances in Section [159.0211\(b\)](#), provided the project satisfies the Special Use Permit and Site Development Permit findings, as well as the standards set forth in Section 159.0211(b). SDMC Section 159.0211(d) for Hotel/Motel Development is not applicable to the LJPD-5A zone.

SDMC Section [159.0211\(b\)\(3\)](#) states that a project may be exempt from the permitted uses, provided it can be proven that it is economically imperative to provide relief from such land use requirements. The Hearing Officer may approve or conditionally approve the exemption if a finding can be made that the use and density will not negatively impact the surrounding neighborhood and will be consistent with the community plan.

As noted in the Resolution, Special Use Permit Finding 159.0210(I), an economic feasibility study prepared for the site (Attachment 10) demonstrates that the proposed hotel use at this location incentivizes the preservation and ongoing maintenance of the property's historical elements by generating economic benefits. A single-dwelling residential use does not achieve a sustainable economic benefit; instead, it represents significant ownership costs. The property is also not economically viable as a rental property because the required minimum rent far exceeds what is achievable in the housing market. Further, as noted in the Community Plan Analysis above, the project maintains the established residential character of La Jolla and does not introduce new uses beyond those already established in the area; therefore, the hotel use will not negatively impact surrounding properties and the neighborhood and will be consistent with the community plan.

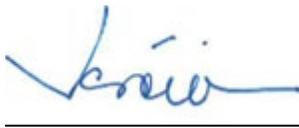
Conclusion:

City staff have reviewed the proposal, including all issues identified through the review process, and have determined that all project issues have been addressed. The project conforms to the Community Plan and the adopted City Council policies and regulations of the Land Development Code. No deviations or variances are necessary or requested. Therefore, draft findings and conditions to support project approval are presented to the Hearing Officer for consideration.

ALTERNATIVES

1. Approve Special Use Permit No. PMT-3331008, with modifications.
2. Deny Special Use Permit No. PMT-3331008, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



Veronica Davison
Development Project Manager
Development Services Department
Attachments:

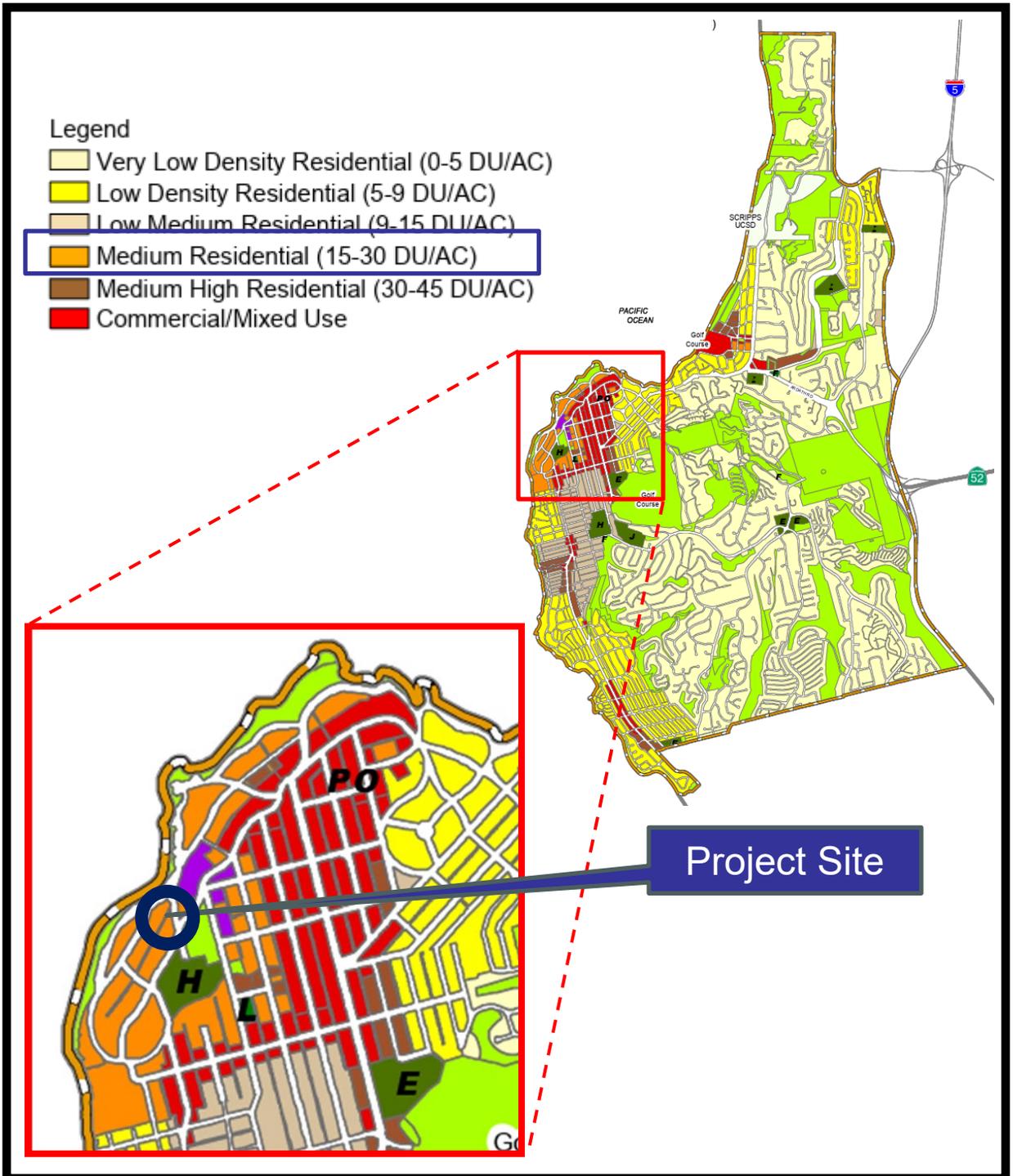
1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photographs
4. Draft Permit with Conditions
5. Draft Permit Resolution with Findings
6. Notice Of Right to Appeal (NORA)
7. La Jolla CPA Recommendation
8. Ownership Disclosure Statement
9. Project Plans
10. Economic Feasibility Analysis



Project Location

484 Prospect Street
Project No. PRJ-1128559

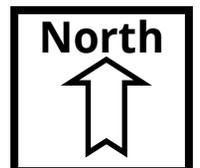






Aerial Photo

484 Prospect Street
Project No. PRJ-1128559



RECORDING REQUESTED BY
CITY OF SAN DIEGO
DEVELOPMENT SERVICES
PERMIT INTAKE, MAIL STATION
DSD-1A

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION DSD-1A

INTERNAL ORDER NUMBER: 24010092

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SPECIAL USE PERMIT (SITE DEVELOPMENT PERMIT) NO. PMT-3331008
484 PROSPECT STREET - PROJECT NO. PRJ-1128559
HEARING OFFICER

This Special Use Permit (Site Development Permit) No. PMT-3331008 is granted by the Hearing Officer of the City of San Diego to ORLI 2 LLC, a California Limited Liability Company, Owner/ Permittee, pursuant to San Diego Municipal Code [SDMC] section 159.0210. The 0.28-acre site is located at 484 Prospect Street in the LJPD-5A (La Jolla Planned District 5A) zone, Coastal Overlay Zone (Appealable and Non-Appealable-Area 2), Coastal Height Limit Overlay Zone, Parking Impact Overlay Zone (Beach Impact), Parking Standards Transit Priority Area, and Transit Priority Area of the La Jolla Community Plan. The project site is legally described as Document 96-31692 in allay of closed lots 48-50, Block 17, of the La Jolla Park Map 0352, City of San Diego, State of California.

Subject to the terms and conditions set forth in this Permit, permission is granted to the Owner/Permittee to preserve and reuse an existing 16,683-square-foot single dwelling unit (SDU), a Historical Resources Board designated Heritage Structure, to include relocation of the SDU to the first floor and a commercial 19-room hotel described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated February 25, 2026, on file in the Development Services Department.

The project shall include:

- a. Preservation and reuse of the existing 16,683 square-foot structure, including an interior remodel to accommodate a commercial 19-room hotel and relocation of the existing SDU to the first floor;
- b. The addition of a bulb-out pedestrian walk and valet parking zone, including a curb extension and installation of a high-visibility crosswalk and enhanced crosswalk paving at the intersection of Prospect Street and Cuvier Street;
- b. Landscaping (planting, irrigation and landscape-related improvements);
- c. Off-street parking, 23 spaces total, including two accessible spaces and two motorcycle spaces within the basement level and 21 spaces within a shared parking easement; and

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

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36-month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by March 12, 2029.
2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
4. This Permit is a covenant running with the subject property, and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies, including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
7. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

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

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

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

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

ENGINEERING REQUIREMENTS:

11. Prior to the issuance of any construction permits, the Owner/Permittee shall obtain an Encroachment Maintenance and Removal Agreement for the access and asphalt pavement within the General Utility Easement right-of-way, in a manner satisfactory to the City Engineer.

12. The development of this project shall comply with all the permanent stormwater requirements of Municipal Stormwater Permit No.2013-0001, or subsequent order, and the current version of the City of San Diego's Stormwater Standards Manual.

13. The development of this project shall comply with all the stormwater construction requirements of the current version of the City of San Diego's Stormwater Standards Manual.

PLANNING/DESIGN REQUIREMENTS:

14. The automobile, motorcycle and bicycle parking spaces must be constructed in accordance with the requirements of the SDMC. All on-site parking stalls and aisle widths shall be in compliance with requirements of the City's Land Development Code and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing by the appropriate City decision maker in accordance with the SDMC.

15. The Single Dwelling Unit shall not be used for a rental term of less than 30 consecutive days.

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

17. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.

TRANSPORTATION REQUIREMENTS

18. Prior to the issuance of any construction permits, the Owner/Permittee shall assure by permit and bond the construction of an eight-foot-wide sidewalk along the Prospect Street project frontage, satisfactory to the City Engineer. These improvements shall be completed and operational prior to first occupancy.

19. Prior to the issuance of any construction permits, the Owner/Permittee shall assure by permit and bond the construction of a five-foot-wide sidewalk along the Cuvier Street project frontage, satisfactory to the City Engineer. These improvements shall be completed and operational prior to first occupancy.

20. Prior to the issuance of any construction permits, the Owner/Permittee shall assure by permit and bond the construction of a curb extension and installation of a high-visibility Continental crosswalk and enhanced crosswalk paving at Cuvier Street at its intersection with Prospect Street, per Exhibit "A", satisfactory to the City Engineer. These improvements shall be completed and operational prior to first occupancy. It should be noted that an Encroachment Maintenance and Removal Agreement (EMRA) will be required for the enhanced crosswalk paving.

21. Prior to first occupancy, the Owner/Permittee shall provide and maintain on-site the following Vehicle Miles Traveled (VMT) reduction measures totaling at least five points as shown in Exhibit 'A', satisfactory to the City Engineer:

- On-Site Bicycle Repair Station (1.5 points)
- Short-Term Bicycle Public Parking Spaces (1.5 Points)
- Intersection Pop-out at Cuvier Street (0.83 Points)

- Installation of enhanced crosswalk paving at Cuvier Street (0.83 points)
- Installation of high-visibility Continental crosswalk striping at Cuvier Street (0.5 points)

These improvements shall be completed and operational prior to first occupancy.

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

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

INFORMATION ONLY:

- The issuance of this discretionary permit alone does not allow the immediate commencement or continued operation of the proposed use on site. Any operation allowed by this discretionary permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Hearing Officer of the City of San Diego on February 25, 2026, and [Approved Resolution Number].

ATTACHMENT 4

Special Use Permit No.: PMT-3331008
Date of Approval: February 25, 2026

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Veronica Davison
Development Project Manager

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

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

ORLI 2 RE LLC
Owner/Permittee

By _____
Maxwell Waitt
MEMBER

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

HEARING OFFICER RESOLUTION NO. _____
SPECIAL USE PERMIT (SITE DEVELOPMENT PERMIT) NO. PMT-3331008
484 PROSPECT STREET - PROJECT NO. PRJ-1128559

RECITALS

The Hearing Officer of the City of San Diego adopts this Resolution based on the following:

A. ORLI 2 LLC, a California Limited Liability Company, Owner/Permittee, submitted an application to the City of San Diego for a Special Use Permit (processed as a Site Development Permit) to preserve and reuse an existing 16,683-square-foot single dwelling unit (SDU), a Historical Resources Board designated Heritage Structure, to include relocation of the SDU to the first floor and a commercial 19-room hotel (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval), for the 484 Prospect Street project.

B. The 0.28-acre site is located at 484 Prospect Street within the La Jolla Community Plan in the LJPD-5A (La Jolla Planned District 5A) zone, the Coastal Overlay Zone (Appealable and Non-Appealable), the Coastal Height Limit Overlay Zone, the Parking Impact Overlay Zone, a Parking Standards Transit Priority Area, and a Transit Priority Area. The project site is legally described as DOCUMENT 96-31692 IN ALLAY OF CLOSED IN LOTS 48-50 BLOCK 17 OF LA JOLLA PARK. MAP 0352, CITY OF SAN DIEGO, STATE OF CALIFORNIA.

C. On November 13, 2025, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guideline Section 15332 (In-fill Development) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520.

D. On February 25, 2026, the Hearing Officer considered Special Use Permit (Site Development Permit) No. PMT-3331008 pursuant to the Land Development Code of the City of San Diego.

ACTION ITEMS

Be it resolved by the Hearing Officer of the City of San Diego:

1. The Hearing Officer adopts the following findings with respect to Special Use Permit (Site Development Permit) No. PMT-3331008:

A. SPECIAL USE PERMIT [SDMC Section 159.0210]

I. The project is consistent with the Purpose and Intent Section of the La Jolla Planned District Ordinance (Section 159.0101).

The 0.28-acre project site is located within the La Jolla Planned District (LJPD-5A) Zone, Coastal Overlay Zone (APP and N-APP-2), Coastal Height Limit Overlay, Parking Impact Overlay (Beach), Parking Standards Transit Priority Area, and Transit Priority Area within the La Jolla Community Plan Area. The existing development surrounding the Property is primarily residential, commercial, and recreational.

The project proposes preserving and reusing a three-story, 16,683-square-foot, heritage structure, currently utilized as a single-dwelling unit (SDU), to provide a 19-room hotel. The project includes relocating the existing SDU to the first floor, an interior remodel to accommodate 19 hotel rooms, and the addition of a bulb-out pedestrian walk and valet parking zone.

The existing three-story structure, which includes an underground garage, was originally designed as a "Nurses Home Building" in conjunction with the former, adjacent Scripps Memorial Hospital. The surrounding neighborhood was largely developed beginning in the late 1880s and consisted of one- and two-story, single-family residential construction. This area has undergone significant changes over recent years, particularly with the construction of new, larger residential and commercial development and the remodeling of existing homes in close proximity to the Property. The architectural styles in and around the Property are eclectic and generally reflect a mix of Spanish, French, Italian, Mediterranean, and Modern/Contemporary designs.

The purpose and intent of the La Jolla Planned District is to retain and enhance the economic, historical, architectural, educational, civic, social, cultural, and aesthetic values and the overall quality of life within the community, and to protect the unique character of La Jolla. The La Jolla Planned District Ordinance (LJPDO) includes the following regulations:

- The maintenance and encouragement of a diversified and balanced land use pattern, including adequate levels of community retail services and residential development opportunities within the commercial areas, while limiting additional office use.

The project will preserve and reuse the existing heritage structure to provide a 19-room hotel, with one designated hotel unit at or below 75 percent of the annual statewide average cost. The project will retain the single-dwelling use on the first floor of the structure. The project is conditioned to ensure that the SDU is not used for a rental term of less than 30 consecutive days.

- The protection and enhancement of scenic vistas to the ocean, shoreline and hillside areas.

The project scope does not involve modifications to the building envelope; therefore, it does not alter existing public ocean views.

- The maintenance of traditional building scale and facades in new commercial developments.

The project does not involve exterior modifications and will retain its original Spanish Revival style.

- The provision of plazas, courtyards, malls, and other public amenities which serve to enhance the pedestrian environment.

The project proposes adding a bulb-out pedestrian walk and valet parking zone, along with two new street trees and amenities, including public bicycle parking spaces and enhanced crosswalk paving.

- The beautification of the streetscape through appropriate landscaping, street furniture, and sidewalk surface treatment.

The project includes the construction of new sidewalks along the property's frontage on both Prospect and Cuvier streets, a bulb-out pedestrian walk, and a valet parking zone, which will enhance pedestrian access and vehicular safety at the intersection of Scripps Lane and Cuvier Street.

- The protection of architecturally, historically and culturally significant structures.

The existing structure was designated as a Heritage Structure on September 25, 2025, by the Historical Resources Board. The structure was found worthy of preservation as an integral part of La Jolla's "cultural heart", along other notable buildings in the area including the Scripps Memorial Hospital, Scripps Clinic, St. James by-the-Sea Episcopal Church, La Jolla Woman's Club and the La Jolla Recreation Center, which collectively, exhibit a cohesive design aesthetic and serve as a cultural hub in the Village of La Jolla.

- The prevention of commercial encroachment into adjacent residential development.

While Hotel Uses are not permitted within the LJPD-5A zone, the project will maintain the residential use and density on the premises. The project is surrounded by existing multi-family residential development to the southwest, as well as Office, Multi-Family, and Hotel Uses across the Scripps Lane Alley. The project maintains the established residential character of La Jolla and does not introduce new uses beyond those already established in the area.

- The preservation of the traditionally diverse and harmonious architectural styles, and design preferences reflecting the community's history, and to encourage complementary design and construction.

The architectural styles in and around the property are eclectic, generally reflecting a mix of Spanish, French, Italian, Mediterranean, and Modern/Contemporary designs. As previously stated, the project does not involve exterior modifications and will retain its original Spanish Revival style.

The proposed adaptive reuse of a historic structure will preserve the structural integrity, usefulness, and potential historical value as recommended in the community Plan ([Heritage Resources Policy No. 3](#)).

The purpose of the La Jolla Planned District is to retain and enhance the economic, historical, architectural, educational, civic, social, cultural, and aesthetic values and the overall quality of life within the community. Specifically, the protection of architecturally, historically and culturally significant structures, per SDMC Section 159.0901(b)(7). The property has undergone modifications and alterations over the years to accommodate various residential and commercial uses. In 1960, the building was converted to commercial use (office space), and in 2012, to single-family use. However, the property retains its original Spanish Revival style and is still recognizable as the nurses' quarters.

A feasibility study was prepared for the project, concluding that commercial use at this location would generate economic benefits and incentivize the preservation and ongoing maintenance of the property as a heritage structure. The proposed hotel use complements the recreational uses of the neighborhood, including hotel uses and is in keeping with the building scale and character of the area. Therefore, the project is consistent with the Purpose and Intent Section of the La Jolla Planned District Ordinance.

II. The project is consistent with the applicable Use and Development Regulations of the La Jolla Planned District Ordinance.

The project site is located at 484 Prospect Street in the LJPD-5A Zone, which allows residential uses and a density range of 15 to 30 dwelling units per acre. While hotel uses are not a permitted use within the LJPD-5A zone pursuant to SDMC Section

159.0302(a)(4), a Special Use Permit may be granted for Heritage Site-designated structures that are not consistent with the designated land use and density, pursuant to SDMC Section 159.0211(b).

On September 25, 2025, the property was established as a Heritage Structure by the Historic Resources Board (HRB report No. 25-041) in accordance with SDMC Sections 159.0211(b)(1)(A) and 159.0211(b)(1)(D) and the La Jolla Planned District Ordinance (LJPDO), which allows the proposal to deviate from the land use and the density requirements of the La Jolla Planned District.

The proposed project aligns with the Community Plan's policies by utilizing the adaptive reuse of a designated heritage structure for hotel use, while maintaining the residential use and density on the premises. The project is surrounded by existing multi-family residential development to the southwest, as well as Office, Multi-Family, and Hotel Uses to the northwest, across the Scripps Lane Alley. The project maintains the established residential character of La Jolla and does not introduce new uses beyond those already established in the area.

Approval of the Special Use Permit allows the applicant to establish a use that is otherwise not permitted in the zone pursuant to the heritage structure re-use allowances in Section 159.0211(b), provided the project satisfies the Special Use Permit and Site Development Permit findings, as well as the standards set forth in Section 159.0211(b). SDMC Section 159.0211(d) for Hotel/Motel Development is not applicable to the LJPDO-5A zone. Therefore, the project is consistent with the applicable Use and Development Regulations of the La Jolla Planned District Ordinance.

III. The project is consistent with the standards identified in Sections 159.0210 and 159.0211.

The project includes relocating the existing single-dwelling unit to the first floor, remodeling the interior to accommodate 19 hotel rooms, and adding a bulb-out pedestrian walk and valet parking zone. The project is consistent with the purpose and intent of the La Jolla Planned District Ordinance and conforms to the regulations intended to protect the unique character of La Jolla by preserving and reusing the existing heritage structure.

The existing three-story structure consists of a 16,683-square-foot living space and an underground garage. It was originally designed as a "Nurses Home Building" in conjunction with the former, adjacent Scripps Memorial Hospital. These buildings were erected adjacent to one another within the 400 block of Prospect Street as an interrelated medical complex. The design of these structures was central to the development of the Spanish Revival style within the surrounding La Jolla neighborhood, which is maintained to date.

The existing structure was designated as a Heritage Structure on September 25, 2025, by the Historical Resources Board. The structure was found to be 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, reflects the impact of her contributions to La Jolla's development. Furthermore, the structure was found worthy of preservation as an integral part of 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 serve as a cultural hub in the Village of La Jolla.

Approval of the Special Use Permit allows the applicant to establish a use that is otherwise not permitted in the zone pursuant to the heritage structure re-use allowances in Section 159.0211(b), provided the project satisfies the Special Use Permit and Site Development Permit findings, as well as the standards set forth in Section 159.0211(b). SDMC Section 159.0211(d) for Hotel/Motel Development is not applicable to the LJPD-5A zone. Therefore, the project is consistent with the standards identified in Sections 159.0210 and 159.0211.

B. SITE DEVELOPMENT PERMIT [SDMC Sections 151.0201(c) and 126.0505(a)]

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

The La Jolla Community Plan (Community Plan, or LJCP) designates the site for Medium Density Residential Uses (15-30 du/ac), and includes the following goals and policies that are relevant to this project:

- Residential Land Use policies include maintaining the existing residential character of the neighborhood by conforming to density regulations and promoting development that is compatible with the existing residential scale.

The project is consistent with the Medium Density Residential designation of the La Jolla Community Plan by maintaining a residential use on the premises. The project supports the Community Plan's goals of providing housing while preserving the established residential character of La Jolla, and it does not introduce non-residential uses that would conflict with surrounding development.

As set forth in Finding A.II above, although a hotel does not conform with the land use designation, a Heritage Site may deviate from the land use and the density requirements of the La Jolla Planned District. The project will preserve the existing heritage structure, and the proposed hotel use complements the recreational uses of the neighborhood, aligning with the building scale and character of the area.

- Heritage Resources policy No. 3 supports “the adaptive reuse of historic structures to encourage their retention in order to preserve the structural integrity, usefulness and potential historic value of these buildings.”

As set forth in Finding A.III above, the property has evolved over time to accommodate various residential and commercial uses, while preserving its original Spanish Revival style. The project does not involve modifications to the building envelope. Therefore, the proposed development will not adversely affect the applicable land use plan.

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

The project will be reviewed for compliance with the regulations of the Land Development Code at the time of construction permit approval. The project permit includes the following conditions:

- Obtaining an Encroachment Maintenance and Removal Agreement for the Improvements within a general utility easement.
- Compliance with the current version of the City of San Diego’s Stormwater Standards.
- Construction of sidewalks along the project frontage (eight feet wide along Prospect Street, and five feet wide on Cuvier Street).
- Provision and maintenance of Vehicle Miles Traveled (VMT) reduction measures to be completed and operational prior to first occupancy, including a bicycle repair station, public bicycle parking spaces, the intersection pop-out at Cuvier Street, and enhanced crosswalk paving and a high-visibility continental crosswalk at Cuvier Street.

The previously disturbed project site is not located within a coastal bluff, beach, or special flood hazard area. In addition, the permit contains specific requirements to ensure compliance with the regulations of the Land Development Code, including those adopted to protect the public health, safety and welfare. Therefore, the Project will not be detrimental to public health, safety, and welfare.

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

As set forth in Findings A.II and B.I, above, which are herein incorporated by reference, the proposed development complies with the regulations of the Land Development and no deviations are requested or required.

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

3. Based on these findings adopted by the Hearing Officer, Special Use Permit No. PMT-3331008 is granted by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms, and conditions as set forth in Special Use Permit No. PMT-3331008, a copy of which is attached to and made a part of this Resolution by this reference.

Veronica Davison
Development Project Manager
Development Services

Adopted on: February 25, 2026

IO#: 24010092

DRAFT



THE CITY OF SAN DIEGO

DATE OF NOTICE: November 13, 2025

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

SAP: 24010092

PROJECT NAME / NUMBER: 484 Prospect / PRJ-1128559

COMMUNITY PLAN AREA: La Jolla

COUNCIL DISTRICT: 1

LOCATION: 484 Prospect St, La Jolla, CA 92037

PROJECT DESCRIPTION: Coastal Development Permit (CDP) and Special Use Permit (SUP) for the reuse of a heritage structure and conversion of an existing 16,683 square-foot single-dwelling unit to a commercial 19-room hotel with interior remodel located at 484 Prospect Street. The project includes the relocation of existing single-family unit to the first floor and the addition of a bulb-out pedestrian walk and a valet parking zone at 484 Prospect Street. The 0.28-acre site is in the La Jolla Planned District-5A Base Zone, Coastal (Non-Appealable and Appealable) Overlay Zone within the La Jolla Community Plan Area. Council District 1. **LEGAL DESCRIPTION:** DOCUMENT 96-31692 IN ALLAY OF CLOSED IN LOTS 48-50 BLOCK 17 OF LA JOLLA PARK. MAP 0352, CITY OF SAN DIEGO, STATE OF CALIFORNIA

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego Hearing Officer

ENVIRONMENTAL DETERMINATION: Categorically exempt from CEQA pursuant to CEQA State Guidelines Section 15332 (In-fill Development)

ENTITY MAKING ENVIRONMENTAL DETERMINATION: City of San Diego

STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION: The City of San Diego determined that the project would qualify to be categorically exempt from CEQA pursuant to Section 15332 (In-fill Development). The project meets the criteria set forth in CEQA Guidelines Section 15332, as the project (a) would be consistent with the general plan designation and applicable general plan policies as well as with the zoning designation and regulations; (b) is within City limits on a site less than five acres (0.28-acre site) and is substantially surrounded by urban use; (c) the site was previously developed and has no value as habitat for endangered, rare, or threatened species, (d) would not result in any significant effects relating to traffic, noise, air quality, or water quality as these issue areas have been analyzed by subject matter experts who determined that impacts would be less than significant; and (e) would

continue to be served by all required utilities and public services. The exceptions listed in CEQA Guidelines Section 15300.2 would not apply considering the project would not significantly contribute to a cumulative impact; there are no unusual circumstances relating to the proposed project or site that would result in the project having a significant effect on the environment; the project site is not mapped within or adjacent to a state scenic highway; the project is not located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code; and the project site does not contain an individually designated resource and is not located within a designated historic district. **The site is not included on any list compiled pursuant to Government Code Section 65962.5 for hazardous waste sites.**

DEVELOPMENT PROJECT MANAGER: Veronica Davison
MAILING ADDRESS: 7650 Mission Valley Road, MS DSD-1A, San Diego, CA
92108
PHONE NUMBER / EMAIL: (619) 446-5462 / HDavison@sandiego.gov

On November 13, 2025 the City of San Diego (City), as Lead Agency, has made the above-referenced environmental determination pursuant to the California Environmental Quality Act (CEQA). This determination is appealable to the City Council. If you have any questions about this determination, contact the City Development Project Manager listed above.

Applications to appeal CEQA determination made by staff (including the City Manager) to the City Council must be filed in the office of the City Clerk by 5:00pm within ten (10) business days from the date of the posting of this Notice (December 1, 2025). Appeals to the City Clerk must be filed by email or in-person as follows:

- 1) Appeals filed via E-mail: The Environmental Determination Appeal Application Form [DS-3031](#) can be obtained at <https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031>. Send the completed appeal form (including grounds for appeal and supporting documentation in pdf format) by email to Hearings1@sandiego.gov by 5:00p.m. on the last day of the appeal period; your email appeal will be acknowledged within 24 business hours. You must separately mail the appeal fee by check payable to the City Treasurer to: City Clerk/Appeal, MS 2A, 202 C Street, San Diego, CA 92101. The appeal filing fee must be United States Postal Service (USPS) postmarked) before or on the final date of the appeal. Please include the project number on the memo line of the check.
- 2) Appeals filed in person: Environmental Determination Appeal Application Form [DS-3031](#) can be obtained at <https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031.pdf>. Bring the fully completed appeal application [DS-3031](#) (including grounds for appeal and supporting documentation) to the City Administration Building- Public Information Counter (Open 8:00am to 5:00pm Monday through Friday excluding City-approved holidays), 1st Floor Lobby, located at 202 C Street, San Diego, CA 92101, by 5:00pm on the last day of the appeal period. The completed appeal form shall include the required appeal fee, with a check payable to: City Treasurer.

This information will be made available in alternative formats upon request.

Page 3	City of San Diego · Information Bulletin 620	August 2018
	City of San Diego Development Services 1222 First Ave., MS-302 San Diego, CA 92101	Community Planning Committee Distribution Form
	Project Name: ORLI Hotel	Project Number: PRJ-1128559
Community: La Jolla		
<p>For project scope and contact information (project manager and applicant), log into OpenDSD at https://aca.accela.com/SANDIEGO.</p> <p>Select "Search for Project Status" and input the Project Number to access project information.</p>		
<input checked="" type="radio"/> Vote to Approve <input type="checkbox"/> Vote to Approve with Conditions Listed Below <input type="checkbox"/> Vote to Approve with Non-Binding Recommendations Listed Below <input type="checkbox"/> Vote to Deny		Date of Vote: July 09, 2025
# of Members Yes 13	# of Members No 0	# of Members Abstain 1
Conditions or Recommendations: none		
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)		
NAME: ADRIANFERAL		
TITLE: SECRETARY	DATE: July 29, 2025	

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

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

DS-5620 (08-18) ONLINE FORM



Ownership Disclosure Statement

Permit/Approval Type: Check the appropriate box for permit/approval and type(s) requested (See [Project Submittal Manual](#)):

Development Permit: _____

Subdivision Approval: _____

Policy Approval: _____

Project Title: _____ **Project No. For City Use Only:** _____

Project Location/Address/Accessor's Parcel Number:

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

Individual Partnership Corporation Limited Liability -or- General – What State? _____

Corporate Identification No.: _____ Trust - Date of Trust: _____

City of San Diego/Asset Management Department: _____

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property. On the second page of this form, please list the owner(s), the applicant(s), and other financially interested persons of the above-referenced property. A financially interested party includes any individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver or syndicate with a financial interest in the application, or:

Important Instructions

1. If the applicant includes a corporation or partnership, include the names, titles, and addresses of all individuals owning more than 10% of the shares.
2. If it's a publicly owned corporation, include the names, titles, and addresses of the corporate officers.
3. If any person is a nonprofit organization or a trust, list the names and addresses of ANY person serving as an officer, director, trustee or beneficiary of the nonprofit organization.
4. The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least 30 days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.
5. A signature is required of at least one of the property owners.
6. Attach additional pages if needed.

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

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

Marengo Morton Architects, Inc. is providing, by agreement with certain parties, materials stored electronically. The parties recognize that data, plans, specifications, reports, documents, or other information recorded on or transmitted as electronic media (including but not necessarily limited to "CAD documents") are subject to unintentional alteration, either intentional or unintentional, due to, among other causes, transmission, conversion, media degradation, software error, or human alteration. Accordingly, all such documents are provided to the 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 and stamped hard copies with the signatures of the Architect of Record are the Architect's Instruments of Service and are the only true contract documents of record.

SHEET TITLE
TITLE SHEET

TS01

SHEET INDEX

ARCHITECTURAL :

TS01	Title Sheet
GN1	Easement and Parking Agreement
GN2	Easement and Parking Agreement
GN3	Coastal Diagram
GN4	La Jolla Improv 6
A010	Existing Site Plan
A011	Proposed Site Plan
A011.1	Enlarged Intersection Pop-Out
A020	Existing Basement Plan
A021	Existing Sub-Level 1 Floor Plan
A022	Existing 1st Floor Plan
A023	Existing 2nd Floor Plan
A024	Proposed Basement Plan
A025	Proposed Sub-Level 1 Floor Plan
A026	Proposed 1st Floor Plan
A027	Proposed 2nd Floor Plan
A060	Proposed Section
A061	Proposed Section
A062	Proposed Section

PROJECT TEAM

OWNER'S

Maxwell and Hailey Waitt - Enzi LLC
Email: max@waitt.com
Cell: (858) 722-6199

ARCHITECT

Marengo Morton Architects
7724 Girard Avenue, Second Floor
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Cell: (619) 417-1111

HISTORIAN

Scott Moomjiam
5173 Waring Road #145,
San Diego, CA 92120
Telephone: (619) 230-1770

SCOPE OF WORK

PROJECT SCOPE

Special Use Permit for the reuse of a heritage structure and conversion of an existing 16,683 square-foot single-dwelling unit to a commercial 19-room hotel with interior remodel located at 484 Prospect Street. 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 at 484 Prospect Street. The 0.28-acre site is in the LJPD-5A Base Zone, Coastal (Non-Appeal and Appeal) Overlay Zone, Coastal Height Limit Overlay, Parking Impact Overlay (Beach), Parking Standards Transit Priority Area within the La Jolla Community Plan Area. Council District 1.

VICINITY MAP



PROJECT DATA

PROJECT INFORMATION		
PROJECT ADDRESS:	484 PROSPECT STREET, LA JOLLA CA 92037	
ASSESSORS PARCEL NUMBER:	350-300-2800	
LEGAL DESCRIPTION: DOCUMENT 96-31692 IN ALLAY OF CLOSED IN LOTS 48-50 BLOCK 17 OF LA JOLLA PARK. MAP 0352, CITY OF SAN DIEGO, STATE OF CALIFORNIA		
YEAR BUILT: 1925		
BUILDING CODE:	CALIFORNIA RESIDENTIAL CODE (CRC), 2022 EDITION & ASSOCIATED AMENDMENTS IN SDMC, CALIFORNIA BLDG. CODE (CBC) BASED ON 2022 IBC, NATIONAL ELECTRICAL CODE (NEC), 2022 EDITION, NATIONAL MECHANICAL CODE (CMC), 2022 EDITION, CALIFORNIA PLUMBING CODE (CPC), 2022 EDITION, SAN DIEGO COUNTY MUNICIPAL CODE (SDC), PROJECT SHALL COMPLY WITH TITLE 24 AND 2022 CBC, 2022 CMC AND 2022 SPC AND THE 2022 CEC.	
OCCUPANCY TYPE: R3 Existing, R2 Proposed		
NUMBER OF DWELLINGS: 1		
CONSTRUCTION TYPE: TYPE V-B		
NUMBER OF STORIES: BASEMENT + 3 STORIES		
LOT AREA: 12,340 SF		
ZONING INFORMATION		
ZONE: LJPD-5A		
OVERLAY ZONES: Coastal Overlay Zone (COZ) N-APP-2, Coastal Height Limit Overlay Zone (CHLOZ) Parking Impact Overlay Zone (PIOZ), Transit Priority Zone (TPA)		
GEO HAZARD ZONE: 53		
SETBACKS CORNER STREET	Existing	
FRONT (STREET FRONTAGE):	16	
STREET SIDE:	0	
ALLEY SIDE:	0	
REAR:	0	
BUILDING HEIGHT LIMITATIONS:	30'	
Max. FLOOR AREA RATIO (F.A.R.):	1.5	1.35 (Existing)
PARKING SPACES: 20		
BUILDING AREAS:	EXISTING	PROPOSED
BASEMENT:	2,103 SF	2,103 SF
FIRST FLOOR:	4,970 SF	4,970 SF
SECOND FLOOR:	5,410 SF	5,410 SF
THIRD AREA:	4,200 SF	4,200 SF
TOTAL AREA:	16,683 SF	16,683 SF
BASEMENT BALCONY/TERRACE:	0 SF	0 SF
FIRST FLOOR BALCONY/TERRACE:	384 SF	384 SF
SECOND FLOOR BALCONY/TERRACE:	682 SF	682 SF
THIRD FLOOR BALCONY/TERRACE:	1,721 SF	1,721 SF
TOTAL EXTERIOR AREA:	2,787 SF	2,787 SF
LANDSCAPE REQUIRED:		
LANDSCAPE PROVIDED:		
LOT AREA 12,340 SF		
PROPOSED F.A.R. 1.35= 16,683		
ALLOWABLE F.A.R. 1.5 x 12,340 = 18,510 SF		
EXISTING IMPERVIOUS AREA		
PROPOSED IMPERVIOUS AREA		



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Orti 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
 Parking and Easment Notes

GN1

DOC# 2020-0101747
 RECORDING REQUESTED BY CALIFORNIA TITLE COMPANY
 When recorded, return to:
 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 THIRD AMENDMENT TO AMENDED AND RESTATED DECLARATION OF RESTRICTIONS AND CONVEYANCE OF EASEMENTS (the "Amendment") is made as 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, L.L.C., 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 that 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 the "La Jolla Property" as defined therein, and recorded in the Official Records of the San Diego County Recorder's Office on January 23, 1996 at Document No. 1996-0031686 (the "Original Declaration"), as amended by: (a) that certain First Amendment to Amended and Restated Declaration of Restrictions and Conveyance of Easements dated as of April 2, 1997, and recorded in the Official Records of the San Diego County Recorder's Office on April 7, 1997 at Document No. 1997-0158027 (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 Easement 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 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.

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.

US-DOCS\113734049.1

[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: BCR Management, Inc., a California corporation, its Managing General Partner
 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)

US-DOCS\113734049.1

"484 Prospect"
 484 PROSPECT INVESTORS, L.L.C., 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)

US-DOCS\113734049.1

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 in accordance with Section 5.2 of the Declaration.

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."

US-DOCS\113734049.1

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. 2018-0489283, 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 GAGHAN
 Name: DAVID GAGHAN
 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. HACKETT, a notary public in and for said State, personally appeared DAVID GAGHAN, 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. Hackett
 My commission expires 7/24/2020
 US-DOCS\113734049.1

US-DOCS\113734049.1

US-DOCS\113734049.1

EXHIBIT A
Relocation of 21 NA Parking Spaces

See attached.

US-DOCS\113734049.1



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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Orti 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

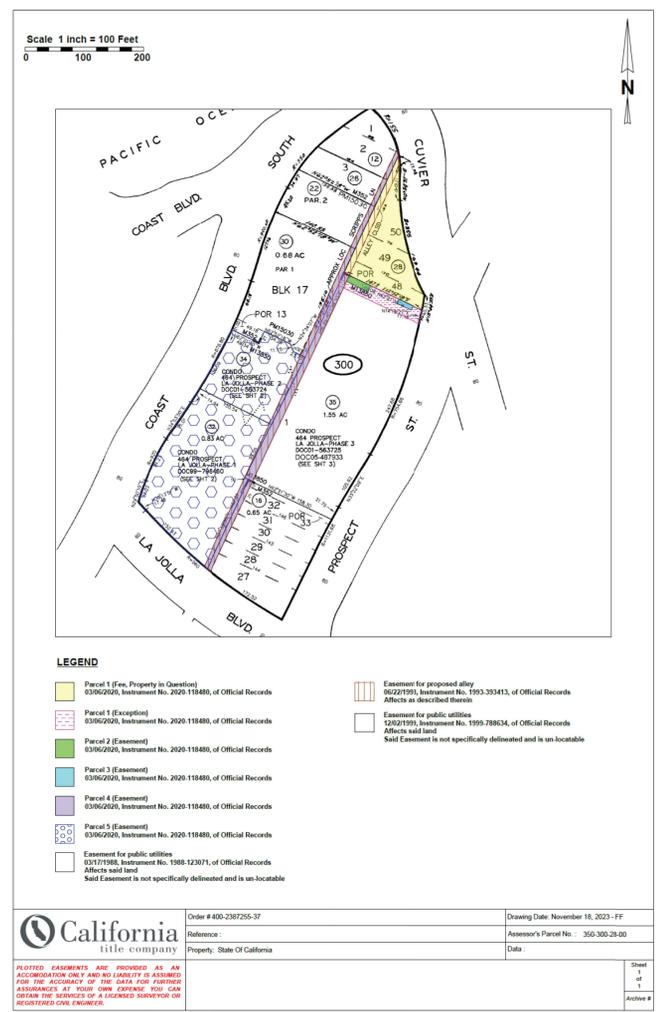
DRAWN BY MS

DATE 10/23/2025

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SHEET TITLE
Parking and Easment Notes

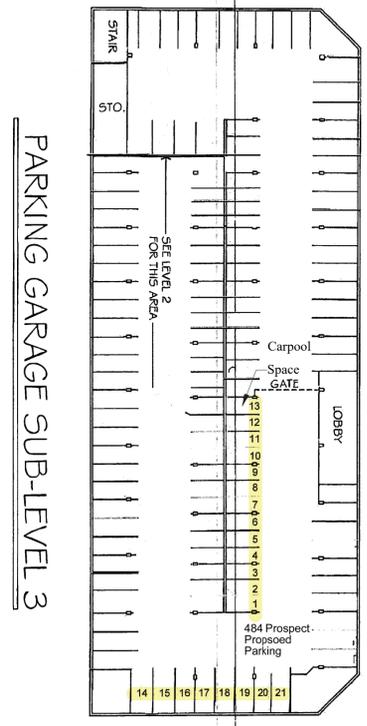
GN2



California title company	Order # 400-2387255-37	Drawing Date: November 18, 2023 - FF
	Reference:	Assessor's Parcel No: 350-300-28-00
	Property: State Of California	Date:

PLOTTED EASEMENTS ARE PROVIDED AS AN ACCORDION ONLY AND LIABILITY IS ASSIGNED FOR THE ACCURACY OF THE DATA FOR FURTHER ASSURANCES AT YOUR OWN EXPENSE. YOU CAN OBTAIN THE SERVICES OF A LICENSED SURVEYOR OR REGISTERED CIVIL ENGINEER.

Parking Spaces Proposed to Convey With Sale of 484 Prospect



CERTIFICATION PURSUANT TO GOVERNMENT CODE SECTION 27361.7

CALIFORNIA TITLE COMPANY
2365 NORTHSIDE DRIVE, STE. 250
SAN DIEGO, CA 92108
(Place of Execution)

I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOLLOWING MATERIAL IS A TRUE COPY OF THE ORIGINAL MATERIAL CONTAINED IN THIS DOCUMENT

DATE: FEBRUARY 27, 2020
Signature of Declarant: DAVE TURNER
Name of Declarant

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

(Seal)
B. Hockett
NOTARY PUBLIC
STATE OF WISCONSIN



2365 Northside Drive, Suite 250 | San Diego, CA 92108 | 619-516-5227

Government Code 27362.7

I certify under penalty of perjury that the notary seal on the document to which this statement is attached reads as follows:

Name of the Notary: M.C MURPHY-CAMPAGNOLO

Commission Number: 2212294 Date Commission Expires: SEP 28, 2021

County Where Bond Is Filed: SAN DIEGO

Manufacturer/Vendor Number: NNAL

Place of Execution: California Title Company, San Diego, California

Signature: DAVE TURNER Date: FEBRUARY 27, 2020



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Orli Hotel
 484 Prospect Street
 La Jolla, CA 92037

REVISIONS	
08/02/2024	PROJECT START
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△
△
△

PHASE Coastal

PROJECT NO. 2024-14

REVIEWED BY CAM

DRAWN BY MAS

DATE 3/19/2025

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SHEET TITLE Coastal Diagram

GN3

S:\Projects\2024 - Projects\Orli Hotel\Agency\1-Cosast\Package2\Submittal\2nd Submittal\DWG's and PDF's\Sherno\A010 Site Plan.dwg May 15, 2025 3:11 pm

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

You don't often get email from 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

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).

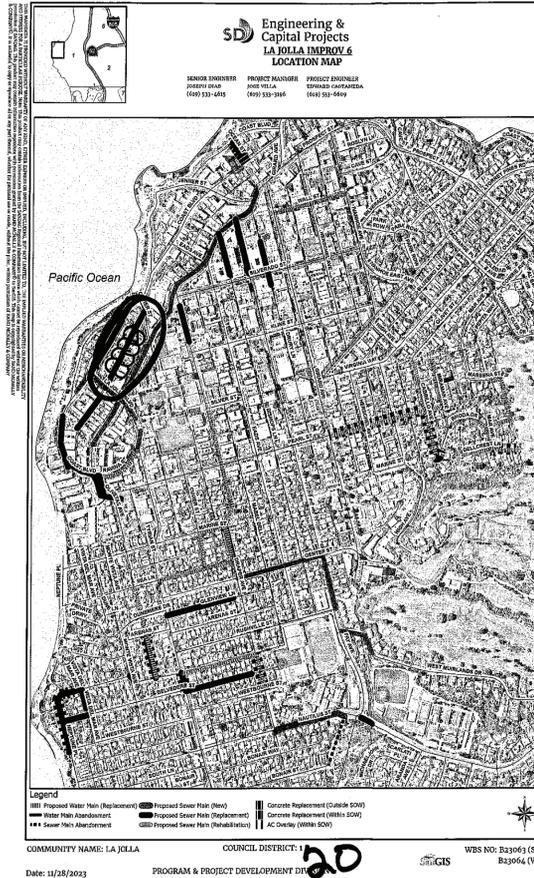
Thank you in advance,

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

External Email: Please Use Caution.

External Email: Please Use Caution.

19



20

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. [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
 (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

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

18



Marengo Morton Architects

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Orli Hotel
 484 Prospect Street
 La Jolla, CA 92037

REVISIONS	
08/02/2024	PROJECT START
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8/7/2025	4TH COASTAL SUBMITTAL



PHASE Coastal

PROJECT NO. 2024-14

REVIEWED BY CAM

DRAWN BY MS

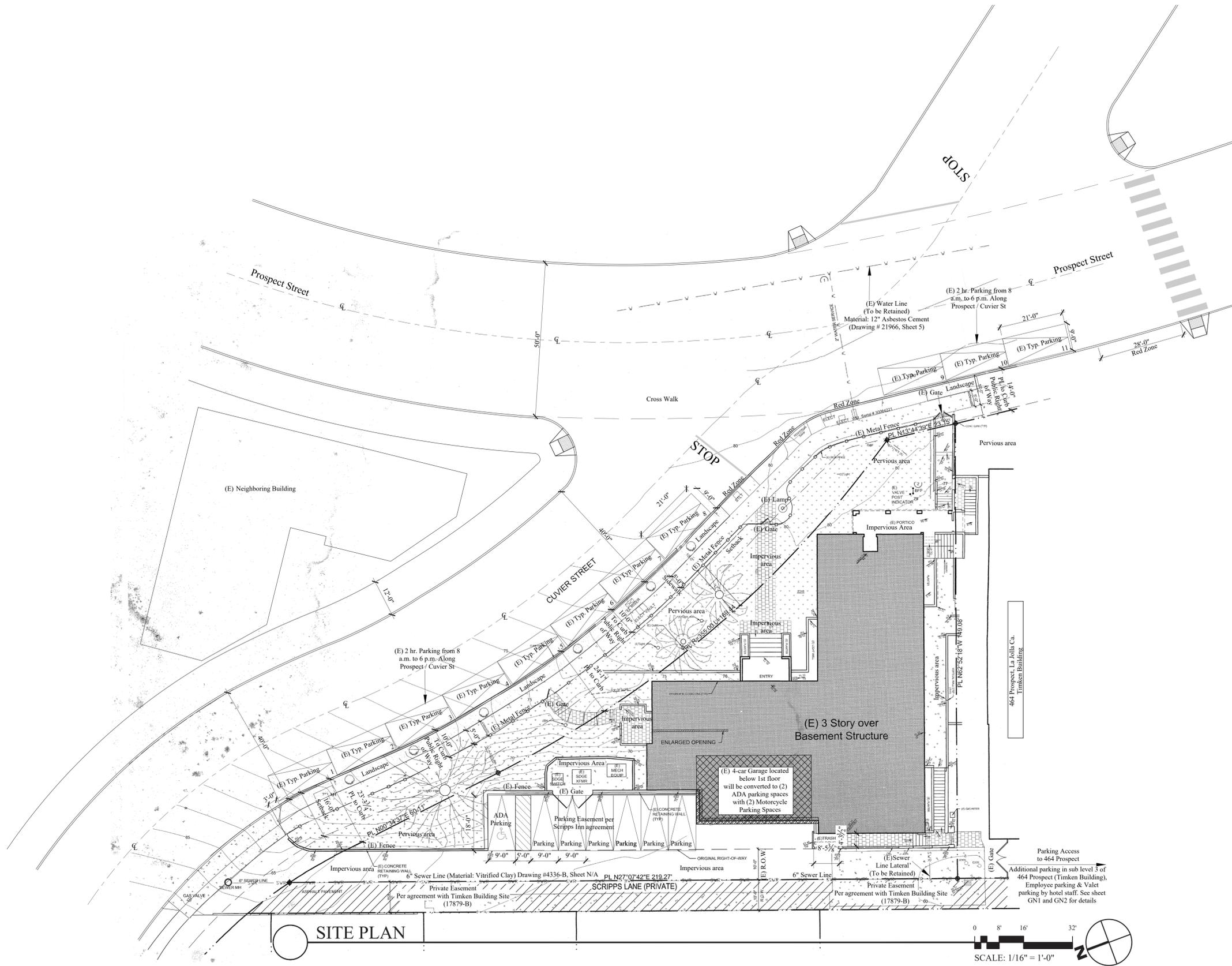
DATE 10/23/2025

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SHEET TITLE Water and Sewer Maintenance

GN4

S:\Projects\2024-14-484 Prospect\Orti Hotel\Agency\1-Central\Package\5th submittal\DWG and PDF\Sheets\A010 Site Plan.dwg, Oct 23, 2025, 5:46pm



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	
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.



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Orti Hotel
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REVISIONS	
08/02/2024	PROJECT START
12/20/2024	1ST CITY SUBMITTAL
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PHASE Coastal

PROJECT NO. 2024-14

REVIEWED BY CAM

DRAWN BY MAS

DATE 10/23/2025

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SHEET TITLE
 EXISTING SITE PLAN

A010

S:\Projects\2024-14-484 Prospect\Orli Hotel\Agency\1-Consent Packages\5th submittal\DWG's and PDF's\Sheets\A010 Site Plan.dwg, Nov. 12, 2025, 8:50am

VMT Reduction Measures

- 1 Intersection Pop-out or curb extensions at mid-block crosswalk (VMT Reduction Measure #2 .83 Points)
- 2 Installation of high-visibility **Continental Crosswalk Striping** at adjacent intersection (VMT Reduction Measure #3 for .5 points)
- 3 Installation of **brick pavers** for enhanced crosswalk paving at adjacent intersection (VMT Reduction Measure #4 for .83 points)
- 4 On-Site Bicycle repair station (VMT Reduction Measure #12 1.5 points)
- 5 Short-Term bicycle public parking spaces (VMT Reduction Measure #16 1.5 Points)

Site Plan Keynotes

6 (E) Impervious Area	13 (N) Curb ramp per SDG-131
7 (E) Pervious Area	14 (N) ADA Access
8 (E) Back Flow Preventor	15 (E) Concrete retaining wall (Typ)
9 (E) Lamp	16 (E) Trash enclosure
10 (E) Metal Fence	17 (N) 13ft Diameter, Circular design with brick pavers
11 (E) Gate	
12 (N) Valet Station	

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

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.

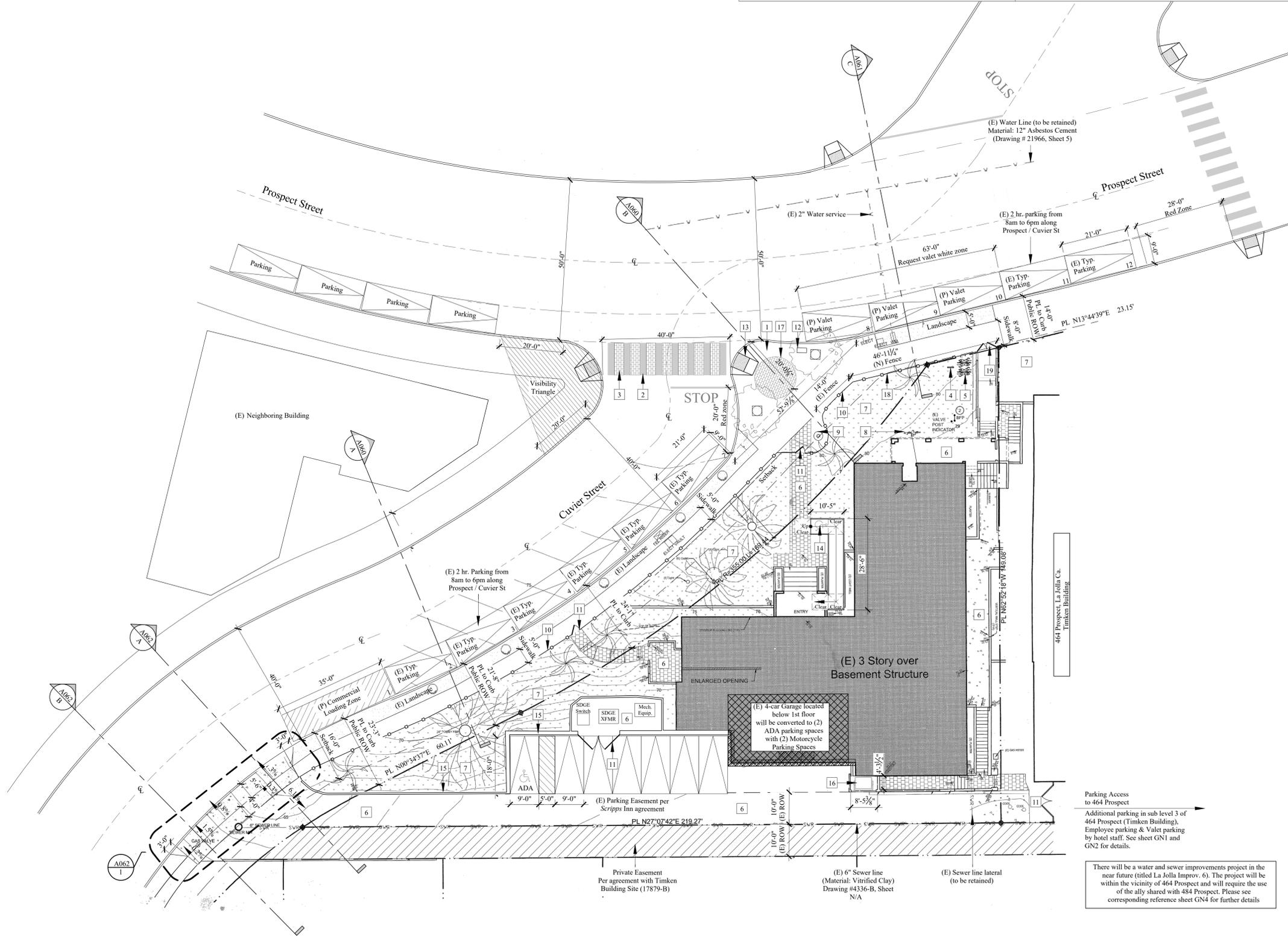
PARKING TABLE

(E) Single-Family Residence W./ (E) 4-Car Garage
 (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

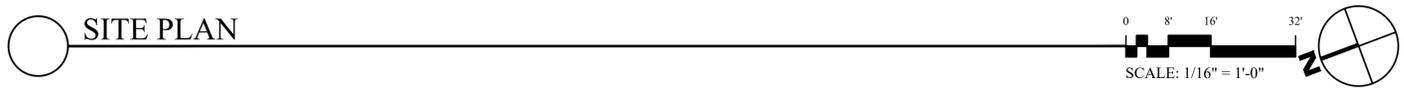
	Amount of Parking Required	Spaces Provided
Hotel Rooms (1 Parking Space Per Room) Per. Table 142-05G	19	21
Single Family Residence (2 Spaces Required Per. Table 142-05C)	2	2
TOTAL	21	23

21 Parking Spaces are for the Hotel's operation which includes the following within the 21 spaces Broken down

	Amount of Parking Required	Spaces Provided
Standard Parking Spaces (9'-0"x18'-0") (See Sheet GN2)	17	18
Accessible Spaces (2 spaces Required) Per. SDMC 142.0531(d) Included in the 21 Hotel Spaces	2	2
Carpool (1 space required) Per SDMC 142.0530(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 142.0530(d)(1)(B)(ii) Included in the 21 Hotel Spaces	1	2
TOTAL	21	23



Parking Access to 464 Prospect
 Additional parking in sub level 3 of 464 Prospect (Timken Building), Employee parking & Valet parking by hotel staff. See sheet GN1 and GN2 for details.
 There will be a water and sewer improvements project in the near future (titled La Jolla Improv. 6). The project will be within the vicinity of 464 Prospect and will require the use of the ally shared with 484 Prospect. Please see corresponding reference sheet GN4 for further details



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Orli Hotel
 484 Prospect Street
 La Jolla, CA 92037

REVISIONS

08/02/2024	PROJECT START
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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



Marengo Morton Architects

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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
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PROJECT NO.	2024-14
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REVIEWED BY	CAM
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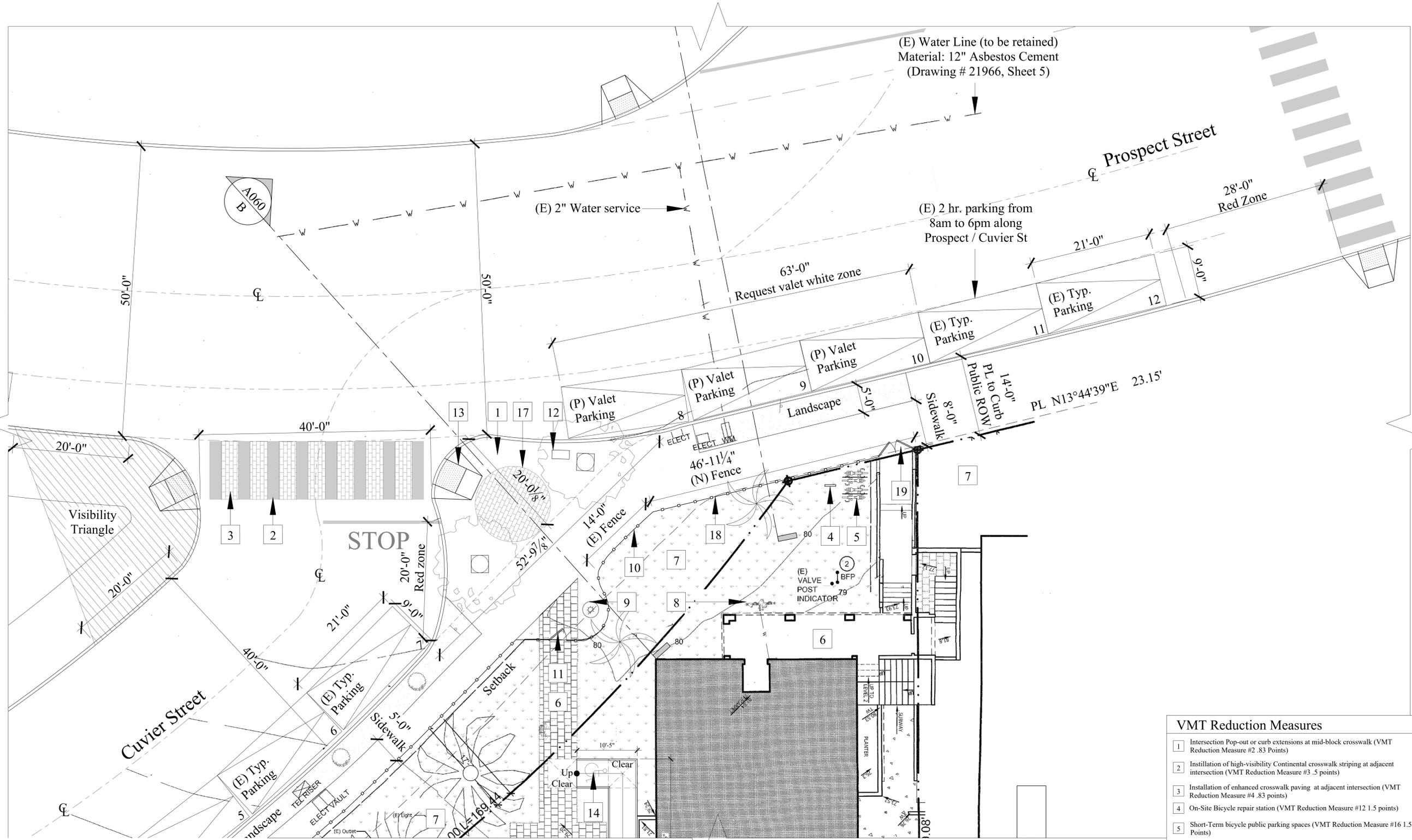
DRAWN BY	MAS
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DATE	11/12/2025
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SHEET TITLE	PROPOSED SITE PLAN
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A011.1

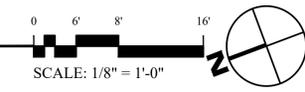


VMT Reduction Measures

- Intersection Pop-out or curb extensions at mid-block crosswalk (VMT Reduction Measure #2 .83 Points)
- Installation of high-visibility Continental crosswalk striping at adjacent intersection (VMT Reduction Measure #3 .5 points)
- Installation of enhanced crosswalk paving at adjacent intersection (VMT Reduction Measure #4 .83 points)
- On-Site Bicycle repair station (VMT Reduction Measure #12 1.5 points)
- Short-Term bicycle public parking spaces (VMT Reduction Measure #16 1.5 Points)

Site Plan Keynotes

- | | |
|--------------------------------------|---|
| 6 (E) Impervious Area | 17 (N) 13ft Diameter, Circular design with brick pavers |
| 7 (E) Pervious Area | 18 (N) Metal Fence |
| 8 (E) Back Flow Preventor | 19 (N) Gate |
| 9 (E) Lamp | |
| 10 (E) Metal Fence | |
| 11 (E) Gate | |
| 12 (N) Valet Station | |
| 13 (N) Curb ramp per SDG-131 | |
| 14 (N) ADA Access | |
| 15 (E) Concrete retaining wall (Typ) | |
| 16 (E) Trash enclosure | |

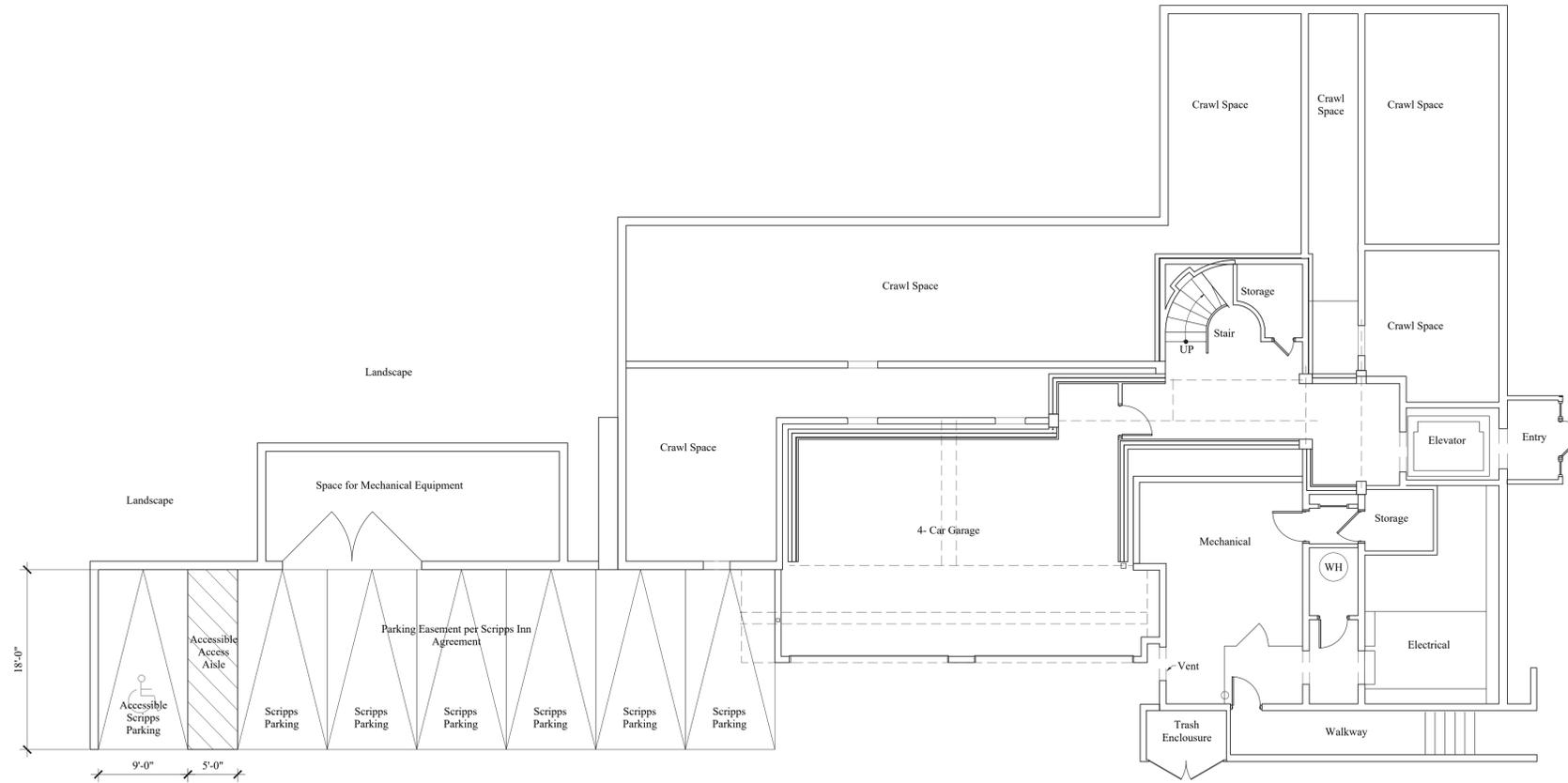


S:\Projects\2024 - Projects\2024 - 14-484 Prospect - Orli Hotel - Agency\1-Coastal Package\5th submittal\5th submittal DWG's and PDF's\Sheets\A011 Site Plan.dwg, Nov 12, 2025 - 8:53am

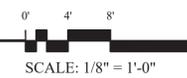
S:\Projects\2024-14-04 Prospect Orti Hotel-Agency\1-Causal Package\5th submittal\5th submittal\DWG\5 and PDF\5\Sheet\A020 - Existing-FP (Basement).dwg Oct 23, 2025 5:50pm

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 1/4" 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.



EXISTING BASEMENT PLAN



Marengo Morton Architects
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 Michael Morton AIA
 Claude Anthony Marengo DESA



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Orti 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 10/23/2025

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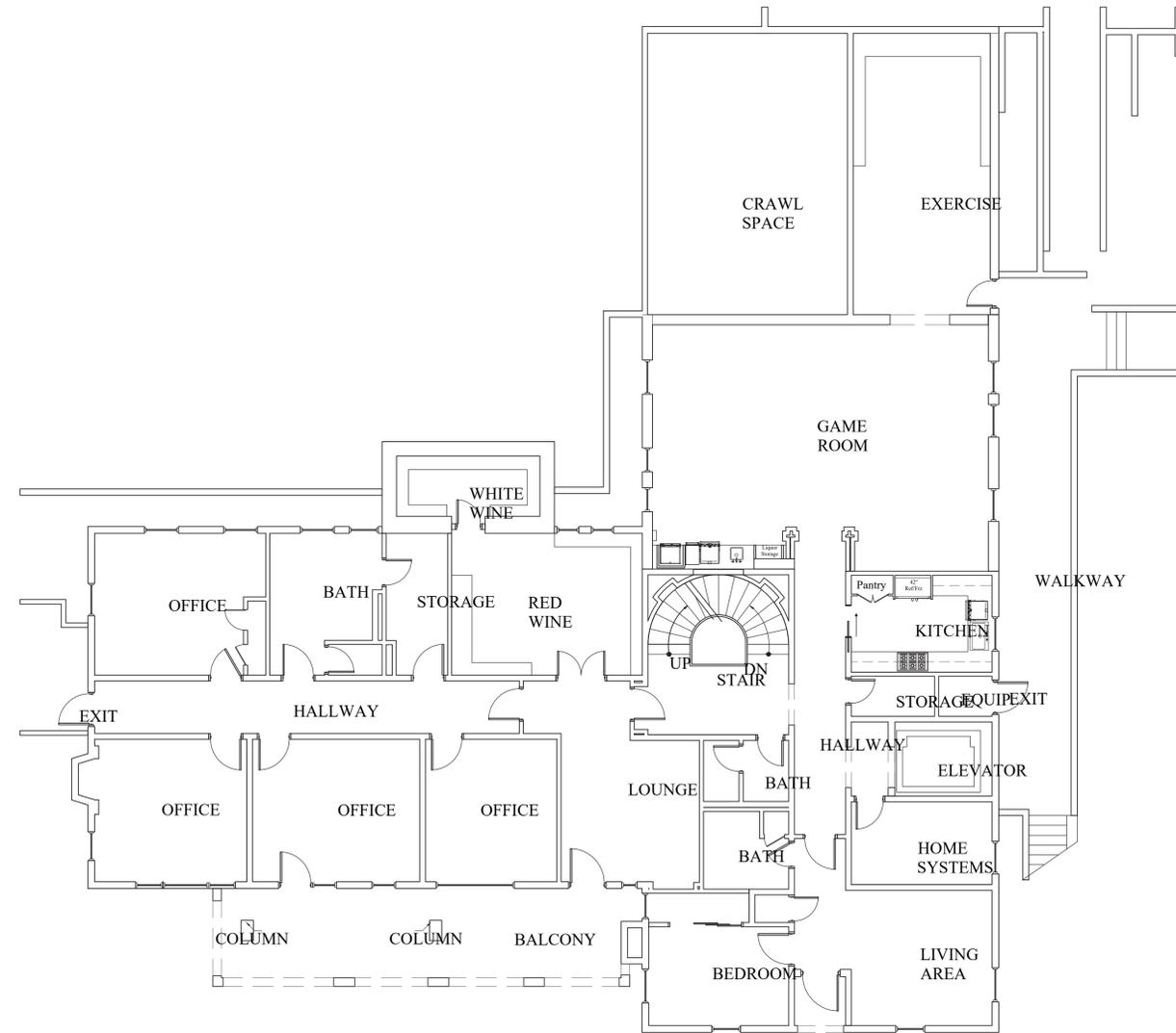
SHEET TITLE
 EXISTING BASEMENT PLAN

A020

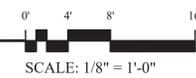
S:\Projects\2024-14-144 Prospect Orti Hotel-Agency\1-Causal Package\5th submittal\DWG's and PDF's\Sheet\A021 - 1-Existing-FP.dwg Oct 23, 2025 5:59pm

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 1/4" 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.



EXISTING SUB-LEVEL 1 FLOOR PLAN



Marengo Morton Architects

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Orti 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
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PROJECT NO.	2024-14
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REVIEWED BY	CAM
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DRAWN BY	TG
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DATE	10/23/2025
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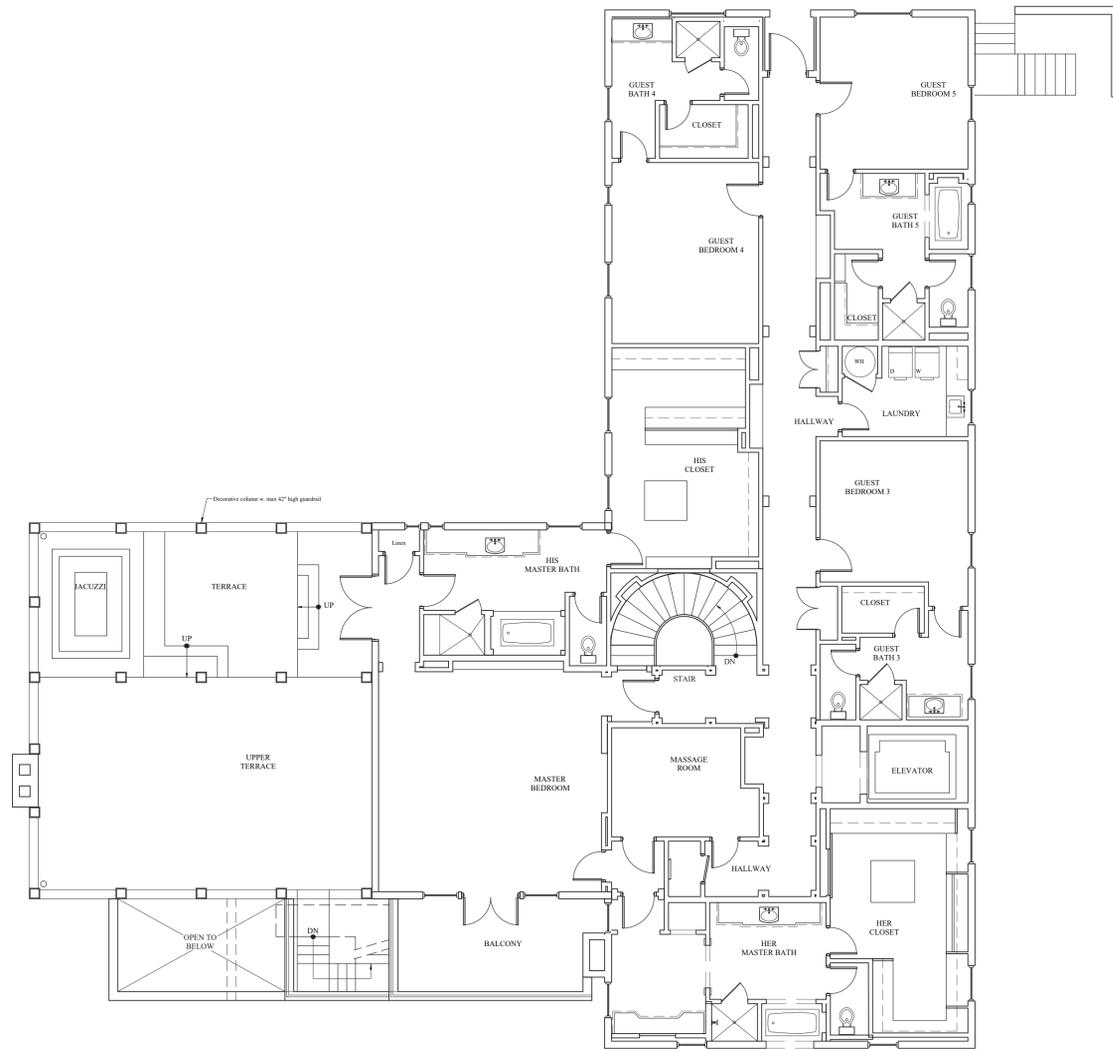
SHEET TITLE
EXISTING 1st FLOOR PLAN

A021

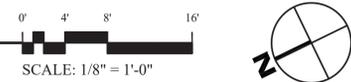
S:\Projects\2024-14-044 Prospect Orti Hotel\Agency\1-Casual Package\5th submittal\DWG's and PDF's\Sheets\A023 - Existing FP.dwg Oct 23 2025 5:50pm

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 1/4" 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/dm. Wall. Interior wall dimensions to center line of stud.
For additional project information see additional sheets.



EXISTING SECOND FLOOR PLAN



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Orti 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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SHEET TITLE
 EXISTING 3rd FLOOR PLAN

A023

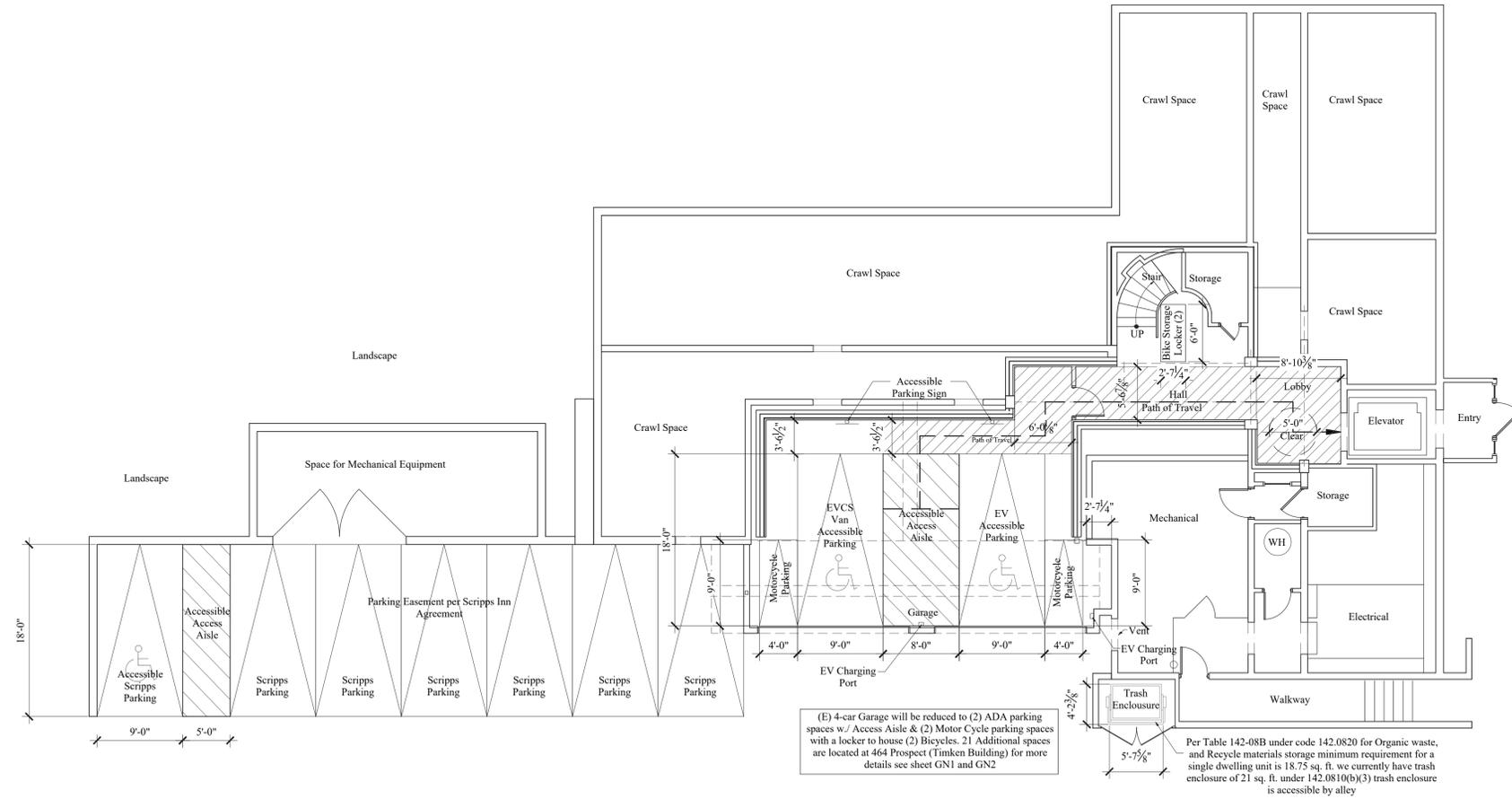
S:\Projects\2024\14-048\Project\Orti Hotel\Agency\1-Causal Package\5th submittal\DWG\and PDF\5-Sheets\A024 - Proposed 0 Floor Plan (Basement).dwg - Occ:23/2025-5:55pm

HERS NOTES

- An electronically signed and registered installation certificate(s) (eI2r) posted by the installing contractor shall be submitted to the field inspector during construction at the building site. a registered eI2r 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 eI1r. certificate of occupancy will not be issued until forms eI2rs reviewed and approved.
- An electronically signed and registered certificate(s) of field verification and diagnostic testing (eF3r) shall be posted at the building signed and registered certificate(s) of field verification and diagnostic testing (eF3r) shall be posted at the building site by a certified hers rater. a registered eF3r 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 eI2r. certificate of occupancy will not be issued until eF3r is reviewed and approved.

FLOOR PLAN NOTES

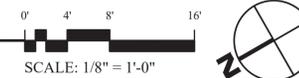
- All dimensions shall be field verified. any discrepancies affecting project layout shall be brought to the attention of the architect and the issues resolved prior to proceeding with the work in question.
- Refer to site plan for site and utility info.
- For door and windows see schedules on a-8.1.
- Insulation: 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.
- 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.e. sec. 310.9.1.3.
- Attic/underfloor installation must comply with sections 904, 908, and 909 of the california mechanical code (cmc)
- Provide 5 air changes per hour for bathroom and laundry room ventilation.
- 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.
- Whole building ventilation: indoor air quality exhaust fan with ventilation rate of 120 cfm.
- 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.
- 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 fl. cre r307.2
- 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
- All plumbing fixtures and fittings will be water conserving
- 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.
- 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
- 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.
- 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 sign or means shall be used to identify the structure. premises identification shall conform to cbc section 501.2.
- 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.
- All luminaries shall be high efficacy and shall have a manual on/off in addition to a vacancy sensor 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 4.506.1)."
- 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.
- 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 1/8" to the outside to assure no water stands on the horizontal surface.
- 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.
- 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 - 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
 - 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 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/ldm. Wall. Interior wall dimensions to center line of stud.
For additional project information see additional sheets.

PROPOSED BASEMENT PLAN



Marengo Morton Architects

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Orti Hotel
484 Prospect Street
La Jolla, CA 92037

REVISIONS	PROJECT START
08/02/2024	12/20/2024
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: 10/23/2025

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SHEET TITLE: PROPOSED FLOOR PLAN

A024



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REVISIONS
 08/02/2024 PROJECT START
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PHASE Coastal

PROJECT NO. 2024-14

REVIEWED BY CAM

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DATE 10/23/2025

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SHEET TITLE
 PROPOSED FLOOR PLAN

A025

HERS NOTES

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- An electronically signed and registered certificate(s) of field verification and diagnostic testing (cI3r) shall be posted at the building site by a certified hers rater. a registered cI3r 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 cI2r. certificate of occupancy will not be issued until cI3r is reviewed and approved.

FLOOR PLAN NOTES

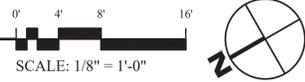
- All dimensions shall be field verified. any discrepancies affecting project layout shall be brought to the attention of the architect and the issues resolved prior to proceeding with the work in question.
- Refer to site plan for site and utility info.
- For door and windows see schedules on a-8.1
- 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.
- 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.e. sec. 310.9.1.3.
- Attic/underfloor installation must comply with sections 904, 908, and 909 of the california mechanical code (cmc)
- Provide 5 air changes per hour for bathroom and laundry room ventilation.
- 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.
- Whole building ventilation: indoor air quality exhaust fan with ventilation rate of 120 cfm.
- 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.
- 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. c.c. r307.2
- 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
- All plumbing fixtures and fittings will be water conserving
- 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.
- 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
- 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.
- 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.
- Wall, floor and ceiling finishes and materials shall not exceed the interior finish classifications in cbc table 903.11 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.
- All luminaries shall be high efficacy and shall have a manual on/off in addition to a vacancy sensor or dimmer.
- Exhaust ducts shall be equipped with back-draft dampers per Sec. 504.1.1 CMC
- Unless functioning as a component 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)."
- 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.
- 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 1/4" to the outside to assure no water stands on the horizontal surface.
- 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.
- 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 - 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
 - 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 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/fdm. Wall. Interior wall dimensions to center line of stud.
 For additional project information see additional sheets.



PROPOSED SUB-LEVEL 1 FLOOR PLAN
 8 BEDROOMS



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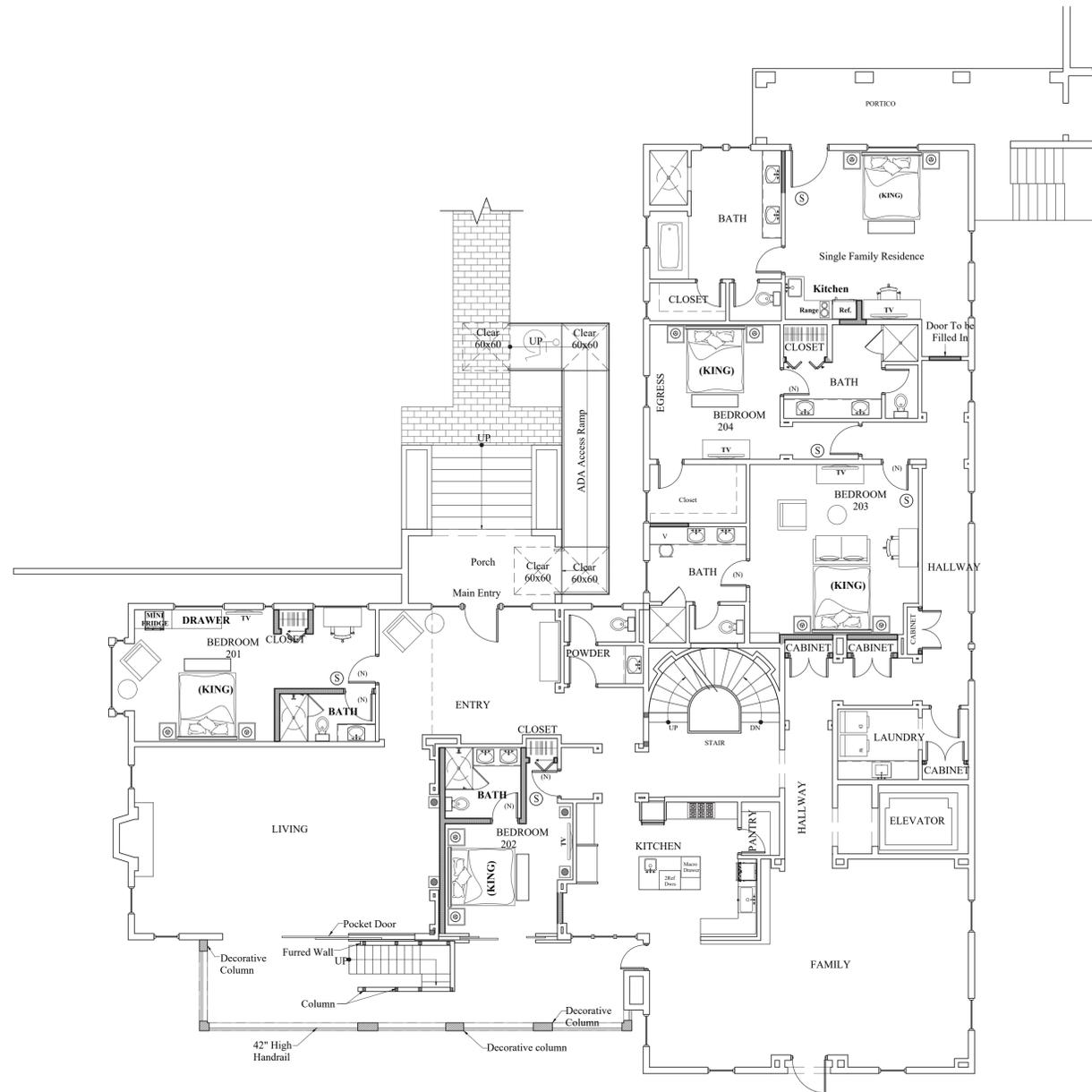
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HERS NOTES

- An electronically signed and registered installation certificate(s) (cI2r) posted by the installing contractor shall be submitted to the field inspector during construction at the building site. A registered cI2r 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 cI1r. Certificate of occupancy will not be issued until forms cI2r is reviewed and approved.
- An electronically 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 cI2r. Certificate of occupancy will not be issued until cF3r is reviewed and approved.

FLOOR PLAN NOTES

- 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.
- Refer to site plan for site and utility info.
- For door and windows see schedules on a-8.1
- 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.
- 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.
- Attic/underfloor installation must comply with sections 904, 908, and 909 of the California mechanical code (cmc)
- Provide 5 air changes per hour for bathroom and laundry room ventilation.
- 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.
- Whole building ventilation: indoor air quality exhaust fan with ventilation rate of 120 cfm
- 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.
- 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 307.2
- 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
- All plumbing fixtures and fittings will be water conserving
- 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.
- 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
- 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.
- 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 sign or means shall be used to identify the structure. premises identification shall conform to cbc section 501.2.
- Wall, floor and ceiling finishes and materials shall not exceed the interior finish classifications in cbc table 803.1.1 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.
- All luminaries shall be high efficacy and shall have a manual on/off in addition to a vacancy sensor or dimmer.
- Exhaust ducts shall be equipped with back-draft dampers per Sec. 504.1.1 CMC
- Unless functioning as a component 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 4.506.1.1)
- 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.
- 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 1/8" to the outside to assure no water stands on the horizontal surface.
- 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.
- 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.



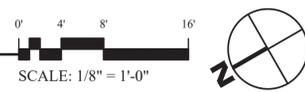
FLOOR PLAN LEGEND

- 2 x 4 existing interior wall - 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
- 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 1/2" per 1'-0"
- Flush washer and dryer connection per oxb 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/dm. Wall. Interior wall dimensions to center line of stud.
For additional project information see additional sheets.

PROPOSED FIRST FLOOR PLAN

5 BEDROOMS



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Orti 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
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PROJECT NO.	2024-14
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REVIEWED BY	CAM
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DRAWN BY	MAS
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DATE	10/23/2025
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SHEET TITLE
PROPOSED FLOOR PLAN

A026

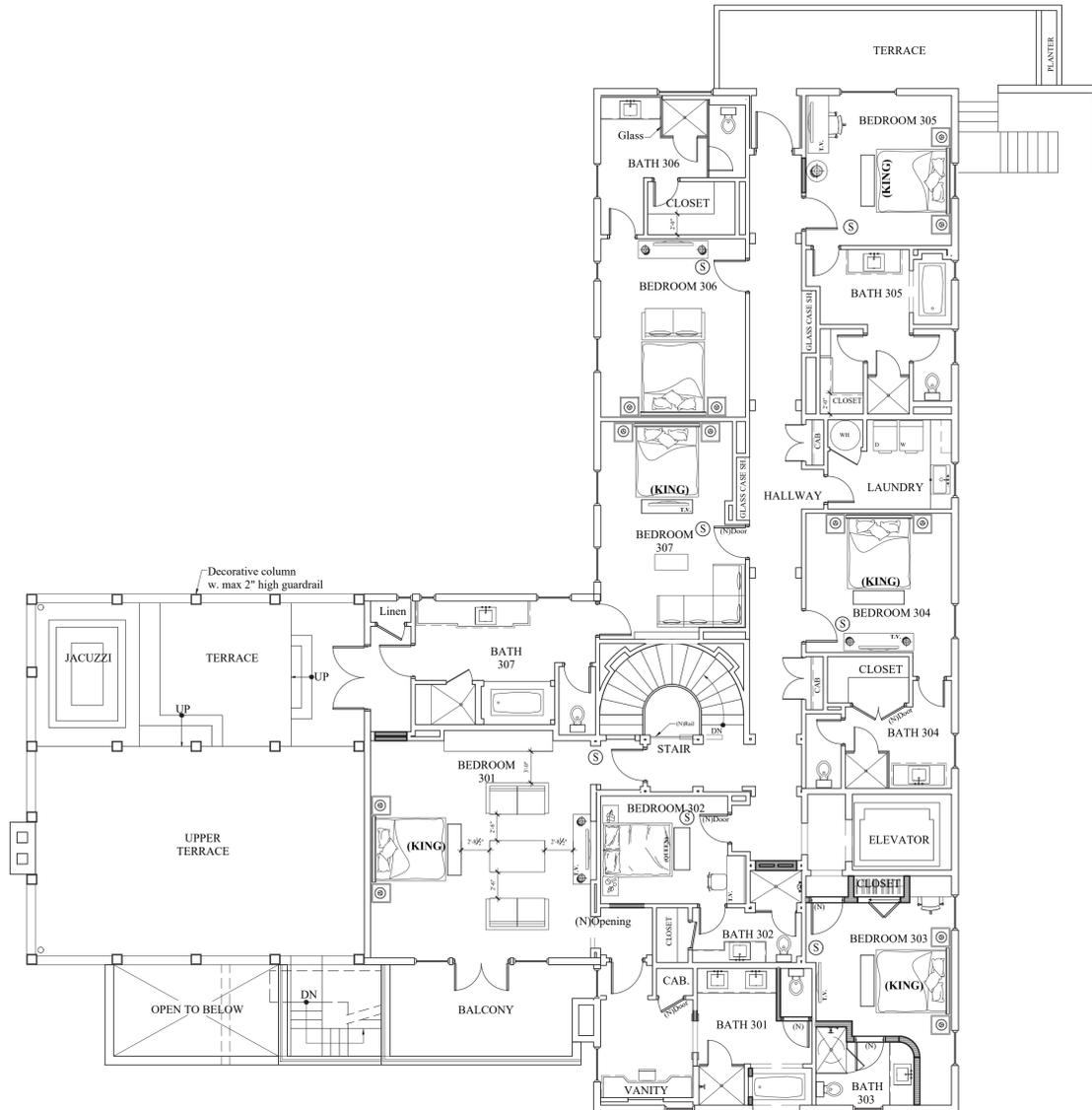
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HERS NOTES

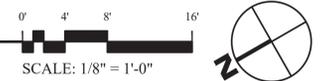
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FLOOR PLAN NOTES

- 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.
- Refer to site plan for site and utility info.
- For door and windows see schedules on a-8.1
- 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.
- 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.
- Attic/underfloor installation must comply with sections 904, 908, and 909 of the California mechanical code (cmc)
- Provide 5 air changes per hour for bathroom and laundry room ventilation.
- 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.
- Whole building ventilation: indoor air quality exhaust fan with ventilation rate of 120 cfm.
- 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.
- 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
- 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
- All plumbing fixtures and fittings will be water conserving
- 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.
- 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
- 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.
- 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 sign or means shall be used to identify the structure. premises identification shall conform to cbc section 501.2.
- Wall, floor and ceiling finishes and materials shall not exceed the interior finish classifications in cbc table 803.1.1 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.
- All luminaires shall be high efficacy and shall have a manual on/off in addition to a vacancy sensor or dimmer.
- Exhaust ducts shall be equipped with back-draft dampers per Sec. 504.1.1 CMC
- Unless functioning as a component 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)."
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- 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.
- 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 1/8" to the outside to assure no water stands on the horizontal surface.
- 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.
- 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.



PROPOSED SECOND FLOOR PLAN
6 ROOMS



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
- 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 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.



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



PHASE	Coastal
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PROJECT NO.	2024-14
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SHEET TITLE
PROPOSED FLOOR PLAN

A027



Marengo Morton Architects

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8/7/2025	4TH COASTAL SUBMITTAL

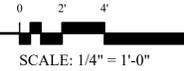
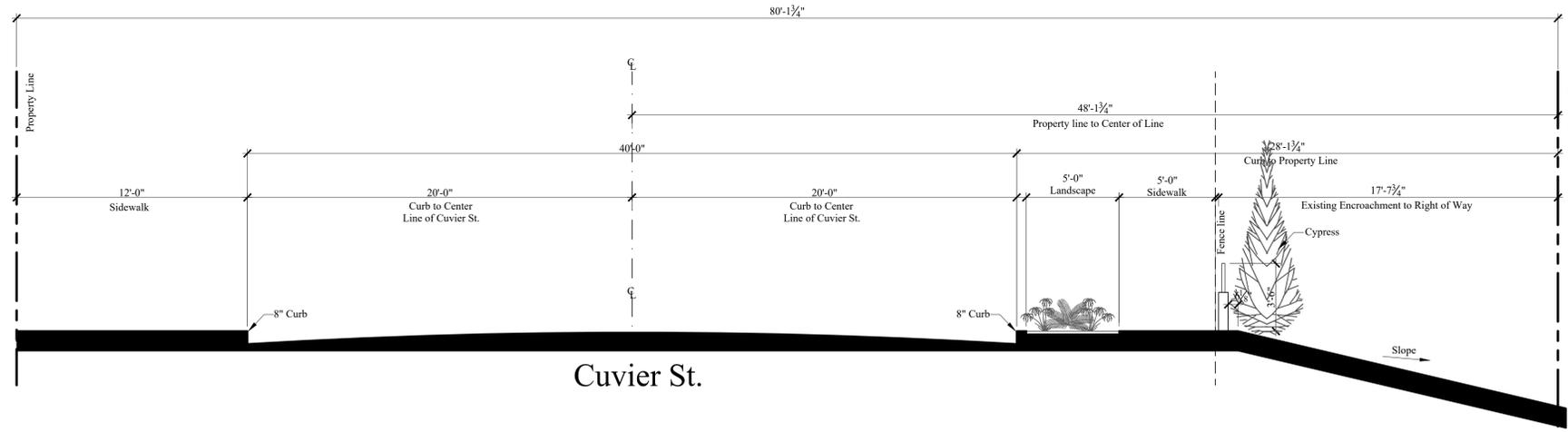


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DATE	11/12/2025

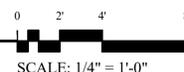
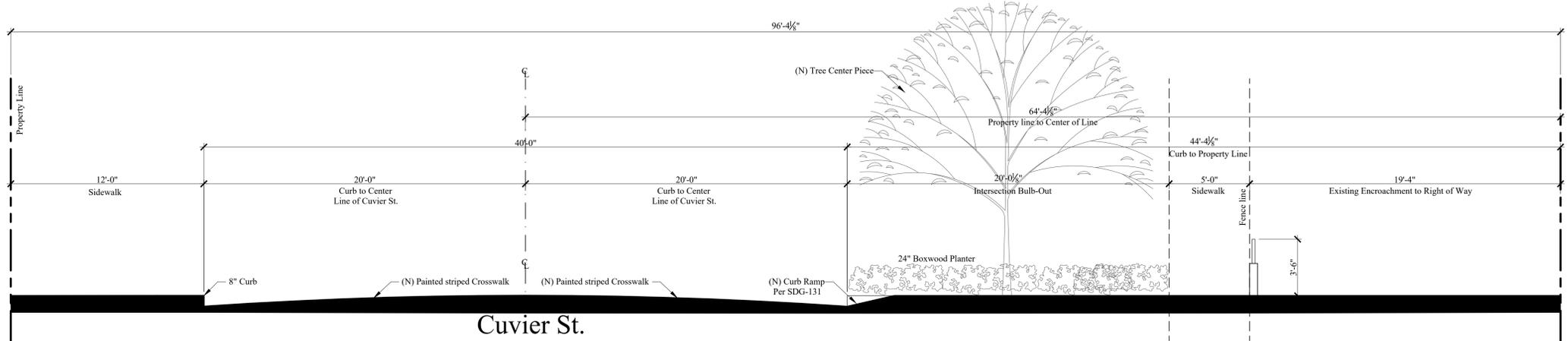
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SHEET TITLE
PROPOSED SECTIONS

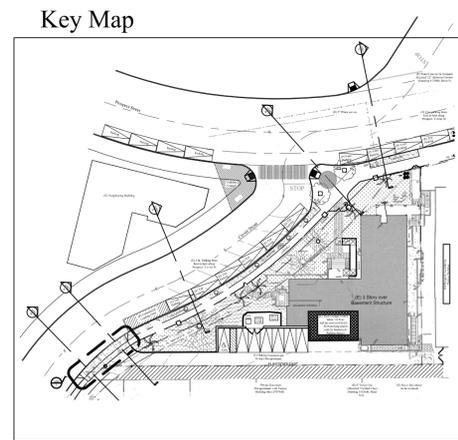
A060



A SECTION



B SECTION



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PHASE
Coastal

PROJECT NO.
2024-14

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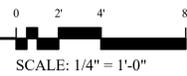
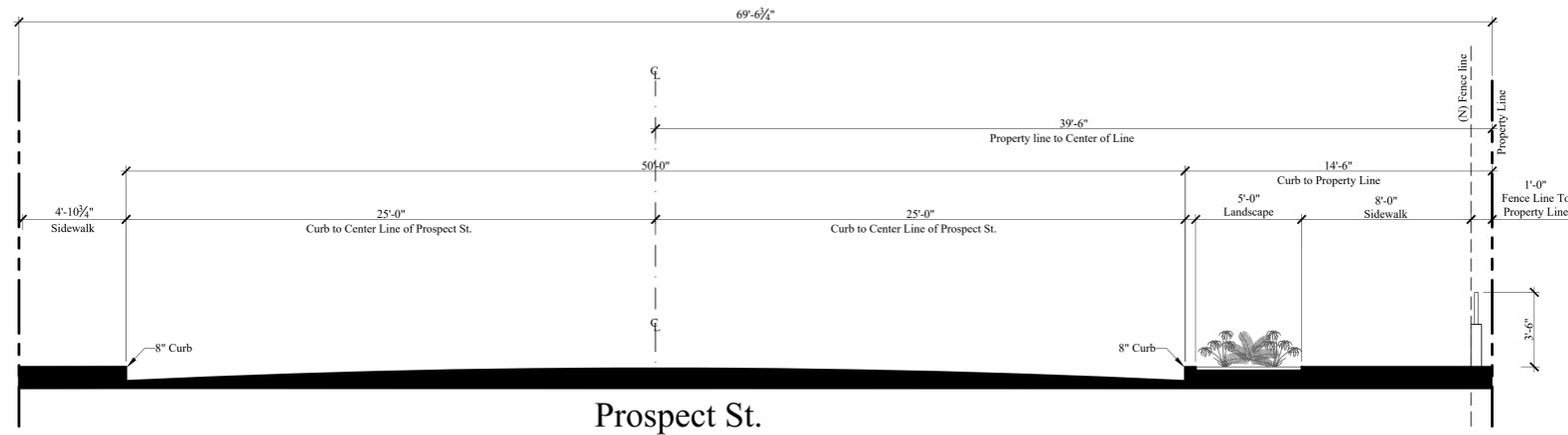
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11/12/2025

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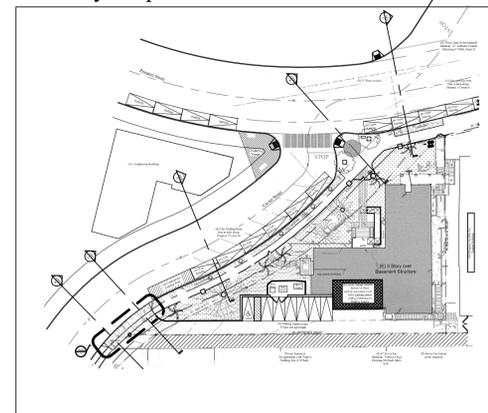
SHEET TITLE
PROPOSED SECTIONS

A061



C SECTION

Key Map





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PHASE	Coastal
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PROJECT NO.	2024-14
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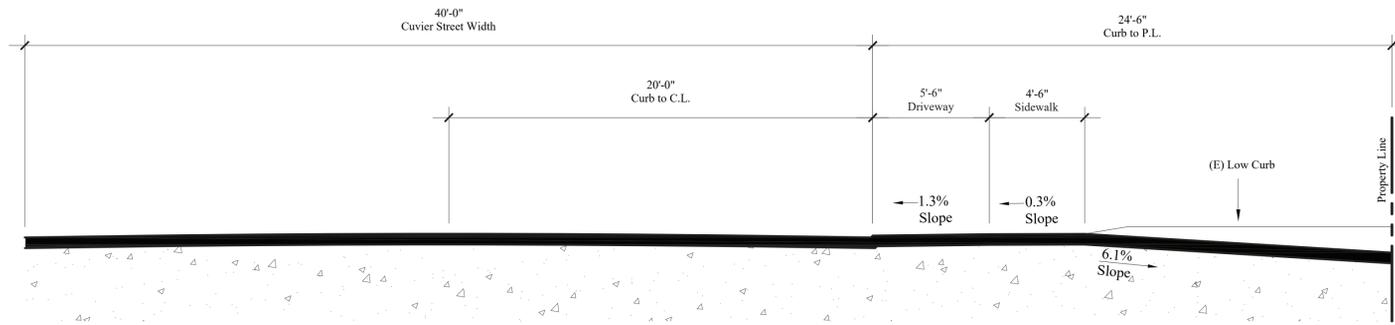
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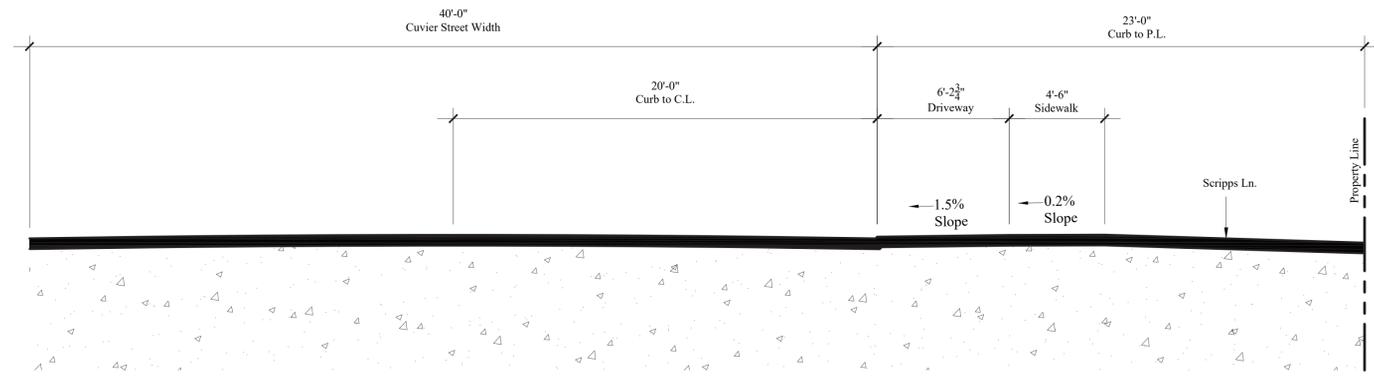
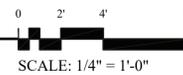
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SHEET TITLE	PROPOSED SECTIONS
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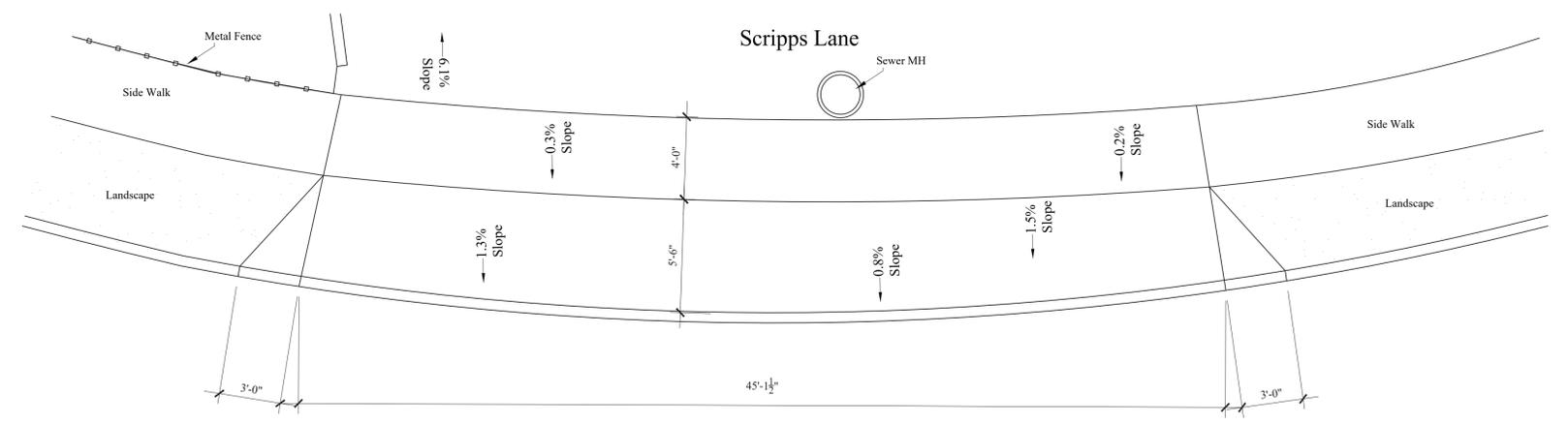
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A SECTION



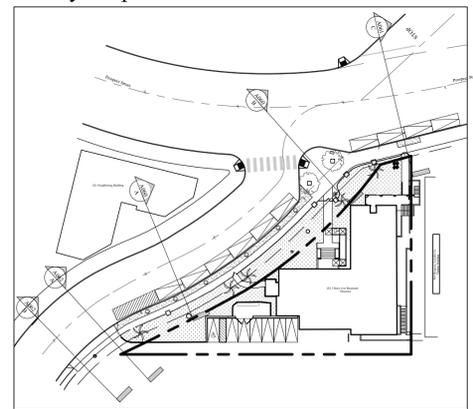
B SECTION



1 Detail



Key Map



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london moeder advisors

484 Prospect, La Jolla CA
Economic Feasibility Analysis

December 2024

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December 18, 2024

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484 Prospect, La Jolla – Economic Feasibility of Alternatives

London Moeder Advisors (“LMA”) has completed an economic feasibility analysis of alternatives for the proposed use of the property located at 484 Prospect in La Jolla, CA (“Subject Property”). The Subject Property is comprised of a 16,683-square-foot single-family residential home with 8 bedrooms and 11 bathrooms, situated on a 15,560-square-foot lot, and featuring 25 parking spaces.

The Subject Property was originally constructed in 1925 as a nurses’ home in association with the former Scripps Memorial Hospital building (adjacent). In later years, the Subject Property was used as a medical office building, as well as a commercial advertising building. Around 2012, the structure was converted into its present single-family residential use.

The current use proposal is to convert the Subject Property into an operating 20-room boutique hotel property (“Base Project”). The purpose of this analysis is to analyze the economic benefit or cost of the Base Project compared to its existing use as a single-family residential home.

Our analysis demonstrates how a commercial hotel use generates economic benefit for the enterprise, while also incentivizing the preservation and ongoing maintenance of the historical elements of the Subject Property. As a residential use, a single-occupant owner is not economically incentivized to maintain historical characteristics, nor are the 25-parking spaces likely to be fully utilized as with a hotel use.

Our analysis includes the evaluation of the following scenarios:

- ➔ **Alternative A (Base Project):** Convert the Subject Property into a 20-room hotel, while preserving and re-using the building in a manner consistent with the requirements of the La Jolla Planned District Ordinance (“LJPDO”).
- ➔ **Alternative B (Residential Use):** Maintain the Subject Property as a single-family residential home comprised of 16,683 square feet with 8 bedrooms and 11 bathrooms.

Conclusions

Alternative A (Base Project)

LMA has analyzed the project performance of the Base Project (Alternative A) for the Subject Property. The detailed financial proforma is included in the [Financial Proforma](#) section of this report.

We have assumed a 12-month construction period commencing in Year 1, followed by the occupancy of rooms commencing immediately after completion and reaching a stabilized occupancy of 85% in 2028 (Year 4). It is assumed that the project is to be sold after a ten-year holding period.

Based on our analysis, we have determined that Alternative A (Base Project) achieves a sustainable economic benefit for the owner as a 20-room boutique hotel property.

A key metric for determining financial feasibility is the Cash on Cash (“COC”) return, which is the project’s annual pre-tax cash flow divided by the initial equity invested. In today’s market, smaller boutique operations target a double-digit COC return by Year 3 to achieve an economic benefit and a financially feasible project. Alternative A is estimated to generate an annual pre-tax cash flow of \$918,369 in Year 3, which when compared to the initial equity invested (\$7,055,094) represents a COC return of 13.0%.

Another key feasibility metric is the Yield on Cost (“YOC”) which is the stabilized Net Operating Income (“NOI”) divided by total project costs. Based on performing feasibility analyses and consulting services on hundreds of real estate projects, it is our experience that a boutique hotel development project in the current market requires a minimum YOC of 10.0%. In other words, a project YOC below 10.0% in the current market would be insufficient for securing debt financing and would therefore result in the project not being feasible. Alternative A is estimated to generate a NOI at stabilization of \$2.19 million, which when compared to the total costs of the project (\$17,912,417) represents a stabilized YOC of 12.2%.

Another key feasibility metric is the Internal Rate of Return (“IRR”), which typically requires a minimum targeted IRR of 20% for hotel projects in today’s market. A project IRR below this threshold would be unable to attract investors and achieve project financing, resulting in an economic cost. Alternative A’s timing of the cash flows results in a forecasted IRR of 22.0%.

Given that the Base Project meets the required and targeted COC, YOC, and IRR thresholds, Alternative A achieves a sustainable economic benefit as a hotel use of the Subject Property.

Alternative B (Residential Use)

As a residential use, the Subject Property would be privately-owned and be subject to significant ownership costs. The following table depicts the ownership costs of the Subject Property based on the last 12 months of expenses.

Monthly Expenses (\$11,700,000 price)
484 Prospect

Expense		Monthly Cost
Property Tax	1.22804%	\$11,973
Homeowners Insurance		\$4,258
Utilities		
Electric		\$1,756
Water		\$663
Trash		\$538
Gas		\$398
Utilities Total		\$3,355
Landscaping		\$925
Maintenance		\$683
Security		\$160
Total		\$21,354
Annual Cost		\$256,254

Source: LMA, Greg Noonan - Berkshire Hathaway

In total, an owner would incur \$21,354 per month (\$256,254 per year) in expenses to own and maintain the property. This represents a direct economic cost to the owner.

LMA also considered an investment scenario for the property as an 8-bedroom, 11-bathroom home comprised of 16,683 square feet. The following table calculates that the required monthly rent to achieve a YOC of 10% is \$140,000.¹

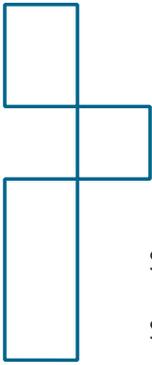
¹ LMA believes that if an investor existed, that they would require a YOC greater than 10% to reflect the market risk in this limited niche market. This would have the effect of increasing the monthly rent required to achieve an acceptable return and investment feasibility.

**Required Rental Rate as Residential Use
484 Prospect**

	Monthly	Annually
Gross Rent	\$140,000	\$1,680,000
Less: Vacancy/Lease Turnover (@5%)	(\$7,000)	(\$84,000)
Net Rental Income	\$133,000	\$1,596,000
Property Taxes	(\$11,973)	(\$143,681)
Homeowners Insurance	(\$4,258)	(\$51,096)
Util./Landscape/Maint./Sec.	(\$5,123)	(\$61,477)
Leasing Commissions (@10%)	(\$14,000)	(\$168,000)
Total Estimated Operating Expenses	(\$35,354)	(\$424,254)
Net Operating Income	\$97,646	\$1,171,746
Cost/Acquisition		\$11,700,000
Yield On Cost (YOC)		10.0%

A rental rate of \$140,000, or higher, is not likely achievable in the market. Based on our survey of 18 home listings for rent in La Jolla, the average monthly rent is \$39,744 (see the [Rental Comps](#) section of this report). The most expensive rental listing is \$90,000 per month. The subject property at a monthly rent of \$140,000 would be 252% greater than the market average rent and 56% greater than the most expensive rental listing.

Based on our analysis, we have determined that Alternative B (Residential Use) does not achieve a sustainable economic benefit for the owner. Instead, it represents a significant economic cost due to the ongoing ownership expenses. Nor is it economically viable as a rental property because the required minimum rent far exceeds what is achievable in the market.



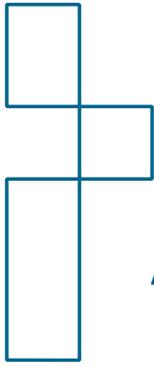
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Should you have any questions regarding this analysis, please feel free to contact our firm.

Sincerely,

Gary H. London

Nathan Moeder



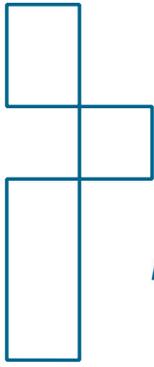
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Appendix

La Jolla Rental Listings - Dec 2024
484 Prospect

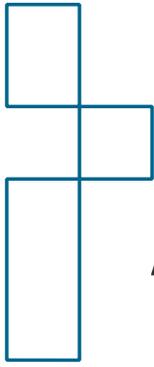
Address	Asking Rent/Mo.
7970 Roseland Dr.	\$70,000
2771 Saint Laurent Pl	\$25,000
1600 Ludington Ln	\$14,999
7451 Hillside Dr	\$85,000
7350 Brodiaea Way	\$20,000
7356 Brodiaea Way	\$35,000
7304 Encilia Dr	\$28,000
6878 Country Club Dr	\$35,000
7116 Country Club Dr	\$20,000
2052 Via Casa Alta	\$49,000
1001 La Jolla Rancho Rd	\$90,000
1241 Coast Blvd	\$29,000
1011 Avenida Amantea	\$14,900
5680 Waverly Ave	\$14,500
5806 Bucknell Ave	\$35,000
7447 Hillside Dr	\$55,000
5916 Via Zurita	\$30,000
2605 Calle del Oro	\$65,000
Average	\$39,744

Source: Redfin



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Financial Proforma



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Alternative A (Base Project)

484 Prospect St, La Jolla CA
Hotel Proforma - 20 Rooms
Assumptions & Results

GENERAL ASSUMPTIONS

Current Year	2024
Acquisition/Construction Start	2025
Project Open	2026
Construction Period	12 months
Asset Management Fee	0.0%

HOLDING & DISPOSITION

Holding Period:	10
Cap Rate:	7.00%
Commission:	1.00%

BUILDING ASSUMPTIONS

Total Hotel Rooms	20
Average S.F. per Room (Circulation incl.)	834
Total Building S.F.	16,683
FAR	1.07
Parking Spaces	25

FINANCING

Construction Financing:	
Loan Amount:	\$10,857,323
Loan to Cost	61%
Term (Months)	--
Refinance:	Mini- Perm
Refinance at End of Year:	3
Permanent Loan Amount	\$0
Less: Construction Loan	\$0
Less: Loan Fees	0.50% \$0
Net Proceeds From Refinance	\$0
Permanent Loan Info:	
Loan Amount	\$10,857,323
Amortization	30
Interest Rate	7.00%
Annual Debt Service	\$866,808
Next Year NOI @ Refi	\$2,191,801
Debt Coverage Ratio	2.53

PROJECT LAND VALUE

Land S.F.	15,560
Land Acres	0.36
Land Value	\$11,700,000
\$ / Room	\$585,000

PROJECT SUMMARY

Total Building S.F.	16,683
Total Rooms	20
Stabilized Occupancy	85.0%
Stabilized Average Occupied Rooms	17
Average Daily Rate (2026 Dollars)	\$550.00

CONSTRUCTION COST SUMMARY

	Total Cost	Cost Per Gross S.F.	Cost Per Room
Land Cost	\$11,700,000	\$701.31	\$585,000
Development Costs	\$6,212,417	\$372.38	\$310,621
Total Project Costs	\$17,912,417	\$1,073.69	\$895,621
Less: Loan Amount	\$10,857,323	\$650.80	\$542,866
Initial Investment:	\$7,055,094	\$422.89	\$352,755

INVESTMENT PERFORMANCE

Stabilized NOI	Year 4	\$2,191,801
Total Project Costs		\$17,912,417
Stabilized Yield On Cost		12.2%
Cash On Cash		
Initial	- 100.0%	(\$7,055,094)
Year 1	- 12.3%	(\$866,808)
Year 2	7.8%	\$551,416
Year 3	13.0%	\$918,369
Year 4 (Stabilized)	18.8%	\$1,324,993
Year 5	20.3%	\$1,434,583
Year 6	21.3%	\$1,503,624
Year 7	22.3%	\$1,574,737
Year 8	23.4%	\$1,647,984
Year 9	24.4%	\$1,723,427
Year 10	444.3%	\$31,348,515
Total Profit		\$34,105,745
Before Tax IRR		22.0%

484 Prospect St, La Jolla CA
Hotel Proforma - 20 Rooms
Construction Costs

Hotel Rooms	20
Average S.F. per Room	834
Hotel Gross S.F.	16,683
Land GSF	15,560

		Cost	Cost
		Total Cost	Per Room
			Per Gross S.F.
Land Costs		\$11,700,000	\$585,000
			\$701.31
Project Costs			
Closing Costs		\$390,000	\$19,500
Legal		\$41,111	\$2,056
Due Diligence		\$66,667	\$3,333
City Use Permit		\$38,889	\$1,944
Pre-Opening/Marketing		\$111,111	\$5,556
Design/Arch		\$211,667	\$10,583
Construction Costs		\$3,666,667	\$183,333
FFE/OSE		\$833,333	\$41,667
Contingency	5%	\$852,972	\$42,649
<i>Project Costs Subtotal</i>		\$6,212,417	\$310,621
			\$372.38
Finance & Contingency			
Construction Loan Interest		n/a	\$0
Financing Costs & Fees	0.50%	n/a	\$0
<i>Finance & Contingency Subtotal</i>		\$0	\$0
			\$0.00
Total Project Costs		\$17,912,417	\$895,621
Total Project Costs (Excl. Land)		\$6,212,417	\$310,621
			\$1,073.69
			\$372.38

Corporate Profile

London Moeder Advisors

REPRESENTATIVE SERVICES

Market and Feasibility Studies	Development Services	Litigation Consulting
Financial Structuring	Fiscal Impact	Workout Projects
Asset Disposition	Strategic Planning	MAI Valuation
Government Processing	Capital Access	Economic Analysis

London Moeder Advisors (formerly The London Group) was formed in 1991 to provide real estate advisory services to a broad range of clientele. The firm principals, Gary London and Nathan Moeder, combine for over 60 years of experience. We have analyzed, packaged and achieved capital for a wide variety of real estate projects. Clients who are actively pursuing, developing and investing in projects have regularly sought our advice and financial analysis capabilities. Our experience ranges from large scale, master planned communities to urban redevelopment projects, spanning all land uses and development issues of all sizes and types. These engagements have been undertaken principally throughout North America and Mexico.

A snapshot of a few of the services we render for both the residential and commercial sectors:

- **Market Analysis** for mixed use, urban and suburban properties. Studies concentrate on market depth for specific products, detailed recommendations for product type, absorption and future competition. It also includes economic overviews and forecasts of the relevant communities.
- **Financial Feasibility Studies** for new projects of multiple types, including condominium, apartment, office, and master-planned communities. Studies incorporate debt and equity needs, sensitivity analyses, rates of return and land valuations.
- **Litigation support/expert witness services** for real estate and financial related issues, including economic damages/losses, valuations, historic market conditions and due diligence. We have extensive deposition, trial, mediation and arbitration experience.
- **Investment studies for firms acquiring or disposing of real estate.** Studies include valuation, repositioning projects and portfolios, economic/real estate forecasts and valuation of partnerships. Often, the commercial studies include the valuation of businesses.
- **Estate Planning services** including valuation of portfolios, development of strategies for disposition or repositioning portfolios, succession planning and advisory services for high net worth individuals. We have also been involved in numerous marriage dissolution assignments where real estate is involved.
- **Fiscal Impact, Job Generation and Economic Multiplier Effect Reports,** traditionally prepared for larger commercial projects and in support of Environmental Impact Reports. We have been retained by both developers and municipalities for these reports. The studies typically relate to the tax revenues and employment impacts of new projects.

London Moeder Advisors also draws upon the experience of professional relationships in the development, legal services, financial placement fields as well as its own staff. Clients who are actively investigating and investing in apartment projects, retail centers, commercial projects, mixed use developments and large master plans have regularly sought our advice and financial analysis capabilities.

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