



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: May 4, 2022 REPORT NO. HO-22-019

HEARING DATE: May 11, 2022

SUBJECT: 220-240 Coast Boulevard CDP, CEQA Exemption, Process Three Decision

PROJECT NUMBER: [669736](#)

OWNER/APPLICANT: 220-240 Association, Owner / Alcorn & Benton Architects, Applicant

SUMMARY:

Issue: Should the Hearing Officer approve an exterior remodel to an existing three-story, 51,943 square-foot residential condominium complex located at 220-240 Coast Boulevard within the La Jolla Community Plan area?

Staff Recommendation: Approve Coastal Development Permit No. 2456155.

Community Planning Group Recommendation: On January 7, 2021, the La Jolla Community Planning Association voted 15-0-1 to approve the project (Attachment 6).

Environmental Review: The project was determined to be exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Section 15301 (Existing Facilities). The environmental exemption determination for this project was made on December 8, 2021, and the opportunity to appeal the determination ended on December 22, 2021 (Attachment 7). There were no appeals to the environmental determination.

BACKGROUND

The 0.76-acre site is located at 220-240 Coast Boulevard and is developed with a three-story, 51,943 square-foot residential condominium complex with 38 units adjacent to the coastal bluff and beach in an urbanized area within the La Jolla Community Plan and Local Coastal Program Land Use Plan (Community Plan) area. The project site is in the First Public Roadway, La Jolla Planned District Zone 5, Coastal (Appealable Area) Overlay Zone, Parking Impact (Coastal and Beach) Overlay Zone, Coastal Height Limit Overlay Zone, Residential Tandem Parking Overlay Zone, Transit Area Overlay Zone, Transit Priority Area, and the Sensitive Coastal Overlay Zone (Attachments 1-3).

The existing structures are more than 45 years old, requiring City staff to evaluate the proposal for historic significance. Staff determined that the existing structure does not meet the local designation criteria as individually significant resource under any adopted Historical Resources Board Criteria.

Pursuant to San Diego Municipal Code (SDMC) Section [126.0702](#), a Coastal Development Permit is required for all coastal development of a premises within the Coastal Overlay Zone. The decision within the appealable area of the Coastal Overlay Zone is a Process Three, Hearing Officer decision, pursuant to SDMC Section [126.0707](#). The discretionary actions have been consolidated under this application and processed concurrently, pursuant to the Consolidation of Processing regulations contained in SDMC Section [112.0103](#). Therefore, the decision to approve, conditionally approve, or deny the project will be made by the Hearing Officer and is appealable to the Planning Commission. For decisions involving coastal development within the appealable area, the entire consolidated decision is appealable to the Coastal Commission.

DISCUSSION

The project consists of an exterior remodel to the existing three-story, 51,943 square-foot residential condominium complex. The scope of work includes replacing windows, adding new balconies, reconstructing roofs, and new fencing, guardrails and entrance gate (Attachment 9). There is no expansion of the development footprint and there is no work proposed on the ground level that would disturb any portion of the adjacent coastal bluff and beach.

The project conforms to the General Rules for Previously Conforming Premises ([SDMC Section 127.0102](#)) and will not adversely affect environmentally sensitive lands. The project site is designated for medium density residential uses (15-30 dwelling units/acre), and the project is consistent with the prescribed density. There are no new condominium units proposed and drainage for the project complies with the City's drainage regulations and standards. There is no public view or coastal access from the project site, as identified in the Community Plan.

The project permit contains specific requirements to ensure compliance with the regulations of the Land Development Code, including those adopted to protect the public health, safety and welfare. Permit requirements include implementing storm water construction best management practices; obtaining an Encroachment Maintenance Removal Agreement for the sidewalk underdrains, enhanced pavers, and landscaping located in the public right-of-way; assure by permit and bond the construction of new water and sewer services, including the abandonment of any unused water and sewer services within the public right-of-way; and recording a waiver of future shoreline protection.

Staff has reviewed the proposal, including all the issues identified through the review process, and has determined that all project issues have been addressed. The project conforms with the Community Plan, and the adopted City Council policies and regulations of the Land Development Code. Therefore, draft findings and conditions to support project approval are presented to the Hearing Officer for consideration.

ALTERNATIVES

1. Approve Coastal Development Permit No. 2456155, with modifications.
2. Deny Coastal Development Permit No. 2456155, if the findings required to approve the project cannot be affirmed.

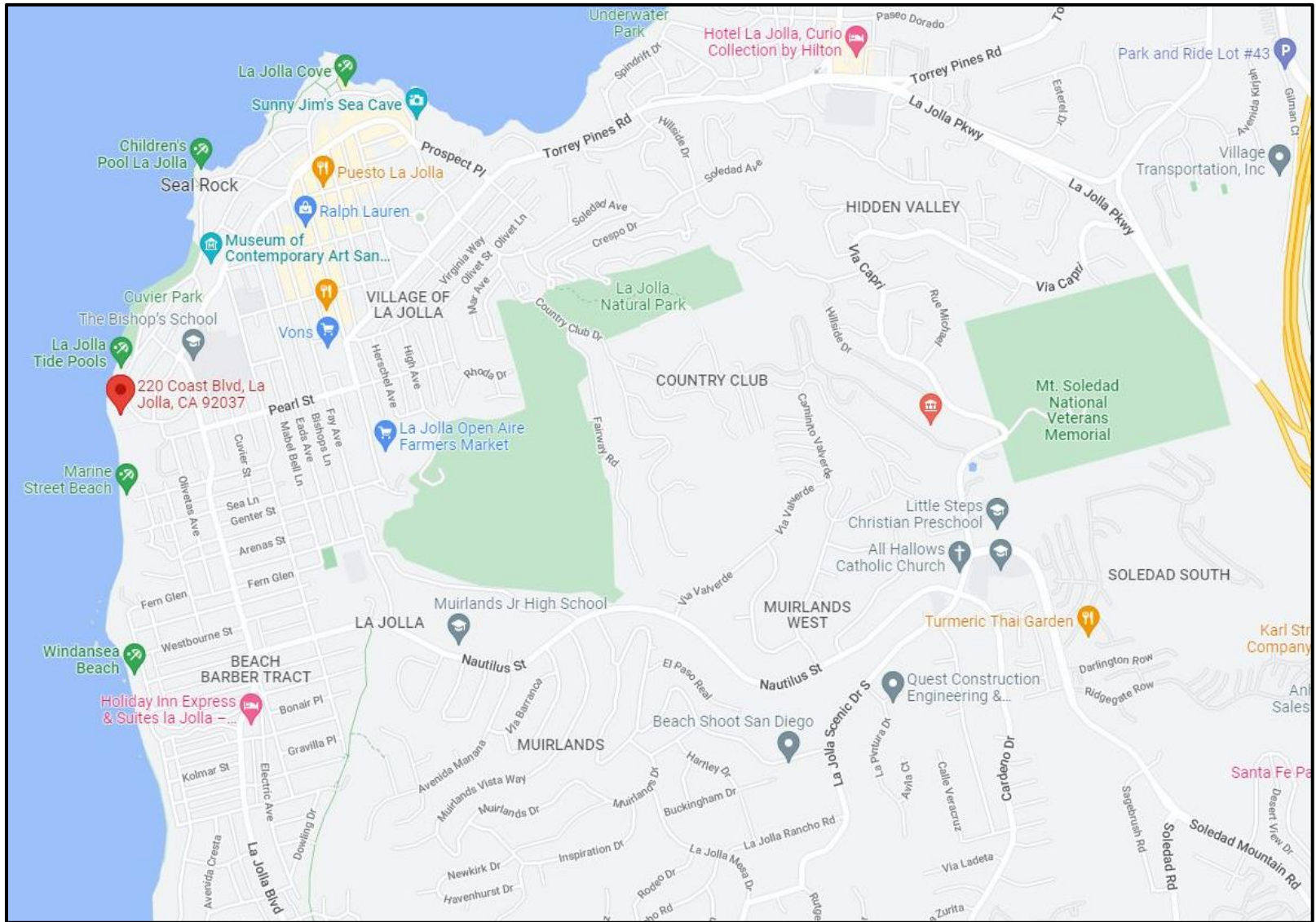
Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Xavier Del Valle", written in a cursive style.

Xavier Del Valle, Development Project Manager

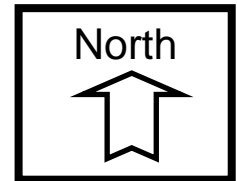
Attachments:

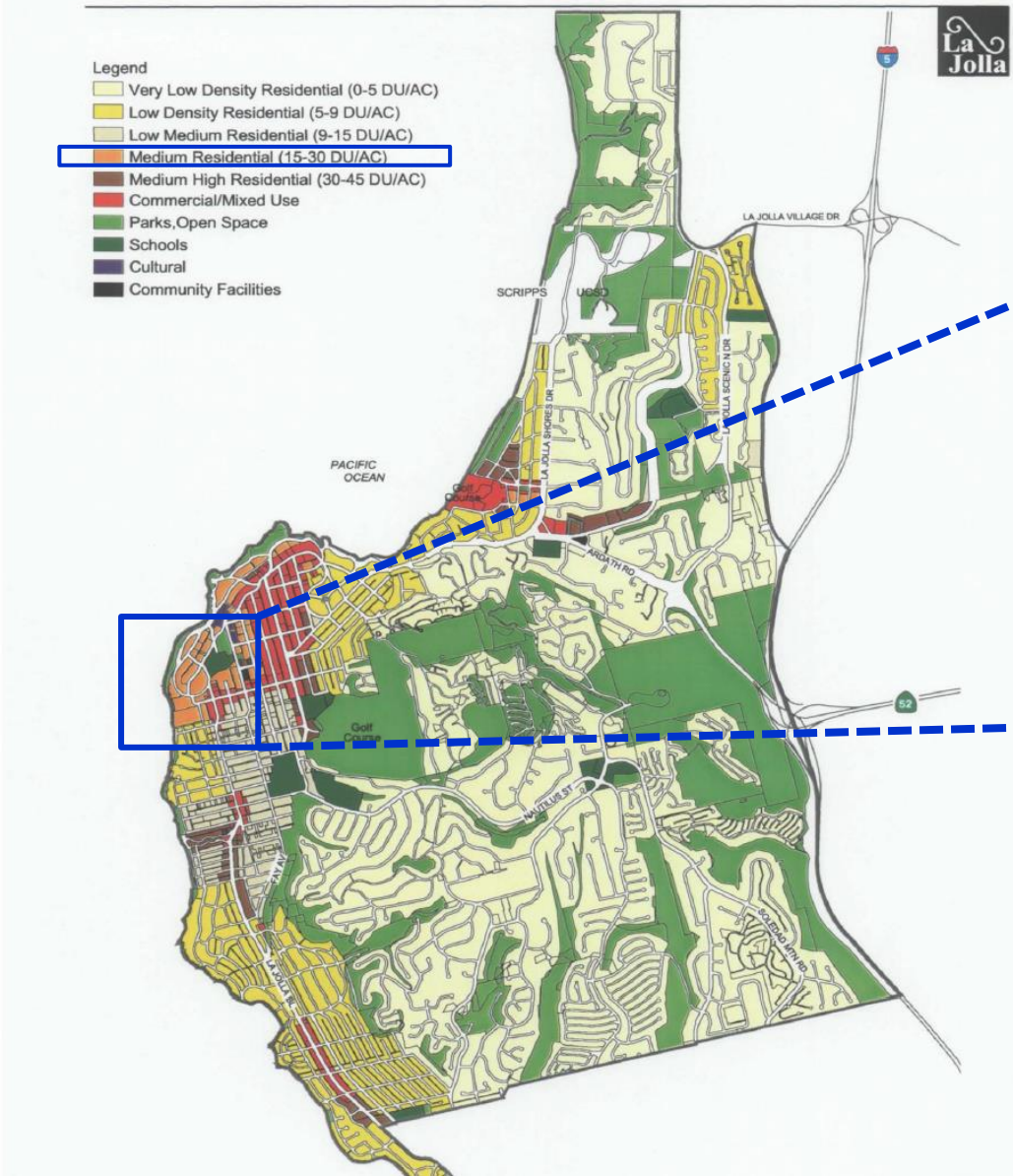
1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Draft Resolution with Findings
5. Draft Permit with Conditions
6. Community Planning Association Recommendation
7. Notice of Right to Appeal (NORA)
8. Ownership Disclosure Statement
9. Project Plans



Project Location Map

220-240 Coast Boulevard CDP
Project No. 669736 - 220-240 Coast Boulevard



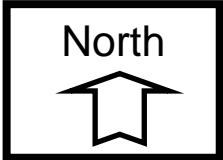


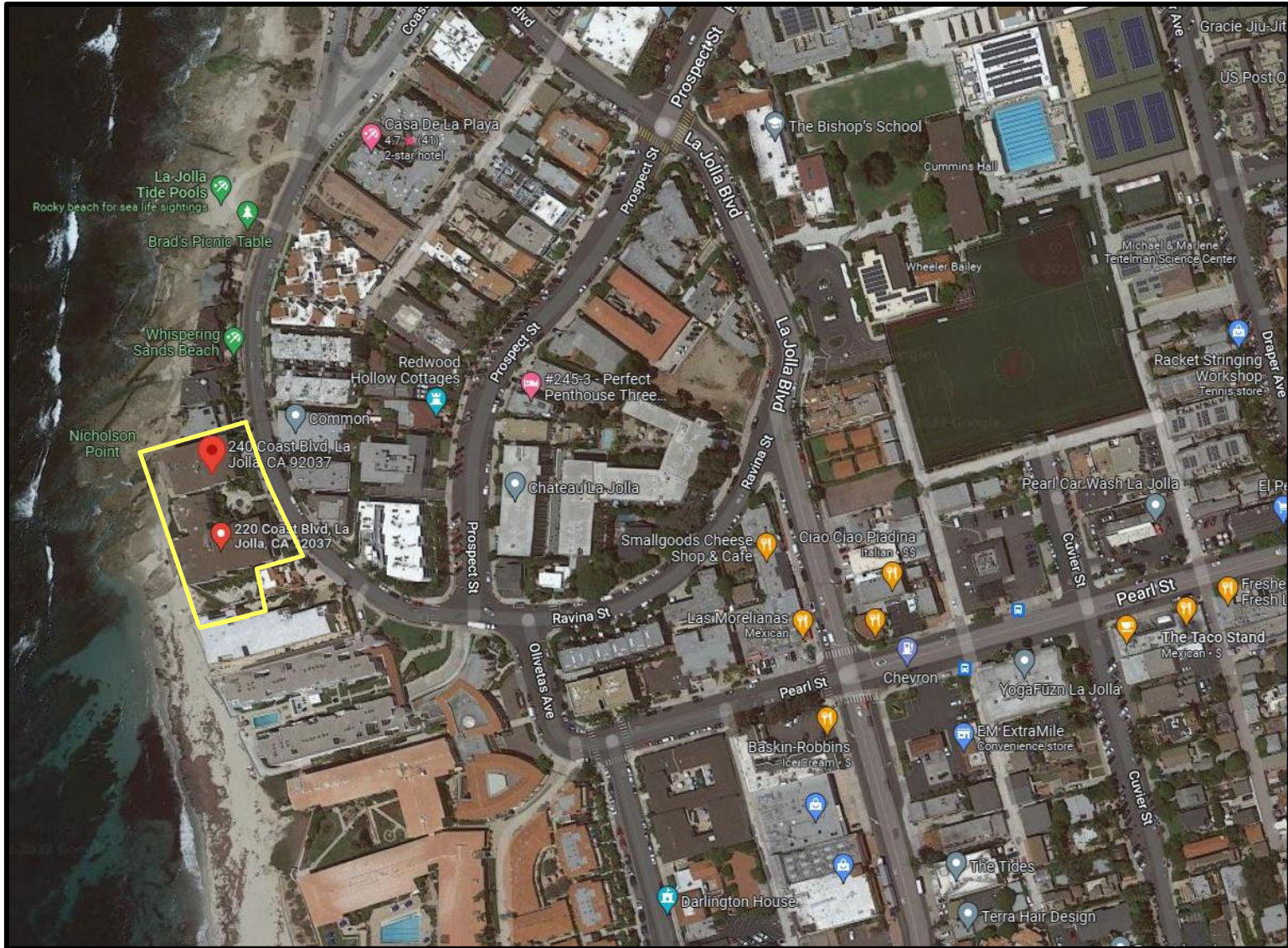
Project Site



Land Use Map

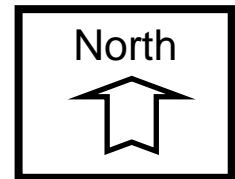
220-240 Coast Boulevard CDP
 Project No. 669736 - 220-240 Coast Boulevard





Aerial Photograph

220-240 Coast Boulevard CDP
Project No. 669736 - 220-240 Coast Boulevard



HEARING OFFICER RESOLUTION NO. _____
COASTAL DEVELOPMENT PERMIT NO. 2456155
220-240 COAST BOULEVARD CDP - 669736

WHEREAS, 220-240 ASSOCIATION, a California Non-Profit, Owner/Permittee, filed an application with the City of San Diego for a permit for an exterior remodel to an existing three-story, 51,943 square-foot residential condominium complex (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Coastal Development Permit No. 2456155), on portions of a 0.76-acre site;

WHEREAS, the project site is located at 220-240 Coast Boulevard and is in the First Public Roadway, La Jolla Planned District Zone 5, Coastal (Appealable Area) Overlay Zone, Parking Impact (Coastal and Beach) Overlay Zone, Coastal Height Limit Overlay Zone, Residential Tandem Parking Overlay Zone, Transit Area Overlay Zone, Transit Priority Area, and the Sensitive Coastal Overlay Zone within the La Jolla Community Plan;

WHEREAS, the project site is legally described as Lots 12 to 21, inclusive, and that portion of Lot 22 lying North of a line that is parallel with, distant 7.00 feet at right angles Southerly from the North line of said Lot 22 all in Block 1 of Nicholson's Addition, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 952, filed in the Office of the County Recorder of San Diego County, June 21, 1905;

WHEREAS, on December 8, 2021, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guideline Section 15301 (Existing Facilities) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

WHEREAS, on May 11, 2022 the Hearing Officer of the City of San Diego considered Coastal Development Permit No. 2456155 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. 2456155:

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

1. Findings for all Coastal Development Permits:

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

The project site is located within the First Public Roadway and is adjacent to the coastal bluff and beach. There is no public view or coastal access from the project site, as identified in the Community Plan. The project complies with the community goals regarding public view preservation and enhancement since the project was designed to comply with the General Rules for Previously Conforming Premises (SDMC Section 127.0102). There is no expansion of the development footprint and there is no work proposed on the ground level that would disturb any portion of the adjacent coastal bluff and beach. Therefore, the project will not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway identified in a Local Coastal Program land use plan; and the proposed project will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program Land Use Plan.

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

The project is solely an exterior remodel that includes replacing windows, adding new balconies, reconstructing roofs, and new fencing, guardrails and entrance gate. The project is located within the developed footprint of a previously conforming residential condominium complex and will not adversely affect environmentally sensitive lands. There is no work on the ground level that would disturb any portion of the adjacent coastal bluff and beach. Drainage for the project also complies with the City's drainage regulations and standards. Therefore, the proposed coastal development will not adversely affect environmentally sensitive lands.

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

The project is an exterior remodel that includes replacing windows, adding new balconies, reconstructing roofs, and new fencing, guardrails and entrance gate. The existing structures are more than 45 years old, requiring City staff to evaluate the proposal for historic significance. Staff determined that the property does not meet the local designation criteria as an individually significant resource under any adopted Historical Resources Board Criteria.

The project conforms to the General Rules for Previously Conforming Premises (SDMC Section 127.0102). There is no expansion of the development footprint and there is no work proposed on the ground level that would disturb any portion of the adjacent coastal bluff and beach. The project site is designated for medium density residential uses (15-30 dwelling units/acre), and the project is consistent with the prescribed density. There are no new condominium units proposed for the project.

The project site is located within the First Public Roadway and is adjacent to the coastal bluff and beach. However, there is no public view or coastal access from the project site, as identified in the Community Plan. Therefore, the proposed project is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program.

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

The project site is located within the First Public Roadway and is adjacent to the coastal bluff and beach. There is no public access from the project site, as identified in the Community Plan. The project will be developed entirely within private property and will not adversely impact any public recreation opportunities. Therefore, the project conforms with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

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

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Coastal Development Permit No. 2456155 is hereby GRANTED by the Hearing Officer to the

ATTACHMENT 4

referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Coastal Development Permit No. 2456155, a copy of which is attached hereto and made a part hereof.

Xavier Del Valle
Development Project Manager
Development Services

Adopted on May 11, 2022

IO#: 24008688

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: 24008688

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COASTAL DEVELOPMENT PERMIT NO. 2456155
220-240 COAST BOULEVARD CDP - 669736
HEARING OFFICER

This Coastal Development Permit No. 2456155 is granted by the Hearing Officer of the City of San Diego to 220-240 ASSOCIATION, a California Non-Profit, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0702. The 0.76-acre site is located at 220-240 Coast Boulevard and is in the First Public Roadway, La Jolla Planned District Zone 5, Coastal (Appealable Area) Overlay Zone, Parking Impact (Coastal and Beach) Overlay Zone, Coastal Height Limit Overlay Zone, Residential Tandem Parking Overlay Zone, Transit Area Overlay Zone, Transit Priority Area, and the Sensitive Coastal Overlay Zone within the La Jolla Community Plan. The project site is legally described as: Lots 12 to 21, inclusive, and that portion of Lot 22 lying North of a line that is parallel with, distant 7.00 feet at right angles Southerly from the North line of said Lot 22 all in Block 1 of Nicholson's Addition, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 952, filed in the Office of the County Recorder of San Diego County, June 21, 1905.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee for an exterior remodel to an existing three-story residential condominium complex described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated May 11, 2022, on file in the Development Services Department.

The project shall include:

- a. An exterior remodel to an existing three-story, 51,943 square-foot residential condominium complex, including replacing windows, adding new balconies, reconstructing roofs, and new fencing, guardrails and entrance gate; and
- b. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by May 25, 2025.
2. This Coastal Development Permit shall become effective on the eleventh working day following receipt by the California Coastal Commission of the Notice of Final Action or following all appeals.
3. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until the Owner/Permittee signs and returns the Permit to the Development Services Department, and the Permit is recorded in the Office of the San Diego County Recorder.
4. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
5. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
6. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
7. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
8. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.
9. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.
10. All of the conditions contained in this Permit have been considered and were determined necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

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

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

CLIMATE ACTION PLAN REQUIREMENTS:

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

ENGINEERING REQUIREMENTS:

13. The proposed drainage system as shown on the site plan is subject to approval by the City Engineer.

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

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

16. Prior to the issuance of any construction permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement for the sidewalk underdrains, enhanced pavers, street trees, private improvements, landscape and irrigation located in the public right-of-way, satisfactory to the City Engineer.

PLANNING/DESIGN REQUIREMENTS:

17. Prior to the issuance of any construction permits, property owner shall execute and record a waiver of future shoreline protection.

18. 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.

19. 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.

WATER AND DEVELOPMENT REQUIREMENTS:

20. Prior to the issuance of any construction permits, if determined during the ministerial permit review process that the existing water and sewer service will not be adequate to serve the project, the Owner/Permittee shall assure by permit and bond the design and construction of new water and sewer services outside of any driveway or drive aisle, including the abandonment of any existing unused water and sewer services within the public right-of-way adjacent to the site, in a manner satisfactory to the Public Utilities Director and the City Engineer.

21. 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.

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 May 11, 2022 and [Approved Resolution Number].

DRAFT

ATTACHMENT 5

Coastal Development Permit No. 2456155
Date of Approval: May 11, 2022

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Xavier Del Valle
Development Project Manager


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

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

**220-240 ASSOCIATION
Owner/Permittee**

By _____
Adrian Mckibbin
Association Managing Agent

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

Page 3	City of San Diego · Information Bulletin 620		May 2020
	<p align="center">City of San Diego Development Services</p>	<p align="center">Community Planning Committee Distribution Form</p>	
Project Name: 220-240 Coast Blvd.		Project Number: 669736	
Community: La Jolla			
<p align="center">For project scope and contact information (project manager and applicant), log into OpenDSD at https://aca.accela.com/SANDIEGO.</p> <p align="center">Select "Search for Project Status" and input the Project Number to access project information.</p>			
<input checked="" type="radio"/> Vote to Approve <input type="checkbox"/> Vote to Approve with Conditions Listed Below <input type="checkbox"/> Vote to Approve with Non-Binding Recommendations Listed Below <input type="checkbox"/> Vote to Deny			
# of Members Yes 15	# of Members No 0	# of Members Abstain 1	
Conditions or Recommendations: None. Approved on consent: 1/7/21			
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)			
NAME: Suzanne Weissman			
TITLE: Secretary, LJCPA		DATE: January 10, 2021	
<p align="center"><i>Attach additional pages if necessary (maximum 3 attachments).</i></p>			



THE CITY OF SAN DIEGO

Date of Notice: December 8, 2021

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 24008688

PROJECT NAME / NUMBER: 220-2040 Coast Boulevard/ 669736

COMMUNITY PLAN AREA: La Jolla

COUNCIL DISTRICT: 1

LOCATION: The project is located at 220-240 Coast Boulevard, La Jolla CA

PROJECT DESCRIPTION: Coastal Development Permit (CDP) for an exterior remodel to an existing three-story residential condominium unit located at 220-240 Coast Boulevard. The project includes replacing windows, adding new balconies, reconstructing roofs, and new fencing. The project would also add guardrails and an entrance gate. No work is proposed on the ground level that would disturb any portion of the adjacent Coastal Bluff. The 0.76-acre site is in the First Public Roadway, the La Jolla Planned District Zone 5, the Coastal (Appealable Area) Overlay Zone, and the Potential Sensitive Vegetation and Sensitive Coastal Overlay Zone within the La Jolla Community Plan area, and Council District 1.

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

ENVIRONMENTAL DETERMINATION: Section 15301 (Existing Facilities))

ENTITY MAKING ENVIRONMENTAL DETERMINATION: City of San Diego, Development Services Department

STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION: The City of San Diego conducted an environmental review and determined that the project would qualify to be exempt from CEQA pursuant to CEQA Section 15301. Section 15301 applies to exterior alterations of existing facilities with the main consideration being whether the project involves negligible or no expansion of use. The project is making improvements to the existing facility and is not adding any new condominium units and would not expand the use of the facility. The project is located within the developed footprint of an existing condominium complex and lacks sensitive biological resources. Therefore, since the project would be making improvements to an existing condominium complex without disturbing the ground or expanding the use of the complex it was determined that the CEQA exemptions was appropriate and the exceptions listed in CEQA Section 15300.2 would not apply.

DEVELOPMENT PROJECT MANAGER: Xavier Del Valle
MAILING ADDRESS: 1222 First Avenue, MS 501, San Diego, CA 92101-4153
PHONE NUMBER / EMAIL: 619-557-7941 / XDelValle@sandiego.gov

On December 8, 2021 the City of San Diego made the above-referenced environmental determination pursuant to the California Environmental Quality Act (CEQA). This determination is appealable to the City Council. If you have any questions about this determination, contact the City Development Project Manager listed above.

Applications to appeal CEQA determinations to the City Council must be filed in the office of the City Clerk within 10 business days from the date of the posting of this Notice and the appeal period would end on December 22, 2021.

During the Statewide "Safer-at-Home" directive to reduce the spread of COVID-19, beginning March 19, 2020, appeals to the City Clerk must be filed by email or US Mail as follows:

- 1) Appeals filed via E-mail: Send the appeal by email to Hearings1@sandiego.gov; your email appeal will be acknowledged within 24 hours. The [appeal application can be obtained here](#). You must separately mail the appeal fee by check payable to the City Treasurer to: City Clerk/Appeal, MS 2A, 202 C Street, San Diego, CA 92101. The appeal filing fee must be postmarked within 5 business days of the date the appeal is filed.

- 2) Appeals filed via US Mail: Send the appeal by US Mail to City Clerk/Appeal, MS 2A, 202 C Street, San Diego, CA 92101. Appeals filed by US Mail must have a United States Postal Service (USPS) postmark by the appeal deadline to be considered valid. The [appeal application can be obtained here](#). You must separately mail the required appeal fee by check payable to the City Treasurer to: City Clerk/Appeal, MS 2A, 202 C Street, San Diego, CA 92101. The appeal filing fee must be postmarked within 5 business days of the date the appeal is filed.

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



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

Project Title: 220-240 COAST BLVD CDP **Project No. For City Use Only:** 669736
Project Address: 220 - 240 COAST BOULEVARD, LA JOLLA, CA 92037

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

Corporation Limited Liability -or- General - What State? CA Corporate Identification No. C1840523
 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: Adrian Mckibbin as Association Managing Agent for 220-240 Association Owner Tenant/Lessee Successor Agency
Street Address: 7529 Draper Ave Suite D
City: La Jolla State: CA Zip: 92037
Phone No.: 858-551-1885 Fax No.: 858-551-1886 Email: paul@alcornbenton.com
Signature: Adrian McKibbin Digitally signed by Adrian McKibbin
Date: 2020.09.04 13:31:21 -0700 Date: 9/4/2020
Additional pages Attached: Yes No

Applicant

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

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

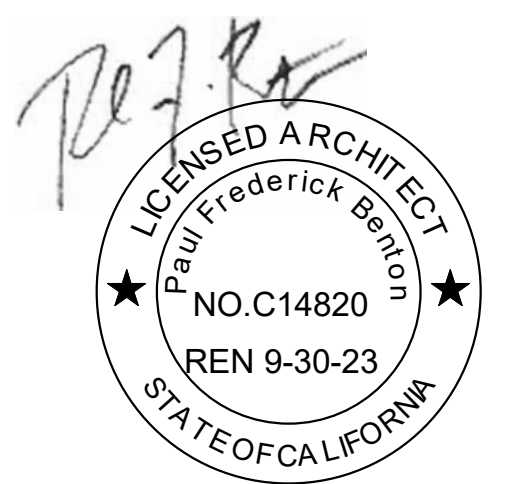
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7757 Girard Avenue, La Jolla, California, 92037
P.858.459.0805 F.858.459.1350

220-240 Coast Blvd.

220 Coast Blvd.
La Jolla, California 92037

Date	09/15/21
Project No.	669736
Design/ Drawing	PB, BC
Scale	See Drawings



Titlesheet

A000

DEVELOPMENT SUMMARY - PROJECT DATA

MIN. ALLOWABLE SETBACKS:
FRONT: 15'
REAR: 15'
SIDE: 4', 7' for building height >20'

MIN. EXISTING SETBACKS:
FRONT: 7'
REAR: 4'
SIDE: 4'

MIN. PROPOSED SETBACKS:
FRONT: 15'
REAR: 15'
SIDE: 4', 7' for building height >20'

EXISTING SQUARE FOOTAGE: 220 240

BASEMENT: 810 SF 544 SF
-GFA EXEMPT: 10,368 SF 5,866 SF

1ST FLOOR: 10,741 SF 6,110 SF
-DECK - GFA EXEMPT: 194 SF 95 SF

2ND FLOOR: 10,715 SF 6,168 SF
-DECK - GFA EXEMPT: 202 SF 15 SF

3RD FLOOR: 10,687 SF 6,168 SF
-DECK - GFA EXEMPT: 392 SF 110 SF

TOTAL GFA: 32,953 SF + 18,990 SF

GRAND TOTAL: 51,943 SF EXISTING TO REMAIN

PROPOSED SQUARE FOOTAGE: 220 240
BASEMENT: 0 SF 0 SF

1ST FLOOR: 0 SF 0 SF
-DECK - GFA EXEMPT: 760 SF 396 SF

2ND FLOOR: 0 SF 0 SF
-DECK - GFA EXEMPT: 512 SF 170 SF

3RD FLOOR: 0 SF 0 SF
-DECK - GFA EXEMPT: 103 SF 75 SF

TOTAL GFA EXEMPT: 1,375 SF + 667 SF

GRAND TOTAL GFA EXEMPT: 1,675 SF

EXISTING FAR:
32,953 SF / 33,129 SF = 1.0
18,990 SF / 33,129 SF = 0.57
1.57

PROPOSED FAR: 1.57 EXISTING TO REMAIN

ALLOWABLE FLOOR AREA RATIO: 1.35

EXISTING LOT COVERAGE: 17,588 / 33,129 SF = 0.53

PROPOSED LOT COVERAGE: 17,588 / 33,129 SF = 0.53 EXISTING TO REMAIN

PROJECT NAME:
220 - 240 COAST BLVD

SCOPE OF WORK:
EXTERIOR REMODELING OF AN EXISTING CONDO INCLUDES RENOVATION OF THE EXTERIOR FINISHES, EAVE DETAILING, REPLACEMENT OF WINDOWS, ADDING NEW BALCONIES, RECONSTRUCTING ROOFS OF LEAN-TOS, REPLACING GUARDRAIL & FENCE, ADDING ENTRANCE GATE & 2 FENCE.
*NO WORK PROPOSED ON GROUND LEVEL THAT WILL DISTURB ANY PORTION OF THE (E) COASTAL BLUFF & BEACH ON THE PREMISE.

APPLICATION:
COASTAL DEVELOPMENT PERMIT

USE:
EXISTING = CONDOMINIUM BUILDING
PROPOSED = CONDOMINIUM BUILDING

ORIGINAL CONSTRUCTION:
BUILT IN 1958

PROJECT ADDRESS:
220 - 240 COAST BLVD, LA JOLLA, CA 92037

APN:
350-570-30-XX

LEGAL DESCRIPTION:
TR 952 BLK 1*US X PER DOC96-314952&UND INT IN ST CLSD&POR LOTS 12-22

ZONE: LA JOLLA PLANNED DISTRICT:5 LJPD-5

OCCUPANCY: R-2

CONSTRUCTION: TYPE VA, SPRINKLED

BLDG AREA: 11,178 + 6,410 = 17,588SF

LOT AREA: 33,129 SF

EXISTING STORIES: 3 STORY W/ BASEMENT
PROPOSED STORIES: 3 STORY W/ BASEMENT

PROJECT TEAM:

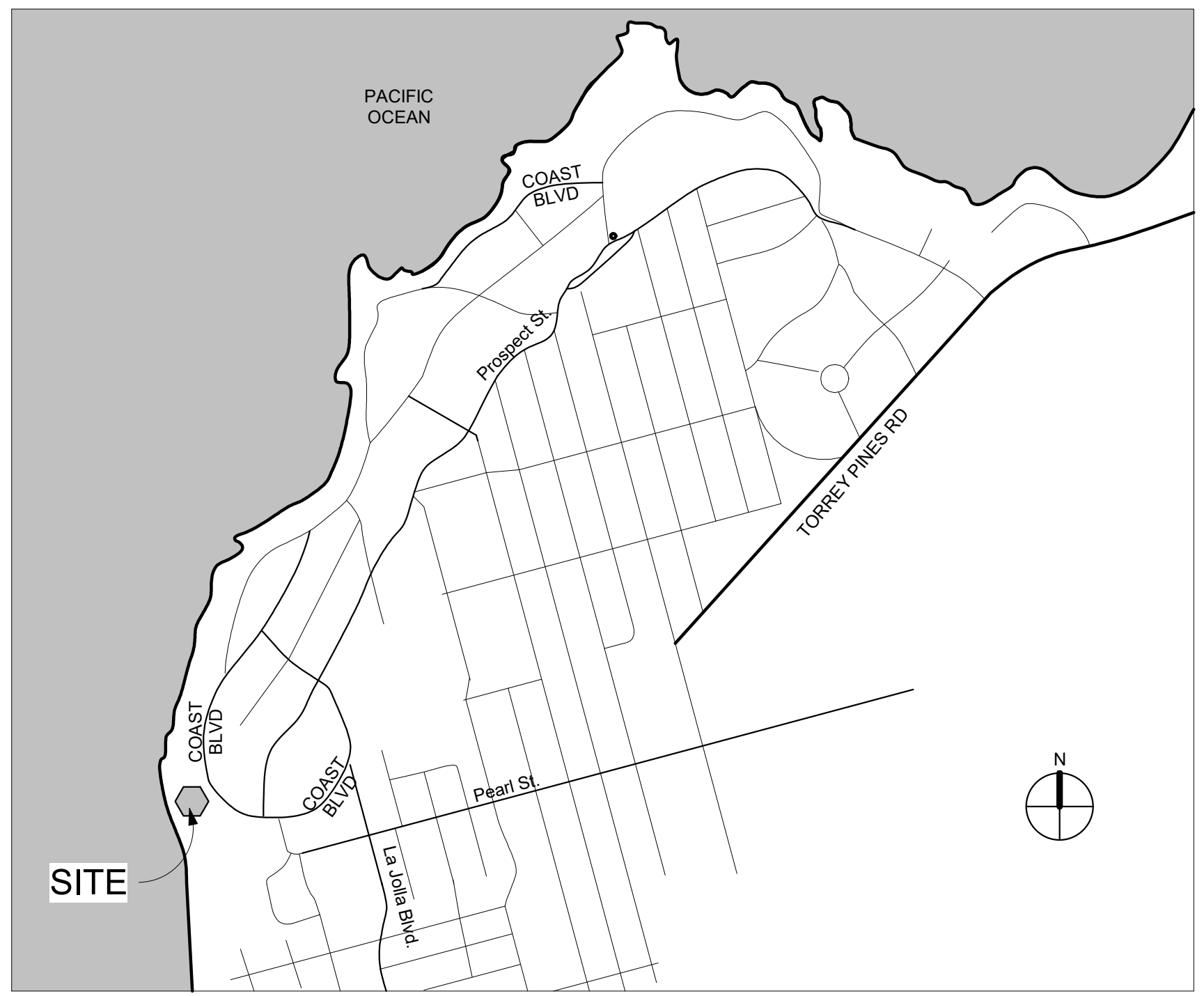
OWNER:
220-240 CONDOMINIUM HOA
A MCKIBBIN & Co. COMMUNITY ASSOCIATION MANAGEMENT
SEAN DEFREITAS
7529 DRAPER AVENUE, SUITE D
LA JOLLA, CALIFORNIA 92037
(858) 551-1885
Sean@amckibbin.com

ARCHITECT:
ALCORN & BENTON ARCHITECTS
PAUL BENTON
7757 GIRARD AVENUE
LA JOLLA, CA 92037
(858) 459-0805
paul@alcornbenton.com

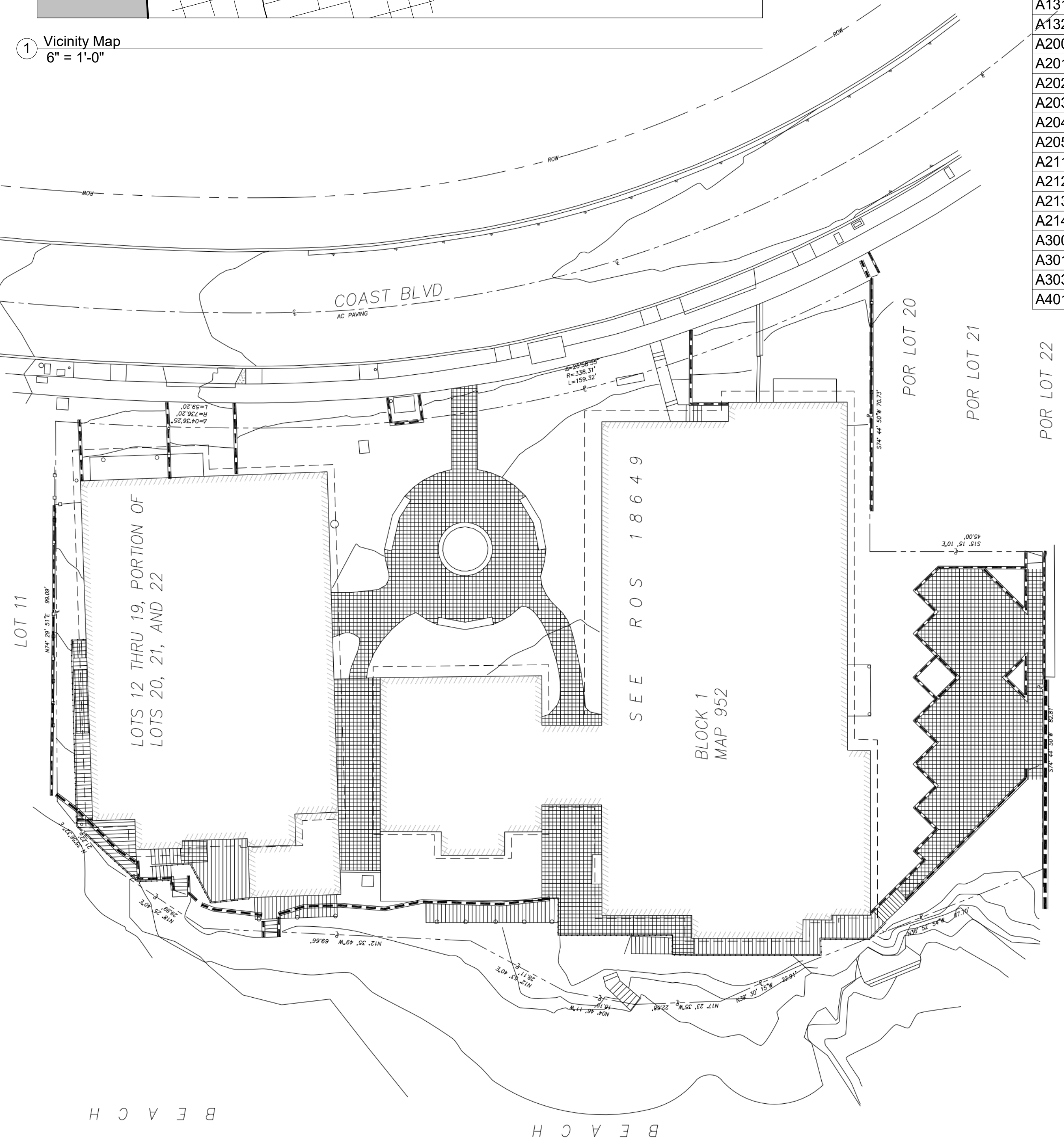
STRUCTURAL ENGINEER:
ENVISION ENGINEERING
ALEX L. BARAJAS, S.E.
565 PEARL STREET STE. 209
LA JOLLA, CA 92037
(619) 990-5467
envisionsandiego@sbcglobal.net

SURVEYOR:
CHRISTENSEN ENGINEERING
7888 SILVERTON AVE, SUITE J
SAN DIEGO, CA 92126
(858) 271-9901
ceands@aol.com

Sheet List 220 - 240 Coast	
Sheet Number	Sheet Name
220A.	220 A Stack Balcony
220G.	220 G Stack
A001	FAR
A002	Topographic Survey
A002a	Topographic Survey
A010	Grading Plan
A011	220-240 Basement Floor Plan
A012	220-240 Level 1 Floor Plan
A013	220-240 Level 2 Floor Plan
A014	220-240 Level 3 Floor Plan
A098	220 Door & Window Schedules
A100	220 Existing Basement Floor Plan
A101	220 Existing Level 1 Floor Plan
A102	220 Existing Level 2 Floor Plan
A103	220 Existing Level 3 Floor Plan
A104	220 Existing Roof Plan
A105	220 Basement Floor Plan
A106	220 Level 1 Floor Plan
A107	220 Level 2 Floor Plan
A108	220 Level 3 Floor Plan
A109	220 Roof Plan
A120	220 North Elevations
A121	220 North Elevations
A122	220 South Elevations
A123	220 East Elevations
A124	220 West Elevations
A125	220 Elevations
A131	Site Sections
A132	Sections
A200	240 Door & Window Schedule
A201	240 Basement Floor Plans
A202	240 Level 1 Floor Plans
A203	240 Level 2 Floor Plans
A204	240 Level 3 Floor Plans
A205	240 Roof Plans
A211	240 East Elevations
A212	240 South Elevations
A213	240 West Elevations
A214	240 North Elevations
A300	Framing Plans
A301	Framing Plans
A303	Entrance
A401	Section Details



1 Vicinity Map
6" = 1'-0"



2 Site Plan
3/64" = 1'-0"



3 Ocean View (Birds Eye View)

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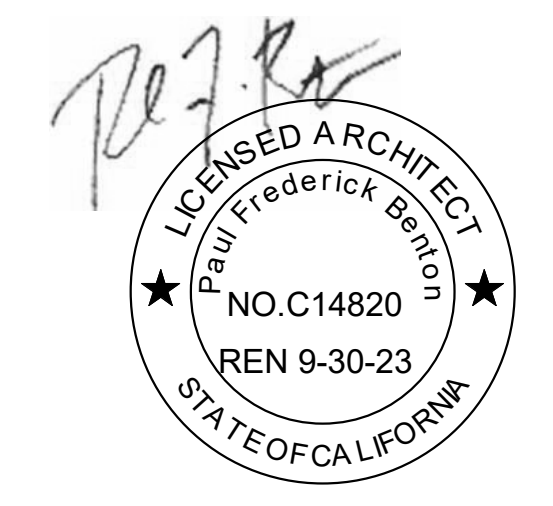
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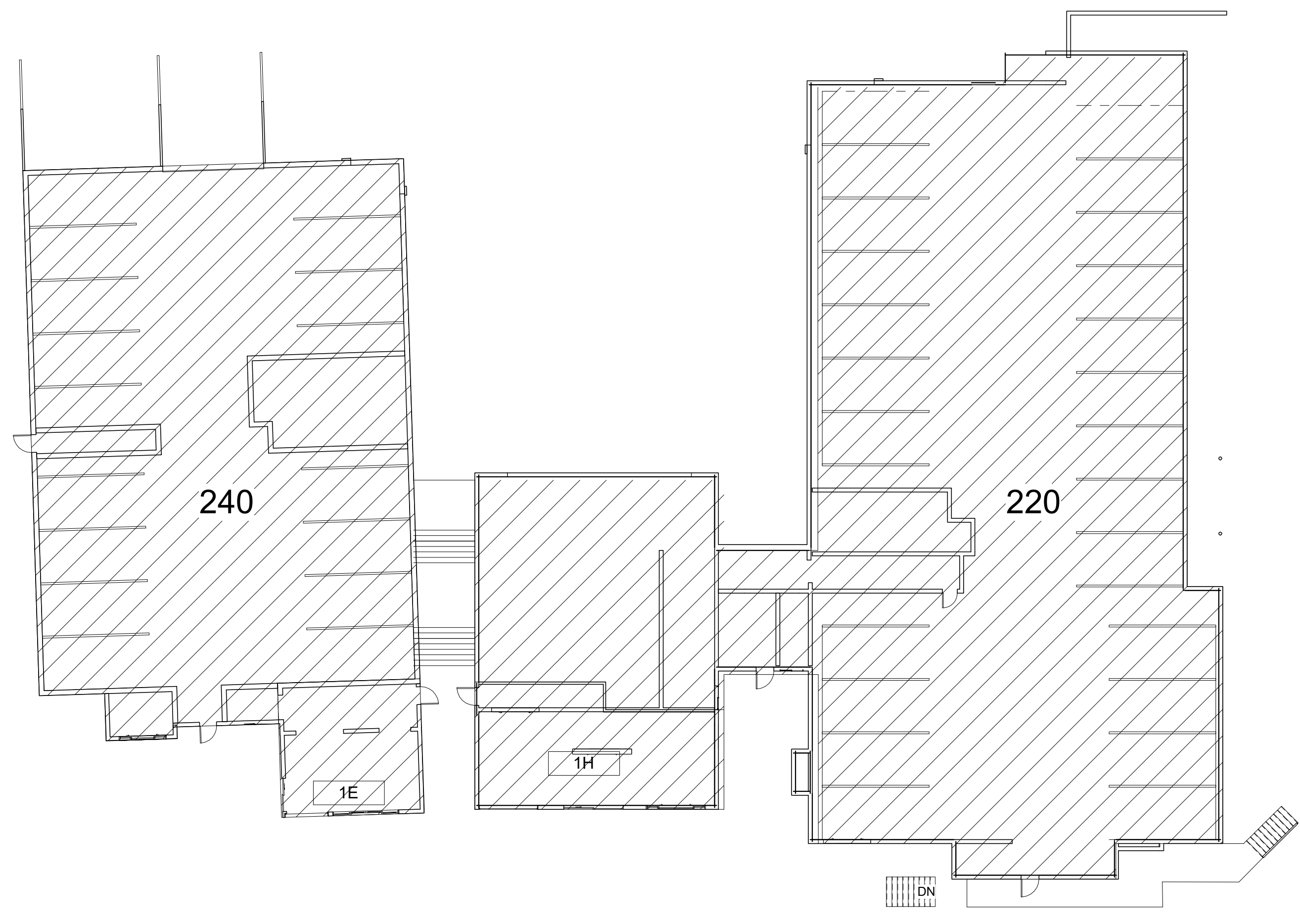


FAR

A001

LEGEND:

- FLOOR AREA
- BALCONY PROPOSED
- BALCONY EXISTING



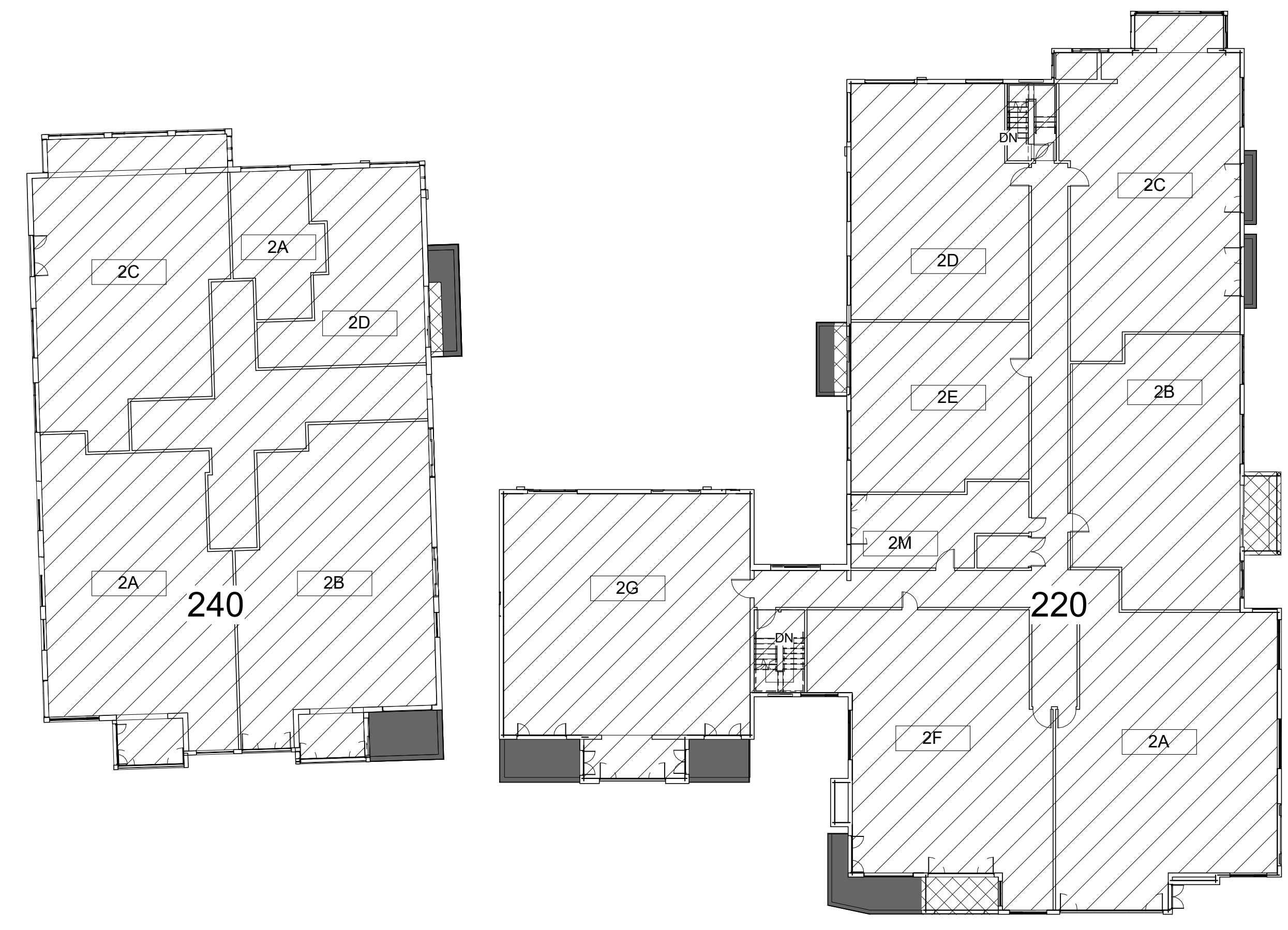
4 Basement
1/16" = 1'-0"



3 Level 3
1/16" = 1'-0"



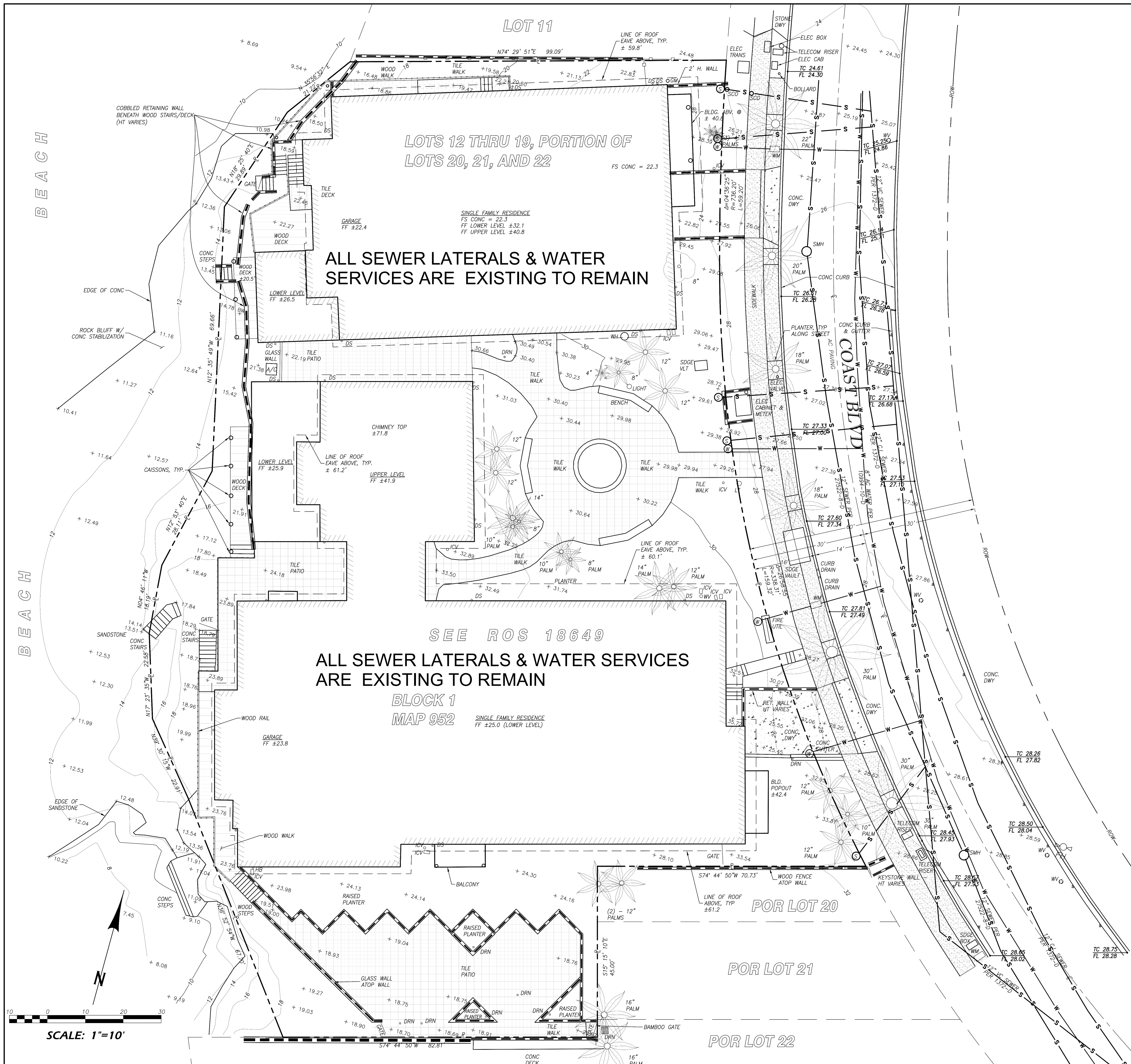
1 Level 1
1/16" = 1'-0"



2 Level 2
1/16" = 1'-0"

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LEGEND

DESCRIPTION	STD DWG	SYMBOL
PROPERTY LINE - (RECORD)		N45°45'45"W
PROPERTY LINE - OFFSITE		- - - - -
RIGHT OF WAY LINE		- - - - -
STREET CENTERLINE		- - - - -
CONTOUR		- - - - -
LOT LINE (OFFSITE)		- - - - -
OVERHEAD UTILITIES		- - - - -
EDGE OF PAVING		- - - - -
EXISTING SPOT ELEVATION		100.00 100.00
BUILDING FOOTPRINT		[Symbol]
WOOD FENCE		[Symbol]
CHAIN LINK FENCE		[Symbol]
FREE STANDING WALL		[Symbol]
RETAINING WALL		[Symbol]
POWER POLE		[Symbol]
TREE; PLANT; PALM		[Symbol]
CAISSON OR COLUMN, TYPICAL		[Symbol]

ABBREVIATIONS

AC	ASPHALTIC CONCRETE	H	HIGH
A.C.	ASBESTOS CEMENT	HB	HOSE BIBB
BLK	BLOCK	ICV	IRRIGATION CONTROL VALVE
BRK	BRICK	L.P.	LOW PRESSURE
BW	GRADE AT BOTTOM OF WALL	PLTR	PLANTER
C	CENTER LINE	PMVT	PAVEMENT
C.C.	CONCRETE	SCD	SEWER CLEANOUT
C.O.	CLEANOUT	SMH	SEWER MANHOLE
EL	ELECTRIC	TEL	TELEPHONE
EM	ELECTRIC METER	TW	GRADE AT TOP OF WALL
ELEV	ELEVATION	TYP	TYPICAL
FL	FLOW LINE	WH	WATER HEATER
FLD BK	FIELD BOOK	WM	WATER METER
		WV	WATER VALVE

LEGAL DESCRIPTION

A PORTION OF LOTS 12 THROUGH 22 OF BLOCK 1 OF NICHOLSON'S ADDITION, ACCORDING TO MAP THEREOF NO. 952, TOGETHER WITH A PORTION OF COAST BLVD AS CLOSED TO PUBLIC USE, MORE PARTICULARLY DESCRIBED IN CALIFORNIA TITLE COMPANY PRELIMINARY REPORT ORDER NO. 400-2050296-34, REFER TO RECORD OF SURVEY 18649.

APN: 350-570-30-10

BENCHMARK

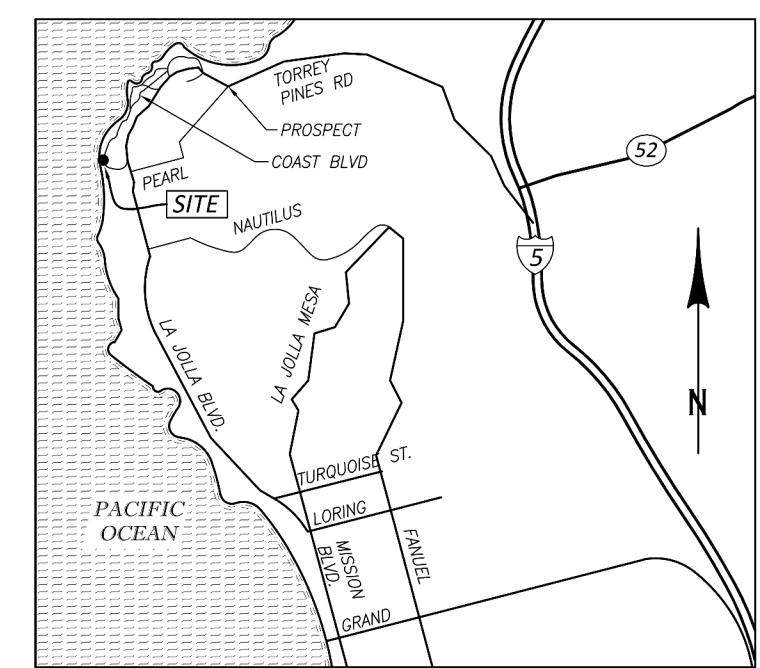
NORTHEAST BRASS PLUG, PROSPECT STREET & RAVINA STREET
ELEV = 38.49 ; DATUM: NOV29; CITY OF SAN DIEGO VERTICAL CONTROL BENCHMARK.

EASEMENTS

THIS TOPOGRAPHIC SURVEY WAS PREPARED WITH THE BENEFIT OF THE "PRELIMINARY REPORT", BY CALIFORNIA TITLE COMPANY, ORDER NO.: 400-2050296-34, DATED NOVEMBER 26, 2019. EASEMENTS INDICATED ARE PER THE REPORT.

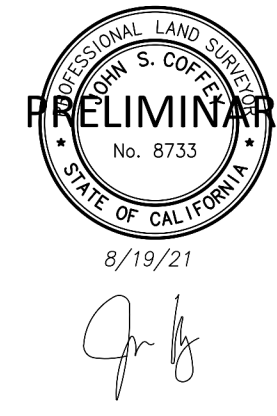
NOTES

- 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.



VICINITY MAP
THOMAS BROS. MAP 1227-E7
NO SCALE

COFFEY ENGINEERING, INC.
200 BUSINESS PARK AVENUE, SUITE 210, SAN DIEGO, CA 92131
PH: (619) 591-0111 FAX: (619) 591-0179



Coast Boulevard Condos
220 & 240 Coast Boulevard
La Jolla, CA 92037

TOPOGRAPHIC SURVEY

DATE OF SURVEY: 11/12/19 SURVEY CREW CHIEF: E. MENTHONS

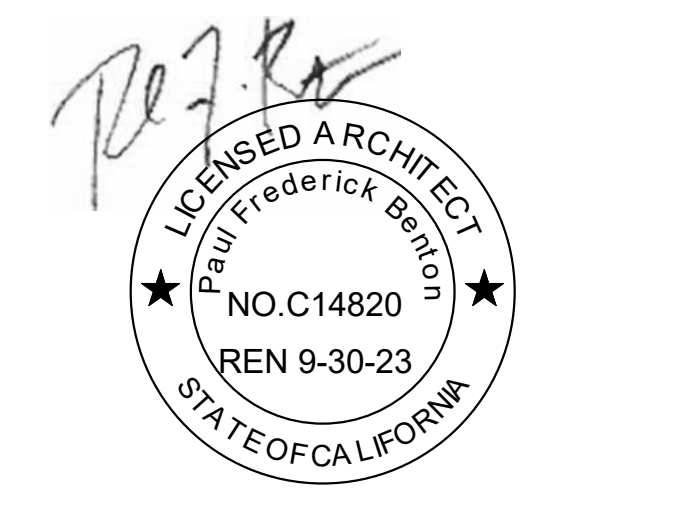
DRAWN BY:	EM/ GC
CHECKED BY:	JC
ORIGINAL:	12/3/19
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	
REVISION 5	
Topographic Survey	
SCALE:	1" = 10'
C.O.	
SHT	1 OF 1 SHTS

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220-240
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Scale	See Drawings



Topographic Survey

A002

SCALED DOWN BY 3/4

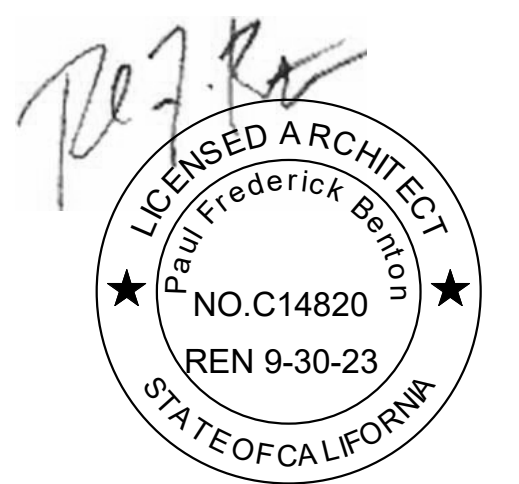
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Grading Plan

A010

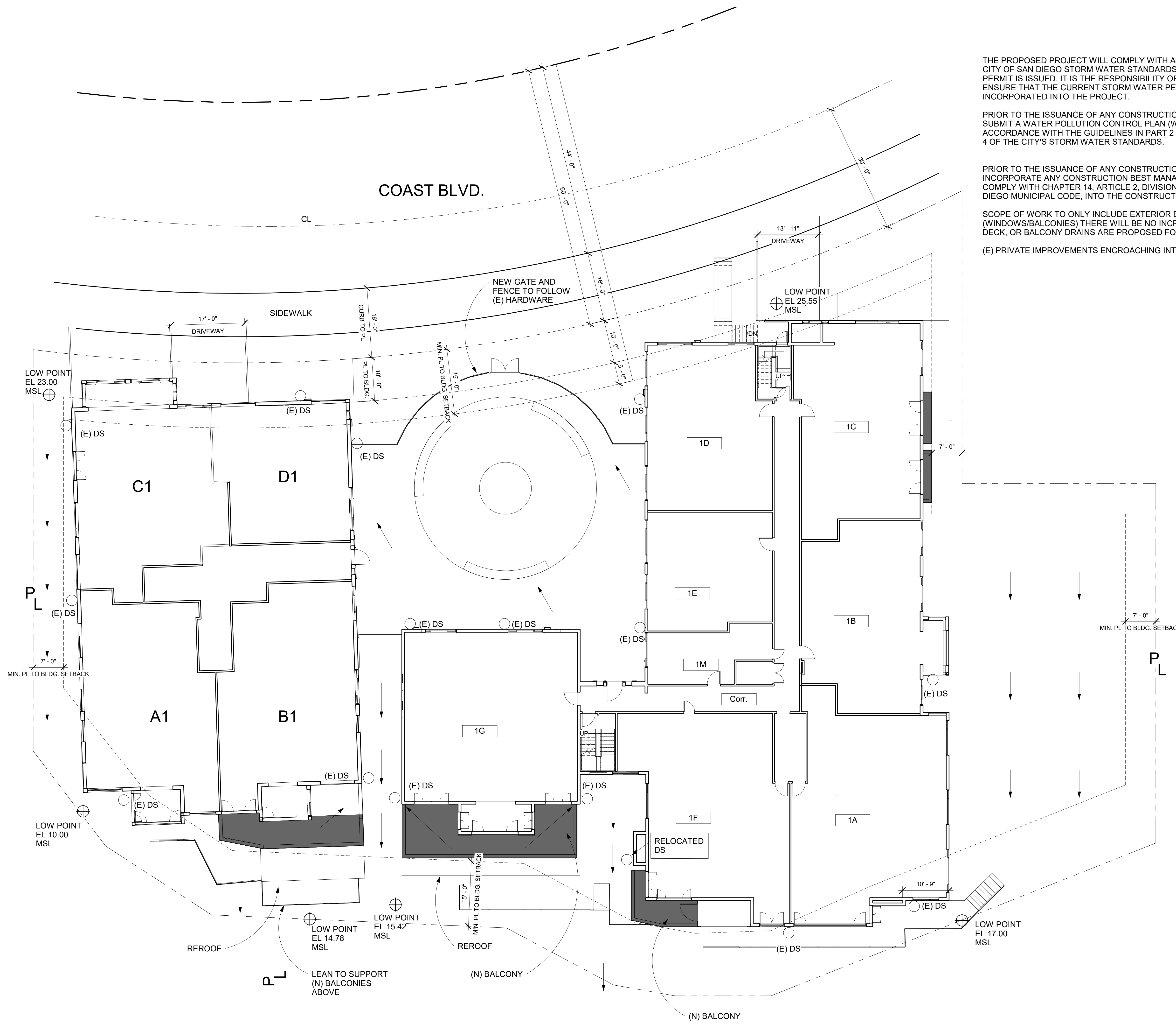
THE PROPOSED PROJECT WILL COMPLY WITH ALL THE REQUIREMENTS OF THE CURRENT CITY OF SAN DIEGO STORM WATER STANDARDS MANUAL BEFORE A GRADING OR BUILDING PERMIT IS ISSUED. IT IS THE RESPONSIBILITY OF THE OWNER/DESIGNER/APPLICANT TO ENSURE THAT THE CURRENT STORM WATER PERMANENT BMP DESIGN STANDARDS ARE INCORPORATED INTO THE PROJECT.

PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT THE OWNER/PERMITTEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP). THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN PART 2 CONSTRUCTION BMP STANDARDS CHAPTER 4 OF THE CITY'S STORM WATER STANDARDS.

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 SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.

SCOPE OF WORK TO ONLY INCLUDE EXTERIOR BUILDING RENOVATIONS (WINDOWS/BALCONIES) THERE WILL BE NO INCREASE OF IMPERVIOUS AREA. NO ROOF, DECK, OR BALCONY DRAINS ARE PROPOSED FOR THIS PROJECT.

(E) PRIVATE IMPROVEMENTS ENCRANCHING INTO THE PUBLIC ROW WILL REQUIRE AN EMRA.



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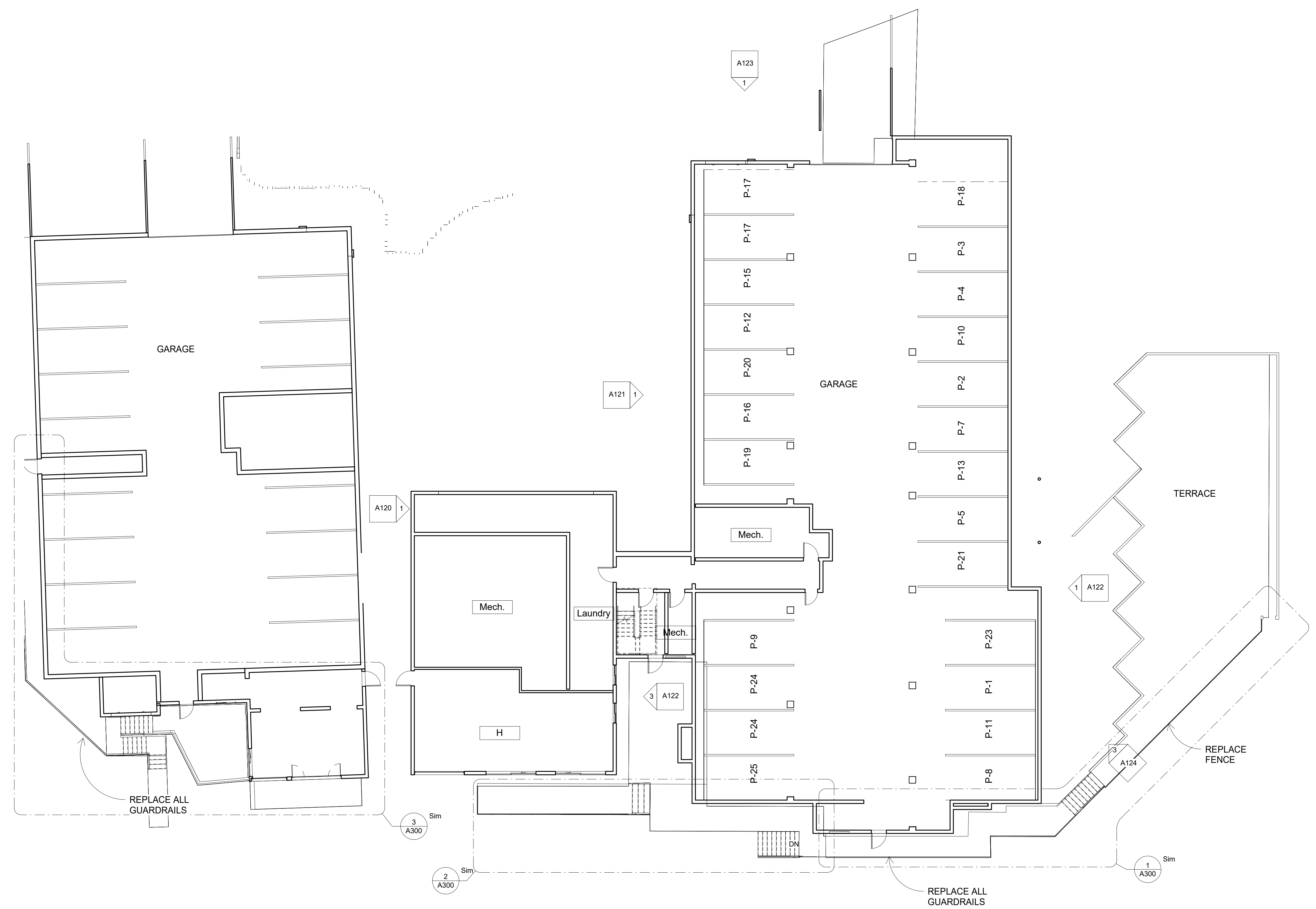
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La Jolla, California 92037

Date	09/15/21
Project No.	669736
Design/ Drawing	PB, BC
Scale	See Drawings



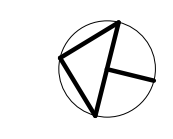
BASEMENT
220-240 Basement
Floor Plan

A011



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1 220 + 240 Basement
3/32" = 1'-0"



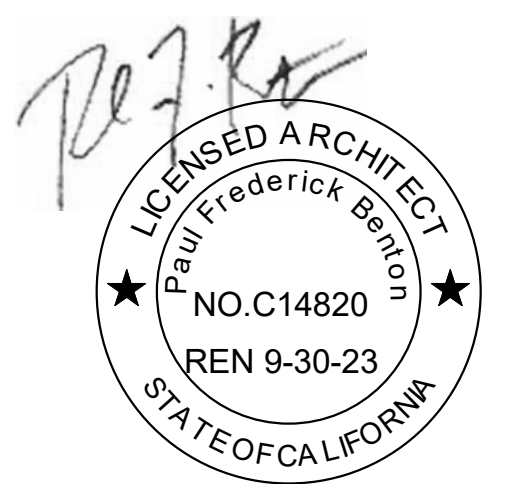
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220-240
Coast Blvd.

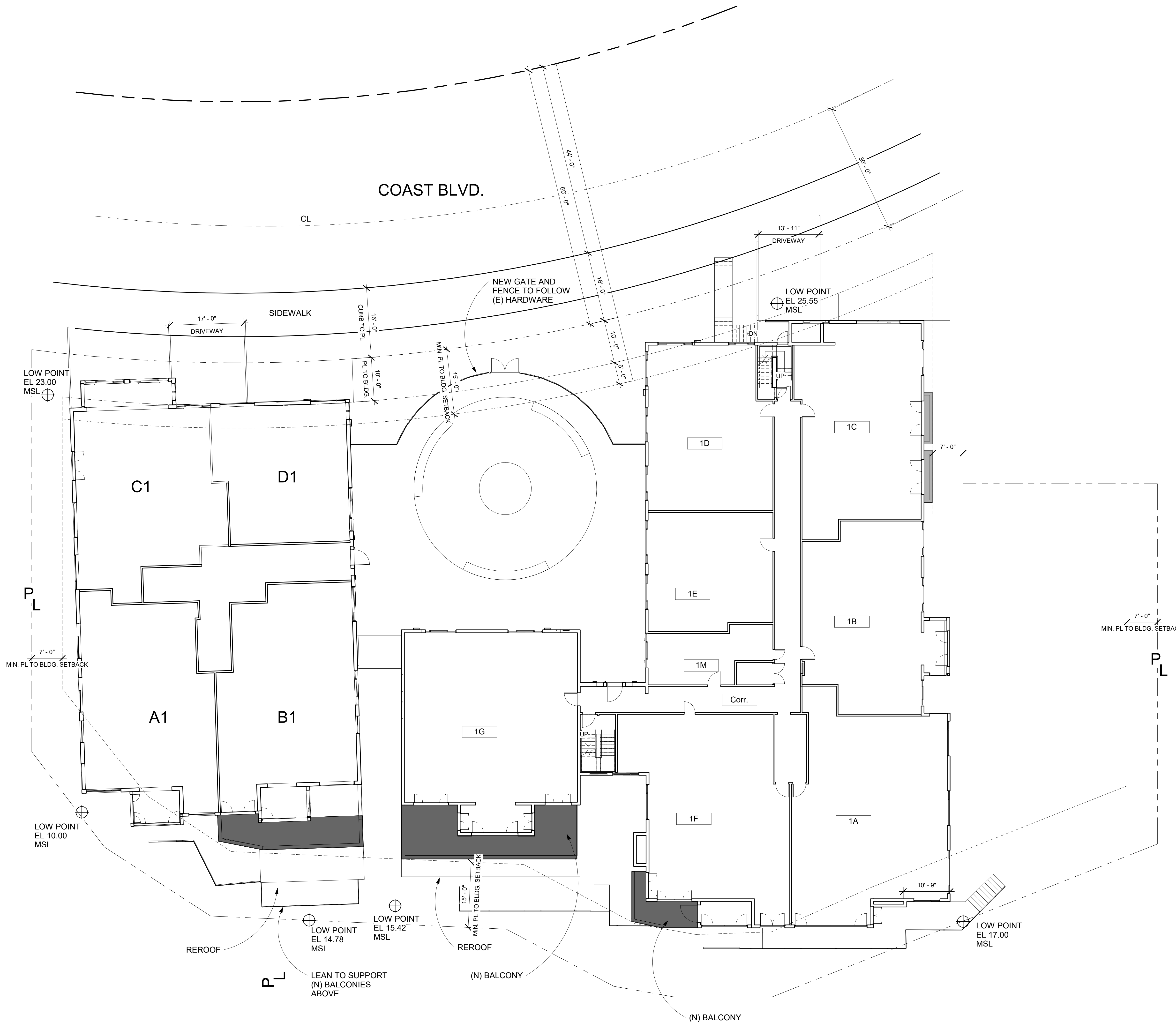
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Scale	See Drawings



220-240 Level 1
Floor Plan

A012



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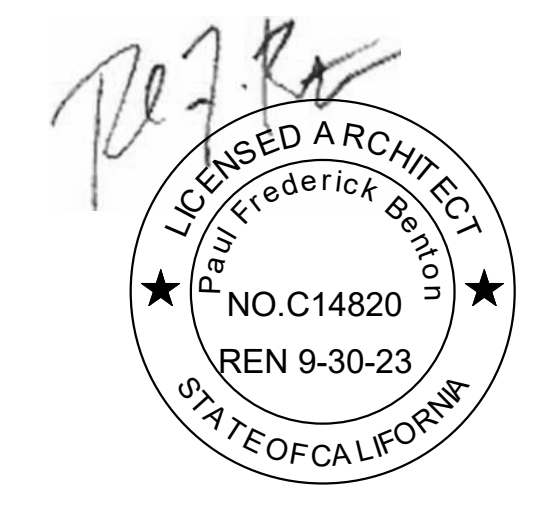
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Coast Blvd.

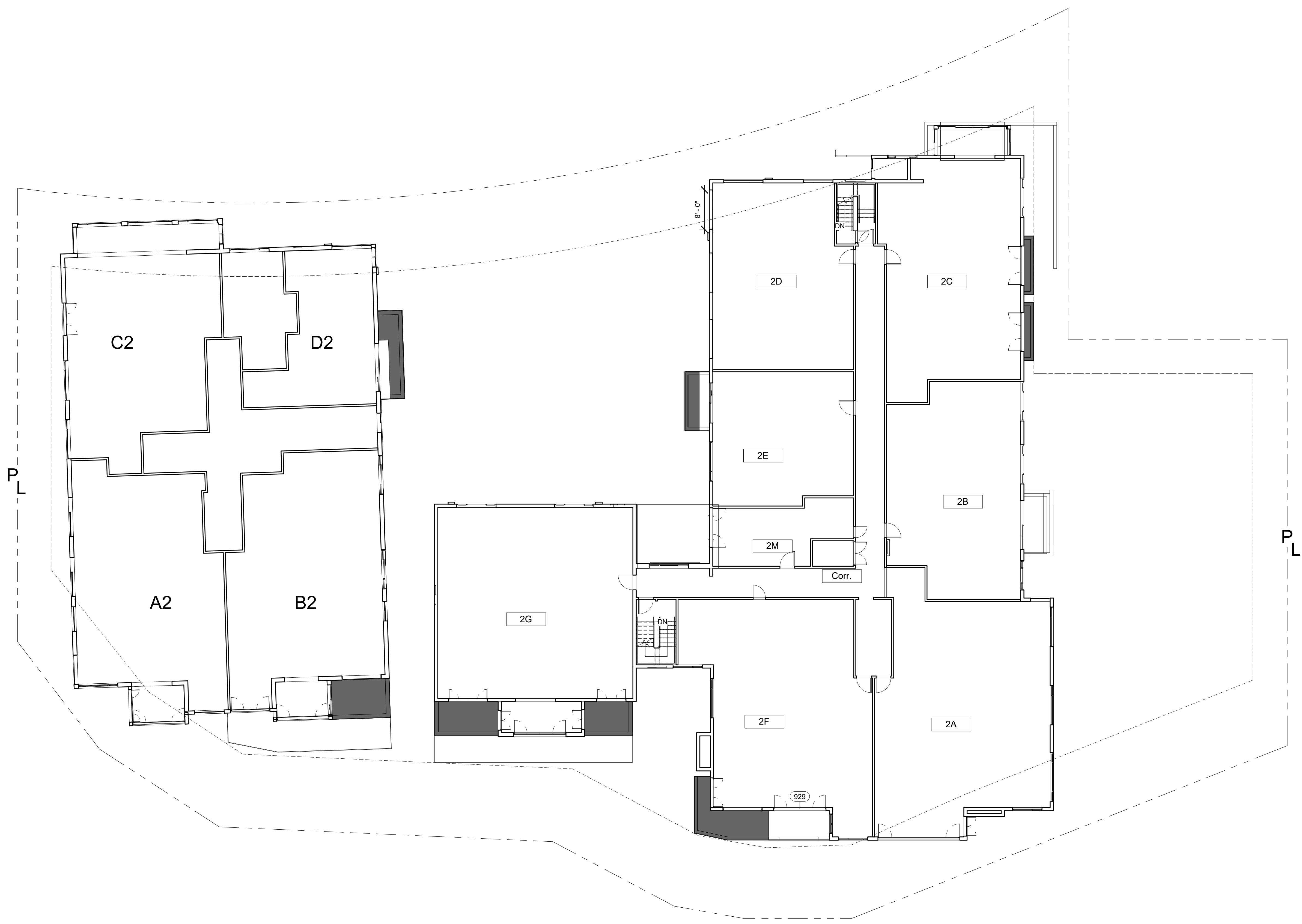
220 Coast Blvd.
La Jolla, California 92037

Date	09/15/21
Project No.	669736
Design/ Drawing	PB, BC
Scale	See Drawings



220-240 Level 2
Floor Plan

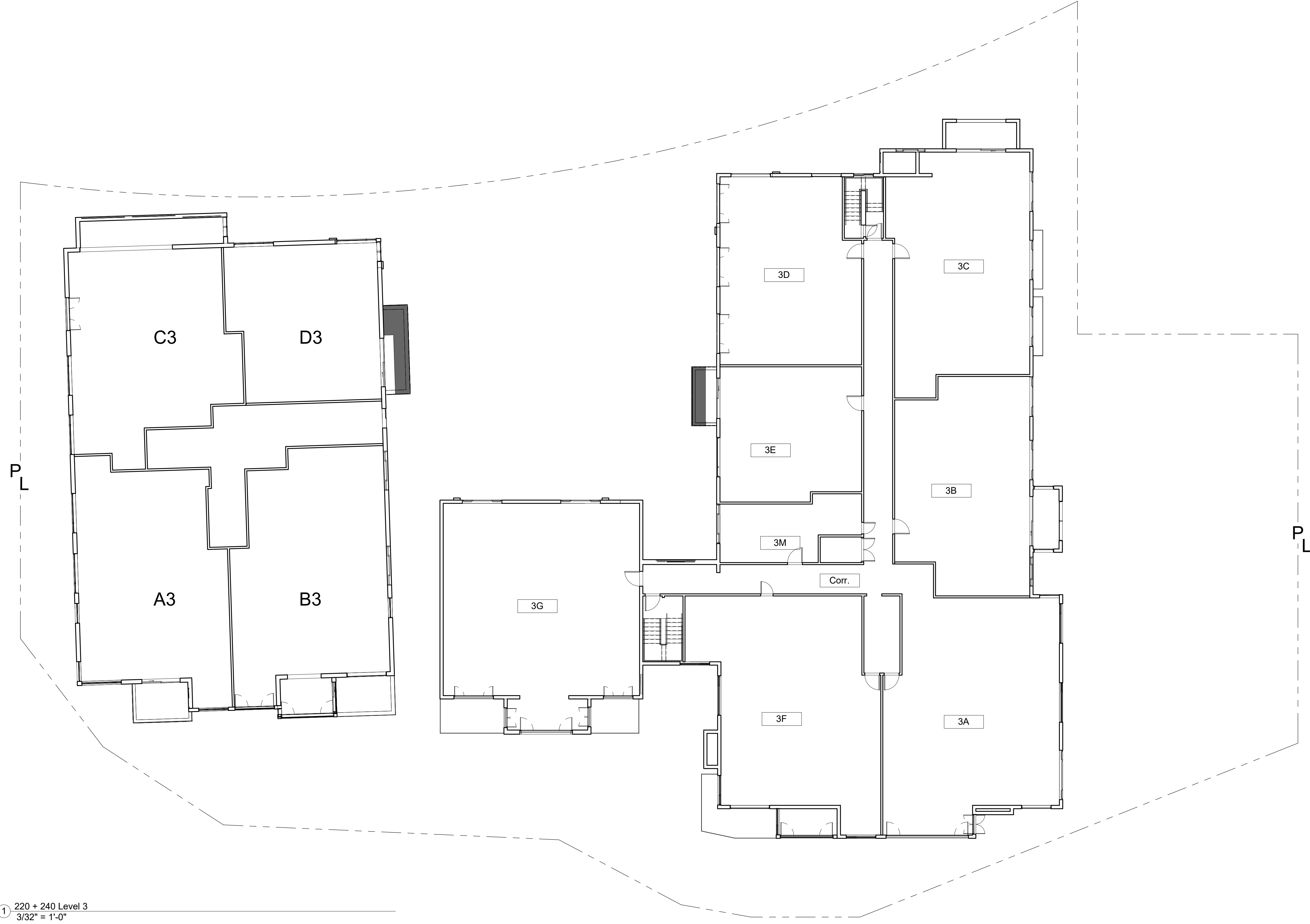
A013



1 220 + 240 Level 2
3/32" = 1'-0"

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1 220 + 240 Level 3
3/32" = 1'-0"

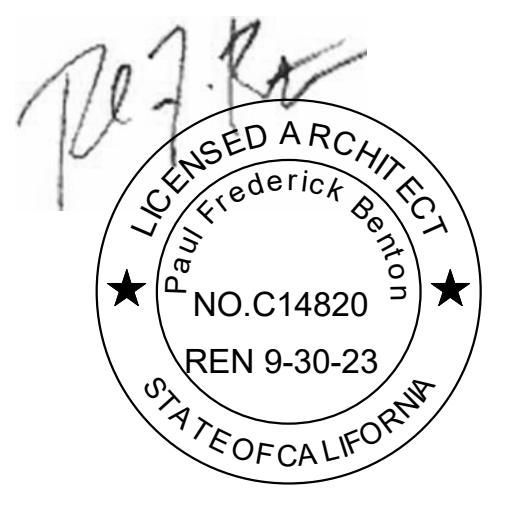
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Scale	See Drawings



220-240 Level 3
 Floor Plan

A014

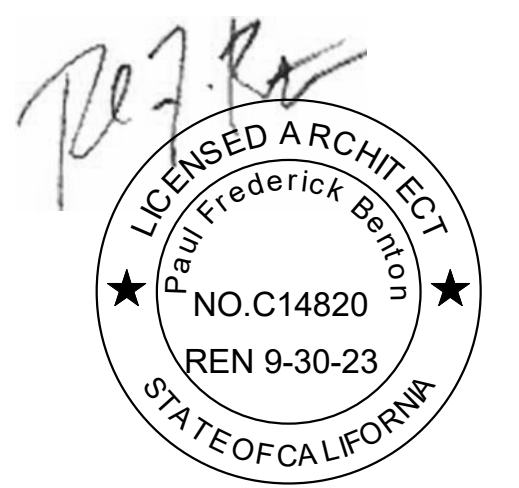
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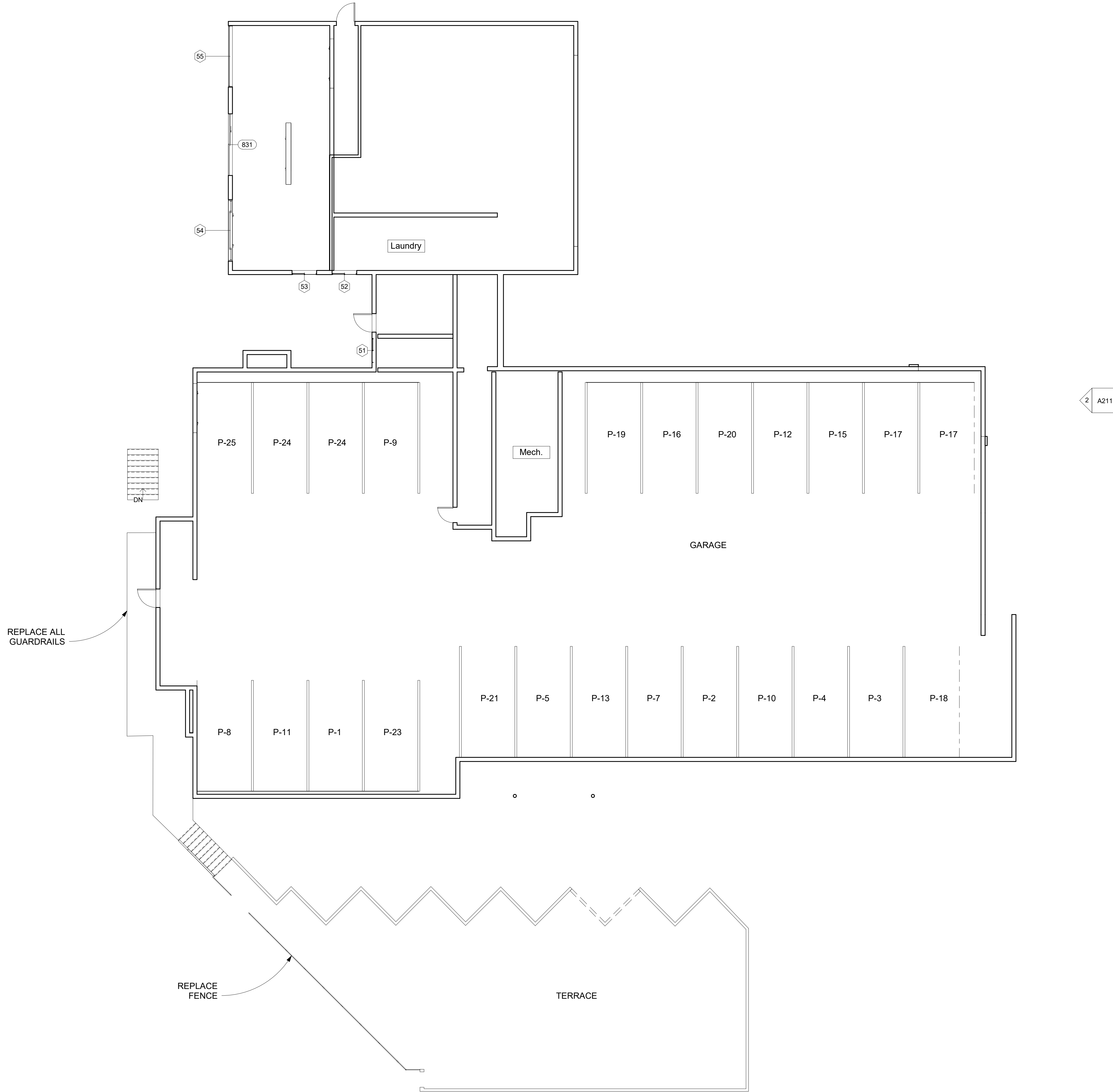
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Date	09/15/21
Project No.	669736
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Scale	See Drawings



220 Existing
Basement Floor Plan

A100



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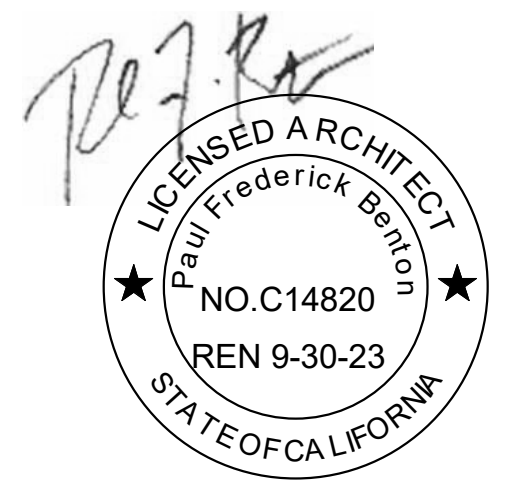
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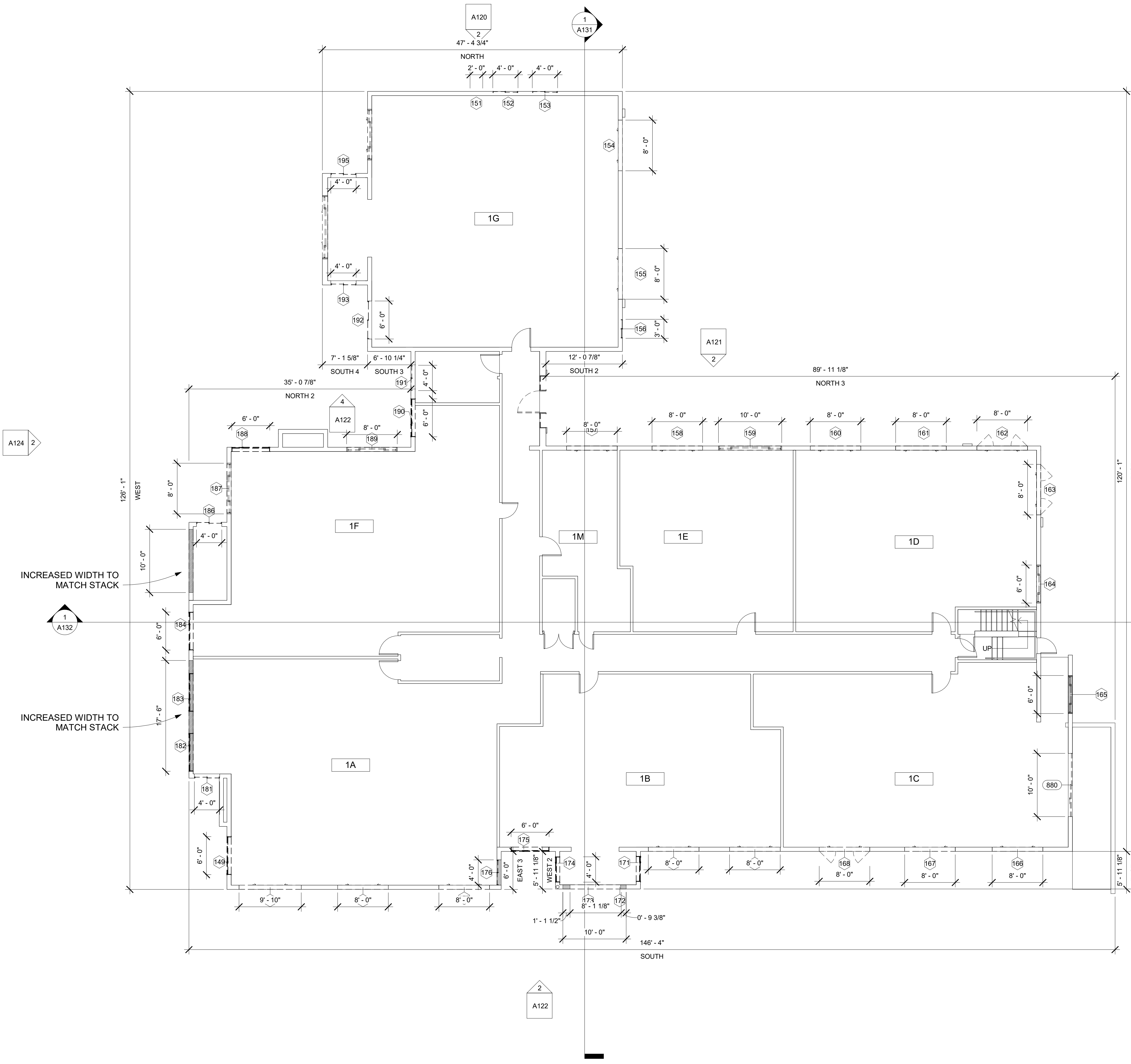
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Scale See Drawings



220 Existing Level 1
Floor Plan

A101

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1 (E) Level 1
1/8" = 1'-0"

DEMO LEGEND

- (E) to remain
- (E) opening to be filled in
- (E) wall to be demolished
- (E) window to be replaced with new window/door

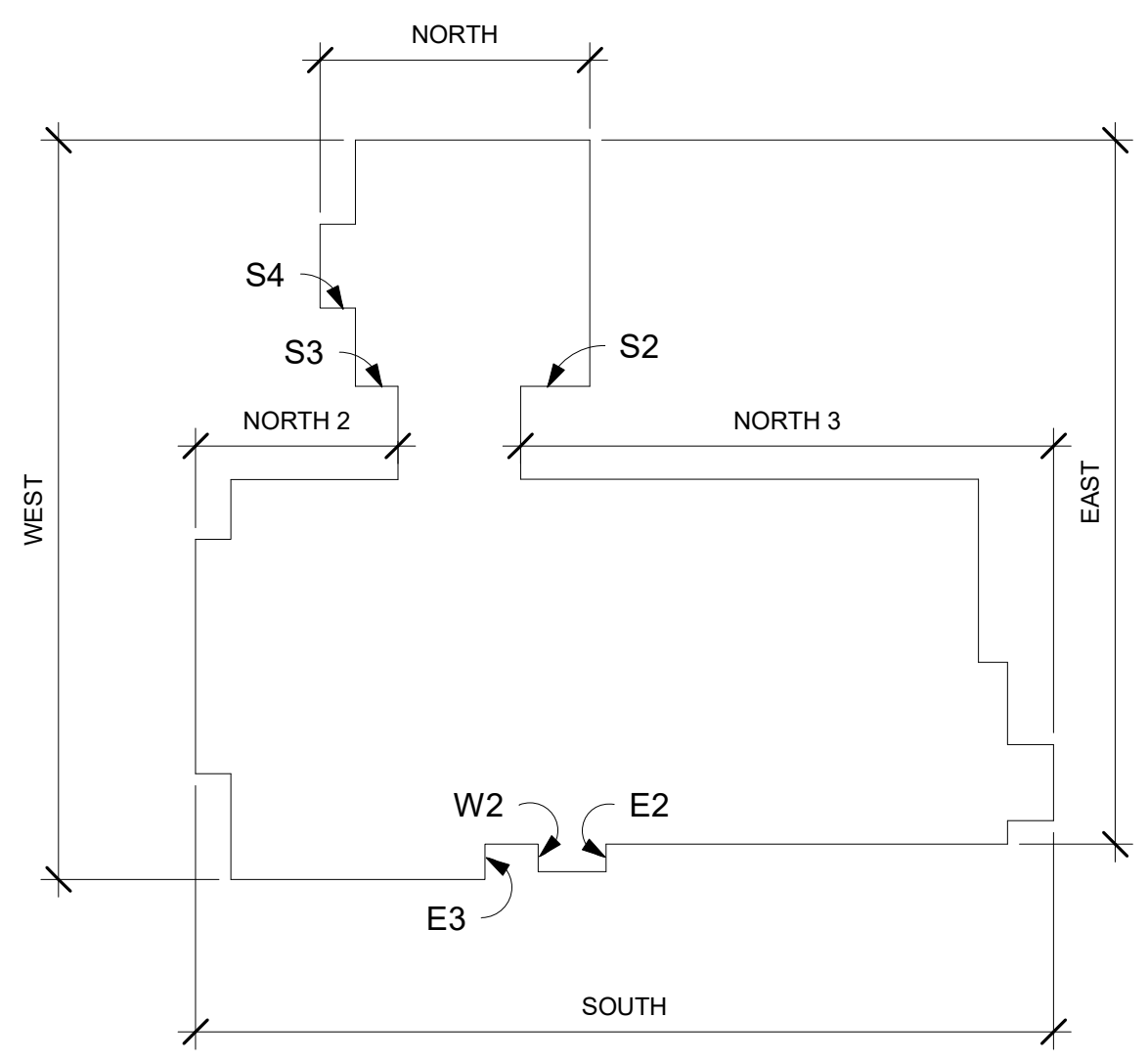
DEMO LEGEND
1/4" = 1'-0"

WALL MATRIX				
ELEVATION	EXISTING	FILL	DEMO	LEVEL
NORTH	47' 3"	-	-	1
NORTH 2	35' 1"	-	-	1
NORTH 3	89' 11"	-	-	1
SOUTH	146' 4"	1' 10"	-	1
SOUTH 2	12' 1"	-	-	1
SOUTH 3	6' 10"	-	-	1
SOUTH 4	7'	-	-	1
EAST	120' 1"	6'	-	1
EAST 2	5' 11"	-	-	1
EAST 3	6'	4'	-	1
WEST	126' 1"	-	27'-6"	1
WEST 2	5' 11"	-	-	1
DEMO%	608' 6"	11' 10"	27'-6"	5%

NORTH	47' 3"	-	-	2
NORTH 2	35' 1"	-	-	2
NORTH 3	89' 2"	-	-	2
SOUTH	145' 7"	-	-	2
SOUTH 2	12' 1"	-	-	2
SOUTH 3	6' 10"	-	-	2
SOUTH 4	7'	-	-	2
EAST	120' 1"	29' 5"	-	2
EAST 2	5' 11"	-	-	2
EAST 3	6'	4'	-	2
WEST	126' 1"	8'	17'-6"	2
WEST 2	5' 11"	-	-	2
DEMO%	607'	41' 5"	17' 6"	3%

NORTH	47' 3"	-	-	3
NORTH 2	35' 1"	5' 4"	-	3
NORTH 3	89' 2"	-	-	3
SOUTH	145' 7"	-	-	3
SOUTH 2	12' 1"	-	-	3
SOUTH 3	6' 10"	-	-	3
SOUTH 4	7'	-	-	3
EAST	120' 1"	14'	-	3
EAST 2	5' 11"	-	-	3
EAST 3	6'	-	-	3
WEST	126' 1"	8' 9"	17' 6"	3
WEST 2	5' 11"	-	-	3
DEMO%	607'	28' 1"	17' 6"	3%

NO DEMO PROPOSED ON THE BASEMENT LEVEL



KEY MAP FOR WALL MATRIX

WALL MATRIX LEVEL 1
1/8" = 1'-0"

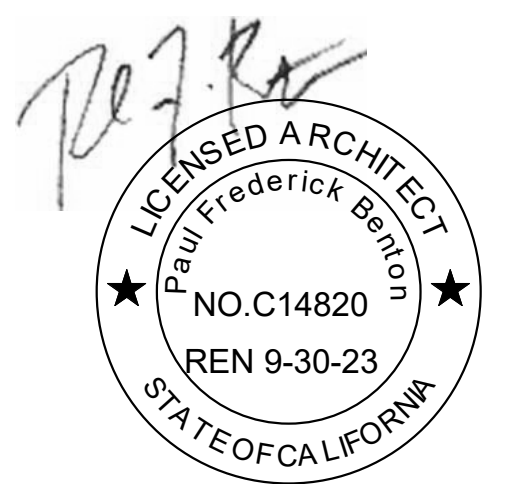
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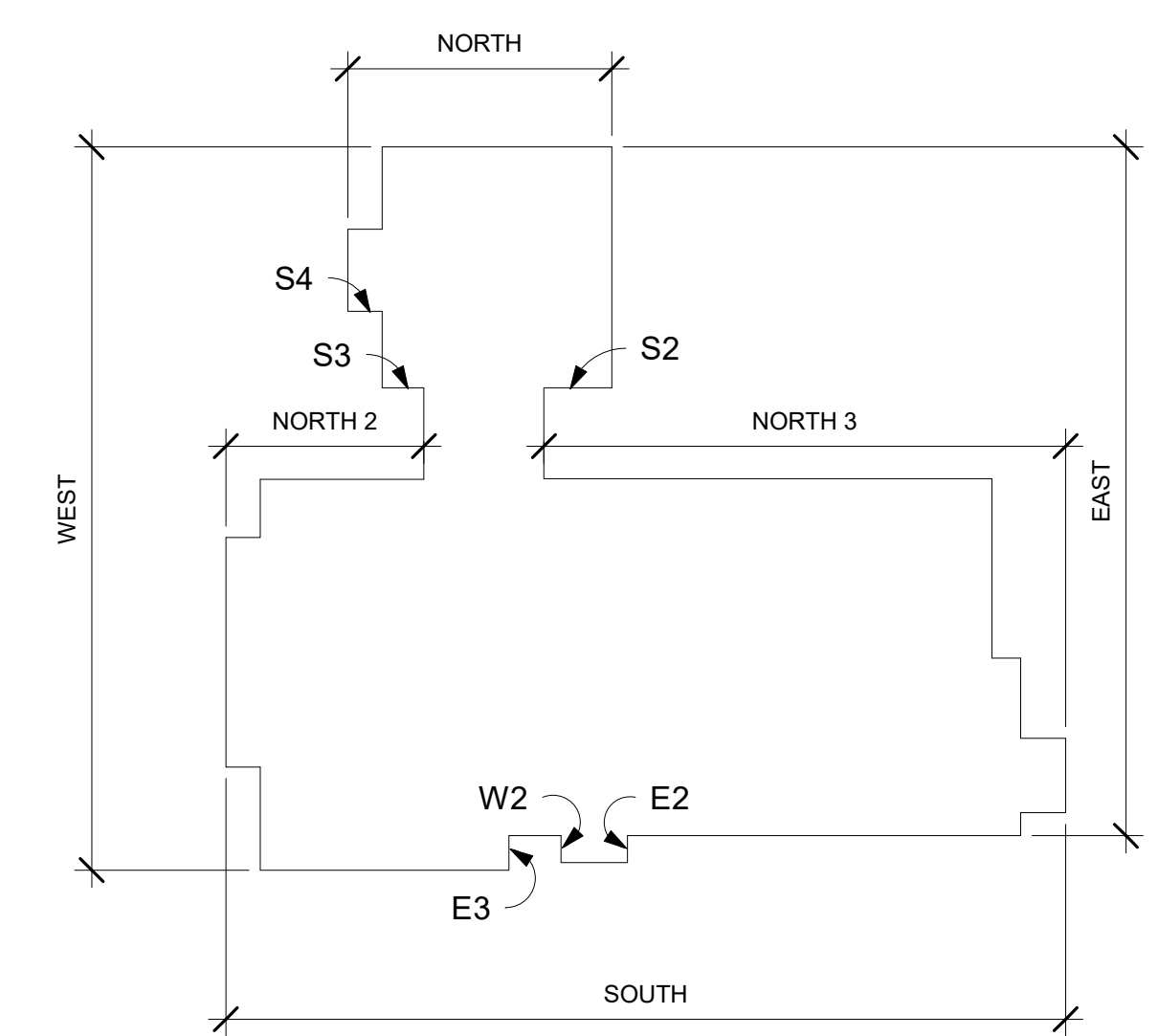
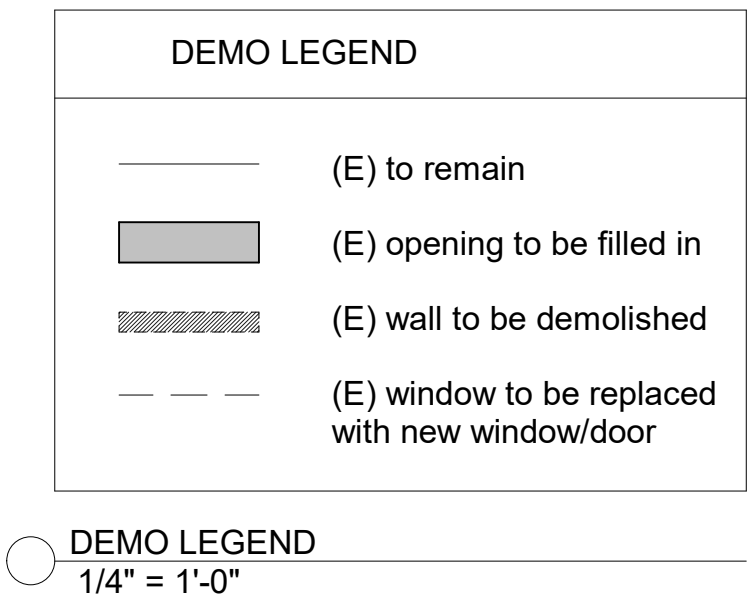
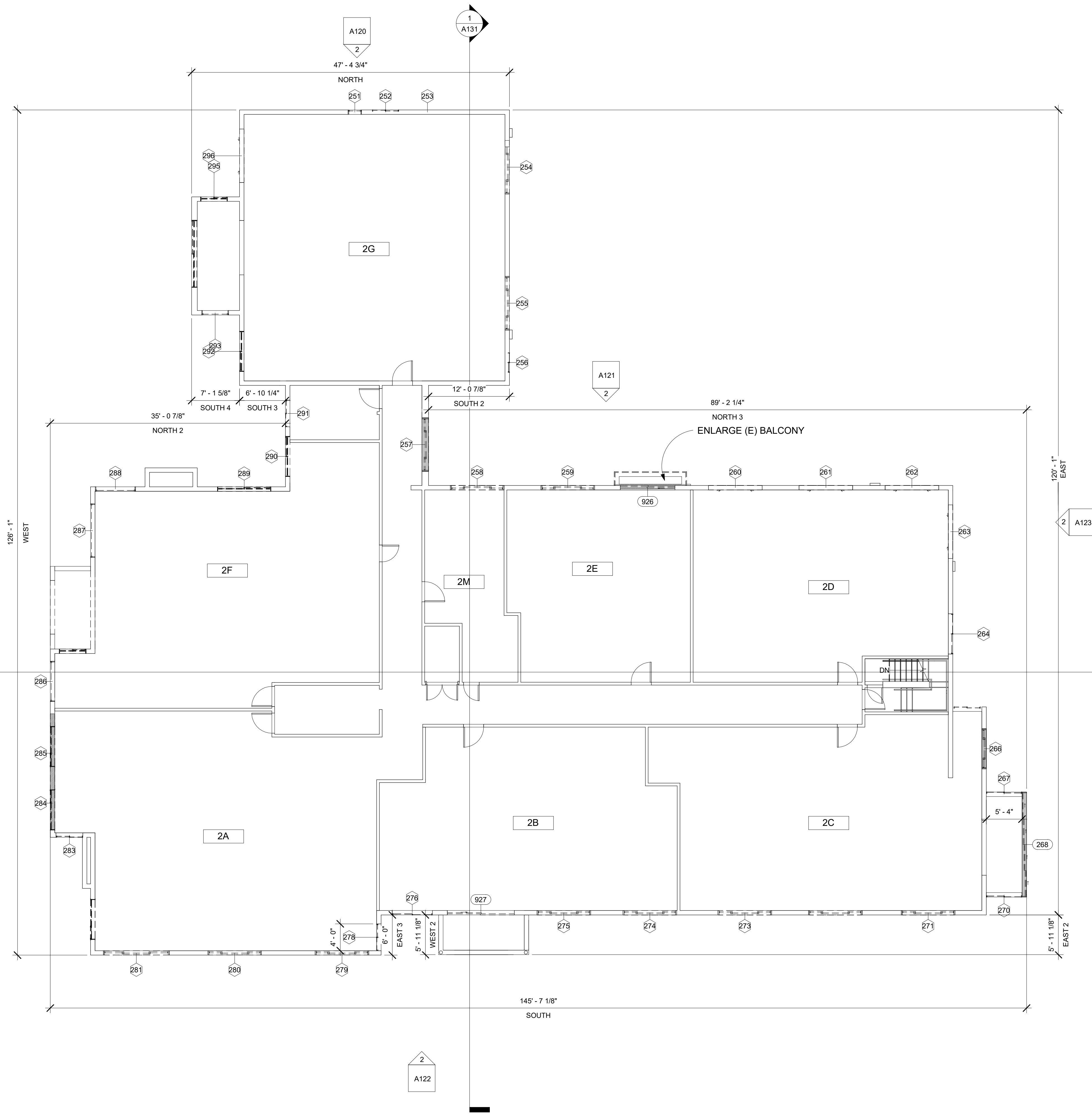
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220 Existing Level 2
Floor Plan

A102



WALL MATRIX LEVEL 2
1/8" = 1'-0"

(E) Level 2
1/8" = 1'-0"

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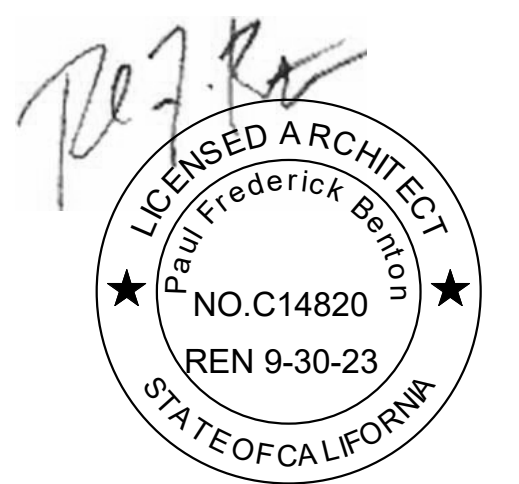
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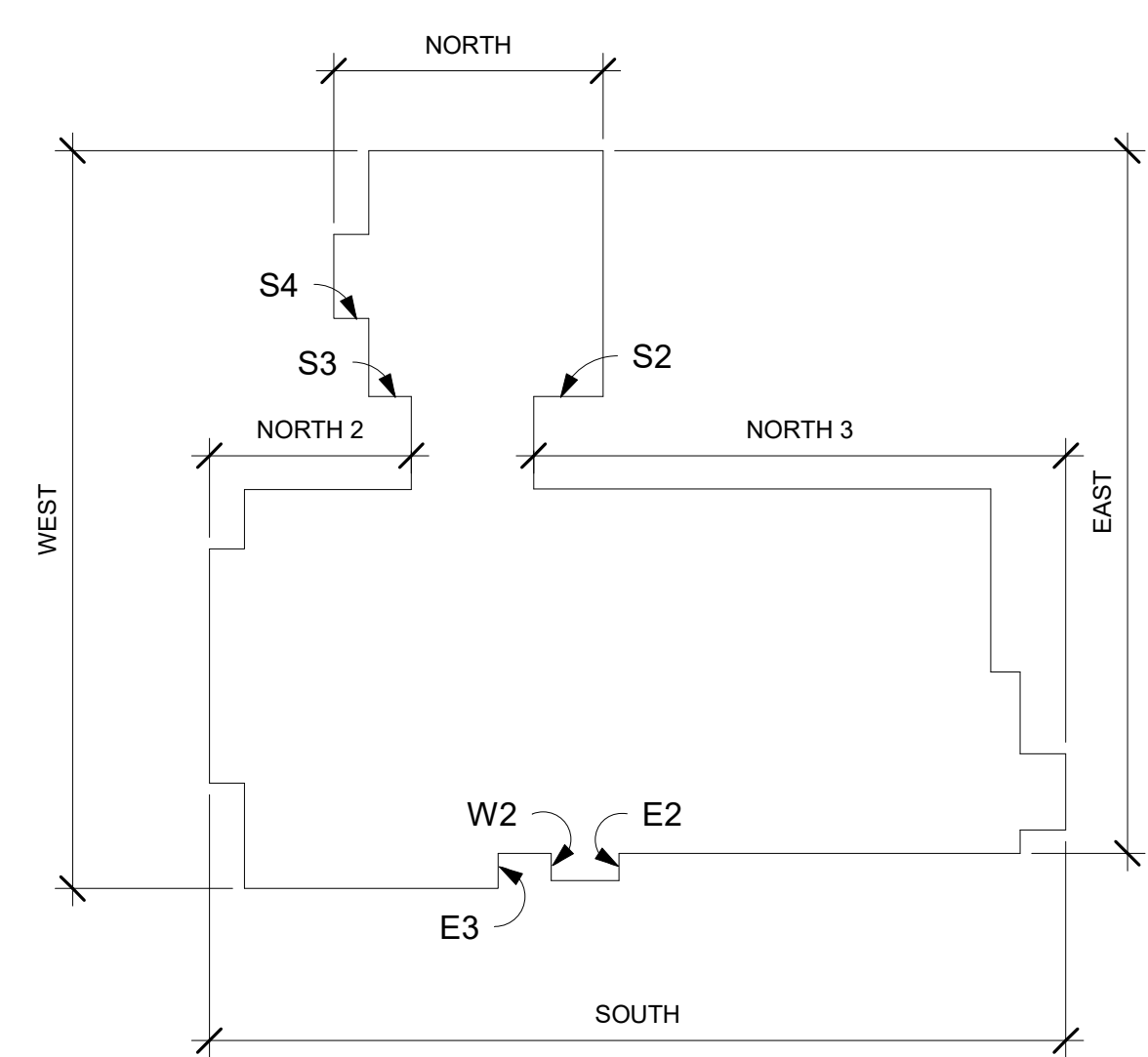


220 Existing Level 3
Floor Plan

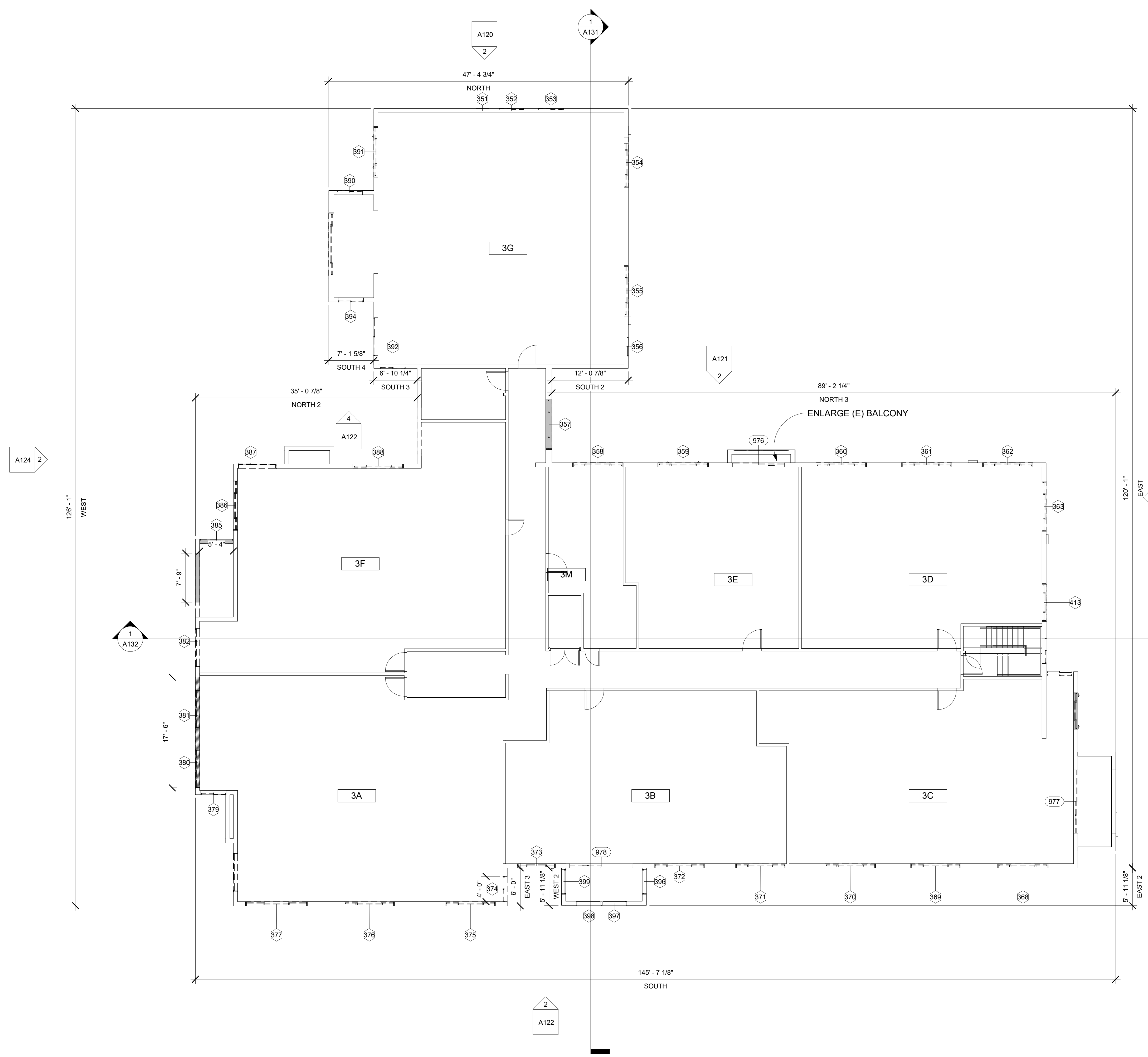
A103

DEMO LEGEND	
	(E) to remain
	(E) opening to be filled in
	(E) wall to be demolished
	(E) window to be replaced with new window/door

DEMO LEGEND
1/4" = 1'-0"



KEY MAP FOR WALL MATRIX
WALL MATRIX LEVEL 3
1/8" = 1'-0"



(E) Level 3
1/8" = 1'-0"

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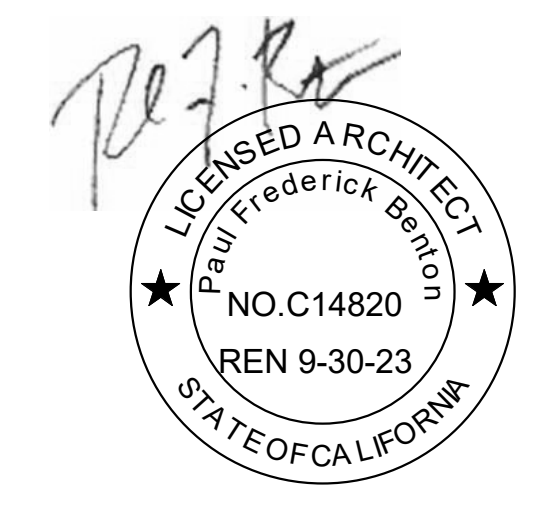
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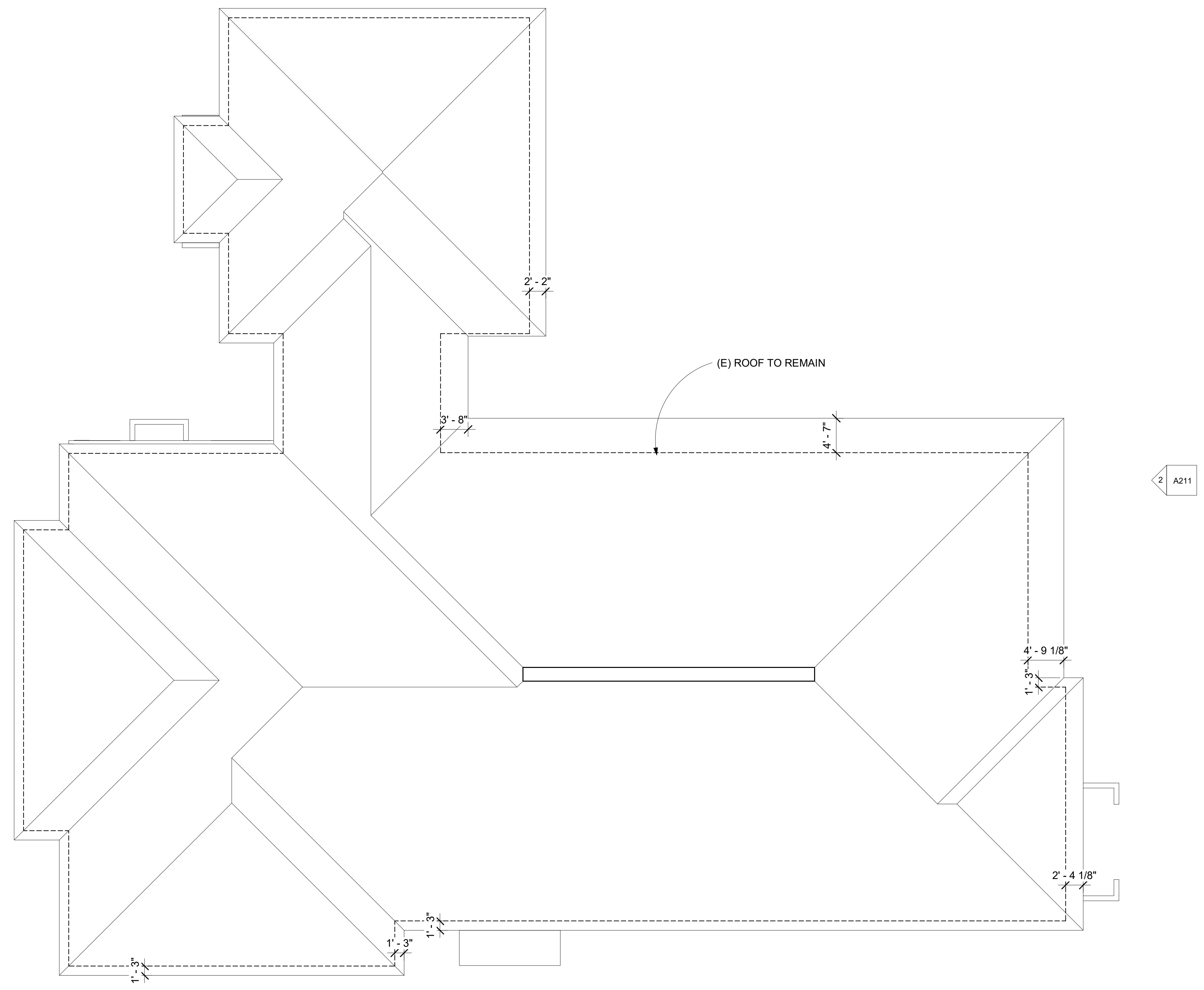
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220 Existing Roof
Plan

A104



1 (E) Roof
1/8" = 1'-0"

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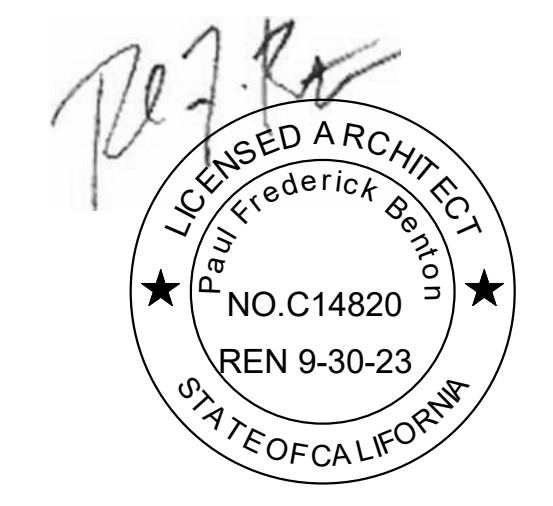
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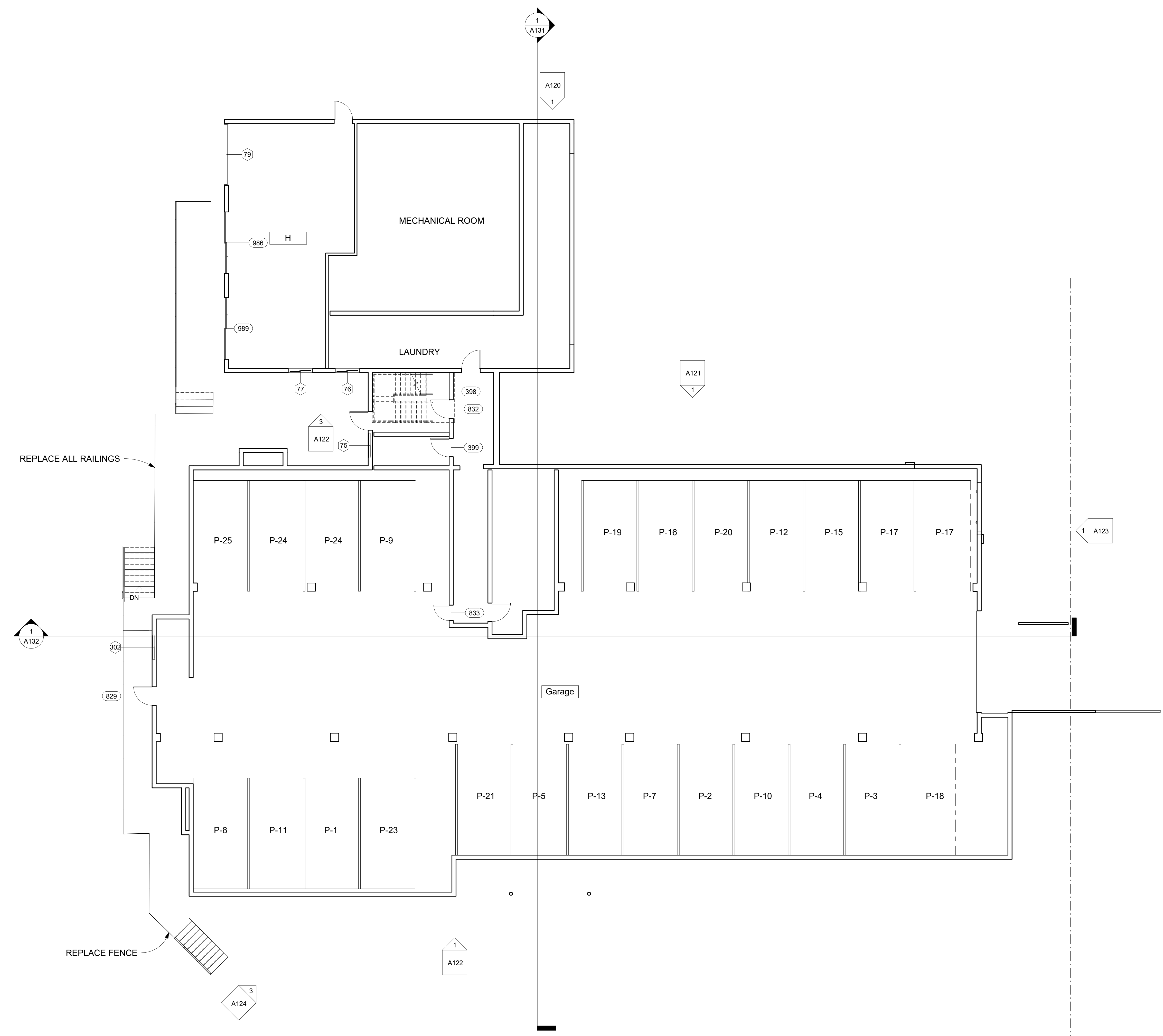
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220 Basement Floor
Plan

A105



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1 Basement
1/8" = 1'-0"

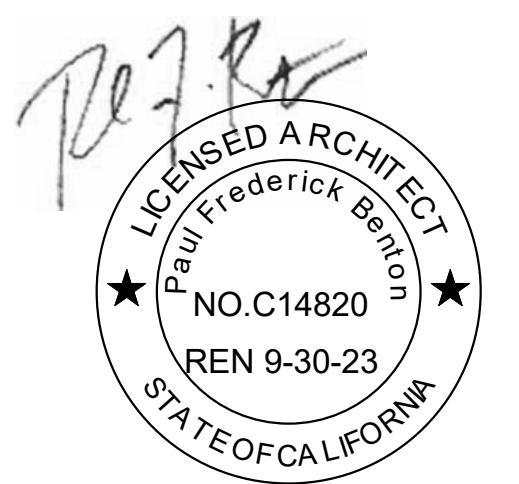
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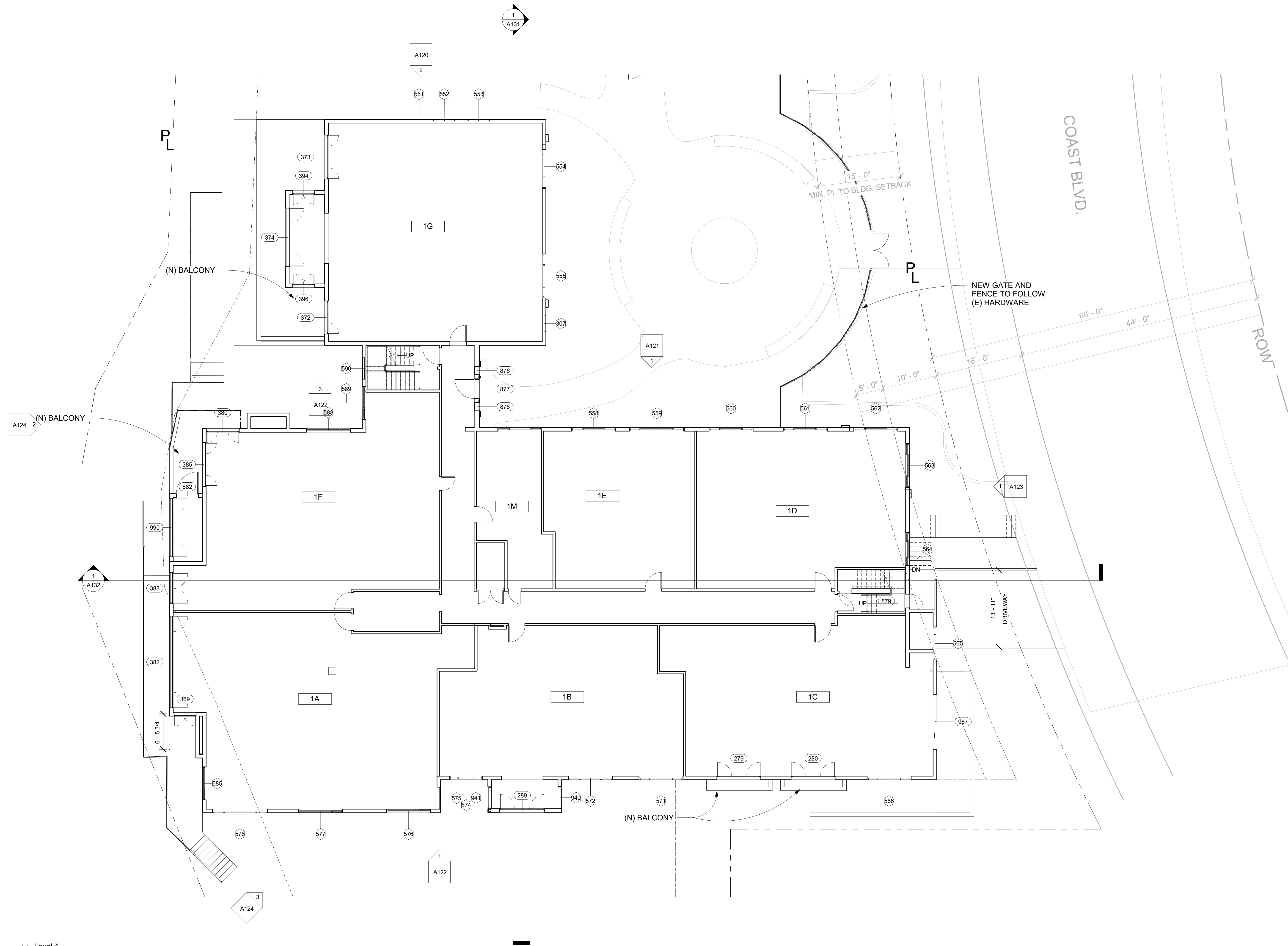
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220 Level 1 Floor
Plan

A106



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1 Level 1
1/8" = 1'-0"

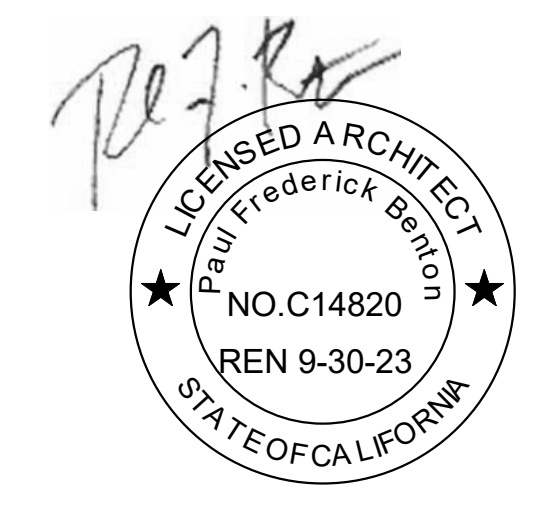
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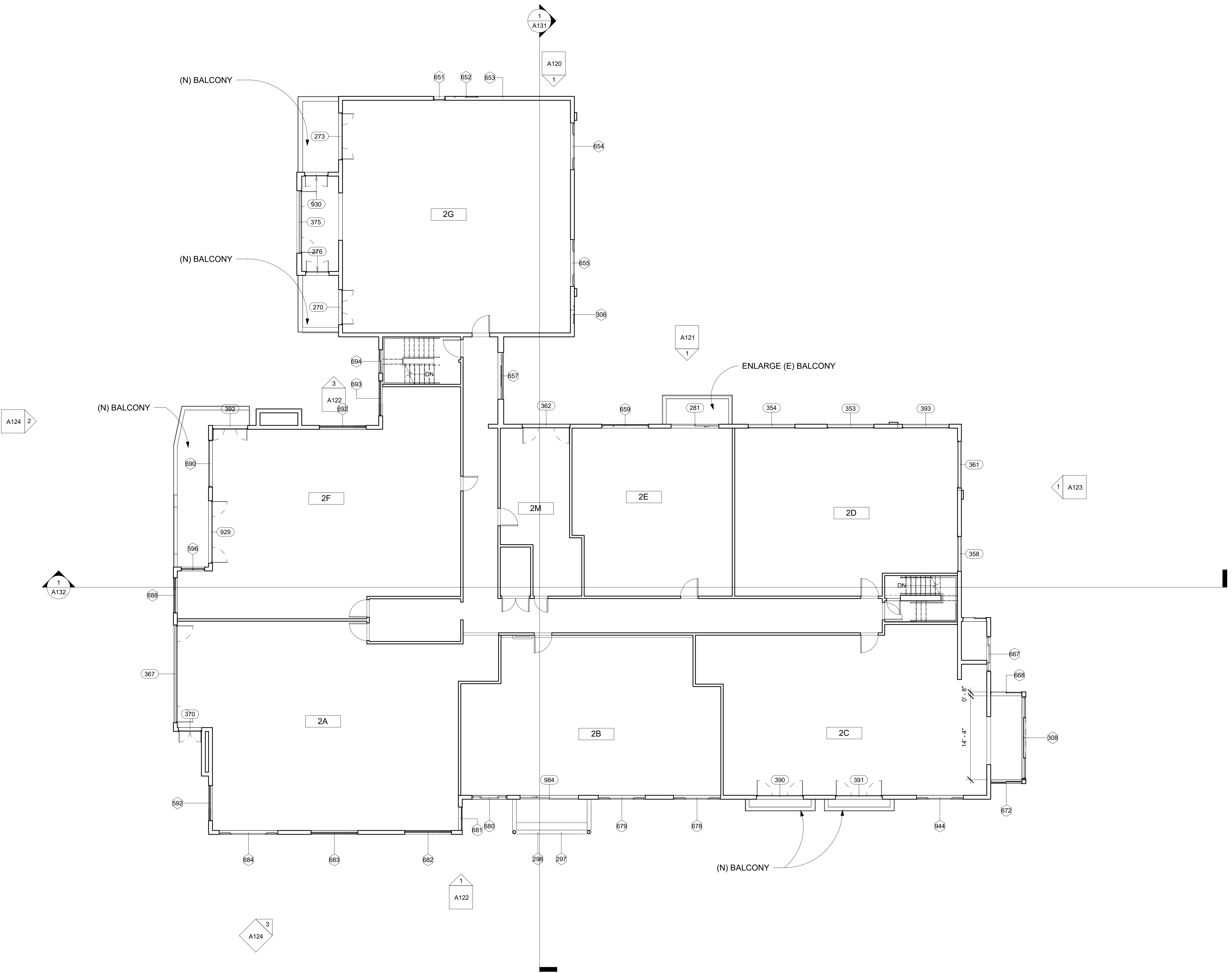


220 Level 2 Floor
Plan

A107

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1 Level 2
1/8" = 1'-0"



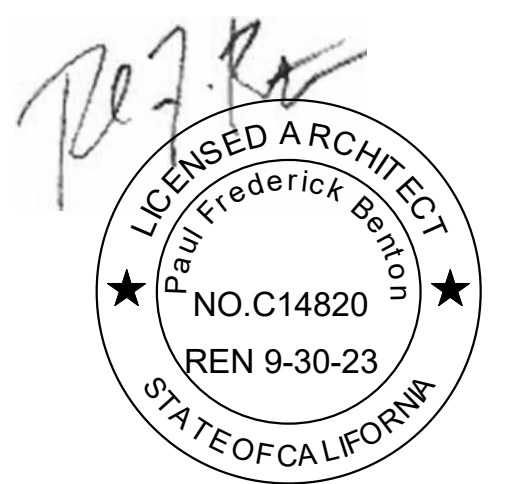
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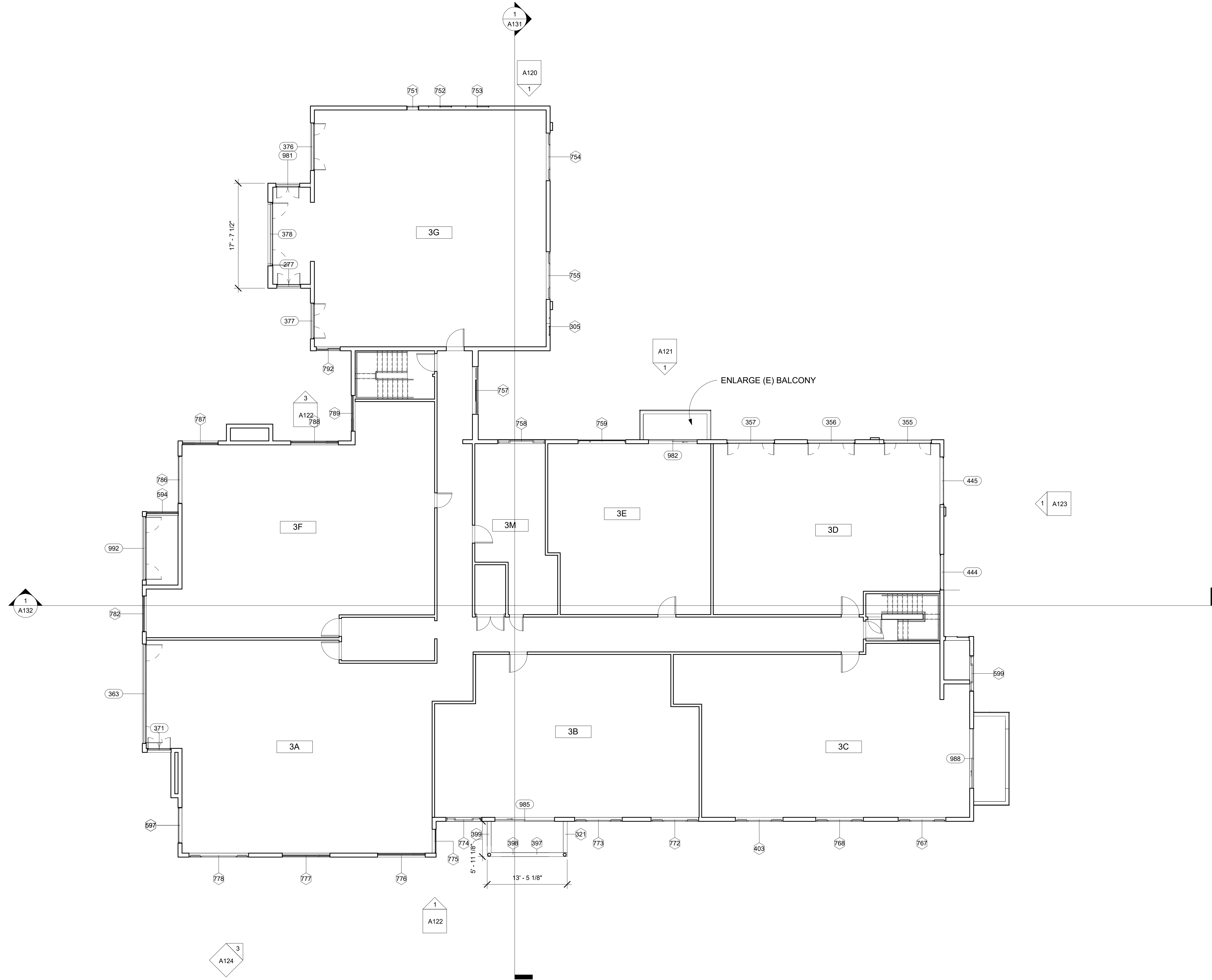
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220 Level 3 Floor
Plan

A108



1 Level 3
1/8" = 1'-0"

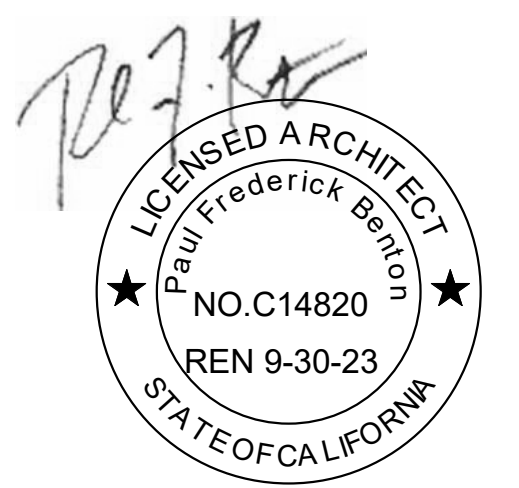
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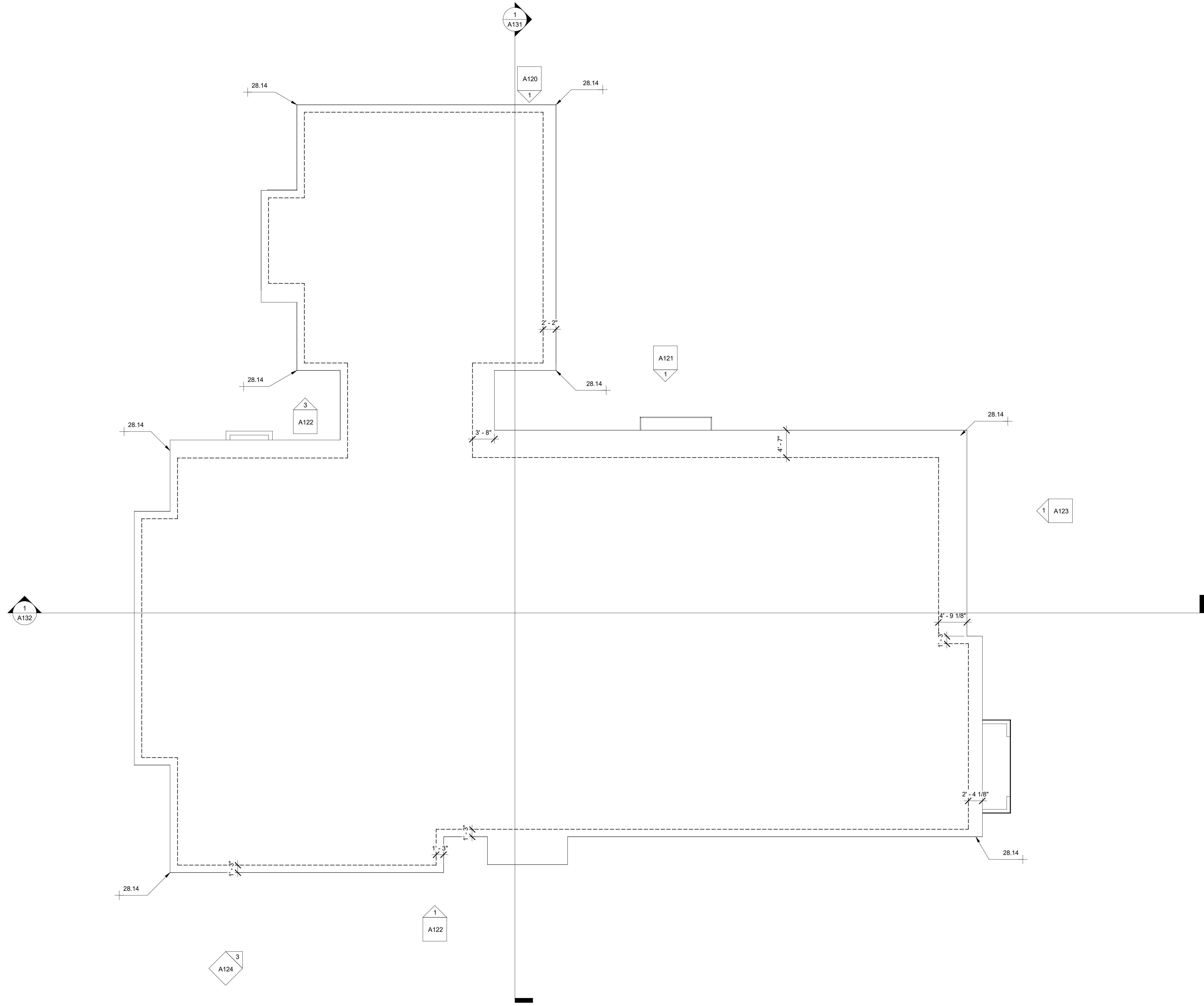
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220 Roof Plan

A109



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1 Roof
1/8" = 1'-0"

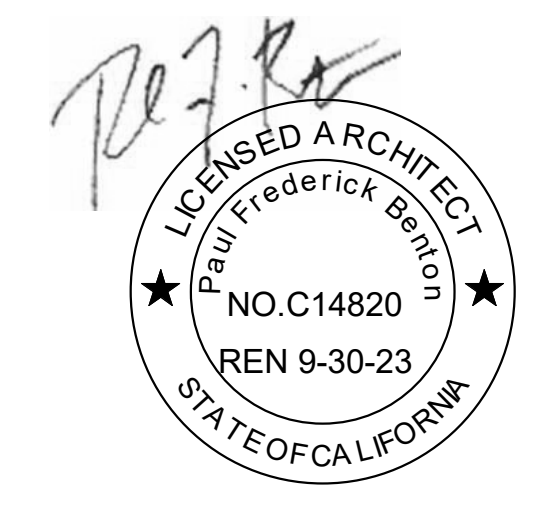
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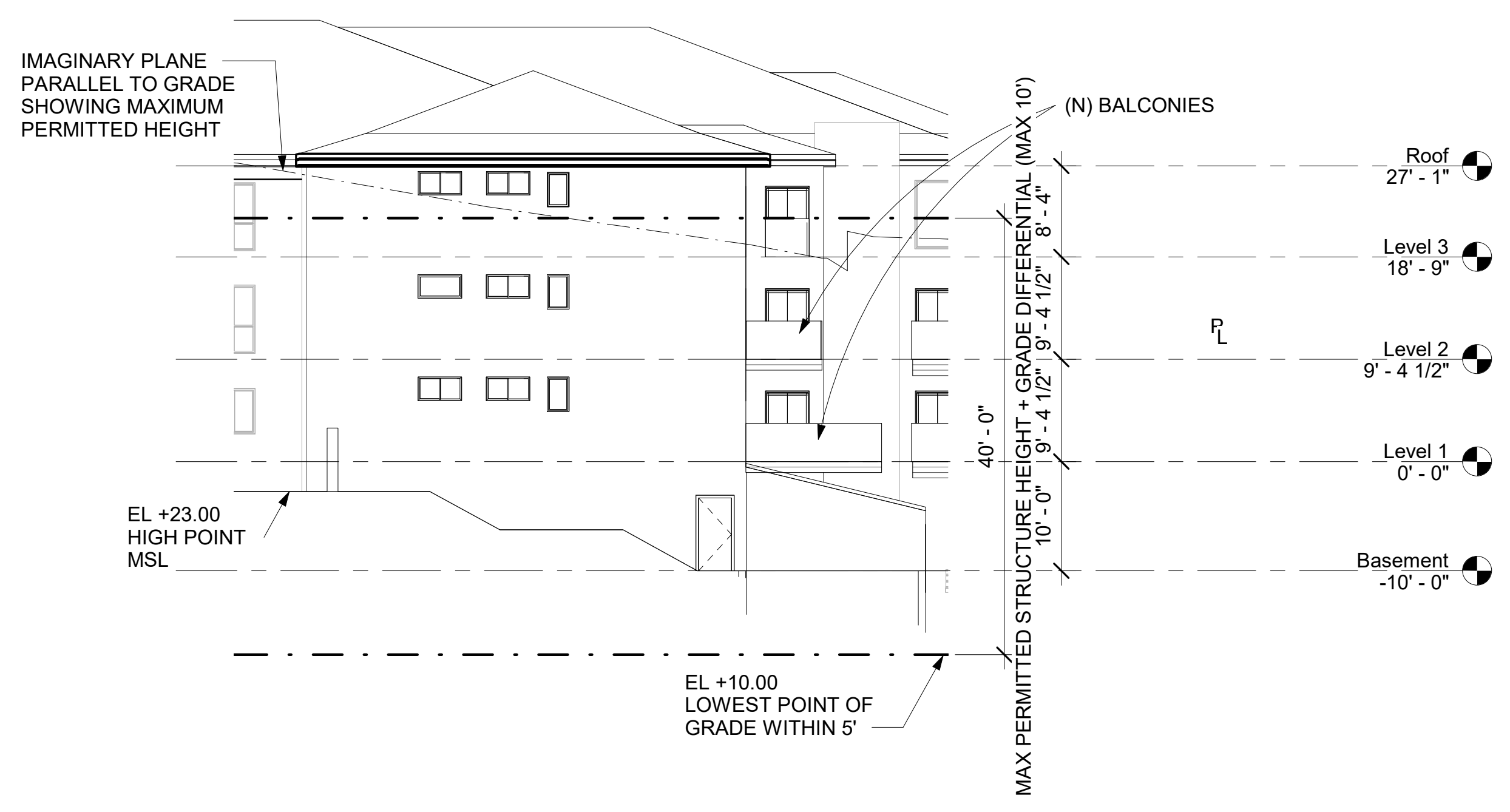
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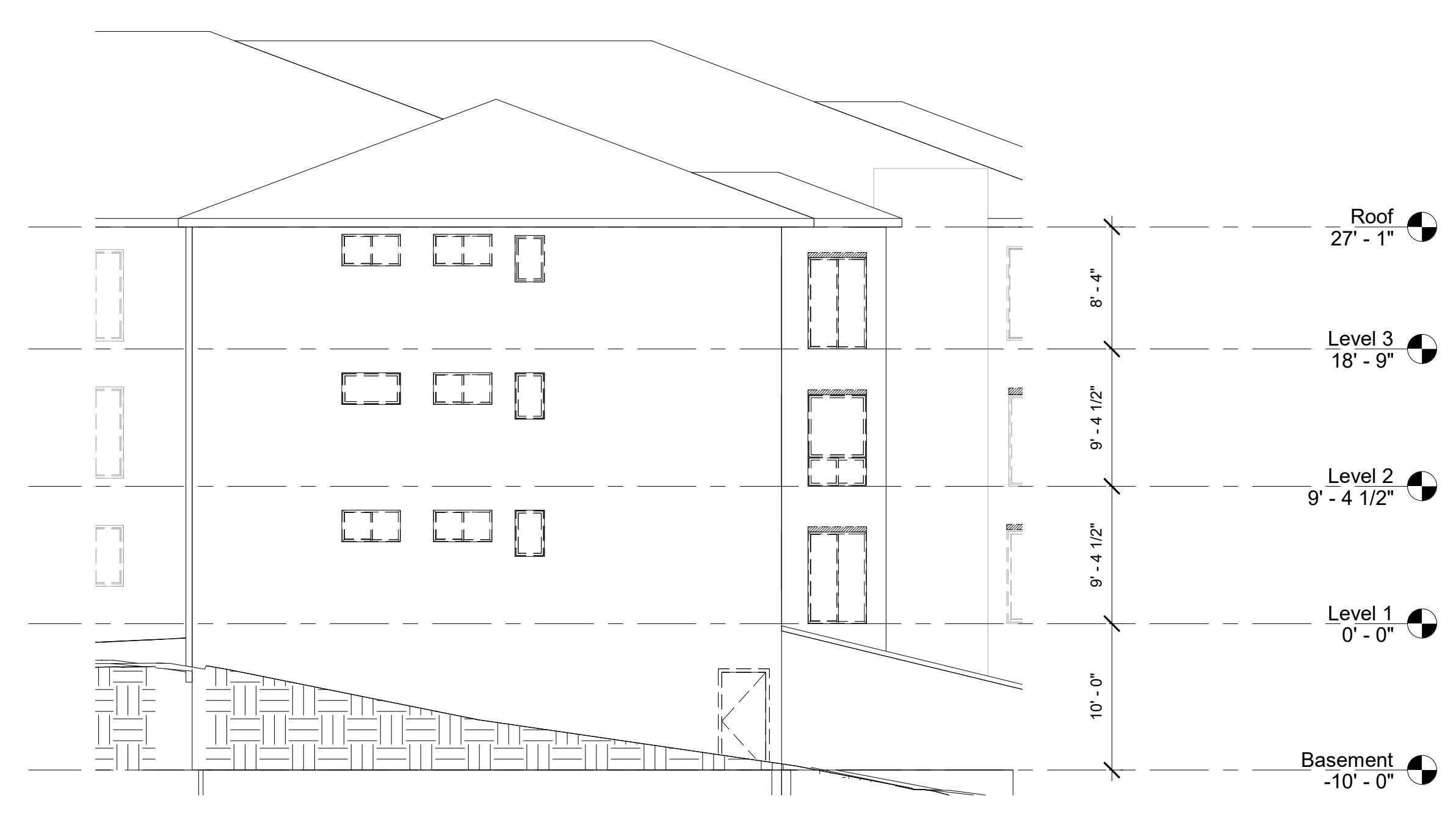


220 North
Elevations

A120



1 North
3/32" = 1'-0"



2 (E) North
1/8" = 1'-0"

DEMO LEGEND	
	(E) to remain
	(E) opening to be filled in
	(E) wall to be demolished
	(E) window to be replaced with new window/door

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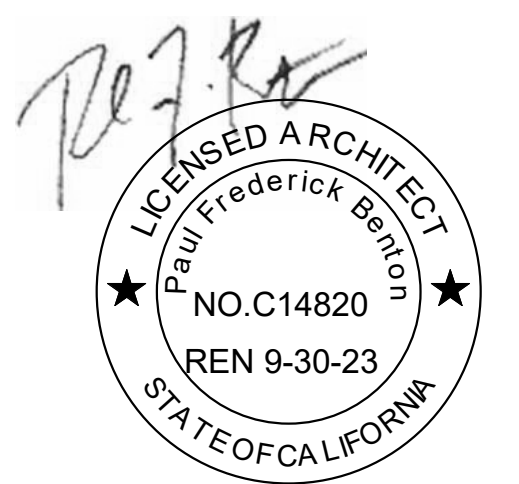
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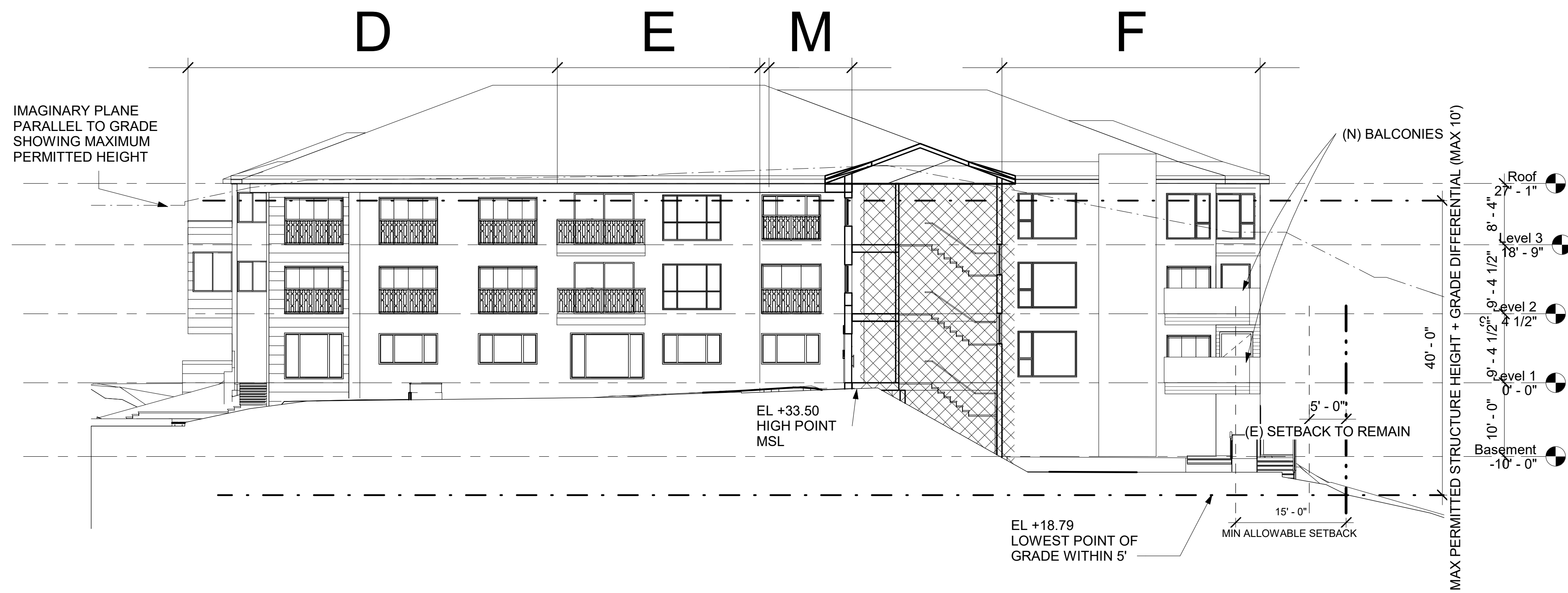
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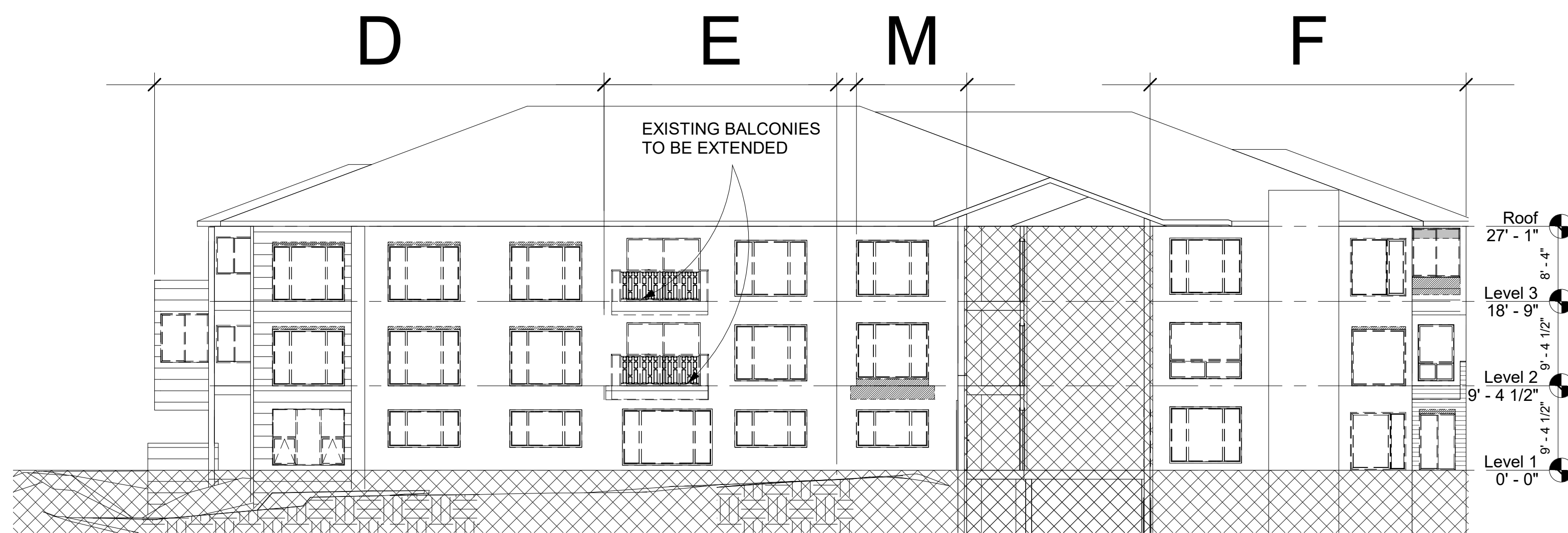


220 North
Elevations

A121



1 North Half
3/32" = 1'-0"



2 (E) North Half
3/32" = 1'-0"

DEMO LEGEND	
	(E) to remain
	(E) opening to be filled in
	(E) wall to be demolished
	(E) window to be replaced with new window/door

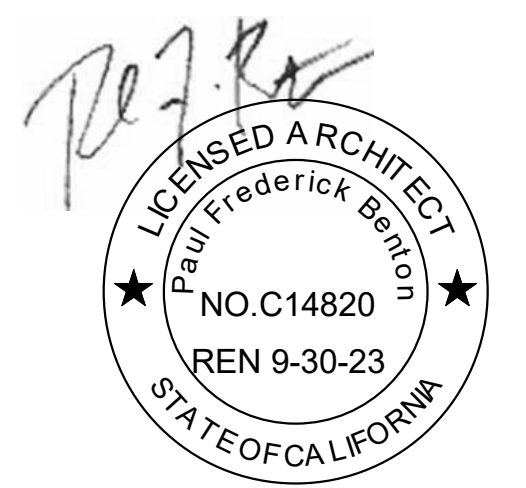
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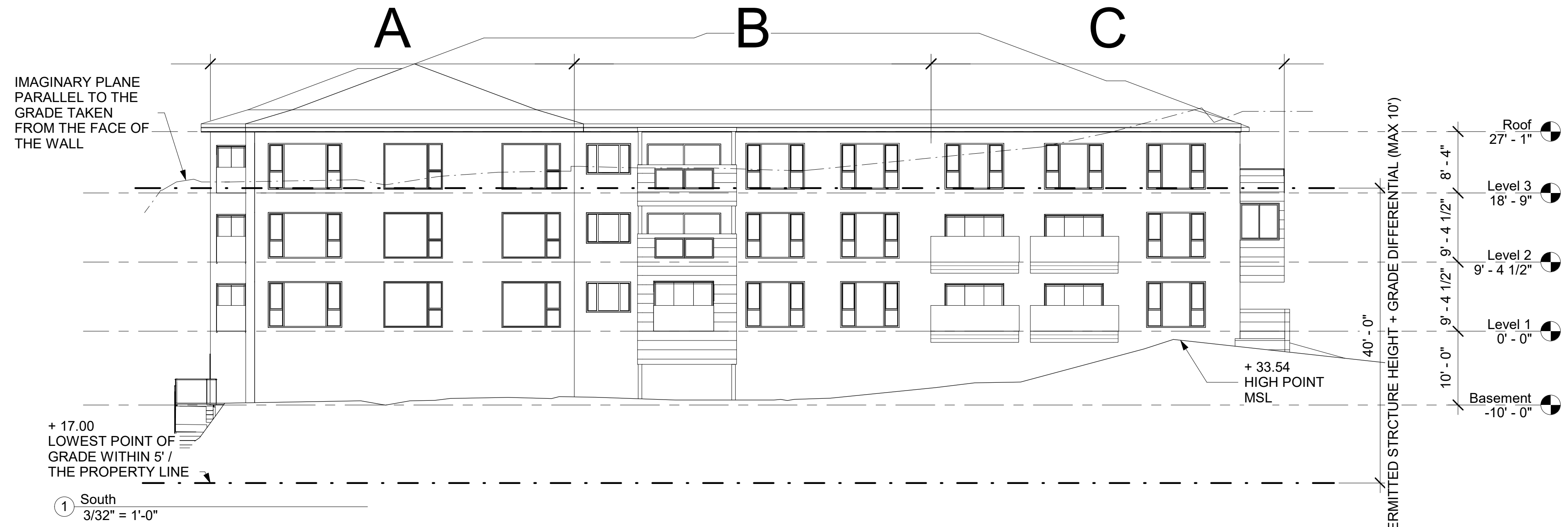
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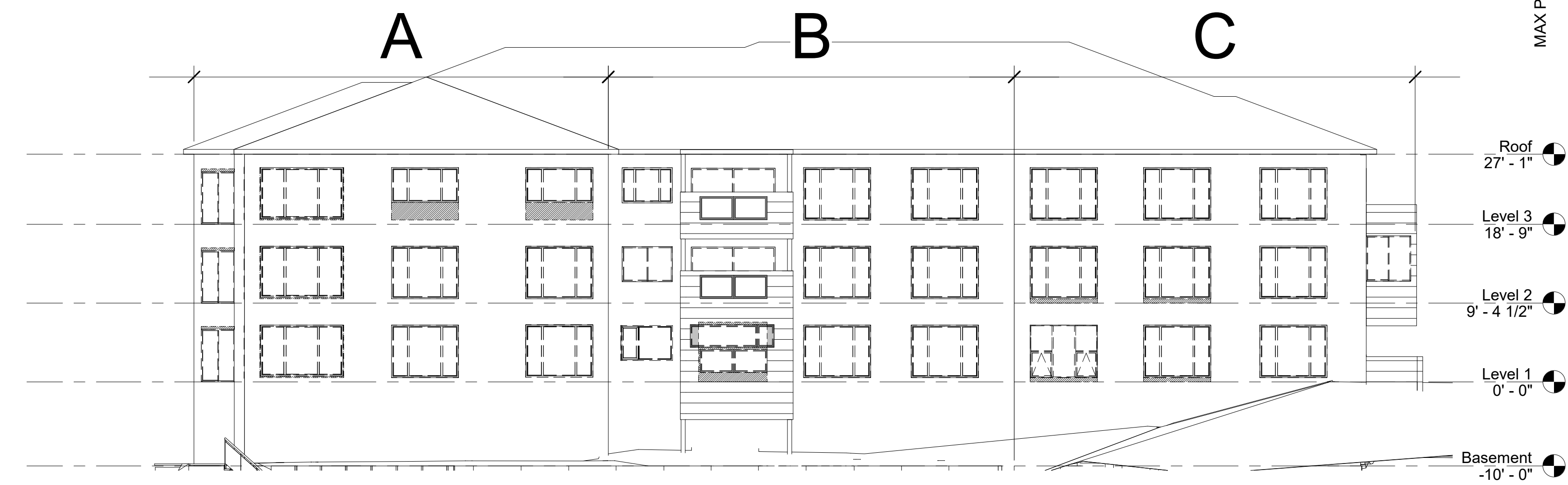


220 South
Elevations

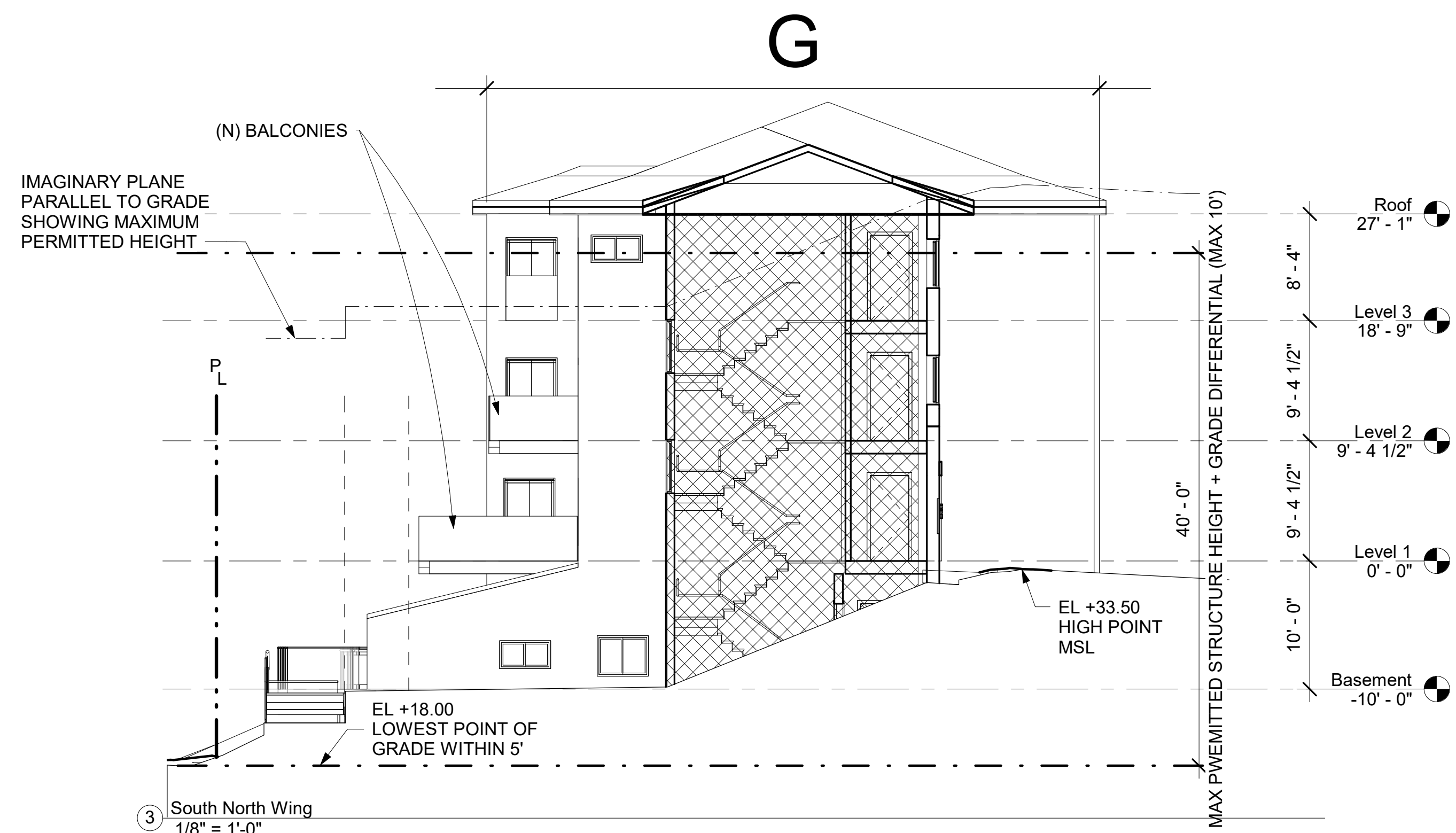
A122



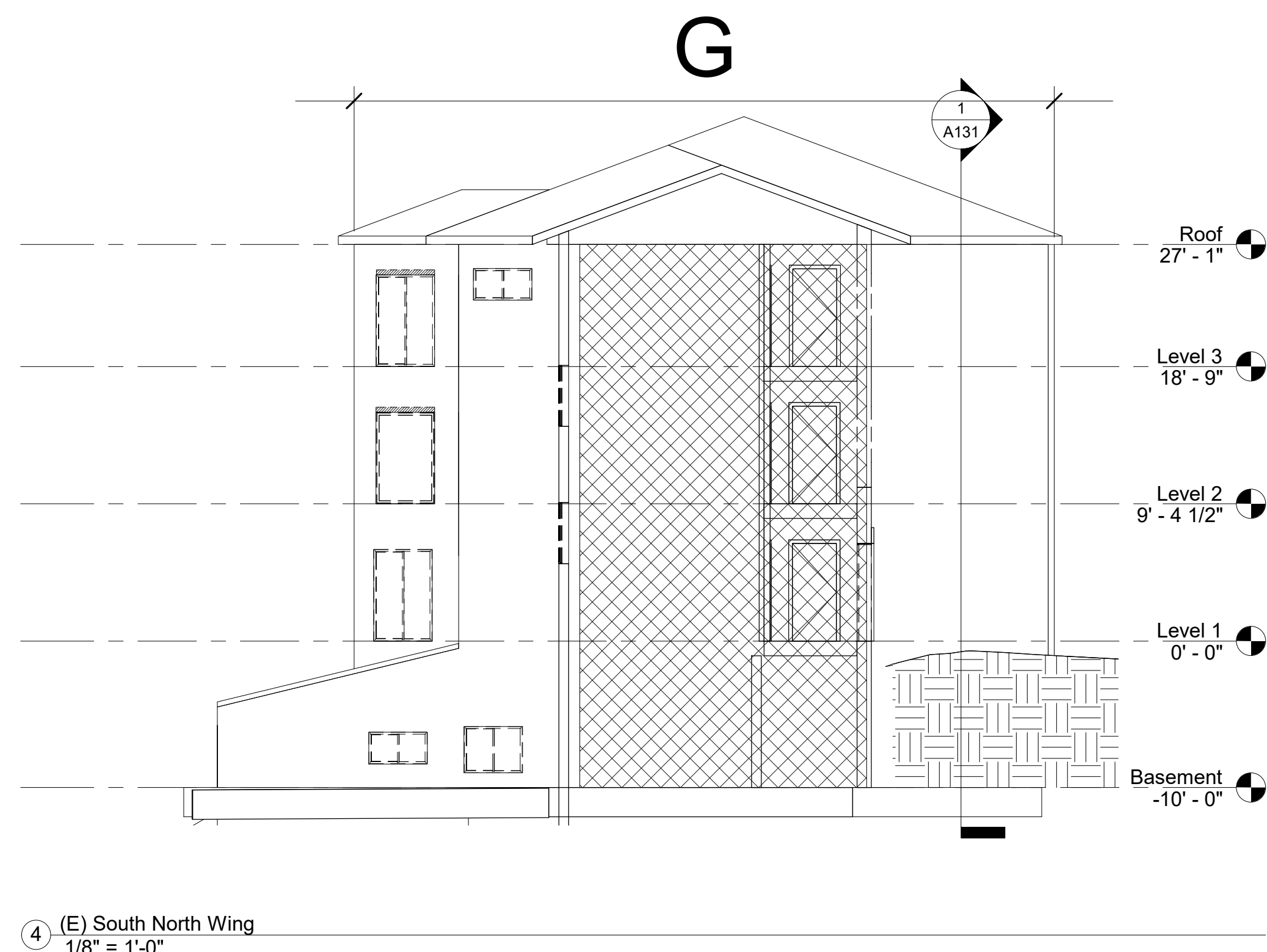
1 South
3/32" = 1'-0"



2 (E) South
3/32" = 1'-0"



3 South North Wing
1/8" = 1'-0"



4 (E) South North Wing
1/8" = 1'-0"

DEMO LEGEND	
	(E) to remain
	(E) opening to be filled in
	(E) wall to be demolished
	(E) window to be replaced with new window/door

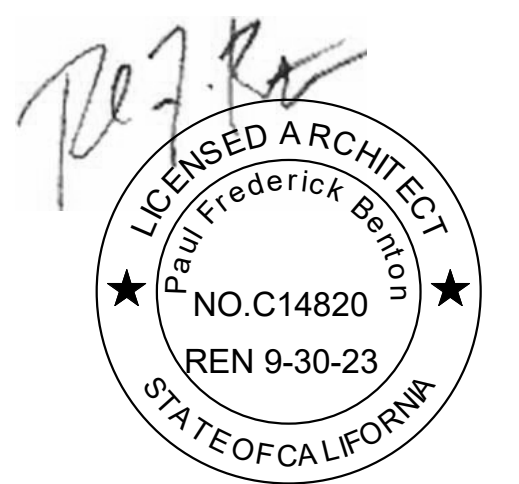
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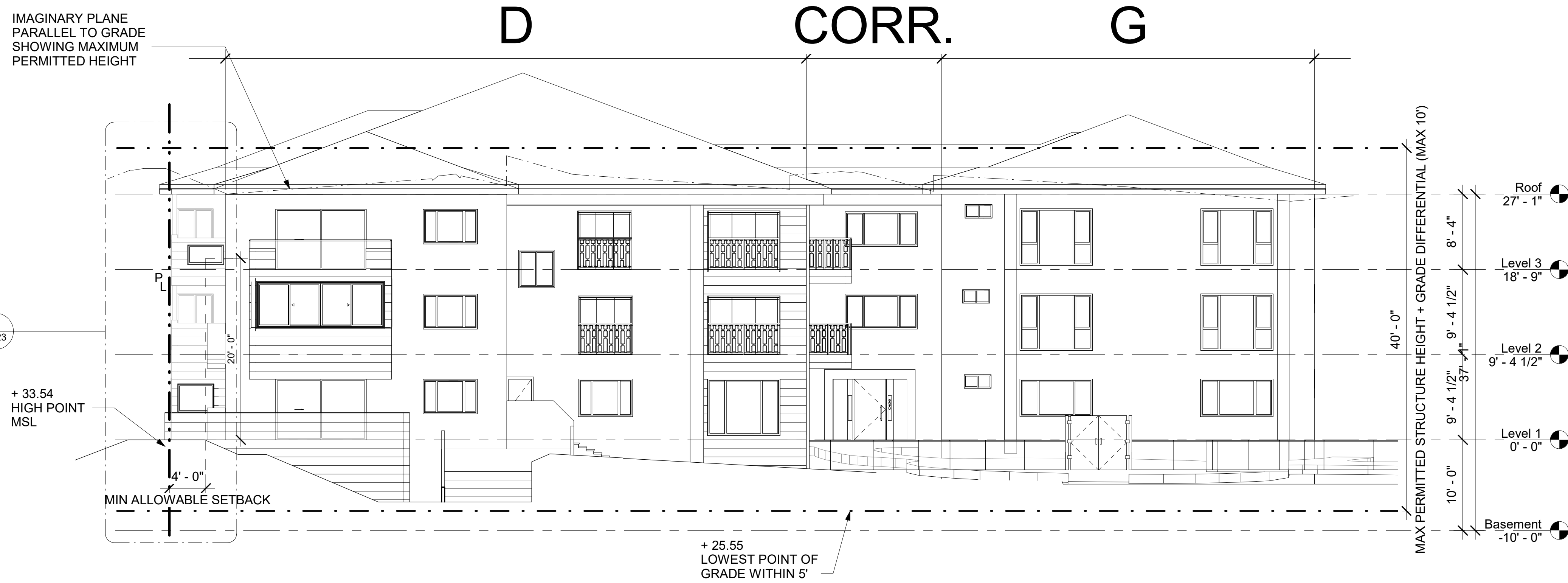
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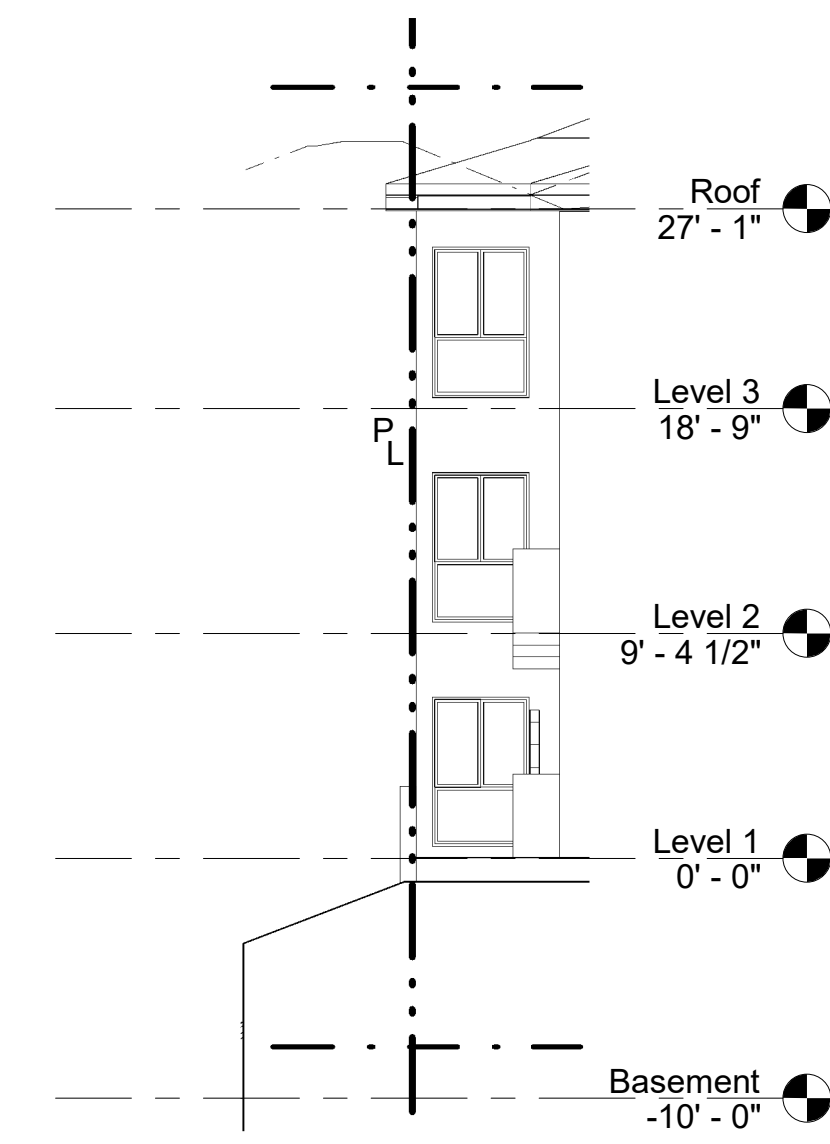


220 East Elevations

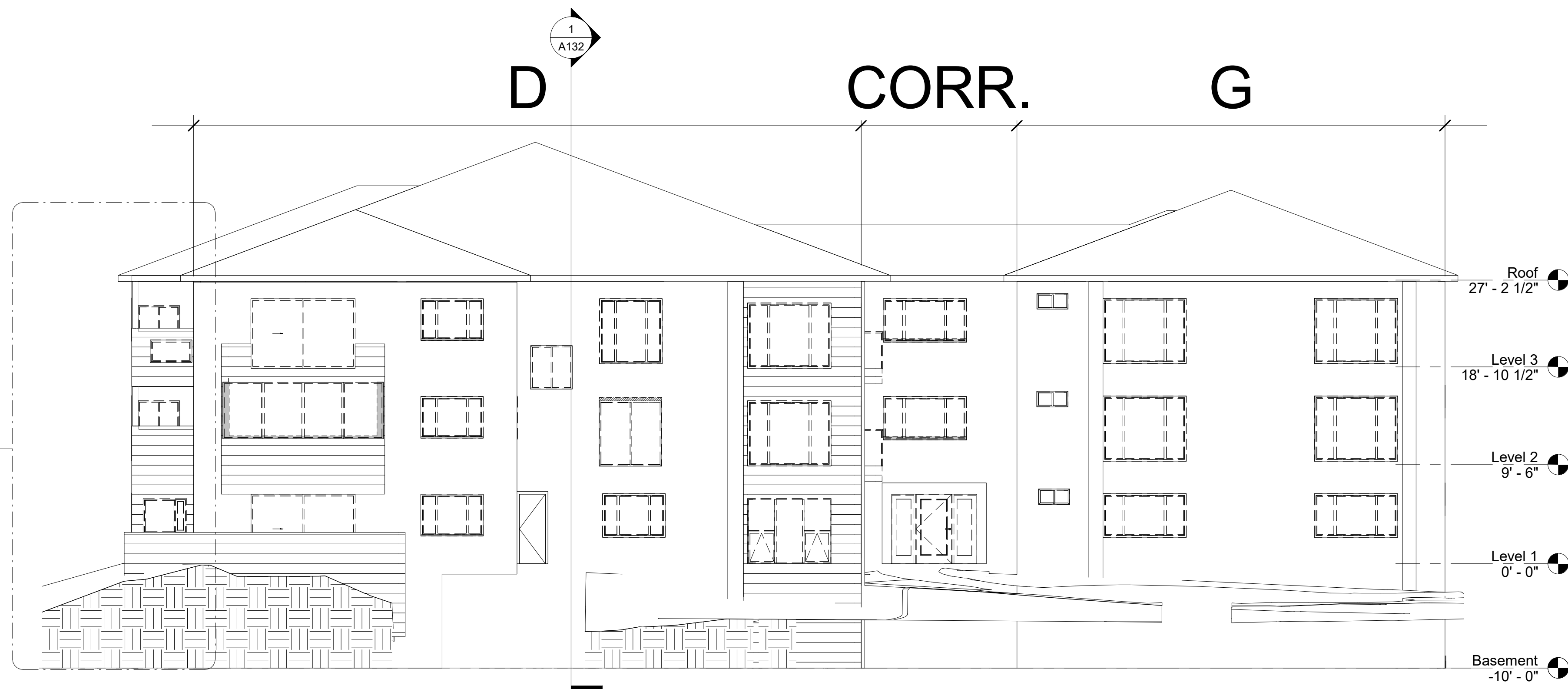
A123



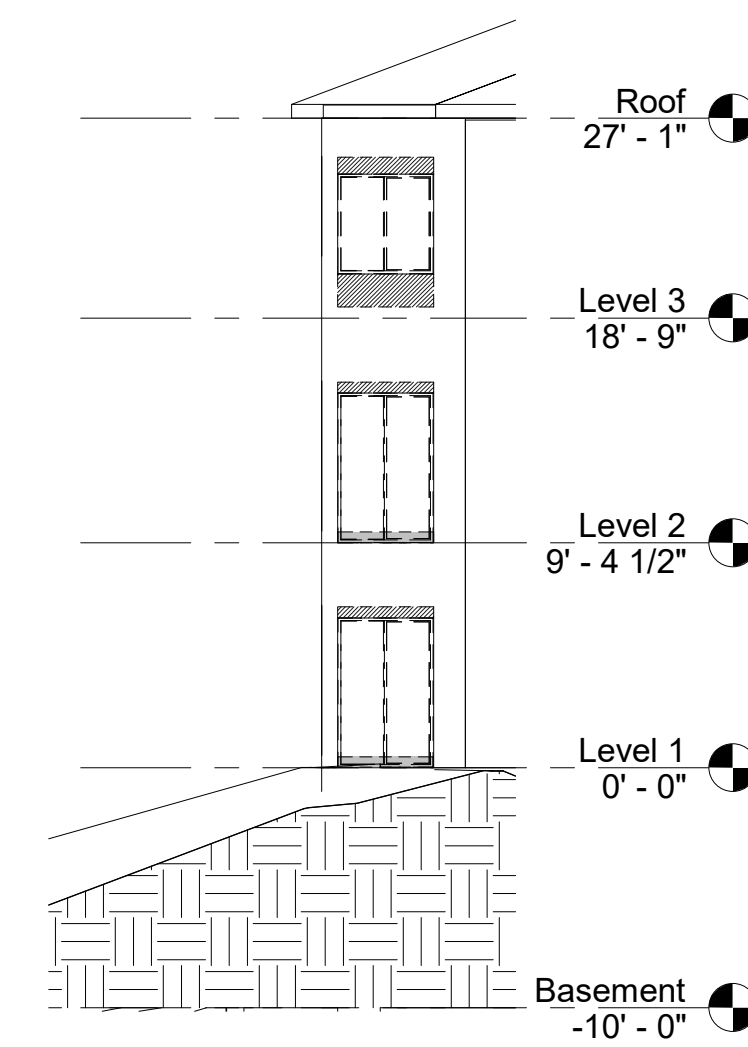
1 East
1/8" = 1'-0"



3 East - Partial
1/8" = 1'-0"



2 (E) East
1/8" = 1'-0"



4 (E) East - Partial
1/8" = 1'-0"

DEMO LEGEND	
	(E) to remain
	(E) opening to be filled in
	(E) wall to be demolished
	(E) window to be replaced with new window/door

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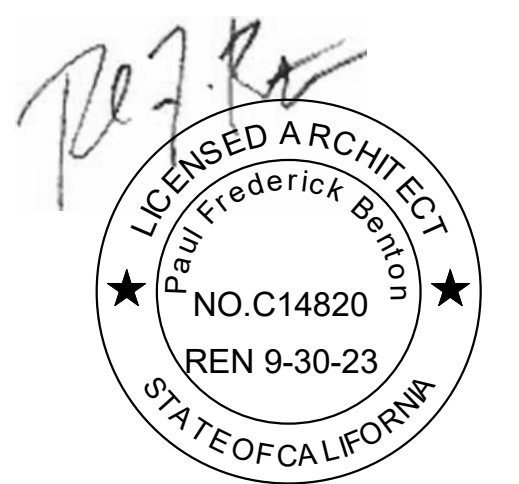
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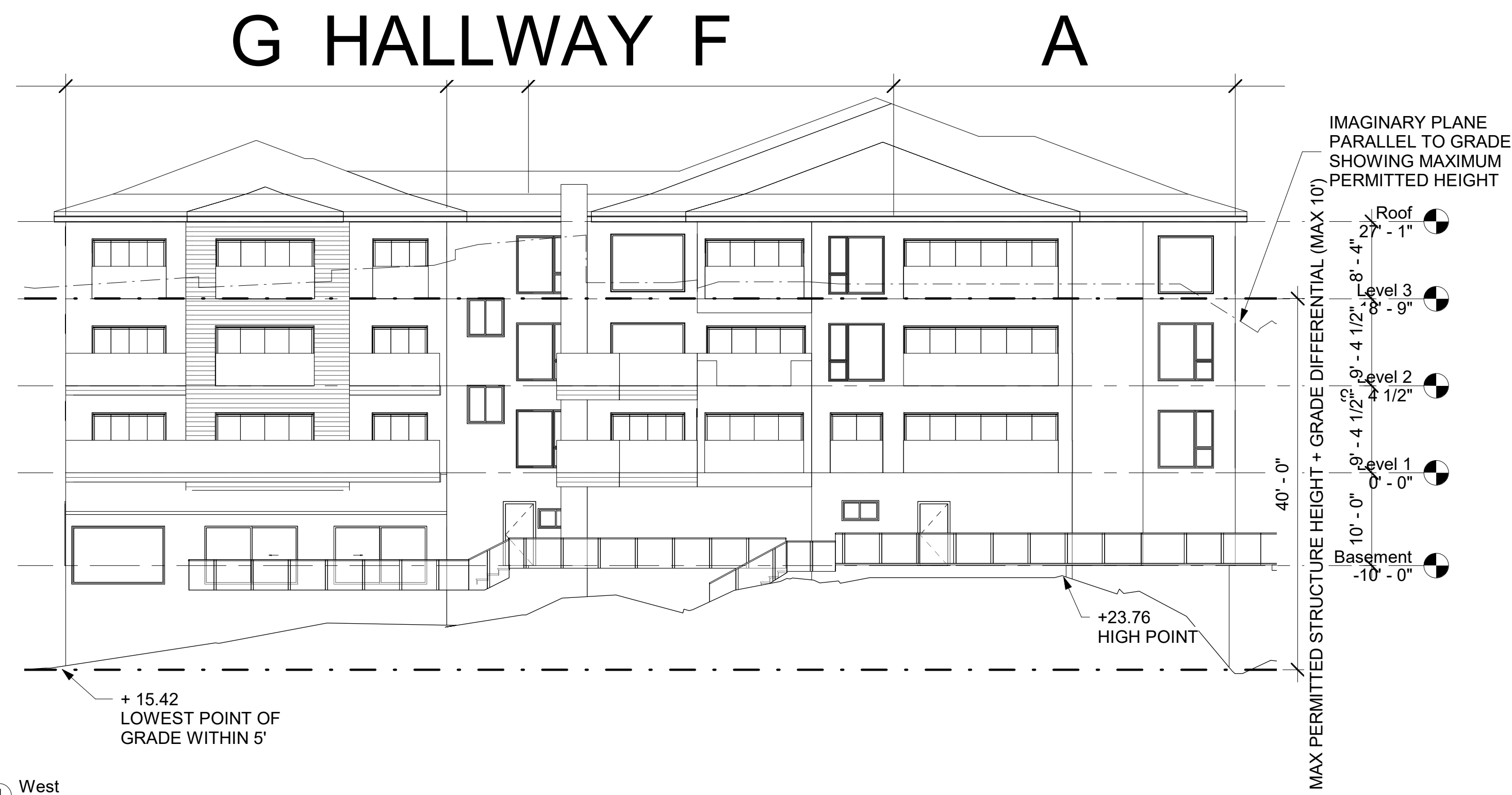
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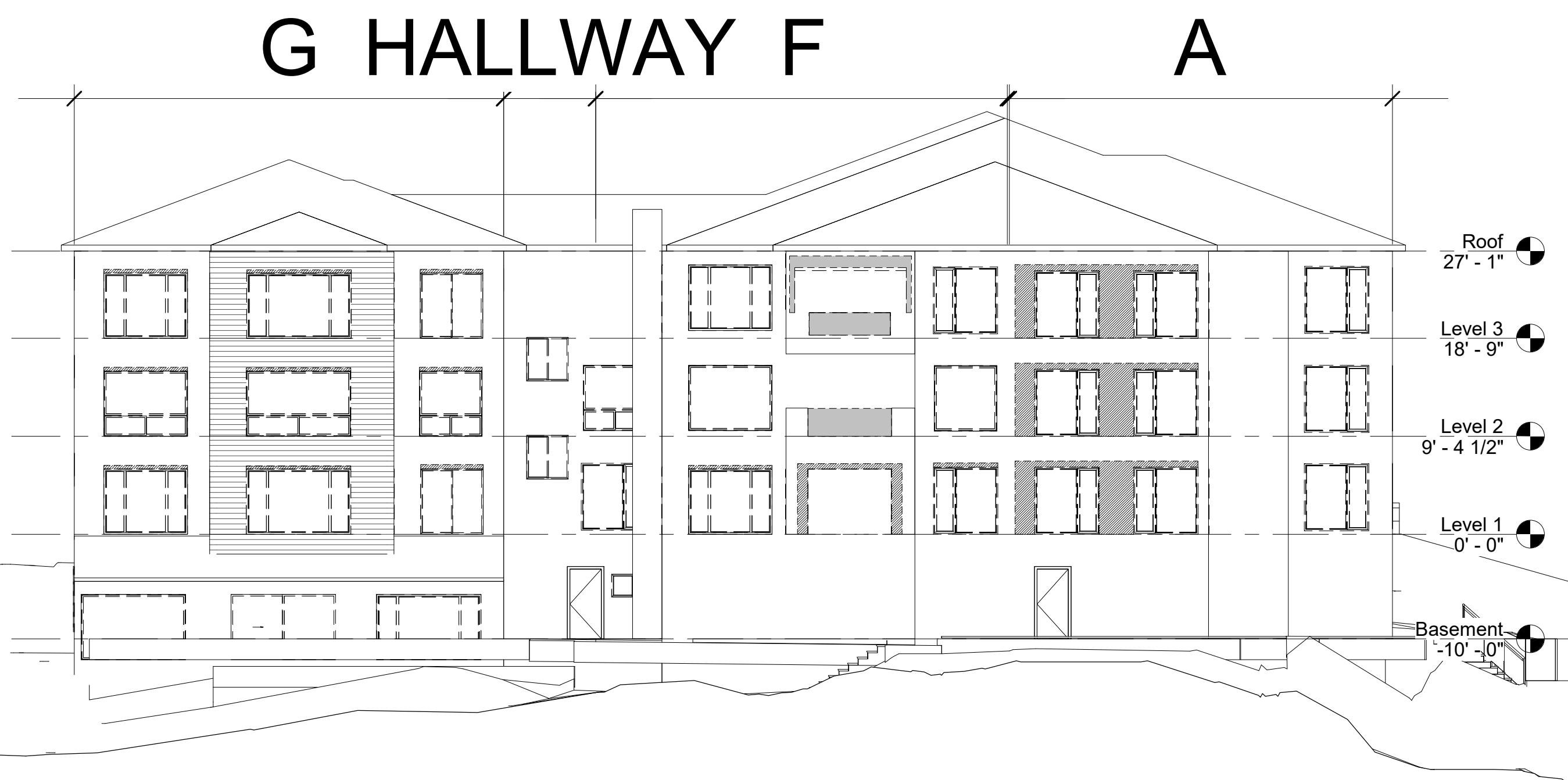
220 West Elevations

A124



DEMO LEGEND	
	(E) to remain
	(E) opening to be filled in
	(E) wall to be demolished
	(E) window to be replaced with new window/door

1 West
3/32" = 1'-0"



2 (E) West
3/32" = 1'-0"



3 South West
1/8" = 1'-0"

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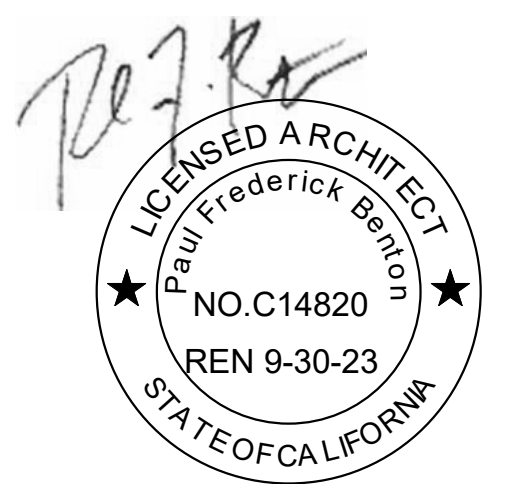
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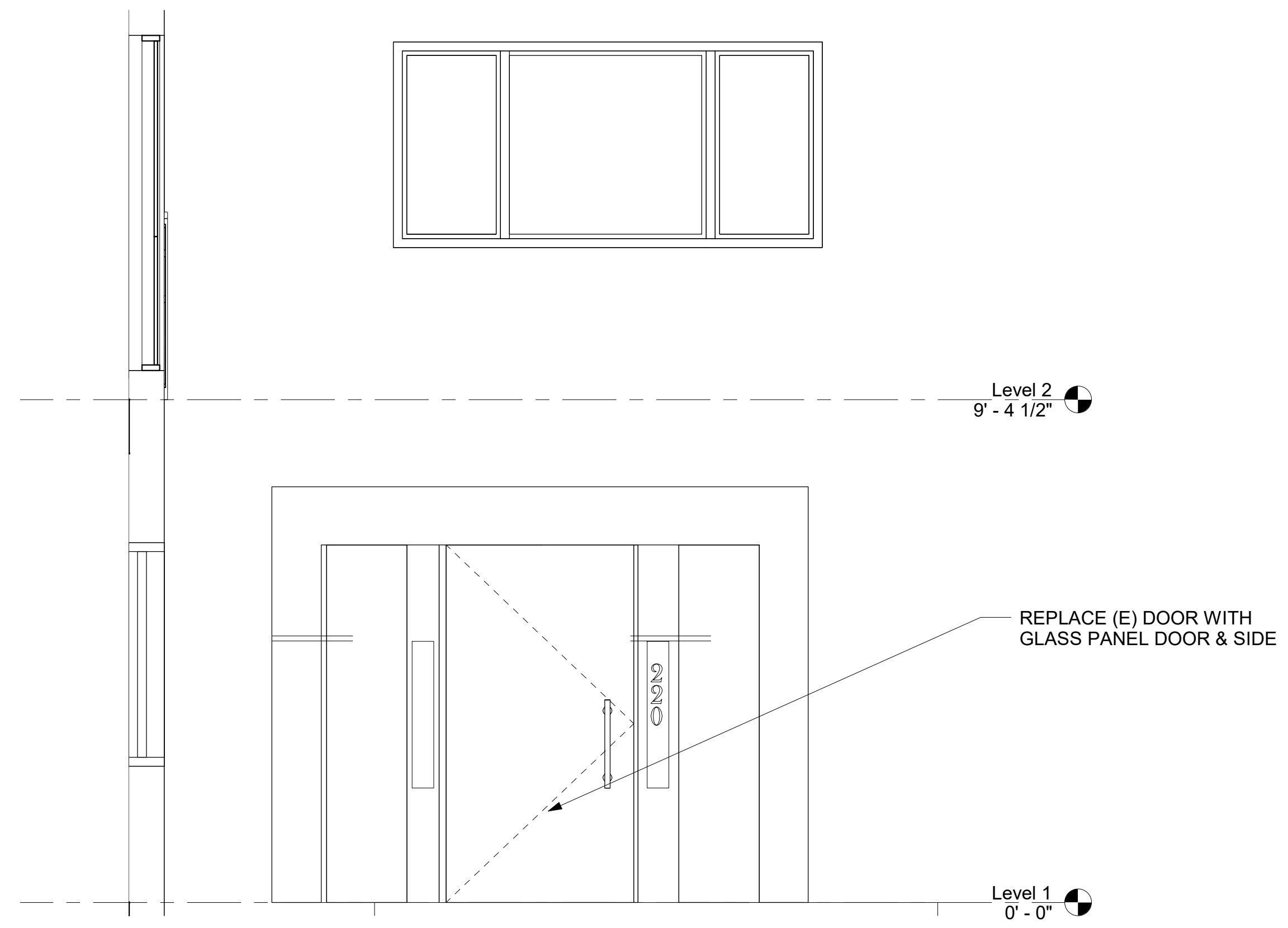
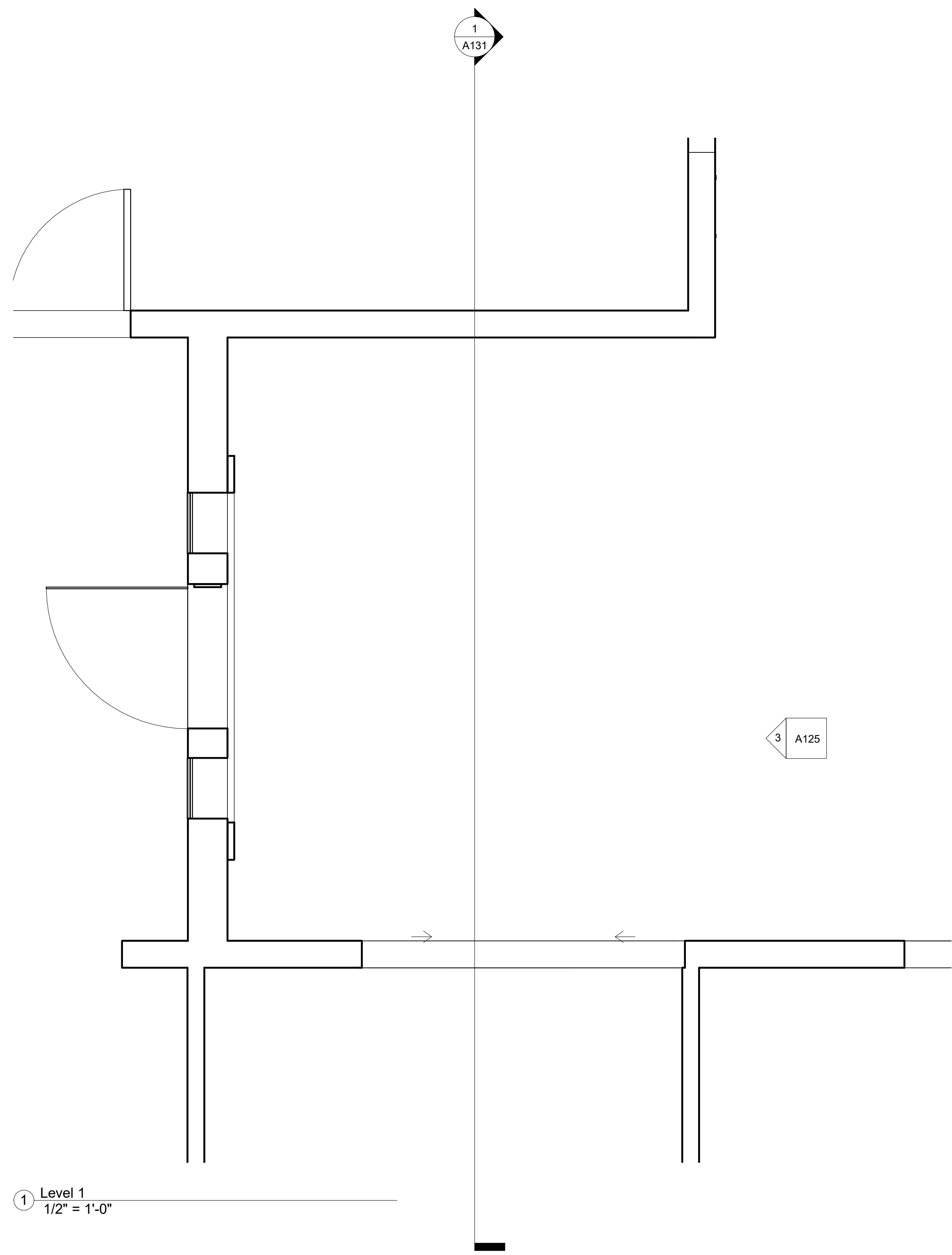
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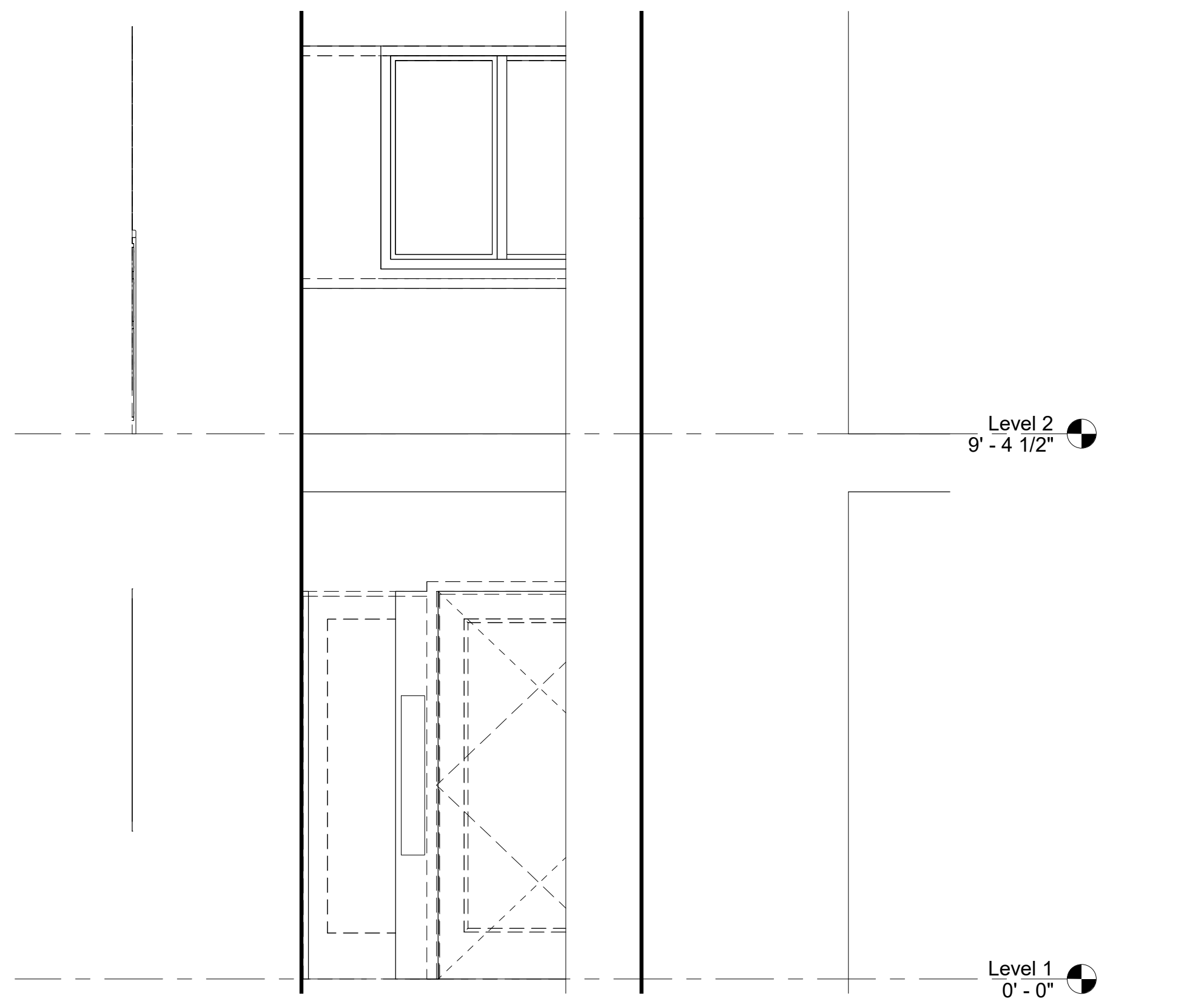
220 Elevations

A125

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② Elevation 1 - a
1/2" = 1'-0"



③ Elevation 1 - a2
1/2" = 1'-0"

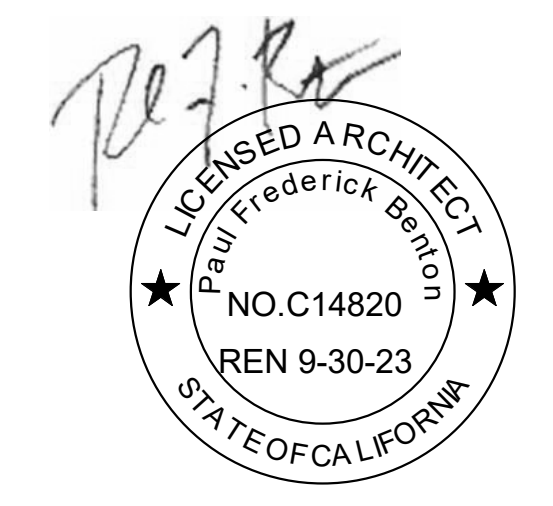
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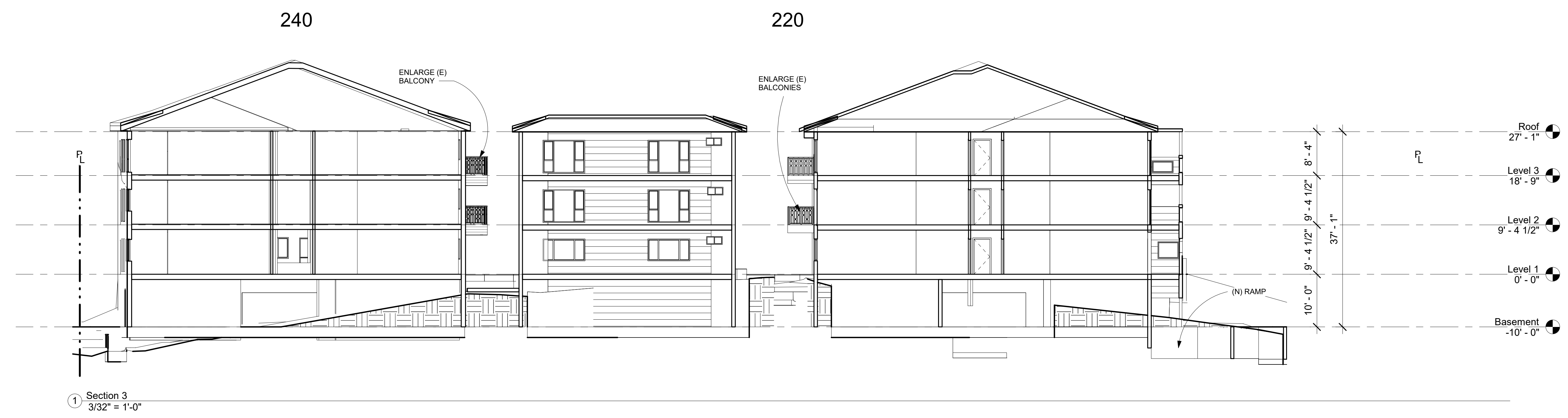
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Site Sections

A131



1 Section 3
3/32" = 1'-0"

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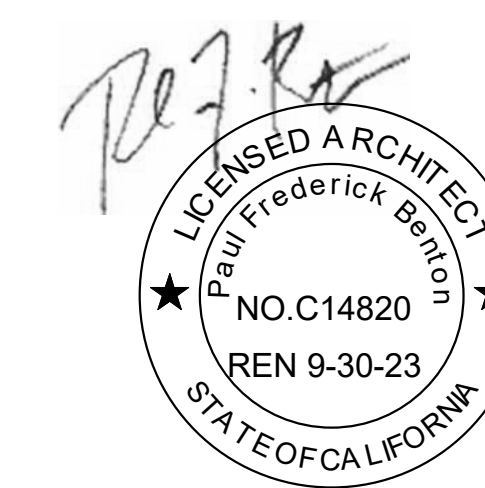
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Sections

A132



Roof
27' - 1"

Level 3
18' - 9"

Level 2
9' - 4 1/2"

Level 1
0' - 0"

Basement
-10' - 0"

1 Section 4
1/8" = 1'-0"

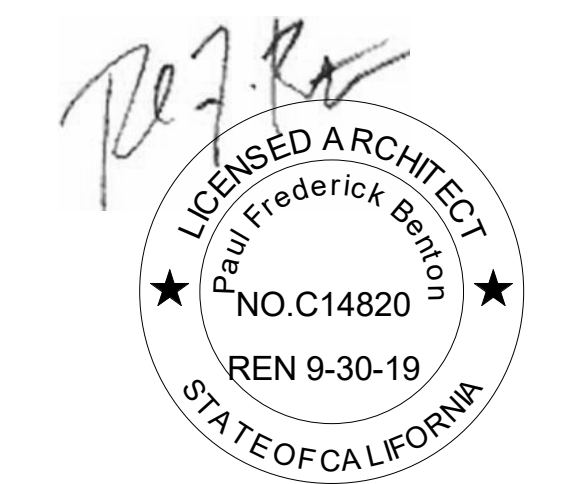
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240 Coast Blvd.

240 Coast Blvd. La Jolla, California 92037

Date 09/23/21 Project No. 669736 Design/ Drawing PB, MM Scale See Drawings



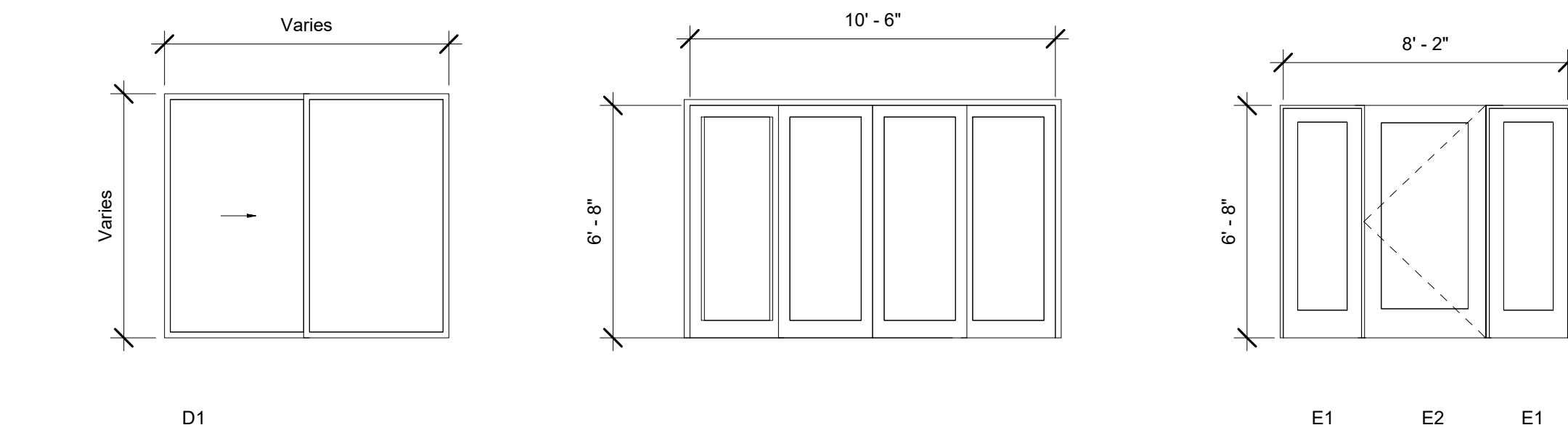
240 Door & Window Schedules

A200

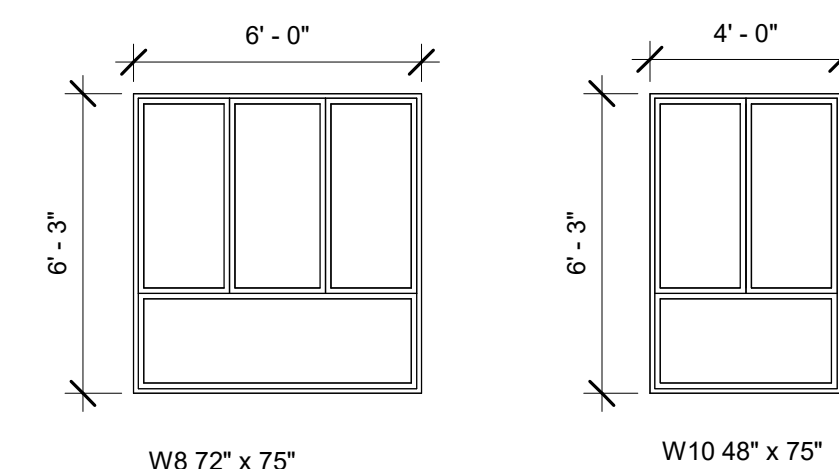
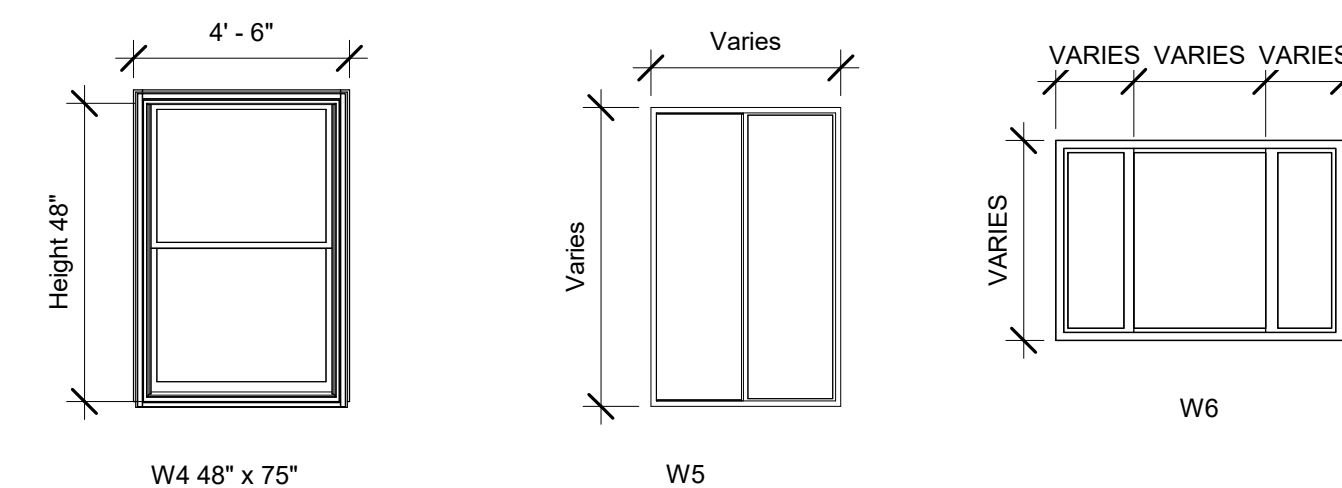
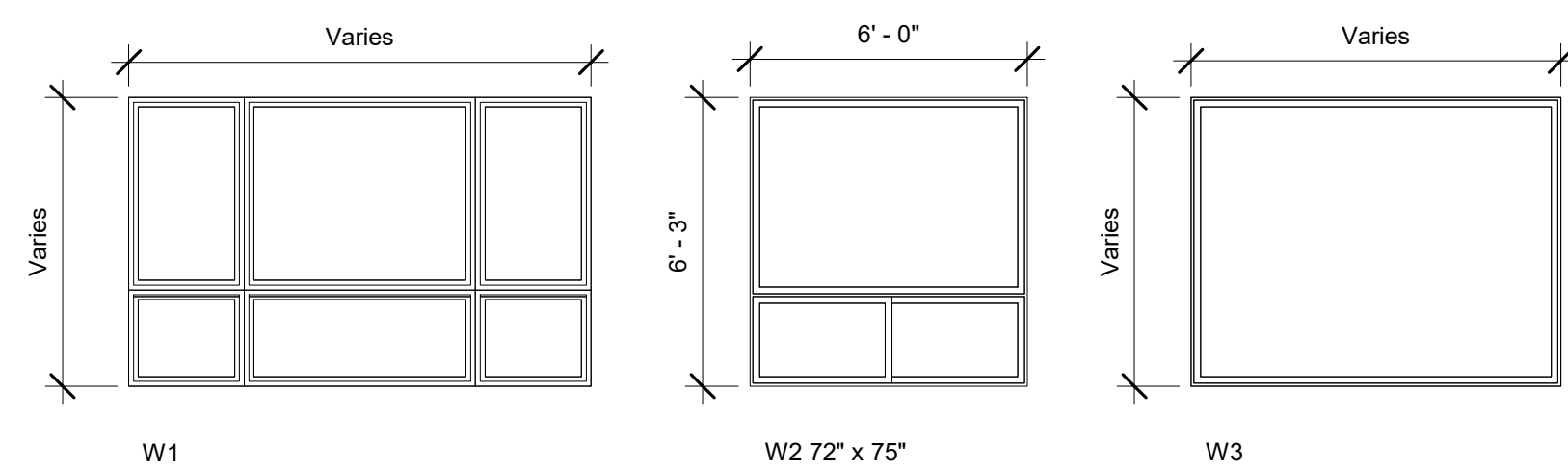
EXISTING

Window Schedule table with columns: Level, Type, Width, Height, Count, Area

Table listing existing window details with columns: Level, Type, Width, Height, Count, Area



Existing Door Schedule 1/4" = 1'-0"



Existing Window Schedule 1/4" = 1'-0"

PROPOSED

Proposed Window Schedule Per Unit table with columns: Count, Type, Width, Height, Mark, Room #

Table listing proposed window details with columns: Count, Type, Width, Height, Mark, Room #

Table listing proposed window details with columns: Count, Type, Width, Height, Mark, Room #

Proposed Window Schedule 1/4" = 1'-0"

Proposed Window Schedule Per Unit table with columns: Count, Type, Width, Height, Mark, Room #

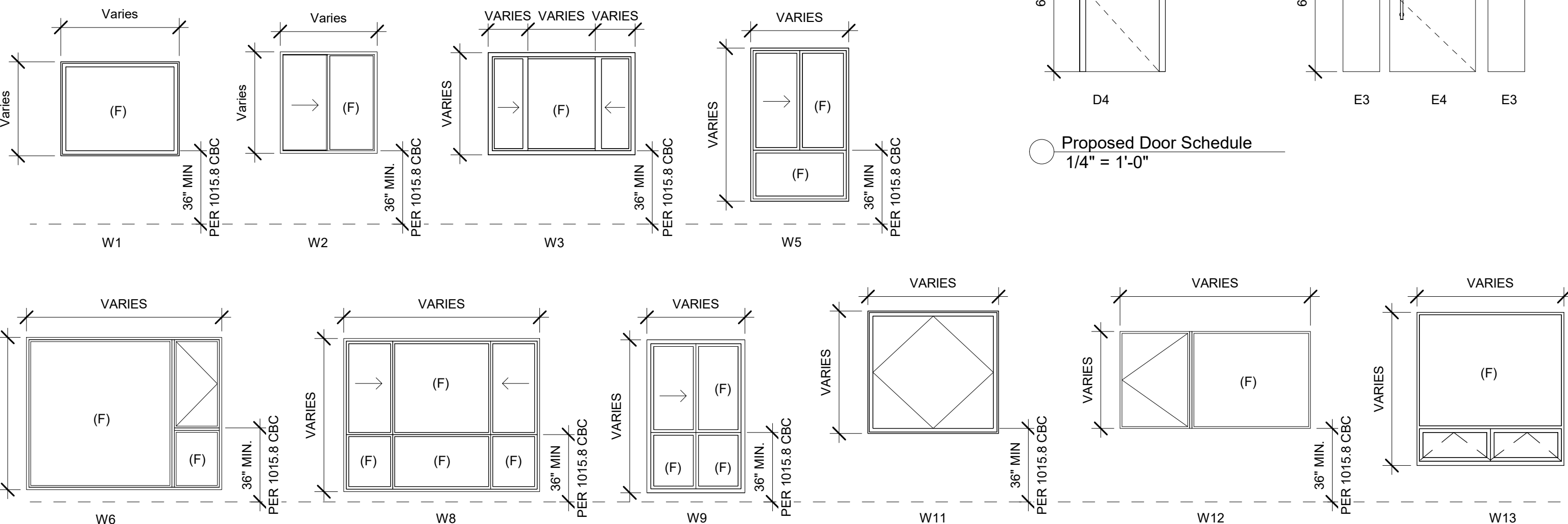
Table listing proposed window details with columns: Count, Type, Width, Height, Mark, Room #

Proposed Window Schedule 1/4" = 1'-0"

Proposed Door Schedule table with columns: Count, Type, Width, Height, Mark, Room #

Table listing proposed door details with columns: Count, Type, Width, Height, Mark, Room #

Proposed Door Schedule 1/4" = 1'-0"



Proposed Window Schedule 1/4" = 1'-0"

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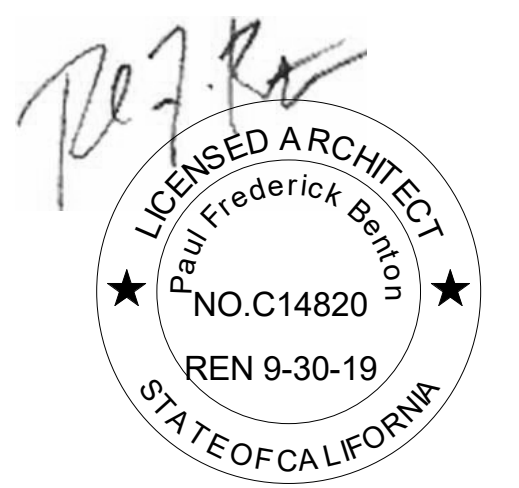
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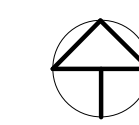
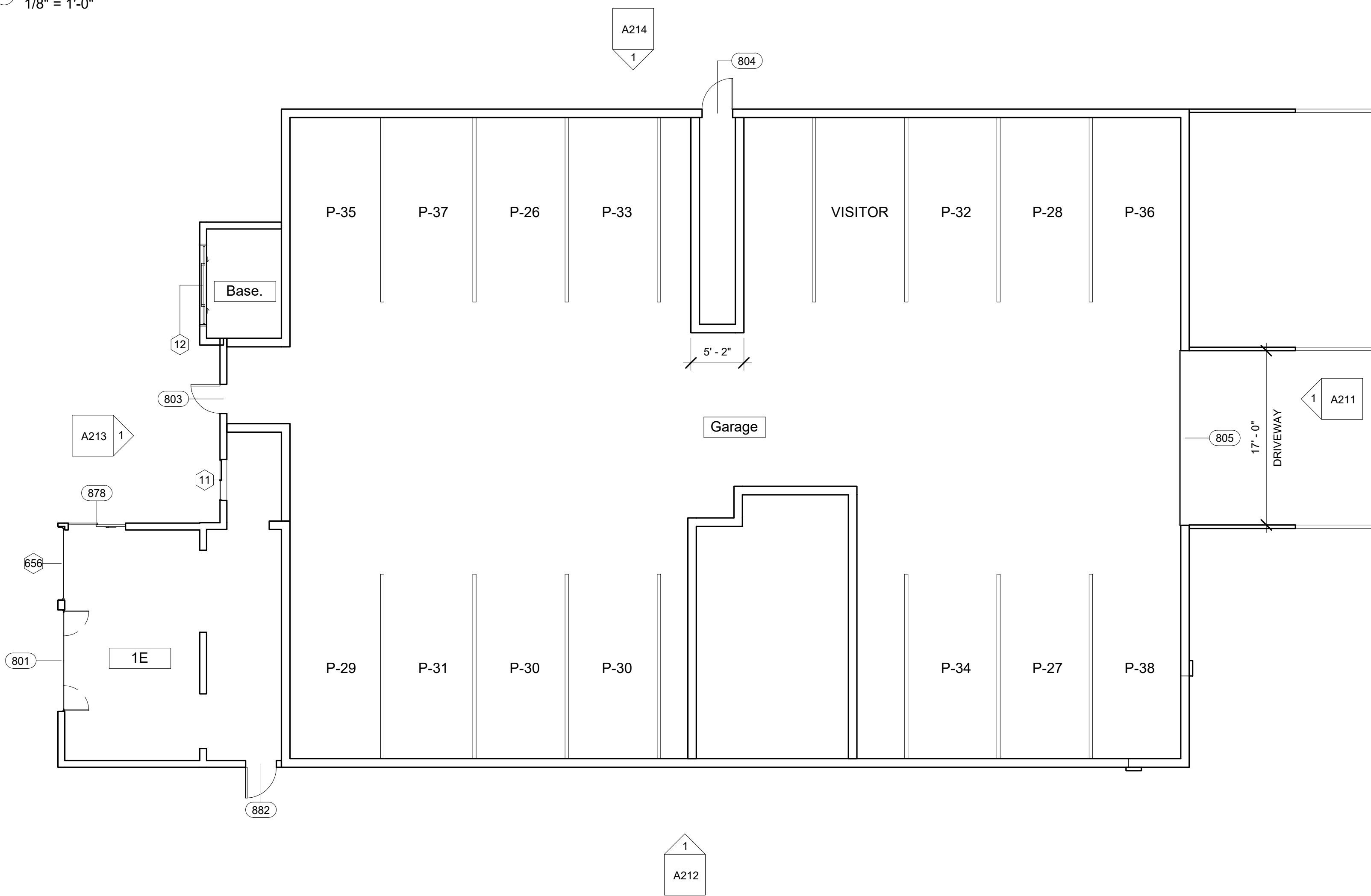
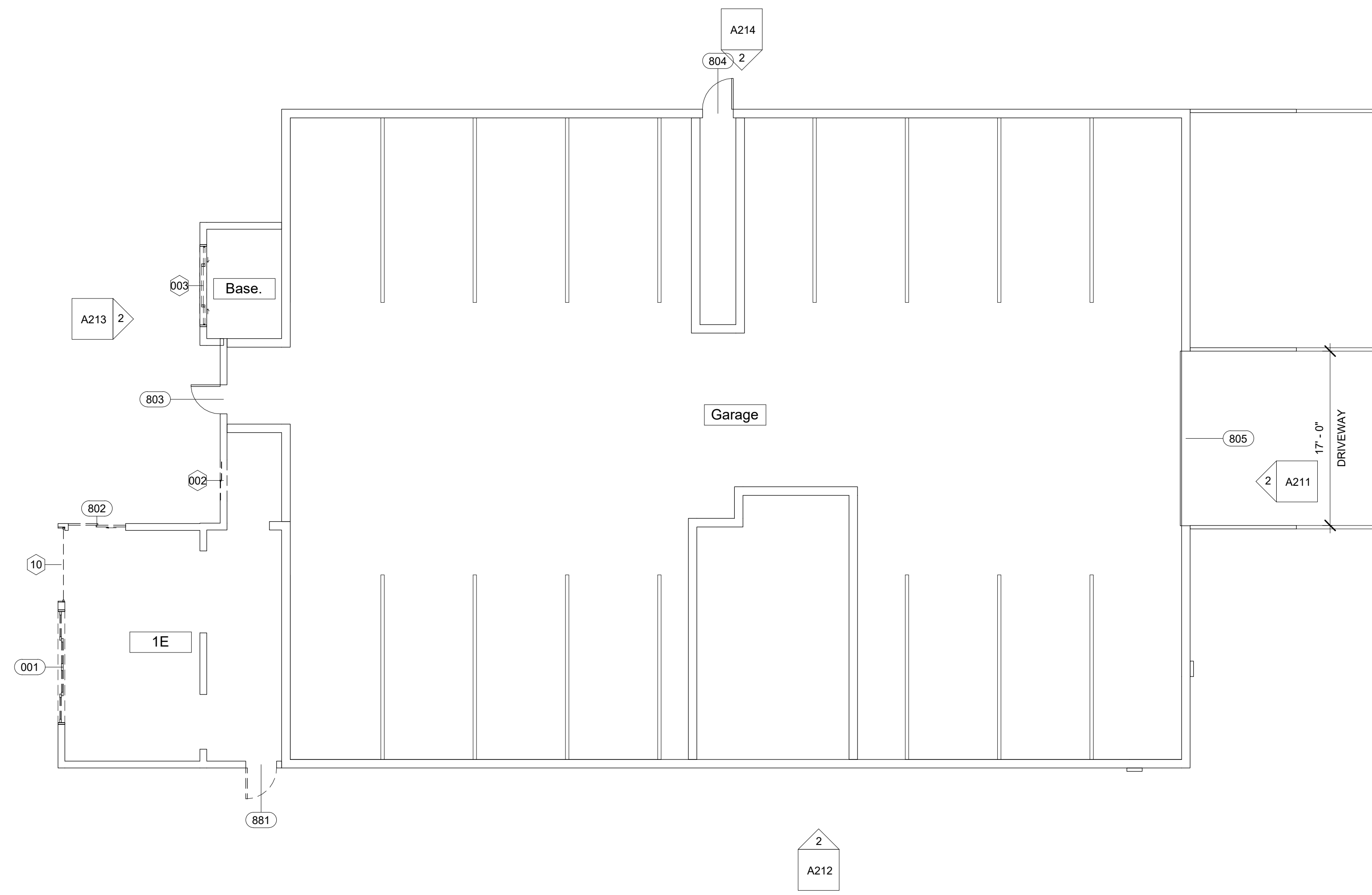
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240 Basement Floor
Plans

A201



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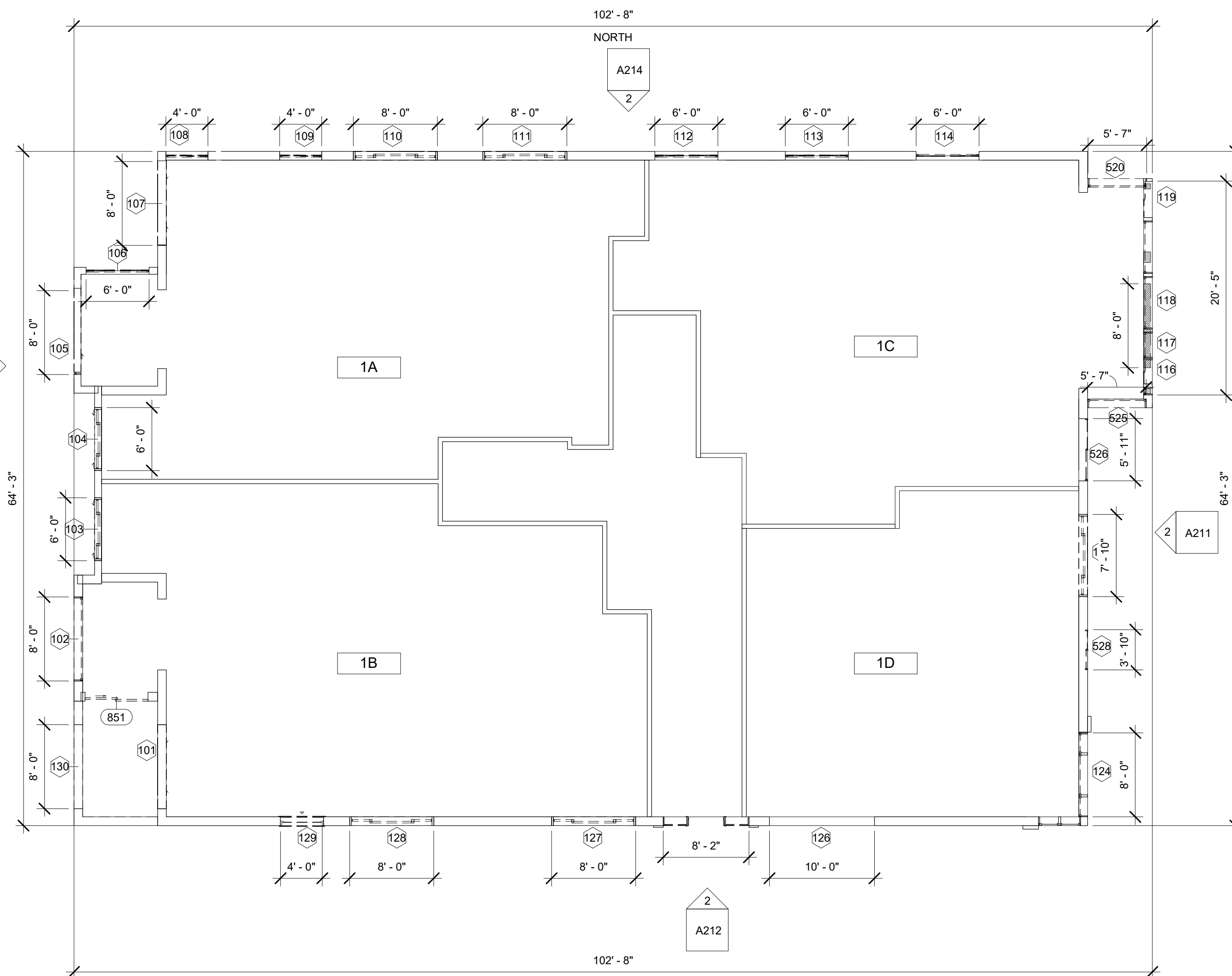
240 Coast Blvd.
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Project No. 669736
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Scale See Drawings



240 Level 1 Floor
Plans

A202



2 (E) Level 1
1/8" = 1'-0"

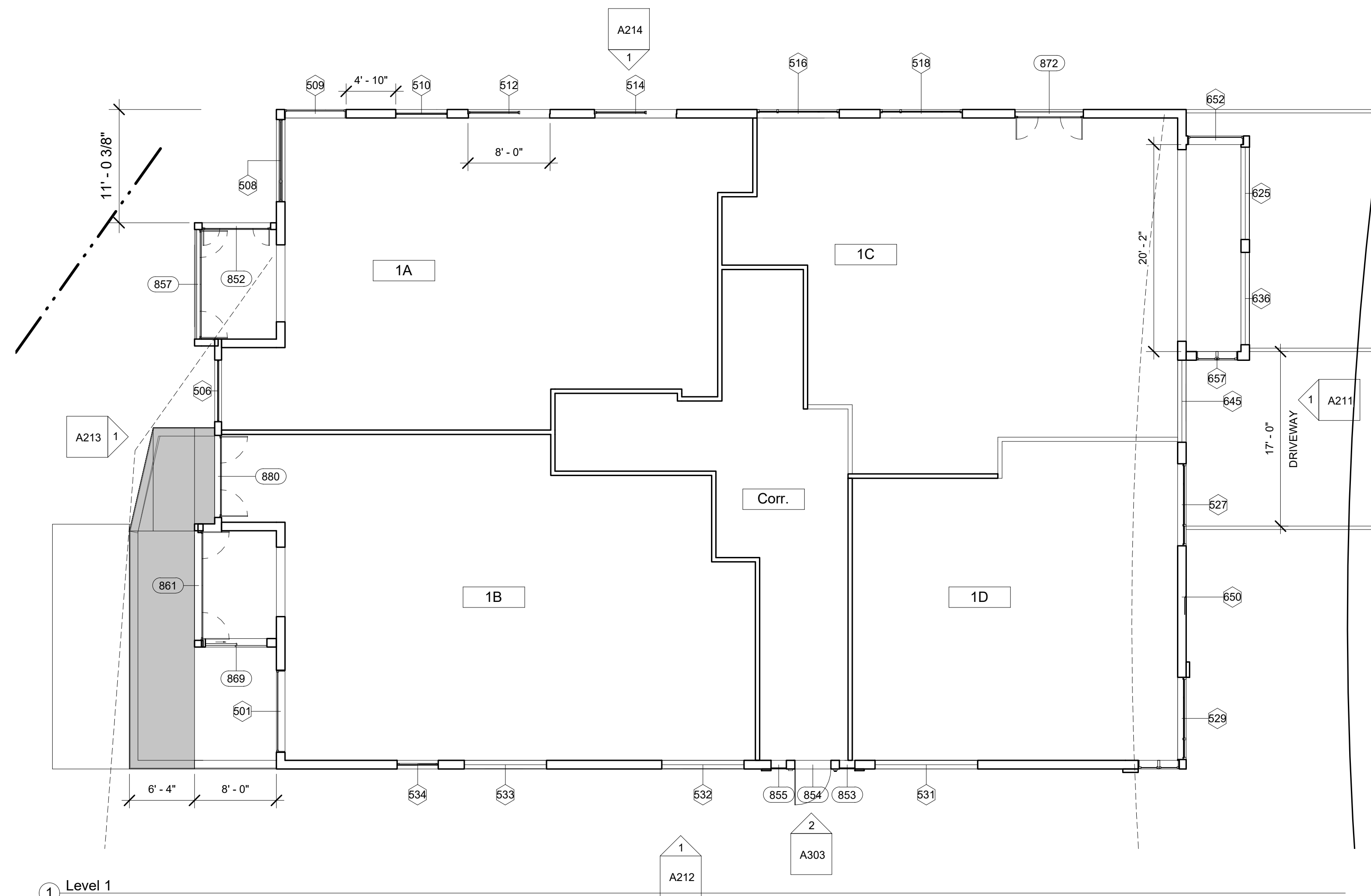
DEMO LEGEND	
	(E) to remain
	(E) opening to be filled in
	(E) wall to be demolished
	(E) window to be replaced with new window/door

DEMO LEGEND
1/4" = 1'-0"

ELEVATION	WALL MATRIX			LEVEL
	EXISTING	FILL	DEMO	
NORTH	102' 8"	2"	35' 4"	1
SOUTH	102' 8"	1' 3"	-	1
EAST	64' 3"	2' 5"	27'-1"	1
WEST	64' 3"	-	29' 4"	1
DEMO%	333' 10"	3' 8"	91' 9"	27.5%
NORTH	102' 8"	2"	19' 4"	2
SOUTH	102' 8"	1' 4"	7' 10"	2
EAST	64' 3"	1' 8"	17' 5"	2
WEST	64' 3"	8"	18' 8"	2
DEMO%	333' 10"	5' 8"	64' 1"	19.2%
NORTH	102' 8"	-	6' 8"	3
SOUTH	102' 8"	1' 4"	8'	3
EAST	64' 3"	1' 1"	17' 11"	3
WEST	64' 3"	-	15' 9"	3
DEMO%	333' 10"	2' 5"	38' 4"	11.5%

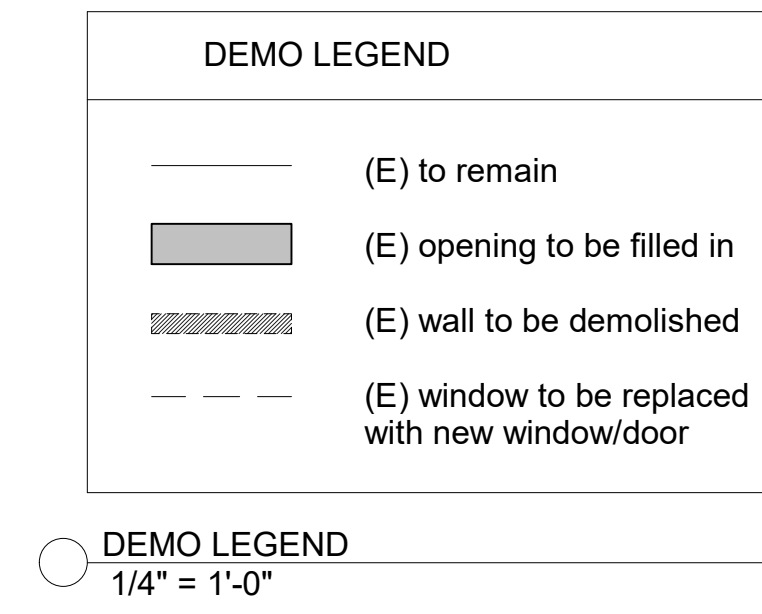
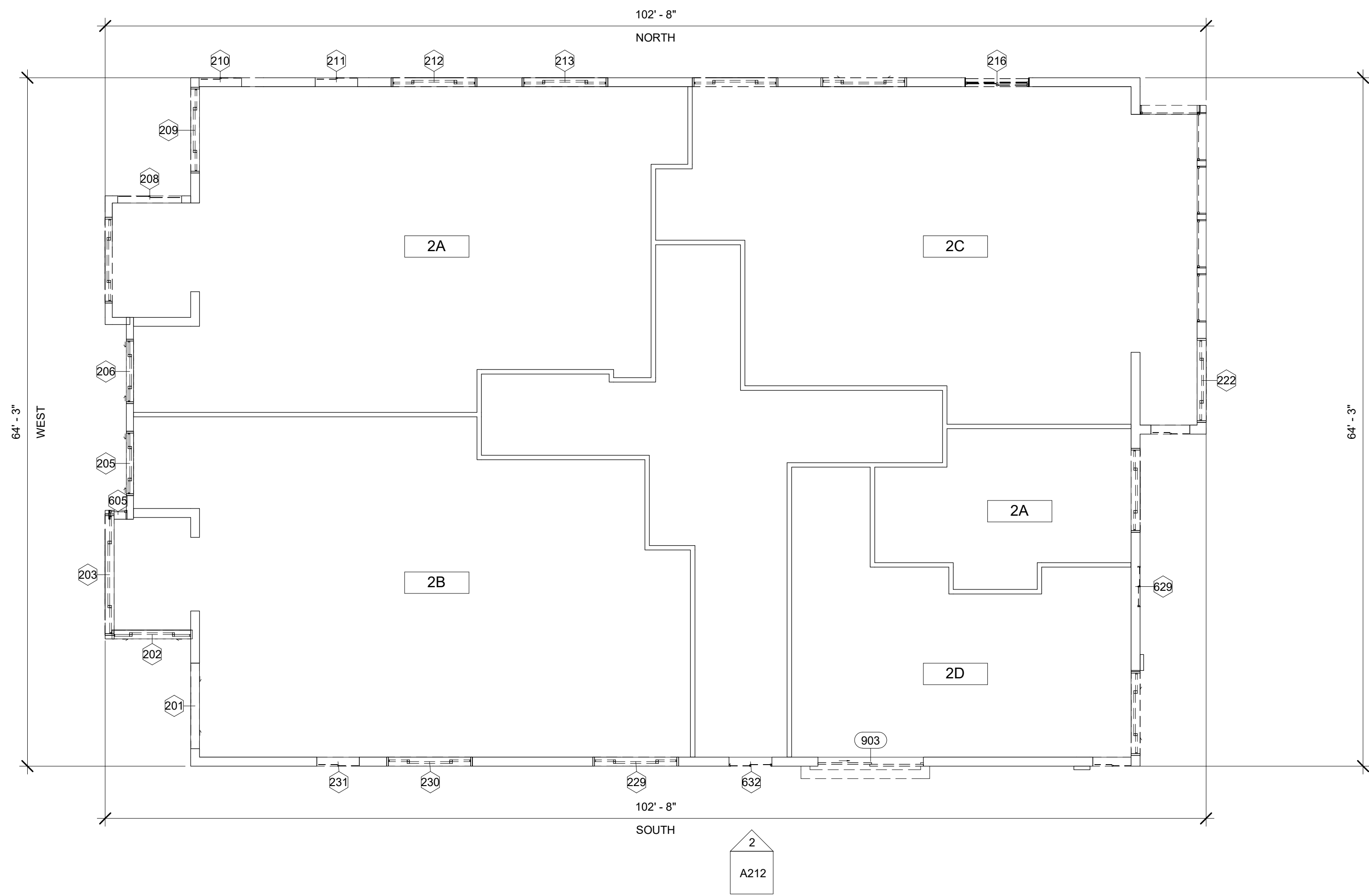
NO DEMO PROPOSED ON THE BASEMENT LEVEL

WALL MATRIX
1/8" = 1'-0"

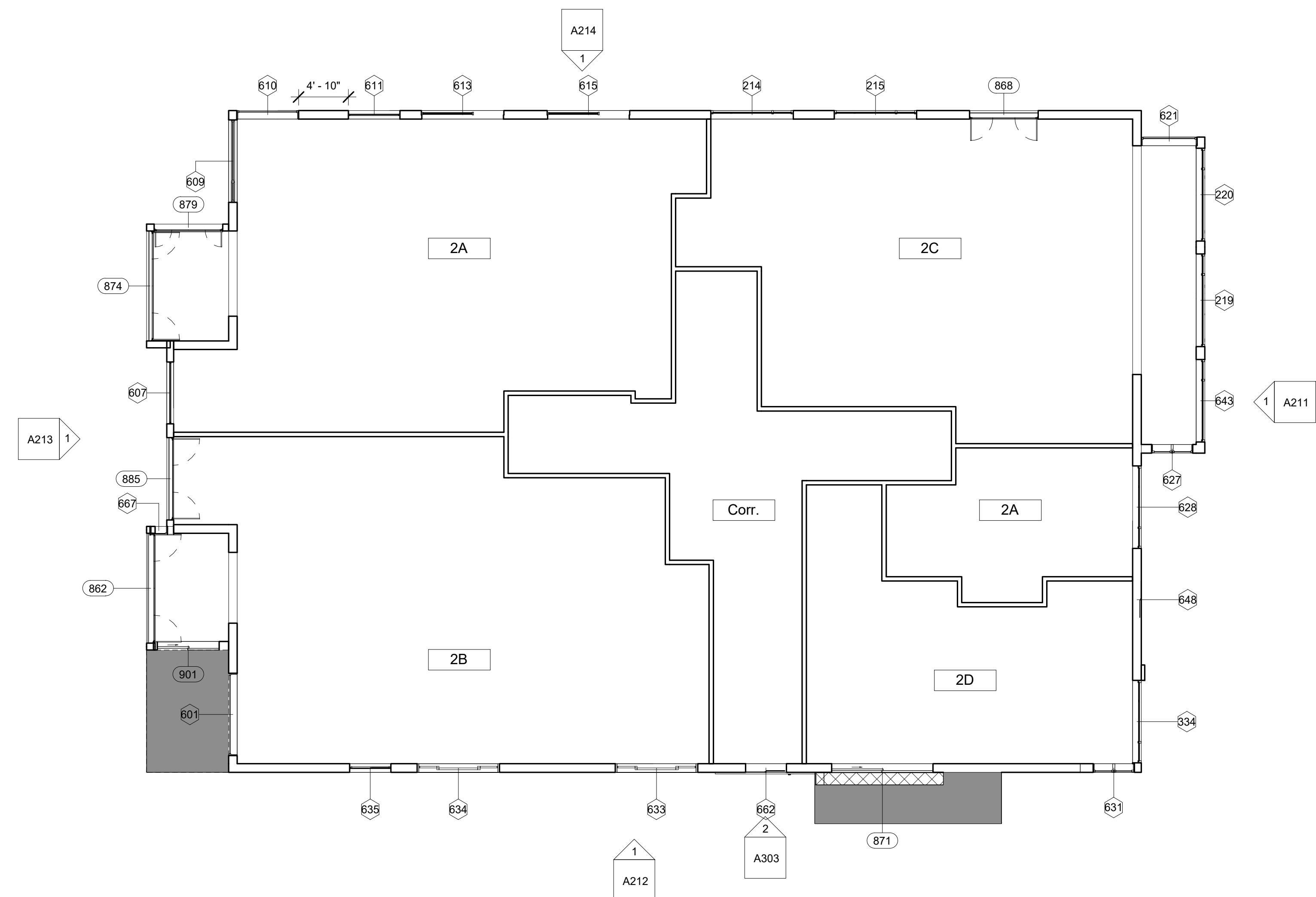


1 Level 1
1/8" = 1'-0"

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② (E) Level 2
1/8" = 1'-0"



① Level 2
1/8" = 1'-0"

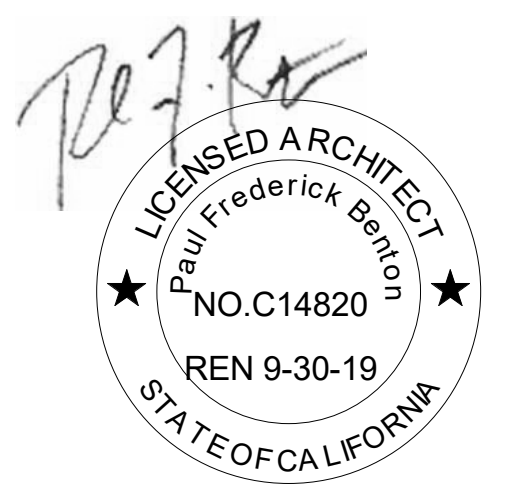
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Scale	See Drawings

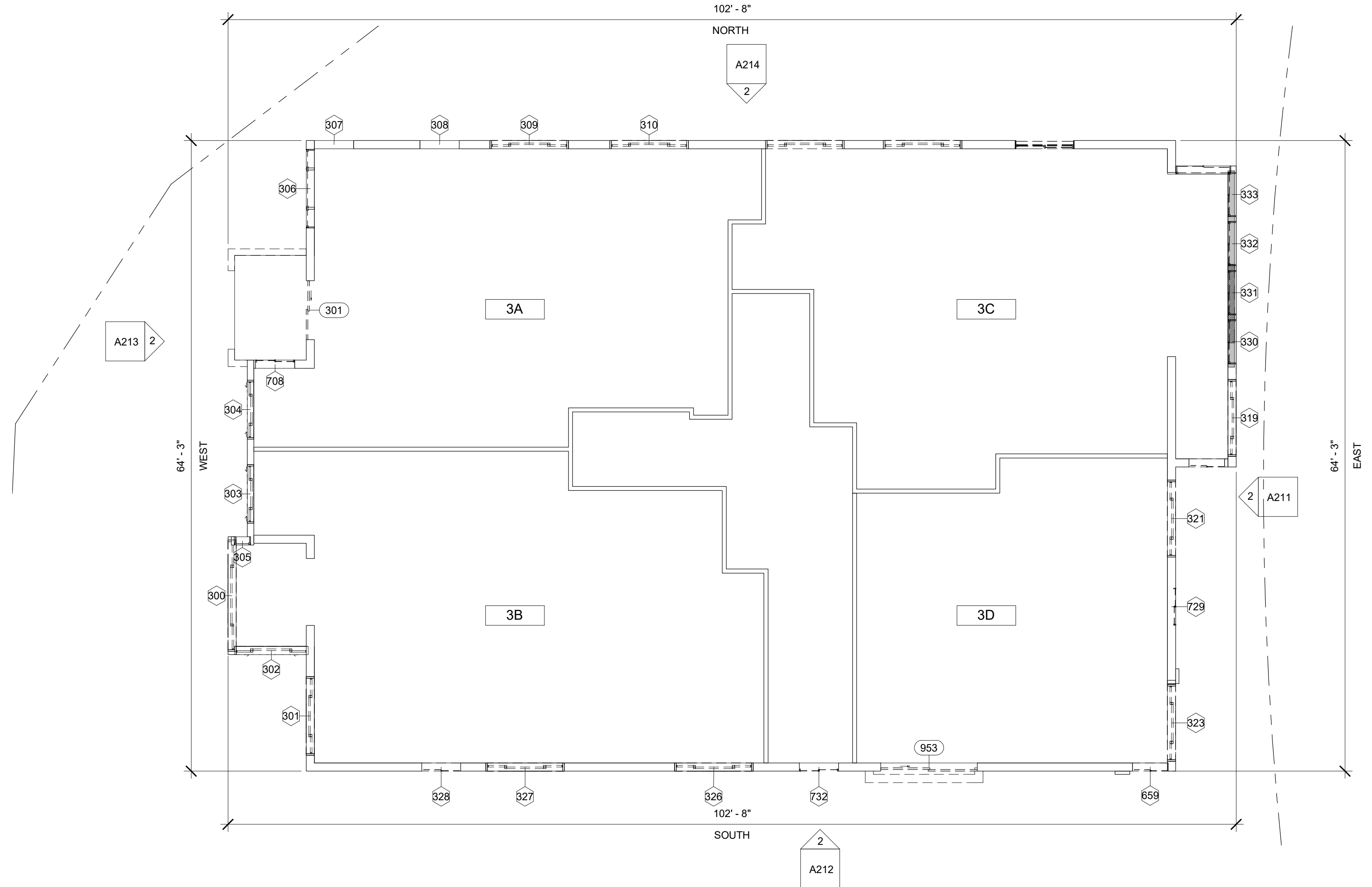


240 Level 2 Floor
Plans

A203

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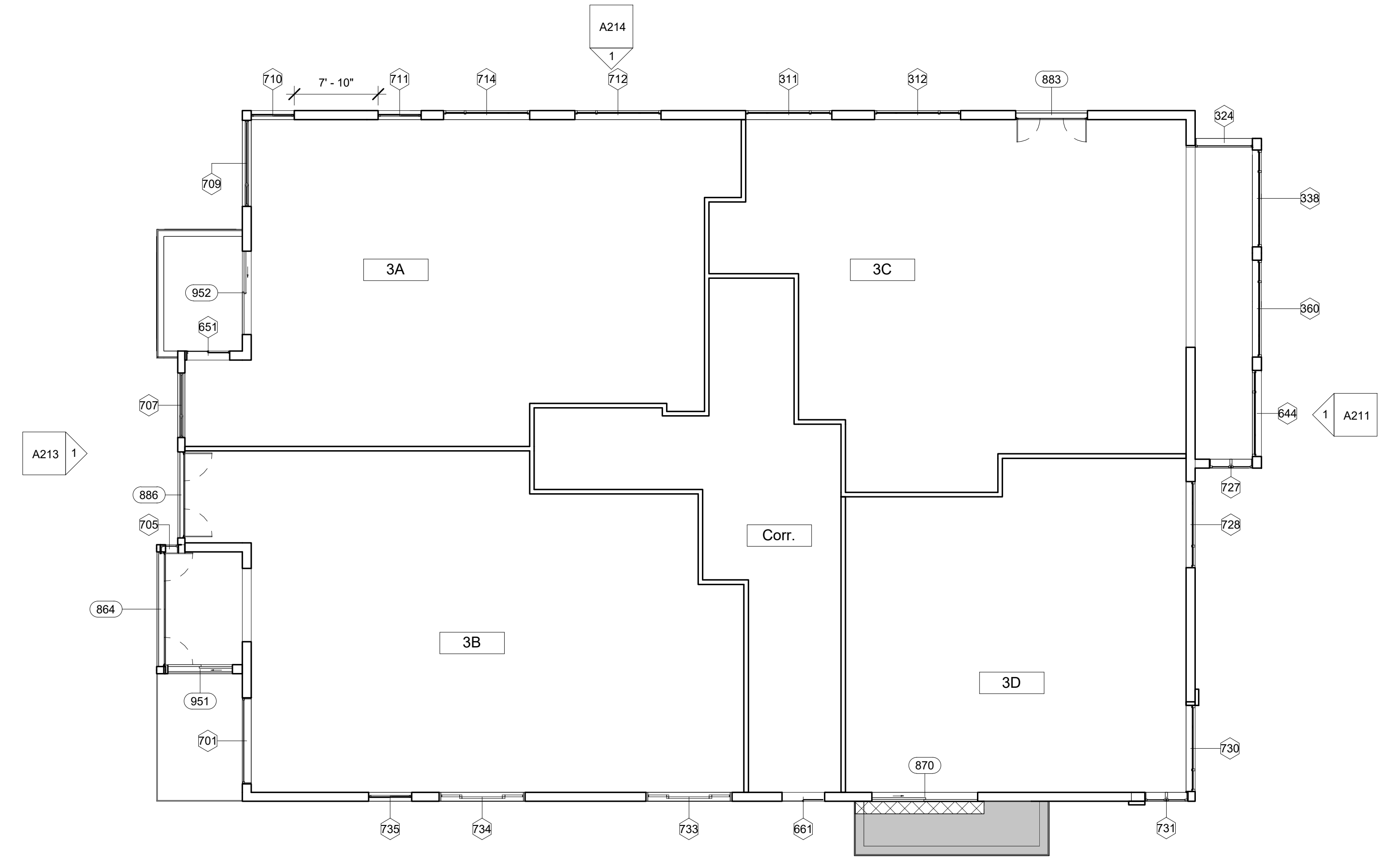
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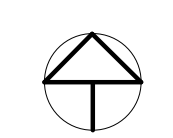
DEMO LEGEND	
	(E) to remain
	(E) opening to be filled in
	(E) wall to be demolished
	(E) window to be replaced with new window/door

DEMO LEGEND
1/4" = 1'-0"

1 (E) Level 3
1/8" = 1'-0"



2 Level 3
1/8" = 1'-0"



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240 Level 3 Floor Plans

A204

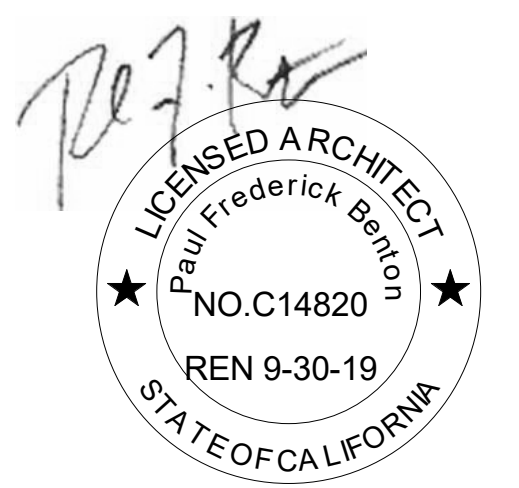
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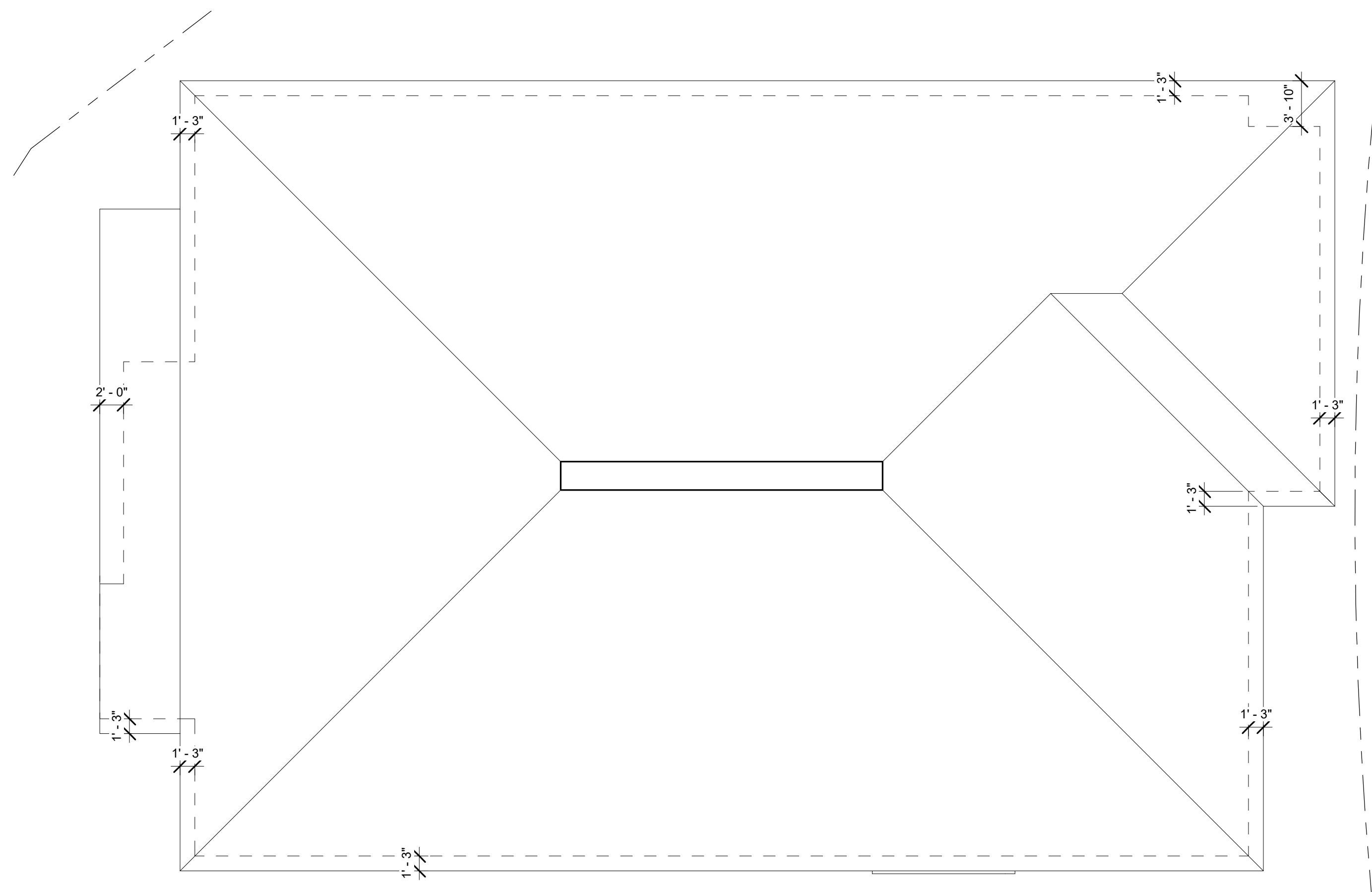
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Scale	See Drawings

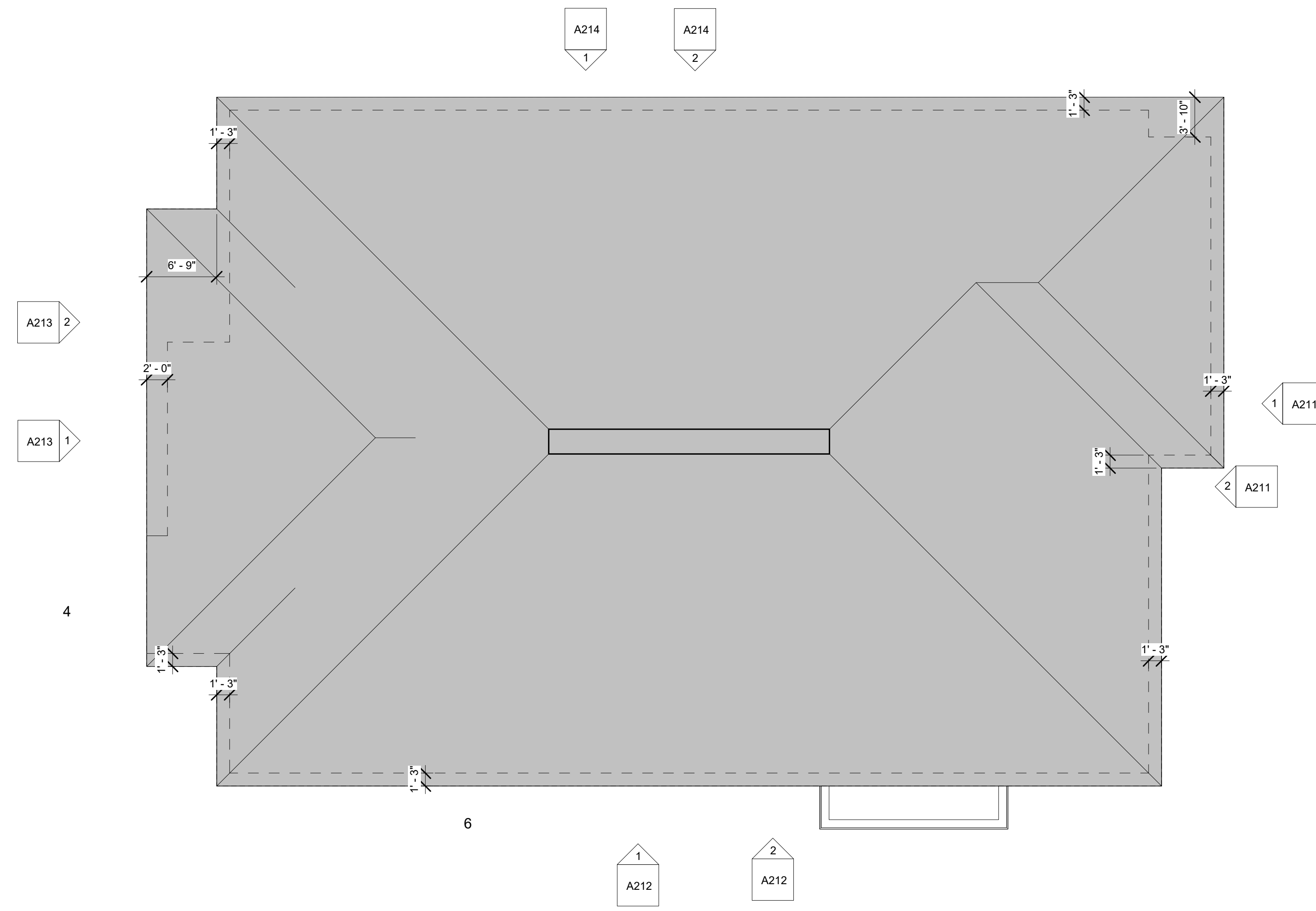


240 Roof Plans

A205



② (E) Roof
1/8" = 1'-0"



① Roof
1/8" = 1'-0"

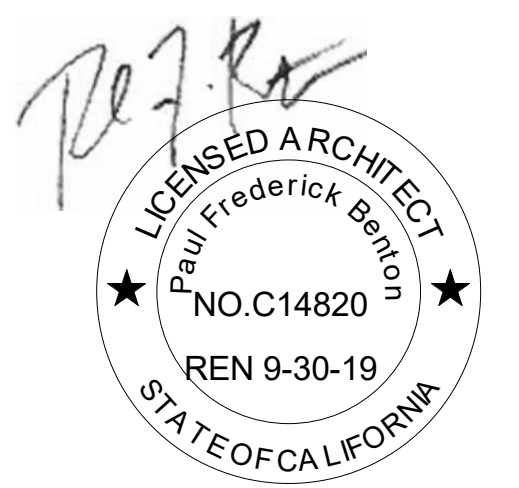
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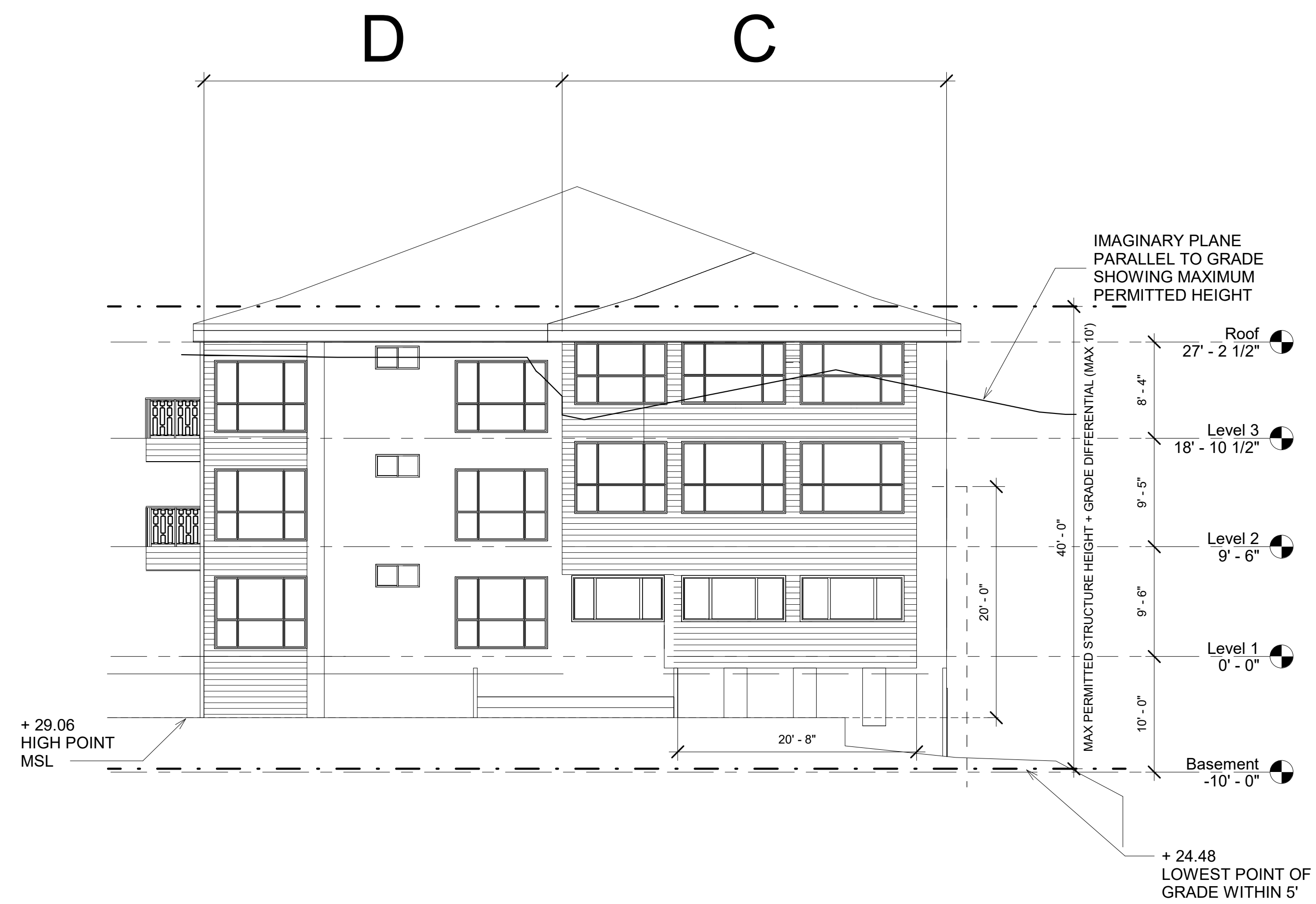
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Design/ Drawing	PB, MM
Scale	See Drawings



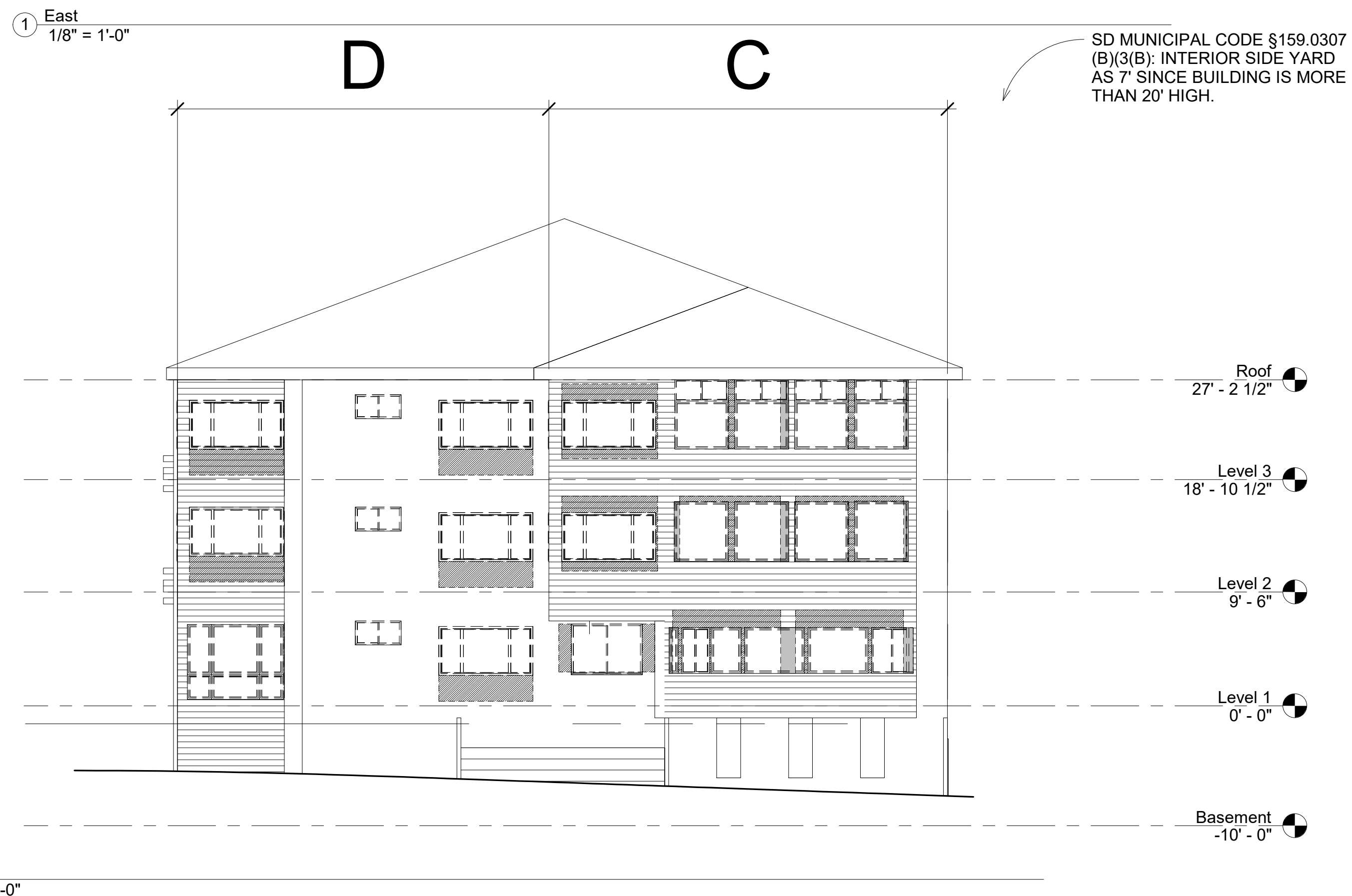
East Elevations

A211



DEMO LEGEND	
	(E) to remain
	(E) opening to be filled in
	(E) wall to be demolished
	(E) window to be replaced with new window/door

DEMO LEGEND
1/4" = 1'-0"



2 (E) East
1/8" = 1'-0"

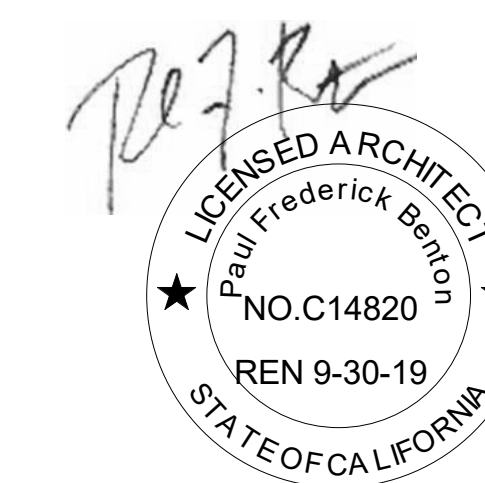
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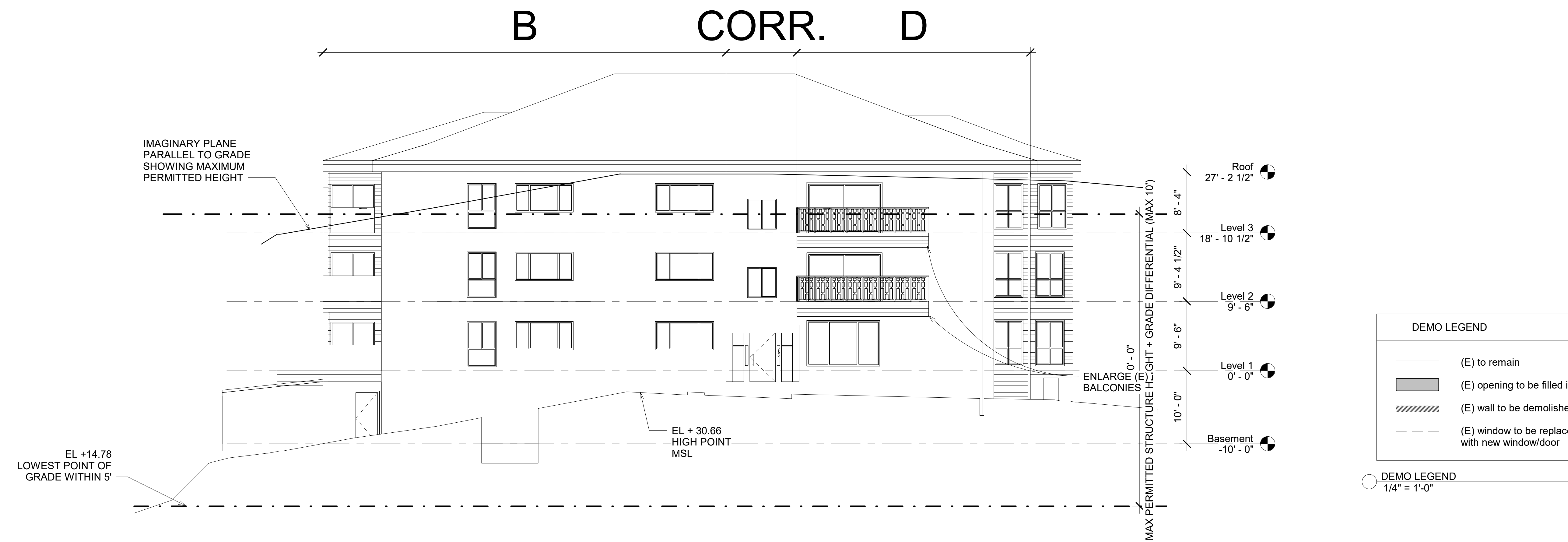
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Date	09/23/21
Project No.	669736
Design/ Drawing	PB, MM
Scale	See Drawings



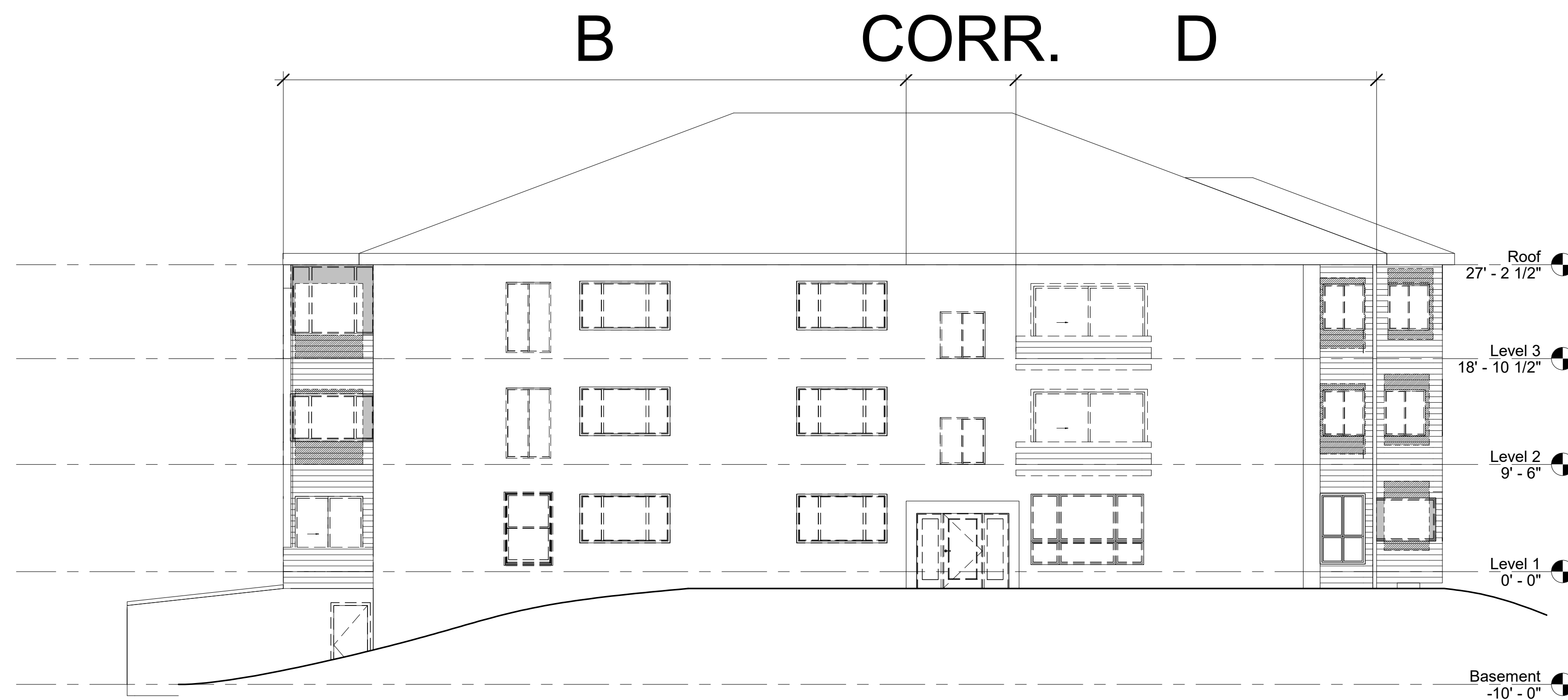
South Elevations

A212

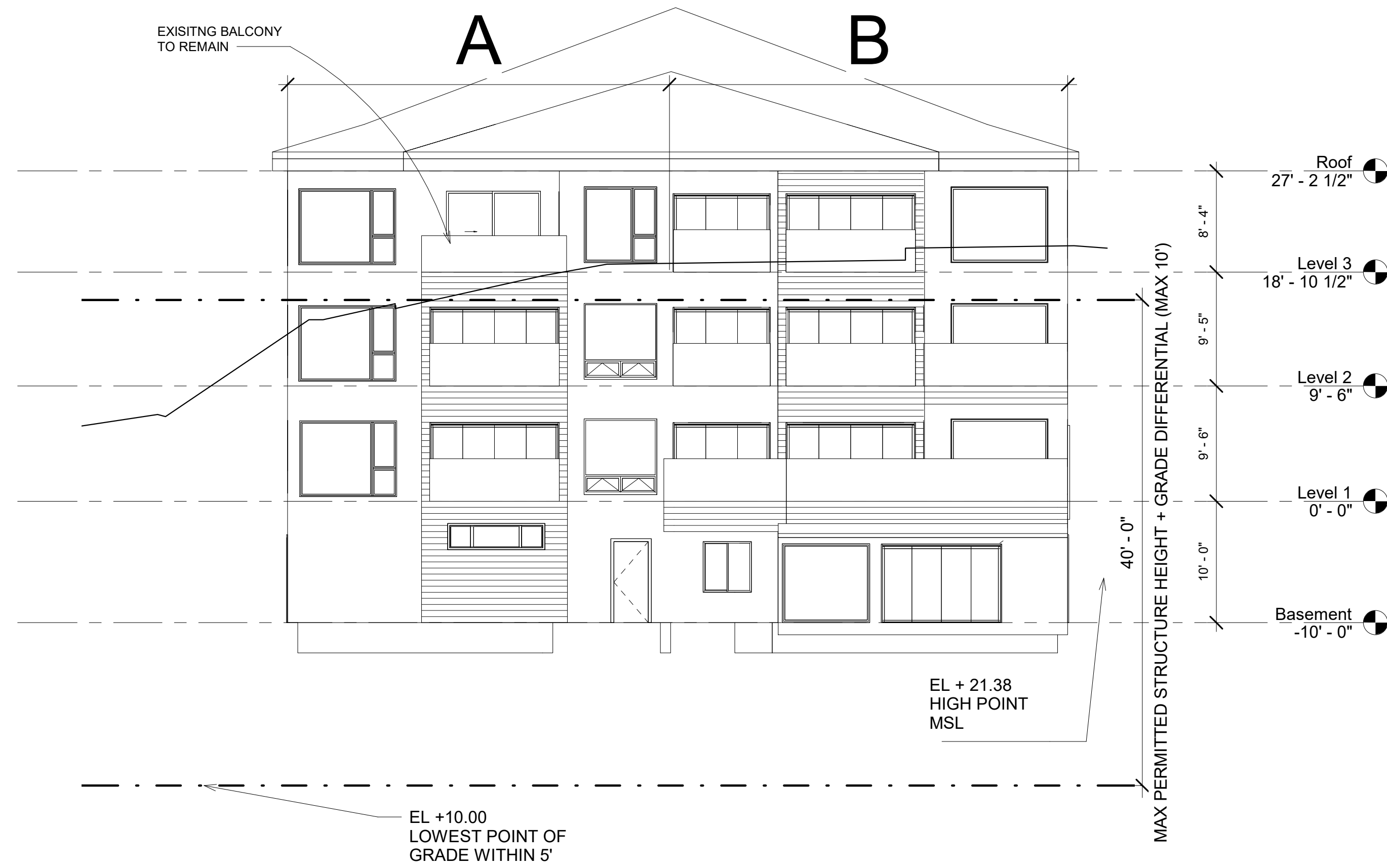


DEMO LEGEND	
	(E) to remain
	(E) opening to be filled in
	(E) wall to be demolished
	(E) window to be replaced with new window/door
	DEMO LEGEND 1/4" = 1'-0"

1 South
1/8" = 1'-0"

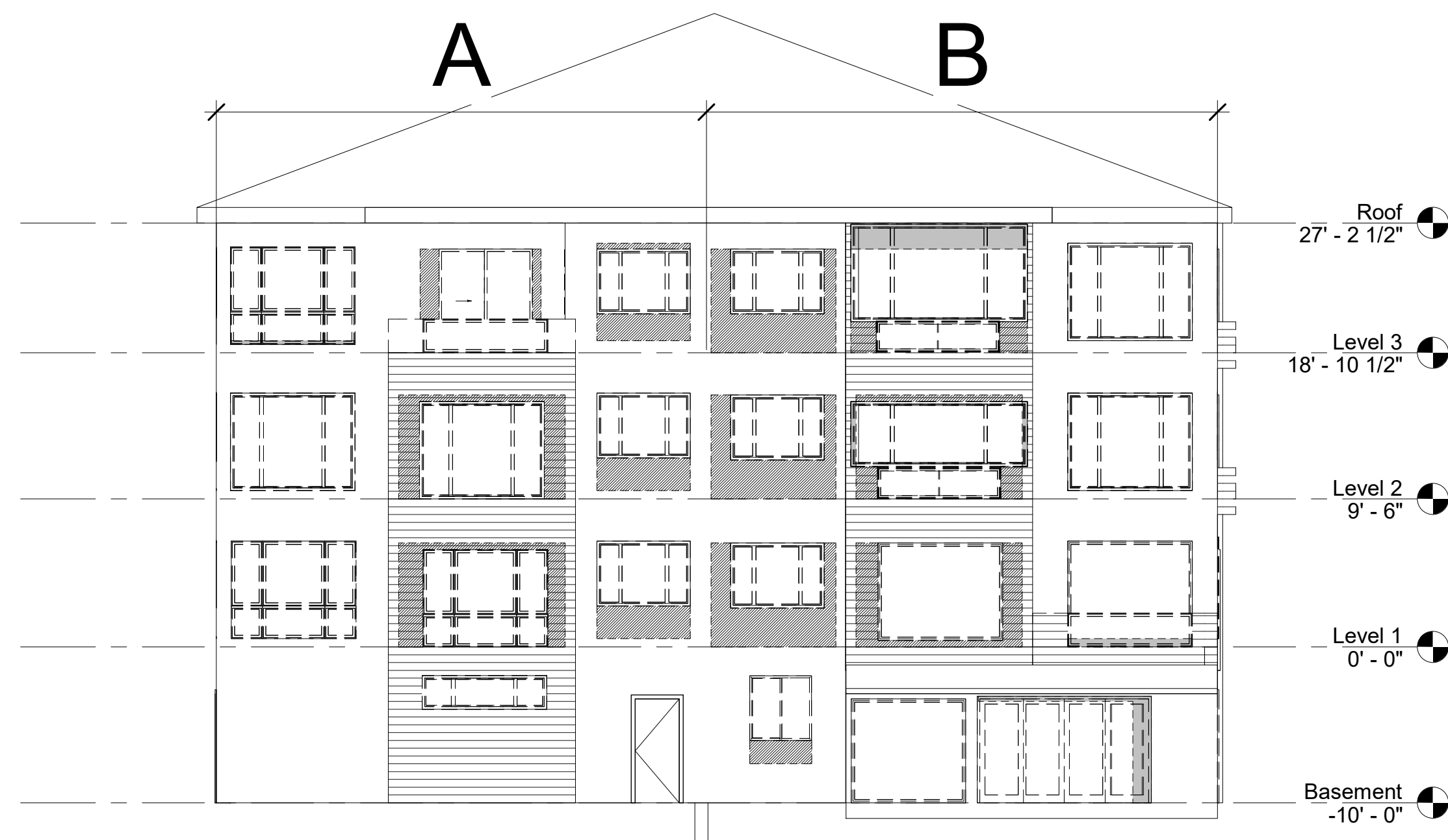


2 (E) South
1/8" = 1'-0"



DEMO LEGEND	
	(E) to remain
	(E) opening to be filled in
	(E) wall to be demolished
	(E) window to be replaced with new window/door
	DEMO LEGEND 1/4" = 1'-0"

1 West
1/8" = 1'-0"



2 (E) West
1/8" = 1'-0"

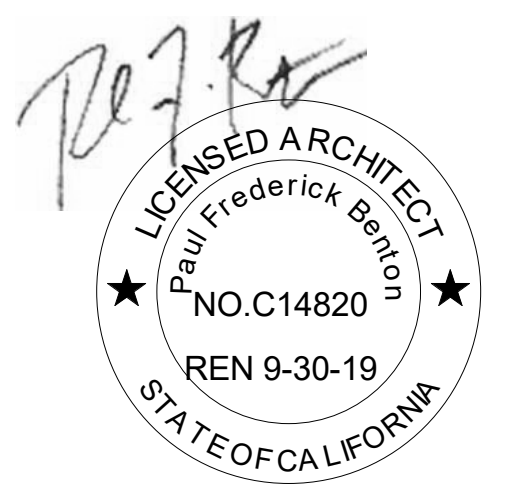
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Scale	See Drawings



West Elevations

A213

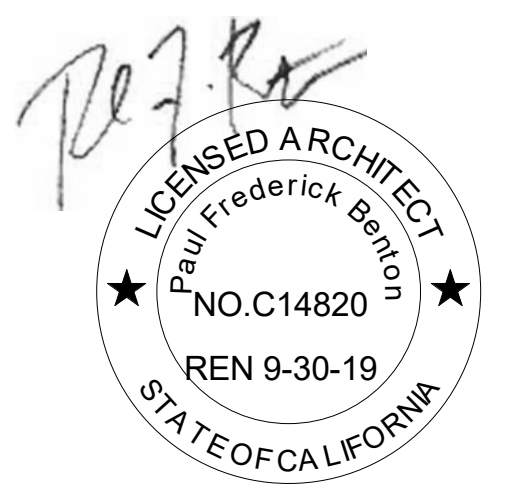
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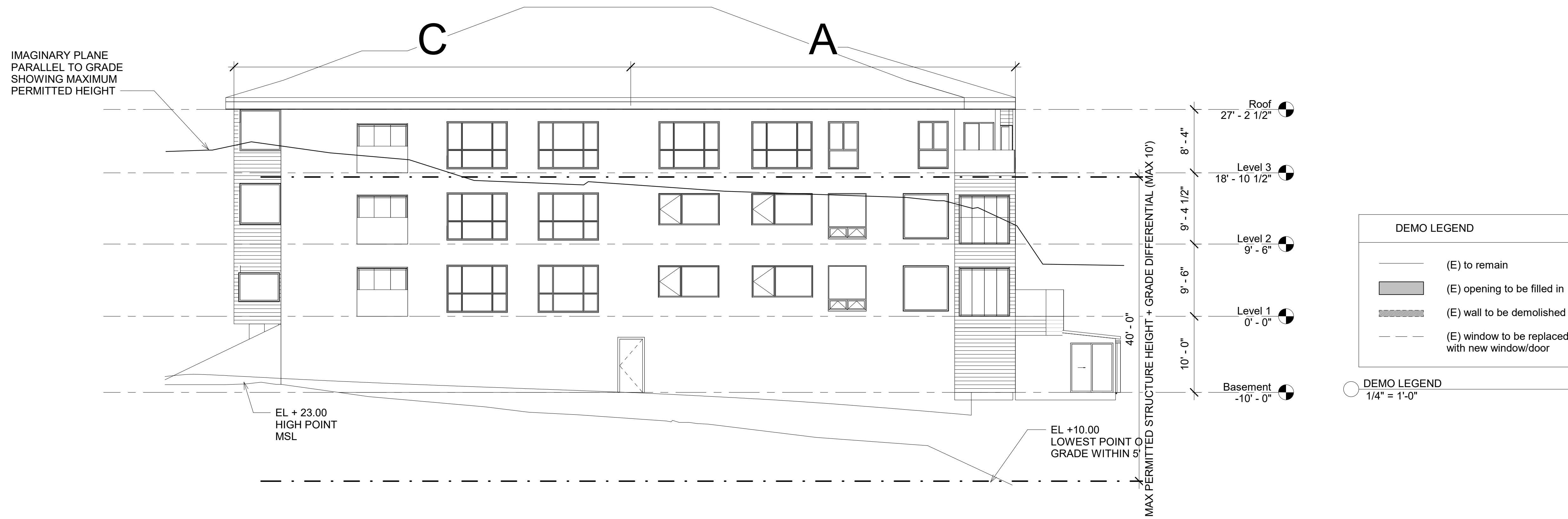
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Project No.	669736
Design/ Drawing	PB, MM
Scale	See Drawings

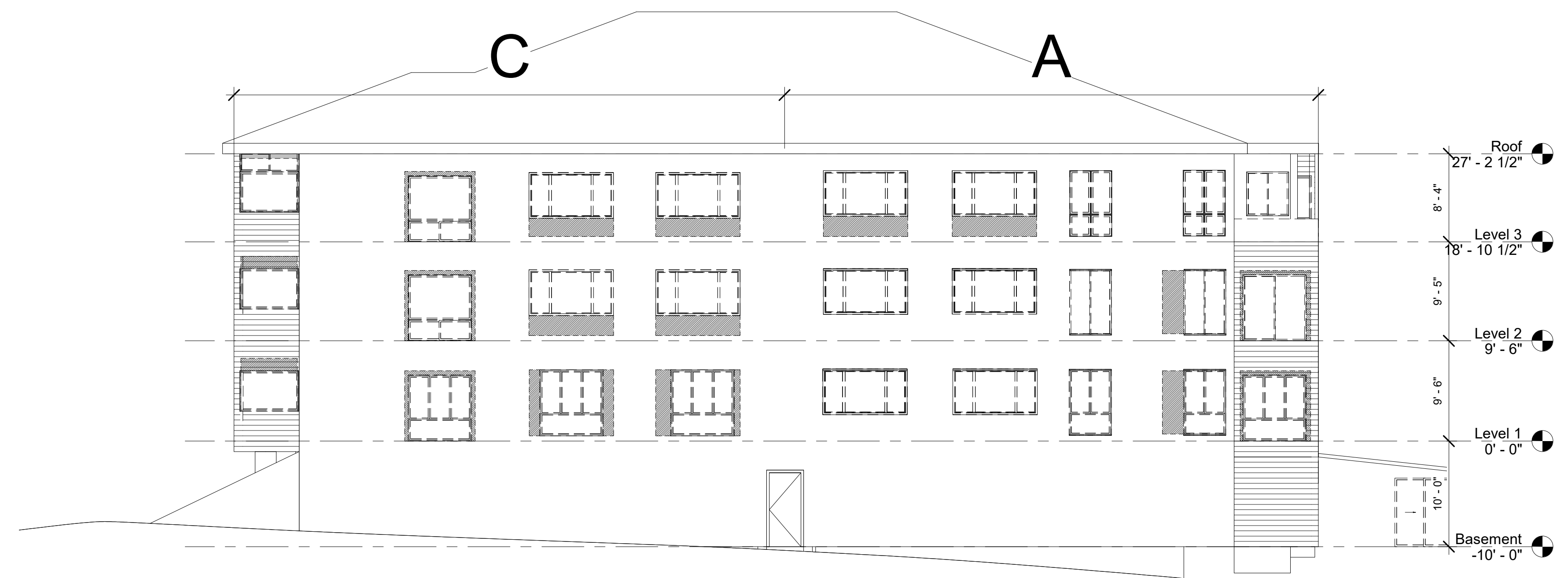


North Elevations

A214



① North
1/8" = 1'-0"



② (E) North
1/8" = 1'-0"

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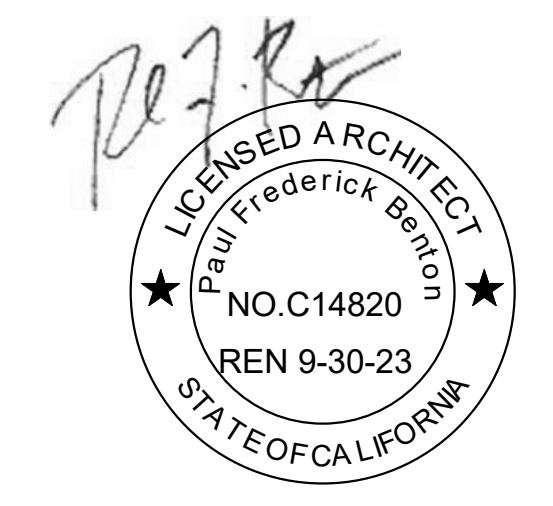
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220-240
Coast Blvd.

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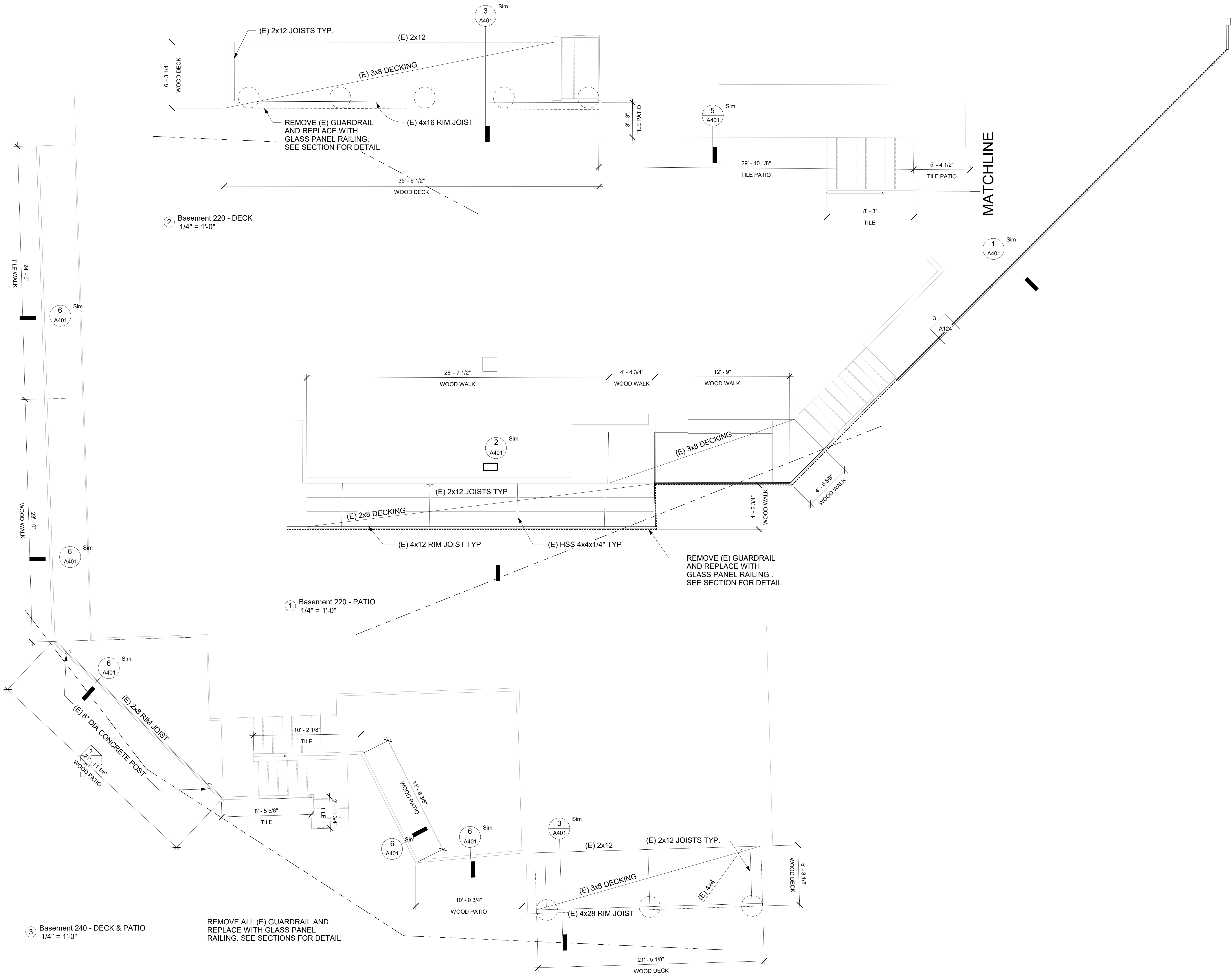
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Framing Plans

A300

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2 Basement 220 - DECK
1/4" = 1'-0"

1 Basement 220 - PATIO
1/4" = 1'-0"

3 Basement 240 - DECK & PATIO
1/4" = 1'-0"

REMOVE ALL (E) GUARDRAIL AND REPLACE WITH GLASS PANEL RAILING. SEE SECTIONS FOR DETAIL

REMOVE (E) GUARDRAIL AND REPLACE WITH GLASS PANEL RAILING. SEE SECTION FOR DETAIL

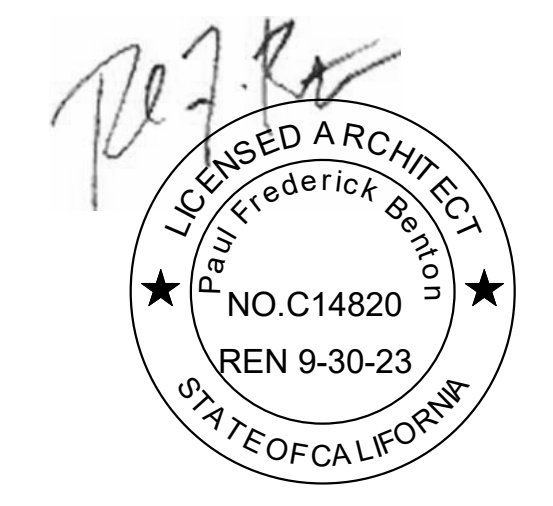
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220-240
Coast Blvd.

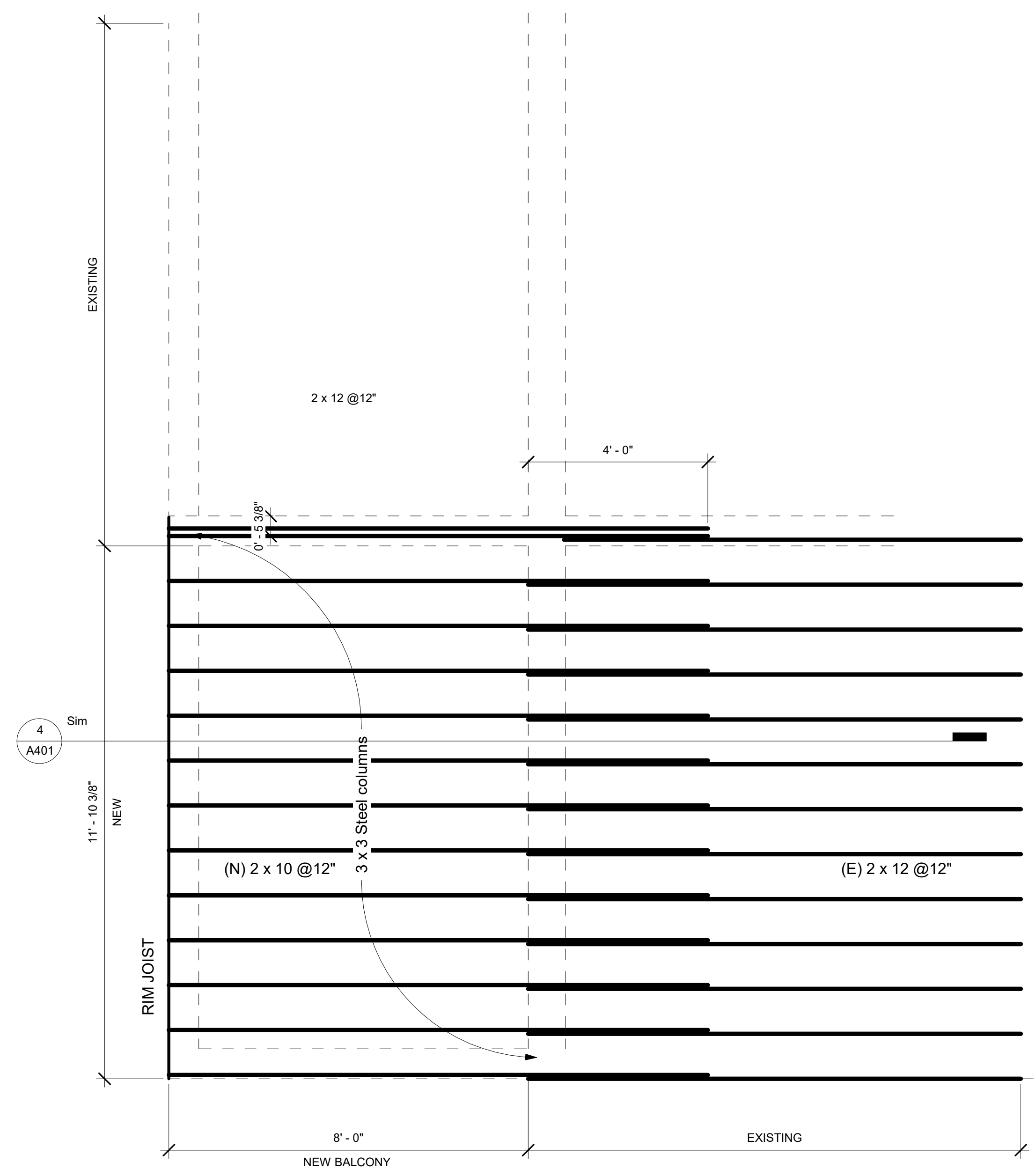
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Scale	See Drawings



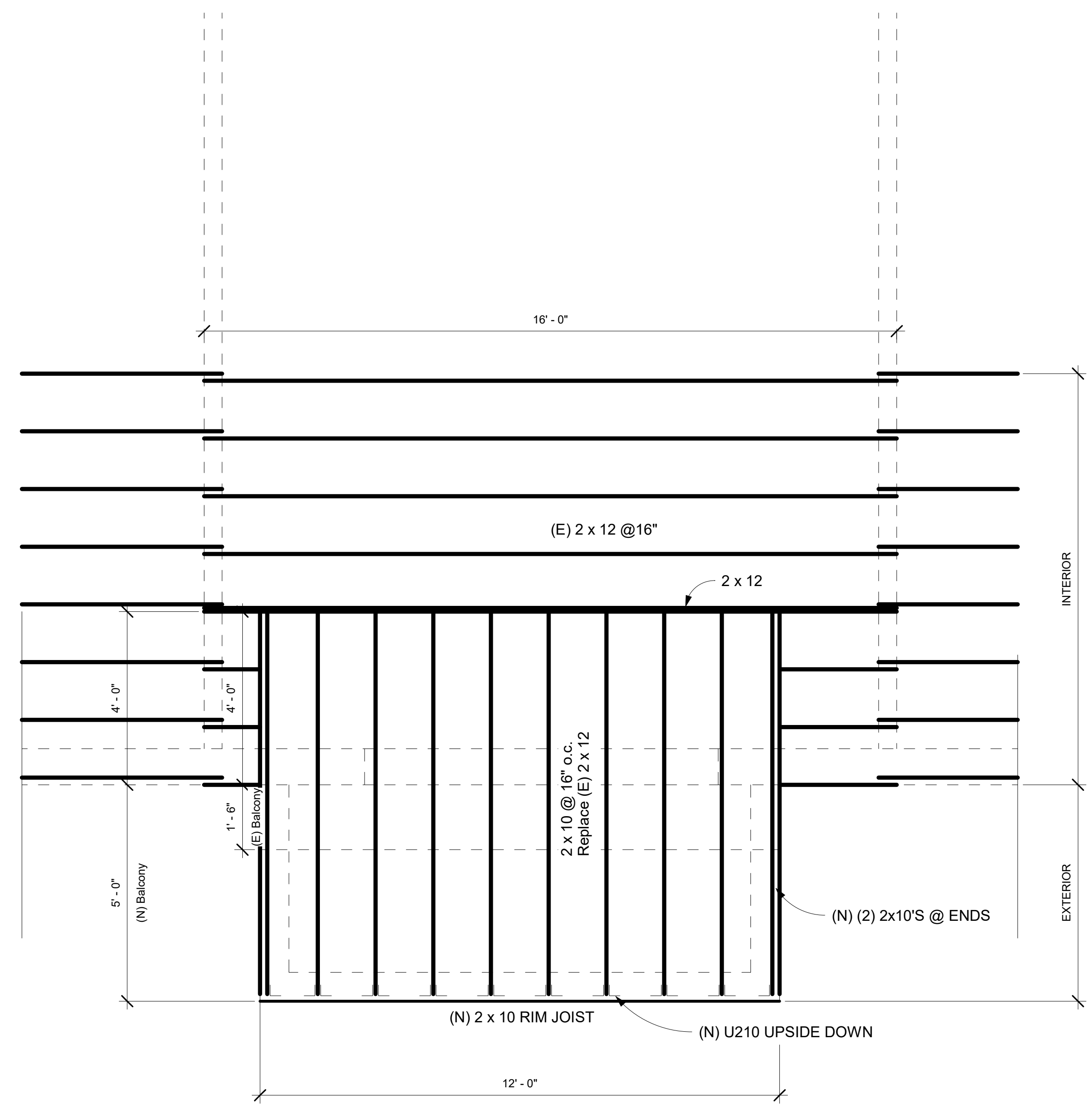
Framing Plans

A301



1 WEST BALCONY SEE REF X DETAIL X

1 Balcony Details
1/2" = 1'-0"



2 SOUTH BALCONY SEE REF 22 DETAIL 26

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Project No.	669736
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Entrance

A303



② Elevation 1 - a
1/2" = 1'-0"

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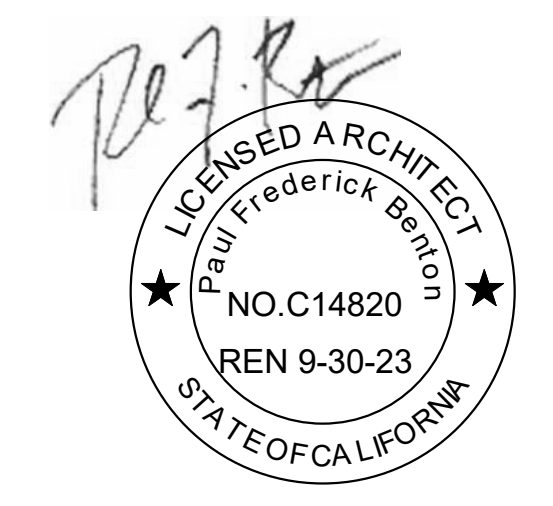
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Coast Blvd.

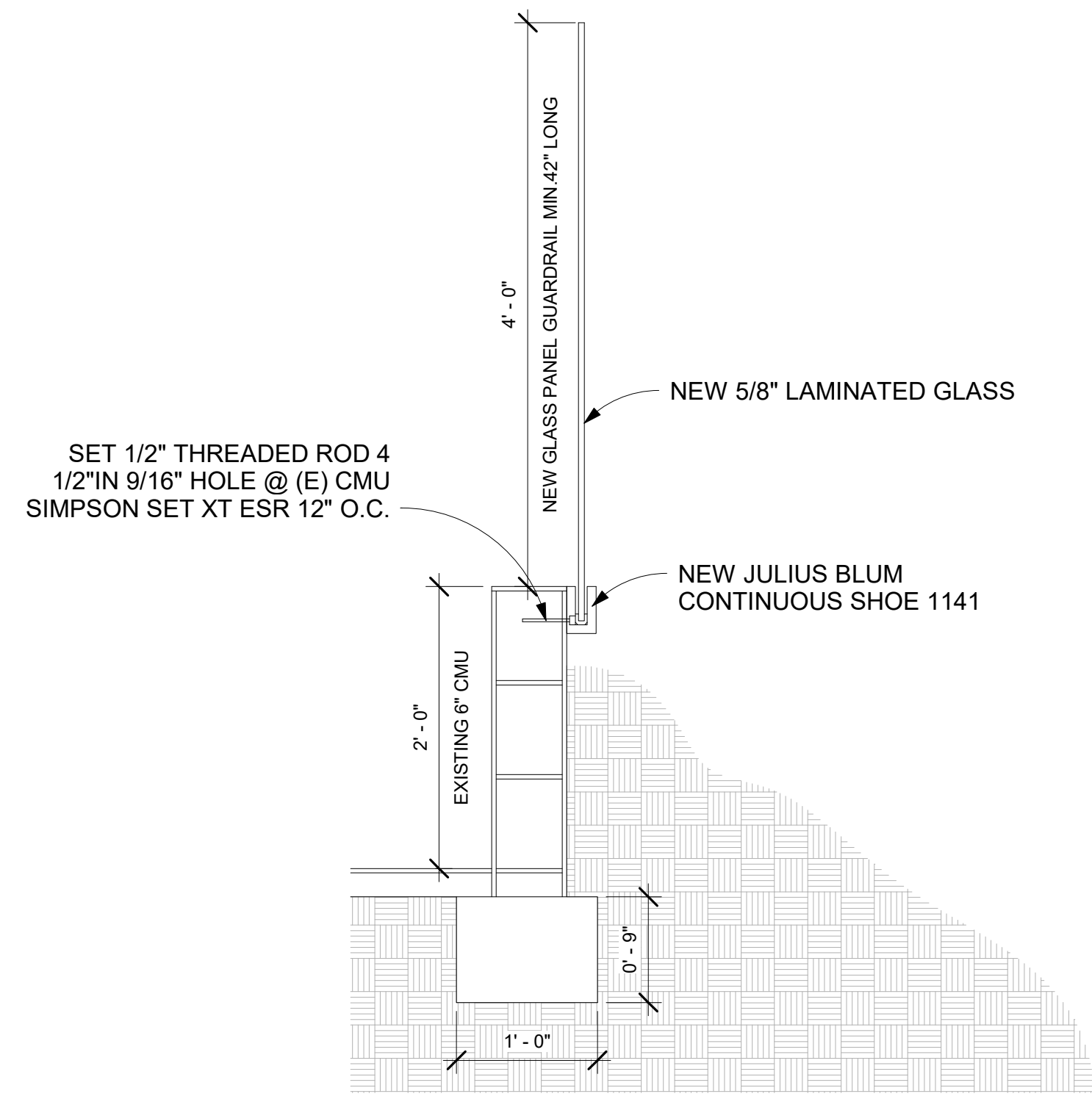
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Project No.	669736
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Scale	See Drawings

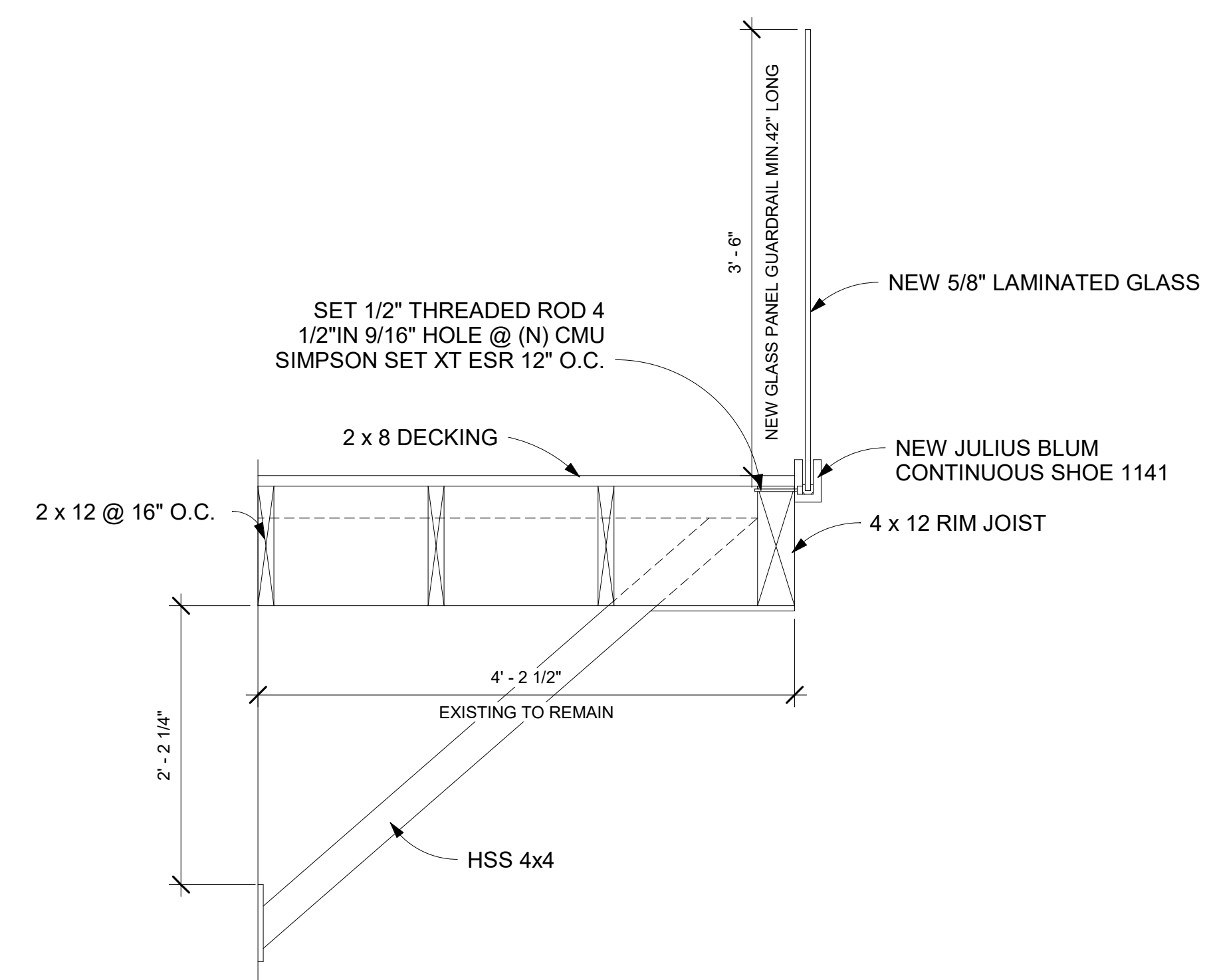


Section Details

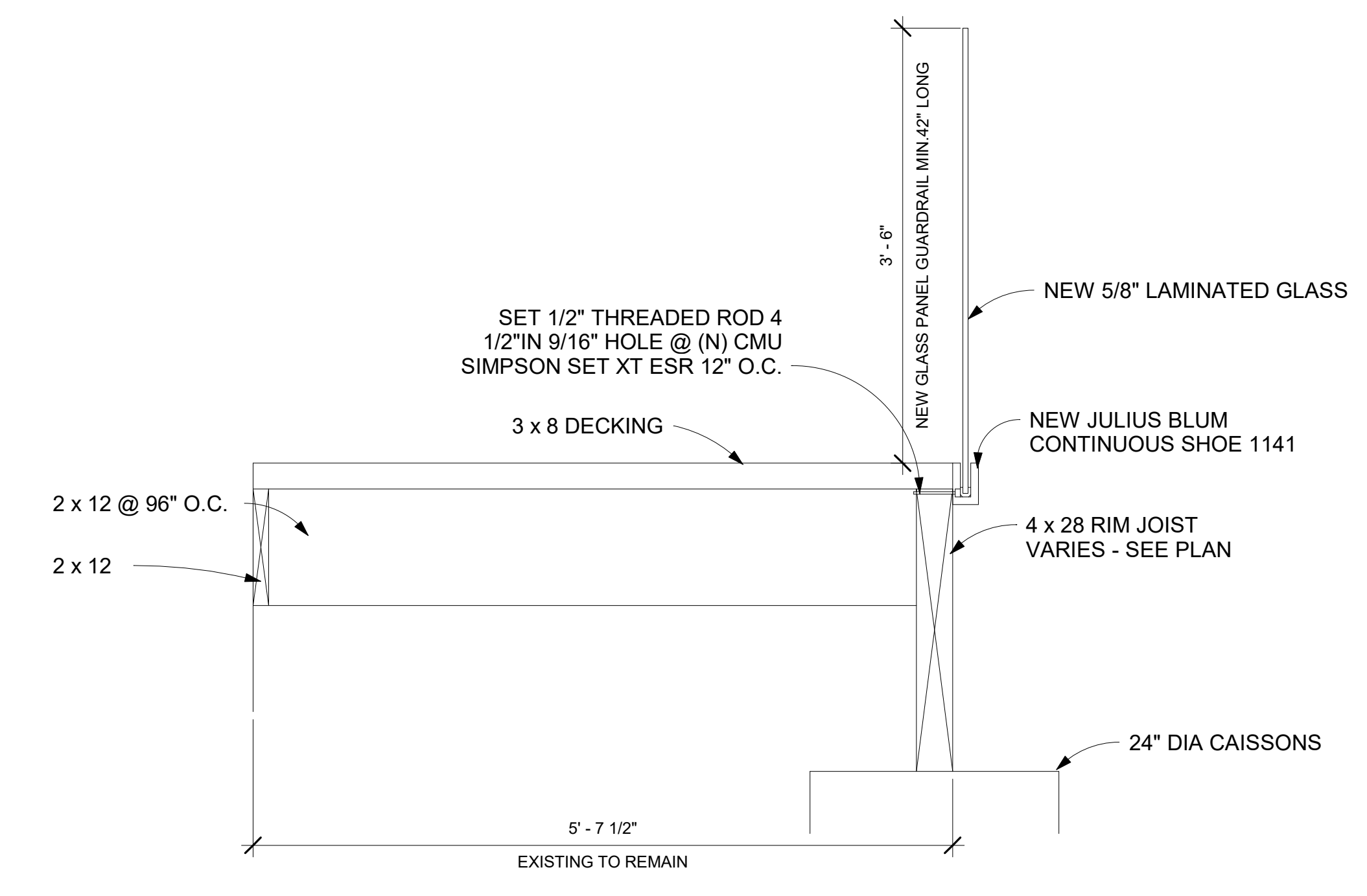
A401



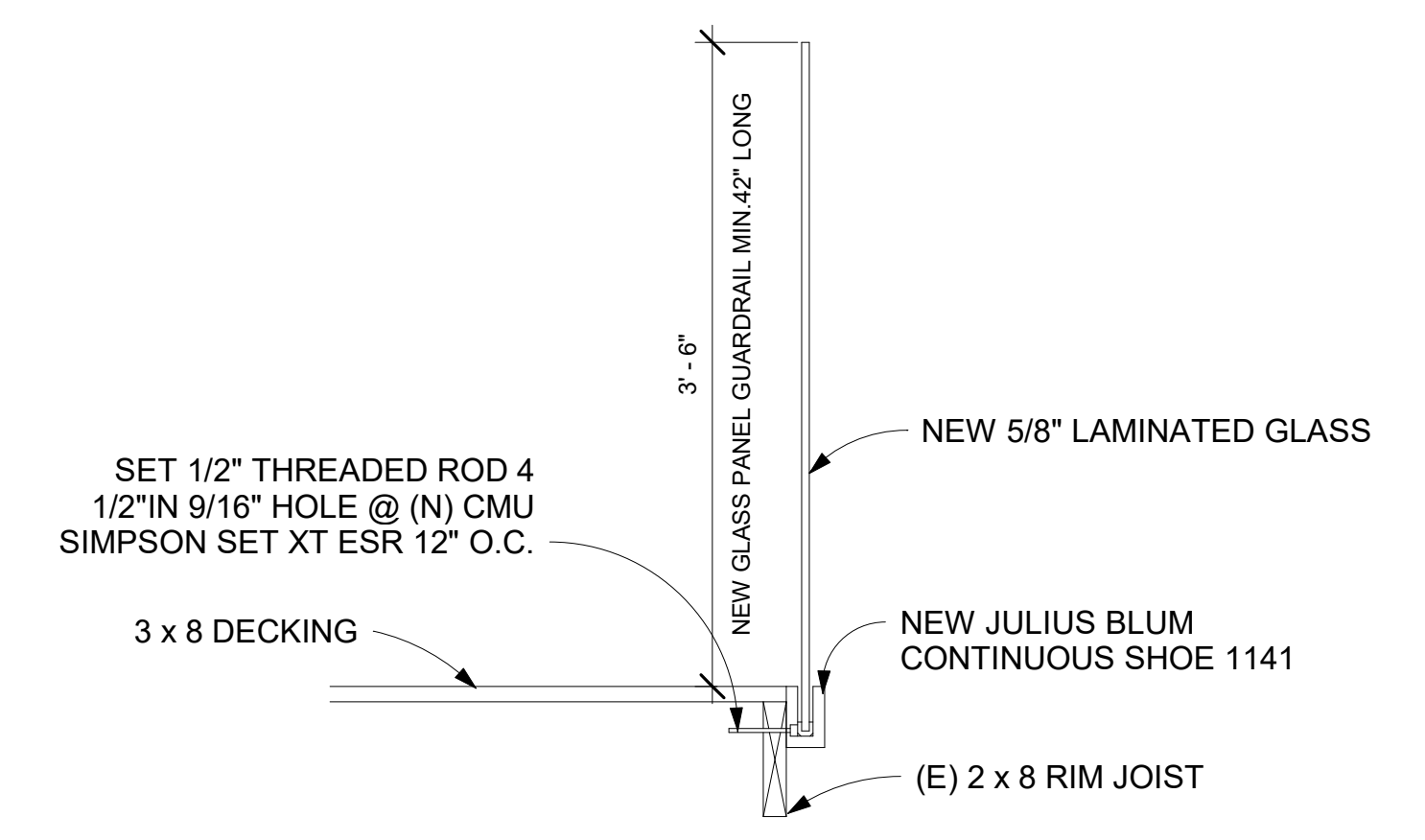
1
GLASS FENCE
1" = 1' - 0"



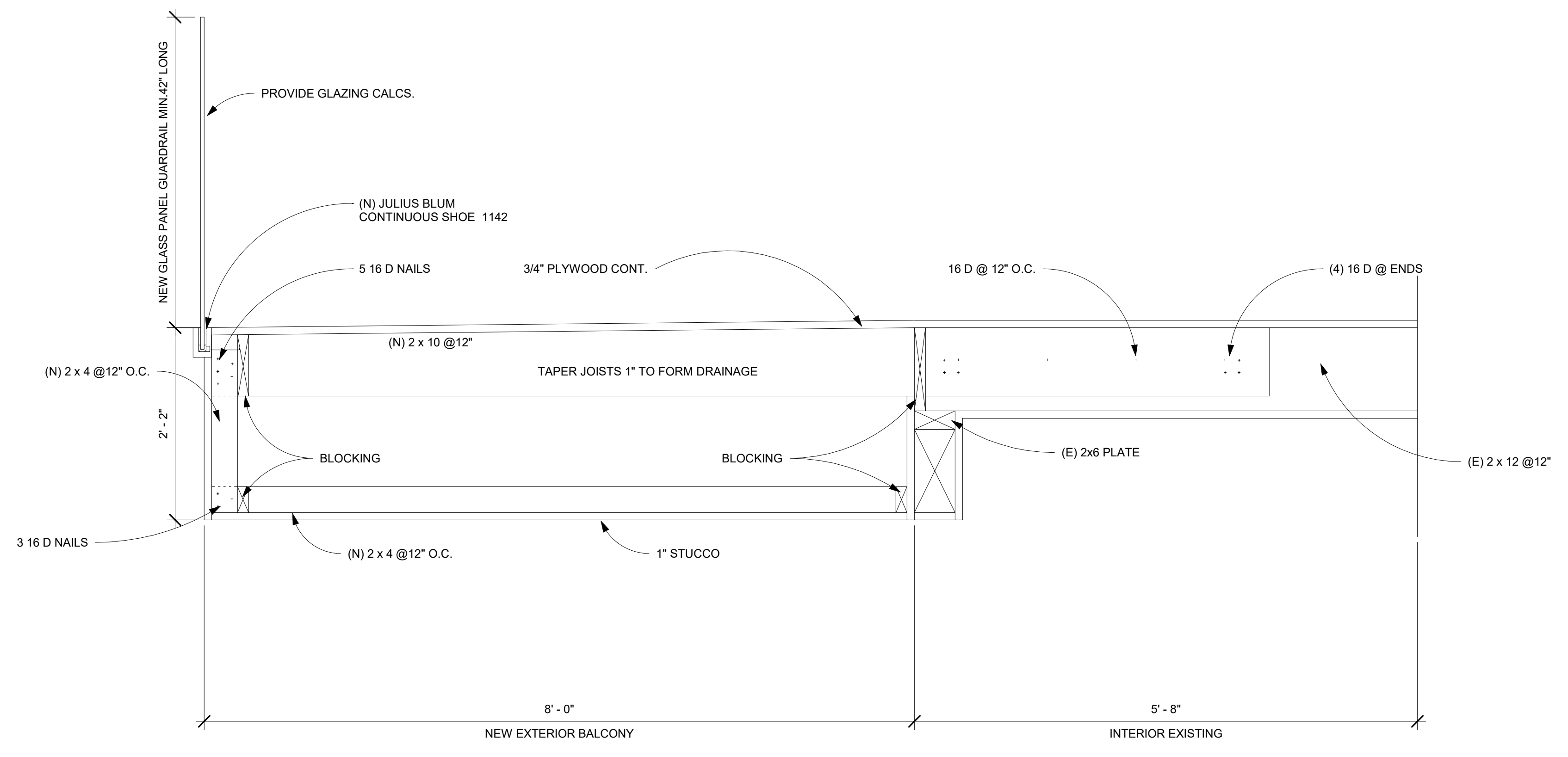
2
GLASS GUARDRAIL @ WOOD WALKWAY
1" = 1' - 0"



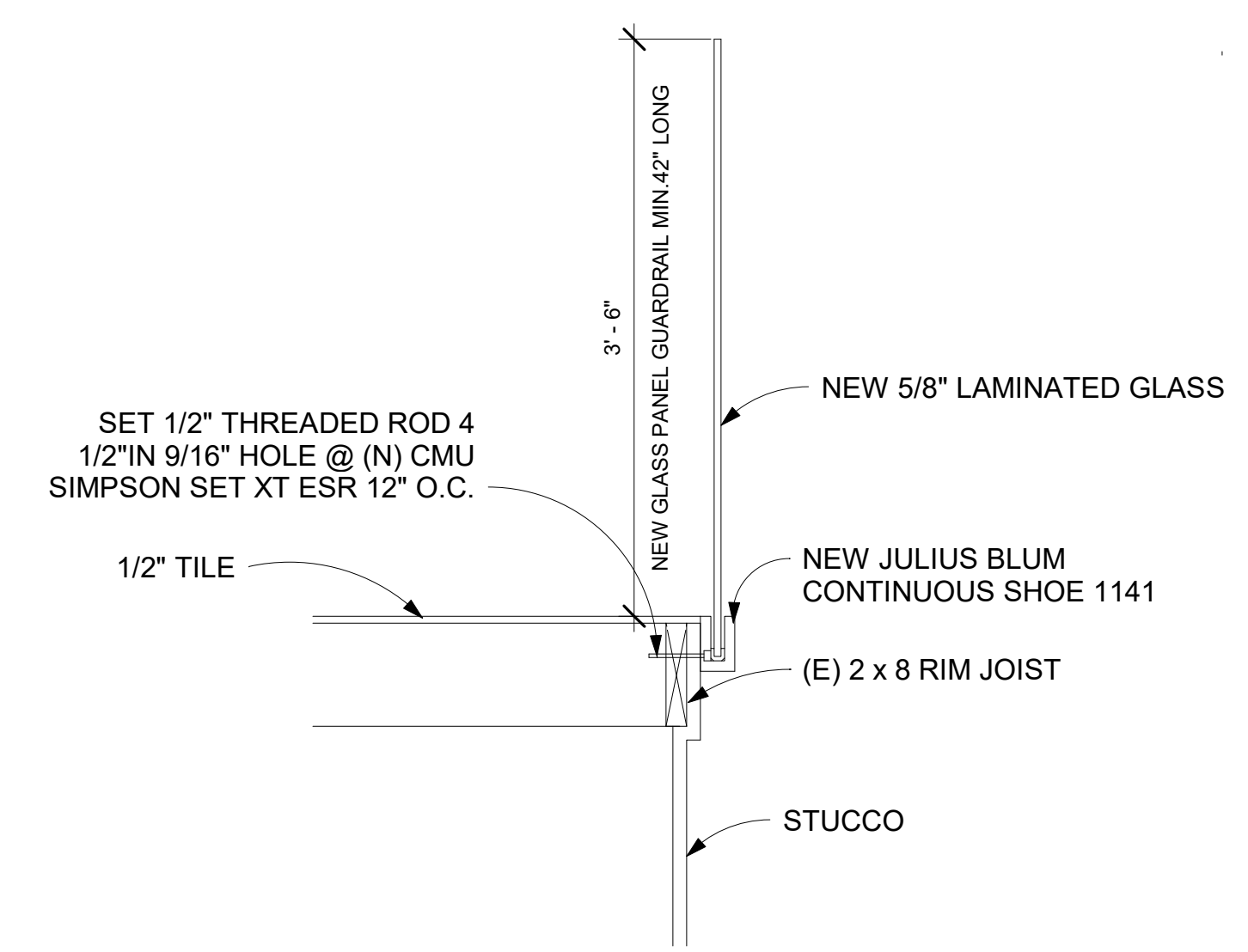
3
GLASS GUARDRAIL @ WOOD DECK
1" = 1' - 0"



6
GLASS GUARDRAIL @ WOOD PATIO TYP.
1" = 1' - 0"



4
SECTION @ NEW BALCONY
1" = 1' - 0"



5
GLASS GUARDRAIL @ TILE PATIO
1" = 1' - 0"

0 Guardrails
1" = 1'-0"

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