



THE CITY OF SAN DIEGO

## Report to the Hearing Officer

DATE ISSUED: June 16, 2026 REPORT NO. HO-26-036  
HEARING DATE: June 24, 2026  
SUBJECT: 6794 La Jolla Boulevard, Process Three Decision  
PROJECT NUMBER: [PRJ-1107307](#)  
OWNER/APPLICANT: Paris Seraj-Elite Assets, LLC/Marengo Morton Architects

### SUMMARY

Issues: Should the Hearing Officer approve a Site Development Permit, Coastal Development Permit, and Neighborhood Development Permit to construct a three-story, 3,150-square-foot dwelling unit over an existing surface parking lot on a site containing an existing mixed-use development located at [6794 La Jolla Boulevard](#) within the [La Jolla Community Plan](#) area?

### Proposed Actions:

1. Approve Coastal Development Permit No. PMT-3264043;
2. Approve Neighborhood Development Permit No. PMT-3346916; and
3. Approve Site Development Permit No. PMT-3405006;

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

Housing Impact Statement: The project will create one new housing unit in the La Jolla Community Plan.

Community Planning Group Recommendation: On November 7, 2024, the La Jolla Community Planning Association voted 14-0-1 to recommend approval with no conditions (Attachment 7).

Environmental Impact: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15303 (New Construction or Conversion of Small Structure) and 15332 (In-Fill Development Projects). This project is not pending an appeal of the environmental determination. The environmental exemption

determination for this project was made on March 25, 2026, and the opportunity to appeal that determination ended April 9, 2026.

## BACKGROUND

### Site Description:

The 0.15-acre project site is located at 6794 La Jolla Boulevard within the LJPD-4 (La Jolla Planned District 4) zone, the Coastal Overlay Zone (Non-Appealable area), the Coastal Height Limit Overlay Zone, the Parking Impact Overlay Zone, a Parking Standards Transit Priority Area, and a Transit Priority Area (TPA) within the La Jolla Community Plan.

The existing development surrounding the property includes high-density residential uses to the west and commercial uses along La Jolla Boulevard to the north and south, with a mixture of one-, two-, and three-story structures. The site contains an existing mixed-use, two-story structure with an office, retail, and one dwelling unit. The existing use is served by a surface parking lot at the rear of the property, which is the location of the proposed project.

## DISCUSSION

### Project Description:

The project proposes the construction of a detached (zero lot line) single-dwelling unit over an at-grade, surface parking lot. The proposal changes the surface parking lot into an above-ground parking structure, as defined by the La Jolla Planned District within SDMC 159.0110(x). Also, SDMC Section 159.0302 (d) requires above-ground parking structures to be approved through a Special Use Permit (SUP). The SUP is processed as a Site Development Permit (SDP) pursuant to SDMC Section 151.0201(c) for Special Use Permits within Planned Districts.

The dwelling unit comprises two stories over the at-grade parking garage, totaling 3,150 square feet. The existing parking lot has ten spaces, two of which will be removed for the project. Three new parking spaces are proposed for the dwelling and to bring the parking lot/garage to accessibility standards, for a total of eleven spaces. The garage is proposed to be one-way, with ingress from Bonair Street and egress to the unnamed alley.

### Deviation Analysis:

Constructing the dwelling over the surface parking lot creates an area “under enclosed space above” per [SDMC 113.0234\(b\)\(3\)](#), which adds 2,053 square feet of Gross Floor Area (GFA), increasing the total GFA to 8,245 square feet; however, the allowable Floor Area Ratio (FAR) on the site is 1.0, which limits the allowable GFA to 6,729 square feet. The GFA rule for “under enclosed space above” is no longer in effect outside of the Coastal Overlay Zone, and the change to this rule is pending certification by the California Coastal Commission (CCC). Until certified, a deviation is required to allow an FAR of 1.225, where 1.0 is the limit. If the CCC certifies the changes, the total square footage calculation yields a GFA of 6,191 square feet (0.92 FAR).

The project is also limited to two stories by LJPDO Drawing C-766. This requirement is primarily intended to control the scale of the pedestrian perspective at ground level, and the project does not propose expanding the existing two-story elevations of the existing structure along La Jolla Boulevard. Although this project proposes a three-story dwelling unit at the rear, this deviation would not influence the pedestrian perspective. Note that multiple projects along La Jolla Boulevard are designed similarly, with three story development at the rear of the premises and two-stories facing the frontage.

#### Permits Required

- A Special Use Permit (SUP) pursuant to San Diego Municipal Code (SDMC) Section [159.0210](#), [159.0302\(d\)](#), and Section [159.0211\(i\)](#) of the La Jolla Planned District Ordinance is required for an above-ground parking garage. The SUP is processed as a Site Development Permit (SDP) pursuant to SDMC Section [151.0201\(c\)](#) for Special Use Permits within Planned Districts.
- A Coastal Development Permit (CDP) per SDMC Section [126.0708](#) is required for coastal development within the Coastal Overlay Zone.
- A Neighborhood Development Permit (NDP) requesting deviations (the project is considered in-fill development, qualifying for a Process Two NDP for deviations)
  - Deviation 1: exceed the allowable Gross Floor Area Ratio (FAR max is 1.0) to 1.225 or for a total of 8,245 square feet of development (where 6,279 square feet is the maximum allowed). Note that outside of the Coastal Overlay, this deviation is not required since the changes to SDMC's Gross Floor Area rules have changed to exclude at-grade space underneath covered areas.
  - Deviation 2: three stories proposed within the two-story limitation of the LJPDO Drawing C-766 (Attachment 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 requirement, 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 proposes maintaining a mixed-use development with the addition of a second dwelling to the premises. Additionally, existing parking will be increased by one space. Two spaces will be reserved for the proposed dwelling unit, and one ADA-accessible space will bring the parking up to accessibility standards. Therefore, no additional on-street parking burden is placed upon the community.

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

No scenic vistas are located within the premises. The project will dedicate two feet of right-of-way along Bonair Street, which is identified as a public view corridor. While the project has no effect on views of the ocean, the project facade is tiered back (per the LJPD regulations) to avoid affecting any potential views from the public right-of-way along Bonair Street. The public right-of-way will be upgraded with new sidewalks, curbs, gutters, and landscaping, improving and enhancing public access fronting the property.

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

The project will improve the rights-of-way fronting the property on three sides with landscaping and will replace curbs and sidewalks along Bonair and La Jolla Boulevard. Additionally, curb ramps will be installed at the alley apron and at the Bonair/La Jolla Boulevard corner.

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

The project will reconstruct and expand sidewalks along Bonair Street and La Jolla Boulevard, curb ramps at alley aprons and corner intersections, enhancing pedestrian access and vehicular safety in their respective areas. Additionally, new landscaping is proposed along the frontages, including several Jacaranda street trees.

- The prevention of commercial encroachment into adjacent residential development.

The Planned District and the La Jolla Community plan designate the site for mixed-use commercial uses. Additionally, this location is immediately east of one of the few medium- to high-density residential designations of the community plan. The second dwelling will add to the mixed-use nature of the premises and not encroach on adjacent residential development. Additionally, this project proposes a four-foot setback to the adjacent residentially zoned property, keeping the project from visually encroaching into the adjacent development.

If approved, 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:

- Compliance with current stormwater standards.
- Construction of sidewalks, driveways, and curb ramps along the project frontage.
- Construction of the full-width alley with alley apron (and curb ramp).

Community Plan Analysis:

The La Jolla Community Plan (Community Plan, or LJCP) designates the project site for Commercial/Mixed Use uses along La Jolla Boulevard, but the project site is also adjacent to Medium – High Density Residential Uses (30–45 dwelling units per acre) to the west, on Bonair Street. The project is surrounded by existing multi-family residential development to the west, as well as Office and Retail Uses to the north, east, and south along La Jolla Boulevard. The project is consistent with the Commercial/Mixed use designation of the Community Plan by maintaining the mixed-use nature and adding a second residential use on the premises. The project is also consistent with the Plan policy that specifies maintaining and enhancing the existing neighborhood character and ambiance, projects shall address bulk and scale as viewed from the public right-of-way (LJCP, Page 90).

By providing new landscaping in the public right-of-way, new pedestrian pathways and safe transitions from the street via curb ramps and new driveways, the proposal meets the major goal of maintaining and enhancing the existing neighborhood character.


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. With the necessary findings provided for the deviations, a better project is proposed than would be if strictly adhering to the regulations. Therefore, draft findings and conditions to support project approval are presented to the Hearing Officer for consideration.

ALTERNATIVES

1. Approve Coastal Development Permit No. PMT-3264043, Neighborhood Development Permit No. PMT-3346916, and Site Development Permit No. PMT-3405006, with modifications.
2. Deny Coastal Development Permit No. PMT-3264043, Neighborhood Development Permit No. PMT-3346916, and Site Development Permit No. PMT-3405006, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

  
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Francisco Mendoza

Development Project Manager  
Development Services Department

Attachments:

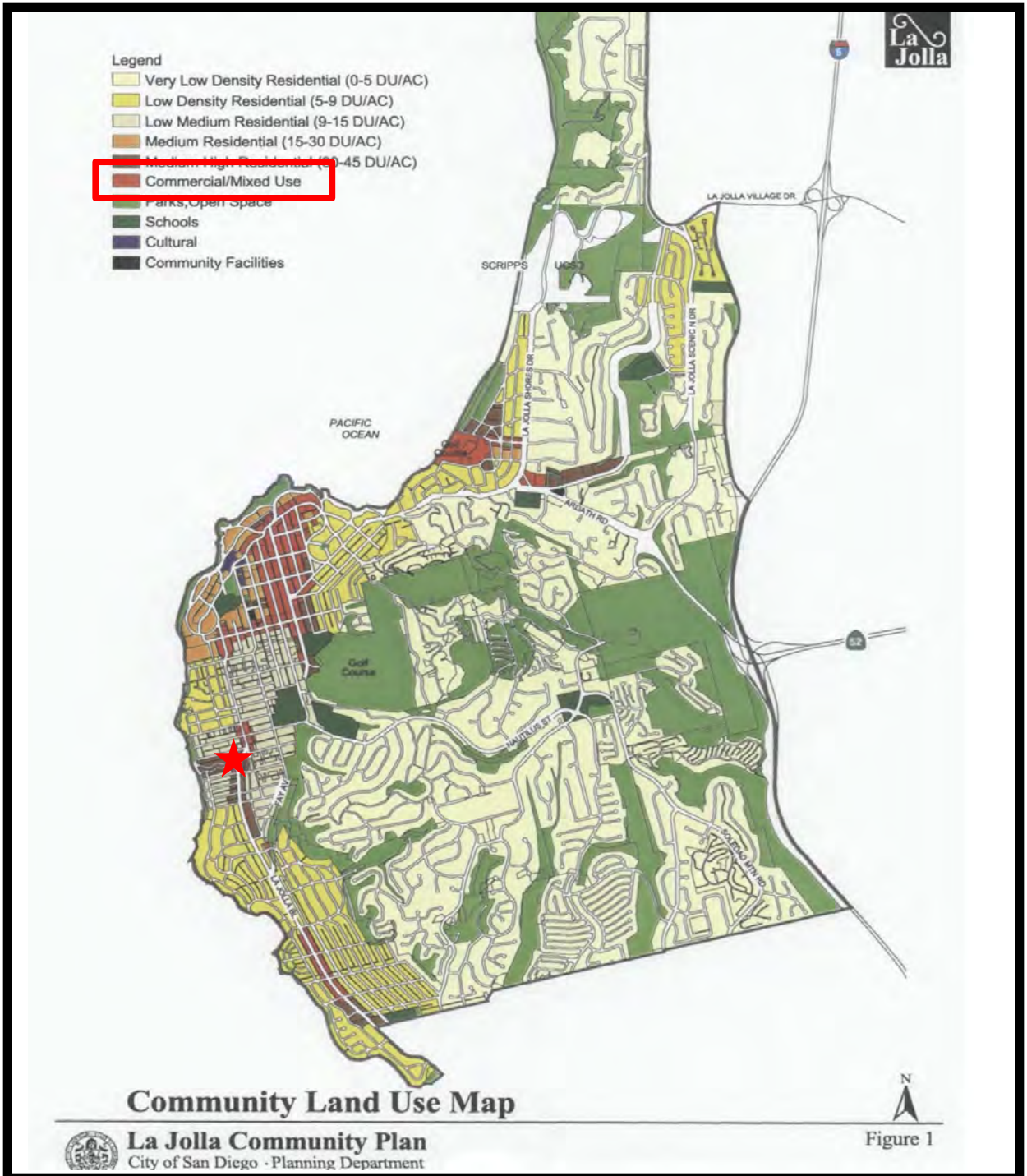
1. Aerial Photographs
2. Community Plan Land Use Map (and Drawing C-766)
3. Draft Permit Resolution with Findings
4. Draft Permit Conditions
5. Notice of Right to Appeal
6. Ownership Disclosure Statement
7. Community Planning Group Recommendation
8. Project Plans



## Aerial Photograph

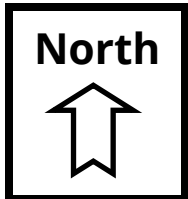
6794 La Jolla Blvd  
Project No. PRJ-1107307





# Land Use Plan

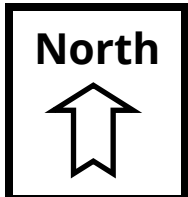
6794 La Jolla Blvd  
Project No. PRJ-1107037





## Two-story Limit (LJPD)

6794 La Jolla Blvd  
Project No. PRJ-1107037



HEARING OFFICER RESOLUTION NO. HO-\_\_\_\_\_  
SPECIAL USE PERMIT NO. PMT-3405006, NEIGHBORHOOD DEVELOPMENT PERMIT NO. PMT -  
3346916, AND COASTAL DEVELOPMENT PERMIT PMT-3264043  
**6794 LA JOLLA BOULEVARD - PRJ-1107307**

RECITALS

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

A. ELITE ASSETS, LLC, a California limited liability company, Owner/Permittee, submitted an application to the City of San Diego for a La Jolla Planned District (LJPD) Special Use Permit (SUP), processed as a Site Development Permit (SDP No. PMT-3405006), a Neighborhood Development Permit (NDP No. PMT-3346916), and a Coastal Development Permit (CDP No. PMT-3264043), for the construction of a detached dwelling unit over the surface parking lot of a mixed-use development (containing an existing two-story 3,050-square-foot building with one dwelling unit, one office, and one retail space and further described in and by reference to the approved Exhibits "A" and corresponding conditions of approval), for the 6794 La Jolla Boulevard project.

B. The 0.15-acre site is located at 6794 La Jolla Boulevard, in the LJPD-4 (La Jolla Planned District-4) zone, the Coastal Overlay Zone (Non-Appealable Area), the Coastal Height Limitation Overlay Zone, the Parking Impact Overlay Zone, the Transit Area Overlay Zone, and a Transit Priority Area within the La Jolla Community Plan. The project site is legally described as Lots 42 and 43 and all of Lot 44, in the City of San Diego, County of San Diego, State of California, according to Map Thereof No. 1216 and more particularly described within Grant Deed filed in the Office of the County Recorder of San Diego March 26, 2021, as Document No. 2021-0235372.

C. On March 25, 2026, 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 Guidelines Sections 15303 (New Construction or Conversion of a Small Structure) and

15332 (In-Fill Development Projects). There was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520.

D. On June 24, 2026, the Hearing Officer considered Site Development Permit No. PMT-3405006, Neighborhood Development Permit No. PMT-3346916, and Coastal Development Permit No. PMT-3264043 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 Site Development Permit No. PMT-3405006, Neighborhood Development Permit No. PMT-3346916, and Coastal Development Permit No. PMT-3264043:

**A. SPECIAL USE PERMIT, PROCESSED AS A SITE DEVELOPMENT PERMIT [SDMC Sections 151.0201(c) and 126.0505]**

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

The project site is developed and proposes to increase mixed-use development by adding a single dwelling unit over an at-grade parking lot. The La Jolla Community Plan designates the site for mixed-use/commercial development, and the project is consistent with the prescribed use. The project is also consistent with the Plan policy that specifies maintaining and enhancing the existing neighborhood character and ambiance, projects shall address bulk and scale as viewed from the public right-of-way (Page 90).

By providing new landscaping in the public right-of-way, new pedestrian pathways and safe transitions from the street via curb ramps and new driveways, the proposal meets the major goal of maintaining and enhancing the existing neighborhood character.

Therefore, the proposed development will not adversely affect the applicable land use plan. The proposal enhances the site's mixed-use character, consistent with the plan's mixed-use designation. 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 proposes to improve the frontage along the perimeter of the property with new paving, landscaped sidewalks with curb and gutters. Accessible pedestrian ramps will be replaced, and new ADA-compliant driveways and one ADA-compliant parking space will be installed. Vehicle circulation will be limited to ingress from Bonair Street and egress through the unnamed alley. These features will provide for greater public safety and welfare by limiting potential conflicts between pedestrians and vehicles. Additionally, new street trees and landscaping will be installed along both frontages (La Jolla Boulevard and Bonair Street). These improvements above will not be detrimental to the public health, safety, and welfare.

The discretionary permit controlling the development and continued use of this site contain specific regulatory conditions ensuring compliance with all local, regional, state and federal codes, rules and policies. These regulations, which are implemented and enforced through the permit, are specifically intended to reduce, mitigate and/or prevent all adverse impacts to the public and community at large. Conditions of approval include a broad spectrum of requirements from a variety of disciplines including planning, engineering, environmental, fire, traffic, and landscaping to assure the project's compliance with adopted codes and policies. Construction of the project authorized through this permit will be subject to all adopted building, electrical, mechanical, fire and plumbing codes, which will be enforced through plan review and building inspections completed by the City's building inspectors. Therefore, the project will not be detrimental to the public health, safety, and welfare.

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

The project proposes two deviations from the development regulations of the LJPD-4 Zone – Number of Stories and Gross Floor Area. The first deviation requested is from San Diego Municipal Code (SDMC) Section 151.0307(d)(2)(B) as shown on drawing no. C-766, which limits development to two stories. The second deviation is from SDMC Section 151.0307(c) (1) – table 159-03D which is to exceed the gross floor area ratio (FAR) limitation of 1.0 FAR.

The first deviation, from SDMC Section 151.037(d)(2)(B), will allow two stories over an at-grade parking structure, for a total of three stories. The LJPD defines an at-grade parking structure by virtue of constructing over the existing surface parking lot. This is a more restrictive interpretation particular to the planned district. This deviation incentivizes the design of the project to provide housing without sacrificing parking. The two-story limitation is in place along La Jolla Boulevard to control the pedestrian experience from the public right-of-way. The development is located at the rear of the premises and will not impact nor be prominent along the La Jolla Boulevard frontage (where an existing two-story building is located). Additionally, upgraded landscaping on the site creates a more aesthetically appealing project in the neighborhood, and one that is more complementary to, and harmonious with the

existing surrounding development (residential to the west, commercial to the north-south).

The second deviation, from SDMC Section 131.0540(c), will allow a Gross FAR of 1.225, where the LJPDO allows 1.0 FAR. The SDMC has recently changed the definition and rules for how the covered area below habitable space is measured and these changes are scheduled to be certified by the California Coastal Commission. Currently, outside of the Coastal Overlay Zone, the covered parking area is not counted towards FAR. If the Coastal Commission approves the changes to the SDMC, a deviation would not be required.

Each of the two deviations will result in a more desirable project than would be achieved if the project were designed in strict conformance with the development regulations of the LJPDO-4 zone. The proposed development will comply with all other applicable requirements including density, street design, landscaping and other regulations of the LJPDO-4 Zone. If the proposed deviations are allowed through a Neighborhood Development Permit, the project would reflect the desired goals and objectives for the site as ascribed in the La Jolla Community Plan and the LJPDO. Therefore, the project will comply with the regulations of the Land Development Code including the proposed deviations, which are appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the adopted development regulations.

**LA JOLLA PLANNED DISTRICT SPECIAL USE PERMIT 151.0210 (b)**

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

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 supports the LJPDO's purpose of maintaining La Jolla's economic, architectural, and community-serving character by retaining the existing mixed-use building and adding a second dwelling unit that expands residential opportunities within an established commercial area. This approach aligns with the LJPDO's directive to encourage a balanced land use pattern while limiting expansion of office uses. The project maintains existing parking facilities, resulting in no additional on-street parking impacts, and preserves the overall scale and function of the site

consistent with the community's unique character.

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

No scenic vistas are located within the premises. The project proposes two feet of dedication along Bonair Street, which is identified as a public view corridor. While the project has no effect on the view to the ocean, the project facade is tiered back (per the LJPDO regulations) to not affect any potential views from the public right-of-way along Bonair Street. The public right-of-way will be upgraded with new sidewalks, curb, gutter, and landscaping- improving and enhancing the public access fronting the property.

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

The project contributes to the provision of public amenities and enhancement of the pedestrian environment as envisioned by the LJPDO by improving the right-of-way along Bonair Street, La Jolla Boulevard, and the alley frontage. Improvements include new landscaping, reconstruction of sidewalks and curbs, and installation of ADA-compliant curb ramps at key pedestrian crossing points. These upgrades improve accessibility, increase pedestrian safety, and create a more inviting streetscape, thereby enhancing the public realm and reinforcing the community-oriented character of La Jolla

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

The project includes the reconstruction of expanded sidewalks along the property's frontage on both Bonair and La Jolla Boulevard streets, curb ramps at alley aprons and corner intersection, enhancing pedestrian access and vehicular safety at their respective areas. Additionally, new landscaping is proposed along the frontages including several Jacaranda street trees.

The prevention of commercial encroachment into adjacent residential development.

The Planned District and the La Jolla Community plan designate the site for mixed-use commercial uses. Additionally, this location is immediately east of one of the few medium- to high-density residential designations of the community plan. The second dwelling will add to the mixed-use nature of the premise and not encroach into adjacent residential development. Additionally, this project proposes a four-foot setback to the adjacent residentially zoned property, keeping the project from visually encroaching into the adjacent development.

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

The project is designed to the regulations of the LJPD except for the two deviations requested through the Neighborhood Development and Coastal Development Permit Findings, incorporated herein.

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

The project proposes a second dwelling unit, and the existing surface parking lot will be converted into an at-grade parking structure by constructing the new development above it. Because the primary use of the project is mixed-use development, the parking component functions as an accessory use to the principal land use. As such, the proposal is not subject to the requirements of Section 159.0211(i)(1-6).

The above-ground parking facility has historically served as the designated parking for the mixed-use development. The proposed work includes upgrades necessary to support the new scope of development, specifically the addition of a second dwelling unit, and these improvements are consistent with the provisions of Section 159.0401 et seq.

**B. COASTAL DEVELOPMENT PERMIT [San Diego Municipal Code Section (SDMC) 126.0708]**

**I. The proposed coastal development will not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway identified in a Local Coastal Program land use plan and the proposed coastal development will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program land use plan.**

The project site is developed within an established urban environment located approximately 1250 feet east of the Pacific Ocean/Windandsea Beach in the La Jolla Community Plan (Community Plan) area. The project site is surrounded by Bonair Street to the north and La Jolla Boulevard to the east, and an unnamed alley to the south. There is no public view or coastal access from the project site, however, the Community Plan identifies Bonair Street as a view corridor to the ocean.

View corridors provide visual access to the ocean and shoreline, with a recommendation to set back and terrace development on corner lots away from the street in order to preserve and enhance the public view provided from the public vantage point to and along the ocean. The project will dedicate two additional feet along Bonair Street and will terrace the second and third floors of the building, meeting both the Land Use Plan recommendations (as noted in Special Use Permit Findings and Neighborhood Development Permit Findings, incorporated herein), and the LJPD-4 Zone development regulations. The project complies with the community goals regarding public view preservation and enhancement since the project is contained entirely within private property and will not adversely impact any public view or coastal access.

The project will improve the public rights-of-way surrounding the property on Bonair Street, La Jolla Boulevard, and the unnamed alley, providing safe and convenient pathways for the public to use.

Therefore, the proposed project will not impact existing physical accessways legally used by the public or any proposed accessways in the Local Coastal Program land use plan; and the proposed coastal development will not impact public views to and along the ocean and other scenic coastal areas, as specified in the Local Coastal Program Land Use Plan.

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

The project site is developed within an established urban environment and does not contain environmentally sensitive lands (ESL) nor is the site within or adjacent to the City's Multi Habitat Planning Area (MHPA). The project permit includes requirements that address storm water and runoff, landscaping and maintenance, and includes public improvements along all public rights -of-away that will be inspected by City of San Diego inspectors to assure that ESL will not be affected. Therefore, the proposed coastal development will not adversely affect environmentally sensitive lands.

**III. The proposed coastal development is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program.**

The project site is developed and proposes to increase the mixed-use development. The project permit also includes requirements that address storm water and runoff, landscaping and maintenance, and will dedicate two additional feet along Bonair Street, and will terrace the second and third floors of the building, meeting both the Land Use Plan recommendations (as noted in Special Use Permit findings and Neighborhood Development Permit findings, incorporated herein), and the LJPD-4 Zone requirements to step back development. The project complies with the community goals regarding public view preservation and enhancement since the project is contained entirely within private property and will not adversely impact any public view or coastal access.

The Community Plan designates the site as mixed-use development and the project is consistent with the prescribed use. Additionally, the project site is not located within a designated visual corridor or public vantage point, as identified in the Community Plan. The project is also consistent with the Community Plan policy that specifies that to maintain and enhance the existing neighborhood character and ambiance, projects shall address bulk and scale as viewed from the public right-of-way (Page 90). Therefore, the proposed coastal development is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program.

**IV. For every Coastal Development Permit issued for any coastal development between the nearest public road and the sea or the shoreline of any body of**

**water located within the Coastal Overlay Zone the coastal development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act**

The project site is developed within an urban environment 1,200 feet east of the Pacific Ocean and Windansea Beach park. The project is not located between the nearest public road and the sea. The project will be developed entirely within private property and does not have direct access to the sea and does not encroach to any access points. Therefore, the project is not subject to the public access and public recreation policies of Chapter 3 of the California Coastal Act.

**C. NEIGHBORHOOD DEVELOPMENT PERMIT [SDMC Section 126.0708]**

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

Coastal Development Permit Findings B.III and Special Use Permit Findings A.I are incorporated herein.

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

Special Use Permit Finding A.II is incorporated herein.

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

Special Use Permit Finding A.III is incorporated herein.

**SUPPLEMENTAL FINDINGS—Affordable Housing, In-Fill Projects, or Sustainable Buildings Deviation**

**IV. The development will materially assist in accomplishing the goal of providing affordable housing, in-fill projects, or sustainable buildings opportunities.**

The project is considered an Infill Development. The project supports the La Jolla Planned District (LJPD) purpose of maintaining La Jolla's economic, architectural, and community-serving character by retaining the existing mixed-use building while adding a second dwelling unit that expands residential opportunities within an established commercial area. The site contributes to a more diversified and balanced land use pattern consistent with the intent of the LJPD. Additionally, the subject site is located within a Highest Resource Opportunity Area as designated on the 2026 California Tax Credit Allocation Committee Opportunity Area Map, further supporting increased residential development in areas with access to services, amenities, and transportation resources. Therefore, the development will assist in accomplishing the goal of providing affordable housing, in-fill projects, or sustainable buildings opportunities.

**V. Any proposed deviations are appropriate for the proposed location.**

Each of the two deviations as noted in Special Use Findings (incorporated herein) will result in a more desirable project than would be achieved if the project were designed in strict conformance with the development regulations of the LJPD-4 zone. The proposed development will comply with all other applicable requirements including density, street design, landscaping and other regulations of the LJPD-4 Zone. If the proposed deviations are allowed through a Neighborhood Development Permit, the project would reflect the desired goals and objectives for the site as ascribed in the La Jolla Community Plan and the LJPD. Therefore, the project will comply with the regulations of the Land Development Code including the proposed deviations, which are appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the adopted development regulations.

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 (SUP) (SUP No. PMT-3405006), a Neighborhood Development Permit (NDP No. PMT-3346916), and a Coastal Development Permit (CDP No. PMT-3264043) 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 (SUP) (SUP No. PMT-3405006), a Neighborhood Development Permit (NDP No. PMT-3346916), and a Coastal Development Permit (CDP No. PMT-3264043), a copy of which is attached to and made a part of this Resolution by this reference.

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Francisco Mendoza  
Development Project Manager  
Development Services

Adopted on: June 24, 2026  
IO#: 24009340

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

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

INTERNAL ORDER NUMBER: 24009765

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SPECIAL USE PERMIT NO. PMT-3405006, NEIGHBORHOOD DEVELOPMENT PERMIT NO. PMT-3346916, AND COASTAL DEVELOPMENT PERMIT PMT-3264043

**6794 LA JOLLA BOULEVARD PRJ-1107307**

HEARING OFFICER

This Coastal Development Permit No. PMT-3264043, Neighborhood Development Permit No 3346916 and Site Development Permit No. PMT-3405006 is granted by the Development Services Department of the City of San Diego to Elite Assets LLC, a California limited liability company, Owner/Permittee, pursuant to San Diego Municipal Code (SDMC) section 126.0702. The 0.15-acre site is located at 6794 La Jolla Boulevard in the LJPD-4 Zone, The Coastal Height Limit Overlay Zone, the non-appealable Coastal Overlay Zone (N-APP-2), the Parking Impact Overlay Zone (Beach Impact and Coastal Impact), the Transit Area Overlay Zone, and a Transit Priority Area within the La Jolla Community Plan area.

The project site is legally described as:

LOTS 42 AND 43 AND ALL OF LOT 44 EXCEPT THE NORTHERLY 25 FEET THEREOF, THE SOUTHERLY LINE OF SAID NORTHERLY 25 FEET BEING PARALLEL WITH AND 25 FEET DISTANT AT RIGHT ANGLES FROM THE NORTHERLY LINE OF SAID LOT 44, ALL BEING IN BLOCK 1 OF LA JOLLA STRAND, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP NO. 1216, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY, OCTOBER 18, 1909, AND MORE PARTICULARLY DESCRIBED WITHIN GRANT DEED FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO MARCH 26, 2021, AS DOCUMENT NO. 2021-0235372.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to construct a three-story residence over portions of an existing parking lot on a mixed-use development site described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated June 24, 2026, on file in the Development Services Department.

The project shall include:

- a. Construction of a three-story (two-story over an at-grade parking garage), approximately 3,151 square foot, dwelling unit;

- b. A Deviation to the La Jolla Planned District Zone 4, Drawing C-766, to allow a third story (where two is the maximum);
- c. A Deviation to Gross Floor Area to allow 8,245 square feet (1.225 GFA [where 1.0 maximum is allowed]);
- d. Landscaping (planting, irrigation and landscape related improvements);
- e. Off-street parking; and
- f. 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 July 9, 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 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 other applicable conditions of Coastal Development Permit No. 1743872 and Site Development Permit 1925867 shall remain in full force and effect, unless otherwise specified in this amendment.

10. All 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 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.

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

Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

**ENGINEERING REQUIREMENTS:**

12. The project proposes to export 121.36 cubic yards of material from the project site. All excavated material listed to be exported shall be exported to a legal disposal site in accordance with the current Standard Specifications for Public Works Construction (the "Green Book").
13. Prior to the issuance of any building permits, the Owner/Permittee shall dedicate, and assure by permit and bond, the improvement of an additional five (5) feet of the adjacent alley, satisfactory to the City Engineer.
14. Prior to the issuance of any building permits, the Owner/Permittee shall dedicate an additional two (2) feet on Bonair Street to provide a 12-foot curb-to-property-line distance, satisfactory to the City Engineer.
15. Prior to the issuance of any building permit, the Owner/Permittee shall assure, by permit and bond, the replacement of the existing driveway with a new 20-foot-wide driveway, adjacent to the site on Bonair Street, satisfactory to the City Engineer.
16. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, to reconstruct the damaged portions of the sidewalk with current City Standard sidewalk, adjacent to the site on Bonair Street, satisfactory to the City Engineer.
17. Prior to the issuance of any building permit, the Owner/Permittee shall assure, by permit and bond, the replacement of the existing curb with current City Standard curb and gutter, adjacent to the site on Bonair Street and La Jolla Boulevard, satisfactory to the City Engineer.
18. Prior to the issuance of any building permit, the Owner/Permittee shall assure, by permit and bond, to reconstruct the asphalt alley pavement with current City Standard concrete alley, full width, adjacent to the site, satisfactory to the City Engineer.
19. Prior to the issuance of any building permit, the Owner/Permittee shall assure, by permit and bond, to reconstruct the alley apron per the current City Standard, adjacent to the site, satisfactory to the City Engineer.
20. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, to reconstruct a new curb ramp at the alley entrance satisfactory to the City Engineer.
21. Prior to the issuance of any building permit, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for the underdrain, landscape and irrigation in the Right-of-Way.
22. The drainage system proposed for this development, as shown on the site plan, is private and subject to approval by the City Engineer.

23. Prior to the issuance of any construction permit, the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Part 2 Construction BMP Standards Chapter 4 of the City's Storm Water Standards.

24. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the SDMC, into the construction plans or specifications.

25. Prior to any construction permit, the development of this project shall comply with all 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.

26. Prior to any construction permit, the development of this project shall comply with all stormwater construction requirements of the current version of the City of San Diego's Stormwater Standards Manual.

**LANDSCAPE REQUIREMENTS:**

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

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

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

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

**TRANSPORTATION REQUIREMENTS:**

31. Prior to issuance of any building permit, the Owner/Permittee shall assure by permit and bond the reconstruction of the existing 20-foot-wide parkway on La Jolla Boulevard to include a minimum 4-foot-6-inch wide non-contiguous sidewalk and landscape strip, and an ADA bus loading pad along the La Jolla Boulevard project frontage per Exhibit "A", satisfactory to the City Engineer. These improvements shall be completed and operational prior to first occupancy.
32. Prior to issuance of any building permit, the Owner/Permittee shall dedicate two (2) feet of right-of-way along the project's frontage on Bonair Street and assure by permit and bond the construction of a 12-foot-wide parkway with a minimum 5-foot-wide non-contiguous sidewalk per Exhibit "A", satisfactory to the City Engineer. These improvements shall be completed and operational prior to first occupancy.
33. Prior to issuance of any building permit, the Owner/Permittee shall dedicate five (5) feet of right-of-way along the project's frontage on the unnamed alley and assure by permit and bond the construction of a 15-foot-wide alley per Exhibit "A", satisfactory to the City Engineer. These improvements shall be completed and operational prior to first occupancy.
34. Prior to issuance of any building permit, the Owner/Permittee shall assure by permit and bond the construction of a City Standard 20-foot-wide driveway on Bonair Street per Exhibit "A", satisfactory to the City Engineer. All improvements shall be complete and operational prior to first occupancy.
35. The Owner/Permittee shall provide and maintain a 10-foot by 10-foot visibility triangle area on both sides of the proposed driveway, measured along the new property line on Bonair Street. No obstacles higher than 36 inches shall be located within the visibility area.
36. All proposed automobile, motorcycle, and bicycle parking spaces must be constructed in accordance with the requirements of the SDMC. All proposed on-site parking stalls and aisle widths shall be in compliance with the 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.

**PLANNING/DESIGN REQUIREMENTS:**

37. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.
38. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.

**INFORMATION ONLY:**

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

APPROVED by the Hearing Officer of the City of San Diego on June 26, , 2026, and HO-\_\_\_\_\_.

Special Use Permit No. 3405006  
Neighborhood Development Permit No. 3346916  
Coastal Development Permit No. 3264043  
Date of Approval: June 24, 2026

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

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Francisco Mendoza  
Development Project Manager

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

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**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.

**ELITE ASSETS, LLC**  
**a California limited liability company**  
**Owner/Permittee**

By \_\_\_\_\_  
Name:  
Title:

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



THE CITY OF SAN DIEGO

DATE OF NOTICE: March 25, 2026

# NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 24009765

**PROJECT NAME / NUMBER:** 6794 La Jolla Bl / PRJ-1107307

**COMMUNITY PLAN AREA:** La Jolla

**COUNCIL DISTRICT:** 3

**LOCATION:** 6794 La Jolla Bl, San Diego, CA 92037

**PROJECT DESCRIPTION:** The project includes a Special Use Permit, Site Development Permit, Coastal Development Permit and Neighborhood Development Permit to construct a new three-story, 3,156-square-foot dwelling unit (two-stories over an existing at-grade parking lot) spanning two mixed-use lots, along with associated site improvements. The existing mixed-use residential and commercial building on site would remain. The project requests a deviation to exceed the allowable Gross Floor Area Ratio from 1.0 to 1.225 for a total of 8,244.25 square feet of development where 6,729 square feet is permitted. A deviation is also requested to allow three stories where the La Jolla Planned District limits development to two stories. The 6,729-square-foot lot is within the Neighborhood Commercial land use designation of the La Jolla Community Plan, the Coastal Overlay Zone (Non-App-2), Coastal Height Limitation Overlay, Transit Priority Area Overlay and Transit Area Overlay. **LEGAL DESCRIPTION:** LOTS 42 AND 43 AND ALL OF LOT 44 EXCEPT THE NORTHERLY 25 FEET THEREOF, THE SOUTHERLY LINE OF SAID NORTHERLY 25 FEET BEING PARALLEL WITH AND 25 FEET DISTANT AT RIGHT ANGLES FROM THE NORTHERLY LINE OF SAID LOT 44, ALL BEING IN BLOCK 1 OF LA JOLLA STRAND, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1216, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, OCTOBER 18, 1909.

**ENTITY CONSIDERING PROJECT APPROVAL:** City of San Diego Hearing Officer

**ENVIRONMENTAL DETERMINATION:** Categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 15303, New Construction or Conversion of Small Structures, and 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 is categorically exempt from CEQA pursuant to Section 15303 (New Construction or Conversion of Small Structures) and Section 15332 (In-Fill Development), and that none of the exceptions listed in Section 15300.2 would apply. Section 15303 allows for construction and location of limited numbers of new, small facilities or structures, including one single-family residence, or in urbanized areas, up to three single-family residences. The project proposes construction of one new dwelling unit within the allowable development footprint of the lot and is consistent with the La Jolla Community Plan designation of Neighborhood Commercial. The proposed development falls within the scope of the exemption. Section 15332 applies to in-fill development that is consistent with the General Plan and applicable zoning regulations. The project site is less than five acres in size (0.1544 acres), is surrounded by urban uses, is not considered habitat for endangered species, would not result in significant effects to traffic, noise, air quality, or water quality. Additionally, the site can be adequately served by all required utilities and public services. The project meets all criteria for this exemption. Based on this analysis, the project qualifies for both categorical exemptions. **The site is not included on any list compiled pursuant to Government Code Section 65962.5 for hazardous waste sites.**

**DEVELOPMENT PROJECT MANAGER:** Francisco Mendoza  
**MAILING ADDRESS:** 7650 Mission Valley Road, MS DSD-1A, San Diego, CA 92108  
**PHONE NUMBER / EMAIL:** (619) 446-5292 / fjmendoza@sandiego.gov

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On March 25, 2026 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 (April 9, 2026). 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](mailto: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.

**POSTED ON THE CITY'S CEQA WEBSITE**

**POSTED:** 3/25/2026

**REMOVED:** 4/9/2026

**POSTED BY:** *Leilani Phillips*

	<b>City of San Diego Development Services</b> 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	<h1>Ownership Disclosure Statement</h1>	<b>FORM DS-318</b>  <b>October 2017</b>
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**Approval Type:** Check appropriate box for type of approval(s) requested:  Neighborhood Use Permit  Coastal Development Permit  
 Neighborhood Development Permit  Site Development Permit  Planned Development Permit  Conditional Use Permit  Variance  
 Tentative Map  Vesting Tentative Map  Map Waiver  Land Use Plan Amendment •  Other \_\_\_\_\_

**Project Title:** 6794 La Jolla Blvd. **Project No. For City Use Only:** \_\_\_\_\_

**Project Address:** 6794 La Jolla Blvd, La Jolla, CA 92037

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

Corporation  Limited Liability -or-  General - What State? CA Corporate Identification No. 37-1981286  
 Partnership  Individual

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property. Please list below the owner(s), applicant(s), and other financially interested persons of the above referenced property. A financially interested party includes any individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver or syndicate with a financial interest in the application. If the applicant includes a corporation or partnership, include the names, titles, addresses of all individuals owning more than 10% of the shares. If a publicly-owned corporation, include the names, titles, and addresses of the corporate officers. (A separate page may be attached if necessary.) If any person is a nonprofit organization or a trust, list the names and addresses of **ANY** person serving as an officer or director of the nonprofit organization or as trustee or beneficiary of the nonprofit organization. A signature is required of at least one of the property owners. Attach additional pages if needed. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

**Property Owner**

Name of Individual: Elite Assets LLC  Owner  Tenant/Lessee  Successor Agency

Street Address: 401 H Street

City: Chula Vista State: CA Zip: 91910

Phone No.: 858-352-6755 Fax No.: \_\_\_\_\_ Email: parizad0813@hotmail.com

Signature:  Date: 11/28/2023

Additional pages Attached:  Yes  No

**Applicant**

Name of Individual: Claude Anthony Marengo  Owner  Tenant/Lessee  Successor Agency

Street Address: 7724 Girard Ave,

City: La Jolla State: CA Zip: 92037

Phone No.: 6194171111 Fax No.: \_\_\_\_\_ Email: camarengo@m2a.io

Signature:  Date: 11/28/2023

Additional pages Attached:  Yes  No

**Other Financially Interested Persons**

Name of Individual: \_\_\_\_\_  Owner  Tenant/Lessee  Successor Agency

Street Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone No.: \_\_\_\_\_ Fax No.: \_\_\_\_\_ Email: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Additional pages Attached:  Yes  No

Page 3	City of San Diego · Information Bulletin 620		August 2018
	<b>City of San Diego Development Services</b> 1222 First Ave., MS-302 San Diego, CA 92101		<h2 style="text-align: center;">Community Planning Committee Distribution Form</h2>
Project Name: 6794 LA JOLLA BLVD		Project Number: PRJ-1107307	
Community:      La Jolla			
<p>For project scope and contact information (project manager and applicant), log into OpenDSD at <a href="https://aca.accela.com/SANDIEGO">https://aca.accela.com/SANDIEGO</a>.</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:  November 07,
# of Members Yes <p style="text-align: center;">14</p>	# of Members No <p style="text-align: center;">0</p>	# of Members Abstain <p style="text-align: center;">1</p>	
Conditions or Recommendations: none			
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)			
NAME:      ADRIAN FERAL			
TITLE:      SECRETARY			DATE:      November 15, 2024

Visit our web site at [www.sandiego.gov/development-services](http://www.sandiego.gov/development-services).

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

DS-5620 (08-18) ONLINE FORM

# LA JOLLA BLVD

6794 La Jolla Blvd.  
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



Date Signed:

All design, ideas and arrangements as indicated on these drawings are the legal property of Marengo Morton Architects, Incorporated and the specific project for which they were prepared as indicated on the project title block. Reproduction, publication or re-use by any method, in whole or part, without the express written consent of Marengo Morton Architects, Incorporated is prohibited. There shall be no changes, substitutions, modifications or deviations from these drawings or accompanying specifications without the consent of Marengo Morton Architects, Incorporated. Visual, physical, or electronic contact or use of these drawings and attached specifications shall constitute the acceptance of all these restrictions.

LA JOLLA BLVD

6794 La Jolla Blvd.  
La Jolla, CA 92037

REVISIONS  
01/12/2025 PROJECT START



PHASE Coastal Phase

PROJECT NO. 2022-27

REVIEWED BY CAM

DRAWN BY CP

DATE 01/12/2025

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 undetectable alteration, either intentional or unintentional, due to, among other causes, transmission, conversion, media degradation, software error, 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 wet signature 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	PROJECT TEAM	SCOPE OF WORK	PROJECT DATA																																																																																																																																							
<p><b>ARCHITECTURAL</b></p> <p>TS01 - Title Sheet</p> <p>Survey</p> <p>A010 - Site Plan A020 - Demo Plan A021 - Proposed First Floor Plan A022 - Proposed Second Floor Plan A023 - Proposed Third Floor Plan A040 - Proposed Roof Plan A050 - North Elevation A051 - South Elevation A052 - East Elevation A053 - West Elevation A060 - Section 1 A061 - Section 2</p> <p>CS01 - La Jolla Blvd Street Section CS02 - Bonair St Street Section CS03 - Alley Street Section</p> <p>L01 - Landscape Diagram L02 - Water Calculations</p>	<p><b>OWNERS</b> Paris Seraj- Elite Assets LLC 401 H Street, Suite 4 Chula Vista, CA 91910 Telephone: 858-352-6755 Email: parizad0813@hotmail.com</p> <p><b>ARCHITECT</b> Marengo Morton Architects 7724 Girard Avenue, Second Floor La Jolla, CA 92037 Telephone: (858) 459-3769 Fax: (858) 459-3768 Contact: Claude Anthony Marengo CAMarengo@m2a.io Cell: (619) 417-1111</p> <p><b>SURVEY</b> San Diego Land Surveying &amp; Engineering, Inc. 7028 Convoy Court, San Diego, CA 92111-1017 Telephone: (858) 565-8362 Fax: (858) 565-4354 Contact: Robert Bateman Email: RBateman@sdlse.com</p>	<p><b>PROJECT SCOPE</b></p> <p>Proposing a new residential unit on (2) two of (3) three mixed use lots with a total of 6,729 SF, where there is an existing building to remain with 1,520.5 SF of commercial use and 1,520.5 SF of residential use.</p> <p>We are proposing (1) one new unit of 3,150.25 SF. with 3 bedrooms on second and third floor. First floor is to remain with 8 existing parking spaces plus 3 proposed spaces, total of (11) eleven parking spaces and 2,052.98 SF under the building above required to be counted in GFA.</p> <p>Requesting a Coastal Development Permit and a Process 2 Neighborhood Development Permit.</p>	<p><b>PROJECT INFORMATION</b> PROJECT ADDRESS: 6794 La Jolla Blvd. La Jolla, CA 92037</p> <p><b>ASSESSORS PARCEL NUMBER:</b> LEGAL DESCRIPTION: 351-391-08-00 LOTS 42 AND 43 AND ALL OF LOT 44 EXCEPT THE NORTHERLY 25 FEET 351-391-06-00 THEREOF, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF 351-391-05-00 CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1216</p> <p><b>YEAR BUILT</b></p> <p><b>BUILDING CODE:</b> CALIFORNIA RESIDENTIAL CODE (CRC), 2022 EDITION &amp; 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.</p> <p><b>OCCUPANCY TYPE:</b> R-2, S-2, M</p> <p><b>ALLOWED NUMBER OF DWELLINGS:</b> 5</p> <p><b>PROPOSED NUMBER OF DWELLINGS:</b> 2 (1 Proposed, 1 Existing)</p> <p><b>CONSTRUCTION TYPE:</b> V-A</p> <p><b>NUMBER OF STORIES:</b> 3 (2 Story Dwelling Unit over Parking)</p> <p><b>LOT AREA:</b> 6,729 SF</p> <p><b>ZONING INFORMATION</b> ZONE: LIPD-4</p> <p><b>OVERLAY ZONES:</b> Coastal Height Limit Overlay Zone, Coastal Overlay Zone (NON-APP-2), Parking Impact Overlay Zone, Transit Overlay Zone, Transit Priority Area.</p> <p><b>GEO HAZARD ZONE:</b> Geologic Hazard Category: Yes, 53. Elevation Contour 5 feet. Min: 75 / Max. 75</p> <table border="1"> <thead> <tr> <th>SETBACKS</th> <th>ALLOWED</th> <th>PROPOSED</th> <th>DIFFERENCE</th> <th>NOTES</th> </tr> </thead> <tbody> <tr> <td>FRONT (STREET FRONTAGE):</td> <td>16' *</td> <td>17'-6"</td> <td>1'-6"</td> <td>\$159.0307 (b)(5)</td> </tr> <tr> <td>REAR SETBACK:</td> <td>0</td> <td>29'-6"</td> <td>5'-0"</td> <td>*Street Frontage Setback: All Zones -- A minimum 16-foot setback, measured from the curb to the building, shall be required. This is a separate requirement that must be met in addition to any front yard setback required by Section 159.0307(b)(1). 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**LA JOLLA BLVD**  
 6794 La Jolla Blvd.  
 La Jolla, CA 92037

REVISIONS	PROJECT START
06/23/2022	



PHASE  
 Coastal Phase

PROJECT NO. 2022-27

REVIEWED BY CAM

DRAWN BY CP

DATE 01/12/2025

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SHEET TITLE  
 Site Plan

**A010**

**GENERAL SITE NOTES**

- A. The site plan is for general site reference only. Refer to other construction documents for complete scope of work.
- B. This is an interior tenant improvement plan only, only new or relocation of non-bearing walls are involved. Minor alterations to existing electrical, water, phone and other existing utilities to the tenant space are proposed.
- C. Before commencing any site foundation or slab cutting or excavation the contractor shall verify locations of all site utilities, dimensions and conditions. These include but are not limited to property lines, setback location to all new or existing walls, easements (if any), existing site utilities, including water, sewer, gas and electrical lines and any other new or existing site items which could affect in any way the construction of the building. Flag or otherwise mark all locations of site property lines, easements (if any) underground utilities, and indicate utility type.
- D. All conditions or dimensions on these plans shall be verified in the field by the general contractor with actual site conditions. Written dimensions shall take precedence over scaled dimensions and shall be verified on the job site. On-site verification of all dimensions and conditions shall be the sole responsibility of the general contractor and subcontractors.
- E. The contractor or sub-contractor shall notify the architect if any conflicts or discrepancy occurs between this information on this plan and actual field conditions. Do not proceed with work in conflict with these drawing until written or verbal instructions are issued by the architect's office.
- F. Protect and mark all existing building structure including walls, beams, columns, area separation walls, and other items that are part of the existing structure and not part of the scope of the tenant improvement, and mark perimeter of construction zone.
- G. Coordinate with other tenants the temporary shut-off of any site utilities, including but not limited to electrical service, gas service, water service, sewer service, telephone service, cable or other data links with are connected to the building.
- H. Locate refuse bin at approved on-site location. contractor shall dispose of all site refuse at city-approved locations.
- I. Provide building address numbers, visible and legible from street or road fronting the property.
- J. Verify the level and plumb of existing floors, walls, ceilings and other items, which will not be changed, so that any attached structure, walls, ceiling or other components can be installed level and plumb.
- K. No trees or shrubs whose height will be 3' at maturity shall be installed within 5' of any publicly maintained water facilities or within 10' of any publicly maintained sewer facilities.
- L. All storm water runoff from proposed and/or replaced impervious areas shall be routed to pervious surfaces or landscaping prior to reaching the public drain system.
- M. Per City of San Diego Municipal Code Sections 12.0104, 43.010, 129.0104(a)(4), and 142.0220, permits are required to be inspected by City Inspection staff to ensure compliance with issued construction permit. This includes, but not limited to, Stormwater Compliance Inspection Requirements associated with each permit.
- N. Per City of San Diego Municipal Code Sections 12.0104, 43.010, 129.0104(a)(4) and 142.0220, permits are required to be inspected by City Inspection staff to ensure compliance with issued construction permit. This includes, but not limited to, Stormwater Compliance Inspection Requirements associated with each permit.
- N. Site gates are to be less than 3 feet high

**SITE PLAN KEYNOTES**

- 1 No obstruction including solid walls in the visibility area shall exceed 3 feet in height. Per SDMC Section 142.0409 (b)(2), Plant material, other than trees, located within visibility areas or the adjacent public right-of-way shall not exceed 36 inches in height, measured from the lowest grade abutting the plant material to the top of the plant material.
- 2 Curb and gutter to be replaced as per City Standards.
- 3 20'-0" wide Driveway to be constructed per current City Standard for a non-contiguous sidewalk (Drawing SDG-161)
- 4 Alley apron to be reconstructed per current City Standard. (Drawing SDG-120)
- 5 Alley pavement to be reconstructed with City Standard concrete alley (full width).
- 6 Landscape area to be aligned with neighboring parkway (Note: all existing artificial turf is to be replaced with natural grass).
- 7 (E) 12" Ø Washingtonia robusta
- 8 (P) 48" Box Jacranda Mimosaifolia
- 9 Existing parking lot. All existing parking will be maintained per the original permit, this has been certified per the survey.
- 10 New ADA bus stop boarding area per ADA Standards Figure 810.2.2
- 11 SDG&E Vault In-ground
- 12 Replace Sidewalk Panels per Current City Standards

**TOTAL DISTURBANCE AREA**

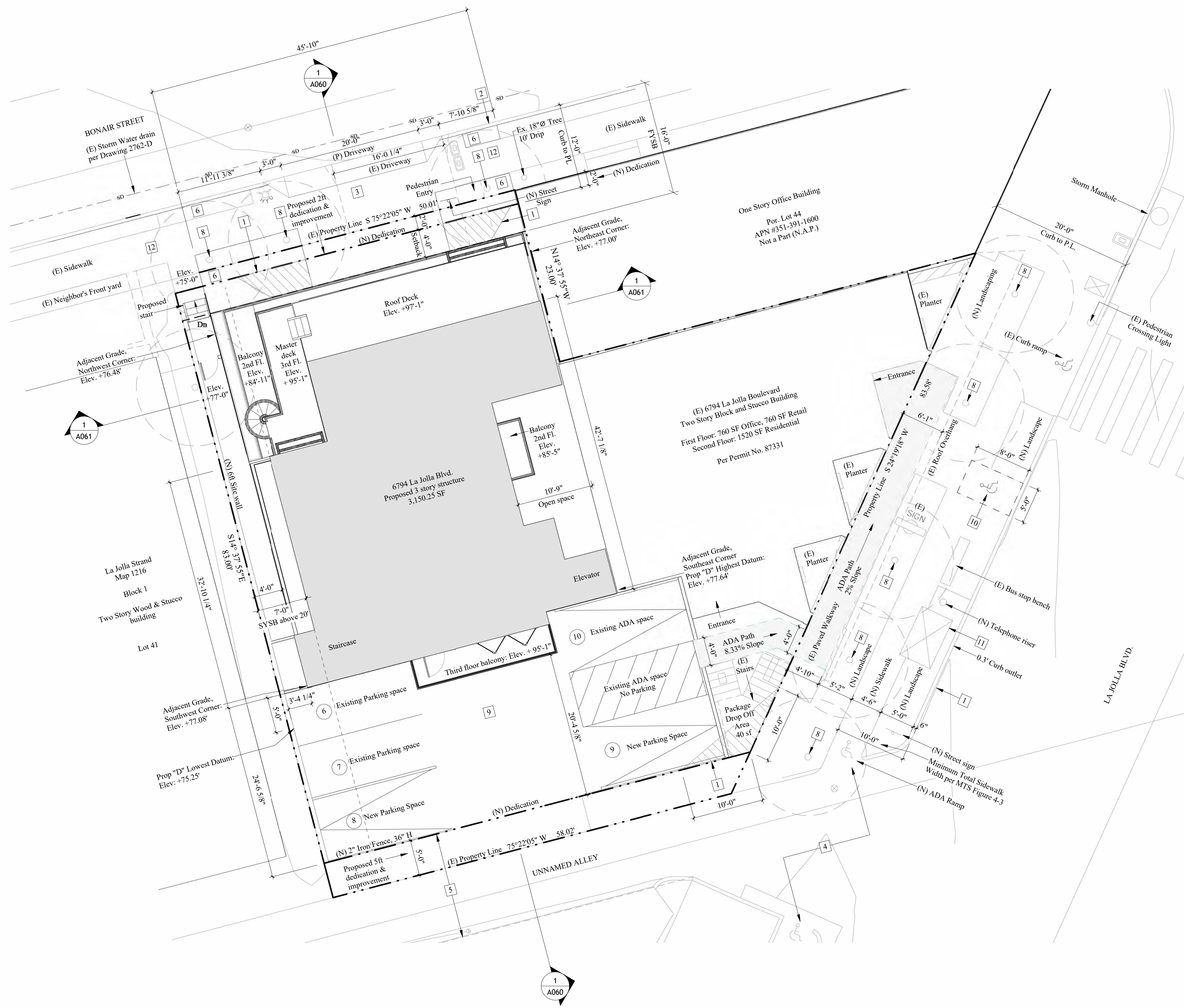
New building footprint	2,007.14 SF
New hardscape/concrete areas	2,212.02 SF
New landscape areas	344.86 SF
Removal of existing building footprint	0 SF
Removal of existing concrete	4,219.42 SF
Removal of existing landscape areas	344.86 SF
<b>Total disturbance area</b>	<b>4,564.28 SF</b>

**NEW/REPLACED IMPERVIOUS AREA**

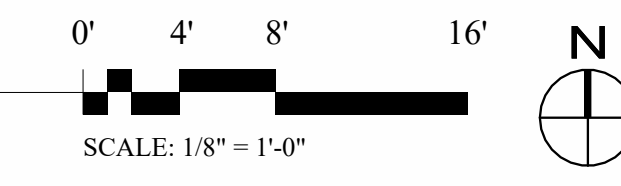
a) Existing impervious area (Ex. bldg. footprint & Ex. hardscape areas)	4,219.42 SF
b) New impervious area (Bldg. footprint, parking lot, walkways, hardscape areas, etc.)	2,007.14 SF
c) Replaced impervious area (Ex. bldg. footprint, hardscape areas, walkways, etc. to be replaced)	2,212.02 SF
<b>Total new and replaced impervious area:</b>	<b>4,219.42 SF</b>

**EARTHWORK QUANTITIES**

Cut quantities:	123.02 CYD
Fill quantities:	1.66 CYD
Import/Export:	Ex. 121.36 CYD
Max cut depth:	2.5 FT
Max fill depth:	.75 FT



1 Proposed Site Plan





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PHASE Coastal Phase

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SHEET TITLE Demo Plan

**A020**

**DEMOLITION NOTES**

1. Architect shall be notified immediately when any discrepancy with architectural or structural drawings are found at the project site. All drawings may have to be modified upon removal of existing construction. Do not proceed with work in question until the architect issues directions.
2. Contractor shall verify layout of existing structure, property boundaries, location of site utilities - underground and overhead, and field conditions as shown on the plans prior to demolition.
3. Before start of demolition contractor shall verify with the owner any item to be saved (s), covered, or stored, verify storage locations with owner before demolition commences.
4. Any outdoor structures or landscaping marked to be saved, shall be protected, fenced and/or covered to avoid damage.
5. All demolition material shall be transported off site and properly disposed at city-approved locations by the contractor.
6. Contractor to verify dumpster location with architect before demolition commences.
7. Contractor shall also refer to floor plans and other construction plans for new work to be incorporated into the project and to proceed with demolition accordingly.
8. Carefully remove structure as shown on plan. Remove all materials carefully to avoid damage to adjacent surfaces.
9. Contractor shall notify architect if any of the exposed wood show evidence of active water leaks, termites or dry rot.
10. Prepare existing window framing openings (to remain) to receive new window units. See new floor plan and elevations for new window size.
11. When demolition is complete, the structure and site shall be broom clean and ready to receive new work.
12. Remove all existing landscape and tree roots with in 3 feet of the outline of new structure. If the removal of tree roots produces potentially unstable trees, the contractor shall immediately contact a tree specialist to make a recommendation.
13. Demolition of openings in roof and exterior walls shall be covered each night with plastic tarps and secured to prevent water and dust from entering the building.
14. Existing floors shall be covered during construction. openings shall be taped and sealed to walls at edges of construction zone to minimize dust. Temporary wall shall be built and sealed as if needed or shown on plans.
15. Should any portion of the structure being removed produce unstable of unsafe conditions the contractor shall provide shoring and bracing.
16. Existing FAU & water heater shall be turned off and salvaged units removed and stored for re-use. Existing natural gas service shall be turned off and lines temporarily capped at residence.
17. Electrical service shall be turned off at residence and provisions for temporary power made during construction.
18. Please be advised this is a remodel project. concealed conditions of all types shall be taken into account and/or verified prior to completion of final project bid.
19. Contractor shall verify in the field the condition of all foundations, stem walls, sill attachments, pier-footing conditions and attachment to framing, deficiencies, cracks or other structural issues in foundations or footings or lack thereof shall be brought to the attention of the architect and structural engineer.
20. Existing framing and floor surfaces may be out of plumb and not level. They shall be inspected and made plumb and leveled upon notification to the architect and a written approval has been documented. Wood framing adjacent to soil may be encountered and modifications and/or protection measures shall be taken.
21. Elevation changes between door openings and adjacent grade shall be verified in the field and if discrepancies exist between field conditions and plans exist, notify the architect to make modifications and/or other corrective measures.
22. If soils report or survey not included with this set of documents, the architect will not be held responsible for any changes, modifications, ordered reports or survey or other additional issues caused by lack of information from those documents.

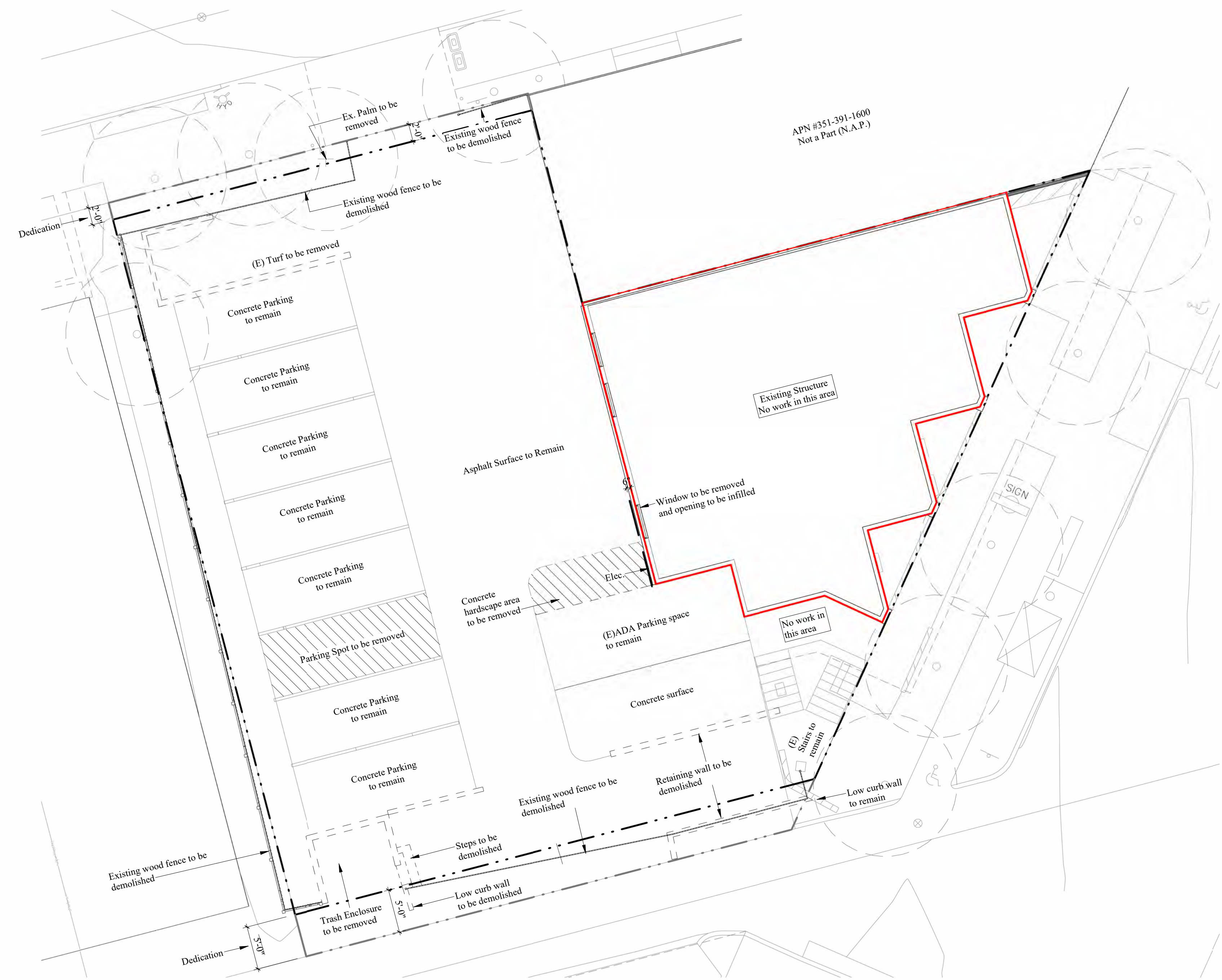
**Coastal Projects Additional Notes**  
 A. This is a coastal project. No exterior walls shall be demolished other than those specified on the demolition sheet without prior written instruction from architect.  
 B. It is the general contractor's sole responsibility that all existing wall shown to remain shall be protected and maintained at all times during the project construction.

**DEMOLITION NOTES FOR COASTAL EXEMPTION**

- A. At least 50% of the existing exterior walls (from the foundation to the top plate) of the principal habitable floor must be left standing and in place throughout construction and incorporated into the completed structure without modifications.
- B. The wall must continue to be used as exterior walls in the completed project (may not be used as interior walls or used in a "double wall" configuration with any new wall)
- C. Any door or window located within a segment of the wall which is counted toward the length of an existing exterior wall to be left standing (at least 50%) cannot have their location or size modified.
- D. The surface of the wall can be modified or removed down to the studs but with both the top and bottom plates in place. Removal of the stud walls, even on a temporary basis does not meet exemption criteria (for coastal exemption) and is not to be done.
- E. Walls, which are designated to remain, cannot be replaced, heightened or relocated for any reason, including reasons of structural integrity (dry rot, termites).
- F. Reinforcement in the form of sistering members (studs and plates) is permitted as long as they do not interrupt the assembly of top plate studs and sill. New member is to be notched to sister and incorporate. Not existing lumber.
- G. Penetration through top plate is permitted - only the width of the actual cut will be included in the calculation (e.g. only actual width of a 2x4 or a 4x4 going through the top plate will deduct that amount). Need to be approved by architect to be sure after all cuts are made that we still comply.
- H. Cripple walls are permitted (placing a new bottom plate on an existing top plate together with new studs and a new top plate for the purposes of increasing floor to ceiling height).
- I. Foundation replacement is acceptable only if existing walls can be properly supported in their pre-existing position during replacement or repair.
- J. A window may be replaced or may be reduced in area or dimension or may be covered over (filled in) provided that the existing studs and headers are retained in their original position.
- K. Reinforcement in the form of furring is permitted for single wall construction only if it is done in such a manner that the wall is not extended outward. All furring is to the interior & verified by the architect.
- L. There shall be no significant alteration of land forms including removal or placement of vegetation, on a beach, wetland or sand dune, or within 100 feet of the edge of a coastal bluff without first obtaining approval from the governing authority having jurisdiction over the project.
- M. If a sill is required to be 3x material where a 2x4 wall exists, a site meeting should take place with architect and engineer to block 3x on top of existing sill in between existing studs strapped and/or clipped in place.

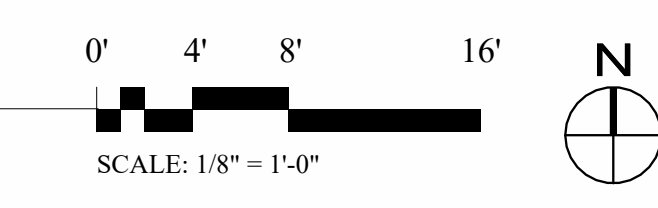
**DEMOLITION LEGEND**

	Existing exterior perimeter walls to remain
	Existing interior walls to remain
	Existing walls to be removed
	Existing wall to remain, opening to be infilled
	Indicates dimension of existing walls that remain in place
	Indicates dimension of existing walls to be removed
	Removed window
	Removed door
	Hardscape to be removed



APN #351-391-1600  
 Not a Part (N.A.P.)

1 Demo Plan





**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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LA JOLLA BLVD  
 6794 La Jolla Blvd.  
 La Jolla, CA 92037

REVISIONS  
 06/23/2022 PROJECT START

PHASE  
 Coastal Phase

PROJECT NO. 2022-27

REVIEWED BY CAM

DRAWN BY CP

DATE 04/28/26

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SHEET TITLE  
 First Floor

A021

**STREET YARD CALCS**

	Area	Percentage
Total Street Yard	300.00 SF	100%
Street Yard Landscape	155.80 SF	51.93%*
Vehicular Use Area	120.00 SF	40.00%
Enhanced Hardscape	24.20 SF	8.07%**

\*Per SDMC Table 142-04C, residential development requires 50% Landscaping in the Street Yard

\*\*Per SDMC 142.0405(b)(1), up to 10 percent of the street yard planting area outside the vehicular use area may be enhanced hardscape

**SETBACK NOTES**

- 1. §159.0307(b)(5) Street Frontage Setback.**  
 A minimum 16-foot setback, measured from the curb to the building, shall be required.
- 2. Per §159.0307(c)(2).**  
 \*Within the street facade envelope, no story or floor level or portion thereof, shall overhang any floor level below, provided however, that balconies on upper floors shall be permitted.
- 3. §159.0307 (b)(3)(A) Interior Side Yards**  
 (A) Zones 1, 2, 3 and 4 -- None required, except that a four-foot side yard shall be provided if any portion of the side lot line abuts residentially zoned property. Such side yard shall be increased seven feet for any building height above 20 feet

**GROSS FLOOR AREAS**

	Existing	Proposed	Total
<b>FIRST FLOOR</b>	1,520.5 SF	2,652.98 (Parking)	3,573.48
<b>SECOND FLOOR</b>	1,520.5 SF	1,744.47	3,264.97
<b>THIRD FLOOR</b>	-	1,405.78	1,405.78
<b>BUILDING AREA</b>	3,041.0 SF	3,150.25	6,191.25
<b>TOTAL GROSS FLOOR AREA</b>	3,041.0 SF	5,203.23	8,244.23

**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-30 batt insulation at all accessible interior walls for sound control.  
 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.f.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.
- When 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. cec 2307.2
- 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 cfc section 501.2.
- Wall, floor and ceiling finishes and materials shall not exceed the interior finish classifications in cfc 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).
- 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.
- AA. Site gates are to be 36" or less in height.
- AB. No gates/garage doors are proposed fronting Bonair St. or the Alley

**FLOOR PLAN LEGEND**

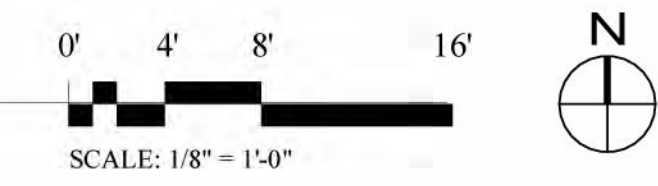
- New 2x4 Interior Wall - Gyp. each side
- New 2x6 Exterior Wall - Gyp., Stud, Sheathing, Stucco Exterior.
- New 6" Exterior Site Wall
- Existing exterior low walls

**FLOOR PLAN KEYNOTES**

- No obstruction including solid walls in the visibility area shall exceed 3 feet in height. Per SDMC Section 142.0409 (b)(2). Plant material, other than trees, located within visibility areas of the adjacent public right-of-way shall not exceed 36 inches in height, measured from the lowest grade abutting the plant material to the top of the plant material.
- Curb and gutter to be replaced as per City Standards.
- 20'-0" wide Driveway and sidewalk to be constructed per current City Standard for a non-contiguous sidewalk, 12'-0" Minimum Parkway
- Alley apron to be reconstructed per current City Standard. (Drawing SDG-120)
- Alley pavement to be reconstructed with City Standard concrete alley (full width).
- Landscape area to be aligned with neighboring parkway (Note: all existing artificial turf is to be replaced with natural grass).
- (E) 12" Ø Washingtonia Robusta
- (P) 48" Box Jacaranda Mimosifolia
- Existing parking lot. All existing parking will be maintained per the original permit, this has been certified per the survey.
- New ADA bus stop boarding area per ADA Standards Figure 810.2.2
- SDG&E Vault In-ground
- Replace Sidewalk panels per Current City Standard
- Refuse area for back alley pickup per SDMC 159.0407, 6' height clearance
- Parking Entry Sign
- Parking Exit Sign
- Concrete Pavers, 2 1/4" H
- Textured Stone pavers for pedestrian walkway per SDMC 159.0403(h)(3), see Sheet L01



Proposed 1st Floor  
 1/8" = 1'-0"  
 2,052.98 SF - Total 11 Parking spaces





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 Second Floor  
 La Jolla, CA 92037  
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**LA JOLLA BLVD**  
 6794 La Jolla Blvd.  
 La Jolla, CA 92037

REVISIONS  
 06/23/2022 PROJECT START

PHASE  
 Coastal Phase

PROJECT NO.  
 2022-27

REVIEWED BY  
 CAM

DRAWN BY  
 CP

DATE  
 01/12/2025

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SHEET TITLE  
 Second Floor

**A022**

**FLOOR PLAN NOTES**

- A. All dimensions shall be field verified. any discrepancies affecting project layout shall be brought to the attention of the architect and the issues resolved prior to proceeding with the work in question.
- B. Refer to site plan for site and utility info.
- C. For door and windows see schedules on a-8.1
- D. Insulation: R-13 batt insulation at all new exterior 2x4 walls.  
 R-19 batt insulation at all new 2x6 exterior walls and raised floor areas  
 R-13 batt insulation at all accessible interior walls for sound control.  
 R-30 batt insulation at ceiling & roof areas.  
 R-4.5 insulation wrap on all new hot water piping.  
 R-4.5 insulation wrap on all new supply ducts.
- E. Smoke detectors: shall be installed in each bedroom and on access point to each sleeping area and on each story and basements. detector shall have an alarm audible in all sleeping areas of the unit. section 310.9.1.2. unit shall be permanently wired and equipped with battery backup, e.c. sec. 310.9.1.3.
- F. Attic/underfloor installation must comply with sections 904, 908, and 909 of the California mechanical code (cmc)
- G. Provide 5 air changes per hour for bathroom and laundry room ventilation.
- H. All abs and pvc piping and fittings shall be enclosed within walls and floors covered with type x gypsum board or similar assemblies that provide the same level of fire protection. protection of membrane penetrations is not required.
- I. Whole building ventilation: indoor air quality exhaust fan with ventilation rate of 120 cfm.
- J. Ducts in the garage and ducts penetrating the walls or ceilings separating the dwelling from the garage shall be constructed of minimum no.26 gauge sheet steel or other approved material and shall have no opening into the garage.
- K. Shower compartment & bathtubs w/ installed showerheads shall be finished w/ a non-absorbent surface that extends to a height not less than 6 ft above fl. crc 307.2.
- L. Water meters for combined domestic water & fire sprinkler systems shall not be installed until the fire sprinkler system has been submitted and approved by the bldg official
- M. All plumbing fixtures and fittings will be water conserving
- N. Outdoor shower drains and sinks are not permitted to connect to the public sewer system unless equipped with an approved cover. hot and water connections allowed.
- O. During construction, at least one extinguisher shall be provided on each floor level at each stairway, in all storage and construction sheds, in locations where flammable or combustible liquids are stored or used, and where other special hazards are present per cfc section 3315.1
- P. Buildings undergoing construction, alteration or demolition shall conform to cfc chapter 33. welding, cutting and other hot work shall be in conformance with cfc chapter 35.
- Q. Address identification shall be provided for all new and existing buildings in a location that is plainly visible and legible from the street or road fronting the property, where access is by way of a private road and the building address can not be viewed from the public way, an approved sign or means shall be used to identify the structure. premises identification shall conform to cbc section 501.2.
- R. Wall, floor and ceiling finishes and materials shall not exceed the interior finish classifications in cbc table 803.1.1 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.
- S. All luminaires shall be high efficiency and shall have a manual on/off in addition to a vacancy sensor or dimmer.
- T. Exhaust ducts shall be equipped with back-draft dampers per Sec. 504.1.1 CMC
- U. Unless functioning as a components of a whole house ventilation system, bathroom exhaust fans must be controlled by a humidity control, which shall be capable of adjustments between relative humidity range of 50% to 80% (Sec 4.506.1.)
- V. All stucco applications that return from a projection: need to have a return for the stucco that is more than 4" inset. The inset shall need a diverter or weep screed to allow water to fall without collecting in the horizontal plane and deteriorate the stucco.
- W. Any horizontal surfaces of stucco on a parapet and/or recess window sills needs fully lapped water proofing with a lap min of 8"-12" with seams on the slope side with the outer lap in the direction of the flow of water.
- X. For recessed window: the whole recess needs to be flash treated with a moist stop and the base needs a sill pan. The sill pan should extend all the way to the exterior wall with a minimum bottom slope of 1/8" to the outside to assure no water stands on the horizontal surface.
- Y. All square and 90 degree angles will be stainless steel corner bead and will kerf to the window jamb for a clean return and finish on mill core.
- Z. All screeds will be held of tile surfaces and dirt surfaces with metal backing. Height to be confirmed by architect to assure the reveal displayed is a clean stainless steel or copper finish depending on the project and that it is properly lapped and water proofed behind that. The metal is to conceal a termination bar and water proofing and to act as the protected finish coat.
- AA. Site gates are to be 36" or less in height

**FLOOR PLAN LEGEND**

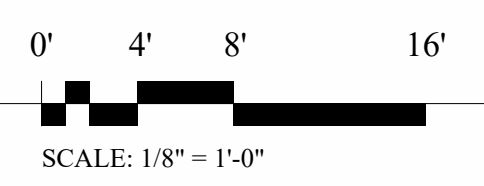
- New 2x4 Interior Wall - Gyp. each side
- New 2x6 Exterior Wall - Gyp., Stud, Sheathing, Stucco Exterior.
- New 6" Exterior Site Wall
- Existing exterior low walls

**FLOOR PLAN KEYNOTES**

- 1 No obstruction including solid walls in the visibility area shall exceed 3 feet in height. Per SDMC Section 142.0409 (b)(2). Plant material, other than trees, located within visibility areas or the adjacent public right-of-way shall not exceed 36 inches in height, measured from the lowest grade abutting the plant material to the top of the plant material.
- 2 Curb and gutter to be replaced as per City Standards.
- 3 20'-0" wide Driveway and sidewalk to be constructed per current City Standard for a non-contiguous sidewalk, 12'-0" Minimum Parkway
- 4 Alley apron to be reconstructed per current City Standard. (Drawing SDG-120)
- 5 Alley pavement to be reconstructed with City Standard concrete alley (full width).
- 6 Landscape area to be aligned with neighboring parkway (Note: all existing artificial turf is to be replaced with natural grass).
- 7 (E) 12" Ø Washingtonia Robusta
- 8 (P) 48" Box Jacaranda Mimosifolia
- 9 Existing parking lot. All existing parking will be maintained per the original permit, this has been certified per the survey.
- 10 New ADA bus stop boarding area per ADA Standards Figure 810.2.2
- 11 SDG&E Vault In-ground
- 12 Replace Sidewalk panels per Current City Standard
- 13 Refuse area for back alley pickup per SDMC 159.0407, 6' height clearance
- 14 Parking Entry Sign
- 15 Parking Exit Sign
- 16 Concrete Pavers, 2 1/4" H
- 17 Textured Stone pavers for pedestrian walkway per SDMC 159.0403(b)(3)



**1 Proposed 2nd Floor**  
 1,744.47 SF





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 7724 Girard Ave.  
 Second Floor  
 La Jolla, CA 92037  
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LA JOLLA BLVD  
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 La Jolla, CA 92037

REVISIONS	
06/23/2022	PROJECT START



PHASE  
 Coastal Phase

PROJECT NO. 2022-27

REVIEWED BY CAM

DRAWN BY CP

DATE 01/12/2025

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SHEET TITLE  
 Third Floor

A023

FLOOR PLAN NOTES

- A. All dimensions shall be field verified. any discrepancies affecting project layout shall be brought to the attention of the architect and the issues resolved prior to proceeding with the work in question.
- B. Refer to site plan for site and utility info.
- C. For door and windows see schedules on a-8.1
- D. Insulation: R-13 batt insulation at all new exterior 2x4 walls.  
 R-19 batt insulation at all new 2x6 exterior walls and raised floor areas  
 R-13 batt insulation at all accessible interior walls for sound control.  
 R-30 batt insulation at ceiling & roof areas.  
 R-4.5 insulation wrap on all new hot water piping.  
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- E. Smoke detectors: shall be installed in each bedroom and on access point to each sleeping area and on each story and basements. detector shall have an alarm audible in all sleeping areas of the unit. section 310.9.1.2. unit shall be permanently wired and equipped with battery backup, e.c.c. sec. 310.9.1.3.
- F. Attic/underfloor installation must comply with sections 904, 908, and 909 of the California mechanical code (cmc)
- G. Provide 5 air changes per hour for bathroom and laundry room ventilation.
- H. All abs and pvc piping and fittings shall be enclosed within walls and floors covered with type x gypsum board or similar assemblies that provide the same level of fire protection. protection of membrane penetrations is not required.
- I. Whole building ventilation: indoor air quality exhaust fan with ventilation rate of 120 cfm.
- J. Ducts in the garage and ducts penetrating the walls or ceilings separating the dwelling from the garage shall be constructed of minimum no.26 gauge sheet steel or other approved material and shall have no opening into the garage.
- K. Shower compartment & bathtubs w/ installed showerheads shall be finished w/ a non-absorbent surface that extends to a height not less than 6 ft above flr. cfc 307.2.
- L. Water meters for combined domestic water & fire sprinkler systems shall not be installed until the fire sprinkler system has been submitted and approved by the bldg official
- M. All plumbing fixtures and fittings will be water conserving
- N. Outdoor shower drains and sinks are not permitted to connect to the public sewer system unless equipped with an approved cover. hot and water connections allowed.
- O. During construction, at least one extinguisher shall be provided on each floor level at each stairway, in all storage and construction sheds, in locations where flammable or combustible liquids are stored or used, and where other special hazards are present per cfc section 3315.1
- P. Buildings undergoing construction, alteration or demolition shall conform to cfc chapter 33. welding, cutting and other hot work shall be in conformance with cfc chapter 35.
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- S. All luminaires shall be high efficiency and shall have a manual on/off in addition to a vacancy sensor or dimmer.
- T. Exhaust ducts shall be equipped with back-draft dampers per Sec. 504.1.1 CMC
- U. Unless functioning as a components of a whole house ventilation system, bathroom exhaust fans must be controlled by a humidity control, which shall be capable of adjustments between relative humidity range of 50% to 80% (Sec 4.506.1.)"
- V. All stucco applications that return from a projection: need to have a return for the stucco that is more than 4" inset. The inset shall need a diverter or weep screed to allow water to fall without collecting in the horizontal plane and deteriorate the stucco.
- W. Any horizontal surfaces of stucco on a parapet and/or recess window sills needs fully lapped water proofing with a lap min of 8"-12" with seams on the slope side with the outer lap in the direction of the flow of water.
- X. For recessed window: the whole recess needs to be flash treated with a moist stop and the base needs a sill pan. The sill pan should extend all the way to the exterior wall with a minimum bottom slope of 1/8" to the outside to assure no water stands on the horizontal surface.
- Y. All square and 90 degree angles will be stainless steel corner bead and will kerf to the window jamb for a clean return and finish on mill core.
- Z. All screeds will be held of tile surfaces and dirt surfaces with metal backing. Height to be confirmed by architect to assure the reveal displayed is a clean stainless steel or copper finish depending on the project and that it is properly lapped and water proofed behind that. The metal is to conceal a termination bar and water proofing and to act as the protected finish coat.
- AA. Site gates are to be 36" or less in height

FLOOR PLAN LEGEND

- New 2x4 Interior Wall - Gyp. each side
- New 2x6 Exterior Wall - Gyp., Stud, Sheathing, Stucco Exterior.
- New 6" Exterior Site Wall
- Existing exterior low walls

FLOOR PLAN KEYNOTES

- 1 No obstruction including solid walls in the visibility area shall exceed 3 feet in height. Per SDMC Section 142.0409 (b)(2), Plant material, other than trees, located within visibility areas or the adjacent public right-of-way shall not exceed 36 inches in height, measured from the lowest grade abutting the plant material to the top of the plant material.
- 2 Curb and gutter to be replaced as per City Standards.
- 3 20'-0" wide Driveway and sidewalk to be constructed per current City Standard for a non-contiguous sidewalk, 12'-0" Minimum Parkway
- 4 Alley apron to be reconstructed per current City Standard. (Drawing SDG-120)
- 5 Alley pavement to be reconstructed with City Standard concrete alley (full width).
- 6 Landscape area to be aligned with neighboring parkway (Note: all existing artificial turf is to be replaced with natural grass).
- 7 (E) 12" Ø Washingtonia Robusta
- 8 (P) 48" Box Jacaranda Mimosaefolia
- 9 Existing parking lot. All existing parking will be maintained per the original permit, this has been certified per the survey.
- 10 New ADA bus stop boarding area per ADA Standards Figure 810.2.2
- 11 SDG&E Vault In-ground
- 12 Replace Sidewalk panels per Current City Standard
- 13 Refuse area for back alley pickup per SDMC 159.0407, 6' height clearance
- 14 Parking Entry Sign
- 15 Parking Exit Sign
- 16 Concrete Pavers, 2 1/4" H
- 17 Textured Stone pavers for pedestrian walkway per SDMC 159.0403(b)(3)



1 Proposed 3rd Floor  
 1,405.78 SF



**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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REVISIONS  
 06/23/2022 PROJECT START



PHASE  
 Coastal Phase

PROJECT NO. 2022-27

REVIEWED BY CAM

DRAWN BY CP

DATE 01/12/2025

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SHEET TITLE  
 Proposed Roof Plan

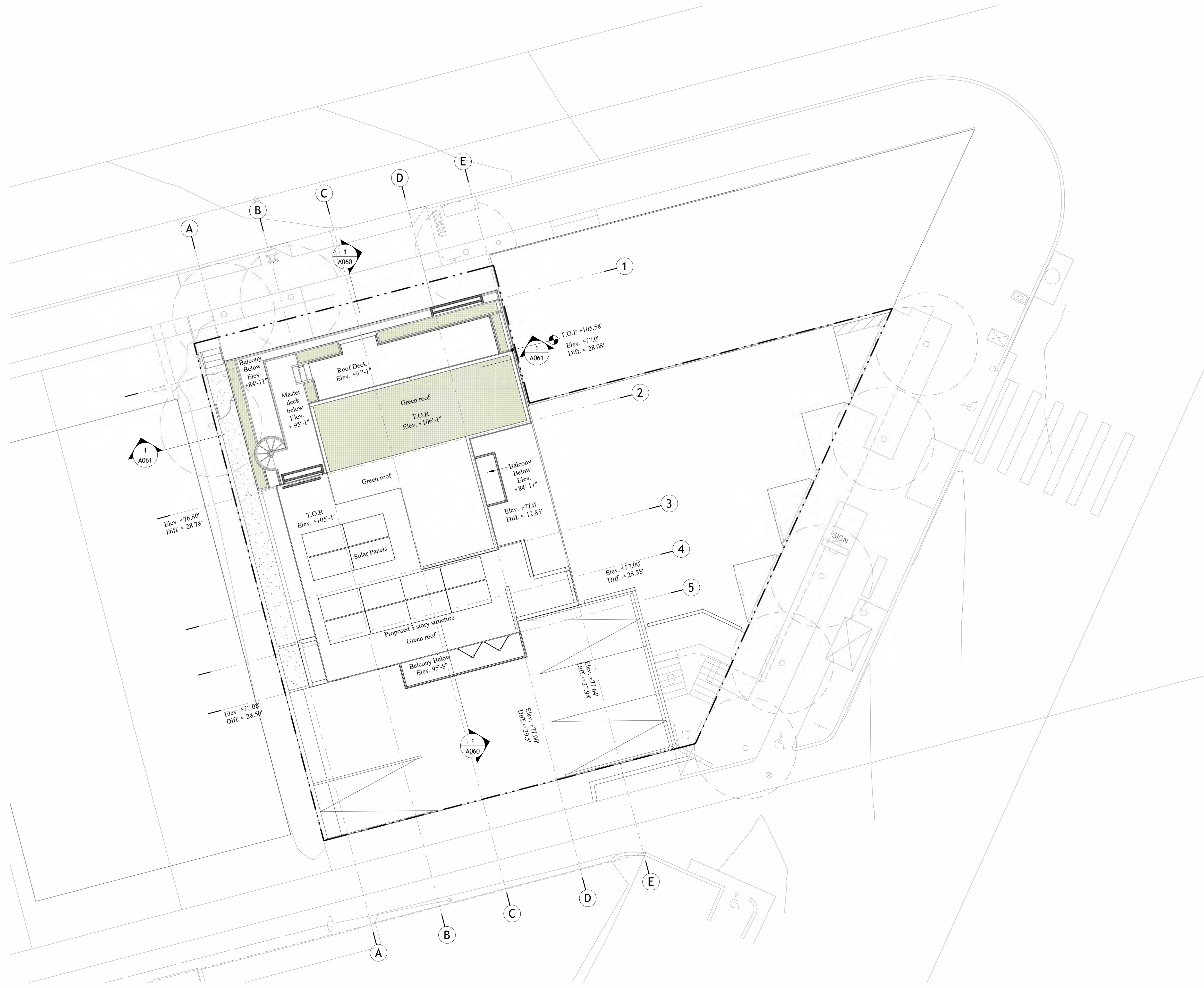
A040

**STORM DRAINAGE NOTES**

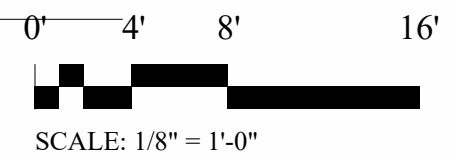
1. The primary storm drainage system shall connect to the building storm water that connects to an underground public storm sewer
2. The secondary roof drainage system shall discharge above grade, in a location observable by the building occupants or maintenance personnel

**HEIGHT NOTES**

1. The highest point of the roof, equipment, or any vent, pipe, antenna or other projection, shall not exceed 30' above grade.
2. No portion of the proposed structure will exceed the existing building height, proposed height to be field verified to ensure compliance



1 Proposed Roof Plan





ELEVATION NOTES

- A. Materials and colors shall be in compliance per SDMC Section 159.0308(a)(1)-(4).
- B. Surface colors shall be according to the PDO 159.0309(e) and Appendix C.



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 7724 Girard Ave.  
 Second Floor  
 La Jolla, CA 92037  
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PHASE Coastal Phase

PROJECT NO. 2022-27

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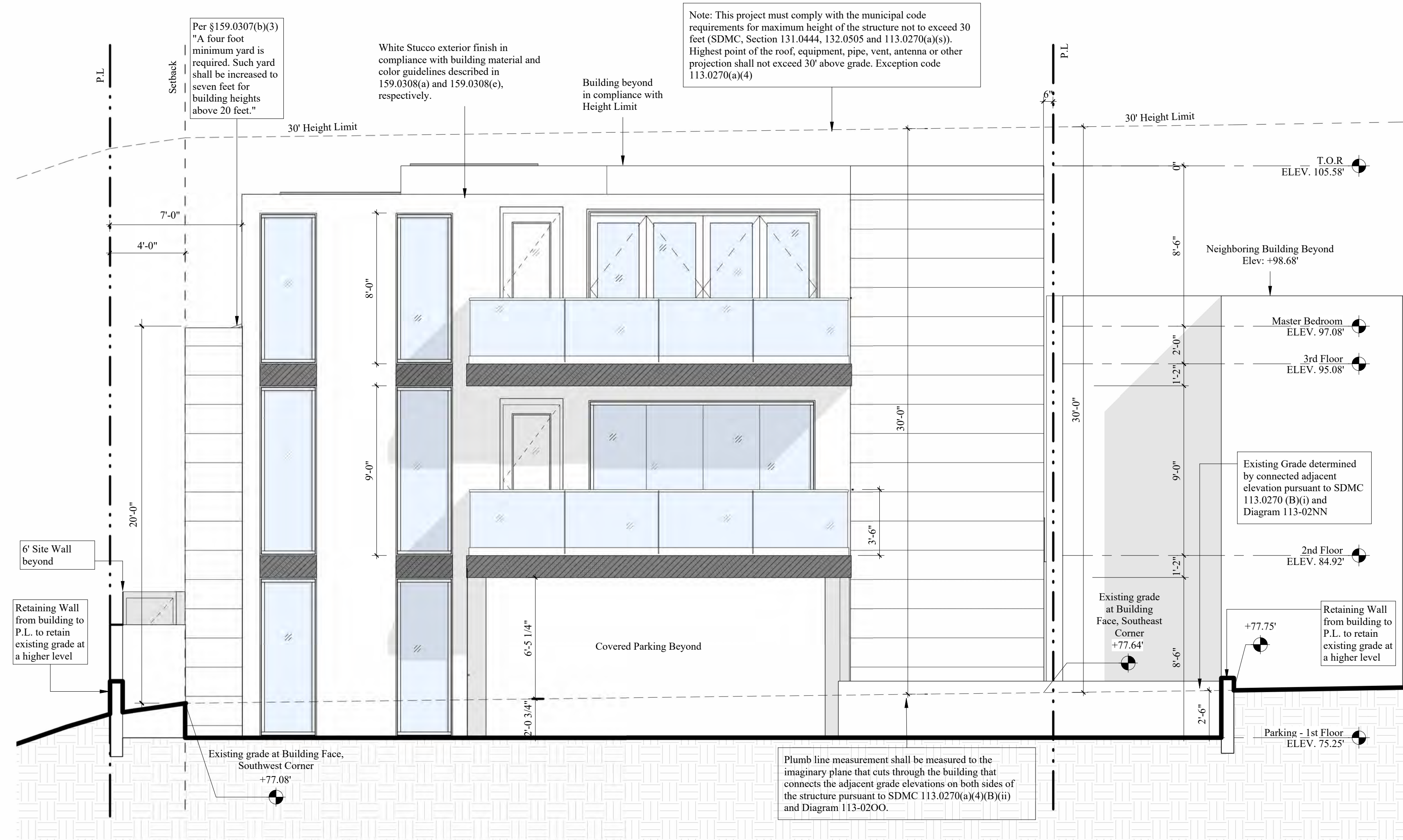
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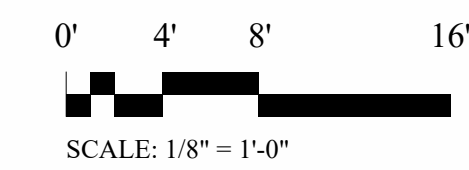
SHEET TITLE

South Elevation

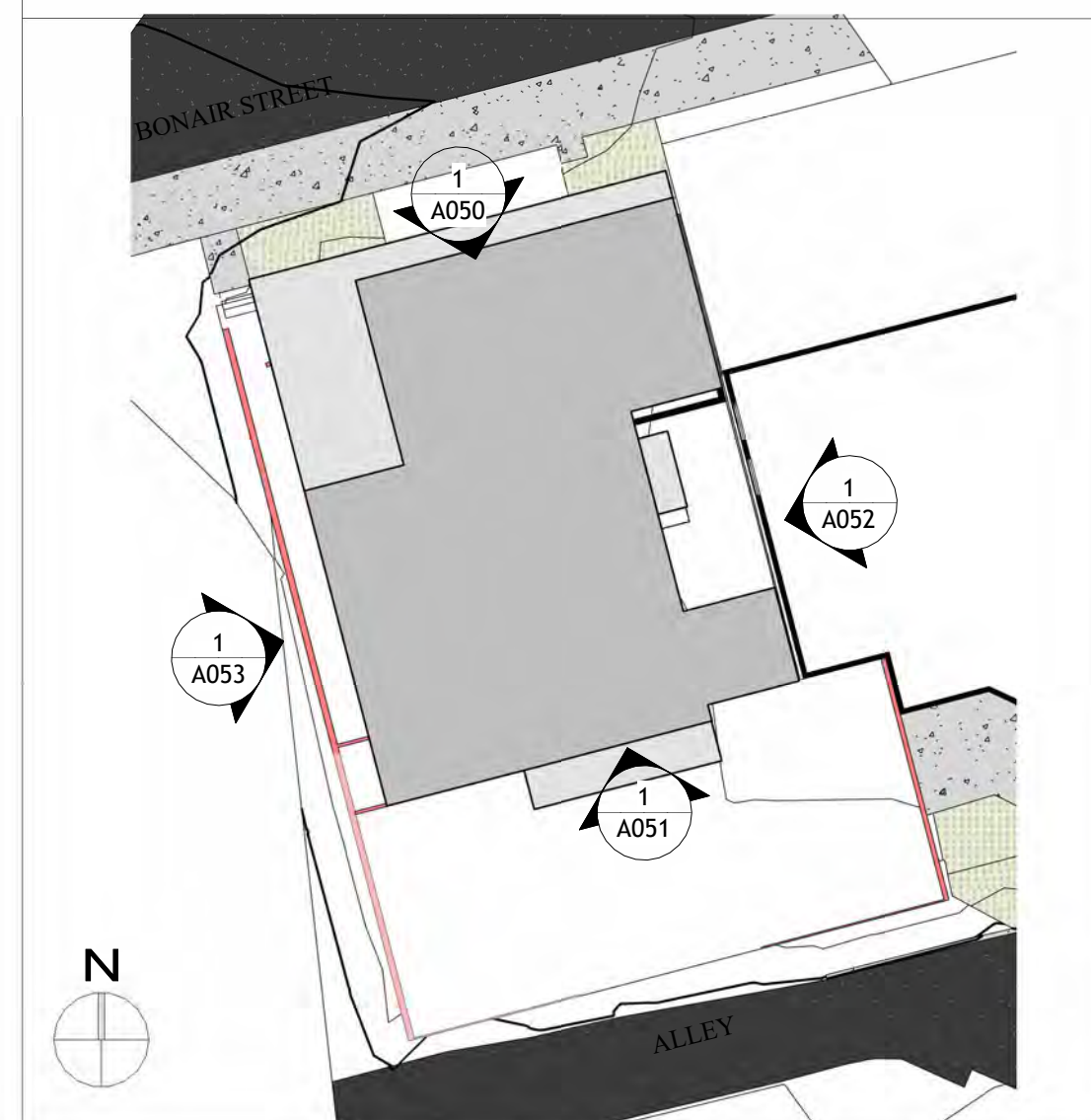
A051



1 South Elevation



KEY MAP





**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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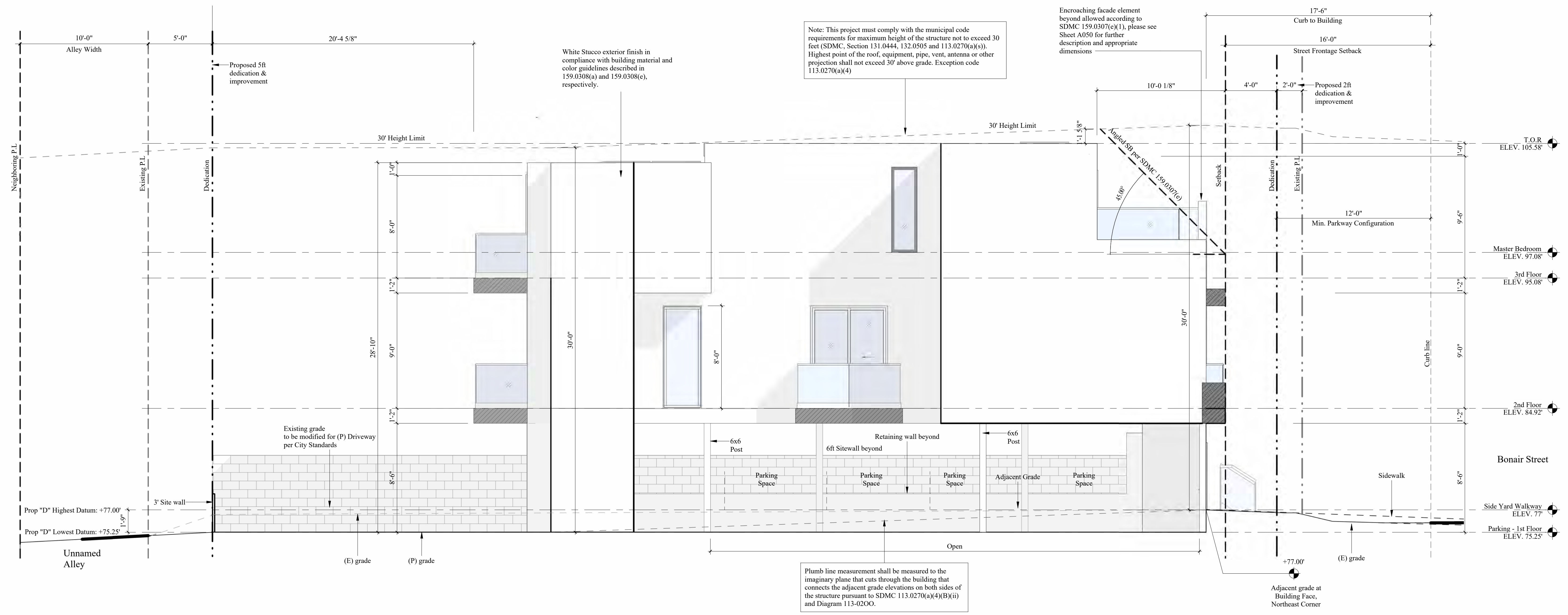
PHASE	Coastal Phase
PROJECT NO.	2022-27
REVIEWED BY	CAM
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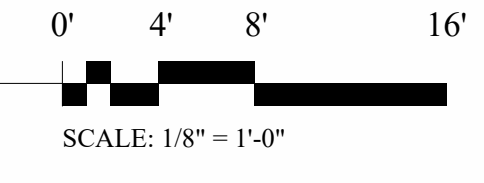
SHEET TITLE	East Elevation
	<b>A052</b>

**ELEVATION NOTES**

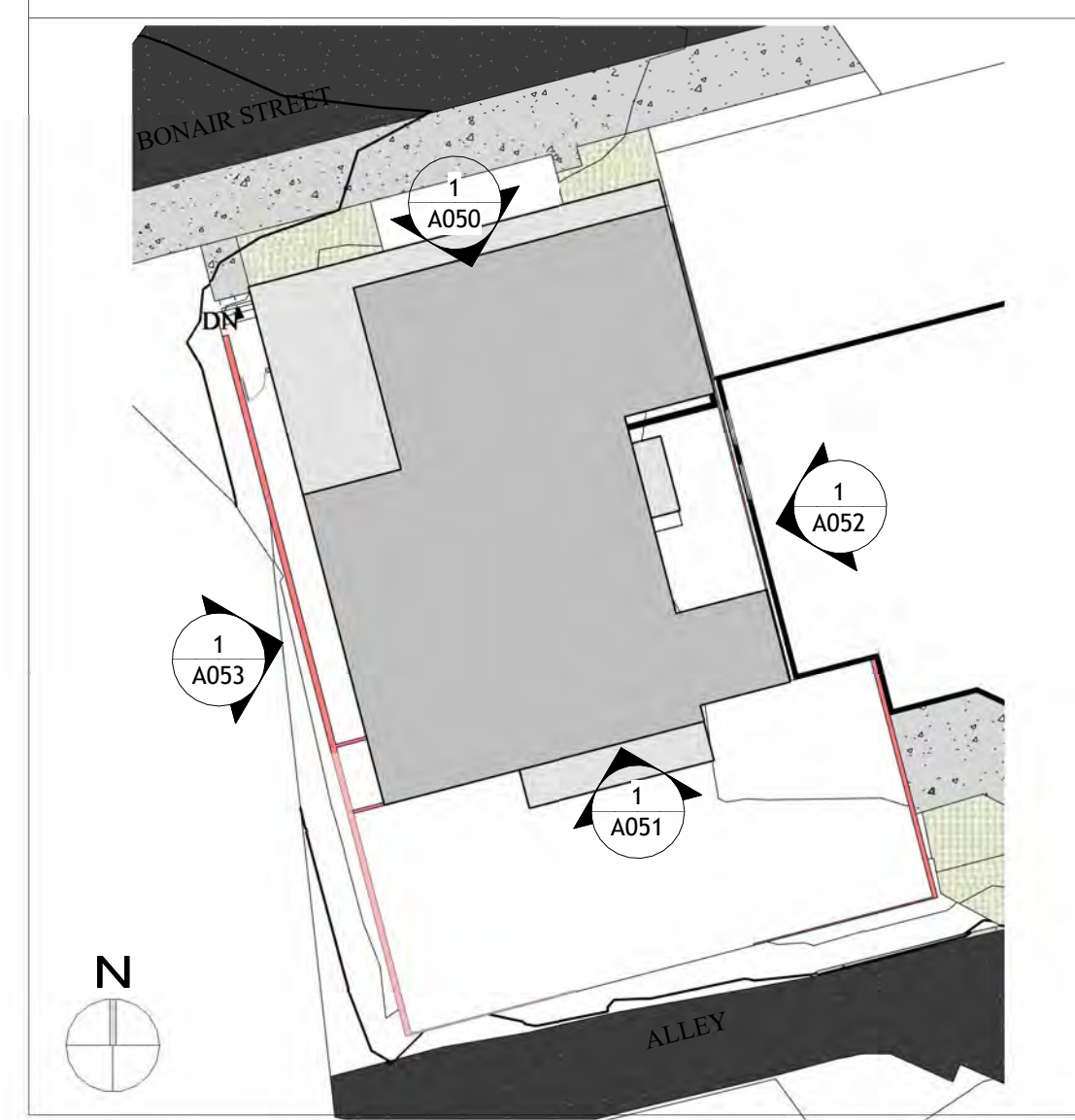
- A. Materials and colors shall be in compliance per SDMC Section 159.0308(a)(1)-(4).
- B. Surface colors shall be according to the PDO 159.0309(e) and Appendix C.



1 East Elevation

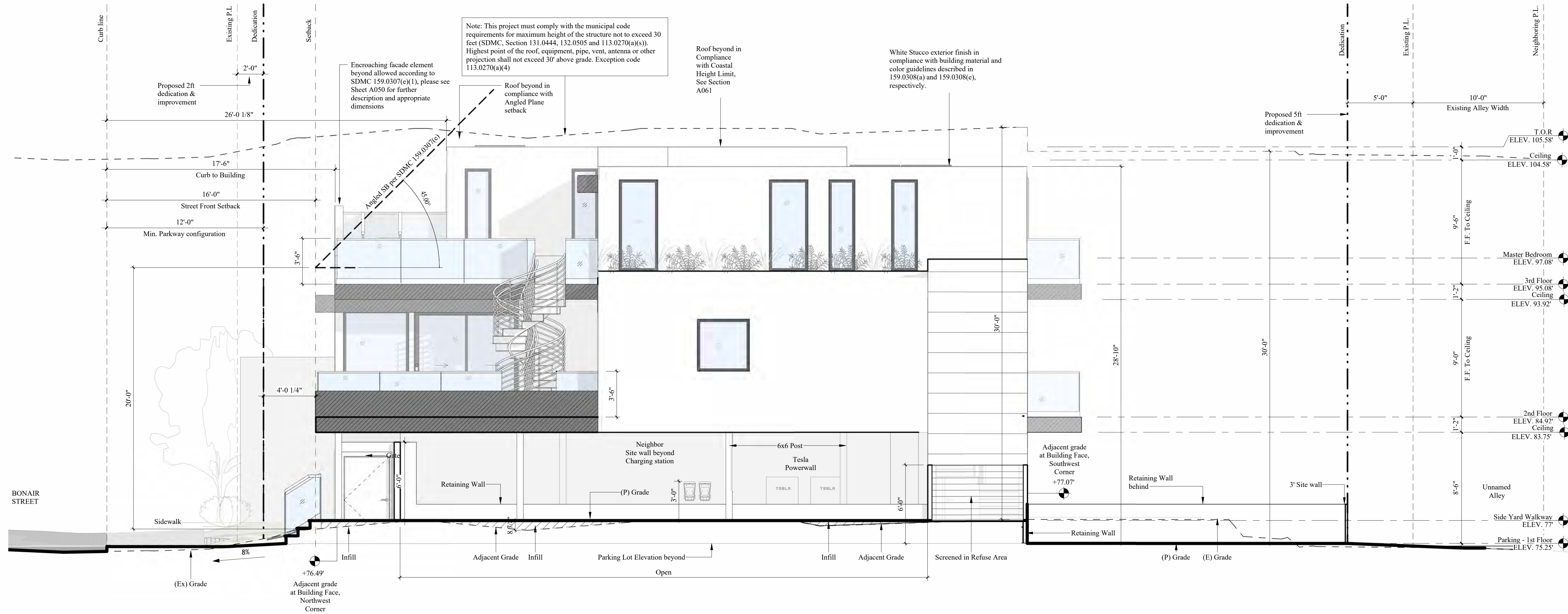


**KEY MAP**

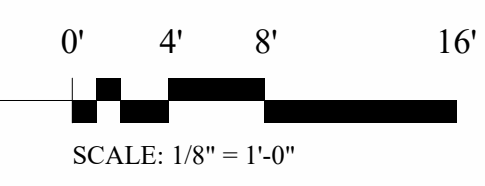


ELEVATION NOTES

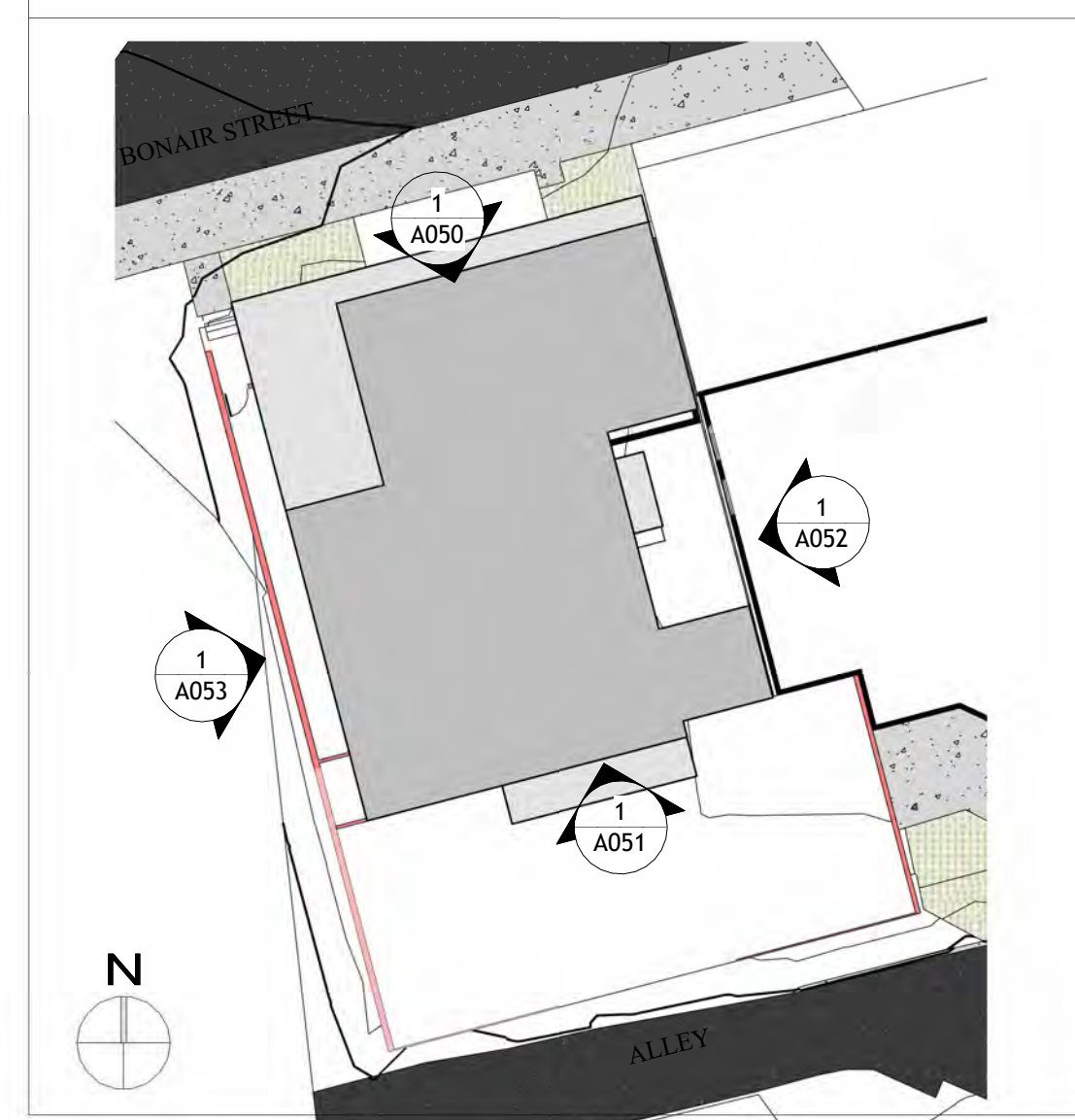
- A. Materials and colors shall be in compliance per SDMC Section 159.0308(a)(1)-(4).
- B. Surface colors shall be according to the PDO 159.0309(e) and Appendix C.



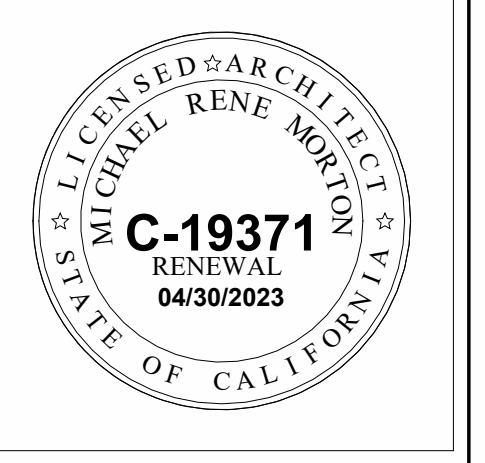
1 West Elevation



KEY MAP



**Marengo Morton Architects**  
 7724 Girard Ave.  
 Second Floor  
 La Jolla, CA 92037  
 Tel. (858) 459-3769  
 Fax. (858) 459-3768  
 Michael Morton AIA  
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REVISIONS	PROJECT START
06/23/2022	

PHASE	Coastal Phase
PROJECT NO.	2022-27
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DATE	01/12/2025

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SHEET TITLE	West Elevation
	A053



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 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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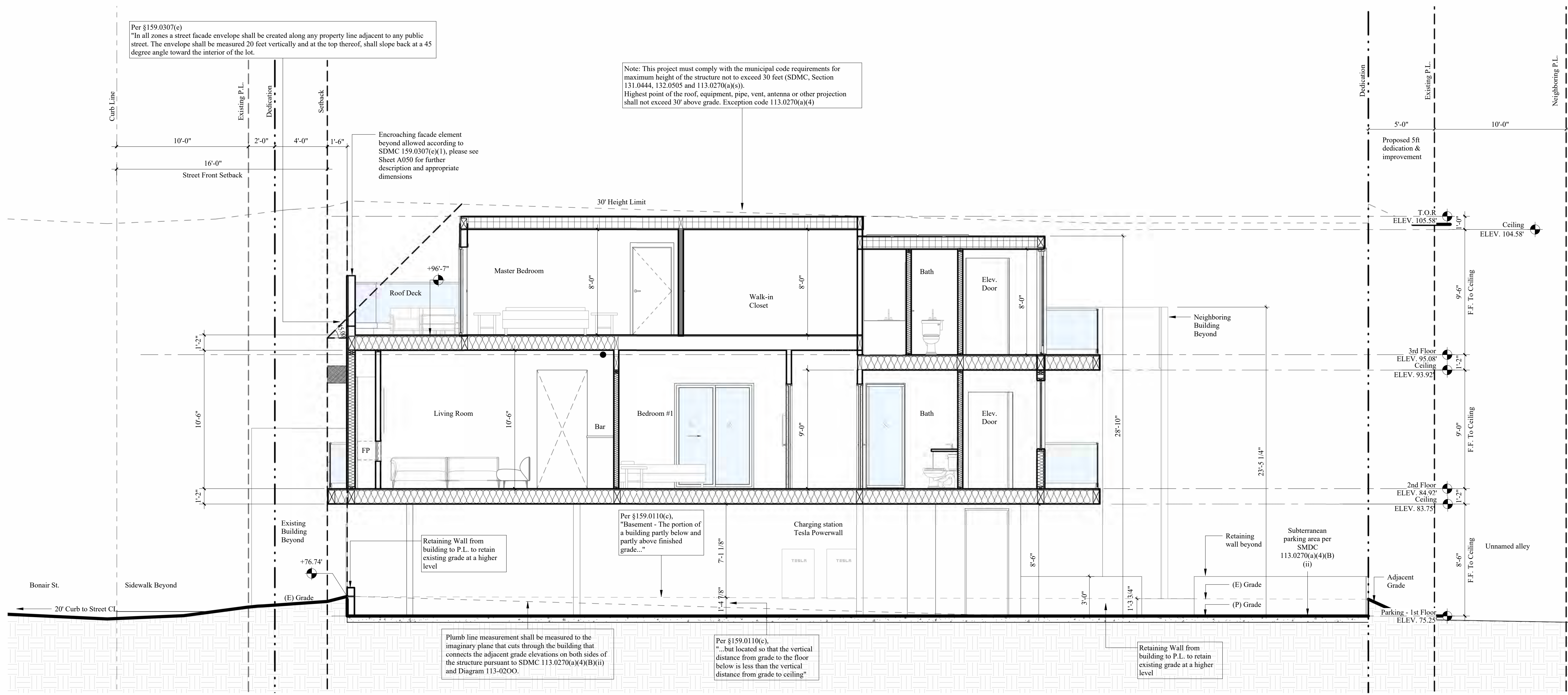
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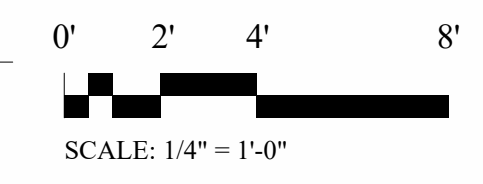
PHASE	Coastal Phase
PROJECT NO.	2022-27
REVIEWED BY	CAM
DRAWN BY	CP
DATE	01/12/2025

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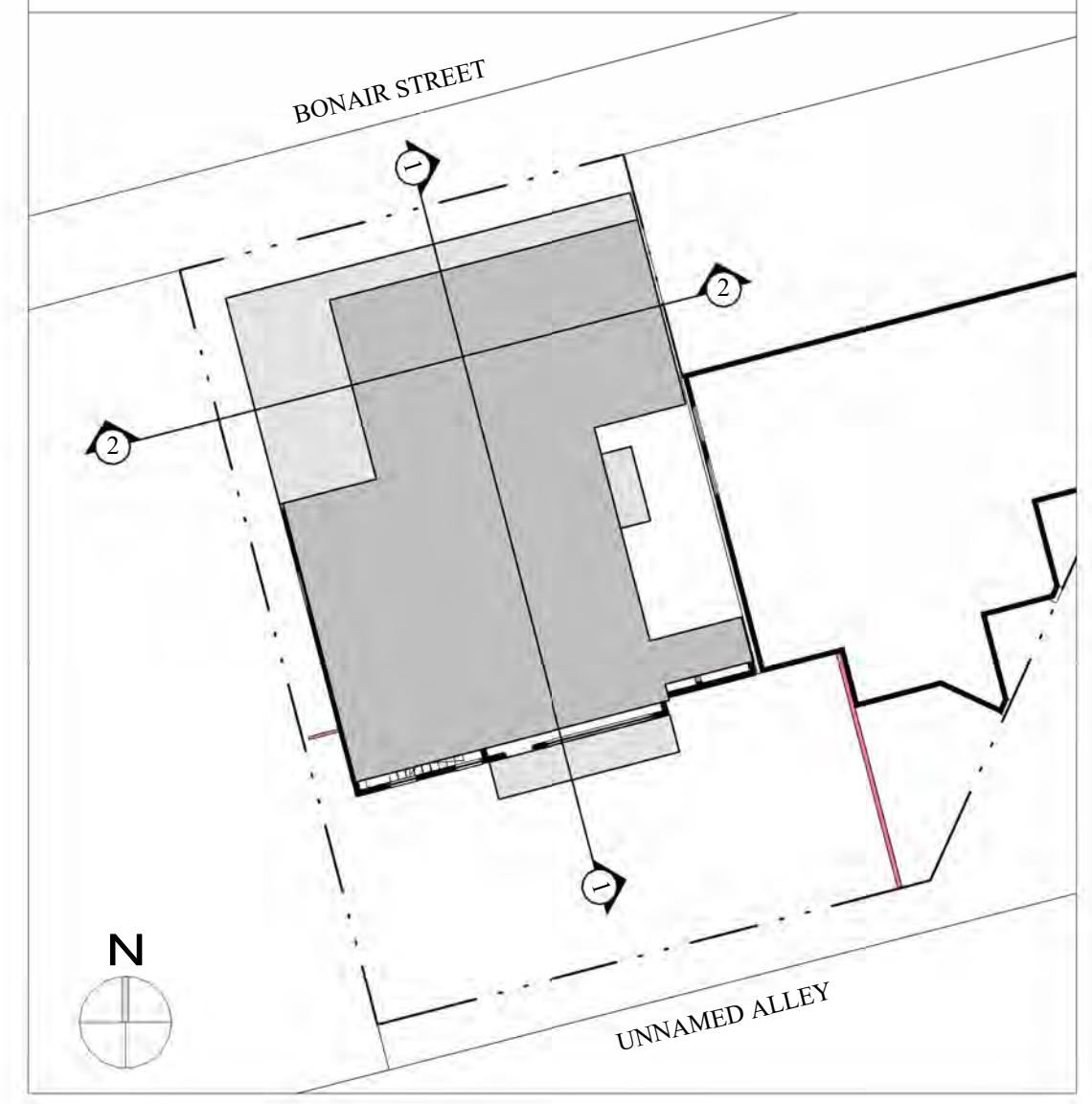
SHEET TITLE  
 Section 1  
**A060**



1 Section 1



KEY MAP





**Marengo Morton Architects**  
 7724 Girard Ave.  
 Second Floor  
 La Jolla, CA 92037  
 Tel. (858) 459-3769  
 Fax. (858) 459-3768  
 Michael Morton AIA  
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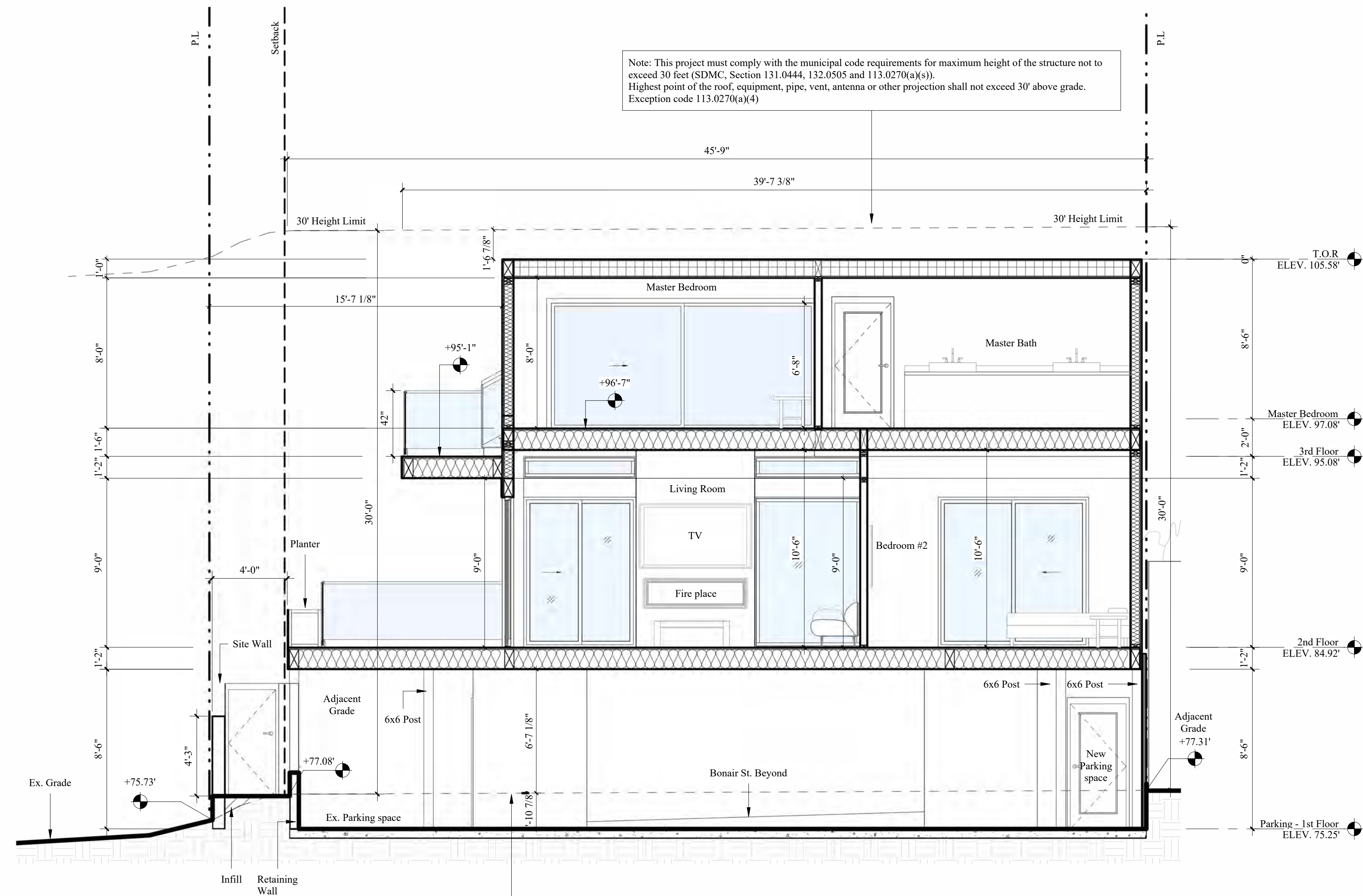
REVISIONS	PROJECT START
06/23/2022	



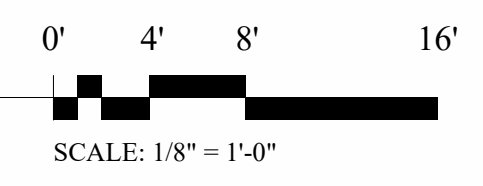
PHASE	Coastal Phase
PROJECT NO.	2022-27
REVIEWED BY	CAM
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SHEET TITLE	Section 2
	A061

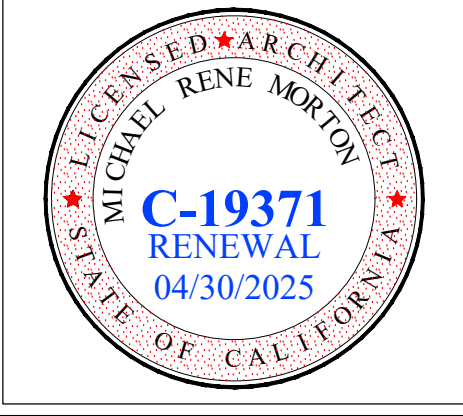


1 Section 2





**Marengo Morton Architects**  
 7724 Girard Ave.  
 Second Floor  
 La Jolla, CA 92037  
 Tel. (858) 459-3769  
 Fax. (858) 459-3768  
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REVISIONS  
 06/23/2022 PROJECT START  
 11/08/2023 1st City Submittal



PHASE  
 COASTAL PHASE

PROJECT NO. 2022-27

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SHEET TITLE  
 Landscape Diagram

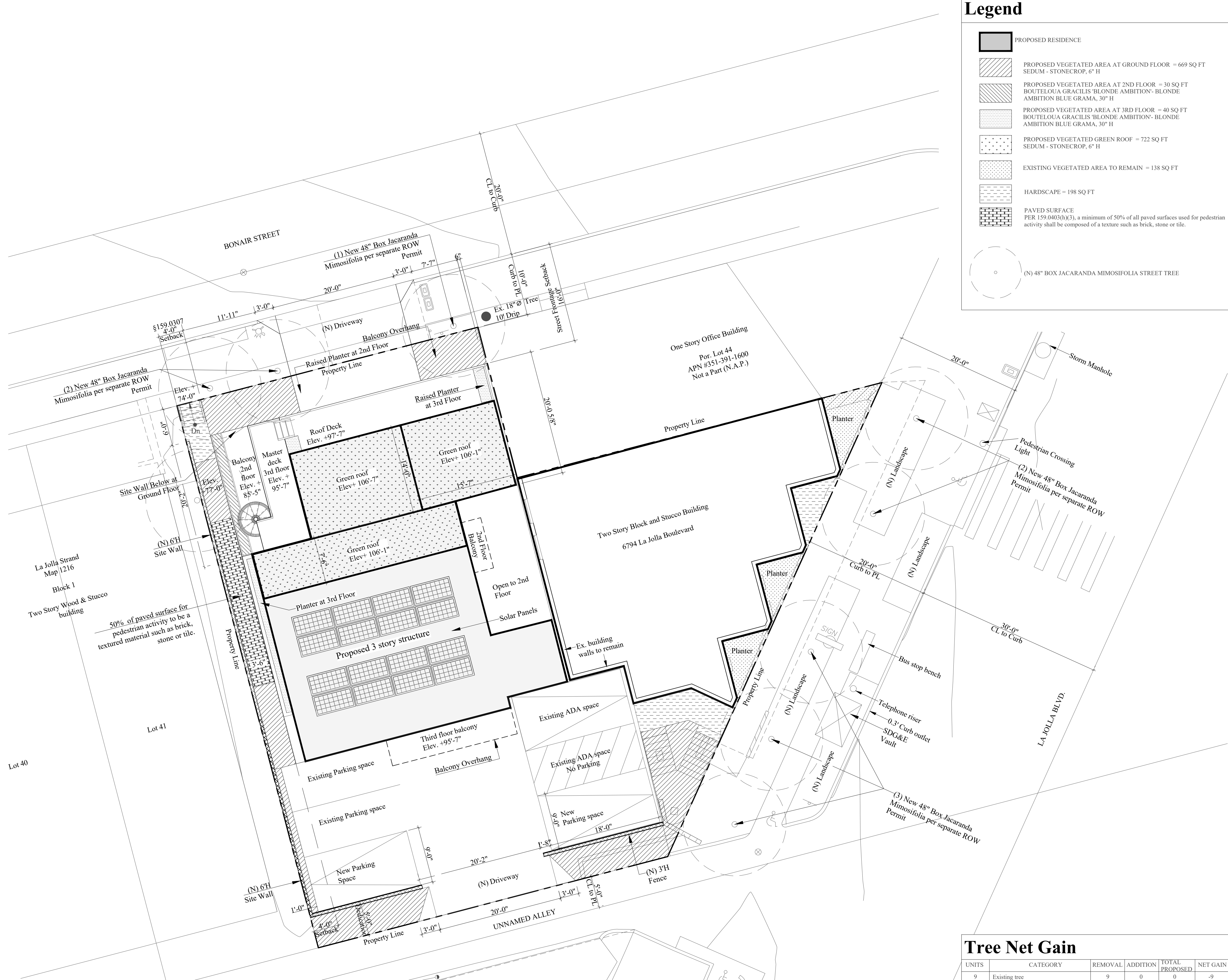
L01

**GENERAL LANDSCAPE NOTES**

- A. THE PLAN IS FOR GENERAL LANDSCAPE REFERENCE ONLY. REFER TO OTHER CONSTRUCTION DOCUMENTS FOR COMPLETE SCOPE OF WORK.
- B. ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL, LANDSCAPE STANDARDS AND ALL THE OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.
- C. ALL CONDITIONS OR DIMENSIONS ON THESE PLANS SHALL BE VERIFIED IN THE FIELD BY THE GENERAL CONTRACTOR WITH ACTUAL SITE CONDITIONS. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ON-SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND SUBCONTRACTORS.
- D. THE CONTRACTOR OR SUB-CONTRACTOR SHALL NOTIFY THE ARCHITECT IF ANY CONFLICTS OR DISCREPANCY OCCURS BETWEEN THIS INFORMATION ON THIS PLAN AND ACTUAL FIELD CONDITIONS. DO NOT PROCEED WITH WORK IN CONFLICT WITH THESE DRAWING UNTIL WRITTEN OR VERBAL INSTRUCTIONS ARE ISSUED BY THE ARCHITECT'S OFFICE.
- E. MINIMUM TREE SEPARATION DISTANCE : TO TRAFFIC SIGNALS ( STOP SIGN) : 20 FT. TO UNDERGROUND UTILITY LINES : 5 FT. (10 FT. TO SEWER) TO ABOVE GROUND UTILITY STRUCTURES : 10 FT.
- F. INTERSECTIONS (INTERSECTING CURVE OR TWO STREETS: 25 FT. TREES SHALL BE MAINTAINED SO THAT ALL BRANCHES OVER PEDESTRIAN WALKWAYS ARE 6 FEET ABOVE THE WALKWAY GRADE AND BRANCHES OVER VEHICULAR TRAVEL WAYS ARE 16 FEET ABOVE THE GRADE OF TRAVEL WAY PER THE SDMC 142.0403(B)(10).
- G. ALL PRUNING SHALL COMPLY WITH THE STANDARDS OF THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) FOR TREE CARE OPERATIONS AND THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) FOR TREE PRUNING PER SDMC 142.0403(B)(8). TOPPING OF TREES IS NOT PERMITTED.
- K. A MINIMUM ROOT ZONE OF 40SF IN AREA SHALL BE PROVIDED FOR ALL TREES. THE MINIMUM DIMENSION FOR THIS AREA SHALL BE 5 FEET, PER SDMC 142.0403(B)(6).
- L. TREE ROOT BARRIERS SHALL BE INSTALLED WHERE TREES ARE PLACED WITHIN 5 FEET OF PUBLIC IMPROVEMENTS INCLUDING WALKS, CURBS, OR STREET PAVEMENTS OR WHERE NEW PUBLIC IMPROVEMENTS ARE PLACED ADJACENT TO EXISTING TREES. THE ROOT BARRIER WILL NOT WRAP AROUND THE ROOT BALL.
- PER SD MUNICIPAL CODE 142.0409: MINIMUM OF ONE 24-INCH BOX TREE FOR EVERY 30 FT. OF STREET FRONTAGE OR ONE 10-FOOT BROWN TRUNK HEIGHT PALM TREE FOR EACH 20 FEET OF STREET FRONTAGE.
- M. EXISTING TREES TO REMAIN ON SITE WITHIN THE AREA OF WORK WILL BE PROTECTED IN PLACE. THE FOLLOWING PROTECTION MEASURES WILL BE PROVIDED:
  - A BRIGHT YELLOW OR ORANGE TEMPORARY FENCE WILL BE PLACED AROUND EXISTING TREES AT THE DRIP LINE.
  - STOCKPILING, TOPSOIL DISTURBANCE, VEHICLE USE, AND MATERIAL STORAGE OF ANY KIND IS PROHIBITED WITHIN THE DRIP LINE.
  - A TREE WATERING SCHEDULE WILL BE MAINTAINED AND DOCUMENTED DURING CONSTRUCTION.
  - ALL DAMAGED TREES WILL BE REPLACED WITH ONE OF EQUAL OR GREATER SIZE.
- N. IRRIGATION: AN AUTOMATIC, ELECTRICALLY CONTROLLED DRIP IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED FOR PROPER IRRIGATION, DEVELOPMENT AND MAINTENANCE OF THE VEGETATION IN A HEALTHY, DISEASE-RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED.
- O. MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE RESPONSIBLE FOR LONG-TERM MAINTENANCE BY THE OWNER. LANDSCAPE AND IRRIGATION AREAS IN THE PUBLIC ROW SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.
- P. MULCH: ALL REQUIRED PLANTING AREAS AND ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL BE COVERED WITH MULCH TO A MINIMUM DEPTH OF 3 INCHES PER SDMC 142.0413(C), EXCLUDING SLOPES REQUIRING REVEGETATION PER SDMC 142.0411.
- Q. PRIOR TO ISSUANCE OF ANY CONSTRUCTION PERMITS FOR STRUCTURES, THE OWNER/PERMITTEE SHALL SUBMIT COMPLETE LANDSCAPE AND IRRIGATION CONSTRUCTION DOCUMENTS TO THE DEVELOPMENT SERVICES DEPARTMENT FOR APPROVAL.
- R. OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE IMPROVEMENTS SHOWN ON THE APPROVED PLANS, INCLUDING IN THE RIGHT-OF-WAY, UNLESS LONG-TERM MAINTENANCE OF SAID LANDSCAPING WILL BE THE RESPONSIBILITY OF A LANDSCAPE MAINTENANCE DISTRICT OR OTHER APPROVED ENTITY. ALL REQUIRED LANDSCAPE SHALL BE MAINTAINED CONSISTENT WITH THE LANDSCAPE STANDARDS IN A DISEASE, WEED AND LITTER FREE CONDITION AT ALL TIMES. SEVERE PRUNING OR "TOPPING" OF TREES IS NOT PERMITTED.
- S. IF ANY REQUIRED LANDSCAPE INDICATED ON THE APPROVED CONSTRUCTION DOCUMENT IS DAMAGED OR REMOVED, IT SHALL BE REPAIRED AND/OR REPLACED IN KIND AND EQUIVALENT SIZE PER THE APPROVED DOCUMENTS TO THE SATISFACTION OF THE DEVELOPMENT SERVICES DEPARTMENT WITHIN 30 DAYS OF DAMAGE.

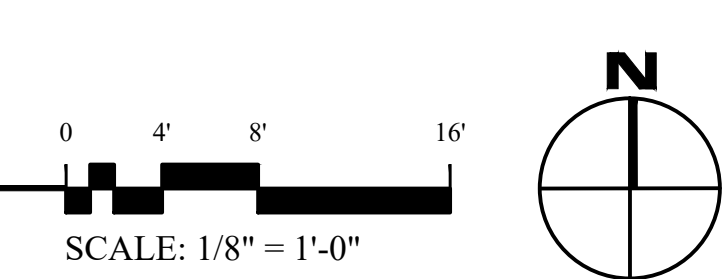
**Legend**

- PROPOSED RESIDENCE
- PROPOSED VEGETATED AREA AT GROUND FLOOR = 669 SQ FT SEDUM - STONECROP, 6" H
- PROPOSED VEGETATED AREA AT 2ND FLOOR = 30 SQ FT BOUTELOUA GRACILIS 'BLONDE AMBITION'- BLONDE AMBITION BLUE GRAMA, 30" H
- PROPOSED VEGETATED AREA AT 3RD FLOOR = 40 SQ FT BOUTELOUA GRACILIS 'BLONDE AMBITION'- BLONDE AMBITION BLUE GRAMA, 30" H
- PROPOSED VEGETATED GREEN ROOF = 722 SQ FT SEDUM - STONECROP, 6" H
- EXISTING VEGETATED AREA TO REMAIN = 138 SQ FT
- HARDSCAPE = 198 SQ FT
- PAVED SURFACE PER 159.0403(b)(3), a minimum of 50% of all paved surfaces used for pedestrian activity shall be composed of a texture such as brick, stone or tile.
- (N) 48" BOX JACARANDA MIMOSIFOLIA STREET TREE



**Tree Net Gain**

UNITS	CATEGORY	REMOVAL	ADDITION	TOTAL PROPOSED	NET GAIN
9	Existing tree	9	0	0	-9
8	New Proposed Tree	0	8	8	+8
Total Trees Existing & Proposed		9	8	8	-1



**Landscape Requirements**

LUPD ZONE 4: LA JOLLA BOULEVARD.  
 PER SDMC 159.0403(a) - OPTION A: PROVIDE A LANDSCAPED EQUAL TO 25% OF THE TOTAL LOT AREA. THE LANDSCAPED AREA MAY BE PROVIDED AT THE GROUND LEVEL OR ON UPPER LEVEL BALCONIES, DECKS, ROOFS, WITH PERMANENTLY AFFIXED PLANTER BOXES OR ANY COMBINATION THEREOF. A MINIMUM OF 40% OF THE LANDSCAPED AREA SHALL BE VEGETATED.  
 PER SDMC 159.0110(g) - LANDSCAPED AREAS ON PRIVATE PROPERTY SHALL BE DEFINED AS THOSE UNROOFED AREAS OPEN TO SKY WHICH INCLUDE HARDSCAPE (PAVED PEDESTRIAN AREAS, FOUNTAINS, SCULPTURAL ELEMENTS) AND VEGETATION.

**Landscape Calculations**

LANDSCAPE REQUIREMENTS	AREA (SQ FT)	PERCENTAGE
LOT AREA	6,729 SQ. FT.	100%
REQUIRED LANDSCAPE	1,682 SQ FT.	25%
PROPOSED LANDSCAPED AREA (HARDSCAPE+VEGETATED)	1,797 SQ FT	27%
TOTAL VEGETATED AREA (PROPOSED+EXISTING)	1,599 SQ FT	89% (of Landscaped Area)

**PAVED SURFACES**

PAVED SURFACES 159.0403(b)(3) 100% Pedestrian activity = 192 Sq Ft Required 50%	Paved surface (Brick, stone or tile) proposed = 96 sq ft	50% Paved surface
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**LANDSCAPE DIAGRAM**

# Water Conservation Calculations

Model Water Efficient Landscape Regulations (MWELO)

Development with a landscape area of 500 square feet or greater and rehabilitated landscape projects of 2,500 square feet or greater shall be subject to the following pursuant title 23, section 490.1 of the California Code of Regulations:

- (1) Water Budget
  - (A) Maximum Applied Water Allowance (MAWA) water budget shall be calculated using the following formula:  
 MAWA Water Budget =  $(ETo)(0.62)[(ETAF)(LA) + (1-ETAF)(SLA)]$   
 For Residential Landscape  $(ETo)(0.62)[(0.55)(LA) + (0.45)(SLA)]$   
 For Non Residential Landscape =  $(ETo)(0.62)[(0.45)(LA) + (0.45)(SLA)]$
  - (B) Estimated Total Water Use (ETWU), as calculated in Section 2.6 of the Landscape Standards of the Land Development Manual, shall not exceed the MAWA budget. The ETWU is calculated using the following formula:  
 $ETWU = [(ETo)(0.62)][(PF)/E \times HA] + SLA$  = gallons/year
  - (C) The Irrigation System is required to be operated within the approved MAWA Budget

La Jolla ETo = 40 inches/year  
 LA = 1,666  
 SLA = 0

MAWA =  $(40)(0.62)[(0.55)(1,797) + (0.45)(0)] = 24,511$  gallons/year

Hydrozone 1 - Low Water Use  
 ETWU =  $[(40)(0.62)][(0.2)(0.81) \times (1,797) + 0] = 16,454$  gallons/year

Total Water Use : 11,004 gallons per year

MAWA - Total Water Use :  $24,511 - 11,004 = 13,507$

## Legend & Notes

The applicant agrees to comply with the requirements of the prescriptive compliance option to the Model Water Efficient Landscape Ordinance (MWELO) in accordance with state law and Land Development Code Section 142.0413(h) and will provide the record owner at the time of final inspection with a certificate of completion, certificate of installation, irrigation schedule, and schedule of landscape and irrigation maintenance

- Hydrozone 1 - Low Water Use - Automated Drip Irrigation
- AT MAIN LEVEL - 807 SQFT
  - AT 2ND FLOOR - 30 SQFT
  - AT 3RD FLOOR & ROOF - 762 SQFT



**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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La Jolla Blvd  
 6794 La Jolla Blvd  
 La Jolla, CA 92037

REVISIONS	PROJECT START
06/23/2022	11/08/2023
11/08/2023	1st City Submittal



PHASE  
 COASTAL PHASE

PROJECT NO. 2022-27

REVIEWED BY CAM

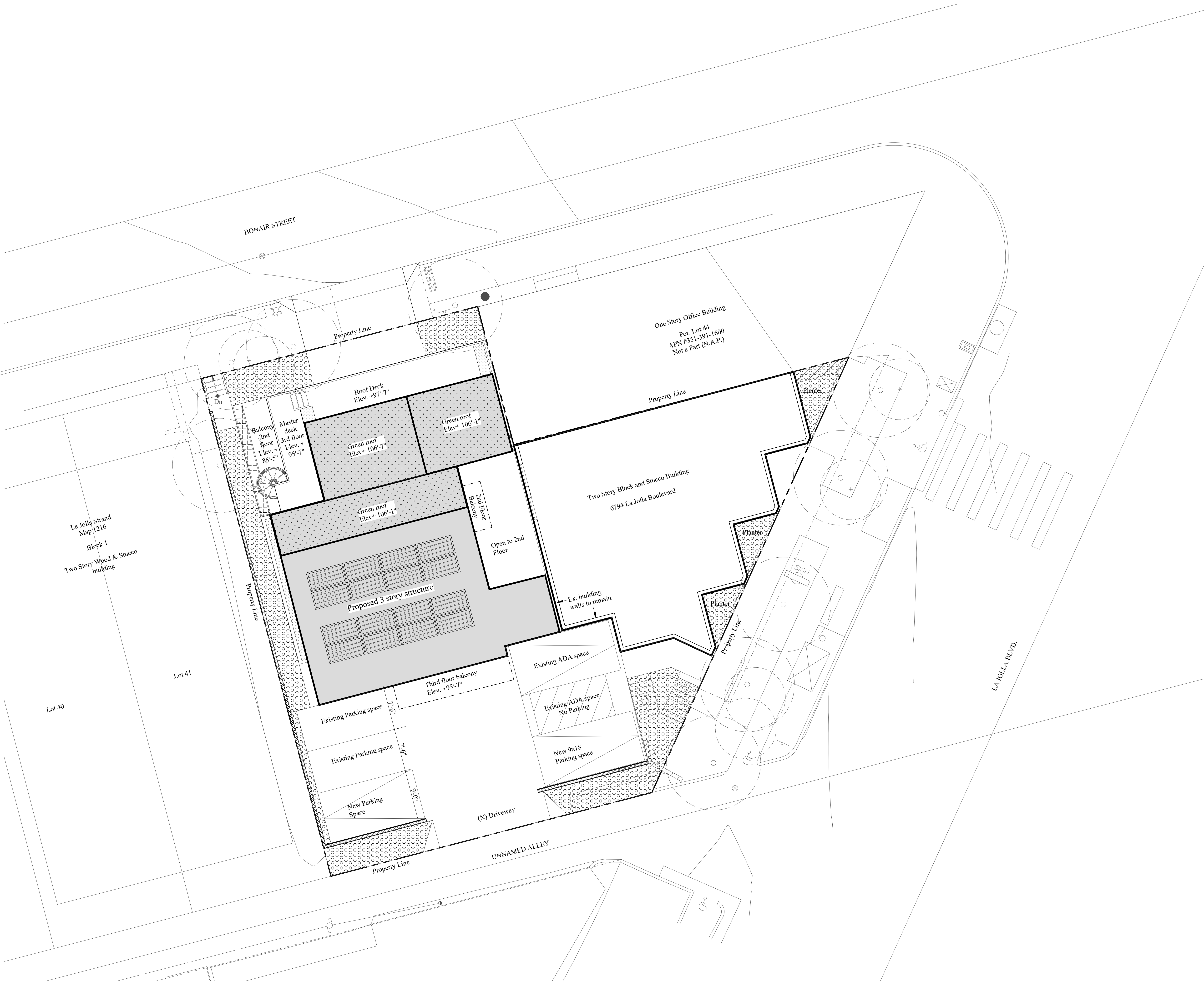
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DATE 10/17/25

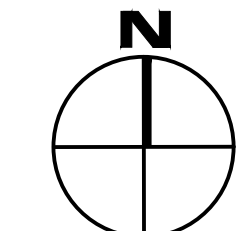
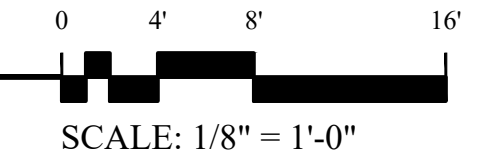
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SHEET TITLE  
 Landscape Water Calculations

**L02**

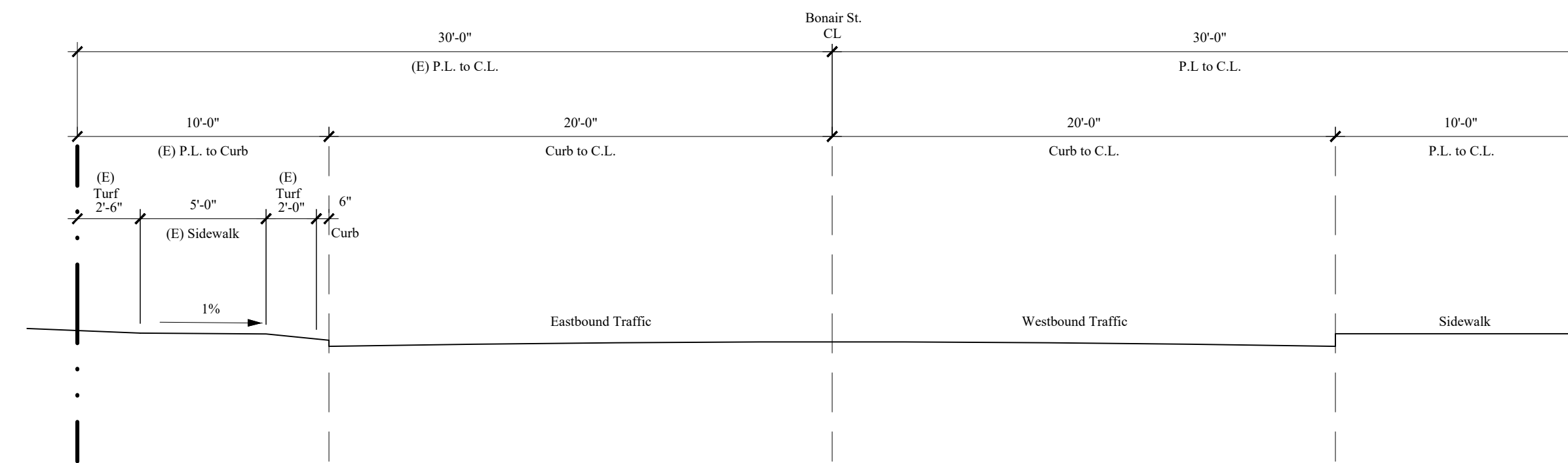


LANDSCAPE WATER CALCULATIONS DIAGRAM

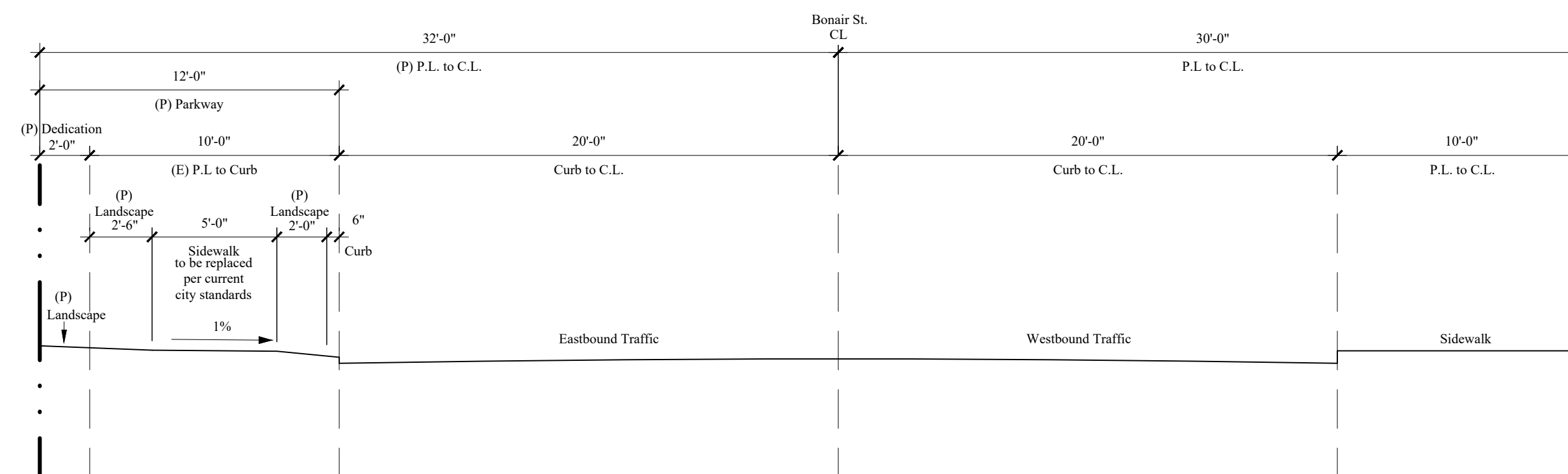


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**(E) BONAIR ST SECTION** SCALE = 1"=5'-0"



**(P) BONAIR ST SECTION** SCALE = 1"=5'-0"

**LEGEND**

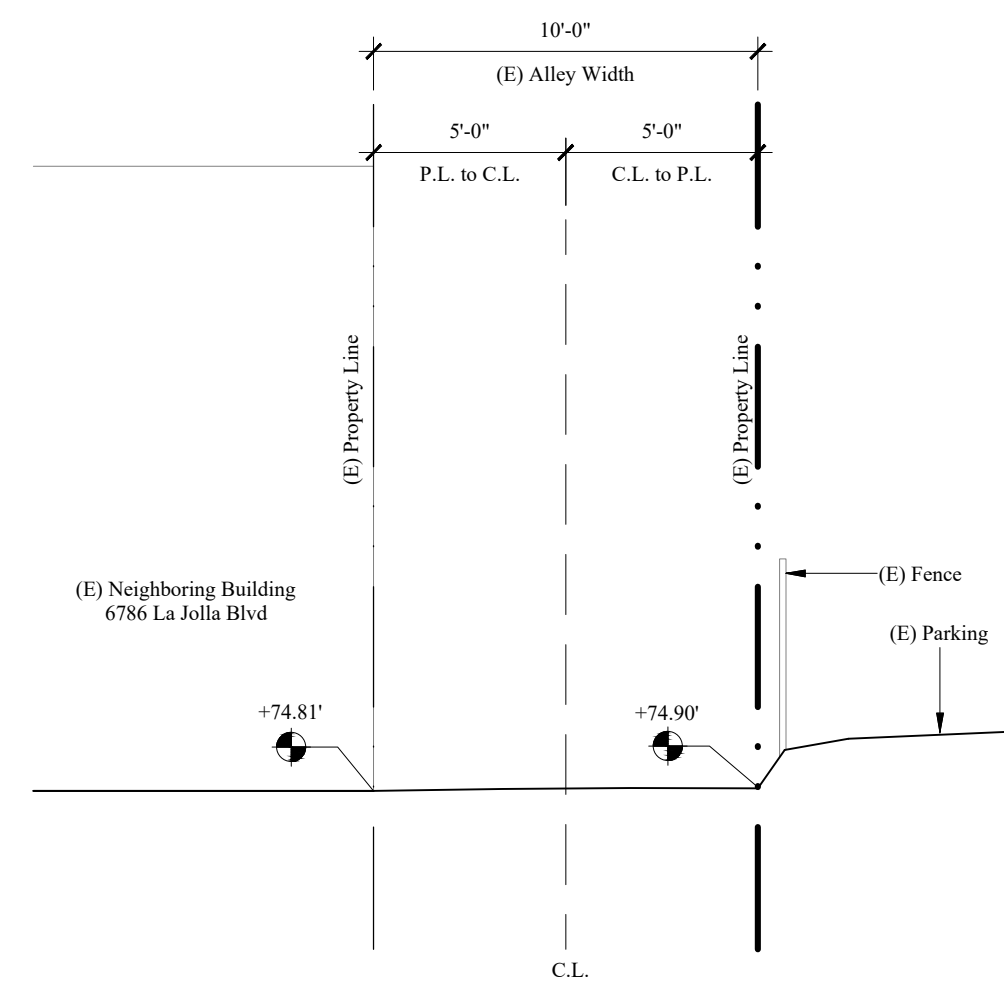
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SHEET: BONAIR STREET SECTION  
 PROJECT NAME: LA JOLLA BLVD RESIDENCE  
 ADDRESS: 6794 LA JOLLA BLVD

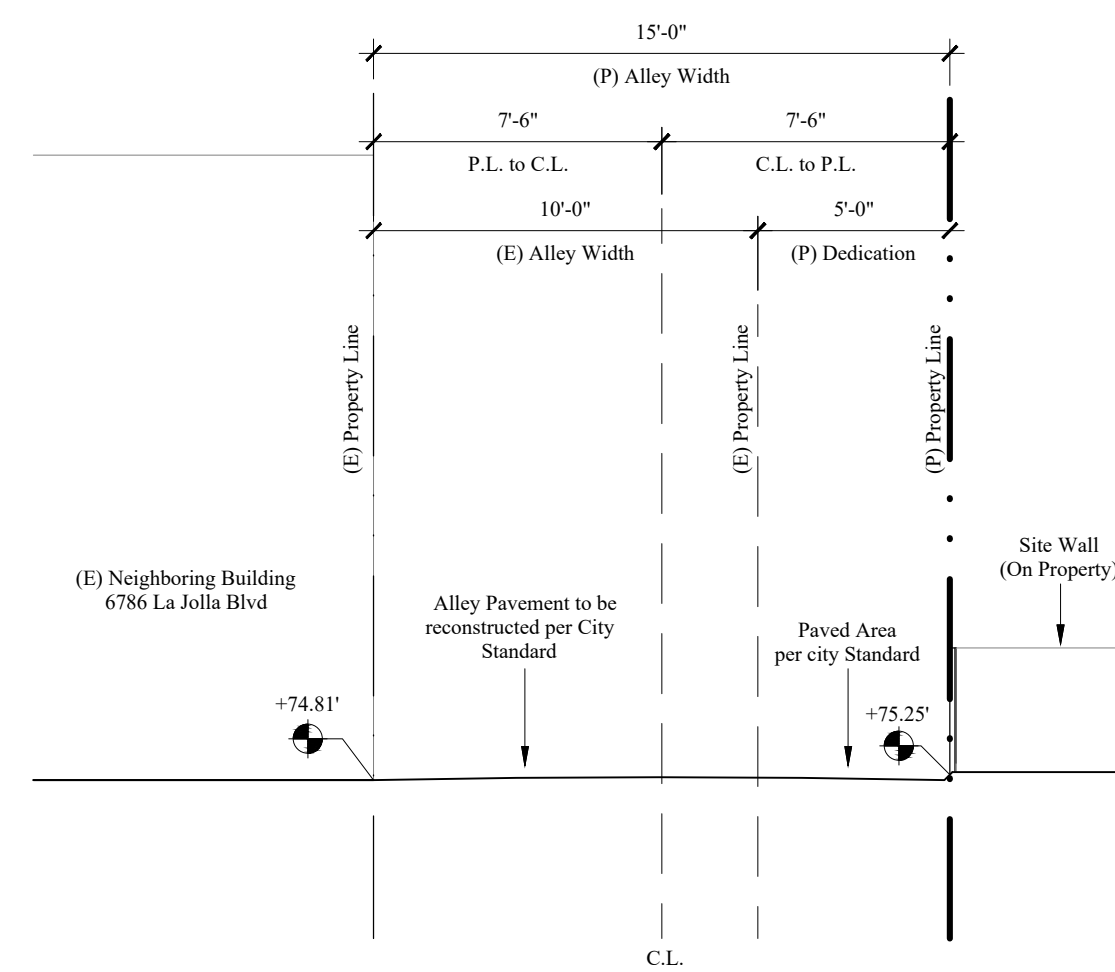
SHEET 16 OF 19  
 PRJ-1107307

CITY APPROVAL STAMP

CS-02



**(E) ALLEY SECTION**      **SCALE = 1"=5'-0"**



**(P) ALLEY SECTION**      **SCALE = 1"=5'-0"**

**LEGEND**

SYMBOL	DESCRIPTION			

SHEET: UNNAMED ALLEY STREET SECTION  
 PROJECT NAME: LA JOLLA BLVD RESIDENCE  
 ADDRESS: 6794 LA JOLLA BLVD

SHEET 17 OF 19  
 PRJ-1107307

CS-03