



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: December 7, 2022 REPORT NO. HO-22-054

HEARING DATE: December 14, 2022

SUBJECT: Coves Suites Paraiso, CEQA Exemption, Process Three Decision

PROJECT NUMBER: [676701](#)

OWNER/APPLICANT: La Jolla Cove Motel and Hotel Apartments LLC, Owner / Alcorn & Benton Architects, Applicant

SUMMARY:

Issue: Should the Hearing Officer approve a Coastal Development Permit for expansion of the basement and ground floor of the existing two level parking structure, construct a terrace deck over the expanded parking structure, and install landscaping and a swimming pool on the top deck at the La Jolla Cove Hotel and Suites located at 1141-1171 Coast Boulevard within the La Jolla Community Plan area?

Staff Recommendation: Approve Coastal Development Permit No. 2490710.

Community Planning Group Recommendation: On April 7, 2022, 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 Guidelines Section 15332 (In-Fill Development). The environmental exemption determination for this project was made on September 6, 2022, and the opportunity to appeal the determination ended on September 20, 2022 (Attachment 7). There were no appeals to the environmental determination.

BACKGROUND

The project site is located at the La Jolla Cove Hotel and Suites, a previously conforming 59,434-square-foot hotel complex with subterranean parking and pool deck at 1141-1171 Coast Boulevard adjacent to the Ellen Browning Scripps Community Park and the La Jolla Cove. The project site is not within the First Public Roadway and is beyond the 40-foot coastal bluff setback. The 1.32-acre site is in the La Jolla Planned District Zone 5, Coastal (Appealable Area) Overlay Zone, Coastal Height Limit Overlay Zone, Sensitive Coastal Overlay Zone, Parking Impact Overlay Zone (Beach and Coastal),

Transit Priority Area, and Geologic Hazard Category 53 and 43 within the La Jolla Community Plan and Local Coastal Program Land Use Plan (Community Plan) area (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 an 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](#), and is appealable to the Planning Commission. For decisions involving coastal development within the appealable area, the final City decision is appealable to the Coastal Commission.

DISCUSSION

The project consists of the expansion of the basement and ground floor of the existing two level parking structure, constructing a terrace deck over the expanded parking structure, and installing landscaping and a swimming pool on the top deck at the La Jolla Cove Hotel and Suites. The scope of work will occur on the existing concrete deck located and abutting the southside of the main building of the hotel complex that is currently used entirely for parking (Attachment 9).

The project was designed to comply with SDMC Section [127.0106](#) which authorizes new additions or improvements to an existing nonconforming structure located on a premises provided that all new additions or improvements themselves do not increase the degree of nonconformity and comply with SDMC Section [127.0106\(c\)](#). The project site is developed, and no floor area will be added as a result of the project.

A goal of the Commercial Land Use Element of the Community Plan is the retention of existing hotel, retail and visitor oriented commercial areas in proximity to the beach and coastline parks to maintain a high degree of pedestrian activity and access to coastal resources. The project supports this goal by providing improvements for a hotel in a visitor-oriented area in proximity to the beach. The project is also consistent with the Community Plan policy of screening off-street parking areas and parking structures that are visible from the public right-of-way. The project site is located within a viewshed identified in the Community Plan. However, as previously mentioned, the scope of work will occur on the existing concrete deck located and abutting the southside of the main building of the hotel complex. Therefore, the project will not adversely impact visual resources or public coastal access.

The project site does not contain any sensitive vegetation, and there are no impacts to biological resources. Staff has also reviewed and accepted a preliminary geotechnical report prepared for the site that concluded that the project adequately addresses the site's soil and geologic conditions, and drainage for the project complies with the City's drainage regulations and standards.

The project permit also 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 submitting an updated geotechnical investigation report that addresses the construction plans; implementing storm water construction best management practices (BMPs) and ongoing permanent BMP maintenance; requiring all private water and sewer facilities be designed to comply with the requirements of the California Uniform Plumbing Code; obtaining an Encroachment Maintenance Removal Agreement for improvements within the public right-of-way; assuring by permit and bond the reconstruction of existing driveways with a City standard driveway, including providing a City standard curb, gutter and sidewalk; requiring the installation of appropriate back flow prevention devices; and maintenance of all landscape improvements.

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. 2490710, with modifications.
2. Deny Coastal Development Permit No. 2490710, if the findings required to approve the project cannot be affirmed.

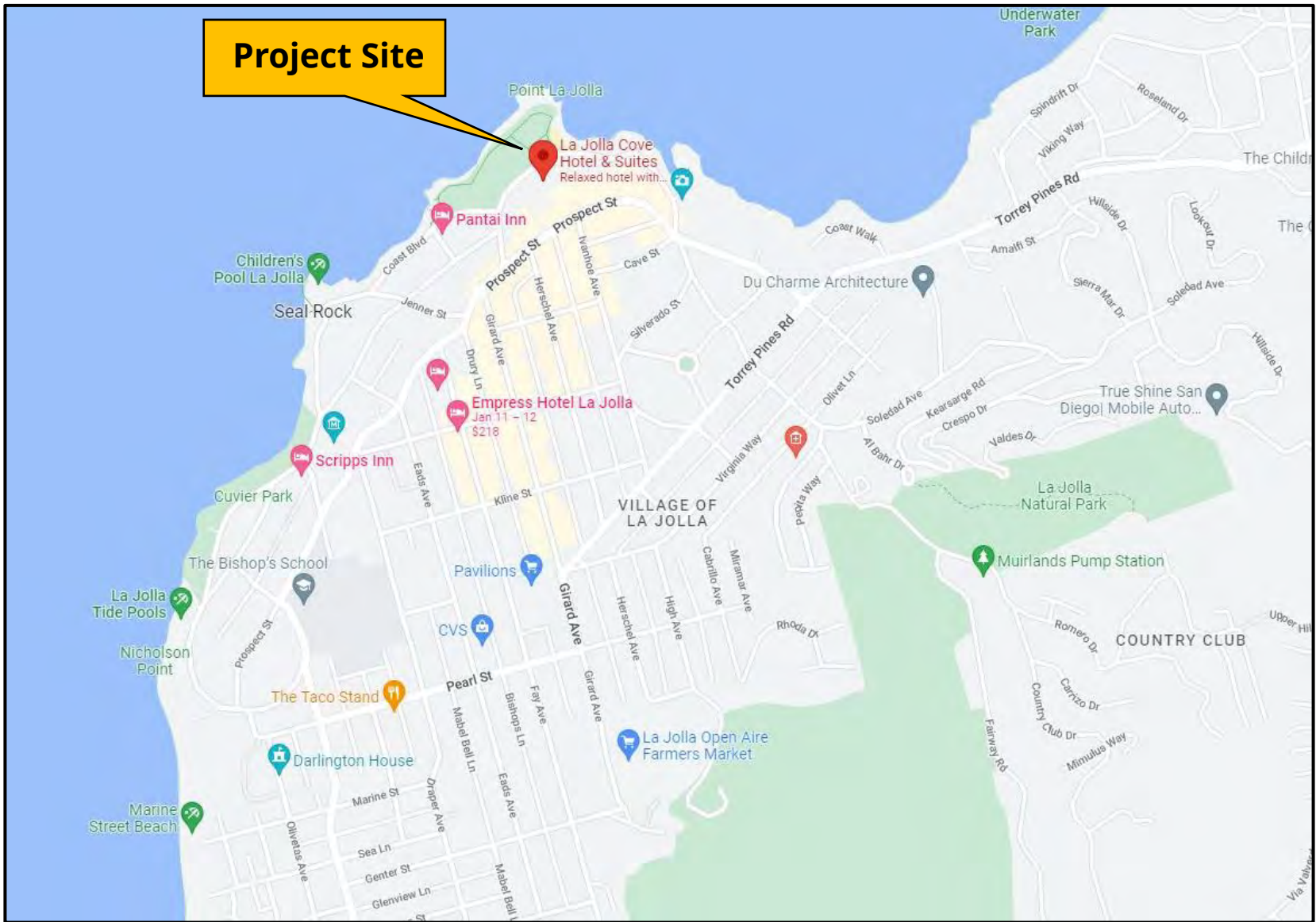
Respectfully submitted,



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

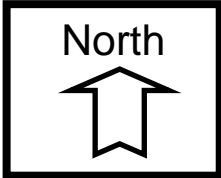


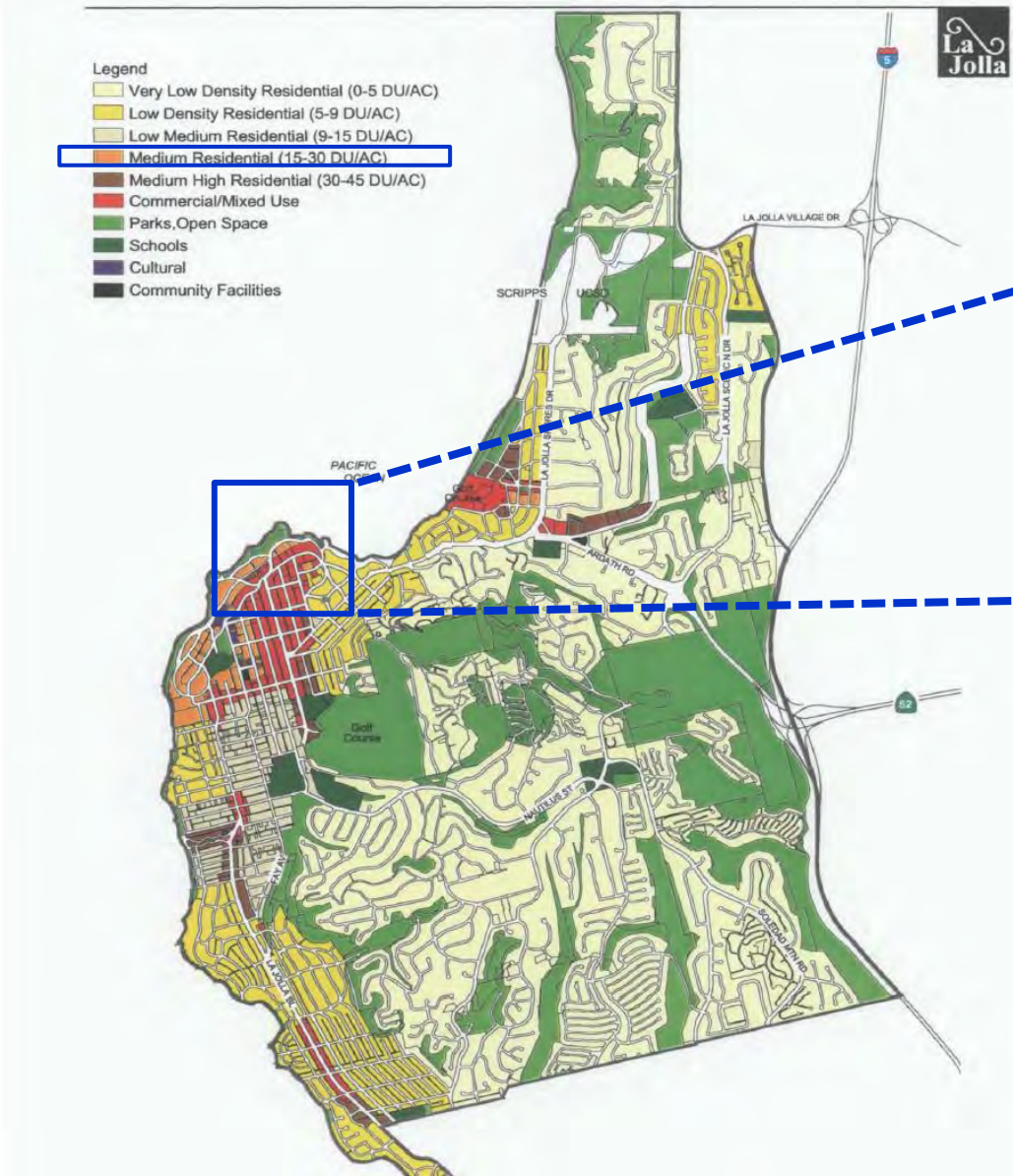
Project Site



Project Location Map

Cove Suites Paraiso
Project No. 676701 - 1141-1171 Coast Boulevard



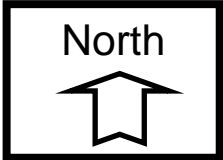


Project Site



Land Use Map

Cove Suites Paraiso
 Project No. 676701 - 1141-1171 Coast Boulevard

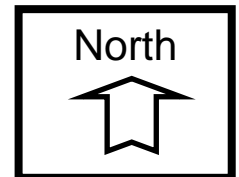




Aerial Photograph

Cove Suites Paraiso

Project No. 676701 - 1141-1171 Coast Boulevard



HEARING OFFICER RESOLUTION NO. _____
COASTAL DEVELOPMENT PERMIT NO. 2490710
COVES SUITES PARAISO - PROJECT NO. 676701

WHEREAS, LA JOLLA COVE MOTEL AND HOTEL APARTMENTS LLC, a California Limited Liability Company, Owner/Permittee, filed an application with the City of San Diego for a permit for expansion of the basement and ground floor of the existing two level parking structure, constructing a terrace deck over the expanded parking structure, and installing landscaping and a swimming pool on the top deck (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 2490710), on portions of a 1.32-acre site;

WHEREAS, the project site is located at 1141-1171 Coast Boulevard and is in the La Jolla Planned District Zone 5, Coastal (Appealable Area) Overlay Zone, Coastal Height Limit Overlay Zone, Sensitive Coastal Overlay Zone, Parking Impact Overlay Zone (Beach and Coastal), Transit Priority Area, and Geologic Hazard Category 53 and 43 within the La Jolla Community Planning area;

WHEREAS, the project site is legally described as Lots 5, 6, 7, 8, and 9 in Block 59 of 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 22, 1887;

WHEREAS, on September 6, 2022, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guidelines Section 15332 (Infill Development Projects) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

WHEREAS, on December 14, 2022, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. 2490710 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. 2490710:

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

1. Findings for all Coastal Development Permits:

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

The project site is located at the La Jolla Cove Hotel and Suites which is beyond the 40-foot coastal bluff setback and not within the First Public Roadway. The project consists of the expansion of the basement and ground floor of the existing two level parking structure, constructing a terrace deck over the expanded parking structure, and installing landscaping and a swimming pool on the top deck. The project site is located within a viewshed, as identified in the Community Plan. However, the scope of work will occur on the existing concrete deck located and abutting the southside of the main building of the hotel complex that is currently used entirely for parking. Therefore, the project will not adversely impact visual resources or public coastal access.

The project will enhance and protect public views by designing a project that complies with SDMC Section 126.0707 which authorizes new additions or improvements to an existing nonconforming structure located on a premises provided that all new additions or improvements themselves do not increase the degree of nonconformity and complies with SDMC Section 127.0106(c). The project site is developed, and no floor area will be added as a result of the project. The project will be developed entirely within private property and is not within any existing physical accessway and therefore, 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.

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

The project site is developed and is beyond the 40-foot coastal bluff setback. The project site does not contain any sensitive vegetation, and there are no impacts to biological resources. Staff has also reviewed and accepted a preliminary geotechnical report prepared for the site that concluded that the project adequately addresses the site's soil and geologic conditions, and drainage for the project 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 site is located at the La Jolla Cove Hotel and Suites which is located beyond the 40-foot coastal bluff setback. 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 was designed to comply with SDMC Section 126.0106 which authorizes new additions or improvements to an existing nonconforming structure located on a premises provided that all new additions or improvements themselves do not increase the degree of nonconformity and comply with SDMC Section 127.0106(c). The project site is developed, and no floor area will be added as a result of the project.

A goal of the Commercial Land Use Element of the Community Plan is the retention of existing hotel, retail and visitor oriented commercial areas in proximity to the beach and coastline parks to maintain a high degree of pedestrian activity and access to coastal resources. The project supports this goal by providing improvements for a hotel in a visitor oriented area in proximity to the beach. The project is also consistent with the Community Plan policy of screening off-street parking areas and parking structures that are visible from the public right-of-way.

The project site is located within a viewshed, as identified in the Community Plan. However, the scope of work will occur on the existing concrete deck located and abutting the southside of the main building of the hotel complex that is currently used entirely for parking. As a result, the project will not adversely impact visual resources or public coastal access. 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 beyond the 40-foot coastal bluff setback and not within the First Public Roadway. 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 these findings adopted by the Hearing Officer, Coastal Development Permit No. 2490710 is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Coastal Development Permit No. 2490710, a copy of which is attached hereto and made a part hereof.

Xavier Del Valle
Development Project Manager
Development Services

Adopted on December 14, 2022

IO#: 24008751

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: 24008751

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COASTAL DEVELOPMENT PERMIT NO. 2490710
COVES SUITES PARAISO - PROJECT NO. 676701
HEARING OFFICER

This Coastal Development Permit No. 2490710 is granted by the Hearing Officer of the City of San Diego to LA JOLLA COVE MOTEL AND HOTEL APARTMENTS LLC, a California Limited Liability Company, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0702. The 1.32-acre site is located at 1141-1171 Coast Boulevard and is in the La Jolla Planned District Zone 5 , Coastal (Appealable Area) Overlay Zone, Coastal Height Limit Overlay Zone, Sensitive Coastal Overlay Zone, Parking Impact Overlay Zone (Beach and Coastal), Transit Priority Area, and Geologic Hazard Category 53 and 43 within the La Jolla Community Plan area. The project site is legally described as: Lots 5, 6, 7, 8, and 9 in Block 59 of 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 22, 1887.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to expand the basement and ground floor of the existing two level parking structure, constructing a terrace deck over the expanded parking structure, and installing landscaping and a swimming pool on the top deck as described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated December 14, 2022, on file in the Development Services Department.

The project shall include:

- a. Expansion of the basement and ground floor of the existing two level parking structure, constructing a terrace deck over the expanded parking structure, and installing landscaping and a swimming pool on the top deck; 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 December 29, 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. Prior to the issuance of any building permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement for the existing sidewalk underdrains, stairs, retaining walls, landscape and irrigation in the Coast Boulevard right-of-way, satisfactory to the City Engineer.

14. Prior to the issuance of any building permits, the Owner/Permittee shall assure by permit and bond the reconstruction of the existing three driveways with three City standard driveways adjacent to the site on Coast Boulevard, satisfactory to the City Engineer.

15. Prior to the issuance of any building permits, the Owner/Permittee shall assure by permit and bond the closure of the existing non-utilized driveway on Coast Boulevard with a current City standard curb, gutter and sidewalk, satisfactory to the City Engineer.
16. Prior to the issuance of any building permits, the Owner/Permittee shall assure by permit and bond the reconstruction of the existing damaged utility covers and damaged/unaligned sidewalk panels per current City standards, maintaining existing scoring pattern and preserving any contractor's stamp adjacent to the site on Coast Boulevard, satisfactory to the City Engineer.
17. Prior to the issuance of any building 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.
18. Prior to the issuance of any building 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.
19. Prior to the issuance of any construction permits, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.
20. The proposed drainage system for this development is subject to approval by the City Engineer.
21. Prior to the issuance of any construction permits, the Owner/Permittee shall obtain a bonded grading permit for the proposed grading. All grading shall conform to the requirements of the SDMC, in a manner satisfactory to the City Engineer.
22. The project proposes to export 14,500 cubic yards of material from the project site. All excavated material listed to be exported shall be exported to a legal disposal site, in accordance with the Standard Specifications for Public Works Construction (the "Green Book") 2015 edition and Regional Supplement Amendments adopted by Regional Standards Committee.

LANDSCAPE REQUIREMENTS:

23. Prior to issuance of any construction permit for grading, the Owner/Permittee shall submit complete construction documents for the revegetation and hydro-seeding of all disturbed land in accordance with the City of San Diego Landscape Standards, Storm Water Design Manual and to the satisfaction of the Development Services Department. All plans shall be in substantial conformance to this permit and Exhibit "A," on file in the Development Services Department.
24. Prior to issuance of any construction permit for public improvements, the Owner/Permittee shall submit to the Development Services Department for approval complete landscape construction documents for right-of-way improvements. 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 to not prohibit the placement of street trees.

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

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

27. 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 will be the responsibility of another entity approved by the Development Services Department. All required landscape shall be maintained consistent with the Landscape Standards in a disease, weed, and litter free condition at all times. Severe pruning or "topping" of trees is not permitted.

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

GEOLOGY REQUIREMENTS:

29. Prior to the issuance of any construction permits, the Owner/Permittee shall submit a geotechnical investigation report prepared in accordance with the City's "Guidelines for Geotechnical Reports" that specifically addresses the proposed construction plans. The geotechnical investigation report shall be reviewed for adequacy by the Geology Section of the Development Services Department.

PLANNING/DESIGN REQUIREMENTS:

30. 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.

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.

TRANSPORTATION REQUIREMENTS

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

WATER AND SEWER DEVELOPMENT REQUIREMENTS

33. Prior to the issuance of any building permits, if determined during the building permit review process that the existing water and sewer service will not be adequate to serve the proposed 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 right-of-way adjacent to the project site, in a manner satisfactory to the Public Utilities Director and the City Engineer.

34. The Owner/Permittee shall apply for a plumbing permit for the installation of appropriate private back flow prevention devices on each water service (domestic, fire and irrigation), in a manner satisfactory to the Public Utilities Director and the City Engineer. The BFPDs shall be located above ground on private property and in line with the service immediately adjacent to the right-of-way.

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 building permit plan check.

36. 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.

37. Prior to the issuance of any building permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement from the City Engineer for the private sewer laterals encroaching into the public right-of-way.

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.

ATTACHMENT 5

- 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 14, 2022, and [Approved Resolution Number].

DRAFT

ATTACHMENT 5

Coastal Development Permit No. 2490710
Date of Approval: December 14, 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.

**LA JOLLA COVE MOTEL AND HOTEL
APARTMENTS LLC
Owner/Permittee**

By _____
NAME
TITLE

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

Page 3	City of San Diego · Information Bulletin 620		August 2018
	City of San Diego Development Services 1222 First Ave., MS-302 San Diego, CA 92101		<h2 style="text-align: center;">Community Planning Committee Distribution Form</h2>
Project Name: 1141-1171 Coast Blvd		Project Number: 676701/Benton	
Community: La Jolla			
<p>For project scope and contact information (project manager and applicant), log into OpenDSD at https://aca.accela.com/SANDIEGO.</p> <p>Select "Search for Project Status" and input the Project Number to access project information.</p>			
<input checked="" type="checkbox"/> Vote to Approve <input type="checkbox"/> Vote to Approve with Conditions Listed Below <input type="checkbox"/> Vote to Approve with Non-Binding Recommendations Listed Below <input type="checkbox"/> Vote to Deny			Date of Vote: April 07, 2022
# of Members Yes 15	# of Members No 0	# of Members Abstain 1	
Conditions or Recommendations:			
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)			
NAME: Suzanne Baracchini			
TITLE: LJCPA Secretary		DATE: April 14, 2022	
<i>Attach additional pages if necessary (maximum 3 attachments).</i>			

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

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

DS-5620 (08-18) ONLINE FORM



THE CITY OF SAN DIEGO

Date of Notice: Sept 6, 2022

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION DEVELOPMENT SERVICES DEPARTMENT

SAP or I.O. No. 24008751

PROJECT NAME / NUMBER: Cove Suites Paraiso CDP / 676701

COMMUNITY PLAN AREA: La Jolla Community Plan

COUNCIL DISTRICT: 1

LOCATION: 1141 Coast Blvd La Jolla, CA 92037

PROJECT DESCRIPTION: The project requests Coastal Development Permit and Site Development Permit to construct a terrace deck over the existing open air underground parking structure, including adding 10,590-sf of building footprint, adding 2 levels of parking, and rebuild the top deck with landscaping and swimming pool at the La Jolla Cove Hotel and Suites located at 1141-1171 Coast Blvd. The 1.32-acre site is in the La Jolla Planned District Zone 5, the Coastal (Appealable Area) OZ, and the Sensitive Coastal OZ within the La Jolla CPA area, and CD1. (Legal Description: MAP 352 - BLOCK 59 - LOTS 5, 6, 7, 8, & 9 SW 25FT OF LOT3 & (EX SE 80FT) LOT4 BLOCK 59 - LOT 9.)

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego Hearing Officer

ENVIRONMENTAL DETERMINATION: Categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 15332 (In-Fill Development Projects).

ENTITY MAKING ENVIRONMENTAL DETERMINATION: City of San Diego

STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION: The City of San Diego determined that the project would qualify to be categorically exempt from CEQA pursuant to CEQA Guidelines Section 15332, which consists of in-fill projects meeting the following conditions in this section. The proposed development is consistent with the applicable general plan designation and policies and with the applicable zoning designation and regulations; occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses; has no value as habitat for endangered, rare or threatened species; would not result in any significant effects relating to traffic, noise, air quality, or water quality; and can be adequately served by all required utilities and public services. In addition, the exceptions listed in 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 March 25, 2022 the City of San Diego made the above-referenced environmental determination pursuant to the California Environmental Quality Act (CEQA). This determination is appealable to the City Council. If you have any questions about this determination, contact the City Development Project Manager listed above.

Applications to appeal CEQA determination made by staff (including the City Manager) to the City Council must be filed in the office of the City Clerk within 10 business days from the date of the posting of this Notice (September 20, 2022). 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:

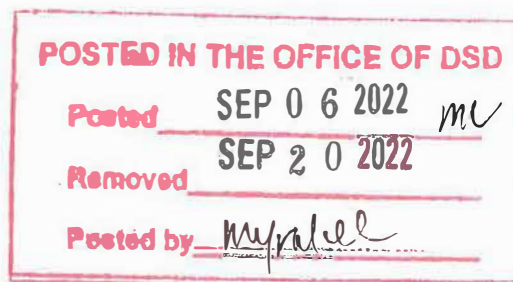
- 1) Appeals filed via E-mail: The Development Permit/Environmental Determination Appeal Application Form DS-3031 can be obtained at <https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031.pdf>.

Send the completed appeal form (including grounds for appeal and supporting documentation in pdf format) by email to Hearings1@sandiego.gov by 5:00pm on the last day of the appeal period; your email appeal will be acknowledged within 24 business hours. You must separately mail the appeal fee by check payable to the City Treasurer to: City Clerk/Appeal, MS 2A, 202 C Street, San Diego, CA 92101. The appeal filing fee must be United States Postal Service (USPS) postmarked before or on the final date of the appeal. Please include the project number on the memo line of the check.

- 2) Appeals filed in person: The Development Permit/Environmental Determination Appeal Application Form DS-3031 can be obtained at <https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031.pdf>.

Deposit the fully completed appeal application DS-3031 (including grounds for appeal and supporting documentation) in a sealed envelope, into the Drop-Off Box located under the Public Notice Kiosk to the left of the public entrance to the City Administration Building, 202 "C" Street, San Diego, CA 92101, by 5:00pm on the last day of the appeal period. The Drop-Off Box is available from 8:00am to 5:00pm Monday through Friday (excluding City-approved holidays). The completed appeal package must include the required appeal fee per this bulletin in the form of a check or money order payable to the "City Treasurer." Please include the project number on the memo line of the check/money order. This Drop-Off Box is checked daily, and payments are processed the following business day.

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



	City of San Diego Development Services 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	FORM DS-318 October 2017
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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: _____ **Project No. For City Use Only:** _____

Project Address: _____

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

Corporation Limited Liability -or- General – What State? _____ Corporate Identification No. _____
 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: _____ Owner Tenant/Lessee Successor Agency

Street Address: _____

City: _____ State: _____ Zip: _____

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

Signature: _____ Date: _____

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

201816910231



State of California
Secretary of State

0374639 out

Limited Liability Company
Articles of Organization - Conversion

LLC-1A

File #

FILED
Secretary of State
State of California

JUN 12 2018

IMPORTANT — Read all instructions before completing this form.

This Space For Filing Use Only

Converted Entity Information

1. Name of Limited Liability Company (The name must include the words Limited Liability Company or the abbreviations LLC or L.L.C. The words Limited and Company may be abbreviated to Ltd. and Co., respectively.)

La Jolla Cove Motel and Hotel Apartments, LLC

2. The purpose of the limited liability company is to engage in any lawful act or activity for which a limited liability company may be organized under the California Revised Uniform Limited Liability Company Act.

3. The limited liability company will be managed by (check only one):

One Manager

More Than One Manager

All Limited Liability Company Member(s)

4. Initial Street Address of Limited Liability Company's Designated Office in CA

750 B Street, Suite 3020

City

San Diego

State

CA

Zip Code

92101

5. Initial Mailing Address of Limited Liability Company, if different from item 4

City

State

Zip Code

6. Initial Agent for Service of Process: Item 6a: List the name of an individual or a corporation registered in CA under California Corporations Code section 1505 that agrees to be your agent for service of process. You may not list the converted entity as the agent. Item 6b: If the agent is an individual, list the agent's CA business or residential street address. Item 6c: If the agent is an individual and the converting entity is a CA corporation, limited partnership or general partnership, list the agent's mailing address. Do not list an address if the agent is a CA registered corporate agent as the address for service of process is already on file.

a. Name of Agent For Service of Process

Leonardo Simpser

b. If an individual, Street Address of Agent for Service of Process - Do not list a P.O. Box

750 B Street, Suite 3020

City

San Diego

State

CA

Zip Code

92101

c. If an individual, Mailing Address of Agent for Service of Process

750 B Street, Suite 3020

City

San Diego

State

CA

Zip Code

92101

Converting Entity Information

7. Name of Converting Entity

La Jolla Cove Motel and Hotel Apartments

8. Form of Entity

Corporation

9. Jurisdiction

California

10. CA Secretary of State File Number, if any

C0374639

11. The principal terms of the plan of conversion were approved by a vote of the number of interests or shares of each class that equaled or exceeded the vote required. If a vote was required, the following was required for each class:

The class and number of outstanding interests entitled to vote.
1,133 1/3 shares of Common Stock

AND

The percentage vote required of each class.
More than 50%

Additional Information

12. Additional information set forth on the attached pages, if any, is incorporated herein by this reference and made part of this certificate.

13. I certify under penalty of perjury that the contents of this document are true. I declare I am the person who executed this instrument, which execution is my act and deed.

Signature of Authorized Person

Signature of Authorized Person

Leonardo Simpser, President

Type or Print Name and Title of Authorized Person

Melody Novel Abeles, Secretary

Type or Print Name and Title of Authorized Person

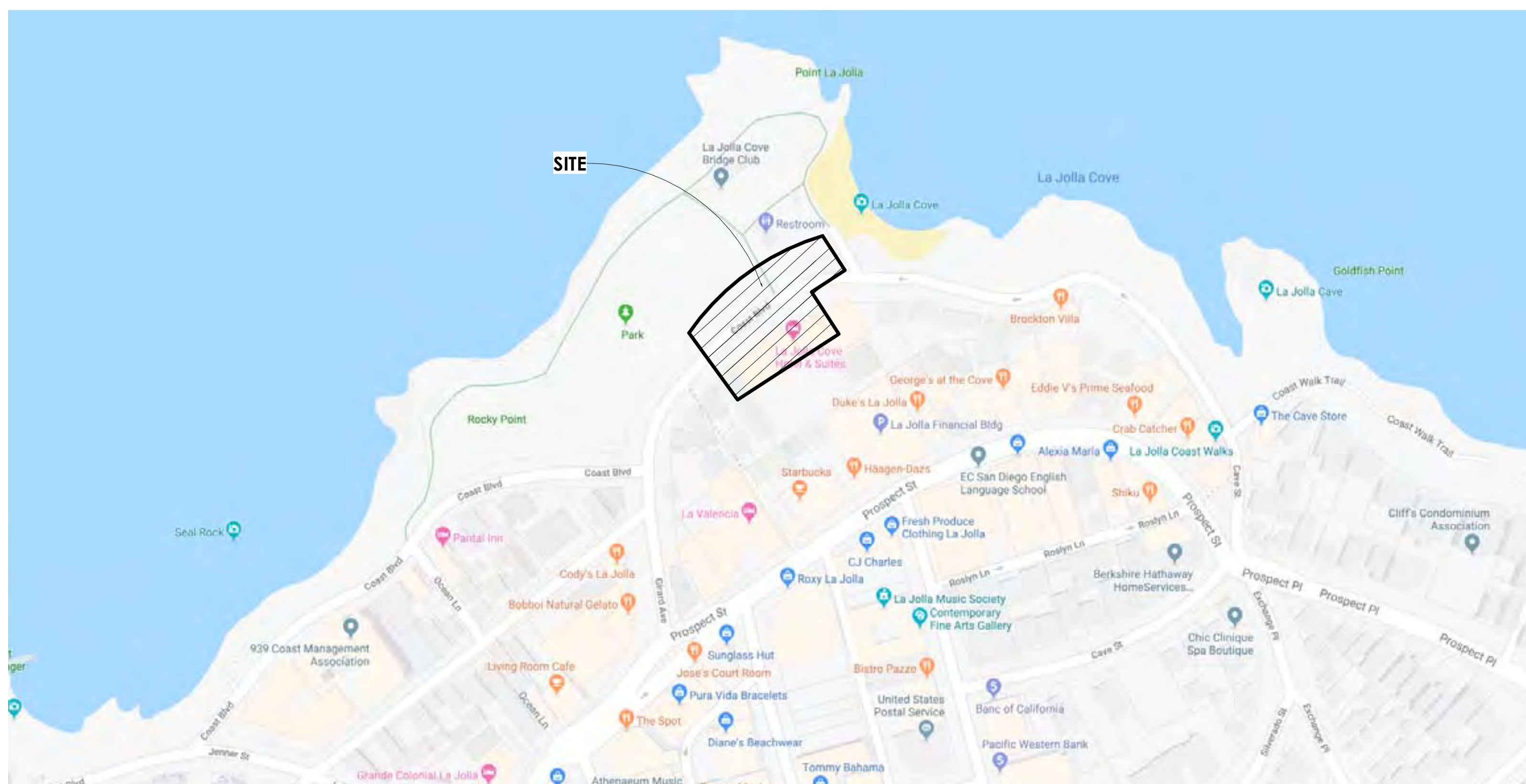


7757 Girard Avenue
La Jolla, California, 92037

p: 858.459.0805
f: 858.459.1350

PARAISO TERRACE COASTAL DEVELOPMENT PERMIT

1141 COAST BLVD LA JOLLA CA 92037
1155 COAST BLVD LA JOLLA CA 92037



COASTAL DEVELOPMENT PERMIT

SCOPE OF WORK: CONSTRUCT A TERRACE DECK OVER THE EXISTING OPEN AIR UNDERGROUND PARKING, TO PROVIDE AN OPEN AIR LANDSCAPE AMENITY FOR THE HOTEL GUEST. THE ADDITION OF THE "PARADISO TERRACE" WILL ALLOW US TO BRING THE PROPERTY CLOSER TO CURRENT PDO LANDSCAPE REGULATIONS. THE WORK IS ON AN EXISTING CONCRETE DECK AT THE SOUTH SIDE OF THE MAIN BUILDING OF THE HOTEL, ABUTTING AND CONNECTED TO THAT SOUTH SIDE. CURRENTLY THE EXISTING DECK IS USED ENTIRELY FOR PARKING. THE AREA AFFECTED BY THIS PROJECT HAS A TOTAL OF 40 PARKING SPACES. NOTE THAT THIS IS THE TOP DECK OF AN EXISTING 2-LEVEL PARKING GARAGE, WHICH IS A STRUCTURE. THE EXISTING STRUCTURE ABUTS RETAINING WALLS AT ALL 3 OUTER SIDES, WHICH EXTEND MUCH HIGHER THAN THE EXISTING TOP DECK OF THE UNDERGROUND PARKING STRUCTURE.

INCREASED SCOPE July 8th, 2021:
-ADD 10,590 SF OF BUILDING FOOTPRINT TO THE SOUTH OF THE PROJECT AREA, ALIGNED WITH THE EXISTING RETAINING WALLS AT THE EAST AND WEST.
-ADD TWO LEVELS OF PARKING AT THE SAME ELEVATION AS THE EXISTING ADJACENT PARKING DECKS.
-REBUILD TOP DECK WITH LANDSCAPING AND SWIMMING POOL, TOTALING 10,590 SF, AT THE SAME ELEVATION OF EXISTING POOL DECK

PROJECT DATA

PROJECT NAME:	COVE SUITES ANNEX RENOVATIONS
PROJECT ADDRESS:	1155 COAST BLVD, LA JOLLA, CA 92037 1171 COAST BLVD, LA JOLLA, CA 92037 1141 COAST BLVD, LA JOLLA, CA 92037
APPLICATION:	COASTAL DEVELOPMENTAL PERMIT
ZONE:	ZONE 5 OF THE LA JOLLA PLANNED DISTRICT ORDINANCE, COASTAL, COASTAL HEIGHT LIMIT.
LEGAL DESCRIPTION:	MAP 352 - BLOCK 59 - LOTS 5, 6, 7, 8, & 9 SW 25FT OF LOTS 3 & (EX SE 80FT) LOT 4 BLOCK 59 - LOT 9*
APN:	350-040-21-00 350-040-06-00
GEOLOGIC HAZARD CATEGORY:	SITE CLASSIFICATIONS OF C, SEISMIC DESIGN CATEGORY D, RISK CATEGORY II ASCE 7-16 (SECTION 1613 OF CBC 2019)
EXISTING OCCUPANCY:	R-1 / HOTEL EXISTING NON CONFORMING USE
PROPOSED OCCUPANCY:	R-1 / HOTEL EXISTING NON CONFORMING USE
TYPE OF CONSTRUCTION:	C.I.P. CONCRETE, CONCRETE BLOCK, STEEL FRAME, WOOD FRAME
EXISTING STORIES:	6
EXISTING BUILDING HEIGHT:	55'-5"
EXISTING BUILDING AREA:	74,953 S.F.
PROPOSED BUILDING AREA:	74,953 S.F.
ORIGINAL YEAR OF CONSTRUCTION:	1999
EXISTING STORIES:	6 STORIES
PROPOSED STORIES:	6 STORIES
EXISTING PARKING STALLS:	61 STALLS (32 LEVEL 1 & 29 LEVEL BASEMENT)
PROPOSED PARKING STALLS:	71 STALLS (53 LEVEL 1 & 53 LEVEL BASEMENT)
MINIMUM ALLOWABLE SET BACKS:	FRONT: 15' REAR: 15' SIDE: 4'
MINIMUM PROPOSED SET BACKS REAR/FRONT:	FRONT: 15' REAR: 15' SIDE: 4'
LOT SIZE:	57,780 S.F.
EXISTING LOT COVERAGE:	25,301 / 57,780 SF = 46%
PROPOSED LOT COVERAGE:	35,891 / 57,780 SF = 62.1%
ALLOWABLE FLOOR AREA RATIO:	1.5
ALLOWABLE FLOOR AREA:	86,760 S.F.
EXISTING GROSS FLOOR AREA GFA:	74,453 S.F.
PROPOSED GROSS FLOOR AREA GFA:	74,453 S.F.
EXISTING FLOOR AREA RATIO:	1.29
PROPOSED FLOOR AREA RATIO:	1.29

PROJECT TEAM

OWNER:	LA JOLLA COVE MOTEL & HOTEL APARTMENTS PO BOX 1067 LA JOLLA, CALIFORNIA 92038 CONTACT: BRIAN VEIT 415-672-2485 VEIT@SEAL-ROCK.COM
ARCHITECT:	ALCORN & BENTON ARCHITECTS 7757 GIRARD AVENUE LA JOLLA, CALIFORNIA 92037 CONTACT: PAUL BENTON 858-459-0805 PAUL@ALCORN-BENTON.COM
STRUCTURAL ENGINEER:	ENVISIONS ENGINEERING 565 PEARL STREET SUITE 209 LA JOLLA, CA 92037 CONTACT: ALEJANDRO BARAJAS 858-457-3001 ENVISIONSANDIEGO@SBCGLOBAL.NET
CIVIL ENGINEER:	COFFEY ENGINEERING ENG. 9666 BUSINESS PARK AVENUE, SUITE 210 SAN DIEGO, CA 92131 CONTACT: JOHN COFFEY 858-631-0111 john@coffeeyengineering.com
LANDSCAPE ARCHITECT:	NLA 928 HORNELAND STREET, SUITE #3 SAN DIEGO, CA 92109 CONTACT: JIM NERI 858-274-3222 jim@nerila.com
SURVEYOR:	COFFEY ENGINEERING ENG. 9666 BUSINESS PARK AVENUE, SUITE 210 SAN DIEGO, CA 92131 CONTACT: JOHN COFFEY 858-631-0111 john@coffeeyengineering.com
GOVERNING CODES:	2019 CBC 2019 CMC 2019 CPC 2019 CEC T24 ENERGY STANDARDS

DRAWING LIST

T0.0	TITLE SHEET
PH.1	PHOTOGRAPHIC SURVEY
PH.2	PHOTOGRAPHIC SURVEY
A101	EXISTING SITE PLAN
A102	PROPOSED SITE PLAN
A103	ENLARGED PARTIAL VIEW PROPOSED SITE PLAN
A104	ENLARGED PARTIAL VIEW PROPOSED SITE PLAN
A105	ENLARGED PARTIAL VIEW PROPOSED SITE PLAN
A200	EXISTING BASEMENT FLOOR PLAN
A201	PROPOSED BASEMENT FLOOR PLAN
A202	EXISTING GROUND FLOOR PLAN
A203	PROPOSED GROUND FLOOR PLAN
A204	EXISTING LEVEL 2 FLOOR PLAN
A205	PROPOSED LEVEL 2 PARAISO FLOOR PLAN
A206	LEVEL 2 PARAISO DRAINAGE PLAN
A-2.3	EXISTING LEVEL 3 FLOOR PLAN
A-2.4	EXISTING LEVEL 4 FLOOR PLAN
A-2.5	ROOF DRAINAGE PLAN
A207	ENLARGED SLAB PLAN
A208	ENLARGED SLAB PLAN
A209	PARAISO SLAB ISOMETRIC - EXPLODED VIEW
A301	ELEVATIONS AND BUILDING SECTIONS
A302	BUILDING SECTIONS
A303	SCHEMATIC SECTIONS
A304	SCHEMATIC SECTIONS
P-2.1	PLUMBING GARAGE BASEMENT FLOOR PLAN
P-2.2	PLUMBING GARAGE GROUND FLOOR PLAN
L1	LANDSCAPE DEVELOPMENT PLAN
L2	LANDSCAPE DEVELOPMENT PLAN
L3	LANDSCAPE DEVELOPMENT PLAN
L4	LANDSCAPE DEVELOPMENT PLAN
C002	PRELIMINARY GRADING PLAN
C003	PRELIMINARY GRADING PLAN
C.0.1	TOPOGRAPHIC SURVEY LOWER LEVEL
C.0.2	TOPOGRAPHIC SURVEY MAIN LEVEL
SHEET 1 OF 2	TITLE COMMITMENT INFORMATION, LEGAL DESCRIPTION & SCHEDULE B ITEMS BY REPUBLIC NATIONAL LAND SURVEYORS
SHEET 2 OF 2	SURVEY BY REPUBLIC NATIONAL LAND SURVEYORS

1. DEVELOPMENT STATISTICS									
LEVEL	EXISTING GROSS FLOOR AREA					PROPOSED			
	USE	FLOOR AREA	EXEMPT	EX. NET AREA		USE	FLOOR AREA	EXEMPT	NET AREA
BASEMENT	SHORES BUILDING	2,485 SF	2,485 SF	0 SF		SHORES BUILDING	2,485 SF	2,485 SF	0 SF
	PARKING	20,786 SF	20,786 SF	0 SF		PARKING	31,376 SF	31,376 SF	0 SF
	SUBTOTAL BASEMENT	23,271 SF	23,271 SF	0		SUBTOTAL BASEMENT	33,861 SF	33,861 SF	0
LEVEL 1	SHORES BUILDING	3,025 SF	0 SF	3,025 SF		SHORES BUILDING	3,025 SF	0 SF	3,025 SF
	PINES BUILDING	4,515 SF	0 SF	4,515 SF		PINES BUILDING	4,515 SF	0 SF	4,515 SF
	PINES BALCONY	358 SF	358 SF	0 SF		PINES BALCONY	358 SF	358 SF	0 SF
	SHORES PARKING	16,040 SF	16,040 SF	0 SF		SHORES PARKING	26,630 SF	26,630 SF	0 SF
	COVE 2 PARKING	5,900 SF	5,900 SF	0 SF		COVE 2 PARKING	5,900 SF	5,900 SF	0 SF
SUBTOTAL LEVEL 1	29,838 SF	22,298 SF	7,540 SF		SUBTOTAL LEVEL 1	40,428 SF	32,888 SF	7,540 SF	
LEVEL 2	SHORES BUILDING	11,750 SF	0 SF	11,750 SF		SHORES BUILDING	11,750 SF	0 SF	11,750 SF
	SHORES BALCONY	1,130 SF	1,130 SF	0 SF		SHORES BALCONY	1,130 SF	1,130 SF	0 SF
	PINES BUILDING	4,515 SF	0 SF	4,515 SF		PINES BUILDING	4,515 SF	0 SF	4,515 SF
	PINES BALCONY	348 SF	348 SF	0 SF		PINES BALCONY	348 SF	348 SF	0 SF
	PARAISO	0 SF	0 SF	0 SF		PARAISO	10,450 SF	10,450 SF	0 SF
COVE 2	6,870 SF	0 SF	6,870 SF		COVE 2	6,870 SF	0 SF	6,870 SF	
SUBTOTAL LEVEL 2	24,613 SF	1,478 SF	23,135 SF		SUBTOTAL LEVEL 2	35,063 SF	11,928 SF	23,135 SF	
LEVEL 3	SHORES BUILDING	11,750 SF	0 SF	11,750 SF		SHORES BUILDING	11,750 SF	0 SF	11,750 SF
	SHORES BALCONY	1,130 SF	1,130 SF	0 SF		SHORES BALCONY	1,130 SF	1,130 SF	0 SF
	PINES BUILDING	4,515 SF	0 SF	4,515 SF		PINES BUILDING	4,515 SF	0 SF	4,515 SF
	PINES BALCONY	348 SF	348 SF	0 SF		PINES BALCONY	348 SF	348 SF	0 SF
	COVE 2	1,073 SF	0 SF	1,073 SF		COVE 2	1,073 SF	0 SF	1,073 SF
SUBTOTAL LEVEL 3	18,816 SF	1,478 SF	17,338 SF		SUBTOTAL LEVEL 3	18,816 SF	1,478 SF	17,338 SF	
LEVEL 4	SHORES BUILDING	11,750 SF	0 SF	11,750 SF		SHORES BUILDING	11,750 SF	0 SF	11,750 SF
	SHORES BALCONY	1,130 SF	1,130 SF	0 SF		SHORES BALCONY	1,130 SF	1,130 SF	0 SF
	PINES BUILDING	4,515 SF	0 SF	4,515 SF		PINES BUILDING	4,515 SF	0 SF	4,515 SF
	PINES BALCONY	285 SF	285 SF	0 SF		PINES BALCONY	285 SF	285 SF	0 SF
	SUBTOTAL LEVEL 4	17,680 SF	1,415 SF	16,265 SF		SUBTOTAL LEVEL 4	17,680 SF	1,415 SF	16,265 SF
SHORES ROOF & LEVEL 5	SHORES BUILDING	1,645 SF	0 SF	1,645 SF		SHORES BUILDING	1,645 SF	0 SF	1,645 SF
	RESTAURANT DECK	10,105 SF	10,105 SF	0 SF		RESTAURANT DECK	10,105 SF	10,105 SF	0 SF
	PINES BUILDING	4,515 SF	0 SF	4,515 SF		PINES BUILDING	4,515 SF	0 SF	4,515 SF
	PINES BALCONY	285 SF	285 SF	0 SF		PINES BALCONY	285 SF	285 SF	0 SF
	SUBTOTAL ROOF & LEVEL 5	16,550 SF	10,390 SF	6,160 SF		SUBTOTAL ROOF & LEVEL 5	16,550 SF	10,390 SF	6,160 SF
LEVEL 6 & POOL DECK	PINES BUILDING	4,515 SF	0 SF	4,515 SF		PINES BUILDING	4,515 SF	0 SF	4,515 SF
	PINES BALCONY	285 SF	285 SF	0 SF		PINES BALCONY	285 SF	285 SF	0 SF
	POOL DECK	7,500 SF	7,500 SF	0 SF		POOL DECK	10,590 SF	10,590 SF	0 SF
	SUBTOTAL	12,300 SF	7,785 SF	4,515 SF		SUBTOTAL	15,390 SF	10,875 SF	4,515 SF
EXISTING TOTAL		143,068 SF	68,115 SF	74,953 SF	PROPOSED TOTAL		177,788 SF	102,835 SF	74,953 SF

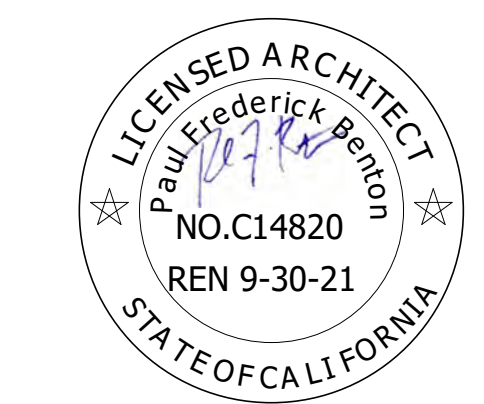
2. TOTAL DEVELOPMENT AREAS SUMMARY									
USE	EXISTING			PROPOSED			NET AREA		
	EXISTING	EXEMPT	EX. NET AREA	PROPOSED	EXEMPT	NET AREA			
SUBTOTAL PARKING	42,726 SF	42,726 SF	0 SF	63,906 SF	63,906 SF	0 SF			
SHORES BUILDING	42,405 SF	4,970 SF	39,920 SF	SHORES BUILDING	42,405 SF	4,970 SF	39,920 SF		
PINES BUILDING	27,090 SF	0 SF	27,090 SF	PINES BUILDING	27,090 SF	0 SF	27,090 SF		
COVE 2	7,943 SF	0 SF	7,943 SF	COVE 2	7,943 SF	0 SF	7,943 SF		
SUBTOTAL OCCUPIED AREA	77,438 SF	4,970 SF	74,953 SF	77,438 SF	4,970 SF	74,953 SF			
OPEN DECK & BALCONIES: EXEMPT	22,904 SF	22,904 SF	0 SF	36,444 SF	36,444 SF	0 SF			

3. SITE DEVELOPMENT INFORMATION									
TOTAL LOT AREA	57,780 SF	ZONE 5 MAXIMUM FAR	86,670 SF						
EXISTING	74,953	PROPOSED	74,953						
EXISTING GROSS BUILDING AREA	143,068 SF	EXISTING	PROPOSED GROSS BUILDING AREA	177,788 SF					
EXISTING EXEMPT AREA	68,115 SF	EXISTING	PROPOSED EXEMPT AREA	102,835 SF					
EXISTING FLOOR AREA RATIO	74,953 SF	PROPOSED FLOOR AREA RATIO	74,953 SF						

1 TOTAL DEVELOPMENT PARKING REQUIREMENT									
PARKING STALLS	USE	EXISTING		PROPOSED					
		EXISTING	REQUIRED	REQUIRED	PROVIDED				
ADA STALLS	0.5	SDMC TABLE 142-05DF	HOTEL	96 ROOMS	47	48			
	2.25	SDMC TABLE 142-05C	RESIDENTIAL 2BD	8 UNITS	14	18			
	1.7	SDMC TABLE 142-05E	COMMERCIAL	1,150 SF	0	2			
		TOTAL STALLS		61	68				
MOTORCYCLE	2%	SDMC TABLE 142-05D	HOTEL	96 ROOMS	1	2			
	0.1	SDMC TABLE 142-05C	RESIDENTIAL 2BD	8 UNITS	1	2			
BICYCLE	1 per every 10 rooms	SDMC 159.0404(h)(4)	HOTEL	96 ROOMS	0	10			
	0.5	SDMC TABLE 142-05C	RESIDENTIAL 2BD	8 UNITS	0	4			
	1 per every 20 seats	SDMC 159.0404(h)(3)	EATING & DRINKING	1,150 SF	1	1			
		TOTAL STALLS		1	15				

Date	06/21/21
Project No.	676701
Design/ Drawing	PFBJ/LA
Scale	See Drawings

Revision Schedule		
Rev.#	Description	Date



PROJECT DATA

T.00

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**Alcorn
& Benton**
ARCHITECTS

7757 Girard Avenue
La Jolla, California, 92037

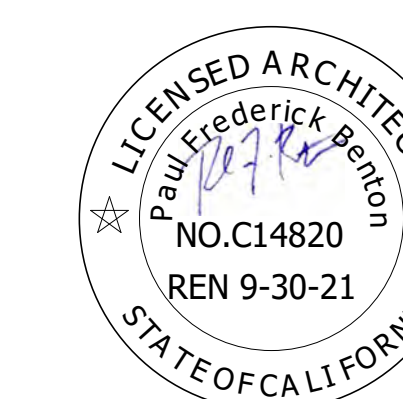
p: 858.459.0805
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**PARAISO
TERRACE
COASTAL
DEVELOPMENT
PERMIT**

1141 COAST BLVD LA JOLLA CA 92037
1155 COAST BLVD LA JOLLA CA 92037

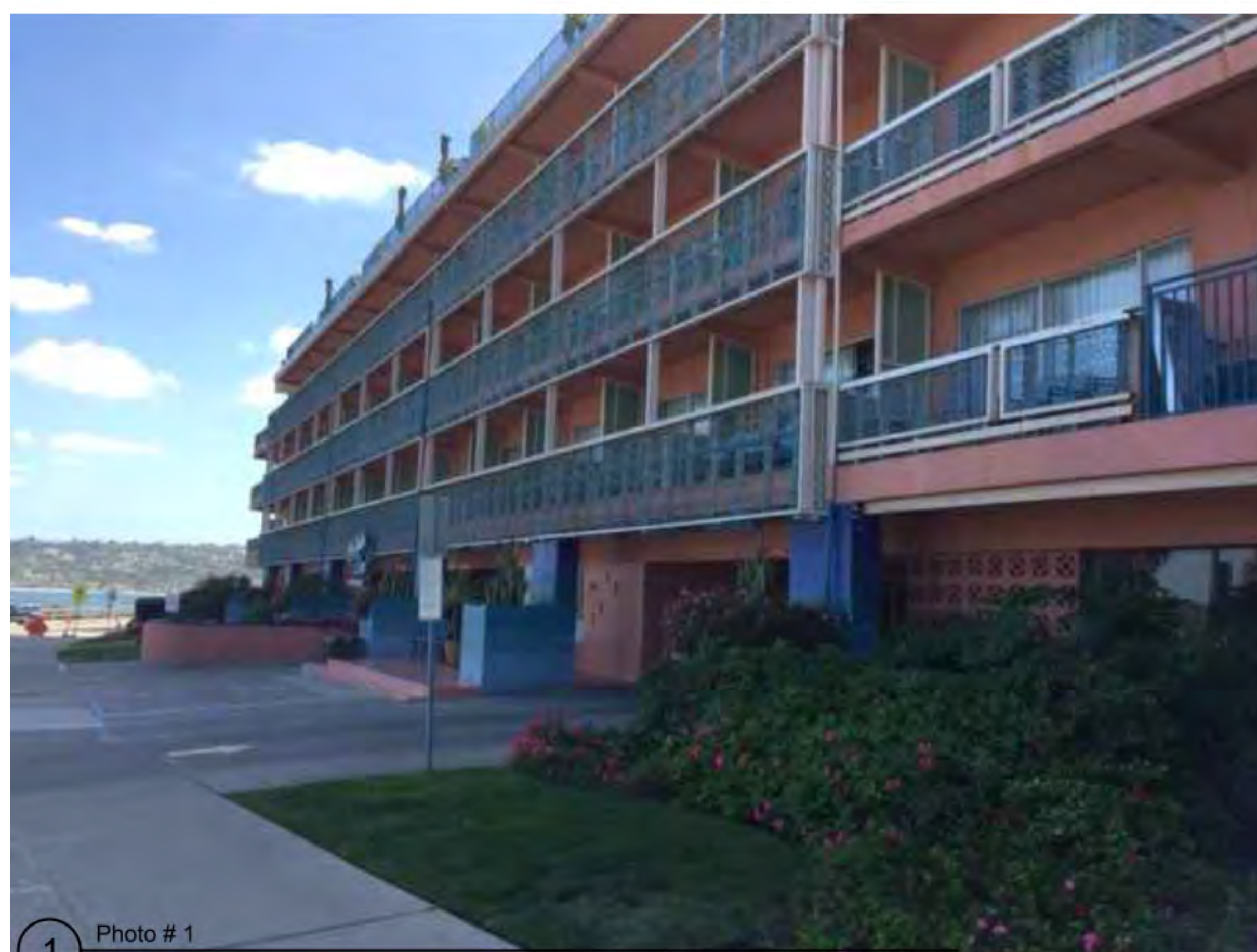
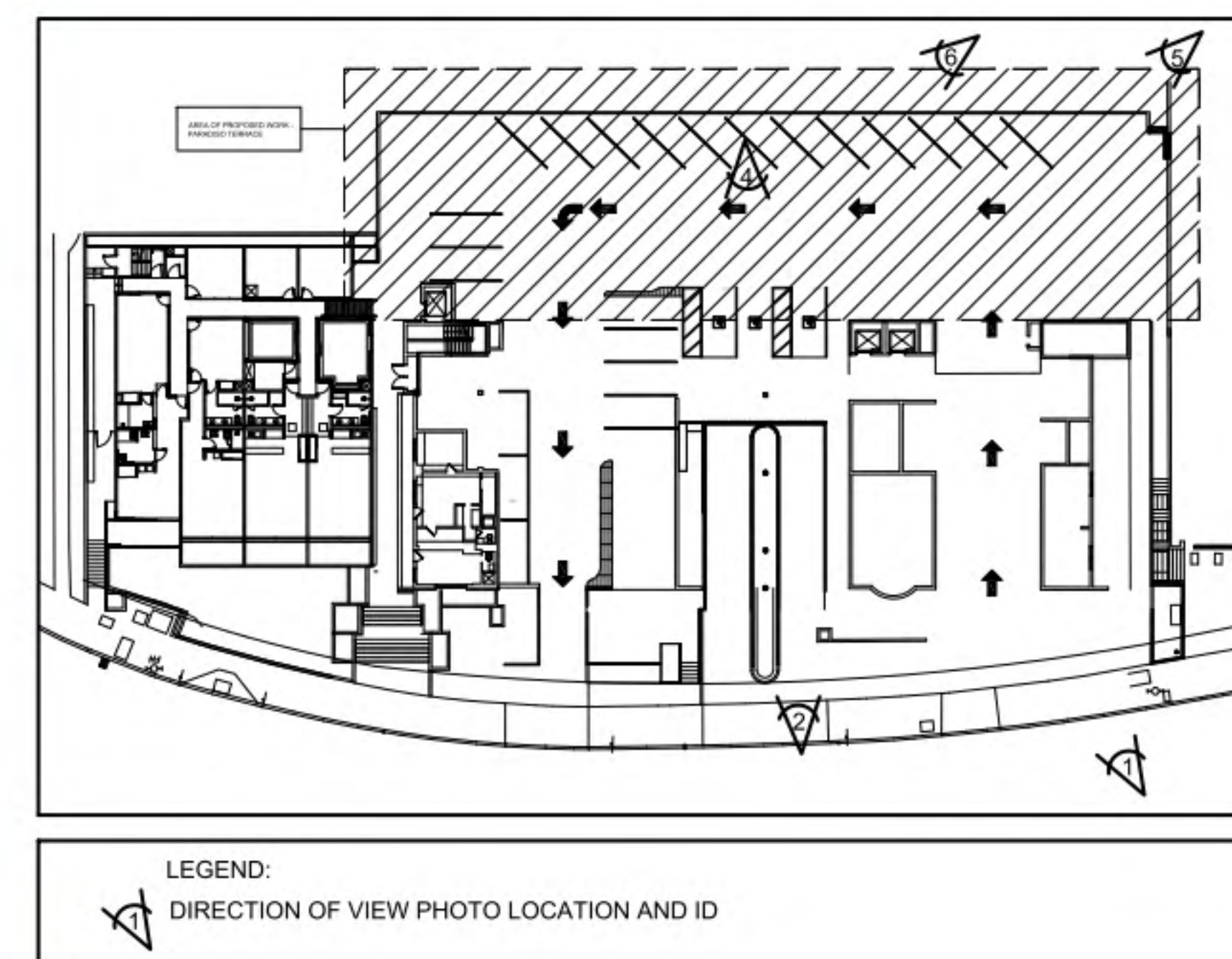
Date	06/21/21
Project No.	676701
Design/ Drawing	PFB/JLA
Scale	See Drawings

Revision Schedule		
Rev.#	Description	Date



PHOTOGRAPHIC
SURVEY

PH-1



1 Photo # 1 N.T.S.



4 Photo # 4 N.T.S.



2 Photo # 2 N.T.S.



5 Photo # 5 N.T.S.



3 Photo # 3 N.T.S.



6 Photo # 6 N.T.S.

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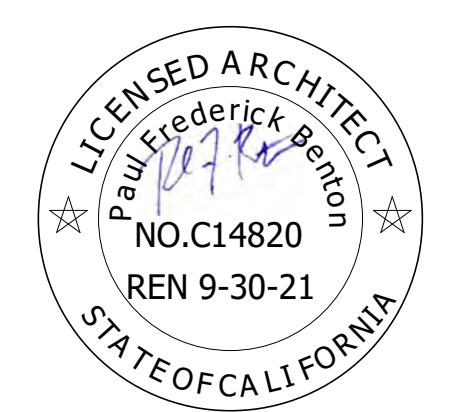
p: 858.459.0805
f: 858.459.1350

**PARAISO
TERRACE
COASTAL
DEVELOPMENT
PERMIT**

1141 COAST BLVD LA JOLLA CA 92037
1155 COAST BLVD LA JOLLA CA 92037

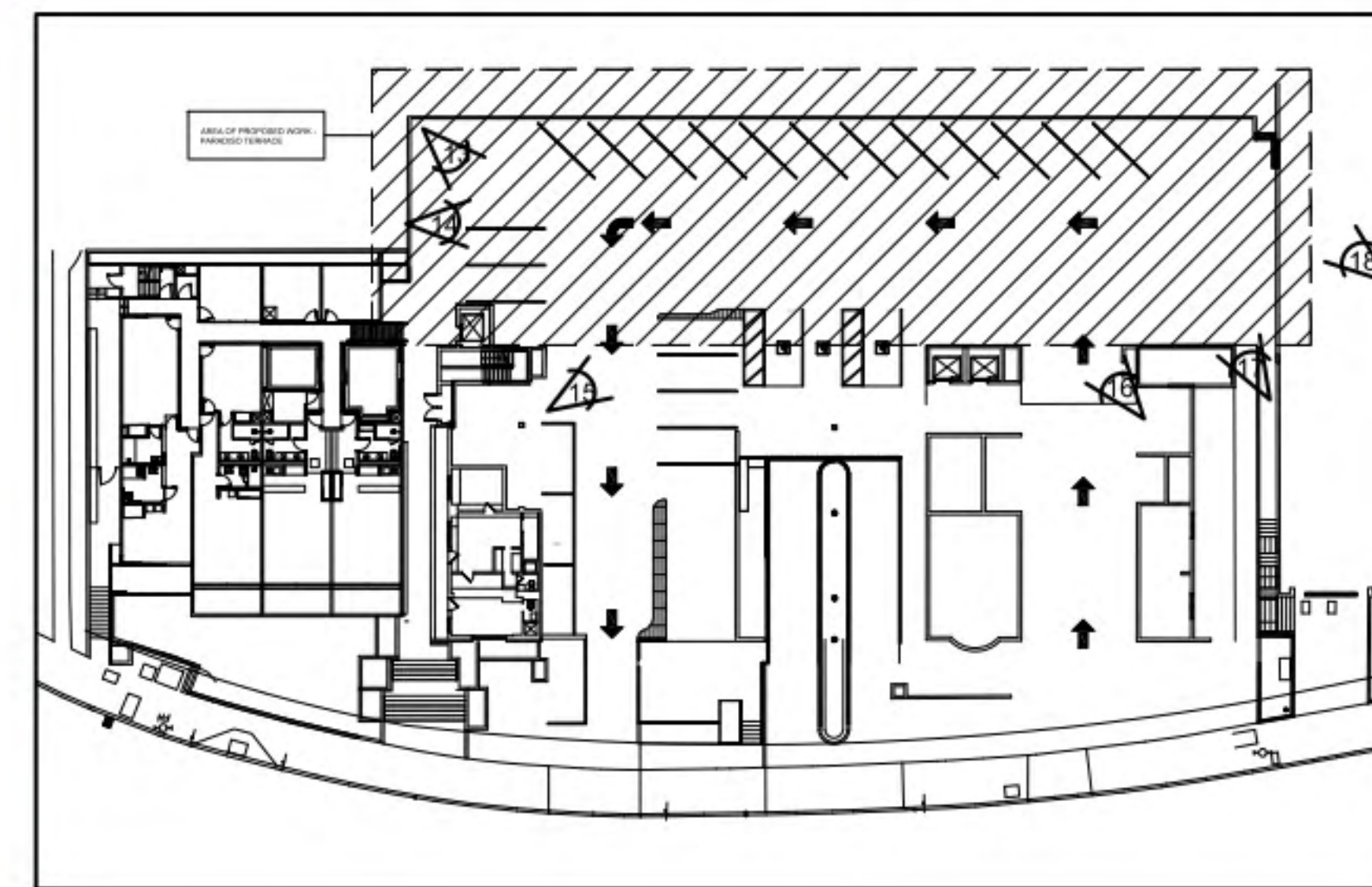
Date	06/21/21
Project No.	676701
Design/ Drawing	PFB/JLA
Scale	See Drawings

Revision Schedule		
Rev.#	Description	Date



PHOTOGRAPHIC
SURVEY

PH-2



LEGEND:
DIRECTION OF VIEW PHOTO LOCATION AND ID



13 Photo # 13 N.T.S.



16 Photo # 16 N.T.S.



14 Photo # 14 N.T.S.



17 Photo # 17 N.T.S.



15 Photo # 15 N.T.S.



18 Photo # 18 N.T.S.

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p: 858.459.0805
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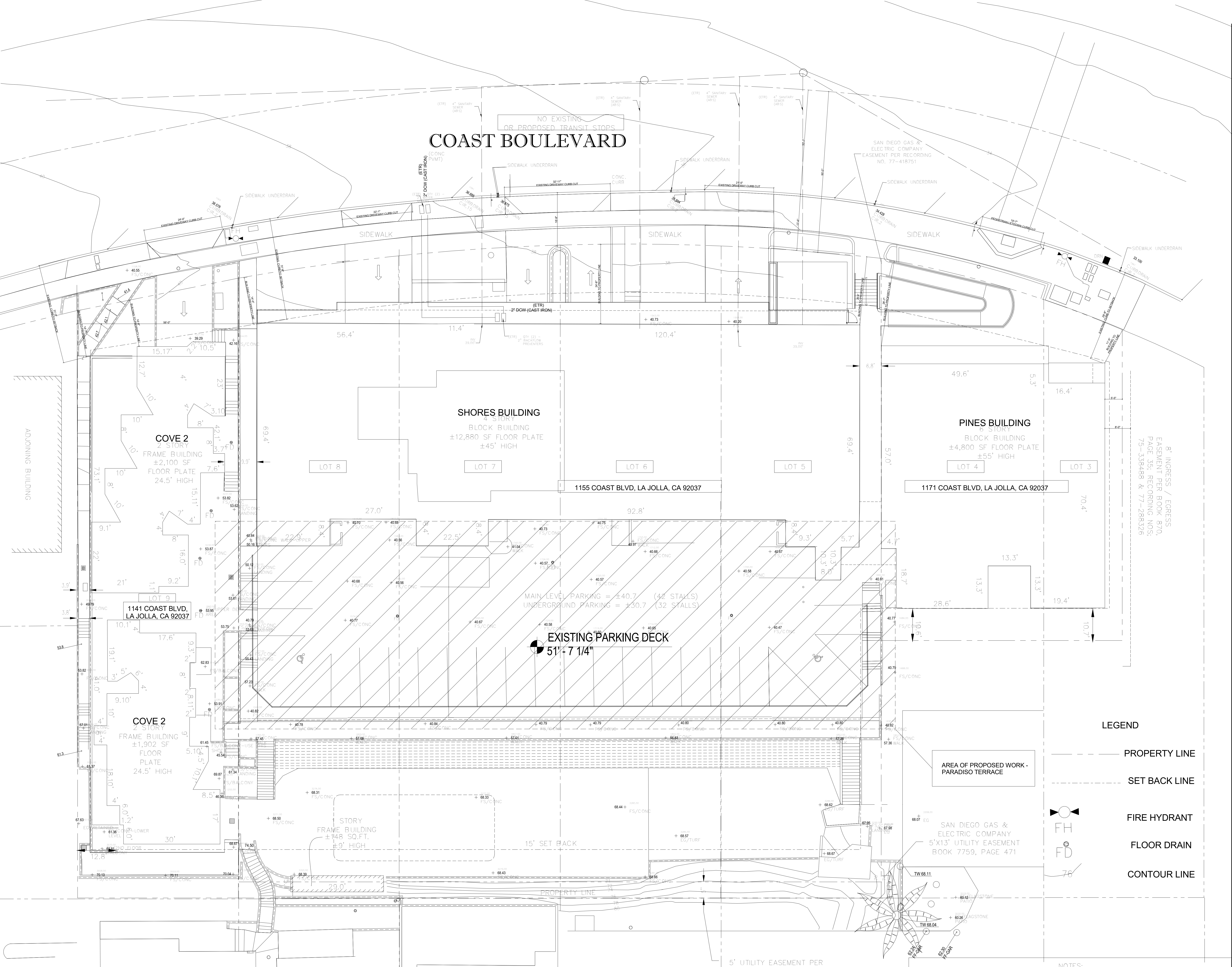
PARAISO TERRACE COASTAL DEVELOPMENT PERMIT

1141 COAST BLVD LA JOLLA CA 92037
1155 COAST BLVD LA JOLLA CA 92037

Date	06/21/22
Project No.	676701
Design/ Drawing	PFB/JLA
Scale	See Drawings

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- LEGEND**
- PROPERTY LINE
 - - - SET BACK LINE
 - ⊙ FIRE HYDRANT
 - ⊙ FLOOR DRAIN
 - CONTOUR LINE

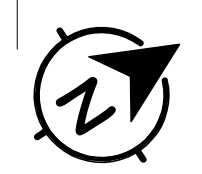
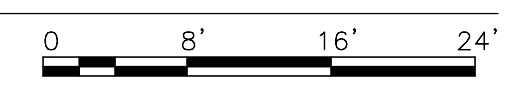
AREA OF PROPOSED WORK - PARADISO TERRACE

SAN DIEGO GAS & ELECTRIC COMPANY
5'X13' UTILITY EASEMENT
BOOK 7759, PAGE 471

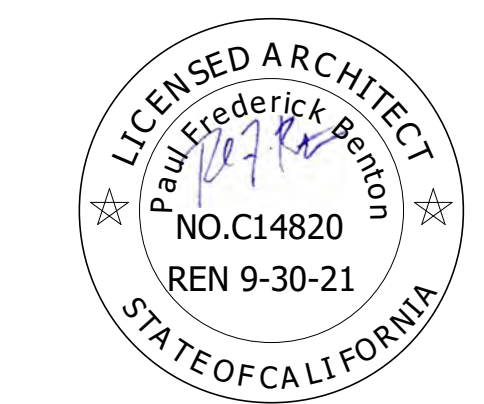
5' UTILITY EASEMENT PER RECORDING NO. 104781

- NOTES:**
- * PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET ROAD FRONTING THE PROPERTY PER FHPS POLICY P-00-6 (UFC 901.4.4)
 - * REFER TO REPUBLIC NATIONAL LAND SURVEYORS' SURVEY PAGE 1 & 2 FOR EXISTING EASEMENTS

1 EXISTING SITE PLAN
SCALE: 3/32" = 1'-0"



A101



EXISTING SITE PLAN



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1155 COAST BLVD LA JOLLA CA 92037

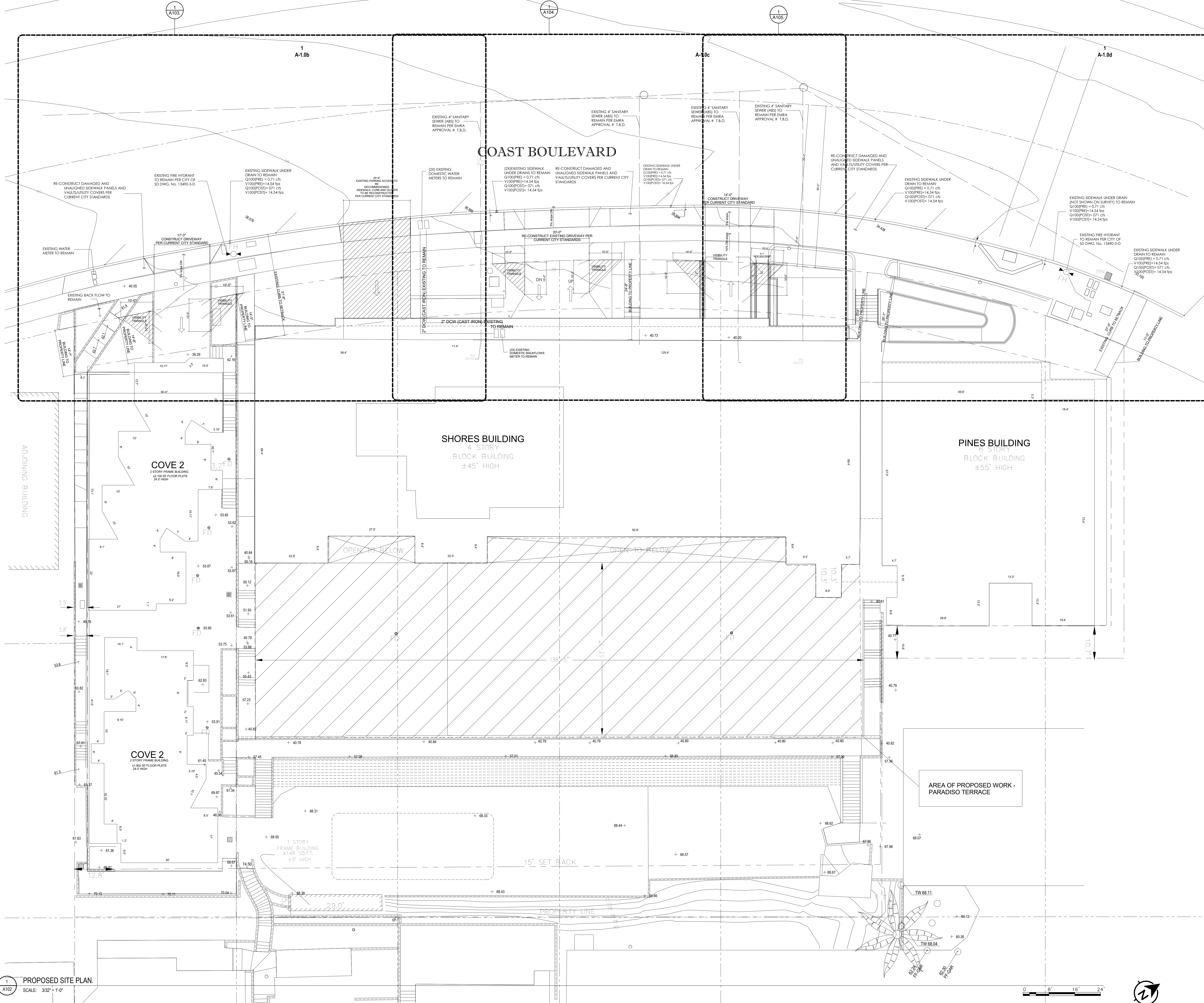
Date	06/21/22
Project No.	676701
Design/ Drawing	PFB/JLA
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Rev.#	Description	Date



PROPOSED SITE PLAN

A102



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1 A102 PROPOSED SITE PLAN.
SCALE: 3/32" = 1'-0"



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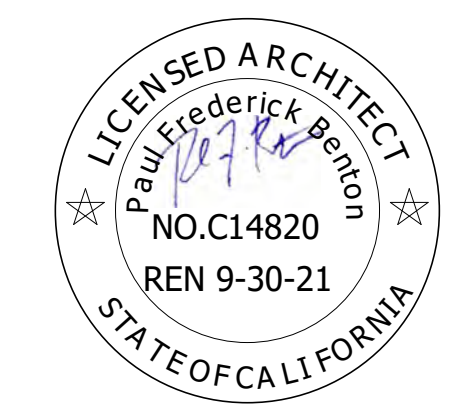
p: 858.459.0805
f: 858.459.1350

**PARAISO
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PERMIT**

1141 COAST BLVD LA JOLLA CA 92037
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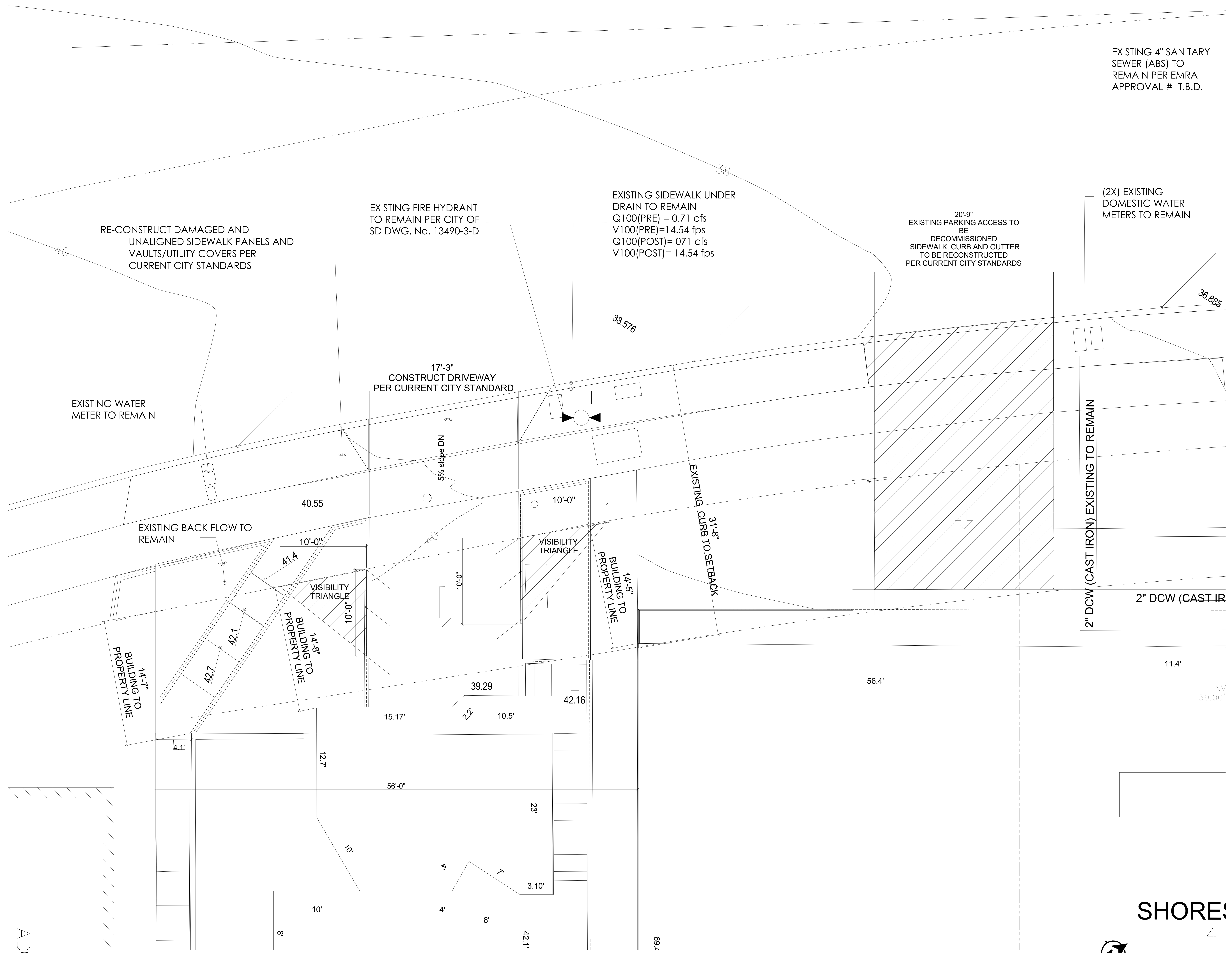
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Project No.	676701
Design/ Drawing	PFB/JLA
Scale	See Drawings

Revision Schedule		
Rev.#	Description	Date



ENLARGED PARTIAL
VIEW PROPOSED SITE
PLAN

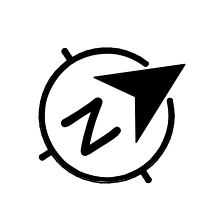
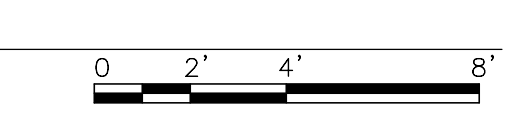
A103



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AD-1
A103

ENLARGED PARTIAL VIEW PROPOSED SITE PLAN - 1
SCALE: 1/4" = 1'-0"



SHORE!
4



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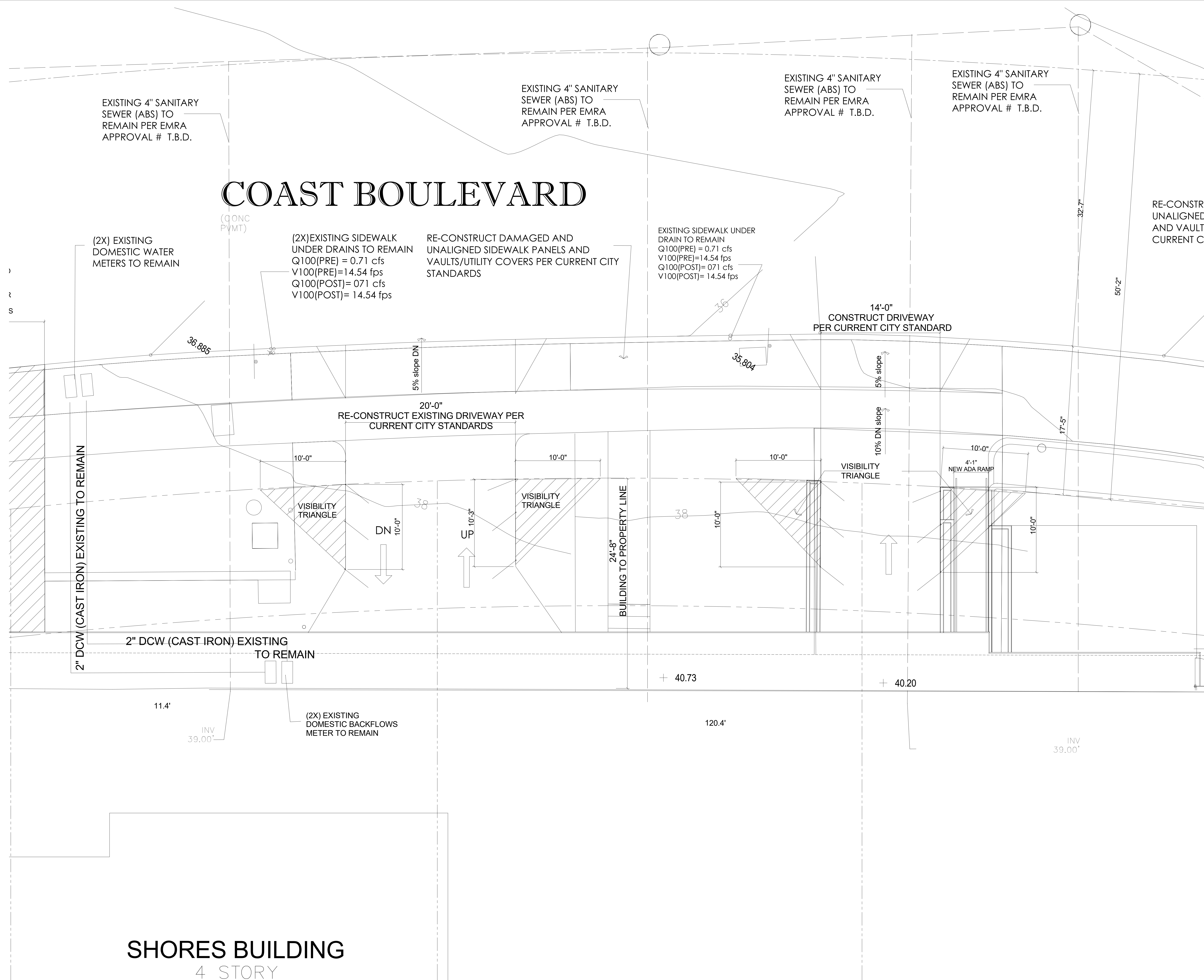
PARAISO TERRACE COASTAL DEVELOPMENT PERMIT

1141 COAST BLVD LA JOLLA CA 92037
1155 COAST BLVD LA JOLLA CA 92037

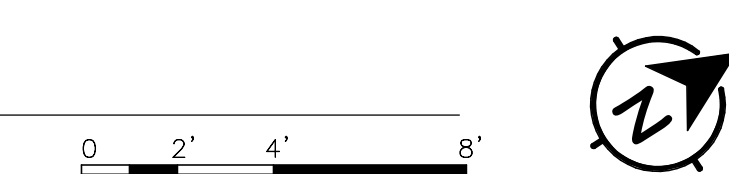
Date	06/21/22	
Project No.	676701	
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Scale	See Drawings	
Revision Schedule		
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ENLARGED PARTIAL VIEW PROPOSED SITE PLAN

A104



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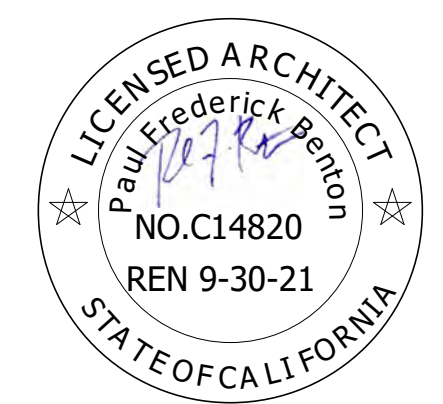
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**PARAISO
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COASTAL
DEVELOPMENT
PERMIT**

1141 COAST BLVD LA JOLLA CA 92037
1155 COAST BLVD LA JOLLA CA 92037

Date	06/21/22
Project No.	676701
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Scale	See Drawings

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ENLARGED PARTIAL
VIEW PROPOSED SITE
PLAN

A105

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EXISTING 4" SANITARY
SEWER (ABS) TO
REMAIN PER EMRA
APPROVAL # T.B.D.

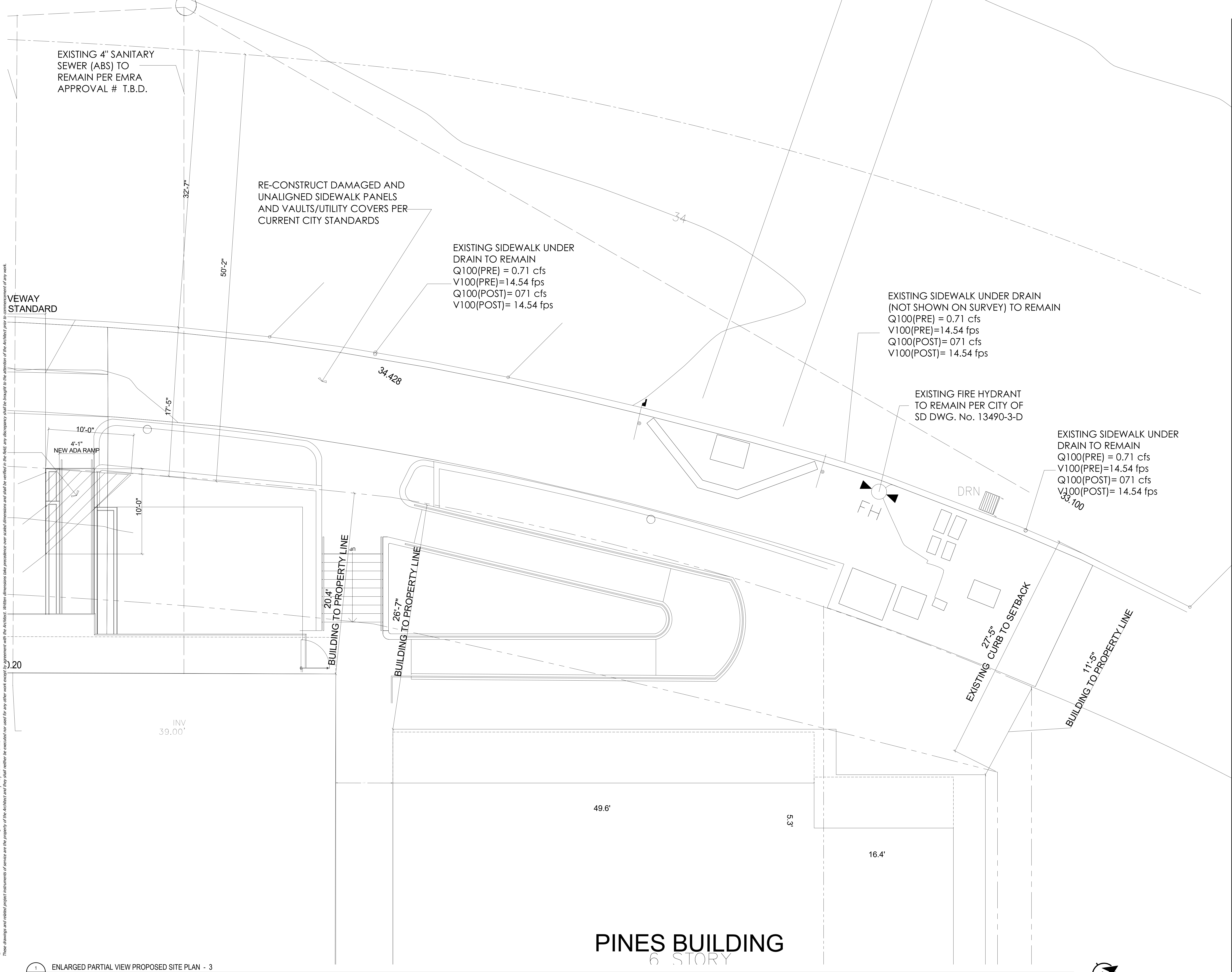
RE-CONSTRUCT DAMAGED AND
UNALIGNED SIDEWALK PANELS
AND VAULTS/UTILITY COVERS PER
CURRENT CITY STANDARDS

EXISTING SIDEWALK UNDER
DRAIN TO REMAIN
Q100(PRE) = 0.71 cfs
V100(PRE)=14.54 fps
Q100(POST)= 071 cfs
V100(POST)= 14.54 fps

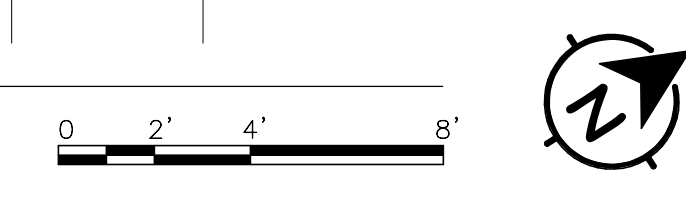
EXISTING SIDEWALK UNDER DRAIN
(NOT SHOWN ON SURVEY) TO REMAIN
Q100(PRE) = 0.71 cfs
V100(PRE)=14.54 fps
Q100(POST)= 071 cfs
V100(POST)= 14.54 fps

EXISTING FIRE HYDRANT
TO REMAIN PER CITY OF
SD DWG. No. 13490-3-D

EXISTING SIDEWALK UNDER
DRAIN TO REMAIN
Q100(PRE) = 0.71 cfs
V100(PRE)=14.54 fps
Q100(POST)= 071 cfs
V100(POST)= 14.54 fps



PINES BUILDING
6 STORY





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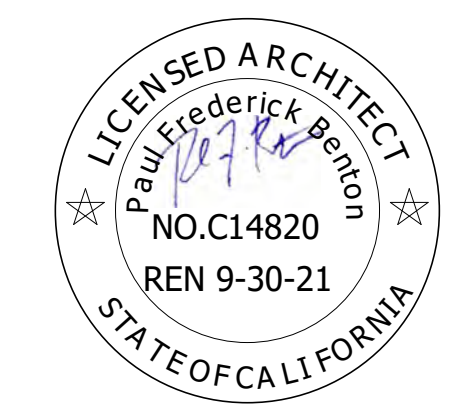
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f: 858.459.1350

**PARAISO
TERRACE
COASTAL
DEVELOPMENT
PERMIT**

1141 COAST BLVD LA JOLLA CA 92037
1155 COAST BLVD LA JOLLA CA 92037

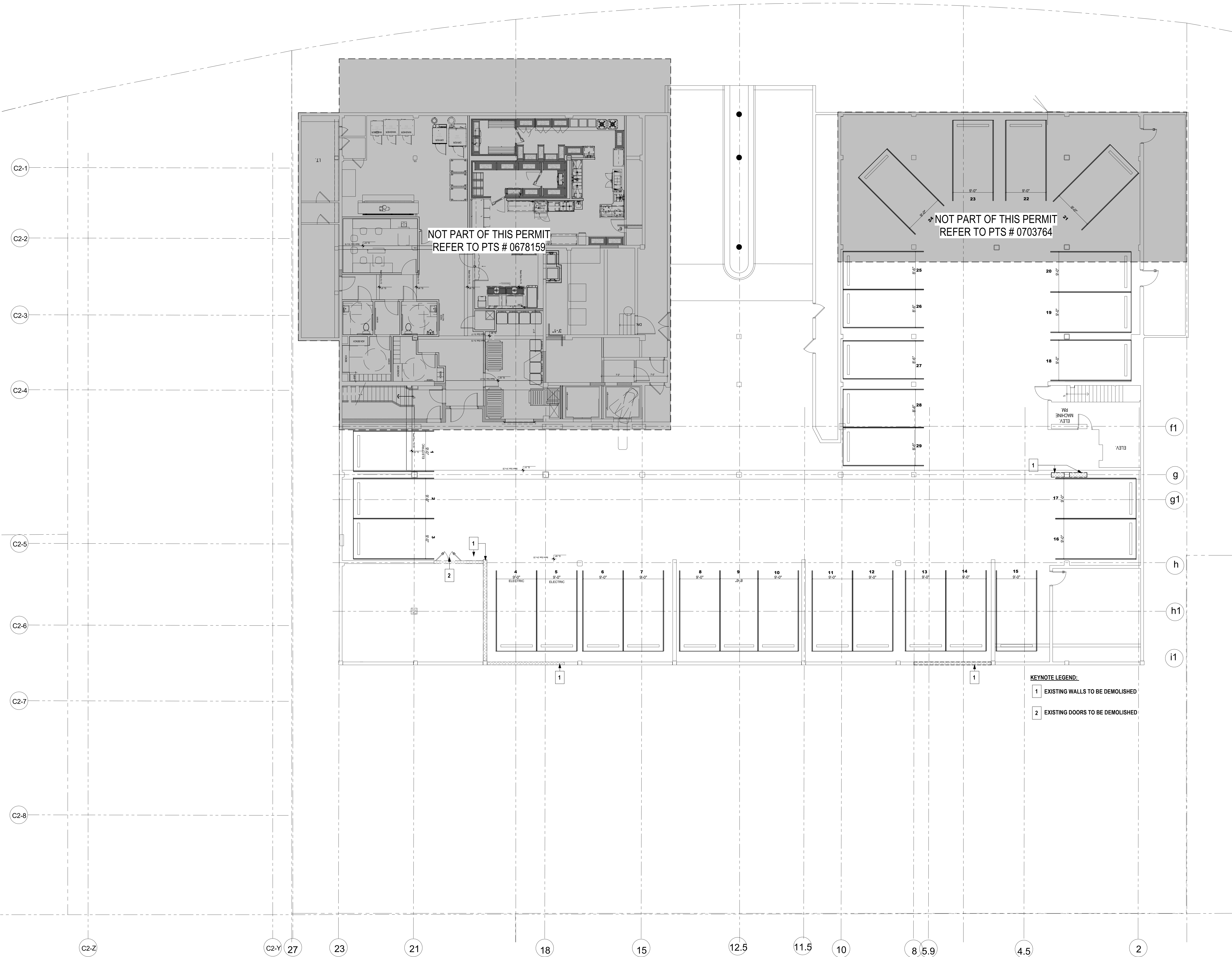
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Project No.	676701
Design/ Drawing	PFB/JLA
Scale	See Drawings

Revision Schedule		
Rev.#	Description	Date



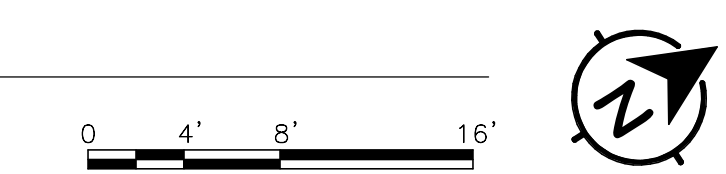
EXISTING BASEMENT
FLOOR PLAN

A200



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1
A200
EXISTING BASEMENT
SCALE: 1/8" = 1'-0"





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**PARAISO
TERRACE
COASTAL
DEVELOPMENT
PERMIT**

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1155 COAST BLVD LA JOLLA CA 92037

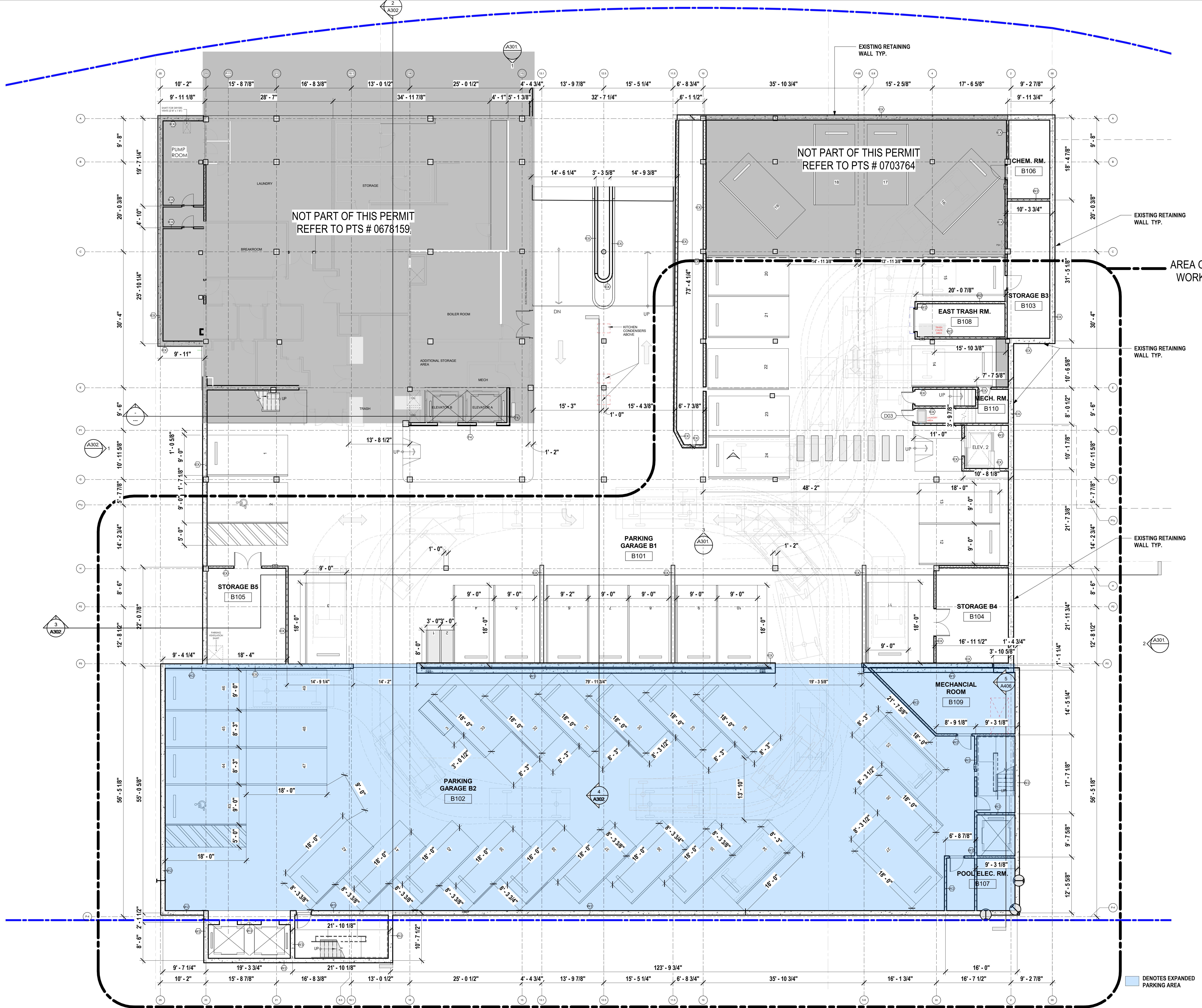
Date 06/21/21
Project No. 676701
Design/ Drawing PFB/JLA
Scale See Drawings

Revision Schedule		
Rev.#	Description	Date

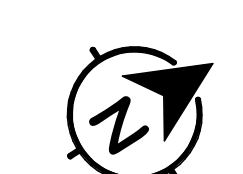
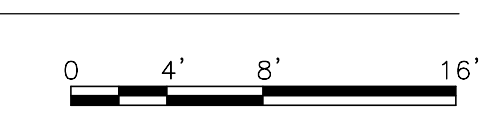


PROPOSED
BASEMENT FLOOR
PLAN

A201



1 PROPOSED BASEMENT FLOOR PLAN.
SCALE: 1/8" = 1'-0"

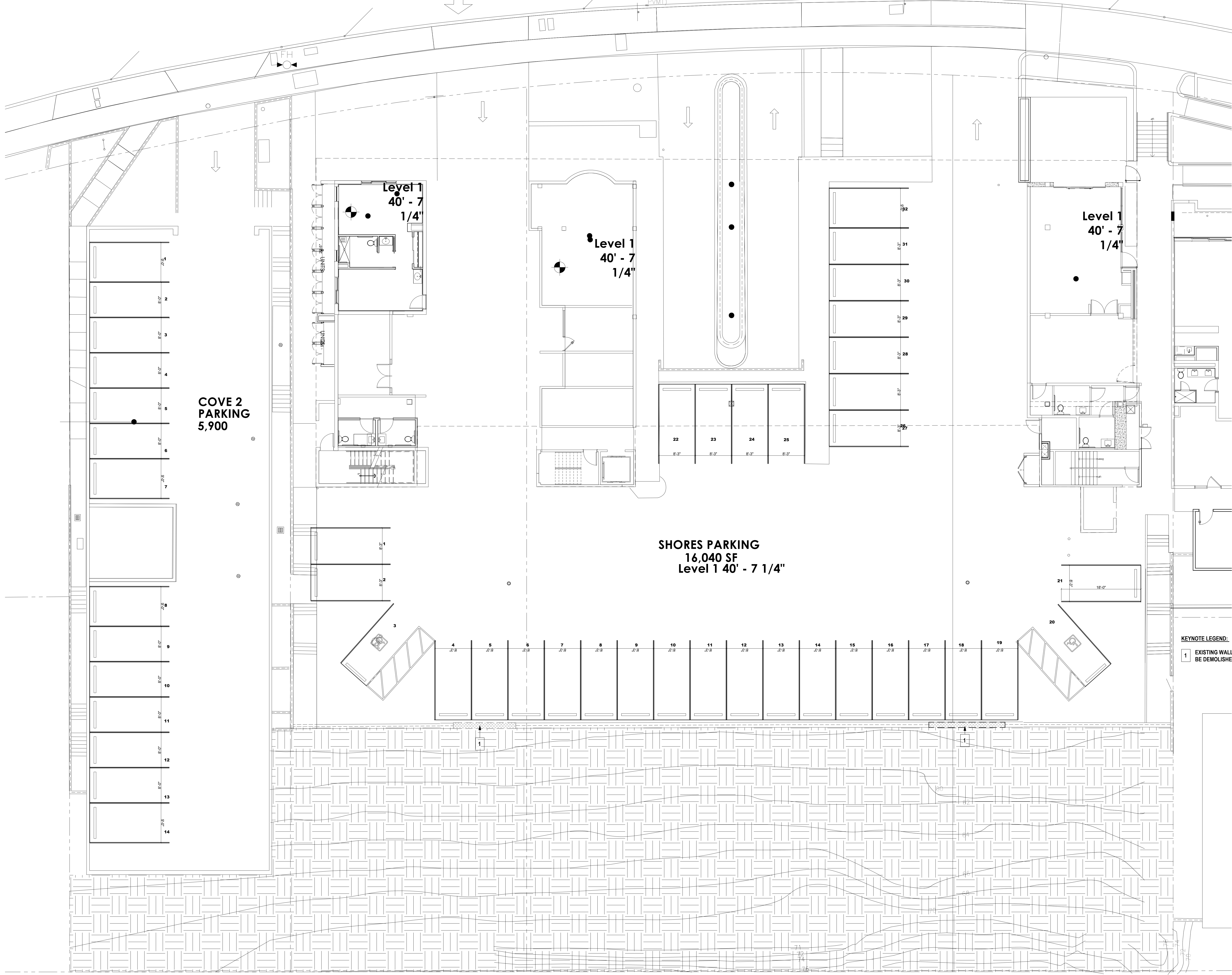


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COAST BOULEVARD

EXISTING PARKING ACCESS

(CONC PVMT)



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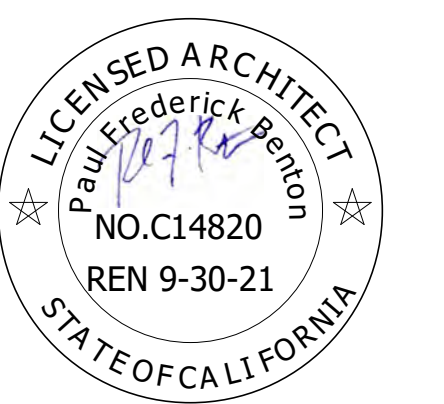
**PARAISO
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DEVELOPMENT
PERMIT**

1141 COAST BLVD LA JOLLA CA 92037
1155 COAST BLVD LA JOLLA CA 92037

Date	06/21/21
Project No.	676701
Design/ Drawing	PFB/JLA
Scale	See Drawings

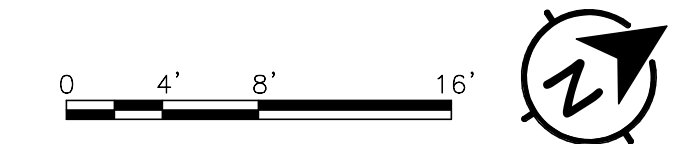
Revision Schedule		
Rev.#	Description	Date

KEYNOTE LEGEND:
1 EXISTING WALLS TO BE DEMOLISHED



EXISTING GROUND
FLOOR PLAN

A202



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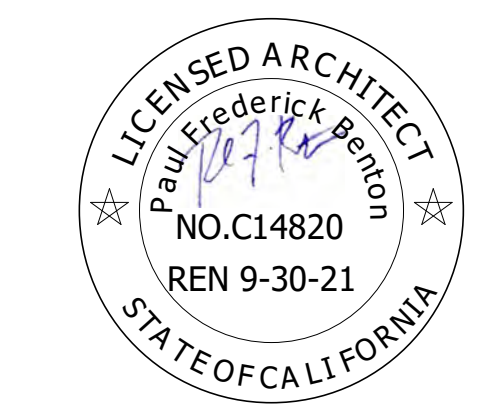
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PERMIT**

1141 COAST BLVD LA JOLLA CA 92037
1155 COAST BLVD LA JOLLA CA 92037

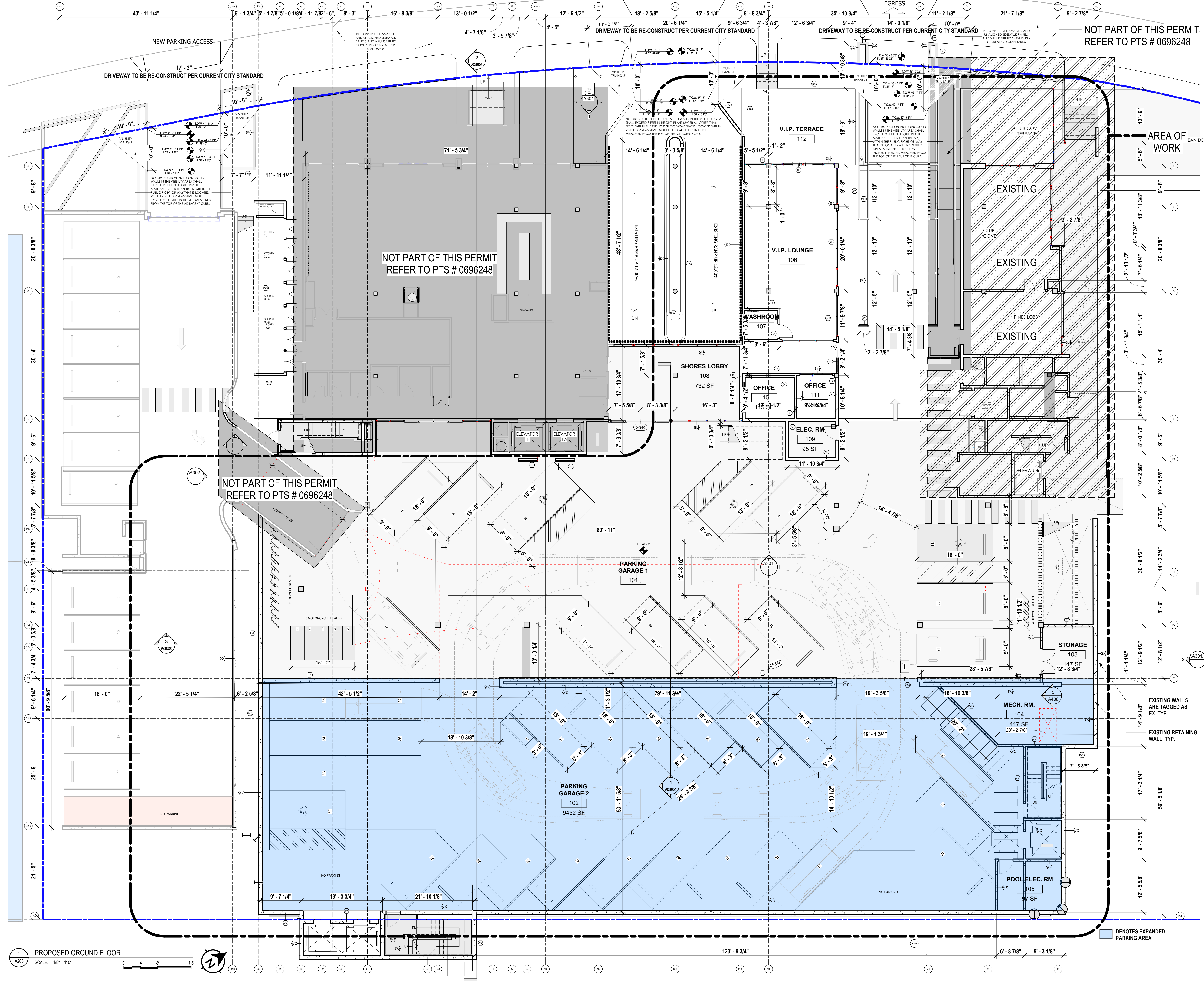
Date	06/21/21
Project No.	676701
Design/ Drawing	PFB/JLA
Scale	See Drawings

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PROPOSED GROUND
FLOOR PLAN

A203



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1141 COAST BLVD LA JOLLA CA 92037 1155 COAST BLVD LA JOLLA CA 92037

Date	06/21/22
Project No.	676701
Design/ Drawing	PFB/JLA
Scale	See Drawings

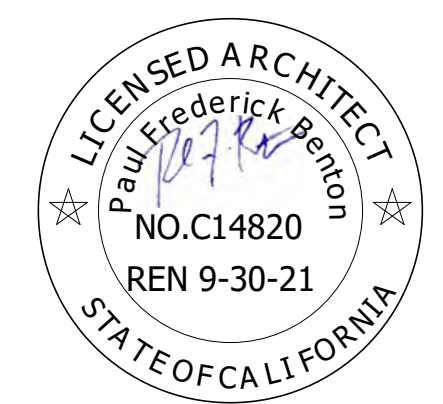
Revision Schedule		
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1 EXISTING LEVEL 2 - BP
1/8" = 1'-0"

EXISTING LEVEL 2 FLOOR PLAN

A204



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1155 COAST BLVD LA JOLLA CA 92037

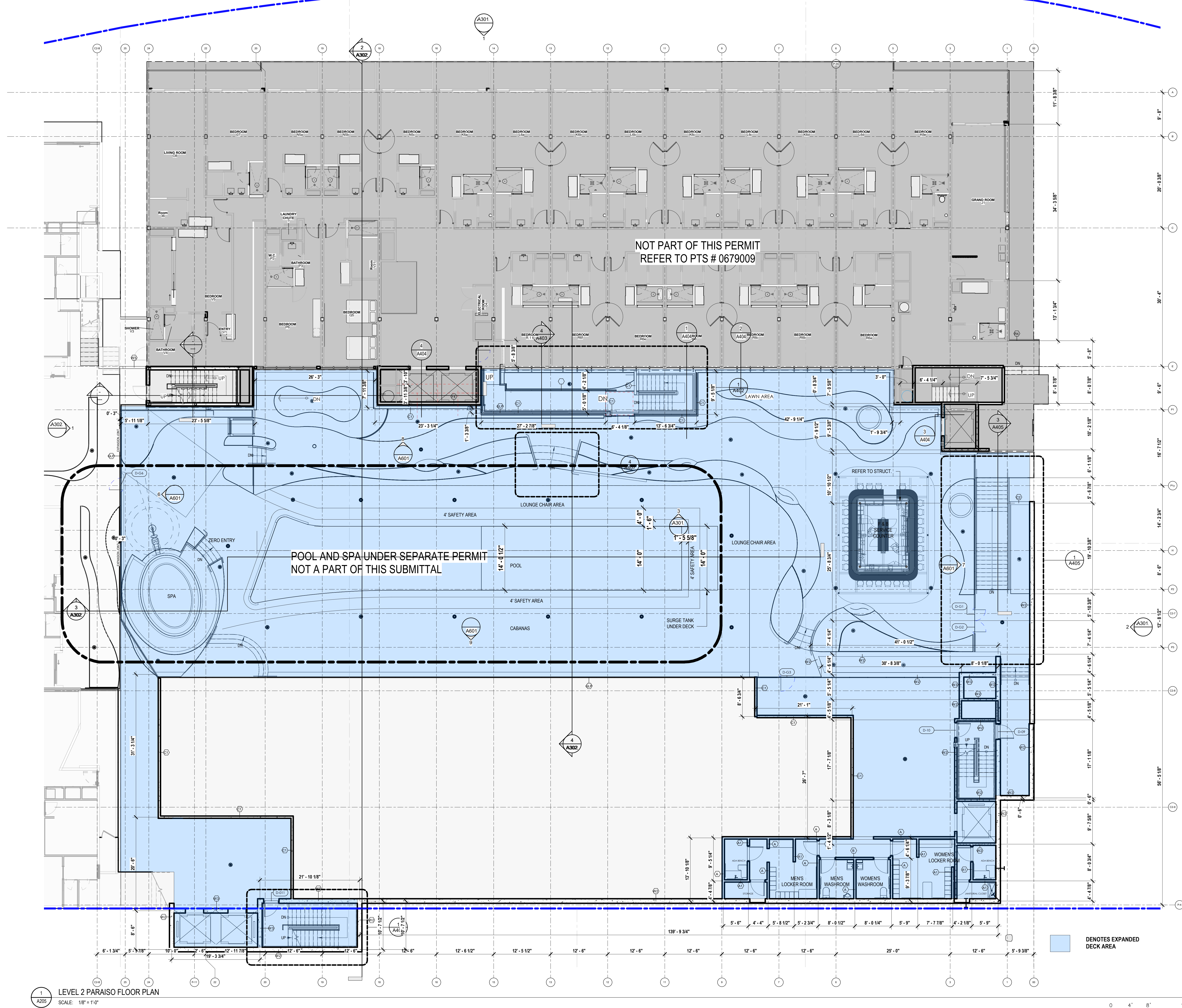
Date 06/21/22
Project No. 676701
Design/ Drawing PFB/JLA
Scale See Drawings

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Rev.#	Description	Date



PROPOSED LEVEL 2
PARAISO PLAN

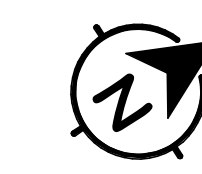
A205



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1
A205
LEVEL 2 PARAISO FLOOR PLAN
SCALE: 1/8" = 1'-0"

0 4 8 16'





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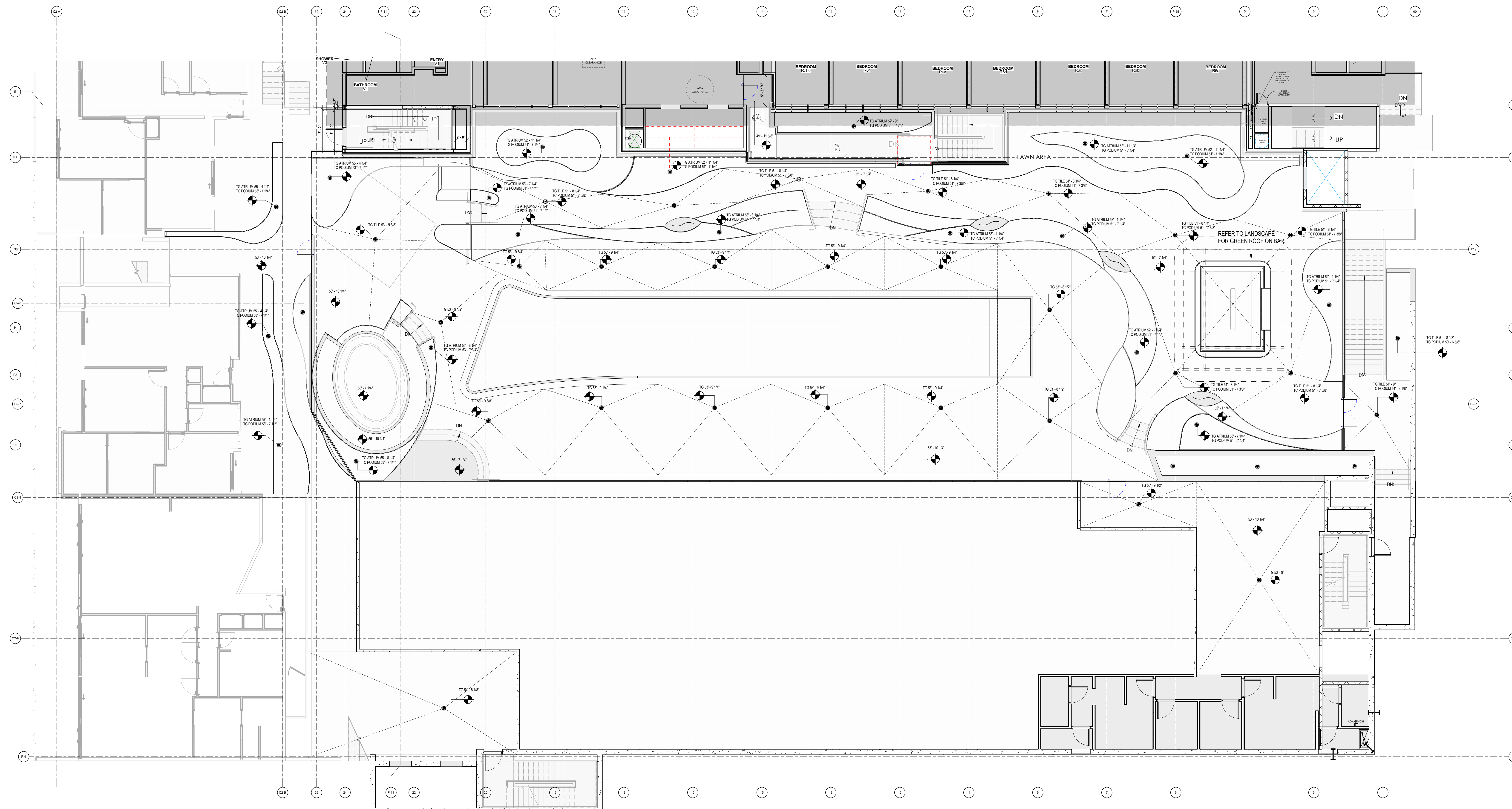
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f: 858.459.1350

**PARAISO
TERRACE
COASTAL
DEVELOPMENT
PERMIT**

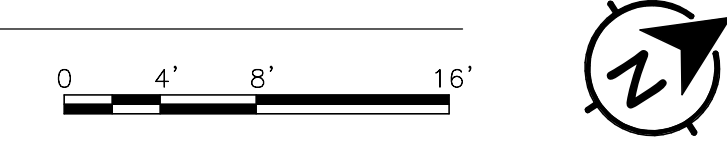
1141 COAST BLVD LA JOLLA CA 92037
1155 COAST BLVD LA JOLLA CA 92037

Date	06/21/22
Project No.	676701
Design/ Drawing	PFB/JLA
Scale	See Drawings

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1 LEVEL 2 PARAISO DRAINAGE PLAN
SCALE: 1/8" = 1'-0"

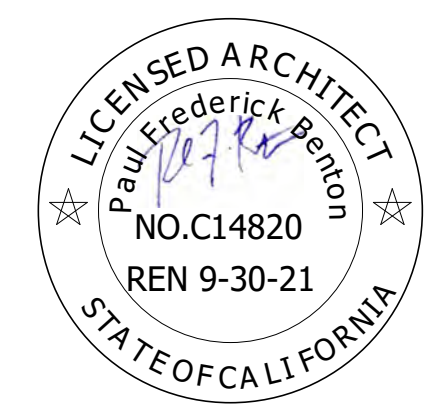


GENERAL NOTES

1. PROVIDE POSITIVE SURFACE DRAINAGE AWAY FROM BUILDING, WALLS & POOL AND TOWARDS DRAIN INLETS.
2. VERIFY LOCATIONS OF ALL UTILITIES PRIOR TO START OF WORK.
3. PRIOR TO START OF WORK, CHECK FIELD CONDITIONS, VERIFY ELEVATIONS AND REPORT ANY DISCREPANCIES TO PROJECT SUPERINTENDENT.
4. COMPLY WITH ALL APPLICABLE PLUMBING CODES DURING THE EXECUTION OF WORK.
5. DO NOT EXCAVATE WITHIN ROOTBALL OF TREES.
6. REMOVE BY HAND TO TOP OF ROOTBALL ANY SOIL WHICH HAS BEEN PILED AGAINST TREE TRUNKS.
7. ALL DRAINLINES SHALL HAVE A MINIMUM OF 1% OF FALL.
8. ADJUST ALL PAVING GRATES TO FINAL FINISH SURFACE & ALL PLANTING GRATES TO OVERFLOW PER THE DETAILED DRAWINGS.
9. DRAIN GRATES IN PAVING SHALL BE FLAT, DRAIN GRATES IN PLANTING AREAS SHALL BE ATRIUM TYPE.

**LEVEL 2 PARAISO
DRAINAGE PLAN**

A206



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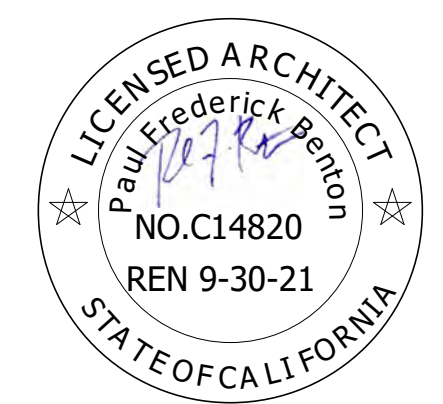
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f: 858.459.1350

**PARAISO
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COASTAL
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1141 COAST BLVD LA JOLLA CA 92037
1155 COAST BLVD LA JOLLA CA 92037

Date	06/21/22
Project No.	676701
Design/ Drawing	PFB/JLA
Scale	See Drawings

Revision Schedule		
Rev.#	Description	Date

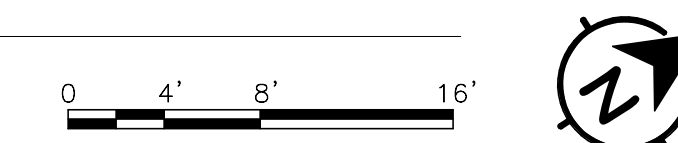


EXISTING LEVEL 3

A-2.3



1 EXISTING LEVEL 3
1/8" = 1'-0"



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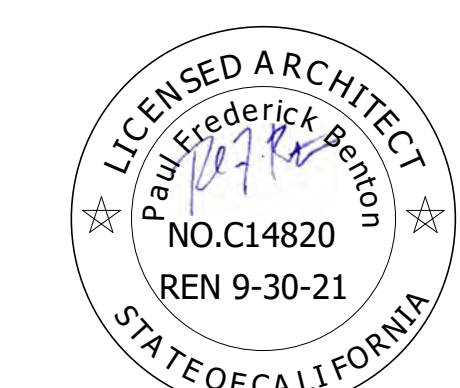
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**PARAISO
TERRACE
COASTAL
DEVELOPMENT
PERMIT**

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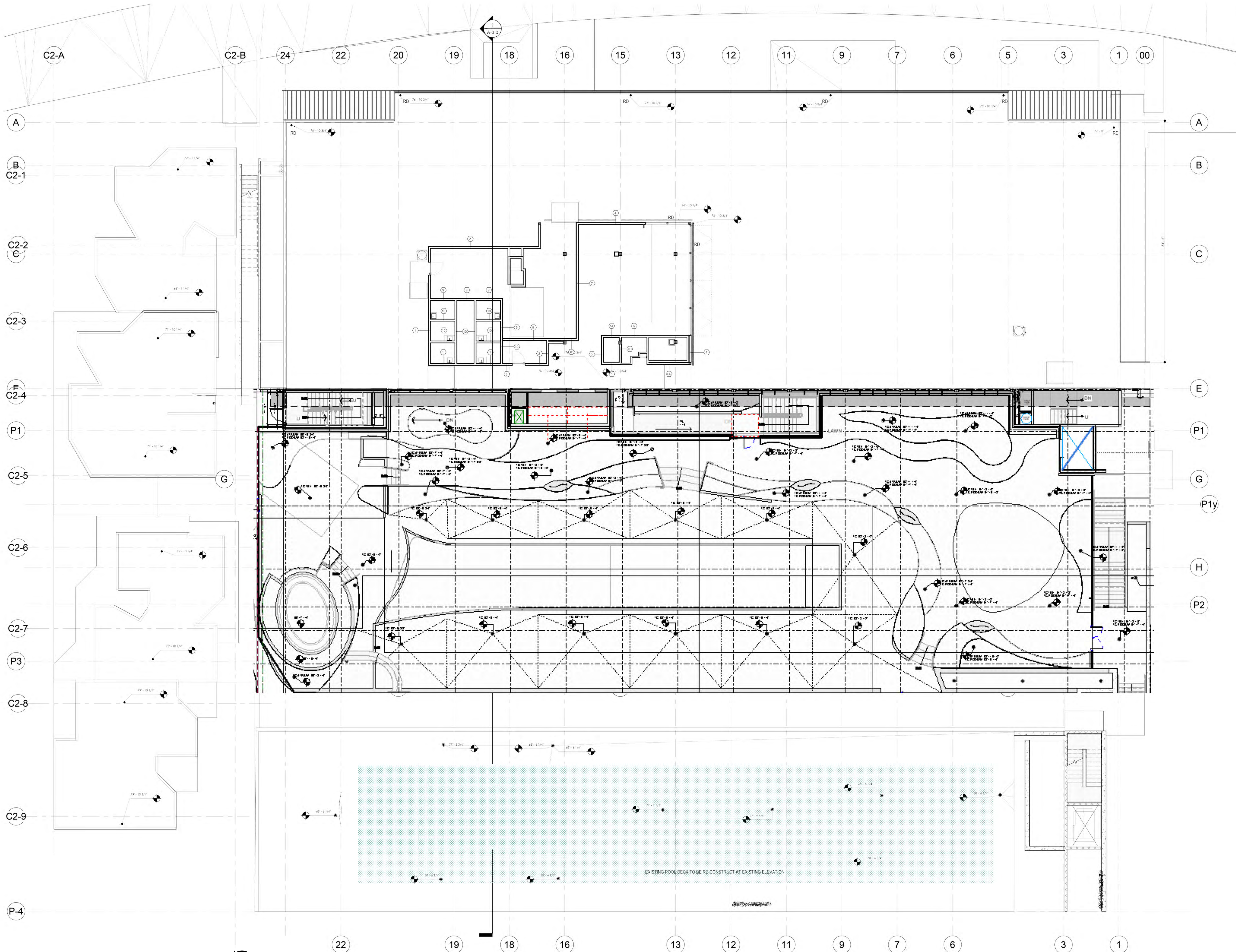
Date 06/21/21
Project No. 676701
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Rev.#	Description	Date



**ROOF DRAINAGE
PLAN**

A-2.5



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1 EXISTING ROOFTOP
1/8" = 1'-0"



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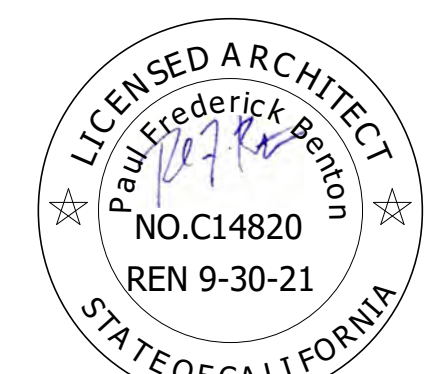
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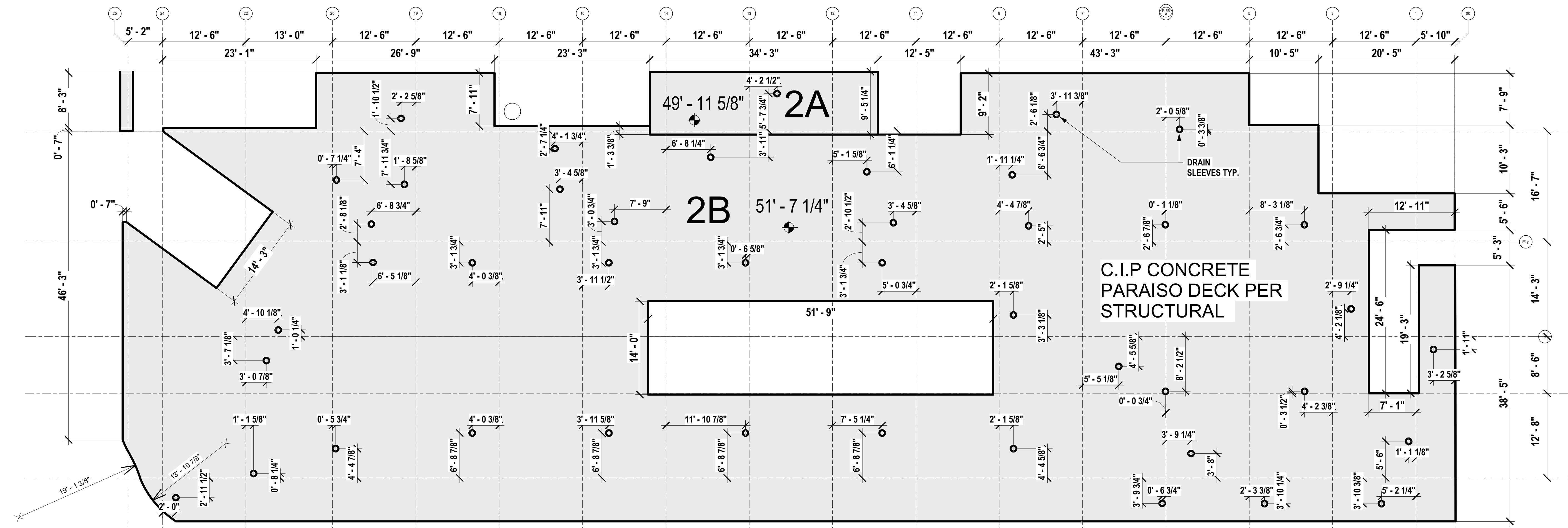
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Project No.	676701
Design/ Drawing	PFB/JLA
Scale	See Drawings

Revision Schedule		
Rev.#	Description	Date

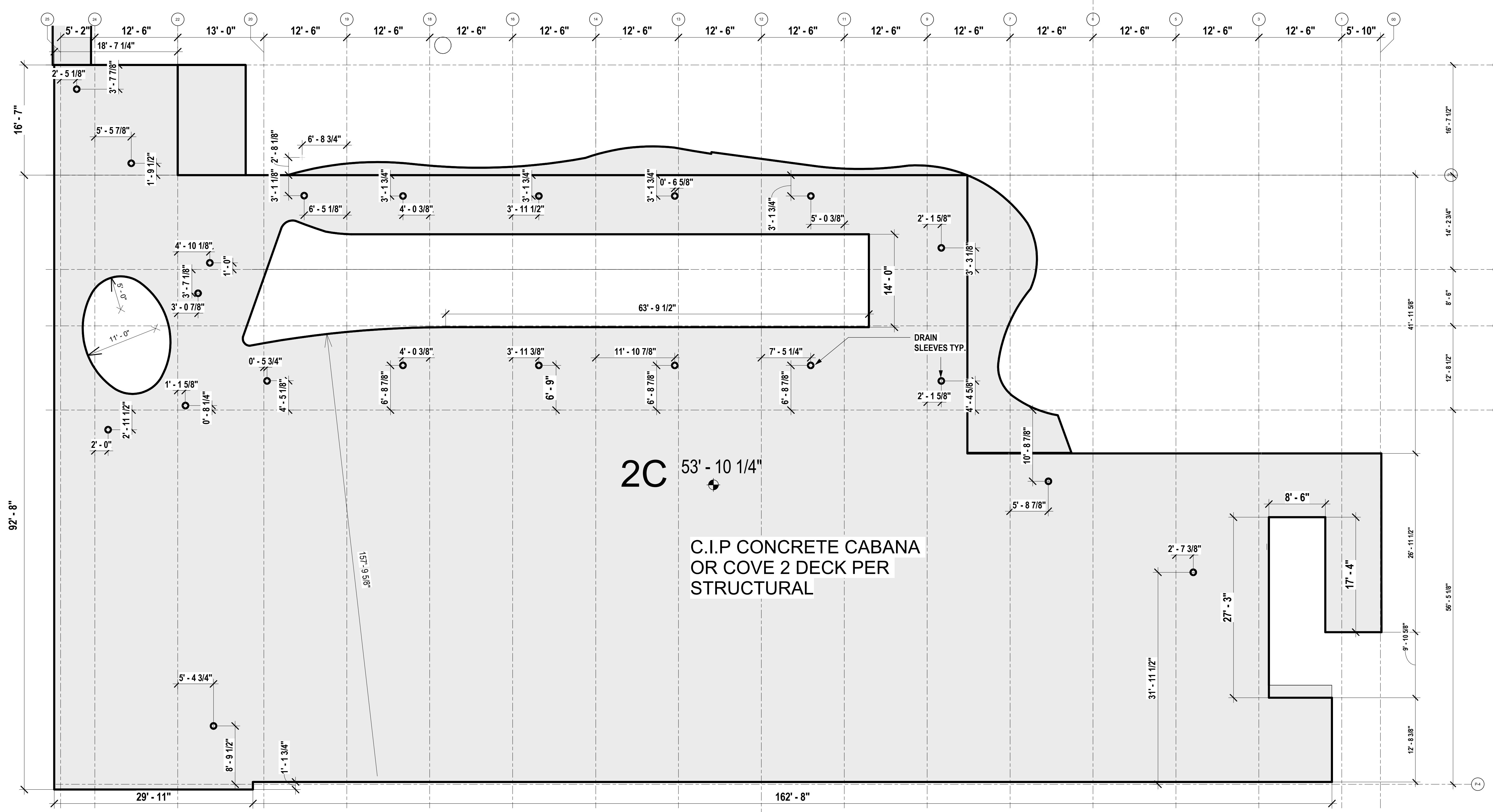
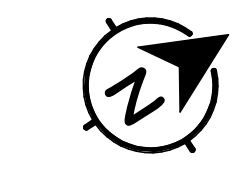
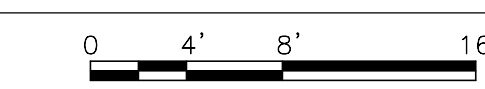


ENLARGED SLAB
PLAN

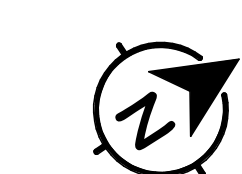
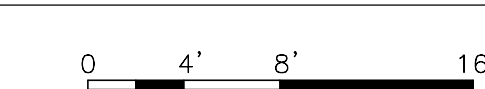
A208



1 LEVEL PARAISO DECK 2A & 2B.
SCALE: 1/8" = 1'-0"



2 LEVEL COVE 2 DECK 2C.
SCALE: 1/8" = 1'-0"



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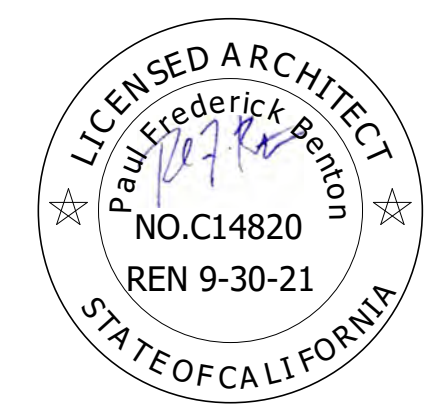
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**PARAISO
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PERMIT**

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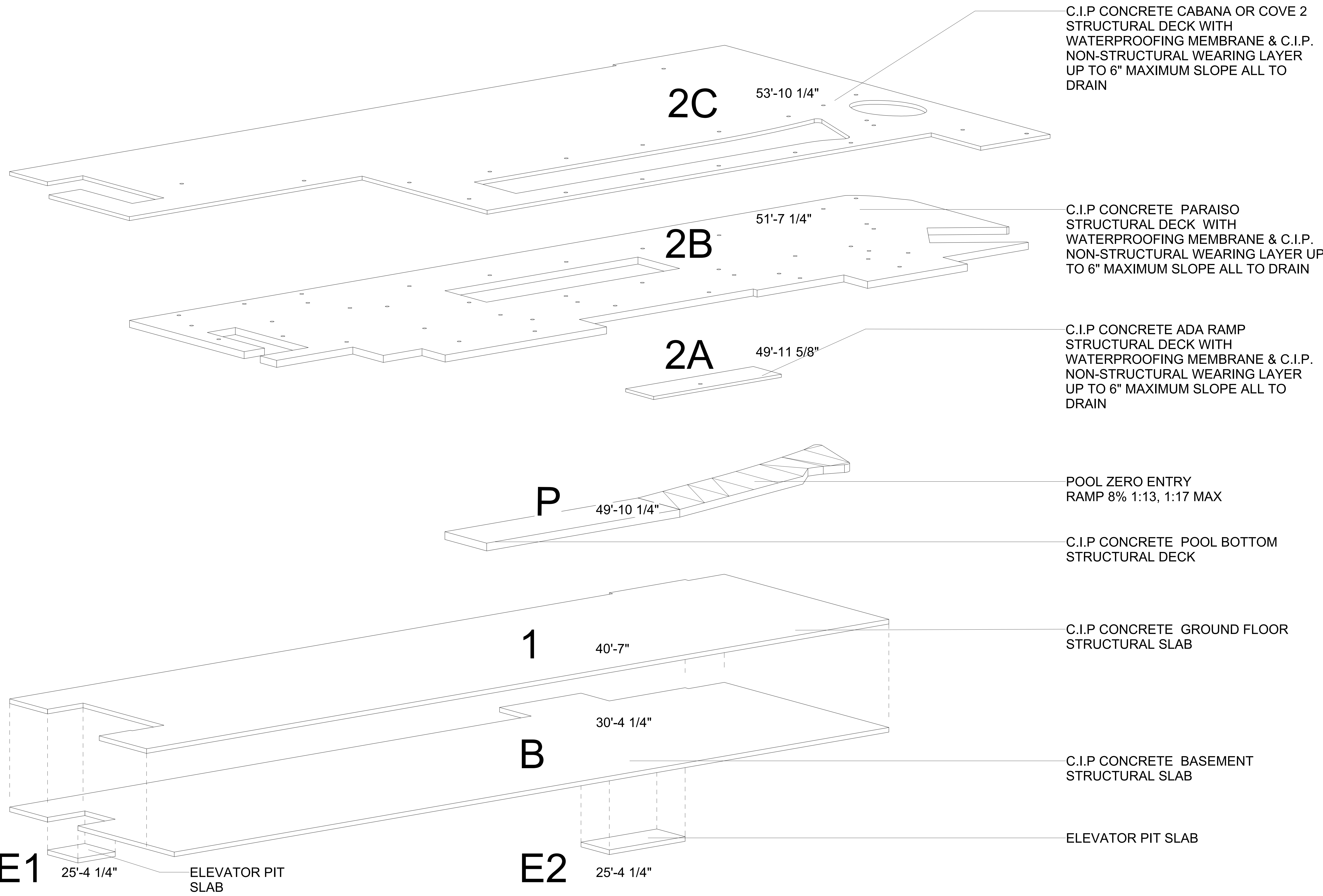
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Design/ Drawing	PFB/JLA
Scale	See Drawings

Revision Schedule		
Rev.#	Description	Date

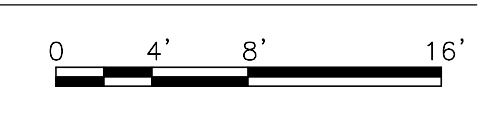


PARAISO SLAB
ISOMETRIC -
EXPLODED VIEW

A209



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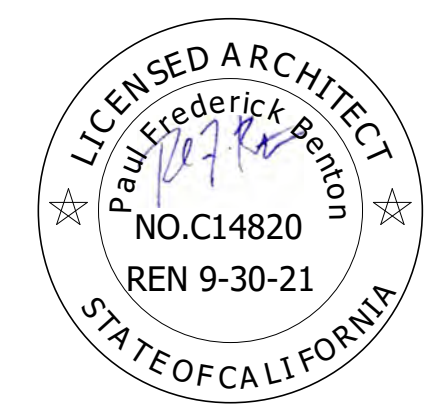
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**PARAISO
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PERMIT**

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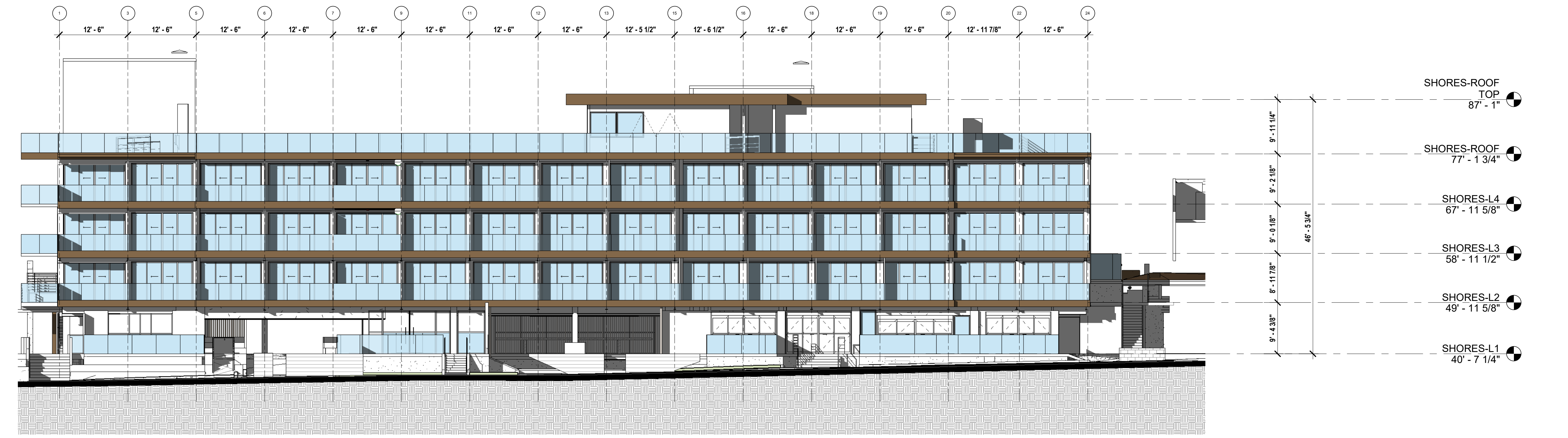
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Design/ Drawing	PFB/JLA
Scale	See Drawings

Revision Schedule		
Rev.#	Description	Date



EXTERIOR
ELEVATIONS &
BUILDING SECTIONS

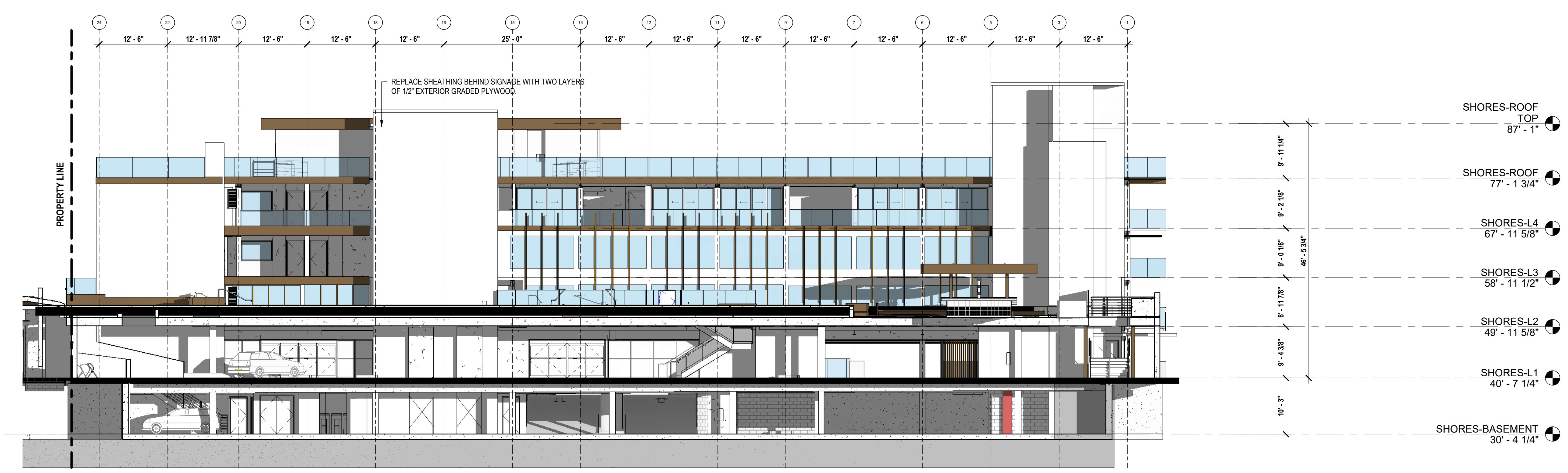
A301



1 PARAISO - NORTH ELEVATION
SCALE: 3/32" = 1'-0"



2 PARAISO - EAST ELEVATION
SCALE: 3/32" = 1'-0"



3 PARAISO - SOUTH ELEVATION
SCALE: 3/32" = 1'-0"

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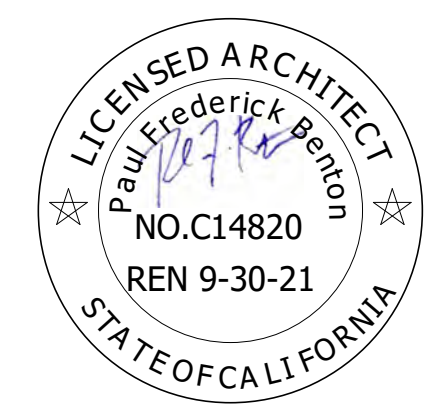
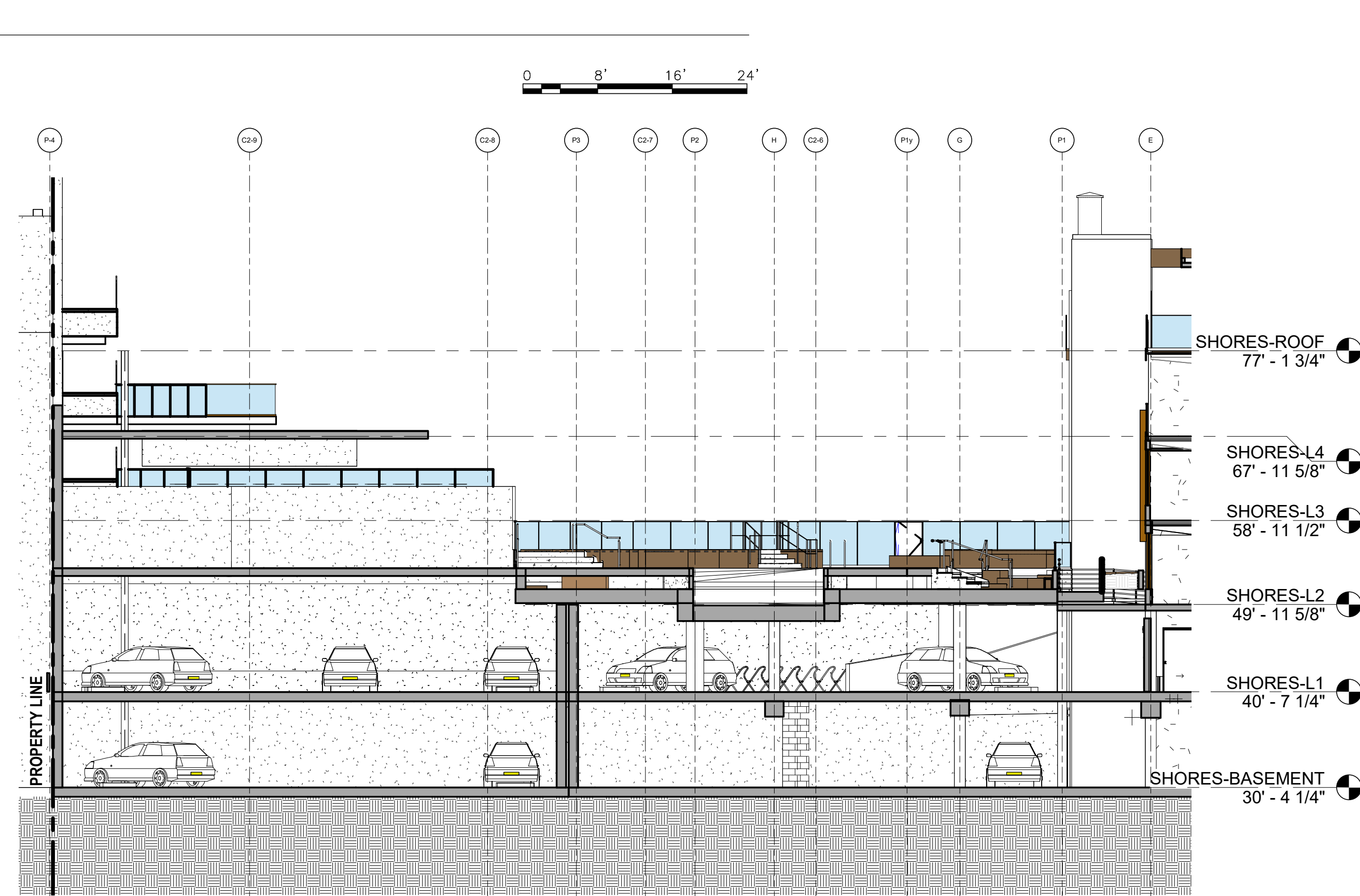
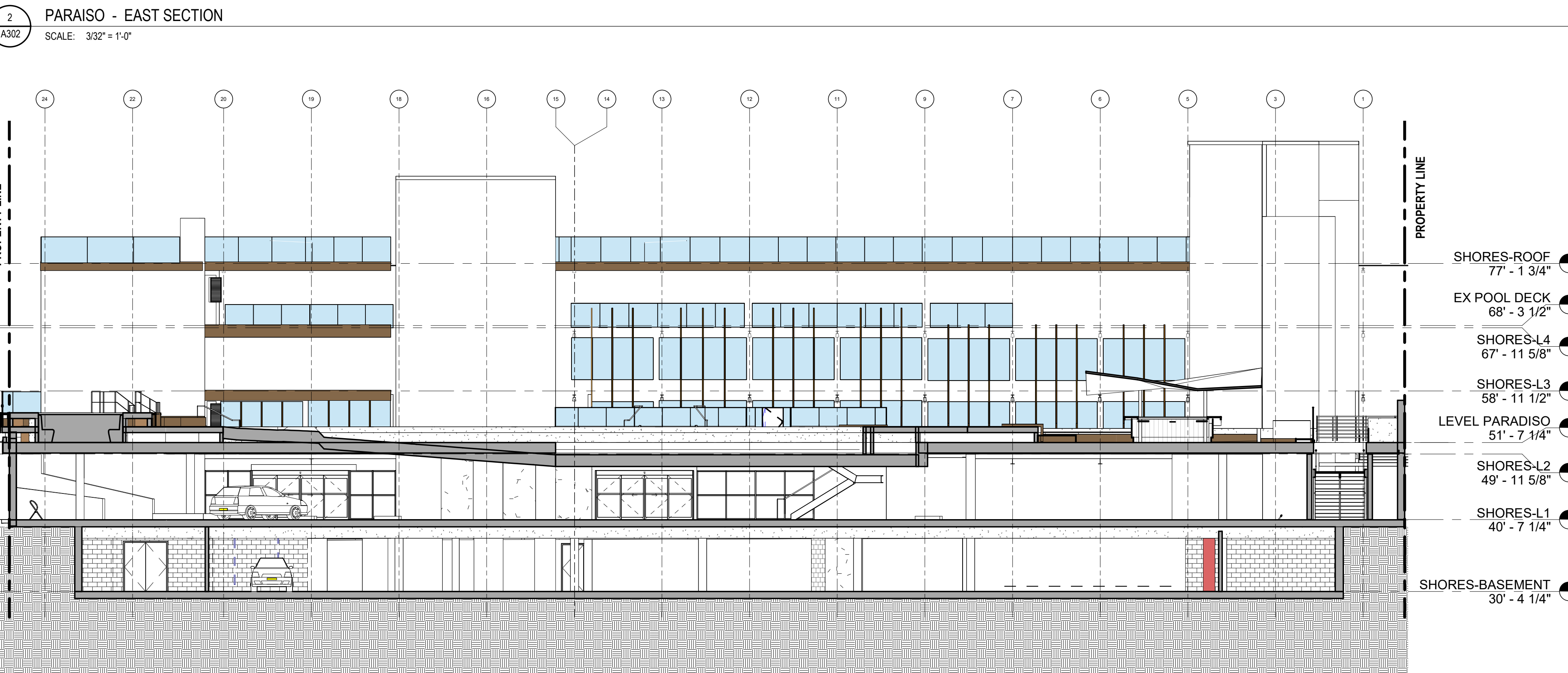
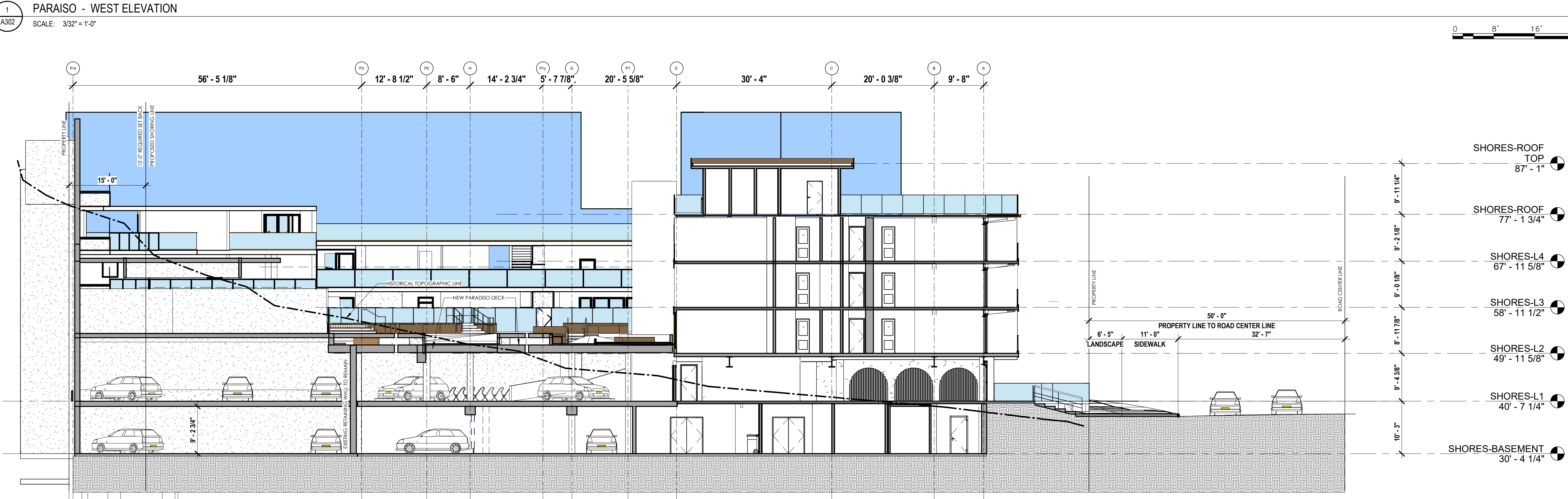
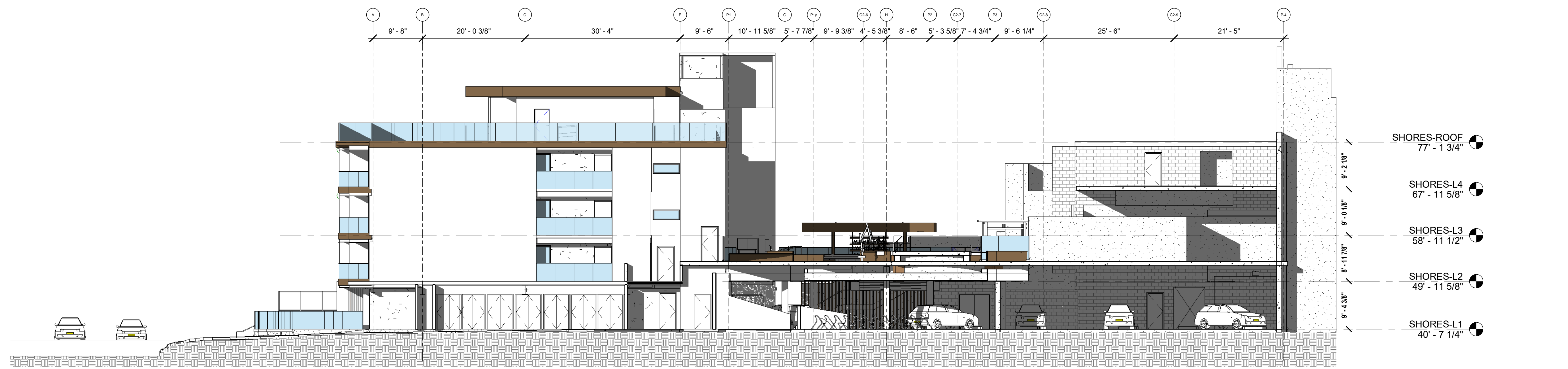
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Date	11/02/21
Project No.	676701
Design/ Drawing	PFBJ/LA
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BUILDING SECTIONS

A302



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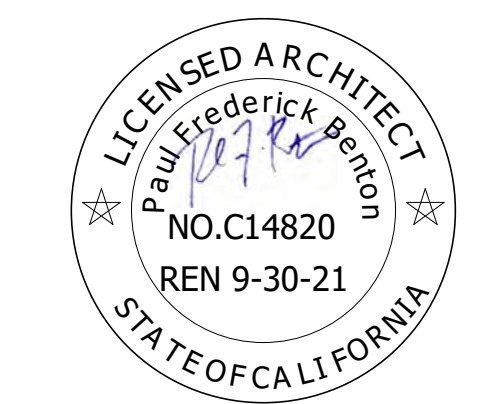
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**PARAISO
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1155 COAST BLVD LA JOLLA CA 92037

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Project No.	676701
Design/ Drawing	PFB/JLA
Scale	See Drawings

Revision Schedule		
Rev.#	Description	Date



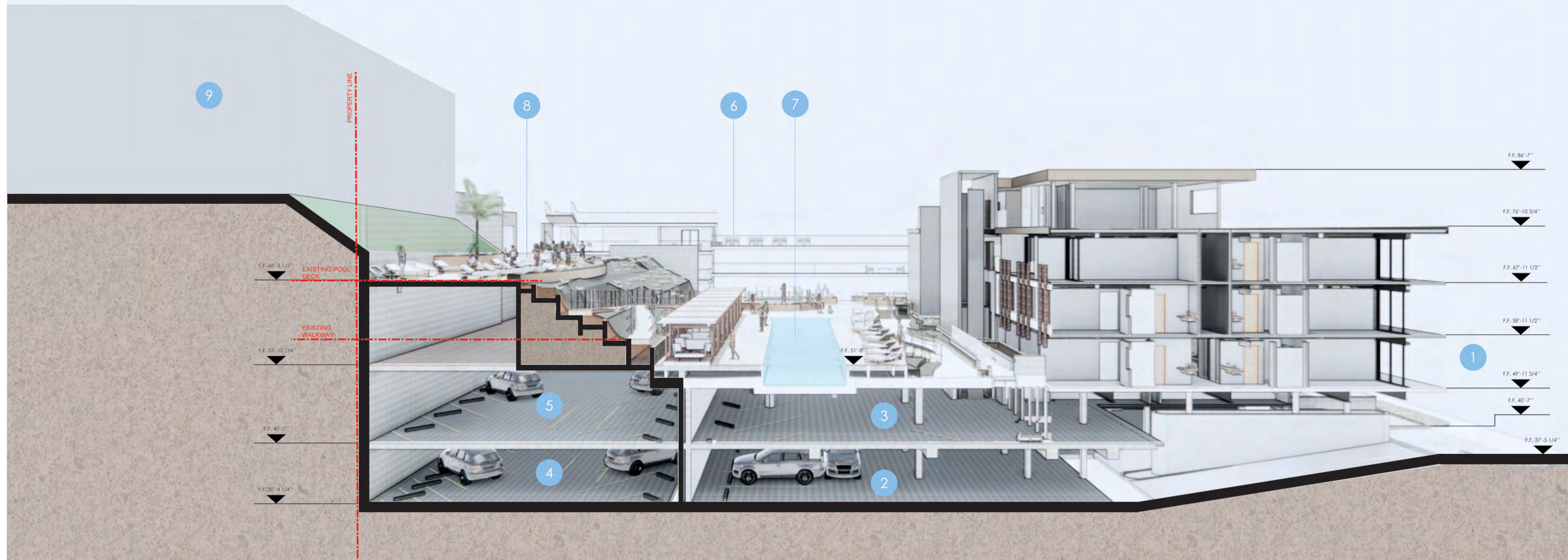
SCHEMATIC SECTIONS

A303

DIAGRAMS



REFERENCE PLAN



- 1 COAST BOULEVARD
- 2 SHORES BASEMENT
- 3 SHORES GROUND FLOOR
- 4 BASEMENT PARKING EXPANSION
- 5 GROUND FLOOR PARKING EXPANSION
- 6 COVE II
- 7 PARADISO POOL
- 8 SUNBATH DECK
- 9 LA JOLLA FINANCIAL BUILDING



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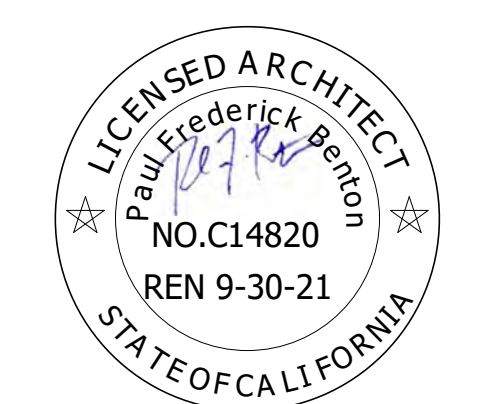
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1155 COAST BLVD LA JOLLA CA 92037

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Project No.	676701
Design/ Drawing	PFB/JLA
Scale	See Drawings

Revision Schedule		
Rev.#	Description	Date



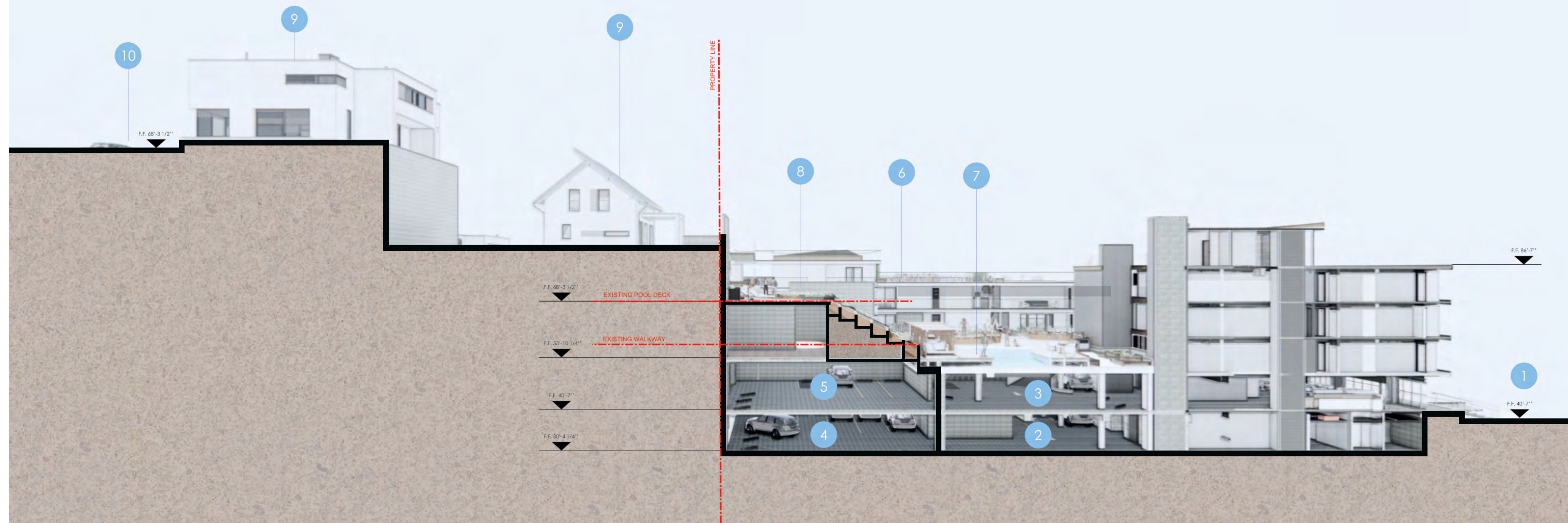
SCHEMATIC SECTIONS

A304

DIAGRAMS



REFERENCE PLAN



- 1 COAST BOULEVARD
- 4 BASEMENT PARKING EXPANSION
- 7 PARADISO POOL
- 10 PROSPECT STREET
- 2 SHORES BASEMENT
- 5 GROUND FLOOR PARKING EXPANSION
- 8 SUNBATH DECK
- 9 EXISTING VILLAS
- 3 SHORES GROUND FLOOR
- 6 COVE II



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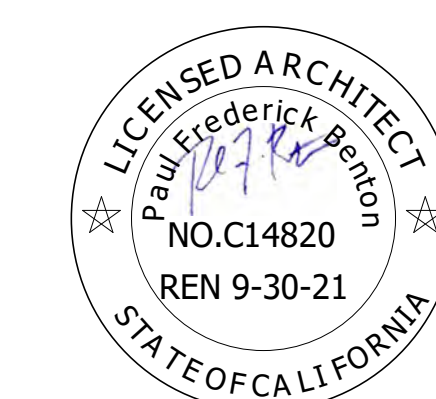
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COASTAL
DEVELOPMENT
PERMIT**

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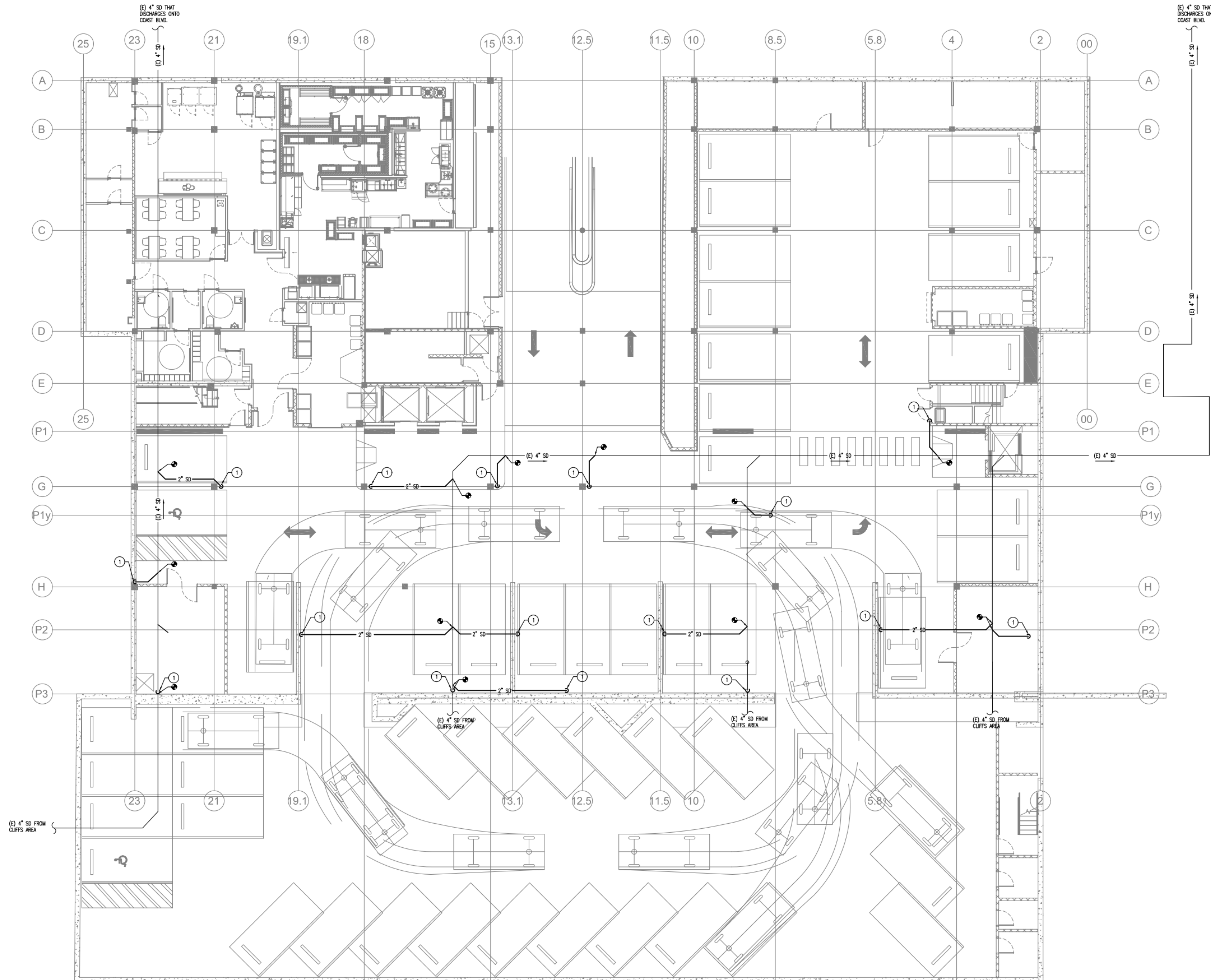
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Scale	See Drawings

Revision Schedule		
Rev.#	Description	Date



PLUMBING GARAGE
BASEMENT FLOOR
PLAN

P-2.1



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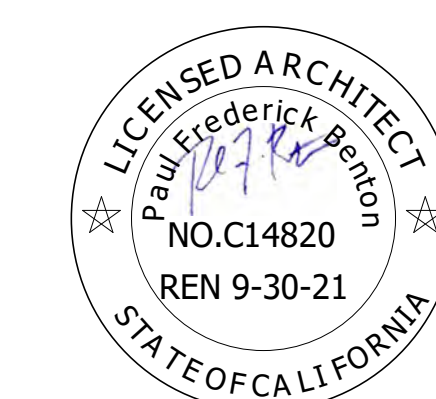
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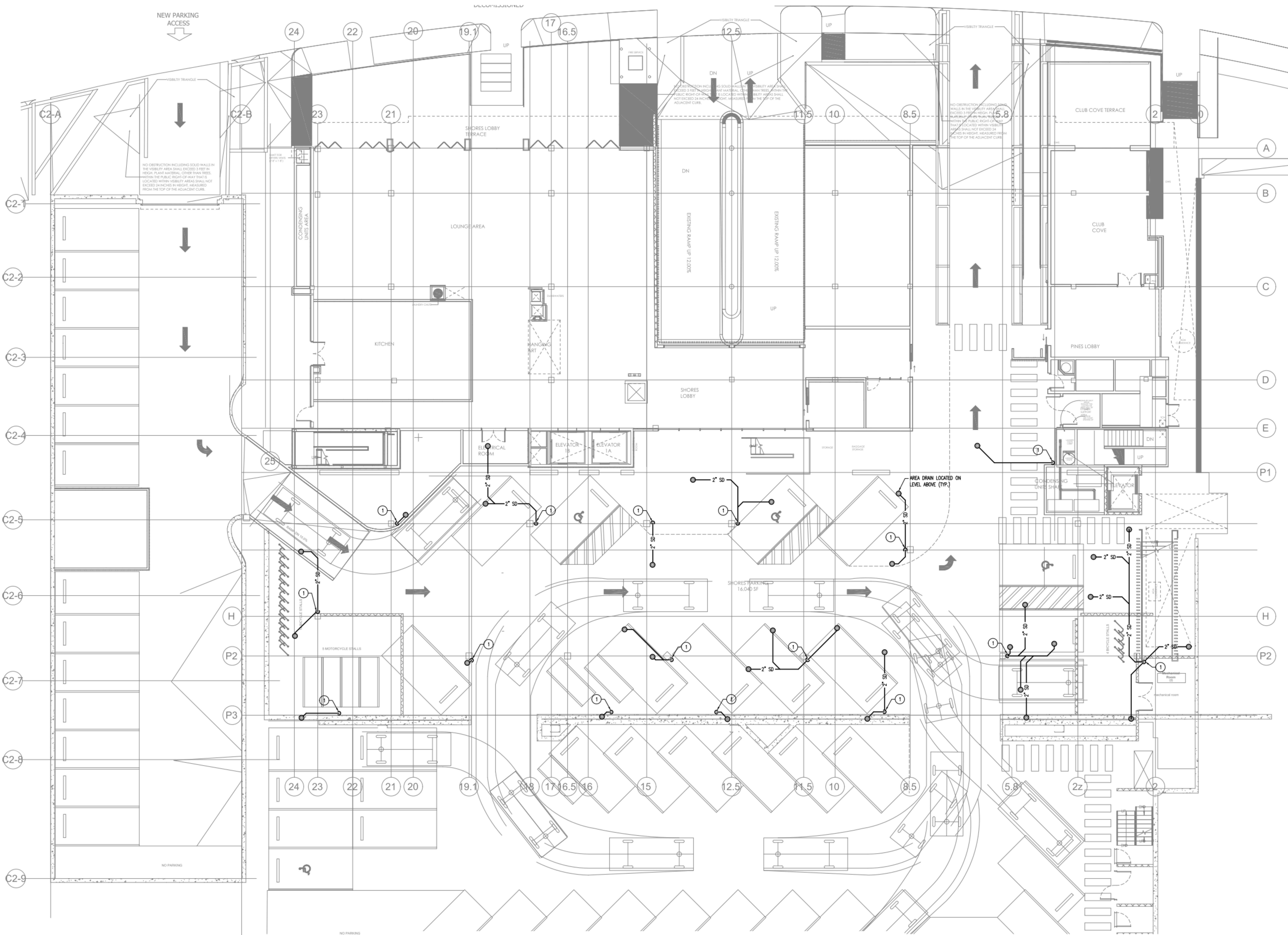
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Scale	See Drawings

Revision Schedule		
Rev.#	Description	Date



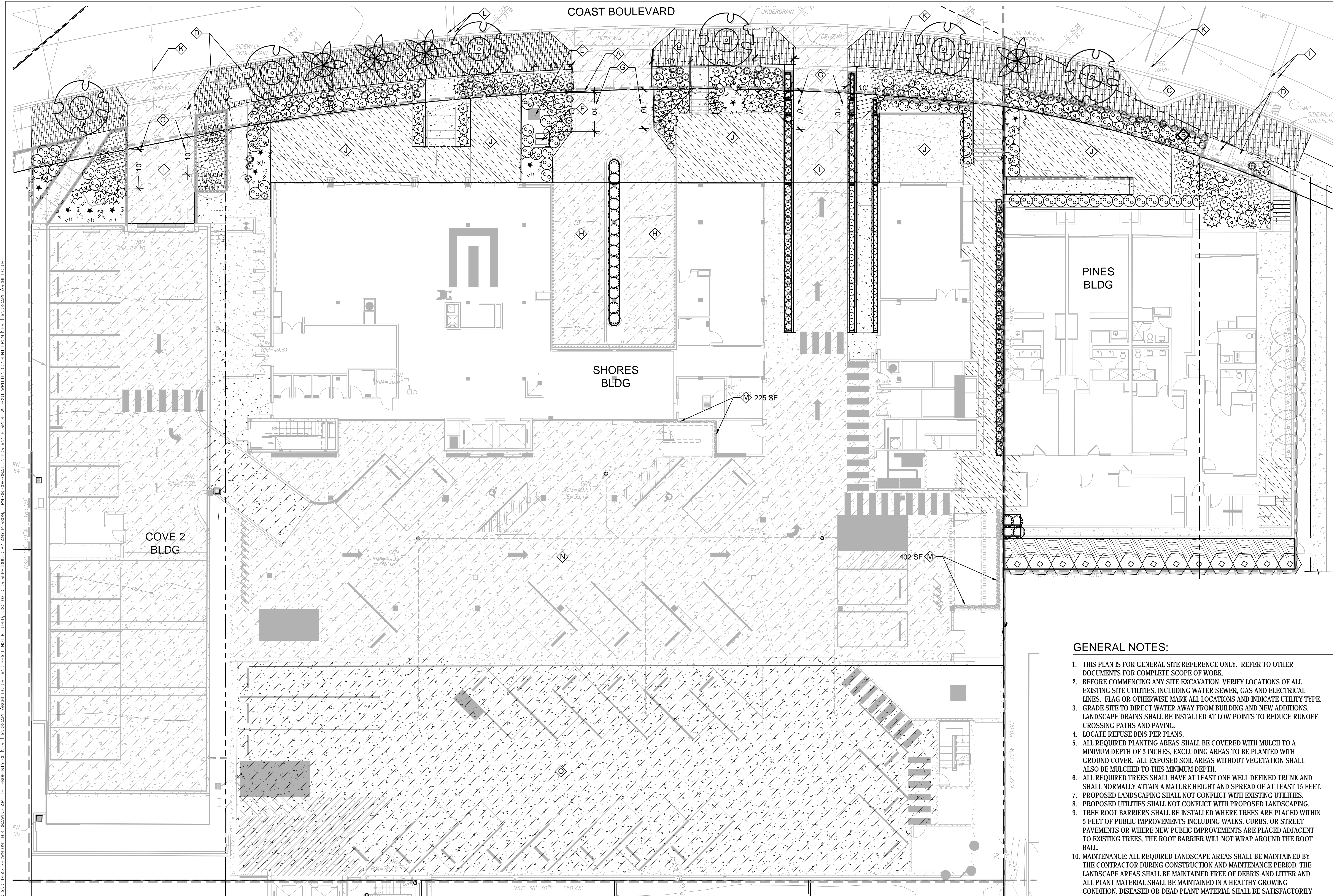
PLUMBING GARAGE
GROUND FLOOR
PLAN

P-2.2



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LANDSCAPE KEY NOTES:

- ◇ PROPERTY LINE - TYPICAL SYMBOL
- ◇ WALKWAY IN RIGHT-OF-WAY TO BE PAVED WITH TEXTURED PAVERS
- ◇ EXISTING RAMP AT CROSSWALK
- ◇ EXISTING UTILITIES
- ◇ EXISTING FIRE BACKFLOW
- ◇ (2) BACKFLOW PREVENTERS IN ENCLOSURES
- ◇ 10' VISIBILITY AREA AT DRIVEWAY. NO OBSTRUCTION IN THE VISIBILITY AREA SHALL EXCEED 3 FEET IN HEIGHT, 2' FOR PLANT MATERIAL
- ◇ DRIVEWAY TO GARAGE FOR COVERED PARKING, BASEMENT LEVEL
- ◇ DRIVEWAY TO GARAGE FOR COVERED PARKING, UPPER LEVEL
- ◇ OPEN-AIR PATIO IN STREET YARD
- ◇ EXISTING SEWER TO REMAIN
- ◇ EXISTING WATER TO REMAIN
- ◇ GREENWALL SYSTEM
- ◇ EXISTING PARKING STRUCTURE
- ◇ PARKING STRUCTURE EXTENSION

HARDSCAPE LEGEND

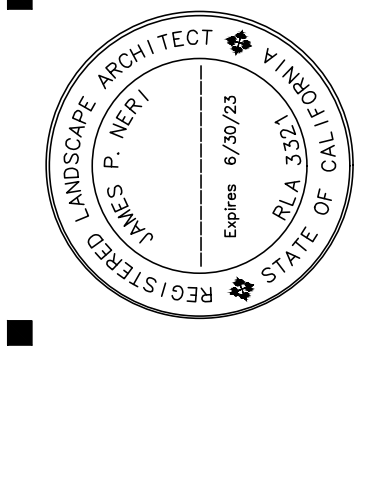
HARDSCAPE PAVING 'A'
 Impermeable paving such as: 2,692 SF (30% PEDESTRIAN PAVING)
 • Uncolored concrete with broom-swept finish SDSRD (Neighborhood scoring in ROW)
 • Uncolored concrete with enhanced finish
 • Integral color concrete with enhanced finish

HARDSCAPE PAVING 'B'
 Impermeable paving such as: 3,738 SF (41% PEDESTRIAN PAVING)
 • Concrete pavers
 • Stone paving
 • Decorative tile paving
 • Stamped concrete

HARDSCAPE PAVING 'C'
 (RIGHT-OF-WAY)
 Impermeable paving such as: 2,643 SF (29% PEDESTRIAN PAVING)
 • Concrete pavers
 • Stone paving

*HARDSCAPE: LJPD 18159.0403(H)(3): "A MINIMUM OF 50 PERCENT OF ALL PAVED SURFACES USED FOR PEDESTRIAN ACTIVITY SHALL BE COMPOSED OF A TEXTURED MATERIALSUCH AS BRICK, STONE, OR TILE."

Project No. - Paradise Temec
 Drawn - JS
 Checked - JRN
N L A
NERI LANDSCAPE ARCHITECTURE
 500 Holliston Dr. Suite # 3
 La Jolla, CA 92037
 Tel: 858-749-9222 Fax: 858-749-9223
 www.nla.com



GROUND FLOOR

LANDSCAPE AREA CALCS

COMMERCIAL DEVELOPMENT

STREETYARD

TOTAL AREA:	6,786 SF
PLANTING AREA REQUIRED (25%):	1,697 SF
PLANTING AREA PROVIDED:	1,826 SF
EXCESS AREA PROVIDED:	129 SF
PLANT POINTS REQUIRED (5%):	339
PLANT POINTS PROVIDED:	972
EXCESS POINTS PROVIDED:	634
POINTS ACHIEVED W/ TREES (50% MIN):	550

REMAINING YARD

TOTAL AREA:	26,070 SF
PLANTING AREA REQUIRED (30%):	7,821 SF
PLANTING AREA PROVIDED:	12,882 SF
EXCESS AREA PROVIDED:	5,061 SF
PLANT POINTS REQUIRED (5%):	1,304
PLANT POINTS PROVIDED:	1,394
EXCESS POINTS PROVIDED:	90+
POINTS ACHIEVED W/ TREES (50% MIN):	705 (652 MIN)

VEHICULAR USE AREA (VUA)

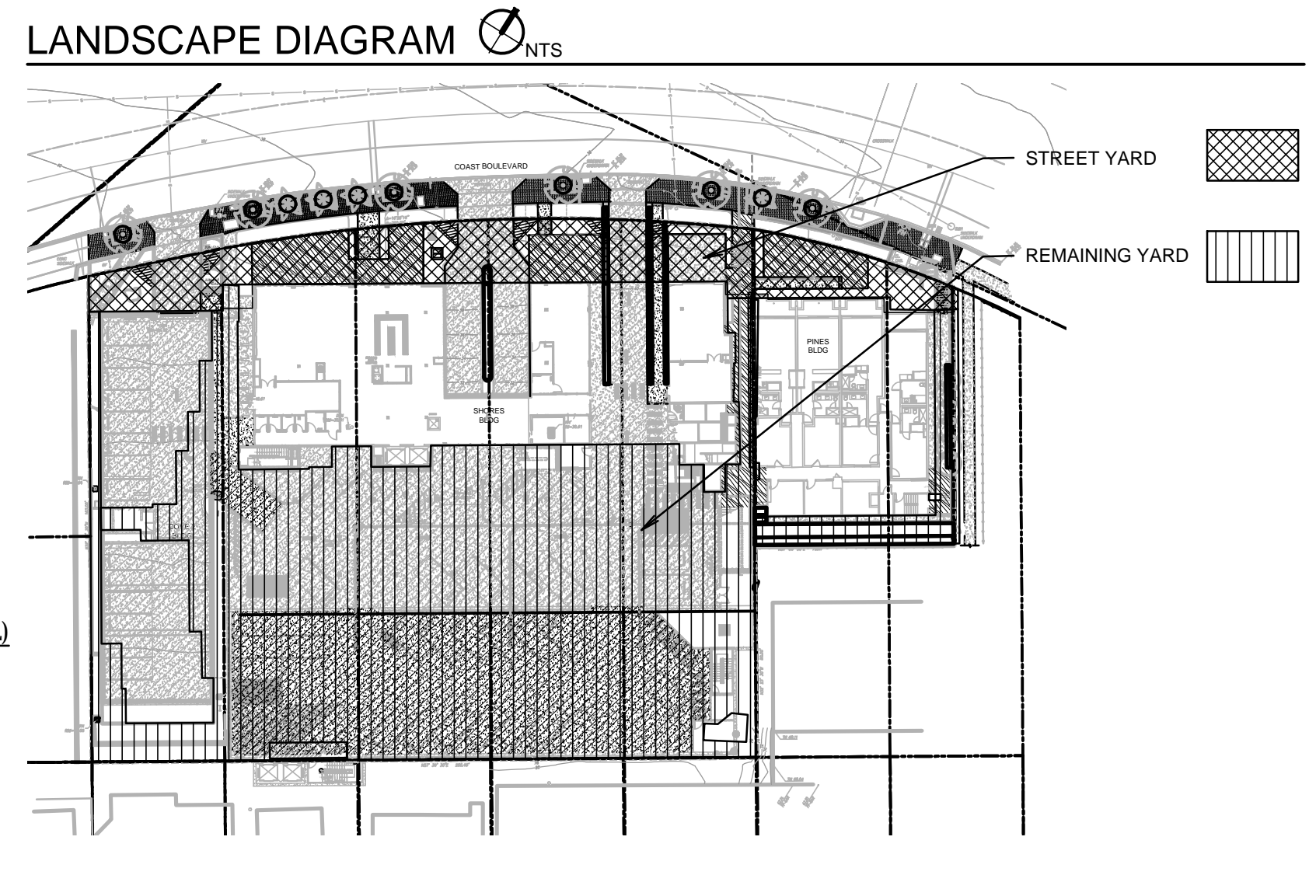
NOT APPLICABLE. ALL PARKING AREAS ARE LOCATED IN GARAGES

LA JOLLA PDO LANDSCAPE CALCULATIONS

159.0403(d) - ZONE 5, OPTION A

PROVIDE A LANDSCAPED AREA EQUIVALENT TO 50% OF THE TOTAL LOT AREA. THE LANDSCAPED AREA MAY BE LOCATED AT THE GROUND LEVEL OR ON UPPER LEVEL BALCONIES, DECKS, ROOFS WITH PERMANENTLY AFFIXED PLANTER BOXES OR ANY COMBINATION THEREOF PROVIDED THE LANDSCAPED AREA IS VISIBLE FROM THE OPPOSITE SIDE OF ADJACENT PUBLIC RIGHTS-OF-WAY (STREETS). A MINIMUM OF 50% OF THE LANDSCAPED AREA SHALL BE VEGETATED.

TOTAL LOT AREA:	57,780 SF
LANDSCAPE AREA (50%):	28,890 SF
EXCESS LANDSCAPE AREA PROVIDED:	48,182 SF
VEGETATED LANDSCAPE AREA REQUIRED (50% MIN):	19,295 SF
VEGETATED LANDSCAPE AREA PROVIDED:	14,445 SF
EXCESS VEGETATED LANDSCAPE AREA PROVIDED:	6 SF



STREET TREE CALCULATION

(1) 10' 8" PALM FOR EVERY 20' STREET FRONTAGE OR
 (1) 48" BOX FOR EVERY 30' STREET FRONTAGE

STREET FRONTAGE (MINUS DRIVEWAY LF): 254'
 STREET TREE REQUIRED: (180 LF) 6 TREES, (74 SF) 4 PALMS
 PROVIDED: 6 TREES, 4 PALMS

MINIMUM STREET TREE SEPARATION DISTANCE:

IMPROVEMENT	MIN. DISTANCE TO STREET TREE
TRAFFIC SIGNALS/ STOP SIGNS	20 FEET
UNDERGROUND UTILITY LINES	5 FEET
ABOVE GROUND UTILITY STRUCTURES	10 FEET
DRIVEWAY (ENTRIES)	10 FEET
INTERSECTIONS	25 FEET
SEWER LINES	10 FEET

GENERAL NOTES:

- THIS PLAN IS FOR GENERAL SITE REFERENCE ONLY. REFER TO OTHER DOCUMENTS FOR COMPLETE SCOPE OF WORK.
- BEFORE COMMENCING ANY SITE EXCAVATION, VERIFY LOCATIONS OF ALL EXISTING SITE UTILITIES, INCLUDING WATER SEWER, GAS AND ELECTRICAL LINES. FLAG OR OTHERWISE MARK ALL LOCATIONS AND INDICATE UTILITY TYPE.
- GRADE SITE TO DIRECT WATER AWAY FROM BUILDING AND NEW ADDITIONS. LANDSCAPE DRAINS SHALL BE INSTALLED AT LOW POINTS TO REDUCE RUNOFF CROSSING PATHS AND PAVING.
- LOCATE REFUSE BINS PER PLANS.
- ALL REQUIRED PLANTING AREAS SHALL BE COVERED WITH MULCH TO A MINIMUM DEPTH OF 3 INCHES, EXCLUDING AREAS TO BE PLANTED WITH GROUND COVER. ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL ALSO BE MULCHED TO THIS MINIMUM DEPTH.
- ALL REQUIRED TREES SHALL HAVE AT LEAST ONE WELL DEFINED TRUNK AND SHALL NORMALLY ATTAIN A MATURE HEIGHT AND SPREAD OF AT LEAST 15 FEET.
- PROPOSED LANDSCAPING SHALL NOT CONFLICT WITH EXISTING UTILITIES.
- PROPOSED UTILITIES SHALL NOT CONFLICT WITH PROPOSED LANDSCAPING.
- TREE ROOT BARRIERS SHALL BE INSTALLED WHERE TREES ARE PLACED WITHIN 5 FEET OF PUBLIC IMPROVEMENTS INCLUDING WALKS, CURBS, OR STREET PAVEMENTS OR WHERE NEW PUBLIC IMPROVEMENTS ARE PLACED ADJACENT TO EXISTING TREES. THE ROOT BARRIER WILL NOT WRAP AROUND THE ROOT BALL.
- MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE CONTRACTOR DURING CONSTRUCTION AND MAINTENANCE PERIOD. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.
- THE PERMITTEE OR SUBSEQUENT OWNER SHALL BE RESPONSIBLE FOR THE LONG-TERM MAINTENANCE OF ALL REQUIRED LANDSCAPE IMPROVEMENTS, INCLUDING IN THE RIGHT-OF-WAY.

- ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE CITY OF SAN DIEGO'S LAND DEVELOPMENT MANUAL, LANDSCAPE STANDARDS, AND ALL OTHER CITY AND REGIONAL STANDARDS.
- ALL REQUIRED LANDSCAPE SHALL BE MAINTAINED IN A DISEASE, WEED AND LITTER FREE CONDITION AT ALL TIMES. SEVERE PRUNING OR "TOPPING" OF TREES IS NOT PERMITTED UNLESS SPECIFICALLY NOTED IN THIS PERMIT.
- 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, IT SHALL BE REPAIRED AND/OR REPLACED IN KIND AND EQUIVALENT SIZE PER THE APPROVED DOCUMENTS TO THE SATISFACTION OF THE DEVELOPMENT SERVICES DEPARTMENT WITHIN 30 DAYS OF DAMAGE OR FINAL INSPECTION.
- ALL GRADED, DISTURBED OR ERODED AREAS THAT WILL NOT BE PERMANENTLY PAVED OR COVERED BY STRUCTURES SHALL BE PERMANENTLY REVEGETATED AND IRRIGATED AS SHOWN IN TABLE 142-04F AND IN ACCORDANCE WITH THE STANDARDS IN THE LAND DEVELOPMENT MANUAL.
- A MINIMUM ROOT ZONE OF 40SF IN AREA SHALL BE PROVIDED FOR ALL TREES. THE MINIMUM DIMENSION FOR THIS AREA SHALL BE 5 FEET, PER SDMC 142.0403(b)(5).
- EXISTING TREES TO REMAIN ON SITE WITHIN THE AREA OF WORK WILL BE PROTECTED IN PLACE. THE FOLLOWING PROTECTION MEASURES WILL BE PROVIDED:
 - A BRIGHT YELLOW OR ORANGE TEMPORARY FENCE WILL BE PLACED AROUND EXISTING TREES AT THE DRIP LINE.
 - STOCKPILING, TOPSOIL DISTURBANCE, VEHICLE USE, AND MATERIAL STORAGE OF ANY KIND IS PROHIBIT WITHIN THE DRIPLINE.
 - A TREE WATERING SCHEDULE WILL BE MAINTAINED AND DOCUMENTED DURING CONSTRUCTION.
- ALL DAMAGED TREES WILL BE REPLACED WITH ONE OF EQUAL OR GREATER SIZE.

DRAINAGE NOTES:

- THE DRAINAGE SYSTEM FOR THIS PROJECT SHALL BE PRIVATE AND WILL BE SUBJECT TO APPROVAL BY THE CITY ENGINEER.
- ALL DEVELOPMENT SHALL BE CONDUCTED TO PREVENT EROSION AND STOP SEDIMENT AND POLLUTANTS FROM LEAVING THE PROPERTY TO MAXIMUM EXTENT PRACTICABLE.
- ALL ROOF DRAINS AND FLATWORK SHALL DRAIN POSITIVELY INTO STORM DRAINAGE SYSTEM. SURFACE RUNOFF SHALL NOT DRAIN DIRECTLY INTO THE ADJOINING PROPERTY, AND CONSTRUCTION RUNOFF MAY NOT DRAIN INTO THE STORMWATER CONVEYANCE SYSTEM.

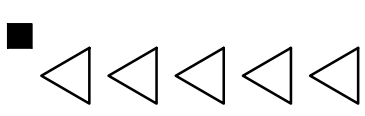
LANDSCAPE CONCEPT STATEMENT

THE LANDSCAPE FOR THIS COMMERCIAL DEVELOPMENT IS SEPARATED INTO TWO USES AND STYLES. THE AREA ALONG THE STREET FRONTAGE CONSISTS OF CAFE SEATING AND OPEN PATIOS. A PLANT PALETTE APPLIED TO THIS AREA IS CALIFORNIA COASTAL TO REINFORCE THE CLOSE PROXIMITY TO THE OCEAN. THESE PLANTS ARE LOW-WATER USE WHILE PROVIDING VARYING FOLIAGE TEXTURE, COLOR AND FLOWERS. THE INTERNAL LANDSCAPE AREA IS TO PROVIDE PUBLIC SPACES FOR GATHERING. IN THIS INTERIOR AREA THE PLANT PALETTE IS MORE REFLECTIVE OF A TROPICAL-LIKE PALETTE WITHOUT USING PLANTS THAT REQUIRE LARGE AMOUNTS OF WATER. NEW STREET TREES ARE PROPOSED TO MATCH THE DISTINCTIVE LOOK OF COAST BOULEVARD. THIS LANDSCAPE IS IN CONFORMANCE WITH THE LAND DEVELOPMENT CODE AND THE LA JOLLA PLANNED DISTRICT ORDINANCE. ALL LANDSCAPE WILL BE MAINTAINED BY THE OWNER.

LANDSCAPE IMPROVEMENT PLANS FOR
LA JOLLA COVE HOTEL
 1145 Coast Blvd.
 La Jolla, CA 92037

7 APRIL 2022

LANDSCAPE DEVELOPMENT PLAN



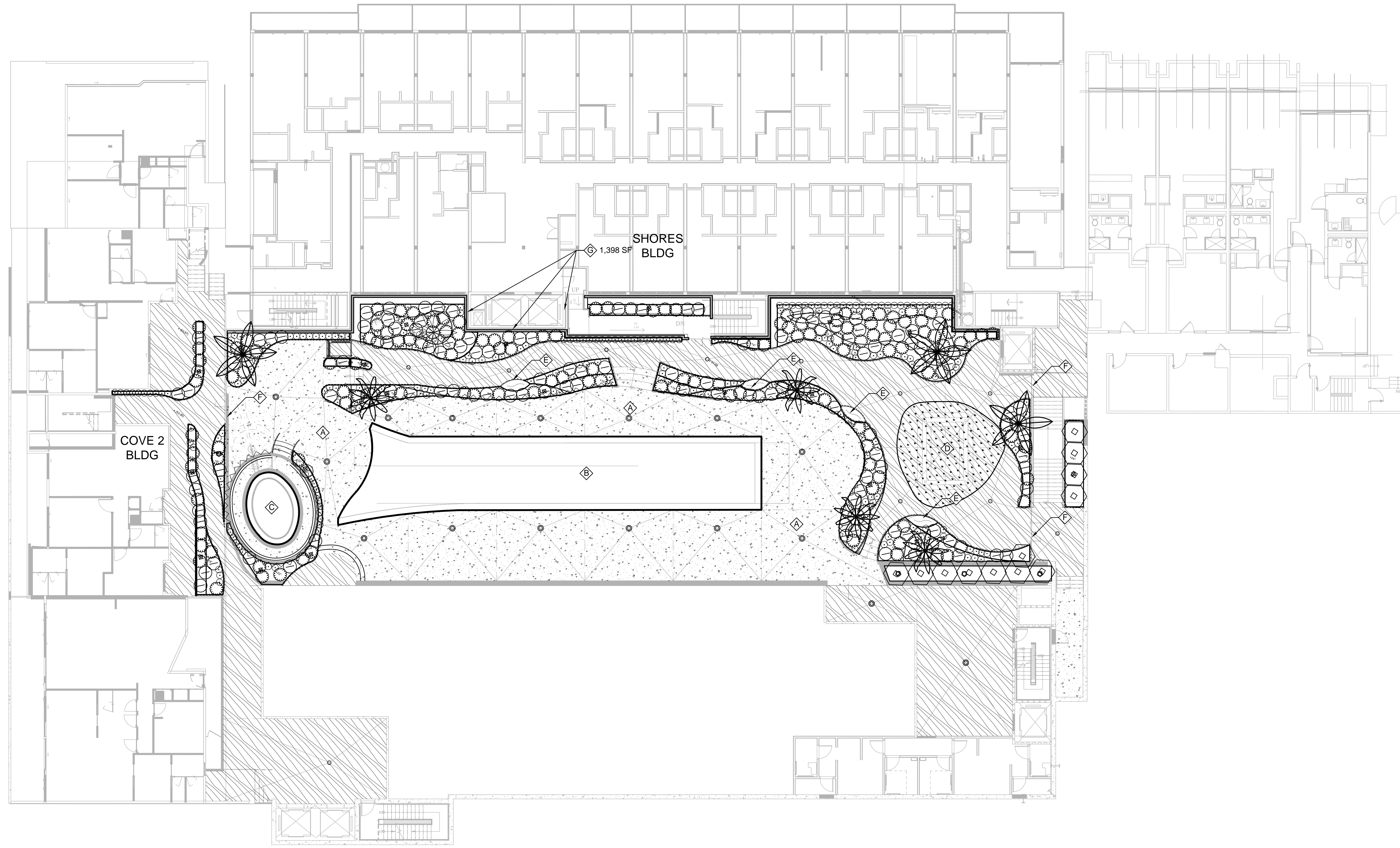
LANDSCAPE KEY NOTES:

- ◇ POOL DECK
- ◇ WALK IN POOL
- ◇ SPA
- ◇ PLANTED ROOF OVER COUNTER
- ◇ FIXED BENCH SEATING
- ◇ POOL FENCE AND GATE
- ◇ GREENWALL SYSTEM

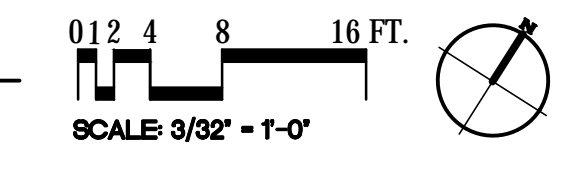
HARDSCAPE LEGEND

HARDSCAPE PAVING 'A'
 Impermeable paving such as: 4,370 SF *(44% PEDESTRIAN PAVING)
 • Uncolored concrete with broom-swept finish SDSRD (Neighborhood scoring in ROW)
 • Uncolored concrete with enhanced finish
 • Integral color concrete with enhanced finish

HARDSCAPE PAVING 'B'
 Impermeable paving such as: 5,612 SF *(56% PEDESTRIAN PAVING)
 • Concrete pavers
 • Stone paving
 • Decorative tile paving
 • Stamped concrete

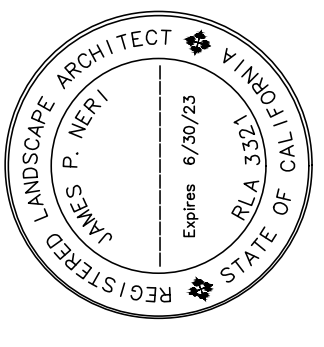


SECOND FLOOR



Project No. - Paradise Terrace
 Drawn - JS
 Checked - JPN

N L A
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 520 Hornum Drive, Suite # 3
 La Jolla, CA 92037
 TEL: 858-774-3222 FAX: 858-774-3223
 WWW.NERILANDSCAPE.COM



LANDSCAPE IMPROVEMENT PLANS FOR
LA JOLLA COVE HOTEL
 1155 Coast Blvd.
 La Jolla, CA 92037

7 APRIL 2022

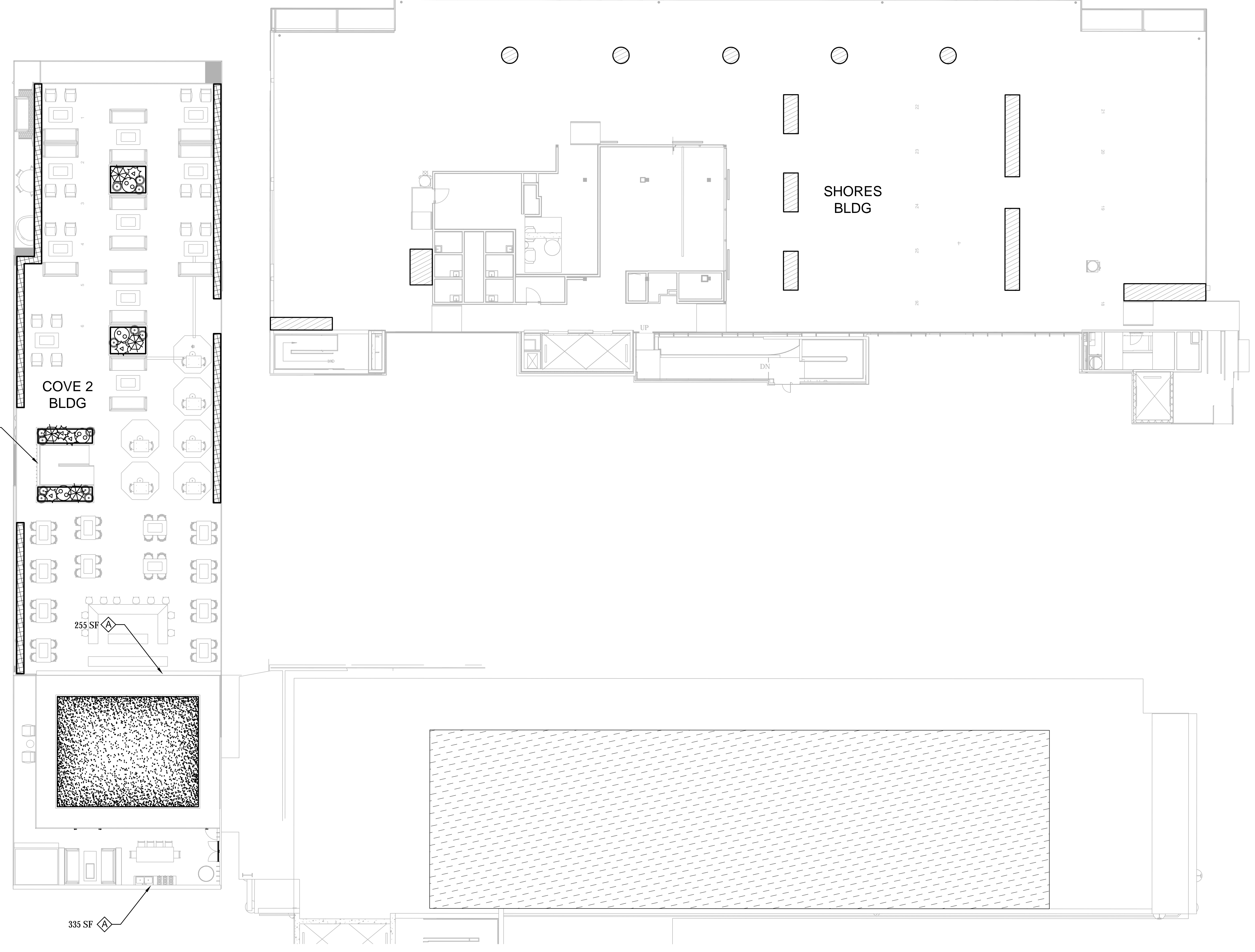
LANDSCAPE
 DEVELOPMENT
 PLAN

ALL PLANS, DESIGNS AND DETAILS SHOWN ON THE DRAWINGS ARE THE PROPERTY OF NERI LANDSCAPE ARCHITECTURE AND SHALL NOT BE REPRODUCED OR REPRODUCED BY ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WITHOUT WRITTEN CONSENT FROM NERI LANDSCAPE ARCHITECTURE.

LANDSCAPE KEY NOTES:

GREENWALL SYSTEM

ALL PLANS, DESIGNS AND DETAILS SHOWN ON THE DRAWING ARE THE PROPERTY OF NERI LANDSCAPE ARCHITECTURE AND SHALL NOT BE REPRODUCED OR REPRODUCED BY ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WITHOUT WRITTEN CONSENT FROM NERI LANDSCAPE ARCHITECTURE.



170 SF

COVE 2 BLDG

255 SF

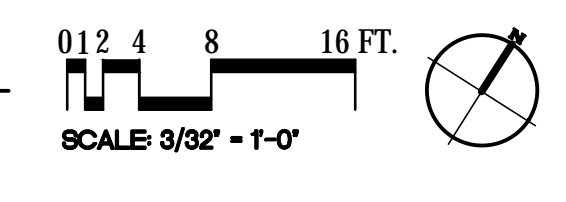
335 SF

SHORES BLDG

UP

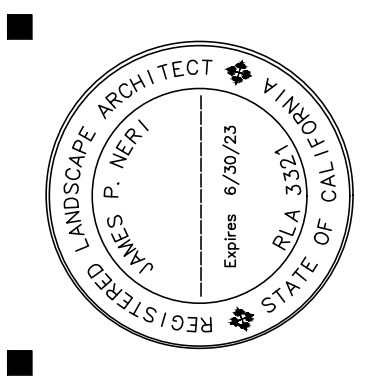
DN

ROOF PLAN



Project No. - Paradise Terrace
Drawn - JS
Checked - JPN

NLA
NERI LANDSCAPE ARCHITECTURE
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Tel: 858-749-3232 • Fax: 858-749-3233
www.NerILA.com



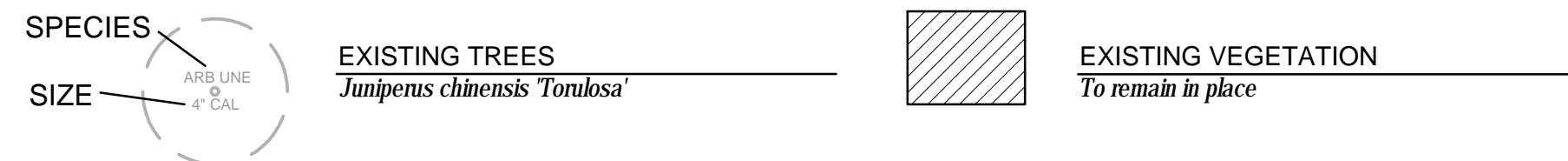
LANDSCAPE IMPROVEMENT PLANS FOR
LA JOLLA COVE HOTEL
1155 Coast Blvd.
La Jolla, CA 92037

7 APRIL 2022

LANDSCAPE DEVELOPMENT PLAN

PLANT SCHEDULE:

EXISTING PLANT MATERIAL LEGEND:

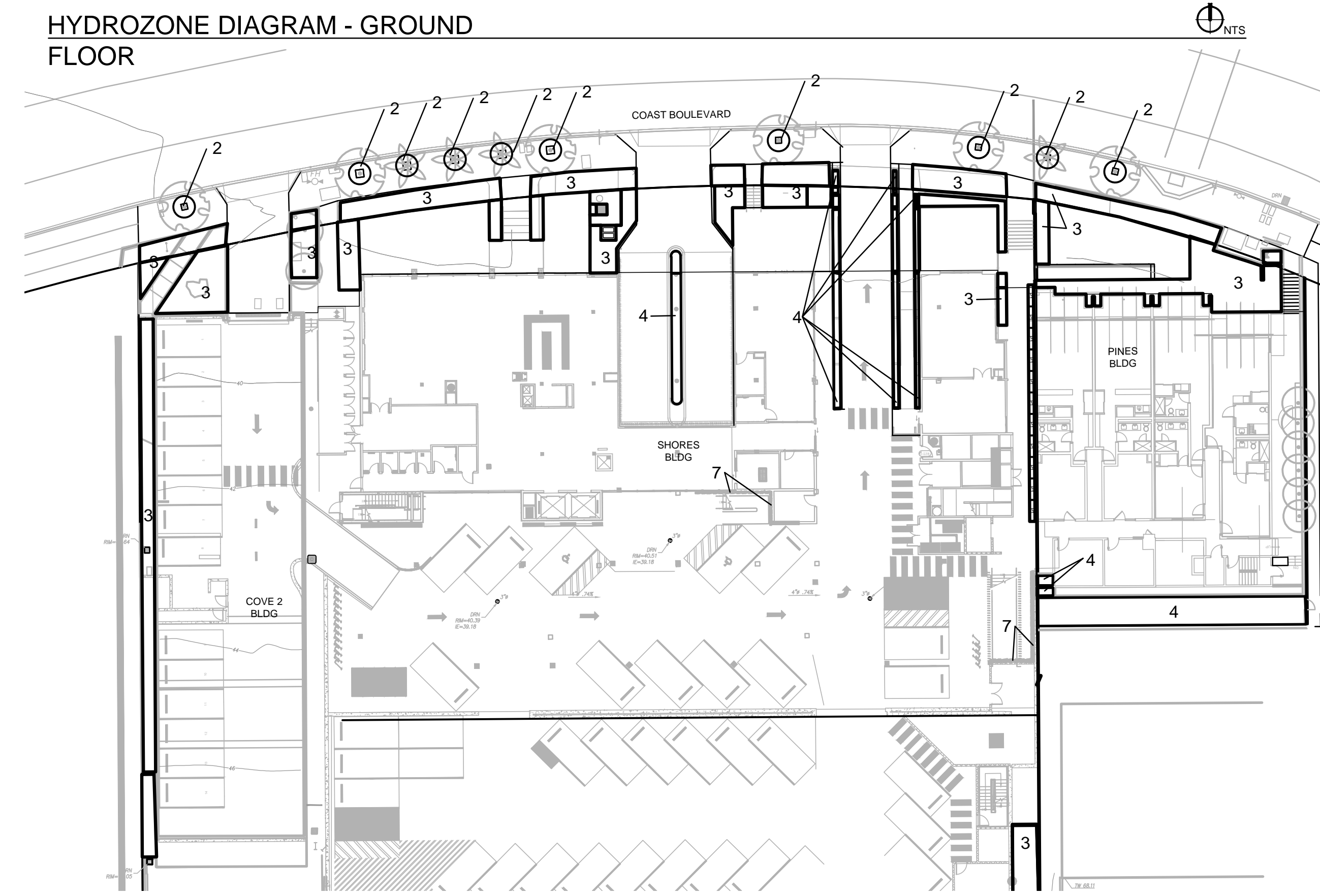


PROPOSED PLANT MATERIAL LEGEND

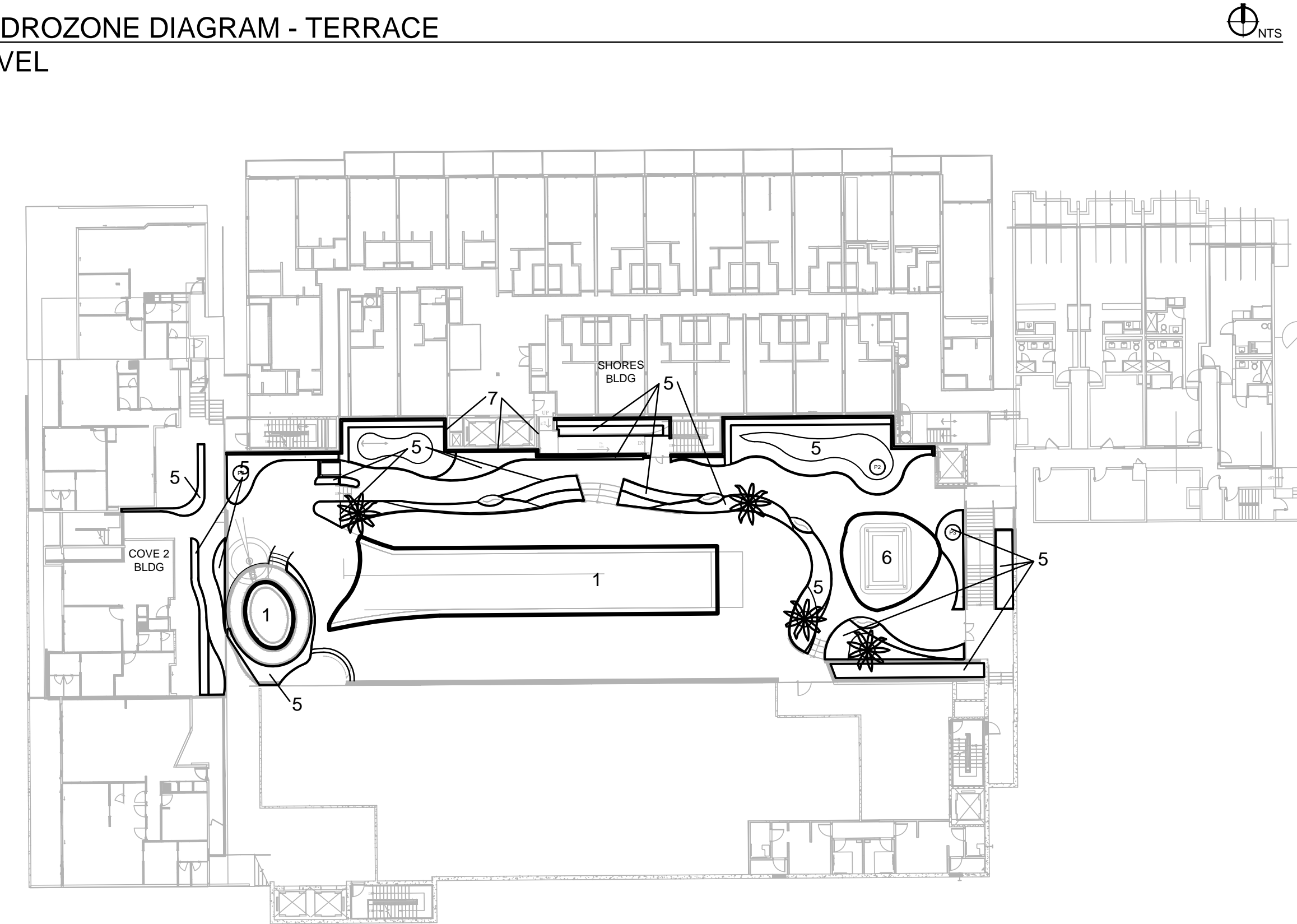
- Denotes Preferred Species
- STREET TREES - PALMS**
Medium scale tree - 20' tall x 8' wide, such as: 4 / 100% / 10' BTH
• *Howea forsteriana* "Paradise Palm"
• *Brahea edulis* "Guadalupe Palm"
 - STREET TREES - BROADHEADED**
Medium scale tree - 20' tall x 12' wide, such as: 6 / 100% / 48" BOX
• *Metrosideros tomentosa* "New Zealand Christmas Tree"
• *Koeleruteria bipinnata* "Chinese Flame Tree"
• *Jacaranda mimosifolia* "Jacaranda"
 - ACCENT TREES**
Small scale tree - 10' tall x 6' wide, such as: 9 / 100% / 15 GAL
• *Chamaecyparis humilis* "European Fan Palm"
• *Phoenix roebelenii* "Pygmy Date Palm"
 - EVERGREEN SUCCULENT PERENNIAL**
Medium scale shrub - 6' tall x 6' wide, such as: 9 / 100% / 15 GAL
• *Furcraea foetida* "Mediopica"
• *Phormium 'Yellow Wave'*
• *Agave americana 'Mediopicta Aurea'* "Century Plant"
 - ACCENT SUCCULENT PERENNIAL**
Small scale shrubs - 3' tall x 3' wide, such as: 82 / 100% / 5 GAL
• *Agave 'Blue Glow'* "Blue Glow Agave"
• *Agave victoriae-reginae* "Queen Victoria Agave"
• *Agave attenuata* (outside right-of-way/visibility triangle only) "Foxtail Agave"
• *Echinocactus gussonii* (outside right-of-way/visibility triangle only) "Golden Barrel Cactus"
 - BOLD EVERGREEN SUCCULENT**
Large scale shrub - 5' tall x 6' wide, such as: 13 / 100% / 5 GAL
• *Kalanchoe beharvensis* "Violet Elephant Ear"
• *Opuntia engelmannii huformis* "Cactus Apple"
• *Dasyliston wheeleri* "Desert Spoon"
 - FLOWERING PERENNIAL**
Medium scale shrub - 2' 3" tall x 2' 3" wide, such as: 119 / 100% / 1 GAL
• *Aloe saponaria* "Soap Aloe"
• *Aloe striata* "Coral Aloe"
• *Limonium perezii* "Sea Lavender"
 - SHADE EVERGREEN PERENNIAL**
Small scale shrub - 2' tall x 2' wide, such as: 305 / 100% / 1 GAL
• *Dianella caerulea 'Cassa Blue'* "Cassa Blue Flax Lily"
• *Dianella tasmanica 'Variegata'* "Variegated Flax Lily"
• *Lilope muscari 'Variegata'* "Variegated Lily Turf"
 - EVERGREEN GRASSES**
Small scale grass - 1'-3" tall x 1'-3" wide, such as: 215 / 100% / 1 GAL
• *Festuca glauca 'Eden Blue'* "Blue Fescue"
• *Festuca mairei* "Maire's Fescue"
• *Bouteloua gracilis* "Blue Grama Grass"
• *Muhlenbergia dubia* "Mexican Mahly"

- PALM TREES**
Medium scale tree - 20' tall x 10' wide, such as: 3 / 100% / 10' BTH
• *Archontophoenix cunninghamiana* "King Palm"
• *Syagus romanzoffiana* "Queen Palm"
• *Buta capitata* "Pindo Palm"
- ACCENT PALM TREES**
Medium scale tree - 15' tall x 10' wide, such as: 5 / 100% / 15 GAL
• *Howea forsteriana* "Kentia Palm"
• *Rhaphis excelsa* "Lady Palm"
• *Wodyetia bifurcata* "Foxtail Palm"
- EVERGREEN SCREENING SHRUB**
Small scale tree - 15' tall x 8' wide, such as: 25 / 100% / 15 GAL
• *Sabazia nicotii* "Giant Bird of Paradise"
• *Bambusa multiplex 'Riviereorum'* "Chinese Goddess Bamboo"
- SMALL EVERGREEN SHRUB**
Small scale shrub - 2' 3" tall x 3' wide, such as: 167 / 100% / 5 GAL
• *Adiantum pedatum* "Northern Maidenhair Fern"
• *Asarum caudatum* "Western Wild Ginger"
• *Asparagus densiflorus* "Asparagus Fern"
• *Cyrtium lakatanum* "Japanese Holly Fern"
• *Philodendron scabrum* "Tree Philodendron"
• *Philodendron 'Xanadu'* "Philodendron"
• *Zamia furfuracea* "Cardboard Palm"
- FLOWERING SHRUBS**
Medium scale shrub - 3' tall x 3' wide, such as: 115 / 100% / 5 GAL
• *Begonia crassifolia* "Winter Blooming Begonia"
• *Cycas revoluta* "Sago Palm"
• *Hedychium flavescens* "Yellow Ginger Lily"
- NATURAL TURF ON STRUCTURE** 632 SF
- PLANTING ON SHADE STRUCTURE** 470 SF
Succulent and grasses mix
- SUCCULENT GROUNDCOVER**
Low growing groundcover - 6' tall x spreading, such as: 880 SFI / 100% / FLAT @ 12" O.C.
• *Echeveria elegans* "Mexican Snowflake"
• *Senecio spenss* "Blue Chalksticks"
• *Sedum spp.* "Stonecrop"
- SPREADING GROUNDCOVER (SHADE)**
Low growing groundcover - 6' tall x spreading, such as: 397 SFI / 100% / FLAT @ 12" O.C.
• *Vinca minor* "Periwinkle"
• *Fragaria chiloensis* "Ornamental Strawberry"

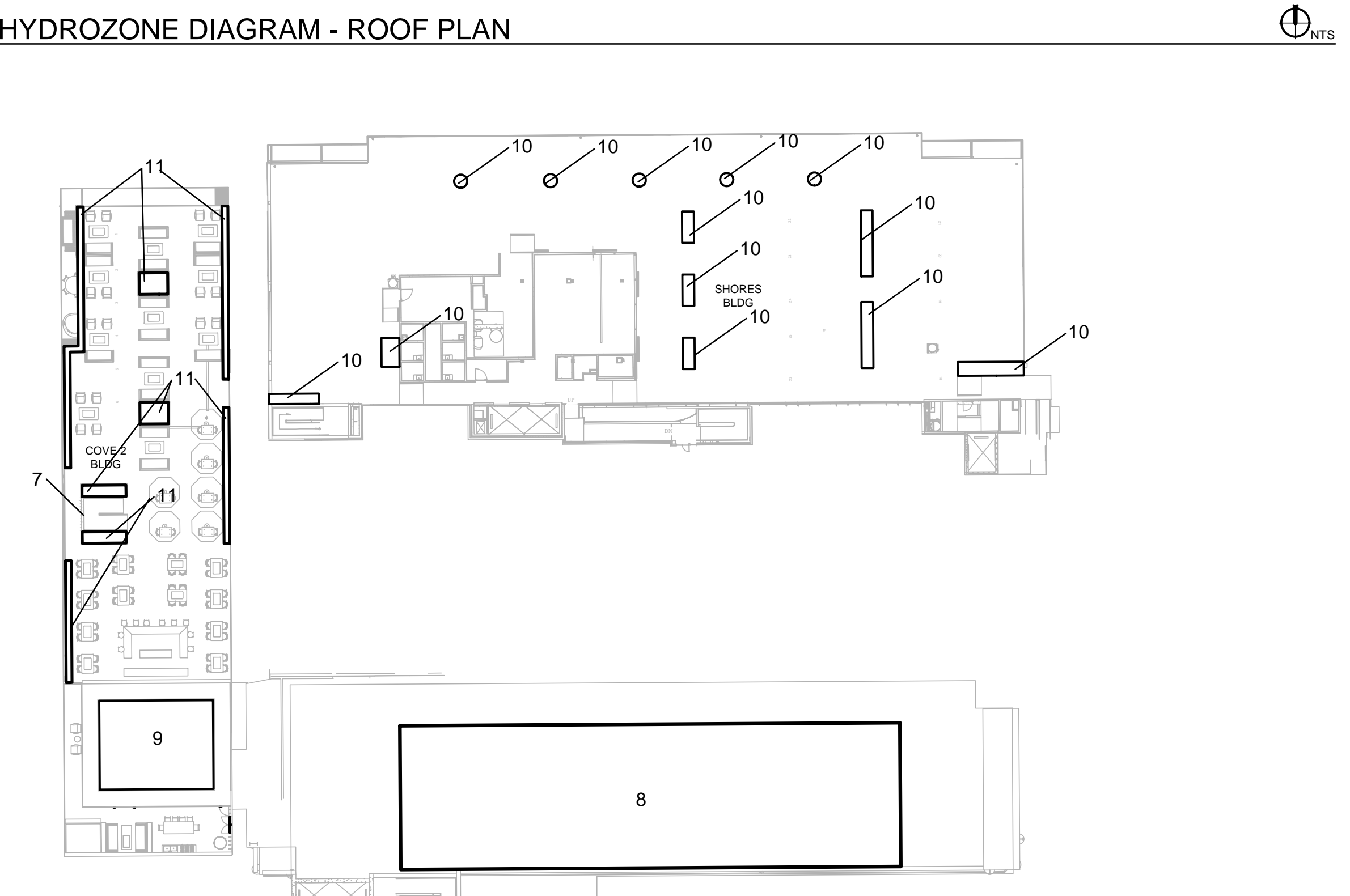
HYDROZONE DIAGRAM - GROUND FLOOR



HYDROZONE DIAGRAM - TERRACE LEVEL



HYDROZONE DIAGRAM - ROOF PLAN



ESTIMATED TOTAL WATER USE

HYD.	HYDROZONE DESCRIPTION	PLANT FACTOR	IRRIGATION METHOD	IRRIGATION EFFICIENCY (IE)	ETAF (PF/IE)	HYDROZONE AREA (HA) IN S.F.	ETAFx HA	ETWU GAL/YR.
1	POOL/SPA	0.7	DRIP	.81	0.864	1,783	1540.864	38,213
2	STREET TREES	0.4	DRIP	.81	0.494	280	138.272	3,429
3	LOW WATER USE, GROUND FLOOR	0.2	DRIP	.81	0.247	3,752	926.420	22,975
4	MED WATER USE, GROUND FLOOR	0.4	DRIP	.81	0.494	1,036	511.605	12,688
5	PARADISO LEVEL	0.4	DRIP	.81	0.494	2,604	1285.926	31,891
6	VEGETATED ROOF AT COUNTER	0.2	SPRAY	.75	0.267	470	125.333	3,108
7	GREEN WALL	0.4	DRIP	.81	0.494	2,785	1375.309	34,108
8	WALKABLE PLANTING ON ROOF	0.2	SPRAY	.75	0.247	4,500	1111.111	27,556
9	WALKABLE PLANTING ON ROOF	0.7	SPRAY	.75	0.933	632	589.867	14,629
10	CONTAINER PLANTS ON ROOF	0.4	DRIP	.81	0.494	331	163.457	4,054
11	CONTAINER PLANTS ON ROOF	0.2	DRIP	.81	0.247	396	97.778	2,425
TOTAL						18,569		195,075

WATER BUDGET CALCULATIONS:

TOTAL LANDSCAPE AREA (LA) = 18,569 SF
 SPECIAL LANDSCAPE AREA (SLA) = 0 SF
 ET0 = 40
 ETAF = .45

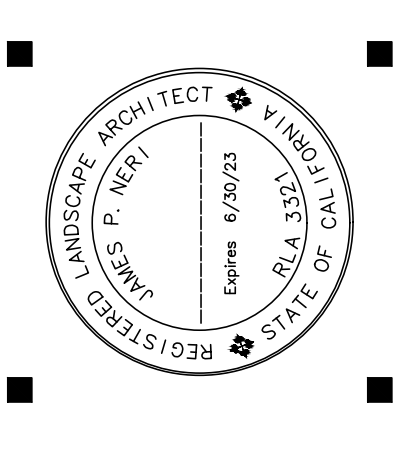
MAXIMUM APPLIED WATER ALLOWANCE (MAWA):
 MAWA = (ET0)(0.62)[ETAF x (LA-SLA)] + [(1-ETAF) x SLA]
 (40)(0.62) [(45 x 18,569) + (0.55 x 0)] = 207,230 GAL/YR

ESTIMATED TOTAL WATER USE (ETWU):
 ETWU = (ET0)(0.62) [(PF x HA) + (SLA)]
 IE

ESTIMATED TOTAL WATER USE (ETWU): 195,075 GAL/YR

Project No. - Paradise Terrace
 Drawn - JS
 Checked - JPN

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 628 HOMERIDGE DRIVE, SUITE # 3
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 WWW.NERILANDSCAPE.COM



LANDSCAPE IMPROVEMENT PLANS FOR
LA JOLLA COVE HOTEL
 1155 Coast Blvd.
 La Jolla, CA 92037

7 APRIL 2022

LANDSCAPE DEVELOPMENT PLAN

L4

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COASTAL DEVELOPMENT PERMIT PROJECT NO. 676701

LEGAL DESCRIPTION:
 LOTS 5 THROUGH 8 AND PORTIONS OF LOTS 3 AND 4, BLOCK 59, OF LA JOLLA PARK, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 362, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON MARCH 22, 1887.
 APN Nos. 350-040-21-00

NOTES

1. THE SOURCE OF THE TOPOGRAPHIC INFORMATION SHOWN HEREON IS ON THE GROUND SURVEY BY COFFEY ENGINEERING, INC., DATED MAY 18, 2021.
2. THE PROPOSED PROJECT IS MIXED USE, MULTI-RESIDENTIAL.
3. THE SUBJECT PROPERTY IS SERVED BY SANITARY SEWER LATERALS AND WATER SERVICES CONNECTED TO CITY OF SAN DIEGO MAINS.
4. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE, SATISFACTORY TO THE CITY ENGINEER.
5. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE SHALL INCORPORATE ANY CONSTRUCTION BMP'S NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.
6. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT THE OWNER/PERMITEE 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.
7. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE APPLICANT SHALL SUBMIT A TECHNICAL REPORT THAT WILL BE SUBJECT TO FINAL REVIEW BY THE CITY ENGINEER, BASED ON THE STORM WATER STANDARDS IN EFFECT AT THE TIME OF THE CONSTRUCTION PERMIT ISSUANCE.
8. NO EASEMENTS WERE DISCLOSED ON THE SURVEY PROVIDED TO THE UNDERSIGNED.
9. AN ENCROACHMENT MAINTENANCE AND REMOVAL AGREEMENT WILL BE REQUIRED FOR PRIVATE CURB OUTLETS (D-25), LANDSCAPING, IRRIGATION AND SIDEWALK PAVERS WITHIN THE PUBLIC RIGHT OF WAY.
10. SITE IMPERVIOUS SURFACE RUNOFF WILL BE DIRECTED TO ONE FILTERRA FILTRATION UNIT FOR TREATMENT AND TO LANDSCAPING BEFORE LEAVING SITE. SEE SHEET C003.
11. FOR LANDSCAPE AND HARDSCAPE, SEE LANDSCAPE PLAN.
12. ALL PROPOSED PUBLIC IMPROVEMENTS SHALL BE IN ACCORDANCE WITH CURRENT CITY STANDARDS AT THE TIME OF THEIR CONSTRUCTION.
13. 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.

LEGEND

- PROPERTY LINE
- - - EXISTING CONTOUR
- - - EXISTING OVERHEAD LINES
- G - G - EXISTING GAS LINE
- S - S - EXISTING SEWER LINE
- W - W - EXISTING WATER LINE
- ⊕ EXISTING MANHOLE
- ⊙ EXISTING SEWER LATERAL
- ⊙ W RP EXISTING WATER SERVICE CONNECTION
- ⊙ FS EXISTING FIRE SERVICE WITH BACKFLOW
- ⊙ W EXISTING WATER SERVICE
- ▭ PROPOSED CURB OUTLET
- ▭ PROPOSED FILTERRA BIOFILTRATION BASIN (6' X 8') IMP-F (10" PVC OUT) IN BASEMENT (TYPICAL)
- ▭ PROPOSED TYPE A-4 CATCH BASIN WITH PUMP IN BASEMENT (TYPICAL)
- ===== PROPOSED PVC DRAIN
- AREA DRAIN
- ▨ LANDSCAPED AREA (TYPICAL) (SEE LANDSCAPE PLAN)
- ▭ BASEMENT BUILDING/DRIVEWAY WALL

DIMENSIONS PRECEDED BY "*" ARE CRITICAL AND MAY NOT BE MODIFIED WITHOUT CONSULTING CONTECH

AS WITH ALL OPEN TOP BIoretention SYSTEMS, FILTERRA BIOSCAPE IS OPEN TO THE ATMOSPHERE WITH A MEDIA SURFACE RECESSED BELOW FINISHED GRADE. CONTRACTOR OR OWNER IS RESPONSIBLE FOR PROVIDING ANY REQUIRED SAFETY MEASURES AROUND SYSTEM PERIMETER. TO MAINTAIN AESTHETICS, REMOVAL OF HEAVY STORMWATER DEBRIS MAY BE NECESSARY BETWEEN REGULAR FILTERRA SYSTEM MAINTENANCE EVENTS.

FTBSVIB CONFIGURATION
 (OPTIONS: BASIN "B", GREEN INFRASTRUCTURE INLET "I", PIPE INLET "P", SLOTTED THROAT INLET "T")

MEDIA BAY SIZE	VAULT SIZE (L x W)	LONG SIDE INLET DESIGNATION	SHORT SIDE INLET DESIGNATION	AVAILABILITY	MAX. OUTLET / BYPASS PIPE DIA.	MAX. BYPASS FLOW (CFS)	UNDERDRAIN (PERF)	MIN. NO. OF INLET PIPES (P ONLY)
4 x 4	4 x 4	FTBSVIB0404	FTBSVIB0404	ALL	8" SDR 35	1.42	4" SDR 35	1
6 x 4	6 x 4	FTBSVIB0604	FTBSVIB0604	NA OR NA	8" SDR 35	1.89	4" SDR 35	1
6.5 x 4	6.5 x 4	FTBSVIB0604	FTBSVIB0604	CA ONLY	8" SDR 35	1.89	4" SDR 35	1
7.83 x 4.5	7.83 x 4.5	FTBSVIB07845	FTBSVIB04578	DE MD, RL, FA, VA, VV ONLY	8" SDR 35	1.89	4" SDR 35	1
8 x 4	8 x 4	FTBSVIB0804	FTBSVIB0408	NA	8" SDR 35	1.89	4" SDR 35	1
6 x 6	6 x 6	FTBSVIB0606	FTBSVIB0606	ALL	8" SDR 35	1.89	4" SDR 35	1
8 x 6	8 x 6	FTBSVIB0806	FTBSVIB0608	ALL	10" SDR 35	2.37	4" SDR 35	1
10 x 6	10 x 6	FTBSVIB1006	FTBSVIB0610	ALL	10" SDR 35	2.37	6" SDR 35	2
12 x 6	12 x 6	FTBSVIB1206	FTBSVIB0612	ALL	10" SDR 35	2.37	6" SDR 35	2
13 x 7	13 x 7	FTBSVIB1307	FTBSVIB0713	ALL	10" SDR 35	2.37	6" SDR 35	2
14 x 8	14 x 8	FTBSVIB1408	NA	ALL	10" SDR 35	2.37	6" SDR 35	3
16 x 8	16 x 8	FTBSVIB1608	NA	NA OR NA	10" SDR 35	2.37	6" SDR 35	3
15 x 9	15 x 9	FTBSVIB1509	NA	OR NA ONLY	10" SDR 35	2.37	6" SDR 35	3
18 x 8	18 x 8	FTBSVIB1808	NA	CALL CONTECH	10" SDR 35	2.37	6" SDR 35	3
20 x 8	20 x 8	FTBSVIB2008	NA	CALL CONTECH	10" SDR 35	2.37	6" SDR 35	4
22 x 8	22 x 8	FTBSVIB2208	NA	CALL CONTECH	10" SDR 35	2.37	6" SDR 35	4

UTILIZES (2) CURB OPENINGS WITH MIN 1" SPACING. NA = NOT AVAILABLE.

CONTECH ENGINEERED SOLUTIONS LLC
 3025 Carle Plaza Dr., Suite 400, West Chester, OH 45381
 937-333-1130 937-333-1000 937-333-7933 FAX

FTBSVIB
 SLOTTED THROAT INLET - TOP EXTENDS 4" ABOVE CURB FOR ADJACENT SIDEWALKS

FTBSVIB - I
 GREEN INFRASTRUCTURE INLET - TOP FLUSH WITH TOP OF CURB, NOT INTENDED FOR SIDEWALK APPLICATIONS

FTBSVIB - B
 BASIN - CURB INLET OR PIPE INLET OPTIONAL

FTBSVIB - P
 PIPE INLET

CONTECH ENGINEERED SOLUTIONS LLC
 3025 Carle Plaza Dr., Suite 400, West Chester, OH 45381
 937-333-1130 937-333-1000 937-333-7933 FAX

FILTERRA BIOSCAPE VAULT INTERNAL BYPASS (FTBSVIB) SITE LAYOUTS

8' X 6' FILTERRA DETAILS

UNAUTHORIZED CHANGES & USES

CE & S CHRISTENSEN ENGINEERING & SURVEYING
 CIVIL ENGINEERS LAND SURVEYORS PLANNERS
 7888 SILVERTON AVENUE, SUITE "J", SAN DIEGO, CALIFORNIA 92126
 TELEPHONE: (858) 271-9901 EMAIL: ceands@aol.com

CAUTION: The Engineer preparing these plans will not be responsible for, or liable for, unauthorized change to or uses of these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.

PRELIMINARY
 ANTONY K. CHRISTENSEN
 RCE 54021
 EXP. 12-31-23

MARCH 16, 2022
 Date



Prepared By:
 CHRISTENSEN ENGINEERING & SURVEYING
 7888 SILVERTON AVENUE, SUITE "J"
 SAN DIEGO, CA 92126
 PHONE (858) 271-9901

Project Address:
 1155 COAST BOULEVARD
 LA JOLLA, CA 92037

Project Name:
 COVE SUITES PARAISO CDP

Sheet Title:

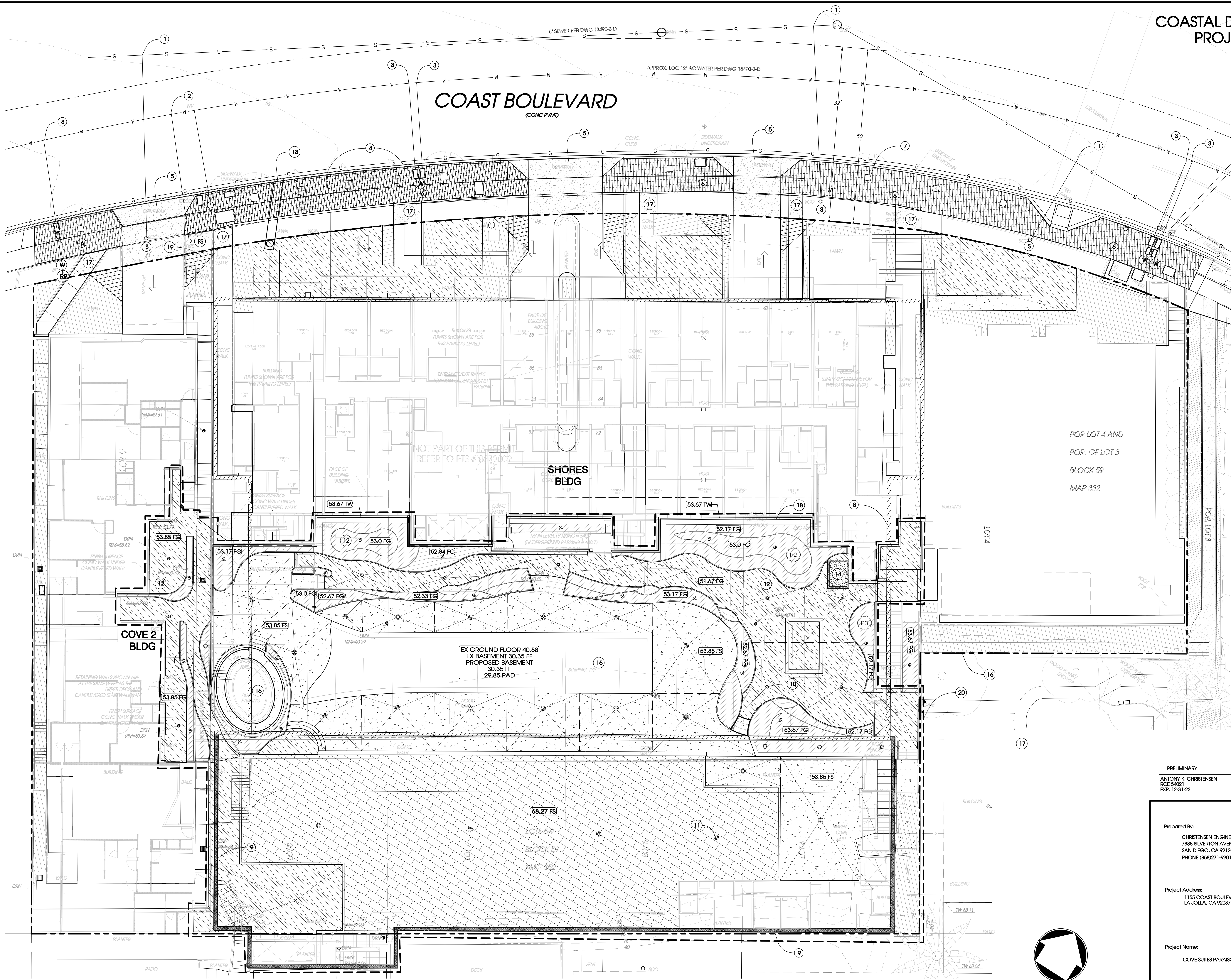
Revision 5:
 Revision 4:
 Revision 3:
 Revision 2:
 Revision 1:
 Original Date: MARCH 16, 2022

Sheet

PRELIMINARY GRADING PLAN

C002

COASTAL DEVELOPMENT PERMIT PROJECT NO. 676701



CONSTRUCTION NOTES

- 1 EXISTING SEWER LATERAL AND CLEANOUT. PROTECT IN PLACE (TYP)
- 2 EXISTING FIRE SERVICE AND BACKFLOW PROTECT IN PLACE
- 3 EXISTING WATER SERVICE TO BE REMAIN. PROTECT IN PLACE (TYP)
- 4 EXISTING DRIVEWAY TO BE REMOVED AND REPLACE WITH CURB AND GUTTER PER CURRENT CITY STANDARD
- 5 REMOVE AND REPLACE EXISTING DRIVEWAY CURB CUT PER CURRENT CITY STANDARD (TYP)
- 6 PROPOSED PAVERS IN RIGHT OF WAY TO REPLACE EXISTING SIDEWALK. SEE LANDSCAPE PLAN
- 7 PROPOSED TREE PLANTER (TYPICAL) SEE LANDSCAPE PLAN
- 8 EXISTING BASEMENT WALL
- 9 PROPOSED BASEMENT WALL
- 10 PROPOSED AREA DRAIN (TYP)
- 11 PROPOSED DECK DRAIN (TYP)
- 12 PROPOSED LANDSCAPING (TYP). SEE LANDSCAPE PLAN.
- 13 PROPOSED MODIFIED CURB (2.5' WIDTH) OUTLET PER CURRENT CITY STANDARD. G100 = 1.45 CFS V100 = 4.8 FPS
- 14 PROPOSED 6' X 8' FILTERRA UNIT WITH 10" OUTLET TO TREAT SITE RUNOFF
- 15 PROPOSED POOL/SPA
- 16 PROPERTY LINE (TYPICAL)
- 17 EXISTING WALKWAY TO REMAIN
- 18 PROPOSED PLANTER WALL (TYPICAL)
- 19 VISIBILITY TRIANGLE AREA (TYPICAL)
- 20 LIMIT OF AREA OF WORK

NOTE:
EXISTING PRIVATE IMPROVEMENTS WITHIN THE RIGHT OF WAY AREA TO BE REMOVED.
AN ENCROACHMENT MAINTENANCE AND REMOVAL AGREEMENT WILL BE REQUIRED FOR PRIVATE CURB OUTLET AND SIDEWALK PAVERS, WALKWAYS AND EXISTING WALKWAY WALL WITHIN COAST BOULEVARD RIGHT OF WAY.
NEW AREA DRAINS FILTERRA UNIT WILL CONNECT TO DRAIN SYSTEM IN BUILDING AND DISCHARGE TO CURB OUTLET. DECK DRAINS WILL DRAIN TO FILTERRA UNIT. DISCHARGE TO CURB OUTLET

GRADING DATA

AREA OF SITE - 57,664 S.F. (1,3238)
 AREA OF SITE TO BE GRADED - 10,475 SF
 PERCENT OF SITE TO BE GRADED - 18.2 %
 AREA OF SITE WITH NATURAL SLOPES GREATER THEN 25% - 0 SF
 PERCENT OF SITE WITH NATURAL SLOPES GREATER THEN 25% - 0%
 AMOUNT OF CUT - 14,500 CY
 AMOUNT OF FILL - 0 CY
 AMOUNT OF EXPORT - 14,500 CY
 MAXIMUM HEIGHT OF FILL - 0' OUTSIDE BUILDING FOOTPRINT
 0' WITHIN BUILDING FOOTPRINT
 MAXIMUM DEPTH OF CUT - 0' OUTSIDE OF BUILDING
 45' WITHIN BUILDING FOOTPRINT (DOES NOT REQUIRE GRADING PERMIT)
 MAXIMUM HEIGHT OF FILL SLOPE - N/A
 MAXIMUM HEIGHT OF CUT SLOPE - N/A
 NOTE: EARTHWORK CALCULATION IS APPROXIMATE TO FINISH SURFACE

IMPERVIOUS AREA:
 TOTAL DISTURBED AREA = 23,168SF ONSITE, 410 SF OFFSITE
 EXISTING IMPERVIOUS AREA = 51,219 SF (88.8%)
 PROPOSED CREATED/REPLACED IMPERVIOUS AREA = 15,181 SF
 EXISTING PERVIOUS AREA = 6,445 SF
 PROPOSED SITE PERVIOUS AREA = 12,279 SF
 PROPOSED TOTAL IMPERVIOUS AREA = 45,385 SF (78.7%)
 IMPERVIOUS PERCENT DECREASE = 10.1%

POR LOT 4 AND
 POR. OF LOT 3
 BLOCK 59
 MAP 352



PRELIMINARY MARCH 16, 2022
 ANTHONY K. CHRISTENSEN
 RCE 54021
 Exp. 12-31-23

Prepared By:
 CHRISTENSEN ENGINEERING & SURVEYING
 7888 SILVERTON AVENUE, SUITE 'J'
 SAN DIEGO, CA 92126
 PHONE (858)271-9901

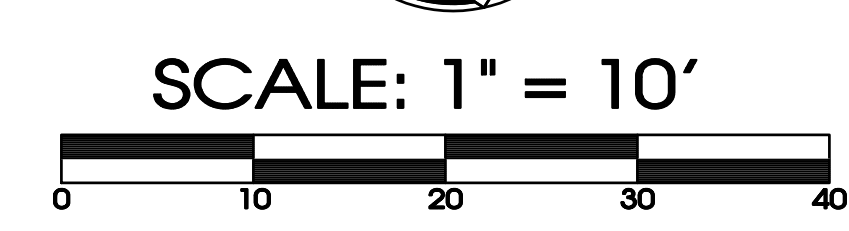
Project Address:
 1155 COAST BOULEVARD
 LA JOLLA, CA 92037

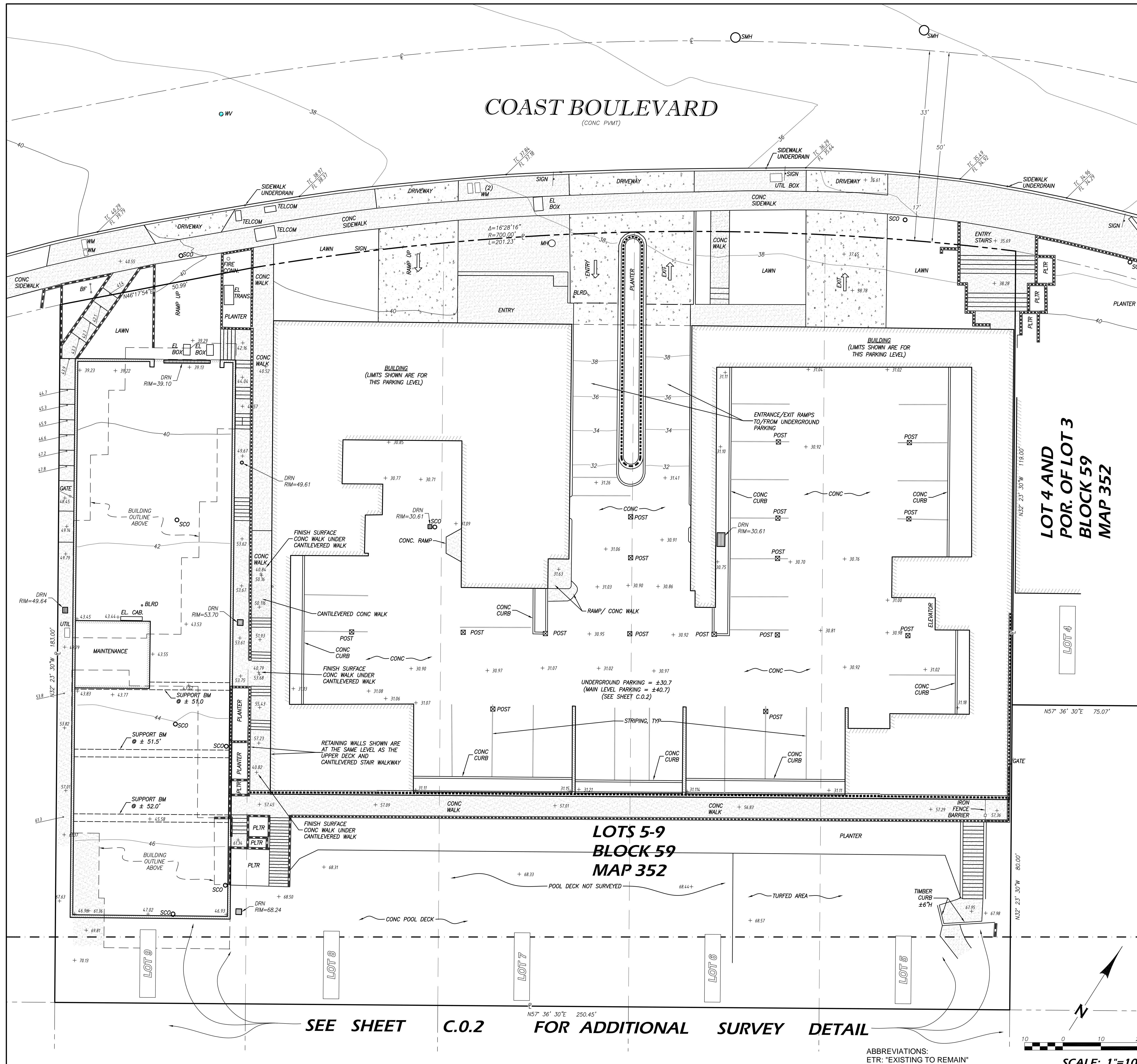
Project Name:
 COVE SUITES PARASO CDP

Sheet Title:

Revision 5:
 Revision 4:
 Revision 3:
 Revision 2:
 Revision 1:
 Original Date: MARCH 16, 2022
 Sheet

UNAUTHORIZED CHANGES & USES
 CAUTION: The Engineer preparing these plans will not be responsible for, or liable for, unauthorized change to or uses of these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.





LEGEND

DESCRIPTION	STD DWG	SYMBOL
PROPERTY LINE (RECORD)		N45°45'45"W
PROPERTY LINE - OFFSITE		---
LOT LINE (OFFSITE)		---
STREET CENTERLINE		---
CONTOUR		90
EDGE OF PAVING		---
EXISTING SPOT ELEVATION		100.00 100.00
BUILDING FOOTPRINT		[Symbol]
WOOD FENCE		---
IRON FENCE		---
CHAIN LINK FENCE		---
FREE STANDING WALL		---
RETAINING WALL		---
TREE; PLANT; PALM		[Symbol]
BRICK PAVING		[Symbol]
CONCRETE DRIVEWAY		[Symbol]
CONCRETE WALK		[Symbol]

ABBREVIATIONS

AC	ASPHALTIC CONCRETE	H	HIGH
A.C.	ASBESTOS CEMENT	HB	HOSE BIBB
ADA	AMERICAN DISABILITY ACT	HH	HANDHOLE
BALC	BALCONY	ICV	IRRIGATION CONTROL VALVE
BF	BACKFLOW DEVICE	IE	INVERT ELEVATION
BLK	BLOCK	PLTR	PLANTER
BLRD	BOLLARD	PWMT	PAVEMENT
BM	BEAM	SCO	SEWER CLEANOUT
BRK	BRICK	SMH	SEWER MANHOLE
BW	GRADE AT BOTTOM OF WALL	ST LT	STREET LIGHT
C	CONCRETE	TC	TOP OF CURB ELEVATION
C.O.	CLEANOUT	TEL	TELEPHONE
CONN	CONNECTION	TELCOM	TELECOMMUNICATION
DRN	DRAIN	TRANS	TRANSFORMER
EL	ELECTRIC	TW	GRADE AT TOP OF WALL
EM	ELECTRIC METER	TYP	TYPICAL
ELEV	ELEVATION	UTIL	UTILITY
FF	FINISHED FLOOR	VLT	Vault
E; FL	FLOW LINE	WM	WATER METER
GAR	GARAGE	WTR	WATER
GM	GAS METER	WV	WATER VALVE

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 RECORD 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.

EASEMENTS

THIS TOPOGRAPHIC SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. EASEMENTS MAY BE PRESENT ON THE SUBJECT PROPERTY.

LEGAL DESCRIPTION

LOT 9 & LOTS 5-8 OF BLOCK 59 OF TRACT MAP 352, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, IN THE OFFICE OF THE COUNTY RECORDER, MARCH 22, 1887. EXCEPTING THE SOUTHEAST 80 FEET, THE SOUTHWEST 25 FEET OF LOT 3, AND THE SOUTHEAST 80 FEET OF LOT 4.

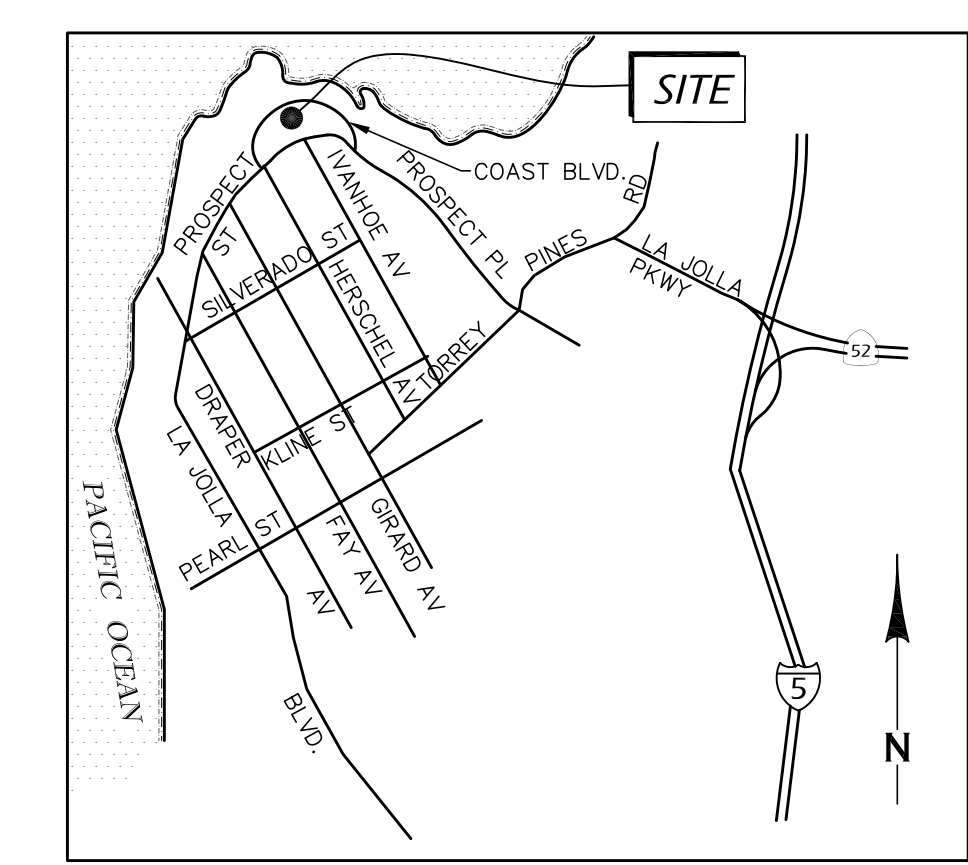
APNS: 350-040-06-00; 350-040-21-00

BENCHMARK

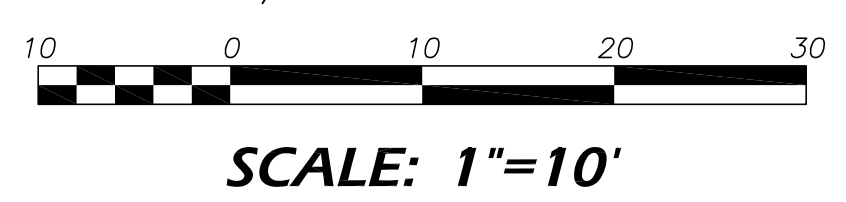
NORTHEAST BRASS PIN, COAST BOULEVARD SOUTH & JENNER STREET.
ELEV = 57.224 ; DATUM: NGVD29; CITY OF SAN DIEGO VERTICAL CONTROL BENCHMARK.

SHEET INDEX

SHEET	SHEET TITLE
C.0.1	LOWER LEVEL PLAN, LEGEND, NOTES
C.0.2	MAIN LEVEL PLAN
C.0.3	PROSPECT STREET FRONTAGE



VICINITY MAP
THOMAS BROS. MAP 1227-F6
NO SCALE



SCALE: 1"=10'

SEE SHEET C.0.2 FOR ADDITIONAL SURVEY DETAIL

ABBREVIATIONS:
ETR: "EXISTING TO REMAIN"

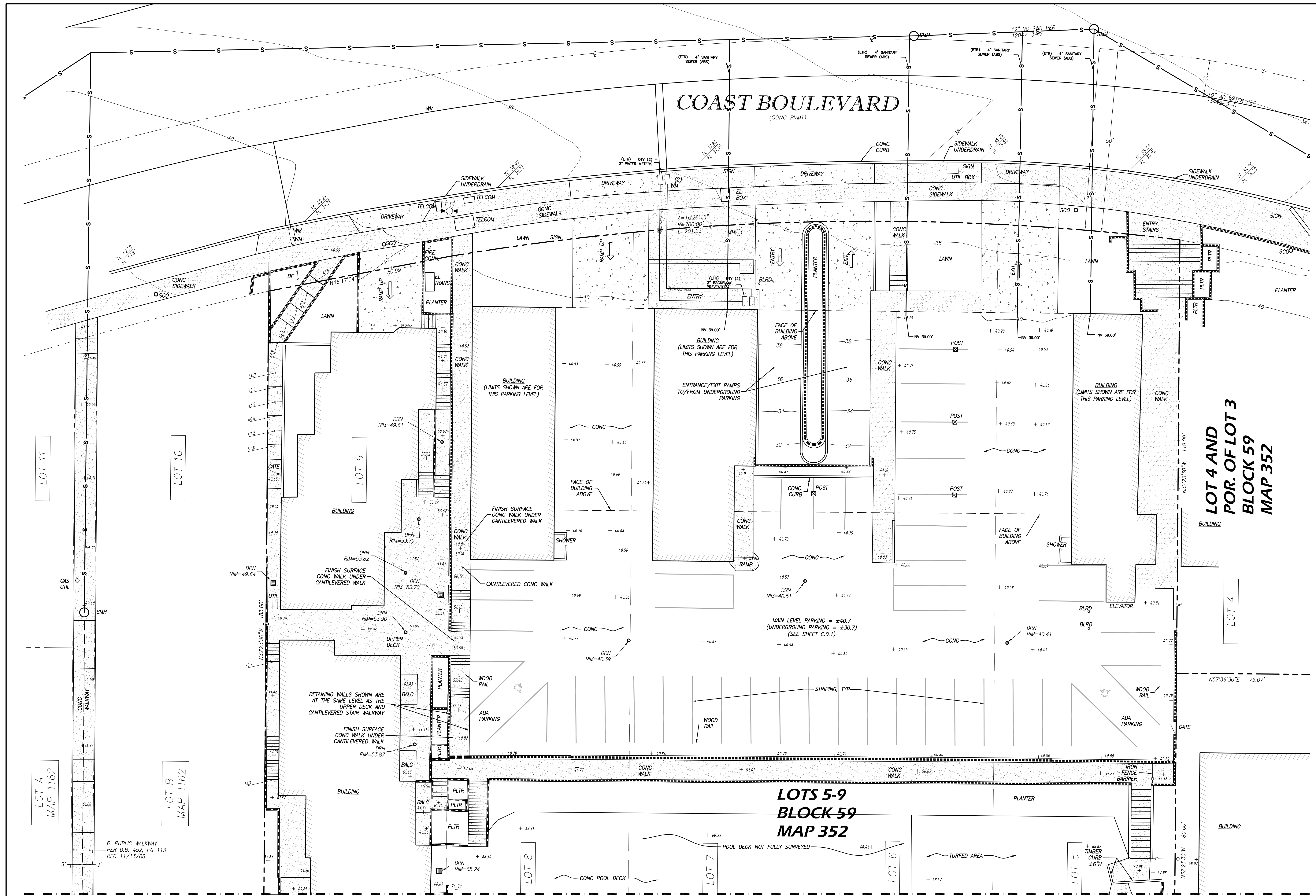
TOPOGRAPHIC SURVEY

DATE OF SURVEY: 2/25, 2/26 & 7/15/2020	SURVEY CHIEF: E. Memmons
DRAWN BY: EM/GC/DK	CHECKED BY: JC
ORIGINAL: 8/18/20	REVISION 1
	REVISION 2
	REVISION 3
	REVISION 4
	REVISION 5
Topographic Survey Lower Level	
SCALE: 1"=10'	
C.0.1	
SHT 1 OF 3 SHTS	



Shawn S. Coffey

La Jolla Cove Hotel
1155 Coast Boulevard
La Jolla, CA 92037



COAST BOULEVARD

(CONC PAVT)

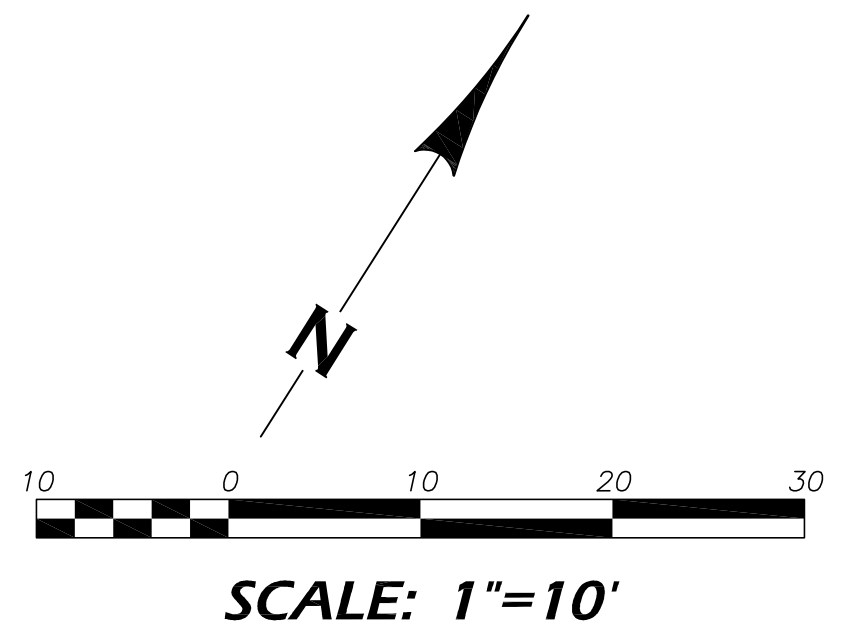
**LOT 4 AND
POR. OF LOT 3
BLOCK 59
MAP 352**

**LOTS 5-9
BLOCK 59
MAP 352**

MATCHLINE SEE SHEET C.0.3

NOTE:
SEE SHEET C.0.1 FOR LEGEND, ABBREVIATIONS, VICINITY MAP, SHEET INDEX, AND NOTES, INCLUDING:
LEGAL DESCRIPTION, EASEMENTS, AND BENCHMARK.

ABBREVIATIONS:
ETR: EXISTING TO REMAIN



TOPOGRAPHIC SURVEY

DRAWN BY:	EM/GC/DK
CHECKED BY:	JC
ORIGINAL:	8/18/20
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	
REVISION 5	

Topographic
Survey
Main Level
SCALE: 1" = 10'

C.0.2

SHT 2 OF 3 SHTS

6" PUBLIC WALKWAY
PER D.B. 452, PG 11.3
REC 11/13/08

LOT 11

LOT 10

LOT 9

LOT 4

LOT A
MAP 1162

LOT B
MAP 1162

LOT 8

LOT 7

LOT 6

LOT 5

SCHEDULE "B" ITEMS

MATTERS AFFECTING PARCELS A AND B

EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO: SAN DIEGO GAS AND ELECTRIC COMPANY PURPOSE: PUBLIC UTILITIES, INGRESS, EGRESS RECORDING DATE: JULY 8, 1969 RECORDING NO: BOOK 7759, PAGE 471 OF OFFICIAL RECORDS AFFECTS: THE ROUTE THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID DOCUMENT. (BLANKET IN NATURE OVER LOT 5, BLOCK 59)

EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO: THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY PURPOSE: PUBLIC UTILITIES, INGRESS, EGRESS RECORDING DATE: JANUARY 16, 1960 RECORDING NO: 10478 OF OFFICIAL RECORDS AFFECTS: THE ROUTE THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID DOCUMENT.

INTENTIONALLY OMITTED.

INTENTIONALLY OMITTED.

EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO: SAN DIEGO GAS AND ELECTRIC COMPANY PURPOSE: PUBLIC UTILITIES, INGRESS, EGRESS RECORDING DATE: JULY 26, 1977 RECORDING NO: 77-299921 OF OFFICIAL RECORDS AFFECTS: THE ROUTE THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID DOCUMENT. (BLANKET IN NATURE OVER LOT 9, BLOCK 59 FOR ACCESS TO METER ROOM)

EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO: SAN DIEGO GAS AND ELECTRIC COMPANY PURPOSE: PUBLIC UTILITIES, INGRESS, EGRESS RECORDING DATE: JULY 26, 1977 RECORDING NO: 77-299948 OF OFFICIAL RECORDS AFFECTS: THE ROUTE THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID DOCUMENT. (AFFECTS UNSPECIFIED AREA AROUND TRANSFORMER IN NE CORNER OF LOT 9, BLOCK 59)

EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO: SAN DIEGO GAS AND ELECTRIC COMPANY PURPOSE: PUBLIC UTILITIES, INGRESS, EGRESS RECORDING DATE: OCTOBER 12, 1977 RECORDING NO: 77-418751 OF OFFICIAL RECORDS AFFECTS: THE ROUTE THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID DOCUMENT.

THE FACT THAT SAID LAND LIES WITHIN LA JOLLA BUSINESS IMPROVEMENT DISTRICT, AS DISCLOSED BY DOCUMENT RECORDED JULY 20, 1992 AS INSTRUMENT NO. 92-0450841 OF OFFICIAL RECORDS. (AFFECTS, BLANKET IN NATURE)

INTENTIONALLY OMITTED.

MATTERS AFFECTING PARCELS C AND D:

EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: VIVVEN G. KRAMER PURPOSE: INGRESS AND EGRESS RECORDING DATE: FEBRUARY 25, 1939 RECORDING NO: 8373 IN BOOK 870, PAGE 351 OF OFFICIAL RECORDS AFFECTS: THE ROUTE THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID DOCUMENT. (AFFECTS, AS SHOWN)

SAID EASEMENT HAS BEEN GRANTED AND/OR RESERVED IN VARIOUS INSTRUMENTS OF RECORD.

EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: SAN DIEGO GAS AND ELECTRIC COMPANY

PURPOSE: PUBLIC UTILITIES, INGRESS, EGRESS RECORDING DATE: DECEMBER 2, 1975 RECORDING NO: 75-338488 OF OFFICIAL RECORDS AFFECTS: THE ROUTE THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID DOCUMENT.

EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO: SAN DIEGO GAS AND ELECTRIC COMPANY PURPOSE: PUBLIC UTILITIES, INGRESS, EGRESS RECORDING DATE: JULY 19, 1977 RECORDING NO: 77-288596 OF OFFICIAL RECORDS AFFECTS: THE ROUTE THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID DOCUMENT.

INTENTIONALLY OMITTED.

MATTERS AFFECTING PARCELS E, F, G AND H

COVENANTS, CONDITIONS AND RESTRICTIONS ("BUT OMITTING, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS CONTROLLED OR PERMITTED BY ANY APPLICABLE FEDERAL OR STATE LAW, ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, MEDICAL CONDITION, NATIONAL ORIGIN, SOURCE OF INCOME, OR ANCESTRY" AS SET FORTH IN THE DOCUMENT RECORDED: JULY 25, 1905 IN BOOK 367, PAGE 296 OF DEEDS (BENEFICIAL EASEMENT, AS SHOWN)

LOT 17 HEREIN DESCRIBED

COVENANTS, CONDITIONS AND RESTRICTIONS ("BUT OMITTING, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS CONTROLLED OR PERMITTED BY ANY APPLICABLE FEDERAL OR STATE LAW, ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, MEDICAL CONDITION, NATIONAL ORIGIN, SOURCE OF INCOME, OR ANCESTRY" AS SET FORTH IN THE DOCUMENT RECORDED: JUNE 6, 1906 IN BOOK 387, PAGE 366 OF DEEDS (BENEFICIAL EASEMENT, AS SHOWN)

LOT 17

AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.

GRANTED TO: PACIFIC TELEPHONE AND TELEGRAPH COMPANY, A CORPORATION PURPOSE: PUBLIC UTILITIES, INGRESS, EGRESS RECORDED: JANUARY 16, 1960 AS INSTRUMENT NO. 10478 OF OFFICIAL RECORDS AFFECTS: SOUTHWESTERLY 6' OF LOT 19

THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "ENCROACHMENT REMOVAL AGREEMENT" RECORDED MAY 23, 1962 AS INSTRUMENT NO. 88134 OF OFFICIAL RECORDS. (AFFECTS, BLANKET IN NATURE OVER UNDERGROUND LINES, IN OR NEAR, THE SOUTH LINE OF LOT 20, BLOCK 59)

INTENTIONALLY OMITTED.

AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.

GRANTED TO: SAN DIEGO GAS AND ELECTRIC COMPANY, A CORPORATION PURPOSE: PUBLIC UTILITIES, INGRESS, EGRESS RECORDED: OCTOBER 12, 1977 AS INSTRUMENT NO. 77-418781 OF OFFICIAL RECORDS AFFECTS: THE ROUTE THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID DOCUMENT.

A DOCUMENT ENTITLED "AGREEMENT IMPOSING RESTRICTIONS ON REAL PROPERTY", DATED, APRIL 7, 1980, EXECUTED BY MR. JACK HEIMBURGE AND THE SAN DIEGO COAST REGIONAL COMMISSION, SUBJECT TO ALL THE TERMS, PROVISIONS AND CONDITIONS THEREIN CONTAINED, RECORDED APRIL 9, 1980 AS INSTRUMENT NO. 80-121231 OF OFFICIAL RECORDS. AFFECTS LOT 18 (DOCUMENT NOT PROVIDED)

AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.

GRANTED TO: SAN DIEGO GAS AND ELECTRIC COMPANY, A CORPORATION PURPOSE: PUBLIC UTILITIES, INGRESS, EGRESS RECORDED: FEBRUARY 26, 1981 AS INSTRUMENT NO. 81-058826 OF OFFICIAL RECORDS AFFECTS: THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD (AFFECTS LOTS 18 & 19 BLOCK 29, BLANKET IN NATURE)

THE FACT THAT SAID LIES WITHIN THE LA JOLLA BUSINESS IMPROVEMENT DISTRICT, AS DISCLOSED BY DOCUMENT RECORDED JULY 20, 1992 AS INSTRUMENT NO. 1992-0450841 OF OFFICIAL RECORDS. (AFFECTS, BLANKET IN NATURE)

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL A:

LOTS 5, 6, 7, 8 AND 9, BLOCK 59, OF LA JOLLA PARK ADDITION, 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 22, 1887.

PARCEL B:

THOSE PORTIONS OF LOTS 3 AND 4 IN BLOCK 59 OF 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 22, 1887, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHWESTERLY LINE OF SAID LOT 4, 80 FEET NORTHWESTERLY FROM THE MOST SOUTHERLY CORNER OF SAID LOT, SAID POINT BEING ALSO THE NORTHWESTERLY CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED BY CLAUDE R. CONKLIN, TO FLORENCE C. THORBUS, BY DEED DATED MAY 5, 1924, AND RECORDED IN BOOK 1006, PAGE 233 OF DEEDS, RECORDS OF SAN DIEGO COUNTY; THENCE NORTHWESTERLY ALONG THE WESTERLY LINE OF SAID LOT 4 TO COAST BOULEVARD; THENCE EASTERLY ALONG COAST BOULEVARD, TO THE MOST WESTERLY CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED BY GERTRUDE E. CONKLIN AND C.R. CONKLIN, TO THE UNION TRUST COMPANY OF SAN DIEGO BY DEED DATED NOVEMBER 5, 1920, AND RECORDED IN BOOK 835, PAGE 286 OF DEEDS, RECORDS OF SAN DIEGO COUNTY; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF THE LAND SO CONVEYED TO THE UNION TRUST COMPANY OF SAN DIEGO, TO A POINT WHICH IS 80 FEET NORTHWESTERLY FROM THE SOUTHERLY LINE OF SAID LOT 3, SAID POINT ALSO BEING THE MOST NORTHERLY CORNER OF THE TRACT OF LAND CONVEYED TO THORBUS ABOVE MENTIONED; THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY LINE OF THORBUS LAND 75 FEET TO THE POINT OF BEGINNING, AND BEING ALL OF SAID LOT 4 AND THE SOUTHWESTERLY 25 FEET OF LOT 3.

EXCEPTING THEREFROM THE SOUTHEASTERLY 80 FEET THEREOF.

APN'S: 350-040-06 AND 21

PARCEL C: APN 350-050-03

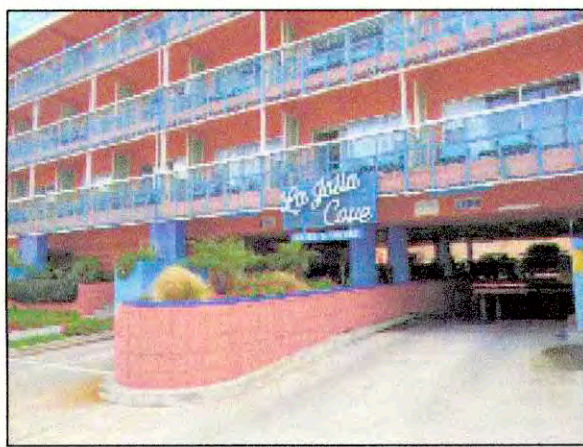
ALL THOSE PORTIONS OF LOTS 1, 2 AND 3 IN BLOCK 59 OF LA JOLLA PARK, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 352, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MARCH 22, 1887, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE LINE FORMING THE SOUTHEASTERLY BOUNDARY OF SAID LOTS, DISTANT NORTHEASTERLY ALONG SAID LINE, 50 FEET FROM THE MOST SOUTHERLY CORNER OF SAID LOT 2; THENCE AT RIGHT ANGLES TO SAID LINE IN A NORTHWESTERLY DIRECTION 49.27 FEET TO A POINT; THENCE AT AN ANGLE TO THE LEFT OF 50°52', 10.75 FEET; THENCE AT AN ANGLE TO THE RIGHT OF 90°, A DISTANCE OF 13.18 FEET; THENCE AT AN ANGLE TO THE LEFT OF 39°08', A DISTANCE OF 26.3 FEET; THENCE AT AN ANGLE TO THE RIGHT OF 30°35' A DISTANCE OF 34.1 FEET TO THE INTERSECTION WITH THE NORTHERLY LINE OF SAID LOT 1; THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID LOTS 1, 2 AND 3 TO AN INTERSECTION WITH A LINE DRAWN PARALLEL WITH AND EQUALLY DISTANT FROM THE NORTHEASTERLY AND SOUTHWESTERLY BOUNDARY LINES OF SAID LOT 3; THENCE SOUTHEASTERLY ALONG SAID LINE TO A POINT IN THE SOUTHEASTERLY BOUNDARY LINE OF SAID LOT 3, WHICH IS MIDWAY BETWEEN THE MOST SOUTHERLY AND EASTERLY CORNERS OF SAID LOT 3; THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY BOUNDARY OF SAID LOTS 3 AND 2 TO THE POINT OF COMMENCEMENT.

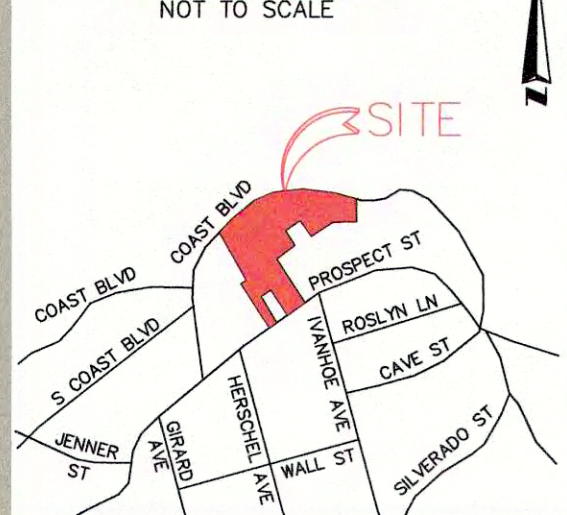
PARCEL D: APN 350-050-02

THOSE PORTIONS OF LOTS 1 AND 2 IN BLOCK 59 OF LA JOLLA PARK, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF NO. 352, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MARCH 22, 1887, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE LINE FORMING THE SOUTHEASTERLY BOUNDARY OF SAID LOTS, DISTANT NORTHEASTERLY ALONG SAID LINE, 50 FEET FROM THE MOST SOUTHERLY CORNER OF SAID LOT 2; THENCE AT RIGHT ANGLES TO SAID LINE IN A NORTHWESTERLY DIRECTION, 49.27 FEET; THENCE ANGLE LEFT 50°52', 10.75 FEET; THENCE ANGLE RIGHT 90°, 13.18 FEET; THENCE ANGLE LEFT 39°08', 26.3 FEET; THENCE ANGLE RIGHT 30°35', 34.1 FEET TO THE NORTH LINE OF LOT 1; THENCE SOUTHEASTERLY ALONG THE NORTH LINE OF LOT 1 TO A POINT 20 FEET WESTERLY FROM THE NORTHEAST CORNER OF LOT 1; THENCE SOUTHWEST TO A POINT ON THE SOUTH LINE OF LOT 1, 50 FEET WEST OF THE SOUTHEAST CORNER OF LOT 1, THENCE WEST ON THE SOUTH LINE OF LOT 1 TO THE POINT OF BEGINNING.

SITE PICTURE



VICINITY MAP



LAND AREA

106,037± SQUARE FEET 2.43± ACRES

PARKING STALLS

REGULAR=69 HANDICAP=3 TOTAL=72

STATEMENT OF ENCROACHMENTS

WOOD DECK CROSSES OFF OF SUBJECT PROPERTY BY AT MOST 6.2'.

FLOOD NOTE

FLOOD NOTE: BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AVAILABLE ONLINE AT WWW.MSC.FEMA.GOV. AND BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X" ON FLOOD INSURANCE RATE MAP NUMBER 06073015826, WHICH BEARS AN EFFECTIVE DATE OF 05/16/2012 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA, BY REVIEWING FLOOD MAPS PROVIDED BY THE NATIONAL FLOOD INSURANCE PROGRAM WE HAVE LEARNED THIS COMMUNITY DOES PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THE ACCURACY OF THE MAPS AND/OR TO APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

LEGEND

Table with 2 columns: Symbol and Description. Includes items like NO PARKING AREA, POINT OF BEGINNING, POINT OF COMMENCEMENT, LIGHT POLE, TRAFFIC SIGN, MANHOLE, FIRE HYDRANT, AIR CONDITIONER, METAL FENCE, TELEPHONE RISER, WOOD POST FENCE, BACKFLOW PREVENTER, FIRE DEPARTMENT CONNECTION, ELECTRIC BOX, WATER METER, TELEPHONE BOX, COVERED AREA, SQUARE FEET, UTILITY LID, DRAINAGE INLET, TRANSFORMER, MOTOR, PLANTER, ELECTRIC VAULT, WATER VAULT, COVERED STAIR WELL, GAS METER, PARKING SPACE(S), CLEAN OUT.

TITLE COMMITMENT INFORMATION

THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN CHICAGO TITLE INSURANCE COMPANY, POLICY NO. PRO FORMAOCA-FBSC-IMP-72306-1-18-00085563, DATED FEBRUARY 27, 2018.

GENERAL NOTES

- 1. NO UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY, ONLY ABOVE GROUND VISIBLE EVIDENCE OF UTILITIES ARE SHOWN.
2. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
3. THIS SURVEY MEETS OR EXCEEDS THE SURVEY STANDARDS/STANDARDS OF CARE AS SET FORTH IN SECTION 3 OF THE 2011 ALTA/ACSM SURVEY REQUIREMENTS.
4. THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO PROSPECT STREET AND COAST BOULEVARD, BEING DEDICATED PUBLIC STREETS OR HIGHWAYS.
5. THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.
6. THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
7. THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
8. THE PARCELS CONTAINED IN THE LEGAL DESCRIPTION ARE CONTIGUOUS WITHOUT ANY GAPS, GORES OR OVERLAPS.
9. ZONING INFORMATION NOT PROVIDED TO THE SURVEYOR BY THE TITLE INSURER.
10. BUILDING AREAS SHOWN HEREON ARE FOR THE FOOTPRINT OF THE BUILDING ONLY.
11. APPARENT CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION, NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
12. RIGHT OF WAY LINES OF COAST BOULEVARD AND PROSPECT STREET ARE CURVES WHICH ARE UNABLE TO BE COMPUTED, THEREFORE THE LONG CHORD IS SHOWN AND USED AS THE RIGHT OF WAY LINE AND BOUNDARY LINE.

BEARING BASIS

BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF LOT 11 & 12, BLOCK 59 AS BEING N57°38'00"E, PER RECORD OF SURVEY MAP NO. 6203.

ALTA/ACSM LAND TITLE SURVEY

PROJECT NAME
LA JOLLA COVE & SUITES
1155-1171 COAST BOULEVARD
SAN DIEGO COUNTY LA JOLLA, CA

SURVEYOR'S CERTIFICATE

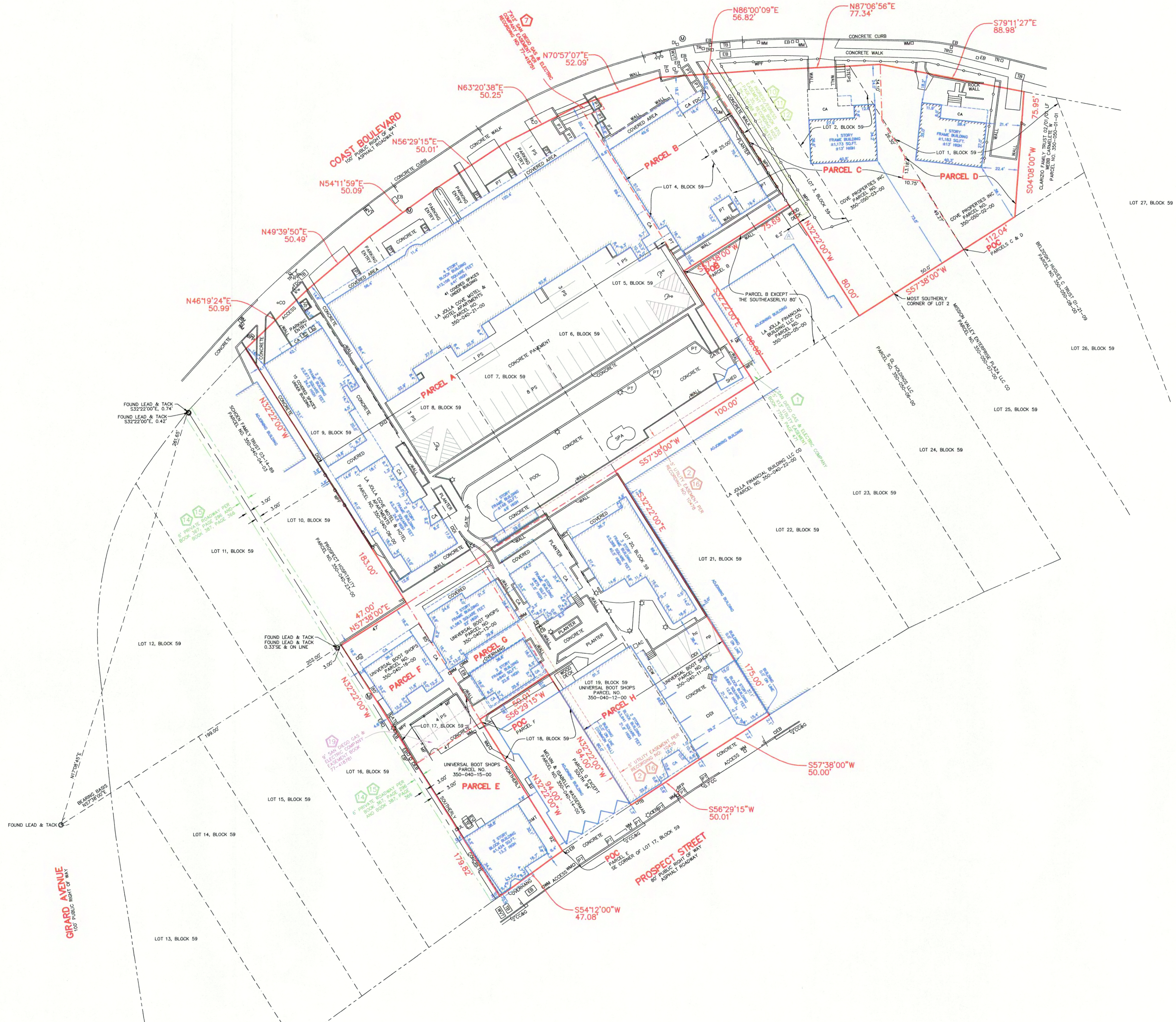
TO: CHICAGO TITLE INSURANCE COMPANY; LA JOLLA COVE SHOPS LLC, A DELAWARE LIMITED LIABILITY COMPANY; LA JOLLA COVE ACQUISITION CORP, A CALIFORNIA CORPORATION, LA JOLLA COVE MOTEL AND HOTEL APARTMENTS, A CALIFORNIA CORPORATION, COVE PROPERTIES, INC., A CALIFORNIA CORPORATION, AND AMCO LLC, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11(ABOVE GROUND ONLY), 13, 14, 16, 17, 18, AND 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 03/12/18. DATE OF PLAT OR MAP: 03/22/18.



REGISTERED SURVEYOR: MICHAEL W. SOLTRO
PROFESSIONAL LAND SURVEYOR NO.: 9084
DATE: 3/22/18

Vertical banner for Republic National Land Surveyors, including contact information for Michael W. Soltro and the company's website.



DATE	REVISION HISTORY	BY	JOB NUMBER: 140820
			SCALE: 1" = 30'
			DRAWN BY: UB/SW/MWS
			APPROVED BY: MWS

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