



THE CITY OF SAN DIEGO

## Report to the Hearing Officer

DATE ISSUED: December 9, 2020 REPORT NO. HO-20-058

HEARING DATE: December 16, 2020

SUBJECT: 7760 Herschel Avenue, Process Three Decision

PROJECT NUMBER: [632775](#)

OWNER/APPLICANT: Herschel Associates, LLC, Owner and Richard Gombes, Applicant

### SUMMARY

Issue: Should the Hearing Officer approve the subdivision of a 0.16-acre site and development of a two-story duplex with four residential condominium units on an existing parking lot located at 7760 Herschel Avenue in the La Jolla Community Plan and Local Coastal Program Land Use Plan area?

#### Staff Recommendations:

1. Adopt Mitigated Negative Declaration No. 632775 and Mitigation Monitoring and Reporting Program; and
2. Approve Coastal Development Permit No. 2273248 and Tentative Map No. 2495174.

Community Planning Group Recommendation: On February 6, 2020, the La Jolla Community Planning Association voted 9-5-1 to recommend approval of the proposed project with no additional conditions (Attachment No. 7).

Environmental Review: A Mitigated Negative Declaration No. 632775, has been prepared for the project in accordance with State of California Environmental Quality Act (CEQA) Guidelines. A Mitigation, Monitoring and Reporting Program has been prepared and will be implemented which will reduce, to below a level of significance, any potential impacts identified in the environmental review process.

### BACKGROUND

The 7760 Herschel Avenue Project (Project) is located on a 0.16-acre site at 7760 Herschel Avenue in the La Jolla Planned District (LJPD) Zone 2, Coastal (Non-Appealable) Overlay Zone, Coastal Height Limitation Overlay Zone, Parking Impact Overlay Zone (Beach and Coastal Impact), Residential

Tandem Parking Overlay Zone within the La Jolla Community Plan and Local Coastal Program Land Use Plan (Community Plan). The Project site is currently developed with a surface parking lot with approximately 48 parking spaces, vehicle use area trees, and landscaping across two parcel lots.

The Project site is situated north of Kline Street, south of Silverado Street, and east of alley between Girard Avenue and Herschel Avenue. The Project is located within a predominately commercial office area with abutting multi-family residential development towards the southeast. The LJPZ Zone 2 includes an area characterized by community serving office development intermixed with retail establishments. Development standards for this Zone are designed to permit the limited grouping of community serving professional offices, and to encourage residential uses to provide a transition Zone to the single-family residential areas to the east in the community. In addition, within the LJPZ Zone 2, residential development shall be limited to 29 dwelling units per net acre and subject to the development controls of the La Jolla Planned District.

The Project requires the processing of a Tentative Map pursuant to SDMC section [125.0410](#) for the subdivision to create a single lot with residential condominiums and a Coastal Development Permit pursuant to SDMC section [126.0702](#) for the subdivision and development within the Coastal Overlay Zone.

## DISCUSSION

### Project Description:

Upon demolition of the existing parking lot facilities, the Project will construct a two-story with roof penthouse, residential condominium development, consisting of two duplex buildings with two units each over subterranean parking. The four units consist of the following:

- Unit A – 2,334 square feet of living space with 486 square feet of deck space;
- Unit B – 2,304 square feet of living space with 519 square feet of deck space;
- Unit C – 2,560 square feet of living space with 451 square feet of deck space; and
- Unit D – 1,892 square feet of living space with 472 square feet of deck space.

All units would have a garage and basement. Including the garages, the project would provide a total of eight parking spaces. Access to the subterranean parking area will be from the developments' existing rear alley way. The overall height of the residential structure will be approximately 29'-1" and below the coastal height limit of 30 feet. In order to construct the Project, the site would be graded to a depth of over 12 feet, with 1,810 cubic yards of excavation.

The proposed duplex buildings would be finished in natural grey concrete stucco with wood cladding. The Project would provide a common space in the interior of the two buildings. The Project would be required to make driveway improvements, new striping, upgrade utility services. A Landscape Plan that was reviewed by the City staff and includes a combination of some of the Street Trees (New Zealand Christmas Tree), Shrubs (California Lilac), Grasses (Blue Fescue) and Succulents (Blue Elf Aloe).

A breakdown of development square footage is provided below:

- First Level: 3,969 sf
- Second Level: 4,624 sf
- Roof: 497 sf
- Gross Floor Area: 9,090 sf
- Lot Min. 2,500 sf: 6,992 sf (0.16-ac.)
- FAR Max. 1.3: 9,090 sf / 6,992 sf = 1.3 FAR
- Allowed LJPD Du/Ac: 29 DU/AC = 4.64 Du/0.16 Ac

The Project does not require or request any deviations or variances for the development and meets all development setback requirements. There are no designated scenic resources or view corridors in the immediate vicinity; although, the Pacific Ocean lies to the west. The existing development within the Project's vicinity blocks any potential views to the ocean and the proposed Project would not drastically change the current condition in terms of view or a scenic vista. The Project's proposed development on private property will not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway identified in the Local Coastal Program land use plan.

Environmental Analysis:

The City of San Diego conducted an Initial Study which determined that the proposed Project could have a significant environmental effect upon Cultural (archaeology) Resources and Tribal Cultural Resources. The Project site is located in an area known to contain sensitive archaeological resources and is located on the City's Historical Sensitivity Map. Therefore, a record search of the California Historic Resources Information System (CHRIS) digital database was reviewed by qualified archaeological City staff to determine presence or absence of potential resources within the project site. The CHRIS search did not identify any archaeological resources within or adjacent to the site.

While the CHRIS search was negative, based on the amount of grading proposed and the sensitivity of the area there is a potential for the project to impact buried archaeological resources and mitigation measures related to Cultural Resources (Archaeology) are required. All potential impacts related to the presence of archeological resources at the site would be reduced and addressed through the monitoring of the construction by a qualified Archaeologist and Native American monitor. Monitoring would occur at all stages of ground-disturbing activities at the site, unless determined by both the archaeologist and Native American representative. Furthermore, a Mitigation, Monitoring, and Reporting Program (MMRP), as detailed within Section V of the Mitigated Negative Declaration (MND) No. 632775, would be implemented to address this issue specifically. With implementation of the cultural resources monitoring program, potential impacts on historical resources would be reduced to less than significant.

Conclusion:

City staff has reviewed the proposed project and all issues identified through the review process have been resolved in conformance with adopted City Council policies and regulations. The Project is designed in general conformity with setbacks, bulk and scale, and general design as recommend by the Community Plan. Staff has provided draft resolutions of findings to support the development and map and permit conditions of approval (Attachments 5 and 6). Staff recommends that the Hearing Officer approve the Project as proposed.

ALTERNATIVES

1. Adopt MND No. 632775 and the MMRP; and Approve Coastal Development Permit No. 2273248 and Tentative Map No. 2495174, with modifications.
2. Do not adopt MND No. 632775 and the MMRP; and Deny Coastal Development Permit No. 2273248 and Tentative Map No. 2495174, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

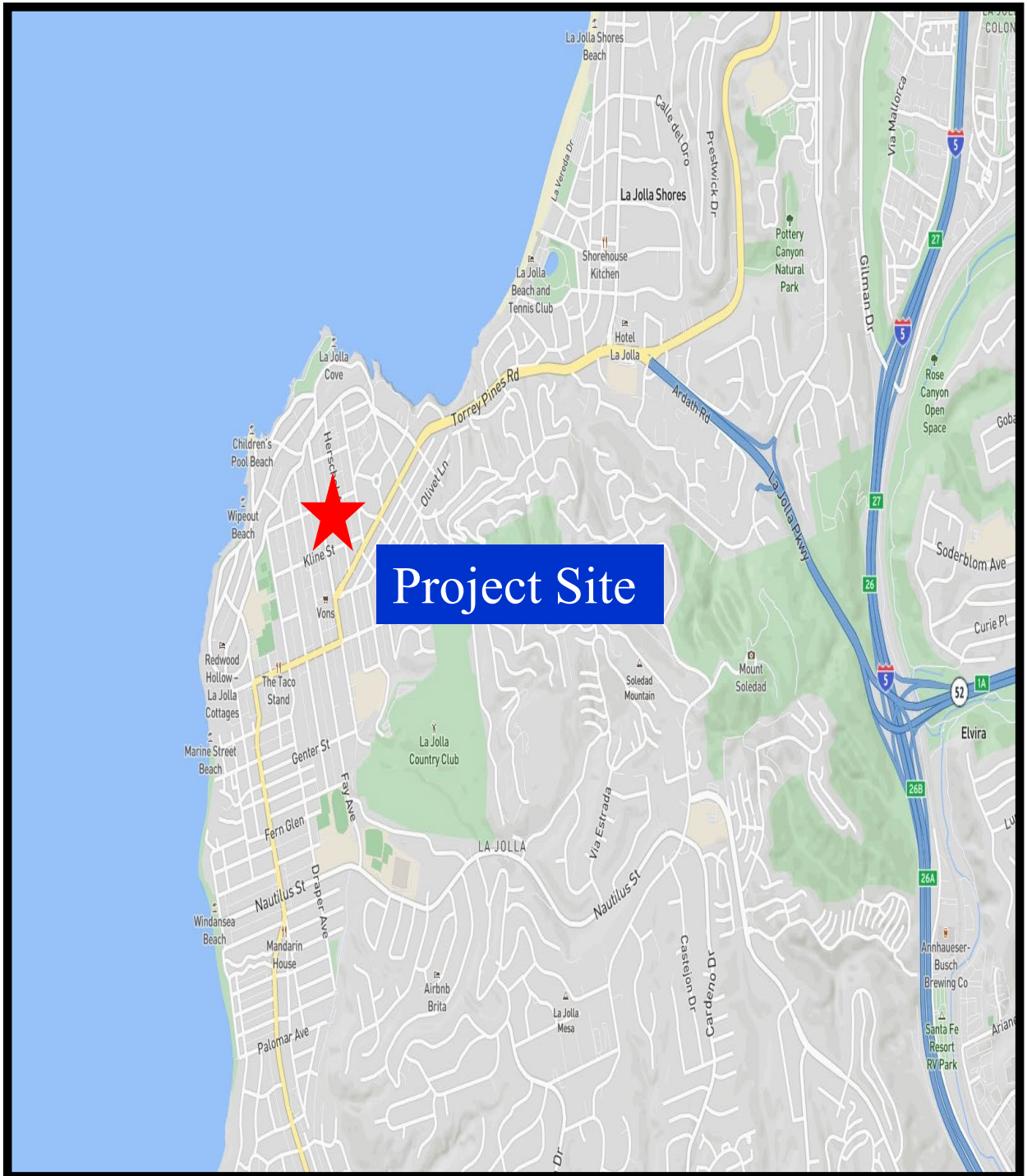


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Tim Daly, Assistant Deputy Director

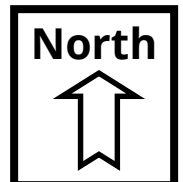
Attachments:

1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Draft Environmental Resolution with MMRP
5. Draft Resolution and Permit Conditions
6. Draft Map Resolution and Conditions
7. Community Planning Group Recommendation
8. Ownership Disclosure Statement
9. Project Plans
10. [MND No. 632775 and MMRP](#) (provided separately)



## Project Location

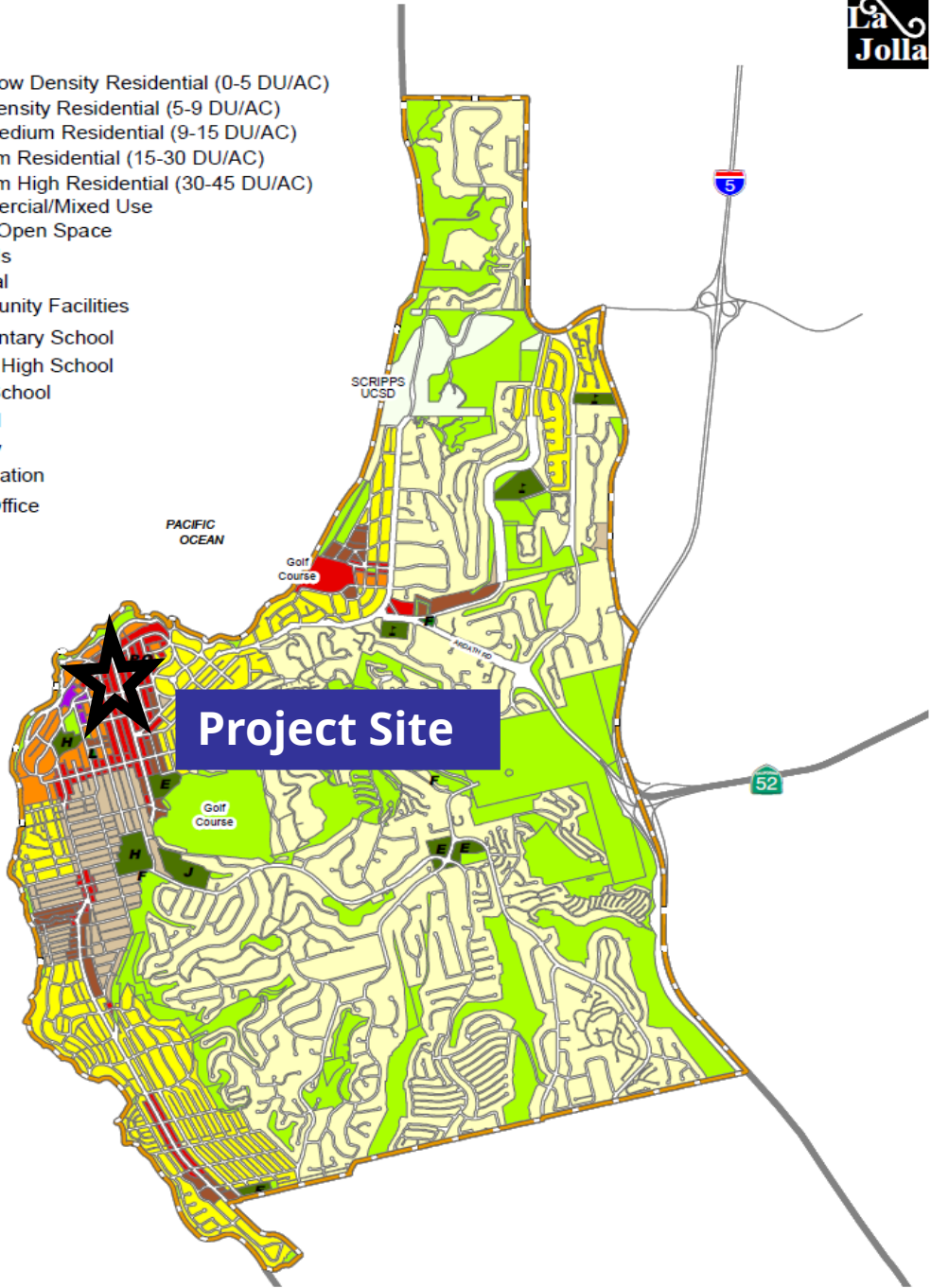
7760 Herschel Avenue, Project No. 632775  
7760 Herschel Avenue, La Jolla CA 92037





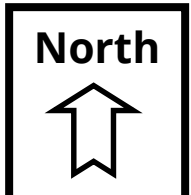
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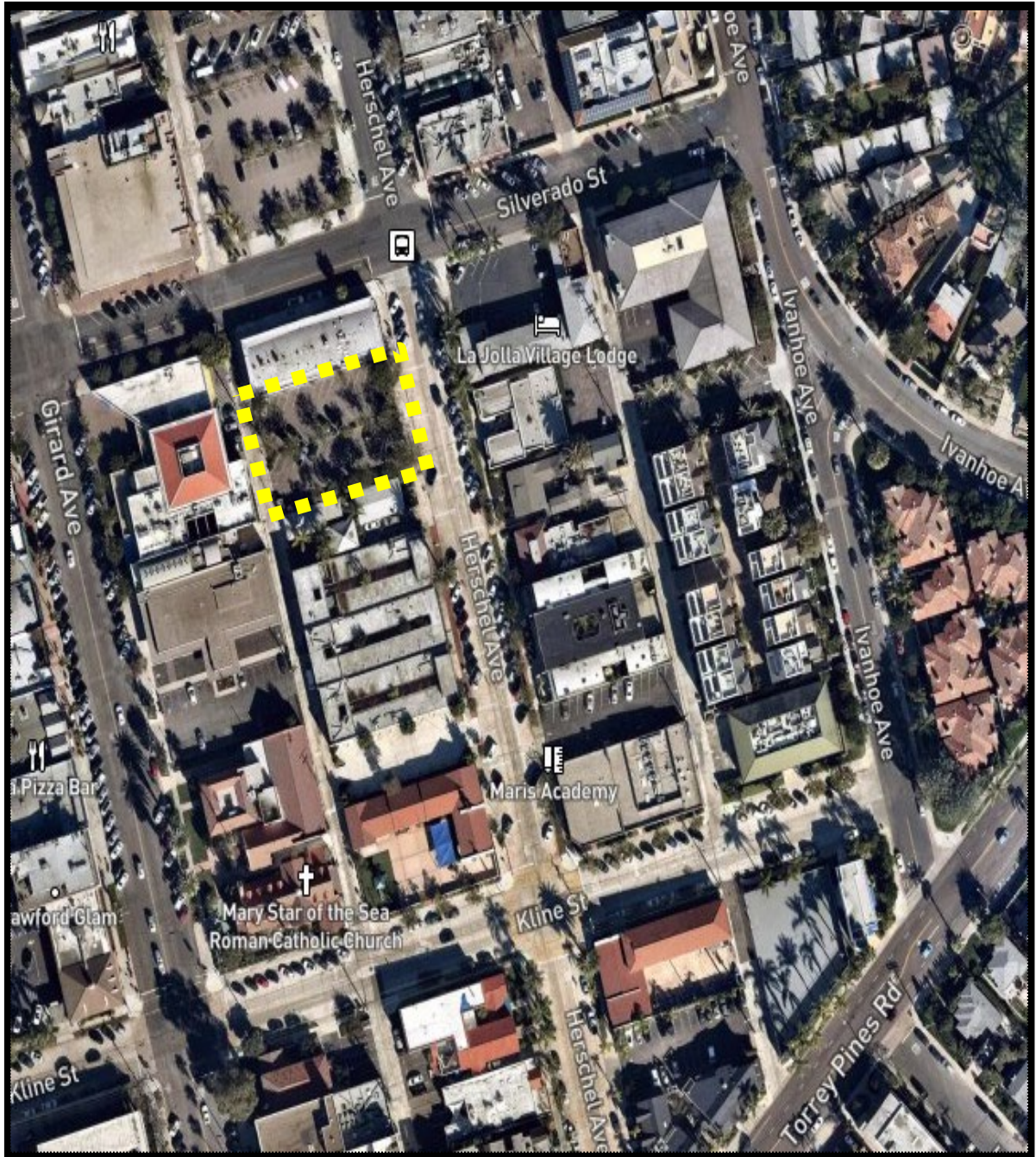
- Very Low Density Residential (0-5 DU/AC)
  - Low Density Residential (5-9 DU/AC)
  - Low Medium Residential (9-15 DU/AC)
  - Medium Residential (15-30 DU/AC)
  - Medium High Residential (30-45 DU/AC)
  - Commercial/Mixed Use
  - Parks, Open Space
  - Schools
  - Cultural
  - Community Facilities
- 
- E** Elementary School
  - J** Junior High School
  - H** High School
  - S** School
  - L** Library
  - F** Fire Station
  - PO** Post Office



## La Jolla Land Use Map

7760 Herschel Avenue, Project No. 632775  
 7760 Herschel Avenue, La Jolla CA 92037





## Aerial Photo

7760 Herschel Avenue, Project No. 632775  
7760 Herschel Avenue, La Jolla CA 92037



## ATTACHMENT 4

RESOLUTION NUMBER HO-XXXX

ADOPTED ON DECEMBER 16, 2020

WHEREAS, on May 2, 2019, Richard Gombes submitted an application to the Development Services Department for a Coastal Development Permit (CDP) and Tentative Map (TM) for the Herschel Avenue Project

WHEREAS, the matter was set for a public to be conducted by the Hearing Officer of the City of San Diego; and WHEREAS, the issue was heard by the Hearing Officer on December 16, 2020; and WHEREAS, under Charter section 280(a)(2) this resolution is not subject to veto by the Mayor because this matter requires the City Council to act as a quasi-judicial body, a public hearing is required by law implicating due process rights of individuals affected by the decision, and the Council is required by law to consider evidence at the hearing and to make legal findings based on the evidence presented; and

WHEREAS, the Hearing Officer considered the issues discussed in Mitigated Negative Declaration No. 632775 (Declaration) prepared for this Project; NOW THEREFORE,

BE IT RESOLVED, by the Hearing Officer that it is certified that the Declaration has been completed in compliance with the California Environmental Quality Act of 1970 (CEQA) (Public Resources Code Section 21000 et seq.), as amended, and the State CEQA Guidelines thereto (California Code of Regulations, Title 14, Chapter 3, Section 15000 et seq.), that the Declaration reflects the independent judgment of the City of San Diego as Lead Agency and that the information contained in said Declaration, together with any comments received during the public review process, has been reviewed and considered by the Hearing Officer in connection with the approval of the Project.



**ATTACHMENT 4**

BE IT FURTHER RESOLVED, that the Hearing Officer finds on the basis of the entire record that project revisions now mitigate potentially significant effects on the environment previously identified in the Initial Study, that there is no substantial evidence that the Project will have a significant effect on the environment, and therefore, that said Declaration is hereby adopted.

BE IT FURTHER RESOLVED, that pursuant to CEQA Section 21081.6, the Hearing Officer hereby adopts the Mitigation Monitoring and Reporting Program, or alterations to implement the changes to the Project as required by this Hearing Officer in order to mitigate or avoid significant effects on the environment, which is attached hereto as Exhibit A.

BE IT FURTHER RESOLVED, that the Declaration and other documents constituting the record of proceedings upon which the approval is based are available to the public at the office of the Development Services Department, 1222 First Avenue, San Diego, CA 92101 or City Clerk, 202 C Street, San Diego, CA 92101

BE IT FURTHER RESOLVED, that Development Services is directed to file a Notice of Determination with the Clerk of the Board of Supervisors for the County of San Diego regarding the Project

By: \_\_\_\_\_  
Tim Daly, Assistant Deputy Director

ATTACHMENT(S):      Exhibit A, Mitigation Monitoring and Reporting Program

EXHIBIT A

MITIGATION MONITORING AND REPORTING PROGRAM

Coastal Development Permit (CDP) and Tentative Map (TM)

PROJECT NO. 632775

This Mitigation Monitoring and Reporting Program is designed to ensure compliance with Public Resources Code Section 21081.6 during implementation of mitigation measures. This program identifies at a minimum: the department responsible for the monitoring, what is to be monitored, how the monitoring shall be accomplished, the monitoring and reporting schedule, and completion requirements. A record of the Mitigation Monitoring and Reporting Program will be maintained at the offices of the Entitlements Division, 1222 First Avenue, Fifth Floor, San Diego, CA, 92101. All mitigation measures contained in the Mitigated Negative Declaration No. 632775 shall be made conditions of Site Development Permit and Coastal Development Permit as may be further described below.

V. MITIGATION, MONITORING AND REPORTING PROGRAM:

A. **GENERAL REQUIREMENTS - PART I**  
**Plan Check Phase (prior to permit issuance)**

1. Prior to the issuance of a Notice To Proceed (NTP) for a subdivision, or any construction permits, such as Demolition, Grading or Building, or beginning any construction related activity on-site, the Development Services Department (DSD) Director's Environmental Designee (ED) shall review and approve all Construction Documents (CD), (plans, specification, details, etc.) to ensure the MMRP requirements are incorporated into the design.

2. In addition, the ED shall verify that the MMRP Conditions/Notes that apply ONLY to the construction phases of this project are included VERBATIM, under the heading, **"ENVIRONMENTAL/MITIGATION REQUIREMENTS."**

3. These notes must be shown within the first three (3) sheets of the construction documents in the format specified for engineering construction document templates as shown on the City website:

<http://www.sandiego.gov/development-services/industry/standtemp.shtml>

4. The **TITLE INDEX SHEET** must also show on which pages the "Environmental/Mitigation Requirements" notes are provided.

5. **SURETY AND COST RECOVERY** - The Development Services Director or City Manager may require appropriate surety instruments or bonds from private Permit Holders to ensure the long term performance or implementation of required mitigation measures or programs. The City is authorized to recover its cost to offset the salary, overhead, and expenses for City personnel and programs to monitor qualifying projects.

**B. GENERAL REQUIREMENTS – PART II**

**Post Plan Check (After permit issuance/Prior to start of construction)**

**1. PRE CONSTRUCTION MEETING IS REQUIRED TEN (10) WORKING DAYS PRIOR TO BEGINNING ANY WORK ON THIS PROJECT.** The PERMIT HOLDER/OWNER is responsible to arrange and perform this meeting by contacting the CITY RESIDENT ENGINEER (RE) of the Field Engineering Division and City staff from MITIGATION MONITORING COORDINATION (MMC). Attendees must also include the Permit holder's Representative(s), Job Site Superintendent and the following consultants:

***Qualified Archaeologist, Native American Monitor,***

**Note:**

**Failure of all responsible Permit Holder's representatives and consultants to attend shall require an additional meeting with all parties present.**

CONTACT INFORMATION:

- a) The PRIMARY POINT OF CONTACT is the **RE** at the **Field Engineering Division – 858-627-3200**
- b) For Clarification of ENVIRONMENTAL REQUIREMENTS, it is also required to call **RE and MMC at 858-627-3360**

**2. MMRP COMPLIANCE:** This Project, Project Tracking System (PTS) # 632775 and /or Environmental Document # 632775, shall conform to the mitigation requirements contained in the associated Environmental Document and implemented to the satisfaction of the DSD's Environmental Designee (MMC) and the City Engineer (RE). The requirements may not be reduced or changed but may be annotated (i.e. to explain when and how compliance is being met and location of verifying proof, etc.). Additional clarifying information may also be added to other relevant plan sheets and/or specifications as appropriate (i.e., specific locations, times of monitoring, methodology, etc

**Note:**

**Permit Holder's Representatives must alert RE and MMC if there are any discrepancies in the plans or notes, or any changes due to field conditions. All conflicts must be approved by RE and MMC BEFORE the work is performed.**

**3. OTHER AGENCY REQUIREMENTS:** Evidence of compliance with all other agency requirements or permits shall be submitted to the RE and MMC for review and acceptance prior to the beginning of work or within one week of the Permit Holder obtaining documentation of those permits or requirements. Evidence shall include copies of permits, letters of resolution or other documentation issued by the responsible agency.

***None required***

**4. MONITORING EXHIBITS**

All consultants are required to submit , to RE and MMC, a monitoring exhibit on a 11x17 reduction of the appropriate construction plan, such as site plan, grading, landscape, etc., marked to clearly show the specific areas including the **LIMIT OF WORK**, scope of that discipline's work, and notes indicating

when in the construction schedule that work will be performed. When necessary for clarification, a detailed methodology of how the work will be performed shall be included.

**NOTE:**

**Surety and Cost Recovery – When deemed necessary by the Development Services Director or City Manager, additional surety instruments or bonds from the private Permit Holder may be required to ensure the long term performance or implementation of required mitigation measures or programs. The City is authorized to recover its cost to offset the salary, overhead, and expenses for City personnel and programs to monitor qualifying projects.**

**5. OTHER SUBMITTALS AND INSPECTIONS:**

The Permit Holder/Owner’s representative shall submit all required documentation, verification letters, and requests for all associated inspections to the RE and MMC for approval per the following schedule:

<b>DOCUMENT SUBMITTAL/INSPECTION CHECKLIST</b>		
<b>Issue Area</b>	<b>Document Submittal</b>	<b>Associated Inspection/Approvals/Notes</b>
General	Consultant Qualification Letters	Prior to Preconstruction Meeting
General	Consultant Construction Monitoring Exhibits	Prior to Preconstruction Meeting
Cultural Resources (Archaeology)	Monitoring Report(s)	Archaeological/Historic Site Observation
Bond Release	Request for Bond Release Letter	Final MMRP Inspections Prior to Bond Release Letter

**C. SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS**

**HISTORICAL RESOURCES ARCHAEOLOGICAL AND NATIVE AMERICAN MONITORING**

**Prior to Permit Issuance**

- A. Entitlements Plan Check
  - 1. Prior to issuance of any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits or a Notice to Proceed for Subdivisions, but prior to the first pre-construction meeting, whichever is applicable, the Assistant Deputy Director (ADD) Environmental designee shall verify that the requirements for Archaeological Monitoring and Native American monitoring have been noted on the applicable construction documents through the plan check process.
- B. Letters of Qualification have been submitted to ADD

## ATTACHMENT 4

1. The applicant shall submit a letter of verification to Mitigation Monitoring Coordination (MMC) identifying the Principal Investigator (PI) for the project and the names of all persons involved in the archaeological monitoring program, as defined in the City of San Diego Historical Resources Guidelines (HRG). If applicable, individuals involved in the archaeological monitoring program must have completed the 40-hour HAZWOPER training with certification documentation.
2. MMC will provide a letter to the applicant confirming the qualifications of the PI and all persons involved in the archaeological monitoring of the project meet the qualifications established in the HRG.
3. Prior to the start of work, the applicant must obtain written approval from MMC for any personnel changes associated with the monitoring program.

### I. Prior to Start of Construction

#### A. Verification of Records Search

1. The PI shall provide verification to MMC that a site specific records search (0.25-mile radius) has been completed. Verification includes but is not limited to, a copy of a confirmation letter from South Coastal Information Center, or if the search was in-house, a letter of verification from the PI stating that the search was completed.
2. The letter shall introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities.
3. The PI may submit a detailed letter to MMC requesting a reduction to the 0.25-mile radius.

#### B. PI Shall Attend Pre-Construction Meetings

1. Prior to beginning any work that requires monitoring; the Applicant shall arrange a Pre-Construction Meeting that shall include the PI; Native American consultant/monitor (where Native American resources may be impacted); Construction Manager (CM) and/or Grading Contractor; Resident Engineer (RE); Building Inspector (BI), if appropriate; and MMC. The qualified Archaeologist and Native American Monitor shall attend any grading/excavation related Pre-Construction Meeting to make comments and/or suggestions concerning the Archaeological Monitoring program with the Construction Manager and/or Grading Contractor.
  - a. If the PI is unable to attend the Pre-Construction Meeting, the Applicant shall schedule a focused Pre-Construction Meeting with MMC, the PI, RE, CM or BI, if appropriate, prior to the start of any work that requires monitoring.
2. Identify Areas to be Monitored
  - a. Prior to the start of any work that requires monitoring, the PI shall submit an Archaeological Monitoring Exhibit (AME) (with verification that the AME has been reviewed and approved by the Native American consultant/monitor when Native American resources may be impacted) based on the appropriate construction documents (reduced to 11x17) to MMC identifying the areas to be monitored including the delineation of grading/excavation limits.
  - b. The AME shall be based on the results of a site specific records search as well as information regarding existing known soil conditions (native or formation).

3. When Monitoring Will Occur
  - a. Prior to the start of any work, the PI shall also submit a construction schedule to MMC through the RE indicating when and where monitoring will occur.
  - b. The PI may submit a detailed letter to MMC prior to the start of work or during construction requesting a modification to the monitoring program. This request shall be based on relevant information, such as review of final construction documents that indicate site conditions such as depth of excavation and/or site graded to bedrock, which may reduce or increase the potential for resources to be present.

## II. During Construction

- A. Monitor(s) Shall be Present During Grading/Excavation/Trenching
  1. The Archaeological Monitor shall be present full-time during all soil-disturbing and grading/excavation/trenching activities that could result in impacts to archaeological resources as identified on the AME. **The Construction Manager is responsible for notifying the RE, PI, and MMC of changes to any construction activities, such as in the case of a potential safety concern within the area being monitored. In certain circumstances, OSHA safety requirements may necessitate modification of the AME.**
  2. The Native American consultant/monitor shall determine the extent of their presence during soil disturbing and grading/excavation/trenching activities based on the AME and provide that information to the PI and MMC. If prehistoric resources are encountered during the Native American consultant/monitor's absence, work shall stop and the Discovery Notification Process detailed in Sections III.B-C and IV.A-D shall commence.
  3. The PI may submit a detailed letter to MMC during construction requesting a modification to the monitoring program when a field condition such as modern disturbance post-dating the previous grading/trenching activities, presence of fossil formations, or when native soils are encountered that may reduce or increase the potential for resources to be present.
  4. The archaeological and Native American consultant/monitor shall document field activity via the Consultant Site Visit Record (CSVr). The CSVrs shall be faxed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly (**Notification of Monitoring Completion**), and in the case of ANY discoveries. The RE shall forward copies to MMC.
- B. Discovery Notification Process
  1. In the event of a discovery, the Archaeological Monitor shall direct the contractor to temporarily divert all soil disturbing activities, including but not limited to digging, trenching, excavating or grading activities in the area of discovery and in the area reasonably suspected to overlay adjacent resources and immediately notify the RE or BI, as appropriate.
  2. The Monitor shall immediately notify the PI (unless Monitor is the PI) of the discovery.
  3. The PI shall immediately notify MMC by phone of the discovery, and shall also submit written documentation to MMC within 24 hours by fax or email with photos of the resource in context, if possible.
  4. No soil shall be exported off site until a determination can be made regarding the significance of the resource specifically if Native American resources are encountered.

C. Determination of Significance

1. The PI and Native American consultant/monitor, where Native American resources are discovered, shall evaluate the significance of the resource. If human remains are involved, the PI and Native American consultant/monitor shall follow protocol in this section.
  - a. The PI shall immediately notify MMC by phone to discuss significance determination and shall also submit a letter to MMC indicating whether additional mitigation is required.
  - b. If the resource is significant, the PI shall submit an Archaeological Data Recovery Program (ADRP) that has been reviewed by the Native American consultant/monitor, and obtain written approval from MMC. Impacts to significant resources must be mitigated before ground disturbing activities in the area of discovery will be allowed to resume. **Note: If a unique archaeological site is also an historical resource as defined in CEQA, then the limits on the amount(s) that a project applicant may be required to pay to cover mitigation costs as indicated in CEQA Section 21083.2 shall not apply.**
  - c. If the resource is not significant, the PI shall submit a letter to MMC indicating that artifacts will be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that that no further work is required.

III. **Discovery of Human Remains**

If human remains are discovered, work shall halt in that area and no soil shall be exported off site until a determination can be made regarding the provenance of the human remains, and the following procedures as set forth in CEQA Section 15064.5(e), the California Public Resources Code (Sec. 5097.98), and State Health and Safety Code (Sec. 7050.5) shall be undertaken:

A. Notification

1. The Archaeological Monitor shall notify the RE or BI, as appropriate, the MMC, and the PI, if the Monitor is not qualified as a PI. MMC will notify the appropriate Senior Planner in the Environmental Analysis Section (EAS) of the Development Services Department to assist with the discovery notification process.
2. The PI shall notify the Medical Examiner after consultation with the RE, either in person or via telephone.

B. Isolate Discovery Site

1. Work shall be directed away from the location of the discovery and any nearby area reasonably suspected to overlay adjacent human remains until a determination can be made by the Medical Examiner in consultation with the PI concerning the provenance of the remains.
2. The Medical Examiner, in consultation with the PI, will determine the need for a field examination to determine the provenance.
3. If a field examination is not warranted, the Medical Examiner will determine with input from the PI, if the remains are or are most likely to be of Native American origin.

C. If Human Remains are determined to be Native American

1. The Medical Examiner will notify the Native American Heritage Commission (NAHC) within 24 hours. By law, **ONLY** the Medical Examiner can make this call.
2. NAHC will immediately identify the person or persons determined to be the Most Likely Descendent (MLD) and provide contact information.
3. The MLD will contact the PI within 24 hours or sooner after the Medical Examiner has completed coordination to begin the consultation process in accordance with

## ATTACHMENT 4

CEQA Section 15064.5(e), the California Public Resources, and Health and Safety Codes.

4. The MLD will have 48 hours to make recommendations to the property owner or representative for the treatment or disposition with proper dignity of the human remains and associated grave goods.
5. Disposition of Native American human remains will be determined between the MLD and the PI and if:
  - a. The NAHC is unable to identify the MLD, OR the MLD failed to make a recommendation within 48 hours after being notified by the Commission; or
  - b. The landowner or authorized representative rejects the recommendation of the MLD and mediation in accordance with PRC 5097.94 (k) by the NAHC fails to provide measures acceptable to the landowner, THEN
  - c. In order to protect these sites, the Landowner shall do one or more of the following:
    - (1) Record the site with the NAHC
    - (2) Record an open space or conservation easement on the site
    - (3) Record a document with the County
  - d. Upon the discovery of multiple Native American human remains during a ground-disturbing land development activity, the landowner may agree that additional conferral with descendants is necessary to consider culturally appropriate treatment of multiple Native American human remains. Culturally appropriate treatment of such a discovery may be ascertained from review of the site utilizing cultural and archaeological standards. Where the parties are unable to agree on the appropriate treatment measures the human remains and items associated and buried with Native American human remains shall be reinterred with appropriate dignity, pursuant to Section 5(c).
- D. If Human Remains are **NOT** Native American
  1. The PI shall contact the Medical Examiner and notify them of the historic era context of the burial.
  2. The Medical Examiner will determine the appropriate course of action with the PI and City staff (PRC 5097.98).
  3. If the remains are of historic origin, they shall be appropriately removed and conveyed to the San Diego Museum of Man for analysis. The decision for internment of the human remains shall be made in consultation with MMC, EAS, the applicant/landowner, any known descendant group, and the San Diego Museum of Man.

#### IV. Night and/or Weekend Work

- A. If night and/or weekend work is included in the contract, the following will occur:
  1. When night and/or weekend work is included in the contract package, the extent and timing shall be presented and discussed at the pre-construction meeting.
  2. The following procedures shall be followed:
    - a. No Discoveries  
In the event that no discoveries were encountered during night and/or weekend work, the PI shall record the information on the CSV and submit to MMC via fax by 8 a.m. of the next business day.
    - b. Discoveries  
All discoveries shall be processed and documented using the existing procedures detailed in Sections III, During Construction, and IV, Discovery of



## ATTACHMENT 4

Human Remains. Discovery of human remains shall always be treated as a significant discovery.

- c. Potentially Significant Discoveries  
If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section III, During Construction, and IV, Discovery of Human Remains, shall be followed.
  - d. The PI shall immediately contact MMC, or by 8 a.m. of the next business day to report and discuss the findings as indicated in Section III-B, unless other specific arrangements have been made.
- B. If night and/or weekend work becomes necessary during the course of construction:
1. The Construction Manager shall notify the RE or BI, as appropriate, a minimum of 24 hours before the work is to begin.
  2. The RE, or BI, as appropriate, shall notify MMC immediately.
- C. All other procedures described previously shall apply, as appropriate.

### V. Post Construction

- A. Preparation and Submittal of Draft Monitoring Report
1. The PI shall submit two copies of the Draft Monitoring Report (even if negative), prepared in accordance with the Historical Resources Guidelines (Appendix C/D) that describes the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program (with appropriate graphics) to MMC for review and approval within 90 days following the completion of monitoring. **It should be noted that if the PI is unable to submit the Draft Monitoring Report within the allotted 90-day timeframe resulting from delays with analysis, special study results or other complex issues, a schedule shall be submitted to MMC establishing agreed due dates and the provision for submittal of monthly status reports until this measure can be met.**
    - a. For significant archaeological resources encountered during monitoring, the Archaeological Data Recovery Program shall be included in the Draft Monitoring Report.
    - b. Recording Sites with State of California Department of Parks and Recreation  
The PI shall be responsible for recording (on the appropriate State of California Department of Park and Recreation forms-DPR 523 A/B) any significant or potentially significant resources encountered during the Archaeological Monitoring Program in accordance with the City's Historical Resources Guidelines, and submittal of such forms to the South Coastal Information Center with the Final Monitoring Report.
  2. MMC shall return the Draft Monitoring Report to the PI for revision or, for preparation of the Final Report.
  3. The PI shall submit revised Draft Monitoring Report to MMC for approval.
  4. MMC shall provide written verification to the PI of the approved report.
  5. MMC shall notify the RE or BI, as appropriate, of receipt of all Draft Monitoring Report submittals and approvals.
- B. Handling of Artifacts
1. The PI shall be responsible for ensuring that all cultural remains collected are cleaned and catalogued.

## ATTACHMENT 4

2. The PI shall be responsible for ensuring that all artifacts are analyzed to identify function and chronology as they relate to the history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate.
  3. The cost for curation is the responsibility of the property owner.
- C. Curation of artifacts: Accession Agreement and Acceptance Verification
1. The PI shall be responsible for ensuring that all artifacts associated with the survey, testing and/or data recovery for this project are permanently curated with an appropriate institution. This shall be completed in consultation with MMC and the Native American representative, as applicable.
  2. The PI shall include the Acceptance Verification from the curation institution in the Final Monitoring Report submitted to the RE or BI and MMC.
  3. When applicable to the situation, the PI shall include written verification from the Native American consultant/monitor indicating that Native American resources were treated in accordance with state law and/or applicable agreements. If the resources were reinterred, verification shall be provided to show what protective measures were taken to ensure no further disturbance occurs in accordance with Section IV(5), Discovery of Human Remains.
- D. Final Monitoring Report(s)
1. The PI shall submit one copy of the approved Final Monitoring Report to the RE or BI as appropriate, and one copy to MMC (even if negative), within 90 days after notification from MMC that the draft report has been approved.
  2. The RE shall, in no case, issue the Notice of Completion and/or release of the Performance Bond for grading until receiving a copy of the approved Final Monitoring Report from MMC, which includes the Acceptance Verification from the curation institution.

### **PALEONTOLOGICAL MONITORING PROGRAM**

#### **I. Prior to Permit Issuance**

##### A. Entitlements Plan Check

1. Prior to issuance of any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits or a Notice to Proceed for Subdivisions, but prior to the first preconstruction meeting, whichever is applicable, the Assistant Deputy Director (ADD) Environmental designee shall verify that the requirements for Paleontological Monitoring have been noted on the appropriate construction documents.

##### B. Letters of Qualification have been submitted to ADD

1. The applicant shall submit a letter of verification to Mitigation Monitoring Coordination (MMC) identifying the Principal Investigator (PI) for the project and the names of all persons involved in the paleontological monitoring program, as defined in the City of San Diego Paleontology Guidelines.
2. MMC will provide a letter to the applicant confirming the qualifications of the PI and all persons involved in the paleontological monitoring of the project.
3. Prior to the start of work, the applicant shall obtain approval from MMC for any personnel changes associated with the monitoring program.

#### **II. Prior to Start of Construction**

##### A. Verification of Records Search

1. The PI shall provide verification to MMC that a site specific records search has been completed. Verification includes, but is not limited to a copy of a confirmation letter

## ATTACHMENT 4

from San Diego Natural History Museum, other institution or, if the search was in-house, a letter of verification from the PI stating that the search was completed.

2. The letter shall introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities.
- B. PI Shall Attend Precon Meetings
1. Prior to beginning any work that requires monitoring; the Applicant shall arrange a Precon Meeting that shall include the PI, Construction Manager (CM) and/or Grading Contractor, Resident Engineer (RE), Building Inspector (BI), if appropriate, and MMC. The qualified paleontologist shall attend any grading/excavation related Precon Meetings to make comments and/or suggestions concerning the Paleontological Monitoring program with the Construction Manager and/or Grading Contractor.
    - a. If the PI is unable to attend the Precon Meeting, the Applicant shall schedule a focused Precon Meeting with MMC, the PI, RE, CM or BI, if appropriate, prior to the start of any work that requires monitoring.
  2. Identify Areas to be Monitored

Prior to the start of any work that requires monitoring, the PI shall submit a Paleontological Monitoring Exhibit (PME) based on the appropriate construction documents (reduced to 11x17) to MMC identifying the areas to be monitored including the delineation of grading/excavation limits. The PME shall be based on the results of a site specific records search as well as information regarding existing known soil conditions (native or formation).

3. When Monitoring Will Occur
  - a. Prior to the start of any work, the PI shall also submit a construction schedule to MMC through the RE indicating when and where monitoring will occur.
  - b. The PI may submit a detailed letter to MMC prior to the start of work or during construction requesting a modification to the monitoring program. This request shall be based on relevant information such as review of final construction documents which indicate conditions such as depth of excavation and/or site graded to bedrock, presence or absence of fossil resources, etc., which may reduce or increase the potential for resources to be present.

### III. During Construction

- A. Monitor Shall be Present During Grading/Excavation/Trenching
1. The monitor shall be present full-time during grading/excavation/trenching activities as identified on the PME that could result in impacts to formations with high and moderate resource sensitivity. **The Construction Manager is responsible for notifying the RE, PI, and MMC of changes to any construction activities such as in the case of a potential safety concern within the area being monitored. In certain circumstances OSHA safety requirements may necessitate modification of the PME.**
  2. The PI may submit a detailed letter to MMC during construction requesting a modification to the monitoring program when a field condition such as trenching activities that do not encounter formational soils as previously assumed, and/or when unique/unusual fossils are encountered, which may reduce or increase the potential for resources to be present.
  3. The monitor shall document field activity via the Consultant Site Visit Record (CSV). The CSV's shall be faxed by the CM to the RE the first day of monitoring, the last day

of monitoring, monthly (**Notification of Monitoring Completion**), and in the case of ANY discoveries. The RE shall forward copies to MMC.

**B. Discovery Notification Process**

1. In the event of a discovery, the Paleontological Monitor shall direct the contractor to temporarily divert trenching activities in the area of discovery and immediately notify the RE or BI, as appropriate.
2. The Monitor shall immediately notify the PI (unless Monitor is the PI) of the discovery.
3. The PI shall immediately notify MMC by phone of the discovery, and shall also submit written documentation to MMC within 24 hours by fax or email with photos of the resource in context, if possible.

**C. Determination of Significance**

1. The PI shall evaluate the significance of the resource.
  - a. The PI shall immediately notify MMC by phone to discuss significance determination and shall also submit a letter to MMC indicating whether additional mitigation is required. The determination of significance for fossil discoveries shall be at the discretion of the PI.
  - b. If the resource is significant, the PI shall submit a Paleontological Recovery Program (PRP) and obtain written approval from MMC. Impacts to significant resources must be mitigated before ground disturbing activities in the area of discovery will be allowed to resume.
  - c. If resource is not significant (e.g., small pieces of broken common shell fragments or other scattered common fossils) the PI shall notify the RE, or BI as appropriate, that a non-significant discovery has been made. The Paleontologist shall continue to monitor the area without notification to MMC unless a significant resource is encountered.
  - d. The PI shall submit a letter to MMC indicating that fossil resources will be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that no further work is required.

**IV. Night and/or Weekend Work**

**A. If night and/or weekend work is included in the contract**

1. When night and/or weekend work is included in the contract package, the extent and timing shall be presented and discussed at the precon meeting.
2. The following procedures shall be followed.
  - a. No Discoveries  
In the event that no discoveries were encountered during night and/or weekend work, The PI shall record the information on the CSV and submit to MMC via fax by 8AM on the next business day.
  - b. Discoveries  
All discoveries shall be processed and documented using the existing procedures detailed in Sections III - During Construction.
  - c. Potentially Significant Discoveries  
If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section III - During Construction shall be followed.
  - d. The PI shall immediately contact MMC, or by 8AM on the next business day to report and discuss the findings as indicated in Section III-B, unless other specific arrangements have been made.

**B. If night work becomes necessary during the course of construction**

1. The Construction Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin.
2. The RE, or BI, as appropriate, shall notify MMC immediately.
- C. All other procedures described above shall apply, as appropriate.

**V. Post Construction**

- A. Preparation and Submittal of Draft Monitoring Report
  1. The PI shall submit two copies of the Draft Monitoring Report (even if negative), prepared in accordance with the Paleontological Guidelines which describes the results, analysis, and conclusions of all phases of the Paleontological Monitoring Program (with appropriate graphics) to MMC for review and approval within 90 days following the completion of monitoring,
    - a. For significant paleontological resources encountered during monitoring, the Paleontological Recovery Program shall be included in the Draft Monitoring Report.
    - b. Recording Sites with the San Diego Natural History Museum  
The PI shall be responsible for recording (on the appropriate forms) any significant or potentially significant fossil resources encountered during the Paleontological Monitoring Program in accordance with the City's Paleontological Guidelines, and submittal of such forms to the San Diego Natural History Museum with the Final Monitoring Report.
  2. MMC shall return the Draft Monitoring Report to the PI for revision or, for preparation of the Final Report.
  3. The PI shall submit revised Draft Monitoring Report to MMC for approval.
  4. MMC shall provide written verification to the PI of the approved report.
  5. MMC shall notify the RE or BI, as appropriate, of receipt of all Draft Monitoring Report submittals and approvals.
- B. Handling of Fossil Remains
  1. The PI shall be responsible for ensuring that all fossil remains collected are cleaned and catalogued.
  2. The PI shall be responsible for ensuring that all fossil remains are analyzed to identify function and chronology as they relate to the geologic history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate
- C. Curation of fossil remains: Deed of Gift and Acceptance Verification
  1. The PI shall be responsible for ensuring that all fossil remains associated with the monitoring for this project are permanently curated with an appropriate institution.
  2. The PI shall include the Acceptance Verification from the curation institution in the Final Monitoring Report submitted to the RE or BI and MMC.
- D. Final Monitoring Report(s)
  1. The PI shall submit two copies of the Final Monitoring Report to MMC (even if negative), within 90 days after notification from MMC that the draft report has been approved.
  2. The RE shall, in no case, issue the Notice of Completion until receiving a copy of the approved Final Monitoring Report from MMC which includes the Acceptance Verification from the curation institution.

## ATTACHMENT 4

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

DRAFT

HEARING OFFICER RESOLUTION NO. HO-XXXX  
COASTAL DEVELOPMENT PERMIT NO. 2273248  
**7760 HERSCHEL AVENUE CDP/TM - PROJECT NO. 632775 [MMRP]**

WHEREAS, HERSCHEL AVENUE ASSOCIATES, LLC, a California Limited Liability Corporation, Owner/Permittee, filed an application with the City of San Diego for a permit to construct of a three-story, multi-family duplex dwelling unit structure with a total of four residential condominium dwelling units and a subterranean parking, approximately development total of 13,384 square feet (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 2255718), on portions of a 0.16-acre site;

WHEREAS, the project site is located at 7760 Herschel Avenue in the La Jolla Planned District Zone Two, Coastal (non-appealable) Overlay Zone, Coastal Height Limitation Overlay Zone, Residential Tandem Parking Overlay Zone, Transit Area Overlay Zone, and Transit Priority Area within the La Jolla Community Plan and Local Coastal Program Land Use Plan;

WHEREAS, the project site is legally described as Lots 35 and 36 in Block 29 in La Jolla Park, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 352, filed in the Office of the County Recorder of San Diego County, March 28, 1887;

WHEREAS, on December 16, 2020, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. 2273248 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. 2273248:

**COASTAL DEVELOPMENT PERMIT [San Diego Municipal Code Section 126.0708]**

**a. Findings for all Coastal Development Permits:**

**(1) 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 proposed project is located at 7760 Herschel Avenue within an urbanized and fully developed neighborhood in the La Jolla Planned District Zone 2 area of the La Jolla Community Plan and the Local Coastal Program. The site is not located on the ocean and does not include any existing physical access way or proposed access way to the coast. Likewise, due to the location of the project, the proposed development would not block any public view to the ocean or other scenic coastal areas as specified in the La Jolla Community Plan and the Local Coastal Program.

Therefore, 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 protect public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program land use plan.

**(2) The proposed coastal development will not adversely affect environmentally sensitive lands.**

The proposed project is located at 7760 Herschel Avenue in the La Jolla Planned District Zone 2 area of the La Jolla Community Plan and the Local Coastal Program within an urbanized and fully developed neighborhood in the La Jolla community and not located within environmentally sensitive lands; however, many areas of San Diego County, including mesas and the coast, are known for intense and diverse prehistoric occupation and important archaeological and historical resources. The region has been inhabited by various cultural groups spanning 10,000 years or more.

The project area is located within an area identified as sensitive on the City of San Diego's Historical Resources Sensitivity Maps. Therefore, a record search of the California Historic Resources Information System (CHRIS) digital database was reviewed to determine presence or absence of potential resources within the Project site by qualified archaeological City staff. The CHRIS search did not identify any resources within or adjacent to the site; however, based on the amount of grading proposed for the project and the sensitivity of the area there is a potential for the project to impact buried archaeological resources and mitigation measures related to Cultural Resources (Archaeology) are required. All potential impacts related to the presence of archeological resources at the site would be reduced and addressed through the monitoring of the construction by a qualified Archaeologist and Native American monitor. Monitoring would occur at all stages of ground-disturbing activities at the site, unless determined by both the archaeologist and Native American representative. Furthermore, a Mitigation, Monitoring, and Reporting Program (MMRP), as detailed within Section V of the project's Mitigated Negative Declaration (MND), would be



implemented to address this issue specifically. With implementation of the cultural resources monitoring program, potential impacts on historical resources would be reduced to less than significant. Therefore, the proposed coastal development will not adversely affect any environmentally sensitive lands.

**(3) 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 proposed project is located at 7760 Herschel Avenue in the La Jolla Planned District Zone 2 area of the La Jolla Community Plan and the Local Coastal Program (Community Plan) within an urbanized and fully developed "village area" neighborhood, designated Community Commercial in the Community Plan. Pursuant to San Diego Municipal Code (SDMC) sec. 159.0301(d), the La Jolla Planned District Zone 2 includes an area characterized by community serving office development intermixed with retail establishments. Development standards for this zone are designed to permit the limited grouping of community serving professional offices, and to encourage residential uses to provide a transition zone to the single-family residential areas to the east. The project site is one block west of the abutting designated residential neighborhood and is consistent with providing a transition from the village area to neighboring residential areas in the community.

The Project site is not requesting any deviations or variances from the applicable regulations and therefore, the redevelopment of the site with new multi-family dwelling units conforms with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program.

**(4) 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 proposed project is located at 7760 Herschel Avenue in the La Jolla Planned District Zone 2 area of the La Jolla Community Plan and the Local Coastal Program within an urbanized and fully developed neighborhood in the La Jolla community. The project is not located between the nearest public road and the shoreline and would have no impact on the public access or recreation policies 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. 2273248 is hereby GRANTED by the Hearing Officer to the

## ATTACHMENT 5

referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Coastal Development Permit No. 2273248, a copy of which is attached hereto and made a part hereof.

---

Tim Daly  
Assistant Deputy Director  
Development Services

Adopted on: December 16, 2020

IO#: 24008209

DRAFT

**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: 24008209

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COASTAL DEVELOPMENT PERMIT NO. 2273248  
**7760 HERSCHEL AVENUE CDP/TM - PROJECT NO. 632775 [MMRP]**  
HEARING OFFICER

This Coastal Development Permit No. 2273248 is granted by the Hearing Officer of the City of San Diego to Herschel Avenue Associates, LLC, a California Limited Liability Corporation, Owner/ Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0702. The 0.16-acre site is located at 7760 Herschel Avenue in the La Jolla Planned District Zone Two, Coastal (non-appealable) Overlay Zone, Coastal Height Limitation Overlay Zone, Residential Tandem Parking Overlay Zone, Transit Area Overlay Zone, and Transit Priority Area within the La Jolla Community Plan. The project site is legally described as Lots 35 and 36 in Block 29 in La Jolla Park, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 352, filed in the Office of the County Recorder of San Diego County, March 28, 1887.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to construct a three-story, multi-family duplex dwelling unit structure with a total of four residential condominium dwelling units and a subterranean parking described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated November 16, 2020, on file in the Development Services Department.

The project shall include:

- a. Construction of a three-story, multi-family duplex dwelling unit structure with a total of four residential condominium dwelling units and a subterranean parking, approximately development total of 13,384 square feet;
- b. Landscaping (planting, irrigation and landscape related improvements);
- c. Off-street parking;
- d. Site walls, fences, walkways, balconies and exterior lighting; and
- e. 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 2, 2024.
2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
  - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
  - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
7. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.
8. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.

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

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

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

**ENVIRONMENTAL/MITIGATION REQUIREMENTS:**

11. Mitigation requirements in the Mitigation, Monitoring, and Reporting Program [MMRP] shall apply to this Permit. These MMRP conditions are hereby incorporated into this Permit by reference.

12. The mitigation measures specified in the MMRP and outlined in Mitigated Negative Declaration, No. 632775, shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL MITIGATION REQUIREMENTS.

13. The Owner/Permittee shall comply with the MMRP as specified in Mitigated Negative Declaration, No. 632775, to the satisfaction of the Development Services Department and the City Engineer. Prior to issuance of any construction permit, all conditions of the MMRP shall be adhered

to, to the satisfaction of the City Engineer. All mitigation measures described in the MMRP shall be implemented for the following issue areas:

**Archaeological Resources and Paleontological Resources**

**CLIMATE ACTION PLAN REQUIREMENTS:**

14. 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.

**AFFORDABLE HOUSING REQUIREMENTS:**

15. Prior to the issuance of any construction permits, the Owner/Permittee shall comply with the affordable housing requirements of the City's Inclusionary Affordable Housing Regulations (SDMC §142.1301 et seq.).

**ENGINEERING REQUIREMENTS:**

16. The Coastal Development Permit shall comply with the conditions of Tentative Map No. 2495174.

17. Prior to the issuance of any construction permit, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement for the sidewalk underdrains on Herschel Avenue, satisfactory to the City Engineer.

18. Prior to the issuance of any construction permit, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement for the sidewalk underdrains on Herschel Avenue, satisfactory to the City Engineer.

19. Prior to the issuance of any construction permit, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.

20. 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.

**LANDSCAPE REQUIREMENTS:**

21. Prior to issuance of any construction permits for right-of-way improvements, 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.

22. Prior to issuance of any construction permits for structures, the Owner/Permittee shall submit complete landscape and irrigation construction documents consistent with the Landscape Standards to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit "A," Landscape Concept Plan, on file in the Office of 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 LDC 142.0403(b)5.

23. The Owner/Permittee 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 shall be the responsibility of a Landscape Maintenance District or other approved entity. All required landscape shall be maintained in a disease, weed and litter free condition at all times consistent with the City of San Diego Landscape Regulations and Standards.

24. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction document plans is damaged or removed during demolition or construction, the Owner/Permittee shall repair and/or replace in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or Certificate of Occupancy.

**PLANNING/DESIGN REQUIREMENTS:**

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

26. 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.

27. Both the tandem spaces shall be assigned to the same dwelling unit.

28. The tandem parking spaces shall be assigned, and the use restrictions shall be enforced, by the Owner/Permittee of the premises or the Owner/Permittee's assigned representative.

29. The building's loading area shall be arranged so that all loading activities shall take place from the alley only.

30. Not more than 40 percent of any exterior buildings' elevation above the first story shall consist of glass or any other material that resembles glass.

31. 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.

**PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:**

32. 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.

33. Owner/Permittee shall apply for a plumbing permit for the installation of appropriate private back flow prevention device (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, in line with the service and immediately adjacent to the right-of-way.

34. 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.

35. All proposed private water and sewer facilities are to be designed to meet the requirements of the California Uniform Plumbing Code and will be reviewed as part of the construction permit building structure plan check.

**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 16, 2020, by Resolution No. XXXX-HO.



Permit Type/PTS Approval No.: Coastal Development Permit No. 2273248  
Date of Approval: December 16, 2020

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

\_\_\_\_\_  
Tim Daly  
Assistant Deputy Director

**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.

HERSCHEL ASSOCIATES LLC  
Owner/Permittee

By \_\_\_\_\_  
George R. Sloan  
Managing Member

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

HEARING OFFICER RESOLUTION NUMBER XXXXX-HO  
TENTATIVE MAP NO. 2495174, 7760 HERSCHEL AVENUE - PROJECT  
NO. 632775 [MMRP]

WHEREAS, HERSCHEL ASSOCIATES, LLC, Subdivider, and COFFEY ENGINEERING INCORPORATED, engineer, submitted an application to the City of San Diego for a tentative map, Tentative Map No. 2495174 for the subdivision of an existing 0.16-acre parcel lot into a single parcel lot with four residential condominium units. The project site is located at 7760 Herschel Avenue in the La Jolla Planned District Zone Two, Coastal (non-appealable) Overlay Zone, Coastal Height Limitation Overlay Zone, Residential Tandem Parking Overlay Zone, Transit Area Overlay Zone, and Transit Priority Area within the La Jolla Community Plan and Local Coastal Program Land Use Plan. The property is legally described as Lots 35 and 36 in Block 29 in La Jolla Park, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 352, filed in the Office of the County Recorder of San Diego County, March 28, 1887; and

WHEREAS, the map proposes the subdivision of a 0.16-acre site into one (1) lot for a four (4) residential condominium; 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; and

WHEREAS, on December 16, 2020, the Hearing Officer of the City of San Diego considered Tentative Map No. 2166975 and pursuant to San Diego Municipal Code section(s) 125.0440 and Subdivision Map Act section 66428, received for its consideration written and oral presentations, evidence having been submitted, and testimony having been heard from all interested parties at the

public hearing, and the Hearing Officer having fully considered the matter and being fully advised concerning the same; 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. 2495174:

**A. Findings for a Tentative Parcel Map [SDMC Section 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 7760 Herschel Avenue Project (Project) is located on a 0.16-acre site at 7760 Herschel Avenue in the La Jolla Planned District (LJPD) Zone 2, Coastal (Non-Appealable) Overlay Zone, Coastal Height Limitation Overlay Zone, Parking Impact Overlay Zone (Beach and Coastal Impact), Residential Tandem Parking Overlay Zone within the La Jolla Community Plan and Local Coastal Program Land Use Plan (Community Plan). The Project site is currently developed with a surface parking lot with approximately 48 parking spaces, vehicle use area trees, and landscaping across two parcel lots.

The proposed subdivision would consolidate the two existing lots into a single lot and create four residential condominium units on the lot with the construction of a two-story with roof penthouse, residential condominium development, consisting of two duplex buildings with two units each over subterranean parking. All units would have a garage and basement. Including the garages, the project would provide a total of eight parking spaces. Access to the subterranean parking area will be from the developments' existing rear alley way. The overall height of the residential structure will be approximately 29'-1" and below the coastal height limit of 30 feet.

The LJPD Zone 2 includes an area characterized by community serving office development intermixed with retail establishments. Development standards for this Zone are designed to permit the limited grouping of community serving professional offices, and to encourage residential uses to provide a transition Zone to the single-family residential areas to the east in the community. In addition, within the LJPD Zone 2, residential development shall be limited to 29 dwelling units per net acre and subject to the development controls of the La Jolla Planned District. The Project is consistent with the Community Plan and the LJSD Zone 2 designation by providing four residential units on the 0.16-acre site.

The Project is within an urbanized and fully developed neighborhood. The site is not located on the ocean and does not include any existing physical access way or proposed access way to the coast. Likewise, due to the location of the project, the proposed development would not block any public view to the ocean or other scenic coastal areas as specified in the Community Plan. 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 on a 0.16-acre site at 7760 Herschel Avenue in the LJP Zone 2, Coastal (Non-Appealable) Overlay Zone, Coastal Height Limitation Overlay Zone, Parking Impact Overlay Zone (Beach and Coastal Impact), Residential Tandem Parking Overlay Zone within the La Jolla community. The Project site is currently developed with a surface parking lot across two parcel lots.

The proposed subdivision would consolidate the two existing lots into a single lot and create four residential condominium units on the lot with the construction of a two-story with roof penthouse, residential condominium development, consisting of two duplex buildings with two units each over subterranean parking. All units would have a garage and basement. Including the garages, the project would provide a total of eight parking spaces. Access to the subterranean parking area will be from the developments' existing rear alley way. The overall height of the residential structure will be approximately 29'-1" and below the coastal height limit of 30 feet. The Project does not request any deviations or variances for the development and complies with the applicable development regulations pertaining to building setbacks, building height and bulk.

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 is located on a 0.16-acre site at 7760 Herschel Avenue in the LJP Zone 2, Coastal (Non-Appealable) Overlay Zone, Coastal Height Limitation Overlay Zone, Parking Impact Overlay Zone (Beach and Coastal Impact), Residential Tandem Parking Overlay Zone within the La Jolla community. The Project site is currently developed with a surface parking lot across two parcel lots and is situated north of Kline Street, south of Silverado Street, and east of alley between Girard Avenue and Herschel Avenue. The Project is located within a predominately commercial office area with abutting multi-family residential development towards the southeast. The Project site is served by all existing utilities and developed right-of-way including curb, gutter and sidewalk.

The LJP Zone 2 includes an area characterized by community serving office development intermixed with retail establishments. Development standards for this Zone are designed to permit the limited grouping of community serving professional offices, and to encourage residential uses to provide a transition Zone to the single-family residential areas to the east in the community. In addition, within the LJP Zone 2, residential development shall be limited to 29 dwelling units per net acre and subject to the development controls of the La Jolla Planned District. The Project is consistent with the Community Plan and the LJP Zone 2

designation by providing four residential units on the 0.16-acre site. Therefore, the site is physically suitable for the subdivision of the existing two lots into a single parcel lot for the four residential condominium 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 on a 0.16-acre site at 7760 Herschel Avenue in the LJP Zone 2, Coastal (Non-Appealable) Overlay Zone, Coastal Height Limitation Overlay Zone, Parking Impact Overlay Zone (Beach and Coastal Impact), Residential Tandem Parking Overlay Zone within the La Jolla community. The Project site is currently developed with a surface parking lot across two parcel lots and is situated north of Kline Street, south of Silverado Street, and east of alley between Girard Avenue and Herschel Avenue. The Project is located within a predominately commercial office area with abutting multi-family residential development towards the southeast.

The Project site is located in an area known to contain sensitive archaeological resources and is located on the City's Historical Sensitivity Map. Therefore, a record search of the California Historic Resources Information System (CHRIS) digital database was reviewed by qualified archaeological City staff to determine presence or absence of potential resources within the project site. The CHRIS search did not identify any archaeological resources within or adjacent to the site.

While the CHRIS search was negative, based on the amount of grading proposed and the sensitivity of the area there is a potential for the project to impact buried archaeological resources and mitigation measures related to Cultural Resources (Archaeology) are required. All potential impacts related to the presence of archeological resources at the site would be reduced and addressed through the monitoring of the construction by a qualified Archaeologist and Native American monitor. Monitoring would occur at all stages of ground-disturbing activities at the site, unless determined by both the archaeologist and Native American representative. Furthermore, a Mitigation, Monitoring, and Reporting Program (MMRP), as detailed within Section V of the Mitigated Negative Declaration (MND) No. 632775, would be implemented to address this issue specifically. With implementation of the cultural resources monitoring program, potential impacts on historical resources would be reduced to less than significant.

The site does not contain nor is adjacent to any fish or wildlife habitats, environmentally sensitive lands or Multiple Habitat Planning Area lands. Therefore, the design of the proposed subdivision is 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 proposes a Tentative Map to subdivide existing two lots into a single parcel lot for the four residential condominium development. The project has been reviewed and is in

compliance with the San Diego Municipal Code (SDMC) and the Subdivision Map Act. The Tentative Map includes conditions and corresponding exhibits of approvals relevant to adequate parking, public improvements, and payment of applicable fees in order to achieve compliance with the regulations of the SDMC. The proposed subdivision is consistent with the development regulations of the LYPD Zone 2, the Land Development Code regulations, and permitted requirements continue to govern this project. The Project does not request any deviations or variances for the development and complies with the applicable development regulations pertaining to building setbacks, building height and bulk. Therefore, the design of the subdivision or the type of improvements 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 proposed subdivision does not contain any easements acquired by the public at large for access through or use of property within the subdivision. Therefore, the design of the subdivision and proposed improvement would 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 new residential condominium development is designed to provide passive and natural heating and cooling opportunities into the structure, with fenestration exposure to multiple elevations. Balconies and roof decks promote passive and natural heating and cooling opportunities. The subdivision, to the extent feasible, would not hinder future changes that would improve upon these passive or natural heating or cooling opportunities. Appropriate setbacks are provided to allow additional light and airflow. The new residential condominium development will have the opportunity through building material, site orientation, architectural treatments, placement and selection of plant materials to provide to the extent feasible or future passive or natural heating and cooling opportunities. 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 proposed subdivision creates condominium units that creates home ownership opportunities in an existing urban village area in the La Jolla community that is anticipated for mixed-use and multi-family development. The Subdivider is conditioned herein the associated Coastal Development Permit No. 2273248 to pay the In-Lieu Fee to comply with the City's Affordable Housing Regulations as well as the required Developer Impact Fees for financing public facilities. Commercial services, public transportation, and retail sales are located within walking-distance to the project site. 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. the needs for public services and the available fiscal and environmental resources.

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

BE IT FURTHER RESOLVED, that based on the Findings hereinbefore adopted by the Hearing Officer, Tentative Map No. 2495174 is hereby granted to HERSCHEL ASSOCIATES, LLC, Subdivider, subject to the attached conditions which are made a part of this resolution by this reference.

By \_\_\_\_\_  
Tim Daly  
Assistant Deputy Director  
Development Services Department

ATTACHMENT: Tentative Map Conditions

Internal Order No. 24008209

HEARING OFFICER CONDITIONS FOR TENTATIVE MAP NO. 2495174  
7760 HERSCHEL AVENUE - PROJECT NO. 632775 [MMRP]  
ADOPTED BY RESOLUTION NO. HO-XXXXXXX

**GENERAL**

1. This Tentative Map will expire January 2, 2024.
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 Parcel Map, unless otherwise noted.
3. Prior to the recordation of the Parcel Map, taxes must be paid or bonded for this 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 Parcel Map.

4. The Parcel Map shall conform to the provisions of Coastal Development Permit No. 2273248.
5. 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.

**ENGINEERING**

6. The Subdivider shall underground any new service run to any new or proposed structures within the subdivision.
7. The Subdivider shall ensure that all existing onsite utilities serving the subdivision shall be undergrounded with the appropriate permits. The Subdivider shall provide written confirmation from applicable utilities that the conversion has taken place, or provide other means to assure the undergrounding, satisfactory to the City Engineer.



8. The Subdivider shall obtain a plumbing permit for the installation of appropriate private back flow prevention device(s), 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, in line with the service and immediately adjacent to the right-of-way.
9. The Subdivider shall prepare CC&Rs for the operation and maintenance of all private water and sewer facilities that serve or traverse more than a single condominium unit or lot.
10. The Subdivider shall obtain a bonded grading permit for the grading proposed for this project. All grading shall conform to the requirements of the City of San Diego Municipal Code in a manner satisfactory to the City Engineer.
11. The drainage system proposed for this development, as shown on the site plan, is private and subject to approval by the City Engineer.
12. 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**

13. Prior to the expiration of the tentative map, a Parcel Map to consolidate and subdivide the properties into 4 (four) residential condominium units shall be recorded in the County Recorder's office.
14. The Parcel 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 Parcel 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 Parcel Map in accordance with Section 144.0130 of the City of San Diego Land Development Codes.
15. "Basis of Bearings" means the source of uniform orientation of all measured bearings shown on the map. Unless otherwise approved, this source shall be the California Coordinate System, Zone 6, North American Datum of 1983 [NAD 83].
16. 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.
17. The Parcel Map shall:

- a. Use the California Coordinate System for its "Basis of Bearing" and express all measured and calculated bearing values in terms of said system. The angle of grid divergence from a true median (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 distances shall be shown on the map.

**PUBLIC UTILITIES**

18. All proposed public water and sewer facilities must be designed and constructed in accordance with established criteria in the most current edition of the City of San Diego Water and Sewer Facility Design Guidelines and City regulations, standards and practices pertaining thereto.

**INFORMATION:**

- The approval of this Tentative Map by the Planning Commission 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. 24008209

DRAFT

# La Jolla Community Planning Association

Regular Meetings: 1<sup>st</sup> 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](http://www.lajollacpa.org)

[info@lajollacpa.org](mailto:info@lajollacpa.org)

President: Tony Crisafi

Vice President: Matt Mangano

2<sup>nd</sup> Vice President: Dave Gordon

Secretary: Suzanne Weissman

Treasurer: Mike Costello

## FINAL MINUTES–

Regular Meeting | Thursday, February 6, 2020– 6 p.m.

### 1.0 Welcome and Call to Order: Tony Crisafi – President, presiding 6:07 pm

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

**Quorum present:** Brady, Costello, Crisafi, Fitzgerald, Fremdling, Ish, Jackson, Kane, Mangano, Manno, Neil, Shannon, Weissman, Will

**Absent:** Gordon, Little, Courtney

### 2.0 Adopt the Agenda

**Motion:** (Neil/Kane) Amend agenda to move item 4.4, 7760 Hershel project from consent agenda and add as item 11.4, action item and move item 4.5, Municipal code update, to item 11.5, action item.

**Vote:** 13-0-1, unanimous, Chair abstains, Motion carries, 2/3 vote requirement met.

**Motion:** (Neil/Jackson) Adopt agenda as amended: **Vote:** 13-0-1, unanimous, Chair abstains. Motion carries

### 3.0 Meeting Minutes Review and Approval:

#### 3.1 – Regular meeting minutes

**Motion:** (Jackson/Fitzgerald) approve minutes as presented: **Vote:** 12-0-2, unanimous, Kane and Chair abstain. Motion carries

### 4.0 Consent Agenda – 4.1 – 4.5

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 present of following regular LJCPA meeting.

**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

**4.1 – Proposal for diagonal parking on Eads Ave. between Rushville & Genter Streets  
 T&T Motion to deny proposal 7-0-1**

**4.2 – Review of Valet Service Permit for La Plaza Building** – Recommend reduction of four parking spaces to two white spaces and change the signage to reflect clear instructions on where to park in front of La Jolla Plaza Building – 7863 Girard Ave. @ Wall St.  
**T&T Motion to accept recommendation to reduce white parking spaces 5-3-0**

**4.3 – Said Residence - 7834 Esterel Dr. – Project No. 646224**, Process 3, SDP for the addition to an existing single family residence consisting of 945 s.f. to basement, 551 s.f. to first floor and a new detached 1,200 s.f. companion unit over 546 s.f. of basement parking. The .49 acre site is located in the La Jolla Shores Planned District Zone of the La Jolla Community Plan Area, Council District 1.  
**PRC motion to approve 7-1-0**

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.

None pulled. **Motion:** approve consent agenda items 4.1 – 4.3, (Will/Costello) **Vote:** 13-0-1, unanimous, chair abstains. **Motion carries.**

**5.0 Officer Reports:**

**5.1 Treasurer - Mike Costello’s report –**

**Treasurer’s Report for February 6, 2020 Regular Meeting**

Beginning Balance as of January 1, 2020		\$206.41
Income		
Collections, Jan 9, 2020	\$118.00	
CD Sales	\$ 00.00	
Total Income		<u>\$118.00</u>
Expenses		
Agenda printing, Jan. 8, 2020	\$72.41	
other	00.00	
Total Expenses		<u>\$72.41</u>
Net Income/(Loss)		\$45.59
Ending Balance of January 31, 2020		\$252.00

**Financial Hi-lights of year 2019**

Income for 2019 (includes SD City Grant to CPG)	= \$2,366.60
Balance, Dec 31, 2019	= \$206.41

Agenda printing continues to be a necessary major expense. 12 x ~ \$75 = ~\$900

LJCPA website was switched (migrated) to GoDaddy (Linux) and modernized to current technology. GoDaddy will handle domain name, website hosting, and email.

One time 2019 = \$414.34

Anticipated expenses 2020 = none

Domain registration (lajollacpa.org), \$60 for 5 years, by 4/19/2021

SSL certificate for website, \$130 for 2 years, by 11/4/2021

Office 365 email ([info@lajollacpa.org](mailto:info@lajollacpa.org)), \$300 for 3 years, by 6/17/2022

Economy Linux Hosting (lajollacpa.org), \$220 for 3 years, by 10/25/2022

Anticipated averaged annual expenses 2021 forward about = \$250

AT&T telephone service was cancelled. **annual saving** 12 x \$17.92 = \$215.04

LJ Rec. Center, Over-time payment was eliminated, **annual saving** = \$540

Applied for annual SD City Grant to Community Planning Groups. = \$500

## 5.2 Secretary -

If you want your attendance recorded today, you should sign in at the back of the room or let me know that you want your attendance recorded. You are welcome to attend without signing in or joining.

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/](http://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 completing the application and attending one meeting. You can maintain your membership by documented attendance at 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.

## 6.0 Elected Officials – Information Only

### 6.1 Council District 1: Councilmember Barbara Bry.

Rep: Steven Hadley, 619-236-6972, [srhadley@sandiego.gov](mailto:srhadley@sandiego.gov)

**Hadley:** Projects we are working on:

- Traffic and transportation stormwater department has asked “what part of Hillside Dr. needs to be paved?” (laughter) That is progress.
- Mauricio was able to get some money from the gas tax revenue to repave Hillside Dr. from Soledad to Amalfi, so we will look at the northern end to see how much we can suggest for repaving.
- On Nottingham Dr. students are now parking farther south using scooters to travel to the university. Scooters are getting left in the neighborhood; we have contacted Bird to see that they are not staging scooters there are cleaning things up in the evening so that scooters are not left all over.
- The lights on Prospect that are out near St. James church will be fixed.
- The lights on the Rec Center ball fields are too bright so we are asking Park & Rec to reduce the lights disturbing nearby residents.

- Fay Ave. extension has been awarded the weed abatement contract.
- Lake Forward in Bird Rock: we are going to have a design for re-engineering that part of the round-about that doesn't drain by the end of this fiscal year.
- MTS will release its feeder study for the new trolley next Thursday. I will be there to put weight of Council Member behind what Dave Gordon will say. We are looking for a shuttle here.
- We will be monitoring the remodel at the end of Olivet Lane to see that permits are properly issued and that the permits themselves are proper.
- We are working with the undergrounding people in the city and SDG&E to resolve problems with the undergrounding project in the Muirlands that has come to a halt.

**Kane:** There is a trend at DSD to not send projects back to the community for SCR as required in the coastal zone. Several times we have specifically asked for these projects and have been ignored. We do not get a response from city staff. Can you help us with this? **Hadley:** We keep asking and are happy to pass comments from this board along.

**6.2 78th Assembly District: Assembly member Todd Gloria**

Rep: Mathew Gordon 619-645-3090, [mathew.gordon@asm.ca.gov](mailto: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](mailto:MillerSaltzman@sen.ca.gov) Not present**

## 7.0 President's Report – Information only unless otherwise noted

**7.1** Annual trustee election will be held on March 5, 2020. Announcement, item 10.1

President thanks the election committee for being diligent, working in a short time to secure good candidates for the March election.

**7.2** La Jolla Community Foundation invites Community Planning Group members to view and discuss the Streetscape Plan – the village of La Jolla improvements – on Thursday, March 5th from 4:00 to 6:00 p.m. at the La Jolla Recreations Center. A short presentation will be made at the LJCPA meeting. Thanks to trustees who attended the meeting last month. They listened and are doing more outreach for the proposal.

**7.3.** The Coastal Commission hearing on the Childrens Pool SCR will be on Feb. 14, item 18 at the Long Beach City Hall council chambers. 411 W. Ocean Blvd., Long Beach, 90802. As of now we don't have a trustee attending. If you can go and would like to speak on behalf of the CPA, the president and Mike Costello will be happy to coach you.

**7.4** If no objections, the president will call the Mayor's office and Gary Geiler to follow up on the letter that was sent regarding SCR's. On an issue on Spindrifft, Steve Hadley was very effective in getting a response and an agreement.

## 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](mailto:mpangilinan@sandiego.gov) Not present.

*6:30pm Courtney arrives; reflected in vote count*

**8.2 UCSD - Planner: Anu Delouri, [adelouri@ucsd.edu](mailto:adelouri@ucsd.edu)**

**Delori:** Passed out Community Group Update sheets for February 2020 and Project Information Sheet for Future College Living and Learning Neighborhood. (FCLLN) There are 3 Capital Projects in Planning and Design. The FCLLN, the Nuevo West Graduate Student Housing Project and the I-5 Switch Station Project.

On January 22, we had a community open house on campus about the FCLLN, also a Capital Projects open house in June 2019. The 2018 Long Range Development Plan also included and evaluated this project. The January open house was well attended with about 150 members of the public attending. This plan will be similar to the North Torrey Pines Living and Learning Neighborhood now under construction which is anticipated to open in April 2020. The ultimate goal is to enhance the student experience. The projects will provide housing, academic, parking retail and restaurants and open space.

As part of the University of California we have an obligation to the state to maximize the resources in a sensitive manner. The buildings planned on this existing parking site have been designed so that the 16 and 21 story buildings are located inward to the east side and the buildings along the campus edge are in harmony with the aesthetic character in keeping with the building heights along the campus edge along North Torrey Pines Rd. It is designed to be a mixed-use community south of Revelle College adjacent to the Theater District. As one of two new colleges in the most recent LRDP – 8<sup>th</sup> college – it will be a future undergraduate college with housing of 2000 beds, 1200 parking spaces, dining and retail services and a small conference facility. Another environmental analysis will be performed at the project level in accordance with CEQA. It is slated to begin construction fall of 2020 with a 3 year duration.

I feel obligated to comment on a letter sent to the editor at the La Jolla Light and a mass mailing that went out last night sent by the Chair of the La Jolla Shores Association that included information to our Director of Campus Planning. I come to these meetings every month and share information on UC San Diego projects, we have engaged a Community Advisory Group, and are trying to do our best in terms of collaboration and transparency. I feel obligated to share with you this excerpt from an unpleasant letter directed to the Director of Campus Planning received earlier today (“Shame on you . . .”) I request you engage with the University and its personnel in a civil manner respecting principles of community engagement.

**Courtney:** Is a building going to be more than 20 stories high? **Reply:** Yes. There will be 5 buildings on the approximately 10.9 acre site; the 3 buildings adjacent to Torrey Pines will range in height between 9, 10, 11 stories, then a 16 and 21 story building located towards the inner, eastern portion of the site.

**Miller:** Those are going to tower over the playhouse.

**Kane:** How does your plan comply with the 30’ height limit in the coastal zone? **Reply:** The 30’ height limit is a City of San Diego limit; it is not a California Coastal Commission enforced height limit.

**Kane:** How does your project interface with the property across the street which does have the height limit? **Reply:** We paid careful attention with the design that the lower buildings along TP Rd. are in keeping with buildings on the campus edge.

**Kane:** This group would be more comfortable if your group could bring in some drawings showing what that project would do to the neighboring properties. **Reply:** There are renderings and much more information on our website. It would behoove those in the community to do a little homework, review the website, attend the meetings on campus organized in response to requests for more transparency and sharing.

**Crisafi:** I think the request is for a presentation to the community. **Reply:** Yes, we will consider a presentation, but we do want the public to come to the campus.

**Costello:** Have you considered alternative sites such as Jamul for campus expansion? **Reply:** We are looking to enhance campus life for the students; they are the reason we are here. We are trying to house more students on campus. We are building a satellite campus downtown.

**Shannon:** What is the motivation for this vast expansion? **Reply:** We owe an obligation to educate the children of California.

**Boyden:** Where will there be interim parking for the Playhouse? **Reply:** I assure you we will continue to engage with the Playhouse to make a robust parking plan.



**Granger:** I am concerned about the impact of this huge development. **Reply:** The LRDP has an environmental impact report that has considered all impacts. At the project level we will do additional analysis to see if what was considered is sufficient. We will add 17 traffic signals along development streets to provide for smoother flow of traffic. We are working proactively with the City to install these.

**Courtney:** What increase in enrollment will these developments bring? **Reply:** This plan is more for providing housing for existing students. Currently we have approximately 39,000 students; our long range plan is for 42,400 students.

### 8.3 General Public

**Joe LaCava:** I am running for City Council District 1. An editorial in the local paper took exception to me because I expressed strong views on issues critical to our community. Having been at City Hall for 2 decades, I understand where the community is coming from and how the battles are being fought at the political level and I am not embarrassed by having those opinions. I want to make sure your voice is being heard at City Council. I have spent many years on the CPA listening to issues that have never been resolved. I may not have a silver bullet, but I will put in a good fight.

**Melinda Merryweather:** On behalf of Childrens Pool, if everyone who has ever used the ramp at the childrens pool please write a letter to the CCC because the City of SD is telling them that the ramp wasn't used by the public. Just tell your story that there are people who will use that ramp.

**Janie Emerson:** At the UCSD event on Jan. 22, many members of the public were shocked, upset, asking when is the University going to stop this growth. They have not fully evaluated the impacts of this development. We were told at the Shores Association in October 2019 that this was just in the early thought stages; at January open house a fully planned project was presented. This huge project will bring more traffic to Torrey Pines Rd. and LJ Village Dr. where there is now too much traffic. If you want this untenable development to stop you must stand up now.

**Crisafi:** I don't think we have a vote on this; we have asked for a presentation.

**Merten:** On your agenda is consideration of some Code amendments but no potential amendments affecting the LJ Shores PDO. Please direct the LJPRC to propose some amendments. i.e. The city-wide fence and retaining wall regulations limit the height of retaining walls in a residential zone to a maximum of 12'. Currently in La Jolla Shores there are vertical retaining walls that exceed 25' often built on sensitive hill sides. Some of those city-wide regulations need to apply in the Shores.

**Wampler:** There is growing concern in the community about the health impacts of 5G antennas being placed. Now a team of scientists and physicians from UCSD and a member of the UC planning group are making presentations to community groups to educate the public on the published research and potential health impacts of these towers. Hopefully this will be on the agenda in the near future to discuss these impacts and what can be done.

## 9.0 Non-Agenda Trustee Comment

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

**Courtney:** I live near the corner of Torrey Pines Rd. and LJ Shores Dr. There was a car upside down in front of my house. The driver was speeding using the median as a 3<sup>rd</sup> lane. The original Torrey Pines road plan called for a raised median to discourage driving on the median, but this was not done. We should ask for a raised median on TP Rd. for traffic safety.

**Manno:** My understand is that the community has no input regarding UCSD. Is that correct?

**LaCava:** We don't have a vote; the public has a voice.

**Shannon:** Regarding the height of the buildings, I was told that UCSD planning staff pushed back against UC plans for even higher buildings and less parking.

**Later reply from Delouri:** In response I add that when this LRDP was in planning at higher levels at UC they addressed the concerns of the newly formed UCSD Community Advisory Group in 2016 about parking and density by placing the taller buildings back and providing underground parking.

**Costello:** Regarding the 801 Pearl St. project heard last month: I present a sheet showing that the computations for average sq.ft./unit presented at the November DPR meeting were different from the same computations presented at the December CPA meeting. Because of this discrepancy this project should have been sent back to the DPR committee for an explanation.

## **10.0 Reports from Election Committee, Ad Hoc and non-LJCPA Committees - Information only unless noted.**

### **10.1 Elections Committee, Nancy Manno- Election Committee Announcement:**

There are 7 Open Trustee seats; six 3-year terms expiring in 2023, and one 2-year term. Those who have declared their candidacy are listed below. Others who have attended three LJCPA meetings from March 2019 through this evening may declare their candidacy until gavel down tonight. The election will be held from three to seven PM on March 5, 2020 in the Irving Gill Room of this building. Photo identification will be required. All those current members listed as having an expiration date of 2/29/2020 will be removed from the membership if they have not attended one meeting in the months beginning March 2019 to tonight. They will not be able to vote next month. New members joining tonight will have an expiration date of February 28, 2021. Interested candidates may speak for 2-minutes each. Statements were heard from the following candidates running for trustee:

- Dave Gordon (read by Crisafi)
- Greg Jackson
- Patrick Ahern
- Helen Boyden
- Bob Steck
- Ray Weiss (read by Courtney)
- Suzanne Weissman
- Larry Davidson (read by Costello)
- John Fremdling

Full candidate statements are posted on the website: [www.lajollacpa.org](http://www.lajollacpa.org).

**10.2 Coastal Access & Parking Board** – did not meet

**10.3 UC San Diego advisory Committee** – did not meet

**10.4 Hillside Drive Ad Hoc Committee** – Diane Kane, Chair –

**Kane:** The committee will meet on Wednesday, next week. On the agenda will be City repaving of Hillside Dr., additional truck length and weight limit signs at Via Seina and Soledad Rd., vacation of ROW at Torrey Pines Rd. and Hillside Dr. I request that this ad hoc committee be permitted to continue another year.

**Crisafi:** Seeing no objection, the committee may continue.

**10.5 Airport Noise Advisory Committee** – Matthew Price – no report

**10.6 Playa Del Norte Stanchion Committee** –

**Courtney:** The City is processing the crosswalk work.

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 – 11.5**

**11.1 – Presentation from Vanessa Mapula Garcia representing SDG&E – Franchise renewal agreement with the City of San Diego.**

**Vanessa Mapula Garcia:** Power Point presentation on SDG&E & City of San Diego Franchise Agreement:

- The current franchise agreement was initiated in 1971 and will expire in January 2021.

- This is essentially a lease agreement with the City of SD that enables us to have our infrastructure for gas and electricity in the City of SD right of way.
- SDG&E now pays 3% of its gross revenue to City of SD plus 3.5% surcharge for undergrounding.
- This fee generates ~ \$130 million revenue to the City yearly.
- San Diego is one of five of the 29 cities that SDG&E serves that has a franchise agreement with an expiration date.
- The franchise fees paid to SD are significantly higher than any other city pays.
- San Diego should renew this agreement for the following reasons outlined with explanations:
  - SDG&E is a local company recognized as an energy industry leader.
  - They prioritize safety and reliability.
  - They have partnered with the City to expedite undergrounding.
  - Their modern electric grid will enable new clean technologies to be built.
  - They support solar with renewable meter adapter.
  - They lead the state in renewable energy procurement.
  - They will help support the City's clean energy vision.
  - They are committed to San Diego.

Q & A about SDG&E's views on solar energy, environmental protection and fees.

**11.2 – Matthew Vasilakis from Climate Action Campaign, presents on an alternative to SDG&E - a non-profit public power agency with 100 renewable energy called Community Choice Energy who's goal is to secure a franchise agreement with SDG&E. email dated Dec 17, 2019 in my inbox. Not present.**

**11.3 – Follow up on the misinformation of beach erosion advertisements:**

**Dave Ish:** Showed full page ads that appeared several times in the SD Union & the LJ Light promoting building of groins on the beaches. In response to the CPA letter sent to the editors of the newspapers regarding these misleading ads we were referred to the advertising agency that placed the ads. The agency referred us to a website, saveoursand.org, that promotes an option to build groins to collect sand along our coast. They encourage people to text a keyword that would send a letter to political representatives promoting building groins.

I spoke to Dr. Ron Schlick at Scripps Institute of Oceanography who has done studies on the impact of groins and structures along the California coast. I will be happy to send copies of his studies to anyone interested. He stated that building groins, breakwaters, etc. is not a new issue. Locally, Oceanside has had a problem since Marines built a facility during WWII without concern for the environment. Oceanside Harbor compounded the problem south of the harbor. Groins are a simplistic answer; much more study and analysis need to be done before building any structures. The rising seas and global warming will bring this issue to the forefront. La Jolla Shores, Pacific Beach and Mission Beach are most vulnerable. Cliff erosion along the coast from LJ Cove to PB is likely with consequent property damage.

We need to stay vigilant on this issue and insist on proper analysis when solutions are proposed. NO proposed action at this time; just keep the issue alive.

**11.4 -- 7760 Herschel Ave. – Project No. 632775, Process 3, CDP & TM for the construction of a four residential unit condominium building for a total of 14,817 s.f. of construction on a vacant lot. The 0.16 acre site is located in the LJPD-2 base zone of the Coastal (non-appealable) overlay zone of the La Jolla Community Planning Area, Council District 1.**

**DPR motion to approve 3-1-1**

**Presentation by Richard Gombes, project architect and Roy Sloan, owner:**

- The project is on a 7,000 sq.ft. lot in zone 2 of the La Jolla Planned District.

- Basic requirements in this zone are: (1) 29 units/acre or 4.66 units on this 7,000sq.ft. lot; (2) FAR of 1.3 allowed or 9,060 sq. ft. on this lot. The difference from the proposed 14,817 sq.ft. is basement.
- We are building 4 units 1 – 3 bdr unit and 3 – 2 bdr units.
- A subterranean basement has 8 parking spaces and living space.
- Above that are 2 stories and a penthouse.
- 2 buildings each containing 2 units separated by a large courtyard.
- Lot coverage is 57% providing more open space than other buildings on Hershel.
- Front setback is 26', 10' more than required by code. The penthouses on top are 40' back from curb.
- Reviewed the drawings presented showing the placement of units, number of units and entry locations.

Public Comment:

**Chris Popov, partner with Linda Cristel in cottage next door to south:** The California Coastal Act designated La Jolla as a community of special interest and that set the tone for the La Jolla Community Plan which is why you all are here. The mandate in the LJ Comm. Plan is to preserve the existing streetscape themes and allow for a harmonious visual relationship between bulk and scale of new and older structures with an overall architectural theme and sense of neighborhood scale. Looking at this project from above does not reflect the view from the street. With 0 lot line setbacks the project structures block any air and light and sense of space between the buildings on Hershel. I am in favor of residential in the village, but I am not in favor of losing the village atmosphere to something that is larger and blocks out air and light around the buildings. Setting the buildings back by 1.5 feet on each side will save 10 trees, 5 pigmy palm trees and 2 mature king palms and create a sense of community, unlike Girard Ave. This is a 3 story building out of scale with the neighborhood.

**Sally Miller:** I worry about parking. This project has 10 bedrooms and 8 parking spaces. Many families have more than 2 cars.

**Linda Cristel:** The project is very large. My issues are size and the 0 lot line setbacks. It crowds properties and is larger than other neighborhood properties. It stands out especially with 3<sup>rd</sup> story penthouses; it sets a precedent.

**Lisa Kostner** email (read by Tony Crisafi), owner of parking lot to north: The outside wall of the structure placed on the property line will necessitate relocation of lights and electrical on my property. I should not have to incur costs necessitated by this project. It also puts future limitations on development of my property impacting the value and usage of my property. Would this commission approve a similar project on my lot?

**Phil Merten:** Has this project been before the La Jolla PDO Committee? It is in their district and they should look at it. The LJ Community Plan says to transition between newer and older development, the 2<sup>nd</sup> floor exterior walls on the front and side should be stepped back to provide light and air to adjacent properties.

**Joe Manno:** questions about adjacent properties. Concerned that it is huge and inconsiderate of neighbors.

**Gombes:** The large center courtyard provides a lot of air to cottage next door.

**Merten:** This is not perceived from the public right of way.

Trustee Comment:

**Will, DPR Chair:** The term 'penthouse' in the Municipal Code refers to a structure on the roof of a building that supports stairs or mechanical equipment. It doesn't count as a story provided it doesn't exceed 10% of the floor area. These structures meet these requirements and are not living spaces. I support residential density in the village. Other than the property to the south, every building on the block is built to the property line. The courtyard does provide air and light to cottage next door. This project is not built out to all property lines as it could be. I support.

**Crisafi:** Penthouse is legal so we are here to talk about community character.

**Neil:** The short wall along the street could be lowered. **Reply:** This wall is 5' tall, broken into 2 segments, not the whole width of the lot.

**Neil:** This wall closes off the units; it is not street friendly. **Reply:** There is an 18" planter and plantings will soften the look.

**Costello:** This should go to the PDO Committee. Since this is an extreme change from parking to residential it is a question for the PDO. I also would like to see a little bit more setback.

**Kane:** Would be nice to have PDO input. The character of this block is in transition. The direction is lot line to lot line and near 30' height. This one is below the height limit and building sighting is sensitive to the cottage next door. Having two buildings breaks up the massing and provides open space in a courtyard adjacent to the cottage. The penthouses will not be particularly visible from the street. A big change from what we have now and very different from the cottage, but this is the direction we are going. I did ask that the front wall be lowered or 50% open at the top.

**Manno:** A very handsome project, but enormous. Would love to have front wall lowered. Penthouses were questioned; it was confirmed that they were not living space and very small.

**Motion:** Direct applicant to take project to PDO Committee then return with recommendation to CPA. (Costello/Courtney)

**Discussion:** **Brady:** DPR has extensively reviewed this project.

**Vote:** 5-9-1 (per voting sheets) **Motion fails.**

**In favor:** Costello, Courtney, Ish, Manno, Neil

**Opposed:** Brady, Fitzgerald, Fremdling, Jackson, Kane, Mangano, Shannon, Weissman, Will

**Abstain:** Crisafi (chair)

**Crisafi:** My opinion is the project would enhance the street; the horizontal line of the 1<sup>st</sup> floor in line with the cottage next door is attractive. The penthouses provide a nice amenity to the units for a roof deck. The wall on the side facing the cottage could open up a little sooner to the courtyard space by reconfiguration of the kitchen. The front wall could be articulated further and with additional landscaping.

**Fitzgerald:** The best time to make suggestions is at the subcommittee level. What is before us now is not to redesign the project but to approve or disapprove in terms of whether it is in compliance with all community regulations.

**Motion:** Approve as presented. (Fitzgerald/Brady) **Vote:** 9-5-1, **Motion carries.**

**In Favor:** Brady, Fitzgerald, Fremdling, Jackson, Kane, Mangano, Shannon, Weissman, Will

**Opposed:** Costello, Courtney, Ish, Manno, Neil

**Abstain:** Crisafi (chair)

**11.5 – Municipal Code Update – Recommendations for the upcoming 2020 Municipal Code Update. Identify items/deficiencies in the land development code that do not serve the community. Draft a letter on behalf of the CPA (for CPA ratification), outlining key areas requiring code updates and possible corrections.**

**DPR motion to approve 4-0-1**

**Kane:** I wanted to find out if other committees wanted to add suggestions. We did not get any feedback from LJPRC.

**Merten:** LJ Shores issues such as establishment of FAR and retaining wall specifications could be included in this update. The Shores Committee should take a look and see what they could do to protect themselves.

Further discussion as to why the Shores didn't weigh in at the DPR meetings, how to include recommendations from the Shores in this update and to ask the LJPRC to put this on their agenda and report back to CPA next month.

**Motion:** Approve DPR recommendations for the Code Update and send to LJPRC to put on their next agenda for review and return them to CPA in March. (Jackson/Kane)

**Will:** The Shores PDO was meant to make development in the Shores more restrictive but today it has gone the other way. I would ask those involved in the Shores to consider whether the Shores should become the RS Zones.

**Vote:** 12-0-1: unanimous, Chair abstains, (Fremdling, Fitzgerald left) **Motion carries**

XX. Adjourn at 9:25 pm. to next regular LJCPA Meeting: Thursday, March 5, 2020

	<b>City of San Diego Development Services</b> 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	<h1 style="text-align: center;">Ownership Disclosure Statement</h1>	<b>FORM DS-318</b>
			<b>October 2017</b>

**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:** 7760 Herschel Condominiums

**Project No. For City Use Only:** 632775

**Project Address:** 7760 Herschel Ave. La Jolla, CA 92037

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

Corporation  Limited Liability -or-  General - What State? CA Corporate Identification No. 201513910558

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: Herschel Associates, LLC  Owner  Tenant/Lessee  Successor Agency

Street Address: 1233 Roslyn Lane, Unit B

City: La Jolla State: CA Zip: 92037

Phone No.: 858 354 1109 Fax No.: \_\_\_\_\_ Email: grsloan@san.rr.com

Signature: \_\_\_\_\_ Date: 03/12/2019

Additional pages Attached:  Yes  No

**Applicant**

Name of Individual: George R. Sloan  Owner  Tenant/Lessee  Successor Agency

Street Address: 1233 Roslyn Lane, Unit B

City: La Jolla State: CA Zip: 92037

Phone No.: 858-354-1109 Fax No.: \_\_\_\_\_ Email: grsloan@san.rr.com

Signature: George R Sloan Date: 03/12/2019

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

REVISIONS	BY

RICHARD GOMBES ARCHITECT  
P.O. BOX 192 LA JOLLA, CA 92038 (658) 456-4070

**HERSCHEL AVENUE**  
7760 HERSCHEL AVENUE., LOTS 35&36  
LA JOLLA, CALIFORNIA 92037

COVER SHEET  
HERSCHEL AVENUE  
PERSPECTIVE

DATE 1-8-2020

SCALE NO SCALE

DRAWN AK

APPROVED

**CS-1**

- OF -



**7 7 6 0   H E R S C H E L   A V E N U E**



REVISIONS	BY



**RICHARD GOMBES ARCHITECT**  
 P.O. BOX 192 LA JOLLA, CA 92038 (658) 456-4070

**HERSCHEL AVENUE**  
 7760 HERSCHEL AVENUE., LOTS 35&36  
 LA JOLLA, CALIFORNIA 92037

**COVER SHEET**  
**ALLEY PERSPECTIVE**

DATE 1-8-2020

SCALE NO SCALE

DRAWN AK

APPROVED

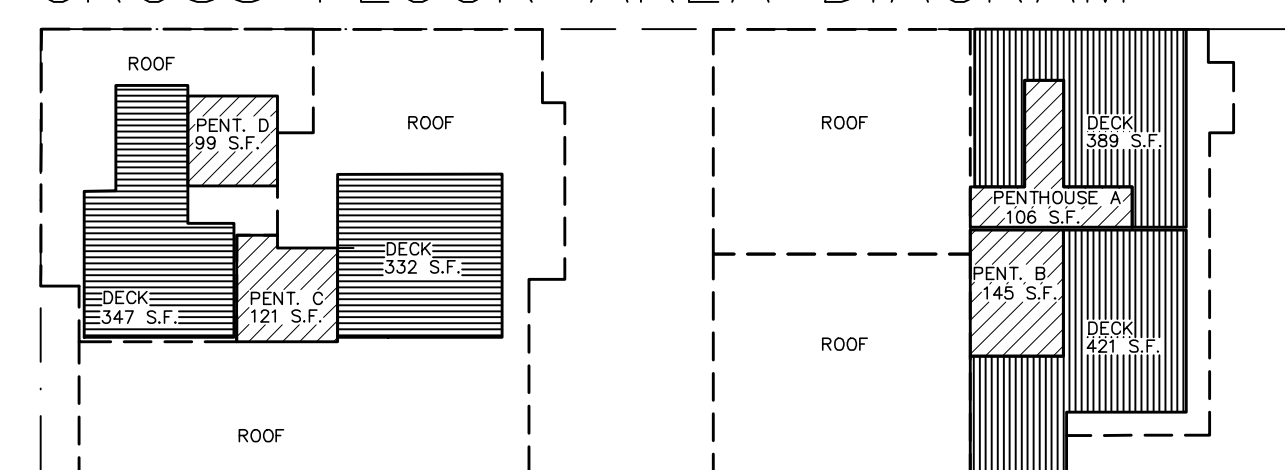
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- OF -

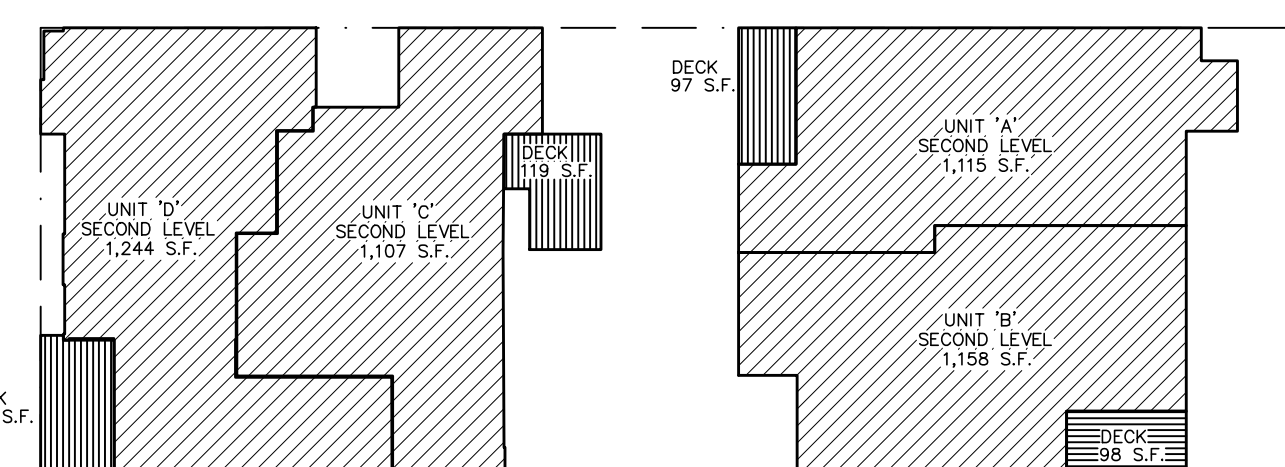
**7 7 6 0   H E R S C H E L   A V E N U E**

# COASTAL DEVELOPMENT PERMIT AND SITE DEVELOPMENT PERMIT

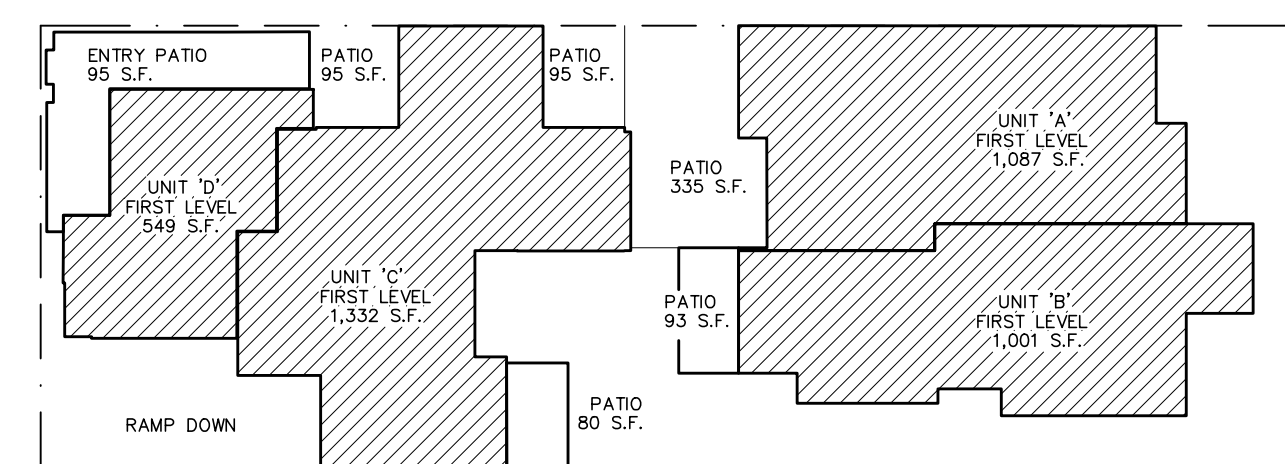
## GROSS FLOOR AREA DIAGRAM



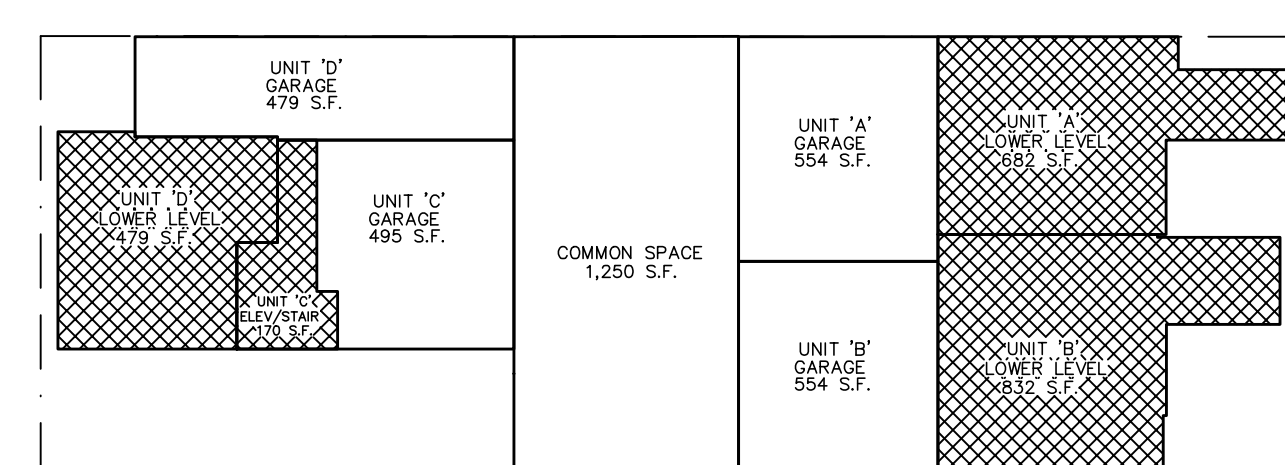
PENTHOUSE



SECOND LEVEL

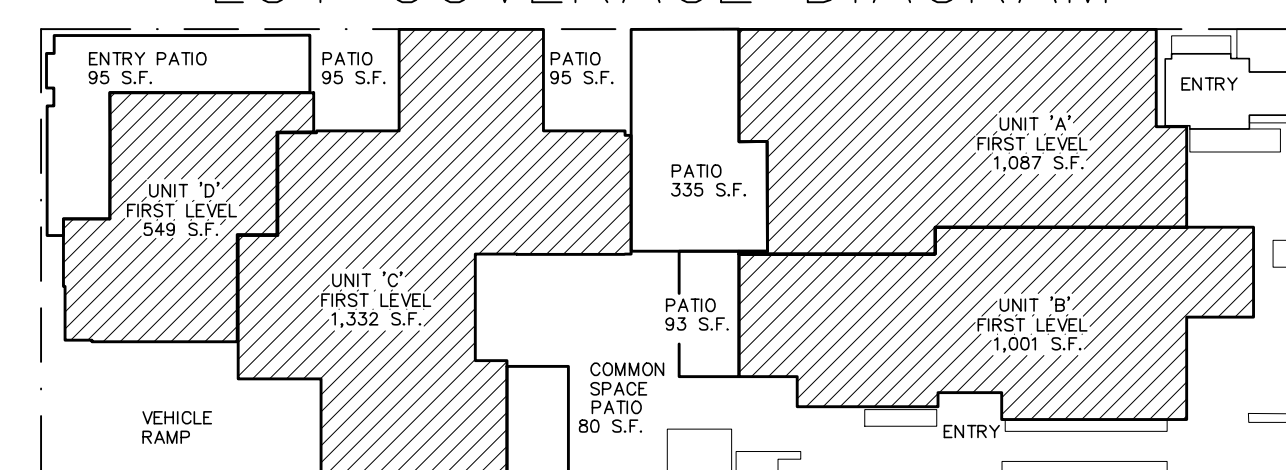


FIRST/GROUND LEVEL



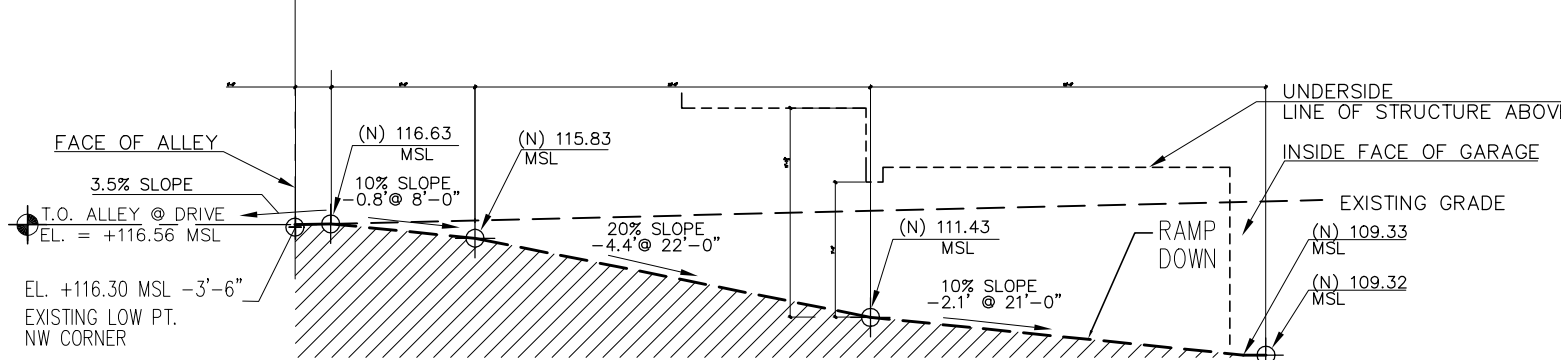
BASEMENT

## LOT COVERAGE DIAGRAM



FIRST/GROUND LEVEL

HATCHED AREA INDICATES INDICATES BUILDING FOOTPRINT TOTAL = 3,969 S.F.



Ⓡ VEHICLE RAMP PROFILE

## PARKING CALCULATIONS

(TRANSIT AREA) & (PARKING IMPACT AREA) IS 2.25 SPACES FOR 3 THRU 4 BEDROOMS & 2.0 FOR 1 & 2 BEDROOMS.

THEREFORE: 3- 2 BEDROOM UNITS AT 2.0 X 3 = 6 SPACES  
1- 3 BEDROOM UNIT AT 2.25 X 1 = 2.25 SPACES  
TOTAL = 8.25 SPACES

ROUNDED DOWN = 8 TOTAL PARKING SPACES

## GRADING TABULATIONS

TOTAL AMOUNT OF SITE TO BE GRADED: 6,990 S.F.      % OF TOTAL SITE: 100%  
AMOUNT OF CUT: 1,810 CUBIC YARDS      MAXIMUM DEPTH OF CUT: 12.16'  
AMOUNT OF FILL: 0.0      MAXIMUM DEPTH OF FILL: 0.0'  
MAXIMUM HEIGHT OF FILL SLOPE(S): 0.0      SLOPE RATIO: .NA.  
MAXIMUM HEIGHT OF CUT SLOPE(S): 0.0      SLOPE RATIO: .NA.  
AMOUNT OF IMPORT/EXPORT SOIL: 1,810 CUBIC YARDS      MAXIMUM HEIGHT: .NA.  
RETAINING/ CRIB WALL LENGTH = 0

ALL ROOF DRAINS & FLAT WORK DRAIN DIRECTLY TOWARD OR THROUGH A SUMP SYSTEM AND OR TO DIRECTLY DISCHARGE AT THE ALLEY/ STREET THROUGH SIDEWALK UNDERDRAINS) D-27.

GRADE SITE TO DIRECT WATER AWAY FROM BUILDINGS AND STRUCTURES WHICH DISCHARGES RAINWATER DIRECTLY TO THE ALLEY. SURFACE RUNOFF IS NOT ALLOWED TO RUN OFF ONTO ADJACENT PROPERTIES.

THIS PROJECT WILL NOT DISCHARGE ANY INCREASE IN STORM WATER RUN-OFF ONTO THE ADJACENT PROPERTIES. AT THE STORM WATER DISCHARGE LOCATIONS, SUITABLE ENERGY DISSIPATORS ARE TO BE INSTALLED TO REDUCE DISCHARGE TO NON-ERODIBLE VELOCITIES. NO ADDITIONAL RUN-OFF IS PROPOSED FOR THE DISCHARGE LOCATIONS.

THIS PROJECT MUST COMPLY WITH THE MUNICIPAL CODE REQUIREMENTS FOR MAXIMUM HEIGHT OF THE STRUCTURE NOT TO EXCEED 30 FEET SMC. SECTIONS 131.0444 AND 132.0505). HIGHEST POINT ON ROOF EQUIPMENT, PIPE, VENT, ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 30 FEET ABOVE GRADE.

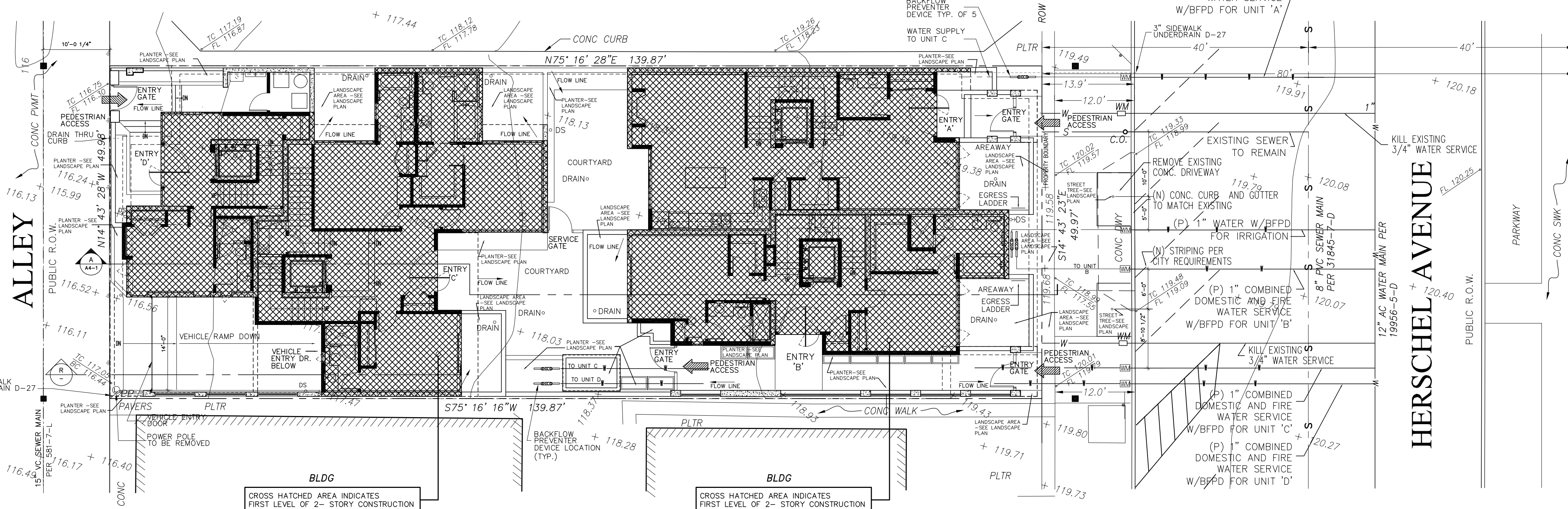
PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14 ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.

PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE SHALL SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE, SATISFACTORY TO THE CITY ENGINEER.

NOTE: EXISTING WATER SERVICES SHALL BE REPLACED  
NOTE: NEAREST FIRE HYDRANT IS LOCATED AT THE SOUTH EAST CORNER OF HERSCHEL AND SILVERADO WITHIN 300' OF THE PROPERTY

PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER FHPS POLICY P-00-6 (JFC 901.4.4)  
THE NEAREST EXISTING BUS STOPS ARE LOCATED NORTH WITHIN 150' ALONG SILVERADO BETWEEN HERSCHEL AVENUE AND GIRARD AVENUE.

NOTE: ALL TANDEM PARKING SPACES SHALL BE ASSIGNED TO THE SAME DWELLING UNIT.  
PER TENTATIVE MAP (SHEET C.1) THERE ARE NO EASEMENTS LISTED AS PRESENT ON THE SUBJECT PROPERTY



SITE PLAN

SCALE: 3/32" = 1'-0"

PLAN NORTH      TRUE NORTH

NOTE: PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER FHPS POLICY P-00-6 (JFC 901.4.4)

## DEVELOPMENT SUMMARY

LOCATION: 7760 HERSCHEL AVENUE  
LA JOLLA, CA 92037  
LEGAL DESCRIPTION: LOT 35 & 36, BLOCK 29, LA JOLLA PARK MAP NO. 352  
APN NUMBER: 350-331-16-00  
OWNER: HERSCHEL ASSOCIATES, LLC  
1233 ROSLYN LANE UNIT B  
LA JOLLA, CA 92307  
ZONING: LUPD-2  
ZONING OVERLAY: COASTAL OVERLAY ZONE (NON-APPEALABLE AREA), COASTAL HEIGHT LIMIT OVERLAY ZONE, PARKING IMPACT OVERLAY ZONE (BEACH & COASTAL IMPACT AREA), AND THE RESIDENTIAL TANDEM PARKING OVERLAY ZONE  
GEOLOGIC ZONE: GEOLOGIC HAZARD CATEGORY 52  
YEAR BUILT: ORIGINAL STRUCTURE BUILT - NONE  
CONSTRUCTION TYPE: TYPE III-1HR  
SCOPE OF WORK: CONSTRUCT NEW 2 STORY 4 UNIT CONDOMINIUM W/UNDER GROUND PARKING

SHEET INDEX

- CS-1 COVER SHEET-PERSPECTIVE
- CS-2 COVER SHEET-ALLEY VIEW
- A1-1 SITE PLAN
- C.0 SITE TOPO PLAN
- C.1 TENTATIVE MAP
- A2-0 BASEMENT FLOOR PLAN
- A2-1 FIRST FLOOR PLAN
- A2-2 SECOND FLOOR PLAN
- A2-3 ROOF PLAN
- A3-1 ELEVATIONS
- A3-2 ELEVATIONS
- A4-1 SECTION
- L1-1 LANDSCAPING CONCEPT PLAN
- L1-2 HYDROZONE PLAN

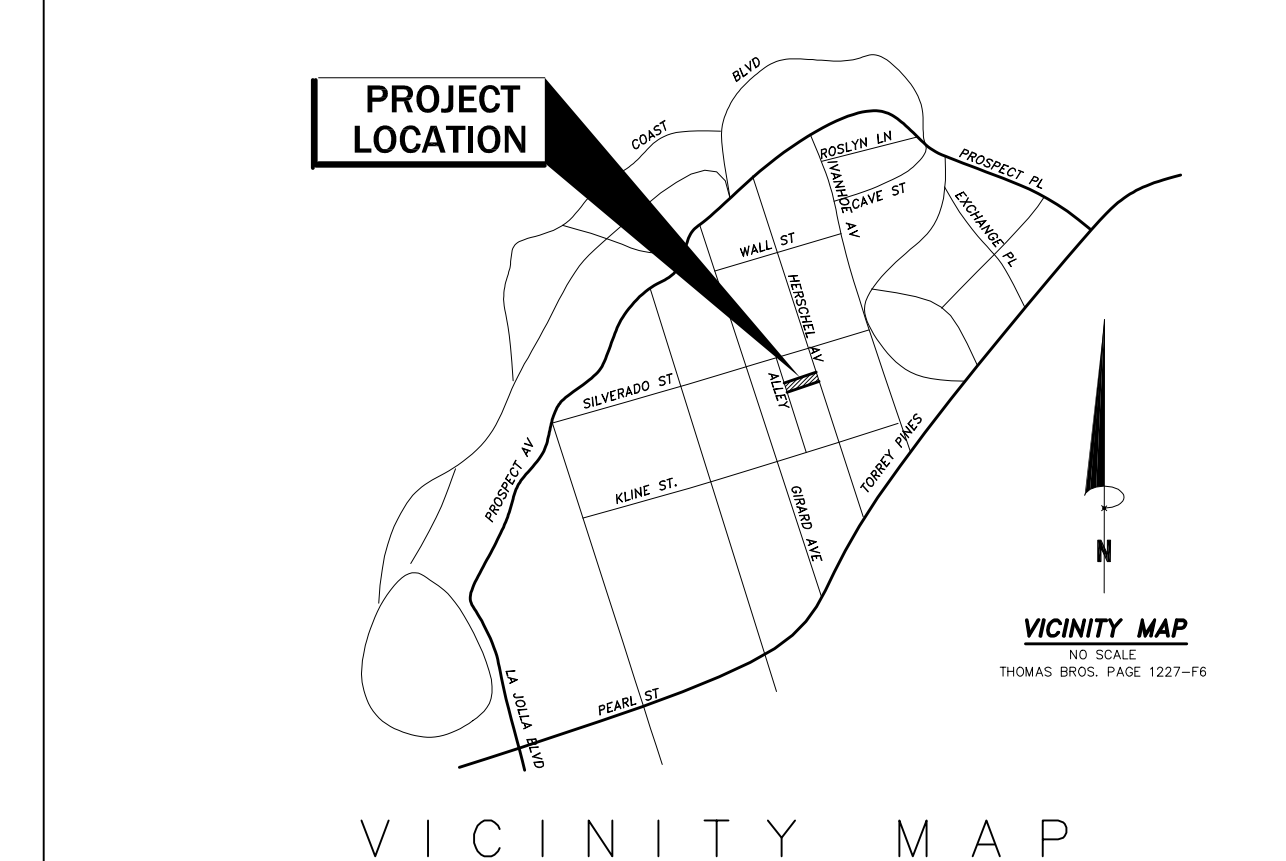
## AREA CALCULATIONS

LOT SIZE	6,992 SQ. FT.
EXISTING STRUCTURE (NONE)	0 SQ. FT.
PROPOSED SQ. FT. TOTAL ABOVE GROUND	9,090 SQ. FT.

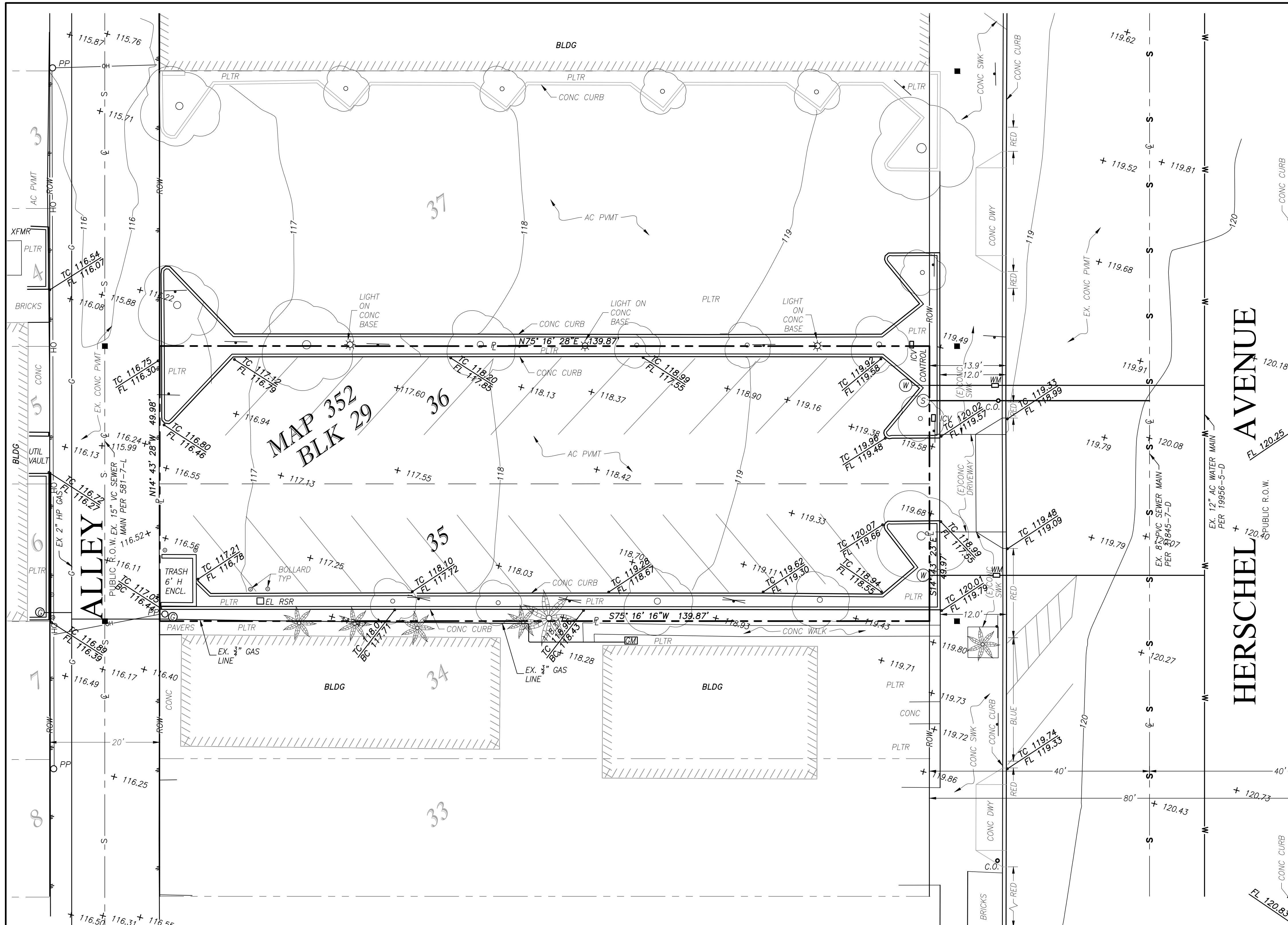
PROPOSED	BUILD'G.	DECKS & PATIOS
FIRST LEVEL	3,959 SQ. FT.	990 SQ. FT.
SECOND LEVEL	4,634 SQ. FT.	439 SQ. FT.
ROOF	497 SQ. FT.	1,125 SQ. FT.
TOTALS	9,090 SQ. FT.	2,554 SQ. FT.

F.A.R.	
F.A.R. TOTAL	9,090 SQ. FT./6,992 SQ. FT. = 1.3

LOT COVERAGE	
TOTAL BUILDING FOOTPRINT	3,969 SQ. FT.
LOT COVERAGE	3,985 SQ. FT. / 6,992 SQ. FT. = .57

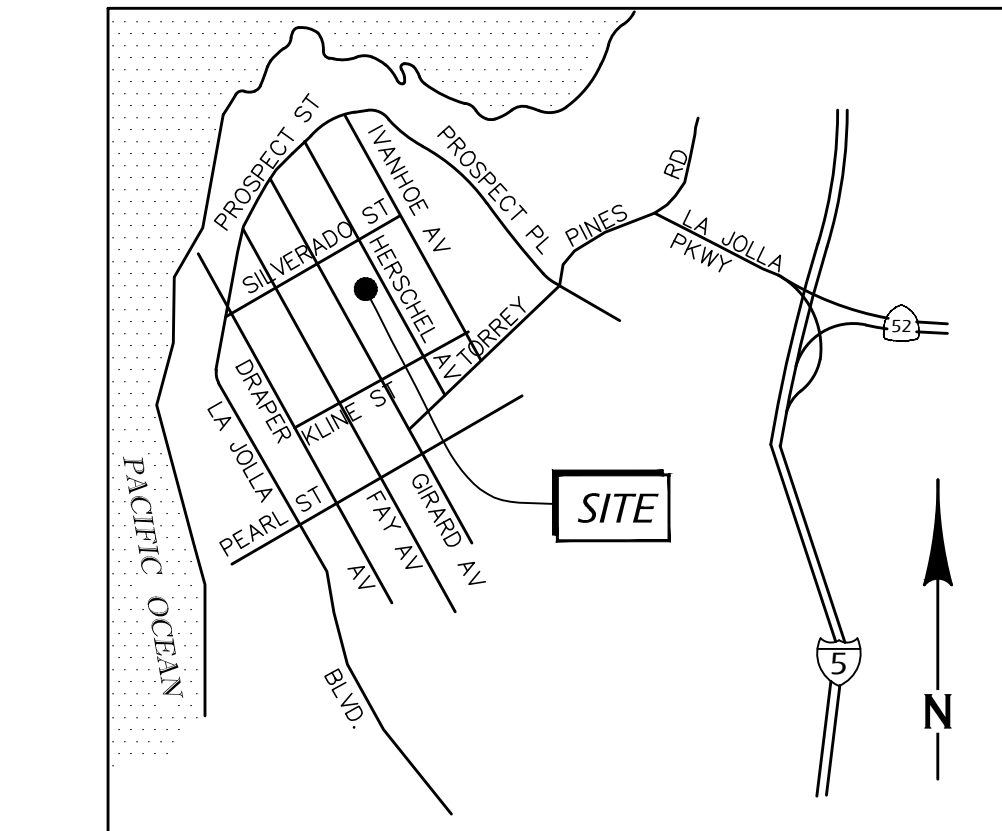
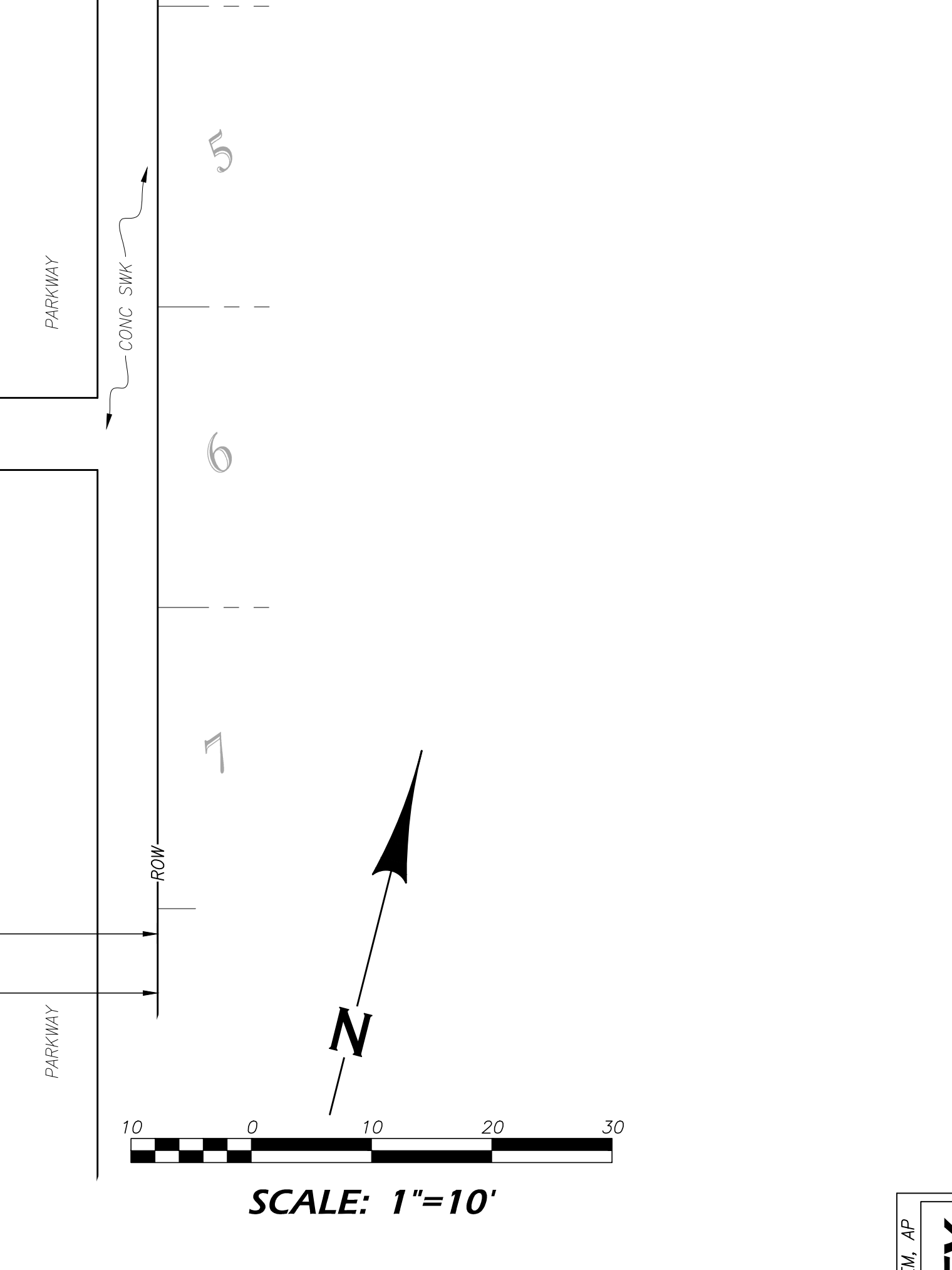


REVISIONS BY X-XX-XXXX AK  
**RICHARD GOMBES ARCHITECT**  
P.O. BOX 192 LA JOLLA, CA 92038 (858) 456-4070  
**HERSCHEL AVENUE**  
7760 HERSCHEL AVENUE, LOTS 35&36  
LA JOLLA, CALIFORNIA 92037  
**SITE PLAN**  
DATE 9-17-2020  
SCALE 3/32" = 1'-0"  
DRAWN AK  
APPROVED  
**A1-1**  
XX OF XX



**LEGEND**

DESCRIPTION	STD DWG	SYMBOL
PROPERTY LINE (RECORD)		N45°45'45"W
PROPERTY LINE - OFFSITE		---
STREET CENTERLINE		---
CONTOUR		---90---
EDGE OF PAVING		====
CONCRETE CURB ONLY		====
SPOT ELEVATION		100.00 100.00
BUILDING FOOTPRINT		[Symbol]
FREE STANDING WALL		[Symbol]
SIGN		[Symbol]
TREE; PLANT; PALM		[Symbol]
FOUND SURVEY MONUMENT		[Symbol]
OVERHEAD UTILITIES		OH
WATER MAIN		W
SEWER MAIN		S
WATER SERVICE W/WATER METER		WM
SEWER LATERAL W/CLEANOUT		C.O.
GAS SERVICE		G
POLE OR POST		[Symbol]



**VICINITY MAP**  
 THOMAS BROS. MAP 1227-F6  
 NO SCALE

**EASEMENTS**

**LEGAL DESCRIPTION**

**NOTES**

THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A PRELIMINARY TITLE REPORT FROM CHICAGO TITLE COMPANY, DATED JUNE 1, 2015. THERE ARE NO EASEMENTS LISTED AS PRESENT ON THE SUBJECT PROPERTY.

LOTS 35 AND 36 IN BLOCK 29 IN LA JOLLA PARK, IN THE CITY OF SAN DIEGO, ACCORDING TO MAP NO. 352 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MARCH 28, 1887.  
 APN: 350-331-16-00

- THIS TOPOGRAPHIC SURVEY WAS PERFORMED FOR THE PURPOSES OF A SPECIFIC PROJECT, AND SOME AREAS MAY HAVE GREATER OR LESSER DETAIL BASED ON PROJECT REQUIREMENTS. CHANGES TO THE SCOPE, DESIGNER, OR LOCATION OF WORK MAY REQUIRE THAT ADDITIONAL SURVEYING BE PERFORMED TO SATISFY THE NEW REQUIREMENTS.
- THIS IS A TOPOGRAPHIC SURVEY, NOT A BOUNDARY SURVEY OR RECORD OF SURVEY. THE PROPERTY LINES DEPICTED ON THIS PLAN ARE GENERATED FROM EXISTING PUBLIC RECORD MAPS, DRAWINGS, OR DESCRIPTIONS. THE PROPERTY LINES AND/OR EASEMENTS SHOWN HEREON HAVE BEEN INCLUDED TO REPRESENT THEIR APPROXIMATE LOCATIONS RELATIVE TO THE TOPOGRAPHIC FEATURES.
- THE LOCATIONS OF UTILITIES, IF ANY, SHOWN ON THIS PLAN ARE GENERATED FROM RECORDS PROVIDED BY UTILITY/GOVERNING AGENCIES AND/OR FIELD DATA COLLECTED DURING THE SURVEY. THE PLOTTING OF UTILITIES ON THIS PLAN DOES NOT CONSTITUTE A GUARANTEE OF THEIR LOCATION, DEPTH, SIZE, OR TYPE.

**BENCHMARK**

NWBP AT THE CORNER OF SILVERADO STREET AND IVANHOE AVENUE.  
 ELEV = 129.261 MSL, NGVD29, CITY OF SAN DIEGO VERTICAL CONTROL BOOK.

**ABBREVIATIONS**

AC	ASPHALTIC CONCRETE	ICV	IRRIGATION CONTROL VALVE
BC	BOTTOM OF CURB	PLTR	PLANTER
BLK	BLOCK	PVMT	PAVEMENT
BW	GRADE AT BOTTOM OF WALL	RSR	RISER
CL	CENTER LINE	SMH	SEWER MANHOLE
C, CONC	CONCRETE	SWK	SIDEWALK
C.O.	CLEANOUT	TC	TOP OF CURB
DWY	DRIVEWAY	TEL	TELEPHONE
ELEV	ELEVATION	TW	TOP OF WALL
E	ELECTRIC	TYP	TYPICAL
FL	FLOW LINE	WM	WATER METER
H	HIGH	XFMR	TRANSFORMER

DATE OF SURVEY: 9/14/17

SURVEY CREW: EM, AP

**TOPOGRAPHIC SURVEY**

DRAWN BY: EM/DK  
 CHECKED BY: JC  
 ORIGINAL: 9/25/17  
 REVISION 1  
 REVISION 2  
 REVISION 3  
 REVISION 4  
 REVISION 5

TOPOGRAPHIC PLAN

SCALE: 1" = 10'

**C.O.**

SHT 1 OF 1 SHTS

**HERSCHEL AVENUE PARCEL**  
 7760 Herschel Avenue  
 La Jolla, CA 92037

**COFFEY ENGINEERING, INC.**  
 9666 BUSINESSPARK AVENUE, SUITE 210, SAN DIEGO, CA 92131 PH (858)831-0111 FAX (858)831-0179

PROFESSIONAL LAND SURVEYOR  
 S. COFFEY  
 No. 10217  
 STATE OF CALIFORNIA  
 10/21/19

# TENTATIVE MAP

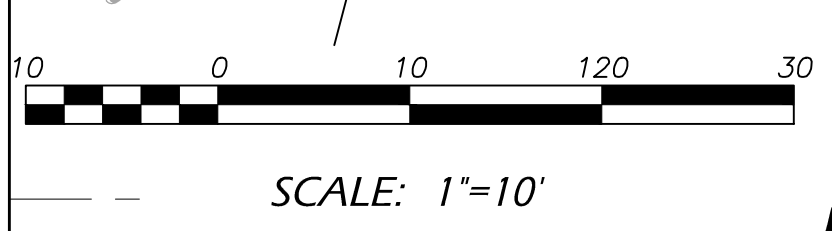
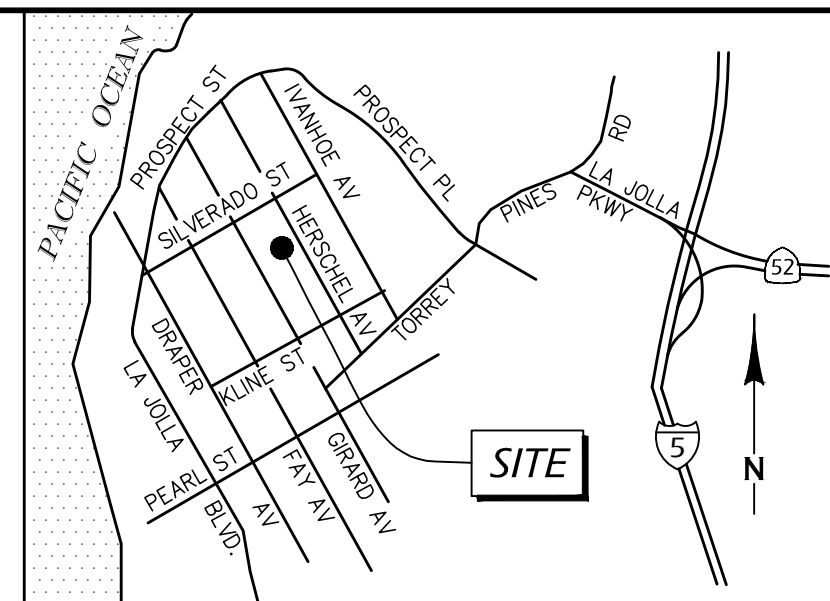
**PROJECT NO. 632775**  
**7760 Herschel Avenue**  
**La Jolla, CA. 92037**  
**Tentative Map No. 2375234**

### ABBREVIATIONS

AC	ASPHALTIC CONCRETE	FL	FLOW LINE	SD	STORM DRAIN
APRX	APPROXIMATELY	FF	FINISH FLOOR	SDGE	SAN DIEGO GAS & ELECTRIC
BC	BOTTOM OF CURB ELEVATION	IE	INVERT ELEVATION	SMH	SEWER MAN-HOLE
CO	CLEANOUT	MH	MANHOLE	TC	TOP OF CURB ELEVATION
DN	DOWN	MIN	MINIMUM	TYP	TYPICAL
DW	DRIVEWAY	N/A	NOT APPLICABLE	U.N.O.	UNLESS NOTED OTHERWISE
EL	ELEVATION	(P)	PROPOSED	W/	WITH
ESMT	EASEMENT	PVT	PRIVATE	W/O	WITHOUT
(E); EX	EXISTING			WM	WATER METER

### BUILDING FLOOR AREAS

PROPOSED	BUILDING	DECKS & PATIOS
FIRST LEVEL	3,969 SQ. FT.	990 SQ. FT.
SECOND LEVEL	4,624 SQ. FT.	439 SQ. FT.
ROOF	497 SQ. FT.	1,125 SQ. FT.
<b>TOTALS</b>	<b>9,090 SQ. FT.</b>	<b>2,554 SQ. FT.</b>



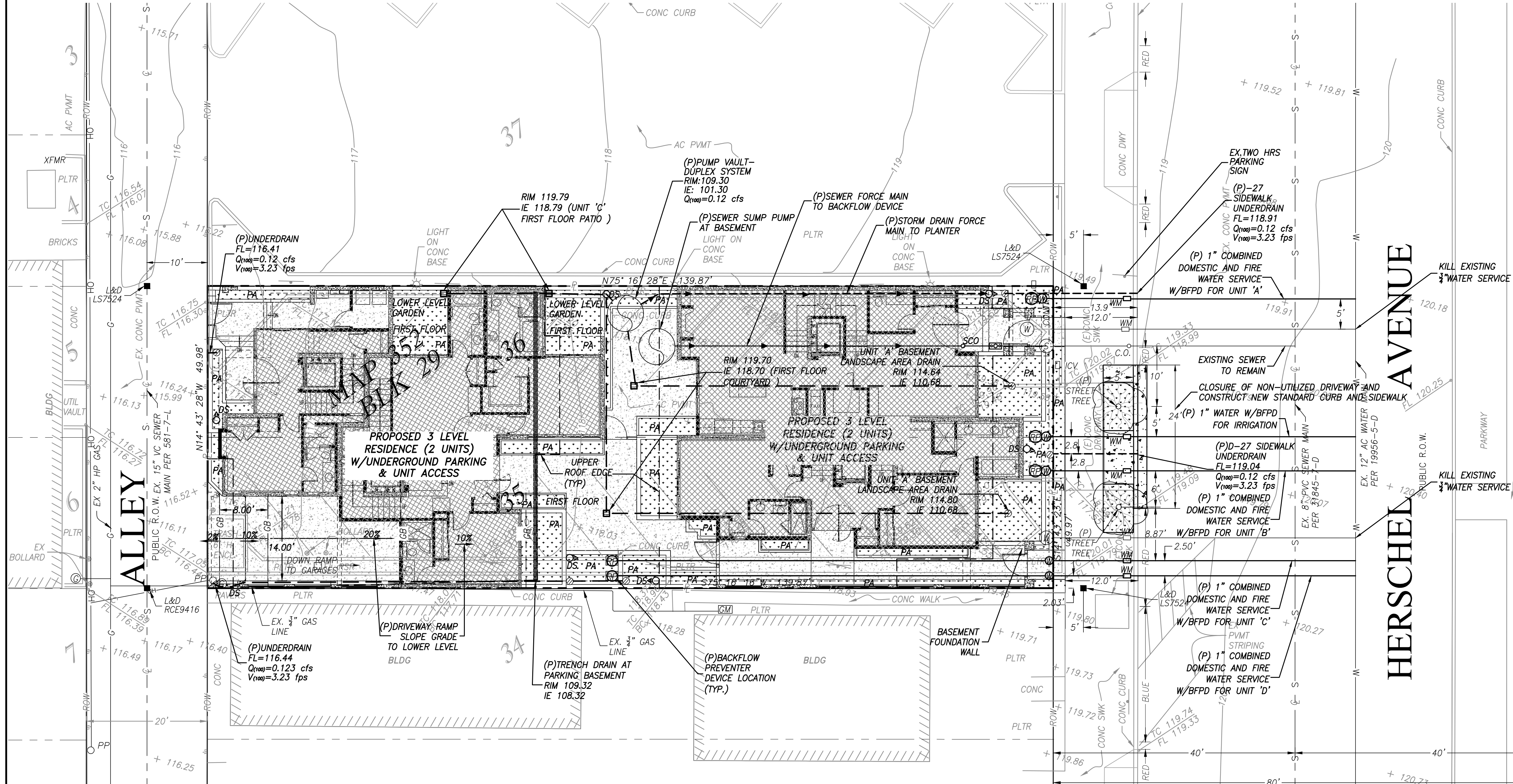
### LEGEND

DESCRIPTION	STD DWG	SYMBOL
PROPERTY LINE		N45°45'45"W
STREET CENTERLINE		—
(E) CONTOUR		—
(E) SPOT ELEVATION		90
(E) FENCE TO REMAIN		100.00
(E) WATER LINE		—
(E) SEWER LINE		—
(E) SURVEY MONUMENT (TYPE NOTED)		—
(E) BUILDING		—
(E) FIRE HYDRANT		—
(E) STREET LIGHT		—
(P) ABOVE GROUND BUILDING FOOTPRINT		—
(P) SPOT ELEVATION		100.00
(P) DRAINAGE SWALE OR DIRECTION OF FLOW		—
(P) 1" WATER SERVICE W/BFPD	SDW-150, WR-01	—
(P) SEWER BACKWATER DEVICE	SDS-104,	—
(P) 24 LF (E) DRIVEWAY CLOSURE WITH SIDEWALK, CURB AND GUTTER PER CITY STANDARDS		—
(P) 3" SIDEWALK UNDERDRAIN	D-27	—
(P) DOWNSPOUT (ROOF DRAIN) LOCATION		DS
(P) 6" LANDSCAPE DRAIN		—
(P) 16" HARDSCAPE DRAIN		—
(P) LANDSCAPE AREAS		—
(P) STREET TREE		—

### GRADING TABULATIONS

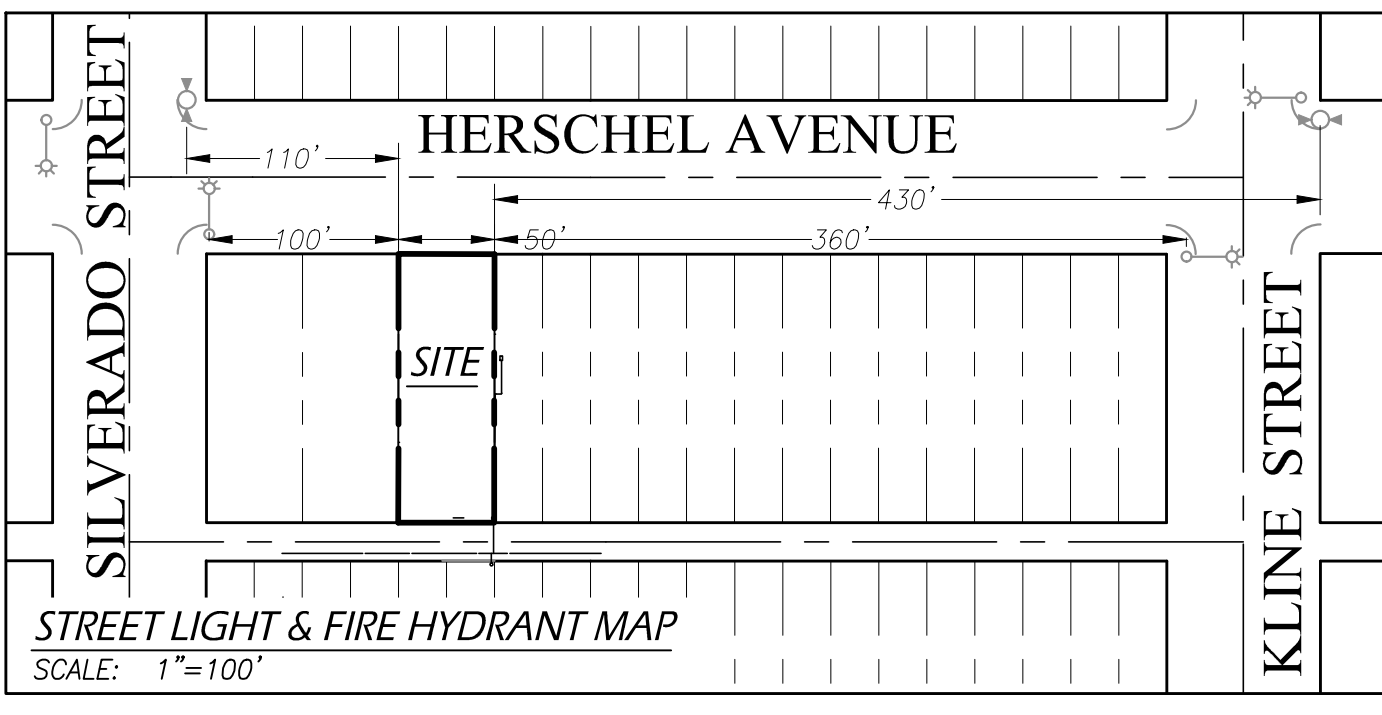
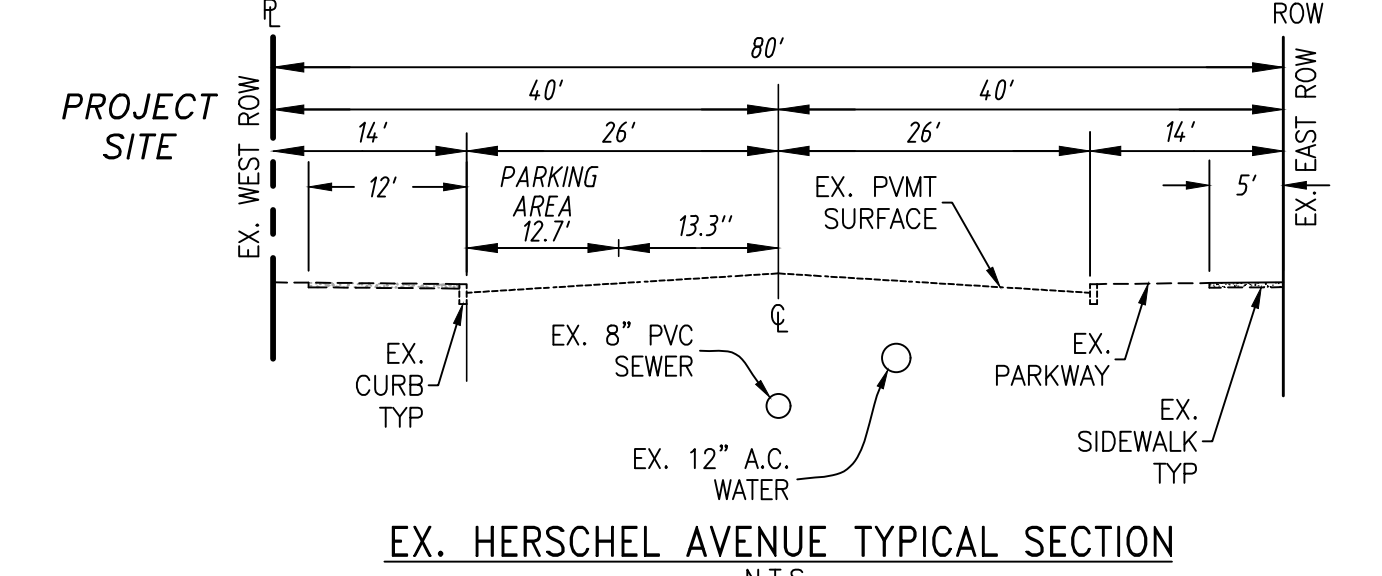
TOTAL AMOUNT OF SITE TO BE GRADED:	6,990 SF	% OF TOTAL SITE:	100%
AMOUNT OF CUT:	1,810 CUBIC YARDS	MAXIMUM DEPTH OF CUT:	4.9 FEET
AMOUNT OF FILL:	0 CUBIC YARDS	MAXIMUM DEPTH OF FILL:	0 FEET
MAXIMUM HEIGHT OF FILL (SLOPE):	0 FEET	SLOPE RATIO:	N/A
MAXIMUM HEIGHT OF CUT (SLOPE):	0 FEET	SLOPE RATIO:	N/A
AMOUNT OF IMPORT/EXPORT SOIL:	1,810 CUBIC YARDS	RETAINING/CRIB WALLS:	LENGTH 0 FEET
MAXIMUM HEIGHT:	N/A	MAXIMUM HEIGHT:	N/A FEET

\* BUILDING BASEMENT MAX DEPTH OF CUT IS 12.16' (GRADING CUT EXCEED 1000 CUBIC YARDS AT THIS DEPTH)



- ### GENERAL NOTES:
- THERE ARE NO BUS STOPS ADJACENT TO THE PROJECT SITE. THE NEAREST EXISTING BUS STOPS ARE LOCATED NORTH WITHIN 150' ALONG SILVERADO BETWEEN HERSCHEL AVENUE AND GIRARD AVENUE.
  - TRASH CONTAINERS TO BE STORED WITHIN PRIVATE GARAGES ON-SITE.
  - NO OBSTRUCTION INCLUDING SOLID WALLS WITHIN THE VISIBILITY AREA SHALL EXCEED 2 FEET IN HEIGHT.
  - PLANT MATERIAL, OTHER THAN TREES WITHIN THE PUBLIC RIGHT-OF-WAY THAT IS LOCATED WITHIN THE VISIBILITY AREAS SHALL NOT EXCEED 24 INCHES IN HEIGHT MEASURED FROM THE TOP OF THE ADJACENT CURB.

- ### UTILITY NOTE:
- ALL EXISTING SEWER AND WATER UTILITY SERVICES FRONTING THE SITE ARE UNDERGROUND. ALL EXISTING ELECTRIC, CABLE, AND PHONE UTILITY SERVICES ARE CURRENTLY BY OVERHEAD WIRES.
  - ALL PROPOSED UTILITY SERVICES TO THE SITE WILL BE UNDERGROUND WITH PROPER UTILITY PERMITS.
  - EXISTING STREET LIGHTS ARE LOCATED ON THE WESTERLY SIDE OF HERSCHEL AVENUE APPROX 100 FT NORTH FROM N/LY P/L AT SILVERADO STREET AND ON THE NORTHERLY SIDE OF KLINE STREET APPROX 360 FT SOUTHERLY FROM THE S/LY P/L.
  - EXISTING FIRE HYDRANTS ARE LOCATED ON THE SE CORNER OF SILVERADO STREET AND HERSCHEL AVENUE (APPROX 110 FT) AND ON THE SE CORNER OF HERSCHEL AVENUE & KLINE STREET (APPROX 430 FT).



### DRY UTILITIES

UTILITY SERVICES	PRE-DEVELOPMENT STATUS	POST DEVELOPMENT STATUS
ELECTRIC	OVERHEAD	UNDERGROUND
CABLE TV	OVERHEAD	UNDERGROUND
TELEPHONE	OVERHEAD	UNDERGROUND

**OWNER:**  
HERSCHEL ASSOCIATES, LLC  
1233 ROSLYN LANE, UNIT B  
LA JOLLA, CA 92037

**PROJECT DATA:**  
SITE ADDRESS: 7760 HERSCHEL AVENUE  
LA JOLLA, CA 92037  
APN: 350-331-16-00  
EXISTING BUILDING: NONE  
CONSTRUCTION DATE: N/A  
CALIFORNIA/LAMBERT COORDINATES: 248-1685  
NAD83 COORDINATES: 1888-6245

**SITE DATA:**  
SITE AREA (TWO LOTS) = 6,992 SF (0.160 ACRES)

**PROPOSED USE:**  
MULTI-FAMILY RESIDENTIAL

**CONDOMINIUM STATEMENT:**  
THIS IS 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 UNITS IS 4.

**PARKING:**  
TOTAL NUMBER OF PARKING SPACES PROVIDED = 8  
TOTAL NUMBER OF UNITS WITH 3 BEDROOMS = 1  
TOTAL NUMBER OF UNITS WITH 2 BEDROOMS = 3  
(1)x2.25 +(3)x2 = 8.25 PARKING SPACES REQUIRED.

**ZONING:**  
DESIGNATION: LUPD-2  
PLANNED DISTRICT: NONE  
PROPOSED LOTS: T.M.  
T.M. ACREAGE: 0.160 ACRES

**OVERLAY ZONES:**  
• COASTAL HEIGHT LIMIT  
• COASTAL (OTY)  
• PARKING IMPACT (BEACH & COASTAL IMPACT AREA)  
• RESIDENTIAL TANDUM PARKING  
• TRANSIT AREA  
• TRANSIT PRIORITY AREA

**ENVIRONMENTALLY SENSITIVE LANDS:** NO  
**HISTORIC DISTRICT:** YES  
**DESIGNATED HISTORIC:** NO  
**GEO. HAZARD CATEGORIES:** 52  
**EARTHQUAKE FAULT BUFFER:** NO  
**FAA PART 77 NOTIFICATION AREA:** NO

**DEVELOPMENT DATA:**  
BUILDING AREA  
TOTAL BLDG FOOTPRINT 3,969 SF  
BASEMENT LEVEL FOOTPRINT 6,992 SF

**UNIT AREAS (INCLUDES BASEMENT & GARAGES)**

	ABOVE GROUND	BASEMENT & GARAGES	TOTAL
UNIT A	2,334 SF	1,236 SF	3,570 SF
UNIT B	2,304 SF	1,386 SF	3,690 SF
UNIT C	2,560 SF	664 SF	3,224 SF
UNIT D	1,892 SF	1,008 SF	2,900 SF
<b>TOTAL</b>	<b>9,090 SF</b>	<b>4,294 SF</b>	

**IMPERVIOUS AREA**  
EXISTING 5,728 SF  
PROPOSED 6,647 SF  
INCREASE 919 SF

**DISTURBANCE AREA** 0.16 AC (6,992 SF)  
**PROPOSED PROJECT IMPERVIOUS AREA < 10,000 SF TOTAL**

**LEGAL DESCRIPTION:**  
LOTS 35 AND 36 IN BLOCK 29 IN LA JOLLA PARK, IN THE CITY OF SAN DIEGO, ACCORDING TO MAP NO. 352 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MARCH 28, 1887.

**SOURCE OF TOPOGRAPHY:**  
COFFEY ENGINEERING, INC.  
9686 BUSINESSPARK AVENUE, SUITE 210  
SAN DIEGO, CA 92131  
PHONE: (858) 831-0111  
FAX: (858) 831-0179  
JOHN S. COFFEY, LS 8733, EXP: 12/31/20  
SURVEY DATE: 9/14/17

**BENCHMARK:**  
NMBP AT THE CORNER OF SILVERADO STREET AND VANHOE AVENUE.  
ELEV = 129.261 MSL, NGVD29  
CITY OF SAN DIEGO VERTICAL CONTROL BOOK.

**EASEMENTS:**  
THIS PLAN WAS PREPARED WITH THE BENEFIT OF A PRELIMINARY TITLE REPORT. THERE ARE NO EASEMENTS LISTED AS PRESENT ON THE SUBJECT PROPERTY.

**BASE OF BEARING:**  
HERSCHEL AVE ROW PER CORNER RECORD NO. 035149  
N 14° 43' 23" W.

**CIVIL ENGINEER / LAND SURVEYOR:**  
JOHN S. COFFEY, P.E., PLS  
COFFEY ENGINEERING, INC.  
9686 BUSINESSPARK AVENUE  
SUITE 210  
SAN DIEGO, CA 92131  
(858) 831-0111  
FAX: (858) 831-0179

**COSTAL DEVELOPMENT NO. 2273248**  
**TENTATIVE MAP NO. 2375234 I.O.**

CITY OF SAN DIEGO, CALIFORNIA

TENTATIVE MAP

LOTS 35 and 36  
Map 352  
7760 Herschel Avenue  
La Jolla, CA 92037

**TENTATIVE MAP C.1**

DRAWN BY: DTK  
CHECKED BY: JSC

**SHEET 1 OF 1**

**COFFEY ENGINEERING, INC.**  
9686 BUSINESSPARK AVENUE, SUITE 210, SAN DIEGO, CA 92131 PH: (858) 831-0111 FAX: (858) 831-0179



# Driveway Ramp Safety Control System

7760 Herschel Ave. La Jolla, CA 92037

Project # 632775 Project Manager: Glenn Gargas

## System Description:

Vehicular access to and from the 7760 Herschel Ave. parking garage only can be performed by opening the security door at the top of the driveway ramp. Permission for Entry or Exit, will be controlled by the gate and two lane control RED LED signal lights.

If a vehicle enters the lane to exit the parking garage, it will trigger a RED X stop light that is displayed at the outside garage entrance before the gate opens. Likewise if a vehicle has triggered the entry gate to enter the garage, a RED X stop light will display in the lower garage basement indicating a vehicle is about to proceed down the driveway. It will face the exit point so to notify the whole parking garage so vehicle will not attempt to exit. Each stop light has a timer that can be set to control the length time the safety stop light stays on.

The above design description utilizes the following or equivalent parts:

- 1 x Redi-Master Door Hoist Operator
- 1 x Stainless Security Grill Door
- 1 x Pair EMX IRB-RET Universal Retroreflective Photo eyes
- 2 x Bircher Herkules Commercial Gate and Garage Door Motion Detectors with timers.
- 2 x EMX MVP D-TEK Gate and Garage Door Loop Detector
- 2 x Lane Control LC1-8X LED lane control signals with Red X

<http://lanecontrols.com/lane-controls/>

## MECHANICAL GENERAL NOTES

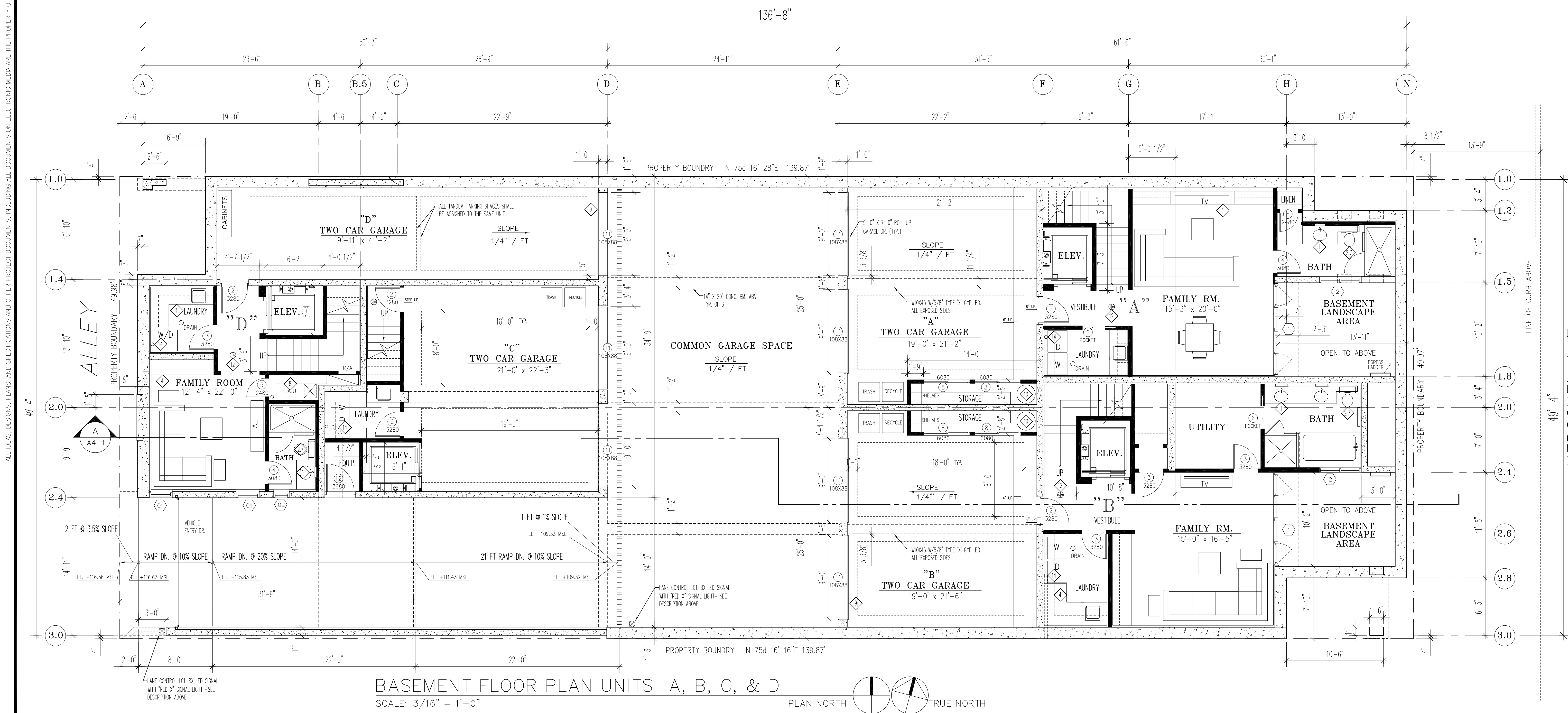
1. ALL NEW WATER CLOSETS MUST BE ULTRA-LOW FLUSH TYPE, 1.28 GAL. MAX. ALL NEW FAUCETS SHALL BE 1.5 GPM MAXIMUM. PROVIDE MIXING VALVES AT SHOWERS PER UPC SEC. 909(G). SHOWER HEADS TO HAVE A MAXIMUM 2.0 GPM FLOW.
2. PERMANENT VACUUM BREAKERS SHALL BE INCLUDED WITH ALL NEW HOSE BIBBS.
3. HVAC DUCTWORK TO RUN THROUGH SOFFITS AND ATTIC ONLY. ALL DUCTWORK SHALL COMPLY WITH CHAPTER 10, UMC. PROVIDE DUCTWORK WITH INSULATION HAVING A MINIMUM R- VALUE OF (R-6).
4. WATER HEATER SHALL BE ADEQUATELY BRACED TO RESIST SEISMIC FORCES. PROVIDE 2 STRAPS (1 STRAP AT TOP 1/3 OF THE TANK AND 1 STRAP AT THE BOTTOM 1/3 OF THE TANK).
5. ALL CARBON MONOXIDE ALARMS SHALL BE LISTED WITH UL 2034 & CARBON MONOXIDE DETECTORS PER UL 2075.
6. GAS VENTS AND NON COMBUSTIBLE PIPING IN WALLS PASSING THROUGH THREE FLOORS OR LESS SHALL BE EFFECTIVELY DRAFT STOPPED AT EACH FLOOR OR CEILING.
7. PER 2016 GREEN CODE: MECHANICAL EXHAUST FANS WHICH EXHAUST DIRECTLY FROM BATHROOMS, SHALL COMPLY W/ THE FOLLOWING: (1) FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING; (2) UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDISTAT WHICH SHALL BE READILY ACCESSIBLE. HUMIDISTAT CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF 50 TO 80 PERCENT.
8. PER 2016 CGBC, PLUMBING FIXTURES (WATER CLOSETS AND URINALS) AND FITTINGS (FAUCETS AND SHOWERHEADS) SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE (CPC).
9. PER GREEN PLAN, ANY INSTALLED GAS FIREPLACE SHALL BE A DIRECT-VENT SEALED COMBUSTION TYPE. ANY INSTALLED WOODSTOVE OR PELLET STOVE SHALL COMPLY WITH U.S. PHASE II EMISSION LIMITS WHERE APPLICABLE. WOOD STOVE, PELLET STOVES AND FIREPLACES SHALL ALSO COMPLY WITH APPLICABLE LOCAL ORDINANCES.

## CAL GREEN GENERAL REQUIREMENT NOTES

1. A MINIMUM OF 50 PERCENT OF THE CONSTRUCTION WASTE GENERATED AT THE SITE IS DIVERTED TO RECYCLE OR SALVAGE PER CGBC SECTION 4.408.1 AND CITY ORDINANCE.
2. BEFORE FINAL INSPECTION, A COMPLETE OPERATION AND MAINTENANCE MANUAL SHALL BE PROVIDED TO THE BUILDING OCCUPANT OR OWNER. CONTRACTOR OR OWNER SHALL SUBMIT AN AFFIDAVIT THAT CONFIRMS THE DELIVERY OF SUCH, (SECTION 4.410.1) A SAMPLE OF THE MANUAL IS AVAILABLE ON THE HOUSING AND COMMUNITY DEVELOPMENT (HCD) WEB SITE. THE MANUAL SHOULD INCLUDE THE FOLLOWING:
  1. DIRECTION TO THE BUILDING OWNER OR OCCUPANT THAT THE MANUAL SHALL REMAIN WITH THE BUILDING.
  2. OPERATION AND MAINTENANCE INSTRUCTIONS FOR THE FOLLOWING:
    - A. ALL EQUIPMENT AND APPLIANCES, INCLUDING WATER-SAVING DEVICES, HVAC, & WATER HEATING SYSTEMS
    - B. ROOF AND YARD DRAINAGE, INCLUDING GUTTERS AND DOWNSPOUTS
    - C. SPACE CONDITIONING SYSTEMS, INCLUDING CONDENSERS AND AIR FILTERS.
    - D. LANDSCAPE IRRIGATION SYSTEMS.
    - E. WATER REUSE SYSTEMS.
  3. INFORMATION FROM LOCAL UTILITY, WATER AND WASTE RECOVERY PROVIDERS ON METHODS TO FURTHER REDUCE RESOURCE CONSUMPTION, INCLUDING RECYCLE PROGRAMS AND LOCATIONS.
  4. PUBLIC TRANSPORTATION AND OR CARPOOL OPTIONS AVAILABLE IN THE AREA.
  5. EDUCATIONAL MATERIAL ON THE POSITIVE IMPACTS OF AN INTERIOR RELATIVE HUMIDITY BETWEEN 30-60 PERCENT.
  6. INFORMATION ABOUT WATER-CONSERVATION LANDSCAPE & IRRIGATION DESIGN.
  7. INSTRUCTIONS FOR MAINTAINING GUTTERS AND DOWNSPOUTS AND THE IMPORTANCE OF DIVERTING FROM FOUNDATION.
  8. INFORMATION ON REQUIRED MAINTENANCE, INCLUDING CAULKING, PAINTING AND GRADING AROUND THE BUILDING.
  9. INFORMATION ABOUT STATE SOLAR ENERGY AND INCENTIVE PROGRAMS AVAILABLE.
  10. A COPY OF ALL SPECIAL INSPECTIONS VERIFICATIONS REQUIRED BY THE ENFORCING AGENCY OF THIS CODE.
 A COPY OF A COMPLETE OPERATION AND MAINTENANCE MANUAL, AS OUTLINED IN THE NOTES ABOVE WILL BE DELIVERED TO THE BUILDING OWNER PRIOR TO FINAL INSPECTION.
3. DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED DURING CONSTRUCTION. (SECTION 4.504.1)
4. ADHESIVES, SEALANTS AND CAULKS SHALL BE COMPLIANT WITH VOC AND OTHER TOXIC COMPOUND LIMITS. (SECTION 4.504.2.1)
5. PAINTS, STAINS AND OTHER COATINGS SHALL BE COMPLIANT WITH VOC LIMITS, AS SET IN SECTION 4.504.2.2 AND TABLE 4.504.3 OF CALGREEN.
6. AEROSOL PAINTS AND COATINGS SHALL BE COMPLIANT WITH PRODUCT WEIGHTED MFR LIMITS FOR VOC AND OTHER TOXIC COMPOUNDS. PER SECTION 4.504.2.3 OF CALGREEN BUILDING CODE.
7. DOCUMENTATION SHALL BE PROVIDED TO VERIFY THAT COMPLIANT VOC LIMIT FINISH MATERIALS HAVE BEEN USED. A SIGNED LETTER FROM THE CONTRACTOR AND OR THE BUILDING OWNER CERTIFYING WHAT MATERIAL HAS BEEN USED AND ITS COMPLIANCE WITH THE CODE MUST BE SUBMITTED TO THE BUILDING INSPECTOR.
8. CARPET AND CARPET SYSTEMS SHALL BE COMPLIANT WITH VOC LIMITS. A LETTER FROM THE CONTRACTOR AND OR THE BUILDING OWNER CERTIFYING WHAT MATERIAL HAS BEEN USED AND ITS COMPLIANCE WITH THE CALIFORNIA GREEN BUILDING CODE MUST BE SUBMITTED TO THE BUILDING INSPECTOR.
9. 80 PERCENT OF THE FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH VOC-EMISSION LIMITS DEFINED IN THE COLLABORATIVE FOR HIGH PERFORMANCE SCHOOLS (CHPS) LOW-EMITTING MATERIALS LIST OR BE CERTIFIED UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RFCI) FLOOR SCORE PROGRAM, OR PRODUCTS COMPLIANT WITH CHPS CRITERIA CERTIFIED UNDER THE GREENGUARD CHILDREN & SCHOOL PROGRAM, OR MEET THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH, "STANDARD FOR THE TESTING & EVALUATION OF VOLATILE ORGANIC CHEMICAL EMISSIONS FROM INDOOR SOURCES USING ENVIRONMENTAL CHAMBERS", VERSION 1.1, FEBRUARY 2010.
10. PARTICLEBOARD, MEDIUM DENSITY FIBERBOARD (MDF), AND HARDWOOD PLYWOOD USED IN THE INTERIOR OR EXTERIOR FINISH SYSTEMS SHALL COMPLY WITH LOW FORMALDEHYDE EMISSION STANDARDS AS SPECIFIED IN ARB'S AIR TOXIC CONTROL MEASURE FOR COMPOSITE WOOD AS SPECIFIED IN SECTION 4.504.5 AND TABLE 4.504.5 OF THE CALGREEN BUILDING CODE.
11. A SIGNED CERTIFICATION FROM THE INSTALLER AND OR BUILDING OWNER CERTIFYING WHAT MATERIAL HAS BEEN USED AND DOCUMENTING ITS COMPLIANCE WITH THE VOC LIMITS AND FORMALDEHYDE LIMITS SPECIFIED IN THE NOTES ABOVE AND THE CALIFORNIA GREEN BUILDING CODE.
12. BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALLS AND FLOOR FRAMING SHALL NOT BE ENCLOSED WHEN FRAMING MEMBERS EXCEED 19% MOISTURE CONTENT.
13. THE MOISTURE CONTENT OF BUILDING MATERIALS USED IN WALL AND FLOOR FRAMING IS CHECKED BEFORE ENCLOSURE. MOISTURE CONTENT SHALL BE VERIFIED BY EITHER A PROBE TYPE OR CONTACT TYPE MOISTURE METER. A CERTIFICATE OF COMPLIANCE INDICATING DATE OF TEST, LOCATION AND RESULTS ISSUED BY THE FRAMER SUBCONTRACTOR OR GENERAL CONTRACTOR MUST BE SUBMITTED TO THE BUILDING INSPECTOR.
14. AUTOMATIC IRRIGATION SYSTEM CONTROLLERS INSTALLED AT THE TIME OF FINAL INSPECTION SHALL BE WEATHER BASED.

## KEY NOTES

- ◇ ULTRA LOW FLOW TOILET- CENTER OF FIXTURE TO BE A MINIMUM OF 15 INCHES TO A VERTICAL SURFACE AT SIDES AND 24" INCHES AT THE FRONT. USE ULTRA LOW FLUSH MECHANISM: 1.6 GAL. PER FLUSH MAX.
- ◇ LAVATORY WITH LOW FLOW FAUCET (1.5 GALLONS PER MIN. MAX.)
- ◇ SHELF AND POLE PRIMED AND PAINTED
- ◇ BASE & UPPER CABINETS
- ◇ PROVIDE KITCHEN FAUCET WITH A MAXIMUM FLOW OF 1.8 GALLONS PER MIN.
- ◇ SMOKE DETECTOR- SEE ELECTRICAL NOTES. SHOWN AS (S)
- ◇ CEILING MOUNTED (60 CFM MIN.) MECHANICAL EXHAUST FAN/ LIGHT COMBINATION PROVIDE 5 AIR CHANGES PER HOUR
- ◇ HORIZONTAL GAS FIRED F.A.U. (RHEEM RGP1N10NRJR/5TON) 81,000 BTUH OUTPUT, 92% EFFICIENT. INSTALLED AS SHOWN FOR EACH UNIT
- ◇ SECTIONAL MTL GARAGE DOOR W/ ELECTRIC OPENER & ELECTRONIC EYE CHILD SAFETY DOOR STOP - SEE DOOR SCHEDULE
- ◇ STATE MODEL NO. G56 50 YRVT (50 GAL) WATER HEATER W SEISMIC BRACING (50,000 BTU) INPUT .62 ENERGY FACTOR
- ◇ NOT USED
- ◇ COMBINATION SMOKE/ CARBON MONOXIDE DETECTOR- SEE ELECTRICAL NOTES. SHOWN AS (SM)
- ◇ NOT USED
- ◇ 14' MAX VERTICAL LENGTH DRYER VENT TO DAYLIGHT THRU WALL. EXHAUST DUCTS & DRYER VENTS SHALL BE EQUIPPED WITH BACK DRAFT DAMPERS.



BASEMENT FLOOR PLAN- UNITS "A","B","C"&"D"		
BASEMENT HABITABLE	GARAGES & COMMON SPACE	TOTALS
"A" = 682 S.F.	"A" (GARAGE) = 554 S.F.	"A" TOTAL = 1,236 S.F.
"B" = 832 S.F.	"B" (GARAGE) = 554 S.F.	"B" TOTAL = 1,386 S.F.
"C" = 168 S.F.	"C" (GARAGE) = 496 S.F.	"C" TOTAL = 664 S.F.
"D" = 528 S.F.	"D" (GARAGE) = 480 S.F.	"D" TOTAL = 1,008 S.F.
TOTAL = 2,210 S.F.	COMMON SPACE = 1,250 S.F.	TOTAL = 4,294 S.F.
	TOTAL = 3,334 S.F.	

REVISIONS BY

x-xx-xxxx AK

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**HERSCHEL AVENUE**  
7760 HERSCHEL AVENUE., LOTS 35&36  
LA JOLLA, CALIFORNIA 92037

**BASEMENT FLOOR PLAN**

DATE 9-17-2020  
SCALE 3/16" = 1'-0"  
DRAWN AK  
APPROVED

**A2-0**  
- OF -

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REVISIONS	BY
x-xx-xxxx	AK

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**HERSCHEL AVENUE**  
7760 HERSCHEL AVENUE, LOTS 35&36  
LA JOLLA, CALIFORNIA 92037

**FIRST LEVEL FLOOR PLAN**

DATE 9-17-2020  
SCALE 3/16" = 1'-0"  
DRAWN AK  
APPROVED

**A2-1**  
- OF -

DOOR SCHEDULE UNITS A & B				
SYMB.	QNTY.	SIZE	TYPE	REMARKS
1	2	7'-0" x 6'-4"	WID./EXT. ENTRY DOOR	SOLID CORE CUSTOM WOOD PIVOT DOOR - SEE ENLARGED ELEVATION
2	2	2'-8" x 6'-8"	WID./INT.	SOLID CORE WOOD DOOR WITH SELF-CLOSING HINGE - FIRE RATED GARAGE ENTRY DOOR (PAINTED)
3	10	2'-8" x 6'-8"	WID./INT.	HOLLOW CORE WOOD DOOR (PAINTED)
4	13	2'-6" x 6'-8"	WID./INT.	HOLLOW CORE WOOD DOOR (PAINTED)
5	7	2'-0" x 6'-8"	WID./INT.	HOLLOW CORE WOOD DOOR (PAINTED)
6	3	2'-6" x 6'-8"	POCKET	HOLLOW CORE WOOD POCKET DOOR (PAINTED)
7	4	5'-0" x 3'-6"	WID./EXT. ENTRY GATE	CUSTOM WOOD W/ STAINLESS STL. FRAME ENTRY GATE (STAINED) PROVIDE SECURITY LOCK-SET
8	6	5'-0" x 6'-8"	SLIDER/INT.	HOLLOW CORE WOOD SLIDING CLOSET DOOR (PAINTED)
9	2	2'-8" x 7'-0"	MTL./EXT.	SOLID CORE WIL. CLAD EXTERIOR TRASH RM. DOOR (PAINTED) W/ 4" OBL. GLAZED LITE - SET IN WIL. FRAME
10	3	5'-0" x 7'-0"	DBL./EXT.	DOOR TO STORAGE W/ OUTWARD SWING 3'-0" SOLID CORE EXTERIOR GRADE WIL. CLAD DOOR (PAINTED) SET IN 4.0x3.4x4 WIL. FRAME - PROVIDE LOCK SET
11	4	9'-0" x 7'-4"	SECTIONAL	1/2" SECTIONAL OVERHEAD METAL AGRADE DOOR W/ ELECTRIC REMOTE OPENER

DOOR SCHEDULE UNITS C & D				
SYMB.	QNTY.	SIZE	TYPE	REMARKS
1	2	7'-0" x 6'-4"	WID./EXT. ENTRY DOOR	SOLID CORE CUSTOM WOOD PIVOT DOOR - SEE ENLARGED ELEVATION
2	3	2'-8" x 6'-8"	WID./INT.	SOLID CORE WOOD DOOR WITH SELF-CLOSING HINGE - FIRE RATED GARAGE ENTRY DOOR (PAINTED)
3	6	2'-8" x 6'-8"	WID./INT.	HOLLOW CORE WOOD DOOR (PAINTED)
4	11	2'-6" x 6'-8"	WID./INT.	HOLLOW CORE WOOD DOOR (PAINTED)
5	1	2'-0" x 6'-8"	WID./INT.	HOLLOW CORE WOOD DOOR (PAINTED) (LOOKED AS REQUIRED)
6	4	2'-6" x 6'-8"	POCKET	HOLLOW CORE WOOD POCKET DOOR (PAINTED)
7	1	5'-0" x 3'-6"	WID./EXT. ENTRY GATE	CUSTOM WOOD W/ STAINLESS STL. FRAME ENTRY GATE (STAINED) PROVIDE SECURITY LOCK-SET
8	2	5'-0" x 6'-8"	SLIDER/INT.	HOLLOW CORE WOOD SLIDING CLOSET DOOR (PAINTED)
9	-	NOT USED	-	-
10	-	NOT USED	-	-
11	3	9'-0" x 7'-4"	SECTIONAL	1/2" SECTIONAL OVERHEAD METAL AGRADE DOOR W/ ELECTRIC REMOTE OPENER
12	2	4'-0" x 6'-8"	FRENCH/INT.	HOLLOW CORE WOOD CLOSET DOOR W/ 2'-24" DOORS SET IN 48" OPENING (PAINTED)
13	1	3'-6" x 6'-8"	BIFOLD/INT.	HOLLOW CORE WOOD BIFOLD CLOSET DOOR SET IN 48" OPENING (PAINTED)
14	1	2'-8" x 7'-0"	MTL./EXT.	SOLID CORE WIL. CLAD EXTERIOR TRASH RM. DOOR (PAINTED) - PROVIDE LOCKSET
15	1	9'-6" x 14'-0"	S.STL./EXT.	STAINLESS STL. GATE ROLL-UP SECURITY GRILLE W/ ELECTRIC REMOTE SYSTEM - SEE NOTES A2-9

• INTERIOR DOORS TO BE: "TRUSTLE" - SN'GAL PANEL #F51000 - WHITE  
• EXTERIOR DOORS TO BE: \_\_\_\_\_ DOORS WITH SPECIAL GLAZING PACKAGE WITH STC RATING OF 35. FOR ALL EXTERIOR THRESHOLDS SEE NOTE #2 ON WINDOW SCHEDULE.

WINDOW SCHEDULE UNITS A & B										
SYMB.	QNTY.	H	S	W	TYPE	GLAZING	U FACTOR	SHGC #	SQ. FOOTAGE	REMARKS
1	2	4'-9"	5'-0"	0"	CASMT/FIXED	DBL	.18	.15	23.75 SQ. FT.	2 ED. PNL'S W/ TRANSOM ARV. APPROVED FOR EGRESS - EMERGED AS REQ. (RIGHT SIDE)
2	2	4'-9"	4'-6"	0"	CASMT/FIXED	DBL	.18	.15	21.37 SQ. FT.	2 ED. PNL'S W/ TRANSOM ARV. APPROVED FOR EGRESS - EMERGED AS REQ. (RIGHT SIDE)
3	2	8'-0"	5'-0"	0"	CASMT/FIXED	DBL	.18	.15	40.0 SQ. FT.	2 ED. PNL'S W/ TRANSOM ARV. APPROVED FOR EGRESS - EMERGED AS REQ. (RIGHT SIDE)
4	2	8'-0"	5'-0"	0"	CASMT/FIXED	DBL	.18	.15	40.0 SQ. FT.	2 ED. PNL'S W/ TRANSOM ARV. APPROVED FOR EGRESS - EMERGED AS REQ. (RIGHT SIDE)
5	1	5'-6"	6'-9"	0"	FIXED	DBL	.18	.15	37.1 SQ. FT.	TEMPERED
6	1	2'-6"	1'-8"	0"	FIXED	DBL	.18	.15	4.11 SQ. FT.	TEMPERED
7	1	8'-0"	12'-0"	0"	SLIDER/FIXED	DBL	.29	.21	96.0 SQ. FT.	4 ED. PNL'S W/ TRANSOM ARV. SLIDER PER PLAN - EMERGED
8	1	9'-4"	9'-0"	0"	SLIDER/FIXED	DBL	.29	.21	84.0 SQ. FT.	3 ED. PNL'S W/ TRANSOM ARV. SLIDER PER PLAN - EMERGED
9	1	2'-6"	5'-0"	0"	CASMT/FIXED	DBL	.18	.15	25.8 SQ. FT.	2 ED. PNL'S W/ TRANSOM ARV.
10	2	4'-2"	1'-8"	0"	CASMT	DBL	.18	.15	6.9 SQ. FT.	TEMPERED
11	1	7'-10"	5'-0"	0"	SLIDER	DBL	.29	.21	39.1 SQ. FT.	2 ED. PNL'S W/ TRANSOM ARV. SLIDER PER PLAN - EMERGED
12	1	7'-10"	2'-6"	0"	FIXED	DBL	.18	.15	4.1 SQ. FT.	TOP PNL W/ TRANSOM ARV. EMERGED AS REQ.
13	1	6'-4"	2'-6"	0"	CASMT	DBL	.18	.15	15.8 SQ. FT.	2 ED. PNL'S W/ TRANSOM ARV. EMERGED AS REQ.
14	1	9'-0"	5'-2"	0"	FIXED	DBL	.18	.15	14.7 SQ. FT.	2 PNL'S W/ TRANSOM ARV. EMERGED AS REQ.
15	4	9'-0"	2'-6"	0"	CASMT	DBL	.18	.15	46.5 SQ. FT.	TOP PNL W/ TRANSOM ARV. EMERGED AS REQ.
16	2	1'-9"	5'-0"	0"	FIXED	DBL	.18	.15	8.75 SQ. FT.	2 ED. TRANSOM PNL'S
17	1	9'-0"	5'-6"	0"	FIXED	DBL	.18	.15	49.5 SQ. FT.	4 ED. PNL'S W/ TRANSOM ARV. EMERGED AS REQ.
18	2	9'-0"	2'-6"	0"	FIXED	DBL	.18	.15	46.5 SQ. FT.	2 ED. PNL'S W/ TRANSOM ARV. EMERGED AS REQ.
19	1	9'-0"	6'-0"	0"	SLIDER	DBL	.18	.15	46.5 SQ. FT.	2 ED. PNL'S W/ TRANSOM ARV. SLIDER PER PLAN - EMERGED
20	1	7'-0"	9'-8"	0"	FIXED/SLIDER	DBL	.29	.21	67.7 SQ. FT.	3 ED. PNL'S - SLIDER PER PLAN - EMERGED
21	2	4'-6"	2'-6"	0"	FIXED	DBL	.18	.15	11.3 SQ. FT.	2 ED. PNL'S W/ TRANSOM ARV. EMERGED AS REQ.
22	2	2'-8"	2'-6"	0"	SKYLIGHT	DBL	xxx	xxx	10.4 SQ. FT.	OPERABLE VELUX SKYLIGHT OF EQUAL W/ REMOTE CONTROL - SAFETY GLAZING
23	1	4'-2"	5'-0"	0"	SLIDER	DBL	.18	.15	20.8 SQ. FT.	SLIDER PER ELEVATION
24	3	6'-8"	6'-0"	0"	FIXED	SINGLE/LAM	-	-	-	2 ED. PNL'S EMERGED SAFETY GLASS SET IN TOP & BOT ALUM. RAILS ONLY NO JERT

**WINDOW NOTES**  
1. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET, THE MINIMUM NET CLEAR OPENING FOR EMERGENCY ESCAPE GRADE-LEVEL OPENINGS SHALL BE 5 SQUARE FEET.  
2. AT ALL EXTERIOR DOOR THRESHOLDS: 0.75" MAX HT. FOR SLIDING DOORS AND 0.50" MAX HT. FOR SWINGING DOORS.  
3. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING HEIGHT OF 24 INCHES. THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE OPERATION OF THE OPENING.  
4. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE THE BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 44 INCHES MEASURED FROM THE FLOOR.

WINDOW SCHEDULE UNITS C & D										
SYMB.	QNTY.	H	S	W	TYPE	GLAZING	U FACTOR	SHGC #	SQ. FOOTAGE	REMARKS
1	2	1'-8"	2'-6"	0"	FIXED	DBL	.18	.15	4.16 SQ. FT.	TEMPERED
2	1	3'-0"	1'-8"	0"	CASMT	DBL	.18	.15	5.0 SQ. FT.	TEMPERED
3	2	5'-0"	1'-8"	0"	CASMT	DBL	.18	.15	13.5 SQ. FT.	TEMPERED
4	1	5'-6"	5'-0"	0"	CASMT/FIXED	DBL	.18	.15	27.5 SQ. FT.	2 ED. PNL'S W/ TRANSOM ARV. OPERABLE LEFT HAND PANEL FOR APPROVED EGRESS - EMERGED AS REQ.
5	1	8'-6"	2'-6"	0"	FIXED	DBL	.18	.15	21.2 SQ. FT.	1-1/2" PNL W/ TRANSOM ARV. EMERGED AS REQ.
6	1	1'-5"	6'-4"	0"	FIXED	DBL	.18	.15	9.3 SQ. FT.	1-TRANSOM PANEL ABOVE ENTRY DOOR
7	1	8'-6"	4'-2"	0"	FIXED	DBL	.18	.15	35.4 SQ. FT.	1-1/2" PNL W/ TRANSOM ARV. REQUIRES CORNER DETAIL EMERGED AS REQ.
8	1	8'-6"	9'-0"	0"	FIXED/SLIDER	DBL	.29	.21	76.5 SQ. FT.	2 ED. PNL'S W/ TRANSOM ARV. SLIDER PER PLAN - EMERGED AS REQ.
9	1	7'-0"	9'-0"	0"	FIXED/SLIDER	DBL	.29	.21	63.0 SQ. FT.	2 ED. PNL'S SLIDER PER PLAN - EMERGED AS REQ.
10	1	7'-0"	9'-0"	0"	FIXED/SLIDER	DBL	.29	.21	63.0 SQ. FT.	100% W/ MARKED ASSEMBLY OF TOP HOSE
11	1	5'-0"	4'-0"	0"	FIXED	DBL	.18	.15	20.0 SQ. FT.	TEMPERED
12	2	7'-0"	6'-0"	0"	FIXED	DBL	.18	.15	42.0 SQ. FT.	2 ED. PNL'S - EMERGED
13	1	7'-0"	11'-8"	0"	FIXED/SLIDER	DBL	.29	.21	81.6 SQ. FT.	4 ED. PNL'S SLIDER @ MIDDLE PNL'S - ENDS TRICH - EMERGED
14	1	7'-0"	6'-0"	0"	CASMT/FIXED	DBL	.18	.15	42.0 SQ. FT.	2 ED. PNL'S OPERABLE LEFT HAND PANEL - EMERGED
15	1	7'-0"	9'-0"	0"	FIXED	DBL	.18	.15	63.0 SQ. FT.	3 ED. PNL'S - EMERGED
16	1	7'-0"	6'-0"	0"	CASMT/FIXED	DBL	.18	.15	42.0 SQ. FT.	2 ED. PNL'S OPERABLE RIGHT HAND PANEL - EMERGED
17	1	7'-0"	6'-0"	0"	CASMT/FIXED	DBL	.18	.15	42.0 SQ. FT.	2 ED. PNL'S OPERABLE RIGHT HAND PANEL - EMERGED
18	1	8'-0"	9'-0"	0"	SLIDER/FIXED	DBL	.29	.21	72.0 SQ. FT.	3 ED. PNL'S W/ TRANSOM ARV. SLIDER PER PLAN - EMERGED
19	1	8'-0"	5'-0"	0"	FIXED	DBL	.18	.15	40.0 SQ. FT.	2 ED. PNL'S W/ TRANSOM ARV. - EMERGED AS REQ.
20	1	8'-0"	5'-0"	0"	CASMT/FIXED	DBL	.18	.15	42.0 SQ. FT.	2 ED. PNL'S W/ TRANSOM ARV. OPERABLE LEFT HAND PANEL - EMERGED
21	1	8'-0"	5'-0"	0"	CASMT/FIXED	DBL	.18	.15	42.0 SQ. FT.	2 ED. PNL'S W/ TRANSOM ARV. OPERABLE LEFT HAND PANEL - EMERGED
22	1	4'-4"	5'-6"	0"	CASMT/FIXED	DBL	.18	.15	23.8 SQ. FT.	2 ED. PNL'S W/ TRANSOM ARV. OPERABLE RIGHT HAND PANEL - EMERGED
23	1	4'-4"	2'-2"	0"	FIXED	DBL	.18	.15	9.3 SQ. FT.	2 ED. PNL'S W/ TRANSOM ARV. OPERABLE RIGHT HAND PANEL - EMERGED
24	1	4'-2"	2'-6"	0"	CASMT	DBL	.18	.15	10.4 SQ. FT.	TEMPERED
25	1	8'-0"	5'-0"	0"	CASMT/FIXED	DBL	.18	.15	42.0 SQ. FT.	2 ED. PNL'S W/ TRANSOM ARV. OPERABLE RIGHT HAND PANEL - EMERGED
26	1	3'-7"	4'-0"	0"	CASMT/FIXED	DBL	.18	.15	14.2 SQ. FT.	2 ED. PNL'S W/ TRANSOM ARV. OPERABLE RIGHT HAND PANEL - EMERGED
27	1	7'-0"	6'-0"	0"	SLIDER	DBL	.18	.15	42.0 SQ. FT.	2 ED. PNL'S SLIDER PER PLAN - EMERGED
28	1	5'-0"	9'-0"	0"	FIXED	DBL	.18	.15	45.0 SQ. FT.	2 ED. PNL'S
29	1	7'-0"	9'-0"	0"	SLIDER	DBL	.18	.15	42.0 SQ. FT.	2 ED. PNL'S SLIDER PER PLAN - EMERGED
30	1	5'-0"	5'-10"	0"	FIXED	DBL	.18	.15	45.0 SQ. FT.	2 ED. PNL'S
31	1	7'-0"	9'-4"	0"	SLIDER	DBL	.18	.15	42.0 SQ. FT.	3 ED. PNL'S SLIDER PER PLAN - EMERGED
32	3	6'-8"	6'-0"	0"	FIXED	SINGLE/LAM	-	-	-	2 ED. PNL'S EMERGED SAFETY GLASS SET IN TOP & BOT ALUM. RAILS ONLY NO JERT

**KEY NOTES**

- ULTRA LOW FLOW TOILET- CENTER OF FIXTURE TO BE A MINIMUM OF 15 INCHES TO A VERTICAL SURFACE AT SIDES AND 24" INCHES AT THE FRONT. USE ULTRA LOW FLUSH MECHANISM: 1.6 GAL PER FLUSH MAX.
- LAVATORY WITH LOW FLOW FAUCET (1.5 GALLONS PER MIN. MAX.)
- SHELF AND POLE PRIMED AND PAINTED
- BASE & UPPER CABINETS
- PROVIDE KITCHEN FAUCET WITH A MAXIMUM FLOW OF 1.8 GALLONS PER MIN.
- SMOKE DETECTOR- SEE ELECTRICAL NOTES. SHOWN AS (S)
- CEILING MOUNTED (60 CFM MIN.) MECHANICAL EXHAUST FAN/ LIGHT COMBINATION PROVIDED 5 AIR CHANGES PER HOUR
- HORIZONTAL GAS FIRED F.A.U. (RHEEM RGNPIONBRJ/5TON) 81,000 BTUH OUTPUT, 92% EFFICIENT. INSTALLED AS SHOWN FOR EACH UNIT
- SECTIONAL MTL. GARAGE DOOR W/ ELECTRIC OPENER & ELECTRONIC EYE CHILD SAFETY DOOR STOP - SEE DOOR SCHEDULE
- STATE MODEL NO. C56 50 YRVT (50 GAL) WATER HEATER W SEISMIC BRACING (50,000 BTU) INPUT .62 ENERGY FACTOR
- NOT USED
- COMBINATION SMOKE/ CARBON MONOXIDE DETECTOR- SEE ELECTRICAL NOTES. SHOWN AS (SM)
- NOT USED
- 14" MAX VERTICAL LENGTH DRYER VENT TO DAYLIGHT THRU WALL. EXHAUST DUCTS & DRYER VENTS SHALL BE EQUIPPED WITH BACK DRAFT DAMPERS.

**GENERAL NOTES**

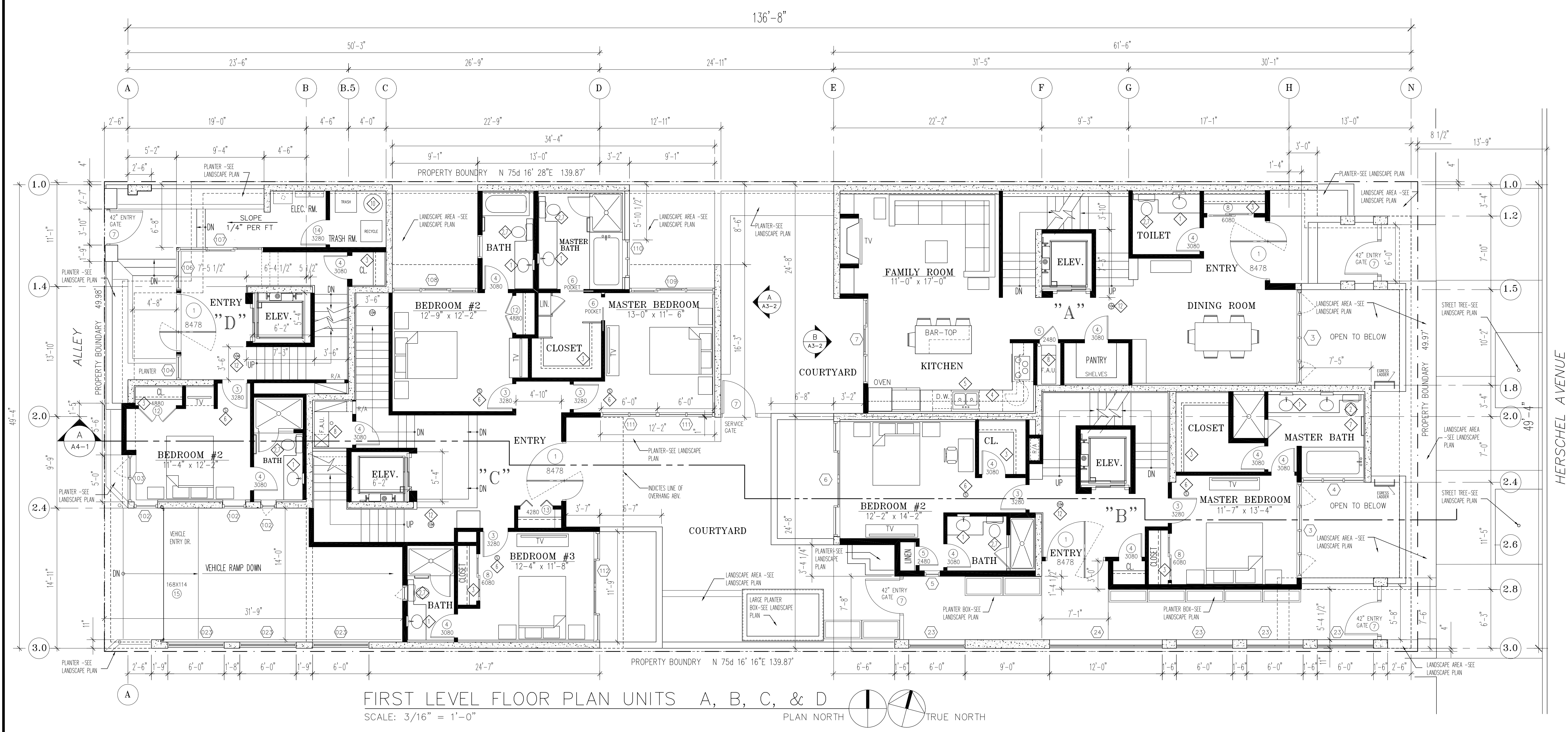
- ALL PLUMBING FIXTURES AND FITTINGS WILL BE WATER CONSERVING AND WILL COMPLY WITH THE 2013 CGBC SEC. 4.303.1. ULTRA LOW FLUSH MECHANISM: 1.6 GAL PER FLUSH MAX.
- PER 2016 CGBC SEC 4.303.1.3.2, WHEN A SHOWER IS SERVED BY MORE THAN ONE SHOWERHEAD, THE COMBINED FLOW RATE OF ALL SHOWERHEADS AND/OR OUTLETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 2.0 GALLONS PER MINUTE AT 80 PSI, OR THE SHOWER SHALL BE DESIGNED TO ONLY ALLOW ONE SHOWER OUTLET TO BE IN OPERATION AT A TIME. HANDHELD SHOWERS ARE CONSIDERED SHOWERHEADS.
- PER 2016 CGBC SEC 4.303.2, PLUMBING FIXTURES (WATER CLOSETS & URINALS) AND FITTINGS (FAUCETS & SHOWERHEADS) SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE (CPC) AND TABLE 1401.1 OF THE CPC.
- ALL ABS AND PVC PIPING AND FITTING 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.
- A PLUMBING FIXTURE CERTIFICATION MUST BE COMPLETED 7 SIGNED BY EITHER A LICENSED GENERAL CONTRACTOR, OR A PLUMBING SUBCONTRACTOR OR THE BUILDING OWNER CERTIFYING THE FLOW RATE OF THE FIXTURES INSTALLED. A COPY OF THE CERTIFICATION CAN BE OBTAINED FROM THE DEVELOPMENT SERVICES DEPARTMENT.
- PER 2016 GREEN CODE SEC. 4.503.1 ANY INSTALLED FIREPLACE SHALL BE A DIRECT VENT SEALED COMBUSTION TYPE. ANY INSTALLED WOODSTOVE OR PELLET STOVE SHALL COMPLY WITH U.S. EPA PHASE II EMISSION LIMITS WHERE APPLICABLE. WOODSTOVES, PELLET STOVES, AND FIREPLACES SHALL ALSO COMPLY WITH APPLICABLE LOCAL ORDINANCES.
- EXHAUST FANS AND DRYER VENTS SHALL BE EQUIPPED WITH BACK DRAFT DAMPERS.

FIRST LEVEL FLOOR PLAN UNITS "A", "B", "C" & "D"				
"A" (LIVING SPACE)	= 1,071 S.F.			
"B" (LIVING SPACE)	= 1,001 S.F.			
"C" (LIVING SPACE)	= 1,337 S.F.			
"D" (LIVING SPACE)	= 550 S.F.			
<b>TOTAL FIRST LEVEL</b>	<b>= 3,959 S.F.</b>			

FLOOR PLAN UNIT TOTALS "A", "B", "C" & "D"				
	1ST FLR.	2ND FLR.	ROOF	TOTALS
"A"	= 1,071 S.F.	= 1,102 S.F.	= 132 S.F.	= 2,305 S.F.
"B"	= 1,001 S.F.	= 1,148 S.F.	= 145 S.F.	= 2,294 S.F.
"C"	= 1,337 S.F.	= 1,157 S.F.	= 121 S.F.	= 2,615 S.F.
"D"	= 550 S.F.	= 1,227 S.F.	= 99 S.F.	= 1,876 S.F.
<b>TOTALS</b>	<b>= 3,959 S.F.</b>	<b>= 4,634 S.F.</b>	<b>= 497 S.F.</b>	<b>= 9,090 S.F.</b>

ABOVE GROUND TOTAL = 9,090 S.F.



REVISIONS	BY
x-xx-xxxx	AK

**RICHARD GOMBES ARCHITECT**  
 P.O. BOX 192 LA JOLLA, CA 92038 (858) 456-4070

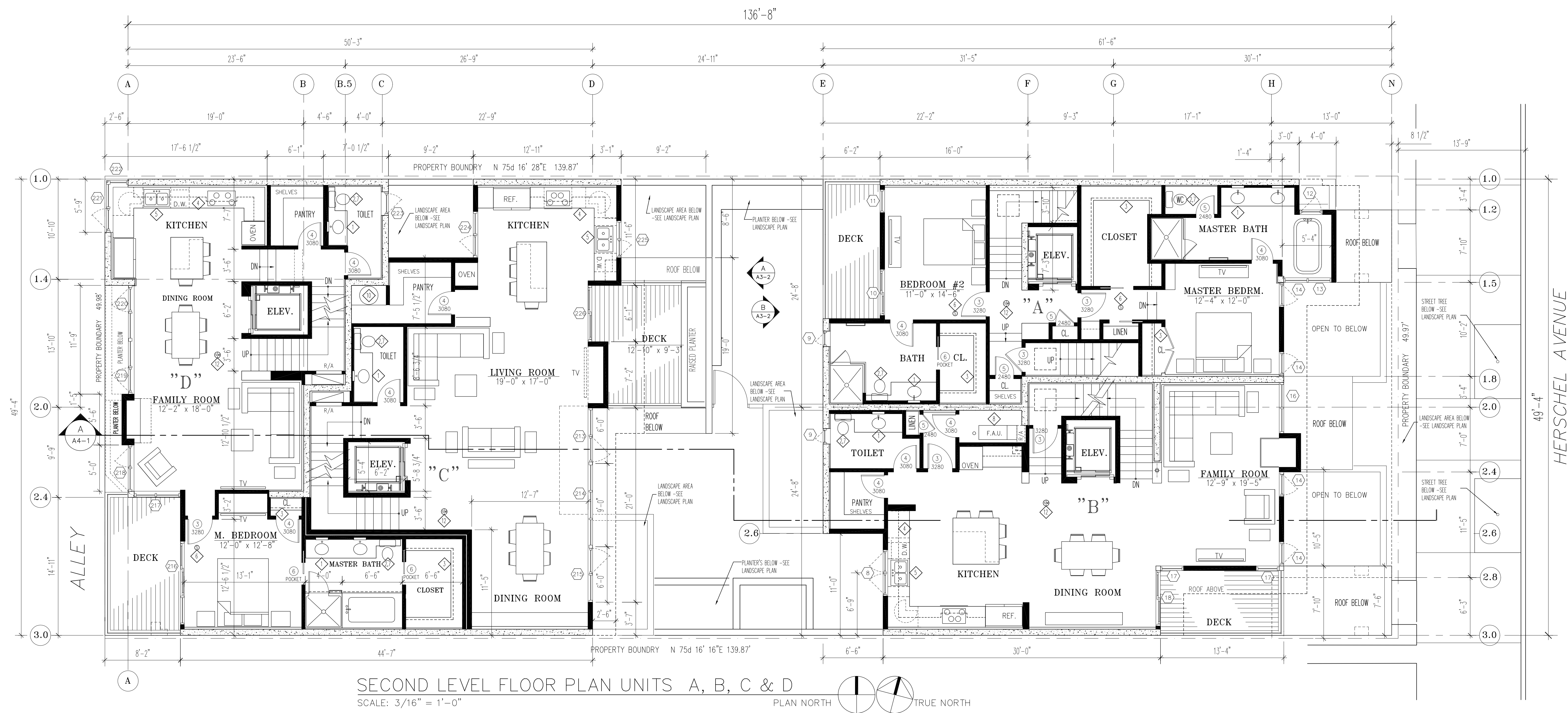
**HERSCHEL AVENUE**  
 7760 HERSCHEL AVENUE., LOTS 35&36  
 LA JOLLA, CALIFORNIA 92037

**SECOND LEVEL FLOOR PLAN**

DATE 9-17-2020  
 SCALE 3/16" = 1'-0"  
 DRAWN AK  
 APPROVED

**A2-2**  
 - OF -

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SECOND LEVEL FLOOR PLAN UNITS "A","B","C"&"D"	
"A" (LIVING SPACE)	= 1,102 S.F.
"B" (LIVING SPACE)	= 1,148 S.F.
"C" (LIVING SPACE)	= 1,157 S.F.
"D" (LIVING SPACE)	= 1,227 S.F.
<b>TOTAL SECOND LEVEL</b>	<b>= 4,634 S.F.</b>

**SECOND LEVEL FLOOR PLAN UNITS A, B, C & D**  
 SCALE: 3/16" = 1'-0"  
 PLAN NORTH TRUE NORTH

REVISIONS	BY
x-xx-xxxx	AK

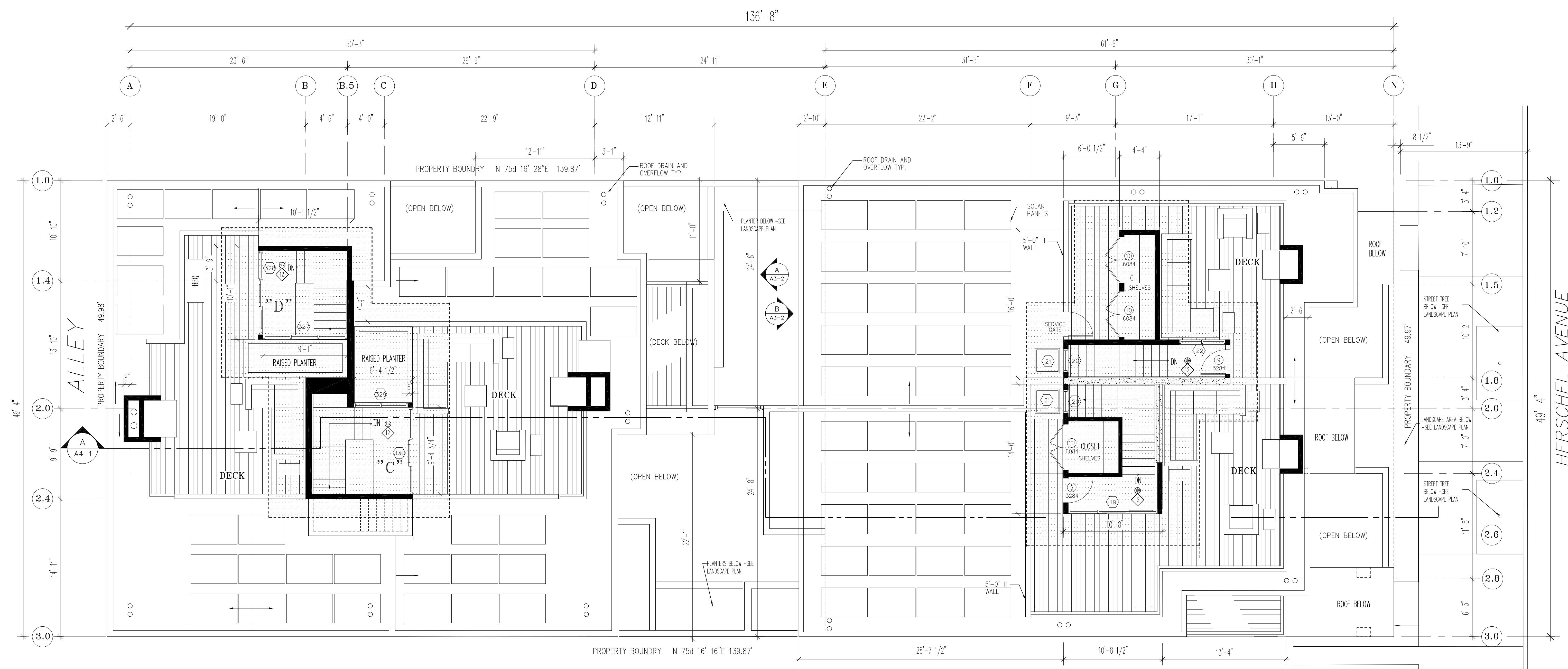
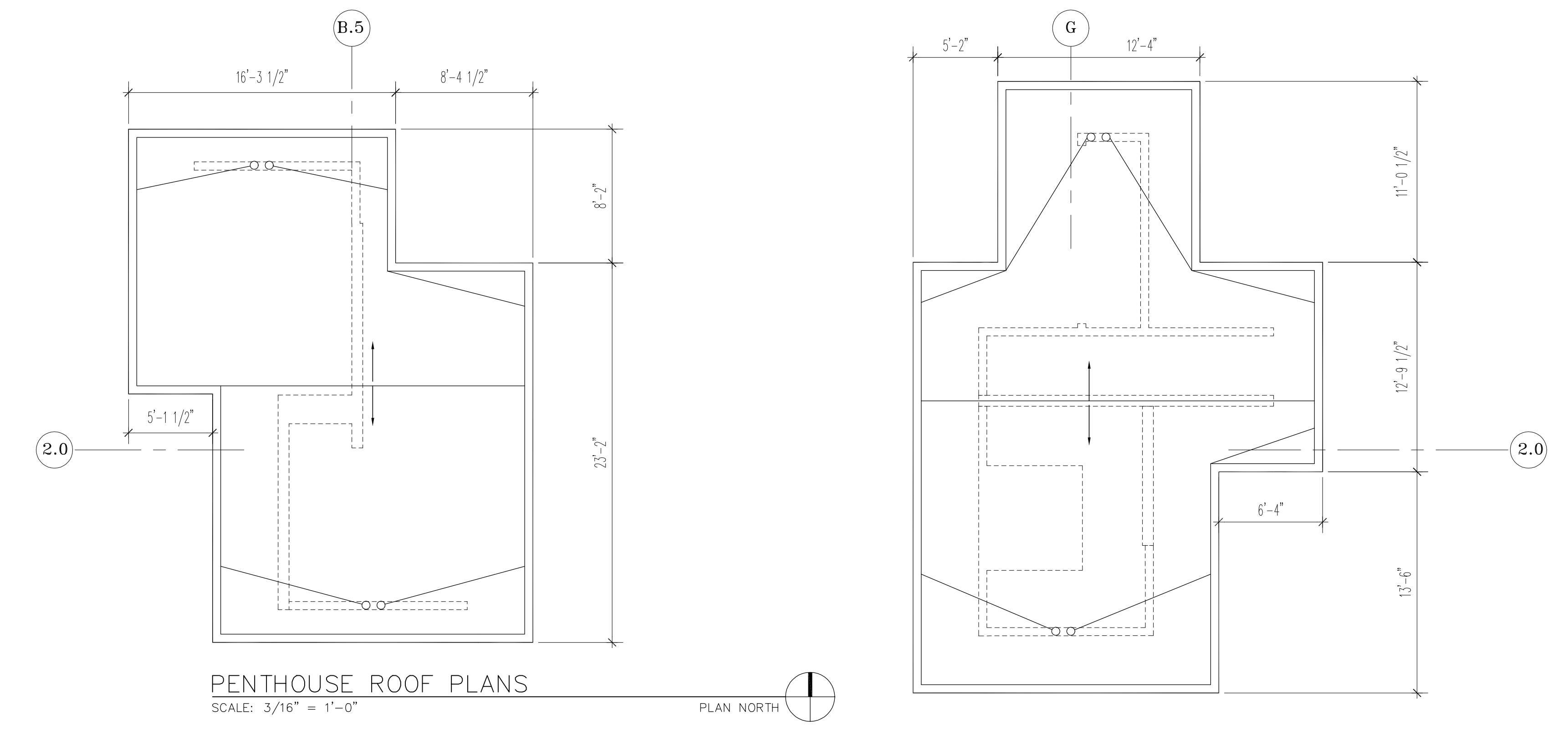
**RICHARD GOMBES ARCHITECT**  
 P.O. BOX 192 LA JOLLA, CA 92038 (858) 456-4070

**HERSCHEL AVENUE**  
 7760 HERSCHEL AVENUE, LOTS 35&36  
 LA JOLLA, CALIFORNIA 92037

**ROOF PLAN**

**A2-3**  
 OF

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ROOF PLAN UNITS "A","B","C"&"D"	
"A" (LIVING SPACE)	= 132 S.F.
"B" (LIVING SPACE)	= 145 S.F.
"C" (LIVING SPACE)	= 121 S.F.
"D" (LIVING SPACE)	= 99 S.F.
<b>TOTAL SECOND LEVEL</b>	<b>= 497 S.F.</b>

DATE	9-17-2020
SCALE	3/16" = 1'-0"
DRAWN	AK
APPROVED	



REVISIONS	BY
x-xx-xxxx	AK

**RICHARD GOMBES ARCHITECT**  
 P.O. BOX 192 LA JOLLA, CA 92038 (858) 456-4070

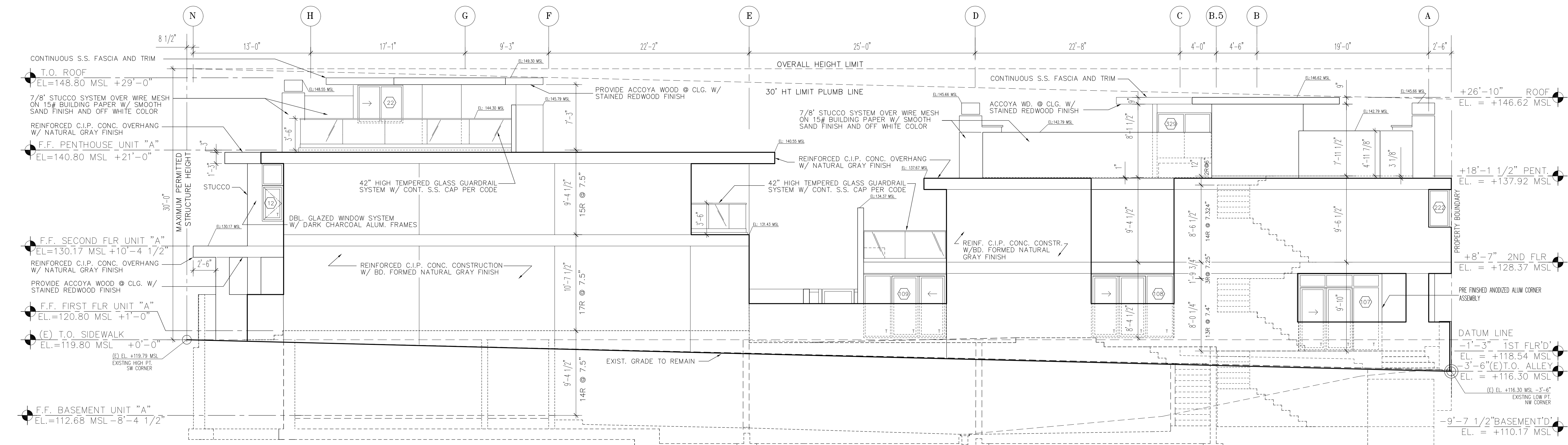
**HERSCHEL AVENUE**  
 7760 HERSCHEL AVENUE, LOTS 35&36  
 LA JOLLA, CALIFORNIA 92037

**ELEVATIONS**

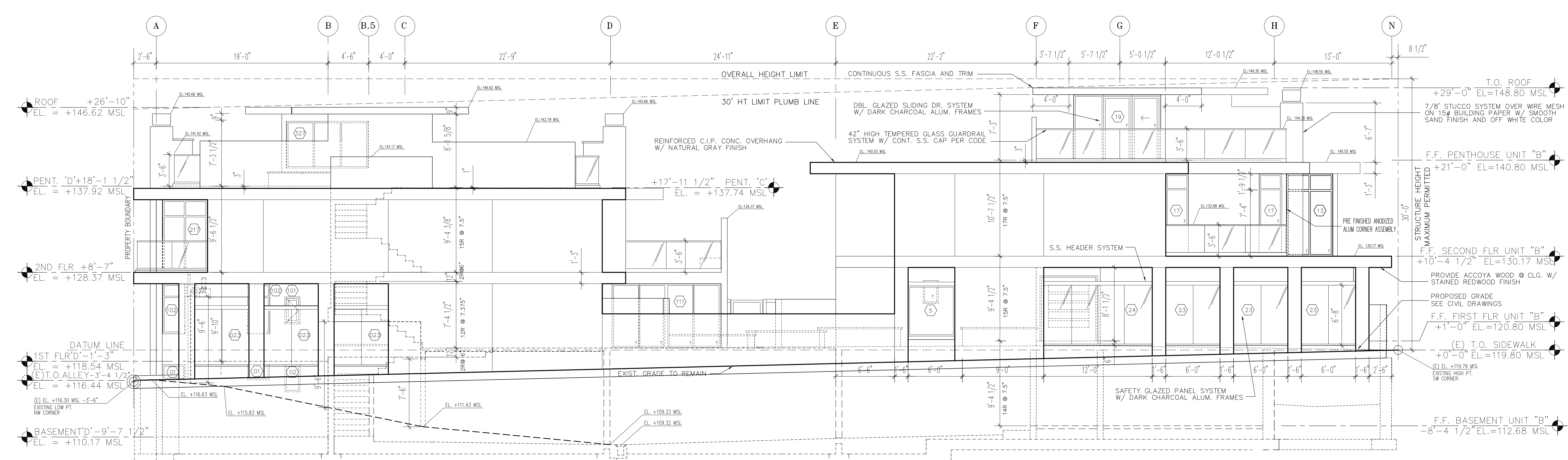
DATE 9-17-2020  
 SCALE 3/16" = 1'-0"  
 DRAWN AK  
 APPROVED

**A3-1**  
 - OF -

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**NORTH ELEVATION**  
 SCALE: 3/16" = 1'-0"



**SOUTH ELEVATION**  
 SCALE: 3/16" = 1'-0"

REVISIONS	BY
x-xx-xxxx	AK

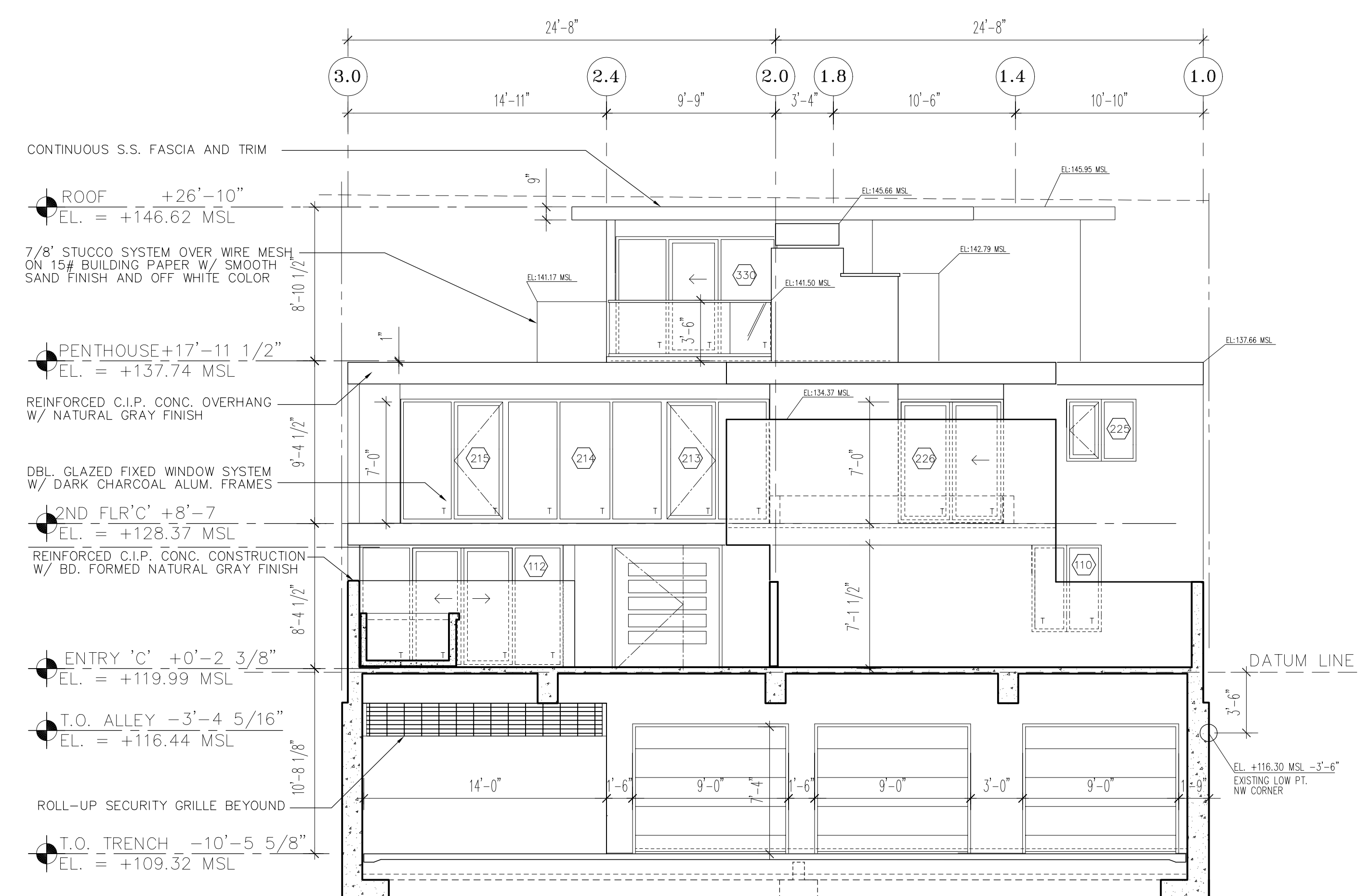
**RICHARD GOMBES ARCHITECT**  
P.O. BOX 192 LA JOLLA, CA 92038 (858) 456-4070

**HERSCHEL AVENUE**  
7760 HERSCHEL AVENUE, LOTS 35&36  
LA JOLLA, CALIFORNIA 92037

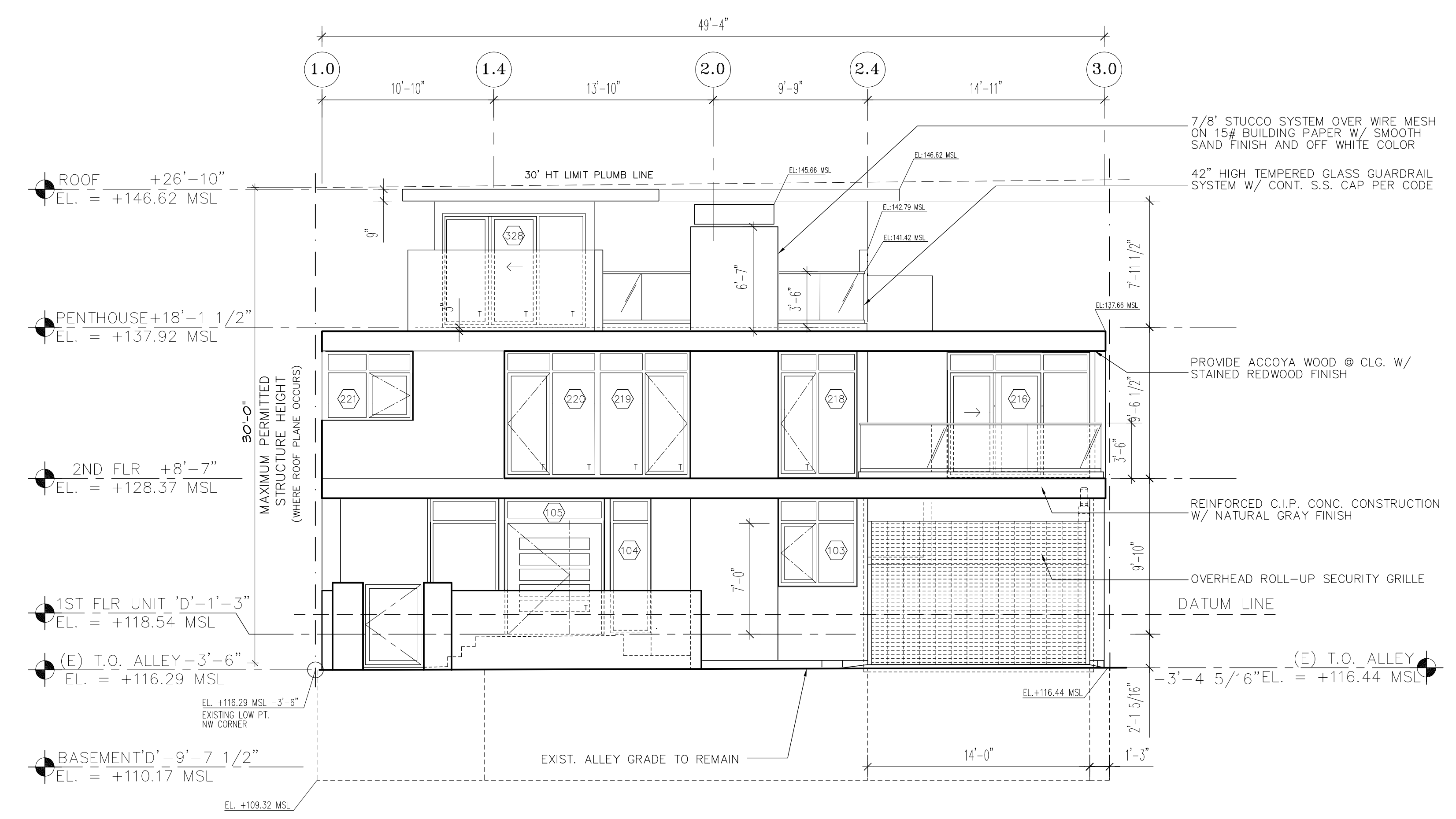
**ELEVATIONS**

DATE 9-17-2020  
SCALE 3/16" = 1'-0"  
DRAWN AK  
APPROVED

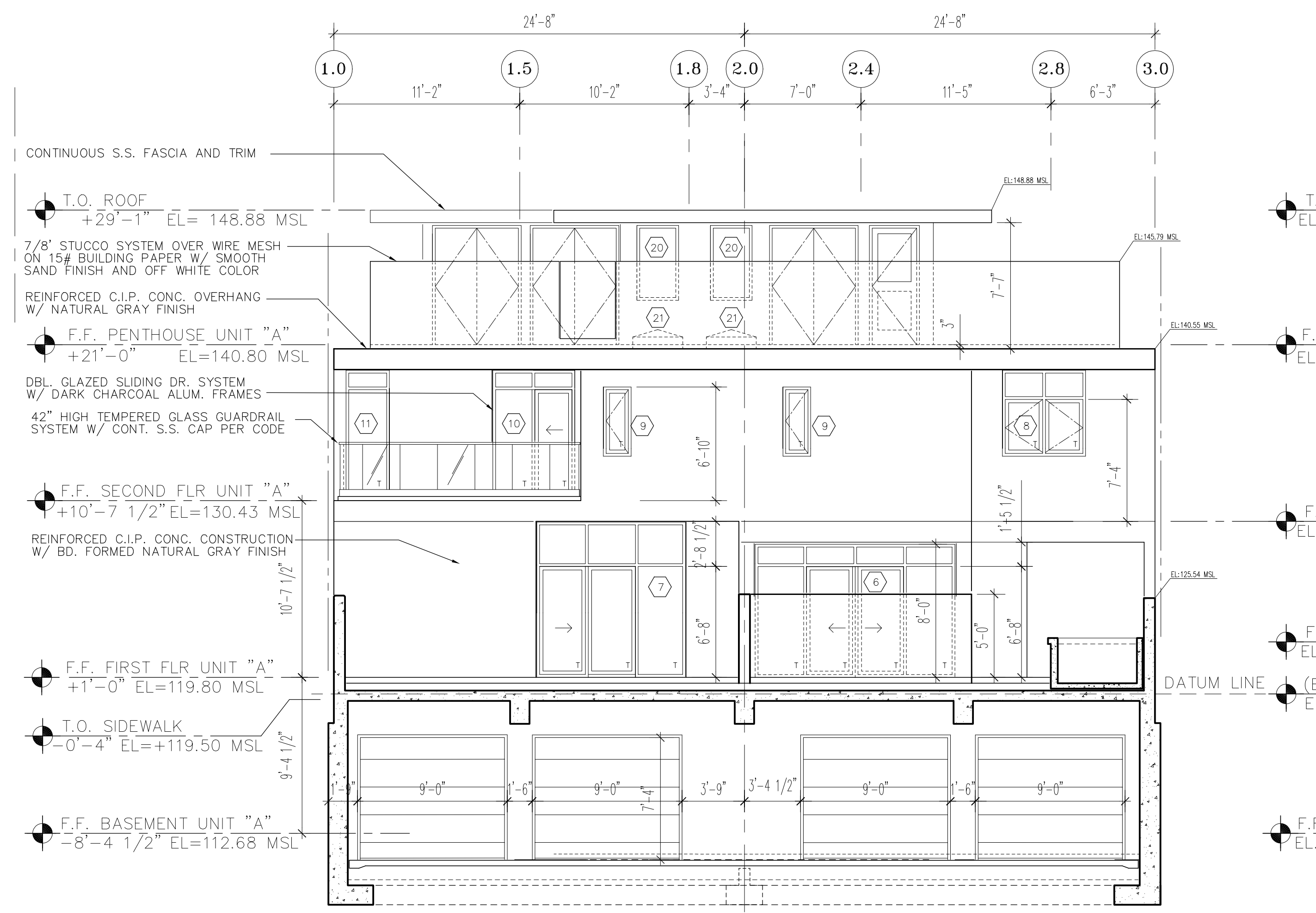
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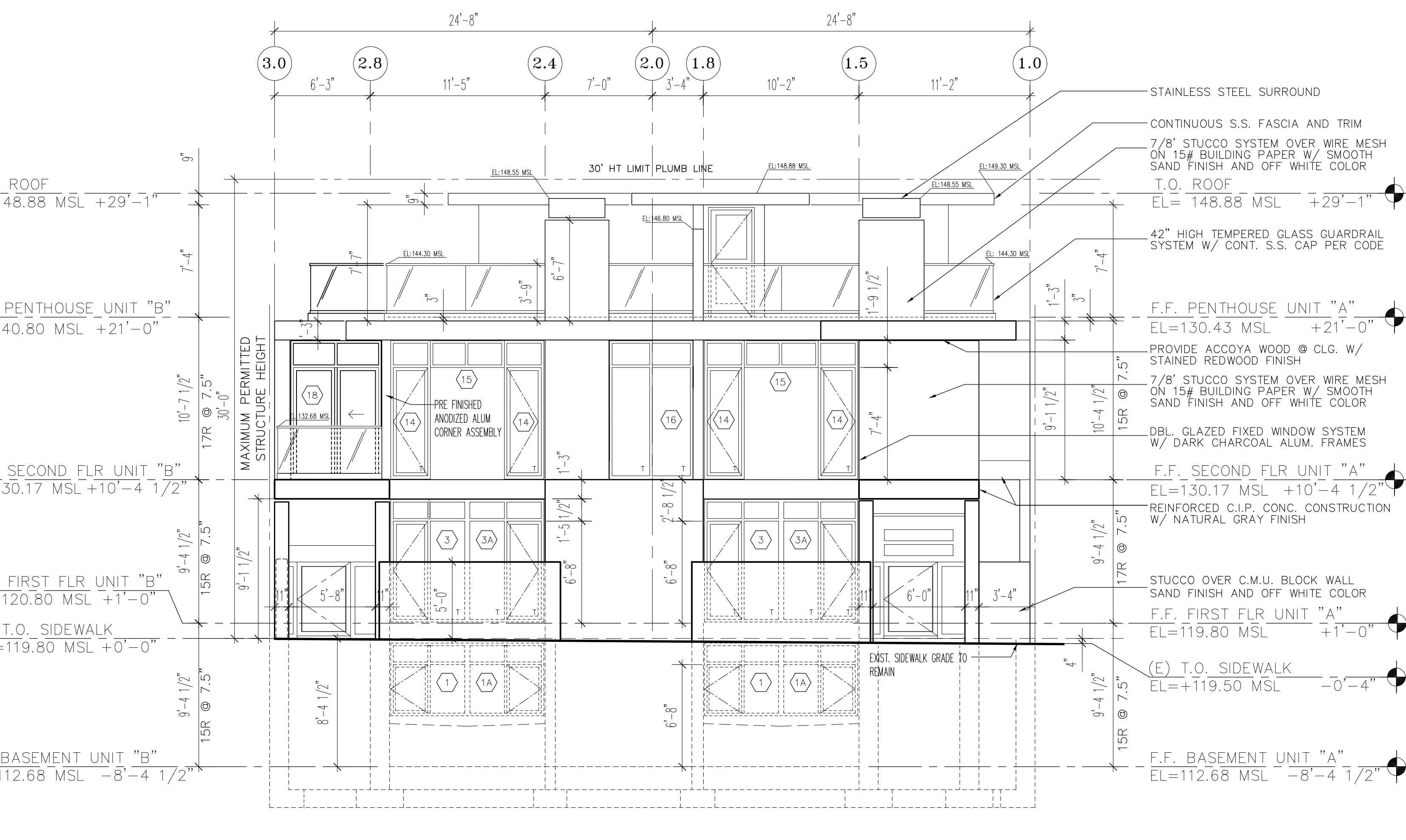
**A EAST ELEVATION UNIT C**  
SCALE: 3/16" = 1'-0"



**C WEST ELEVATION UNIT D**  
SCALE: 3/16" = 1'-0"



**D WEST ELEVATION UNITS A & B**  
SCALE: 3/16" = 1'-0"



**D EAST ELEVATION UNITS A & B**  
SCALE: 3/16" = 1'-0"

REVISIONS	BY
x-xx-xxxx	AK

**RICHARD GOMBES ARCHITECT**  
 P.O. BOX 192 LA JOLLA, CA 92038 (858) 456-4070

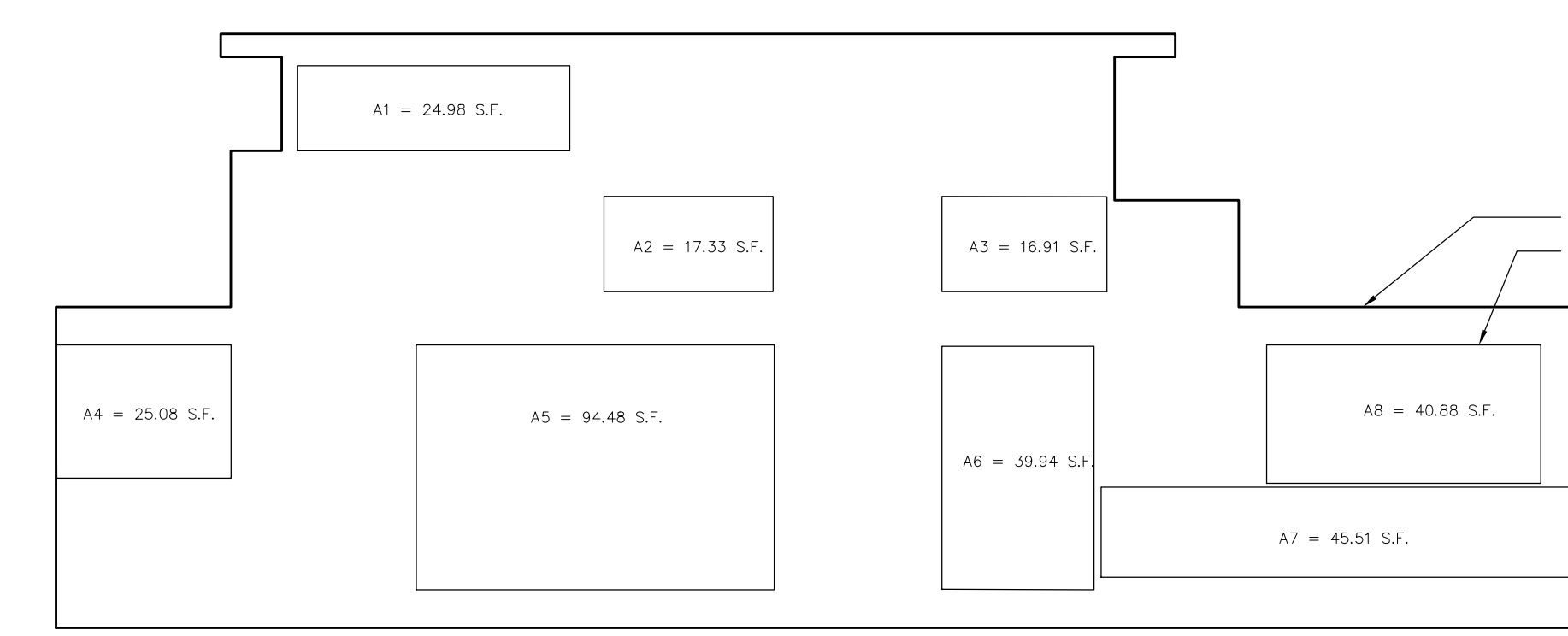
**HERSCHEL AVENUE**  
 7760 HERSCHEL AVENUE., LOTS 35&36  
 LA JOLLA, CALIFORNIA 92037

**SECTIONS**

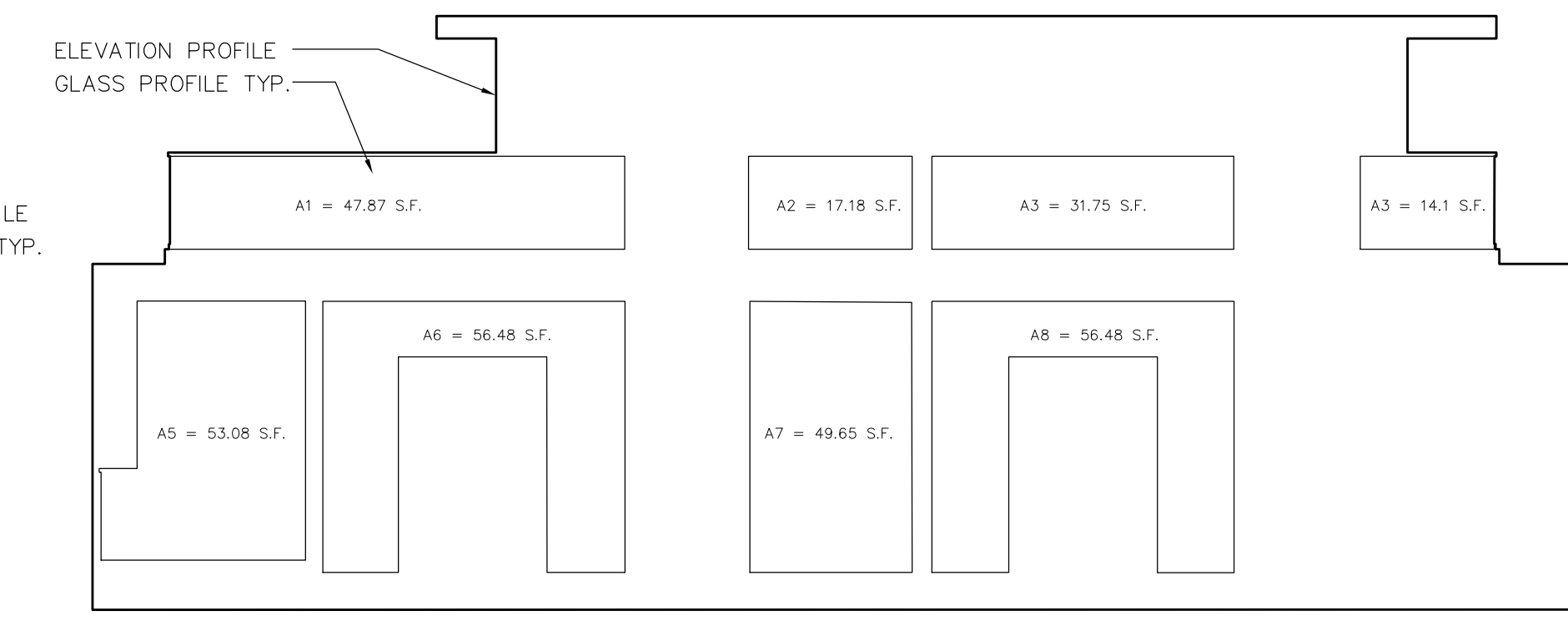
DATE 9-17-2020  
 SCALE 3/16" = 1'-0"  
 DRAWN AK  
 APPROVED

**A4-1**  
 - OF -

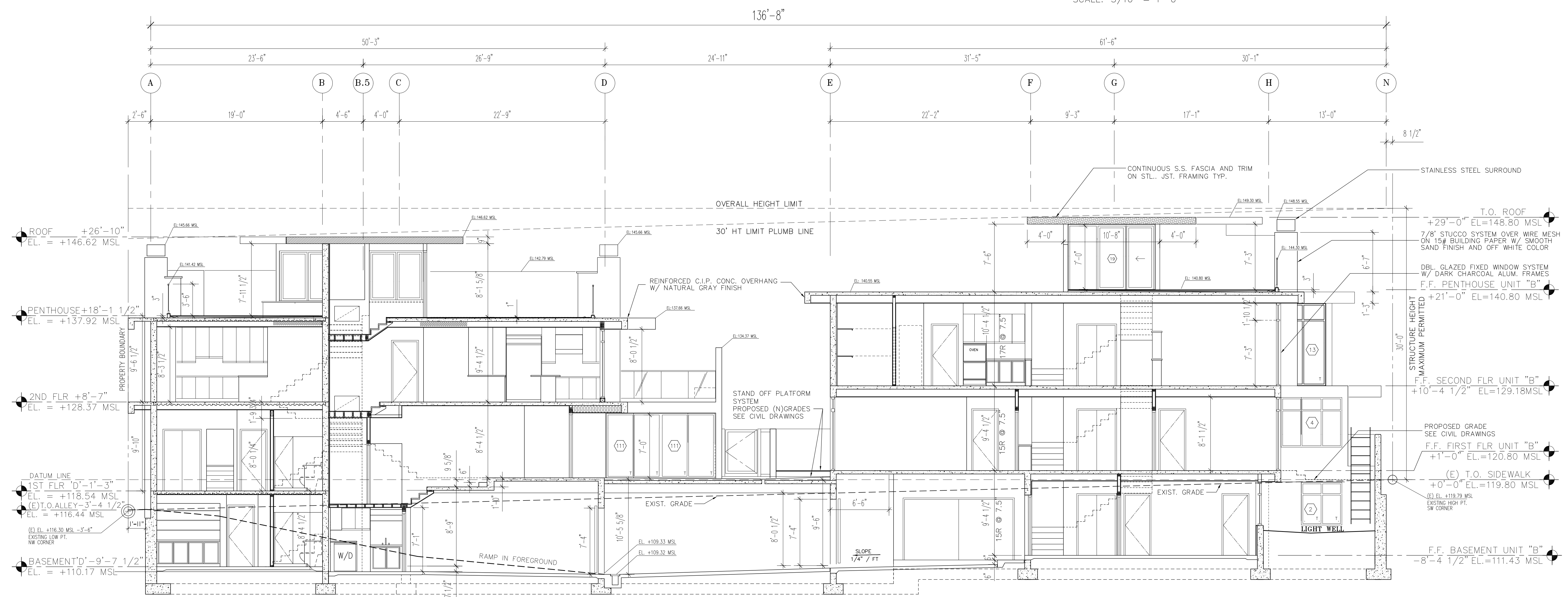
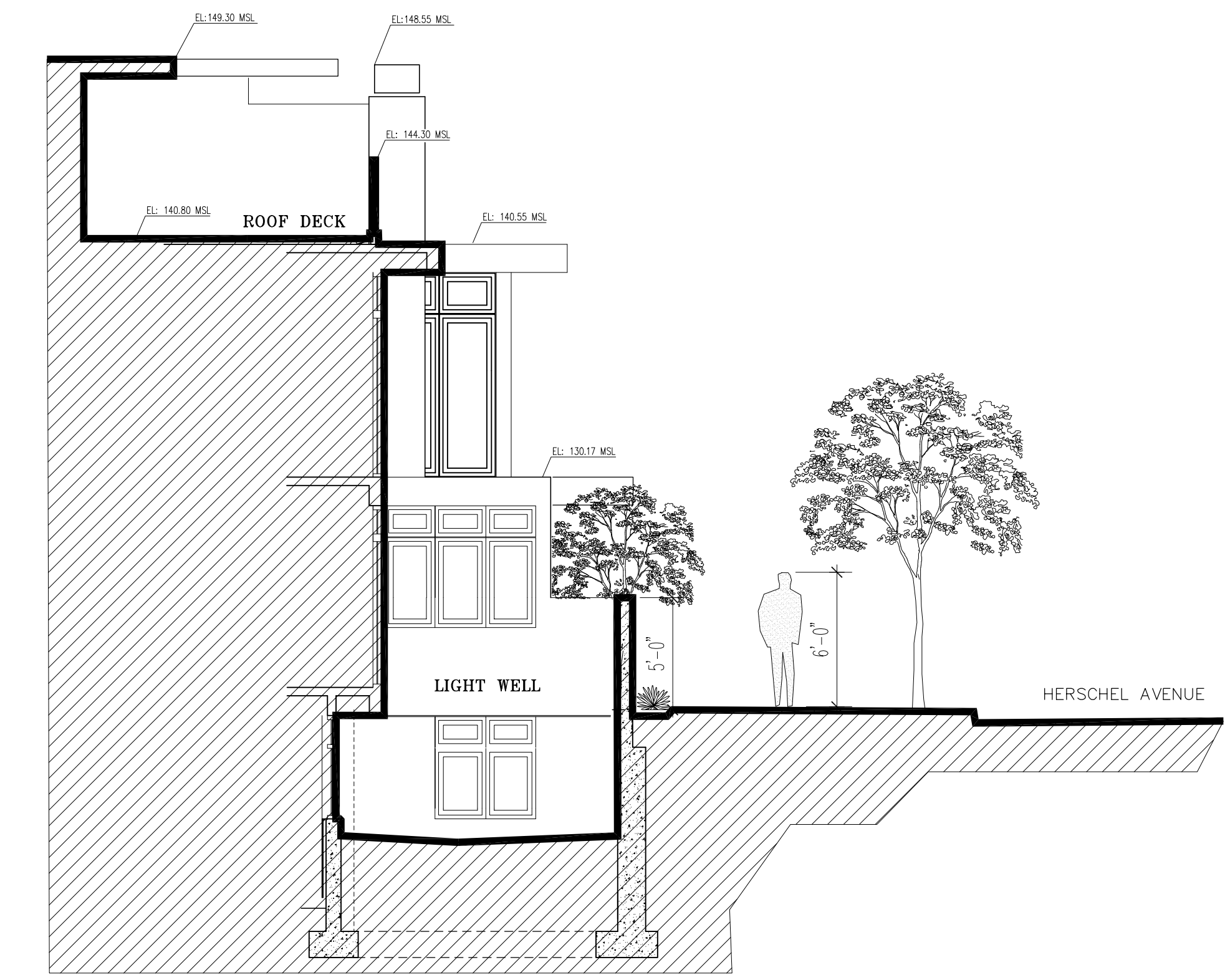
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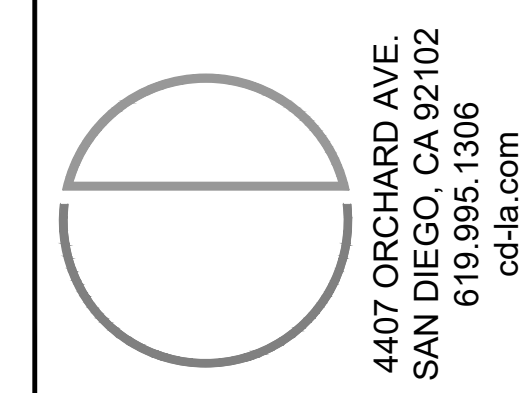
TOTAL AREA WEST ELEVATION = 797.81 S.F.  
 ALLOWABLE GLASS: 797.81 X .4 = 319.12 S.F.  
 TOTAL GLASS AREA WEST ELEVATION = 305.11 S.F.  
 GLASS AREA PERCENTAGE WEST ELEVATION = 38%



TOTAL AREA EAST ELEVATION = 890.88 S.F.  
 ALLOWABLE GLASS: 890.88 X .4 = 356.35 S.F.  
 TOTAL GLASS AREA EAST ELEVATION = 326.59 S.F.  
 GLASS AREA PERCENTAGE EAST ELEVATION = 37%



SECTION A-A  
 SCALE: 3/16" = 1'-0"

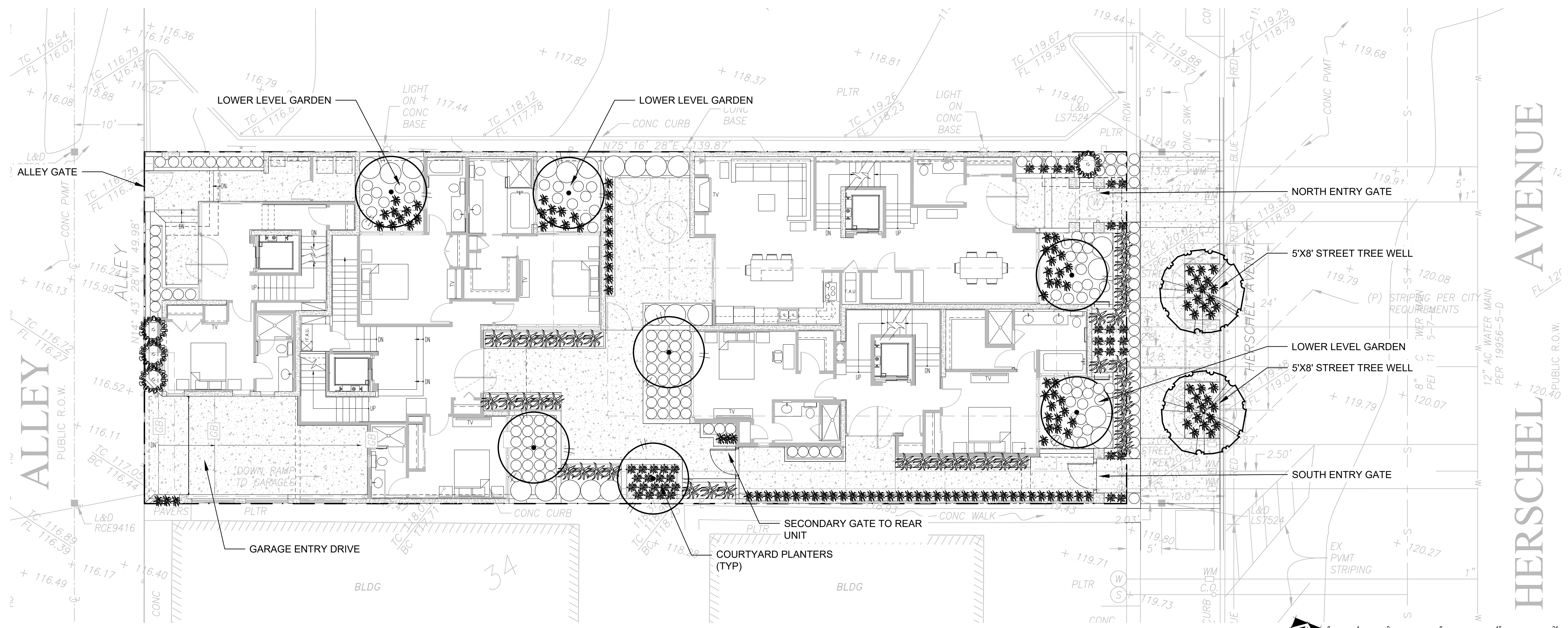


SHEET TITLE:  
**LANDSCAPE  
 CONCEPT PLAN**

PROJECT | CLIENT:  
**HERSCHEL AVENUE**  
 COASTAL DEVELOPMENT PLAN  
 7760 HERSCHEL AVENUE  
 LA JOLLA, CA

revisions	
submittal 1	4-25-19
submittal 2	9-26-19
submittal 3	2-4-20
submittal 4	3-5-20
submittal 5	5-28-20

drawing prepared by - JD / MB / WJ  
 sheet plot date - 5-28-20  
 carson douglas job number - 19-010  
 design start date -



**HERSCHEL AVENUE  
 PLANTING LEGEND**

STREET TREES						
QTY.	SYM.	BOTANICAL NAME	COMMON NAME	FUNCTION	FORM	MATURE SIZE
		METROSIDEROS EXCELSA	NEW ZEALAND CHRISTMAS TREE	SHADE	ROUND	25'TALL X 15'WIDE
		ACACIA STENOPHYLLAA	WEeping ACACIA	SHADE	WEeping	20'TALL X 15' WIDE
ACCENT TREE						
QTY.	SYM.	BOTANICAL NAME	COMMON NAME	FUNCTION	FORM	MATURE SIZE
		ACACIA PENDULA	WEeping ACACIA	ACCENT	WEeping	15'TALL X 15'WIDE
		CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY REDBUD	ACCENT	UPRIGHT	25'TALL X 25'WIDE
LARGE SHRUBS						
QTY.	SYM.	BOTANICAL NAME	COMMON NAME			
		CEANOTHUS 'RAY HARTMAN'	CALIFORNIA WILD LILAC			
		PODOCARPUS ELONGATUS 'ICEE BLUE'	ICEE BLUE PODOCARPUS			
		PRUNUS CAROLINIANA	CAROLINA LAUREL CHERRY			
MEDIUM-SMALL SHRUBS						
SYM.	BOTANICAL NAME	COMMON NAME				
	CEANOTHUS SPP.	CALIFORNIA WILD LILAC				
	GAURA LINDHEIMERI	GAURA				
	HETEROMELES ARBUTIFOLIA	TOYON				
	HYDRANGEA SPP.	HYDRANGEA				
	IRIS DOUGLASIANA	DOUGLAS IRIS				
	MAHONIA REPENS	CREeping BARBERRY				
	PENSTEMON 'MARGARITA BOP'	BEARD TONGUE				
	SALVIA MICROPHYLLA 'HOT LIPS'	HOT LIPS SALVIA				

GRASSES AND GRASS-LIKE PLANTS		
SYM.	BOTANICAL NAME	COMMON NAME
	CHONDROPETALUM TECTORUM	CAPE RUSH
	DIANELLA SPP.	FLAX LILY
	ELYMUS CONDENSATUS 'CANYON PRINCE'	CANYON PRINCE BLUE OAT GRASS
	FESTUCA GLAUCA	BLUE FESCUE
	JUNCUS PATENS	CALIFORNIA GRAY RUSH
	CAREX TUMULICOLA	SEDGE GRASS
	LOMANDRA SPP.	LOMANDRA SPECIES
SUCCULENTS		
SYM.	BOTANICAL NAME	COMMON NAME
	ALOE BLUE ELF	BLUE ELF ALOE
	ALOE VERA	COMMON ALOE VERA
	COTYLEDON 'BLUE WAVES'	BLUE WAVES PIGS EAR
	CRASSULA 'SILVER DOLLAR'	SILVER DOLLAR JADE

**HERSCHEL AVENUE - LANDSCAPE DESIGN STATEMENT**

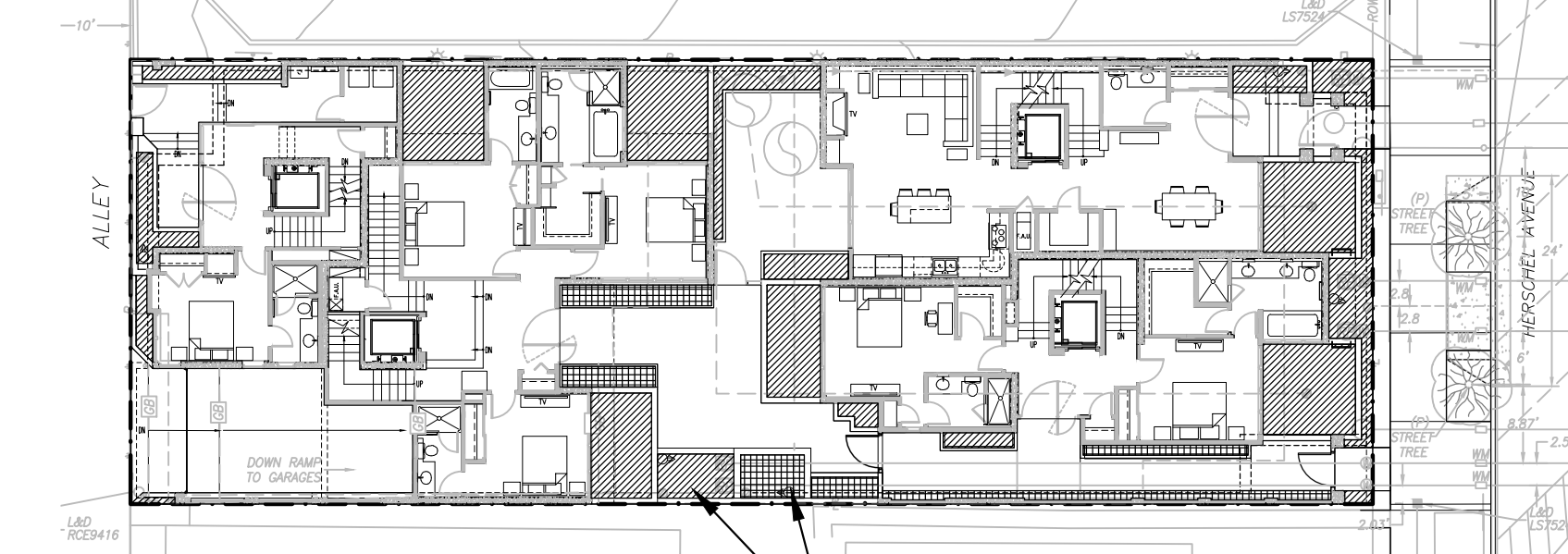
**DESIGN INTENT STATEMENT:**  
 THE LANDSCAPE DESIGN INTENT OF THIS PROJECT IS TO PROVIDE BOTH PASSIVE AND ACTIVE SPACES FOR THE RESIDENTS' ENJOYMENT OF A WALKABLE COMMUNITY UTILIZING PLANT MATERIAL THAT ACCENTS AND FRAMES THE ARCHITECTURE WHILE CONSERVING PRECIOUS RESOURCES INCLUDING BUT NOT LIMITED TO POTABLE WATER. DESIGN OF SPACES AND LOCATION OF PLANT MATERIAL WILL LEAD TO ENHANCEMENT OF THE PEDESTRIAN SCALE AND EXPERIENCE. THE PROJECT PROPOSES UPGRADES TO STREET LANDSCAPE DESIGNS ALONG HERSCHEL AVENUE AND WILL MAINTAIN A RELEVANT CONSISTENCY WITH SURROUNDING AREAS WHEN SELECTING AND LOCATING TREE AND SHRUB PLANT SPECIES. PASSIVE AREAS PROVIDE SEATING AND GATHERING SPACES FOR COMMUNITY INTERACTION. OUTDOOR PEDESTRIAN SPACES WILL BE DESIGNED WITH CONSIDERATION FOR PERSONS WITH DISABILITIES BY CAREFUL SELECTION OF MATERIALS AND THE DESIGN OF ACCESSIBLE CIRCULATION ROUTES AND SITE FURNISHINGS THROUGHOUT THE PROJECT. THERE IS NO USE OF TURF ON THE PROJECT. THIS ASPECT OF THE DESIGN WILL SAVE WATER, SAVE MAINTENANCE COSTS AND SIGNIFICANTLY REDUCE CARBON EMISSIONS FROM LAWN MOWERS AND TRIMMING EQUIPMENT OVER THE LIFE OF THE PROJECT.

**MINIMUM TREE SEPARATION DISTANCE**  
 IMPROVEMENT/MINIMUM DISTANCE TO STREET TREE  
 TRAFFIC SIGNALS (STOP SIGN) - 20 FEET  
 UNDERGROUND UTILITY LINES - 5 FEET (10' FOR SEWER)  
 ABOVE GROUND UTILITY STRUCTURES - 10 FEET  
 DRIVEWAY (ENTRIES) - 10 FEET  
 INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) - 25 FEET

**STREET TREE CALCULATION:**  
 STREET FRONTAGE 50'  
 STREET TREES REQUIRED (2)  
 STREET TREES PROVIDED (2)

- NOTES:**  
 1. NO EXISTING TREES/PLANTS TO REMAIN  
 2. REFER TO CIVIL FOR GRADING & UTILITIES

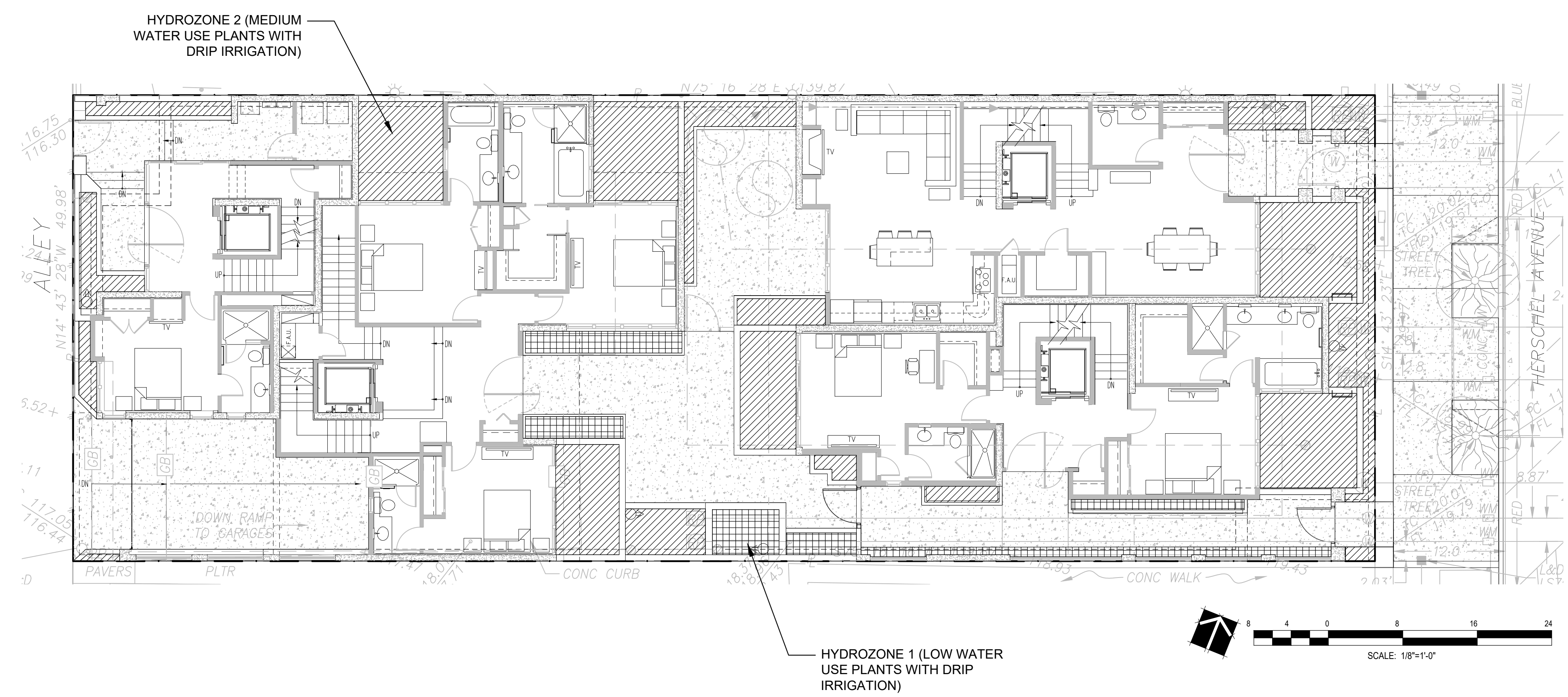
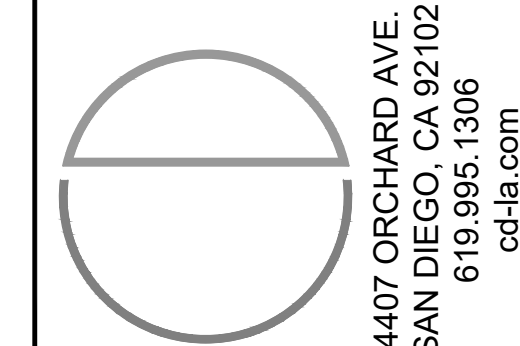
**LANDSCAPE AREA KEYMAP**



**LANDSCAPE AREA CALCULATIONS**  
 TOTAL LOT SIZE: 7,002 S.F.  
 15% LANDSCAPE AREA REQUIRED: 1,050 S.F.  
 LANDSCAPE AREA PROVIDED: 1,099 S.F.

ALL REQUIRED LANDSCAPE AS SHOWN ON THESE PLANS, INCLUDING IN THE RIGHT-OF-WAY, SHALL BE MAINTAINED BY THE OWNER. ALL LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL MAINTAINED IN A HEALTHY GROWING CONDITION CONSISTENT WITH THE CITY OF SAN DIEGO LANDSCAPE REGULATIONS AND STANDARDS.

L-1



SHEET TITLE:  
**HYDROZONE PLAN**

**IRRIGATED LANDSCAPE - WATER BUDGET**

WATER EFFICIENT LANDSCAPE WORKSHEET								
Irrigation Point of Connection (P.O.C.) 1								
REFERENCE EVAPOTRANSPIRATION (ETO) 41								
Hydro zone #	Planting Description	Plant Factor (average) (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (sq ft)	ETAF x Area	Estimated Total Water Use (ETWU)
1	LOW WATER	0.20	DRIP	0.81	0.16	186	30.13	766
2	MED WATER	0.50	DRIP	0.81	0.41	913	369.77	9399
						TOTAL	1099	399.90
SPECIAL LANDSCAPE AREAS					1.00	108	108.00	2745
						TOTAL	108	108
ETWU TOTAL								12911
MAXIMUM WATER ALLOWANCE (MAWA)								16875
IRRIGATION EFFICIENCY (IE) AVERAGE								73.1

MAXIMUM APPLIED WATER ALLOWANCE (MAWA)			
ET o =	41 in/yr	RESIDENTIAL	0.55
LA =	1099 sq ft	NON RESIDENTIAL	0.45
SLA =	108 sq ft		
ETAF =	0.45		
MAWA = (Eto)(0.62)[(ETAF x LA) + (1 - ETAF) x SLA]			
MAWA = (Eto)(0.62)[(0.45 x LA) + (1 - 45) x SLA]			
MAWA =	41 (0.62)[(0.45 x 1099	+ 0.55	X 108
<b>MAXIMUM APPLIED WATER ALLOWANCE= 16875.1 gal. per year</b>			

ETAF				
	TOTAL ETAF x AREA	TOTAL AREA	AVERAGE ETAF	SITOWIDE ETAF
REGULAR LANDSCAPE AREAS	399.90	1099	0.36	
ALL LANDSCAPE AREAS	507.90	1207	n/a	0.42

Hydrozone Category	PF-Plant Factor
High Water Use	0.7-1.0
Moderate Water Use	0.4-0.6
*Low Water Use	0.1-0.3
Very Low Water Use	0-0.1
Special Landscape Area	1.00
Reclaimed water = Special Landscape Area	
*Artificial Turf & Temporary Irrigated areas = low water	

Irrigation Method Code	IE - Irrigation Efficiency
Filler Pipe for Pools/Spa	1.00
Drip/Subsurface	0.81
Bubblers	0.75
Rotors	0.75
Rotators	0.75
Overhead Spray	0.75

PROJECT | CLIENT:  
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COASTAL DEVELOPMENT PLAN  
7760 HERSCHEL AVENUE  
LA JOLLA, CA

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drawing prepared by - JD / MB / WJ  
sheet plot date - 5-28-20  
carson douglas job number - 19-010  
design start date -

**L-2**