



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: December 11, 2019 REPORT NO. HO-19-110

HEARING DATE: December 18, 2019

SUBJECT: PLAYA DEL SUR TM/CDP - Process Three Decision

PROJECT NUMBER: [630623](#)

OWNER/APPLICANT: 290 Playa LLC, Owner, and San Diego Land Surveying & Engineering, Applicant

SUMMARY

Issue: Should the Hearing Officer approve a subdivision for the creation of five residential condominium units at a site located at 290-298 Playa Del Sur Street within the La Jolla Community Plan area?

Staff Recommendations:

1. Approve Coastal Development Permit No. 2267728; and
2. Approve Tentative Map No. 2267727.

Community Planning Group Recommendation: On October 3, 2019, the La Jolla Community Planning Association voted 12-0-1 to recommend approval of the project with no additional conditions (Attachment 9).

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA section 15305 (Minor Alterations). The environmental exemption determination for this project was made on October 29, 2019, and the opportunity to appeal that determination ended November 12, 2019 (Attachment 8).

BACKGROUND

The project site is located at 290-298 Playa Del Sur Street and is under construction to create three detached, three-story residential dwelling units with an attached parking garage each, and one detached, three-story duplex with an attached parking garage. This project was approved by the

Planning Commission on January 25, 2018 under Coastal Development Permit No. 1681695 and Planned Development Permit No.1681696, Project No. [479656](#).

The project site is located within a well-established residential neighborhood in the La Jolla Community Plan area (Attachment 1). The project site is not located within the First Public Roadway and is approximately 600 feet from the Pacific Ocean coastline (Attachment 3). The 0.16-acre site is in the RM-3-7 Zone, the Coastal Overlay Zone (a portion of the lot is located within the Appealable Area and Non-Appealable Area), the Coastal Height Limitation Overlay Zone, the Parking Impact Overlay Zone (Coastal and Beach), the Residential Tandem Parking Overlay Zone, the Transit Area Overlay Zone, and the Transit Priority Area.

Pursuant to San Diego Municipal Code (SDMC) Section 126.0702, a Coastal Development Permit is required for all coastal development of a premises within the Coastal Overlay Zone. A tentative map is required for each subdivision, per SDMC 125.0410. In addition, projects within the appealable area of the Coastal Overlay Zone requires a Process Three decision, per San Diego Municipal Code (SDMC) Section 126.0707.

DISCUSSION

The project is a subdivision action to create five residential condominium units, currently under construction that were approved and permitted by the City of San Diego. The project site is designated in the La Jolla Community Plan (Community Plan) for medium high residential uses (30-45 dwelling units per acre). The project results in a density of approximately 30 dwelling units per acre, which implements the prescribed density, and is allowed in the RM-3-7 Zone.

The project establishes a land use that is supported by the Community Plan. The project does not adversely impact any public view or coastal access, as identified in the Community Plan. In addition, the project promotes the Community Plan goal of creating home-ownership opportunities and a range of housing types within La Jolla. The Permit requires the project to comply with the provisions of the City's Inclusionary Affordable Housing Regulations (San Diego Municipal Code Chapter 14, Article 2, Division 13) by paying an in-lieu affordable housing fee or providing replacement units that are affordable to low-income households for a specified period of time.

In addition, the Permit contains specific requirements to ensure compliance with the regulations of the Land Development Code. Permit requirements include undergrounding existing and/or proposed public utility systems and service facilities, providing the required driveways on Playa Del Norte Street and Playa Del Sur Street, and obtaining an Encroachment and Maintenance Removal Agreement for the private walkways and non-standard improvements along the public right-of-way.

The project conforms with the Community Plan, and the adopted City Council policies and regulations of the Land Development Code. Therefore, draft findings and conditions to support project approval are presented to the Hearing Officer for consideration. Staff recommends that the Hearing Officer approve Coastal Development Permit No. 2267728 and Tentative Map No. 2267727 for the project.

ALTERNATIVES

1. Approve Coastal Development Permit No. 2267728 and Tentative Map No. 2267727, with modifications.
2. Deny Coastal Development Permit No. 2267728 and Tentative Map No. 2267727, if the findings required to approve the project cannot be affirmed.

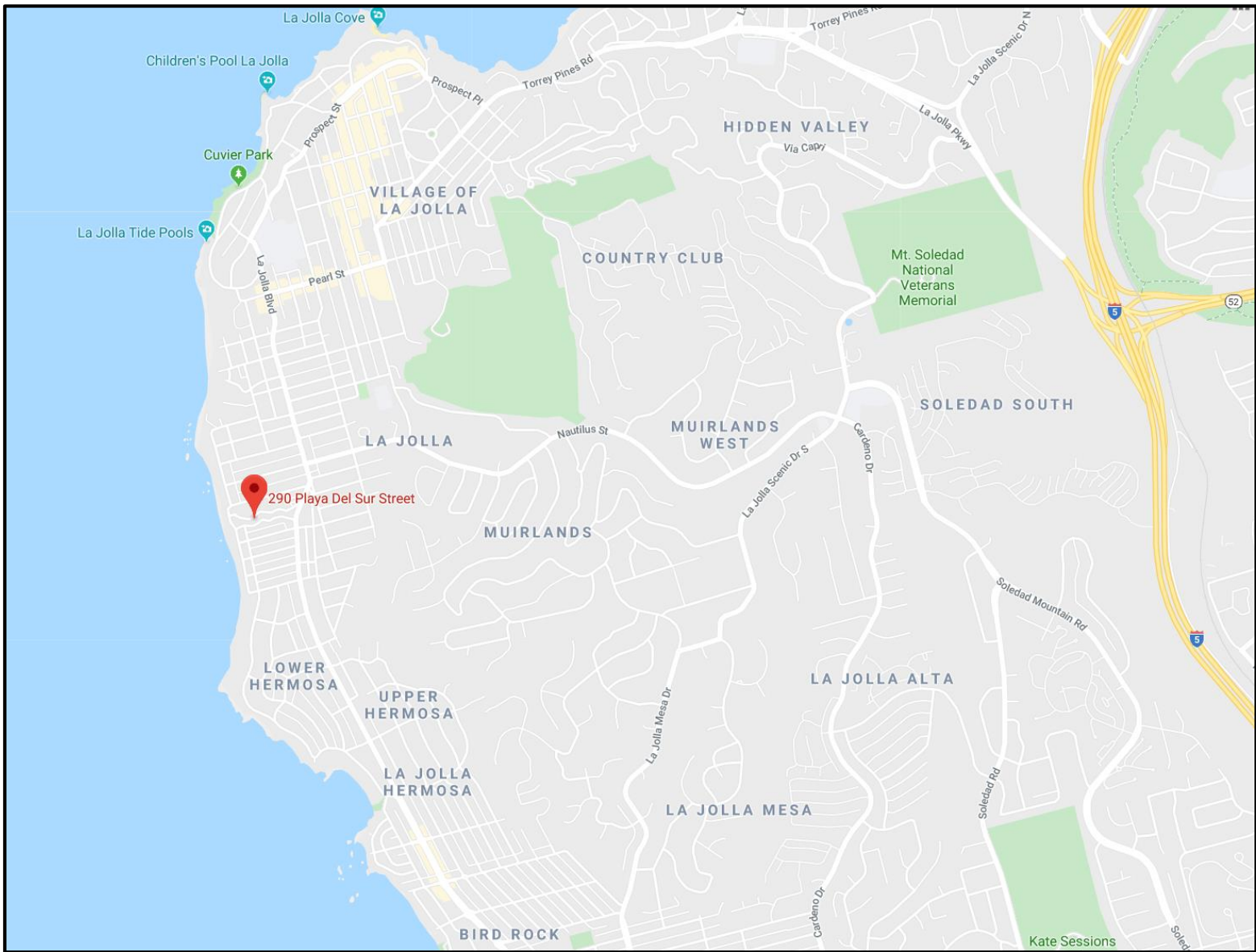
Respectfully submitted,



Xavier Del Valle, Development Project Manager

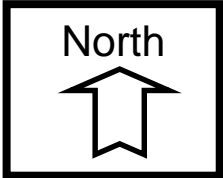
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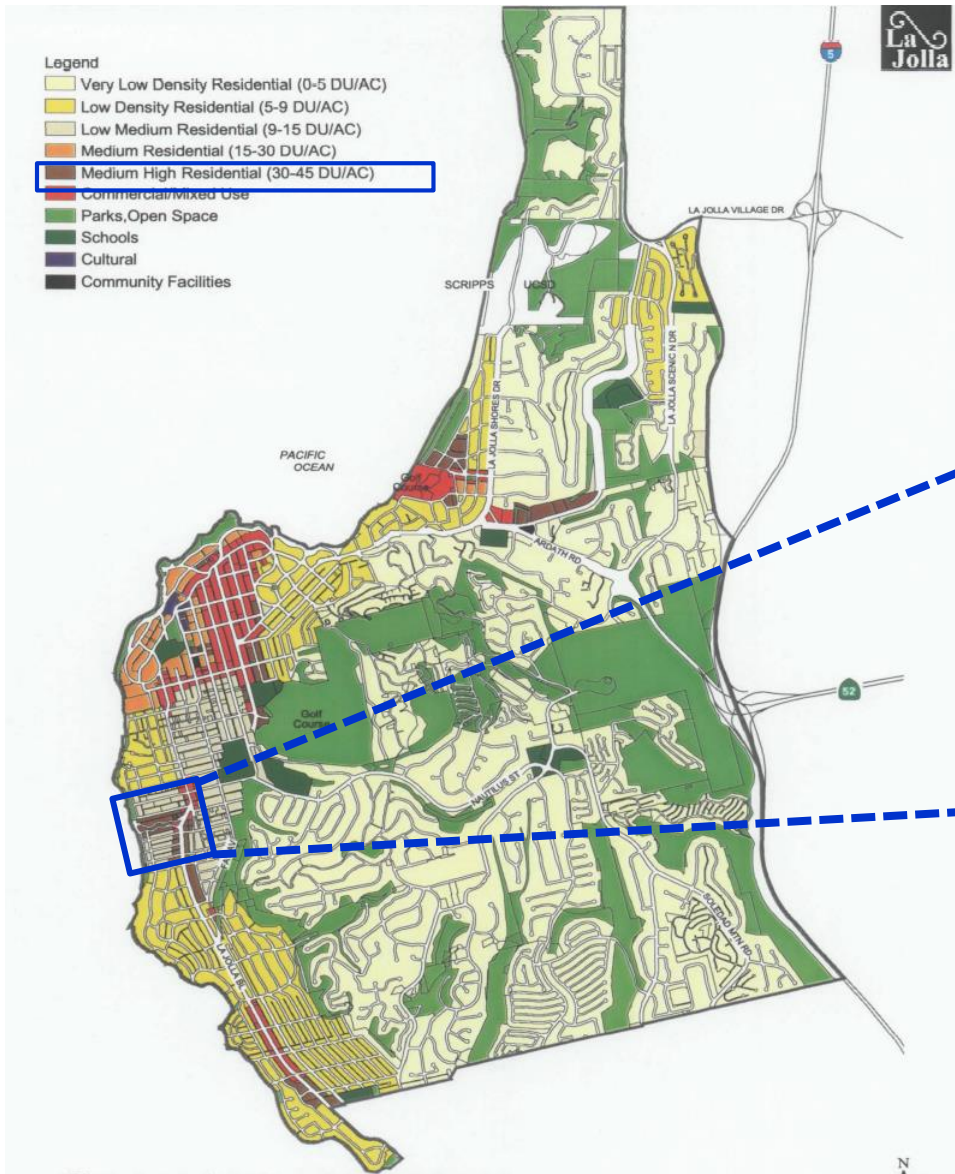
1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Draft Resolution with Findings
5. Draft Permit with Conditions
6. Draft Tentative Map Resolution
7. Draft Tentative Map Conditions
8. Notice of Right to Appeal Environmental Exemption
9. Community Planning Group Recommendation
10. Ownership Disclosure Statement
11. Tentative Map Exhibit



Project Location Map

Playa del Sur TM/CDP
Project No. 630623: 290 - 298 Playa del Sur Street





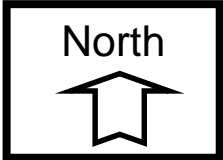
Project Site



Land Use Map

Playa del Sur TM/CDP

Project No. 630623: 290 - 298 Playa del Sur Street





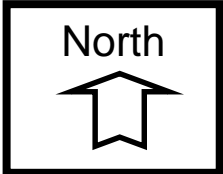
Project Site



Aerial Photograph

Playa del Sur TM/CDP

Project No. 630623: 290 - 298 Playa del Sur Street



HEARING OFFICER RESOLUTION NO. _____
COASTAL DEVELOPMENT PERMIT NO. 2267728
PLAYA DEL SUR TM/CDP - PROJECT NO. 630623

WHEREAS, 290 PLAYA LLC, a California Limited Liability Company, Owner/Permittee, filed an application with the City of San Diego for a permit to create of five residential condominium units (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Coastal Development Permit No. 2267728), on portions of a 0.16-acre site;

WHEREAS, the project site is located at 290-298 Playa Del Sur Street and is in the RM-3-7 Zone, the Coastal Overlay Zone (a portion of the lot is located within the Appealable Area and Non-Appealable Area), the Coastal Height Limitation Overlay Zone, the Parking Impact Overlay Zone (Coastal and Beach), the Residential Tandem Parking Overlay Zone, the Transit Area Overlay Zone, and the Transit Priority Area within the La Jolla Community Plan and Local Coastal Land Use Plan area;

WHEREAS, the project site is legally described as Parcel 1, that portion of Block 3 of La Jolla Strand, in the City of San Diego, County of San Diego, State of California, according to map thereof No. 1216, and as described, filed in the Office of the County Recorder of said County, October 18, 1909, and Parcel 2, an easement and right-of-way for ingress and egress for sewer purposes over that portion of the northerly 3 feet of said Block 3 lying between the westerly line of said property above described and the northerly prolongation of the center line of Vista Del Mar Avenue, formerly Anita Boulevard, according to map thereof No. 1216;

WHEREAS, on October 29, 2019, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code

Section 21000 et seq.) under CEQA Guideline Section 15305 and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

WHEREAS, on December 18, 2019, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. 2267728 pursuant to the Land Development Code of the City of San Diego; NOW, THEREFORE,

BE IT RESOLVED by the Hearing Officer of the City of San Diego, that it adopts the following findings with respect to Coastal Development Permit No. 2267728:

A. COASTAL DEVELOPMENT PERMIT [SDMC Section 126.0708]

1. Findings for all Coastal Development Permits:

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

The project site is located at 290-298 Playa Del Sur Street and is under construction to create three detached three-story residential dwelling units with an attached parking garage each, and one detached three-story duplex with an attached parking garage. The project site is not located within the First Public Roadway and is approximately 600 feet from the Pacific Ocean coastline. The project is a subdivision action to create five residential condominium units that were approved and permitted (under Project No. 479656) by the City of San Diego.

The project does not adversely impact any public view or coastal access, as identified in the La Jolla Community Plan and Local Coastal Land Use Plan area (Community Plan). The project complies with the community goals regarding public view preservation and enhancement since the subdivision action establishes a land use that is supported by the Community Plan. In addition, the project promotes the Community Plan goal of creating home ownership opportunities and a range of housing types within La Jolla. Therefore, the project 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 project will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program Land Use Plan.

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

The project site is located at 290-298 Playa Del Sur Street and is under construction to create three detached three-story residential dwelling units with an attached parking garage each, and one detached three-story duplex with an attached parking garage. The project is a subdivision action to create five residential condominium units that were approved and permitted (under Project No. 479656) by the City of San Diego. The project site is located within an urbanized area and does not contain any sensitive biological resources or environmentally sensitive lands. Therefore, the proposed coastal development will not adversely affect environmentally sensitive lands.

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

The project site is located at 290-298 Playa Del Sur Street and is under construction to create three detached three-story residential dwelling units with an attached parking garage each, and one detached three-story duplex with an attached parking garage. The project is a subdivision action to create five residential condominium units that have been approved and permitted (under Project No. 479656) by the City of San Diego. The 0.16-acre site is designated in the Community Plan for medium high residential uses (30-45 dwelling units per acre), which is characterized by higher density multi-family residential uses. The project results in a density of approximately 30 dwelling units per acre, which implements the prescribed density, and is allowed in the RM-3-7 Zone.

The project establishes a land use that is supported by the Community Plan. In addition, the project promotes the Community Plan goal of creating home-ownership opportunities and a range of housing types within La Jolla. The Permit requires the project to comply with the provisions of the City's Inclusionary Affordable Housing Regulations (San Diego Municipal Code Chapter 14, Article 2, Division 13) by paying an in-lieu affordable housing fee or providing replacement units that are affordable to low-income households for a specified period of time. Therefore, the proposed project is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program.

d. For every Coastal Development Permit issued for any coastal development between the nearest public road and the sea or the shoreline of any body of water located within the Coastal Overlay Zone the coastal development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

The project site is located at 290-298 Playa Del Sur Street and is under construction to create three detached three-story residential dwelling units with an attached

parking garage each, and one detached three-story duplex with an attached parking garage. The project site is not located within the First Public Roadway and is approximately 600 feet from the Pacific Ocean coastline. The project is a subdivision action to create five residential condominium units that were approved and permitted (under Project No. 479656) by the City of San Diego. The project establishes a land use that is supported by the Community Plan, and will not adversely impact any public recreation opportunities. Therefore, the project conforms with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

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

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Coastal Development Permit No. 2267728 is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Coastal Development Permit No. 2267728, a copy of which is attached hereto and made a part hereof.

Xavier Del Valle
Development Project Manager
Development Services

Adopted on: December 18, 2019

IO#: 24008184

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: 24008184

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COASTAL DEVELOPMENT PERMIT NO. 2267728
PLAYA DEL SUR TM/CD PPROJECT NO. 630623
HEARING OFFICER

This Coastal Development Permit No. 2267728 is granted by the Hearing Officer of the City of San Diego to 290 Playa LLC, a California Limited Liability Company, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] section 125.0440 and 126.0708. The 0.16-acre site is located at 290-298 Playa Del Sur Street and is in the RM-3-7 Zone, the Coastal Overlay Zone (a portion of the lot is located within the Appealable Area and Non-Appealable Area), the Coastal Height Limitation Overlay Zone, the Parking Impact Overlay Zone (Coastal and Beach), the Residential Tandem Parking Overlay Zone, the Transit Area Overlay Zone, and the Transit Priority Area within the La Jolla Community Plan area. The project site is legally described as Parcel 1, that portion of Block 3 of La Jolla Strand, in the City of San Diego, County of San Diego, State of California, according to map thereof No. 1216, and as described, filed in the Office of the County Recorder of said County, October 18, 1909, and Parcel 2, an easement and right-of-way for ingress and egress for sewer purposes over that portion of the northerly 3 feet of said Block 3 lying between the westerly line of said property above described and the northerly prolongation of the center line of Vista Del Mar Avenue, formerly Anita Boulevard, according to map thereof No. 1216.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to create five residential condominium units described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated December 18, 2019, on file in the Development Services Department.

The project shall include:

- a. The creation of five residential condominium units, under construction, to create three detached three-story residential dwelling units with an attached parking garage each, and one detached three-story duplex with an attached parking garage; and
- b. 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 January 3, 2023.
2. This Coastal Development Permit shall become effective on the eleventh working day following receipt by the California Coastal Commission of the Notice of Final Action, or following all appeals.
3. 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 the Owner/Permittee signs and returns the Permit to the Development Services Department, and the Permit is recorded in the Office of the San Diego County Recorder.
4. 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.
5. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
6. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
7. 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.).
8. 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.
9. 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.

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

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

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.

12. The Owner/Permittee shall comply with conditions of Coastal Development Permit No. 1681695 and Planned Development Permit No. 1681696, unless modified within this Permit.

CLIMATE ACTION PLAN REQUIREMENTS:

13. Owner/Permittee shall comply with the Climate Action Plan (CAP) Consistency Checklist stamped as Exhibit "A." Prior to issuance of any construction permit, all CAP strategies shall be noted within the first three (3) sheets of the construction plans under the heading "Climate Action Plan Requirements" and shall be enforced and implemented to the satisfaction of the Development Services Department.

ENGINEERING REQUIREMENTS:

14. The Owner/Permittee shall ensure that all onsite utilities serving the subdivision shall be undergrounded with the appropriate permits. The Owner/Permittee shall provide written confirmation from applicable utilities that the conversion has taken place, or provide other means to assure the undergrounding, in a manner satisfactory to the City Engineer.
15. The Owner/Permittee shall underground existing and/or proposed public utility systems and service facilities in accordance with the San Diego Municipal Code.
16. Prior to the issuance of any construction permits, the Owner/Permittee shall dedicate an additional four feet on Playa Del Sur Street and Playa Del Norte Street to provide a ten-foot curb to property line distance, in a manner satisfactory to the City Engineer.
17. The Owner/Permittee shall construct and complete the driveways on Playa Del Norte Street and Playa Del Sur Street, per Project No. 589544, Approval No. 2132187.
18. The Owner/Permittee shall obtain an Encroachment and Maintenance Removal Agreement for the private walkways and non-standard improvements along the Playa Del Sur Street right-of-way.
19. This Permit shall comply with all the conditions for Tentative Map No. 2267727.

GEOLOGY REQUIREMENTS:

24. The Owner/Permittee shall submit a geotechnical investigation report or update letter that specifically addresses the proposed construction plans. The geotechnical investigation report or update letter shall be reviewed for adequacy by the Geology Section of the Development Services Department prior to issuance of any construction permits.

PUBLIC UTILITIES REQUIREMENTS:

25. Prior to the issuance of any construction permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of new water and sewer service(s) outside of any driveway or drive aisle and the abandonment of any existing unused water and sewer services within the right-of-way adjacent to the project site, in a manner satisfactory to the Public Utilities Director and the City Engineer.
26. The Owner/Permittee shall apply for a plumbing permit for the installation of appropriate private back flow prevention devices (BFPD), on each water service (domestic, fire and irrigation), in a manner satisfactory to the Public Utilities Director and the City Engineer. BFPDs shall be located above ground on private property, and in line with the service and immediately adjacent to the right-of-way.
27. The Owner/Permittee shall design and construct all proposed public water and sewer facilities, in accordance with established criteria in the current edition of the City of San Diego Water and Sewer Facility Design Guidelines and City regulations, standards and practices.

28. Prior to Final Inspection, all public water and sewer facilities shall be complete and operational in a manner satisfactory to the Public Utilities Director and the City Engineer.

29. The Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement for the private sewer laterals encroaching into the public right-of-way.

30. No trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any sewer facilities and five feet of any water facilities.

PLANNING/DESIGN REQUIREMENTS:

31. 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.

32. 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 December 18, 2019 and [Approved Resolution Number].

Permit Type/PTS Approval No.: Coastal Development Permit No. 2267728
Date of Approval: December 18, 2019

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Xavier Del Valle
Development Project Manager

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

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

290 Playa LLC
Owner/Permittee

By _____
Brian Sorokin
Manager

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

HEARING OFFICER RESOLUTION NO. _____
TENTATIVE MAP NO. 2267727
PLAYA DEL SUR TM/CDP - PROJECT NO. 630623

WHEREAS, 290 PLAYA LLC, Subdivider, and San Diego Land Surveying and Engineering, Engineer submitted an application to the City of San Diego for a Tentative Map No. 2267727 to create of five residential condominium units. The project is located at 290-298 Playa Del Sur Street and is in the RM-3-7 Zone within the La Jolla Community Plan and Local Coastal Land Use Plan area. The property is legally described as Parcel 1, that portion of Block 3 of La Jolla Strand, in the City of San Diego, County of San Diego, State of California, according to map thereof No. 1216, and as described, filed in the Office of the County Recorder of said County, October 18, 1909, and Parcel 2, an easement and right-of-way for ingress and egress for sewer purposes over that portion of the northerly 3 feet of said Block 3 lying between the westerly line of said property above described and the northerly prolongation of the center line of Vista Del Mar Avenue, formerly Anita Boulevard, according to map thereof No. 1216; and

WHEREAS, the Map proposes the Subdivision of a 0.16-acre site into five residential condominium units; and

WHEREAS, on October 29, 2019, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guideline Section 15305 and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520; and

WHEREAS, the project complies with the requirements of a preliminary soils and/or geological reconnaissance report pursuant to Subdivision Map Act sections 66490 and 66491(b)-(f) and San Diego Municipal Code section 144.0220; NOW THEREFORE,

BE IT RESOLVED by the Hearing Officer of the City of San Diego, that it adopts the following findings with respect to Tentative Map No. 2267727:

A. Findings for a Tentative Map [SDMC 125.0440]

1. The proposed subdivision and its design or improvement are consistent with the policies, goals, and objectives of the applicable land use plan.

The project is located at 290-298 Playa Del Sur Street and is under construction to create three detached three-story residential dwelling units with an attached parking garage each, and one detached three-story duplex with an attached parking garage. The project is a subdivision action to create five residential condominium units that were approved and permitted (under Project No. 479656) by the City of San Diego. The project establishes a land use that is supported by the La Jolla Community Plan. There are no adverse impacts to any public view or coastal access as identified in the La Jolla Community Plan (Community Plan). In addition, the project promotes the Community Plan goal of creating home-ownership opportunities and a range of housing types within La Jolla. Therefore, the proposed subdivision and its design or improvement are consistent with the policies, goals, and objectives of the applicable land use plan.

2. The proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code, including any allowable deviations pursuant to the land development code.

The project is located at 290-298 Playa Del Sur Street and is under construction to create three detached three-story residential dwelling units with an attached parking garage each, and one detached three-story duplex with an attached parking garage. The project is a subdivision action to create five residential condominium units that were approved and permitted (under Project No. 479656) by the City of San Diego. The 0.16-acre site is designated in the La Jolla Community Plan (Community Plan) for medium high residential uses (30-45 dwelling units per acre), which is characterized by higher density multi-family residential uses. The project results in a density of approximately 30 dwelling units per acre, which implements the prescribed density, and is allowed in the RM-3-7 zone.

The project establishes a land use that is supported by the Community Plan, and promotes the goal of creating home-ownership opportunities and a range of housing types within La Jolla. In addition, the Permit requires the project to comply with the provisions of the City's Inclusionary Affordable Housing Regulations (San Diego

Municipal Code Chapter 14, Article 2, Division 13) by paying an in-lieu affordable housing fee or providing replacement units that are affordable to low-income households for a specified period of time. There are no deviations requested or needed. Therefore, the proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code, including any allowable deviations pursuant to the land development code.

3. The site is physically suitable for the type and density of development

The project site is located at 290-298 Playa Del Sur Street and is under construction to create three detached three-story residential dwelling units with an attached parking garage each, and one detached three-story duplex with an attached parking garage. The project is a subdivision action to create five residential condominium units that were approved and permitted (under Project No. 479656) by the City of San Diego. The project establishes a land use that is compliant with the Land Development Code, and is supported by the La Jolla Community Plan. Therefore, the site is physically suitable for the type and density of development.

4. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

The project is located at 290-298 Playa Del Sur Street and is under construction to create three detached three-story residential dwelling units with an attached parking garage each, and one detached three-story duplex with an attached parking garage. The project is a subdivision action to create five residential condominium units that were approved and permitted (under Project No. 479656) by the City of San Diego.

The project establishes a land use that is supported by the La Jolla Community Plan, and does not adversely impact any environmentally sensitive lands or wildlife habitat. In addition, the City's environmental review determined the project to be exempt from the California Environmental Quality Act pursuant to Section 15305 (Minor Alterations in Land Use Limitation). Therefore, the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

5. The design of the subdivision or the type of improvement will not be detrimental to the public health, safety, and welfare.

The project is located at 290-298 Playa Del Sur Street and is under construction to create three detached three-story residential dwelling units with an attached parking garage each, and one detached three-story duplex with an attached parking garage. The project is a subdivision action to create five residential condominium units that were approved and permitted (under Project No. 479656) by the City of San Diego.

The project will not be detrimental to the public health, safety, and welfare. The Permit contains specific requirements to ensure compliance with the regulations of the Land

Development Code. Permit requirements include undergrounding existing and/or proposed public utility systems and service facilities, providing the required driveways on Playa Del Norte Street and Playa Del Sur Street, and obtaining an Encroachment and Maintenance Removal Agreement for the private walkways and non-standard improvements along the public right-of-way. Therefore, the design of the subdivision or the type of improvement will not be detrimental to the public health, safety, and welfare.

6. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

The project is located at 290-298 Playa Del Sur Street and is under construction to create three detached three-story residential dwelling units with an attached parking garage each, and one detached three-story duplex with an attached parking garage. The project is a subdivision action to create five residential condominium units that were approved and permitted (under Project No. 479656) by the City of San Diego. The project does not contain any easements acquired by the public at large for access or use of property within the subdivision. Therefore, the design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

7. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.

The project site is located at 290-298 Playa Del Sur Street and is under construction to create three detached three-story residential dwelling units with an attached parking garage each, and one detached three-story duplex with an attached parking garage. The project is a subdivision action to create five residential condominium units that were approved and permitted (under Project No. 479656) by the City of San Diego. The Permit for the approved project required City approval of all construction plans to ensure compliance with all applicable building code and regulations, including heating and cooling requirements. The construction will be inspected by City building inspectors to ensure construction is in accordance with the approved plans.

This subdivision action establishes a land use that is compliant with the Land Development Code, and is supported by the La Jolla Community Plan. Therefore, the design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.

8. The decision maker has considered the effects of the proposed subdivision on the housing needs of the region and that those needs are balanced against the needs for public services and the available fiscal and environmental resources.

The project site is located at 290-298 Playa Del Sur Street and is under construction to create three detached three-story residential dwelling units with an attached parking garage each, and one detached three-story duplex with an attached parking garage.

The project is a subdivision action to create five residential condominium units that were approved and permitted (under Project No. 479656) by the City of San Diego. The project site was previously developed with a ten-unit apartment building within a multi-family residential neighborhood. Therefore, the project will not adversely impact public resources.

In addition, the project establishes a land use that is compliant with the Land Development Code, and is supported by the La Jolla Community Plan. The project promotes the Community Plan goal of creating home-ownership opportunities and a range of housing types within La Jolla. The Permit requires the project to comply with the provisions of the City's Inclusionary Affordable Housing Regulations (San Diego Municipal Code Chapter 14, Article 2, Division 13) by paying an in-lieu affordable housing fee or providing replacement units that are affordable to low-income households for a specified period of time. Therefore, the decision maker has considered the effects of the proposed subdivision on the housing needs of the region and that those needs are balanced against the needs for public services and the available fiscal and environmental resources.

BE IT FURTHER RESOLVED, that based on the Findings hereinbefore adopted by the Hearing Officer, Tentative Map No. 2267727 is hereby granted to 290 Playa LLC subject to the attached conditions which are made a part of this resolution by this reference.

By _____
Xavier Del Valle
Development Project Manager
Development Services Department

ATTACHMENT: Tentative Map Conditions

Internal Order No. 24008184

HEARING OFFICER RESOLUTION NO. _____
CONDITIONS FOR TENTATIVE MAP NO. 2267727
PLAYA DEL SUR TM/CDP PROJECT NO. 630623
ADOPTED BY RESOLUTION NO. R-_____ ON _____

GENERAL

1. This Tentative Map will expire on January 3, 2023.
2. Compliance with all of the following conditions shall be completed and/or assured, to the satisfaction of the City Engineer, prior to the recordation of the Final Map, unless otherwise noted.
3. The Tentative Map shall conform to the provisions of Coastal Development Permit No. 2267728.
4. The Subdivider shall defend, indemnify, and hold the City (including its agents, officers, and employees [together, "Indemnified Parties"]) harmless from any claim, action, or proceeding, against the City and/or any Indemnified Parties to attack, set aside, void, or annul City's approval of this project, which action is brought within the time period provided for in Government Code section 66499.37. City shall promptly notify Subdivider of any claim, action, or proceeding and shall cooperate fully in the defense. If City fails to promptly notify Subdivider of any claim, action, or proceeding, or if City fails to cooperate fully in the defense, Subdivider shall not thereafter be responsible to defend, indemnify, or hold City and/or any Indemnified Parties harmless. City may participate in the defense of any claim, action, or proceeding if City both bears its own attorney's fees and costs, City defends the action in good faith, and Subdivider is not required to pay or perform any settlement unless such settlement is approved by the Subdivider.

AFFORDABLE HOUSING

5. Prior to recordation of the Final Map, the Owner/Permittee shall comply with the provisions of Chapter 14, Article 2, Division 13 of the San Diego Municipal Code ("Inclusionary Affordable Housing Regulations") by payment to the City of San Diego of the full Inclusionary Affordable Housing Fee based upon the aggregate square footage of all residential units in the project, on terms set forth within the Inclusionary Affordable Housing Regulations.
6. Coastal Overlay Zone Affordable Housing Replacement Regulations
 - a) Pursuant to the City's Coastal Overlay Zone Affordable Housing Replacement Regulations (Municipal Code Sections 143.0810 through 143.0860), the Owner/Permittee is required to pay an in-lieu fee (dollar amount subject to the fee schedule rate in effect at the time of payment) to the Housing Commission or provide replacement units affordable to low-income households for a period of five years.

- b) Prior to recordation of the Final Map, the Owner/Permittee shall demonstrate conformance with the Municipal Code provisions for Coastal Overlay Zone Affordable Housing Replacement Regulations (Chapter 14, Article 3, Division 8) to the satisfaction of the Development Services Department and the Housing Commission.

ENGINEERING

- 7. Conformance with the "General Conditions for Tentative Subdivision Maps," filed in the Office of the City Clerk under Document No. 767688 on May 7, 1980, is required. Only those exceptions to the General Conditions which are shown on the Tentative Map and covered in these special conditions will be authorized. All public improvements and incidental facilities shall be designed in accordance with criteria established in the Street Design Manual, filed with the City Clerk as Document No. RR-297376.

MAPPING

- 8. Prior to the recordation of the Final Map, taxes must be paid or bonded for the subject property pursuant to section 66492 of the Subdivision Map Act. A current original tax certificate, recorded in the office of the San Diego County Recorder must be provided to satisfy this condition. If a tax bond is required as indicated in the tax certificate, ensure that it is paid or posted at the County Clerk of the Board of Supervisors Office and supply proof prior to the recordation of the Final Map.
- 9. The Final Map shall be based on field survey and all lot corners must be marked with durable survey monuments pursuant to Section 144.0311(d) of the City of San Diego Land Development Codes and Subdivision Map Act Section 66495. All survey monuments shall be set prior to the recordation of the Final Map, unless the setting of monuments is deemed impractical due to the proposed improvements and/or grading associated with the project, in which case, delayed monumentation may be applied on the Final Map in accordance with Section 144.0130 of the City of San Diego Land Development Codes.
- 10. All subdivision maps in the City of San Diego are required to be tied to the California Coordinate System of 1983 (CCS83), Zone 6 pursuant to section 8801 through 8819 of the California Public Resources Code.
- 11. The Final Map shall:
 - a. Use the California Coordinate System for its "Basis of Bearings" and express all measured and calculated bearing values in terms of said system. The angle of grid divergence from a true meridian (theta or mapping angle) and the north point of said map shall appear on each sheet thereof. Establishment of said "Basis of Bearings" may be by use of existing Horizontal Control stations or astronomic observations.
 - b. Show two measured ties from the boundary of the map to existing Horizontal Control stations having California coordinate values of first order accuracy. These tie lines to the existing control shall be shown in relation to the California Coordinate System (i.e., grid bearings and grid distances). All other distances shown on the map are to be

shown as ground distances. A combined factor for conversion of grid-to-ground shall be shown on the map.

12. Prior to the expiration of the tentative map, if approved, a Final Map to consolidate and subdivide the properties into five residential condominium units shall be recorded at the County Recorder's office.

INFORMATION:

- The approval of this Tentative Map by the Hearing Officer of the City of San Diego does not authorize the subdivider to violate any Federal, State, or City laws, ordinances, regulations, or policies including but not limited to, the Federal Endangered Species Act of 1973 and any amendments thereto (16 USC § 1531 et seq.).
- If the Subdivider makes any request for new water and sewer facilities (including services, fire hydrants, and laterals), the Subdivider shall design and construct such facilities in accordance with established criteria in the most current editions of the City of San Diego water and sewer design guides and City regulations, standards and practices pertaining thereto. Off-site improvements may be required to provide adequate and acceptable levels of service and will be determined at final engineering.
- Subsequent applications related to this Tentative Map will be subject to fees and charges based on the rate and calculation method in effect at the time of payment.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of the Tentative Map, may protest the imposition within ninety days of the approval of this Tentative Map by filing a written protest with the San Diego City Clerk pursuant to Government Code sections 66020 and/or 66021.
- Where in the course of development of private property, public facilities are damaged or removed, the Subdivider shall at no cost to the City, obtain the required permits for work in the public right-of-way, and repair or replace the public facility to the satisfaction of the City Engineer (San Diego Municipal Code § 142.0607).

Internal Order No. 24008184



THE CITY OF SAN DIEGO

Date of Notice: October 29, 2019

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 24008184

PROJECT NAME / NUMBER: Playa Del Sur TM/CDP / 630623

COMMUNITY PLAN AREA: La Jolla

COUNCIL DISTRICT: 1

LOCATION: 290-298 Playa Del Sur Street, San Diego, California 92037

PROJECT DESCRIPTION: A request for a TENTATIVE MAP and COASTAL DEVELOPMENT PERMIT for the creation of 5 condominium units currently under construction, previously reviewed under PTS No. 479656. No development is proposed with this project. The project site is located at 290-298 Playa Del Sur Street. The 0.16-acre project site is designated Medium-High Residential (15-30 du/ac) and zoned RM-3-7 within the La Jolla Community Plan and Local Coastal Program Land Use area. Additionally, the project site is within the Coastal Zone Boundary, Coastal Height Limitation Overlay Zone, Coastal Overlay Zone, Parking Impact Overlay Zone (Coastal and Beach), Residential Tandem Parking Overlay Zone, Transit Area Overlay Zone, and Transit Priority Area. (LEGAL DESCRIPTION: Parcel 1: Portion of Block 3 of La Jolla Strand, in the City of San Diego, according to Map thereof 1216, Parcel 2: Easement and Right-of-way ingress and egress for sewer purposes over that portion of the Northerly 3 feet of said block 3 lying between the westerly line of said property above and the northerly prolongation of the centerline of Vista Del Mar Avenue, formerly Anita Boulevard, according to Map thereof No. 1216.)

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego Development Services Department
Hearing Officer

ENVIRONMENTAL DETERMINATION: Categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 15305.

ENTITY MAKING ENVIRONMENTAL DETERMINATION: City of San Diego

STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION: The City of San Diego conducted an environmental review which determined the project would not have the potential for causing a significant effect on the environment in that the project is consistent with the community plan and the applicable zone. The project would not result in any significant environmental impacts. The project meets the criteria set forth in CEQA Section 15305 (Minor Alterations in Land Use Limitation) which allows for minor alterations in land use limitations in areas with an average slope of less than 20% which do not result in any changes in land use or density, including but not limited to minor lot line adjustments, side

yard, and setback variances not resulting in the creation of any new parcel. Furthermore, the exceptions listed in 15300.2 would not apply.

DEVELOPMENT PROJECT MANAGER: Xavier Del Valle
MAILING ADDRESS: 1222 First Avenue, MS 301, San Diego, CA 92101-4153
PHONE NUMBER / EMAIL: (619) 557-7941 / xdelvalle@sandiego.gov

On October 29, 2019 the City of San Diego 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 within 10 business days from the date of the posting of this Notice (November 12, 2019). The appeal application can be obtained from the City Clerk, 202 'C' Street, Second Floor, San Diego, CA 92101.

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

La Jolla Community Planning Association

Regular Meetings: 1st Thursday of the Month | La Jolla Recreation Center, 615 Prospect Street

Contact Us:

Mail: PO Box 889, La Jolla, CA 92038

Web: www.lajollacpa.org

info@lajollacpa.org

President: Tony Crisafi

Vice President: Matt Mangano

2nd Vice President: Dave Gordon

Secretary: Suzanne Weissman

Treasurer: Mike Costello

FINAL MINUTES –

Regular Meeting – Thursday, October 3, 2019

1.0 Welcome and Call to Order: Tony Crisafi, President, Matt Mangano, 1st VP, Chair, 6:12pm

This is a full agenda, recorded meeting therefore, the following rules will be enforced:

- Mobile devices off or on silent mode.
- All public and trustee comment will be addressed to the chair. Public & trustee comment will be limited to 2 minutes.
- Comments will be directed to the project or matter stated in third person for the purpose of respect & clarity
- Chair may ask for member votes. Please keep hands raised until the vote tally is announced.
- Chair will alternate order of trustee comment. Upon consensus, Chair will close discussion and call for a motion.
- Please notify chair of any organized public presentation requests prior to meeting
- The city has requested that the Trustees maintain a level of respect toward the applicants and community members by providing transparent and clear communication of potential issues and the application of community policy and place consent agenda toward the beginning of meeting. – letter from the President.
- Bernate-Ticino, Environmental appeal hearing is scheduled for Oct 7th at 2:00 p.m.
- The Hershfield Environmental appeal hearing will be heard on Oct. 14th.

Quorum Present: Brady, Costello, Fitzgerald, Fremdling, Gordon, Kane, Little, Mangano, Manno, Neil, Shannon, Will, Weissman

Absent: Crisafi, Jackson, Ish

2.0 Adopt the Agenda

Motion: Remove items 4.4 & 4.6 from Consent agenda (they do not belong on consent agenda) and correct wording of Item 4.3, per request from Dave Abrams, chair of T & T committee. Gordon/Kane,

Vote: 11-1-1, **Motion carries**

In Favor: Brady, Costello, Fitzgerald, Fremdling, Gordon, Kane, Manno, Neil, Shannon, Will, Weissman

Opposed: Little

Abstain: Mangano (chair)

Motion: adopt agenda as amended. Gordon/Kane, **Vote:** 12-0-1, **Motion carries.**

In Favor: Brady, Costello, Fitzgerald, Fremdling, Gordon, Kane, Little, Manno, Neil, Shannon, Will, Weissman

Opposed: 0

Abstain: 1 Mangano (chair)

Courtney arrives.

3.0 Meeting Minutes Review and Approval:

3.1 05 September 2019 – Regular meeting minutes

Motion: Approve minutes. Will/Fremdling, **Vote** 13-0-1, **Motion carries**

In Favor: Brady, Costello, Courtney, Fitzgerald, Fremdling, Gordon, Kane, Little, Manno, Neil, Shannon, Will, Weissman

Opposed: 0

Abstain: 1 Mangano (chair)

The public is encouraged to attend and participate in Community Joint Committee & Board meetings before the item/project is considered by the LJCPA.

PDO – Planned District Ordinance Committee, Chair Deborah Marengo, 2nd Monday, 4:00 pm

DPR – Development Permit Review Committee, Chair Brian Will, 2nd & 3rd Tuesday, 4:00 pm

PRC – La Jolla Shores Permit Review Committee, Chair David Gordon, 3rd Monday, 4:00 pm

T&T – Traffic & Transportation Board, Chair David Abrams, 3rd Wednesday, 4:00 pm

4.0 Consent Agenda – 4.1 – 4.9

The Consent Agenda allows the LJCPA to ratify recommendations of the community joint committees and boards in a single vote with no presentation or debate. It is not a decision regarding the item but a decision whether to accept the recommendation of the committee/board as the recommendation of the LJCPA. Projects may be pulled from consent agenda by anyone present. Items will be moved to full review at the following regular LJCPA meeting.

4.1 – To confirm final draft of Children’s Pool sluiceway project action request to city

4.2 – Letter to city regarding view corridor easement over private property – 427 Sea Ridge Dr.

4.3 – T & T is recommending that 11 spaces be converted from specific current red curb locations as stated by City Staff.

T&T Motion: to approve city recommendation 5-2-0

4.5 – Replacement of yield signs on Olivetas & Monte Vista with stop signs at intersections with Marine Street

T&T Motion: Findings can be made to approve 7-0-0

4.7 – Playa Del Sur – Project No. 630623, Process 3, Final Review, TM/CDP – Tentative map and coastal development permit for the creation of 5 condominium units located at 290-298 Playa Del Sur St. The .16 acre site is located in RM-3-7 zone and coastal overlay zone (a portion of the lot located within the appealable and non-appealable area) within La Jolla Community Plan Area, council district 1.

DPR Motion: Findings were made in favor 5-0-1

4.8 – 5550 La Jolla Hermosa Ave., Project No. 642459, Process 2, preliminary review CDP – Coastal development permit to remodel an existing, two story residence with new rear deck and roof deck with existing detached 2-car garage to remain, located at 5550 La Jolla Hermosa Avenue. The .18 acre site is in the RS-1-7 zone and coastal overlay (non-appealable) zone within the La Jolla Community Plan area, council district 1.

DPR Motion: Findings were made in favor 5-0-1

4.9 – Dudas – 1401 Muirlands Dr., Project No. 626984, Process 2, Neighborhood development permit for six foot chain link fence and eight foot landscape hedge within a dedicated easement and right of way along Muirlands Dr. & Inspiration Dr. located at 1401 Muirlands Dr. The .32 acre site is located in the RS-1-2 base zone of coastal (non-appealable) overlay zone of the La Jolla Community Plan area, council district 1, code enforcement case No. 239353.

DPR Motion: Findings were made in favor 5-0-1

Items 4.2, 4.3 pulled

See Committee minutes and/or agenda for description of projects, deliberations, and vote.

Anyone may request a consent item be pulled for full discussion by the LJCPA.

Motion: Approve items 4.1, 4.5, 4.7, 4.8, 4.9 on consent agenda. Will/Gordon, **Vote:** 12-0-2, **Motion carries**

In Favor: : Brady, Costello, Courtney, Fitzgerald, Fremdling, Gordon, Kane, Little, Manno, Neil, Shannon, Will, Weissman

Opposed: 0

Abstain: Little, Mangano (chair)

5.0 Officer Reports:

5.1 Treasurer - Mike Costello's report –

Treasurer's Report for October 3, 2019 Regular Meeting

Beginning Balance as of September 1, 2019		\$499.58
Income		
Collections, Sept. 5, 2019	\$ 83.00	
CD Sales	\$ 0.00	
Total Income		<u>\$ 83 .00</u>
Expenses		
Agenda printing, Sept. 4, 2019	\$100.25	
Total Expenses		<u>\$ 100.25</u>
Net Income/(Loss)		(-) \$17.25
 Ending Balance of September 30, 2019		 \$482.33

Costello: we have some additional expenditures coming up: \$154 to renew P.O. Box and recommendation by Greg Jackson to upgrade the website application because our current program is about to expire costing about \$425. Please be generous with your donations this time.

5.2 Secretary

If you want your attendance recorded today, you should sign in at the back of the room. LJCPA is a membership organization open to La Jolla residents, property owners and local business and non-profit owners at least 18 years of age. Eligible visitors wishing to join the LJCPA need to submit an application, copies of which are available at the sign-in table or on-line at the LJCPA website: www.lajollacpa.org/. We encourage you to join so that you can vote in the Trustee elections and at the Annual Meeting in March. You can become a Member after attending one meeting and must maintain your membership by attending one meeting per year. If you do not attend one meeting per year, your membership will expire. To qualify as a candidate in an election to become a Trustee, a Member must have documented attendance at **three** LJCPA meetings in the preceding 12-month period. You are entitled to attend without signing in, but only by providing proof of attendance can you maintain membership or become eligible for election as a Trustee.

6.0 Elected Officials – Information Only

6.1 Council District 1: Councilmember Barbara Bry.

Rep: **Mauricio Medina**, 619-236-6611, mauriciom@sandiego.gov

Medina: handed out Bry Bulletin. City Council adopted the Community Choice Aggregation (CCA) which allows the City to set up a nonprofit organization separate from the City to purchase 100% clean energy. I am not the point person in the office so if you have technical questions, contact me and I will connect you with the right person. Also pertaining to La Jolla, City Staff said they will be replacing the panels along Cave St. from Prospect St. to the lifeguard tower with concrete. Concrete is more expensive and the most long lasting. Also new slurry seal is coming to several streets in LJ Village. Let us know if dust or other problems.

Kane: As part of the contingent who went to City Council to present the Children's Pool appeal, I was very disappointed in the response from our Council Member who did not back up the findings of this organization at all. Her comment about a proxy war for the seals was unwarranted; our concern was safety, public access and adherence to the Community Plan. I, also, am in shock at the bad condition of the Children's; Pool; the stairway is crumbling and unsafe; the facility is melting away. It is imperative to do something to preserve it. I am speaking on behalf of an Historic Resource; not the

seals. The City needs to study how to preserve this resource; the ocean is taking it. It seems the de facto position of the City is that we will just let nature take its course because we can't get involved.

Medina: The ramp is outside the scope of the SDR; it pertained only the retaining wall that accessed the bathrooms. There was mention of the seals by someone on this board. Regarding the second issue I will relay your message to the Council Member.

Costello: The hearing was about the SCR for blocking the ramp. The permit for the lifeguard tower said the ramp would remain open. The City blocked the ramp without changing the CDP and without asking anyone. An architect had drawn a plan for an ADA compliant ramp. It is disappointing that our Council Member could not support what we have been studying for years. The ramp is in the LJ Community Plan.

Courtney: I see the stanchions are back up. Reply: The Mayor has not budged on his position.

6.2 78th Assembly District: Assembly member Todd Gloria

Rep: **Mathew Gordon** 619-645-3090 mathew.gordon@asm.ca.gov Not Present

6.3 39th Senate District: State Senator Toni Atkins, Senate President pro Tempore Rep: **Miller**

Saltzman, 619-518-8188, MillerSaltzman@sen.ca.gov Not Present

7.0 President's Report – Information only unless otherwise noted

7.1 The City Council unanimously denied the Children's Pool SCR (PTS627990) appeal on Sept 17, 2019

I have sent the appeal to the Coastal Commission on Sept. 26.

Costello: The appeal is subject to commissioners wanting to hear this item. It would help if some of us would send a letter to the commissioners. I will give anyone the names. This should be a personal letter.

7.2 Soliciting volunteers for an election committee to replace trustee Glen Rasmussen

Weissman: An Election committee will be formed in December (no later than 1st week of January) for the March elections. The Election committee is a different committee from the Membership committee which the Secretary will chair. Both are called out in the Bylaws. The functions of the committees cannot be combined. The bylaws state that a vacancy must be filled within 120 days of the written resignation and an ad hoc election committee will be formed to set a time for a special election to fill a vacancy.

Manno: We need to form an Election Committee now for a special election.

Mangano: agreed to chair election committee. Janie Emerson, Nancy Manno & Dave Gordon will be on the committee.

7.3 Brown Act Workshop Announcement: Date: November 14, 2019

7.4 Advanced CEQA Training considers environmental impacts of a project

Date: October 24, 2019 Time: 6:00 – 8:00 p.m. RSVP required to attend

Location: 202 C Street, San Diego (City Concourse, Silver Room)

8.0 Public Comment

Opportunity for public to speak on matters not on the agenda, 2 minutes or less.

8.1 City of San Diego – Community Planner: Marlon Pangilinan, mpangilinan@sandiego.gov

Pangilinan: Workshops already announced.

Kane: Can you talk about Bulletin 500 about Substantial Conformance Reveiws (SDR)? **Reply:** I am not qualified to speak on SCR; let me get more information from the office.

Kane: One question I have for you as staff to Planned District Ordinances: I have a project next to me that has been going on for over 10 years. A CUP has been extended routinely. A neighbor found this new bulletin that came out in July stating that a courtesy notice was supposed to be given to local planning groups that an extension had been issued and that, if a Process 2, it would be brought back to the planning group. CDP's are extended ad infinitum and nothing is ever brought back to the community; then something is built 10 years later that no one has seen and we get the blame. Does City staff know about this. Can you find out how this group can get looped into that process? **Reply:** I will look into this.

Little: Can you give us an opinion about the Brown Act and 2 Trustees meeting privately with a contractor then bringing results to us. **Reply:** As a basis: if there is a project that is going to come before this group as an action item, there shouldn't be 2 Trustees meeting outside a publicly noticed meeting discussing the project. That needs to happen in a publicly noticed meeting such as tonight. I suggest folks attend the upcoming Brown Act training. In the Administrative guidelines there is something like collective concurrence like a serial meeting happening between trustees outside the publicly noticed meeting. That is a Brown Act violation. Nothing has been brought to me in terms of evidence or complaints. I'm just advising on the Guidelines online. My advice to Tony was the same; not to have conversations outside a public meeting.

Costello: My understanding is that a quorum of trustees is not to have such conversations. **Reply:** The key issue is: don't have these conversations outside a noticed public meeting. To avoid any perception of impropriety all conversations must be done in a noticed, public, accessible meeting to insure the group is objective.

8.2 UCSD - Planner: Anu Delouri, adelouri@ucsd.edu, <http://commplan.ucsd.edu/> or Robert Brown Not Present

8.3 General Public

Janie Emerson: La Jolla Sunrise Rotary is holding its annual fundraiser Luau this Sunday at the La Jolla Shores Hotel at 5:30 to 9:00 pm. Part of the funds raised will go to plant trees in Kellogg Park, part of the LJSA wish list.

La Jolla Shores Association meets the 2nd Wednesday of the month. This month we will kick off the 10 day celebration of the life of Walter Munk at 6 pm. Invitations have been passed out for a Paddle Out on October 19, honoring Walter Munk. People from all over the world are expected.

Joe La Cava: I'm running City Council District 1. 9 years on this Board has given me the experience to move on to the Council. I have received a strong endorsement from Sherry Lightner. Sign up sheets to support me are in the back.

9.0 Non-Agenda Trustee Comment

Opportunity for trustees to comment on matters not on the agenda, 2 minutes or less

Gordon: In La Jolla Shores a permit was given to a company that has no storefront operating out of vehicles. They park two big vans around the neighborhoods. If you see these vans please contact lifeguard Elizabeth Palmer, an advocate for the lifeguards. Contact me for her contact information.

Will: Decisions made here are often reviewed in one of our sub-committees. DPR, PRC, T&T, PDO. I encourage you to attend these early meetings to get detailed information on projects you are interested in.

Kane: On behalf of Trustee Dave Ish: there is an ad in the LJ Light for sand replenishment on the coast to put concrete barriers to capture sand. The entity is an LLC with no available identification. The ad is misinformed and dangerous. I would like to add this item to the agenda next month to get more information about these ads.

Little: Sewer and Water cuts cause damage on streets that are not repaired properly by the City. Cement streets are more expensive to repair these cuts. What is the letter included in the packet about that changes our bylaws?

Mangano: We need to speak to Tony Crisafi about this letter.

Costello: I ask for an executive committee meeting.

Courtney: I am concerned about the commercial clutter in LJ; there are more signs and on bridge overpasses. I will file a complaint with Code Compliance about the Art and Wine Festival on the overpass on LJ Parkway. The director of the Historical Society is lobbying the City for a permitting process.

Mangano: As a member of the Historical society, the term 'lobbying' is used incorrectly against the Director. He contacted them regarding the previous sign comments.

10.0 Reports from Ad Hoc and non-LJCPA Committees - Information only unless noted.

10.1 Community Planners Committee

<http://www.sandiego.gov/planning/community/cpc/index.shtml>- Dave Gordon

Gordon: No meeting this month. Next month they will discuss computation of floor area ratio (FAR)

10.2 Coastal Access & Parking Board <http://www.lajollacpa.org/cap.html> No Meeting

10.3 UC San Diego advisory Committee No Meeting

10.4 Hillside Drive Ad Hoc Committee – Diane Kane, Chair

Kane: New signs effective; no stuck trucks. We still have 3 or more items to address so keep us active.

10.5 Airport Noise Advisory Committee – Matthew Price No Report

10.6 Playa Del Norte Stanchion Committee

Merryweather: We need a volunteer to take over for Glen Rasmussen

The following agenda items are ACTION ITEMS unless otherwise noted, and may be *de novo* considerations. Prior actions by committees/boards are listed for information only.

11.0 – LJCPA Review and Action Matter 11.1 – 11.3

11.1 – Israni Residence – 7310 Vista Del Mar Project No. 604651 CDP and SDP (Process 3) – Coastal Development Permit and Site Development Permit to demolish existing single dwelling unit and construct new single dwelling unit for a total of 7,000 s.f. The 0.32 acre site is located in the coastal (appealable) overlay zone in the La Jolla Community Plan area on environmentally sensitive lands (ESL). District Council 1.

LJDP Motion: Findings can be made to approve 3-2-1

Applicant not present. Public announced that members were present to speak on project.

Neil: Did Applicant give notice that he was not attending?

Will: When applicant asked what being pulled meant, I said show up here to make presentation and expect similar questions as in sub committee meeting. There was no indication that he was not going to attend.

Courtney: The project was noticed as an action item on the agenda and public attended relying on that.

Gordon: I suggest we hear the public's comments. We could postpone until next month and take a vote then if he doesn't show.

Neil: It is possible the applicant is going to bypass us. We shouldn't put off hearing especially if the project was properly noticed.

Mangano: I agree. We have a formal process; it was posted publicly.

Will: Addressed to Pangilinan: Does the City require that applicant present to us to move the project forward?

Pangilinan: It is not a regulation or requirement, but we recommend that they do. There are some instances where timing makes it impossible.

Neil: Per the training workshop I attended the DSD representative stated that applicants can ask for a hearing without a decision from a Planning Committee

Manno: I can't recall an incident where the applicant did not have the courtesy to say they weren't going to show up. It is imperative that the public in attendance be heard.

Chris Freundt, neighbor: I am concerned about the bulk and scale; it does not fit the community character. It is also relevant that the project is being pushed through for approval while it is actively listed for sale. Also concerned about the large walk out basement not included in square footage. It will be 3 levels. They are marketing it at the total size, while the square footage for approval is much less. The neighbors don't even know who the ultimate owner will be.

Valerie Armstrong, neighbor: With separate entrances it is designed to maximize its use as a short term rental – a small hotel. It doesn't fit the neighborhood. The 10 ft. view corridor has not been maintained by the current owner.

DPR minutes for this project found in September packet.

Will: I'll speak on bulk and scale. I can't speak on who the owner is or potential use as a vacation rental as that is beyond our purview. The City exempts floor area from the FAR calculation if the grade on either side of the building is within 5 ft. of the surface level of the floor above. On a sloping

lot, everything that sticks out more than 5 ft. is countable as floor area; everything behind that line is not counted. We believe they have complied with these rules. Visible from the street it was nicely designed, but very large, house.

Further discussion of handouts of real estate listing.

Gordon: We don't know if applicant did not show up intentionally. I have concerns about compatibility with the neighborhood. Can't know if intent is to rent out. I oppose now but am willing to reconsider if applicant will present next month.

Neil: Did applicant make an effort to modify plan to address neighbors' complaints?

Will: In 2 meetings we only asked for additional information; there weren't any requests for changes.

Manno: In the past there have been projects that meet all requirements; they just didn't belong in the neighborhood. In the absence of the applicant presenting I will vote against. We owe it to the community and the neighbors.

Courtney: What is the thinking on allowing such huge basements. **Pangilinan:** I have no comment.

Courtney: Just because the applicant didn't show, there is no reason not to take action.

Fitzgerald: My guideline is that our role as trustees is to determine based on fact if a project is in compliance of all regulations. It is not our role to judge. This project is in compliance. We wouldn't have to be concerned about possibility of stvr if the Mayor and City Council would enforce the existing land use rules.

Courtney: If we only approved based on compliance with code, there would be no need for us. We need to assess the community input and consider indefinable aspects of a project such as neighborhood compatibility and community character.

Kane: I am a member of the DPR committee, but I was not able to attend the second meeting when the vote was made. I would have voted not to approve. I agree that this was a particularly difficult one because there weren't good reasons to deny, but this just doesn't work with the neighborhood. I am also concerned about the location on a bluff. There was a massive bluff failure on this lot about 30 years ago. A bluff recedes about a foot/year, but often it recedes in 30 year chunks. This lot is ready for another bluff failure. I can't see putting something this massive that is completely out of scale with neighborhood in this sensitive coastal location.

Shannon: From a real estate viewpoint it appears that the owner may be trying to get out of a losing project that isn't going to work out.

Will: Re the bluff retreat, most of the area is being restored as native bluff because of requirement to pull the house back. I have seen this project and will vote based on information I have. Do not feel obligated to vote yes for a project you know nothing about. Someone should have been here.

Pierce Kavanaugh, neighbor: I live to the south of this project. The setback has been eliminated; I want to protest taking away 3 ft. area in exchange for a 7000 ft. unit.

Neil: I move to NOT approve this project because it is out of character with the neighborhood based on excess bulk and scale. Neil/Manno, **Vote:** 10-3-1, **Motion carries**

In Favor: Brady, Costello, Courtney, Gordon, Kane, Little, Manno, Neil, Shannon, Weissman

Opposed: Fitzgerald, Fremdling, Will

Abstain: Mangano (chair)

11.2 – Stupin Residence – 5191 Chelsea St. Project No. 633674 CDP (Process 3) – Coastal Development Permit to demolish an existing, single family residence and construct a new 4,493 s.f. 2 story single family residence with roof deck and attached garage. The scope of work also includes a 1,883 s.f. basement. The 0.183 acre site is located in the RS-1-7 zone and coastal (appealable) overlay zone within the La Jolla Community Plan area, District Council 1.

LJDP Motion: Findings can be made to approve 5-0-1

Costello recuses – reflected in vote count

Golba presentation:

- Explained that date for HO was set before item was pulled. This group still has time to appeal if necessary.
- Arial view shows corner lot of project across street from large construction project.
- House is replacement of existing 2 story house.
- Has almost same footprint of existing.
- Setbacks are greater that required under height limit.
- Each level steps back with roof deck not visible.
- Reduced size of roof deck to accommodate neighbor’s comment.
- Agreed to neighborhood requirements during construction.
- Approved by City and HO.

Little presentation:

Showed power point explaining Prop D and Municipal Code section 127 rules for measuring height.

The developer is required by Municipal Code Section 127 (a)(b)(c) to measure to the existing or finished grades - whichever is lower.

If the developer followed this code, every elevation point on this project would have to be lowered by 3.04 feet.

Instead the developer measured height to the finished grade of the previous project plus a small increment.

Thus the project is in violation of the Municipal Code. The building is 2.39 feet over the 30 foot limit. (from Little)

Golba: City measures height in 3 ways. The most restrictive method was used in this case. 30 ft. straight up from each point on lot (*plumb bob*). This house is 27 ft. tall.

John Bannon, neighbor, Shocked to find my view gone. Many changes, more bigger houses; not happy but is beautiful house. Appreciates everyone’s work reviewing projects.

Odile Costello: how to measure existing grade?

Golba: Existing height limit follows grade of lot. This house will be built on existing pad from original subdivision in 1950’s

Further discussion explaining and confirming Golba explanation:

Will: The measurement is correct. Height limit follows contours of the lot.

Kane: These lots were developed in 1950's. The house will be built on existing pad. Nicely designed house.

Motion: Approve project as presented. Fitzgerald/Will, **Vote:** 11-1-1: **Motion carries**

In Favor: Brady, Courtney, Fitzgerald, Fremdling, Gordon, Kane, Manno, Neil, Shannon, Weissman, Will

Opposed: Little

Abstain: Mangano (chair)

Little left.

11.3 – To ratify membership committee members:

1. Suzanne Weissman – Chair
2. Dave Gordon
3. Donna Aprea
4. Nancy Manno
5. Kathleen Neil

Motion: Ratify membership committee members. (Will/Kane) **Vote:** 13-0-0, **Motion carries**

In Favor: Brady, Costello, Courtney, Fitzgerald, Fremdling, Gordon, Kane, Mangano, Manno, Neil, Shannon, Weissman, Will


Opposed: 0

Abstain: 0

XX. Adjourn at 8:43 to next regular LJCPA Meeting: Thursday, November 7, 2019

Prepared by:

Suzanne Weissman

	City of San Diego Development Services 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	<h1>Ownership Disclosure Statement</h1>	FORM
			DS-318
			October 2017

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

Project Title: Las Playas Residences **Project No. For City Use Only:** 630623

Project Address: 290, 292, 294, 296 & 298 Playa Del Sur

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

Corporation Limited Liability -or- General - What State? CA Corporate Identification No. 201521610088
 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: 290 Playa LLC Owner Tenant/Lessee Successor Agency

Street Address: 247 Kolmar Street

City: La Jolla State: CA Zip: 92037

Phone No.: 858-692-1524 Fax No.: _____ Email: bsorokin@aol.com

Signature: _____ Date: _____

Additional pages Attached: Yes No

Applicant

Name of Individual: Brian Sorokin Owner Tenant/Lessee Successor Agency

Street Address: 247 Kolmar Street

City: La Jolla State: CA Zip: 92037

Phone No.: 858-692-1524 Fax No.: _____ Email: bsorokin@aol.com

Signature: [Signature] Date: 2/7/19

Additional pages Attached: Yes No

Other Financially Interested Persons

Name of Individual: _____ Owner Tenant/Lessee Successor Agency

Street Address: _____

City: _____ State: _____ Zip: _____

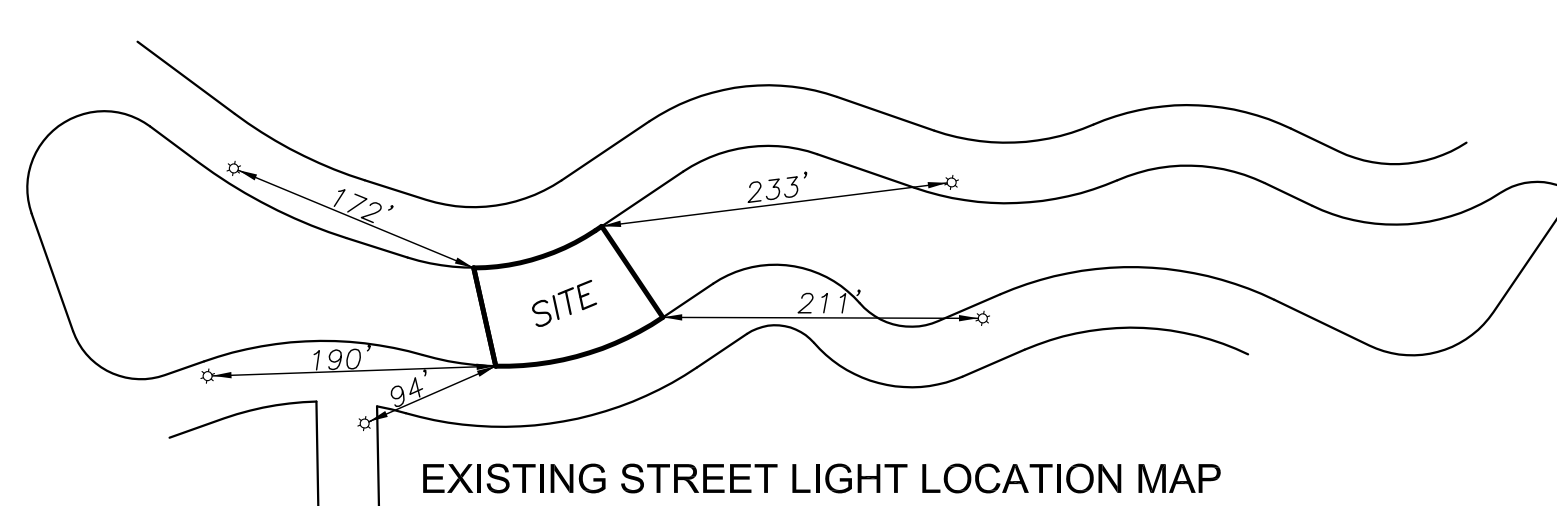
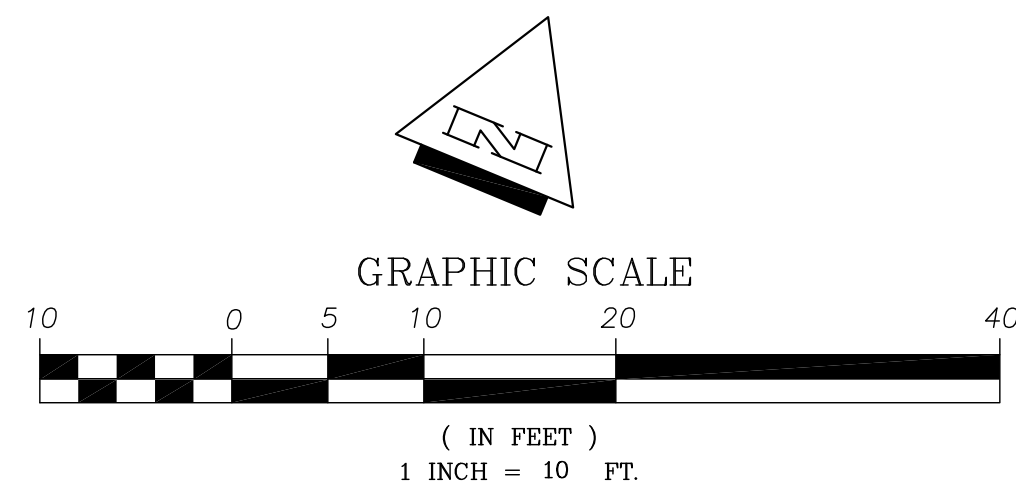
Phone No.: _____ Fax No.: _____ Email: _____

Signature: _____ Date: _____

Additional pages Attached: Yes No

290-298 PLAYA DEL SUR

Tentative Map No. 2267727, CDP No. 2267728, Project No. 630623



NO.	BEARING	DISTANCE
L1	N 79°03'07" E	8.18'
L2	N 77°06'08" E	8.15'
L3	N 71°58'15" E	2.63'
L4	N 46°52'19" E	4.73'
L5	N 79°58'29" E	5.76'
L6	N 74°35'42" E	5.99'
L7	N 66°52'41" E	6.01'
L8	N 64°05'22" E	5.72'
L9	N 63°21'30" E	9.40'
L10	N 60°06'46" E	9.40'
L11	N 56°52'02" E	9.40'
L12	N 53°37'18" E	9.40'
L13	N 52°53'57" E	16.67'
L14	N 52°28'02" E	6.90'
L15	N 49°48'11" E	6.90'

NO.	Δ	R	L
C1	Δ=13°47'39"	R=149.17'	L=35.91'
C2	Δ=11°18'18"	R=163.35'	L=32.23'
C3	Δ=06°40'25"	R=73.17'	L=8.52'
C4	Δ=05°22'47"	R=57.39'	L=5.39'
C5	Δ=07°43'01"	R=75.92'	L=10.23'

CITY OF SAN DIEGO DEVELOPMENT SUMMARY

- SUMMARY OF REQUEST:
CREATE 5 RESIDENTIAL CONDOMINIUM DWELLING UNITS
- STREET ADDRESS: 290-298 PLAYA DEL SUR
N S E W SIDE
BETWEEN PLAYA DEL NORTE STREET AND PLAYA DEL SUR STREET
- SITE AREA:
TOTAL SITE AREA (GROSS): (7,214 SF) (0.166 AC.)
NET SITE AREA: (7,214 SF) (0.166 AC.)
- DENSITY: (RESIDENTIAL)
MAXIMUM NO. DWELLING UNITS ALLOWED PER ZONE: 5
NUMBER OF EXISTING UNITS TO REMAIN ON SITE: 5
NUMBER OF PROPOSED DWELLING UNITS ON SITE: 0
TOTAL NUMBER OF UNITS PROVIDED ON THE SITE: 5
- YARD/SETBACK:
MINIMUM FRONT: 10'
STANDARD FRONT: 20'
MINIMUM SIDE: 5'
MINIMUM STREET SIDE: N/A
REAR: N/A
MAX. STRUCTURE HEIGHT: 40' ZONING HEIGHT AND 30' COASTAL HEIGHT

TYPE OF UNIT	NUMBER OF TYPE	PARKING REQUIRED PER UNIT	TOTAL PER TYPE
1 BR UNIT	1	1.0	1.5
3 BR UNIT	4	1.5	6.0
LDC 142.0525(d) REQUIRED SPACES			3.0
TOTAL REQUIRED BY ZONE			11
TOTAL PROVIDED ON-SITE			14

PROPOSED EASEMENTS:

NONE

EXISTING EASEMENTS:

- EASEMENT FOR INGRESS, EGRESS, PIPELINES, DRAINAGE, PUBLIC UTILITIES, RECORDED MARCH 21, 1952 IN BOOK 4410, PAGE 346.
- EASEMENT FOR PRIVATE SEWER LATERAL RECORDED AUGUST 27, 1952 IN BOOK 4572, PAGE 498
- EASEMENT FOR PUBLIC STREET RECORDED SEPTEMBER 6, 2018 AS INSTRUMENT NO. 2018-0369514. PTS 589444, 40484-B.

DEVELOPMENT NOTES:

- THIS IS A MAP OF A CONDOMINIUM PROJECT AS DEFINED IN SECTION 4125 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. TOTAL NUMBER OF RESIDENTIAL CONDOMINIUM DWELLING UNITS IS 5.
- NUMBER OF EXISTING PARCELS = 1
NUMBER OF PROPOSED PARCELS = 1
- THE SITE IS CURRENTLY UNDER CONSTRUCTION.
- THE SUBDIVIDER SHALL ENSURE THAT ALL ONSITE UTILITIES SERVING THE SUBDIVISION SHALL BE UNDERGROUNDED WITH THE APPROPRIATE PERMITS.
- NO OBSTRUCTION INCLUDING SOLID WALLS IN THE VISIBILITY AREA SHALL EXCEED 3 FEET IN HEIGHT.

ZONING INFORMATION

EXISTING AND PROPOSED ZONE: RM-3-7
RESIDENTIAL MULTIPLE UNIT-3-7
OVERLAY ZONES: COASTAL HEIGHT LIMIT
COASTAL-APPEALABLE AREA
PARKING IMPACT
COASTAL & BEACH IMPACT PARKING
RESIDENTIAL TANDEM PARKING
TRANSIT AREA

MAPPING NOTE:

A FINAL MAP SHALL BE FILED AT THE COUNTY RECORDER'S OFFICE PRIOR TO THE EXPIRATION OF THE TENTATIVE MAP, IF APPROVED. A DETAILED PROCEDURE OF SURVEY SHALL BE SHOWN ON THE FINAL MAP AND ALL PROPERTY CORNERS SHALL BE MARKED WITH DURABLE SURVEY MONUMENTS.

EXISTING IMPROVEMENTS

SEWER DRAWING NO. 31656-5-D, 27216-4-D
WATER DRAWING NO. 11679-14-D, 11679-15-D

LEGEND:

- ⊕ INDICATES WATER METER
- ⊕ INDICATES POWER POLE
- ⊕ INDICATES WATER GATE VALVE
- ⊕ INDICATES EXISTING FIRE HYDRANT
- INDICATES WOOD FENCE
- SCO INDICATES SEWER CLEAN OUT
- SDCO INDICATES STORM DRAIN CLEAN OUT
- SMH INDICATES SEWER MANHOLE
- INDICATES DIRECTION OF DRAINAGE
- INDICATES WALL
- S — INDICATES SEWER LINE AS NOTED.
- W — INDICATES WATER LINE AS NOTED.
- S — INDICATES SEWER LATERAL
- W — INDICATES WATER SERVICE
- INDICATES PROPERTY LINE/TENTATIVE MAP BOUNDARY

OWNER/DEVELOPER:

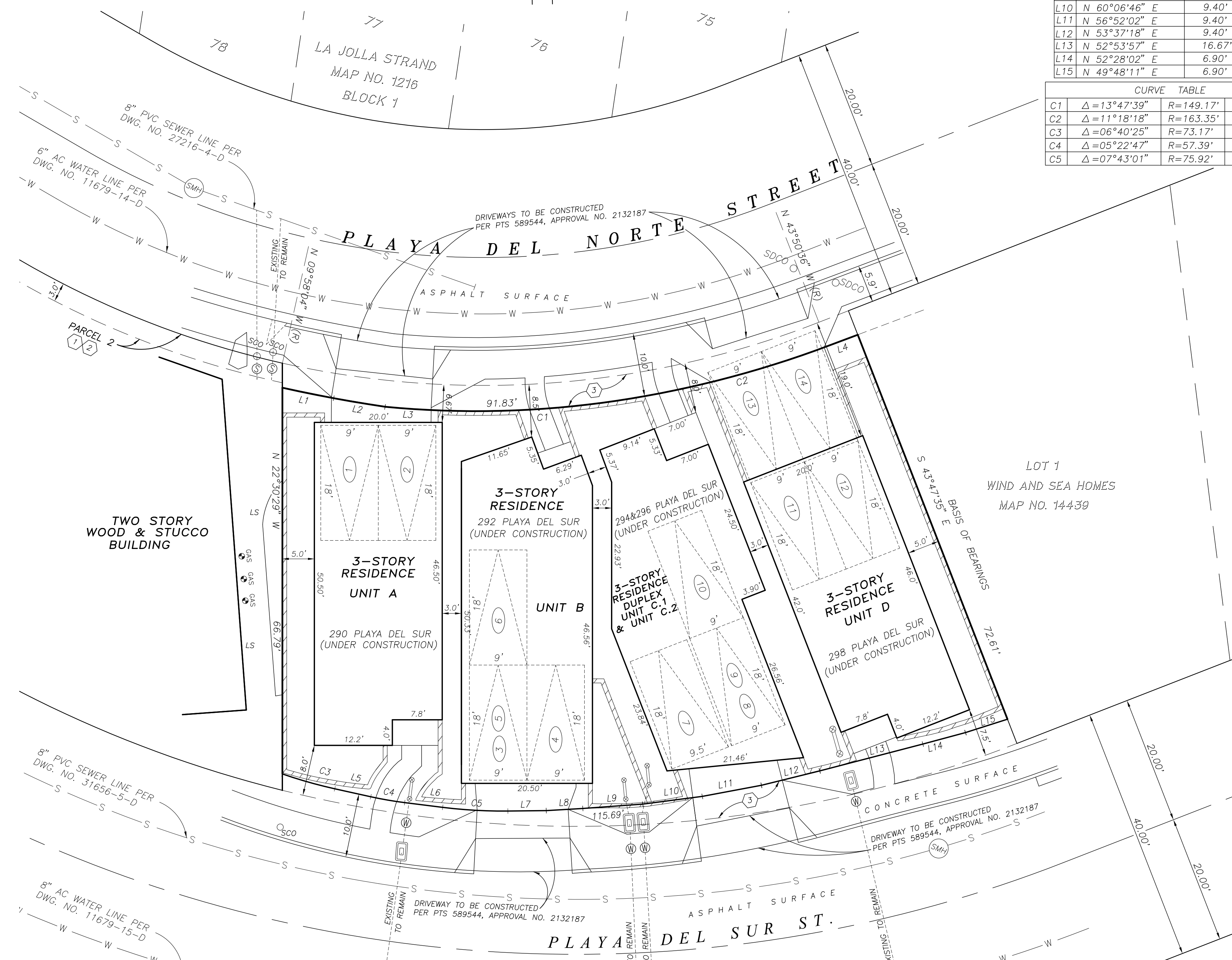
290 PLAYA LLC
247 KOLMAR STREET
LA JOLLA, CA 92037

BRIAN SOROKIN, MANAGING MEMBER

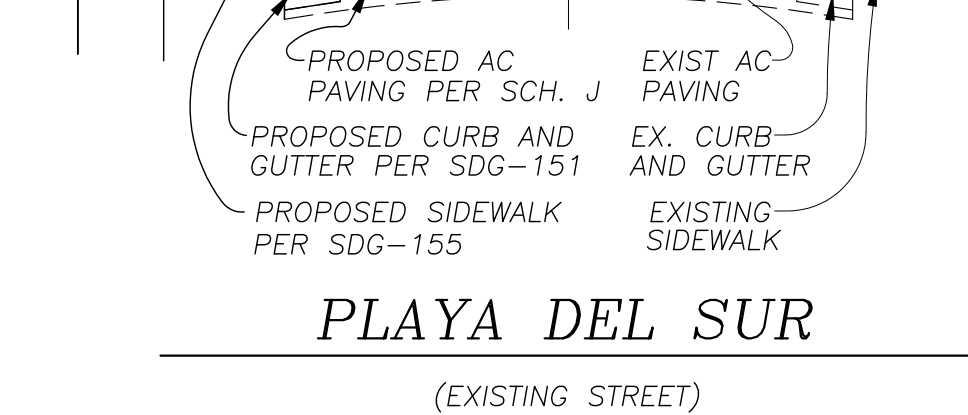
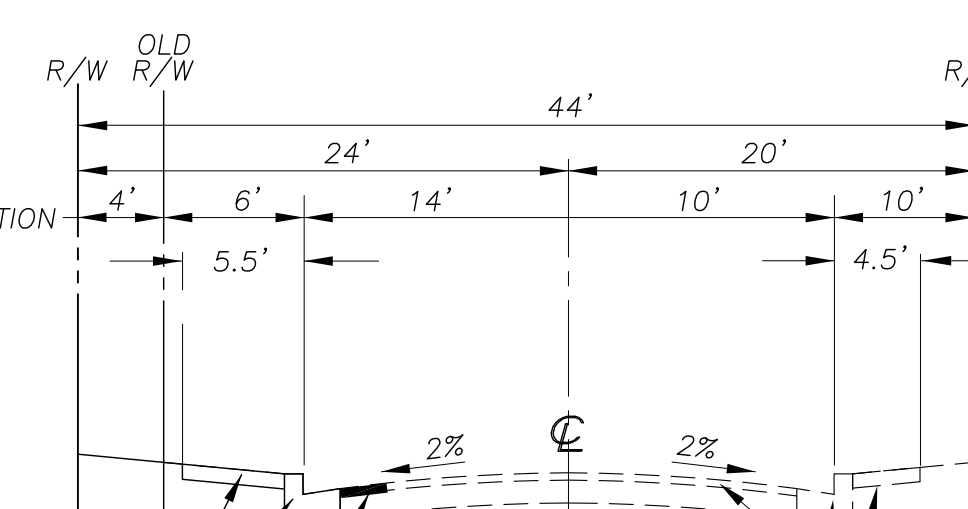
PROFESSIONAL LAND SURVEYOR:

SAN DIEGO LAND SURVEYING & ENGINEERING, INC.
9665 CHESAPEAKE DRIVE, SUITE 445
SAN DIEGO, CALIFORNIA 92123 (858) 565-8362

Robert J. Bateman DATED: 6-26-2019
ROBERT J. BATEMAN, P.L.S. 7046



LOT 1
WIND AND SEA HOMES
MAP NO. 14439



UTILITY TABLE:

UTILITY	OVERHEAD	UNDERGROUND
CATV	X	
ELECTRIC	X	
GAS		X
TELEPHONE	X	

UNIT AREAS

TYPE OF UNIT	NUMBER OF TYPE	SQUARE FOOTAGE PER UNIT	TOTAL PER TYPE
3 BR UNIT	1	2,424	2,424
3 BR UNIT	1	2,370	2,370
3 BR UNIT	1	2,318	2,318
3 BR UNIT	1	2,089	2,089
STUDIO UNIT	1	380	380
TOTAL	1	9,581	9,581

Prepared By:
SAN DIEGO LAND SURVEYING AND ENGINEERING, INC.
9665 CHESAPEAKE DRIVE, SUITE 445
SAN DIEGO, CA 92123-1354
PHONE: 858-565-8362
FAX: 858-565-4354 EMAIL: rbateman@sdlse.com

PROJECT LEGAL DESCRIPTION:
PARCEL 1:
THAT PORTION OF BLOCK 3 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 SAID COUNTY, OCTOBER 18, 1909, DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEASTERLY CORNER OF SAID BLOCK 3; THENCE WESTERLY ALONG THE NORTHERLY BOUNDARY OF SAID BLOCK 3 TO A POINT WHICH IS 45 FEET WESTERLY IN A STRAIGHT LINE FROM SAID NORTHEASTERLY CORNER; THENCE CONTINUING WESTERLY ALONG THE NORTHERLY BOUNDARY TO A POINT WHICH IS 45 FEET WESTERLY IN A STRAIGHT LINE FROM BEFORE MENTIONED POINT; THENCE SOUTHEASTERLY IN A STRAIGHT LINE TO THAT POINT ON THE SOUTHERLY BOUNDARY OF SAID BLOCK 3 WHICH IS 58 FEET WESTERLY IN A STRAIGHT LINE FROM A POINT ON SAID SOUTHERLY BOUNDARY WHICH IS 58.50 FEET WESTERLY IN A STRAIGHT LINE FROM THE SOUTHEASTERLY CORNER OF SAID BLOCK 3; THENCE EASTERLY ALONG SAID SOUTHERLY BOUNDARY TO SAID SOUTHEASTERLY CORNER; THENCE NORTHERLY ALONG THE EASTERLY BOUNDARY OF SAID BLOCK 3 TO THE POINT OF BEGINNING.

PARCEL 2:
AN EASEMENT AND RIGHT OF WAY FOR INGRESS AND EGRESS FOR SEWER PURPOSES OVER THAT PORTION OF THE NORTHERLY 3 FEET OF SAID BLOCK 3 LYING BETWEEN THE WESTERLY LINE OF SAID PROPERTY ABOVE DESCRIBED AND THE NORTHERLY PROLONGATION OF THE CENTERLINE OF VISTA DEL MAR AVENUE, FORMERLY ANITA BOULEVARD, ACCORDING TO MAP THEREOF NO. 1216.

Benchmark:
CITY OF SAN DIEGO BENCH MARK:
NORTHEAST BRASS PLUG AT THE INTERSECTION OF NEPTUNE PLACE AND PLAYA DEL SUR STREET.
ELEVATION = 27.469 M.S.L.

PROJECT COORDINATES:
NAD 27 = 242-1683 NAD 83 = 1882-6243
A.P.N. 351-382-03

Project Name:
290-298 PLAYA DEL SUR

Project Address:
290-298 Playa Del Sur
La Jolla, CA

Project Owner:
290 Playa LLC
247 Kolmar Street
La Jolla, CA 92037

Sheet Title:
Tentative Map No. 2267727
Project No. 630623

Scale: 1" = 10'
Original Date: February 25, 2019
Revised: June 26, 2019

Revised:
Sheet 1 of 1

