



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: July 3, 2019 REPORT NO. HO-19-063

HEARING DATE: July 10, 2019

SUBJECT: GILLISPIE SCHOOL CDP/CUP & SDP, Process Three Decision

PROJECT NUMBER: [610620](#)

OWNER/APPLICANT: The Gillispie School, Owner/Paulo Ayala, Applicant

SUMMARY

Issue: Should the Hearing Officer amend Conditional Use Permit/Coastal Development Permit, Project No. 284137 for the merger of two lots, one containing an existing one-story building, to the existing school facility at 7380 Girard Avenue in the La Jolla Community Plan area?

Staff Recommendations:

1. Approve Coastal Development Permit No. 2166895 (Amending Coastal Development Permit No. 1000514); and
2. Approve Conditional Use Permit No. 2166896 (Amending Conditional Use Permit No. 1000515); and
3. Approve Site Development Permit No. 2166894.

Community Planning Group Recommendation: On April 4, 2019, the La Jolla Community Planning Association voted 14-1-1 to recommend approval of the proposed project without conditions (Attachment 8).

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA section 15332. This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on April 11, 2019, and the opportunity to appeal that determination ended April 25, 2019 (Attachment 6).

BACKGROUND

The project is located at 7380 Girard Avenue and is comprised of six buildings for an existing school facility on a 2.0-acre site. The school is in the RM-3-9 and RM-1-1 Zones. The site is also within the Coastal Overlay Zone (Non-Appealable), Coastal Height Limitation Overlay Zone, Parking Impact Overlay Zone (Coastal and Beach), Transit Area Overlay Zone and the Residential Tandem Parking Overlay Zone. The Gillispie School was established in 1931, and moved to the current location in 1952. The school serves pre-kindergarten children through sixth grade students. The site is bounded by Girard Avenue on the east, Pearl Street to the north and Genter Street to the south (Attachment 3).

The school facility is currently permitted under Coastal Development Permit No. 1000514 and Conditional Use Permit No. 1000515 (Attachment 7), which is an amendment to Coastal Development/La Jolla Planned District/Special Use Permit No. 90-0747. The most recent Amendment was approved by the Hearing Officer on March 13, 2013, and allowed the school facility to add a new 8,540-square-foot playfield to the existing campus.

DISCUSSION

The proposed development seeks to expand the existing Gillispie School by adding an existing, 7,184-square-foot, one-story commercial building to become the school's new educational learning building. The building would be added through the acquisition of two adjacent lots to the north of the existing school facility and merge with the school campus. The commercial building is located at 7420 Girard Avenue, two lots north of the existing school and the second lot adjacent to the existing school contains a 6,395-square-foot parking lot. This would add 0.39-acres to the existing 2.0-acre school facility for a total of 2.39-acres. The commercial building will remain in place, and the interior area would be remodeled to accommodate new educational programs and activities including a library and theatre, as well as music and science spaces. Minor site improvements including landscaping, resurfacing the existing parking lot and re-striping the parking stalls, and raised pier deck structures for lunch activities would be added to the rear portion of the commercial building. The school site provides a surface parking area with a total of 24 off-street spaces located on the north side of the school. The new additional parking lot contains 9 off-street parking spaces for a total of 33 off-street parking spaces. No additional students will be added in this expansion; thus, no additional off-street parking spaces were required with this proposal. The maximum number of students allowed under the current Conditional Use Permit is 320, which will remain the same with this proposal. This amendment would not affect the operation of the school and all previous permit conditions would be applicable and remain in effect (Attachment 7).

There are two lots to be merged into the school campus with the southern lot in the RM-3-9 Zone and designated Medium High Residential (30-45 Dwelling Units per acre) Land Use by the La Jolla Community Plan. The northern lot containing the commercial building is in Zone One of the La Jolla Planned District and is designated for Commercial/Mixed Use Land Use by the La Jolla Community Plan. The existing school facility is in the Medium High Residential Land Use designation. A Conditional Use Permit is required for the proposed school use in both zones. The day to day function of the school, hours of operation, student enrollment will stay the same. Surrounding properties to the north are commercial uses, a public school to the east and multi-family residential

and commercial to the west. Thus, the proposed expansion of the facility to merge the two northern lots into the school's campus will remain in harmony with the surrounding properties as proposed under this Conditional Use Permit Amendment.

The existing commercial building located at 7420 Girard Avenue being proposed to be added to the school facility would be modified. This structure is more than 45 years of age. Historic staff reviewed a Historical Resources Technical Report for the subject property, determined that it is not an individually designated resource, that it is not located within a designated historic district and concurred with the report that the property is not eligible for historical listing under any local or state criteria.

A Coastal Development Permit is required by the [San Diego Municipal Code \(SDMC\) Section 126.0702](#) for the proposed addition to the facility within the Coastal Overlay Zone. A Conditional Use Permit is required to amend the previous Conditional Use Permit for the expanded use located within RM-3-9 Zone and Zone 1 of the La Jolla Planned District per [SDMC Section 126.0303\(a\)](#). A Site Development Permit is required per [SDMC Section 159.0201](#), for the proposed change in use within Zone 1 of the La Jolla Planned District.

CONCLUSION

This proposed project is designed to comply with the development regulations of the RM-3-9 Zone, RM-1-1 and Zone 1 of the La Jolla Planned District, the Beach Parking Impact Overlay Zone regulations and the public access and public views as identified by the La Jolla Community Plan and Local Coastal Program Land Use Plan. Staff supports a determination that the project is in conformance with the applicable sections of the San Diego Municipal Code and has provided draft findings and conditions of approval. Staff recommends the Hearing Officer approve Coastal Development Permit No. 2166895 (Amending Coastal Development Permit No. 1000514), Conditional Use Permit No. 2166896 (Amending Conditional Use Permit No. 1000515) and Site Development Permit No. 2166894, as proposed.

ALTERNATIVES

1. Approve Coastal Development Permit No. 2166895 (Amending Coastal Development Permit No. 1000514), Conditional Use Permit No. 2166896 (Amending Conditional Use Permit No. 1000515) and Site Development Permit No. 2166894, with modifications.
2. Deny Coastal Development Permit No. 2166895 (Amending Coastal Development Permit No. 1000514), Conditional Use Permit No. 2166896 (Amending Conditional Use Permit No. 1000515) and Site Development Permit No. 2166894, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

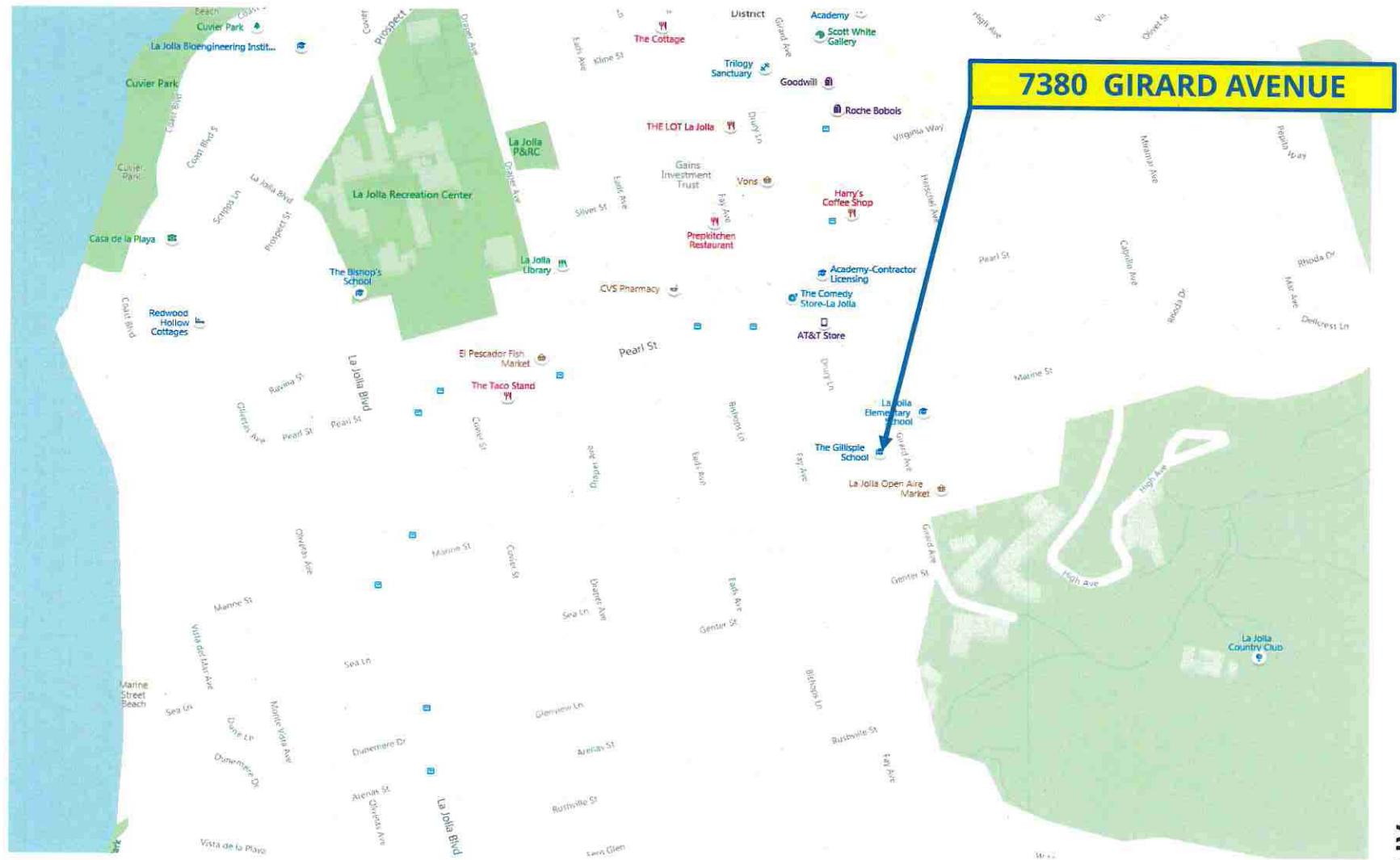


Glenn R. Gargas, Development Project Manager

Attachments:

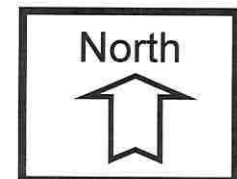
1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Draft Resolution with Findings
5. Draft Permit with Conditions
6. Environmental Notice of Exemption
7. Copy of Recorded CDP No. 1000514 and CUP No. 1000515
8. Community Planning Group Recommendation
9. Ownership Disclosure Statement
10. Project Plans

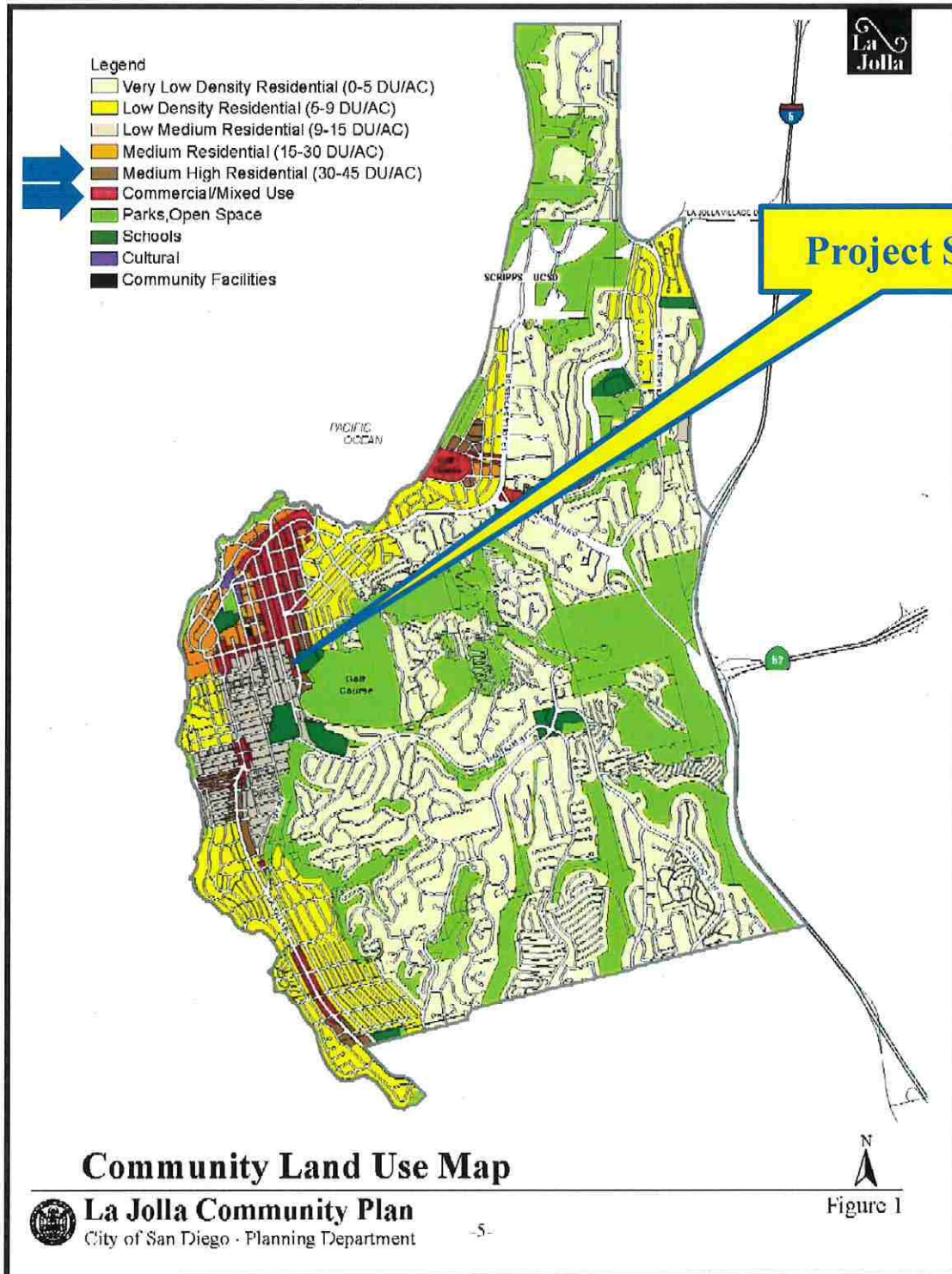
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Project Location Map

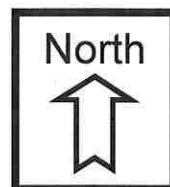
**GILLISPIE SCHOOL CDP/CUP/SDP – 7380 GIRARD AVENUE
PROJECT NO. 610620**

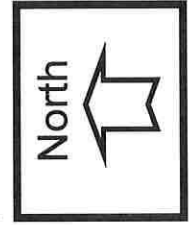




Land Use Map

GILLISPIE SCHOOL CDP/CUP/SDP - 7380 GIRARD AVE NUE
PROJECT NO. 610620 La Jolla





Aerial Photo

GILLISPIE SCHOOL CDP/CUP/SDP – 7380 GIRARD AVENUE
PROJECT NO. 610620



HEARING OFFICER RESOLUTION NO. _____
COASTAL DEVELOPMENT PERMIT NO. 2166895/SITE DEVELOPMENT PERMIT NO. 2166894 AND
CONDITIONAL USE PERMIT NO. 2166896
GILLISPIE SCHOOL - PROJECT NO. 610620
AMENDMENT TO COASTAL DEVELOPMENT PERMIT NO. 1000514 AND CONDITIONAL USE PERMIT
NO. 1000515

WHEREAS, The Gillispie School, a California Corporation, Owner/Permittee, filed an application with the City of San Diego for a permit to merge two lots with existing school lots, to renovate existing single-story commercial building for new programs, activities, library, theater, music and science areas (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit Nos. 2166895, 2166894 and 2166896), on portions of a 2.39-acre property;

WHEREAS, the project site is located at 7380 Girard Avenue, in the RM-3-9 Zone, RM-1-1 Zone, Zone 1 of the La Jolla Planned District, Coastal Overlay Zone (Non-Appealable), Coastal Height Limitation Overlay Zone, Parking Impact Overlay Zone (PIOZ-Coastal-Impact), Residential Tandem Parking Overlay Zone, Transit Area Overlay Zone, Transit Priority Areas Overlay Zone and within the La Jolla Community Plan area;

WHEREAS, the project site is legally described as; Lots 17, 18, and 19, Block 7, La Jolla Park, City of San Diego, County of San Diego, State of California, According to Map Thereof No. 352, filed in the Office of the Recorder of San Diego County, March 22, 1887, and that portion of Lot 1262 of Pueblo Lands of San Diego, City of San Diego, County of San Diego, State of California, According to Pascoe Map Thereof;

WHEREAS, on April 11, 2019, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guideline Section 15332, 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 July 10, 2019, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. 2166895, Site Development Permit No. 2166894 and Conditional Use Permit No. 2166896, an Amendment to Coastal Development Permit No. 1000514 and Conditional Use Permit No. 1000515, 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. 2166895, Site Development Permit No. 2166894 and Conditional Use Permit No. 2166896, an Amendment to Coastal Development Permit No. 1000514 and Conditional Use Permit No. 1000515:

A. Coastal Development Permit – San Diego Municipal Code Section 126.0708

- 1. The proposed coastal development will not encroach upon any existing 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 as specified in the Local Coastal Program Land Use Plan.**

The Coastal Development proposes to expand the existing Gillispie School, located at 7380 Girard Avenue, by adding two adjacent lots to the school's facility with one of the new lots containing a new educational learning building, located at 7420 Girard Avenue. The building would be added through the acquisition of two adjacent lots, which is an existing single-story commercial building and parking lot. The commercial building will remain in place, exterior appearance would be kept as is and the interior area would be remodeled to accommodate new educational programs and activities including a library and theatre, as well as music and science spaces. Minor site improvements include new landscaping, resurfacing the existing parking lot and re-striping the parking stalls, as well as raised pier deck structures for lunch activities.

The existing 2.0-acre school site is located at 7380 Girard Avenue in the RM 3-9 and RM 1-1 Zones, within the La Jolla Community Plan area. The site is approximately one-half mile from the shoreline within the fully developed urbanized area of La Jolla and as such contains no physical or public access to the coast as identified by the La Jolla Community Plan and Local Coastal Program Land Use Plan. The school has been in its current location since 1952 and was fully developed to the current 2.0-acre campus in 2013. The site does not provide any

public views to or along the ocean, and the addition of the proposed educational building would not have any adverse effects on scenic coastal areas as specified in the Local Coastal Program. For these stated reasons, the proposed coastal development will not encroach upon any existing 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 as specified in the Local Coastal Program Land Use Plan.

2. The Proposed coastal development will not adversely affect environmentally sensitive lands.

The Coastal Development proposes to expand the existing Gillispie School by adding a new educational learning building. The building would be added through the acquisition of two adjacent lots which currently exists as a single-story commercial building and parking lot.

The existing 2.0-acre school site is located at 7380 Girard Avenue in the RM 3-9 and RM1-1 Zones within the La Jolla Community Plan area. The fully developed property does not contain any environmentally sensitive resources. The project site is located within an urbanized area of La Jolla, on a site that has been developed with school facilities, parking lot and commercial building. A review of resource maps, aerial and street level photography shows that the project site does not contain any sensitive biological resources. The project site does not contain any sensitive riparian habitat or other identified habitat community. The commercial building was constructed in 1965 and historical review determined that neither the building or the site had any historical significance. Because the existing school property and the new lots have no environmental resources, the proposed coastal development would not adversely impact environmentally sensitive lands.

3. The Proposed coastal development is in conformity with the certified Local Coastal Program Land Use Plan and complies with all regulations of the certified Implementation Program.

The coastal development proposes to expand the existing Gillispie School by adding a new educational learning building. The building would be added through the acquisition of two adjacent lots which currently developed with a single-story commercial building and parking lot. The commercial building will remain in place, and the interior area would be remodeled to accommodate new educational programs and activities including a library and theatre, as well as music and science spaces. Minor site improvements include new landscaping, resurfacing the existing parking lot and re-striping the parking stalls, as well as raised pier deck structures for lunch activities.

The existing 2.00-acre school site is located at 7380 Girard Avenue in the RM 3-9 and RM1-1 Zones. One of the two lots proposed to be merged is zoned RM-3-9 and the other is Zone 1 of the La Jolla Planned District Ordinance. The La Jolla Community Plan recognizes the property as an education facility and the addition of an educational building would be an accessory use to the school. The underlying RM zones and Zone 1 of the La Jolla Planned District allows the school use with the approval of a Conditional Use Permit. No new structure other than raised pier decks for lunch activities are proposed with this action. The

project is not requesting any variance or deviation from the applicable development regulations and the land use is consistent with the La Jolla Community Plan. Therefore, the proposed coastal development would be in conformity with the certified Local Coastal Program and would comply with all of the regulations of the certified Implementation Program.

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

The coastal development proposes to expand the existing Gillispie School by adding a new educational learning building. The building would be added through the acquisition of two adjacent lots which currently exists as a single-story commercial building and parking lot.

The existing school site and two lots to be merged with the school facility are located at 7380 Girard Avenue, approximately one-half mile from the Pacific Ocean coastline and is not located within the first public road and the sea or the shoreline of any body of water located within the Coastal Overlay Zone. Therefore, the project is in compliance with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

Conditional Use Permit - San Diego Municipal Code Section 126.0305

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

The proposed development is located at 7420 Girard Avenue in the RM 3-9 Zone and Zone 1 of the La Jolla Planned District Ordinance within the La Jolla Community Plan. The southern lot (parking lot) is in the RM-3-9 Zone and is designated Medium High Residential (30-45 DU/AC) Land Use by the La Jolla Community Plan. The northern lot containing the commercial building is in Zone One of the La Jolla Planned District and is designated for Commercial/Mixed Use Land Use by the La Jolla Community Plan. The proposed use as a school use is only allowed in both zones through the approval of a Conditional Use Permit. The day to day function of the school, hours of operation, student enrollment will stay the same. Surrounding properties to the north are commercial uses, a public school to the east and multi-family residential and commercial to the west. Thus, the proposed expansion of the facility to merge the two norther lots into the school's campus will remain in harmony with the surrounding properties as proposed under this Conditional Use Permit Amendment.

Therefore, the proposed development would not adversely impact the applicable land use plan.

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

The proposed development seeks to expand the existing Gillispie School by adding a new educational learning building. The building would be added through the acquisition of two adjacent lots currently developed with a single-story commercial building and parking lot.

The commercial building would remain in place, with the interior area remodeled to accommodate new educational programs and activities including a library and theatre, as well as music and science spaces. Minor site improvements include new landscaping, resurfacing the existing parking lot and re-stripping the parking stalls, as well as raised pier deck structures for lunch activities. No variance or deviation is proposed within this application. The project would be permitted, constructed and inspected pursuant to the Land Development Code and Uniform Building Code to ensure safe and appropriate building standards are met. Therefore, the proposed development would not adversely affect the public health, safety or welfare.

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

The proposed development seeks to expand the existing Gillispie School by adding a new educational learning building. The building would be added through the acquisition of two adjacent lots currently developed with a single-story commercial building and parking lot. The commercial building will remain in place, with the interior area remodeled to accommodate new educational programs and activities including a library and theatre, as well as raised pier deck structures for lunch activities. No variance or deviation is proposed within this application. The underlying RM zones and Zone 1 of the La Jolla Planned District allows the school use with the approval of a Conditional Use Permit. Therefore, the proposed development would comply with all of the applicable regulations of the Land Development Code.

4. The proposed development is appropriate at the proposed location.

The development proposes the interior re-modeling of an existing commercial building in order to accommodate new educational programs and activities including a library and theatre, as well as music and science spaces. The 0.39-acre site is located at 7420 Girard Avenue in the RM 3-9 and Zone 1 of the La Jolla Planned District Ordinance within the La Jolla Community Plan. The school has been in its current location since 1952 and was fully developed to the current 1.75-acre campus in 2013. The discretionary entitlements permitting the school were approved and amended five previous times to facilitate the modest growth of the campus. Each successive permit includes conditions to ensure the use does not adversely impact the surrounding commercial and residential uses. The property to be added as the new educational building is contiguous with the existing campus and would expand the facility by adding 16,916 square-feet of limitations on night and weekend events. No additional students will be added in this expansion. The maximum number of students allowed under the current Conditional Use Permit is 320, which will remain as is with this proposal. This amendment would not affect the operation of the school and all previous permit conditions would be applicable and remain in effect. Therefore, the proposed use is appropriate for the proposed location.

Site Development Permit – San Diego Municipal Code Section 126.0505**1. The proposed development will not adversely affect the applicable land use plan.**

The proposed development is located at 7420 Girard Avenue in the RM 3-9 Zone and Zone 1 of the La Jolla Planned District Ordinance within the La Jolla Community Plan. The Plan designates the project site for commercial/mixed land use on the east portion of the campus and residential land use on the west. The southern lot proposed to be added to the school is in the RM-3-9 Zone and is designated Medium High Residential (30-45 DU/AC) Land Use by the La Jolla Community Plan. The northern lot containing the commercial building is in Zone One of the La Jolla Planned District and is designated for Commercial/Mixed Use Land Use by the La Jolla Community Plan. The proposed use as a school use is only allowed in both zones through the approval of a Conditional Use Permit. The plan recognizes the property as an educational facility and the addition of an educational building would be an accessory use to the existing school. The use would remain consistent with the La Jolla Community Plan. Therefore, the proposed development would not adversely impact the applicable land use plan.

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

The proposed development seeks to expand the existing Gillispie School by adding a new educational learning building. The building would be added through the acquisition of two adjacent lots which currently exists as a single-story commercial building and parking lot. The commercial building would remain, with the interior area remodeled to accommodate new educational programs and activities including a library and theatre, as well as music and science spaces. Minor site improvements including adding landscaping, resurfacing the existing parking lot and re-striping the parking stalls, as well as raised pier deck structures for lunch activities. No variance or deviation is proposed within this application. The project would be permitted, constructed and inspected pursuant to the Land Development Code and Uniform Building Code to ensure safe and appropriate building standards are met. Therefore, the proposed development would not adversely affect the public health, safety or welfare.

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

The proposed development seeks to expand the existing Gillispie School by adding a new educational learning building. The building would be added through the acquisition of two adjacent lots, currently developed with a single-story commercial building and parking lot, which will remain. The project proposes no variances or deviations to the development regulations of the Land Development Code. City staff reviewed the building setbacks, off-street parking, drainage, public views, public access, landscaping and found that the project will comply with all of the required development regulations. Therefore, the proposed development will comply with the applicable regulations of the Land Development Code.

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

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Coastal Development Permit No. 2166895, Site Development Permit No. 2166894 and Conditional Use Permit No. 2166896, an Amendment to Coastal Development Permit No. 1000514 and Conditional Use Permit No. 1000515, is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit Nos. 2166895, 2166894 and 2166896, a copy of which is attached hereto and made a part hereof.

Glenn R. Gargas
Development Project Manager
Development Services

Adopted on: July 10, 2019

IO#: 24007915

fm 7-17-17

**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: 24007915

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COASTAL DEVELOPMENT PERMIT NO. 2166895/SITE DEVELOPMENT PERMIT NO. 2166894 AND
CONDITIONAL USE PERMIT NO. 2166896

GILLISPIE SCHOOL - PROJECT NO. 610620

AMENDMENT TO COASTAL DEVELOPMENT PERMIT NO. 1000514 AND
CONDITIONAL USE PERMIT NO. 1000515

HEARING OFFICER

This Coastal Development Permit No. 2166895, Site Development Permit No. 2166894 and Conditional Use Permit No. 2166896, an Amendment to Coastal Development Permit No. 1000514 and Conditional Use Permit No. 1000515, is granted by the Hearing Officer of the City of San Diego to The Gillispie School, a California Corporation, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.702, 126.0303 and 159.0201. The 2.39-acre site is located at 7380 Girard Avenue, in the RM-3-9 Zone, RM-1-1 Zone and Zone 1 of the La Jolla Planned District, Coastal Overlay Zone (Non-Appealable), Coastal Height Limitation Overlay Zone, Parking Impact Overlay Zone (PIOZ-Coastal-Impact), Residential Tandem Parking Overlay Zone, Transit Area Overlay Zone, Transit Priority Areas Overlay Zone and within the La Jolla Community Plan area. The project site is legally described as: Lots 17, 18, and 19, Block 7, La Jolla Park, City of San Diego, County of San Diego, State of California, According to Map Thereof No. 352, filed in the Office of the Recorder of San Diego County, March 22, 1887, and that portion of Lot 1262 of Pueblo Lands of San Diego, City of San Diego, County of San Diego, State of California, According to Pascoe Map Thereof.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee for the merger of existing commercial lots with existing school lots to add special programs and activities, to renovate existing commercial building into new programs and activities including library, theater, music and science spaces described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated July 10, 2019, on file in the Development Services Department.

The project shall include:

- a. To merge two existing lots, Parcels 1 and 2, totaling 0.39 acres (16,916 square feet) with the existing, 2.0-acre school campus, for a new total campus area of 2.39 acres. The existing 7,184-square-foot, one-story commercial building on Parcel 1 will be renovated for school use, adding new programs, activities, Library, Theater, Music and Science areas;

- b. Landscaping (planting, irrigation and landscape related improvements);
- c. Off-street parking;
- d. Fences, sidewalks, exterior lighting; and
- e. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36-month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by July 24, 2022.
2. This Conditional Use Permit and corresponding use of this site shall expire 25 years from the effective date of this permit. Upon expiration of this permit, the facilities and improvements described herein shall be removed from this site and the property shall be restored to its original condition preceding approval of this permit.
3. Prior to the expiration date of this Conditional Use Permit, the Permittee may submit a new Conditional Use Permit application to the City Manager for consideration with review and a decision by the appropriate decision maker at that time. Future requested amendment to this Permit shall be reviewed for compliance with the regulations of the underlying zone(a) which are in effect on the date of the submittal of the requested amendment.
4. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
5. 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.

6. 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.
7. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
8. 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.).
9. 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.
10. 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.
11. 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.

12. 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:

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

ENGINEERING REQUIREMENTS:

14. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the reconstruction of the existing driveway per current City Standards, adjacent to the site on Girard Avenue, satisfactory to the City Engineer.

15. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the reconstruction of the curb, gutter and sidewalk per current City Standards, adjacent to the site on Girard Avenue, satisfactory to the City Engineer.

16. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, to reconstruct the AC alley with a City Standards Concrete Pavement Full Width Alley, in the alley adjacent to the site, satisfactory to the City Engineer.

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

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

LANDSCAPE REQUIREMENTS:

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

20. Prior to issuance of any building permit (including shell), the Owner/Permittee shall submit complete landscape and irrigation construction documents, which are consistent with the Landscape Standards, to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit "A," Landscape Development Plan, on file in the Development Services Department. Construction plans shall provide a 40-square-foot area around each tree that is unencumbered by hardscape and utilities unless otherwise approved per §142.0403(b)5.

21. 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.

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

PLANNING/DESIGN REQUIREMENTS:

23. 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.

24. The height(s) of the building(s) or structure(s) shall not exceed those heights set forth in the conditions and the exhibits (including, but not limited to, elevations and cross section) or the maximum permitted building height of the underlying zone, whichever is lower, unless a deviation or variance to the height limit has been granted as a specific condition of this Permit.

25. Unless otherwise herein, all applicable conditions of Coastal Development Permit No. 10000514 and Conditional Use Permit No. 10000515 (Project No. 284137), prior Coastal Development Permit/Conditional Use Permit No. 40-0474, and prior Coastal Development Permit/Conditional Use Permit No. 96-0127 are supplemental to and shall remain in effect throughout the life of this permit.

26. All fences and retaining walls shall comply with the San Diego Municipal Code Chapter 14, Article 2, Division 3, "Fence Regulations."

27. All outdoor lighting in residentially zoned properties shall be turned off between the hours of 11:00 P.M. and 6:00 A.M.

28. The operation hours of the facility are permitted to be Monday through Saturday from 7:00 A.M. to 6:00 P.M. The school shall be permitted to hold events typically associated with a private educational facility on this site beyond these standard hours of operation a maximum of four (4) times throughout the school year not to exceed 10:00 P.M.
29. The Owner/Permittee shall provide adequate documentation confirming compliance with the maximum enrollment of 320 students to The City of San Diego upon request.
30. No mechanical equipment, tank, duct, elevator enclosure, cooling tower or mechanical ventilator or air conditioner shall be erected, constructed, converted, established, altered, or enlarged on the roof of any building, unless all such equipment and appurtenances are contained within a completely enclosed, architecturally integrated structure, whose top and sides may include grillwork, louvers and latticework.
31. All signs associated with this development shall be consistent with sign criteria established by either the approved Exhibit "A" or City-wide sign regulations.
32. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.

TRANSPORTATION REQUIREMENTS

33. 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.

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

34. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of new water and sewer service(s) outside of any driveway or drive aisle and the abandonment of any existing unused water and sewer services within the public right-of-way adjacent to the project site, in a manner satisfactory to the Public Utilities Director and the City Engineer.
35. Prior to the issuance of any building permits, if it is determined during the building permit review process 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 service(s) outside of any driveway or drive aisle and the abandonment of any existing unused water and sewer services within the right-of-way adjacent to the project site, in a manner satisfactory to the Public Utilities Director and the City Engineer.
36. Prior to the issuance of any building permits, the Owner/Permittee shall apply for a plumbing permit for the installation of appropriate private back flow prevention device(s), on each water service (domestic, fire and irrigation), in a manner satisfactory to the Public Utilities Director and the

City Engineer. BFPDs shall be located above ground on private property, in line with the service and immediately adjacent to the right-of-way.

37. All proposed private sewer facilities located within a single lot are to be designed to meet the requirements of the California Plumbing Code and will be reviewed as part of the building permit plan check.

38. 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.

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

40. The Owner/Permittee shall design and construct all proposed public water and sewer facilities, in accordance with established criteria in the current edition of the City of San Diego Water and Sewer Facility Design Guidelines and City regulations, standards and practices.

INFORMATION ONLY:

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

APPROVED by the Hearing Officer of the City of San Diego on July 10, 2019, by Resolution No. ____.

ATTACHMENT 5

Permit Type/PTS Approval No.: CDP No. 2166895, SDP No. 2166894 & CUP No. 2166896

Date of Approval: July 10, 2019

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Glenn R. Gargas
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.

The Gillispie School, a California Corporation
Owner/Permittee

By _____
Judith Alison Fleming
Head of School

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

NOTICE OF EXEMPTION

(Check one or both)

TO: ☒ Recorder/County Clerk
 P.O. Box 1750, MS A-33
 1600 Pacific Hwy, Room 260
 San Diego, CA 92101-2400

FROM: City of San Diego
 Development Services Department
 1222 First Avenue, MS 501
 San Diego, CA 92101

☐ Office of Planning and Research
 1400 Tenth Street, Room 121
 Sacramento, CA 95814

Project Name/Number: Gillispie School CUP CDP SDP / 610620

SCH No.: N.A.

Project Location-Specific: 7380 Girard Ave., La Jolla, CA 92037

Project Location-City/County: San Diego/San Diego

Description of nature and purpose of the Project: : Conditional Use Permit (CUP), Coastal Development Permit (CDP), and Site Development Permit (SDP), for merger of existing commercial lots with existing school lots to add special programs and activities. The proposed project is addressed at 7380 Girard Ave., La Jolla, CA, 92037. Proposal is to renovate existing commercial building into new programs and activities including library, theater, music and science spaces. No new classrooms are proposed with expansion. Music studio, recording room, library, multipurpose room, media/tech and science/makers space, kitchen, restrooms, and storage are the only uses proposed. New signage and parking lot re-striping would also be added. The 0.39-acre project site is located within the RM-3-9 zone, RM-1-1 zone, and the LJPD-1 zone; the Coastal Overlay Zone (N-App-2), the Coastal Height Limitation Overlay Zone, the Parking Impact Overlay Zone (PIOZ-Coastal-Impact), Residential Tandem Parking Overlay Zone, the Transit Area Overlay Zone, the Transit Priority Areas Overlay Zone, and is within the La Jolla Local Coastal Program and Community Plan area, Council District 1.

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Judith Alison Fleming, The Gillispie School, 7380 Girard Ave., La Jolla, CA, 92307, 858-459-3773

Exempt Status: (CHECK ONE)

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
- ☒ Categorical Exemption: Section 15332, In-fill Development
- ☐ Statutory Exemptions:

Reasons why project is exempt: The City of San Diego conducted an environmental review that determined the project would not have the potential for causing a significant effect on the environment. The project meets the criteria set forth in CEQA Section 15332. The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with the applicable zoning designation and regulations. The proposed development occurs within city limits on a project site of no more than 5 acres and is substantially surrounded by urban uses. The project site has no value as habitat for endangered, rare or threatened species. The project would not result in any significant effects related to air quality, noise, traffic or water quality. The site can be adequately serviced by all required utilities and public services. In addition, the exceptions listed in CEQA Section 15300.2 would not apply.

ATTACHMENT 6

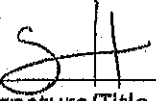
Lead Agency Contact Person: C. Holowach

Telephone: 619-446-5187

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a notice of exemption been filed by the public agency approving the project? () Yes () No

It is hereby certified that the City of San Diego has determined the above activity to be exempt from CEQA



Signature/Title6/17/19

Date

Check One:

- (X) Signed By Lead Agency
() Signed by Applicant

Date Received for Filing with County Clerk or OPR:

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

THE ORIGINAL OF THIS DOCUMENT
WAS RECORDED ON MAR 29, 2013
DOCUMENT NUMBER 2013-0200652
Ernest J. Dronenburg, Jr., COUNTY RECORDER
SAN DIEGO COUNTY RECORDER'S OFFICE
TIME: 8:46 AM

INTERNAL ORDER NUMBER: 24002809

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COASTAL DEVELOPMENT PERMIT NO. 1000514 DRAFT
CONDITIONAL USE PERMIT NO. 1000515 DRAFT
GILLISPIE PLAYFIELD - PROJECT NO. 284137
AMENDMENT TO CUP/CDP 96-0127
HEARING OFFICER

This Coastal Development Permit No 1000514 and Conditional Use Permit No. 1000515, amendment to Coastal Development Permit No. 96-0127 is granted by the Hearing Officer of the City of San Diego to THE GILLISPIE SCHOOL, Owner and Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0305 and 126.0708. The 1.8-acre site is located at 7389 Girard Avenue in RM-3-9 Zone of the La Jolla Planned District Ordinance within the La Jolla Community Plan area. The project site is legally described as: A portion of Lot 1261 and 1262 of the Pueblo Lands of San Diego, in the City of San Diego, County of San Diego, according to Map thereof made by James Pascoe in 1870 filed in the Office of the County Recorder of San Diego County.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to expand the existing Gillispie School with the demolition of an existing single-family residence and detached garage in order to add a new playfield described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated March 13, 2013, on file in the Development Services Department.

The project shall include:

- a. A six building school for grades K through Sixth with a new play field; and
- b. Demolition of an existing single-family residential structure and detached garage; and
- c. Existing landscaping (planting, irrigation and landscape related improvements); and
- d. Off-street parking;

- e. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by March 27, 2016.
2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
5. Unless otherwise provided herein, all applicable conditions of Coastal Development Permit and Conditional Use Permit No. 40-0474 are supplemental to and shall remain in effect throughout the life of this permit.
6. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
7. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).

8. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

9. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.

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

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

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

12. There shall be compliance with the regulations of the underlying zone(s) unless a deviation or variance to a specific regulation(s) is approved or granted as condition of approval of this permit. Where there is a conflict between a condition (including exhibits) of this permit and a

regulation of the underlying zone, the regulation shall prevail unless the condition provides for a deviation or variance from the regulations.

13. Any future requested amendment to this permit shall be reviewed for compliance with the regulations of the underlying zone(s) which are in effect on the date of the submittal of the requested amendment.

PLANNING/DESIGN REQUIREMENTS:

14. Owner/Permittee shall maintain a minimum of 25 off-street parking spaces on the property at all times in the approximate locations shown on the approved Exhibit "A." Parking spaces shall comply at all times with the SDMC and shall not be converted for any other use unless otherwise authorized by the appropriate City decision maker in accordance with the SDMC.

15. 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.

16. The height(s) of the building(s) or structure(s) shall not exceed those heights set forth in the conditions and the exhibits (including, but not limited to, elevations and cross sections) or the maximum permitted building height of the underlying zone, whichever is lower, unless a deviation or variance to the height limit has been granted as a specific condition of this permit.

17. All signs shall comply with the San Diego Municipal Code Chapter 14, Article 2, Division 12, "Sign Regulations"

18. All fences and retaining walls shall comply with the San Diego Municipal Code Section 142.0301.

19. All lighting shall conform to the San Diego Municipal Code Section 142.0740. All outdoor light shall be so shaded and adjusted that the light is directed to fall only on the same premises as light sources are located.

20. All outdoor lighting in residentially zoned properties shall be turned off between the hours of 11:00 P.M. and 6:00 A.M.

21. The operation hours of the facility are permitted to be Monday through Saturday from 7:00 A.M. to 6:00 P.M. The school shall be permitted to hold events typically associated with a private educational facility on this site beyond these standard hours of operation a maximum of four (4) times throughout the school year not to exceed 10:00 P.M..

ENGINEERING REQUIREMENTS:

22. Prior to the issuance of any construction permits, the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Appendix G of the City's Storm Water Standards, satisfactory to the City Engineer.

23. The drainage system proposed for this development and outside the public right-of-way is private, shall be privately maintained and subject to approval by the City Engineer.

INFORMATION ONLY:

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

APPROVED by the Hearingn Officer of the City of San Diego on March 13, 2013 pursuant to Hearing Officer Resolution No. HO-6604.

ORIGINAL

Coastal Development Permit No.1000514
Conditional Use Permit No. 1000515
Date of Approval: March 13, 2013

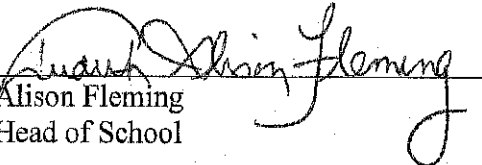
AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES
DEPARTMENT


John P. Hooper
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.

[Gillispie School]
Owner/Permittee

By 
Alison Fleming
Head of School

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

Page 4	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="margin: 0;">Community Planning Committee Distribution Form Part 2</h2>
Project Name:	Gillespie School	Project Number: 610620
Distribution Date: APR 4, 2019		
Project Scope/Location:		
MERGE EXISTING COMMERCIAL lots with School lots DEMO & REMODEL EXISTING SCHOOL Bldg., NEW SIGNAGE & PARKING LOT RE-STRIPING		
Applicant Name:	Applicant Phone Number:	
Project Manager:	Phone Number:	Email Address:
CAREN GARGAS ggargas@san-diego.ca.gov		
Committee Recommendations (to be completed for Initial Review):		
<input checked="" type="checkbox"/> Vote to Approve	Members Yes 14	Members No 1
<input type="checkbox"/> Vote to Approve With Conditions Listed Below	Members Yes	Members No
<input type="checkbox"/> Vote to Approve With Non-Binding Recommendations Listed Below	Members Yes	Members No
<input type="checkbox"/> Vote to Deny	Members Yes	Members No
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)		<input type="checkbox"/> Continued
CONDITIONS:		
NAME:	TITLE:	
Tony Crisafi PRESIDENT LA JOLLA CPA		
SIGNATURE:	DATE:	
May 22, 2019		
Attach Additional Pages if Necessary.		
Please return to: Project Management Division City of San Diego Development Services Department 1222 First Avenue, MS 302 San Diego, CA 92101		



**City of San Diego
Development Services**
1222 First Ave., MS 302
San Diego, CA 92101
(619) 446-5000

Ownership Disclosure Statement

**FORM
DS-318**

October 2017

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

Project Title: The Gillispie School

Project No. For City Use Only: 610620

Project Address: 7420-26 Girard Avenue, La Jolla, CA 92037

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

☒ Corporation ☐ Limited Liability -or- ☐ General - What State? Corporate Identification No. 95-1660834

☐ 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: The Gillispie School ☒ Owner ☐ Tenant/Lessee ☐ Successor Agency

Street Address: 7380 Girard Avenue

City: La Jolla

State: CA **Zip:** 92037

Phone No.: 858-459-3773

Fax No.: 858-459-3834

Email: aiteming@gillispie.org

Signature:

Date: 6/7/2018

Additional pages Attached:

☐ Yes ☒ No

Applicant

Name of Individual: The Gillispie School ☒ Owner ☐ Tenant/Lessee ☐ Successor Agency

Street Address: 7380 Girard Avenue

City: La Jolla

State: CA **Zip:** 92037

Phone No.: 858-459-3773

Fax No.: 858-459-3834

Email: aiteming@gillispie.org

Signature:

Date: 6/7/2018

Additional pages Attached:

☐ Yes ☒ No

Other Financially Interested Persons

Name of Individual: ☐ Owner ☐ Tenant/Lessee ☐ Successor Agency

Street Address:

City:

State: **Zip:**

Phone No.:

Fax No.:

Email:

Signature:

Date:

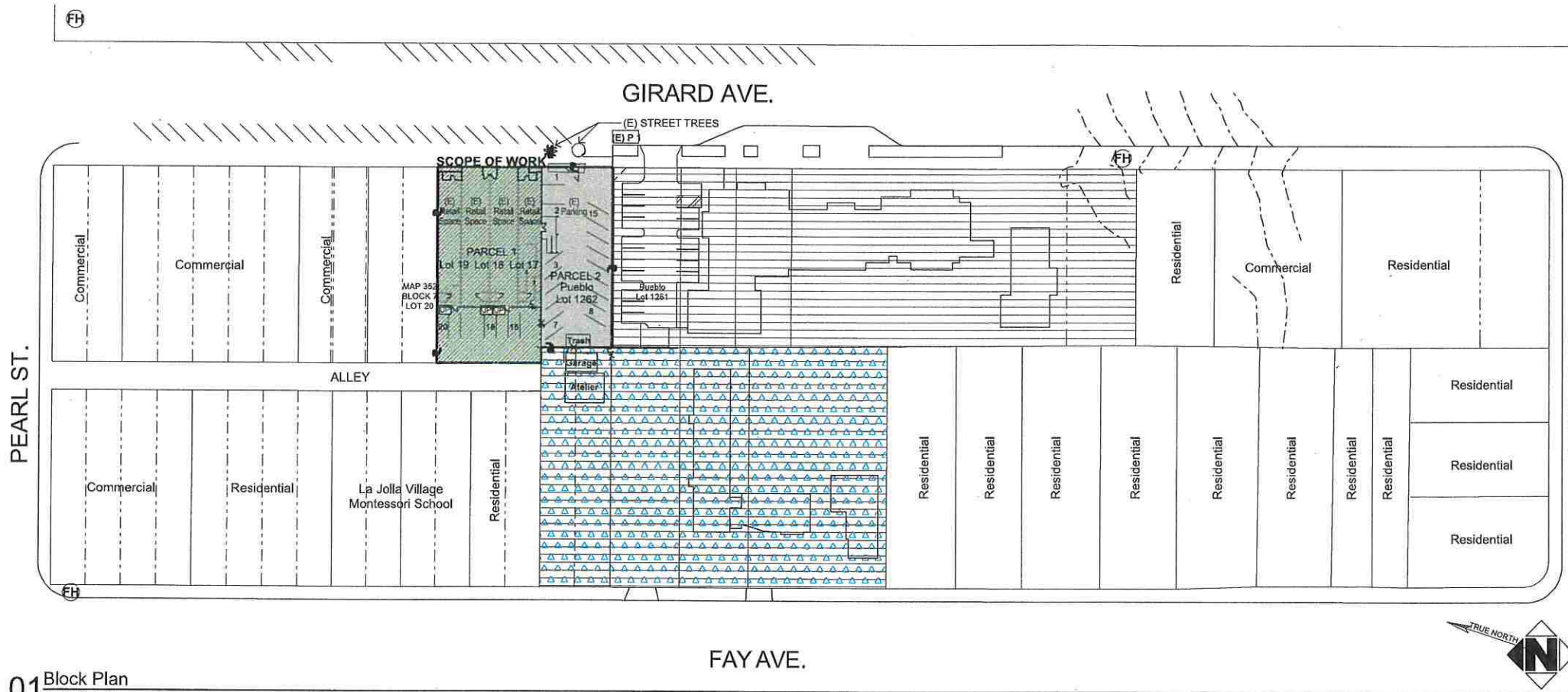
Additional pages Attached:

☐ Yes ☒ No

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

The Gillispie School Annex

The Gillispie School



SHEET INDEX	
A1	Block Plan
A2	Site Plan
A3	Demo Floor Plan
A4	New Floor Plan
A5	Reed Plan
A6	Elevations
A7	Elevations
A8	Elevations

PROJECT TEAM	
OWNER The Gillispie School 7380 Girard Avenue La Jolla, CA 92037 T: 1-858-459-3773 W: info@gillispie.org Alexon Fleming, School Administrator alexon.fleming@gillispie.org	
ARCHITECT Irwin Partners Architects 245 Fischer Avenue, Suite B2 Costa Mesa, CA 92626 T: 714 557 2448 F: 714 556 1572 www.ipac.com Greg Irwin, Principal girwin@ipac.com	
CIVIL ENGINEER Pasco Land, Suter & Associates 535 North Highway 101, Suite A Solana Beach, CA 92075 T: (858) 259-6212 W: www.plsaengineering.com William Mack, Associate Principal wmack@plsaengineering.com	
LANDSCAPE ARCHITECT VAI Associates, Inc. 2512 Chamber Road, Suite 100 Tustin, CA 92780 T: 714 393 0303 Gene Hirao	

01 Block Plan
SCALE: 1" = 40'

BLOCK PLAN LEGEND

- Existing Fire Hydrant
- Existing Gillispie School Site - Not in scope of work
- Site to be Added Parcel 1 7420-24 Girard Ave (Map 352 Block 7 Lots 17, 18, 19) APN 350-612-09 and Parcel 2 (Pueblo Lot 1262) APN 351-080-01
- Zone RM-3-9
- Zone LJPD-1
- Zone RM-1-1

(E) Landscape Calculations	
Landscape	Area (SF)
	150
Proposed Landscape Calculations	
Landscape	Area (SF)
	516

PROJECT DATA

PROJECT DESCRIPTION This project proposes to merge existing commercial lots with existing school lots to add special programs and activities. The proposal is to renovate the existing commercial building into new programs and activities including Library, Theater, Music, and Science spaces. No additional children will be added in this expansion to the existing number allowed under CLIP. Maximum of 320 students allowed for the entire premises. No additional parking is required and all added parking is voluntary.	
SCOPE OF WORK EXISTING 1 STORY BUILDING TO REMAIN. TI - TENANT IMPROVEMENT DEMOLISH EXISTING INTERIOR WALLS, FINISHES TO RENOVATE AND REMODEL FOR NEW PROGRAMMING, REMODEL EXTERIOR, EXTEND FRONT PLANTERS, FILL IN ENTRY WAY UNDER ROOF WITHIN EXISTING FOOTPRINT OF BUILDING, NEW EXTERIOR SIGNAGE AND REDESIGN LANDSCAPE. EXISTING PARKING SPACES EQUALS 15 SPACES TOTAL INCLUDING 1 ADA SPACE. PROPOSED NEW STRIPING OF THE LOT TO INCLUDE 9 STANDARD SPACES AND 1 ADA SPACE. THE NEW STRIPING PROPOSES 10 TOTAL PARKING SPACES.	
PROJECT ADDRESS 7420 & 7426 Girard Ave La Jolla CA 92037	
REQUIRED PERMITS: SITE DEVELOPMENT PERMIT (SDP) CONDITIONAL USE PERMIT AMENDMENT COASTAL DEVELOPMENT PERMIT AMENDMENT	
THE PROJECT SITE IS CURRENTLY REGULATED BY TWO EXISTING PERMITS: CONDITIONAL USE PERMIT (CUP) AND THE COASTAL DEVELOPMENT PERMIT NO. 40-0474, WHICH WHERE AMENDMENTS TO CONDITIONAL USE PERMIT AND COASTAL DEVELOPMENT PERMIT NO. 96-0127.	
ZONING DESIGNATION - LJPD-1 (PARCEL 1) & RM 3-9 (PARCEL 2) Coastal Overlay Zone Coastal Height Limit Overlay Zone Transit Overlay Zone Residential Tandem Parking Overlay Zone Parking Impact Overlay Zone GENERAL PLAN - Commercial/Mixed Use	
SITE DATA LOT SIZE PARCEL 1 LOT SIZE PARCEL 2 GROSS SITE AREA BUILDING FOOTPRINT FLOOR AREA RATIO TOTAL BUILDING AREA GEOLGIC HAZARD CATEGORY - 52 (PARCEL 1), 53 (PARCEL 2)	10,521 SF 6,395.35 SF 16,916.35 SF 7,184.75 SF 42 IN COMPLIANCE WITH 1.3 MAX. (SDMC 159-030) 7,184.75 SF
BUILDING CONSTRUCTION BUILT 1965 OCCUPANCY TYPES: Existing Group M to become Group E and A3 CONSTRUCTION TYPE: III-B ALLOWABLE BUILDING HEIGHT 30' MAX (PARCEL 1) 60' MAX (PARCEL 2) SUBJECT TO PROPOSITION D COASTAL HEIGHT LIMITING EXISTING BUILDING HEIGHT 12.9' EXISTING BUILDING AREA 7,184.75 SF	
LEGAL DESCRIPTION PARCEL 1: APN: 350-612-09 LOTS 17, 18 AND 19, BLOCK 7, 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 RECORDER OF SAN DIEGO COUNTY MARCH 22, 1887. PARCEL 2: APN 209-050-57 THAT PORTION OF LOT 1262 OF PUEBLO LANDS OF SAN DIEGO, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO PASCOE MAP THEREOF, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID PUEBLO LOT; RUNNING THENCE EASTERLY ALONG THE NORTHERLY BOUNDARY LINE OF SAID PUEBLO LOT 128.5 FEET TO AN INTERSECTION WITH THE WESTERLY LINE OF GIRARD ST. (FORMERLY GRAND AVE) AS SAID AVENUE IS SHOWN ON MAP OF LA JOLLA PARK; MAP NO. 352, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY ON MARCH 22, 1887; THENCE SOUTHERLY ALONG THE PROLONGATION OF THE WESTERLY LINE OF SAID GIRARD ST., A DISTANCE OF 50 FEET; THENCE AT RIGHT ANGLES WESTERLY AND PARALLEL WITH THE NORTHERLY LINE OF SAID PUEBLO LOT TO THE WESTERLY LINE THEREOF; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID PUEBLO LOT 50 FEET TO THE PLACE OF COMMENCEMENT.	
ASSESSORS PARCEL NUMBER 350-612-09 (PARCEL 1) AND 351-080-01 (PARCEL 2) ADJACENT PROPERTIES MAP 352, BLOCK 7, LOT 20 PUEBLO LOT 1262 (POR)	

IPAC IRWIN PARTNERS
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245 Fischer Avenue, Suite B-2 Costa Mesa CA 92626
(714) 557 2448 www.ipac.com
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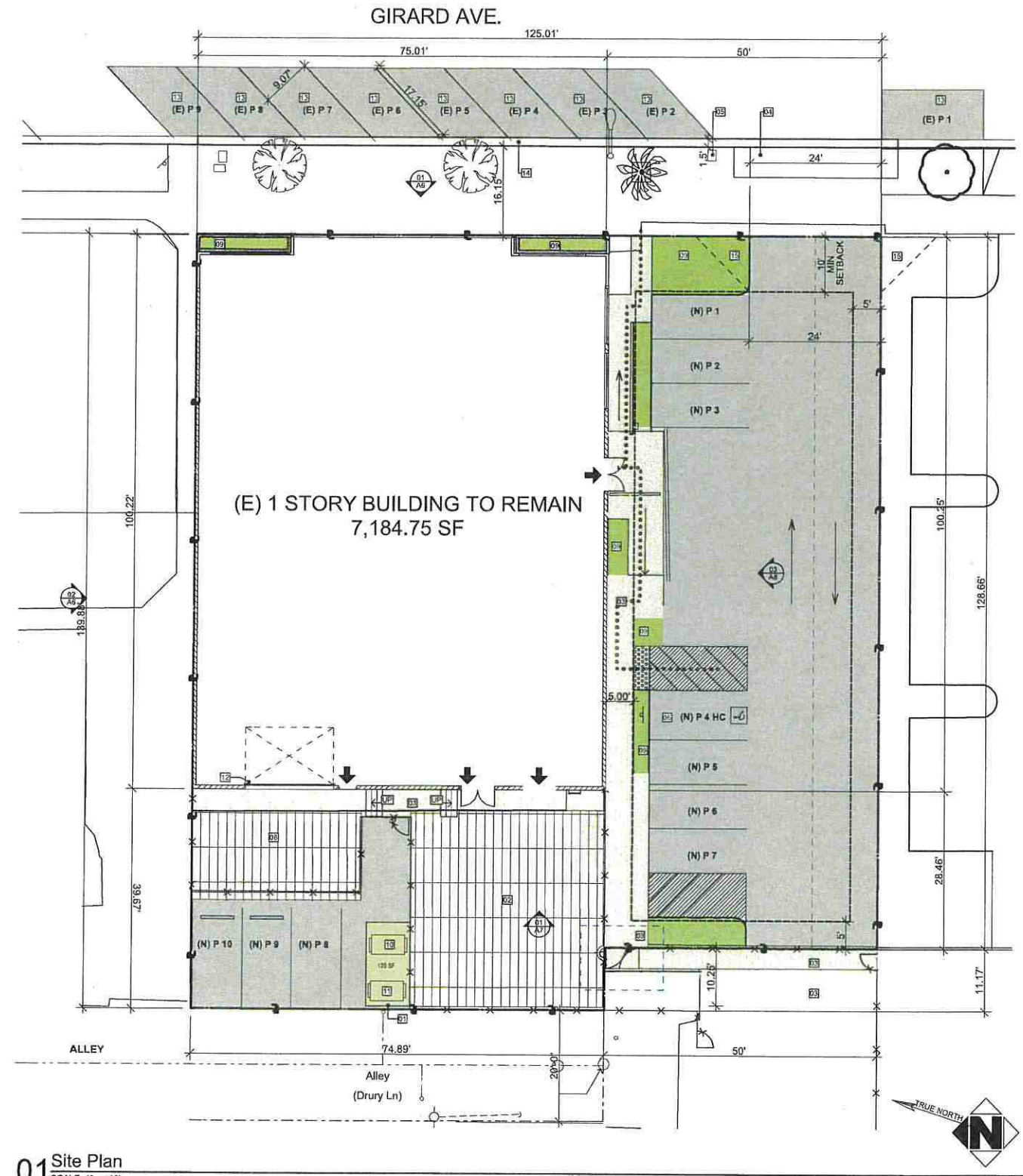
The Gillispie School Annex

The Gillispie School
7380 Girard Avenue
La Jolla, CA 92037

PROJECT: 17024.00
DRAWN BY: WL
1st Plan Submittal 08/15/2018

Block Plan
A1

SHEET 1 of 15
PROJECT NO: 17024.00
PLOT DATE: 1/3/2019
17024 Gillispie Building H.pln



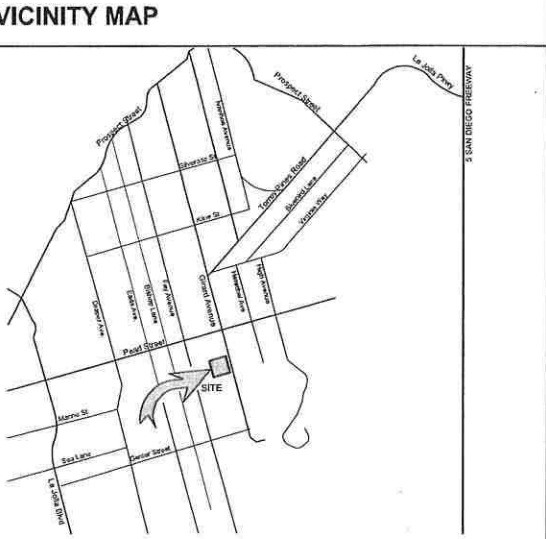
SITE PLAN LEGEND

- PROPERTY LINE
- NEW CONCRETE WALKWAY
- ACCESSIBLE ROUTE OF TRAVEL - (5% MAX - 2% MAX CROSS SLOPE)
- MEANS OF EGRESS
- NEW 5' FENCE WITH GREEN SCREEN
- KEYNOTE NUMBER

- SITE PLAN GENERAL NOTES**
- FOR FIRE HYDRANT LOCATIONS WITHIN 600' SEE 01 BLOCK PLAN/A1.
 - NO EXISTING OR PROPOSED TRANSIT STOPS ADJACENT TO SITE.
 - PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER FHPS POLICY P-00-6 (LFC 901.4.4).
 - SETBACKS FOR PARCEL 1 PER SDMC 159.0307 (b)(5): MIN. 16' STREET FRONTAGE SETBACK MEASURED FROM CURB TO THE BUILDING. NO INTERIOR, SIDE OR REAR SETBACKS REQUIRED.
 - SETBACKS FOR PARCEL 2 PER SDMC TABLE 131-04G: FRONT MIN. = 10', SIDE MIN. = 5', REAR MIN. = 5'.
 - REGARDING PARKING CALCULATIONS:** NO ADDITIONAL CHILDREN WILL BE ADDED IN THIS EXPANSION TO THE EXISTING NUMBER ALLOWED UNDER CUP. NOT TO EXCEED 155 ELEMENTARY SCHOOL AGE CHILDREN AND NOT TO EXCEED 165 PRE-SCHOOL AGE CHILDREN. NO ADDITIONAL PARKING IS REQUIRED AND ALL ADDED PARKING IS VOLUNTARY.
 - EXISTING BUILDING FOOTPRINT NOT TO CHANGE.

- SITE PLAN KEYNOTES**
- 01 TRASH AREA = 120 SF - IN COMPLIANCE WITH SDMC 155.0-07 REQUIREMENT OF 32 SF TOTAL MINIMUM AREA FOR REFUSE AND RECYCLABLE MATERIAL STORAGE AREA
 - 02 NEW LUNCH AREA DECK - INSTALL LEVEL WITH (E) WALK
 - 03 TYPICAL CONCRETE WALKWAY; PEDESTRIAN SIDEWALK CONNECTING TO EXISTING SCHOOL FACILITY
 - 04 DRIVEWAY TO BE RECONSTRUCTED TO MEET CURRENT CITY STANDARDS
 - 05 RELOCATED WATER METER
 - 06 HANDICAP VAN ACCESSIBLE PARKING STALL
 - 07 NEW CONCRETE STAIRS
 - 08 NEW MAKER PATIO
 - 09 LANDSCAPE/PLANTING
 - 10 REFUSE BIN (3 CY TYP)
 - 11 RECYCLE BIN (3 CY TYP)
 - 12 NEW ROLL UP DOOR
 - 13 EXISTING ON STREET PARKING (2 HOUR LIMIT, 8 AM-2PM - NO METER) TO REMAIN
 - 14 RECONSTRUCT EXISTING CURB WITH CURRENT CITY STANDARDS
 - 15 VISIBILITY TRIANGLES: NO OBSTRUCTION INCLUDING LANDSCAPING OR SOLID WALLS IN THE VISIBILITY AREA SHALL EXCEED 24 INCHES IN HEIGHT

Proposed Landscape Calculations	
Landscape	Area (SF)
	518



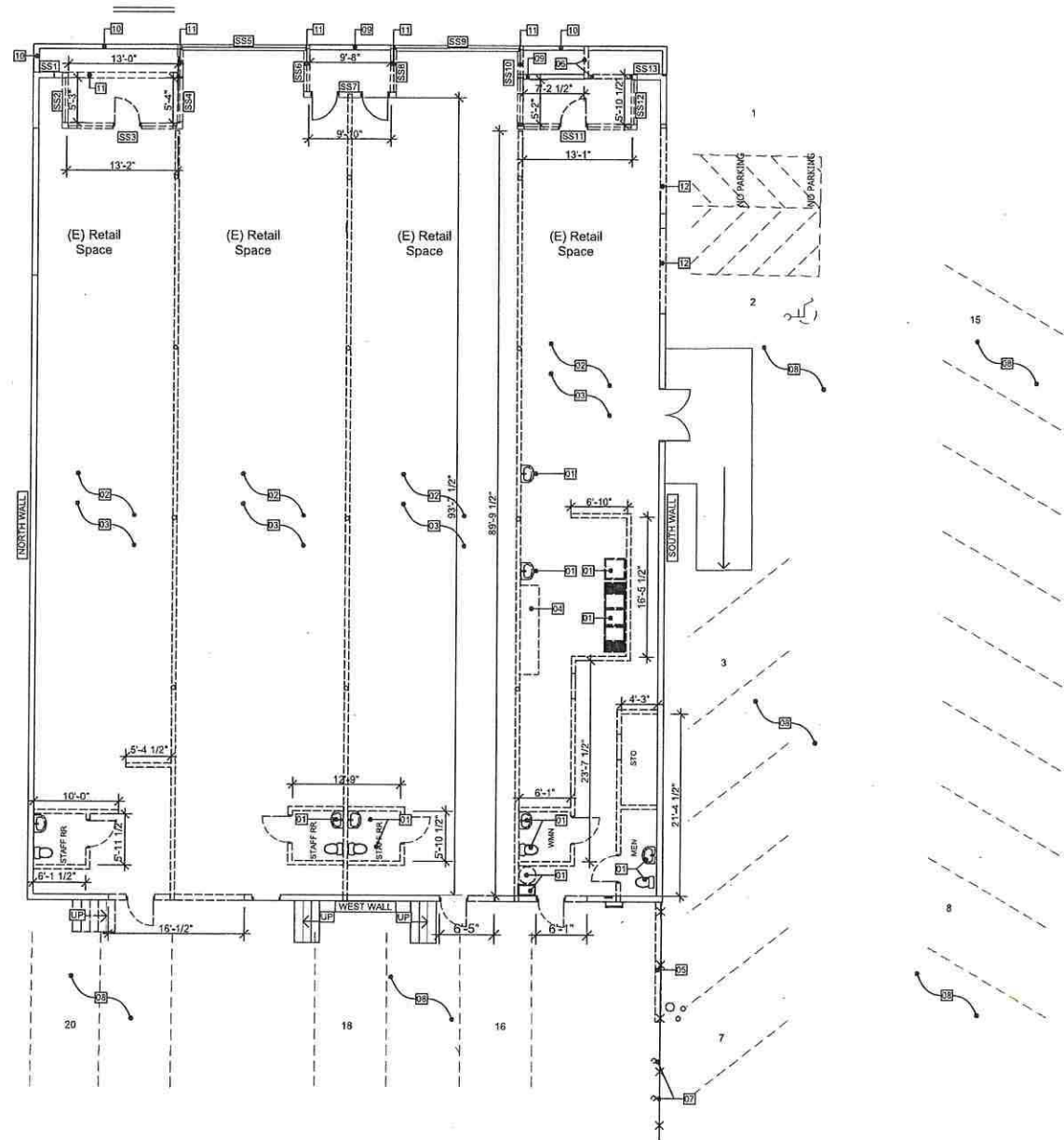
01 Site Plan
SCALE: 1" = 10'

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Gillispie School Annex
Gillispie School
7380 Girard Avenue
La Jolla, CA 92037

PROJECT: 17024.00
DRAWN BY: WL
1st Plan Submittal 05/15/2018

Site Plan
A2
SHEET 2 of 14
PROJECT NO: 17024.00
PLOT DATE: 2/25/2019
17024 Gillispie Building H.pln



DEMOLITION PLAN LEGEND

EXTERIOR	
	(E) EXTERIOR WALL TO REMAIN
	DEMO PORTION OF (E) EXTERIOR WALL FOR NEW DOOR OR WINDOW
	REMOVE EXISTING WINDOWS
INTERIOR	
	DEMO NON-BEARING NON-RATED INTERIOR PARTITION
	(E) COLUMNS TO REMAIN
	DEMO (E) DOOR

- DEMOLITION PLAN GENERAL NOTES**
- 01 WINDOWS AND DOORS TO BE REPLACED. NO ALTERATIONS TO HEADER HEIGHT.
 - 02 NO DEMOLITION OF EXTERIOR WALLS

- DEMOLITION KEYNOTES** XX
- 01 REMOVE ALL EXISTING PLUMBING FIXTURES
 - 02 REMOVE EXISTING T-BAR CEILING
 - 03 REMOVE ALL EXISTING LIGHTING FIXTURES
 - 04 REMOVE EXHAUST HOOD
 - 05 DEMO EXISTING BLOCK WALL
 - 06 DEMO TWO SIDES OF EXISTING PLANTER
 - 07 DEMO BOLLARDS
 - 08 RESTRIPE PARKING
 - 09 PROPOSED NEW WALL
 - 10 PROPOSED PLANTER WALL
 - 11 DEMO WINDOW, WALL TO REMAIN
 - 12 REPLACE WINDOW

WALL MATRIX

WALL	LINEAR FEET REMOVED/REMAINING	PERCENT REMOVED/REMAINING
NORTH WALL	NONE / 97'-0"	NONE / 100%
SOUTH WALL	NONE / 97'-0"	NONE / 100%
WEST WALL	28'-6 1/2" / 46'-4 1/2" OF 75'-0"	38% / 62%
STREET SIDE WALL 1 (SS1)	NONE / 4'-0"	NONE / 100%
STREET SIDE WALL 2 (SS2)	5'-3" / NONE	100% / NONE
STREET SIDE WALL 3 (SS3)	13'-2" / NONE	100% / NONE
STREET SIDE WALL 4 (SS4)	5'-4" / 3'-9" OF 9'-1"	59% / 41%
STREET SIDE WALL 5 (SS5)	NONE / 15'-5"	NONE / 100%
STREET SIDE WALL 6 (SS6)	NONE / 5'-6"	NONE / 100%
STREET SIDE WALL 7 (SS7)	9'-10" / NONE	100% / NONE
STREET SIDE WALL 8 (SS8)	NONE / 5'-5"	NONE / 100%
STREET SIDE WALL 9 (SS9)	NONE / 15'-5"	NONE / 100%
STREET SIDE WALL 10 (SS10)	5'-2" / 3'-10" OF 9'-0"	57% / 43%
STREET SIDE WALL 11 (SS11)	13'-1" / NONE	100% / NONE
STREET SIDE WALL 12 (SS12)	5'-10 1/2" / NONE	100% / NONE
STREET SIDE WALL 13 (SS13)	NONE / 4'-0"	NONE / 100%
TOTALS	86'-3" / 298'-7 1/2" OF 384'-10 1/2"	23% / 77%

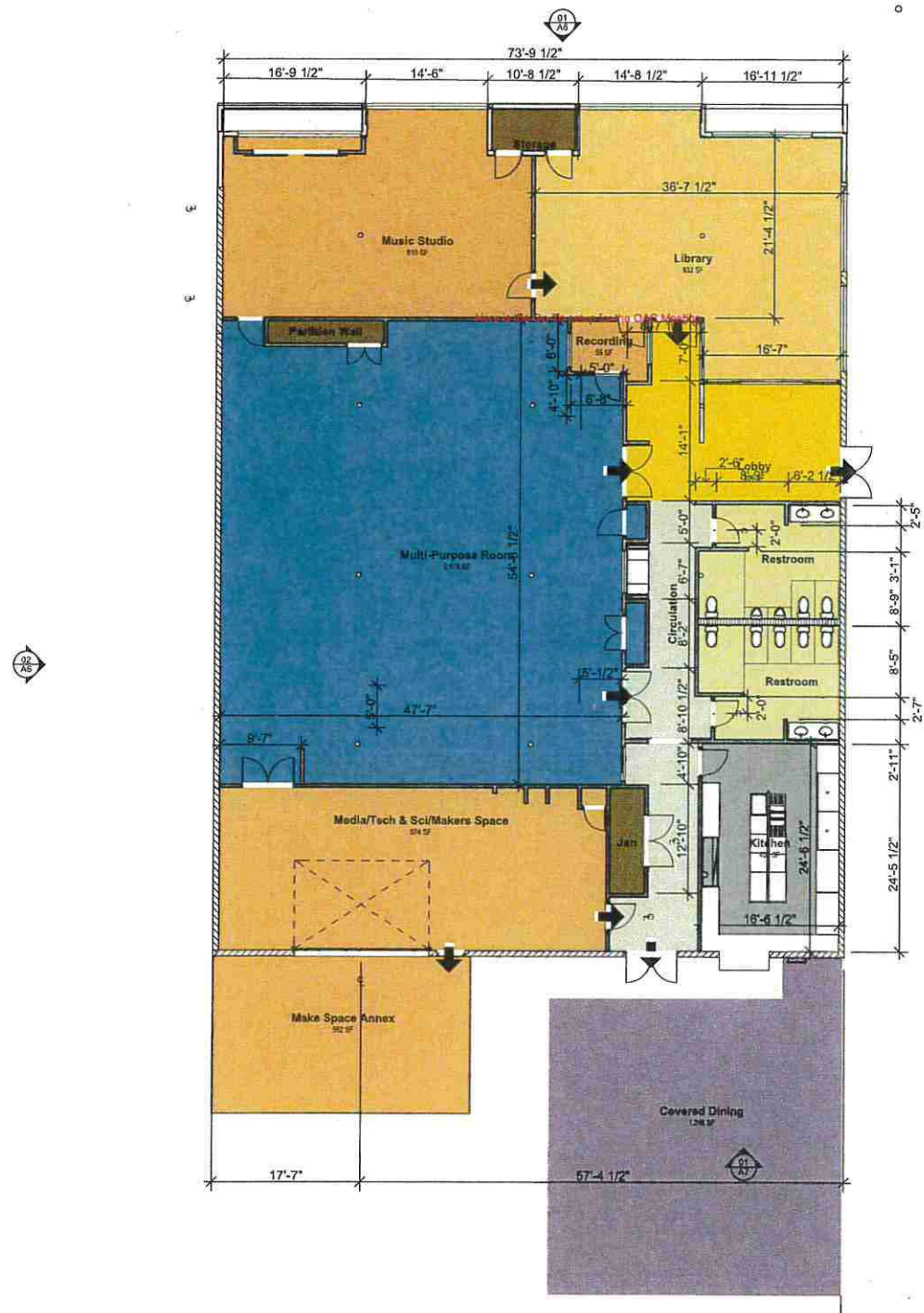
01 Demolition Plan
SCALE: 1/8" = 1'-0"

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Gillispie School Annex
Gillispie School
7380 Girard Avenue
La Jolla, CA 92037

PROJECT: 17024.00
DRAWN BY: WL
1st Plan Submittal 06/15/2018

Demo Floor Plan
A3
SHEET 3 of 14
PROJECT NO: 17024.00
PLOT DATE: 2/25/2019
17024 Gillispie Building H.pln



FLOOR PLAN LEGEND	
EXTERIOR	
	NEW EXTERIOR WALL
	(E) EXTERIOR WALL
	NEW PARTIAL HEIGHT PLANTER WALL
	(E) PARTIAL HEIGHT PLANTER WALL
INTERIOR	
	NEW NON-BEARING NON-RATED INTERIOR PARTITION
	NEW INTERIOR PLUMBING WALL
	(E) COLUMNS TO REMAIN
	EGRESS

- FLOOR PLAN KEYNOTES**
- 01 INFILL WALL WHERE DOOR OR WINDOW IS REMOVED
 - 02 REPLACE EXISTING DOOR WITH NEW WINDOW
 - 03 RAISED PIER DECK



01 Proposed Partition Remodel Plan
SCALE: 1/8" = 1'-0"

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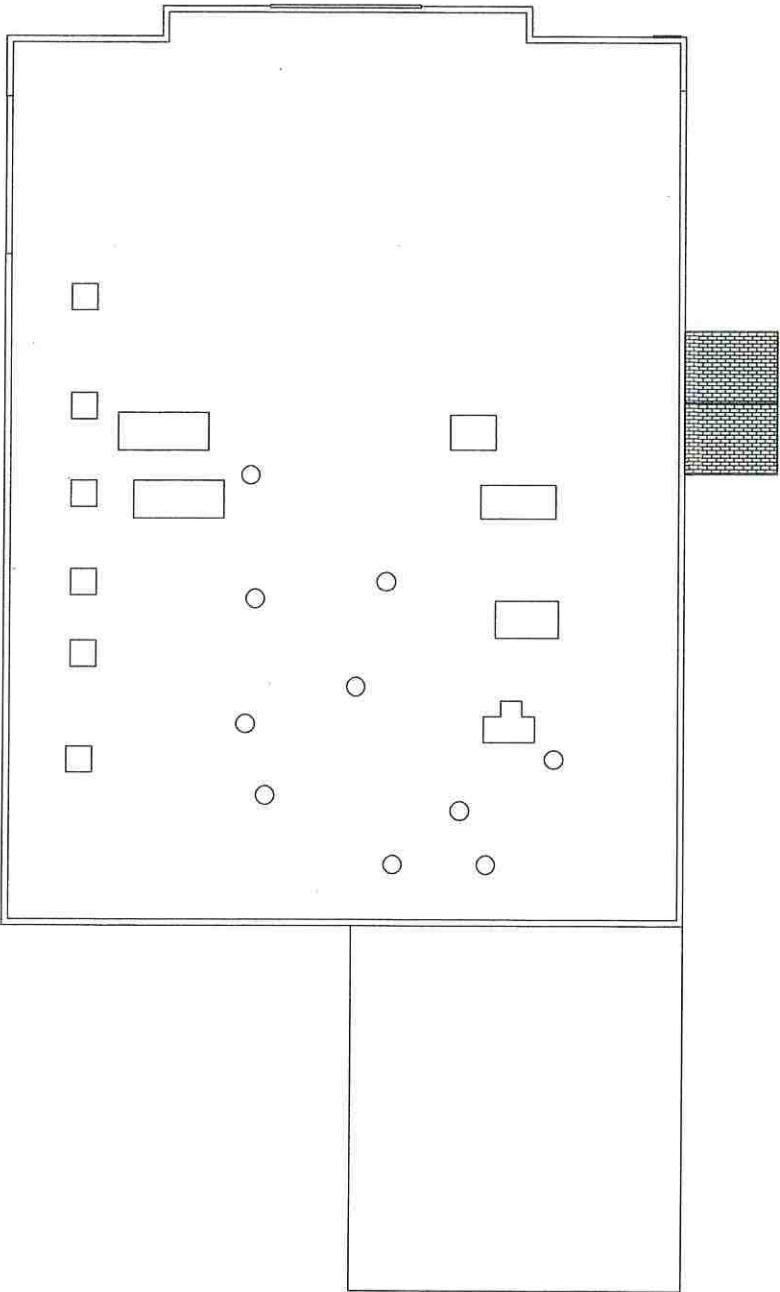
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New Floor Plan
A4

SHEET 4 of 15
PROJECT NO: 17024.00
PLOT DATE: 1/3/2019
17024 Gillispie Building H.pln



ROOF PLAN GENERAL NOTES

1. EXISTING FLAT ROOF TO REMAIN
2. EXISTING EQUIPMENT TO REMAIN

ROOF PLAN KEYNOTES

01. NEW COVERED WALKWAY/EYEBROW ELEMENT/TRELLIS

01 Roof Plan

SCALE: 1/8" = 1'-0"

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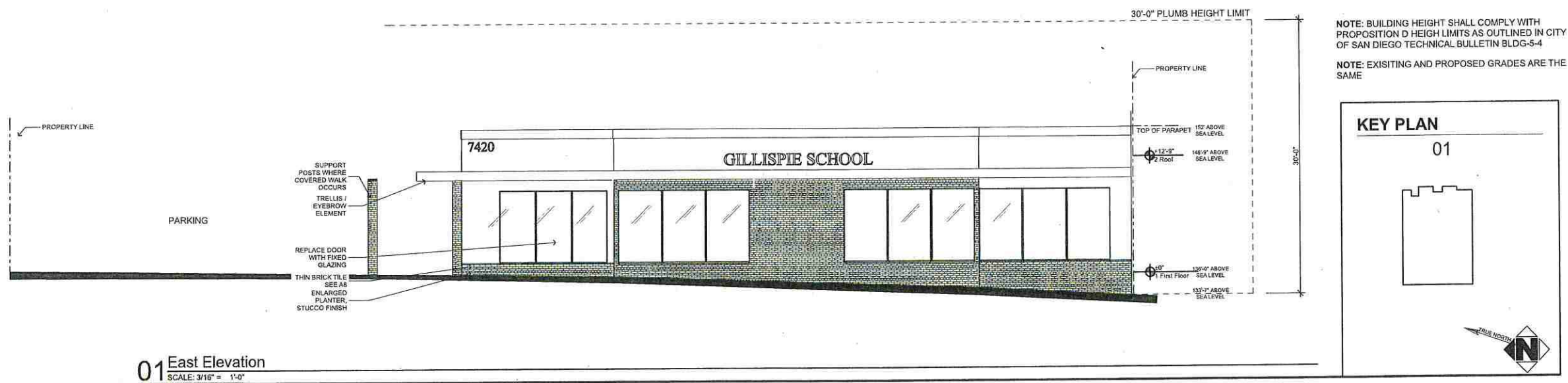
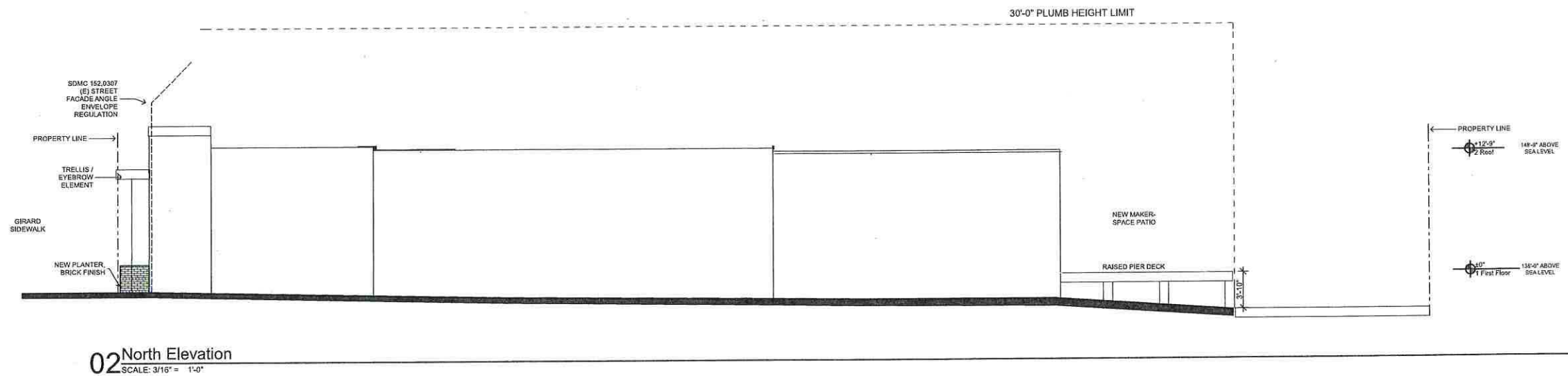
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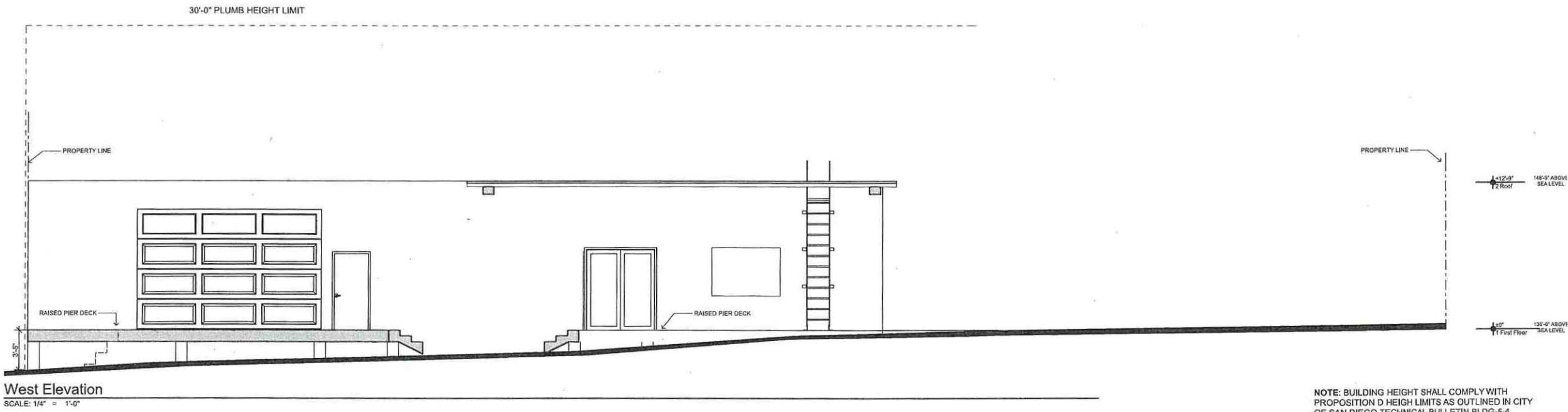


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DRAWN BY: WL	
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Roof Plan
A5

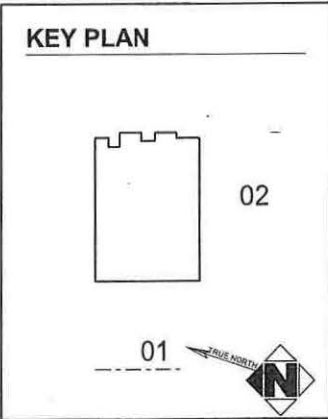
SHEET 5 of 15
PROJECT NO: 17024.00
PLOT DATE: 1/3/2019
17024 Gillispie Building H.pln





NOTE: BUILDING HEIGHT SHALL COMPLY WITH PROPOSITION D HEIGHT LIMITS AS OUTLINED IN CITY OF SAN DIEGO TECHNICAL BULLETIN BLDG-S-4

NOTE: EXISTING AND PROPOSED GRADES ARE THE SAME



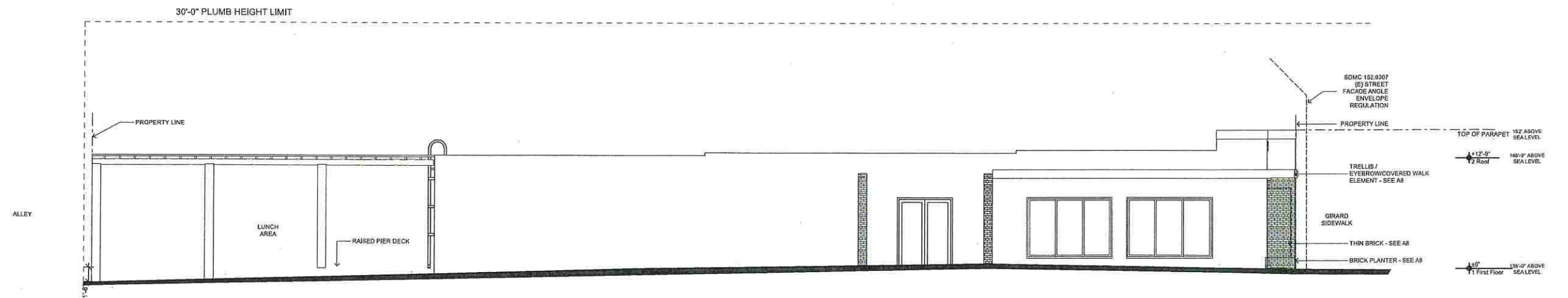
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The Gillispie School Annex

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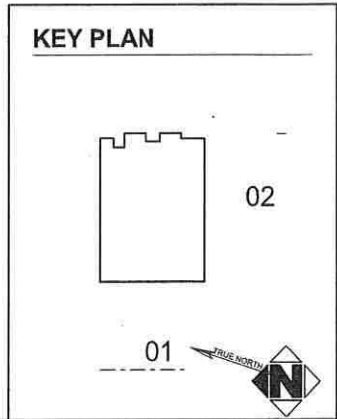
Elevations
A7
SHEET 7 of 15
PROJECT NO: 17024.00
PLOT DATE: 1/3/2019
17024 Gillispie Building H.pln



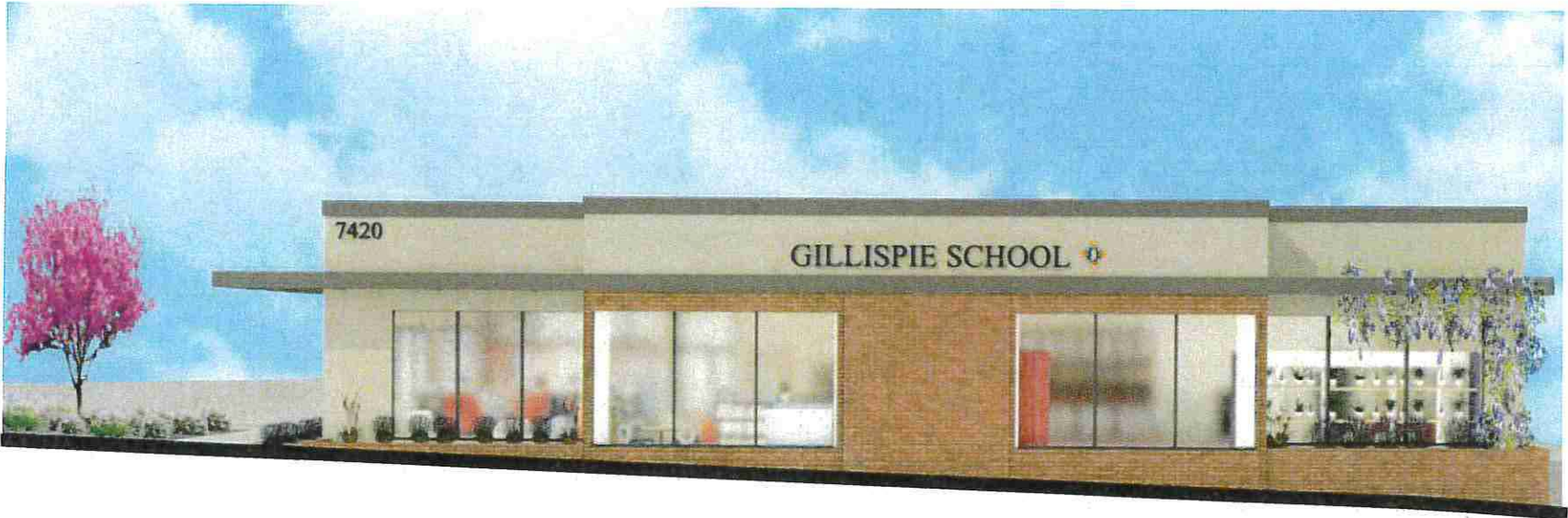
02 South Elevation
SCALE: 3/16" = 1'-0"

NOTE: BUILDING HEIGHT SHALL COMPLY WITH PROPOSITION D HEIGHT LIMITS AS OUTLINED IN CITY OF SAN DIEGO TECHNICAL BULLETIN BLDG-5-4

NOTE: EXISTING AND PROPOSED GRADES ARE THE SAME



PROJECT: 17024.00
DRAWN BY: WL
1st Plan Submittal 06/15/2019



Exterior Walls
Material: Thin Brick
Color: Aberdeen



Trellis and Trim
Material: Paint
Color: Black Walnut
DE6063



Stucco
Color: Desert Suede
DE6206

Preliminary Landscape Plan

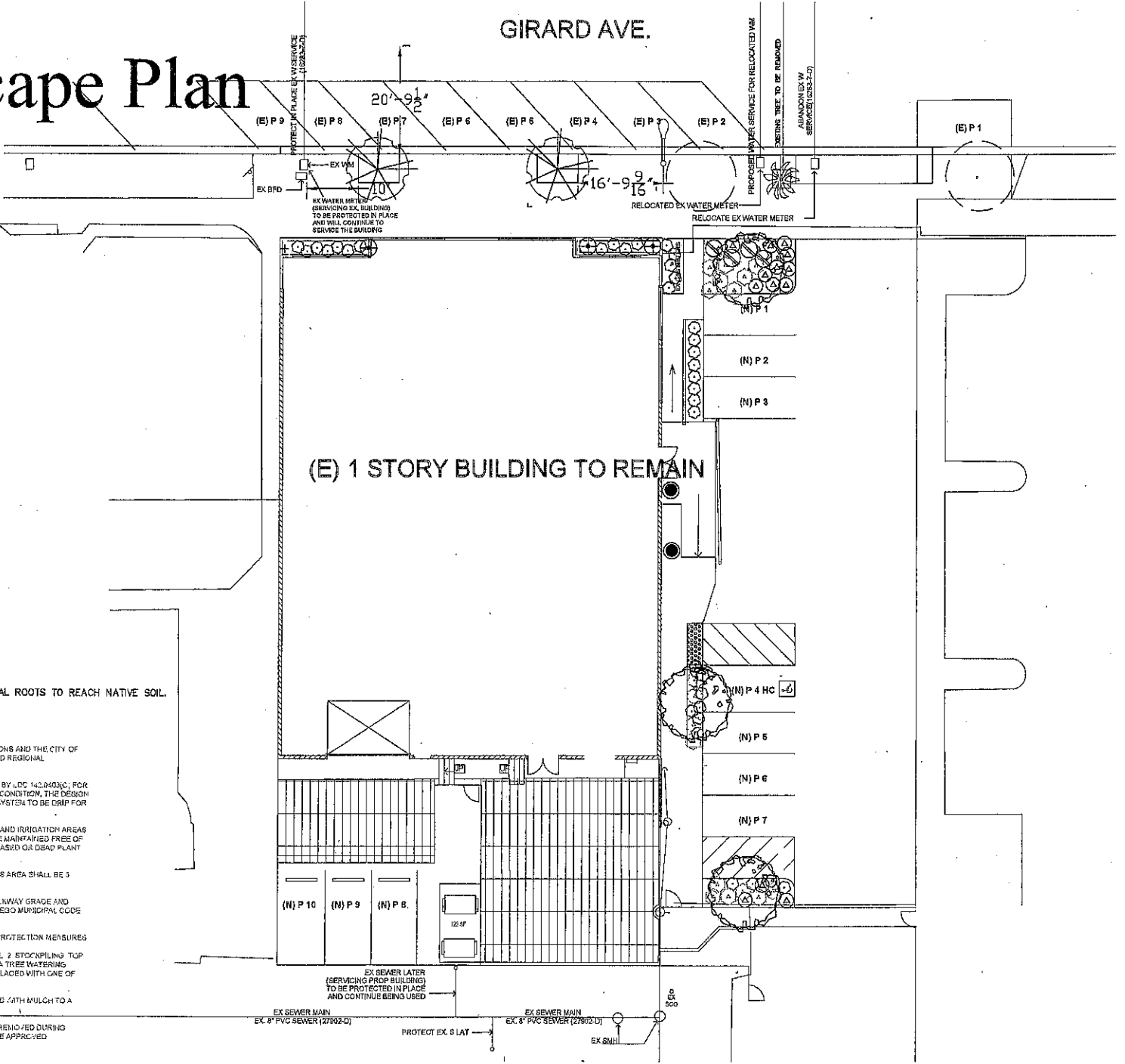
The Gillispie School Annex SCALE 1/8" = 1'-0"

PLANT LEGEND

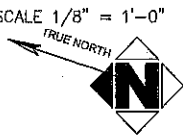
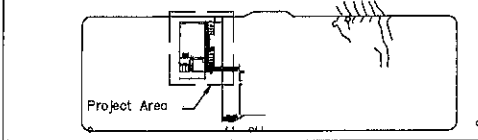
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
TREES			
	NEW STREET TREE	ASH (SPECIE TO MATCH EXISTING)	2 - 24" BOX
	CERCIS OCCIDENTALIS	WESTERN RED BUD	3 - 24" BOX
	EXISTING STREET TREE TO REMAIN	ASH	
SHRUBS - ALL SHRUBS TO BE 5 GALLON			
	LIRIOPE MUSCARI - LIRIOPE		36 - 5 GALLON WUCOLS RATING MODERATE 15" TALL X 15" WIDE
	AGAPANTHUS AFRICANUS - LILY OF THE Nile		11 - 5 GALLON WUCOLS RATING MODERATE 2' TALL X 2' WIDE
	PITTOSPORUM TOBIRA VARIEGATA - VARIEGATED MOCK ORANGE		17 - 5 GALLON WUCOLS RATING MODERATE 2' TALL X 3' WIDE
	NANDINA DOMESTICA - HEAVENLY BAMBOO		3 - 5 GALLON WUCOLS RATING MODERATE 5' TALL X 3' WIDE
	RAPHIOLEPIS INDICA - INDIAN HAWTHORNE 'BALLERINA'		4 - 5 GALLON WUCOLS RATING MODERATE 2' TALL X 2' WIDE
VINES			
	WISTERIA - PURPLE WISTERIA VINE		1 - 5 GALLON WUCOLS RATING LOW
POTTERY			
	POTTERY GROUPINGS		

GENERAL NOTES:
GENERAL GROUND COVER NOTE:
PROVIDE 3" LAYER OF WOOD CHIP MULCH UNDER SHRUB AREAS AS TOP DRESSING
RAISED PLANTER NOTE:
RAISED PLANTERS BOTTOMS TO BE OPEN TO NATIVE SOIL TO ALLOW PLANT MATERIAL ROOTS TO REACH NATIVE SOIL.
GENERAL IRRIGATION NOTE:
IRRIGATION TO BE DRIP FOR MAXIMUM WATER EFFICIENCY

- CITY OF SAN DIEGO REQUIRED LANDSCAPE NOTES:
- ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY WIDE LANDSCAPE REGULATIONS AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS
 - IRRIGATION AN AUTOMATIC ELECTRICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED BY LDC 142.040.03. FOR PROPER IRRIGATION, DEVELOPMENT AND MAINTENANCE OF THE VEGETATION IN A HEALTHY DISEASE RESISTANT CONDITION, THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED. PROPOSED IRRIGATION SYSTEM TO BE DRIP FOR MAXIMUM WATER EFFICIENCY.
 - MAINTENANCE ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE PROPERTY OWNER. LANDSCAPE AND IRRIGATION AREAS IN THE PUBLIC RIGHT OF WAY SHALL BE MAINTAINED BY THE PROPERTY OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER AND ALL PLANTER 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.
 - A MINIMUM PLANT ZONE OF 10 S.F. IN AREA SHALL BE PROVIDED FOR ALL TREES. THE MINIMUM DIMENSION FOR THIS AREA SHALL BE 3 FEET PER SDMG 142.013.05.
 - TREES SHALL BE MAINTAINED SO THAT ALL BRANCHES OVER PEDESTRIAN WALKWAYS ARE 8 FEET ABOVE THE WALKWAY GRADE AND BRANCHES OVER VEHICULAR TRAVEL WAYS ARE 17 FEET ABOVE THE GRADE OF THE TRAVEL WAY PER THE SAN DIEGO MUNICIPAL CODE SECTION 142.040.01(10).
 - EXISTING TREES TO REMAIN ON SITE WITHIN THE AREA OF WORK SHALL BE PROTECTED IN PLACE THE FOLLOWING PROTECTION MEASURES WILL BE PROVIDED:
1. A BRIGHT YELLOW OR ORANGE TEMPORARY FENCE WILL BE PLACED AROUND EXISTING TREES AT THE DRIP LINE. 2. STOCKPILING TOP SOIL, DISTURBANCE, VEHICLE USE AND MATERIAL STORAGE OF ANY KIND IS PROHIBITED WITHIN THE DRIP LINE. 3. A TREE WATERING SCHEDULE WILL BE MAINTAINED AND DOCUMENTED DURING CONSTRUCTION. 4. ALL DAMAGED TREES WILL BE REPLACED WITH ONE OF EQUAL OR GREATER SIZE.
 - MULCH ALL REQUIRED PLANTING AREAS AND ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL BE COVERED WITH MULCH TO A MINIMUM DEPTH OF 3 INCHES. EXPOSED SLOPES REQUIRING REVEGETATION PER SDMG 142.011.
 - IF ANY REQUIRED LANDSCAPE 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.



Key Map



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Landscape Architects
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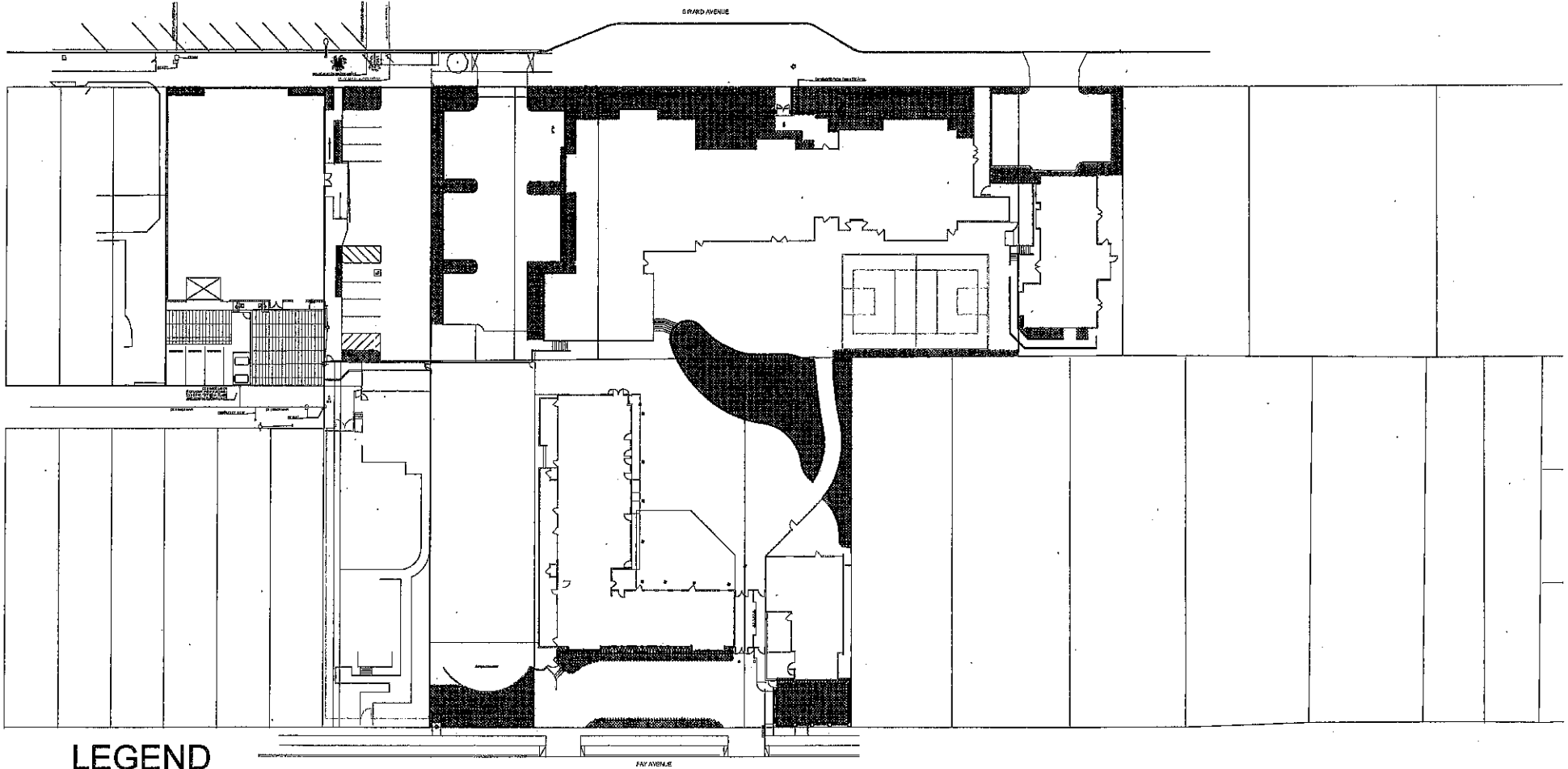
PROJECT: 17024.00
DRAWN BY:
1st Plan Submittal 08/15/2018

Preliminary Landscape Plan PL-1

SHEET 10 of 15
PROJECT NO: 17024.00
PLOT DATE: 7/19/2018
17024 Gillispie BLDG H Planning

Gillispie Existing Overall Site

La Jolla Planned District Landscape Requirement
LANDSCAPE PLANES 1,2 AND 3 OPTION A



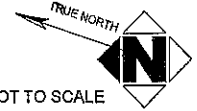
LEGEND



LANDSCAPED AREAS

SITE CALCULATIONS:
PROPOSED BUILDING "H" LOT S.F. 16,916 S.F.
PROPOSED BUILDING "H" LANDSCAPING 518 S.F.
EXISTING GILLISPIE LOT S.F. 76,354 S.F.
EXISTING GILLISPIE SCHOOL LANDSCAPING 12,282 S.F.

TOTAL LANDSCAPE PERCENTAGE: 18%



NOT TO SCALE

IPPA IRWIN PARTNERS
ARCHITECTS
245 Fischer Avenue, Suite B-2 Costa Mesa CA 92626
(714) 657-2448 www.ippa.com
ARCHITECTURE PLANNING CONSULTING

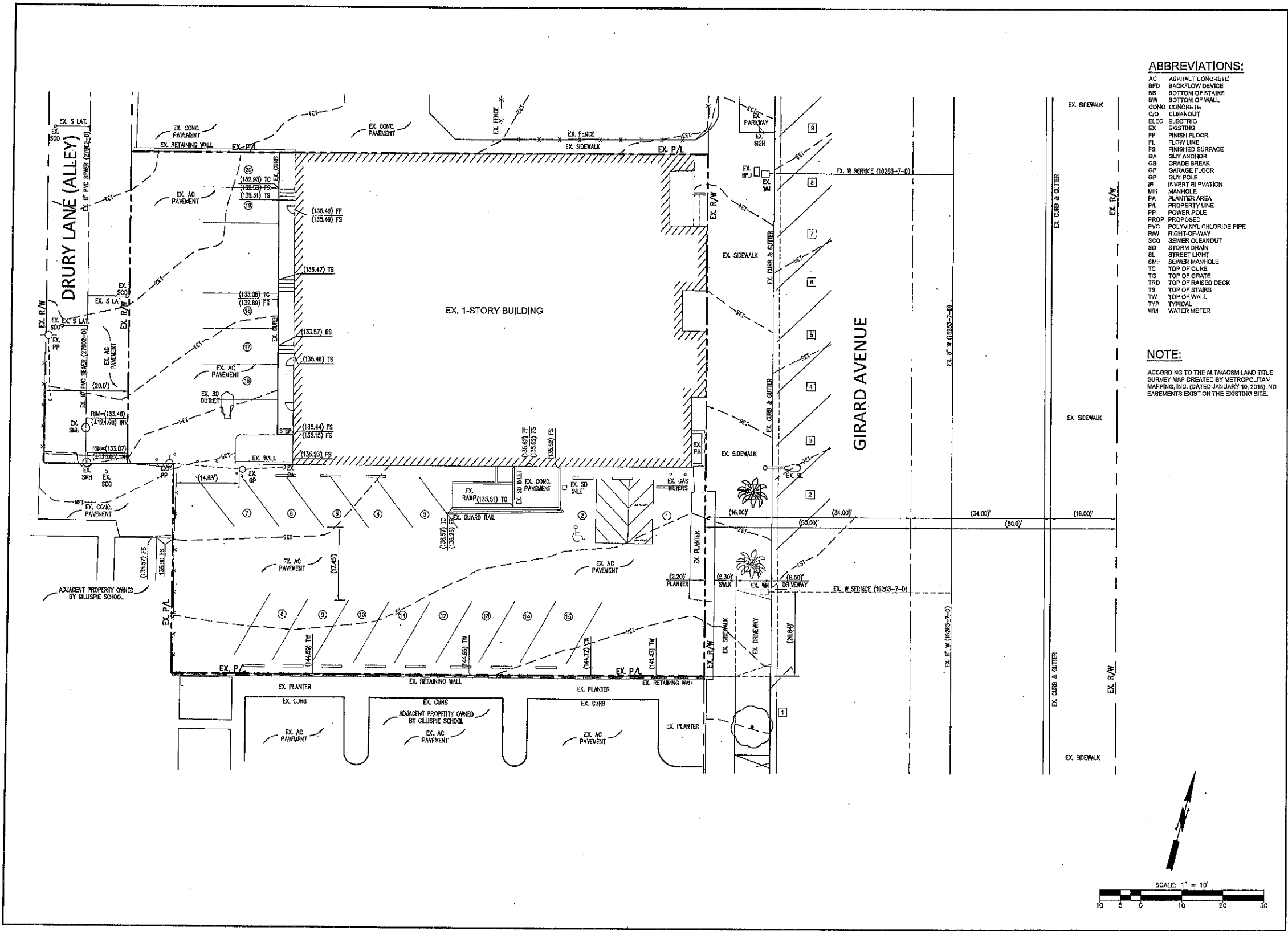
VAI
ASSOCIATES INC.
Landscape Architects
2322 Chivaliers Road, Suite #100, San Diego, CA 92161
Tel: (714) 591-0103 e-mail: VAI-ARCH@vaiaonline.net

The Gillispie School Annex

The Gillispie School
7380 Girard Avenue
La Jolla, CA 92037

PROJECT: 17024.00
DRAWN BY:
1st Plan Submittal 08/16/2018

Overall Site Plan
OSP-1
SHEET 11 of 14
PROJECT NO: 17024.00
PILOT DATE: 7/19/2018



ABBREVIATIONS:

- AC ASPHALT CONCRETE
- BFD BACKFLOW DEVICE
- BS BOTTOM OF STAIRS
- BW BOTTOM OF WALL
- CONC CONCRETE
- C/O CLEANOUT
- ELEC ELECTRIC
- EX EXISTING
- FF FINISH FLOOR
- FL FLOW LINE
- FS FINISHED SURFACE
- GA GUY ANCHOR
- GB GRADE BREAK
- GF GARAGE FLOOR
- GP GUY POLE
- IE INVERT ELEVATION
- MH MANHOLE
- PA PLANTER AREA
- PL PROPERTY LINE
- PP POWER POLE
- PROP PROPOSED
- PVC POLYVINYL CHLORIDE PIPE
- R/W RIGHT-OF-WAY
- SCO SEWER CLEANOUT
- SD STORM DRAIN
- SL STREET LIGHT
- SMH SEWER MANHOLE
- TC TOP OF CURB
- TG TOP OF GRATE
- TRD TOP OF RAISED DECK
- TS TOP OF STAIRS
- TW TOP OF WALL
- TYP TYPICAL
- WM WATER METER

NOTE:

ACCORDING TO THE ALTA/ACSM LAND TITLE SURVEY MAP CREATED BY METROPOLITAN MAPPING, INC. (DATED JANUARY 10, 2018), NO EASEMENTS EXIST ON THE EXISTING SITE.

GILLISPIE SCHOOL ANNEX

3020 BROADWAY
SAN DIEGO, CA 92102
APN: 350-812-09 (PARCEL 1)
351-040-01 (PARCEL 2)
PROJECT TEAM
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535 N. Hwy 101
Solana Beach, CA 92075
PH: (858) 259-8212

PASCO LARET SUTER & ASSOCIATES
CIVIL ENGINEERING & LAND PLANNING
332 North Highway 101, Ste. A, Solana Beach, CA 92075
ph: 858.259.8212 | ex: 858.259.4812 | pasco@pascoandassociates.com



Number	Description	Date
1	1st Submitted	6/15/2018
2	2nd Submitted	8/20/2018
3	3rd Submitted	10/20/2018
4	4th Submitted	1/23/2019

Issue Date: 1-22-2019
Scale: 1" = 10'
PLSA Project Number: 2014

EXISTING TOPOGRAPHY PLAN

JOBO BROADWAY
SAN DIEGO, CA 92102

APN: 350-812-06 (PARCEL 1)
351-080-01 (PARCEL 2)

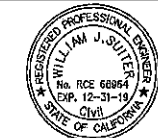
PROJECT TEAM

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AC ASPHALT CONCRETE
BFD BUSH
BS BOTTOM OF STAIRS
BW BOTTOM OF WALL
C/C CEMENT
C/CQ CLEANOUT
C/CQ CLEANOUT
ELEC ELECTRIC
EX EXISTING
F FINISH
FL FLOOR
FL FLOOR
FS FINISHED SURFACE
QA QUAY ANCHOR
GB GRAB BREAK
GF GARAGE FLOOR
GP GUY POLE
IE INVERT ELEVATION
I/M IN MANHOLE
PLA PLASTER AREA
P/L POWER LINE
PP POWER POLE
PROP PROP
PVC POLYVINYL CHLORIDE
RAW RIGHT-OF-WAY
SCD SEWER CLEANOUT
S/D SINK
SL STREET LIGHT
SMH SEWER MANHOLE
T TOP OF CURB
T/G TOP OF GRATE
TRD TOP OF RAISED DECK
TS TOP OF STAIRS
T/W TOP OF WALL
TYP TYPICAL
WM WATER METER

PASCO LARET SUITER & ASSOCIATES
CIVIL ENGINEERING + LAND PLANNING + LAND SURVEYING
535 North Highway 101, Ste. A, Solana Beach, CA 92075
Tel: 959.259.8212 | Fax: 959.259.4812 | planning@laret.com

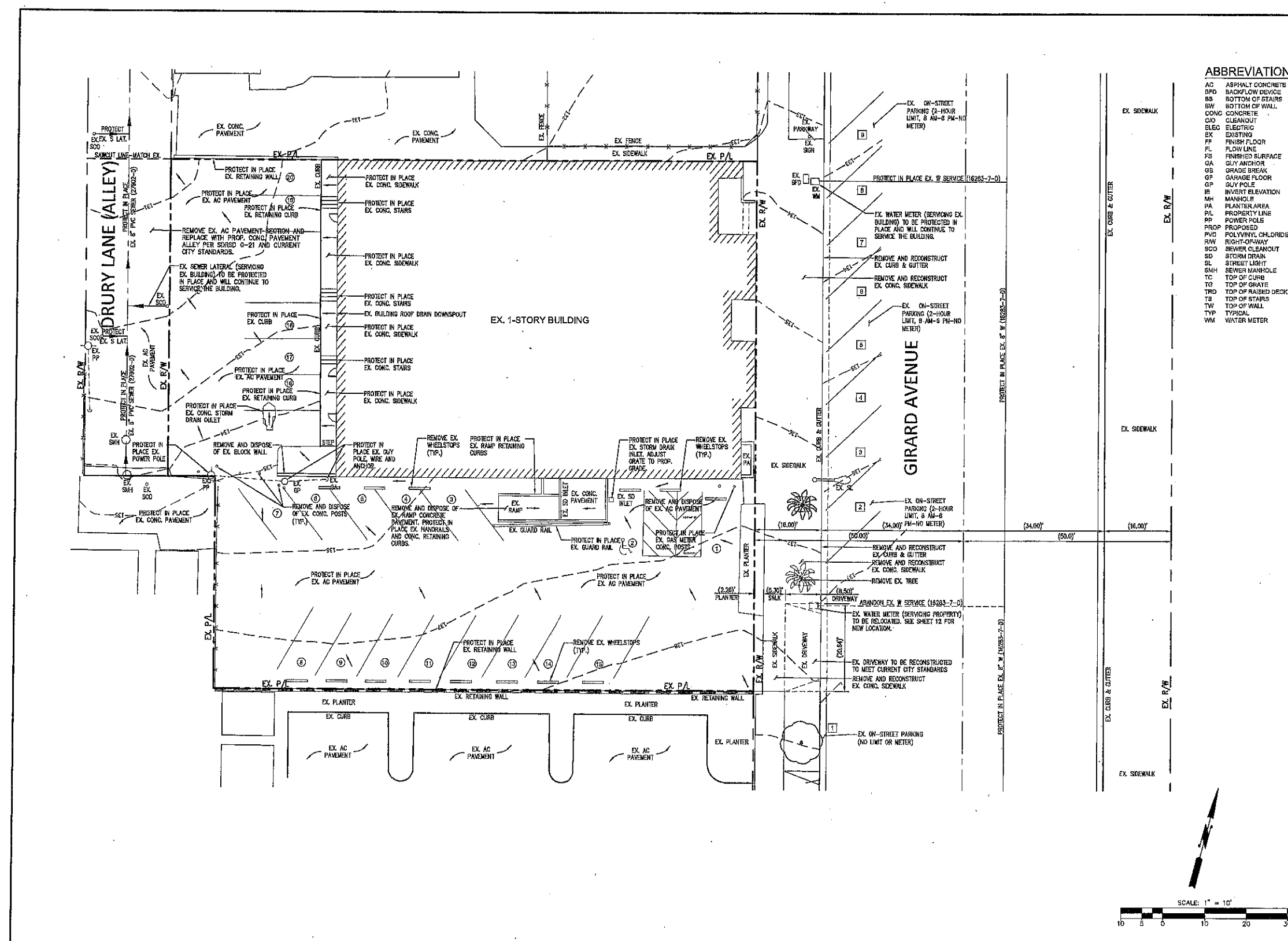


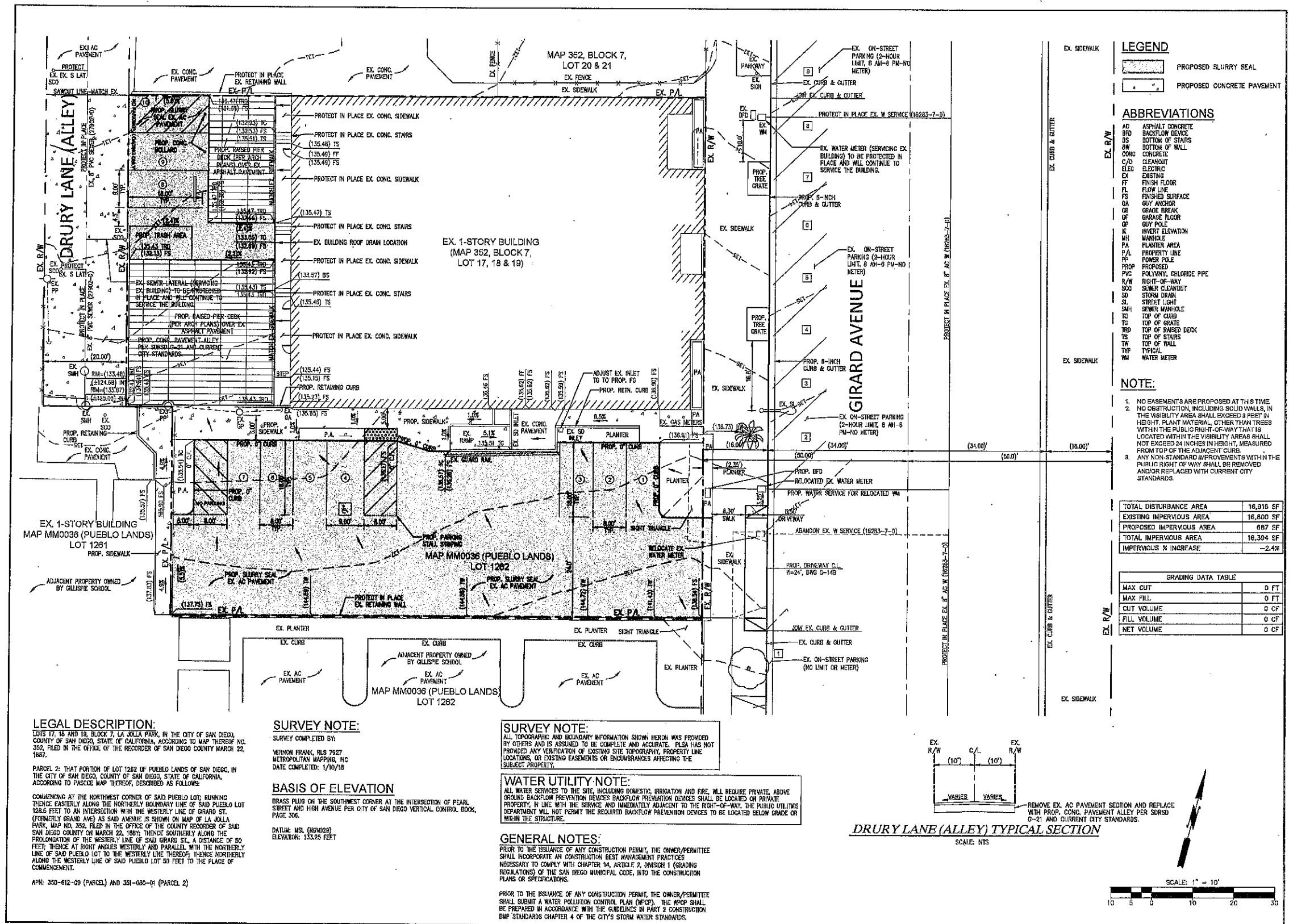
Number	Description	Date
1	1st Submittal	6/15/2016
	2nd Submittal	8/20/2016
	3rd Submittal	10/30/2016
	4th Submittal	1/23/2017

Issued Date	Scale
1-22-2018	1" = 10'
PLSA Project Number	
2014	

PRELIMINARY
DEMOLITION
PLAN

SHEET: 13 OF 15





- LEGEND**
- PROPOSED SLURRY SEAL
 - PROPOSED CONCRETE PAVEMENT
- ABBREVIATIONS**
- AD ASPHALT CONCRETE
 - BD BACKFLOW DEVICE
 - BS BOTTOM OF STAIRS
 - BW BOTTOM OF WALL
 - CONC CONCRETE
 - C/D CLEANOUT
 - GD GROUND
 - EX EXISTING
 - FF FINISH FLOOR
 - FL FLOW LINE
 - FS FINISHED SURFACE
 - GA GUY ANCHOR
 - GB GRADE BREAK
 - GP GARAGE FLOOR
 - GP GUY POLE
 - IE INVERT ELEVATION
 - ML MANHOLE
 - PA PLANTER AREA
 - P/L PROPERTY LINE
 - PP POWER POLE
 - PROP PROPOSED
 - PVC POLYVINYL CHLORIDE PIPE
 - R/W RIGHT-OF-WAY
 - SDO SLOPE DRAINAGE
 - SD STORM DRAIN
 - SL STREET LIGHT
 - SMH SEWER MANHOLE
 - TO TOP OF CURB
 - TO TOP OF GRADE
 - TRD TOP OF RAISED DECK
 - TS TOP OF STAIRS
 - TW TOP OF WALL
 - TY TYPICAL
 - WM WATER METER

- NOTE:**
- NO EASEMENTS ARE PROPOSED AT THIS TIME.
 - NO OBSTRUCTION, INCLUDING SOLID WALLS, IN THE VISIBILITY AREA SHALL EXCEED A FEET IN HEIGHT. PLANT MATERIAL, OTHER THAN TREES WITHIN THE PUBLIC RIGHT-OF-WAY THAT IS LOCATED WITHIN THE VISIBILITY AREAS SHALL NOT EXCEED 24 INCHES IN HEIGHT, MEASURED FROM TOP OF THE ADJACENT CURB.
 - ANY NON-STANDARD IMPROVEMENTS WITHIN THE PUBLIC RIGHT OF WAY SHALL BE REMOVED AND/OR REPLACED WITH CURRENT CITY STANDARDS.

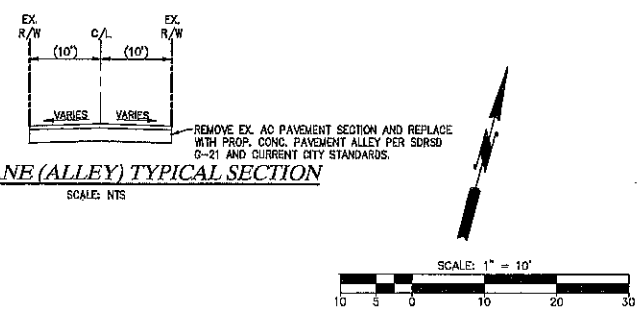
TOTAL DISTURBANCE AREA	16,915 SF
EXISTING IMPERVIOUS AREA	16,800 SF
PROPOSED IMPERVIOUS AREA	687 SF
TOTAL IMPERVIOUS AREA	16,394 SF
IMPERVIOUS % INCREASE	-2.4%

GRADING DATA TABLE	
MAX CUT	0 FT
MAX FILL	0 FT
CUT VOLUME	0 CF
FILL VOLUME	0 CF
NET VOLUME	0 CF

LEGAL DESCRIPTION:
LOTS 17, 18 AND 19, BLOCK 7, 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 RECORDER OF SAN DIEGO COUNTY MARCH 22, 1987.
PARCEL 2: THAT PORTION OF LOT 1262 OF PUEBLO LANDS OF SAN DIEGO, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO PASCO MAP THEREOF, DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SAID PUEBLO LOT; RUNNING THENCE EASTERLY ALONG THE NORTHERLY BOUNDARY LINE OF SAID PUEBLO LOT 126.6 FEET TO AN INTERSECTION WITH THE WESTERLY LINE OF GIRARD ST. (FORMERLY GRAND AVE) AS SAID AVENUE IS SHOWN ON MAP OF LA JOLLA PARK, MAP NO. 350, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON MARCH 22, 1987; THENCE SOUTHERLY ALONG THE PROLONGATION OF THE WESTERLY LINE OF SAID GIRARD ST., A DISTANCE OF 50 FEET; THENCE AT RIGHT ANGLES WESTERLY AND PARALLEL WITH THE NORTHERLY LINE OF SAID PUEBLO LOT TO THE WESTERLY LINE THEREOF; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID PUEBLO LOT 50 FEET TO THE PLACE OF COMMENCEMENT.

SURVEY NOTE:
SURVEY COMPLETED BY:
VERNON FRANK, RLS 7927
METROPOLITAN MAPPING, INC.
DATE COMPLETED: 1/10/18
BASIS OF ELEVATION
BRASS PLUG ON THE SOUTHWEST CORNER AT THE INTERSECTION OF PEARL STREET AND HIGH AVENUE PER CITY OF SAN DIEGO VERTICAL CONTROL BOOK, PAGE 306.
DATUM: MSL (NGVD29)
ELEVATION: 133.25 FEET

SURVEY NOTE:
ALL TOPOGRAPHIC AND BOUNDARY INFORMATION SHOWN HEREON WAS PROVIDED BY OTHERS AND IS ASSUMED TO BE COMPLETE AND ACCURATE. PASCO HAS NOT PROVIDED ANY VERIFICATION OF EXISTING SITE TOPOGRAPHY, PROPERTY LINE LOCATIONS OR EXISTING EASEMENTS OR ENCUMBRANCES AFFECTING THE SUBJECT PROPERTY.
WATER UTILITY NOTE:
ALL WATER SERVICES TO THE SITE, INCLUDING DOMESTIC, IRRIGATION AND FIRE, WILL REQUIRE PRIVATE, ABOVE GROUND BACKFLOW PREVENTION DEVICES BACKFLOW PREVENTION DEVICES SHALL BE LOCATED ON PRIVATE PROPERTY, IN LINE WITH THE SERVICE AND IMMEDIATELY ADJACENT TO THE RIGHT-OF-WAY. THE PUBLIC UTILITIES DEPARTMENT WILL NOT PERMIT THE REQUIRED BACKFLOW PREVENTION DEVICES TO BE LOCATED BELOW GRADE OR WITHIN THE STRUCTURE.
GENERAL NOTES:
PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITTEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPP). THE WPP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN PART 2 CONSTRUCTION BMP STANDARDS CHAPTER 4 OF THE CITY'S STORM WATER STANDARDS.



GILLISPIE SCHOOL ANNEX

3060 BROADWAY
SAN DIEGO, CA 92102
APN: 350-612-09 (PARCEL 1)
351-080-01 (PARCEL 2)

PROJECT TEAM

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REGISTERED PROFESSIONAL ENGINEER
WILLIAM J. SUITER
No. RCE 60864
EXP. 12-31-19
CIVIL
STATE OF CALIFORNIA

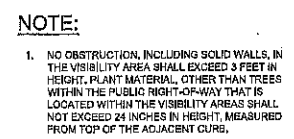
REVISIONS

Number	Description	Date
1	1st Submittal	6/12/2018
2	2nd Submittal	6/20/2018
3	3rd Submittal	10/20/2018
4	4th Submittal	1/23/2019

Issue Date: 1-23-2019
Scale: 1" = 10'
PLSA Project Number: 2514

PRELIMINARY GRADING PLAN

SHEET: 14 OF 15



JOED BROADWAY
SAN DIEGO, CA 92102

APN: 350-612-09 (PARCEL 1)
351-080-01 (PARCEL 2)

PROJECT TEAM

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REVISIONS		
Number	Description	Date
<u>1</u>	<u>1st Submittal</u>	<u>6/15/20</u>
<u> </u>	<u>2nd Submittal</u>	<u>6/20/20</u>
<u>3rd</u>	<u>Submittal</u>	<u>10/29/20</u>
<u>4th</u>	<u>Submittal</u>	<u>1/23/20</u>

Issue Date	Scale
<u>1-22-2018</u>	' 1" = 10'
PLSA Project Number	
<u>2314</u>	

EXISTING
DRIVEWAY SIGN
TRIANGLES