



THE CITY OF SAN DIEGO

## Report to the Historical Resources Board

DATE ISSUED: November 12, 2020 REPORT NO. HRB 20-055

HEARING DATE: November 19, 2020

SUBJECT: **ITEM 5 – LILLIAN LENTELL**

RESOURCE INFO: [California Historical Resources Inventory Database \(CHRID\) link](#)

APPLICANT: Safdie Rabines Architects and Matthew Welsh

LOCATION: 7762 Bishops Lane, La Jolla Community, Council District 1  
APN 350-321-0500

DESCRIPTION: Recommend to the Planning Commission adoption of the mitigation measures and findings associated with the Site Development Permit as presented or recommend inclusion of additional permit conditions related to a designated historical resource.

### BACKGROUND

The City's Land Development Code Section 126.0503(b)(2) requires a recommendation from the Historical Resources Board (HRB) prior to the Planning Commission decision on a Site Development Permit when a historical district or designated historical resource is present. The HRB has adopted the following procedure for making recommendations to decision-makers (Historical Resources Board Procedures, Section II.B):

When the Historical Resources Board is taking action on a recommendation to a decision-maker, the Board shall make a recommendation on only those aspects of the matter that relate to the historical aspects of the project. The Board's recommendation action(s) shall relate to the cultural resources section, recommendations, findings and mitigation measures of the final environmental document, the Site Development Permit findings for historical purposes, and/or the project's compliance with the Secretary of the Interior's Standards for Treatment of Historic Properties. If the Board desires to recommend the inclusion of additional conditions, the motion should include a request for staff to incorporate permit conditions to capture the Board's recommendations when the project moves forward to the decision maker.

The project application proposes the relocation of one of the Lillian Lentell Cottages (HRB Site #1062) from 7762 Bishops Lane to an adjacent parcel located at 817 Silverado Street. The subject property contains two single family residences constructed in 1913 and 1915 in a Craftsman-

influenced bungalow style. The parcel spans the width of the block between Eads Avenue and Bishops Lane with each residence oriented towards a different street. The cottage proposed for relocation ("Cottage") ("House"), the smaller of the two, faces Bishops Lane. The Cottage was built in 1913, and modifications include a 28-square-foot addition on the southwest side of the house constructed after 1956 and the enclosure of a rear porch. The Cottage, which is currently being used as a residence, is surrounded by residential, institutional (church) and commercial uses. The site is zoned for multi-family use.

The property was reviewed by the Historical Resources Board and both structures were designated as HRB Site #1062 on July 26, 2012 under Criterion A as a special element of the development of La Jolla. Specifically, the resources are an example of a finite and limited number of beach cottages remaining which reflect the early development of La Jolla. The designation addressed two cottages, collectively known as the Lillian Lentell Cottages: one is located at the west end of the lot, fronting Eads Avenue and addressed as 7761 Eads Avenue and is not proposed to be modified with this action.

The project proposes to relocate the historically designated Lillian Lentell Cottage from its current location at 7762 Bishops Lane ("Donor Parcel") approximately 30 feet north to an existing parking lot associated with the house at 817 Silverado Street ("Receiver Parcel"). The Receiver Parcel currently contains a single-family residential unit which will be pursuing historic designation at a later date. The relocation of the Cottage would create a complex of two coastal beach cottages, visually linked by a two-car garage with studio above, into one continuous beach cottage complex facing Bishops Lane, while also fronting onto Silverado Street. An outside stairway will separate the Cottage from the proposed garage and studio addition between. Additionally, the proposed project would provide more parking on the Donor Parcel and prepare the site for future development.

Community Planning Group Recommendation: On June 6, 2019 the La Jolla Community Planning Association voted on consent to accept the Development Permit Review Committee recommendation on a 5-0-1 vote that the findings could be made to recommend approval of the project. (Attachment 9).

## ANALYSIS

The proposed relocation of the designated building is by definition a substantial alteration requiring a site development permit, consistent with Municipal Code Section 143.0251. Impacts related to the proposed alteration and relocation would be reduced through implementation of the required mitigation measures found in the Mitigated Negative Declaration No. 560771 (Attachment 3). Findings for the relocation of a designated historical resource are required for approval of the permit, consistent with Municipal Code Section 126.0504(h).

The required Supplemental Findings and supporting information are provided in Attachment 4 and are summarized below.

**1. There are no feasible measures, including maintaining the resource on site, that can further minimize the potential adverse effects on historical resources.**



The existing one-story cottage on this site was built in 1913. It is acknowledged that the cottage will require repair typical of buildings of similar vintage. In addition, the building will need electrical and plumbing upgrades. The cottage occupies 424 square feet of a 3500-square-foot lot with a 10-inch set back to the south, 10 feet to the east on Bishops Lane, and 4 feet to the north. The cottage is the back unit to a cottage built in 1915, Eads Avenue. Eads Avenue is a 60-foot-wide avenue with sidewalk and landscaping. Bishops Lane, on which the Lillian Lentell Cottage faces, is essentially a 20-foot-wide alley.

To retain the resource on site, the development of the property could not accommodate the required parking and does not currently have off street parking. The existing two cottages, 7763 Eads Avenue, 23'-7" wide, and 7764 Bishops Lane, 20-feet wide, are set on a 25-foot-wide lot, 10 feet in from Bishops Lane, an alley, at the east and behind a curb and sidewalk on Eads Avenue on the west. The property has no garage or existing off-street parking. Parking could only be created by removing one of the existing cottages, preferably the smaller Bishops Lane Cottage. Together the two cottages total approximately 1000 square foot on 0.040 acres, or 3500 square foot parcel. The density of the LJPDO zone allows 15-30 DU/AC with the allowable FAR of 1.5, or a 5250 sq. ft. The inability to provide off street parking not only restricts the buildable area on the ground but also restricts buildable area in the airspace above. To the south of the 25-foot wide lot is a three-story condominium complex, which overshadows the cottages and restricts sunlight most of the year.

The loss of buildable area is a significant detriment to the properties overall economic and functional feasibility, especially to provide housing units in the La Jolla Village Area.

Relocation of the Lillian Lentell Cottage 30 feet over onto the adjacent lot, setting the cottage back in the sunlight and restoring it to its original character is not only the most feasible to minimize the potential adverse effects of the historic resource, but is an opportunity to bring back to life some of the character of the cottage and La Jolla Village Area.

Mitigation for the relocation of a locally designated historical resource includes the submittal of Treatment and Monitoring Plans to Historical Resources staff for review and approval. Additionally, the property will be documented consistent with the requirements of the Historic American Building Survey (HABS). Implementation of these mitigation measures will be required as a condition of this Site Development Permit.

The land use designation and zoning applicable to the relocation site is precisely intended for development like the House. For these reasons, relocating the Cottage 30 feet north is consistent with and will not adversely affect the historical resource.

**2. The proposed relocation will not destroy the historical, cultural, or architectural values of the historical resource, and the relocation is part of a definitive series of actions that will assure the preservation of the designated historical resource.**

The proposed project includes the relocation of the Cottage to the adjacent parcel and combining it with the existing single family residential structure, the Silverado Cottage on site. The Lillian Lentell Cottages are historically significant under HRB Criterion A as a special element of the development of La Jolla. Specifically, the resources are an example of a finite and limited number of beach cottages remaining which reflect the early development of La Jolla. The proposed

project will maintain the character defining features of beach cottage architecture including the resource's small size, Craftsman inspired architectural features, modest front porch and wood siding. The Cottage will also retain its existing setting and orientation facing Bishops Lane. Additionally, the design of the proposed new garage and studio is complimentary to the historic structure and allows for the resource to continue to convey its historic significance.

The series of actions for relocation of the Cottage is clearly documented in the Treatment and Monitoring Plans. Once relocated, the Cottage will be repaired and rehabilitated in accordance with the Secretary of the Interior's Standards for Rehabilitation. The primary entry porch will be replaced in kind using new wood and salvaged elements where feasible. A new foundation will be set, and finish work, painting and rehabilitation will ensue. Landscaping adjacent to the house to the east and south will consist of foundation planting so as not obscure the east face of the cottage. Other exterior repairs include replacing the existing roofing material with composite shingles, seismically retrofitting or reconstructing the original chimney, stabilizing and reconstructing historic front porch, restoring existing windows to working conditions, restoring existing front entry door and rear doors, and placing the exterior plumbing in the interior.

**3. There are special circumstances or conditions apart from the existence of historical resources, apply to the land that are peculiar to the land and are not of the applicant's making, whereby the strict application of the provisions of the historical resources regulations would deprive the property owner of reasonable use of the land.**

The special circumstances pertaining to this project are as follows: The designated building occupies approximately 20% of the buildable area land on a small lot (3,400 square feet) and about 8% of the FAR allowable where it resides. The property, 25 feet wide, can only be accessed from Bishops Lane, an alley. The Lillian Lentell Cottage, a one-story Beach Cottage, is set 10 feet from Bishops Lane, 20'-6" wide on a 25-foot-wide lot, blocking any ability for a development to provide off street parking to the long 140-foot lot that fronts on Eads Avenue. The property could allow three residential units with a total of 5250 square feet. The front portion of the lot, facing Eads Avenue contains a Designated Historic Resource and will not be moved or altered. Relocating the Lillian Lentell cottage 30 feet to the north opens the property to being able to provide off-street parking for the remaining designated cottage on the property.

These circumstances are particular to the land and are not the applicant's making, whereby the strict application of the provisions of historic resources regulations would deprive the owner of reasonable use of the land in a manner called for by the La Jolla Community Plan and the La Jolla Planned District Ordinance. The relocation of the historic resource allows for a more intense development of the subject development site, which would enable the overall development project to meet the minimum 1.5 FAR for the site, and places the Lillian Lentell Cottage back in sunlight, renovated and to its former use and character.

**CONCLUSION**

Staff concurs that the proposed mitigation measures and permit conditions provided to the HRB are sufficient to reduce the identified impacts to the Lillian Lentell Cottage. Therefore, staff recommends

that the Historical Resources Board recommend to the Planning Commission adoption of the findings and mitigation measures associated with Site Development Permit No. 2472529, Coastal Development Permit No. 1981414, and Neighborhood Development Permit No. 1981565, Project No. 560771 for the relocation of the designated historical resource located at 7762 Bishops Lane (HRB Site #1062, Lillian Lentell Cottages) as presented.



---

Martha Blake  
Development Project Manager  
Development Services Department



---

Suzanne Segur  
Senior Planner  
Development Services Department

Attachments:

1. Draft Site Development Permit Resolution
2. Assessor's Parcel Map for both sites
3. Mitigated Negative Declaration No. 560771
4. Treatment Plan
5. Site Plans
6. Monitoring Plan
7. HABS Documentation
8. Technical Report and Supplement
9. Community Planning Group Minutes from June 6, 2019

PLANNING COMMISSION  
RESOLUTION NO. XXXX-PC  
SITE DEVELOPMENT PERMIT NO. 2472529  
**LILLIAN LENTELL- PROJECT NO. 560771: MMRP**

WHEREAS, Rabines Safdie Family Trust, Owner/Permittee and Matthew Welsh, Owner/Permittee, filed an application with the City of San Diego for a permit to relocate the designated historical resource located on a 3,500-square-foot site at 7764 Bishops Lane (HRB Site #1062, Lillian Lentell Cottages) to an adjacent site located at 817 Silverado Street (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 2472529);

WHEREAS, both the 7764 Bishops Lane and 817 Silverado Street sites are located in the LJPD-5 Base zone within the La Jolla Community Plan;

WHEREAS, the 7764 Bishops Lane site is legally described as: EASTERN ONE-HALF OF LOT 5, BLOCK 31, OF LA JOLLA PARKS, CITY OF SAN DIEGO, STATE OF CALIFORNIA, MAP 352, MARCH 22 1887, LYING EASTERLY OF A LINE PARRALLEL WITH 100 FEET AT RIGHT ANGLES FROM THE WESTERLY LINE OF SAID LOTS;

WHEREAS, on December Xx, 2020, the PLANNING COMMISSION of the City of San Diego considered Site Development Permit No. 2472529 pursuant to the Land Development Code of the City of San Diego;

BE IT RESOLVED by the PLANNING COMMISSION of the City of San Diego as follows:

That the PLANNING COMMISSION adopts the following written Findings, dated December XX, 2020.

**A. SITE DEVELOPMENT PERMIT- SDMC Section 126.0504 (a)**

**1. Findings for all Site Development Permits:**

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

The project proposes the relocation of one of the historically designated Lillian Lentell Cottages from its current location at 7764 Bishops Lane approximately 30 feet north to the rear of the lot located at 817 Silverado Street. Both sites are located in the LJPD-5 zone of the La Jolla Community plan area.

The subject property contains two single family residences constructed in 1913 and 1915 in a Craftsman-influenced bungalow style. The parcel spans the width of the block between Eads Avenue and Bishops Lane with each residence oriented towards a different street. The cottage proposed for relocation ("Cottage") ("House"), the smaller of the two, faces Bishops Lane. The Cottage was built in 1913, and modifications include a 28-square-foot addition on the southwest side of the house constructed after 1956 and

the enclosure of a rear porch. On July 26, 2012, the property was designated by the HRB under Criterion A as a special element of the development of La Jolla.

The Cottage, which is currently being used as a residence, is surrounded by residential, institutional (church) and commercial uses. The site is zoned for multi-family use. The Receiver Parcel currently contains a single-family residential unit which will be pursuing historic designation at a later date. The relocation of the Cottage would create a complex of two coastal beach cottages, visually linked by a two-car garage with studio above, into one continuous beach cottage complex facing Bishops Lane, while also fronting onto Silverado Street. An outside stairway will separate the Cottage from the proposed garage and studio addition between. Additionally, the proposed project would provide more parking on the Donor Parcel and prepare the site for future development. Therefore, relocating to the adjacent parcel is consistent with and will not adversely affect the applicable land use plan.

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

The project proposes the relocation of one of the historically designated Lillian Lentell Cottages from its current location at 7764 Bishops Lane approximately 30 feet north to the rear of the lot located at 817 Silverado Street. Both sites are located in the LJPd-5 zone of the La Jolla Community plan area.

The proposed project has been designed to comply with all of the applicable development regulations. An environmental review determined that this project may have a significant environmental effect on Historic Resources requiring the preparation of a Mitigated Negative Declaration (MND) in accordance with the California Environmental Quality Act (CEQA). The MND's Mitigation Monitoring and Reporting Program (MMRP) requires mitigation measures for potential impacts to Historic Resources, to reduce the potential impacts to a level below significance. The environmental analysis did not find any significant impacts to public health and safety.

The project will not have any impact on the provision of essential public services. The permit controlling the development and continued use of the proposed project for this site contains specific conditions addressing compliance with the City's codes, policies, regulations and other regional, state, and federal regulations to prevent detrimental impacts to the health, safety and general welfare of persons residing and/or working in the area. Conditions of approval require the review and approval of all construction/relocation plans by staff prior to construction to determine the construction of the project will comply with all regulations. The construction/relocation will be inspected by certified building and engineering inspectors to assure construction/relocation is in accordance with the approved plans and with all regulations. Therefore, the proposed development will not be detrimental to the public health, safety, and welfare.

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

The project proposes the relocation of one of the historically designated Lillian Lentell Cottages from its current location at 7764 Bishops Lane approximately 30 feet north to the rear of the lot located at 817 Silverado Street. Both sites are located in the LJPD-5 zone of the La Jolla Community plan area.

Once in place at 817 Silverado Street, the building would then be restored per *The Secretary of the Interior's Standards*. The orientation of the house will match its current orientation, with the front door facing Bishops Lane Street and setback on the new site would be compatible with the original character and use of the historical resource.

The project complies with all development regulations including lot size, lot width, setbacks and no deviations are proposed. Therefore, the proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code.

**2. Supplemental Findings – Environmentally Sensitive Lands- Historical Resources Deviation for Relocation of a Designated Historical Resource, SDMC Section 126.0504(h):**

**a. There are no feasible measures, including maintaining the resource on site, that can further minimize the potential adverse effects on historical resources.**

The existing one-story cottage on this site was built in 1913. It is acknowledged that the cottage will require repair typical of buildings of similar vintage. In addition, the building will need electrical and plumbing upgrades. The cottage occupies 424 square feet of a 3500-square-foot lot with a 10-inch set back to the south, 10 feet to the east on Bishops Lane, and 4 feet to the north. The cottage is the back unit to a cottage built in 1915, Eads Avenue. Eads Avenue is a 60-foot-wide avenue with sidewalk and landscaping. Bishops Lane, on which the Lillian Lentell Cottage faces, is essentially a 20-foot-wide alley.

To retain the resource on site, the development of the property could not accommodate the required parking and does not currently have off street parking. The existing two cottages, 7763 Eads Avenue, 23'-7"- wide, and 7764 Bishops Lane, 20-feet wide, are set on a 25-foot-wide lot, 10 feet in from Bishops Lane, an alley, at the east and behind a curb and sidewalk on Eads Avenue on the west. The property has no garage or existing off-street parking. Parking could only be created by removing one of the existing cottages, preferably the smaller Bishops Lane Cottage. Together the two cottages total approximately 1000 square foot on 0.040 acres, or 3500 square foot parcel. The density of the LJPDO zone allows 15-30 DU/AC with the allowable FAR of 1.5, or a 5250 sq. ft. The inability to provide off street parking not only restricts the buildable area on the ground but also restricts buildable area in the airspace above. To the south of the 25-foot wide lot is a three-story condominium complex, which overshadows the cottages and restricts sunlight most of the year.

The loss of buildable area is a significant detriment to the properties overall economic and functional feasibility, especially to provide housing units in the La Jolla Village Area.

Relocation of the Lillian Lentell Cottage 30 feet over onto the adjacent lot, setting the cottage back in the sunlight and restoring it to its original character is not only the most feasible to minimize the potential adverse effects of the historic resource, but is an opportunity to bring back to life some of the character of the cottage and La Jolla Village Area.

Mitigation for the relocation of a locally designated historical resource includes the submittal of Treatment and Monitoring Plans to Historical Resources staff for review and approval. Additionally, the property will be documented consistent with the requirements of the Historic American Building Survey (HABS). Implementation of these mitigation measures will be required as a condition of this Site Development Permit.

The land use designation and zoning applicable to the relocation site is precisely intended for development like the House. For these reasons, relocating the Cottage 30 feet north is consistent with and will not adversely affect the historical resource.

- b. The proposed relocation will not destroy the historical, cultural, or architectural values of the historical resource, and the relocation is part of a definitive series of actions that will assure the preservation of the designated historical resource.**

The proposed project includes the relocation of the Cottage to the adjacent parcel and combining it with the existing single-family residential structure, the Silverado Cottage on site. The Lillian Lentell Cottages are historically significant under HRB Criterion A as a special element of the development of La Jolla. Specifically, the resources are an example of a finite and limited number of beach cottages remaining which reflect the early development of La Jolla. The proposed project will maintain the character defining features of beach cottage architecture including the resource's small size, Craftsman inspired architectural features, modest front porch and wood siding. The Cottage will also retain its existing setting and orientation facing Bishops Lane. Additionally, the design of the proposed new garage and studio is complimentary to the historic structure and allows for the resource to continue to convey its historic significance.

The series of actions for relocation of the Cottage is clearly documented in the Treatment and Monitoring Plans. Once relocated, the Cottage will be repaired and rehabilitated in accordance with the Secretary of the Interior's Standards for Rehabilitation. The primary entry porch will be replaced in kind using new wood and salvaged elements where feasible. A new foundation will be set, and finish work, painting and rehabilitation will ensue. Landscaping adjacent to the house to the east and south will consist of foundation planting so as not obscure the east face of the cottage. Other exterior repairs include replacing the existing roofing material with composite shingles, seismically retrofitting or reconstructing the original chimney, stabilizing and reconstructing historic front porch, restoring existing windows to working conditions,

restoring existing front entry door and rear doors, and placing the exterior plumbing in the interior.

- c. There are special circumstances or conditions apart from the existence of historical resources, apply to the land that are peculiar to the land and are not of the applicant's making, whereby the strict application of the provisions of the historical resources regulations would deprive the property owner of reasonable use of the land.**

The special circumstances pertaining to this project are as follows: The designated building occupies approximately 20% of the buildable area land on a small lot (3,400 square feet) and about 8% of the FAR allowable where it resides. The property, 25 feet wide, can only be accessed from Bishops Lane, an alley. The Lillian Lentell Cottage, a one-story Beach Cottage, is set 10 feet from Bishops Lane, 20' -6" wide on a 25-foot-wide lot, blocking any ability for a development to provide off street parking to the long 140-foot lot that fronts on Eads Avenue. The property could allow three residential units with a total of 5250 square feet. The front portion of the lot, facing Eads Avenue contains a Designated Historic Resource and will not be moved or altered. Relocating the Lillian Lentell cottage 30 feet to the north opens the property to being able to provide off-street parking for the remaining designated cottage on the property.

These circumstances are particular to the land and are not the applicant's making, whereby the strict application of the provisions of historic resources regulations would deprive the owner of reasonable use of the land in a manner called for by the La Jolla Community Plan and the La Jolla Planned District Ordinance. The relocation of the historic resource allows for a more intense development of the subject development site, which would enable the overall development project to meet the minimum 1.5 FAR for the site, and places the Lillian Lentell Cottage back in sunlight, renovated and to its former use and character.

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 PLANNING COMMISSION, Site Development Permit No. 2472529 is hereby GRANTED by the PLANNING COMMISSION to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 2472529, a copy of which is attached hereto and made a part hereof.

---

Martha Blake  
Development Project Manager  
Development Services

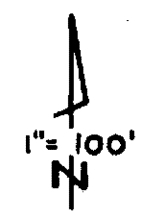
Adopted on: December Xx, 2020      IO#: 24007375



DRAFT

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

350-32  
SHT 1 OF 2



6/17/98 MAS ✓

## CHANGES

[illegible]

350-32

- 1\* (CONDM PENDING)  
VILLA SILVERADO  
DOC82-066352
- 2\* (CONDM PENDING)  
PACIFIC VILLAGE  
DOC84-373018
- 3\* CONDM  
LA FLOR DE LA JOLLA  
DOC88-661415  
(SEE SHT 2)





THE CITY OF SAN DIEGO

## MITIGATED NEGATIVE DECLARATION

Project No. 560771

SCH No. N/A

**SUBJECT: Lillian Lentell Cottage CDP SDP:** The proposed project would relocate the existing historic Lillian Lentell Cottage 33 feet to the north, or eight feet from the rear property line on to the back of the adjacent lot on Silverado Street while still facing Bishops Lane. The existing cottage on the adjacent property faces Silverado Street at the northern end of the lot at 817 Silverado Street. The proposal includes construction of a two—car garage with studio above between the relocated Lillian Lentell Cottage and the existing cottage at 817 Silverado Street. The 817 Silverado Street Cottage is referred to as Silverado Cottage, and is pending Historic Designation. The existing Lillian Lentell Cottage, Historic Designation #1062, is located at 7764 Bishops Lane (100 feet) or one lot in from Silverado Street. The cottage faces Bishops Lane on a narrow 25-foot wide frontage on Bishops Lane, and 140 feet deep. The project site is located within the following Overlay Zones: Coastal Overlay Zone (Non-Appealable Area), Coastal Height Limit OZ, Parking Impact OZ (Coastal Impact Area), Residential Tandem Parking OZ, Transit Area OZ and Transit Priority Area (**LEGAL DESCRIPTION:** EASTERN ONE-HALF OF LOT 5, BLOCK 31, OF LA JOLLA PARKS, CITY OF SAN DIEGO, STATE OF CALIFORNIA, MAP 352, MARCH 22 1887, LYING EASTERLY OF A LINE PARRALLEL WITH 100 FEET AT RIGHT ANGLES FROM THE WESTERLY LINE OF SAID LOTS.) APPLICANT: Taal Safdie, Rabines/Safdie Family Trust.

I. PROJECT DESCRIPTION:

See attached Initial Study.

II. ENVIRONMENTAL SETTING:

See attached Initial Study.

III. DETERMINATION:

The City of San Diego conducted an Initial Study which determined that the proposed project could have a significant environmental effect in the following areas(s): Cultural Resources (Built Environment). Subsequent revisions in the project proposal create the specific mitigation identified in Section V of this Mitigated Negative Declaration. The project as revised now avoids or mitigates the potentially significant environmental effects previously identified, and the preparation of an Environmental Impact Report will not be required.

## IV. DOCUMENTATION:

The attached Initial Study documents the reasons to support the above Determination.

## V. MITIGATION, MONITORING AND REPORTING PROGRAM:

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

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

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

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

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

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

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

B. **GENERAL REQUIREMENTS – PART II****Post Plan Check (After permit issuance/Prior to start of construction)**

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

**Note:**

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

**CONTACT INFORMATION:**

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

**2. MMRP COMPLIANCE:** This Project, Project Tracking System (PTS) #560771 and /or Environmental Document # 560771, shall conform to the mitigation requirements contained in the associated Environmental Document and implemented to the satisfaction of the DSD's Environmental Designee (MMC) and the City Engineer (RE). The requirements may not be reduced or changed but may be annotated (i.e. to explain when and how compliance is being met and location of verifying proof, etc.). Additional clarifying information may also be added to other relevant plan sheets and/or specifications as appropriate (i.e., specific locations, times of monitoring, methodology, etc)

**Note:**

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

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

**4. MONITORING EXHIBITS**

All consultants are required to submit , to RE and MMC, a monitoring exhibit on a 11x17 reduction of the appropriate construction plan, such as site plan, grading, landscape, etc., marked to clearly show the specific areas including the **LIMIT OF WORK**, scope of that discipline's work, and notes indicating when in the construction schedule that work will be performed. When necessary for clarification, a detailed methodology of how the work will be performed shall be included.

**NOTE:**

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

**5. OTHER SUBMITTALS AND INSPECTIONS:**

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

DOCUMENT SUBMITTAL/INSPECTION CHECKLIST		
Issue Area	Document Submittal	Associated Inspection/ Approvals/Notes
General	Consultant Qualification Letters	Prior to Preconstruction Meeting
General	Consultant Construction Monitoring Exhibits	Prior to or at Preconstruction Meeting
Bond Release	Request for Bond Release Letter	Final MMRP Inspections Prior to Bond Release Letter

## B. SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS

### CULTURAL RESOURCES (BUILT ENVIRONMENT)

#### **Prior to preconstruction (precon) meeting**

1. LDR Plan Check  
Notes on plan
  - a. Prior to the issuance of any permit, including but not limited to, demolition or any discretionary action, Historical Resources staff shall verify that the requirement for historical monitoring during alteration, construction and/or restoration has been noted on the Grading/Demolition Plans. The Treatment Plan (TP) (Treatment Plan, Lillian Lentell Cottage, March 2019) must be submitted with the Grading/Demolition Plans. The applicant shall implement the TP as indicated below.

Monitoring cannot begin until a Precon Meeting has been held at least one week prior to issuance of appropriate permits. Physical description including year, type of structure and extent of work shall be noted on the plans.
2. Letters of Qualification have been submitted to Historical Resources staff
  - a. Prior to the issuance of any permits, including but not limited to, a grading permit or other discretionary action, the applicant shall provide a letter of verification to Historical Resources staff stating that a qualified Historian and/or Architectural Historian, as defined in the City of San Diego Historical Resources Guidelines, has been retained to implement and monitor the TP.
3. Second letter containing names of monitors has been sent to MMC.
  - a. At least thirty days prior to the Precon Meeting, a second letter shall be submitted to Mitigation Monitoring Coordination (MMC) of LDR and shall include the names of all persons involved in the historical monitoring of this project and shall be approved by

Historical Resources staff prior to the first Precon Meeting. MMC will provide Plan Check with a copy of both the first and second letter.

#### 4. Treatment Plan

a. The TP addresses the following issues but is not limited to: Preparation, Foundation, Framing, Exterior finishes, Exterior Walls, Doors and Windows, Electrical and Lighting, Plumbing, Painting, Interior Finishes, and Reconstruction. The treatment is to be accompanied by a copy of the HABS drawings of the property that outline the proposed stabilization and preparation of the structure for relocation. The drawings will also detail the restoration of the structure at the adjacent location and its connection to the proposed garage and existing Silverado Cottage.

### **Precon meeting**

#### 1. Historian and/or Architectural Historian Shall Attend Precon Meetings

For all projects: At least thirty days prior to implementation of the MMRP, the applicant shall arrange a Precon Meeting that shall include the Historian and/or Architectural Historian, Construction Manager or Grading Contractor, Resident Engineer (RE), Building Inspector (BI) and MMC. In addition, the Historian and/or Architectural Historian shall attend any focused precon meetings at the request of MMC to make comments and/or suggestions concerning the historical monitoring program with the construction manager and/or grading contractor.

#### 2. Identify Areas to be Monitored

At the Precon Meeting the Historian and/or Architectural Historian shall submit to MMC a copy of the site/grading plan (reduced to 11x17) that identifies the areas involved in the plan along with a copy of the TP.

#### 4. TP Construction Schedule

Prior to the start of any work, The Historian and/or Architectural Historian shall submit a construction schedule for implementation of the TP and will notify MMC of the start date.

### **During construction**

#### 1. Monitor Shall be Present During Implementation of TP

The Historian and/or Architectural Historian shall be present during implementation of the TP. The qualified historian shall document activity via the Consultant Site Visit Record. This record shall be sent to the RE or BI, every month. RE or BI will forward copies to MMC.

#### 2. Night Work

a. If night work is included in the contract,  
 (1) The extent and timing shall be presented and discussed at the precon meeting.

- (2) All work shall be recorded on the Site Visit Record and the RE, or BI, as appropriate, will notify MMC of any unusual circumstances by 9AM the following morning.
- (3) MMC will coordinate with LDR staff, as appropriate.

If night work becomes necessary during the course of the project

- (4) The qualified Historian and/or Architectural Historian shall notify the RE, or BI, as appropriate a minimum of 24 hours before work is to begin.
  - (5) The RE, or BI, as appropriate will notify MMC immediately.
- b. All other procedures described above will apply, as appropriate.

### **Post construction**

3. Final Results Report

After completion of the MMRP, the Final Results Report (FRP), shall be submitted to MMC for review by Historical Resources staff.

VI. PUBLIC REVIEW DISTRIBUTION:

Draft copies or notice of this Mitigated Negative Declaration were distributed to:

CITY OF SAN DIEGO

Mayor's Office

Councilmember Bry – District 1

City Attorney's Office (93C)

Development Services

EAS

Transportation Development

Engineering

Planning Review

Landscaping

Plan Historic

Planning Department

Long Range Planning

Facilities Financing (93B)

Historic Resources Board

San Diego Central Library (81A)

La Jolla Riford Branch Library (81L)

OTHER ORGANIZATIONS AND INTERESTED PARTIES



South Coastal Information Center  
 San Diego History Center  
 San Diego Archaeological Center  
 Save Our Heritage Organization  
 San Diego County Archaeological Society, Inc.  
 The Western Office of the National Trust for Historic Preservation  
 La Jolla Historical Society  
 La Jolla Village News  
 La Jolla Town Council  
 La Jolla Community Planning Association  
 La Jolla Light  
 Patricia K. Miller

VII. RESULTS OF PUBLIC REVIEW:

- ( X ) No comments were received during the public input period.
- ( ) Comments were received but did not address the accuracy or completeness of the draft environmental document. No response is necessary and the letters are incorporated herein.
- ( ) Comments addressing the accuracy or completeness of the draft environmental document were received during the public input period. The letters and responses are incorporated herein.

Copies of the draft Mitigated Negative Declaration, the Mitigation, Monitoring and Reporting Program and any Initial Study material are available in the office of the Development Services Department for review, or for purchase at the cost of reproduction.

\_\_\_\_\_  
 Jeff Szymanski  
 Senior Planner  
 Development Services Department

8/20/20  
 Date of Draft Report

Analyst: Holowach

9/21/20  
 Date of Final Report

Attachments: Initial Study Checklist  
                   Figure 1 – Location Map  
                   Figure 2 – Site Plan

**INITIAL STUDY CHECKLIST**

1. Project title/Project number: 560771 / Lillian Lentell Cottage SDP CDP
2. Lead agency name and address: City of San Diego, 1222 First Avenue, MS-501, San Diego, California 92101
3. Contact person and phone number: Courtney Holowach / (619) 446-5187
4. Project location: 7762 Bishops Ln, La Jolla, CA 92037
5. Project Applicant/Sponsor's name and address: Taal Safdie, Rabines/Safdie Family Trust, 925 Fort Stockton Drive, San Diego, CA 92103
6. General/Community Plan designation: La Jolla Community Plan
7. Zoning: Coastal Overlay Zone (Non-Appealable Area), Coastal Height Limit OZ, Parking Impact OZ (Coastal Impact Area), Residential Tandem Parking OZ, Transit Area OZ, Transit Priority Area
8. Description of project (Describe the whole action involved, including but not limited to, later phases of the project, and any secondary, support, or off-site features necessary for its implementation.):

The proposed project is located at the north end of Bishops Lane, essentially an alley, at the intersection with Silverado Street. Eads Avenue is to the west, Fay Avenue to the east, and Kline Street to the south. The existing Lillian Lentell Cottage, Historic Designation #1062, is located at 7764 Bishops Lane (100 feet) or one lot in from Silverado Street. The cottage faces Bishops Lane on a narrow 25-foot wide frontage on Bishops Lane, and 140 deep. The proposal would relocate the cottage 33 feet to the north, or 8 feet from the rear property line on to the back of the adjacent lot on Silverado Street while still facing Bishops Lane. The existing cottage on the adjacent property faces Silverado Street at the northern end of the lot at 817 Silverado Street. The proposal includes construction of a two—car garage with studio above between the relocated Lillian Lentell Cottage and the existing cottage at 817 Silverado Street. The 817 Silverado Street Cottage is referred to as Silverado Cottage, and is a 1908/09 cottage dedicated Heritage Structure pending Historic Designation.

The relocation of the Lillian Lentell cottage creates a complex of two Coastal Beach Cottages, visually linked by a two-car garage with a studio above, into one continuous beach cottage complex facing Bishops Lane, while also fronting onto Silverado Street. An outside stairway will separate the Lentell Cottage from the garage and studio addition between the Silverado Cottage and the Lentell Cottage. A parking area for the Lillian Lentell Cottage would be established south of the Cottage with a porch and landscaping in front, on Bishops Lane, beyond the parking area to the southwest and behind.

Once relocated the Lillian Lentell Cottage would be repaired and rehabilitated in accordance with the Secretary of the Interior's Standards for Rehabilitation. The primary entry porch would be replaced in kind using new wood and salvaged elements where feasible. A new foundation would be set, and finish work consisting of painting and rehabilitation would proceed. Landscaping improvements would consist of foundation planting on the east and southside so as not to obscure the east face of the cottage.

Other exterior repairs included replacing the existing roofing material with composite shingles, seismically retrofitting or reconstruction the original chimney, stabilizing and reconstructing historic front porch, restoring existing windows to working conditions, restoring existing front entry door and rear doors, and placing the exterior plumbing in the interior.

The physical preparation and relocation of the Lillian Lentell Cottage includes the placement of steel beams under the Lillian Lentell Cottage, jacking the house up, and the removal of certain features, such as the brick chimneys and porch steps. The Lillian Lentell Cottage would then be transported via truck to the receiving site.

9. Surrounding land uses and setting: The project is located within the Village Area of the La Jolla Planned District. It is located in Zone 5 of the La Jolla Planned District Ordinance 1984, a multi-family zone to the west of the commercial area and extending northward and westward to the shoreline, and east of the Cultural Zone, with its museums, churches and community buildings. This area is defined as medium residential in the La Jolla Community Plan and Local Coastal Program Land Use Plan 2014.

The proposed project is surrounded by existing commercial and residential land uses. The Pacific Ocean is located approximately 0.3 miles to the west of the project site.

10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement): None required
11. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, has consultation begun?

Yes, two Native American Tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code Section 21080.3.1. The City of San Diego sent notification to these two Native American Tribes on October 24, 2017. Both the Lipay Nation of Santa Ysabel and the Jamul Indian Village responded within the 30-day period requesting consultation and additional information. Consultation took place and was concluded on November 17, 2017 with the Lipay Nation of Santa Ysabel. Consultation took place and was concluded on November 17, 2017 with the Jamul Indian Village. Please see Section XVII of the Initial Study for more information regarding the consultation.

Note: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and

address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21083.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality.

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- |                                                                  |                                                        |                                                   |
|------------------------------------------------------------------|--------------------------------------------------------|---------------------------------------------------|
| <input type="checkbox"/> Aesthetics                              | <input type="checkbox"/> Greenhouse Gas Emissions      | <input type="checkbox"/> Population/Housing       |
| <input type="checkbox"/> Agriculture and Forestry Resources      | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Public Services          |
| <input type="checkbox"/> Air Quality                             | <input type="checkbox"/> Hydrology/Water Quality       | <input type="checkbox"/> Recreation               |
| <input type="checkbox"/> Biological Resources                    | <input type="checkbox"/> Land Use/Planning             | <input type="checkbox"/> Transportation/Traffic   |
| <input checked="" type="checkbox"/> Cultural Resources Resources | <input type="checkbox"/> Mineral Resources             | <input type="checkbox"/> Tribal Cultural          |
| <input type="checkbox"/> Geology/Soils                           | <input type="checkbox"/> Noise                         | <input type="checkbox"/> Utilities/Service System |
| <input type="checkbox"/> Mandatory Findings Significance         |                                                        |                                                   |

**DETERMINATION:** (To be completed by Lead Agency)

On the basis of this initial evaluation:

- ☐ The proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☒ Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ The proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect (a) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (b) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required.
- ☐ Although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or (MITIGATED) NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been

avoided or mitigated pursuant to that earlier EIR or (MITIGATED) NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

**EVALUATION OF ENVIRONMENTAL IMPACTS:**

- 1) A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis.)
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
- 4) “Negative Declaration: Less Than Significant With Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from “Earlier Analyses”, as described in (5) below, may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or (mitigated) negative declaration. *Section 15063(c)(3)(D)*. In this case, a brief discussion should identify the following:
  - a. Earlier Analysis Used. Identify and state where they are available for review.
  - b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - c. Mitigation Measures. For effects that are “Less Than Significant With Mitigation Measures Incorporated”, describe the mitigation measures that were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
  - a. The significance criteria or threshold, if any, used to evaluate each question; and
  - b. The mitigation measure identified, if any, to reduce the impact to less than significant.



Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
-------	--------------------------------	----------------------------------------------------	------------------------------	-----------

## I. AESTHETICS – Would the project:

- a) Have a substantial adverse effect on a scenic vista? ☐ ☐ ☐ ☒

The proposed project includes the site where the Lillian Lentell Cottage is currently located (7789 Bishops Lane– the donor site) and the site where the house would be relocated (837 Silverado Street – the receiving site). The donor and receiving sites are located within the La Jolla community, and view areas are identified in the La Jolla Community Plan (2016). However, there are no public viewsheds or public view corridors identified on or near the project sites. No impact to a scenic vista would result.

- b) Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historical buildings within a state scenic highway? ☐ ☒ ☐ ☐

Both the donor and receiving sites have been graded and previously disturbed. The donor site is currently developed with the Lillian Lentell Cottage and the receiving site is developed with an existing house and a parking lot. Due to the previous development on both sites, there are no scenic resources in the form of trees or rock outcroppings located on the sites. In addition, there are no scenic resources adjacent to the sites. No impacts to scenic resources would result.

The Lillian Lentell Cottage is a historic building located on the donor site. As discussed in V.a., below, the incorporation of the Treatment Plan, Monitoring Plan, and mitigation measures for the relocation of the Lillian Lentell Cottage would mitigate impacts to this historic resource to below a level of significance. The receiving site is developed but has no historic structures. Impacts to historic buildings would be less than significant with mitigation.

Neither the donor site or the receiving site is not located in proximity to a State Scenic Highway. No impacts would result.

- c) Substantially degrade the existing visual character or quality of the site and its surroundings? ☐ ☐ ☐ ☒

The donor site is the location of the Lillian Lentell Cottage and is surrounded by a mixture of residential and commercial development. Relocation of the building would result in a vacant lot. The immediate vicinity of the donor site is asphalt parking for the commercial development. The vacant lot would be visually compatible with the surface parking lots, as both the vacant lot and surrounding surface parking are flat, graded areas with no visual character. No impact would result.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
-------	--------------------------------	----------------------------------------------------	------------------------------	-----------

The cottage would retain its existing orientation and would be restored once positioned at the receiving site. The relocated and rehabilitated Lillian Lentell Cottage would blend with the surroundings, as it is a single-family residence of similar stature when compared to the neighborhood. Due to the varying ages of buildings in the project vicinity, including some houses approximately the same age as the Lillian Lentell Cottage, the Lillian Lentell Cottage would be consistent with the surrounding visual character. The proposed exterior rehabilitation of the Lillian Lentell Cottage would also be compatible with the existing quality of the receiving site surroundings. No impact would result.

- d) Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?

☐☐☐☒

Existing development surrounds both the donor and receiving sites. The relocation of the Lillian Lentell Cottage would not create a new source of substantial light or glare that would adversely affect day or nighttime views in the area.

- II. AGRICULTURAL AND FOREST RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. – Would the project::

- a) Converts Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

☐☐☐☒

Both the donor site and the receiving site are located in a fully developed urban environment and are surrounded by existing buildings and streets. Neither the donor site nor the receiving site contains prime farmland, unique farmland, or farmland of Statewide Importance as designated by the California Department of Conservation. Agricultural land is not present on the sites or in the general vicinity. No impact would result.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Conflict with existing zoning for agricultural use, or a Williamson Act Contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Refer to II.a., above. There are no Williamson Act Contract Lands on or within the vicinity of the sites. Furthermore, the project would not affect any properties zoned for agricultural use or affected by a Williamson Act Contract, as there are none within the project vicinity. Agricultural land is not present on the sites or in the general vicinity of the site; therefore, no conflict with the Williamson Act Contract would result. No impact would result.

c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 1220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------	--------------------------	--------------------------	-------------------------------------

The project would not conflict with existing zoning for or cause a rezoning of forest land, timberland, or timberland zoned Timberland Production. No designated forest land or timberland occur on the donor or receiving sites. No impact would result.

d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------------------------------------------------------------------	--------------------------	--------------------------	--------------------------	-------------------------------------

Refer to II.c., above. Furthermore, the project would not contribute to the conversion of any forested land to non-forest use, as surrounding land uses are built out. No impact would result.

e) Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------	--------------------------	--------------------------	-------------------------------------

Refer to II.a. through d., above. No impact would result.

- III. AIR QUALITY – Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied on to make the following determinations – Would the project:

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The donor and receiving sites are located in the San Diego Air Basin (SDAB) and are under the jurisdiction of the San Diego Air Pollution Control District (SDAPCD) and the California Air Resources Board (CARB). Both the State of California and the Federal government have established health-based Ambient Air Quality Standards (AAQS) for the following six criteria pollutants: carbon monoxide (CO); ozone (O<sub>3</sub>); nitrogen oxides (NO<sub>x</sub>); sulfur oxides (SO<sub>x</sub>); particulate matter up to 10 microns in diameter (PM<sub>10</sub>); and lead (Pb). O<sub>3</sub> (smog) is formed by a photochemical reaction between NO<sub>x</sub> and reactive organic compounds (ROCs). Thus, impacts from O<sub>3</sub> are assessed by evaluating impacts from NO<sub>x</sub> and ROCs. A new increase in pollutant emissions determines the impact on regional air quality as a result of a proposed project. The results also allow the local government to determine whether a proposed project would deter the region from achieving the goal of reducing pollutants in accordance with the Air Quality Management Plan (AQMP) in order to comply with Federal and State AAQS.

The SDAPCD and San Diego Association of Governments (SANDAG) are responsible for developing and implementing the clean air plan for attainment and maintenance of the ambient air quality standards in the SDAB. The County Regional Air Quality Strategy (RAQS) was initially adopted in 1991, and is updated on a triennial basis (most recently in 2016). The RAQS outlines the SDAPCD's plans and control measures designed to attain the state air quality standards for ozone (O<sub>3</sub>). The RAQS relies on information from the CARB and SANDAG, including mobile and area source emissions, as well as information regarding projected growth in San Diego County and the cities in the county, to project future emissions and then determine the strategies necessary for the reduction of emissions through regulatory controls. CARB mobile source emission projections and SANDAG growth projections are based on population, vehicle trends, and land use plans developed by San Diego County and the cities in the county as part of the development of their general plans.

The RAQS relies on SANDAG growth projections based on population, vehicle trends, and land use plans developed by the cities and by the county as part of the development of their general plans. As such, projects that propose development that is consistent with the growth anticipated by local plans would be consistent with the RAQS. However, if a project proposes development that is greater than that anticipated in the local plan and SANDAG's growth projections, the project might be in conflict with the RAQS and may contribute to a potentially significant cumulative impact on air quality.

The proposed project would not create a substantial increase in air pollutants. The proposed project would relocate an existing single-family home 33 feet to the north of its current location and provide exterior rehabilitation of the structure, resulting in a equal shift of air quality emission from the donor site to the receiving site. The project is consistent with the General Plan, Community Plan, and the underlying zone. Therefore, the project would be consistent at a sub-regional level with the

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
-------	--------------------------------	----------------------------------------------------	------------------------------	-----------

underlying growth forecasts in the RAQS and would not obstruct implementation of the RAQS. No impact would result.

- b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

☐☐☒☐

#### Short-term Emissions (Construction)

Project construction activities would potentially generate combustion emissions from on-site heavy duty construction vehicles and motor vehicles transporting the construction crew and necessary construction materials. Exhaust emissions generated by construction activities would generally result from the use of typical construction equipment that may include excavation equipment, forklift, skip loader, and/or dump truck. Variables that factor into the total construction emissions potentially generated include the level of activity, length of construction period, number of pieces and types of equipment in use, site characteristics, weather conditions, number of construction personnel, and the amount of materials to be transported on or off site. It is anticipated that construction equipment would be used on site for four to eight hours a day; however, construction would be short-term and impacts to neighboring uses would be minimal and temporary.

Fugitive dust emissions are generally associated with land clearing and grading operations. Due to the nature and location of the project, construction activities are expected to create minimal fugitive dust, as a result of the disturbance associated with grading. Construction operations are subject to the requirements established in Regulation 4, Rules 52, 54, and 55 of the SDAPCD rules and regulations. The project would include standard measures as required by the City grading permit to minimize fugitive dust and air pollutant emissions during the temporary construction period. Therefore, impacts associated with fugitive dust are considered less than significant, and would not violate an air quality standard or contribute substantially to an existing or projected air quality violation. Impacts related to short-term emissions would be less than significant.

#### Long-term Emissions (Operational)

Long-term air pollutant emission impacts are those associated with stationary sources and mobile sources related to any change caused by a project. The project would produce minimal stationary source emissions. Once construction of the project is complete, long-term air emissions would potentially result from such sources as heating, ventilation, and cooling (HVAC) systems and other motorized equipment typically associated with residential uses. The project is compatible with the surrounding development and is permitted by the community plan and zone designation. Project emissions over the long term are not anticipated to violate an air quality standard or contribute substantially to an existing or projected air quality violation.

Overall, the project is not expected to generate substantial short- or long-term emissions that would violate any air quality standard or contribute to an existing or projected air quality violation; therefore, impacts would be less than significant.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The SDAB is considered a non-attainment under Federal standards for O<sub>3</sub> (8-hour standard). As described above in response III(b), construction operations temporarily increase the emissions of dust and other pollutants. However, construction emissions would be temporary and short-term in duration. Implementation of Best Management Practices (BMPs) would reduce potential impacts related to construction activities to a less than significant level. Construction of the mixed-use development in the region would not create considerable ozone or PM<sub>10</sub> from construction and operation. Therefore, the project would not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under applicable Federal or State ambient air quality standards. No impact would result.

d) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
-------------------------------------------------------------------------	--------------------------	--------------------------	-------------------------------------	--------------------------

#### Short-Term (Construction) Odors

Project construction could result in minor amounts of odor compounds associated with diesel heavy equipment exhaust during construction. These compounds would be emitted in various amounts and at various locations during construction. Sensitive receptors in the vicinity of the receiving site include the residences surrounding the project site. However, construction activities would be temporary, and the main use of heavy equipment would be during the first stages of site preparation and relocation. After construction is complete, there would be no objectionable odors associated with the project. Thus, the potential for odor impacts associated with the project is less than significant.

#### Long-Term (Operational) Odors

The project includes no operational emission sources, as the project would leave the rehabilitated house vacant on the receiving site. As such, the project would not create any sources of long-term odor. No impacts would result relative to operational odors.

#### IV. BIOLOGICAL RESOURCES – Would the project:

a) Have substantial adverse effects, either directly or through habitat modifications,	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
----------------------------------------------------------------------------------------	--------------------------	--------------------------	--------------------------	-------------------------------------

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				

The donor and receiving sites are fully developed within an urbanized area. No native habitat is located on or adjacent to either site. As such, the proposed project would not directly or through habitat modification effect any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by CDFW or USFW. Additionally, the project sites are located outside the City's Multi-Habitat Preservation Area (MHPA). No impacts would occur.

- b) Have a substantial adverse effect on any riparian habitat or other community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

☐☐☐☒

Refer to IV.a., above. The project would not directly or indirectly impact any riparian habitat or other plant community.

- c) Have a substantial adverse effect on federally protected wetlands as defined by section 404 of the Clean Water Act (including but not limited to marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

☐☐☐☒

The project sites are fully developed and do not contain any Federally-protected wetlands as defined by Section 404 of the Clean Water Act. Also, refer to IV.a., above. Therefore, no impacts would result.

- d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or

☐☐☐☒

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
-------	--------------------------------	----------------------------------------------------	------------------------------	-----------

impede the use of native wildlife nursery sites?

No formal and/or informal wildlife corridors are located on or near the project sites, as the sites are located within a fully urbanized area. Also, refer to IV.a., above. No impacts would result.

- e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

☐☐☐☒

Refer to IV.a., above. The project would not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. No impact would result.

- f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

☐☐☐☒

Refer to IV.e., above. The proposed project is not located within a Multiple Species Conservation (MSCP) Program area. The project would not conflict with the provisions of the MSCP. No impact would result.

#### V. CULTURAL RESOURCES – Would the project:

- a) Cause a substantial adverse change in the significance of an historical resource as defined in §15064.5?

☐☒☐☐

The purpose and intent of the Historical Resources Regulations of the Land Development Code (Chapter 14, Division 3, and Article 2) is to protect, preserve and, where damaged, restore the historical resources of San Diego. The regulations apply to all proposed development within the City of San Diego when historical resources are present on the premises. Before approving discretionary projects, CEQA requires the Lead Agency to identify and examine the significant adverse environmental effects which may result from that project. A project that may cause a substantial adverse change in the significance of a historical resource may have a significant effect on the environment (sections 15064.5(b) and 21084.1). A substantial adverse change is defined as demolition, destruction, relocation, or alteration activities, which would impair historical significance (sections 15064.5(b)(1)). Any historical resource listed in, or eligible to be listed in the California Register of Historical Resources, including archaeological resources, is considered to be historically or culturally significant.



Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
-------	--------------------------------	----------------------------------------------------	------------------------------	-----------

### Archaeological Resources

The project area is characterized as having high sensitivity for archaeological resources. However, due to the disturbed nature of the project sites and the minimal grading required for the project, it is unlikely that archaeological resources would be encountered. The donor site has been previously disturbed and is currently developed with the Lillian Lentell Cottage. The receiving site has been previously disturbed and is currently a developed with an existing dwelling unit. There would be no grading at the donor site, and grading on the receiving site would be minimal and shallow. Based upon these factors, impacts to Historical Resources in the form of archeological resources are not anticipated. Impacts to archaeological resources would be less than significant.

### Built Environment

The proposed project involves relocating the Lillian Lentell Cottage, which is a City of San Diego-designated historic resource (HRB#1062). The cottage was built in 1913 by an unknown architect and/or builder, and has been mainly tenant occupied over the course of its existence. The cottage was designated with a period of significance of 1913-1915 under HRB Criterion A, (exemplifies or reflects special elements of the City's, a community's or a neighborhoods historical, archaeological, cultural, social, economic, political, aesthetic engineering, landscaping or architectural development), as a resource that exemplifies La Jolla's early Beach Cottage development. The designation includes the adjacent parcel 350-321-04-00 addressed at 7761 Eads Ave.

A Historical Resources Technical Report (HRTR) was prepared by Scott A. Moomjian (2012) to evaluate the potential eligibility of the cottage for listing in the Federal, State, and/or local register of historic resources. The HRTR is included in Appendix A. In addition, the HRTR addresses proposed project effects on identified historic resources in accordance with local, State, and Federal regulatory requirements.

Federal, State, and local historic preservation programs provide specific criteria for evaluating the potential historic significance of a resource. Although the criteria used by the different programs (as relevant here, the National Register of Historic Places, the California Register of Historical Resources, and the City of San Diego Register of Historical Resources) vary in their specifics, they focus on many of the same general themes. In general, a resource need only meet one criterion in order to be considered historically significant. Another area of similarity is the concept of integrity — generally defined as the survival of physical characteristics that existed during the resource's period of significance. Federal, State, and local historic preservation programs require that resources maintain sufficient integrity in order to be identified as eligible for listing as historic.

City of San Diego Significance Determination Thresholds identifies various activities what would cause damage or have an adverse effect on a historic resource, including:

Relocation from Original Site: The proposed project includes the relocation of the Lillian Lentell Cottage to an off-site location approximately 33 feet next door to its current setting. Alteration or Repair of a Historic Structure: An exterior repair and restoration of the Lillian Lentell Cottage following its relocation would be completed in accordance with *The Secretary of the Interior's Standards*, and therefore, shall be considered as mitigated to a level less than a significant impact on the historical resource. Further, the resource would then be

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
-------	--------------------------------	----------------------------------------------------	------------------------------	-----------

mothballed following the National Park Service Preservation Briefs 31: Mothballing Historic Buildings.

Relocation and alteration (rehabilitation) of the Lillian Lentell Cottage results in a significant impact to the historic resource. Mitigation in the form of a Treatment Plan (March 20129) reviewed by City Plan Historic staff has been completed and includes the Standards that would fully mitigate impacts to a historic resource to below a level of significance. The implementation of the Treatment Plan for the relocation/transportation and restoration of the Lillian Lentell Cottage will be facilitated by a Qualified House Mover, under the supervision of a Qualified Historic Monitor (and a Qualified Historic Architect) in a manner consistent with the MMRP.

- |                                                                                                               |                          |                          |                          |                                     |
|---------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|

Refer to V(a).

- |                                                                                                         |                          |                          |                          |                                     |
|---------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|

According to Geology of the San Diego Metropolitan Area, California (1975), the project sites are underlain by Baypoint formation. According to the Significance Determination Thresholds (2016) of the City of San Diego, Baypoint formation has a high sensitivity for paleontological resources within the La Jolla community. Projects in high sensitivity formations that excavate 1,000 cubic yards to a depth of ten feet or more require paleontological monitoring during construction to mitigate for potential effects on paleontological resources. The project proposes 10 cubic yards of export at a maximum depth of 1.5 feet. The project does not meet the impact threshold. No impacts would result.

- |                                                                                         |                          |                          |                                     |                          |
|-----------------------------------------------------------------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| d) Disturb and human remains, including those interred outside of dedicated cemeteries? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|-----------------------------------------------------------------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|

Refer to V.A. above. Furthermore, should human remains be discovered during ground-disturbing activities associated with preparation of the receiving site, work would be required to halt in that area and no soil would be exported off-site until a determination could be made regarding the provenance of the human remains via the County Coroner and Native American representative, as required. The project would be required to treat human remains uncovered during construction in accordance with the California Public Resources Code (Sec. 5097.98) and State Health and Safety Code (Sec. 7050.5). Therefore, impacts would be less than significant.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
-------	--------------------------------	----------------------------------------------------	------------------------------	-----------

## VI. GEOLOGY AND SOILS – Would the project:

- a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

- i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

☐☐☐☒

No known active faults have been mapped at or near the project sites.

- ii) Strong seismic ground shaking?

☐☐☒☐

The donor and receiving sites are considered to lie within a seismically active region, similar to all of Southern California. The effect of seismic shaking would be diminished by adhering to the California Historical Building Code. Because the project is required to follow the California Historical Building Code, impacts relative to seismic ground shaking are considered less than significant.

- iii) Seismic-related ground failure, including liquefaction?

☐☐☐☒

Liquefaction and dynamic settlement of soils can be caused by strong vibratory motion due to earthquakes. Liquefaction is typified by a loss of shear strength in the affected soil layer, thereby causing the soil to behave as a viscous liquid. Due to underlying geologic formation and geologic hazard category, the project site is not at risk seismic-related ground failing, including liquefaction. No impact would result.

- iv) Landslides?

☐☐☐☒

The project site is not located within a known landslide area. Further, given the topography of the donor and receiving sites, the likelihood for seismically induced landsliding is considered to be remote. No impact would result.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Construction of the project would temporarily disturb receiving site soils during grading activities, thereby increasing the potential for soil erosion to occur. Additionally, donor site soils may be exposed following removal of the Lillian Lentell Cottage. The use of standard erosion control measures and implementation of storm water best management practices requirements during construction would preclude impacts. Impacts would be less than significant.

c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------	--------------------------	-------------------------------------	--------------------------

Please see VI.a.iv and VI.a.iii.

The project site is located within geologic hazards zone 52 as shown on the City's Seismic Safety Study Zone 52 is characterized by other level areas, gently sloping to steep terrain with favorable geologic structure, low risk. Additionally, the project would be constructed consistent with proper engineering design, in accordance with the California Building Code. Utilization of appropriate engineering design measures and standard construction practices, to be verified at the building permit stage, would ensure that potential impacts from geologic hazards would be less than significant.

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------	--------------------------	-------------------------------------	--------------------------

Refer to VI.c. The project would be constructed consistent with proper engineering design, in accordance with the California Building Code. Utilization of appropriate engineering design measures and standard construction practices, to be verified at the building permit stage, would ensure that potential impacts from geologic hazards would be less than significant.

e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------	--------------------------	--------------------------	-------------------------------------

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
-------	--------------------------------	----------------------------------------------------	------------------------------	-----------

The project receiving site would be served by a public sewer system. No impact would occur.

VII. GREENHOUSE GAS EMISSIONS – Would the project:

- |                                                                                                                             |                          |                          |                                     |                          |
|-----------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|-----------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|

In December 2015, the City of San Diego adopted its Climate Action Plan (CAP). The CAP establishes a baseline for 2010, sets goals for GHG reductions for the milestone years 2020 and 2035, and details the implementation actions and phasing for achieving the goals. To implement the state's goals of reducing emissions to 15 percent below 2010 levels by 2020, and 49 percent below 2010 levels by 2035, the City will be required to implement strategies that would reduce emissions to approximately 10.6 MMT CO<sub>2</sub>e by 2020 and to 6.4 MMT CO<sub>2</sub>e by 2035. The CAP determined that, with implementation of the measures identified therein, the City would exceed the state's targets for 2020 and 2035. Pursuant to CEQA Guidelines Sections 15064(h)(3), 15130(d), and 15183(b), a project's incremental contribution to a cumulative GHG emissions effect may be determined not to be cumulatively considerable if it complies with the requirements of the CAP. The City has adopted a CAP Consistency Checklist (Updated June 2017). Compliance with the CAP Consistency Checklist demonstrates that a project would not generate greenhouse gas emission that may have a significant impact on the environment.

A CAP Consistency Checklist was prepared for the proposed project. Through the CAP Consistency Checklist, project compliance with the CAP was demonstrated. Additionally, the project represents no new greenhouse gas emissions, beyond temporary construction vehicles, as the relocation and rehabilitation of the Lillian Lentell Cottage would not intensify allowable use from what exists currently. No impacts relative to the generation of greenhouse gas emissions would result.

- |                                                                                                                                   |                          |                          |                          |                                     |
|-----------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|-----------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|

Refer to VII.a., above. The project as proposed is consistent with the CAP and would not conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing greenhouse gas emissions. No impacts would result.

VIII. HAZARDS AND HAZARDOUS MATERIALS – Would the project:

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The proposed project would relocate and rehabilitate an existing historic house. During the relocation and rehabilitation, small amounts of solvents and petroleum products could be utilized; and although minimal amounts of such substances may be present during construction, they are not anticipated to result in a significant hazard to the public. Therefore, there would be no routine transport, use, or disposal of hazardous materials, nor would there be ongoing maintenance as part of the proposed project. Any hazardous materials or waste generated during the relocation and rehabilitation of the Lillian Lentell Cottage would be managed and used in accordance with all applicable Federal, State, and local laws and regulations; the project would not be a significant hazard to the public or environment. No impacts would result.

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------	--------------------------	--------------------------	-------------------------------------

The proposed project would relocate and rehabilitate a historic house. As such, the project would not require the routine transport, use, or disposal of hazardous materials, which may result in a foreseeable upset or accident involving the release of hazardous materials into the environment. No impact would result.

c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
-----------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------	--------------------------	--------------------------	-------------------------------------

The project would not emit hazardous emissions or handle hazardous materials, substances, or waste. No impact would result.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Neither the donor nor receiving site has been identified as a hazardous materials site pursuant to Government Code Section 65962.5. Therefore, the proposed project would not create a significant hazard to the public or the environment relative to known hazardous materials sites. No impacts would occur.

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two mile of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------	--------------------------	--------------------------	-------------------------------------

San Diego International Airport is located approximately 14.1 miles southeast of the project site. The project is not located in a Safety Zone of the adopted 2014 Airport Land Use Compatibility Plan (ALUCP); therefore, the use and density are consistent with the ALUCP. The project would not result in a safety hazard for people residing or working in the project area. No impacts would occur.

f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
-------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------	--------------------------	--------------------------	-------------------------------------

The project sites are not located within the vicinity of a private airstrip. No impact would result.

g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
---------------------------------------------------------------------------------------------------------------------------	--------------------------	--------------------------	--------------------------	-------------------------------------

The project proposes relocation and rehabilitation of an existing historic house. Relocation would be within the urbanized La Jolla community. No change to the existing circulation network would occur. The proposed project would not impair or physically interfere with the implementation of an

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
-------	--------------------------------	----------------------------------------------------	------------------------------	-----------

adopted emergency response plan or emergency evacuation plan. The project would not significantly interfere with circulation or access. No impact to an adopted emergency response plan or emergency evacuation plan would result.

- h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

☐☐☐☒

Both the project donor and receiving sites are located within urbanized developed areas and do not interfere with any wildland spaces. No impact would result.

#### IX. HYDROLOGY AND WATER QUALITY - Would the project:

- a) Violate any water quality standards or waste discharge requirements?

☐☐☒☐

The project would comply with all storm water quality standards during and after construction, and appropriate Best Management Practices (BMP's) will be utilized and provided for on-site. Implementation of these BMP's would preclude any violations of existing standards and discharge regulations. This will be addressed through the project's Conditions of Approval; therefore, impacts would be less than significant, and no mitigation measures are required.

- b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

☐☐☒☐

The project does not require the construction of wells. The construction of the project may generate an incremental use of water but it would not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level. Impacts would be less than significant.



Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner, which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The project would not substantially alter the existing drainage pattern of the site or the area. Streams or rivers do not occur on or adjacent to the site. Although grading is proposed, the project would implement on-site BMPs, therefore ensuring that substantial erosion or siltation on- or off-site would not occur. Impacts would be less than significant, and no mitigation measures are required.

d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------	--------------------------	-------------------------------------	--------------------------

The project would implement low impact development principles ensuring that a substantial increase in the rate or amount of surface runoff resulting in flooding on or off-site, or a substantial alteration to the existing drainage pattern would not occur. Streams or rivers do not occur on or adjacent to the project site. Impacts would be less than significant, and no mitigation measures are required.

e) Create or contribute runoff water, which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------	--------------------------	--------------------------	-------------------------------------

Refer to IX.a. through IX.d., above. The project would not exceed the capacity of the existing or planned storm water drainage system. No impact would result.

f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
---------------------------------------------------	--------------------------	--------------------------	-------------------------------------	--------------------------

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
-------	--------------------------------	----------------------------------------------------	------------------------------	-----------

Refer to IX.a., above. The project would implement construction BMPs in the form of pollution prevention BMPs and post construction BMPs as required by the City's Storm Water Standards. Adherence to the standards would preclude a cumulatively considerable contribution to water quality. Impacts would be less than significant.

- g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

☐☐☐☒

According to a Federal Emergency Management Agency (FEMA) flood insurance rate map (FEMA, 2012), the donor and receiving sites are not located within a floodplain or floodway. Based on a review of topographic maps, the sites are not located downstream of a dam or within a dam inundation area. The potential for flooding at the donor and receiving sites is not expected. No impact would result.

- h) Place within a 100-year flood hazard area, structures that would impede or redirect flood flows?

☐☐☐☒

Refer to IX.a., above. No impact would result.

#### X. LAND USE AND PLANNING – Would the project:

- a) Physically divide an established community?

☐☐☐☒

The project would not physically divide the community. No impact would result.

- b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

☐☐☐☒

The project would not conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including but not limited to the general plan, specific plan, local

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
-------	--------------------------------	----------------------------------------------------	------------------------------	-----------

coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect. No impact would occur.

- |                                                                                                   |                          |                          |                          |                                     |
|---------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) Conflict with any applicable habitat conservation plan or natural community conservation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|

See Response X (a) through (b). No impacts would occur.

#### XI. MINERAL RESOURCES – Would the project:

- |                                                                                                                                        |                          |                          |                          |                                     |
|----------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|

There are no known mineral resources located on either of the project sites. The urbanized and developed nature of the sites and vicinity would preclude the extraction of any such resources. The project sites are not currently being utilized for mineral extraction and do not contain any known mineral resources that would be of value to the area. No impact would result.

- |                                                                                                                                                                       |                          |                          |                          |                                     |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|

Refer to XI.a., above. The project area has not been delineated on a local General Plan, specific plan, or other land use plan as a locally important mineral resource recovery site, and no such resources would be affected with project implementation. No impact would result.

#### XII. NOISE – Would the project result in:

- |                                                                                                                                                            |                          |                          |                                     |                          |
|------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Generation of, noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|

Noise associated with the relocation and rehabilitation of the Lillian Lentell Cottage would be short-term and related to the physical preparation and relocation of the Lillian Lentell Cottage.

Preparation of the Lillian Lentell Cottage includes the placement of steel beams under the Lillian Lentell Cottage, jacking the house up, and the removal of certain features, such as the brick

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
-------	--------------------------------	----------------------------------------------------	------------------------------	-----------

chimneys and porch steps. The Lillian Lentell Cottage would then be transported via truck to the receiving site, 33 feet to the north of the present location. The physical relocation include the necessity to coordinate tree trimming as necessary; San Diego Gas and Electric (SDG&E, AT&T, and Cox temporary relocation of power and communication lines; and a CHP escort, if needed. Once at the donor site, the Lillian Lentell Cottage would remain elevated five feet to allow for the final foundation to be constructed to match the house. Preparation and relocation of the Lillian Lentell Cottage would create temporary noise that would cease once the house was placed. Impacts would be less than significant.

- |                                                                                  |                          |                          |                          |                                     |
|----------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Generation of, excessive ground borne vibration or ground borne noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|

The proposed project would relocate the Lillian Lentell Cottage approximately 33 feet from its present location. The scope of work includes preparation of the Lillian Lentell Cottage for relocation, the physical relocation of the Lillian Lentell Cottage, and placement on the receiving site. These activities would not result in the generation of excessive ground borne vibration or ground borne noise levels, as the project does not include the typical activities that would create ground borne vibration and noise, such as pile driving or operating heavy earth-moving equipment. No impact would result.

- |                                                                                                                                |                          |                          |                          |                                     |
|--------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|

Substantial increases in ambient noise levels would not result from the project. Project noise would be short-term, related to the relocation and rehabilitation of the Lillian Lentell Cottage. Following relocation and rehabilitation, all noise levels would be those associated with urban environments and would not create substantial permanent increased in ambient noise levels above what currently occurs in the vicinity of the donor and receiving sites. Impacts relative to ambient noise would not result.

- |                                                                                                                                     |                          |                          |                          |                                     |
|-------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above existing without the project? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|-------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|

Refer to XII.a.

- |                                                                                                                             |                          |                          |                          |                                     |
|-----------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| e) For a project located within an airport land use plan, or, where such a plan has not been adopted, within two miles of a | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|-----------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
public airport or public use airport would the project expose people residing or working in the area to excessive noise levels?				

The project sites are located outside all airport noise contours included on the policy map for noise. As such, the project sites would not be exposed to excessive aircraft noise. No impact would result.

- |                                                                                                                                                                |                          |                          |                          |                                     |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|

The proposed project is not located within the vicinity of a private airstrip. The proposed project would not expose people residing or working in the project area to excessive noise levels. No impacts would result from the project.

### XIII. POPULATION AND HOUSING – Would the project:

- |                                                                                                                                                                                                           |                          |                          |                          |                                     |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|

The project proposes to relocate and rehabilitate an existing historic house. The Lillian Lentell Cottage would stay within the La Jolla neighborhood, and would not result in a net increase or decrease in housing within the community. However, the construction of the studio and garage would result in the increase of a single residential unit within the La Jolla community on a site identified for such use. No impact would result.

- |                                                                                                                       |                          |                          |                          |                                     |
|-----------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|-----------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|

The project proposes to relocate and rehabilitate an existing historic house. It would not displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere.

- |                                                              |                          |                          |                          |                                     |
|--------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) Displace substantial numbers of people, necessitating the | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
construction of replacement housing elsewhere?				

The project proposes to relocate and rehabilitate an existing historic house. Refer to XIII.a., above. No impact would result.

#### XIV. PUBLIC SERVICES

- a) Would the project result in substantial adverse physical impacts associated with the provisions of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

i) Fire protection ☐ ☐ ☐ ☒

The project sites are located in urbanized areas where fire protection services are already provided. With the relocation of a single home within one area of the La Jolla Community to another, the project would not adversely affect existing levels of fire protection services to the area, and would not require the construction of new or expanded governmental facilities. No impacts to fire protection would result.

ii) Police protection ☐ ☐ ☐ ☒

The project sites are located in an urbanized area where police protection services are already provided. With the relocation of a single home within one area of the La Jolla Community to another, the project would not adversely affect existing levels of police protection services to the area, and would not require the construction of new or expanded governmental facilities. No impacts to police protection would result.

iii) Schools ☐ ☐ ☐ ☒

The project sites are located in urbanized areas where schools are already provided. With the relocation of a single home within one area of the La Jolla Community to another, the project would not adversely affect existing levels of school services to the area, and would not require the construction of new or expanded school facilities. No impacts to schools would result.

iv) Parks ☐ ☐ ☐ ☒

The project sites are located in urbanized areas where parks are already provided. With the relocation of a single home within one area of the La Jolla Community to another, the project would not adversely affect existing levels of park services to the area, and would not require the construction of new or expanded park facilities. No impacts to parks would result.

v) Other public facilities ☐ ☐ ☐ ☒

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
-------	--------------------------------	----------------------------------------------------	------------------------------	-----------

The project sites are located in an urbanized area where other public facilities are already provided. With the relocation of a single home within one area of the La Jolla Community to another, the project would not adversely affect existing levels of public services to the area, and would not require the construction of new or expanded public facilities. No impacts to public facilities would result.

#### XV. RECREATION

- a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

☐☐☐☒

The project would not increase the use of existing parks or recreational facilities, as the project would generate no new population. Impacts to existing neighborhood and regional parks would not result.

- b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?

☐☐☐☒

The project would not include recreational facilities or require the construction or expansion of recreational facilities, as the project would generate no new population. Impacts to recreational facilities would not result.

#### XVI. TRANSPORTATION/TRAFFIC – Would the project?

- a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways

☐☐☐☒

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
-------	--------------------------------	----------------------------------------------------	------------------------------	-----------

and freeways, pedestrian and bicycle paths, and mass transit?

The project is consistent with the La Jolla Community Plan land use designation and underlying zone. The project would not change existing circulation patterns on area roadways. The project would not conflict with any applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system. The project is not expected to cause a significant short-term or long-term increase in traffic volumes, and therefore, would not adversely affect existing levels of service along area roadways. Therefore, no impact would result.

- b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

☐☐☐☒

Refer to response XVI.a. A single-family dwelling generates nine average weekday trips, with one trip during the morning (AM) peak hour and one trip during the afternoon (PM) peak hour. The Lillian Lentell Cottage would generate the same number of trips at the donor site as it would at the receiving site. The additional planned studio would generate an additional morning (AM) peak hour trip and one trip during the afternoon (PM) peak hour. As such, the project would not generate substantial new vehicular trips nor would it adversely affect any mode of transportation in the area. Therefore, the project would not result in conflict with any applicable congestion management program, level of service standards, or travel demand measures. No impacts would result.

- c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

☐☐☐☒

Implementation of the project would not result in a change in air traffic patterns, as the project is not located within the immediate vicinity of an airport or airstrip and would not be constructed at a height that would impair air travel. No impact would result.

- d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

☐☐☐☒



Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
-------	--------------------------------	----------------------------------------------------	------------------------------	-----------

Removal of the Lillian Lentell Cottage from the donor site would not result in increased hazards due to a design feature or incompatible uses. On the receiving site, no increased hazards due to a design feature or incompatible use would occur. Relocation of the Lillian Lentell would require travel of approximately 33 feet on public streets through in an established neighborhood. All City regulations pertaining to relocation and moving of structures would be adhered to. Placement of the Lillian Lentell Cottage on the receiving site would be consistent with all applicable setback and siting requirements and would not result in design features that could create hazards. The project would not include any elements that could create a hazard to the public. No impact would result.

e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
-------------------------------------------	--------------------------	--------------------------	--------------------------	-------------------------------------

The project would relocate the Lillian Lentell Cottage to an existing parking lot and would rehabilitate the house on-site. No alteration to emergency access would occur. No impacts would result.

f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------	--------------------------	--------------------------	-------------------------------------

The project would relocate the Lillian Lentell Cottage to an existing parking lot and would rehabilitate the house on-site. No alteration to public transit programs or bicycle or pedestrian facilities would occur. No impacts would result.

XVII. TRIBAL CULTURAL RESOURCES – Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------	--------------------------	--------------------------	-------------------------------------

The project proposes the relocation and rehabilitation of the historically designated Lillian Lentell Cottage within a built-out neighborhood of the City of San Diego. There are no tribal cultural structures on either the donor or receiving sites, and no impacts to tribal historic resources would

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
-------	--------------------------------	----------------------------------------------------	------------------------------	-----------

occur. No tribal cultural resources are located on the project site that meet the criteria for listing on the local, State, or Federal registers as defined in PRC Section 5020.1(k). No impact would result.

- b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

☐☐☐☒

Assembly Bill 52 (AB 52) requires as part of CEQA, evaluation of tribal cultural resources, notification of tribes, and opportunity for tribes to request a consultation regarding impacts to tribal cultural resources when a project is determined to require a Negative Declaration, Mitigated Negative Declaration or Environmental Impact Report under CEQA. In compliance with AB-52, the City notified all tribes that have previously requested such notification for projects within the City of San Diego. On October 24, 2017 the City of San Diego received a letter of interest from Iipay Nation of Santa Ysabel and the Jamul Indian Village requesting to engage with the City for the purposes of AB 52. Consultation took place and was concluded on November 17, 2017 with the Iipay Nation of Santa Ysabel. Consultation took place and was concluded on November 17, 2017 with the Jamul Indian Village. Through this consultation process, it was determined no Tribal Cultural Resources exist on the project sites and consultation was concluded.

#### XVIII. UTILITIES AND SERVICE SYSTEMS – Would the project:

- a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

☐☐☐☒

The project sites are located in urbanized and developed areas within the La Jolla Community. The proposed project is consistent with the La Jolla Community Plan, and adequate municipal sewer services are available to serve the project. Wastewater would not be treated on-site. No impact to wastewater treatment would result.

- b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing

☐☐☐☒

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
facilities, the construction of which could cause significant environmental effects?				

This project would not result in an increase in the intensity of the use and would not be required to construct a new water or wastewater treatment facility. No impact would result due to implementation of the project.

- c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

☐☐☐☒

The project would not exceed the capacity of the existing storm water drainage systems and therefore, would not require construction of new or expansion of existing storm water drainage facilities of which could cause significant environmental effects. The project was reviewed by qualified City staff who determined that the existing facilities are adequately sized to accommodate the proposed development. No impact would result due to implementation of the project.

- d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

☐☐☐☒

The project does not meet the CEQA significance threshold that would require the preparation of a water supply assessment. The existing project site currently receives water service from the City, and adequate services are available to serve the proposed hotel project without required new or expanded entitlements. No impact would result due to implementation of the project.

- e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

☐☐☒☐

Construction of the project would not adversely affect existing wastewater treatment services. Adequate services are available to serve the project site without required new or expanded entitlements. Impacts would be less than significant, and no mitigation measures are required.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The project proposes relocation of the Lillian Lentell Cottage within the same community. Solid waste demands would remain the same as exists currently. No impact would result.

g) Comply with federal, state, and local statutes and regulation related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
------------------------------------------------------------------------------------------	--------------------------	--------------------------	--------------------------	-------------------------------------

Refer to XVII.f., above.

#### XIX. MANDATORY FINDINGS OF SIGNIFICANCE –

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------	-------------------------------------	--------------------------	--------------------------

The project proposes the relocation and rehabilitation of the Lillian Lentell Cottage. Neither the donor or the receiving project sites contain biological resources, and development of the project would not have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory.

The project would have the potential result in significant impact to cultural resources (historic resources). Mitigation measures have been incorporated to reduce impact to less than significant. Specifically, monitoring of the preparation, moving, and restoration of the Lillian Lentell Cottage shall be over seen by a Qualified Historic Monitor. The monitoring requirement will reduce impacts to below a level of significance.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Does the project have impacts that are individually limited but cumulatively considerable ("cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The project may have the potential to result in significant impact to Cultural Resources (Built Environment). However, impacts would be mitigated to below a level of significance. Therefore, they would not result in a considerable cumulative impact. Other future projects within the surrounding area would be required to comply with applicable local, State, and Federal regulations to reduce potential impacts to less than significant, or to the extent possible. As such, the project is not anticipated to contribute to potentially significant cumulative environmental impacts.

c) Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
--------------------------------------------------------------------------------------------------------------------------------------------	--------------------------	-------------------------------------	--------------------------	--------------------------

Relocation and rehabilitation of the Lillian Lentell Cottage would not cause environmental effects that would significantly directly or indirectly impact human beings. All impacts identified as being significant have been mitigated to below a level of significance. For this reason, all environmental effects fall below the thresholds established by the City of San Diego. Impacts would be less than significant with mitigation.

## INITIAL STUDY CHECKLIST REFERENCES

### **I. Aesthetics / Neighborhood Character**

☐

City of San Diego General Plan

☒

Community Plans: La Jolla Community Plan

### **II. Agricultural Resources & Forest Resources**

☐

City of San Diego General Plan

☐

U.S. Department of Agriculture, Soil Survey - San Diego Area, California, Part I and II, 1973

☐

California Agricultural Land Evaluation and Site Assessment Model (1997)

☐

Site Specific Report:

### **III. Air Quality**

☐

California Clean Air Act Guidelines (Indirect Source Control Programs) 1990

☐

Regional Air Quality Strategies (RAQS) - APCD

☐

Site Specific Report:

### **IV. Biology**

☐

City of San Diego, Multiple Species Conservation Program (MSCP), Subarea Plan, 1997

☐

City of San Diego, MSCP, "Vegetation Communities with Sensitive Species and Vernal Pools" Maps, 1996

☐

City of San Diego, MSCP, "Multiple Habitat Planning Area" maps, 1997

☐

Community Plan - Resource Element

☐

California Department of Fish and Game, California Natural Diversity Database, "State and Federally-listed Endangered, Threatened, and Rare Plants of California," January 2001

☐

California Department of Fish and Game, California Natural Diversity Database, "State and Federally-listed Endangered and Threatened Animals of California," January 2001

☐

City of San Diego Land Development Code Biology Guidelines

☐

Site Specific Report:

### **V. Cultural Resources (includes Historical Resources and Built Environment)**

☐

City of San Diego Historical Resources Guidelines

☐

City of San Diego Archaeology Library

☐

Historical Resources Board List

☐

Community Historical Survey:

☒

Site Specific Report: Cultural Resources Report, Scott Moojiman, 2012

### **VI. Geology/Soils**

☐

City of San Diego Seismic Safety Study

☐

U.S. Department of Agriculture Soil Survey - San Diego Area, California, Part I and II, December 1973 and Part III, 1975

☐

Site Specific Report:

**VII. Greenhouse Gas Emissions**☐

Site Specific Report:

**VIII. Hazards and Hazardous Materials**☐

San Diego County Hazardous Materials Environmental Assessment Listing

☐

San Diego County Hazardous Materials Management Division

☐

FAA Determination

☐

State Assessment and Mitigation, Unauthorized Release Listing, Public Use Authorized

☐

Airport Land Use Compatibility Plan

☐

Site Specific Report:

**IX. Hydrology/Drainage**☐

Flood Insurance Rate Map (FIRM)

☐

Federal Emergency Management Agency (FEMA), National Flood Insurance Program-Flood Boundary and Floodway Map

☐Clean Water Act Section 303(b) list, [http://www.swrcb.ca.gov/tmdl/303d\\_lists.html](http://www.swrcb.ca.gov/tmdl/303d_lists.html)☐

Site Specific Report:

**X. Land Use and Planning**☒

City of San Diego General Plan

☒

Community Plan

☐

Airport Land Use Compatibility Plan

☐

City of San Diego Zoning Maps

☐

FAA Determination:

☐

Other Plans:

**XI. Mineral Resources**☐

California Department of Conservation - Division of Mines and Geology, Mineral Land Classification

☐

Division of Mines and Geology, Special Report 153 - Significant Resources Maps

☐

City of San Diego General Plan: Conservation Element

☐

Site Specific Report:

**XII. Noise**☐

City of San Diego General Plan

☐

Community Plan

☐

San Diego International Airport - Lindbergh Field CNEL Maps

☐

Brown Field Airport Master Plan CNEL Maps

☐

Montgomery Field CNEL Maps

☐

San Diego Association of Governments - San Diego Regional Average Weekday Traffic Volumes

☐

San Diego Metropolitan Area Average Weekday Traffic Volume Maps, SANDAG

☐

Site Specific Report:

**XIII. Paleontological Resources**

- ☒ City of San Diego Paleontological Guidelines
- ☐ Deméré, Thomas A., and Stephen L. Walsh, "Paleontological Resources City of San Diego," Department of Paleontology San Diego Natural History Museum, 1996
- ☐ Kennedy, Michael P., and Gary L. Peterson, "Geology of the San Diego Metropolitan Area, California. Del Mar, La Jolla, Point Loma, La Mesa, Poway, and SW 1/4 Escondido 7 1/2 Minute Quadrangles," *California Division of Mines and Geology Bulletin* 200, Sacramento, 1975
- ☐ Kennedy, Michael P., and Siang S. Tan, "Geology of National City, Imperial Beach and Otay Mesa Quadrangles, Southern San Diego Metropolitan Area, California," Map Sheet 29, 1977
- ☐ Site Specific Report:

**XIV. Population / Housing**

- ☐ City of San Diego General Plan
- ☐ Community Plan
- ☐ Series 11/Series 12 Population Forecasts, SANDAG
- ☐ Other:

**XV. Public Services**

- ☒ City of San Diego General Plan
- ☐ Community Plan

**XVI. Recreational Resources**

- ☐ City of San Diego General Plan
- ☐ Community Plan
- ☐ Department of Park and Recreation
- ☐ City of San Diego - San Diego Regional Bicycling Map
- ☐ Additional Resources:

**XVII. Transportation / Circulation**

- ☐ City of San Diego General Plan
- ☐ Community Plan:
- ☐ San Diego Metropolitan Area Average Weekday Traffic Volume Maps, SANDAG
- ☐ San Diego Region Weekday Traffic Volumes, SANDAG
- ☐ Site Specific Report:

**XVIII. Utilities**

- ☐ Site Specific Report:

**XIX. Water Conservation**

- ☐ Sunset Magazine, *New Western Garden Book*, Rev. ed. Menlo Park, CA: Sunset Magazine

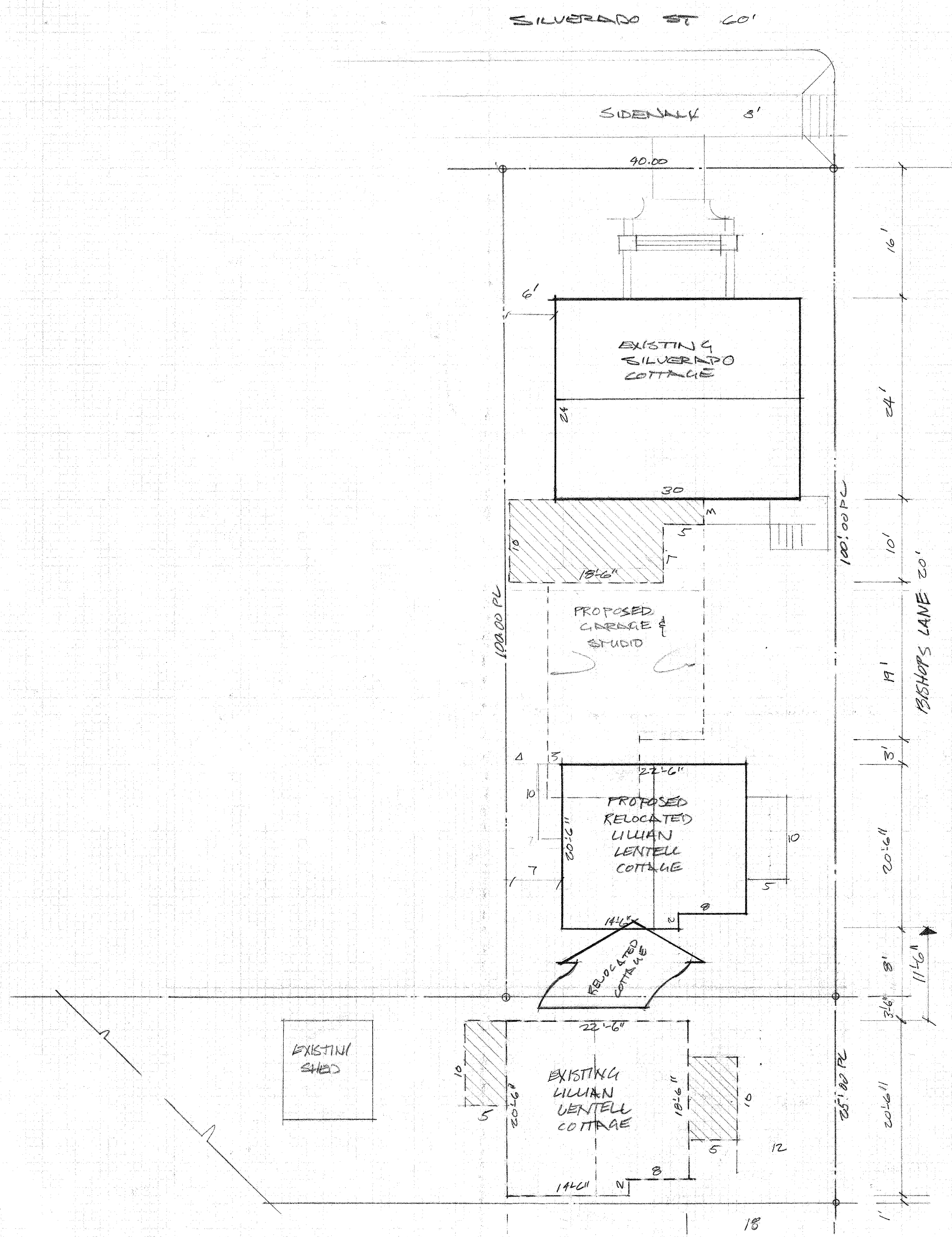
**XX. Water Quality**

- ☐ Clean Water Act Section 303(b) list, [http://www.swrcb.ca.gov/tmdl/303d\\_lists.html](http://www.swrcb.ca.gov/tmdl/303d_lists.html)
- ☐ Site Specific Report:

Revised: August 2018



All figures should be placed at the end of the ISMND



JOB TITLE: BISHOPS LANE  
7762 BISHOPS LANE  
817 SILVERADO ST

SCOPE OF WORK: PROPOSED RESIDENTIAL TYPE R-2  
CRC 2010 CBC 2010 CGB 2010  
HISTORIC COTTAGE RELOCATION/ RENOVATION  
PROPOSED NEW GARAGE WITH 2ND FLOOR STUDIO

PERMITS: BUILDING COMBINATION/COASTAL/ HISTORIC/  
RELOCATION

OWNER: MATTHEW WELSH  
817 SILVERADO ST  
LA JOLLA CA 92037  
858 454 9949  
matwelsh@pacbell.net

LEGAL DISCRIPTION: ALL THOSE PORTIONS OF LOTS 1,2,3, AND 4  
BLOCK 31 OF LA JOLLA PARK,  
CITY OF SAN DIEGO, STATE OF CALIFORNIA  
MAP 352, MARCH 22 1887, LYING EASTERLY  
OF A LINE PARALLEL WITH 100 FEET AT RIGHT  
ANGLES FROM THE WESTERLY LINE OF SAID LOTS

ASSESSORS PARCEL NO: 350 321 03 00  
ASSESSORS PARCEL NO: 350 321 04 00

ZONE: LA JOLLA PLAN DISTRICT ZONE 5  
OVERLAY COASTAL ZONE/ TRANSIT /TANDEM PARKING  
EXISTING PERMITS CDP/LJC/SUP 93-0440

CURB TO P.L. 15 FT SILVERADO ST  
SETBACKS  
FRONT: 15'  
SIDE: 4' ALLEY 4' INSIDE  
REAR 8' PER CDP/LJC/SUP 93-0440

**SILVERADO COTTAGE**  
EXISTING BUILDING 817 SILVERADO ST: 1450  
PROPOSED DEMOLITION 817 SILVERADO 215

**LILLIAN LENTELL COTTAGE**  
RELOCATED HISTORIC LILLIAN LENTELL COTTAGE 462  
PROPOSED FRONT PORCH DEMO 50  
PROPOSED REAR PORCH DEMO 52.5

LOT SIZE: 4000  
PROPOSED FAR: .70  
ALLOWABLE 1.5 max 6000

DESIGNER: MATTHEW WELSH  
817 SILVERADO ST  
LA JOLLA, CA 92037  
858 454 9949  
matwelsh@pacbell.net

ARCHITECTS: SAFDIE RABINES ARCHITECTS  
925 FORT STOCKTON DR.  
SAN DIEGO CA 92103

SCOPE OF WORK:  
THIS SET OF DRAWINGS IS THE TREATMENT AND  
DEMOLITION PLANS, ELEVATIONS, DETAILS AND  
NOTES FOR THE RELOCATION OF THE  
HISTORICALLY DESIGNATED LILLIAN LENTELL  
COTTAGE, HRB #1062, AT 7762 BISHOPS LANE  
AND ITS RELOCATION TO THE ADJACENT LOT AT  
817 SILVERADO STREET. THE RELOCATION  
WILL REQUIRE THE DISMANTLING AND  
RECONSTRUCTION OF THE FRONT AND REAR  
PORCHES OF THE LILLIAN LENTELL COTTAGE  
AND THE DEMOLITION OF A REAR ADDITION  
TO THE SILVERADO COTTAGE.

CONTENTS	
TREATMENT AND DEMO SITE PLAN 1/8"	T-1
TREATMENT AND DEMO FLOOR PLAN 1/4"	T-2
EAST AND WEST ELEVATIONS	T-3
NORTH AND SOUTH ELEVATIONS	T-4
ARCHITECTURAL DETAILS PORCH DEMO	T-5
TREATMENT NOTES	T-6

BISHOPS LANE COTTAGES

817 SILVERADO ST  
7762 BISHOPS LANE  
LA JOLLA CA 92037

APN: 350-321-05-00

ARCHITECTS  
SAFDIE RABINES ARCHITECTS  
925 FORT STOCKTON DRIVE  
SAN DIEGO, CA 92103  
619 297 6153

RESIDENTIAL DESIGN  
MATTHEW WELSH  
817 SILVERADO ST  
LA JOLLA CA 92037  
858 454 9949  
matwelsh@pacbell.net

BISHOPS LANE COTTAGES  
7762 BISHOPS LANE AND 817 SILVERADO STREET LA JOLLA CA 92037

REVISIONS		
NUM.	DESCRIPTION	DATE
3	21	19

ISSUE DATE

SITEPLAN 1/8 "

TREATMENT

T-1



BISHOPS LANE  
COTTAGES

817 SILVERADO ST  
7762 BISHOPS LANE  
LA JOLLA CA 92037

APN: 350-321-05-00

ARCHITECTS  
SAFDIE RABINES ARCHITECTS  
925 FORT STOCKTON DRIVE  
SAN DIEGO, CA 92103  
619 297 6153

RESIDENTIAL DESIGN  
MATTHEW WELSH  
817 SILVERADO ST  
LA JOLLA CA 92037  
858 454 9949  
matwelsh@pacbell.net

BISHOPS LANE COTTAGES  
7762 BISHOPS LANE AND 817 SILVERADO STREET LA JOLLA CA 92037

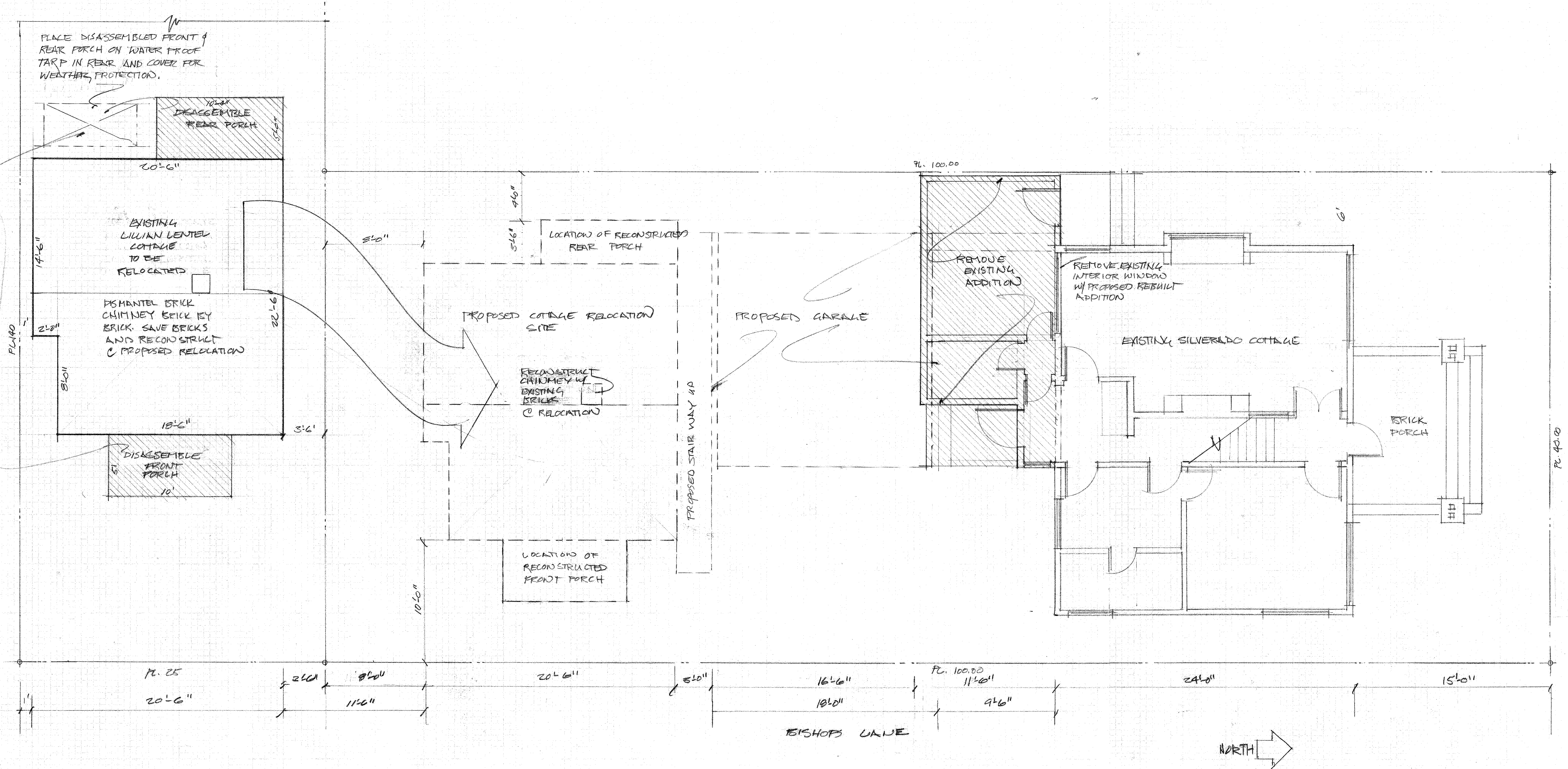
REVISIONS  
NUM. DESCRIPTION DATE  
32119

ISSUE DATE

PLAN 1/4 "  
ELEVATIONS

TREATMENT

T-2









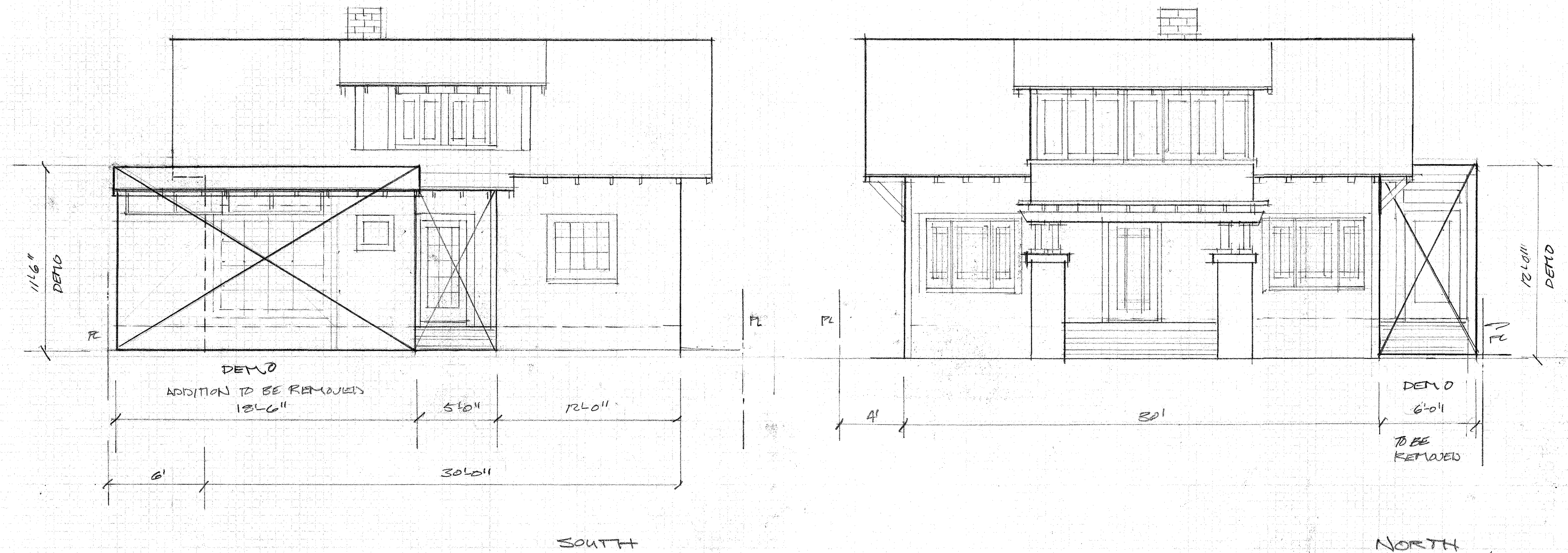
BISHOPS LANE  
COTTAGES

817 SILVERADO ST  
7762 BISHOPS LANE  
LA JOLLA CA 92037

APN: 350-321-05-00

ARCHITECTS  
SAFIE RABINES ARCHITECTS  
925 FORT STOCKTON DRIVE  
SAN DIEGO, CA 92103  
619 297 6153

RESIDENTIAL DESIGN  
MATTHEW WELSH  
817 SILVERADO ST  
LA JOLLA CA 92037  
858 454 9949  
matwelsh@pacbell.net



SILVERADO COTTAGE 1/4"

BISHOPS LANE COTTAGES  
7762 BISHOPS LANE AND 817 SILVERADO STREET LA JOLLA CA 92037

REVISIONS	NUM.	DESCRIPTION	DATE
	3	12 19	

ISSUE DATE

NORTH & SOUTH  
ELEVATIONS

TREATMENT

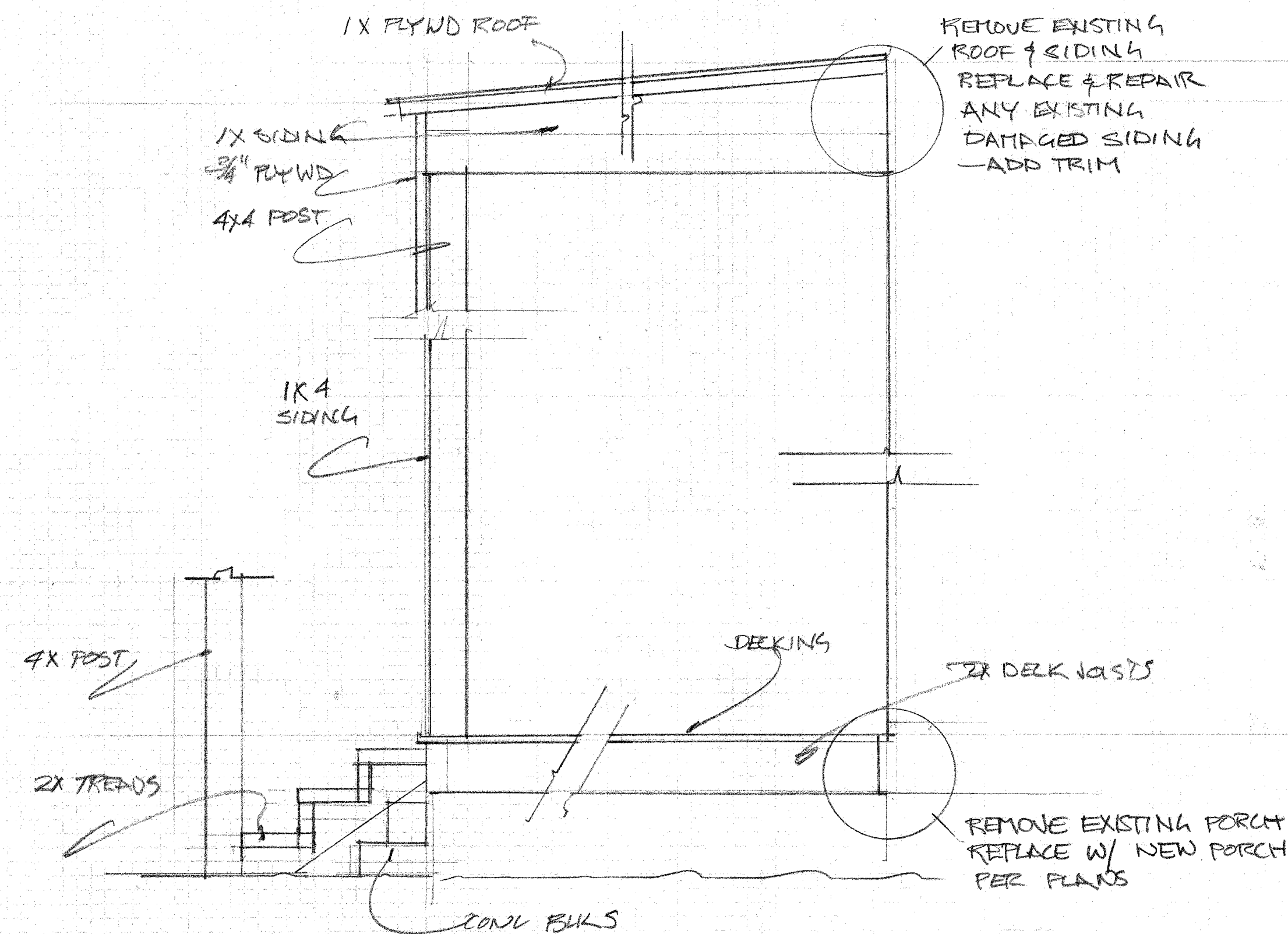
BISHOPS LANE  
COTTAGES

817 SILVERADO ST  
7762 BISHOPS LANE  
LA JOLLA CA 92037

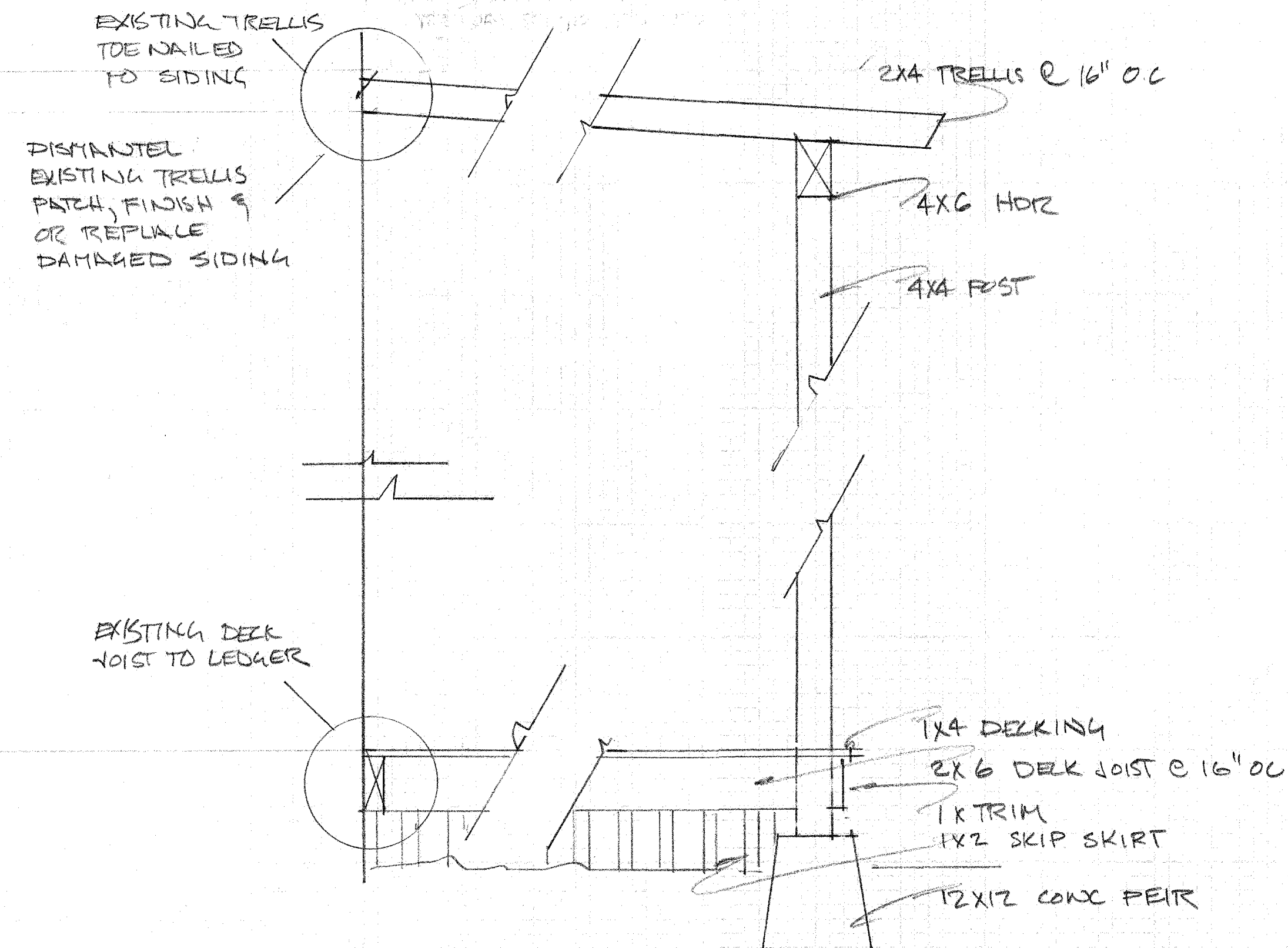
APN: 350-321-05-00

ARCHITECTS  
SAFIE RABINES ARCHITECTS  
925 FORT STOCKTON DRIVE  
SAN DIEGO, CA 92103  
619 297 6153

RESIDENTIAL DESIGN  
MATTHEW WELSH  
817 SILVERADO ST  
LA JOLLA CA 92037  
858 454 9949  
matwelsh@pacbell.net



EXISTING ENCLOSED REAR PORCH 1'-1'-0"  
TO BE REMOVED



EXISTING WOODEN LOUVERED FRONT PORCH 1'-1'-0"  
TO BE REMOVED

BISHOPS LANE COTTAGES  
7762 BISHOPS LANE and 817 SILVERADO STREET LA JOLLA CA 92037

REVISIONS  
NUM. DESCRIPTION DATE  
3/21/19

ISSUE DATE

ARCHITECTURAL  
DETAILS

TREATMENT

T-5



TREATMENT PLAN

January 1, 2017  
Revised: Nov. 1, 2018  
Revised: March 20, 2019

PROJECT:  
LILLIAN LENTELL COTTAGE  
7762 Bishops Lane, La Jolla  
HRB SITE #1062

SUBJECT:  
TREATMENT PLAN FOR THE RELOCATION OF HISTORIC COTTAGE TO  
ADJACENT LOT AT 7784 BISHOPS LANE

PROJECT TEAM:  
DEVELOPER DESIGNER: Matthew Welsh  
PROJECT ARCHITECT: Safdie Rabines Architects  
PRESERVATION ARCHITECT: John Eisenhart

QUALIFIED HISTORIC MONITOR: John Eisenhart  
Union Architecture

HISTORICAL CONSULTANT: Diane Kane

GENERAL CONTRACTOR: Beachum Construction

HOUSE MOVER: John T. Hansen Enterprises

PROJECT DESCRIPTION:

The Lillian Lentell Cottage HRB Site #1062, at 7762 Bishops Lane, is a one story craftsman style single-family residence. Built in 1913 by an unknown architect and/ or builder, the building has been mainly tenant occupied over the course of its existence. Designated with a period of significance of 1913-1915 under HRB Criterion A, (Exemplifies or reflects special elements of the City's, a community's or a neighborhoods historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping or architectural development), as a resource that exemplifies La Jolla's early Beach Cottage development. The designation includes the adjacent parcel 350-321-04-00 addressed at 7761 Eads Ave.

This Treatment Plan is being prepared for the documentation to move this historic structure from it's current location at 7762 Bishops Lane a total of 33 feet north, or 8 feet into the adjacent property to the north while retaining it's existing orientation with the front of the cottage facing Bishops Lane to the east. It will be restored in its new location and connected to a proposed garage and studio separated from the Lentell cottage by an open stairway. The garage is a proposed addition to the existing 1908 Silverado Cottage facing Silverado Street at 817 Silverado St at the corner of Bishops Lane. This will create a complex of three units, with the Lillian Lentell Cottage facing Bishops Lane in the back at the south end of the complex, a stairway and a two car garage with a studio above also facing Bishops Lane in the center of the complex visually separating the two early 1900 cottages, with the other 1900 cottage, Silverado Cottage facing Silverado St on the corner of Silverado St and Bishops Lane as the front Unit connected to the garage and studio behind, and then to the Lillian Lentell Cottage .

INTRODUCTION

The implementation of the Treatment Plan for the relocation/transportation and restoration of the Lillian Lentell Cottage will be facilitated by a Qualified Historic House Mover, under the supervision of a Qualified Historic Monitor (and a Qualified Historic Architect) in a manner consistent with the mitigating, monitoring, and reporting program (MMRP) for this project. The treatment is to be accompanied by a copy of the HABS drawings of the property that outline the proposed stabilization and preparation of the structure for relocation. The drawings will also detail the restoration of the structure at the adjacent location and it's connection to the proposed garage and existing Silverado Cottage.

This Treatment Plan and it's related drawings will be included in all subsequent plans for the discretionary permit processing and construction documents.

PREPARATION AND RELOCATION OF STRUCTURE:

Monitoring of the preparation, moving, and restoration of the Lillian Lentell Cottage shall be over seen by the Qualified Historic Monitor. Prior to any demolition the Contractor and Monitor will meet on site to review the scope of removal and relocation work. During the demolition or removal preparation, the Contractor is to inform the Monitor of the discovery of any architectural elements, (brackets, posts casings, etc.) to evaluate the relevance of these objects. Consistent with Standards # 6, 7, and 9.

PREPARATION OF STRUCTURE PRIOR TO MOVE:

The 12" high 5 x 12 open trellised front porch is to be removed and where possible saved for reconstruction. The 5 x 10 covered utility porch at the rear of the structure, distinguished by the screened in upper portion of the walls, is to be removed. Both porch structures will be set aside on top of tarps, covered with tarps, on the existing property far enough away from the cottage as to not encumber the lifting and relocating of the cottage. All detached structural members shall be numerically designated with location reference. When the cottage is set on and connected to its new foundation on the adjacent lot the porches will be manually transported the 10 or 20 feet to the new location and reattached as they were originally placed on the cottage. Wherever the porch framing members have been damaged or deteriorated the members shall be replace with new wood in kind. The existing composite roofing is to be removed and replace with new composite shingle roofing. The brick chimney will be dismantled and set aside, then rebuilt within the new relocated cottage with the original bricks and pattern. The exterior siding, wood doors and windows are to remain in place. Steel stretcher beams will be threaded through the existing crawl space penetrating the ground to open vertical 1 x skirting under the existing floor girders. All windows and doors are to be boarded up with 3/4" plywood sheathing (secured at each opening with minimal screws into the existing exterior casing) to protect them during transit. Per structural engineer's requirements, the wall shall be braced and secured for any movement, twisting, or tweaking, stabilized and square. Exterior plumbing pipes shall be removed. All site utilities shall be disconnected. The building will then be lifted off the foundation, ground and piers, in whole and set on wheels to be winched 30 + feet north to it new location. The existing height of the Lillian Lentell Cottage is 14'-6" from grade. The existing grade at the south elevation is 8" from the bottom of the floor joists on the exterior. These dimensions vary from east to west slightly while the lot has the same continuous slope south to north across the existing 25 lot as it will across the next and continuous 30' of the adjacent lot at the relocation site proposed. The height of the relocated cottage will be set to match at the 14'-6" height of the existing cottage at its current location. Consistent with Standards # 6, 7, 9, and 10.

MOVEMENT OF STRUCTURE:

The house mover is to outline the manner and process of the move, and the means the structure is to be secured for the move. Monitor and City staff are to approve the plan prior to moving date. Consistent with Standards # 1, 2 and 3.

POST RELOCATION OF STRUCTURE:

Once the structure is relocated to the proposed site, it is to be elevated a few feet and supported by temporary stretcher beams directly above the proposed site foundation. A new concrete foundation is to be constructed to match the cottage exterior wall framing and new piers are to be installed to receive the existing raised floor framing. The structure is then to be lowered into place on the new foundation and secured. Consistent with Standards # 1, 2, and 3.

REHABILITATION OF STRUCTURE:

EXISTING FOUNDATION:

The existing 2 x 6 floor framing of the Lillian Lentell Cottage rests on 4 x 4 girders to 4 x 4 posts to a 2 x 6 plate on 12 x 12 piers every 6 feet, constructed in 1913. All original floor joists and girders are to remain intact. New concrete stem walls will be poured to accommodate the relocated structure. The original posts, piers and perimeter plate at the existing site will be removed after the structure has been moved to its new location.

EXISTING FRAMING:

Floor Framing: 1 x oak flooring over 1 x 4 Douglas fir sheathing, over full size 2 x 6 floor joist at 16" o.c., over full size 4 x 4 girders @ 6' o.c. supported at 48 " o.c. on full size 4 x 4 posts, set on 12 x 12 concrete piers 16" from bottom of joist to top of pier, 4" + above dirt grade, 20" + grade to floor Joists.  
Ceiling Framing: Full size 2 x 6 ceiling joists at 24" o.c.  
Roof Framing: 4:12 pitch gable roof. Full size 2 x 4 rafters @ 24" oc., with 1 x 6 skip lap sheathing and 1 x 8 ridge board.  
Exterior Walls: 1 x 4 redwood horizontal ship lap siding on full 1 x 12 vertical redwood planks, with 4 x 4 corner and header posts tied at ceiling with a 2 x 4 plate to 2 x 6 ceiling joists.

Roof: Roof consists of grey composite shingles on 4:12 gable roof. The composite roof is to be reroofed with matching composite roofing. Consistent with Standards #5

EXTERIOR FINISHES:

All existing siding, doors, windows, and trim are to be restored in place. The 1990's dark grey exterior color is to be sanded, patched and primed. Cottage to be repainted cottage white per original neighborhood cottage color and per "Silverado Cottage", also historically called "White Cottage". All damaged wood siding shall be replace with matching redwood siding. All damage eaves and exposed framing also to be repaired or replace to match existing. Vertical 1x4s ½ inch apart enclose the crawl space below the floor and will be reconstructed at the relocated cottage. Consistent with Standards #5, 6, 9, and 10.

DOORS AND WINDOWS:

Where necessary existing wood doors and wood windows will be removed from their frames, (which are to remain in place) restored and reinstalled in their original frames. Consistent with Standards #5 and 6.

ELECTRICAL & LIGHTING:

The existing electrical and lighting will be removed and replaced to conform to current code. Exterior meter shall be installed at existing electrical panel on "Silverado Cottage" south elevation facing Lillian Lentell Cottage, where power enters property. Consistent with Standards #9 and 10.

PLUMBING:

All exterior plumbing and vent pipe are to be removed. New interior plumbing and vents to be installed as required to conform to existing plumbing code. Consistent with Standards #9 and 10.

PAINTING:

Historic photos and /or paint scrapings will be used as samples in order to replicate the original colors and appearance of the cottage. Monitor and staff to above the final paint scheme. Consistent with Standards #6.

INTERIOR FINISHES:

All interior finishes will be removed and after structural requirement are completed, wiring, plumbing, fixtures, ductwork and insulation replaced. Consistent with Standards #9 and 10.

RESTORATION/ RECONSTRUCTION

The cleaning of all historic materials shall occur through the use of the gentlest means possible. Historic fabric shall be retained as much as possible. No sandblasting or power washing of materials shall occur. The character defining mass and form of the structure is a one story primary element with gable roof; attached porch at the front and attached screened utility room in the rear. The character defining material elements are beveled siding, windows, casing, and trim boards. Should reconstruction be required as a result of damage during moving, it shall be undertaken in accordance and conformance with the Secretary of the Interior's Standards for Treatment of Historic Properties under the direction of the Qualified Historic Monitor.

INTERIOR RENOVATION

The proposed interior renovation shall be to support the lateral forces of the cottage structure by shearing the north south central bearing wall. The existing bath will be renovated, new tile new fixtures, as will the existing kitchen. The interior walls shall be painted and the wood floors refinished. As a simple "craftsman cottage" little will be altered in order to retain and restore the natural materials and layout. Other considerations maybe necessary per structure analysis.

BISHOPS LANE COTTAGES

817 SILVERADO ST  
7762 BISHOPS LANE  
LA JOLLA CA 92037

APN: 350-321-05-00

ARCHITECTS  
SAFDIE RABINES ARCHITECTS  
925 FORT STOCKTON DRIVE  
SAN DIEGO, CA 92103  
619 297 6153

RESIDENTIAL DESIGN  
MATTHEW WELSH  
817 SILVERADO ST  
LA JOLLA CA 92037  
858 454 9949  
[matwelsh@pacbell.net](mailto:matwelsh@pacbell.net)

BISHOPS LANE COTTAGES  
7762 BISHOPS LANE AND 817 SILVERADO STREET LA JOLLA CA 92037

REVISIONS		
NUM.	DESCRIPTION	DATE
3	2119	
9	2219	
12	1119	

ISSUE DATE

NOTES

TREATMENT

T-6



LILLIAN LENTELL COTTAGE

7762 Bishops Lane &  
817 Silverado Street  
La Jolla, CA 92037

APN: 350-321-05-00

ARCHITECT  
SAFDIE RABINES ARCHITECTS  
925 FORT STOCKTON DRIVE  
SAN DIEGO, CA 92103  
619.297.6153

RESIDENTIAL DESIGN  
MATTHEW WELSH ASSOCIATES  
817 SILVERADO STREET  
LA JOLLA, CA 92037

HOUSE MOVER  
JOHN T. HANSEN ENTERPRISES  
HANSEN HOUSE MOVERS  
14315-B OLD HWY. 80  
EL CAJON, CA 92021

JOB TITLE: LILLIAN LENTELL COTTAGE  
7762 BISHOPS LANE  
LA JOLLA CA 92037

HISTORIC CRITERIA: DESIGNATED WITH A PERIOD OF SIGNIFICANCE  
OF 1913-1915 UNDER HRB CRITERIA A  
AS A RESOURCE THAT EXEMPLIFIES  
LA JOLLA'S EARLY BEACH COTTAGE DEVELOPMENT

SCOPE OF WORK: EXISTING RESIDENTIAL TYPE R-2  
CRC 2019 CBC 2019 CGB 2019  
RELOCATION

PERMITS: BUILDING DEMOLITION/COASTAL/RELOCATION

OWNER: SAFDIE RABINES ARCHITECTS

LEGAL DISCRIPTION: EASTERN ONE-HALF OF LOT 5  
BLOCK 31 OF LA JOLLA PARK,  
CITY OF SAN DIEGO, STATE OF CALIFORNIA  
MAP 352, MARCH 22 1887, LYING EASTERLY  
OF A LINE PARALLEL WITH 100 FEET AT RIGHT  
ANGLES FROM THE WESTERLY LINE OF SAID LOTS

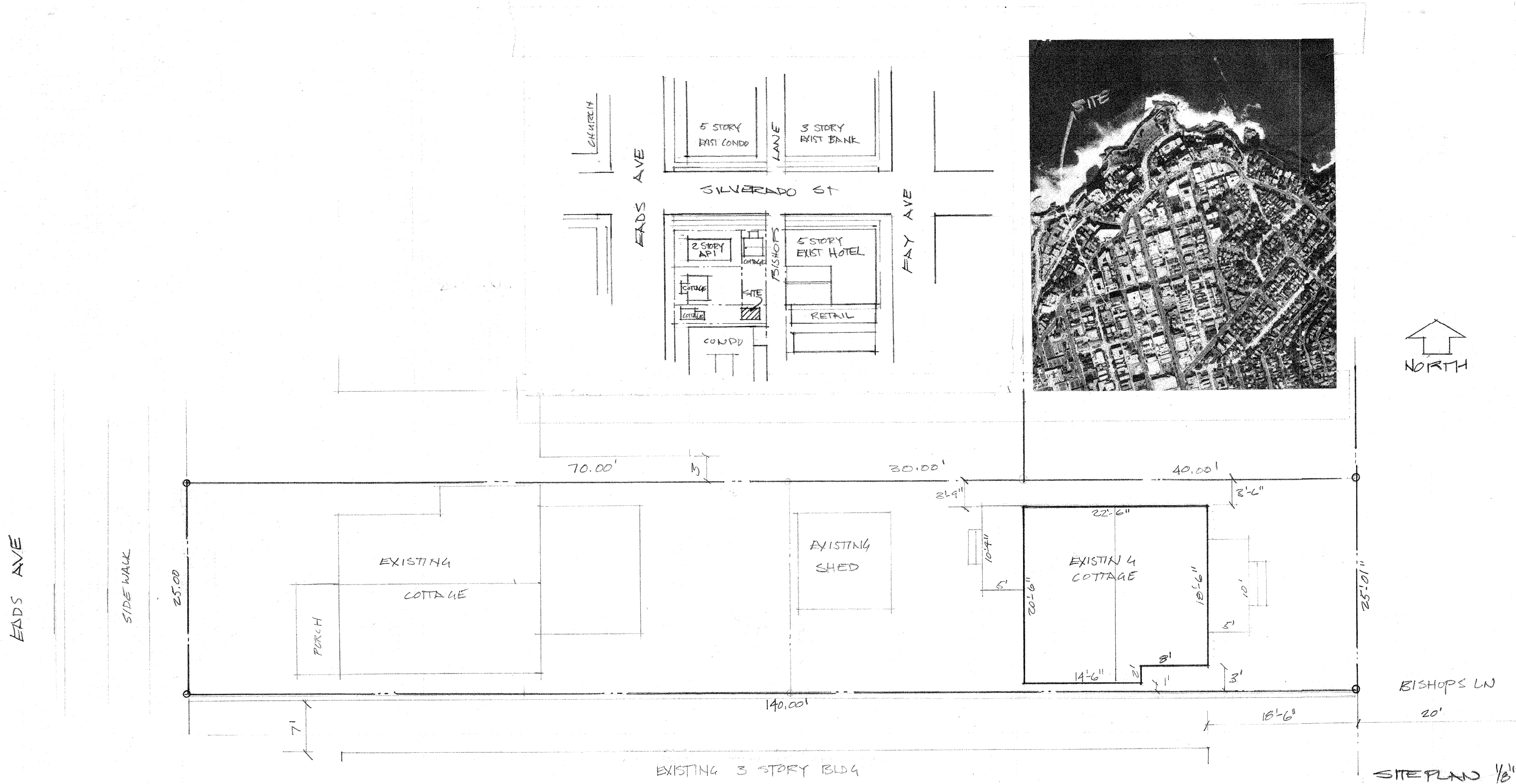
ASSESSORS PARCEL NO: 3503210500  
LOT SIZE 0.04 ACRES  
YEAR BUILT 1913

ZONE: LA JOLLA PLAN DISTRICT ZONE 5  
OVERLAY COASTAL ZONE/ TRANSIT /TANDEM PARKING  
EXISTING PERMITS HRB #1082, SDP #2472529, CDP #1981414,  
NDP #1981565

CURB TO P.L. 18'-5"  
EXISTING SETBACKS FRONT:  
SIDE: 1'-1"  
SOUTH 3'-5"  
NORTH

REAR 29'  
EXISTING HEIGHT: 15'

SQUARE FOOTAGE: 432  
EXISTING BLUIDING: 1750/3500  
LOT SIZE:



REVISIONS		
Num.	Description	Date
1	PERMIT SUBMITTAL	10/06/20

Issue Date 10/06/20 Scale AS NOTED  
SRA Project Number 1628

SITE PLAN



APN: 350-321-05-00

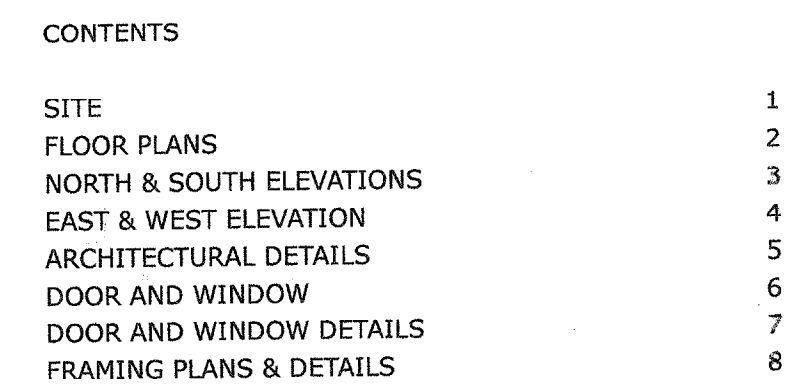
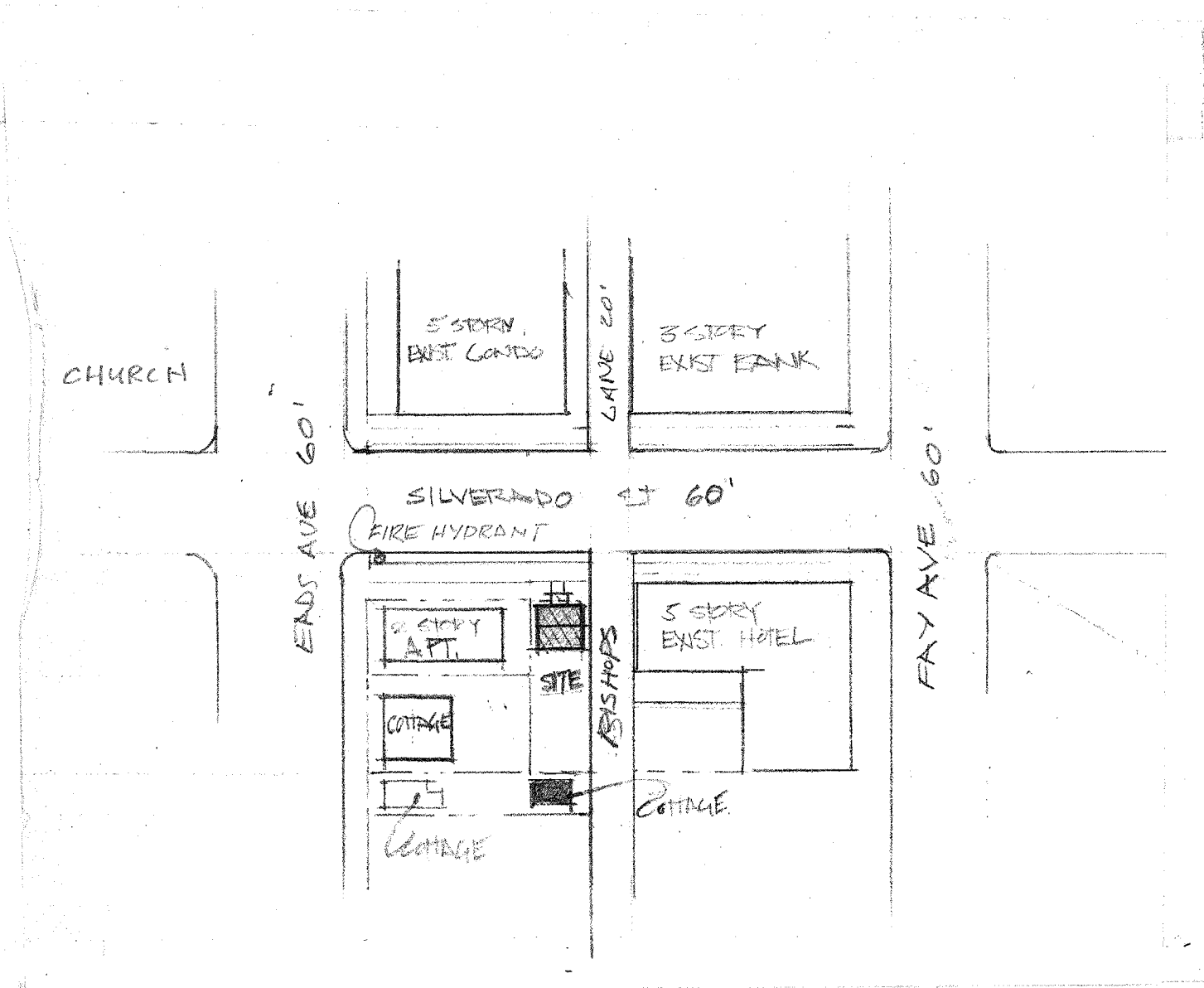
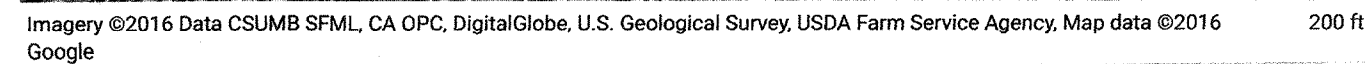
RESIDENTIAL DESIGN  
MATTHEW WELSH ASSOCIATES  
817 SILVERADO STREET  
LA JOLLA, CA 92037

HOUSE MOVER  
JOHN T. HANSEN ENTERPRISES  
HANSEN HOUSE MOVERS  
14315-B OLD HWY. 80  
EL CAJON, CA 92021

HISTORIC AMERICAN BUILDING SURVEY DRAWINGS  
CITY OF SAN DIEGO HISTORIC RESOURCE

Issue Date	Scale
10/06/20	AS NOTED
<hr/>	
SRA Project Number	
1628	
<hr/>	

# B-1





LILLIAN LENTELL COTTAGE

7762 Bishops Lane & 817 Silverado Street  
La Jolla, CA 92037  
APN: 350-321-05-00

ARCHITECT  
SAFDIE RABINES ARCHITECTS  
925 FORT STOCKTON DRIVE  
SAN DIEGO, CA 92103  
619.297.6153

RESIDENTIAL DESIGN  
MATTHEW WELSH ASSOCIATES  
817 SILVERADO STREET  
LA JOLLA, CA 92037

HOUSE MOVER  
JOHN T. HANSEN ENTERPRISES  
HANSEN HOUSE MOVERS  
14315-B OLD HWY. 80  
EL CAJON, CA 92021

JOB TITLE:	BISHOPS LANE 7762 + 7786 BISHOPS LANE 817 SILVERADO ST 858 454 9949
SCOPE OF WORK:	PROPOSED RESIDENTIAL TYPE R-2 CRC 2019 CBC 2019 CGB 2019 HISTORIC COTTAGE RELOCATION/ RENOVATION PROPOSED NEW GARAGE WITH 2ND FLOOR STUDIO
PERMITS:	BUILDING DEMOLITION /COASTAL/ HISTORIC/ RELOCATION
OWNER:	MATTHEW WELSH 817 SILVERADO ST LA JOLLA CA 92037 858 454 9949 <a href="mailto:matwelsh@pacbell.net">matwelsh@pacbell.net</a>
LEGAL DISCRIPTION:	ALL THOSE PORTIONS OF LOTS 1,2,3, AND 4 BLOCK 31 OF LA JOLLA PARK, CITY OF SAN DIEGO, STATE OF CALIFORNIA MAP 352, MARCH 22 1887, LYING EASTERLY OF A LINE PARALLEL WITH 100 FEET AT RIGHT ANGLES FROM THE WESTERLY LINE OF SAID LOTS
ASSESSORS PARCEL NO:	350 321 03 00
YEAR BUILT	EXISTING COTTAGE 817 SILVERADO - 1908 PROPOSED RELOCATED COTTAGE - 1913
ZONE: OVERLAY EXISTING PERMITS	LA JOLLA PLAN DISTRICT ZONE 5 COASTAL ZONE/ TRANSIT /TANDEM PARKING CDP/LIC/SUP 93-0440
CURB TO P.L. SETBACKS FRONT: SIDE: REAR MAX. HEIGHT: EXISTING COTTAGE HEIGHT: PROPOSED ADDITION HEIGHT:	15 FT SILVERADO ST 15' 4' ALLEY 4' INSIDE 8' PER CDP/LIC/SUP 93-0440 30' 22' 20'
SQUARE FOOTAGE: COTTAGE 1 EXISTING BUILDING 817 SILVERADO ST: EXISTING ADDITION TO BE REMOVED COTTAGE 2 PROPOSED STUDIO COTTAGE 3 RELOCATED HISTORIC COTTAGE PROPOSED COVERED PARKING TOTAL PROPOSED DEMOLITION Annex REMODELED	 <b>1450</b> 215  <b>450.25</b>  <b>432</b> 361 <b>2693</b> 288
TOTAL EXISTING + PROPOSED	2981
LOT SIZE: PROPOSED FAR: ALLOWABLE FAR:	4000 .74 1.5 max 6000

DESIGNER:	MATTHEW WELSH 817 SILVERADO ST LA JOLLA, CA 92037 858 454 9949 <a href="mailto:matwelsh@pacbell.net">matwelsh@pacbell.net</a>
ARCHITECTS:	SAFDIE RABINES ARCHITECTS 925 FORT STOCKTON DR. SAN DIEGO CA 92103
HISTORIC ARCHITECT:	JOHN EISENHART UNION ARCHITECTURE 1530 BROOKES AVENUE SAN DIEGO CA 92103 619 269 4941 <a href="http://john@unionarch.com">john@unionarch.com</a>
STRUCTURAL ENGINEERS	BRIAN QUALLS QUALLS ENGINEERING 4403 MANCHESTER AVE., SUITE 203, ENCINITAS, CA 92024

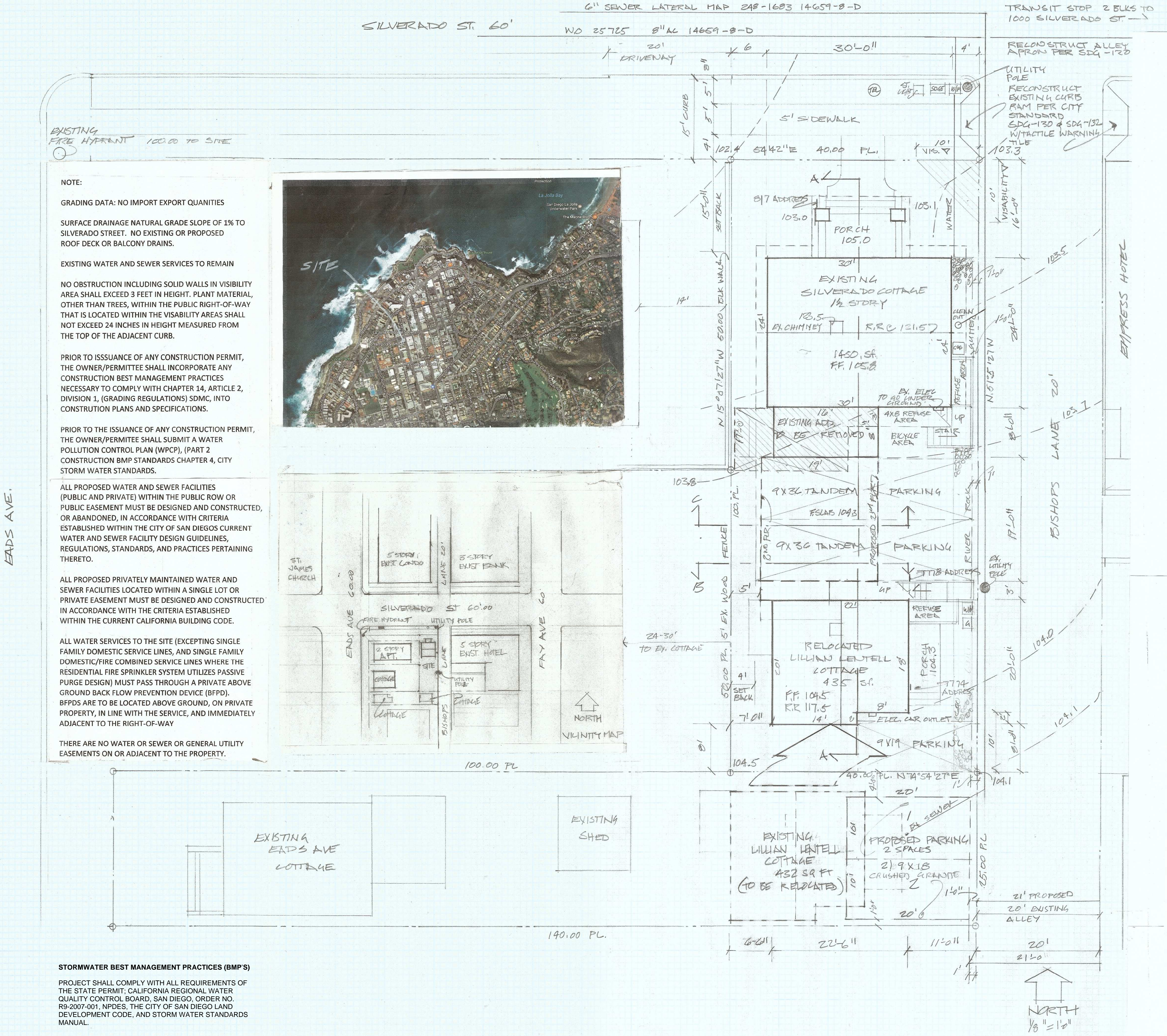
REVISIONS		
Num.	Description	Date
1	PERMIT SUBMITTAL	10/06/20

Issue Date 10/06/20 Scale AS NOTED

SRA Project Number 1628

PROPOSED SITE PLAN

C-1



NOTE:

GRADING DATA: NO IMPORT EXPORT QUANTITIES

SURFACE DRAINAGE NATURAL GRADE SLOPE OF 1% TO SILVERADO STREET. NO EXISTING OR PROPOSED ROOF DECK OR BALCONY DRAINS.

EXISTING WATER AND SEWER SERVICES TO REMAIN

NO OBSTRUCTION INCLUDING SOLID WALLS IN VISIBILITY AREA SHALL EXCEED 3 FEET IN HEIGHT. PLANT MATERIAL, OTHER THAN TREES, WITHIN THE PUBLIC RIGHT-OF-WAY THAT IS LOCATED WITHIN THE VISIBILITY AREAS SHALL NOT EXCEED 24 INCHES IN HEIGHT MEASURED FROM THE TOP OF THE ADJACENT CURB.

PRIOR TO 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) SDMC, INTO CONSTRUCTION PLANS AND SPECIFICATIONS.

PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP), (PART 2 CONSTRUCTION BMP STANDARDS CHAPTER 4, CITY STORM WATER STANDARDS.

ALL PROPOSED WATER AND SEWER FACILITIES (PUBLIC AND PRIVATE) WITHIN THE PUBLIC ROW OR PUBLIC EASEMENT MUST BE DESIGNED AND CONSTRUCTED, OR ABANDONED, IN ACCORDANCE WITH CRITERIA ESTABLISHED WITHIN THE CITY OF SAN DIEGOS CURRENT WATER AND SEWER FACILITY DESIGN GUIDELINES, REGULATIONS, STANDARDS, AND PRACTICES PERTAINING THERETO.

ALL PROPOSED PRIVATELY MAINTAINED WATER AND SEWER FACILITIES LOCATED WITHIN A SINGLE LOT OR PRIVATE EASEMENT MUST BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE CRITERIA ESTABLISHED WITHIN THE CURRENT CALIFORNIA BUILDING CODE.

ALL WATER SERVICES TO THE SITE (EXCEPTING SINGLE FAMILY DOMESTIC SERVICE LINES, AND SINGLE FAMILY DOMESTIC/FIRE COMBINED SERVICE LINES WHERE THE RESIDENTIAL FIRE SPRINKLER SYSTEM UTILIZES PASSIVE PURGE DESIGN) MUST PASS THROUGH A PRIVATE ABOVE GROUND BACK FLOW PREVENTION DEVICE (BFPD). BFPDS ARE TO BE LOCATED ABOVE GROUND, ON PRIVATE PROPERTY, IN LINE WITH THE SERVICE, AND IMMEDIATELY ADJACENT TO THE RIGHT-OF-WAY

THERE ARE NO WATER OR SEWER OR GENERAL UTILITY EASEMENTS ON OR ADJACENT TO THE PROPERTY.

STORMWATER BEST MANAGEMENT PRACTICES (BMP'S)

PROJECT SHALL COMPLY WITH ALL REQUIREMENTS OF THE STATE PERMIT, CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD, SAN DIEGO, ORDER NO. R9-2007-001, NPDES, THE CITY OF SAN DIEGO LAND DEVELOPMENT CODE, AND STORM WATER STANDARDS MANUAL.



MONITORING PLAN

LILLIAN LENTELL COTTAGE  
HISTORIC DESIGNATION #1062

7762 BISHOPS LANE  
LA JOLLA CA

RELOCATING TO :

7782 BISHOPS LANE

Project # 560771

Nov 1, 2018

## MONITORING PLAN

## PROJECT:

LILLIAN LENTEL COTTAGE  
 7762 Bishops Lane, La Jolla  
 HRB SITE #1062

## SUBJECT:

MONITORING PLAN FOR THE RELOCATION OF HISTORIC COTTAGE  
 AT 7762 BISHOPS LANE TO ADJACENT LOT AT 7784 BISHOPS  
 LANE

## PROJECT TEAM:

DEVELOPER DESIGNER:	Matthew Welsh
PROJECT ARCHITECT:	Safdie Rabines Architects
HISTORICAL PRESERVATION	(HPAM)
ARCHITECT MONITOR:	To be determined
HISTORICAL CONSULTANT:	Carol Olten/ Diane Kane
STRUCTURAL ENGINEERS:	To be determined
GENERAL CONTRACTOR:	To be determined
HOUSE MOVER:	John T. Hansen Enterprises
BUILDING INSPECTOR:	City of San Diego Development Services: Environmental and Historic Staff

## PROJECT LOCATION:

Current location to be Moved Off: Site A. 7761 Bishops Lane  
 Proposed location to be Moved To: Site B. 7782 Bishops Lane

## PROJECT DISCRPTION:

The Lillian Lentell Cottage HRB Site #1062, at 7762 Bishops Lane, is a one-story craftsman style single-family residence. Built in 1913 by an unknown architect and/ or builder, the building has been mainly tenant occupied over the course of its existence. Designated with a period of significance of 1913-1915 under HRB Criterion A, (Exemplifies or reflects special elements of the City's, a community's or a neighborhoods historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping or architectural development), as a resource that exemplifies La Jolla's early Beach Cottage development. The designation includes the adjacent parcel 350-321-04-00 addressed at 7761 Eads Ave.

This Monitoring Plan will follow the Treatment Plan and supporting architectural documents prepared to move this historic structure from it's current location at Site "A" 7761 Bishops Lane, to Site "B", 7784 Bishops Lane, a total of 33 feet north, or 9 feet into the adjacent property to the north, retaining it's existing orientation, with the front of the cottage facing Bishops Lane to the east. The cottage will be restored at it's new location. Monitor shall use treatment Plan and Documents as guidelines.

The monitoring actions are as follows:

MONITORING AT SITE "A", MOVE- OFF. SITE "A" 77612 BISHOPS LANE.

Monitoring reports shall be submitted to the City after the pre-con meetings; mid-rehabilitation; and at the completion of rehabilitation.

1. Pre-construction Meeting:

Project Architect, Historic Preservation Architect Monitor, Developer/Designer, Construction Manager, House Mover, and Building Inspector.

Issue: Overview of Treatment Plan and Monitoring Plan as related to Historic Resource on the move-off and adjacent move-on site, Bishops Lane.

2. Preparation of Structure for Moving:

Historic Preservation Architect Monitor, Developer Designer, Construction Manager.

Issue: Activities for moving such as removal of exterior plumbing, electrical lines, existing porch, rear shed, foundation skirt, and setting steel beams. General activities to prepare for moving shall be completed.

This will include the removal, preservation where possible and temporary storage of the existing chimney, front and rear porches, and that he/she will approve the dismantling the porches.

3. Pre-Move Off Site "A":

Project Architect, Historic Preservation Architect Monitor, Developer Designer, Construction Manager, House Mover.

Issue: Review work by Construction Manager and Historic Monitor to brace and protect structure prior to move off date.

Monitor to approve structure is ready to move.

Pre- Move-on Site “B”:

Issue: Over view of Treatment Plan, Architectural, Landscaping and Engineering documents as related to move-on site. Review work involved by Contractor to prepare site for arrival of structure.

Project Architect, Historic Preservation Architect Monitor, Developer/Designer,  
Structural Engineers, Construction Manager, House Mover.

### 5. Move-on Site:

Issue: Review overall Treatment Plan for restoration of resource, Architectural, Landscaping and Engineering Documents. Move Cottage from Site “A” to Site “B”.

Project Architect, Historic Preservation Architect Monitor, Developer/Designer,  
Construction Manager.

4

7. Final Monitoring:

Project Architect, Historic Preservation Architect Monitor, Developer/Designer, Construction Manager.

Issue: Final punch list of items to be completed according to Treatment Plan and Architectural, Landscaping and Engineering Documents.

8. Draft Report.

Historic Preservation Architect Monitor, Building inspector.

Issue: Draft report of monitor process to be submitted to Building Inspector for review.

9. Final Report.

Historic Consultant, Historic Preservation Architect Monitor, Building inspector, Designer/Developer.

Issue: Final report of monitor process, review updating of HABS documents to be submitted to Development Services, San Diego Historic Center for archives.

End of Monitoring.







BISHOPS LANE COTTAGES

JOB TITLE:	LILLIAN LENTELL COTTAGE 7762 BISHOPS LANE LA JOLLA CA 92037	817 SILVERADO ST 7762 BISHOPS LANE LA JOLLA CA 92037
HISTORIC CRITERIA	DESIGNATED WITH A PERIOD OF SIGNIFICANCE OF 1913-1915 UNDER HRB CRITERIA A AS A RESOURCE THAT EXEMPLIFIES LA JOLLA'S EARLY BEACH COTTAGE DEVELOPMENT	APN: 350-321-05-00
SCOPE OF WORK:	EXISTING RESIDENTIAL TYPE R-2 CRC 2010 CBC 2010 CGB 2010 RELOCATION	ARCHITECTS SAFDIE RABINES ARCHITECTS 925 FORT STOCKTON DRIVE SAN DIEGO, CA 92103 619 297 6153
PERMITS:	BUILDING COMBINATION/COASTAL/RELOCATION	
OWNER:		

LEGAL DISCRIPTION: EASTERN ONE-HALF OF LOT 5  
BLOCK 31 OF LA JOLLA PARK,  
CITY OF SAN DIEGO, STATE OF CALIFORNIA  
MAP 352, MARCH 22 1887, LYING EASTERLY  
OF A LINE PARALLEL WITH 100 FEET AT RIGHT  
ANGLES FROM THE WESTERLY LINE OF SAID LOTS

ASSESSORS PARCEL NO: 3503210500  
LOT SIZE 0.04 ACRES  
YEAR BUILT 1913

ZONE: LA JOLLA PLAN DISTRICT ZONE 5  
OVERLAY COASTAL ZONE/ TRANSIT /TANDEM PARKING  
EXISTING PERMITS HRB # 1062

CURB TO P.L. ALLEY  
EXISTING SETBACKS  
FRONT: 18'-5"  
SIDE: 1'-1"  
SOUTH 3'-5"  
NORTH

REAR 29'  
EXISTING HEIGHT: 15'

SQUARE FOOTAGE: 432  
EXISTING BLUIDING: 1750/3500  
LOT SIZE:

RESIDENTIAL DESIGN  
MATTHEW WELSH  
817 SILVERADO ST  
LA JOLLA CA 92037  
858 454 9949  
[matwelsh@pacbell.net](mailto:matwelsh@pacbell.net)

LILLIAN LENTELL COTTAGE  
7762 BISHOPS LANE LA JOLLA CA 92037

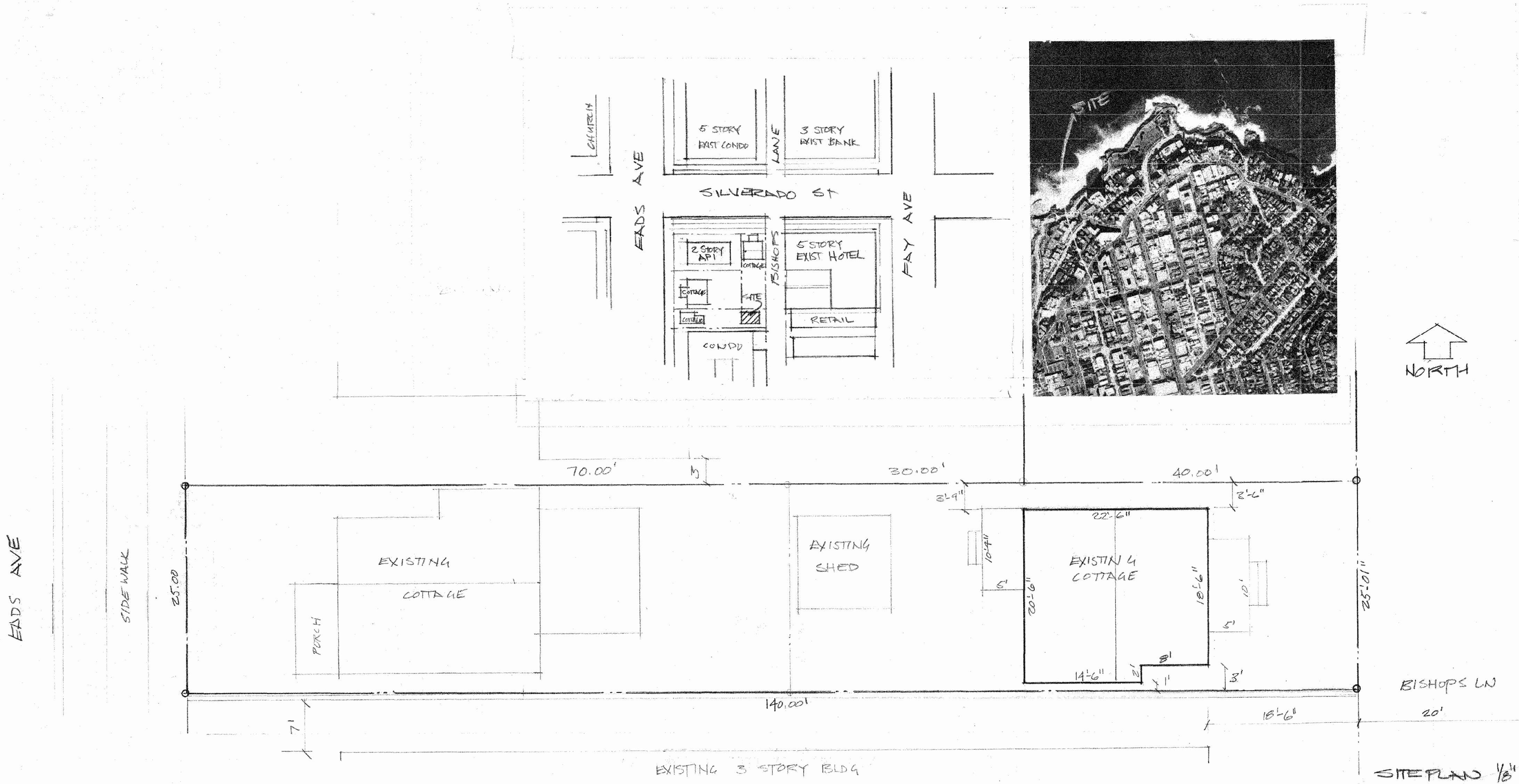
HISTORIC AMERICAN BUILDING SURVEY DRAWINGS  
CITY OF SAN DIEGO HISTORIC RESOURCE # 1062 1909 -1918 PERIOD OF SIGNIFICANCE

CONTENTS	
SITE	1
FLOOR PLAN	2
EAST & EAST ELEVATIONS	3
NORTH & SOUTH ELEVATIONS	4
ARCHITECTURAL DETAILS	5
DOOR AND WINDOWS	6
DOOR AND WINDOW DETAILS	7
FRAMING PLANS & DETAILS	8

REVISIONS	NUM.	DESCRIPTION	DATE
-----------	------	-------------	------

ISSUE DATE

SITE PLAN



BISHOPS LANE  
COTTAGES

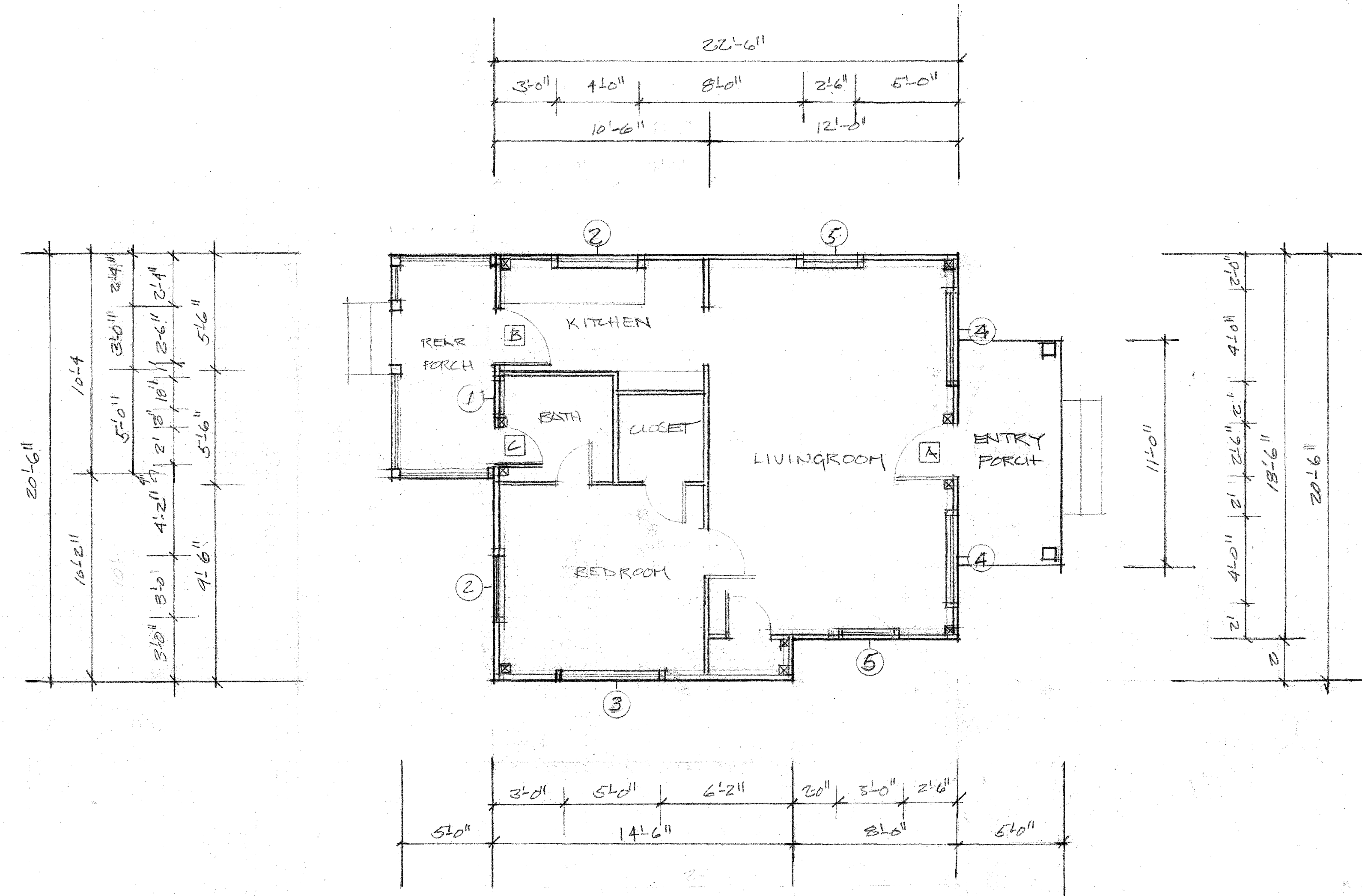
817 SILVERADO ST  
7762 BISHOPS LANE  
LA JOLLA CA 92037

APN: 350-321-05-00

ARCHITECTS  
SAFDIE RABINES ARCHITECT  
925 FORT STOCKTON DRIVE  
SAN DIEGO, CA 92103  
619 297 6153

RESIDENTIAL DESIGN  
MATTHEW WELSH  
817 SILVERADO ST  
LA JOLLA CA 92037  
858 454 9949  
matwelsh@pacbell.net

LILLIAN LENTELL COTTAGE  
7762 BISHOPS LANE LA JOLLA CA 92037



1/4"=1'-0"

- WINDOW
- DOOR

SCHEDULE SHEET 6

REVISIONS  
NUM. DESCRIPTION DATE

ISSUE DATE

FLOOR PLAN

HABS

A-2

EXISTING FLOOR PLAN 1/4"=1'-0"

BISHOPS LANE  
COTTAGES

817 SILVERADO ST  
7762 BISHOPS LANE  
LA JOLLA CA 92037

APN: 350-321-05-00

ARCHITECTS  
SAFDIE RABINES ARCHITECT  
925 FORT STOCKTON DRIVE  
SAN DIEGO, CA 92103  
619 297 6153

RESIDENTIAL DESIGN  
MATTHEW WELSH  
817 SILVERADO ST  
LA JOLLA CA 92037  
858 454 9949  
matwelsh@pacbell.net

LILLIAN LENTELL COTTAGE  
7762 BISHOPS LANE LA JOLLA CA 92037

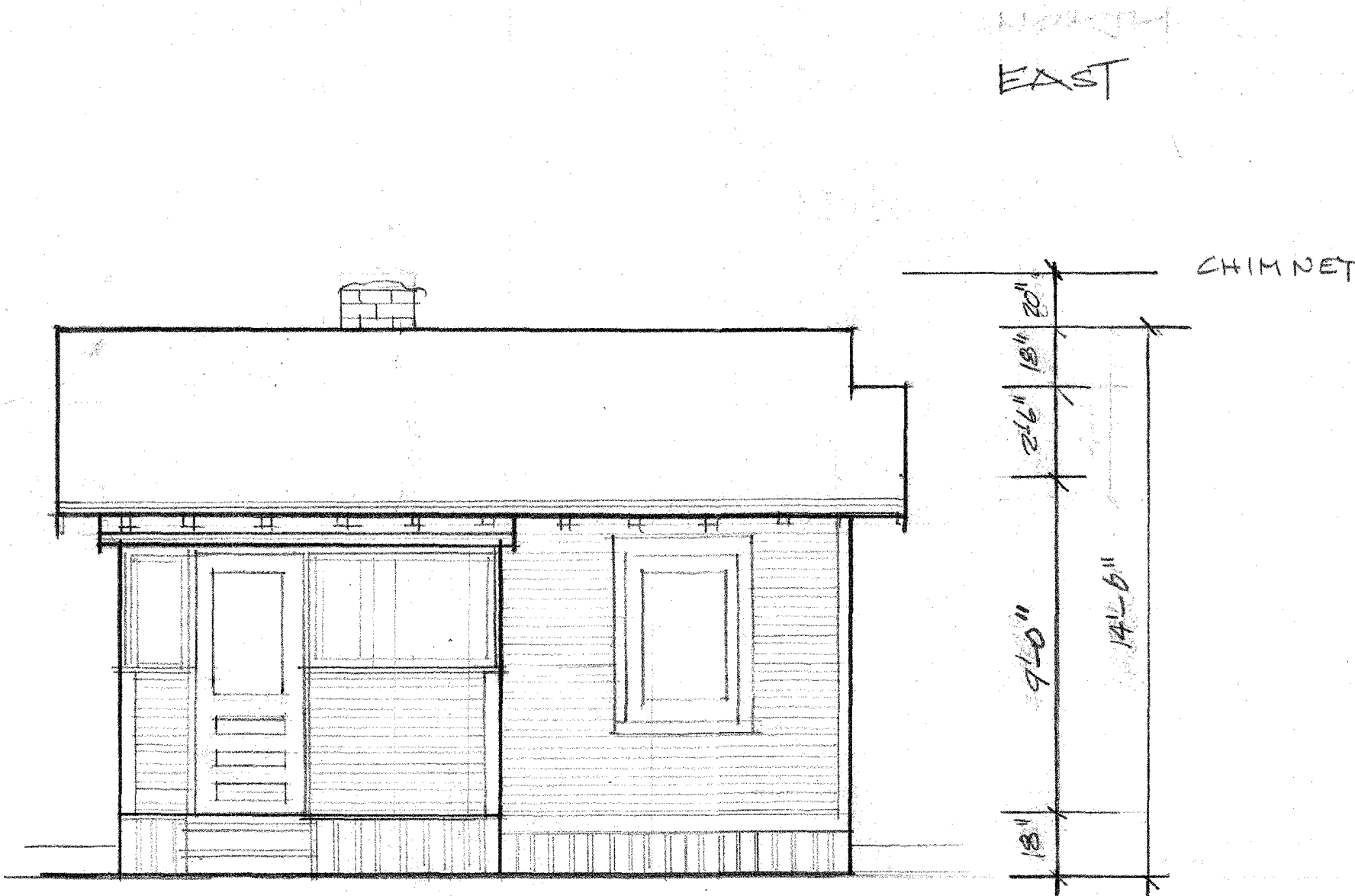
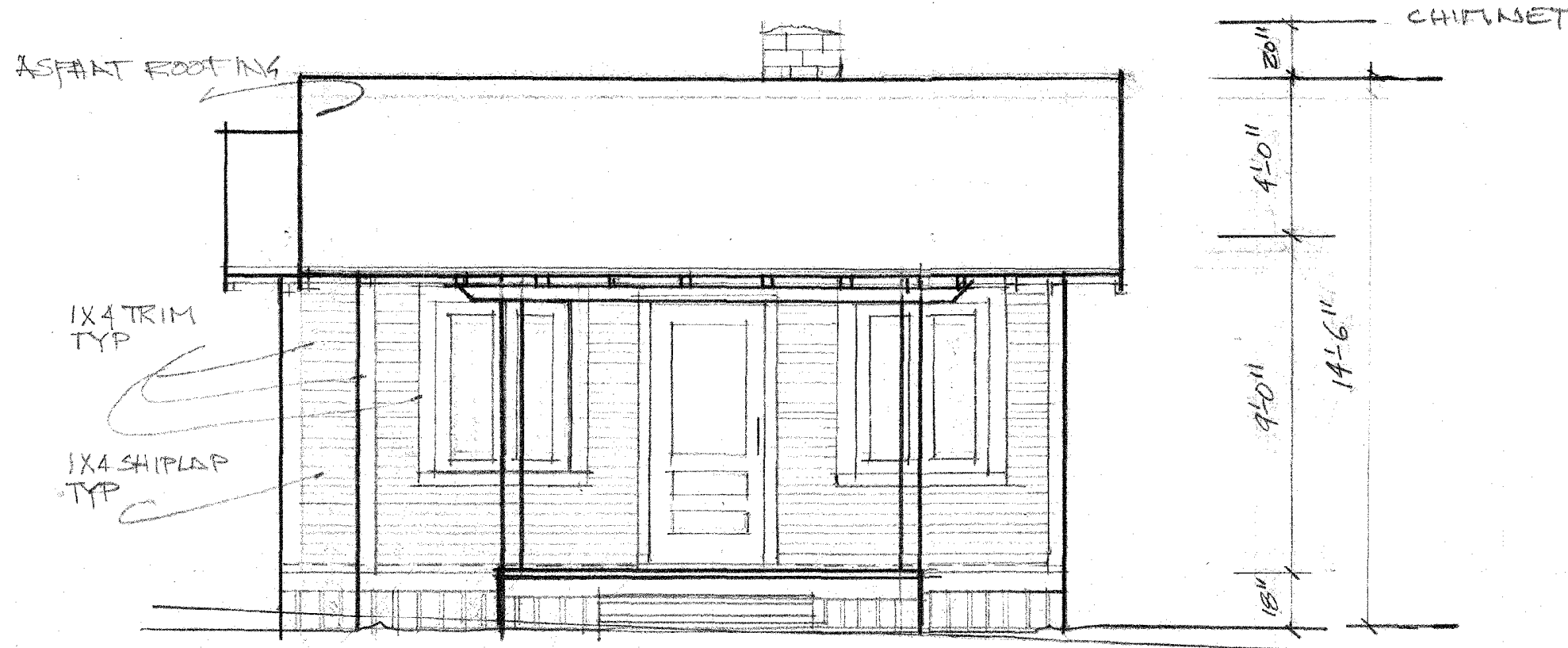
REVISIONS  
NUM. DESCRIPTION DATE

ISSUE DATE

EAST WEST  
ELEVATIONS

HABS

A-3



EAST & WEST ELEVATIONS 1/4"=1'-0"



BISHOPS LANE  
COTTAGES

817 SILVERADO ST  
7762 BISHOPS LANE  
LA JOLLA CA 92037

APN: 350-321-05-00

ARCHITECTS  
S SAFDIE RABINES ARCHITECTS  
925 FORT STOCKTON DRIVE  
SAN DIEGO, CA 92103  
619 297 6153

RESIDENTIAL DESIGN  
MATTHEW WELSH  
817 SILVERADO ST  
LA JOLLA CA 92037  
858 454 9949  
matwelsh@pacbell.net

LILLIAN LENTELL COTTAGE  
7762 BISHOPS LANE LA JOLLA CA 92037

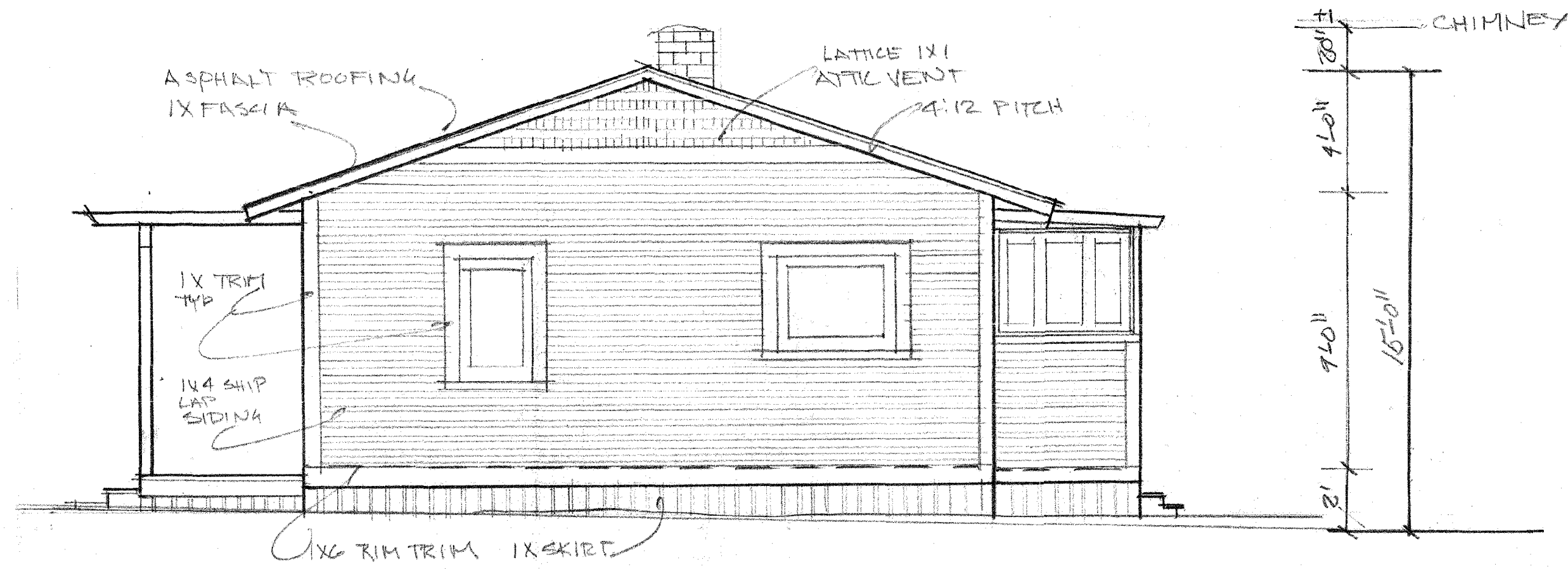
REVISIONS  
NUM. DESCRIPTION DATE

ISSUE DATE

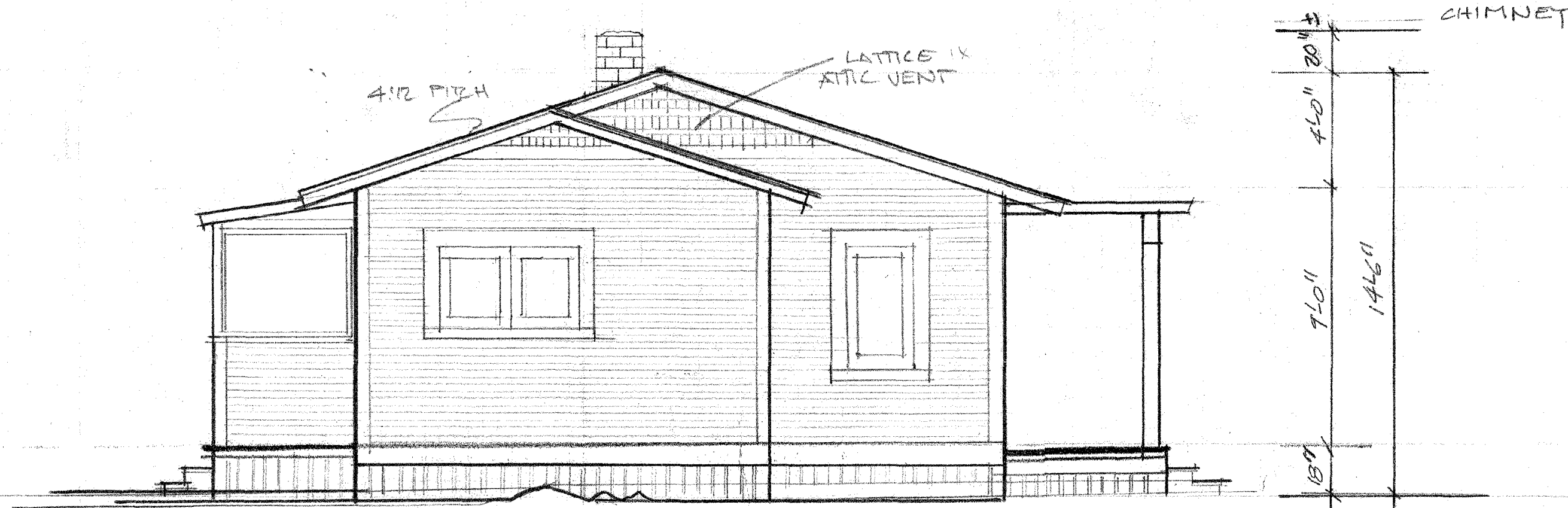
NORTH SOUTH  
ELEVATIONS

HABS

A-4



NORTH



SOUTH

NORTH & SOUTH ELEVATIONS 1/4"=1'-0"

BISHOPS LANE  
COTTAGES

817 SILVERADO ST  
7762 BISHOPS LANE  
LA JOLLA CA 92037

APN: 350-321-05-00

ARCHITECTS  
SAFDIE RABINES ARCHITECTS  
925 FORT STOCKTON DRIVE  
SAN DIEGO, CA 92103  
619 297 6153

RESIDENTIAL DESIGN  
MATTHEW WELSH  
817 SILVERADO ST  
LA JOLLA CA 92037  
858 454 9949  
matwelsh@pacbell.net

LILLIAN LENTELL COTTAGE  
7762 BISHOPS LANE LA JOLLA CA 92037

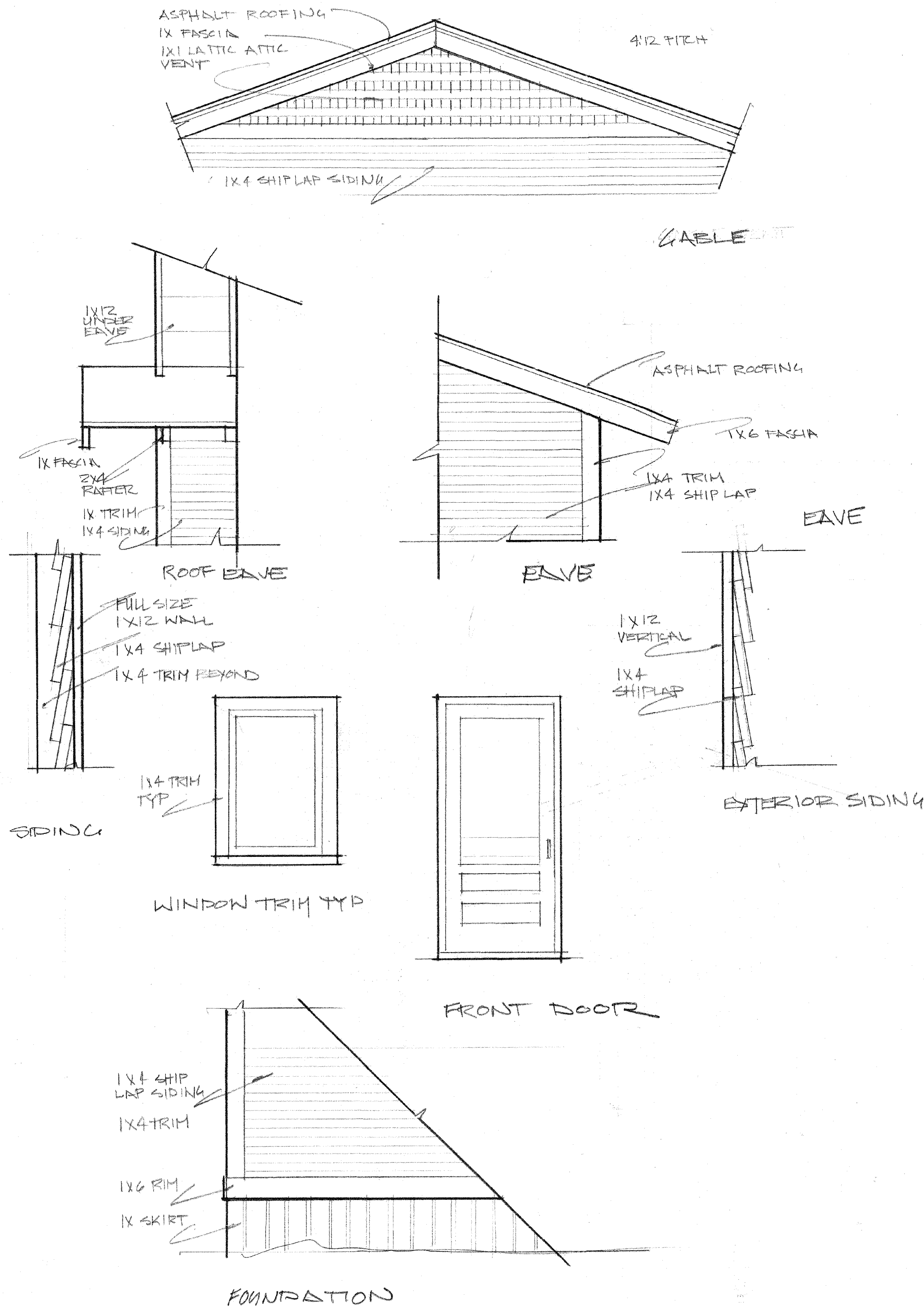
REVISIONS  
NUM. DESCRIPTION DATE

ISSUE DATE

ARCHITECTURAL  
DETAILS

HABS

A-5



ARCHITECTURAL DETAILS 1"=1'

BISHOPS LANE  
COTTAGES

817 SILVERADO ST  
7762 BISHOPS LANE  
LA JOLLA CA 92037

APN: 350-321-05-00

ARCHITECTS  
SAFDIE RABINES ARCHITECTS  
925 FORT STOCKTON DRIVE  
SAN DIEGO, CA 92103  
619 297 6153

RESIDENTIAL DESIGN  
MATTHEW WELSH  
817 SILVERADO ST  
LA JOLLA CA 92037  
858 454 9949  
matwelsh@pacbell.net

LILLIAN LENTELL COTTAGE  
7762 BISHOPS LANE LA JOLLA CA 92037

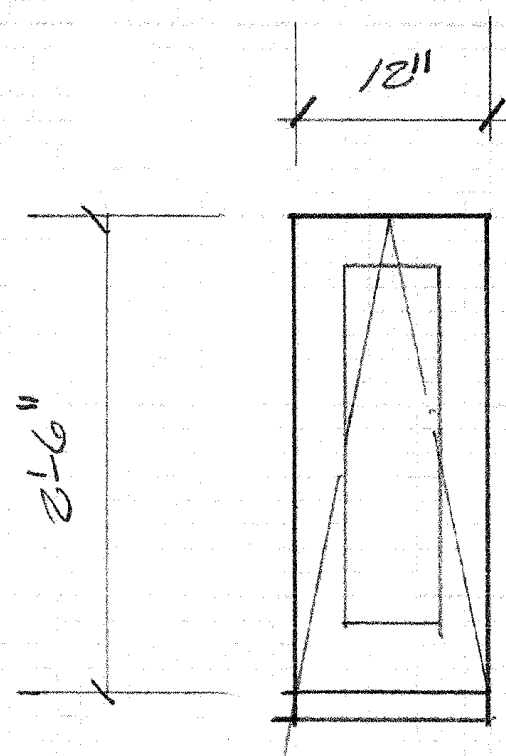
REVISIONS  
NUM. DESCRIPTION DATE

ISSUE DATE

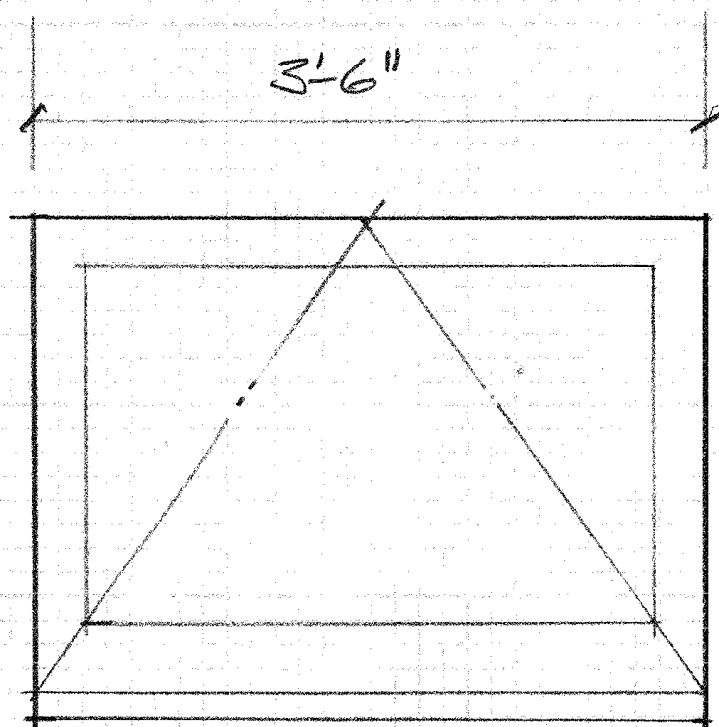
DOOR WINDOW

HABS

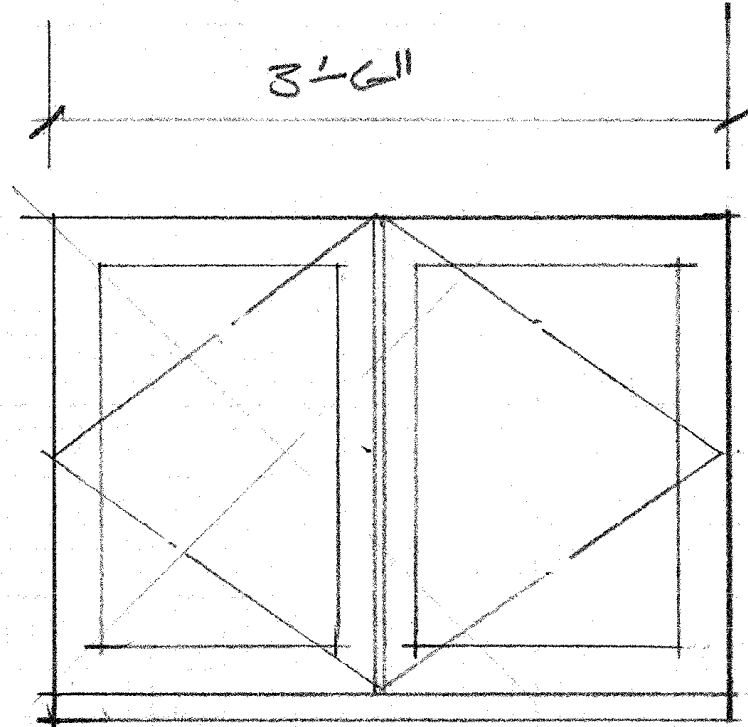
A-6



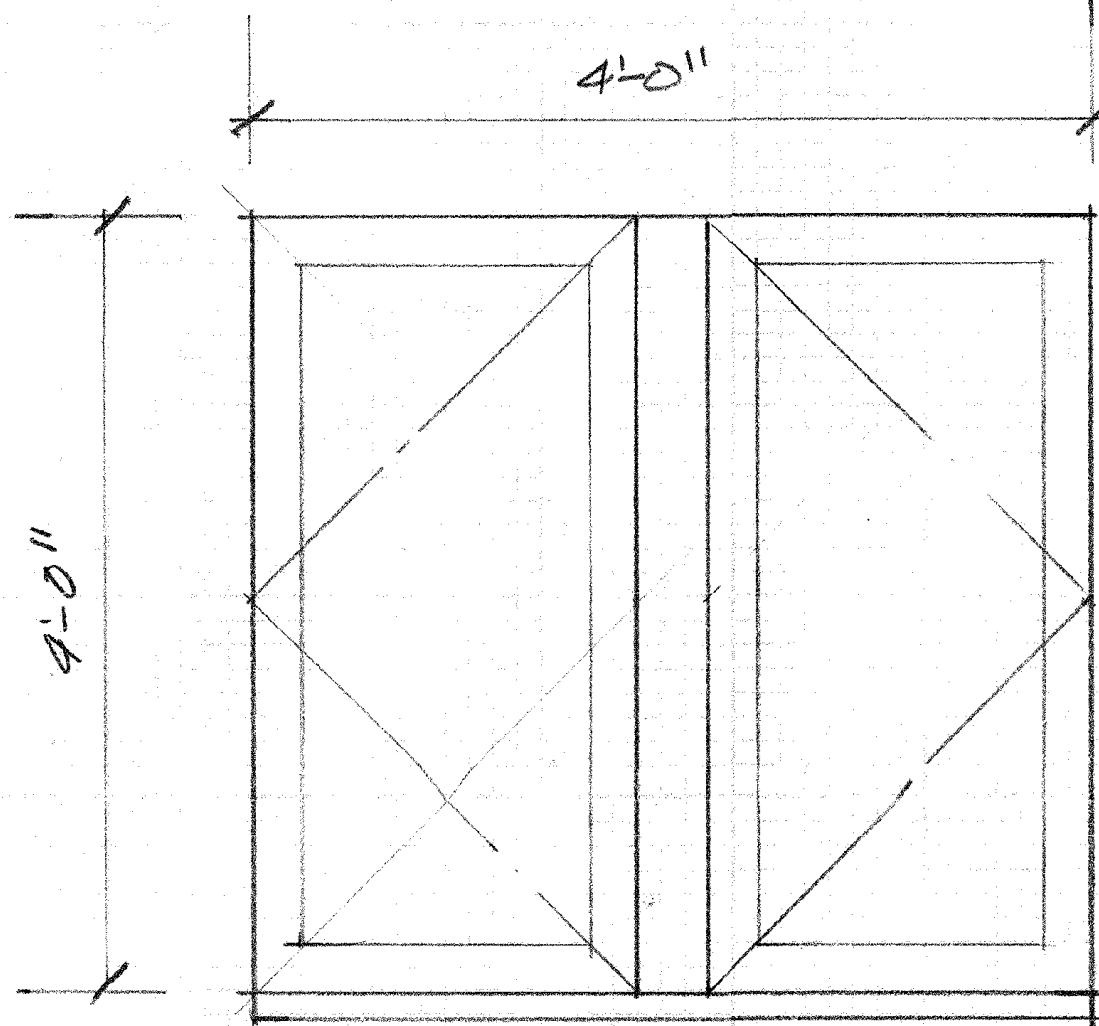
① 1'-0" X 2'-6" AWNING



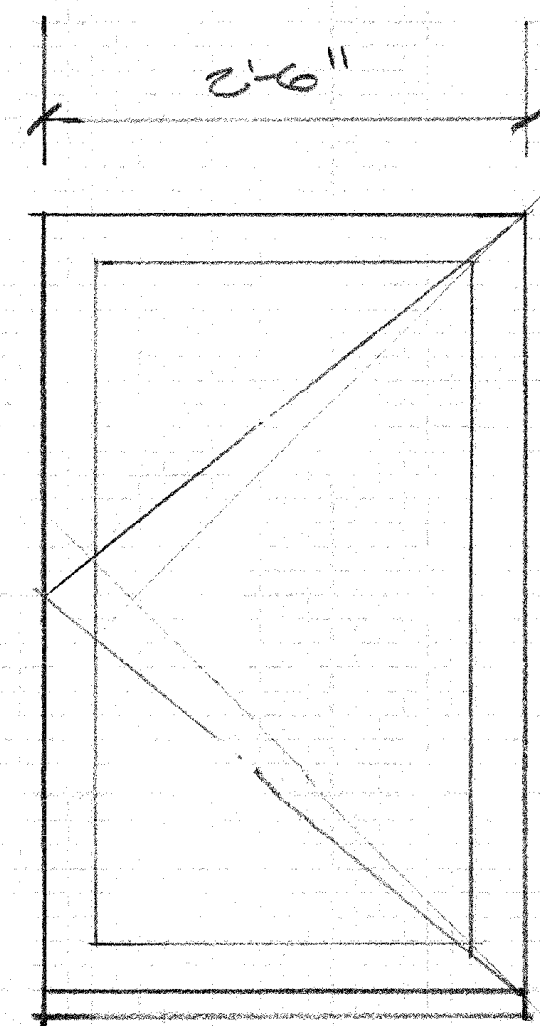
② 3'-6" X 3'-6" AWNING



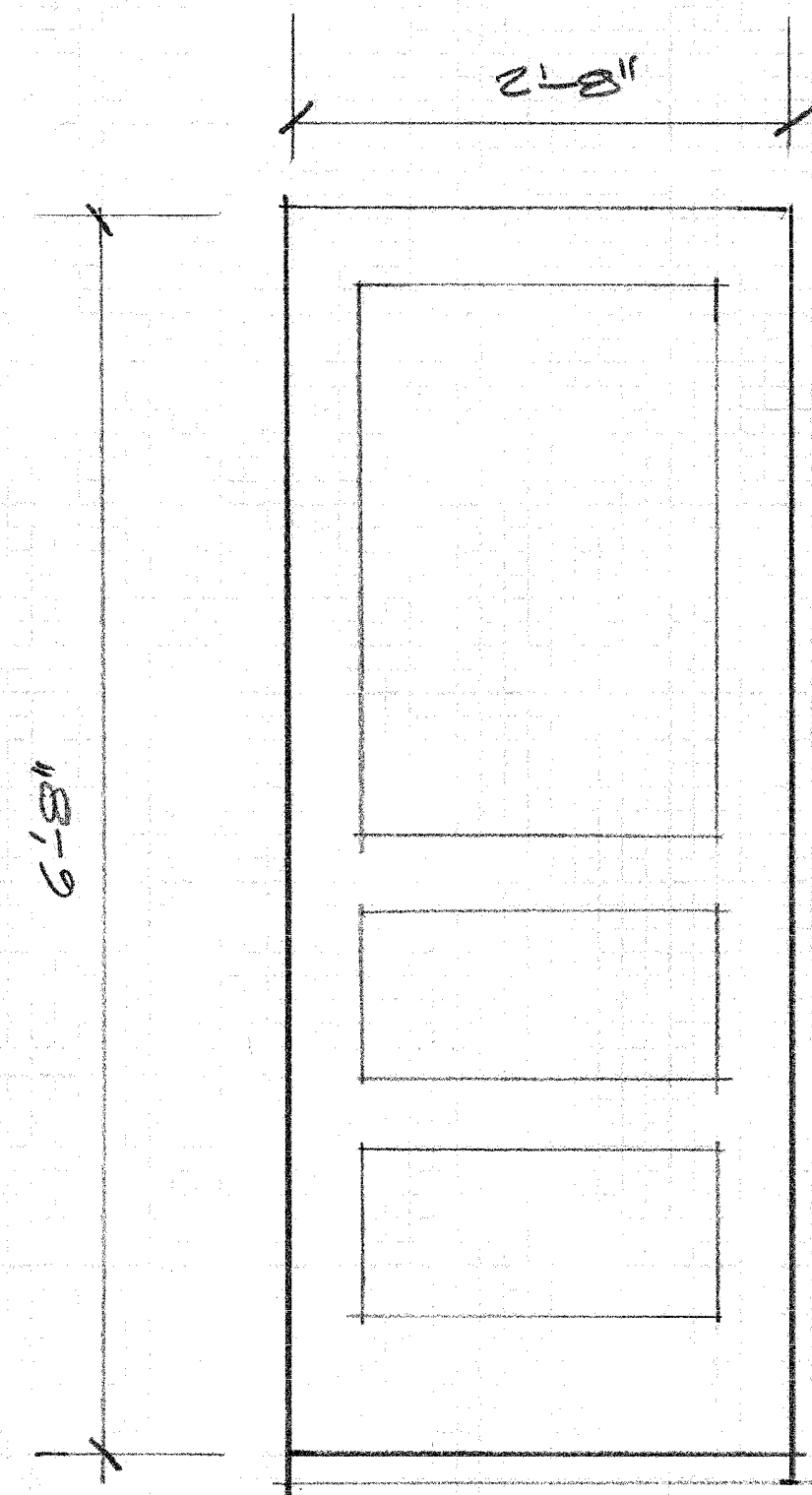
③ 3'-6" X 3'-6" CASEMENT



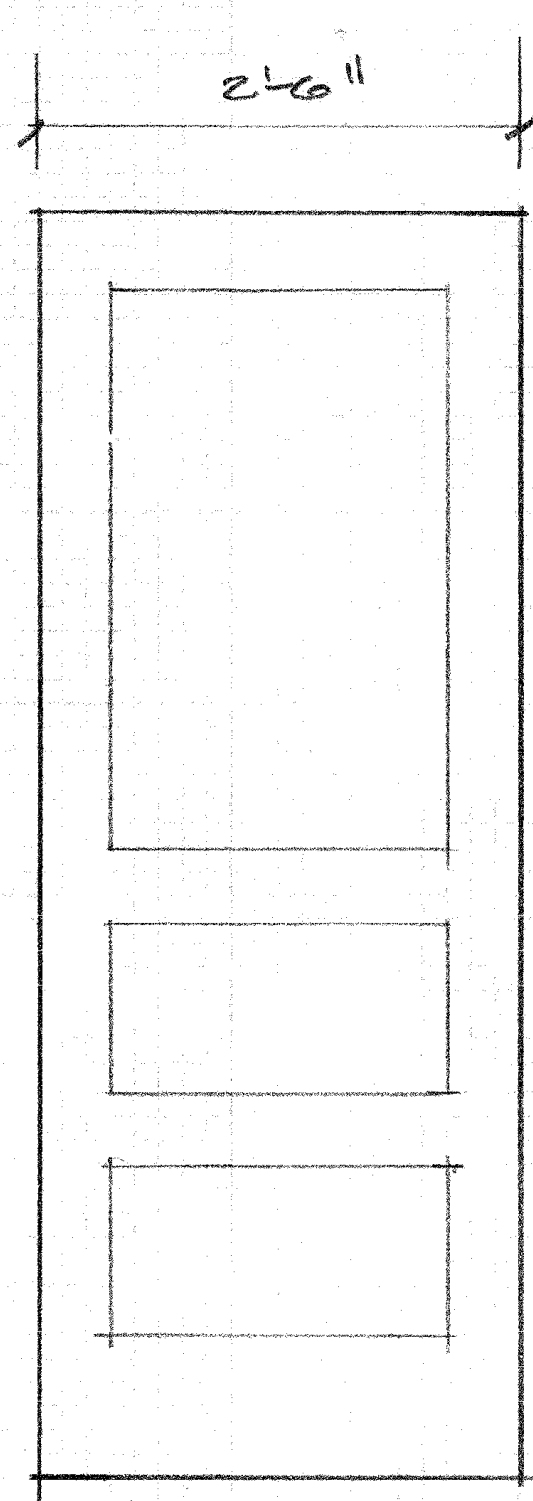
④ 4'-0" X 4'-0" CASEMENT



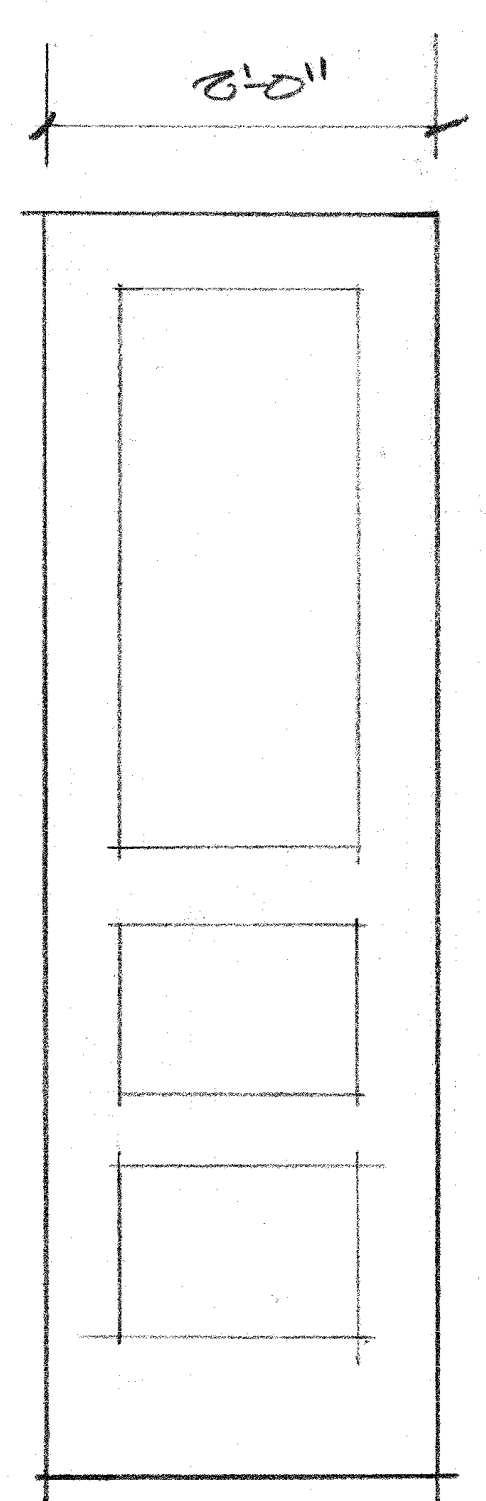
⑤ 2'-6" X 4'-0" AWNING



A 2'-8" X 6'-8"



B 2'-6" X 6'-8"



C 2'-0" X 6'-8"



BISHOPS LANE  
COTTAGES

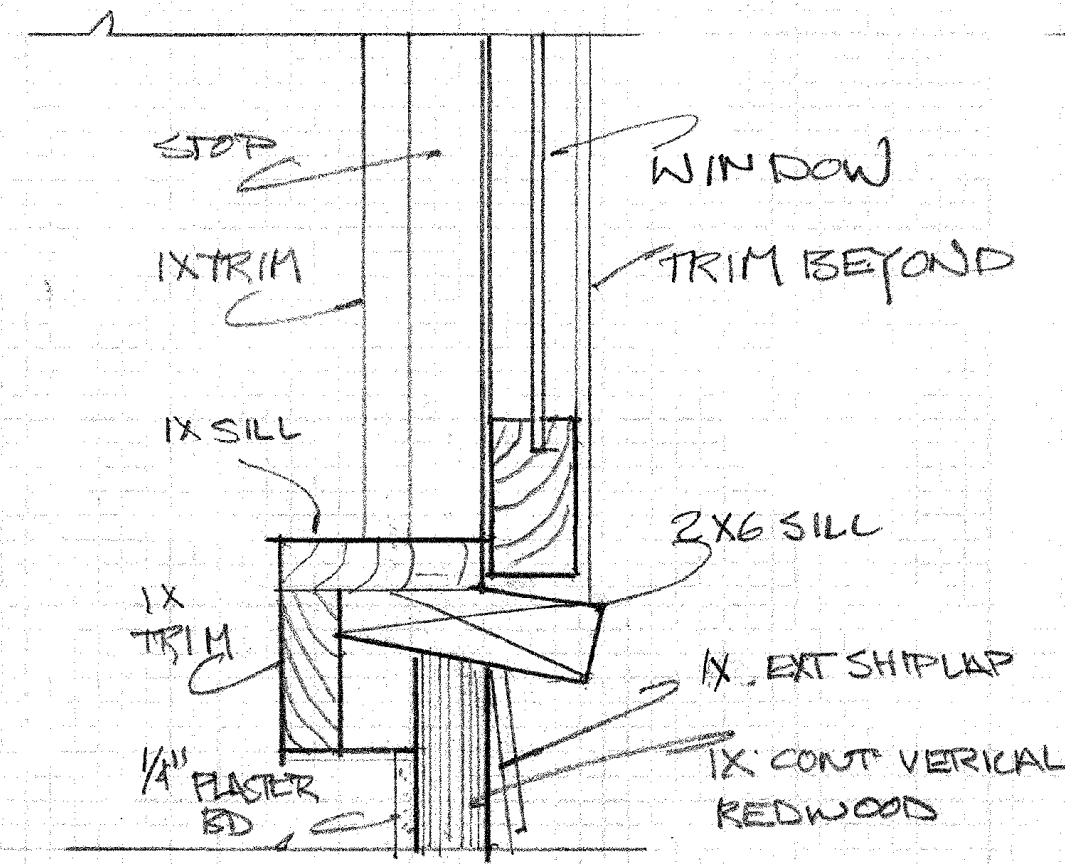
817 SILVERADO ST  
7762 BISHOPS LANE  
LA JOLLA CA 92037

APN: 350-321-05-00

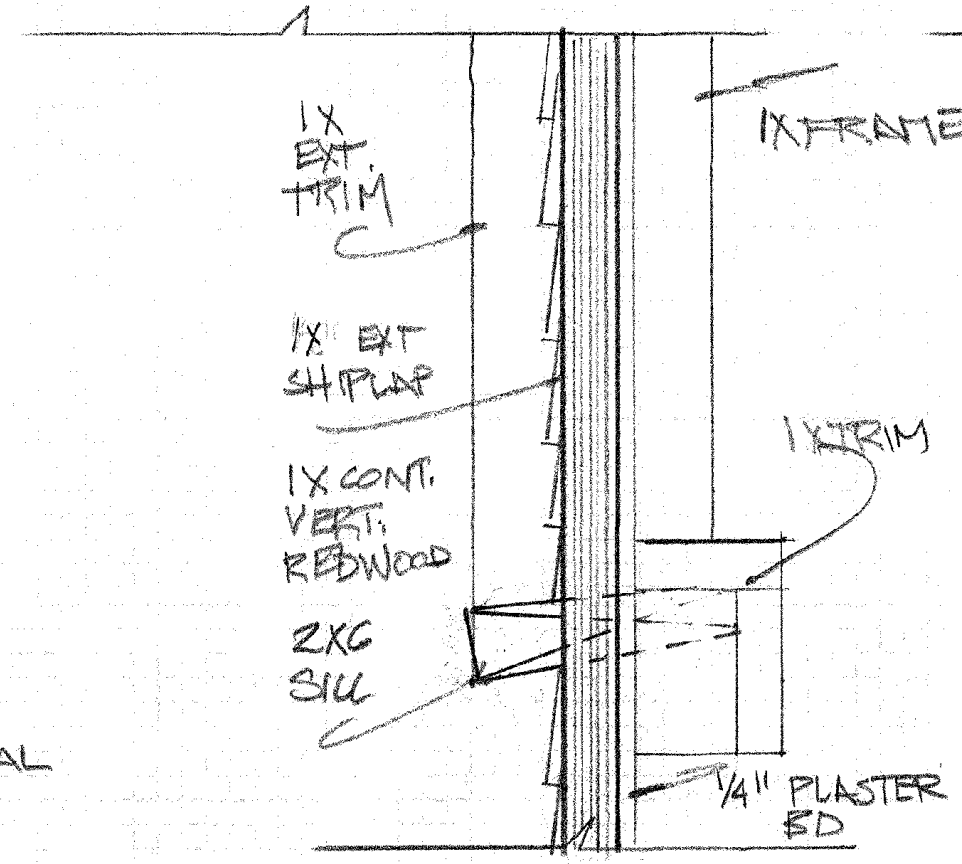
ARCHITECTS  
SAFIE RABINES ARCHITECTS  
925 FORT STOCKTON DRIVE  
SAN DIEGO, CA 92103  
619 297 6153

RESIDENTIAL DESIGN  
MATTHEW WELSH  
817 SILVERADO ST  
LA JOLLA CA 92037  
858 454 9949  
matwelsh@pacbell.net

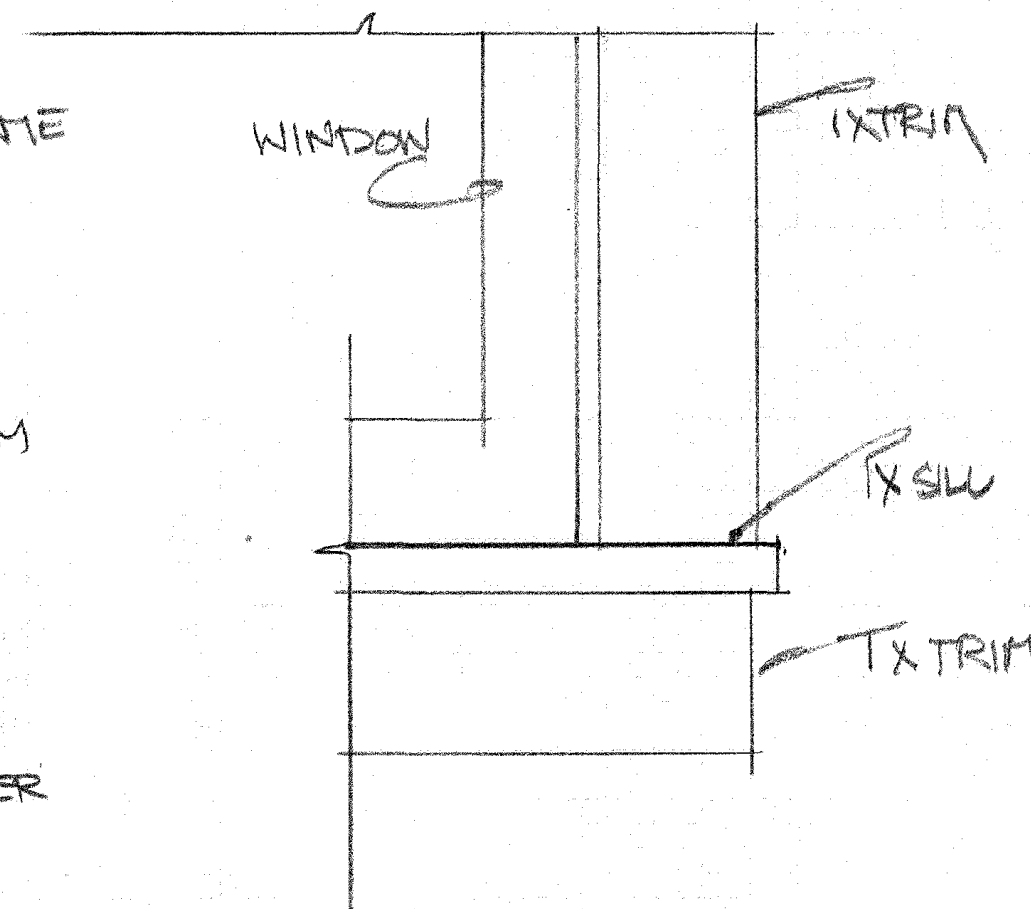
LILLIAN LENTELL COTTAGE  
7762 BISHOPS LANE LA JOLLA CA 92037



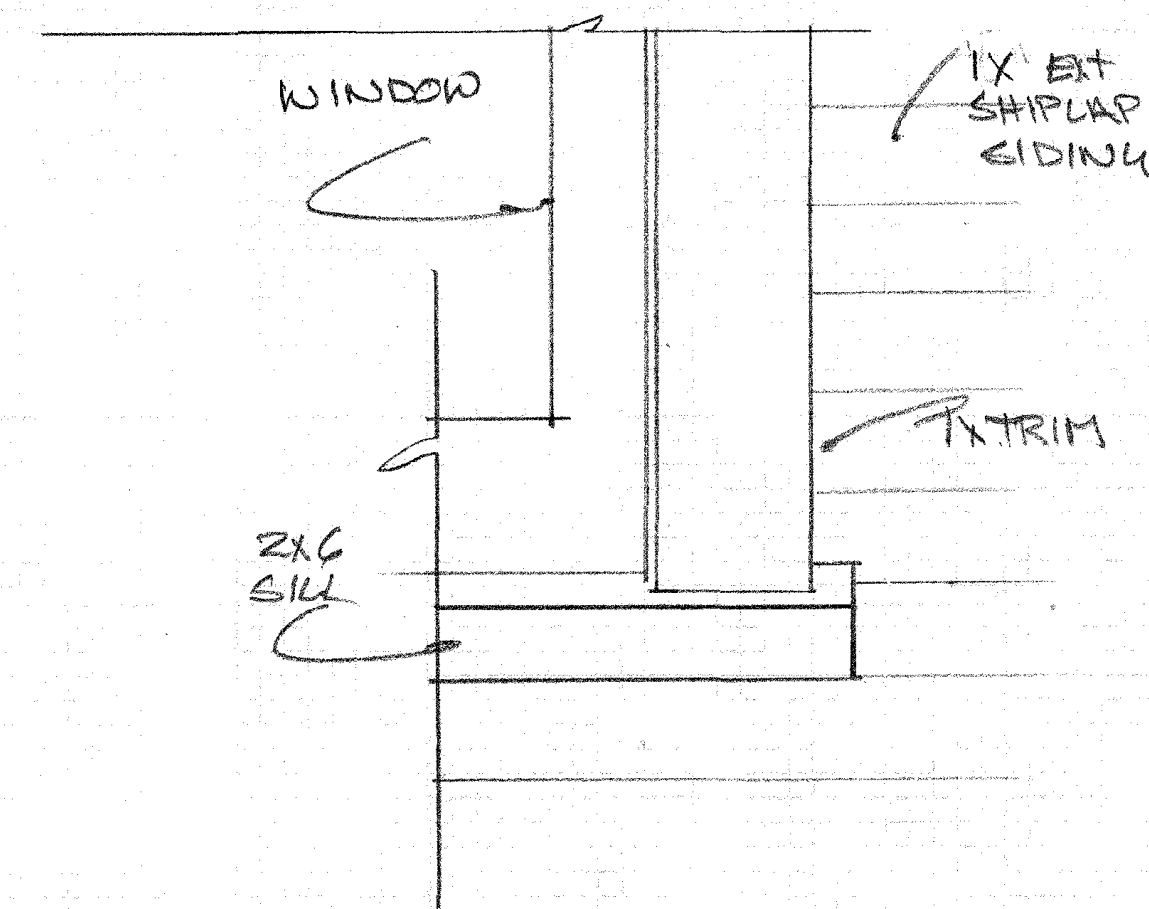
WINDOW SILL INSIDE



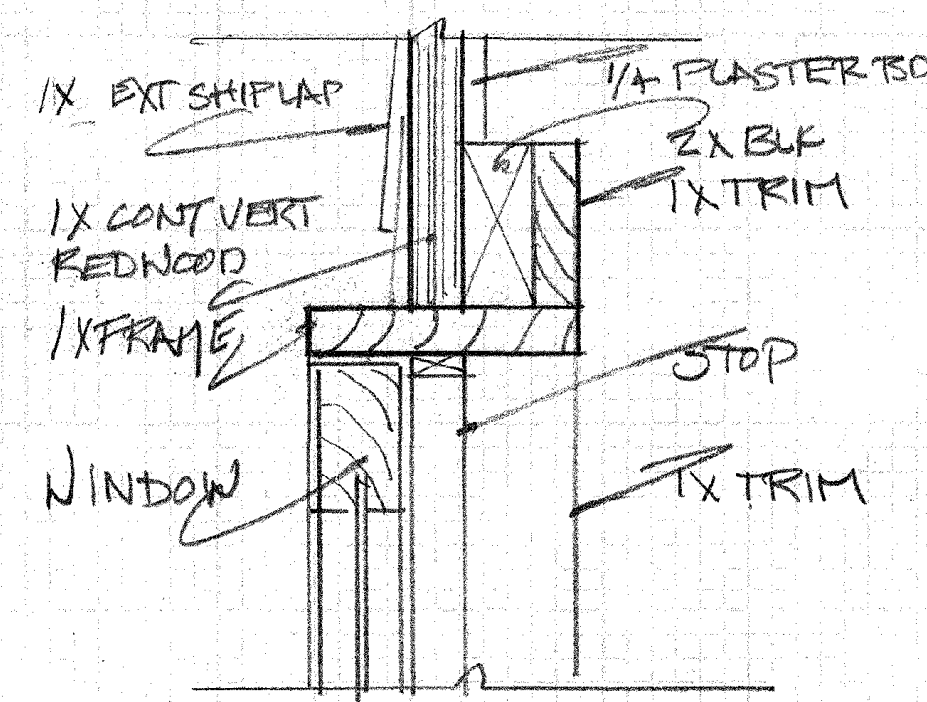
WINDOW SILL OUTSIDE



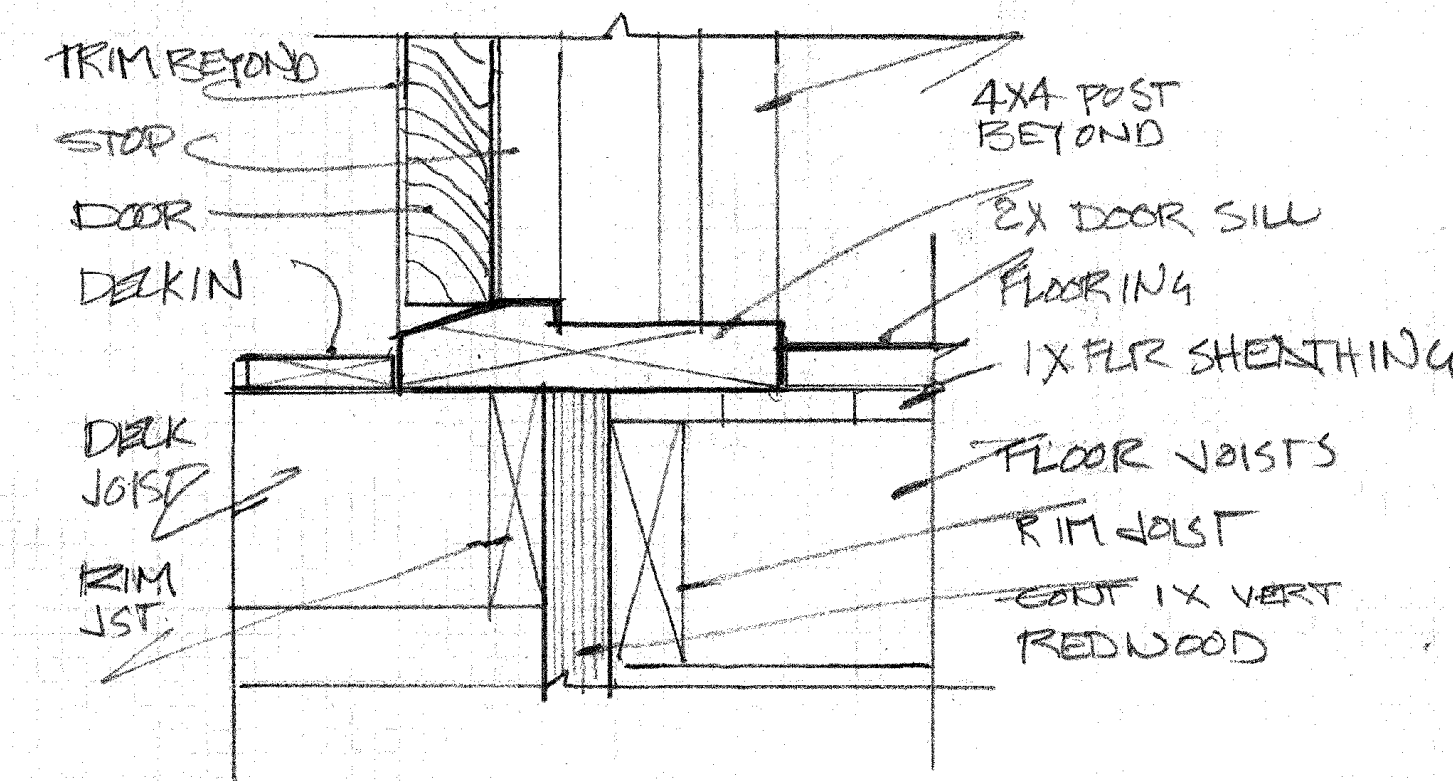
INTERIOR WINDOW



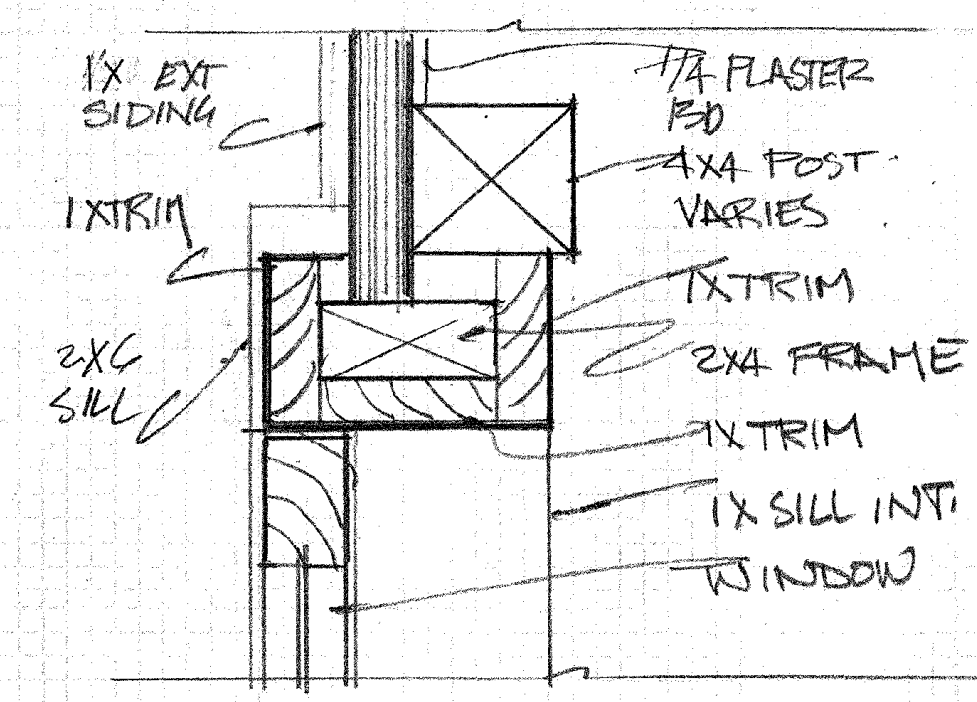
EXTERIOR WINDOW



WINDOW HDR FRAME



DOOR SILL



PLAN DOOR JAMB

DOOR & WINDOW SHEET,  
3"=1'-0"

NUM. DESCRIPTION DATE

ISSUE DATE

DOOR WINDOW  
DETAILS

HABS

A-7

BISHOPS LANE  
COTTAGES

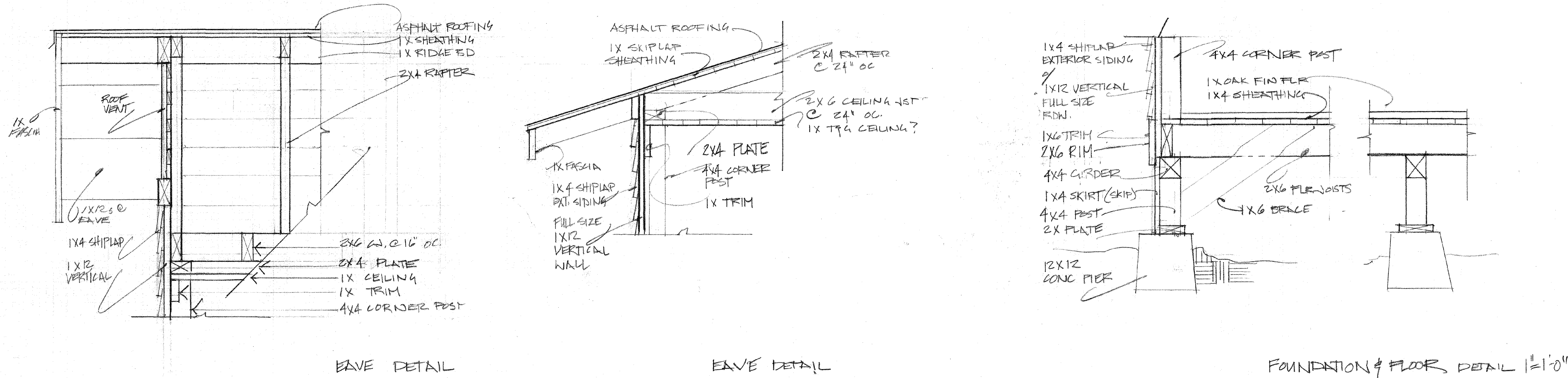
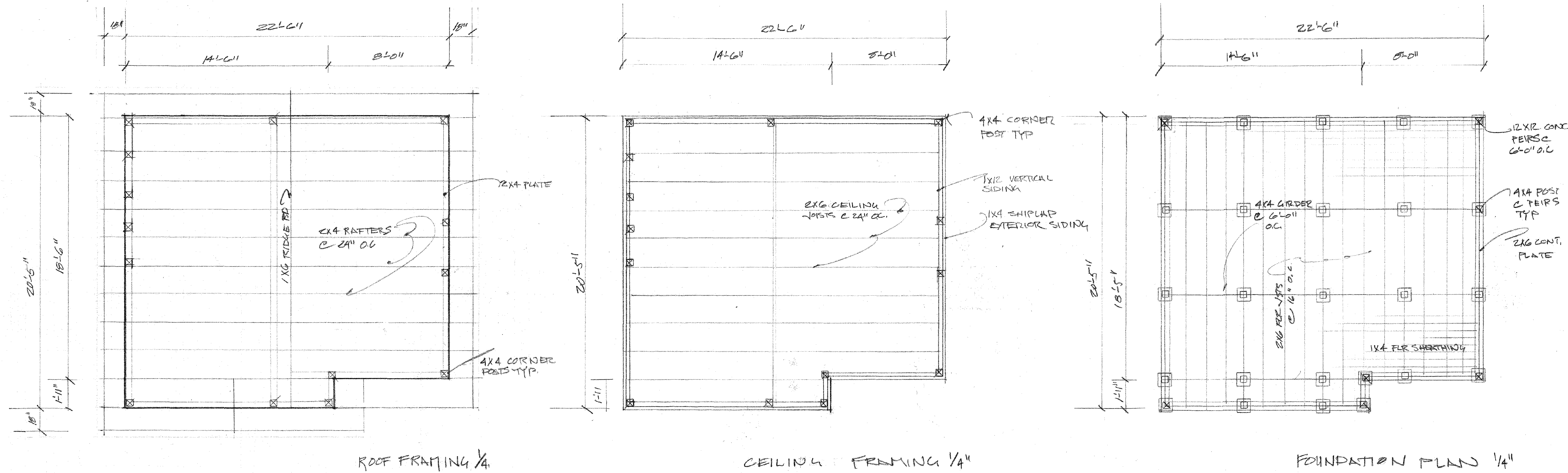
817 SILVERADO ST  
7762 BISHOPS LANE  
LA JOLLA CA 92037

APN: 350-321-05-00

ARCHITECTS  
SAFIE RABINES ARCHITECTS  
925 FORT STOCKTON DRIVE  
SAN DIEGO, CA 92103  
619 297 6153

RESIDENTIAL DESIGN  
MATTHEW WELSH  
817 SILVERADO ST  
LA JOLLA CA 92037  
858 454 9949  
matwelsh@pacbell.net

LILLIAN LENTELL COTTAGE  
7762 BISHOPS LANE LA JOLLA CA 92037



FRAMING PLANS & DETAIL

NUM. DESCRIPTION DATE

ISSUE DATE

FRAMING

HABS

A-8



BISHOPS LANE COTTAGES

817 SILVERADO ST  
7762 BISHOPS LANE  
LA JOLLA CA 92037

APN: 350-321-05-00

ARCHITECTS  
SAFDIE RABINES ARCHITECTS  
925 FORT STOCKTON DRIVE  
SAN DIEGO, CA 92103  
619 297 6153

RESIDENTIAL DESIGN  
MATTHEW WELSH  
817 SILVERADO ST  
LA JOLLA CA 92037  
858 454 9949  
matwelsh@pacbell.net

JOB TITLE: SILVERADO COTTAGE  
817 SILVERADO ST  
858 454 9949  
matwelsh@pacbell.net

SCOPE OF WORK: EXISTING RESIDENTIAL TYPE R-2  
CRC 2010 CRC 2010 CGB 2010

PERMITS: BUILDING COMBINATION/COASTAL

OWNER: MATTHEW WELSH  
817 SILVERADO ST  
LA JOLLA CA 92037  
858 454 9949  
matwelsh@pacbell.net

LEGAL DISCRIPTION: ALL THOSE PORTIONS OF LOTS 1,2,3, AND 4  
BLOCK 31 OF 1A 101 LA PARK,  
CITY OF SAN DIEGO, STATE OF CALIFORNIA  
MAP 352, MARCH 22 1887, LYING EASTERLY  
OF A LINE PARALLEL WITH 100 FEET AT RIGHT  
ANGLES FROM THE WESTERLY LINE OF SAID LOTS

ASSESSORS PARCEL NO: 350 321 03 00

YEAR BUILT: EXISTING COTTAGE 817 SILVERADDO - 1909

ZONE: LA JOLLA PLAN DISTRICT ZONE 5  
OVERLAY: COASTAL ZONE/ TRANSIT /TANDEM PARKING  
EXISTING PERMITS: CDP/LJC/SUP 93-0440

CURB TO P.L. SETBACKS: 15 FT SILVERADO ST  
FRONT: 15'  
SIDE: 4' ALLEY 4' INSIDE  
REAR: 8' PER CDP/LJC/SUP 93-0440  
EXISTING HEIGHT: 30'  
MAX. HEIGHT: 24'

SQUARE FOOTAGE: EXISTING BLUIDING: 1450  
LOT SIZE: 4000  
EXISTING FAR: 36.25  
ALLOWABLE: 1.5 max 6000

SILVERADO COTTAGE  
817 SILVERADO STREET LA JOLLA CA 92037

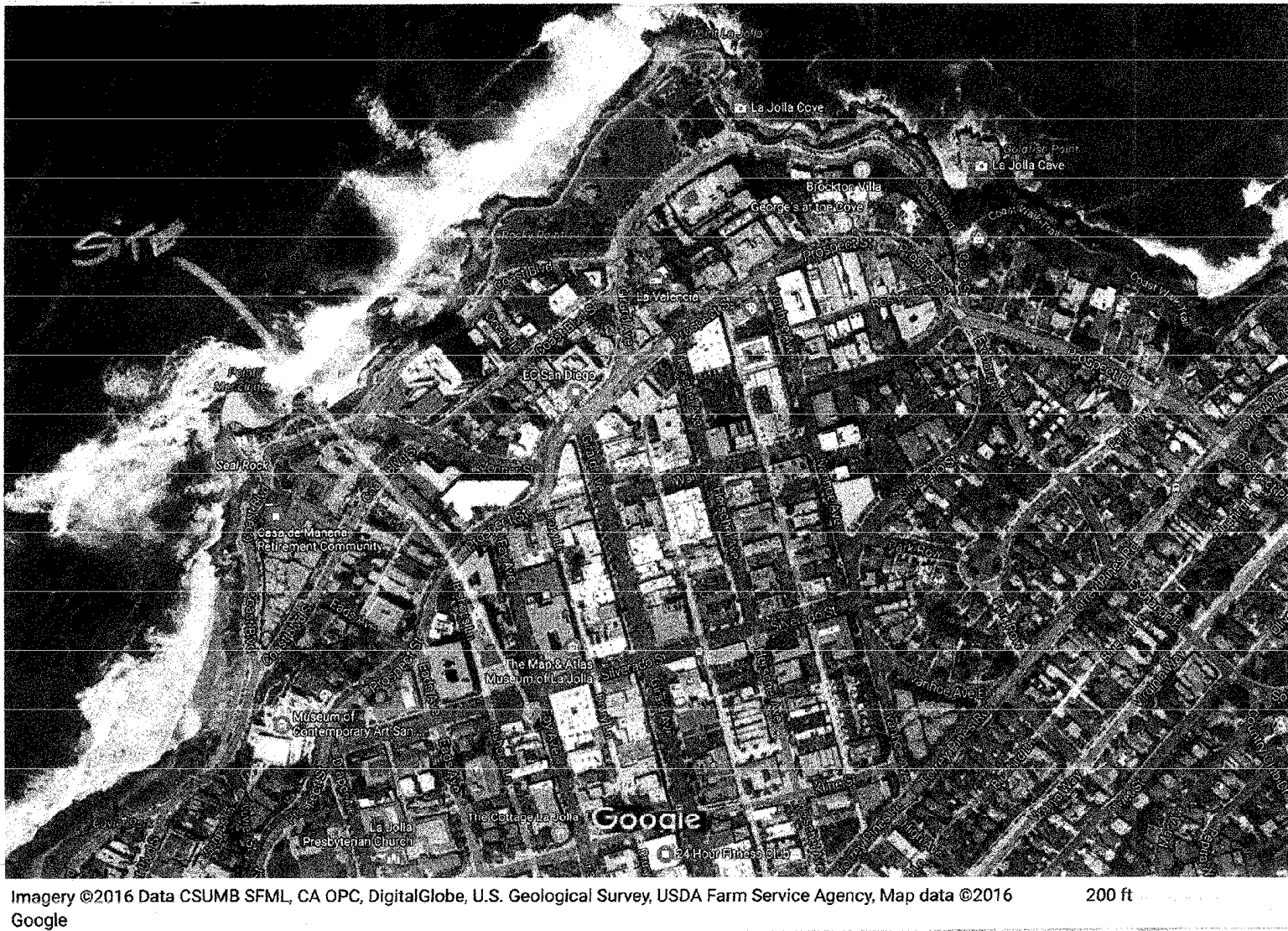
HISTORIC AMERICAN BUILDING SURVEY DRAWINGS  
CITY OF SAN DIEGO HISTORIC RESOURCE

REVISIONS  
NUM. DESCRIPTION DATE

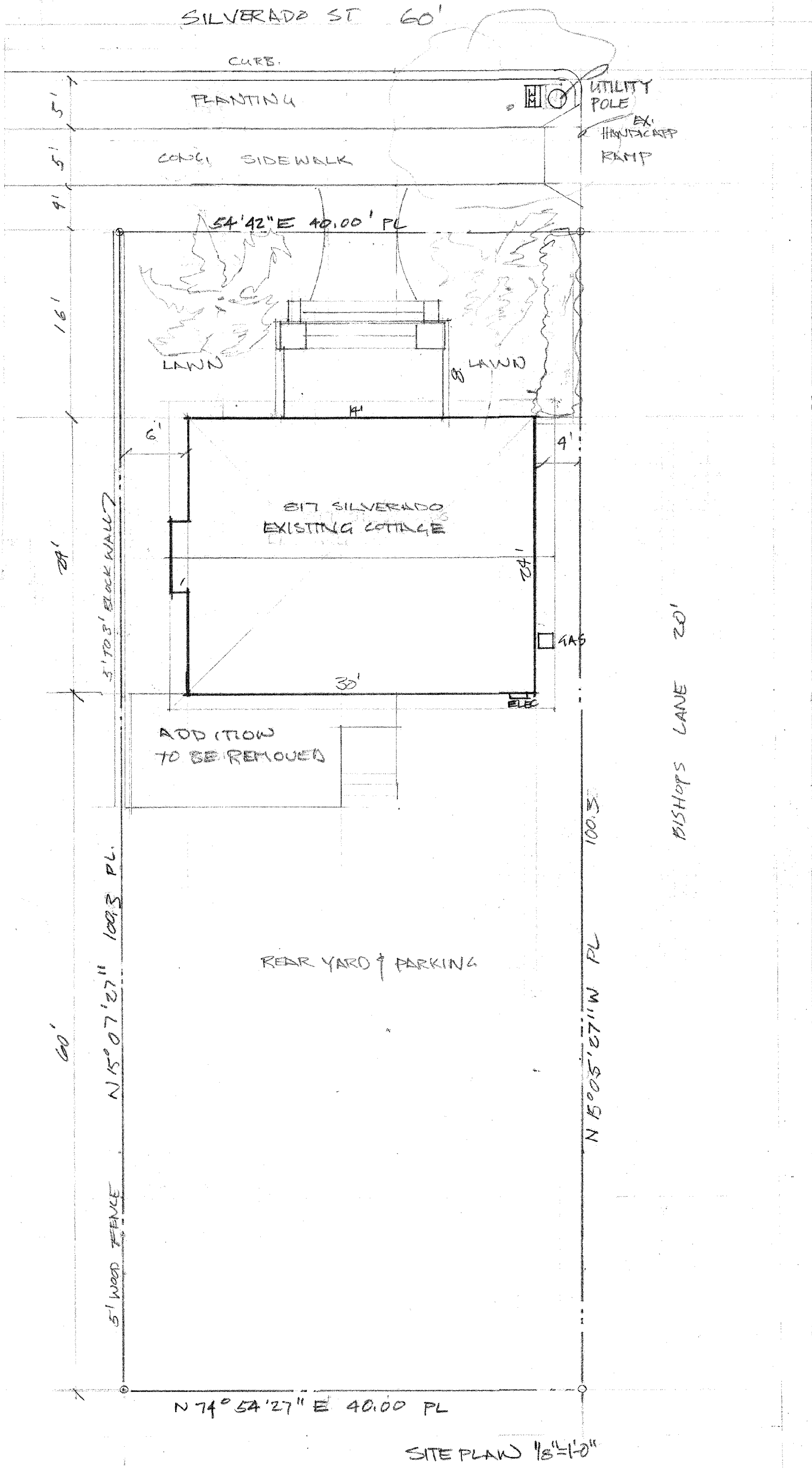
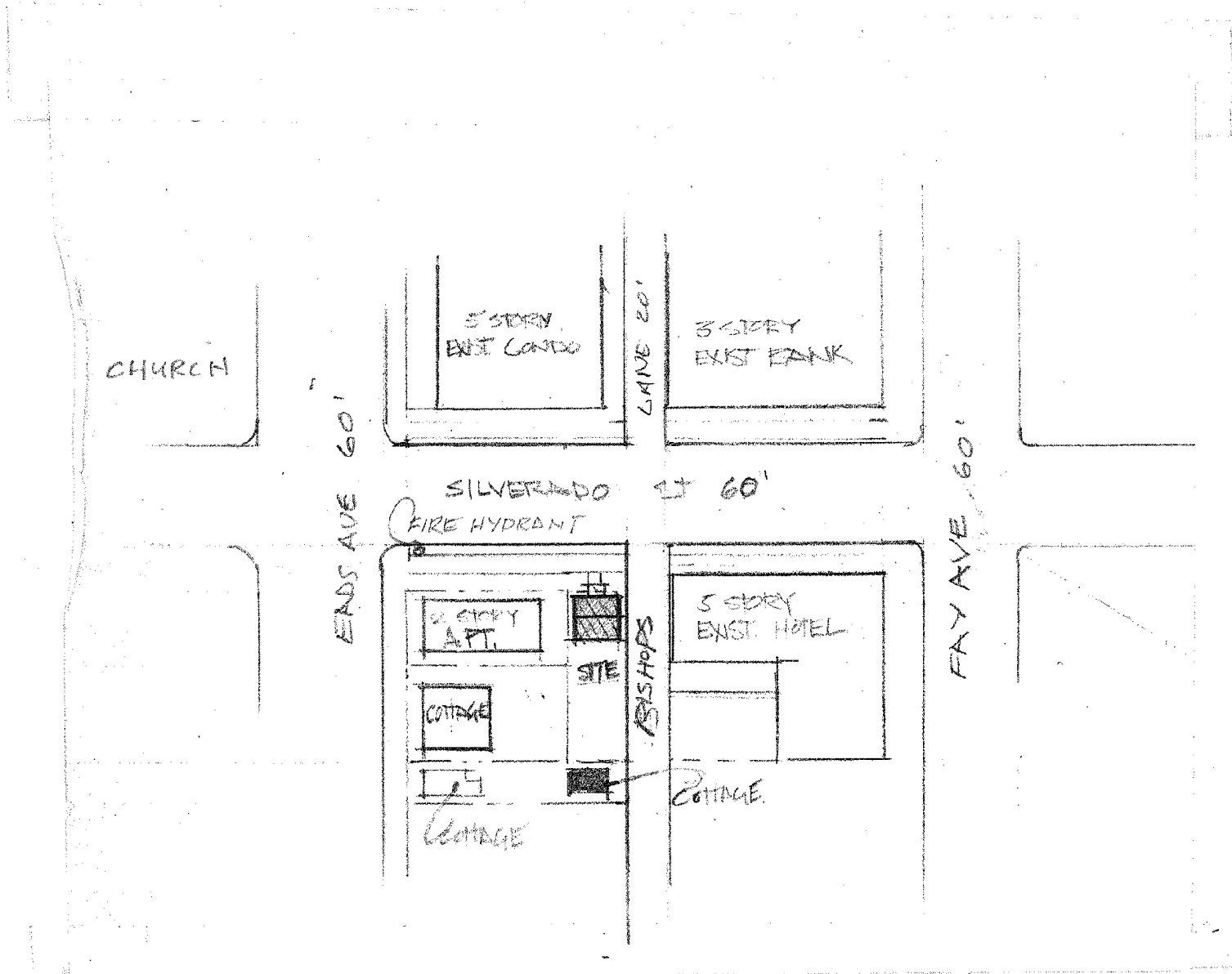
ISSUE DATE

SITE PLAN

CONTENTS	
SITE	1
FLOOR PLANS	2
NORTH & SOUTH ELEVATIONS	3
EAST & WEST ELEVATION	4
ARCHITECTURAL DETAILS	5
DOOR AND WINDOW	6
DOOR AND WINDOW DETAILS	7
FRAMING PLANS & DETAILS	8



Imagery ©2016 Data CSUMB SFML, CA OPC, DigitalGlobe, U.S. Geological Survey, USDA Farm Service Agency, Map data ©2016 Google



BISHOPS LANE  
COTTAGES

817 SILVERADO ST  
7762 BISHOPS LANE  
LA JOLLA CA 92037

APN: 350-321-05-00

ARCHITECTS  
SAFDIE RABINES ARCHITECTS  
925 FORT STOCKTON DRIVE  
SAN DIEGO, CA 92103  
619 297 6153

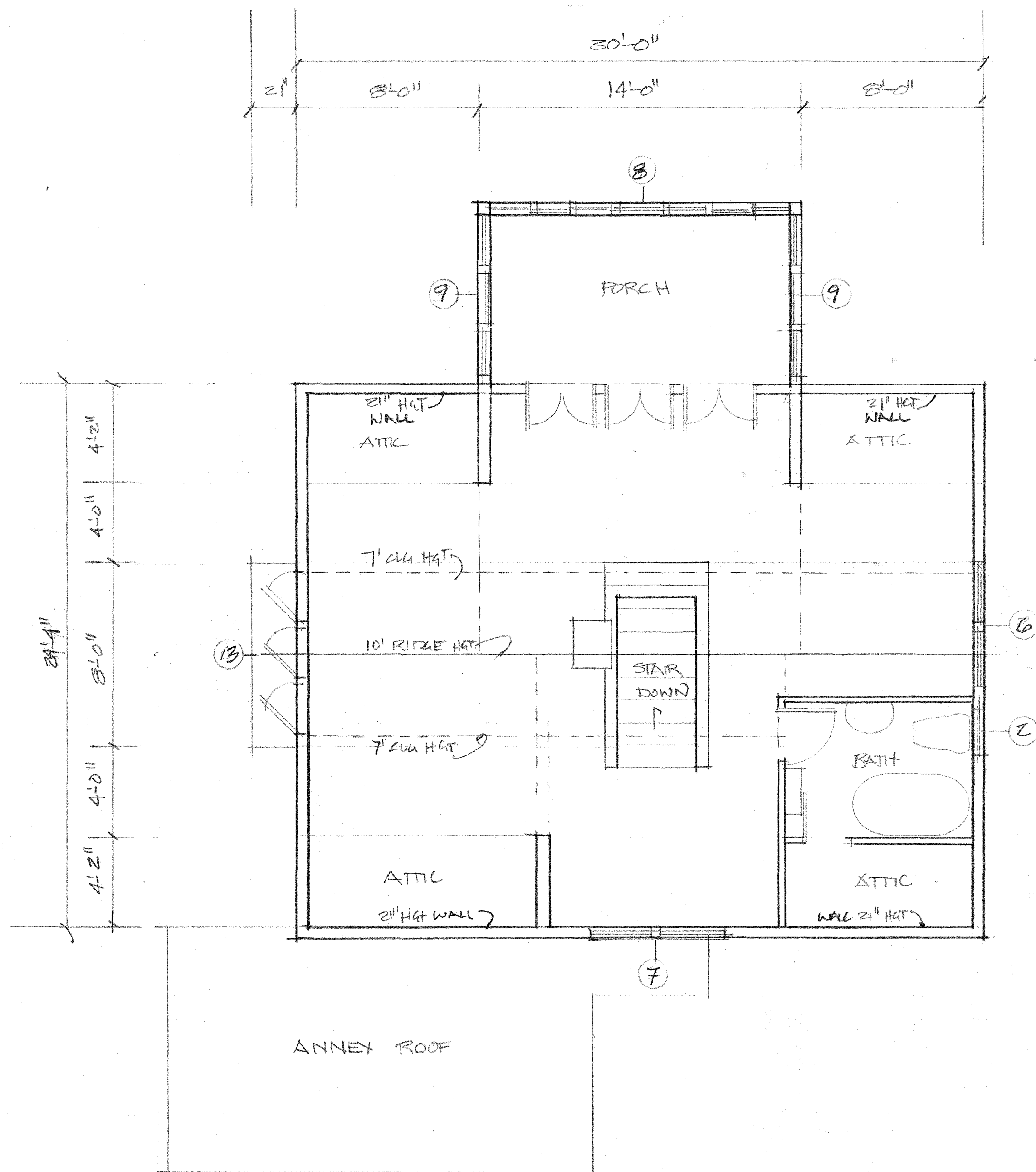
RESIDENTIAL DESIGN  
MATTHEW WELSH  
817 SILVERADO ST  
LA JOLLA CA 92037  
858 454 9949  
matwelsh@pacbell.net

SILVERADO COTTAGE  
817 SILVERADO STREET LA JOLLA CA 92037

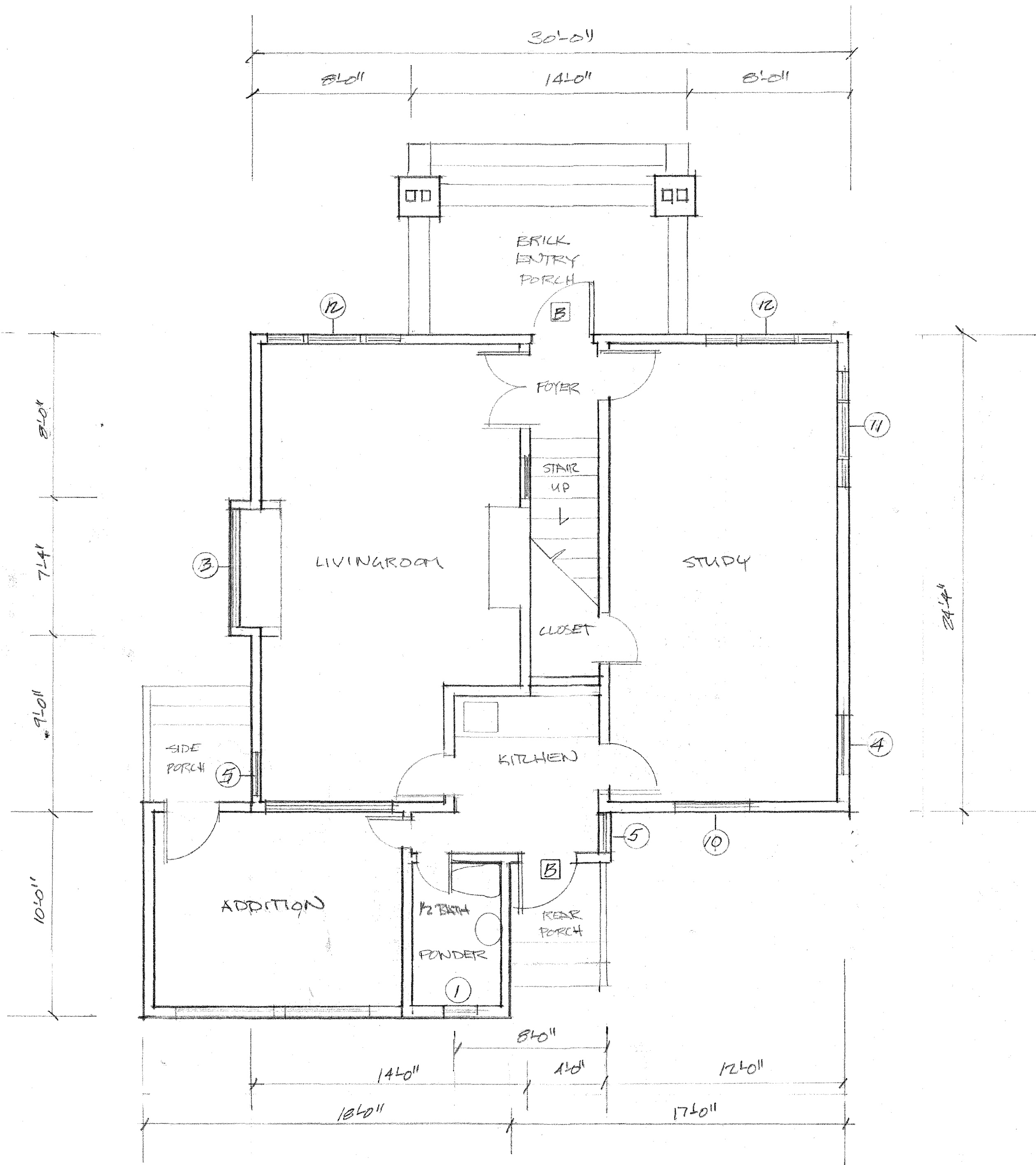
REVISIONS  
NUM. DESCRIPTION DATE

ISSUE DATE  
FLOOR PLAN

HABS  
B-2



(ATTIC) EXISTING UPPER FLOOR PLAN



EXISTING GROUND FLOOR PLAN 1/4"





BISHOPS LANE  
COTTAGES

817 SILVERADO ST  
7762 BISHOPS LANE  
LA JOLLA CA 92037

APN: 350-321-05-00

ARCHITECTS  
SAFDIE RABINES ARCHITECT  
925 FORT STOCKTON DRIVE  
SAN DIEGO, CA 92103  
619 297 6153

RESIDENTIAL DESIGN  
MATTHEW WELSH  
817 SILVERADO ST  
LA JOLLA CA 92037  
858 454 9949  
matwelsh@pacbell.net

SILVERADO COTTAGE  
817 SILVERADO STREET LA JOLLA CA 92037

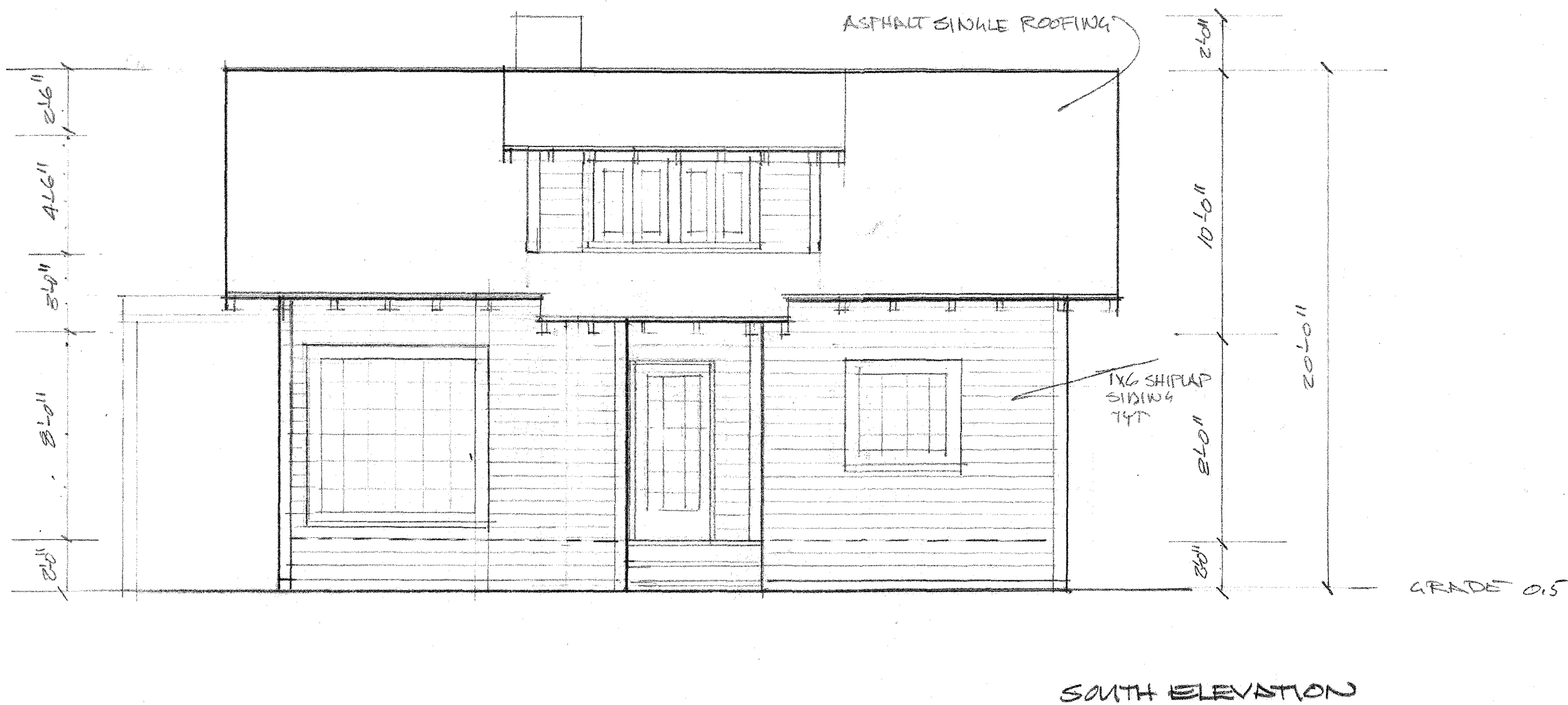
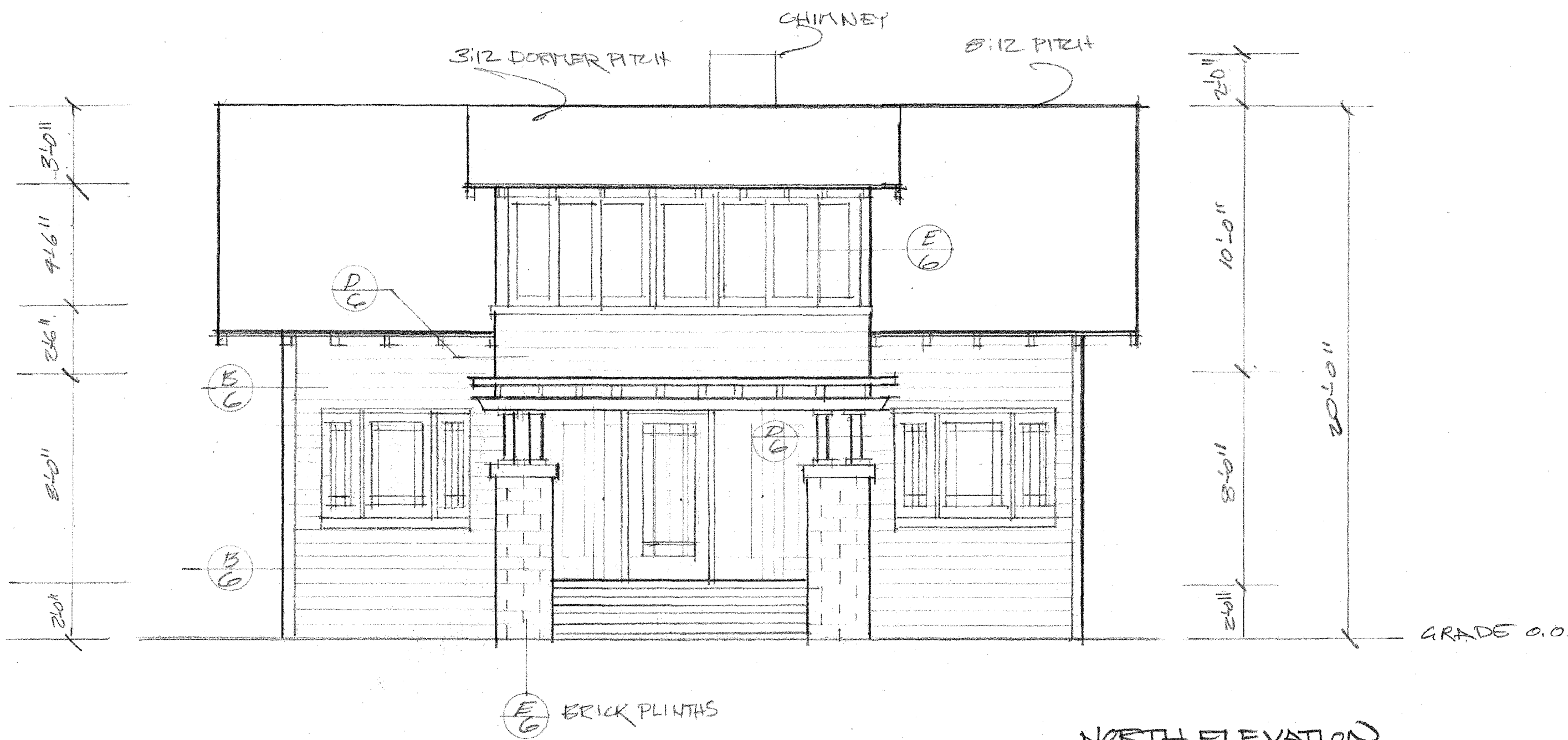
REVISIONS  
NUM. DESCRIPTION DATE

ISSUE DATE

NORTH & SOUTH  
ELEVATIONS

HABS

B-3



WINDOW #  
SHEET 6

EXTERIOR ELEVATIONS 1/4"

BISHOPS LANE  
COTTAGES

817 SILVERADO ST  
7762 BISHOPS LANE  
LA JOLLA CA 92037

APN: 350-321-05-00

ARCHITECTS  
SAFDIE RABINES ARCHITECTS  
925 FORT STOCKTON DRIVE  
SAN DIEGO, CA 92103  
619 297 6153

RESIDENTIAL DESIGN  
MATTHEW WELSH  
817 SILVERADO ST  
LA JOLLA CA 92037  
858 454 9949  
[matwelsh@pacbell.net](mailto:matwelsh@pacbell.net)

SILVERADO COTTAGE  
817 SILVERADO STREET LA JOLLA CA 92037

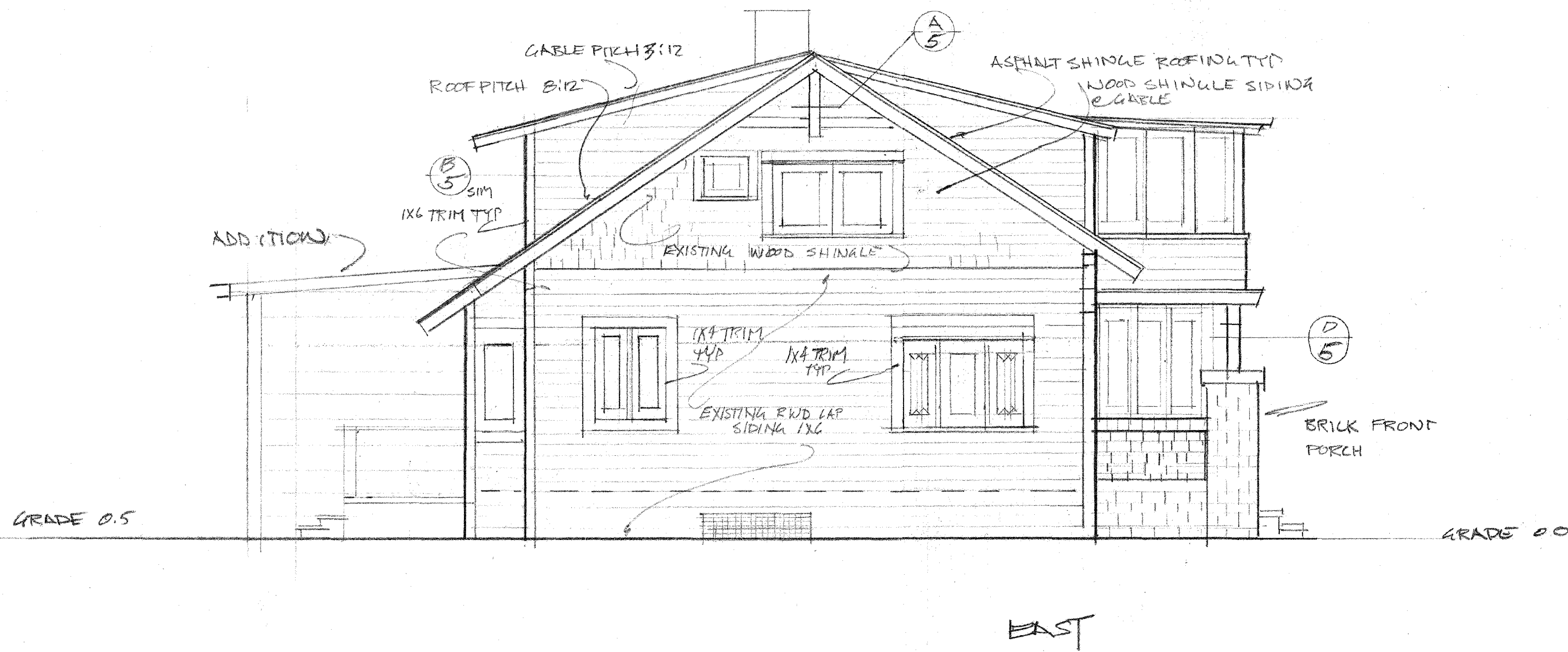
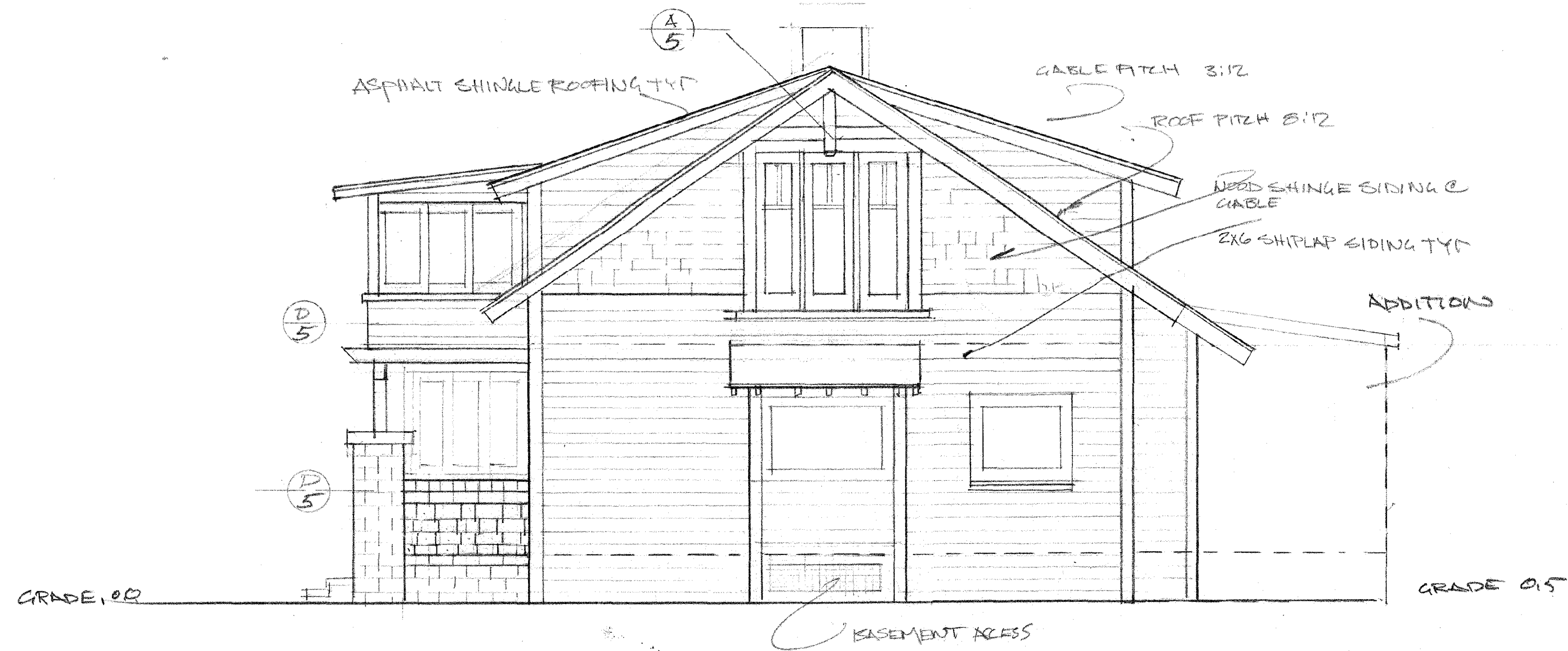
REVISIONS  
NUM. DESCRIPTION DATE

ISSUE DATE

EAST & WEST  
ELEVATIONS

HABS

B-4



EXTERIOR ELEVATIONS 1/4"



BISHOPS LANE  
COTTAGES

817 SILVERADO ST  
7762 BISHOPS LANE  
LA JOLLA CA 92037

APN: 350-321-05-00

ARCHITECTS  
SAFDIE RABINES ARCHITECTS  
925 FORT STOCKTON DRIVE  
SAN DIEGO, CA 92103  
619 297 6153

RESIDENTIAL DESIGN  
MATTHEW WELSH  
817 SILVERADO ST  
LA JOLLA CA 92037  
858 454 9949  
[matwelsh@pacbell.net](mailto:matwelsh@pacbell.net)

SILVERADO COTTAGE  
817 SILVERADO STREET LA JOLLA CA 92037

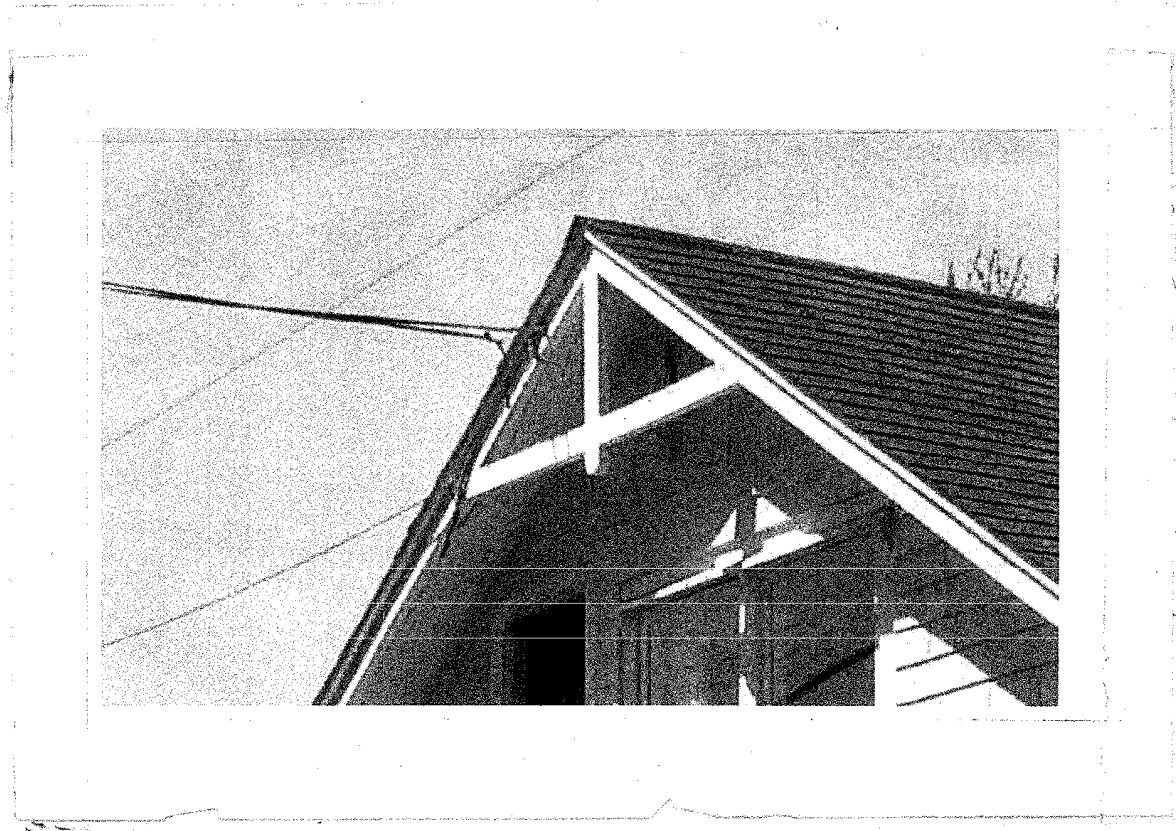
REVISIONS  
NUM. DESCRIPTION DATE

ISSUE DATE

ARCHITECTURAL  
DETAILS

HABS

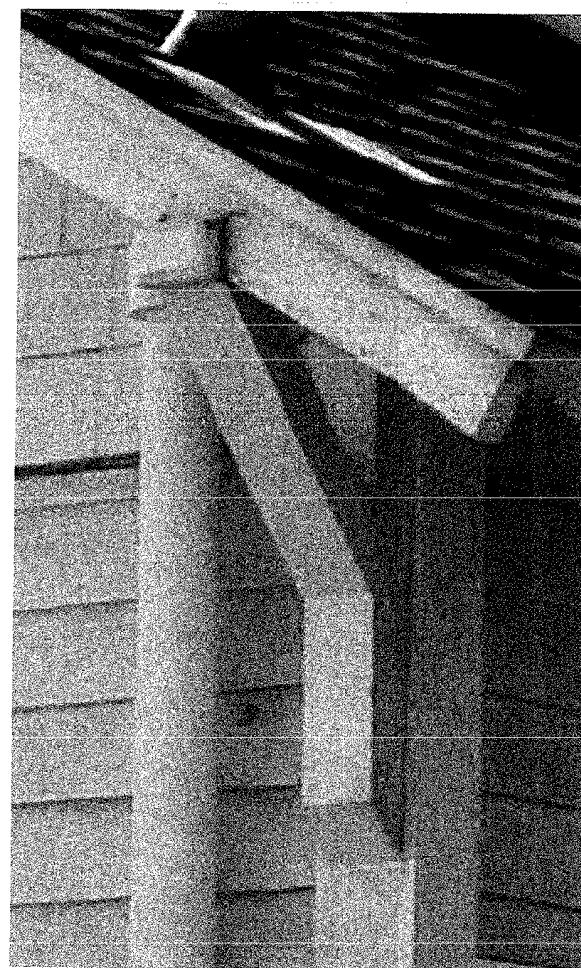
B-5



A



C SIM



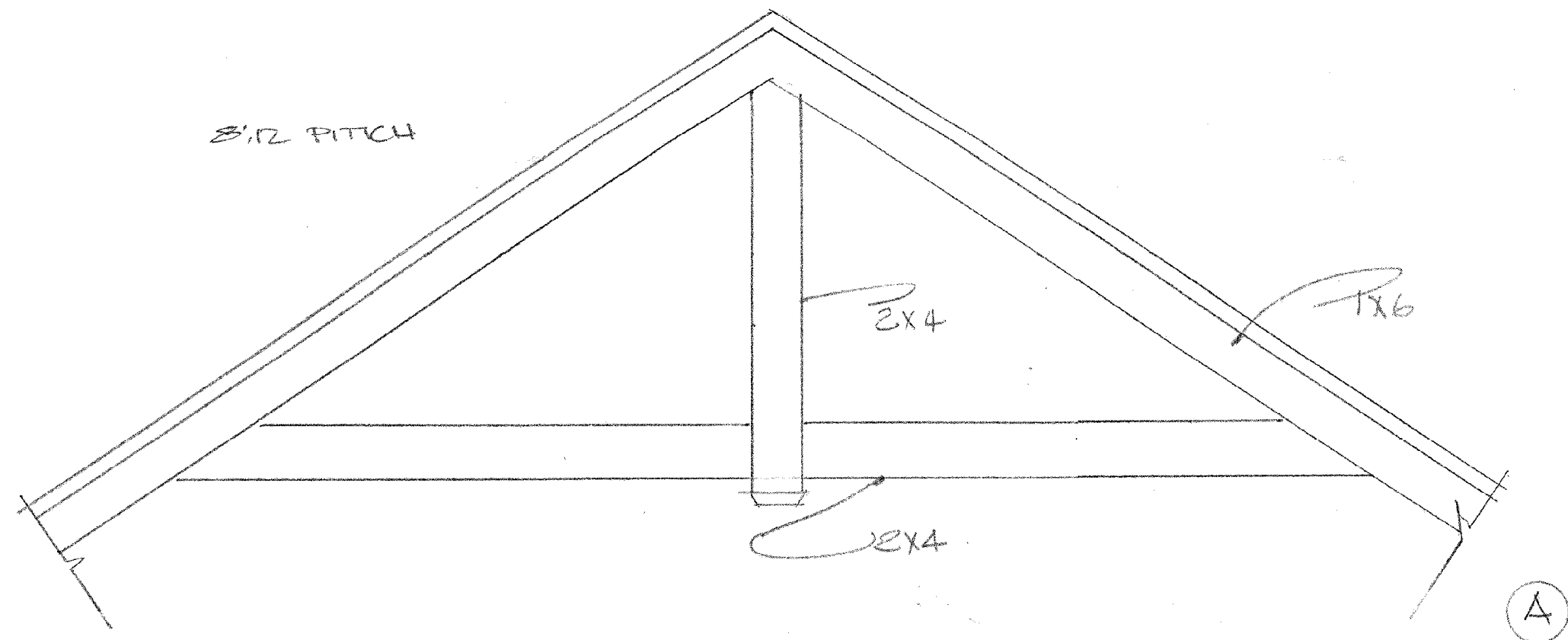
B



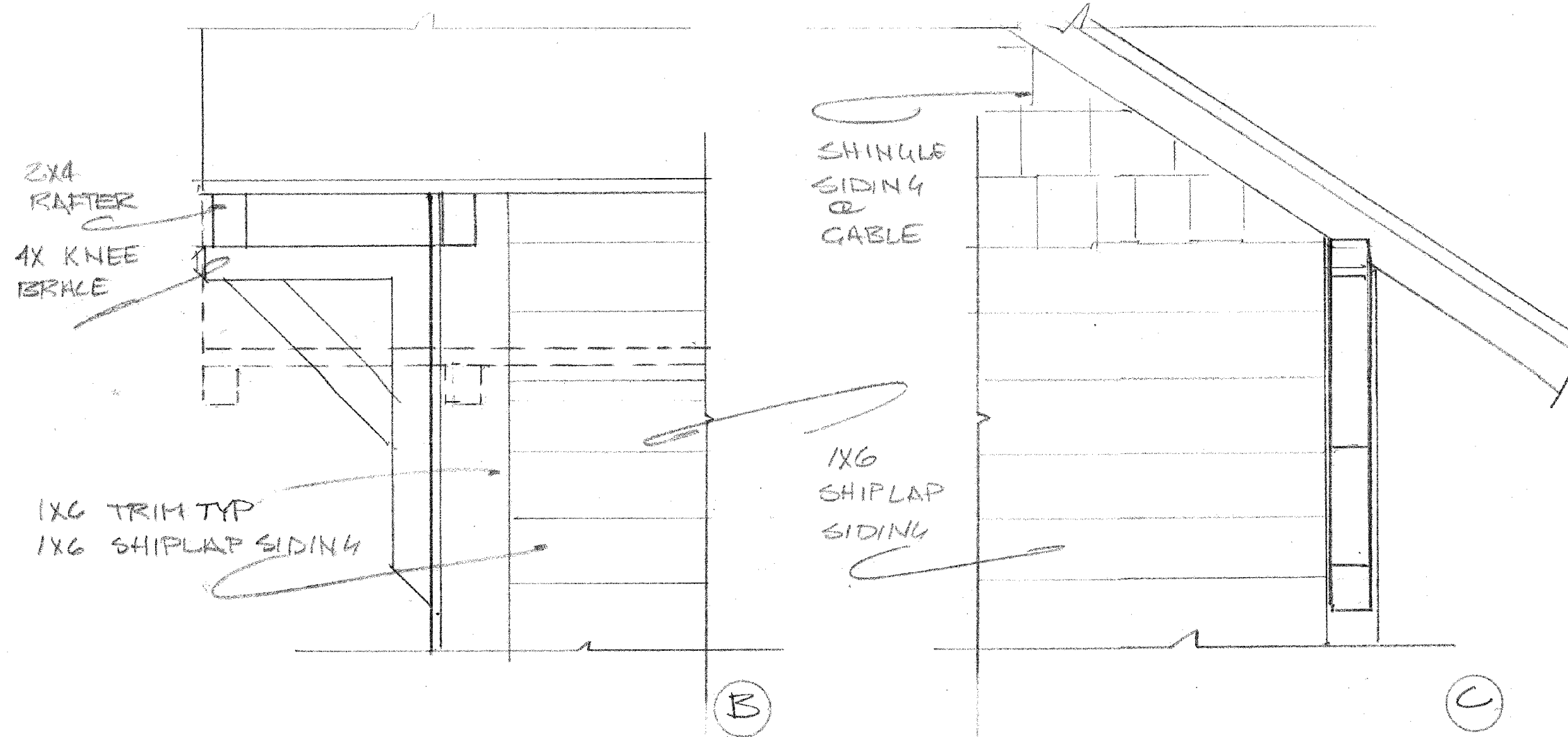
D & E



D & E

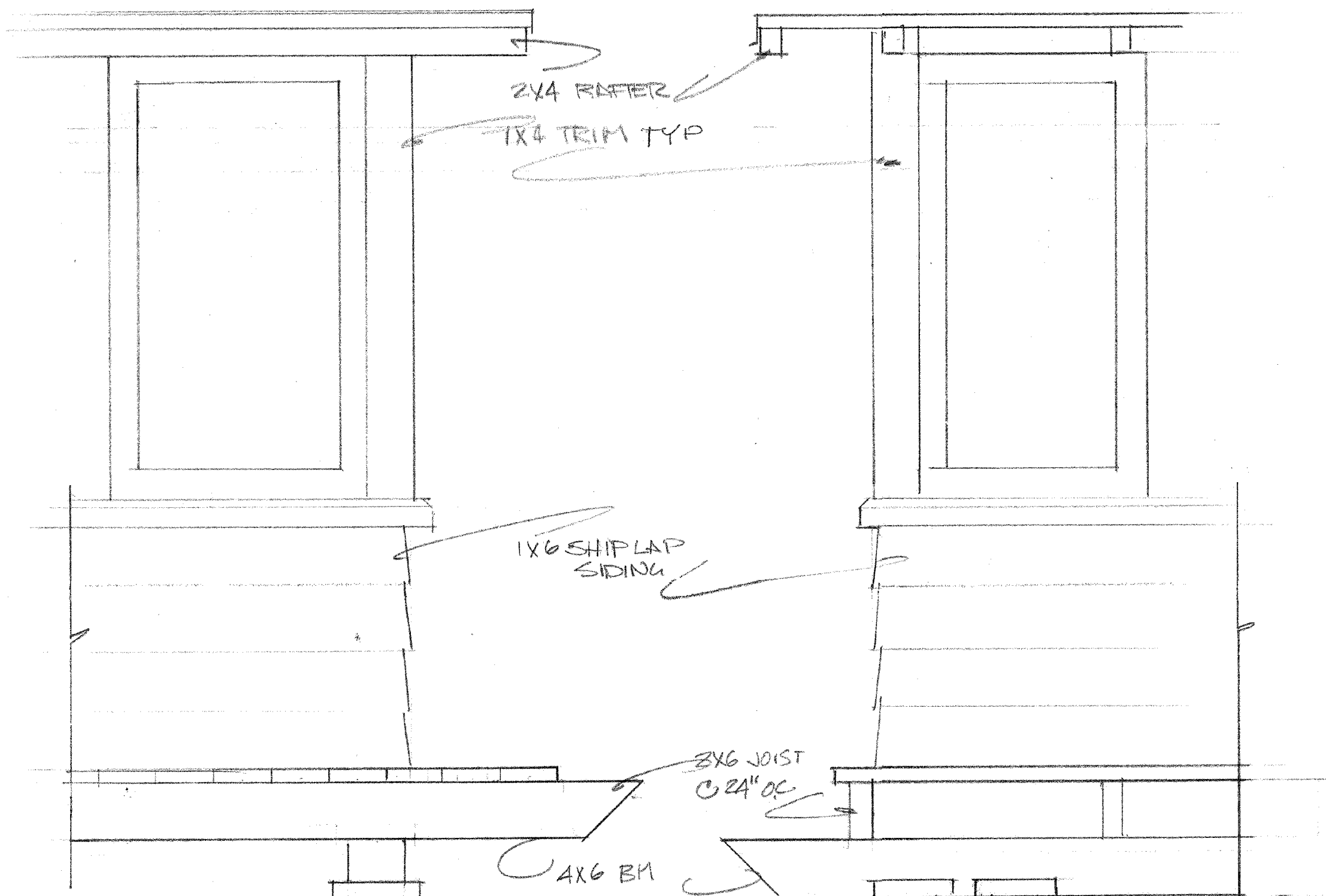


A



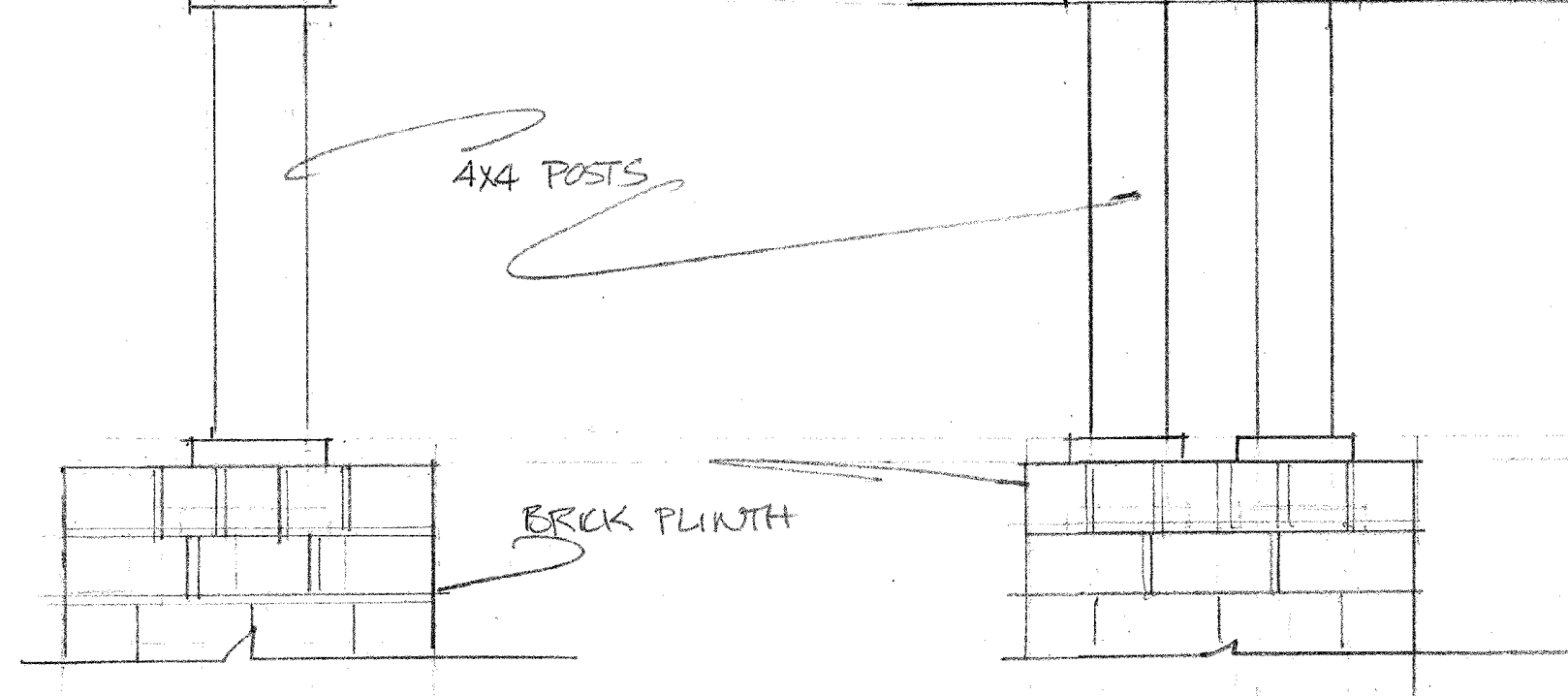
B

C



D

E



D

E

DETAIL 1"=1'



BISHOPS LANE  
COTTAGES

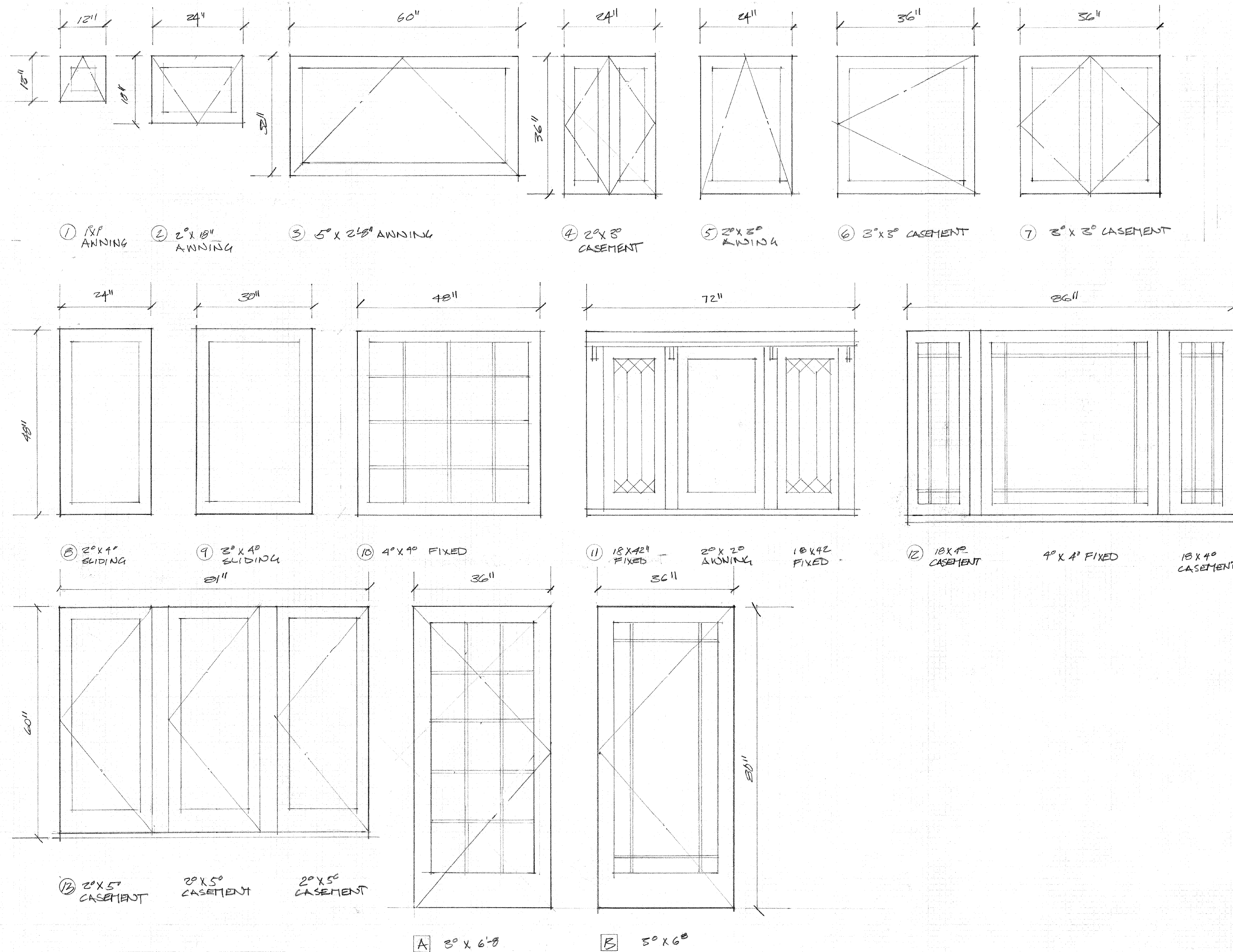
817 SILVERADO ST  
7762 BISHOPS LANE  
LA JOLLA CA 92037

APN: 350-321-05-00

ARCHITECTS  
SAFDIE RABINES ARCHITECTS  
925 FORT STOCKTON DRIVE  
SAN DIEGO, CA 92103  
619 297 6153

RESIDENTIAL DESIGN  
MATTHEW WELSH  
817 SILVERADO ST  
LA JOLLA CA 92037  
858 454 9949  
matwelsh@pacbell.net

SILVERADO COTTAGE  
817 SILVERADO STREET LA JOLLA CA 92037



DOORS & WINDOW SCHEDULE  
1"=1'-0"

REVISIONS  
NUM. DESCRIPTION DATE

ISSUE DATE  
DOOR WINDOW

HABS

B-6



BISHOPS LANE  
COTTAGES

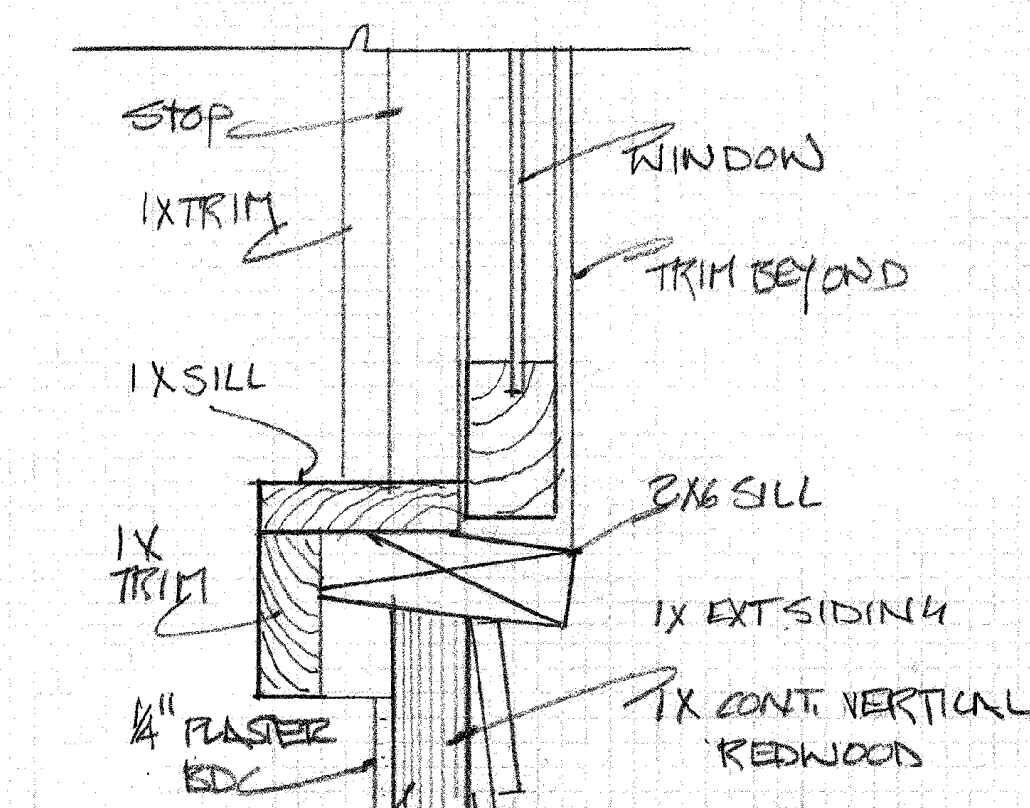
817 SILVERADO ST  
7762 BISHOPS LANE  
LA JOLLA CA 92037

APN: 350-321-05-00

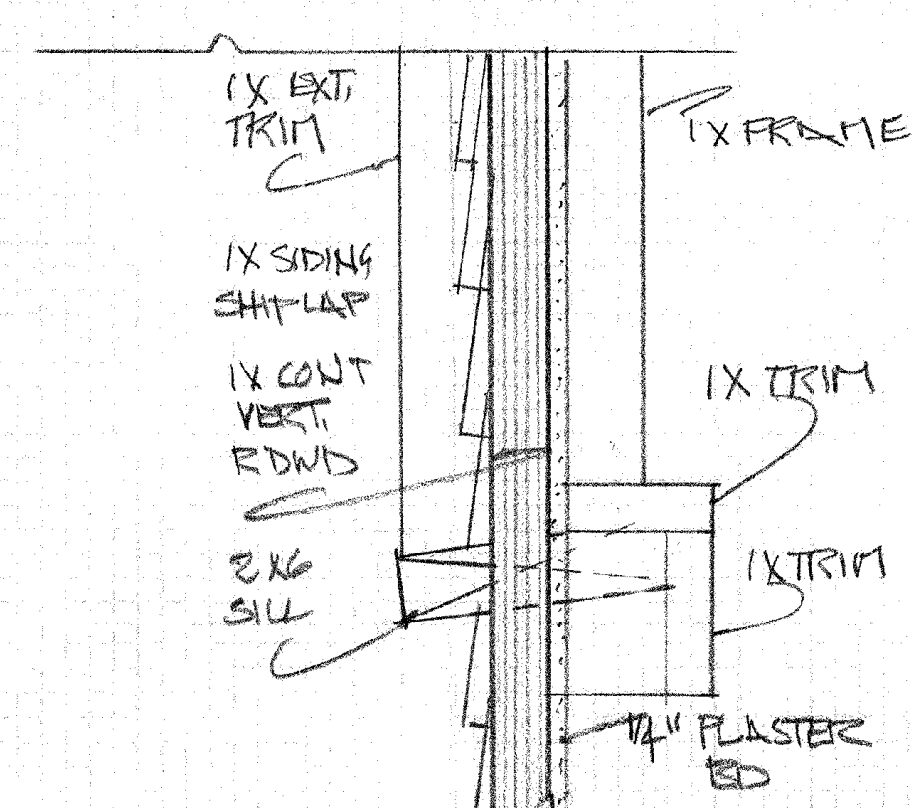
ARCHITECTS  
SAFDIE RABINES ARCHITECTS  
925 FORT STOCKTON DRIVE  
SAN DIEGO, CA 92103  
619 297 6153

RESIDENTIAL DESIGN  
MATTHEW WELSH  
817 SILVERADO ST  
LA JOLLA CA 92037  
858 454 9949  
matwelsh@pacbell.net

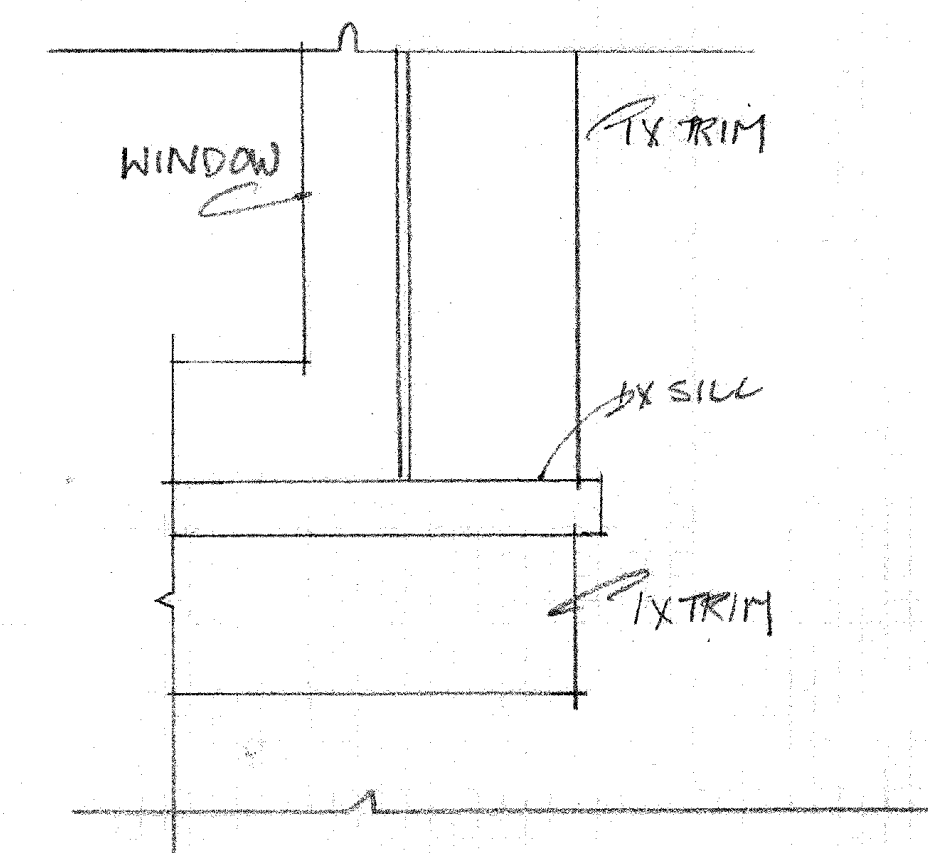
SILVERADO COTTAGE  
817 SILVERADO STREET LA JOLLA CA 92037



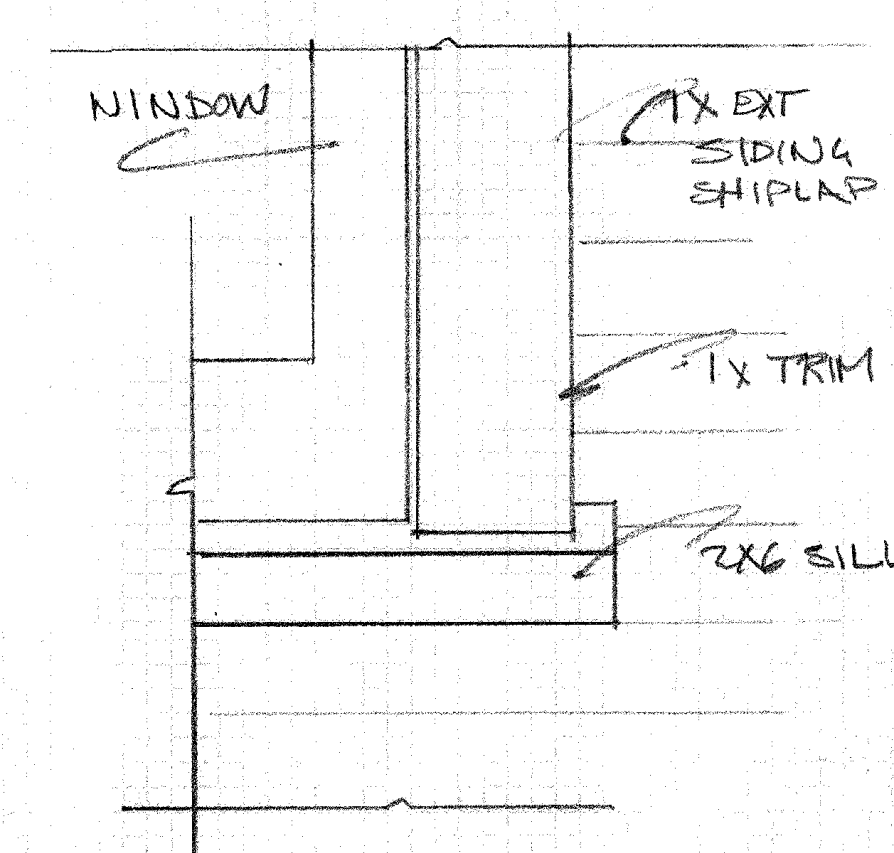
WINDOW SILL INSIDE



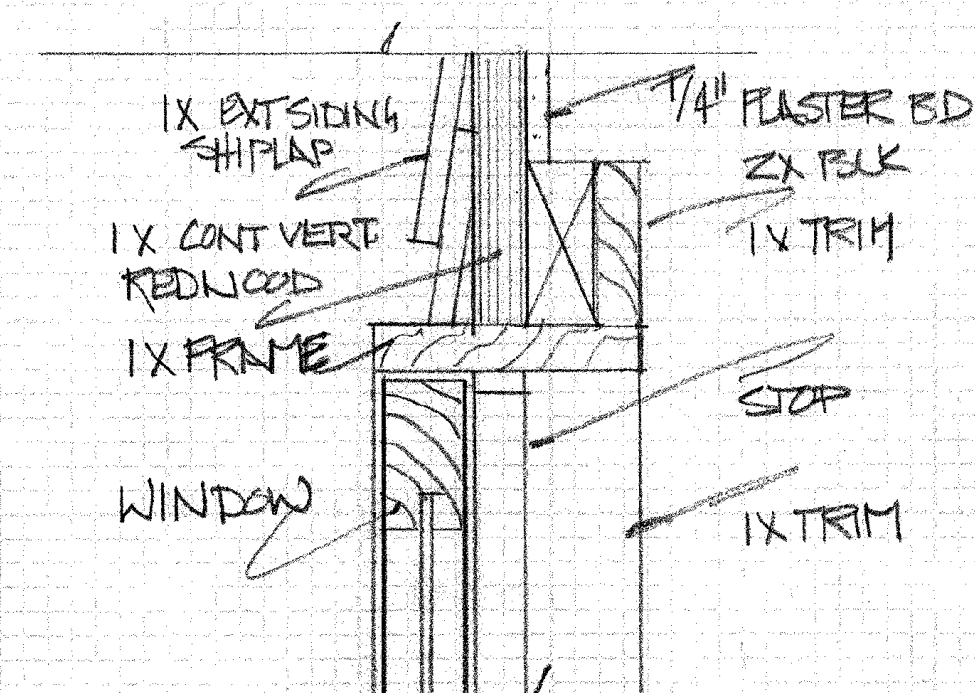
WINDOW SILL OUTSIDE



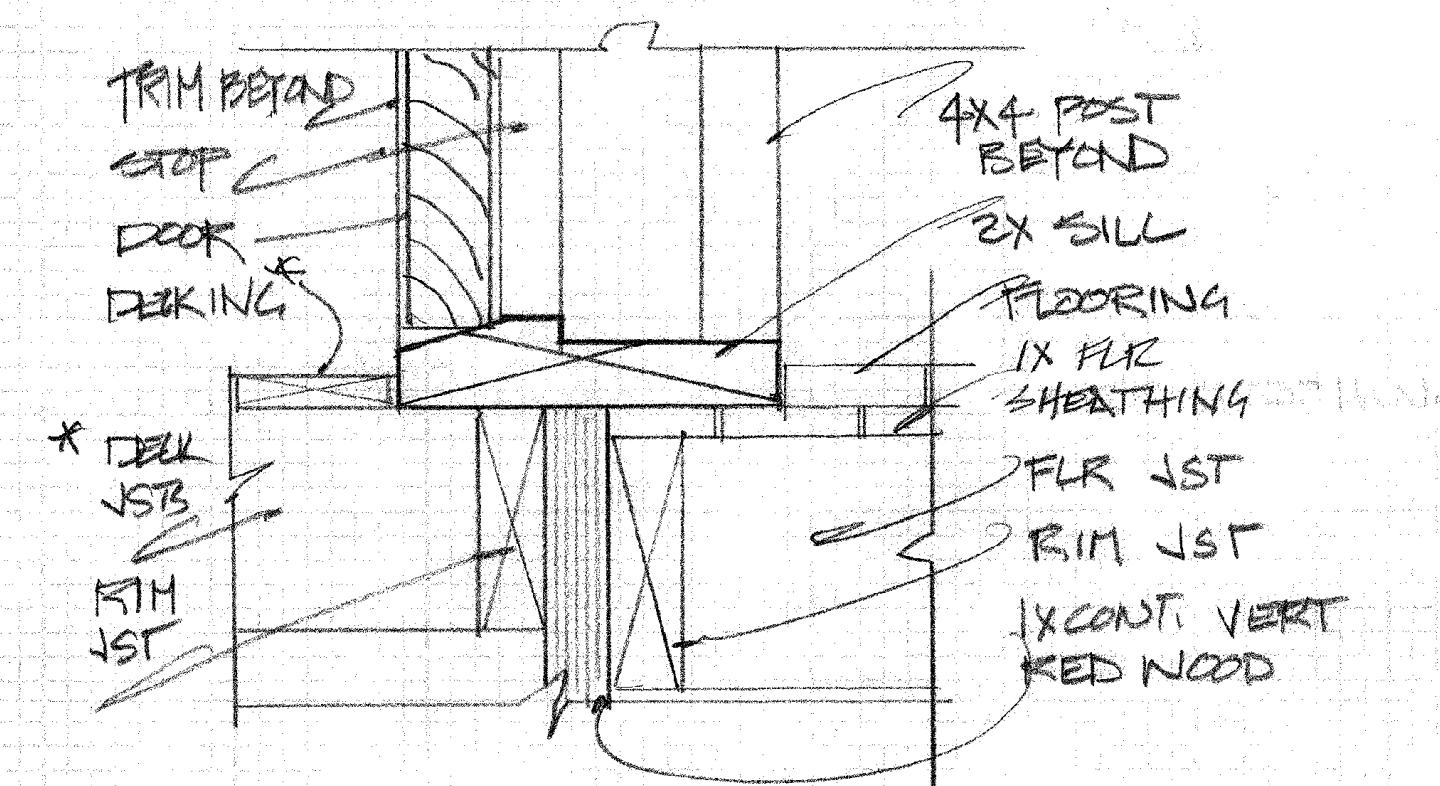
INTERIOR WINDOW (DOOR)



EXTERIOR WINDOW (DOOR)

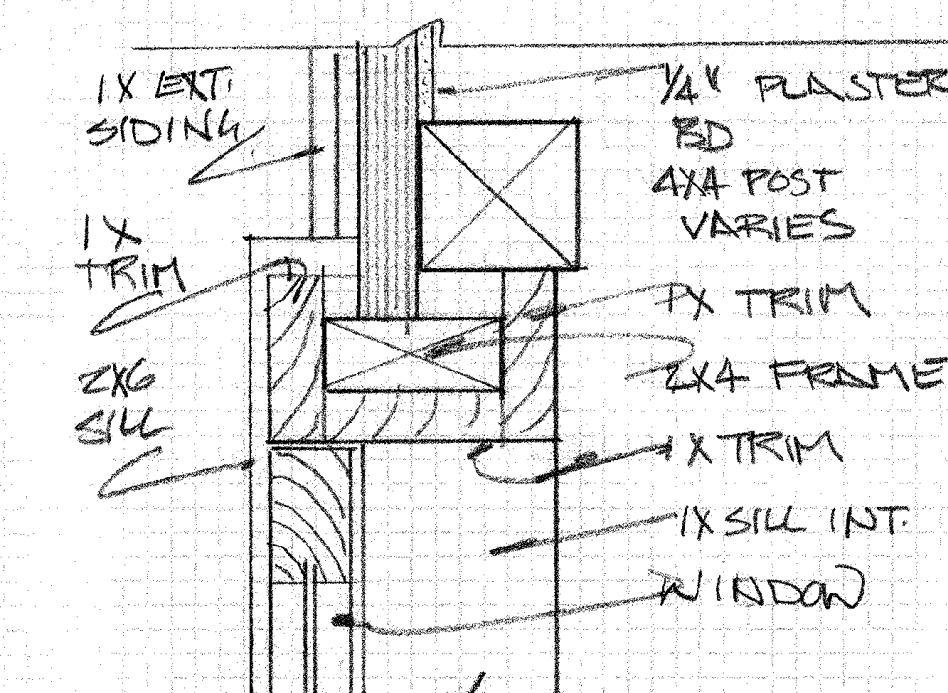


## WINDOW HEADER FRAME



DOOR SILL \*

\* BRICK & CONC FRONT PORCH



## PLAN DETAIL

DOOR  $\uparrow$  WINDOW SHEET  
3" = 1'-0"

NUM.	DESCRIPTION	DATE
1	...	...
2	...	...
3	...	...
4	...	...
5	...	...
6	...	...
7	...	...
8	...	...
9	...	...
10	...	...
11	...	...
12	...	...
13	...	...
14	...	...
15	...	...
16	...	...
17	...	...
18	...	...
19	...	...
20	...	...
21	...	...
22	...	...
23	...	...
24	...	...
25	...	...
26	...	...
27	...	...
28	...	...
29	...	...
30	...	...
31	...	...
32	...	...
33	...	...
34	...	...
35	...	...
36	...	...
37	...	...
38	...	...
39	...	...
40	...	...
41	...	...
42	...	...
43	...	...
44	...	...
45	...	...
46	...	...
47	...	...
48	...	...
49	...	...
50	...	...
51	...	...
52	...	...
53	...	...
54	...	...
55	...	...
56	...	...
57	...	...
58	...	...
59	...	...
60	...	...
61	...	...
62	...	...
63	...	...
64	...	...
65	...	...
66	...	...
67	...	...
68	...	...
69	...	...
70	...	...
71	...	...
72	...	...
73	...	...
74	...	...
75	...	...
76	...	...
77	...	...
78	...	...
79	...	...
80	...	...
81	...	...
82	...	...
83	...	...
84	...	...
85	...	...
86	...	...
87	...	...
88	...	...
89	...	...
90	...	...
91	...	...
92	...	...
93	...	...
94	...	...
95	...	...
96	...	...
97	...	...
98	...	...
99	...	...
100	...	...

ISSUE DATE

## DOOR WINDOW DETAILS

# HABS

**B-7**



BISHOPS LANE  
COTTAGES

817 SILVERADO ST  
7762 BISHOPS LANE  
LA JOLLA CA 92037

APN: 350-321-05-00

ARCHITECTS  
SAFIE RABINES ARCHITECTS  
925 FORT STOCKTON DRIVE  
SAN DIEGO, CA 92103  
619 297 6153

RESIDENTIAL DESIGN  
MATTHEW WELSH  
817 SILVERADO ST  
LA JOLLA CA 92037  
858 454 9949  
matwelsh@pacbell.net

SILVERADO COTTAGE  
817 SILVERADO STREET LA JOLLA CA 92037

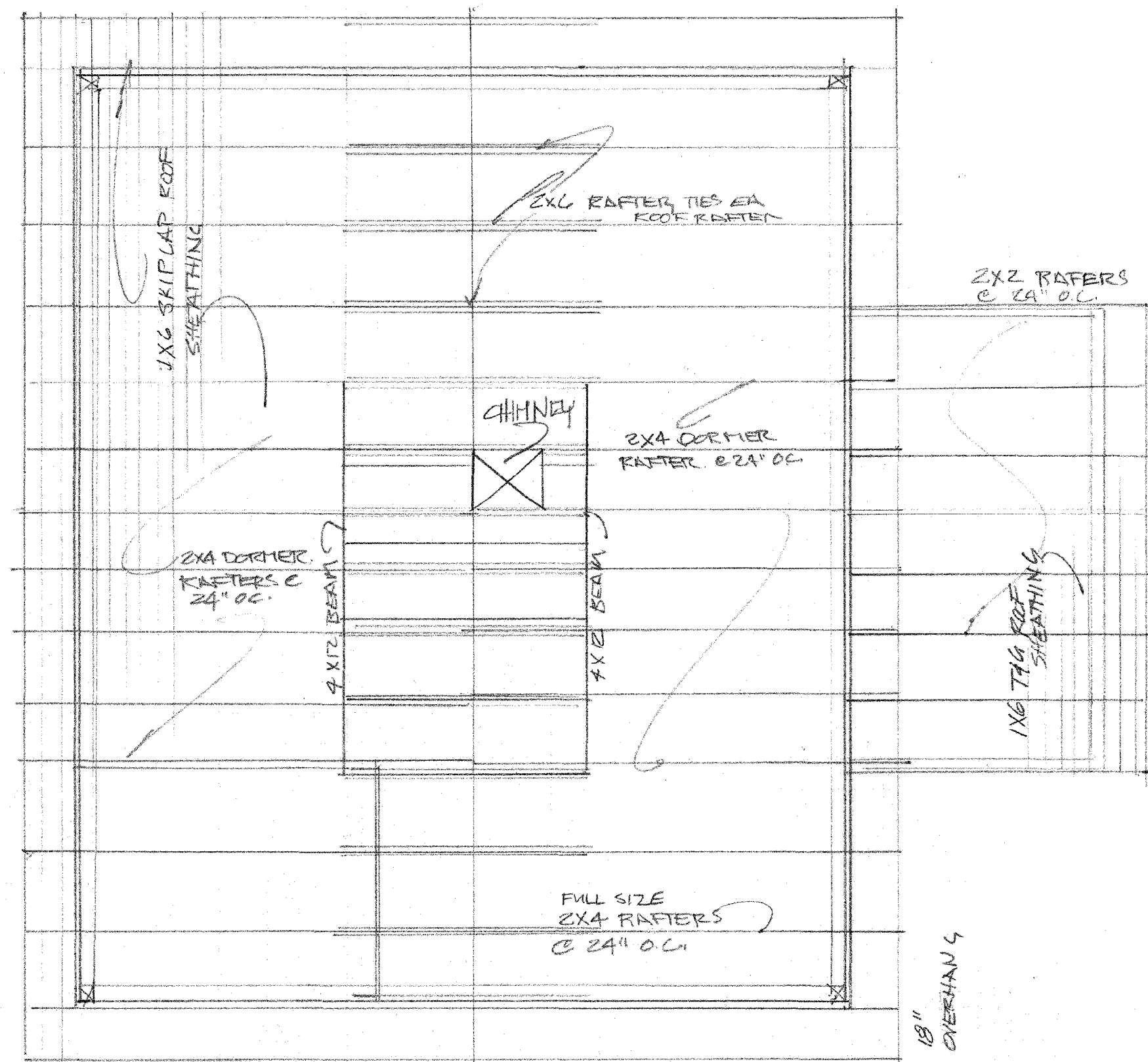
REVISIONS  
NUM. DESCRIPTION DATE

ISSUE DATE

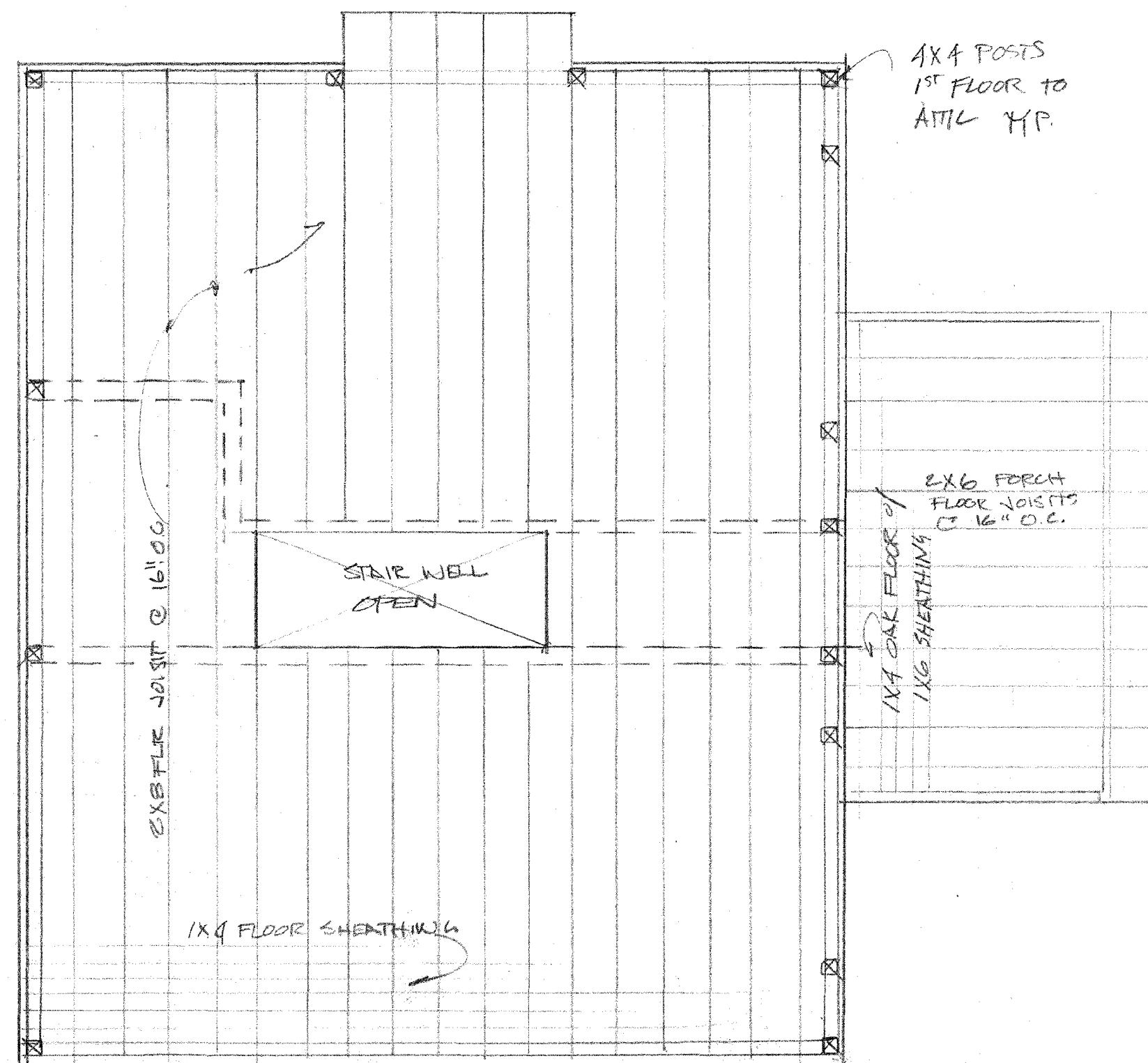
FRAMING  
PLAN

HABS

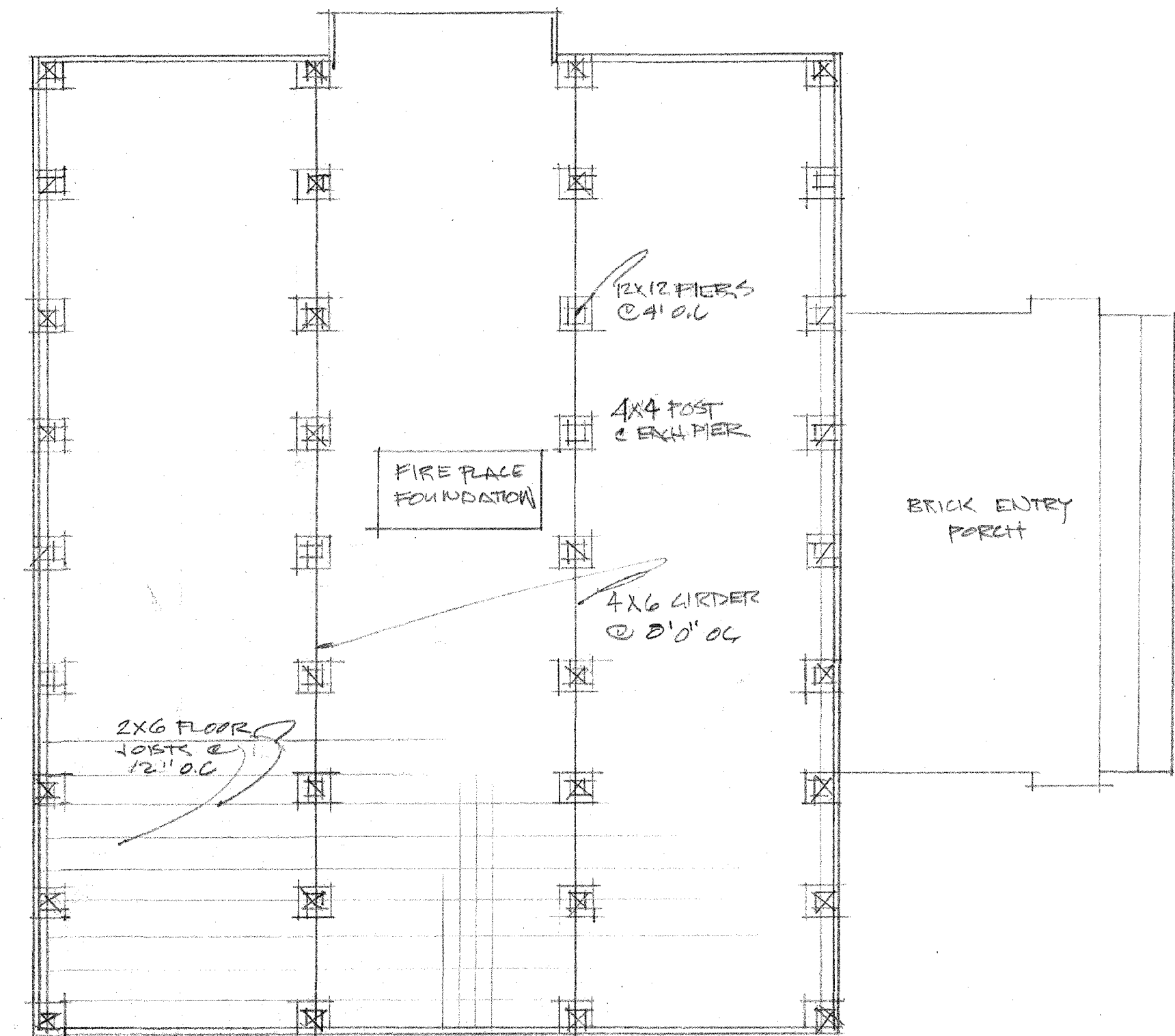
B-8



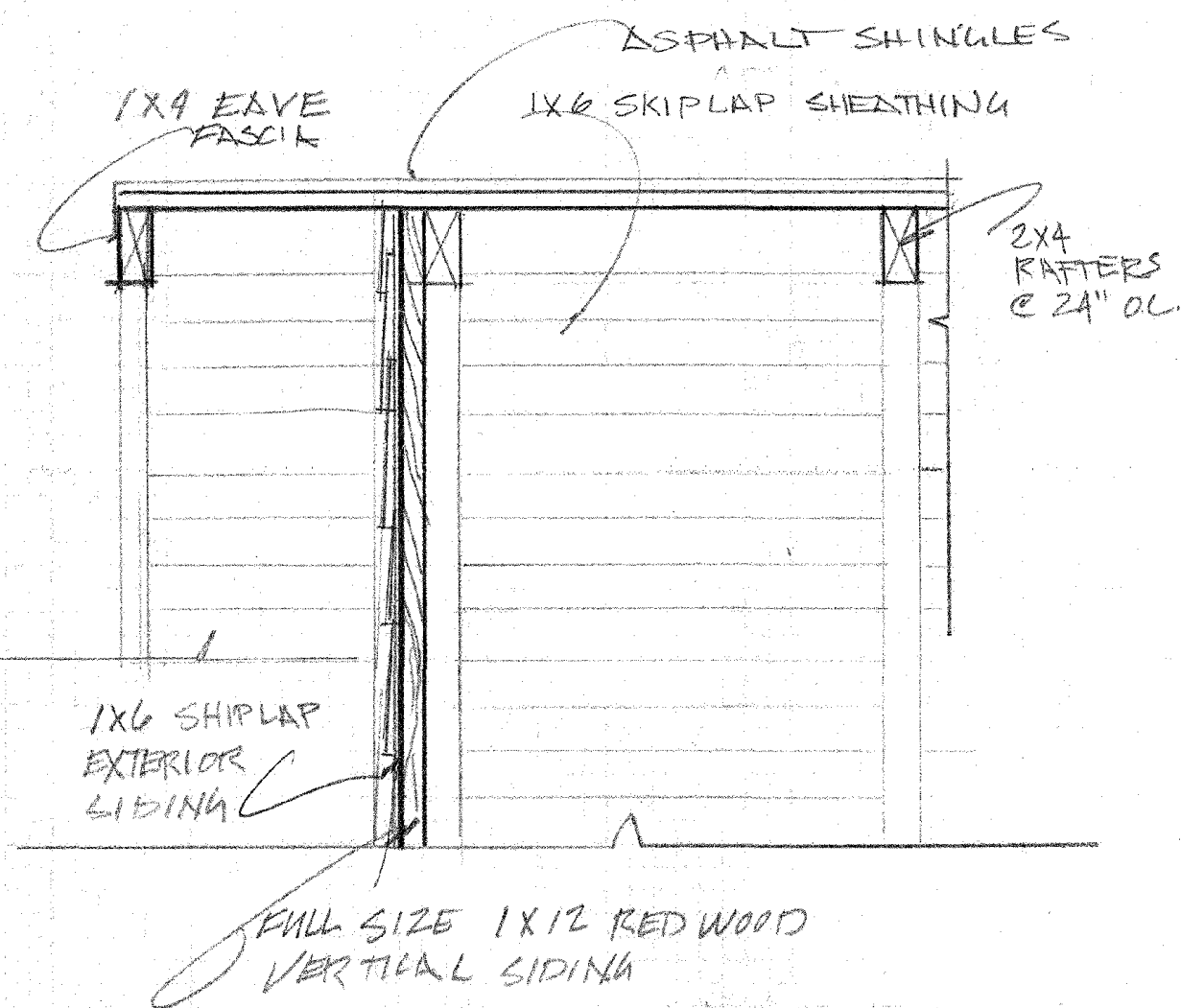
ROOF FRAMING



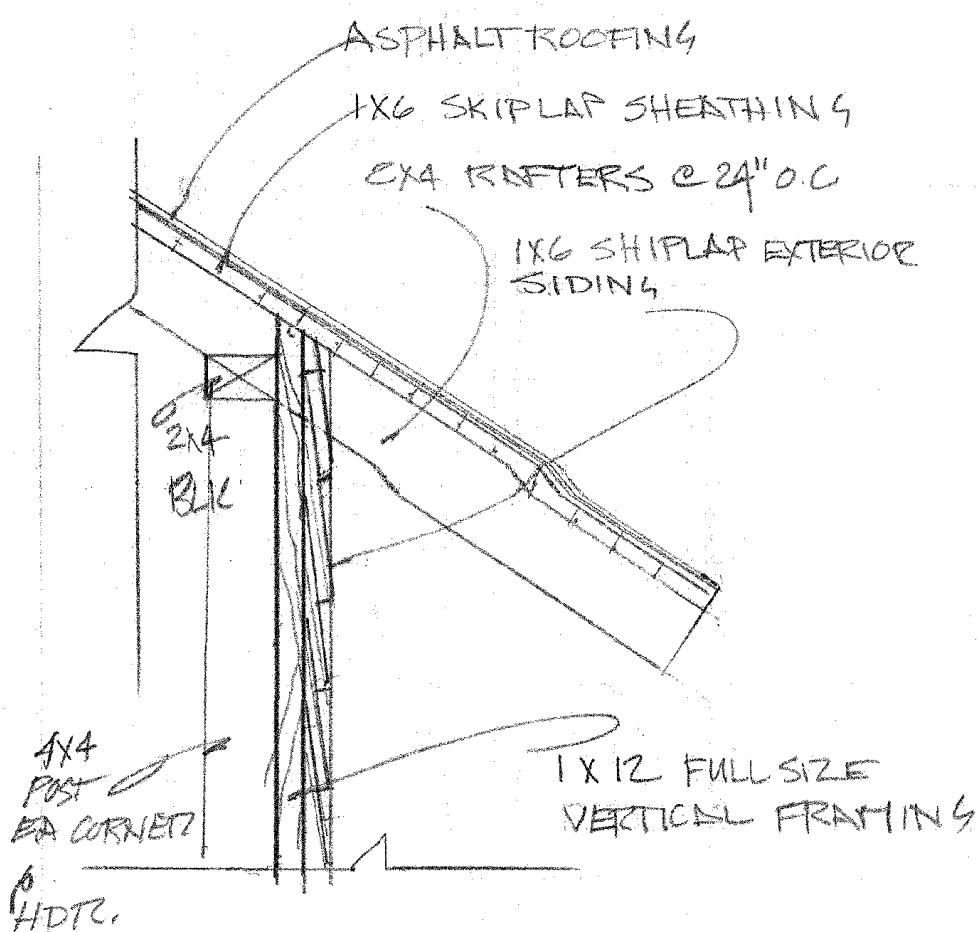
2nd FLOOR FRAMING



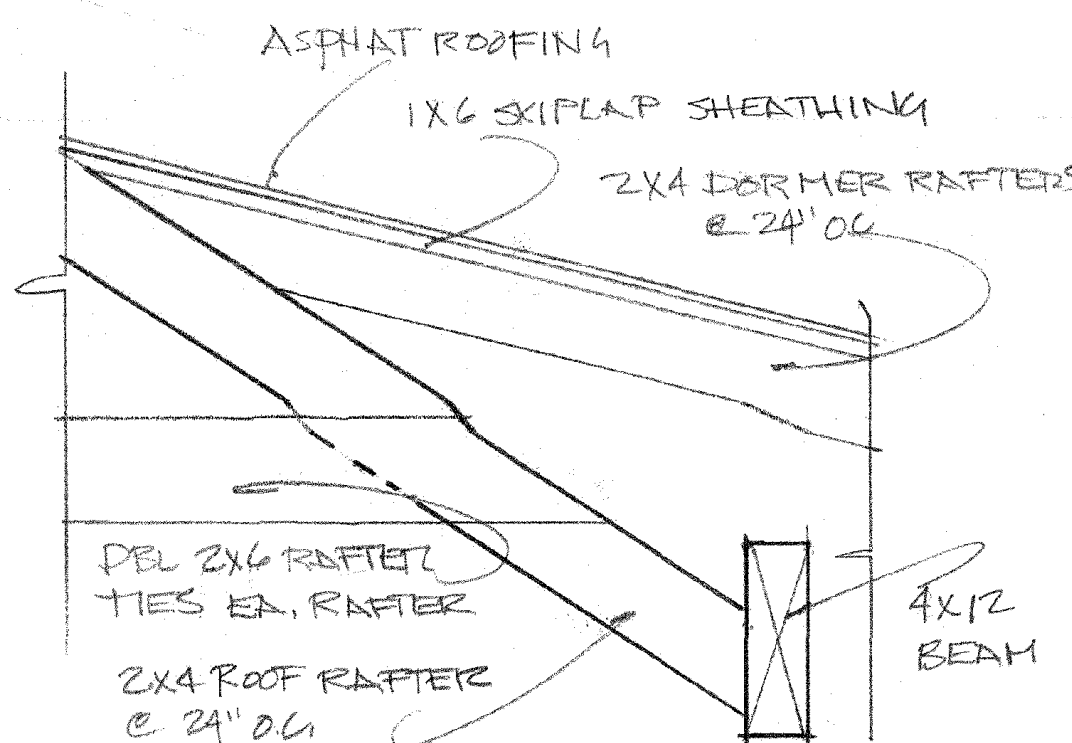
1st FLOOR FRAMING & FOUNDATION 1/4" NORTH



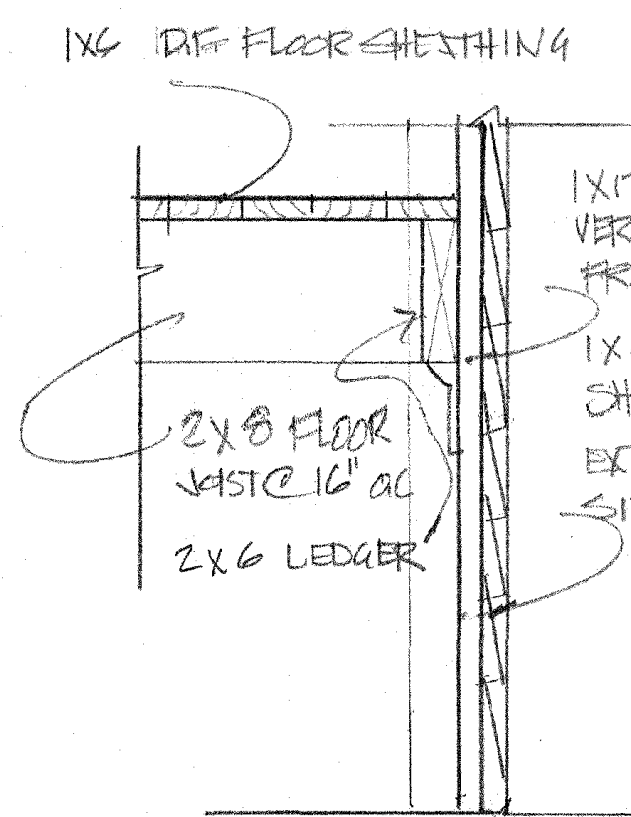
ROOF FRAMING



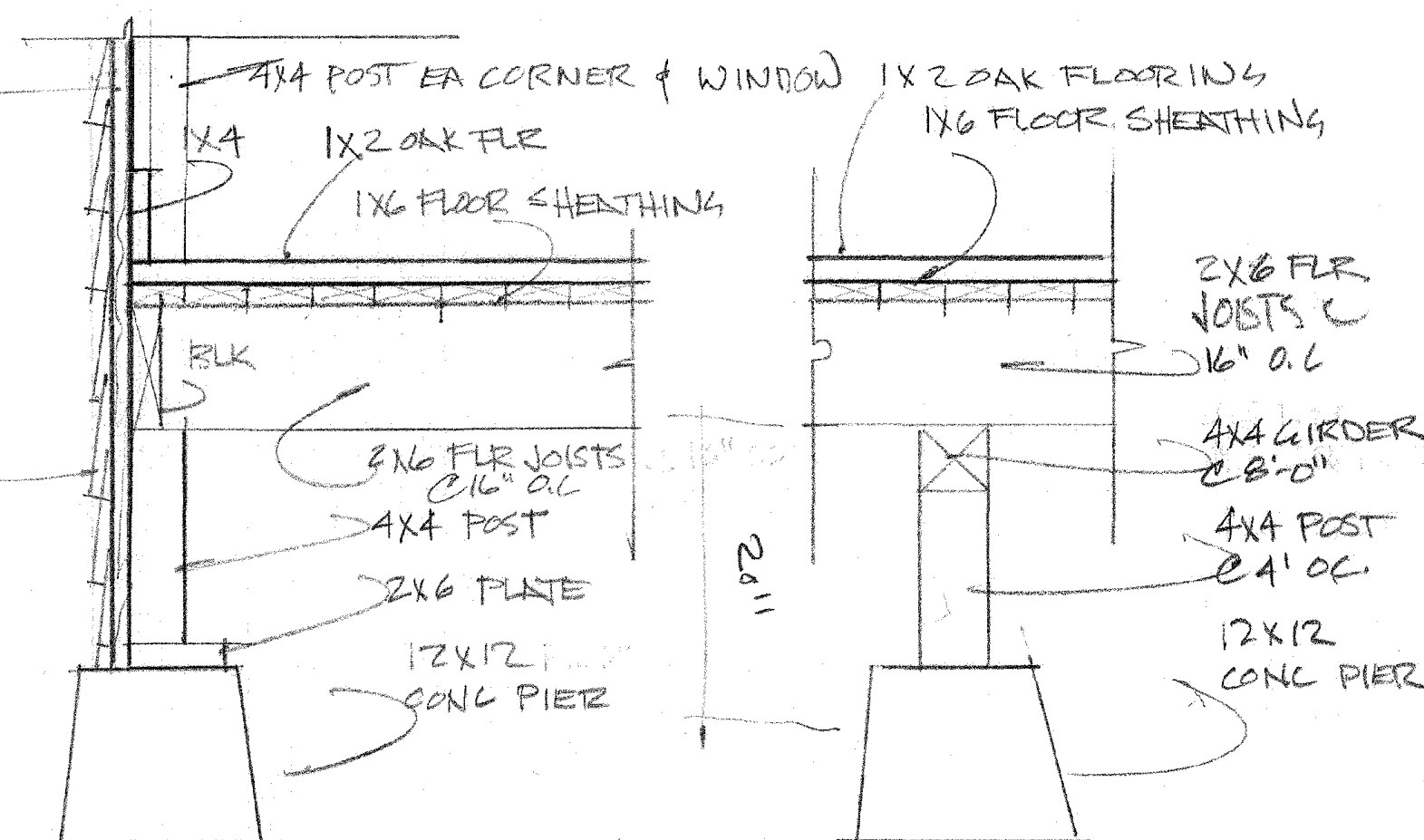
ROOF & EXTERIOR WALL



ATTIC CEILING FRAMING



WALL FRAMING



PIER FOUNDATION

EXISTING STRUCTURAL FRAMING



***HISTORICAL RESOURCE TECHNICAL REPORT  
FOR THE 7761 EADS AVENUE & 7762 BISHOPS LANE BUILDINGS  
LA JOLLA, CALIFORNIA 92037***

*Project Number 260198*

*7761 Eads Avenue & 7762 Bishops Lane  
La Jolla, California 92037*

*Report Submitted To:*

*The City of San Diego  
Project Management  
Development Services Department  
1222 First Avenue, MS-302  
San Diego, California 92101-4153*

*Report Prepared For:*

*Candace Ford  
26927 Alder Court  
Valencia, California 91355*

*Report Prepared By:*

*Scott A. Moomjian  
Attorney at Law  
5173 Waring Road, #145  
San Diego, California 92120  
(619) 230-1770*

*June 2012*

## TABLE OF CONTENTS

<b>Executive Summary</b>	1
<b>Introduction</b>	2
Report Organization	2
Project Area	2
Project Personnel	3
<b>Project Setting</b>	3
Physical Project Setting	3
Project Area and Vicinity	3
Historical Overview Of The La Jolla Community	5
<b>Methods and Results</b>	7
Archival Research	7
Field Survey	7
Description of Surveyed Resources	7
<b>Significance Evaluation</b>	8
Integrity Evaluation	8
Application of San Diego Historical Resources Board (HRB) Register Significance Criteria	11
Application of National and California Register Criteria	24
<b>Findings and Conclusions</b>	27
Impacts Discussion	27
Application of City of San Diego CEQA Significance Criteria	28
Application of CEQA	29
Mitigation Measures	31
Conclusion	31
<b>Bibliography</b>	31
<b>Appendices</b>	
<b>Appendix A: Building Development Information</b>	
•San Diego County Assessor's Office Residential Building Records	
•Lot and Block Book Page	
<b>Appendix B: Ownership and Occupant Information</b>	
•Chain of Title	
•City Directory Listings of Occupants	
•Deeds from Date of Construction	

**TABLE OF CONTENTS (continued)**

**Appendix C: Maps**

- City of San Diego 800:1 Scale Engineering Map
- United States Geological Survey Map (U.S.G.S La Jolla Quadrangle)
- Original Subdivision Map (La Jolla Park)

**Appendix D: DPR Forms**

**Appendix E: Preparer's Qualifications**

***HISTORICAL RESOURCE TECHNICAL REPORT  
FOR THE 7761 EADS AVENUE & 7762 BISHOPS LANE BUILDINGS  
LA JOLLA, CALIFORNIA 92037***

**Executive Summary**

This Historical Resource Technical Report (HRTR) was prepared at the request of Candace Ford in order to determine the potential historical and/or architectural significance of two one-story, single-family residences located on two adjacent legal parcels at 7761 Eads Avenue and 7762 Bishops Lane (collectively identified as the “Properties”) in the San Diego community of La Jolla, California according to National Register of Historic Places, California Register of Historical Resources, and City of San Diego Historical Resources Board designation criteria. The study is consistent with the adopted City of San Diego, Historical Resources Board (HRB), *Historical Resource Technical Report Guidelines and Requirements* (Land Development Manual, Historical Resources Guidelines, Appendix E, Part 1.2, February 2009) and the adopted *Guidelines for the Application of Historical Resources Board Designation Criteria* (Land Development Manual, Historical Resources Guidelines, Appendix E, Part 2, August 27, 2009). This HRTR was undertaken in conjunction with a Preliminary Review submittal (Project Number 239675) as well as Project submittal (Project Number 260198) to determine whether the Properties can be considered historically and/or architecturally significant.

The 7761 Eads Avenue property is defined as the western one-half of Lot 5, Block 31, Assessor’s Parcel Number 350-321-04-00, while the 7762 Bishops Lane property is defined as the eastern one-half of Lot 5, Block 31, Assessor’s Parcel Number 350-321-05. Both properties are located within the La Jolla Park subdivision, according to Map 352, filed in the Office of the County Recorder on March 22, 1887 and are owned by the Maynard Lawrence Sievek and Virginia Ann Sievek Family Trust dated November 24, 1998. Ms. Candace Ford serves as the Successor Trustee of the Sievek Family Trust.

The 7761 Eads Avenue property largely consists of a one-story, Craftsman style single-family residence. Built in 1915 by an unknown architect and/or builder, the building was both owner and tenant occupied over the course of its existence and subject to an addition in 1937 which affected the entire rear (east) elevation. The 7762 Bishops Lane property largely consists of a one-story, Craftsman style single-family residence. Built in 1913 by an unknown architect and/or builder, the building was largely tenant occupied over the course of its existence and subject to a rear porch enclosure along the northwest elevation and a front-gabled addition along the southwest elevation. Both of these improvements are believed to have occurred at some time after 1956.

Historical research indicates that the Properties are not historically and/or architecturally significant. The buildings are not associated with any important events or individuals at the local, state or national levels; do not embody the distinctive characteristics of a style, type, period, or method of Craftsman construction; and do not represent the notable works of “master” architects, builders, or craftsmen.



As Properties which are not historically or architecturally significant under local, state, or national significance criteria, the buildings are not eligible for listing in the National Register of Historic Places, the California Register of Historical Resources, the California Historic Resources Inventory, or the San Diego Historical Resources Board Register.

## **Introduction**

### **Report Organization**

This HRTR was prepared in order to determine the potential historical and/or architectural significance of two one-story, single-family residences located at 7761 Eads Avenue and 7762 Bishops Lane in the San Diego community of La Jolla, California as part of the “Ford Tri-Plex” development project (Project Number 260198). The 7761 Eads Avenue building was constructed in 1915 and the 7762 Bishops Lane building was constructed in 1913. Since structures that are at least 45 years of age may be considered potential historic resources under the California Environmental Quality Act (CEQA), the Properties were researched and evaluated as potential historic resources in accordance with City of San Diego Historical Resources Board (HRB) local criteria; California Register of Historical Resources (state) criteria; and National Register of Historic Places (national) criteria by Scott A. Moomjian, Esq., Historic Properties Consultant, from April-June 2012. The Properties were determined by the present study not to be historically and/or architecturally significant.

The HRTR includes a Title Page; Table of Contents; Executive Summary; Introduction (Report Organization; Project Area; Project Personnel); Project Setting (Physical Project Setting; Project Area and Vicinity; Historical Overview of the La Jolla community); Methods and Results (Archival Research; Field Survey; and Description Of Surveyed Resources with current photographs); Significance Evaluation; Findings and Conclusions; Bibliography; and Appendices. The Appendices consist of Building Development Information (Residential Building Records and Lot and Block Book Pages; Ownership and Occupant Information (Chain of Title; San Diego City Directory Occupant Listings; and a Copy of the Grant Deed from the dates of construction); Maps (800:1 scale engineering; U.S.G.S. La Jolla Quadrangle; and La Jolla Park subdivision); California Department of Parks & Recreation (DPR) Inventory Forms; and Report Preparer Qualifications (Resume).

### **Project Area**

The Properties are located in the San Diego community of La Jolla, California. The 7761 Eads Avenue property is defined as the western one-half of Lot 5, Block 31, Assessor’s Parcel Number 350-321-04-00, while the 7762 Bishops Lane property is defined as the eastern one-half of Lot 5, Block 31, Assessor’s Parcel Number 350-321-05. Both properties are located within the La Jolla Park subdivision, according to Map 352, filed in the Office of the County Recorder on March 22, 1887. The Properties are located in a built, residential urban environment near the southeastern corner of Eads Avenue and Silverado Street. The Properties each equally divide Lot 5, Block 31. As a whole, Lot 5



Regional location in San Diego County







is rectangular in shape and measures approximately 25 feet x 140 feet (approximately 3,500 total square feet). Each property measures approximately 25 feet x 70 feet (approximately 1,750 total square feet). The 7761 Eads Avenue property fronts on Eads Avenue to the west, while the 7762 Bishops Lane property fronts on Bishops Lane, which is little more than an alley that runs northwest/southeast between Eads Avenue to the west and Fay Avenue to the east. Overall, the Properties are bounded by Silverado Street to the north, Fay Avenue to the east, Kline Street to the south, and Draper Avenue to the west.

The surrounding neighborhood was largely developed beginning around the mid-1950s. Such development has continued to the present day. Originally, the neighborhood setting in and around the Properties generally consisted of one-story, single-family residential construction. However, the area has experienced significant changes over the years with the construction of new residential development. Original one-story dwellings were removed and replaced by much larger one and two-story homes, and the construction of new multi-story condominium and/or apartment (multi-family) buildings. In addition, original homes were extensively remodeled. Overall, architectural styles in and around the Properties are extremely eclectic in nature and generally reflect a mix of Spanish, French, Italian, Mediterranean, and Modern/Contemporary designs.

#### Project Personnel

Project personnel included Scott A. Moomjian, Esq., Historic Properties Consultant, who conducted the field survey, archival research, and prepared the final report with its findings and conclusions. All chain of title research was conducted by California Lot Book, Inc.

#### Project Setting

##### Physical Project Setting

The Properties is located in the San Diego community of La Jolla, California within the La Jolla Park subdivision. The Properties is located in a built, residential urban environment. The physical setting of the neighborhood is residential and consists of single and multi-family buildings. Over the years, the neighborhood setting in and around the Properties has dramatically changed with the construction of new, single-family and multi-family residential structures and the re-modeling of many of homes within the immediate vicinity. Overall, architectural styles in and around the Properties are extremely eclectic in nature and generally reflect a mix of Spanish, French, Italian, Mediterranean, and Modern/Contemporary designs.

##### Project Area and Vicinity

The overall area in and around the Properties is residential and largely consists of single and multi-family buildings. The La Jolla Park subdivision in which the buildings are located was filed in March 1887. However, widespread and prolific development did not



occur until the mid-1950s. Over the years, the neighborhood setting in and around the Properties has substantially changed with the construction of new, single-family and multi-family residential structures and the re-modeling of many of homes within the immediate vicinity. Overall, architectural styles in and around the Properties are extremely eclectic in nature and generally reflect a mix of Spanish, French, Italian, Mediterranean, and Modern/Contemporary designs.

The 7761 Eads Avenue and 7762 Bishops Lane buildings were not identified in the historic inventory of the La Jolla community prepared by Patricia Schaelchlin in 1977. The buildings were also not included in the Draft La Jolla Historical Survey prepared by Architect Milford Wayne Donaldson, FAIA in 2001.

Historical research indicates that the Properties were under common ownership until 1912. For a list of individuals who owned the undeveloped property beginning with Frank T. Botsford in April 1887, see Chain of Title included as Appendix B. In July 1912, Ella B. Hyman and J.S. Hyman deeded the eastern one-half of Lot 5, Block 352 to Katharine Burkey and Lillian C. Lentell. In August 1914, Burkey deeded her interest in the property to Eva L. Williams. Williams owned the property until she conveyed her interest to Lentell in May 1933. In February 1913, the Hymans deeded the western one-half of Lot 5, Block 352 to Lentell (as her separate property). Therefore, by 1933, the properties were once again joined in common ownership. Subsequently, the properties were owned by Lentell (1912/1933-1936); Teodosia Paton (1936-1971); Arthur David Paton (1941-1956); Maynard and Virginia Sievek (1971-1998); Stacy Dean Sievek (1971); and the Maynard Lawrence Sievek and Virginia Ann Sievek Family Trust (1998-Present).

#### 7762 Bishops Lane

According to the Residential Building Record, the 7762 Bishops Lane building (which is located on the eastern one-half of Lot 5) was constructed in 1914. However, this date of construction is not accurate. While a Notice of Completion was not recorded for the building, nor were City of San Diego water and sewer connection records available, a Lot Book Page indicates that in 1912, the value of "Houses, Barnes, etc." on the property was \$0.00. One year later, in 1913, the value of improvements rose to \$100.00. The owner to whom the improvements were assessed was Lillian C. Lentell. Review of San Diego City Directories fails to list an occupant of the 7762 Bishops Lane building until 1929 (at which time the structure was identified as "7763" Bishops Lane). A 1921 Sanborn Fire Insurance Map depicts the presence of the structure at this time as a one-story, square-shaped dwelling unit. The building has a small front porch along its main (east) elevation and a small rear porch along its rear (northwest) elevation. The configuration of the building is not changed on subsequent Sanborn Maps from 1926 and 1949. Therefore, based upon the historic record, the 7762 Bishops Lane building was constructed in 1913. The identities of the architect (if one was retained) and the builder could not be ascertained. Over the years, the building appears to have been used exclusively as a rental property with at least twenty (20) occupants/tenants, see San Diego City Directory Occupant Listings included as Appendix B.

7761 Eads Avenue

According to the Residential Building Record, the 7761 Eads Avenue building (which is located on the western one-half of Lot 5) was constructed in 1914. However, this date of construction is not accurate. While a Notice of Completion was not recorded for the building, nor were City of San Diego water and sewer connection records available, a Lot Book Page indicates that in 1914, the value of “Houses, Barnes, etc.” on the property was \$0.00. One year later, in 1915, the value of improvements rose to \$140.00. The owner to whom the improvements were assessed was Lillian C. Lentell. Review of San Diego City Directories fails to list an occupant of the 7761 Eads Avenue building until 1927. A 1921 Sanborn Fire Insurance Map depicts the presence of the structure at this time as a one-story, rectangular-shaped dwelling unit. The building has a small front porch along its main (southwest) elevation and a bay section along its side (north) elevation. The configuration of the building is not changed on subsequent Sanborn Maps from 1926 and 1949. Therefore, based upon the historic record, the 7761 Eads Avenue building was constructed in 1915. The identities of the architect (if one was retained) and the builder could not be ascertained. Over the years, the building appears to have been used as both a rental property and a property occupied by property owners, see San Diego City Directory Occupant Listings included as Appendix B. Of these individuals, the property may have been rented by tenant Peter L. Salk from 1973-1981. It is believed that this individual was Dr. Peter Salk, the eldest son of Dr. Jonas Salk, who worked in his father’s laboratory at the Salk Institute from 1972-1984, conducting research on immunotherapy of cancer and autoimmune diseases.

According to Residential Building Records, the 7761 Eads Avenue building was subject to an addition along the rear (east) elevation in 1937. This addition, which appears to measure approximately 10 x 15 feet (150 square feet), extended the rear of the building and removed the original rear façade. The addition is not noted on the 1949 Sanborn Map. According to the Building Records, a “shop” structure, measuring approximately 12 x 14 feet (168 total square feet) was constructed between the 7761 Eads Avenue building and the 7762 Bishops Lane building in 1952. Further, site inspection and review of the Sanborn Maps for the 7762 Bishops Lane building indicates that the rear porch along the northwest elevation was enclosed and a front-gabled section was added along the southwest elevation. Both of these improvements are believed to have occurred at some time after 1956.

Historical Overview Of The La Jolla Community

The 7761 Eads Avenue and 7762 Bishops Lane buildings are located within San Diego’s La Jolla community. The village of La Jolla began in the 1880s during the “boom” period of San Diego’s history as a small coastal community. Prior to 1887, there was no development on land which is now referred to as La Jolla, an area known as a popular picnic and bathing attraction for residents and visitors of San Diego. One of the first land tracts in the area was La Jolla Park, which was developed in 1887 by Frank T. Botsford. Botsford’s purchase was different from any of his predecessors, because unlike other previous owners, he would ultimately develop La Jolla Park, which was the first land in

La Jolla to have identified lots and streets. Ultimately, with an auction sale of lots within La Jolla Park in April, 1887, Botsford set in motion the early development of La Jolla.

Between 1902-1920, the community of La Jolla began to experience sophisticated growth. In 1902, La Jolla held its first election. In 1907, La Jolla's first bank, the Southern Trust Savings Bank, was established. In 1908, the "Red Devil" train, a gas engine, began serving La Jolla, and in 1909, natural gas was made available. Pioneering members of the community included Ellen Browning Scripps and other local entrepreneurs.

In 1910, despite all of this change, La Jolla was still a community of dirt roads without electricity (electricity was made available in 1911). La Jolla's population at this time was approximately 850, more than double its 1900 figure. In 1912, motion pictures were shown in La Jolla for the first time, and in 1913, the *La Jolla Journal* (later renamed the *La Jolla Light*), came into existence. In 1918, the first paving of La Jolla occurred on Prospect Street. Paving the road from La Jolla to San Diego was ultimately completed in 1920.

After the First World War, the San Diego economy began to experience further growth and development. La Jolla real estate increased in demand and value from 1920 until the unpredicted real estate bust between 1925-1926. Nonetheless, La Jolla continued to grow and expand as a community. Numerous speculative real estate tracts were laid out in the general La Jolla area. These included La Jolla Hermosa and the Barber Tract in the south, the Muirlands on the western slopes of Mt. Soledad, and the northeastern La Jolla Shores tract.

The stock market crash of 1929 ushered in the Great Depression of the 1930s and few speculative ventures succeeded during this time. Little construction took place in the La Jolla area during these difficult years. Those individuals whose investments had not been devalued by the nation's crisis, however, were able to afford building projects. Federal government assistance and low material costs encouraged some people to venture out and risk investing in construction during the Depression. The country was brought out of the Depression by the development of the economy during the Second World War and the subsequent post-war prosperity. When the war ended, many war-time servicemen and workers relocated to La Jolla. Between 1946-1955, new subdivisions in La Jolla sprang up. At the end of the 1940s, the population of La Jolla was approximately 8,500. Expansion was directed south toward Pacific Beach, east up the La Jolla Hills, and north to the La Jolla Shores area.

Keeping pace with the economy, the development of La Jolla continued to grow, slowly but steadily. New highways began to crisscross the area, allowing greater business connections with the coastal community and the larger San Diego business infrastructure. These new highways drew traffic away from the coastal sections, leaving them quiet, peaceful and ultimately more desirable as residential areas.



Photograph #1  
7761 Eads Avenue  
West Elevation  
View Facing East





Photograph #2  
7761 Eads Avenue  
West Elevation  
View Facing East



Photograph #3  
7761 Eads Avenue  
West & South Elevations  
View Facing Northeast



Photograph #4  
7761 Eads Avenue  
South Elevation  
View Facing East





Photograph #5  
7762 Bishops Lane  
East & North Elevations  
View Facing West

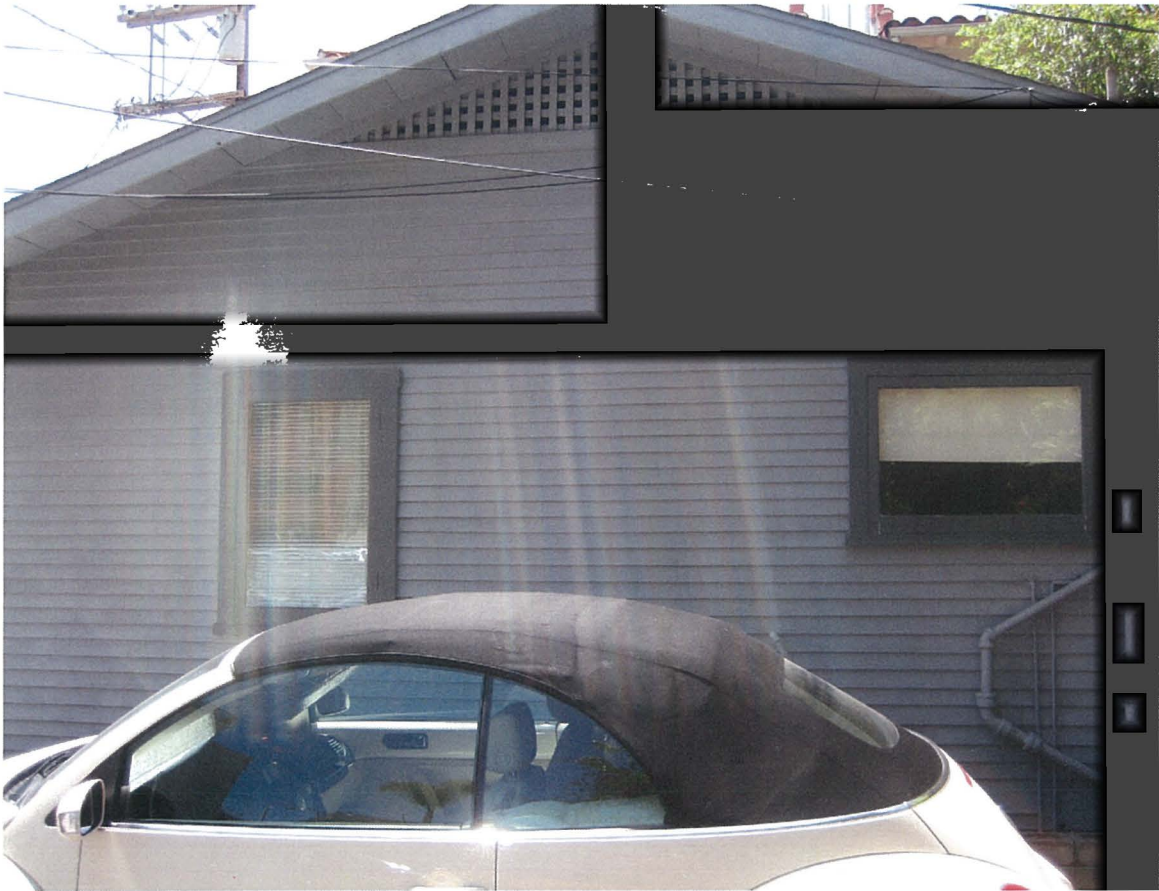




Photograph #6  
7762 Bishops Lane  
East & North Elevations  
View Facing South



Photograph #7  
7762 Bishops Lane  
East Elevation  
View Facing West



Photograph #8  
7762 Bishops Lane  
North Elevation  
View Facing South





Photograph #9  
7762 Bishops Lane  
East & South Elevations  
View Facing West



Photograph #10  
7762 Bishops Lane  
South Elevation  
View Facing West



Photograph #11  
7762 Bishops Lane  
Northwest Elevation (Porch Enclosure)  
View Facing Southwest



## **Methods and Results**

### **Archival Research**

The archival research for this HRTR included, but was not necessarily limited to, obtaining the Residential Building Records from the San Diego County Assessor's/Recorder's Office; a Chain of Title prepared by California Lot Book, Inc.; City of San Diego water and sewer department records research; building permit application research at the City of San Diego building records department (Development Services Center Building); San Diego City Directories, Sanborn Fire Insurance Maps, vertical files, and the *San Diego Union* index and newspaper articles at the San Diego Public Library, California Room; the San Diego History Center archives and photographic collection; the La Jolla Historical Society archives and photographic collection; local, state, and federal inventories/surveys/database material; personal research/archival material in possession of Scott A. Moomjian, Esq.; standard and authoritative sources related to local history, architecture, and building development information.

### **Field Survey**

The field survey work was conducted by Scott A. Moomjian, Esq. on May 14, 2012. An intensive survey of the subject Properties and surrounding neighborhood was undertaken at this time. The Properties were recorded on the appropriate DPR 523 forms according to instructions and publications produced by the California Office of Historic Preservation (See Attachment D).

### **Description of Surveyed Resources**

#### **7761 Eads Avenue**

The 7761 Eads Avenue property largely consists of a one-story, Craftsman style single-family residence. Constructed in 1915, the building features an irregularly-shaped, rectangular floor plan with a living room, bedroom, kitchen, and bathroom. When originally constructed, the structure featured approximately 489 total square feet of living space. However, in 1937, an addition with approximately 150 total square feet of space, was constructed along the entire rear (east elevation) of the house, thereby increasing the size of the building over 30%.

Of sub-standard wood frame construction, the 7761 Eads Avenue building is set on a concrete foundation with floor joists. The roof is low-pitched and front-gabled with a modest eave overhang and exposed roof rafters. Roofing materials consist of composition shingles. No chimney is present. The exterior is composed of wood shingles. Along the main (southwest) elevation, there is a partial porch which is formed by a low-pitched, front-gabled roof, supported by two square wood columns. A small set of wooden stairs lead to the porch area. The front door is wood-paneled with six glass panes set toward the top of the door. A wooden door screen is set in front of the door.

Fenestration consists of wood double-hung windows. Along the side (north) elevation, there is a projecting bay section. Overall, the home appears to be in fair condition.

### 7762 Bishops Lane

The 7762 Bishops Lane property largely consists of a one-story, Craftsman style single-family residence. Constructed in 1913, the building is located along Bishops Lane which is little more than an alley between Eads Avenue to the west and Fay Avenue to the east. The building is generally square-shaped with a living room, bedroom, kitchen, and bathroom. The building consists of approximately 424 total square feet of space. When originally constructed, the structure featured a rear porch along the northwest elevation. Sometime after 1956, this porch was enclosed with fixed windows and horizontal clapboard siding. In addition, sometime after 1956, a small projecting bay addition (approximately 2 x 14 feet, 28 total square feet) was added along the side (southwest) elevation.

Of sub-standard wood frame construction, the 7761 Eads Avenue building is set on a pier foundation with floor joists. The roof is moderately-pitched and side-gabled with a modest eave overhang and exposed roof rafters. Roofing materials consist of composition shingles. A brick chimney is located toward the center of the residence. The exterior is composed of horizontal clapboard siding. Along the main (east) elevation, there is a partial porch which is formed by wooden beams supporting a small roof projection. In actuality, the porch is little more than a wooden trellis. The porch area is open with a wood-paneled front door with glass pane. Fenestration consists of wood casement windows. Overall, the home appears to be in fair condition.

## **Significance Evaluation**

### Integrity Evaluation

In addition to determining the significance of a property under local, state, and national criteria, a property must also must possess integrity. Integrity is defined by the National Register of Historic Places as the “ability of a Property to convey and maintain its significance.” It is defined by the HRB *Guidelines for the Application of Historical Resources Board Designation Criteria* as “the authenticity of a historical resource’s physical identity clearly indicated by the retention of characteristics that existed during the resource’s period of significance.” Further, integrity relates “to the presence or absence of historic materials and character defining features” of a resource. The local, state, and national registers recognize seven aspects of integrity—location, design, setting, materials, workmanship, feeling, and association.

### Location

*Location is defined by the National Register as “the place where the historic property was constructed or the place where the historic event occurred.” It is defined by the HRB*

*Designation Guidelines as “the place where a resource was constructed or where an event occurred.”*

The 7762 Bishops Lane building was constructed in 1913 and the 7761 Eads Avenue building was constructed in 1915. The buildings have remained in their original locations throughout their existence.

### Design

*Design is defined by the National Register as the “combination of elements that create the form, plan, space, structure, and style of a property.” It is defined by the HRB Designation Guidelines as resulting “from intentional decisions made during the conception and planning of a resource. Design includes form, plan, space, structure, and style of a property.”*

The 7761 Eads Avenue and 7762 Bishops Lane buildings have been modified and altered over the years (see the above discussions for changes to the buildings). Improvements to the Properties include the construction of additions and a porch enclosure. While these changes have altered the appearance of the buildings, the improvements have not substantially altered the original form, plan, space, structure, or style of the buildings. As such, the Properties retain sufficient degrees of original design for integrity purposes.

### Setting

*Setting is defined by the National Register as the physical environment of a historic property. It is defined by the HRB Designation Guidelines as applying “to a physical environment, the character of a resource’s location, and a resource’s relationship to the surrounding area.”*

The 7761 Eads Avenue and 7762 Bishops Lane buildings have been sited on the same lot since their original construction in 1913 and 1915. Inspection of the surrounding residential neighborhood today indicates the presence of only very few original single-family homes. Many of the original homes which once existed in the nearby area have been removed while others have been substantially remodeled and altered. Structures located on properties immediately adjacent, or in close proximity to the 7761 Eads Avenue and 7762 Bishops Lane buildings, are either new or have been substantially remodeled. The substantial change to the overall physical environment of the area has resulted in an adverse impact to the original setting such that the Properties have not retained their setting elements for integrity purposes.

### Materials

*Materials are defined by the National Register as the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property. It is defined by the HRB Designation*



*Guidelines as comprising “the physical elements combined or deposited in a particular pattern or configuration to form a property.”*

The materials which have gone into the construction of the 7761 Eads Avenue and 7762 Bishops Lane buildings are both original and non-original. Although the buildings have been altered, because the majority of the materials which exist in the homes today are original, the Properties retain their materials elements for integrity purposes.

### Workmanship

*Workmanship is defined by the National Register as “the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.” It is defined by the HRB Designation Guidelines as consisting “of the physical evidence of crafts employed by a particular culture, people, or artisan, which includes traditional, vernacular, and high styles.”*

As with the materials discussion above, the workmanship that has gone into the construction of the 7761 Eads Avenue and 7762 Bishops Lane buildings is both original and non-original. Because most of the physical craftsmanship is original, the Properties retain their workmanship elements for integrity purposes.

### Feeling

*Feeling is defined by the National Register as “a property’s expression of the aesthetic or historic sense of a particular period of time.” It is defined by the HRB Designation Guidelines as relying “on present physical features of a property to convey and evoke an aesthetic or historic sense of past time and place.”*

In their current conditions, the 7761 Eads Avenue and 7762 Bishops Lane buildings still impart an aesthetic sense of 1910s Craftsman residential construction. As a result, the Properties retain their feeling elements for integrity purposes.

### Association

*Association is defined by the National Register as “the direct link between an important historic event or person and a historic property.” It is defined by the HRB Designation Guidelines as directly [linking] a historic property with a historic event, activity, or person or past time and place; and requires the presence of physical features to convey the property’s historic character.”*

The 7761 Eads Avenue and 7762 Bishops Lane buildings are not directly linked to any important historic events or persons. As a result, the Properties do not possess, nor have they ever possessed, associative elements for integrity purposes.

Application of San Diego Historical Resources Board (HRB) Register Significance Criteria

According to the City of San Diego Land Development Code, *Historical Resources Guidelines* (Adopted September 28, 1999; Amended June 6, 2000; April 30, 2001), a building, structure, sign, interior element and fixture, feature, site, place, district, area or object may be designated as historic by the City of San Diego Historical Resources Board if it meets any of the following below criteria. Guidelines in applying the criteria for designation exist in the *Guidelines for the Application of Historical Resources Board Designation Criteria* (Land Development Manual, Historical Resources Guidelines, Appendix E, Part 2, and Adopted August 27, 2009).

*Criterion A-- If it exemplifies or reflects special elements of a City's, a community's or a neighborhood's historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping or architectural development.*

*According to the HRB Designation Guidelines, special elements of development refer to a resource that is distinct among others of its kind or that surpass the usual in significance. It is not enough for a resource to simply reflect an aspect of development, as all buildings, structures, and objects do.*

*For each aspect of development, the resource shall exemplify or reflect a special element of that development which either maintains an established precedent, or may in itself be the model for development. To be significant for historical development, a resource shall exemplify or reflect a special or unique aspect of the City's general historical development; or shall exemplify or reflect a unique aspect of the City's history. To be significant for architectural development, a resource shall exemplify or reflect development associated with the City's built environment, especially that designed and constructed by non-architects, including real estate developers, contractors, speculators, homeowners and others associated with the building industry. Finally, to be significant for landscape development, a resource shall exemplify or reflect development associated with garden and park design, subdivision design, or ecosystem/habitat restoration and may include professionally applied standards or design ingenuity within landscape disciplines.*

No historical evidence was identified which would support the contention that the 7761 Eads Avenue and 7762 Bishops Lane buildings exemplify or reflect special elements of San Diego's, La Jolla's, Eads Avenue's, Bishops Lane's, or La Jolla Park's historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping or architectural development. The buildings in no way exemplify or reflect "special elements" of City, community, or neighborhood development any more than other existing structures (new or old) along Eads Avenue, Bishops Lane, or within the La Jolla Park subdivision.

Under the *Guidelines for the Application of the Historical Resources Board Designation Criteria*, the 7761 Eads Avenue and 7762 Bishops Lane buildings do not possess special

elements of development which are distinct among others of their kind or that surpass the usual in significance. The structures were merely constructed as simple Craftsman style buildings that were convenient and popular at the time. The buildings possess no special or unique elements which would elevate them to a level above other Craftsman homes built during the 1910s. As specified under the *Guidelines*, it is not enough for a resource to simply reflect an aspect of development as all building do.

Similarly, the buildings do not reflect an aspect of La Jolla development any more than other structures which were also built in the subdivision (either prior to establishment of the subdivision in 1887 or thereafter). The buildings do not reflect an element of development which maintains an established precedent, nor were they the model of development in the La Jolla Park subdivision.

In terms of historical development, the 7761 Eads Avenue and 7762 Bishops Lane buildings do not exemplify or reflect a special or unique aspect of the City's general historical development or a unique aspect of the City's history. In terms of architectural development, the buildings do not exemplify or reflect special development associated with the City's built environment. Finally, in terms of landscape development, the buildings do not exemplify or reflect development associated with subdivision design, since the structures were built after the subdivision was first developed. Therefore, based upon the above analysis, the Properties do not qualify under any aspect of HRB Criterion A (Community Development).

Despite this determination, the present study will include an evaluation under Criterion A within the context of Beach Cottage development in La Jolla.

#### *The History of La Jolla Beach Cottages*

In July 2009, a detailed study regarding La Jolla's beach cottages was prepared by Kathleen Crawford from the Office of Marie Burke Lia. The present discussion of the history of La Jolla beach cottages has been developed from this study. The 2009 study noted that beach cottages were once a common, and dominant, style of architecture in La Jolla from the late 1880s through the 1930s. At one point, there were over 450 beach cottages listed in local histories. Today, approximately 18 of these remain as part of the architectural heritage of La Jolla. The 7761 Eads Avenue and 7762 Bishops Lane buildings were never included as part of any La Jolla beach cottage inventory.

Noted La Jolla historian Patricia Schaeclin discussed beach cottages in her history of La Jolla by indicating that, in 1888, "the land collapse left a scraggly collection of cottages, few residents, no improvements and little hope...La Jolla experienced a steady growth in the first two decades of the twentieth century, a time when the community became a village. It grew from a 350 population, some one hundred houses, to a village and a popular resort with a commercial base of tourism large enough to support its permanent residents. The first permanent residence in La Jolla was the c. 1887 George Webster Heald House, located at 1287 Silverado Avenue. Heald, along with Frank Botsford, was one of the first developers of La Jolla. The house was sited at the sharp corner of



Silverado Avenue and Exchange Place to capitalize on the view directly to the beach. Today, the original view is blocked by the trees and buildings, but the Heald House would have been able to see directly to the Cove. The Heald House was torn down in 1936.

Local author Howard Randolph wrote a history of La Jolla in 1955 in which he discussed beach cottages. Randolph discussed the natural advantages of La Jolla – the ocean, the sunlight, and local spots such as Alligator Head, Cathedral Rock, the Caves, Gold Fish Point, and Whale View Point. The unusual rock formations, the beautiful mosses and shells, and the other natural beauties of the area attracted visitors and residents alike.

It was likely that the first commercial hotel buildings constructed in La Jolla were beach cottages. The first documented buildings were five cottages on the south side of Prospect Street between Herschel and Girard. Known as the “quintuplets,” they were intended to be temporary cottages for a hotel that was to be built. Used as a small inn, the “Cottage Hotel” was later known as the La Jolla House. One of the cottages was removed in 1899 to make way for the Chase and Ludington Store. The last of the quintuplets were torn down in 1926.

Early La Jolla did not have sidewalks or roads, merely trails and winding paths linking the homes and businesses and leading people to the beaches. The Star Pines that were planted in La Jolla led the way home on starry nights. Due to the lack of major roads and night lighting, the residents decided to plant the tall pine trees to serve as landmarks for residents to find their way home at night after visiting neighbors to play cards or have dinner. The town was small in scale, with simple one-story beach cottages, with narrow paths leading to the stores, residences and beach areas.

Randolph discussed how several early residents, including Mrs. Anson Mills and Walter Lieber had successful real estate ventures by owning and renting summer cottages to visitors. Mr. Randolph quotes Mr. Lieber’s memories of La Jolla by stating that when Mr. Lieber came to La Jolla in 1904, he commented that there were approximately 100 cottages currently standing in the town. He said they were inhabited mostly by “widows and old maids.” Lieber went on to establish a real estate company in La Jolla. The La Jolla Historical Society has material from his company in their files. In one of his brochures he listed “69 ‘Furnished Bungalows and Cottages’ for rent by the Walter Lieber Real Estate Company. The brochure includes the statement that “We do not rent cottages to those having tubercular trouble. The weather in La Jolla is not good for throat and lung diseases.” The descriptions of the cottages listed the facilities such as “hot water for baths, gas for cooking, flush toilets, lighting by electric, and heated by wood stoves.”

In the Appendices to the book, *La Jolla Year by Year*, Randolph listed all the beach cottages in La Jolla by name and address (at a time when it was possible to include both elements of information). The list was notated by unknown persons in the copy of the book located at the La Jolla Historical Society. The annotated Randolph list documented approximately 466 beach cottages on approximately 25 streets in La Jolla and these

structures dated from the 1890s to the 1920s. In the annotated Randolph list, the list documented the following streets as containing beach cottages: Cave Street, Coast Boulevard, South Coast Boulevard, Draper Avenue, Eads Avenue, Kline Street, La Jolla Boulevard, Lookout Drive, Park Row, Pearl Street, Princess Street, Spindrift Drive, Torrey Pines Road, and Virginia Way. Buildings listed as “Not Located” included approximately 56 structures. The 7761 Eads Avenue and 7762 Bishops Lane buildings were not listed (Eads Avenue was known as “Washington”).

Originally most of La Jolla’s beach cottages had names, instead of street addresses. The post office delivered the mail by name, not street address. The names were replaced in 1913 by street numbers for the use of the post office and Western Union but local residents still referred to the cottages by name. Cottage names were short, diverse and very original. Some of the names were ready-made, named from signs that could be purchased and put on the house, such as Idlewild, Rest-A-While, Cozy Nook and Done Roaming. The structures listed on Randolph’s list have names that reflect the beach context, the longings of the owners for previous homes or wishful thinking, or naturalistic concepts. Names include: Whispering Sands, Stella Maris, Puesta Del Sol, Salt Air Court, Sea Cliff, Sea Haven, Neptune, Sea Dream, Sandpiper, Barnacle, Surf Thrills, Kentucky, Kennebec, Hollywood, Bohemia, Cozy Nook, Red Rest, Hate to Quit It, Tuck Away, Nestledown, Happy Hollow, Glow Worm, Fire Fly, Kingfisher, Cherokee and El Tovar.

By 1920, the population had increased to over 2,500 people, with schools, roads, a commercial district, and an established tourist industry. Summer rentals of beach cottages were very popular and, according to Schaechlin, “practically every house and every room in La Jolla is already taken for the next two months....” Cottages were the popular choice for summer rentals and there were many to choose from. During the 1920s, hotels began to be constructed for tourists who did not want a cottage rental and gradually many of the rentals were converted to permanent homes for newcomers to the area.

During the decade of the “Roaring Twenties,” La Jolla became an international playground. As tourism expanded and La Jolla became a destination for movie stars and the wealthy, small beach cottages were no longer seen as suitable accommodations for wealthier visitors. The Cabrillo Hotel, the Windansea, and the Colonial Hotel were filled on a steady basis and soon it became apparent that if La Jolla was going to keep its status as a vacation spot, more hotel space would be needed. As the number of summer and winter visitors escaping the snow multiplied, four new hotels were built by 1928 – Casa de Manana, Little Hotel, La Valencia, and the La Jolla Manor – and many more were proposed.

The decade of the 1920s also brought increased residential density. The automobile took over American society and soon roads north and south led to La Jolla. The electric train came to La Jolla. These improvements brought wealthy newcomers to the area and these people built large homes that capitalized on the beauty of the area. The community became more affluent and developers began to subdivide the lots to create view lots

suitable for expansive homes. Subdivisions included La Jolla Park, Mt. Soledad, Country Club Heights, Ludington Heights, Muirlands, Bird Rock, the Barber Tract and others. Mary Lowry purchased over four hundred acres to develop a "Newport West" with an international aura and her dreams were carried out by her sons, Ray, William and George Rose. The men developed the waterfront Rose La Jolla Vista tract as a "select home locality."

Schaechlin describes the period between 1920 and 1945 as follows,

"The period between 1920 and 1945 saw the greatest and most diversified growth that La Jolla has ever known. It was a time of fun when life was centered around the beach, golfing, tennis and the Charleston, a carefree time, yet one with urban concerns of too much-too fast. It was a time when the control of the village passed from the founders to new people. It changed both the look and philosophy of La Jolla."

After the Second World War, housing tracts expanded, new tracts proliferated, shopping centers were developed, and parking and traffic became a continuous issue. "It was an era of new houses, a change from the past when primarily the subdivisions sold lots. It was the time to buy or build a house...It was the era of mass-produced houses. Above La Jolla Shores, the model homes were opened, luxurious, well designed, costing more than any previous land or house...The emphasis shifted away from tourism for La Jolla was becoming a bedroom community, the elite address and even though it had always attracted the wealthy, more and more, it became home of millionaires...."

From the 1940s onward, La Jolla underwent continuous growth and development. In the 1960s, the University of California, San Diego added another diverse element to the community and the rise of the various scientific research facilities also attracted wealthy new residents to live and work in La Jolla. High rise buildings began to appear in the downtown village core and during the 1960s and 1970s; the small beach cottages began to be demolished to make way for larger and more lucrative enterprises on the properties. "One of the most telling effects of expansion was the loss of early buildings. Between April 1970 and April 1974, 109 units were demolished. The commercial arteries (Prospect Street, Girard, Fay and Ivanhoe Avenues, Wall and Pearl Streets) and the residential Coast Boulevard and Coast Boulevard South became the focus of growth."

According to Randolph, these commercial artery streets contained over 230 cottages dating to the 1890s-1920s. In previous decades, when a property was under development, most of the time the cottages were simply picked up and moved to new locations. In the period from the 1970s through the 1980s, they were demolished. New zoning changes and in-fill building left no place for the older buildings, "...these early architectural examples that reflected the evolution of the community, comfortable, identifiable, giving a 'sense of place.' What replaced them set a new standard for architectural merit. The loss of board and batten cottages and the one-story Spanish-type commercial buildings was disturbing to a community comfortable with its ambiance. Many earlier and more significant buildings had been demolished: the Botsford, Heald



and Kennedy Houses, the 1888 La Jolla Park Hotel, the hotel cottages, the Montezuma cottage. But between 1970-1987, it was different. It was no longer just buildings that were being lost – it was the community identity.”

In 1977, a survey of historic resources in La Jolla was undertaken by Ms. Schaechlin. The survey used city directories and other early records and identified approximately 1,976 structures from the early history of La Jolla. A street by street survey revealed that 857 of these structures had been demolished. Approximately 1,119 buildings remained and 190 were listed as historic sites for further examination on the *La Jolla – A Historical Inventory*.

The Green Dragon Colony (c.1887) was a complex of beach cottages that were removed in 1992 after an extensive discretionary permit process. That process included a 1987 Environmental Impact Report that documented the current status of the La Jolla Beach Cottages recorded in the 1977 Inventory and concluded that 37 of those cottages remained. However, one of the sites included by Schaechlin, 7769-7783.5 Ivanhoe Avenue, was a bungalow court rather than a beach cottage. Therefore, 36 cottages remained in 1987 and the removal of the Green Dragon Colony complex in 1992 meant that 35 cottages remained after that date.

The 2009 study by the Office of Marie Burke Lia, which involved a windshield and Google Earth survey, was conducted using the 1987 list of Cottages that was prepared for the Green Dragon EIR. The 2009 survey contained a list of resources in spreadsheet format. The survey found that of the 35 cottages present after 1992, 7 had been designated as historic sites. The Red Roost (c.1894) and Red Rest (c.1894) remained at their original locations at 1187 and 1179 Coast Boulevard. However, their condition had been deteriorating steadily and they were in extremely poor condition. The Wisteria Cottage (c.1905), at 780 Prospect Street, is currently under renovation by the La Jolla Historical Society for use by the Society. Brockton Villa (c. 1894) is located at 1235 Coast Boulevard. Carey Crest (c.1900) had been rehabilitated and is located at 1369 Coast Walk. Of the designated buildings, 2 had been relocated. The c.1906 building located at 7520 Draper Avenue had been relocated to Heritage Place. The c.1905 building at 7584 Draper Avenue had been relocated to the Bishop's School.

Of the 35 cottages present after 1992, 12 non-designated sites appeared to retain their original appearance and remained on their original lots. However, approximately 8 other non-designated sites appeared to have been altered, some substantially, and 9 other non-designated sites have been replaced with new construction (including a property located 1328 Virginia Way which was removed in 2011 after the 2009 study was completed).

#### *Bungalows as an Architectural Style: Background History of Bungalow Architecture*

Bungalows are a form of residential architecture that became very popular in the twentieth century across America but were particularly suited to beach living. Popular primarily between 1890-1940, the style evolved from tropical beginnings. Various sources state that bungalow architecture began in Bengal, India. The indigenous one-

story, “Bangla” style, tile or thatched roofed buildings with wide open verandas were adopted by the British during their period of control of India in the 1800s. The British built bungalow residences for their on-site administrators and as summer retreats. In India, these small houses were provided as rest houses for travelers so the association was created early on that these small houses for a temporary retreat. Refined and popularized in California, the first California house labeled a “bungalow” was designed by San Francisco architect, A. Page Brown in the early 1890s.

At this time, the Arts and Crafts movement, emphasizing a horizontal link between the house and the land around it had begun to influence architecture. The use of local materials and colors from the surrounding landscape reinforced the home-earth relationship. In 1906, an article in *The Craftsman* magazine suggested “Possibilities of the Bungalow as a Permanent Dwelling.” Once they were accepted as full time, year round residences, the simplicity of a summer home fused with the idealistic philosophy of the Arts and Crafts movement.

“The Arts and Crafts movement inspired American architects and craftsmen like the Greene brothers in Pasadena and Frank Lloyd Wright in Chicago, Gustav Stickley in Michigan and many others to rediscover the value in hand crafting buildings and their contents using natural materials, creating a more holistic lifestyle for their occupants. At the same time, there were other notable movements, such as the first wave of nature conservancy and the establishment of national parks and social activism that was of a decidedly popularistic bent. The Industrial Age’s backlash was a yearning desire among many Americans to own their own homes and have small gardens. The success of the bungalow was due to its providing a solution to this desire. Thus, we’ll go out on a limb here and define the bungalow by it’s populist appeal, affordability, and easy livability and charm. The essential distinction between the Craftsman “style” and the derivative bungalow is the level of fine detail and craftsmanship.”

Over time, the popularity of the bungalow style led to an increased demand. Companies such as Sears and Montgomery Ward created “home kits” and one could purchase a complete bungalow style home to construct on an empty lot. Affordable and easy to construct, the concept caught on with American home owners.

Bungalow homes are defined not by size, but by scale. Typical features of a bungalow include:

- Small to medium sized residences.
- One to one and one-half stories, occasionally two stories.
- Low, sloping roof, hipped or gabled, sometimes with dormers.
- Exposed roof structure (beams and rafters).
- Exterior proportions balanced rather than symmetrical in arrangement.
- Modest front porch.
- Front stoop.
- Focus on a garden, even if small.
- Wood shingles, horizontal siding or stucco exteriors.
- Brick or stone exterior chimneys.

- Partial width front porch.
- Asymmetrical “L” shaped porches.
- Open informal floor plan.
- Prominent hearth.
- Interior wood details.
- Simple living room with the fireplace as focal point.
- Small kitchen.
- Living room with a broad opening into the dining room.
- Built-in furniture such as sideboards, bookshelves, and window seats.
- Wood used for flooring, wainscoting, chair rails, and geometric ceiling patterns.
- Stained and leaded glass used for windows and cabinet doors.
- Windows were typically double hung with multiple lights in the upper window and a single pane in the lower, often seen in continuous banks, simple wide casings .
- Artisan light fixtures.

The La Jolla Historical Society files contain a speech given in 1974 by Eugene Ray, a professor of environmental design at San Diego State University. Ray made the following comments about beach cottage design in La Jolla.

“...The bungalows are symbiotically tied with their site at the Cove and are a metaphor of the new spirited architecture that Louis Sullivan traveled all the way to California to see. It was this syndrome that fostered so much of what we know as modern architecture in California today. An architecture that looked outward to the sea, rather than inward (as did the central fireplace eastern seaboard influenced architecture, or even the central patio oriented adobe Spanish Colonial houses of early California.) Interestingly, in San Diego, it is very evident what just a ten mile distance inland means climatically. An adobe house is much more at home in the warm and inland situation and transversely, the bungalow fits perfectly at the sea-side. La Jolla was a first a tent town watering spot and early photographs testify to this holiday spirit. Later the spirit was continued in its development as a center for the arts. The bright red bungalows were flowers of this spirit. Just after the turn of the century, the professional journal, *California, Architect and Engineer*, noted that the bungalow, ‘As it flourishes in the balmy air of the pacific coast (sic), is just now our especial pride.’

(One of my favorite pictures taken at the cove just about that time, catches an early Wright airplane gliding above with the bungalows in the background. It is not accidental that the first international air show took place in Southern California in this period and that *Craftsman* magazine was promoting the California bungalow as a house for economical, healthful living.) So the prototypes origin at the beach gave way to its evolution as a permanent vernacular house. By 1910 this type had developed into the major American residential type...Louis Mumford, the famous historian, described the pattern very well. ‘...one important influence was that of tropical architecture. Robert



Louis Stevenson's house in Samoa was widely reproduced in photographs in the heyday of his popularity; a house with wide windows spaces and porches, adapted to the climate; and from India about the same time came the similar concept of the bungalow, with all the rooms on one floor, that swept the United States in the first decade of this century' and the 'new bungalows popularized by the *Craftsman* magazine introduced many substantial innovations in house keeping – not only rationalized kitchens but the very idea of giving a house the convenience of an apartment by confining it to one floor.'

As Harold Kirker puts it, 'Although there are those who insist that the redwood bungalow was conceived independently of previous custom and precedent, this architectural form, like everything else in 19<sup>th</sup> century California, was imported. The term itself is derived from an anglicized version of the word "Bengali" and refers to the thatched houses that evolved in the British East.'

The 7761 Eads Avenue and 7762 Bishops Lane buildings do not qualify under Criterion A as beach cottage resources which are important to the development of La Jolla. It is well-established that the bungalow/cottage style was developed in La Jolla as part of the village's earliest historical and architectural development, beginning in the 1890s. Beach cottages were the typical architectural style seen in La Jolla and over 450 beach cottages were constructed between 1890 and 1925. Approximately 18 of the 450 plus beach cottages remain in La Jolla at the present time. The 7761 Eads Avenue and 7762 Bishops Lane buildings were never listed in the official inventories of such cottages and were clearly during the middle of beach cottage development.

The beach cottage in La Jolla served as the community's earliest architectural style because the style lent itself ideally to the nature oriented landscape and the stylistic elements of wide porches and windows captured the ocean views and open vistas of the pristine La Jolla landscape. The location of the 7761 Eads Avenue and 7762 Bishops Lane buildings never afforded such a perspective indicative of beach cottage architecture.

La Jolla's reputation as a tourist spot and summer or winter vacation spot began early in the twentieth century. The beach cottage style was ideal for use as a summer retreat. Small in scale, simple, with small kitchens and an open floor plan, the bungalow was designed for easy living. The wide porches, expanses of windows, and built-ins in the interior were all designed to provide an indoor/outdoor kind of lifestyle that framed the views and the natural beauty of La Jolla. La Jolla in the 1890s and early twentieth century was a small village with limited building supplies and few craftsmen to construct homes. House kits were not available yet. Houses were simple in design, suitable as temporary summer or winter residences or, even though lacking many modern conveniences, they could be used as permanent residences. The beach cottages in La Jolla were built of wood primarily with single wall construction. Board and batten siding or horizontal shiplap siding was most common for the exteriors. Most homes were one-story, a few examples of two-story bungalows were present.

A review of historic photographs of La Jolla residences in the La Jolla Historical Society determined that the vast majority of beach cottages were one-story in height, small in scale, and very simple in design. Photographs from the early twentieth century show a small village of wooden bungalow cottages sited to capitalize on the ocean views and connected by winding paths. The buildings exhibited the standard bungalow features of wood shingled or horizontal siding, front porches, hipped or gabled roofs, lots of windows (some with leaded windows), small kitchens, living rooms that open into dining rooms and wood interiors with built in bookshelves, cabinets and window seats. The houses were not plastered as the plaster would have absorbed the moisture in the La Jolla air and mildew problems would have been significant. (The moist air was why Walter Lieber stated in his real estate brochures that the area was not good for tubercular people.) It was a necessity due to the climate to build beach cottages out of wood to promote a healthier life style. Most of the homes did not have heating systems so a central fireplace was important to provide heat to ward off the fog and chill from the ocean.

The 7761 Eads Avenue and 7762 Bishops Lane buildings do not display an abundance of La Jolla beach cottage characteristics. Overall, the buildings are one-story in height with low-pitched roof(s) and simple floor plans. The buildings do not display such commonly accepted La Jolla beach cottage features as balanced exterior proportions; focused garden arrangements; asymmetrical “L”-shaped porches; open floor plans; prominent hearths; interior wood details; built in wood furniture; wood used for interior features; and artisan light fixtures. Moreover, each building has been modified by improvements over the years, thereby altering their original appearances. The overall setting in and around the Properties has been substantially compromised by the construction of newer, much larger single and multi-family development over the years. The neighborhood feeling of small-scale Craftsman beach cottage construction dating to the 1910s no longer exists. The buildings were never documented or considered important Craftsman beach cottages to the La Jolla community as evidenced in the fact that they were never included in any historic resource inventory or survey. As properties which were built during the middle of La Jolla Craftsman beach cottage development, they reveal very little about building practices in the community during the 1910s. Therefore, the Properties do not qualify under HRB Criterion A (Community Development) in the context of La Jolla beach cottage development.

*Criterion B--Is identified with persons or events significant in local, state, or national history.*

*According to the HRB Designation Guidelines, resources associated with individuals whose specific contributions to history can be identified and documented may qualify under Criterion B for persons significant in history. Persons significant in our past refers to individuals associated with San Diego whose activities, achievements and contributions are demonstrably important within the City, state, or nation.*

*A person would not be considered historically significant simply by virtue of position/title, association, affiliation, race, gender, ethnicity or religion. Criterion B is*

*generally restricted to those properties that are associated with a person's important achievements, rather than those that are associated with their birth or retirement, or that are commemorative in nature. The person must have made demonstrable achievements and contributions to the history of San Diego, the state, or the nation. In addition, the resource must be associated with the person during the period that the person's significant achievements and contributions occurred.*

No historical evidence was found which would suggest that the 7761 Eads Avenue and 7762 Bishops Lane buildings were ever directly identified with any persons or events significant in local, state, or national history. None of the persons associated with the Properties performed any activities, achievements or contributions which were demonstrably important within the City, state, or nation. The Properties does not qualify under HRB Criterion B (Historic Person).

*Criterion C--Embodies distinctive characteristics of a style, type, period or method of construction or is a valuable example of the use of indigenous materials or craftsmanship.*

*According to the HRB Designation Guidelines, this Criterion applies to resources significant for their physical design or method of construction. To embody the distinctive characteristics of a style, type, period or method of construction refers to the way in which a property was conceived, designed, or fabricated by an individual, a group of people, or a culture. Distinctive characteristics are those physical features or traits that commonly recur in individual styles, types, periods or methods of construction.*

*In order to qualify under this Criterion, a resource must embody distinctive characteristics of an architectural style, a type of construction, a recognized construction period, or an identifiable method of construction, as established through accepted bodies of scholarly and professional work. Comparison to other resources of the same style, type, period, or method of construction is not required unless scholarly work has not been done on a particular property type or unless surviving examples of a property type are extremely rare. In these instances where it has not been determined what physical features a property must possess in order for it to reflect the significance of a historic context, comparison with similar properties should be undertaken. It is important to note that Criterion C states that a resource embody the distinctive characteristics of a style, type, period or method of construction; it does not state that the resource must be a unique or distinguished example of a style, type, period or method of construction. Resources which do not embody the distinctive characteristics of a style, type, period or method of construction as supported by established sources do not qualify.*

The 7761 Eads Avenue and 7762 Bishops Lane buildings were constructed as Craftsman style single-family residences in 1913 and 1915. In their current appearances, the buildings are not considered representative examples of the Craftsman architectural style and are not considered valuable examples of the use of indigenous materials or craftsmanship. In this regard, the buildings do not embody the distinctive characteristics of a style, type, period, or method of Craftsman construction.



The Craftsman architectural style was a product of Southern California's concept of sunshine, ease of living, and a desire to connect with a more natural environment. It was popular between 1905-1930. Partially a reaction to the machine age and excesses of Victorian architecture, the Craftsman style also reflected the 20<sup>th</sup> century trend away from live-in household help who could handle the heavy cleaning chores associated with Victorian architecture. The Craftsman style focused on a simpler environment which offered an ease of maintenance combined with a desire to incorporate natural elements into the design. The work of two brothers, Charles Sumner Greene and Henry Mather Greene, was built on the foundation of the Arts and Crafts movement begun by such luminaries as William Morris, Gustav Stickley, and Elbert Hubbard. The Greene brothers worked in Pasadena designing "ultimate bungalows" for wealthy clients. As their work migrated into popular magazines of the day, their designs filtered down to more modest clients and the simple, naturalistic style became very popular from 1905 through the late 1920s and early 1930s. Early "arts and crafts" styled homes, however, existed in the 1880s and 1890s.

The Craftsman style features long, horizontal lines combined with a use of natural materials such as cobble stones, clinker brick, wood shingles, and boulders. In many cases, the line between the natural landscape and the beginnings of the structure is blurred in the more elaborate examples of the style. The more modest, simpler homes use the same materials but combine them in a much more restrained fashion. The typical Craftsman residence usually includes a low-pitched, gabled roof with a wide, unenclosed eave overhang with multiple roof planes. Occasionally, one sees a hipped roof with this style. Roof rafters are generally exposed and decorative or false beams, as well as triangular knee braces, are often added under the gables. Many times the roof is supported by tapered square columns which often rest on solid piers of various types. Porches are common and can be full or partial-width across the main elevation. Many times the roof of the porch forms a cross-gable section with the main roof area. Columns for supporting the porch roofs are distinctive and many times include short, square upper columns that rest upon more massive piers, or upon a solid porch balustrade. Many times, the columns have sloping or battered sides. Large numbers of windows that vary in size and shape are used to continue the airy, natural feeling of the house. Foundations may be sloped and walls are clad with shingles, stucco, or shiplap siding. Brick and stone are used extensively on chimneys, foundations, and as decorative elements.

In its current appearance, the 7761 Eads Avenue building features several physical characteristics which support a Craftsman classification. These elements include its low-pitched, front-gabled roof with eave overhang, and exposed roof rafters; wood shingle siding; front-gabled partial porch area with circular wood columns and capitals; bay sections; and wood, double-hung windows. Aside from these characteristics, however, the building fails to possess several other typical elements which would denote a true, representative example of this style. For example, the structure lacks asymmetrical facades (the building is rather symmetrical); triangular knee braces; decorative or false beams; a large number of windows which vary in size and shape; and integrated landscaping. While the building does have square wood porch columns, these columns are not distinctive or refined. Further, the home has been altered by the construction of

an addition along the entire rear (east) elevation. As a result, the property is not architecturally significant. Finally, due to the fact that no indigenous materials went into the construction of the building and the construction quality is average at best, the structure is not a valuable example of the use of indigenous materials or craftsmanship. The property does not qualify under HRB Criterion C (Architecture).

In its current appearance, the 7762 Bishops Lane building features several physical characteristics which support a Craftsman classification. These elements include its one-story form; side-gabled roof with eave overhang and exposed roof rafters; brick chimney; horizontal clapboard exterior siding; and wood, casement windows. Aside from these characteristics, however, the building fails to possess several other typical elements which would denote a true, representative example of this style. For example, the structure lacks projecting beams; decorative or false beams; a large number of windows which vary in size and shape; and integrated landscaping. Most importantly, the building lacks a carefully-defined and executed front porch area, supported by distinctive columns and solid porch balustrade. The present porch is little more than a trellis. As a result, the property is not architecturally significant. Finally, due to the fact that no indigenous materials went into the construction of the building and the construction quality is average at best, the structure is not a valuable example of the use of indigenous materials or craftsmanship. The property does not qualify under HRB Criterion C (Architecture).

*Criterion D--Is representative of the notable work of a master builder, designer, architect, engineer, landscape architect, interior designer, artist, or craftsman.*

*According to the HRB Designation Guidelines, a Properties is not eligible under Criterion D simply because it was designed by a prominent architect, builder, etc. but rather must be the work of a master. Additionally, not all examples of a Master's work are eligible. Criterion D requires that the resource be a notable work of the Master, and that must be clearly demonstrated.*

Historical research did not ascertain the identity or identities of the architect and/or builder responsible for the design/construction of the 7761 Eads Avenue and 7762 Bishops Lane buildings. The buildings do not display any unique or "signature" elements which would suggest that they could be considered "notable" examples of the work of a "master." Consequently, neither building represents the notable work of a master builder, designer, architect, engineer, landscape architect, interior designer, artist, or craftsman. The Properties do not qualify under HRB Criterion D (Work of a Master).

*Criterion E--Is listed on or has been determined eligible by the National Park Service for listing on the National Register of Historic Places or is listed or has been determined eligible by the State Historical Preservation Office for listing on the State Register of Historical Resources.*

The 7761 Eads Avenue and 7762 Bishops Lane buildings are not listed on either the National Register or California Register of Historical Resources. The buildings have not been determined to be eligible for listing on either register by the National Park Service

or the State Historic Preservation Office. The Properties do not qualify under HRB Criterion E (National or California Register Eligible).

*Criterion F--Is a finite group of resources related to one another in a clearly distinguishable way or is a geographically definable area or neighborhood containing improvements which have a special character, historical interest or aesthetic value or which represent one or more architectural periods or styles in the history and development of the City.*

No historic district exists for the La Jolla community or for the Eads Avenue/Bishops Lane neighborhood. The 7761 Eads Avenue and 7762 Bishops Lane buildings not a finite group of resources related together in a clearly distinguishable way, nor are they related together in a geographically definable area or neighborhood containing improvements which have a special character, historical interest or aesthetic value, nor do they represent one or more architectural periods or styles in the history and development of San Diego. The Properties do not qualify under HRB Criterion F (Historic District).

#### Application of National and California Register Criteria

When evaluated within its historic context, a property must be shown to be significant for one or more of the four Criteria for Evaluation—A, B, C, or D. The Criteria describe how properties are significant for their association with important events or persons, for their importance in design or construction, or for their information potential. In addition, a property must not only be shown to be significant under the National and/or California Register criteria, but it also must have integrity. The seven aspects of integrity include: location, design, setting, materials, workmanship, feeling, and association.

#### Criterion A: Event

*To be considered for listing under Criterion A, a property must be associated with one or more events important in the defined historic context. The event or trends must clearly be important within the associated context. Mere association with historic events or trends is not enough, in and of itself, to qualify under Criterion A: the property's specific association must be considered important as well.*

The 7761 Eads Avenue and 7762 Bishops Lane buildings do not qualify under National or California Register Criterion A: Event at either the local, state, or national levels. Historical research failed to identify any important events associated with the buildings over the course of their existence.

#### Criterion B: Person

*Criterion B applies to properties associated with individuals whose specific contributions to history can be identified and documented. Persons "significant in our past" refers to individuals whose activities are demonstrably important within a local, State, or national historic context. The criterion is generally restricted to those properties that illustrate*



*(rather than commemorate) a person's important achievements. The persons associated with the property must be individually significant within a historic context. Significant individuals must be directly associated with the nominated property. Properties eligible under Criterion B are usually those associated with a person's productive life, reflecting the time period when he or she achieved significance. Speculative associations are not acceptable. Documentation must make clear how the nominated property represents an individual's significant contributions. A property must retain integrity from the period of its significant historic associations. Architects are often represented by their works, which are eligible under Criterion C.*

The 7761 Eads Avenue and 7762 Bishops Lane buildings do not qualify under National or California Register Criterion B: Person at either the local, state, or national levels. Historical research failed to identify any important individuals associated with the buildings over the course of their existence.

#### Criterion C: Design/Construction

*Properties may be eligible under Criterion C if they embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction. Properties which embody the distinctive characteristics of a type, period, or method of construction refer to the way in which a property was conceived, designed, or fabricated by a people or culture in past periods of history. Distinctive characteristics are the physical features or traits that commonly recur in individual types, periods, or methods of construction. To be eligible, a property must clearly contain enough of those characteristics to be considered a true representative of a particular type, period, or method of construction.*

*A master is a figure of generally recognized greatness in a field, a known craftsman of consummate skill, or an anonymous craftsman whose work is distinguishable from others by its characteristic style and quality. The Properties must express a particular phase in the development of the master's career, an aspect of his or her work, or a particular theme in his or her craft.*

#### Embodying The Distinctive Characteristics Of A Type, Period, Or Method Of Construction

The 7761 Eads Avenue and 7762 Bishops Lane buildings do not qualify under National or California Register Criterion C: Design/Construction on the basis of their architecture at either the local, state, or national levels. The buildings were constructed as Craftsman style single-family residences in 1913 and 1915. In their current appearances, the structures are not considered representative examples of the Craftsman architectural style. In this regard, they do not embody the distinctive characteristics of a type, period, or method of Craftsman construction.

The Craftsman architectural style was a product of Southern California's concept of sunshine, ease of living, and a desire to connect with a more natural environment. It was popular between 1905-1930. Partially a reaction to the machine age and excesses of Victorian architecture, the Craftsman style also reflected the 20<sup>th</sup> century trend away from live-in household help who could handle the heavy cleaning chores associated with Victorian architecture. The Craftsman style focused on a simpler environment which offered an ease of maintenance combined with a desire to incorporate natural elements into the design. The work of two brothers, Charles Sumner Greene and Henry Mather Greene, was built on the foundation of the Arts and Crafts movement begun by such luminaries as William Morris, Gustav Stickley, and Elbert Hubbard. The Greene brothers worked in Pasadena designing "ultimate bungalows" for wealthy clients. As their work migrated into popular magazines of the day, their designs filtered down to more modest clients and the simple, naturalistic style became very popular from 1905 through the late 1920s and early 1930s. Early "arts and crafts" styled homes, however, existed in the 1880s and 1890s.

The Craftsman style features long, horizontal lines combined with a use of natural materials such as cobble stones, clinker brick, wood shingles, and boulders. In many cases, the line between the natural landscape and the beginnings of the structure is blurred in the more elaborate examples of the style. The more modest, simpler homes use the same materials but combine them in a much more restrained fashion. The typical Craftsman residence usually includes a low-pitched, gabled roof with a wide, unenclosed eave overhang with multiple roof planes. Occasionally, one sees a hipped roof with this style. Roof rafters are generally exposed and decorative or false beams, as well as triangular knee braces, are often added under the gables. Many times the roof is supported by tapered square columns which often rest on solid piers of various types. Porches are common and can be full or partial-width across the main elevation. Many times the roof of the porch forms a cross-gable section with the main roof area. Columns for supporting the porch roofs are distinctive and many times include short, square upper columns that rest upon more massive piers, or upon a solid porch balustrade. Many times, the columns have sloping or battered sides. Large numbers of windows that vary in size and shape are used to continue the airy, natural feeling of the house. Foundations may be sloped and walls are clad with shingles, stucco, or shiplap siding. Brick and stone are used extensively on chimneys, foundations, and as decorative elements.

In its current appearance, the 7761 Eads Avenue building features several physical characteristics which support a Craftsman classification. These elements include its low-pitched, front-gabled roof with eave overhang, and exposed roof rafters; wood shingle siding; front-gabled partial porch area with circular wood columns and capitals; bay sections; and wood, double-hung windows. Aside from these characteristics, however, the building fails to possess several other typical elements which would denote a true, representative example of this style. For example, the structure lacks asymmetrical facades (the building is rather symmetrical); triangular knee braces; decorative or false beams; a large number of windows which vary in size and shape; and integrated landscaping. While the building does have square wood porch columns, these columns are not distinctive or refined. Further, the home has been altered by the construction of

an addition along the entire rear (east) elevation. As a result, the property is not architecturally significant.

In its current appearance, the 7762 Bishops Lane building features several physical characteristics which support a Craftsman classification. These elements include its one-story form; side-gabled roof with eave overhang and exposed roof rafters; brick chimney; horizontal clapboard exterior siding; and wood, casement windows. Aside from these characteristics, however, the building fails to possess several other typical elements which would denote a true, representative example of this style. For example, the structure lacks projecting beams; decorative or false beams; a large number of windows which vary in size and shape; and integrated landscaping. Most importantly, the building lacks a carefully-defined and executed front porch area, supported by distinctive columns and solid porch balustrade. The present porch is little more than a trellis. As a result, the property is not architecturally significant.

Representing The Work Of A Master (National Register) And/Or Important, Creative Individual (California Register)

The 7761 Eads Avenue and 7762 Bishops Lane buildings do not qualify under National or California Register Criterion C: Design/Construction at either the local, state, or national levels on the basis of their architects or builders. Historical research did not ascertain the identity or identities of the architect and/or builder responsible for the design/construction of the structures. The buildings do not display any unique or “signature” elements which would suggest that they could represent the work of a “master” or “important, creative individual.” As such, the Properties do not represent work of a master architect or important, creative individual.

Possessing High Artistic Values

The 7761 Eads Avenue and 7762 Bishops Lane buildings do not qualify under National or California Register Criterion C: Design/Construction as structured which possess high artistic values. The buildings do not articulate a particular concept of design to the extent that an aesthetic ideal is expressed.

Criterion D: Information Potential

*Properties may be eligible under Criterion D if they have yielded, or may be likely to yield, information important in prehistory or history.*

The 7761 Eads Avenue and 7762 Bishops Lane buildings do not qualify under National or California Criterion D: Information Potential as the Properties have not, and are not, likely to yield information important in terms of history or prehistory.

**Findings and Conclusions**

Impacts Discussion



The present study has determined that the 7761 Eads Avenue and 7762 Bishops Lane building are not historically and/or architecturally significant under local, state, and national significance criteria.

#### Application of City of San Diego CEQA Significance Criteria

According to the City of San Diego Land Development Code, *Historical Resources Guidelines* (Adopted September 28, 1999; Amended June 6, 2000; April 30, 2001), the determination of potential significance for historic buildings, structures, and objects, and landscapes is based on age, location, context, association with an important person or event, uniqueness, and integrity.

#### Age

The 7761 Eads Avenue building was constructed in 1915. It is approximately 97 years of age. The 7762 Bishops Lane building was constructed in 1913. It is approximately 99 years of age.

#### Location

The 7761 Eads Avenue and 7762 Bishops Lane buildings have remained in their current locations since their original construction.

#### Context

The physical environment surrounding the 7761 Eads Avenue and 7762 Bishops Lane buildings has substantially changed to the extent that their original context has also been altered.

#### Association–Event

Historical research failed to reveal any historically important event(s) at the local, state, or national levels ever having been associated with the 7761 Eads Avenue and 7762 Bishops Lane buildings.

#### Association–Person

Historical research failed to reveal any historically important individual(s) at the local, state, or national levels ever having been directly associated with the 7761 Eads Avenue and 7762 Bishops Lane buildings.

#### Uniqueness–Architecture

The 7761 Eads Avenue and 7762 Bishops Lane buildings were originally designed and constructed as Craftsman single-family homes. The Craftsman architectural style is common and is not unique.

Uniqueness–Use

The 7761 Eads Avenue and 7762 Bishops Lane buildings were designed and constructed as single-family residences. Single-family residential use is not unique.

Structural Integrity

The 7761 Eads Avenue and 7762 Bishops Lane buildings appear to be structurally sound and possess a sufficient degree of structural integrity.

Application of CEQAPublic Resources Code

CEQA Public Resources Code §21084.1 provides that any project that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment. Public Resources Code Section §5020.1(q) defines “substantial adverse change” as demolition, destruction, relocation or alteration such that the significance of the historical resource would be impaired. According to Public Resources Code Section §5024.1, an historical resource is a resource that is listed in, or determined to be eligible for listing in the California Register of Historical Resources. A resource may be listed as an historical resource in the California Register if it meets any of the following National Register of Historic Places criteria: 1) is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage; 2) is associated with the lives of persons important in our past; 3) embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or 4) has yielded, or may likely yield information important in prehistory or history. In addition, an historical resource is a resource that is listed in, or determined to be eligible for listing in the California Register of Historical Resources; a resource that is included in a local register of historical resources; or is identified as significant in an historical resource survey if that survey meets specified criteria.

a) Event Association:

The 7761 Eads Avenue and 7762 Bishops Lane buildings do not qualify under event association as resources which are associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage. Historical research indicates that the buildings were never associated with any event or events that have made a significant contribution to California’s history and cultural heritage.

b) Individual Association:

The 7761 Eads Avenue and 7762 Bishops Lane buildings do not qualify under individual association as resources which are associated with the lives of persons important in our

past. Historical research indicates that the buildings were never associated with any important or significant individuals.

c) Design/Construction:

The 7761 Eads Avenue and 7762 Bishops Lane buildings do not embody the distinctive characteristics of a type, period, or method of Craftsman construction. The buildings do not represent the work of important creative individuals, or possess high artistic values.

d) Information Potential:

The 7761 Eads Avenue and 7762 Bishops Lane buildings do not qualify under information potential as resources which have yielded, or may likely yield, information important in prehistory or history.

As resources which are not historically or architecturally significant, the 7761 Eads Avenue and 7762 Bishops Lane buildings are not eligible for listing in the California Register of Historical Resources, the California Historic Resources Inventory, the National Register of Historic Places, or the San Diego Historical Resources Board Register.

CEQA Guidelines

According to CEQA Guidelines §15064.5(a)(3), a lead agency can find a resource historic if the resource has been determined to be significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California, provided that the determination is supported by substantial evidence in light of the whole record.

The 7761 Eads Avenue and 7762 Bishops Lane buildings have been determined not to be significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California. The buildings, therefore, do not qualify as historic resources under CEQA Guidelines §15064.5(a)(3).

The proposed project involves the removal of the 7761 Eads Avenue and 7762 Bishops Lane buildings, and the construction of three new residential units. The removal of the buildings and the construction of new residential development would not cause a substantial adverse change in the significance of an historical resource or have a significant effect on the environment. This is due to the fact that the present study has determined that the 7761 Eads Avenue and 7762 Bishops Lane buildings are not historically and/or architecturally significant under local, state, and national significance criteria. Therefore, the proposed development project will not cause a substantial adverse change in the significance of historical resources.



### Mitigation Measures

Since the proposed development project will not cause a substantial adverse change in the significance of historical resources, no mitigation is required.

### Conclusion

The 7761 Eads Avenue property largely consists of a one-story, Craftsman style single-family residence. Built in 1915 by an unknown architect and/or builder, the building was both owner and tenant occupied over the course of its existence and subject to an addition in 1937 which affected the entire rear (east) elevation. The 7762 Bishops Lane property largely consists of a one-story, Craftsman style single-family residence. Built in 1913 by an unknown architect and/or builder, the building was largely tenant occupied over the course of its existence and subject to a rear porch enclosure along the northwest elevation and a front-gabled addition along the southwest elevation. Both of these improvements are believed to have occurred at some time after 1956.

Historical research indicates that the Properties are not historically and/or architecturally significant. The buildings are not associated with any important events or individuals at the local, state or national levels; do not embody the distinctive characteristics of a style, type, period, or method of Craftsman construction; and do not represent the notable works of “master” architects, builders, or craftsmen.

As Properties which are not historically or architecturally significant under local, state, or national significance criteria, the buildings are not eligible for listing in the National Register of Historic Places, the California Register of Historical Resources, the California Historic Resources Inventory, or the San Diego Historical Resources Board Register.

### Bibliography

Boland, Beth Grosvenor, United States Department of the Interior, National Park Services, *Guidelines for Evaluating and Documenting Properties Associated With Significant Persons*, National Register Bulletin 32, 2000.

California Department of Parks and Recreation, Office of Historic Preservation, California Historic Resources Inventory Survey Workbook, Third Revision, August 1986.

California Lot Book, Inc., Chain Of Title For 7761 Eads Avenue and 7762 Bishops Lane, La Jolla, California 92037, May 24, 2012.

City of San Diego, Building Permit Records.

City of San Diego, Historical Resources Board, *Biographies of Established Masters*, 2011.

City of San Diego, Historical Resources Board, *Guidelines for the Application of Historical Resources Board Designation Criteria*, Land Development Manual, Historical Resources Guidelines, Appendix E, Part 2, August 27, 2009.

City of San Diego, Historical Resources Board, *Historical Resource Technical Report Guidelines and Requirements*, Land Development Manual, Historical Resources Guidelines, Appendix E, Part 1.2, February, 2009.

City of San Diego, Historical Resources Board, Site Register List.

City of San Diego, Water and Sewer Connection Records.

City of San Diego, Land Development Code, *Historical Resources Guidelines*, Adopted September 28, 1999, Amended June 6, 2000 & April 30, 2001.

Donaldson, Architect Milford Wayne, *Preliminary Draft La Jolla Historical Survey*, Volume II, 2001.

La Jolla Historical Society, *Inside La Jolla 1887-1987*, La Jolla Historical Society, La Jolla, 1987.

La Jolla Historical Society, Research Archives and Photographic Collection.

Lot and Block Book Pages, Map Book No. 8, Page 352.

McAlester, Virginia & Lee, *A Field Guide to American Houses*, New York, Alfred A. Knopf, 2000.

Moomjian, Scott A., *Historical Resource Research Report For The 7745-7747 Herschel Avenue Buildings, La Jolla, California 92037*, March 2012.

“Peter L. Salk, M.D.,” [www.polio.pitt.edu/speakers/salk.html](http://www.polio.pitt.edu/speakers/salk.html).

Randolph, Howard S.F., *La Jolla Year By Year*, The Library Association of La Jolla, La Jolla, Second Printing, August 1975.

Sanborn Fire Insurance Maps, 1909, 1921, 1926 & 1949.

San Diego City Directories, 1912-2012.

San Diego County Assessors Office, Residential Building Records, Assessor’s Parcel Numbers 350-321-04-00 and 350-321-05-00.

San Diego History Center, Research and Photographic Archives.

Schaelchlin, Patricia A., *La Jolla—An Historical Inventory*, 1977.

Schaelchlin, Patricia A., *La Jolla The Story of a Community*, The Friends of the La Jolla Library, La Jolla, Second Printing, 1999.

Security Title Insurance Company, *Security Title's Subdivision Handbook*, San Diego, Security Title Insurance Company, 1956.

United States Department of the Interior, National Park Service, *How to Apply the National Register Criteria for Evaluation*, National Register Bulletin 15, Revised 1991.

White, Norval, *The Architecture Book*, New York, Alfred A. Knopf, First Edition, 1976.



**APPENDIX A**  
**BUILDING DEVELOPMENT INFORMATION**

SAN DIEGO COUNTY ASSESSOR'S BUILDING RECORDS

ADDRESS 7761 EADS AVE

### DESCRIPTION OF BUILDING

CLASS & SHAPE		CONSTRUCTION		STRUCTURAL		EXTERIOR		ROOF		LIGHTING		AIR CONDITION		ROOM AND FINISH DETAIL														
		Light		Frame		Stucco on		Flat Pitch	Wiring	Heating	Cooling	Rooms	Floors	Floor Finish	Trim	Interior Finish												
		B	I	2	Material	Grade	TRIM	Walls	Ceilings																			
<b>ARCHITECTURE</b>		Sub-Standard	X	Sheathing	Siding "x"	Hip	Shed	K.T.	Conduit	Forced	Clean's	All	X	Flt														
Stories		Above-Standard		Concrete Block				B.X.	Cable	Gravity	Humid.																	
<b>TYPE</b>		Special		B.&B.	T.&G.		Cut Up	Few	Cheap	Wall Unit		Ent.Hall																
Use Design		Brick	X	Shingle	Dormers	Avg.	Med.	Floor Unit				Living	/															
Foundation		Adobe	X	Shake	Raft. "x"	Many	Special	Zone Unit				Dining																
Single		Concrete	X	Floor Joist:	B.B.B.	T.&G.	Gutters	Central																				
Double		Reinforced	X	" "								Bed	/															
Duplex		Brick		" "	Brick		Shingle	Poor	Std.	Spec		Bed																
Apartment		Wood		Sub-Floor	Stone		Shake				Oil Burner																	
Flat-Court		Piers		Concrete Floor	<b>WINDOWS</b>		Tile	Sink																				
Motel		X	M.D.S.L.		D.M.	Casement	Tile Trim	Laundry		M-B.T.U.																		
Units		Light	Heavy	Insulated Ceilings	Metal Sash		Compo;	Water Htr.-Auto.	Fireplace	Kitchen																		
				Insulated Walls	Y Screens	X Compa Shingle	Water-Softner			Drain Bd.	Material: L.N.N.	Lght:	Fl.	Splash:														
<b>CONSTRUCTION RECORD</b>				<b>EFFEC. YEAR</b>		<b>APPR. YEAR</b>		<b>NORMAL % GOOD</b>		<b>RATING (E,G,A,F,P)</b>						<b>BATH DETAIL</b>												
Permit No.		Amount		Date	Age	Remaining Life	Table	%	Cond.	Arch. Attr.	Func. Plan	Con-form	Storage Space	Work-manship	Fl.	No.	FINISH		FIXTURES			SHOWER						
																	Floors	Walls	Wa.	Lo.	Tub	Type	Grade	St.	QT.	G.D.	Finish	
D		FULT		1914													1	1	1	1	1	1	1					
100		-		1937	1925	1964	44	17	85	46																		
						1970	56	1+	85	23																		
<b>SPECIAL FEATURES</b>																												
													Book Cases				Built in Barric.				Venetian Blinds							
													Shutters				" " Oven & Plate											
													Vent Fan				" " Dishwasher											

## COMPUTATION

[illegible]

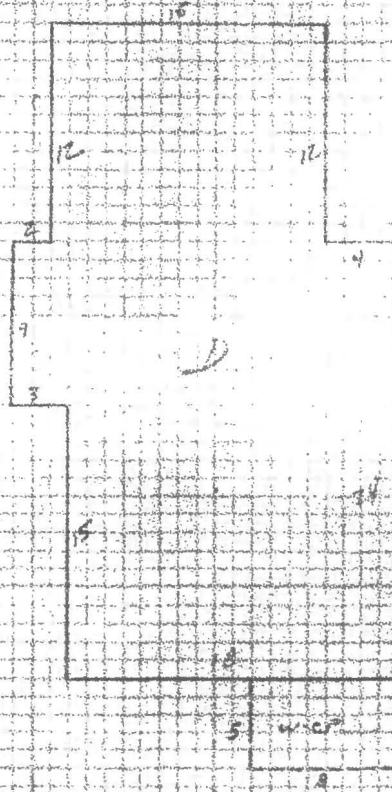


# MISCELLANEOUS STRUCTURES ATTACHMENT 8

Structure	Found	Cons.	Ext.	Roof	Floor	Int.	Size, etc.

## COMPUTATIONS

15x24	432	B.F.	620
3x9=	27		
15x12=	180	4.611 x 2.3	18
	639 / 114		638



## Remarks:

ADDRESS 7762 BISHOP LANE

DESCRIPTION OF BUILDING

CLASS & SHAPE		CONSTRUCTION	STRUCTURAL	EXTERIOR	ROOF	LIGHTING	AIR CONDITION	ROOM AND FINISH DETAIL					
		Light	Frame	Stucco on	Flat Pitch	Wiring	Heating	Cooling	ROOMS	FLOORS	FLOOR FINISH	TRIM	INTERIOR FINISH
		Sub-Standard	Deck 7/12	Siding "x"	Gable 4/12	K.T. Conduit	Forced Clean'g	Humid.	All	B I Z	Material Grade		Walls Ceilings
ARCHITECTURE		Standard	Sheathing		Hip 4/12	B.X. Cable	Gravity				F.K. 6'		UPV
		Above-Standard	Concrete Block		Shed 4/12	Fixtures	Wall Unit						
/ Stories		Special	B.&B. T.&G.		Cut Up	Few Cheap			Ent. Hall				
TYPE			Brick	Shingle	Dormers	Avq. Med.	Floor Unit		Living				
Use	Design	FOUNDATION	Adobe	Shake	Raft. "x"	Many Special	Zone Unit		Dining				
X Single	X	Concrete	Floor Joist:	B & B. T. & G.	Gutters		Central						
Double		Reinforced	1st: "x"			PLUMBING			Bed				
Duplex		Brick	2nd: "x"	Brick	Shingle	Per. Std. Spec			Bed				
Apartment		Wood	Sub-Floor	Stone	Shake		Oil Burner						
Flat-Court		Piers	Concrete Floor	WINDOWS	Tile	X Sink							
Motel				D.H. Casement	Tile Trim	Laundry	M-B.T.U.						
			Insulated Ceilings	Metal Sash	Compo. 7/12	X Water Htr.-Auto.	Fireplace	Kitchen			LINO		
			Insulated Walls	Screens	Compo. Shingle	Water-Softner		Drain Bd. Material:			Lqth: Ft. Splash:		

CONSTRUCTION RECORD				EFFEC. YEAR	APPR. YEAR	NORMAL % GOOD				RATING (E, G, A, F, P)				BATH DETAIL									
Permit No.	For	Amount	Date			Age	Remaining Life	Table	%	Cond.	Arch. Attr.	Func. Plan	Con-form	Storage Space	Work-shp	FI. No.	FINISH		FIXTURES		SHOWER		
																	Floors	Walls	Wc. La. Tub	Type	Grade	St. Q.T. G.D. Finish	
86120	CHOP	1100	1914	1914	1964	50	14	R 35	41								1	1	LINO	ENY	1/1	6'	7'
						1970	56	14	R 60	37													

SPECIAL FEATURES

Book Cases	Built in Rerriq.	Venetian Blinds
Shutters	" " Oven & Plate	
Vent Fan	" " Dishwasher	

COMPUTATION

Appraiser & Date		Unit	Area	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost
APR 25 1974		D	424	780	3307												
		Shan-	120	3.00	360												
		AC			80												
		HEAT	60	3.00	180												
		AC	50	1.90	95												
TOTAL					4022												
NORMAL % GOOD					41												
R.C.L.N.D.					1649												

MISCELLANEOUS STRUCTURES ATTACHMENT 8

[illegible]

## COMPUTATIONS

25 x 100 =	396	BF	270
2 x 14	28	+ 2 Com 2,5	10
	424 / 84		780

Remarks:



NOTICES OF COMPLETION  
NOT RECORDED/NOT AVAILABLE

WATER & SEWER CONNECTION RECORDS

NOT AVAILABLE

CONSTRUCTION/BUILDING PERMITS

NOT AVAILABLE



LOT AND BLOCK BOOK PAGES



## Index to Property in

LA JOLLA PARK

Addition

San Diego County, California.

See Map Book No. 8 Page No. 357

THE LAST NAME GIVEN IS THE ONE TO WHOM PROPERTY IS ASSESSED.					THE LAST VALUE GIVEN IS THE ASSESSED VALUE FOR THE PRESENT YEAR.																		
To Whom Assessed, 1911	To Whom Assessed, 1912	To Whom Assessed, 1913	To Whom Assessed, 1914	To Whom Assessed, 1915	Description or Boundary for Assessment	Lot No.	Dir.	Size	Acres	Value 1911	Value 1912	Value 1913	Value 1914	Value 1915	Value of House, Barn, Etc.	Value of Trees and Vines	School District						
Hyman, Ella B.	Beckwith, Mrs. St. Ella B.		Hyman, Ella B.	Williams, Sarah Bigelow, Mrs. P. E.	E. 40 ft. W. 100 ft.	1		31		60	0	0	0	0	0	0							
						2				60	80	100	100	100	100	100							
						3				60	100	100	100	100	100	100							
						4				60	0	0	0	0	0	0							
						5				60	100	100	100	100	100	100							
						6				60	100	100	100	100	100	100							
						7				60	100	100	100	100	100	100							
						8				60	100	100	100	100	100	100							
						9				60	100	100	100	100	100	100							
						10				60	100	100	100	100	100	100							
						11				60	100	100	100	100	100	100							
						12				60	100	100	100	100	100	100							
						13				60	100	100	100	100	100	100							
						14				60	100	100	100	100	100	100							
						15				60	100	100	100	100	100	100							
						16				60	100	100	100	100	100	100							
						17				60	100	100	100	100	100	100							
						18				60	100	100	100	100	100	100							
						19				60	100	100	100	100	100	100							
						20				60	100	100	100	100	100	100							
						21				60	100	100	100	100	100	100							
						22				60	100	100	100	100	100	100							
						23				60	100	100	100	100	100	100							
						24				60	100	100	100	100	100	100							
						25				60	100	100	100	100	100	100							
						26				60	100	100	100	100	100	100							
						27				60	100	100	100	100	100	100							
						28				60	100	100	100	100	100	100							
						29				60	100	100	100	100	100	100							
						30				60	100	100	100	100	100	100							
						31				60	100	100	100	100	100	100							
						32				60	100	100	100	100	100	100							
						33				60	100	100	100	100	100	100							
						34				60	100	100	100	100	100	100							
						35				60	100	100	100	100	100	100							
						36				60	100	100	100	100	100	100							
						37				60	100	100	100	100	100	100							
						38				60	100	100	100	100	100	100							
						39				60	100	100	100	100	100	100							
						40				60	100	100	100	100	100	100							
						41				60	100	100	100	100	100	100							
						42				60	100	100	100	100	100	100							
						43				60	100	100	100	100	100	100							
						44				60	100	100	100	100	100	100							
						45				60	100	100	100	100	100	100							
						46				60	100	100	100	100	100	100							
						47				60	100	100	100	100	100	100							
						48				60	100	100	100	100	100	100							
						49				60	100	100	100	100	100	100							
						50				60	100	100	100	100	100	100							
						51				60	100	100	100	100	100	100							
						52				60	100	100	100	100	100	100							
						53				60	100	100	100	100	100	100							
						54				60	100	100	100	100	100	100							
						55				60	100	100	100	100	100	100							
						56				60	100	100	100	100	100	100							
						57				60	100	100	100	100	100	100							
						58				60	100	100	100	100	100	100							
						59				60	100	100	100	100	100	100							
						60				60	100	100	100	100	100	100							
						61				60	100	100	100	100	100	100							
						62				60	100	100	100	100	100	100							
						63				60	100	100	100	100	100	100							
						64				60	100	100	100	100	100	100							
						65				60	100	100	100	100	100	100							
						66				60	100	100	100	100	100	100							
						67				60	100	100	100	100	100	100							
						68				60	100	100	100	100	100	100							
						69				60	100	100	100	100	100	100							
						70				60	100	100	100	100	100	100							
						71				60	100	100	100	100	100	100							
						72				60	100	100	100	100	100	100							
						73				60	100	100	100	100	100	100							
						74				60	100	100	100	100	100	100							
						75				60	100	100	100	100	100	100							
						76				60	100	100	100	100	100	100							



[illegible]



PREVIOUS HISTORICAL RESOURCE SURVEY FORMS

PROPERTY NOT PREVIOUSLY SURVEYED

CHAIN OF TITLE

PREPARED BY CALIFORNIA LOT BOOK, INC.

**PROPERTY INFORMATION**

1) Property: **7761 EADS AVE, LA JOLLA CA 92037-4331 C054**

APN: <b>350-321-04-00</b>	Card#:	Use: <b>SFR</b>
County: <b>SAN DIEGO, CA</b>	Prop Tax: <b>\$477.40</b>	Total Value: <b>\$40,174</b>
MapPg/Grid: <b>1227-E6</b> Old Map: <b>43-E2</b>	Tax Year: <b>2011</b> Delinq:	Land Value: <b>\$30,635</b>
Census: <b>82.00</b> Tract #: <b>352</b>	Tax Area: <b>08001</b>	Imprv Value: <b>\$9,539</b>
High School: <b>SAN DIEGO</b>	Elem School:	Taxable Val: <b>\$40,174</b>
Comm Coll: <b>SAN DIEGO</b>	Exemptions:	Assd Year: <b>2011</b>
Subdivision: <b>LA JOLLA PARK</b>		% Improved: <b>024%</b>
Owner: <b>SIEVEK MAYNARD L 11-24-9</b>		Phone:
<b>FAMILY VIRGINIA A</b>		Owner Vest: <b>/ / TR</b>
Mail: <b>2272 TOKALON ST; SAN DIEGO CA 92110-2322 C012</b>		
Owner Transfer =	Rec Dt: <b>08/28/2008</b> Price:	Doc#: <b>461611</b> Type: <b>QUIT CLAIM DEED</b>
	Sale Dt: <b>08/27/2008</b>	

**SALE & FINANCE INFORMATION**

	LAST SALE	PRIOR SALE
Recording/Sale Date:		
Sale Price/Type:		
Document #:		
Deed Type:		
1st Mtg Amt/Type:		
1st Mtg Rt/Type/Term:	<b>/</b>	<b>/</b>
1st Mtg Lender:		
2nd Mtg Amt/Type:		
2nd Mtg Rt/Type/Term:	<b>/</b>	<b>/</b>
Title Company:		
Seller:		
New Construction:		
Other Last Sale Info =	# Parcels:	Type 2: Pend:

**SITE INFORMATION**

# Res. Units: <b>1</b>	County Use: <b>311</b>	Acres: <b>0.04</b>
# Comm Units:	Zoning: <b>3</b>	Lot Area: <b>1,751.112</b>
# Buildings: <b>1</b>	Flood Panel: <b>0602951582F</b>	Lot Width: <b>25.00</b>
Bldg Class:	Panel Date: <b>06/19/1997</b>	Lot Depth:
Parking Sqft:	Flood Zone: <b>X</b>	Usable Lot:
Park Spaces:	Sewer Type:	
Garage Cap#:	Water Type:	
Park Type:		
Other Impvs:		
Legal Blk/Bldg: <b>31</b>	Site Influence:	
Legal Lot/Unit: <b>5</b>	Amenities:	
Legal: <b>W 1/2 LOT 5 BLK 31</b>		

**IMPROVEMENTS**

Bldg/Liv Area: <b>639</b>
Gross Area: <b>639</b>
Ground Flr:
Bsmnt Area:
\$/SqFt:
Yrblt/Eff: <b>1920</b>
# Stories: <b>2.00</b>
Rooms:
Bedrooms: <b>1</b>
Full/Half Bath: <b>1</b>
Ttl Baths/Fixt: <b>1.00</b>
Fireplace:
Pool:
Porch Type:
Patio Type:
Construct:
Foundation:
Ext Wall:
Roof Shape:
Roof Type:
Roof Matl:
Floor Type:
Floor Cover:
Heat Type:
Heat Fuel:
Air Cond:
Quality:
Condition:
Style:
Equipment:
Other Rms:



**PROPERTY INFORMATION**

2) Property: 7762 BISHOPS LN, LA JOLLA CA 92037-4238 C054

APN: 350-321-05-00

Card#:

Use: SFR

County: SAN DIEGO, CA

Prop Tax: \$413.16

Total Value: \$34,401

MapPg/Grid: 1227-E6 Old Map: 43-E2 Tax Year: 2011 Delinq:

Land Value: \$26,847

Census: 82.00 Tract #: 352 Tax Area: 08001

Imprv Value: \$7,554

High School: SAN DIEGO

Elem School:

Taxable Val: \$34,401

Comm Coll: SAN DIEGO

Exemptions:

Assd Year: 2011

Subdivision: LA JOLLA PARK

% Improved: 022%

Owner: SIEVEK MAYNARD L 11-24-9

Phone:

FAMILY VIRGINIA A

Owner Vest: / / TR

Mail: 2272 TOKALON ST; SAN DIEGO CA 92110-2322 C012

Owner Transfer = Rec Dt: 08/28/2008 Price: Doc#: 461611  
Sale Dt: 08/27/2008

Type: QUIT CLAIM DEED

**SALE & FINANCE INFORMATION**

	LAST SALE	PRIOR SALE
Recording/Sale Date:	03/22/1993	
Sale Price/Type:	FULL	
Document #:	174195	
Deed Type:	DEED (REG)	
1st Mtg Amt/Type:		
1st Mtg Rt/Type/Trm:	/ /	
1st Mtg Lender:		
2nd Mtg Amt/Type:		
2nd Mtg Rt/Type/Trm:	/ /	
Title Company:		
Seller:		
New Construction:		
Other Last Sale Info =	# Parcels:	Type 2: Pend:

**IMPROVEMENTS**

Bldg/Liv Area: 424  
 Gross Area: 424  
 Ground Flr:  
 Bsmnt Area:  
 \$/SqFt:  
 Yrblt/Eff: 1914  
 # Stories: 1.00  
 Rooms:  
 Bedrooms: 1  
 Full/Half Bath: 1  
 Ttl Baths/Fixt: 1.00  
 Fireplace:  
 Pool:  
 Porch Type:  
 Patio Type:  
 Construct:  
 Foundation:  
 Ext Wall:  
 Roof Shape:  
 Roof Type:  
 Roof Matl:  
 Floor Type:  
 Floor Cover:  
 Heat Type:  
 Heat Fuel:  
 Air Cond:  
 Quality:  
 Condition:  
 Style:  
 Equipment:  
 Other Rms:

**SITE INFORMATION**

# Res. Units: 1	County Use: 311	Acres: 0.04
# Comm Units:	Zoning: 3	Lot Area: 1,751.112
# Buildings: 1	Flood Panel: 0602951582F	Lot Width: 25.00
Bldg Class:	Panel Date: 06/19/1997	Lot Depth:
Parking Sqft:	Flood Zone: X	Usable Lot:
Park Spaces:	Sewer Type:	
Garage Cap#:	Water Type:	
Park Type:		
Other Impvs:		
Legal Blk/Bldg: 31	Site Influence:	
Legal Lot/Unit: 5	Amenities:	
Legal: E 1/2 LOT 5 BLK 31		

**1-8**

2

CHANGES				
BLK	OLD	NEW	YR	CUT
321	28 29	30	66	923
321	20-22	31	77	3840
322	152	19	83	3205
321	11612	32	88	2484
321	67 32 22 29	33 CONDN	89	674
321	32 0710	SAME S S.E.A 22	90	1479
321	33 55 22	33 51 22	96	1928
321	32	CONDO	99	642

1\* (CONDM PEND)  
VILLA SILVERADO  
DOC82-066352

2\* CONDM  
PACIFIC VILLAS AT  
7715 EADS AVE  
DOC 98-348946  
(SEE SHT 2)

3\* CONDM  
LA FLOR DE LA JOLLA  
DOC88-661415  
(SEE SHT 2)

31

ME  
1A-21-73

ARK

NOV 03 1998

**California Lot Book, Inc.**  
*dba California Title Search Co.*  
P.O. Box 9004  
Rancho Santa Fe, CA 92067  
(858) 278-8797 Fax (858) 278-8393  
WWW.LOTBOOK.COM

ATTACHMENT 8

## **Chain of Title Report**

Scott A. Moomjian  
5173 Waring Road, #145  
San Diego, CA 92120

CTS Reference No.: 0512190

**Title Search Through:** May 24, 2012

**Property Address:** 7761 Eads Ave. & 7762 Bishops Ln.  
La Jolla, CA 92037

**Assessor's Parcel No.:** 350-321-(04-05)-00

**Assessed Value:** \$74,575 (Combined Parcels)

**Exemption:** None

**Use:** Property Characteristics  
SFR

**Improvements:** 639/424 square feet

### **Short Legal Description**

LOT 5 IN BLOCK 31 OF LA JOLLA PARK, ACCORDING TO MAP THEREOF NO. 352, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MARCH 22, 1887.



**California Lot Book, Inc., dba California Title Search Co.**  
**CTS Reference No.: 0512190**

Chain of Title  
(April 9, 1887 through May 24, 2012)

1. Deed

Grantor: F. T. Botsford  
Grantee: C. S. Dearbon  
Recorded: April 9, 1887, Book 82, Page 206, of Deeds

2. Deed

Grantor: F. T. Botsford  
Grantee: George W. Heald  
Recorded: April 30, 1887, Book 86, Page 92, of Deeds

3. Deed

Grantor: F. T. Botsford, G. W. Heald, and C. S. Dearborn  
Grantee: Bryant Howard  
Recorded: June 3, 1887, Book 88, Page 224, of Deeds

4. Deed

Grantor: Chas S. Dearborn  
Grantee: H. W. Whitney  
Recorded: June 10, 1887, Book 92, Page 65, of Deeds

5. Deed

Grantor: Bryant Howard, Trustee  
Grantee: J. K. Foster  
Recorded: January 30, 1888, Book 117, Page 159, of Deeds

6. Deed

Grantor: J. H. Foster and Helen E. Foster  
Grantee: Susie F. Page  
Recorded: May 12, 1905, Book 366, Page 14, of Deeds

7. Deed

Grantor: Susie F. Page  
Grantee: Kate A. Clinkscales  
Recorded: March 31, 1905, Book 364, Page 246, of Deeds

**Please be advised that this is not Title Insurance. The information provided herein reflects matters of public record which impart constructive notice in accordance with California Insurance Code 12340.10**

8. Deed  
Grantor: Kate A. Clinkscales  
Grantee: Sarah E. Beckwith  
Recorded: February 26, 1907, Book 406, Page 467, of Deeds

9. Deed  
Grantor: Sarah E. Beckwith  
Grantee: Ella B. Hyman  
Recorded: May 15, 1909, #3613, Book 454, Page 494, of Deeds

10. Deed  
Grantor: Ella B. Hyman and J. S. Hyman  
Grantee: Katharine Burkey and Lillian C. Lentell  
Recorded: July 9, 1912, #18025, Book 559, Page 377, of Deeds

**Note:** This Deed affects only the East ½ of Lot 5.

11. Deed  
Grantor: Ella B. Hyman and J. S. Hyman  
Grantee: Lillian C. Lentell  
Recorded: February 26, 1913, #6008, Book 603, Page 7, of Deeds

**Note:** This Deed affects only the West ½ of Lot 5.

12. Deed  
Grantor: Katharine Burkey  
Grantee: Eva L. Williams  
Recorded: August 11, 1914, #18163, Book 650, Page 448, of Deeds

13. Deed  
Grantor: Eva L. Williams  
Grantee: Lillian C. Lentell  
Recorded: May 23, 1933, #25836, Book 208, Page 405

14. Grant Deed  
Grantor: Lillian C. Lentell  
Grantee: Teodosia Paton  
Recorded: September 10, 1936, #58181, Book 564, Page 238

**Please be advised that this is not Title Insurance. The information provided herein reflects matters of public record which impart constructive notice in accordance with California Insurance Code 12340.10**

## 15. Deed

Grantor: Teodosia Paton  
 Grantee: Arthur D. Paton and Teodosia Paton  
 Recorded: November 24, 1941, #72638, Book 1273, Page 283

16. Order Settling First and Final Account, Decree of Final Distribution, Decree Terminating Joint Tenancy, and Order Directing Payment of Attorneys' Fees  
 In the Matter of

the Estate of: Arthur David Paton, Deceased  
 Recorded: October 23, 1956, #149719, Book 6311, Page 447

## 17. Order Confirming Sale of Real Property

In the Matter of

the Estate of: Teodosia Paton, Deceased  
 Recorded: July 23, 1971, Records File No. 71-160634

## 18. Executor's Deed

Grantor: Southern California First National Bank, Executor  
 Grantee: Maynard L. Sievek and Virginia A. Sievek  
 Recorded: July 23, 1971, Records File No. 71-160635

## 19. Quitclaim Deed

Grantor: Maynard L. Sievek and Virginia A. Sievek  
 Grantee: Maynard L. Sievek, Virginia A. Sievek, and Stacy Dean Sievek  
 Recorded: July 23, 1971, Records File No. 71-160636

## 20. Quitclaim Deed

Grantor: Stacy Dean Sievek  
 Grantee: Maynard L. Sievek and Virginia A. Sievek  
 Recorded: October 12, 1971, Records File No. 71-234226

## 21. Quitclaim Deed

Grantor: Maynard L. Sievek and Virginia A. Sievek  
 Grantee: Maynard Lawrence Sievek and Virginia Ann Sievek, Co-Trustees  
 Recorded: December 17, 1998, Records File No. 98-825204

## 22. Affidavit - Death of Trustee

Decedent: Maynard L. Sievek  
 Recorded: August 28, 2008, Records File No. 08-461610

**Please be advised that this is not Title Insurance. The information provided herein reflects matters of public record which impart constructive notice in accordance with California Insurance Code 12340.10**



## 23. Quitclaim Deed

Grantor: Virginia Ann Sievek, Successor Trustee  
 Grantee: Virginia Ann Sievek, Trustee, .486839% int., and Virginia Ann Sievek, Trustee, .531671% int.  
 Recorded: August 28, 2008, Records File No. 08-461611

## 24. Correcting Quitclaim Deed

Grantor: Virginia Ann Sievek, Successor Trustee  
 Grantee: Virginia Ann Sievek, Trustee, .486329% int., and Virginia Ann Sievek, Trustee, .531671% int.  
 Recorded: September 9, 2008, Records File No. 08-481019

## 25. Correcting Quitclaim Deed

Grantor: Virginia Ann Sievek, Successor Trustee  
 Grantee: Virginia Ann Sievek, Trustee, 46.8329% int., and Virginia Ann Sievek, Trustee, 53.1671% int.  
 Recorded: February 9, 2009, Records File No. 09-62363

## 26. Correcting Quitclaim Deed

Grantor: Virginia Ann Sievek, Successor Trustee  
 Grantee: Virginia Ann Sievek, Trustee, 29.31316% int., and Virginia Ann Sievek, Trustee, 70.68684% int.  
 Recorded: April 17, 2009, Records File No. 09-197545

## 27. Affidavit - Change of Trustee

Trustee: Candace Ann Ford, Successor Trustee  
 Recorded: April 6, 2012, Records File No. 12-204482

– End of Report –

**Note:** We find no recorded evidence of a Notice of Completion.

\*\*\*\*\*

Please be advised that this is not Title Insurance. The information provided herein reflects matters of public record which impart constructive notice in accordance with California Insurance Code 12340.10. Note that we are not a Title Insurance Company, and that no express or implied warranty as to the accuracy or completeness of the information provided herein is granted. Our work has been performed under short time constraints with a quick turn around, and is based in part on the use of databases outside of our control. The recipient hereby acknowledges that California Lot Book, Inc. assumes no liability with respect to any errors or omissions related to the information provided herein. Also note that this search has been performed without the benefit of a Statement of Identification from the property owners, and if a search was performed for liens recorded against owner names, we cannot be sure that the information provided relates to the actual property owners, or is complete with respect to the property owners. In any event, our liability is limited to the amount of fees collected for the information provided herein.

\*\*\*\*\*

CITY DIRECTORY LISTING OF OCCUPANTS

SAN DIEGO CITY DIRECTORY OCCUPANT LISTINGS  
7761 EADS AVENUE, LA JOLLA, CALIFORNIA

<u>Year(s)</u>	<u>Name(s)</u>	<u>Occupation(s), If Listed</u>
1912-1926	No Listings	
1927-1928	Florence M. Walker	
1929-1935	Vacant	
1936 <sup>1</sup>	Orris McCartney	
1937	Willis Jordan	
1938-1942	D.A. Peton	
1943-1955	A.D. Paton	
1956-1972	Mrs. Theodosia Paton	
1973-1981	Peter L. Salk	
1982	P.J. Fraker	
1983	Flip Nicklin	
1984	Bonnie A. McKay	
1985-1988	Flip Nicklin	
1989-1999	No Listings	
2000-2004	Maynard Sievek	
2005	Bonnie McKay	
2006-2010	No Listings	
2012	Virginia Sievek	

---

<sup>1</sup> Note: From 1936-1939, City Directories also list the entries with the following: "Rear Vacant."



SAN DIEGO CITY DIRECTORY OCCUPANT LISTINGS  
7762 BISHOPS LANE, LA JOLLA, CALIFORNIA

<u>Year(s)</u>	<u>Name(s)</u>	<u>Occupation(s), If Listed</u>
1912-1928	No Listings	
1929-1932 <sup>2</sup>	Mrs. M.E. Mainguy	
1933-1934	Vacant	
1935	T.H. Barnes	
1936-1937	Mrs. I.C. Cain	
1938	Louis Dussere	
1939	Vacant	
1940	R.W. Clark	
1941-1942	Walter Newell	
1943-1957	Edna M. Carothers	
1958	Jeanne Swerbrick	
1959-1965	No Listings	
1966	Helen M. Finan	
1967	Bertha Toyon	
1968-1970	John C. DaSilva	
1971	Sharon I. Spencer	
1972	Arthur H. Washburn	
1973	Michael Stephenson	
1974	David K. Britt	
1975	Vacant	

---

<sup>2</sup> Beginning in 1929 until 1965, the building was identified as "7763" Bishops Lane. Thereafter, it was identified as 7762 Bishop's Lane.

1976	Terry Barnes
1977-1979	Karl A. Vidstrand
1980	Mary M. Chambers
1981-1983	No Listings
1984	Vacant
1985-1989	No Listings
1990-1995	Barry Fagan
1996-1999	No Listings
2000	Maynard Sievek
2001-2012	No Listings

COPIES OF DEEDS FROM THE DATES OF CONSTRUCTION



*Ella B. Hyman et ux* } *Ms. Ella B. Hyman and J. S. Hyman,*  
 to } *wife and husband*  
*Katharine Burkey et al.*

For and in consideration of the sum of *Ten Dollars.*

DO HEREBY Grant to

*Katharine Burkey and Lillian C. Lentell.*

All that Real Property situated in *the City of San Diego.*

County of San Diego,

State of California, bounded and described as follows:

*all that portion of Lot Five (5) in Block Thirty-one (31) of La Jolla Park, according to map thereof No. 302, filed in the office of the County Recorder of said San Diego County March 22nd, 1887, described as follows, to-wit:*

*Commencing at a point where the southerly line of said Lot 5 intersects the westerly line of the alley in Block 31, above mentioned and running thence easterly along the southerly line of said Lot 5, 70 feet; thence northerly and parallel with the easterly line of said Lot 5, 25 feet to a point on the north line of said Lot 5; thence easterly along said north line of said Lot 5, 70 feet to a point where the said northerly line of Lot 5 intersects the westerly line of the alley hereinbefore mentioned; thence southerly along said westerly line of said alley to the point of commencement.*

*Subject to State and County taxes for the fiscal year 1912-13*

To Have and to Hold the above granted and described premises, unto the said grantee, *and their* heirs and assigns forever,

Witness our hands and seals this

*6th*

day of

*July*

1912

Signed and executed in presence of

}

*Ella B. Hyman*

(SEAL.)

*J. S. Hyman*

(SEAL.)

(SEAL.)

STATE OF CALIFORNIA,

COUNTY OF *San Diego*

ss

On this *6th* day of

*July*

A. D. nineteen hundred *and twelve*

before me, *Isabella M. Parsons*

a Notary Public in and for said County, residing therein,

duly commissioned and sworn, personally appeared *Ella B. Hyman and*

*J. S. Hyman*

known to me to be

the persons

whose names are

subscribed to the within instrument, and

acknowledged

to me that *they* executed the same,

In Witness Whereof, I have hereunto set my hand and affixed my

*Notarial*

seal at my office in

*San Diego*

County of *San Diego*

State of California, the day and

year in this

certificate first above written.



*Isabella M. Parsons*  
 Notary Public in and for the County of *San Diego*, State of California.

Recorded at Request of

*Katharine Burkey, Jul 9, 1912*

, at *5.10* min. past *5* o'clock *P. M.*

JOHN H. FERRY, County Recorder.

Fee, \$ *1.10*

COMPARED

By *Harold Angier*

Deputy Recorder.

*Isabella M. Parsons*  
 DEPUTY COUNTY RECORDER

Grantors:  
 ELLA B. HYMAN  
 and J. S. HYMAN

Grantees:  
 KATHARINE BURKEY  
 and LILLIAN C. LENTELL  
 (EAST 1/2)



2/26/1913 # 6008 BK 603 - PG 7 of Deeds

DEED BOOK 603

Photographed By P. A. JENSEN, Deputy Recorder

Ella B. Hyman et al  
Lillian C. LentellElla B. Hyman and J. S.  
Hyman, her husband,

For and in consideration of the sum of Ten Dollars,

DO HEREBY Grant to

Lillian C. Lentell

All That Real Property situated in La Jolla Park in City San Diego, County of San Diego,  
State of California, bounded and described as follows:All of Lot (5) five Block (D) Part, one of La Jolla Park  
in the City of San Diego, County of San Diego, State of California,  
According to Map No. 252 filed in the Office of Co. Recorder  
of San Diego County, March 22nd 1897. Except that part there-  
of, deeded to Catherine Burkay and William Lentell July 6th  
1912.Part conveyed by this deed being Westerly half of said  
lot.To Have and To Hold the above granted and described premises, unto the said grantee, her  
heirs and assigns forever,

Witnessed by hand and seal this

8th

day of Feb.

1913

Signed and executed in presence of

Ella B. Hyman  
J. S. Hyman

(SEAL.)

(SEAL.)

(SEAL.)

STATE OF CALIFORNIA,

COUNTY OF San Diego,

On this 8th day of February A. D. nineteen hundred and Thirteen

before me, John W. Schroeder a Notary Public in and for said County, residing therein,

duly commissioned and sworn, personally appeared

Ella B. Hyman & J. S. Hyman  
Wife & Husband

known to me to be

the person described in and whose name is subscribed to the within instrument, and

to me that they executed the same

In Witness Whereof, I have hereunto set my hand and affixed my Official

seal at my office in

La Jolla

County of San Diego

State of California, the day and

year in this

certificate first above written.



Notary Public in and for the County of San Diego State of California.

Recorded at Request of E. S. Carroll

COMPARED:

Fee, \$ 10

H. F. King

By

Feb 26, 1913, at 4 min. past 1 o'clock P.M.

JOHN H. FERRY, County Recorder.

Harold Angier

Deputy Recorder.

2/26/1913 # 6008

BK 603 - PG 7 of Deeds

Ella B. Hyman et al

William C. Lentell

Ella B. Hyman  
Hyman, her husbandFor and in consideration of the sum of Ten Dollars,  
DO HEREBY Grant to

William C. Lentell

All That Real Property situated in La Jolla Park in City San Diego, County of San Diego,  
State of California, bounded and described as follows:

(All of lot (5) five Block (31) Thirty-one of La Jolla Park  
in the City of San Diego County of San Diego State of California  
According to Map No. 352, filed in the office of the County Clerk  
of San Diego County, March 22<sup>nd</sup> 1887, Except that part of  
the lot (5) conveyed to Katharine Barker and William C. Lentell July  
1912

Part conveyed by this deed being Westerly half of said  
lot.

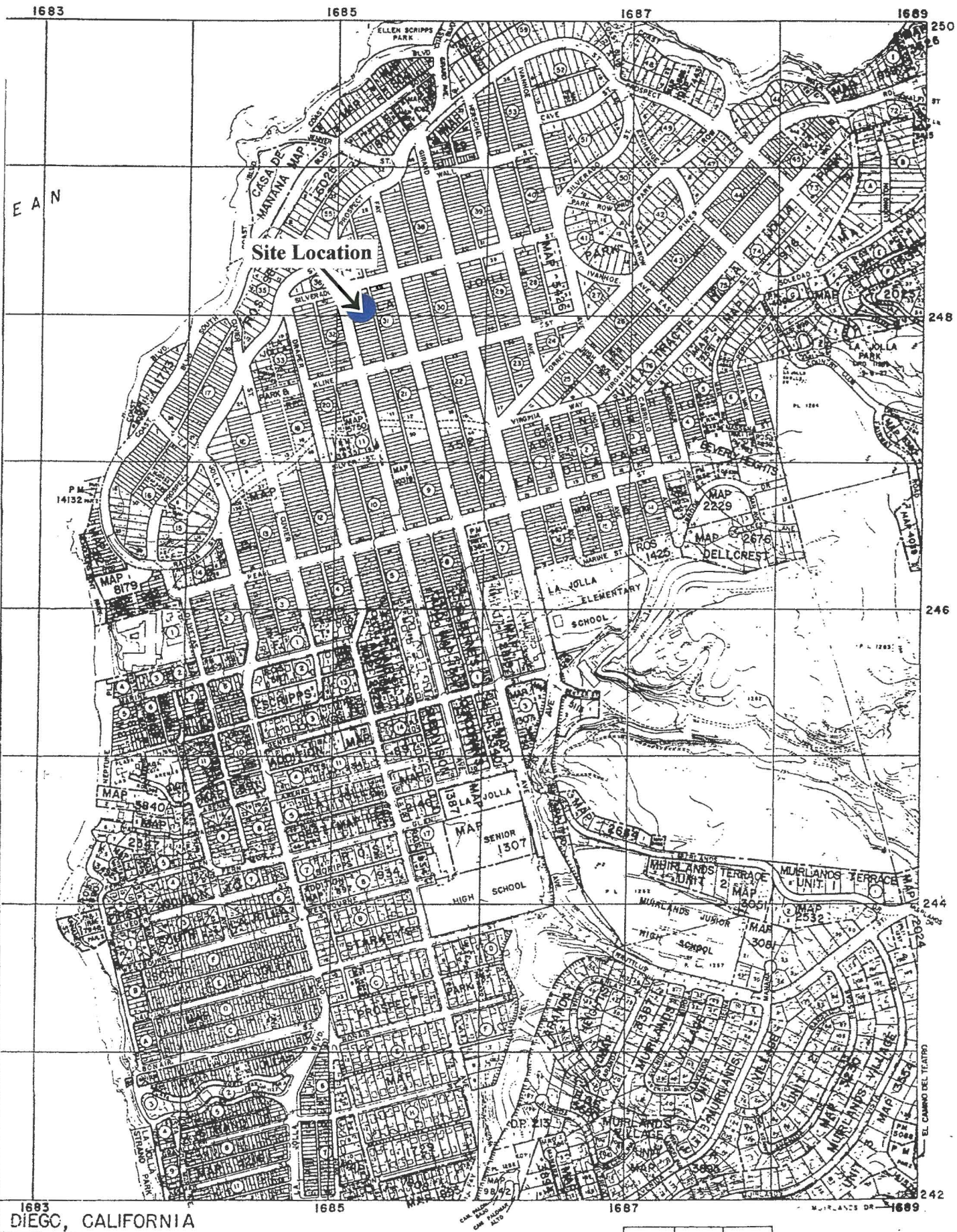


## **APPENDIX C**

### **MAPS**

CITY OF SAN DIEGO  
800:1 SCALE ENGINEERING MAP







U.S.G.S. LA JOLLA QUADRANGLE MAP



ORIGINAL SUBDIVISION MAP

LA JOLLA PARK



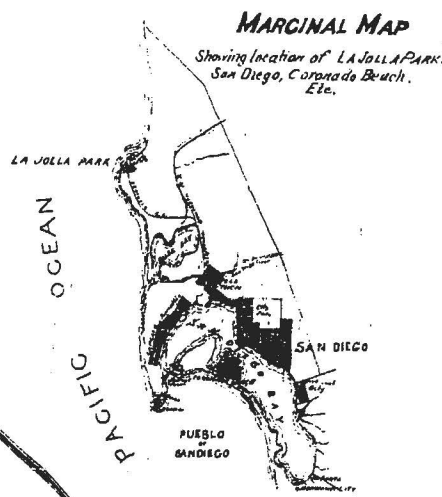
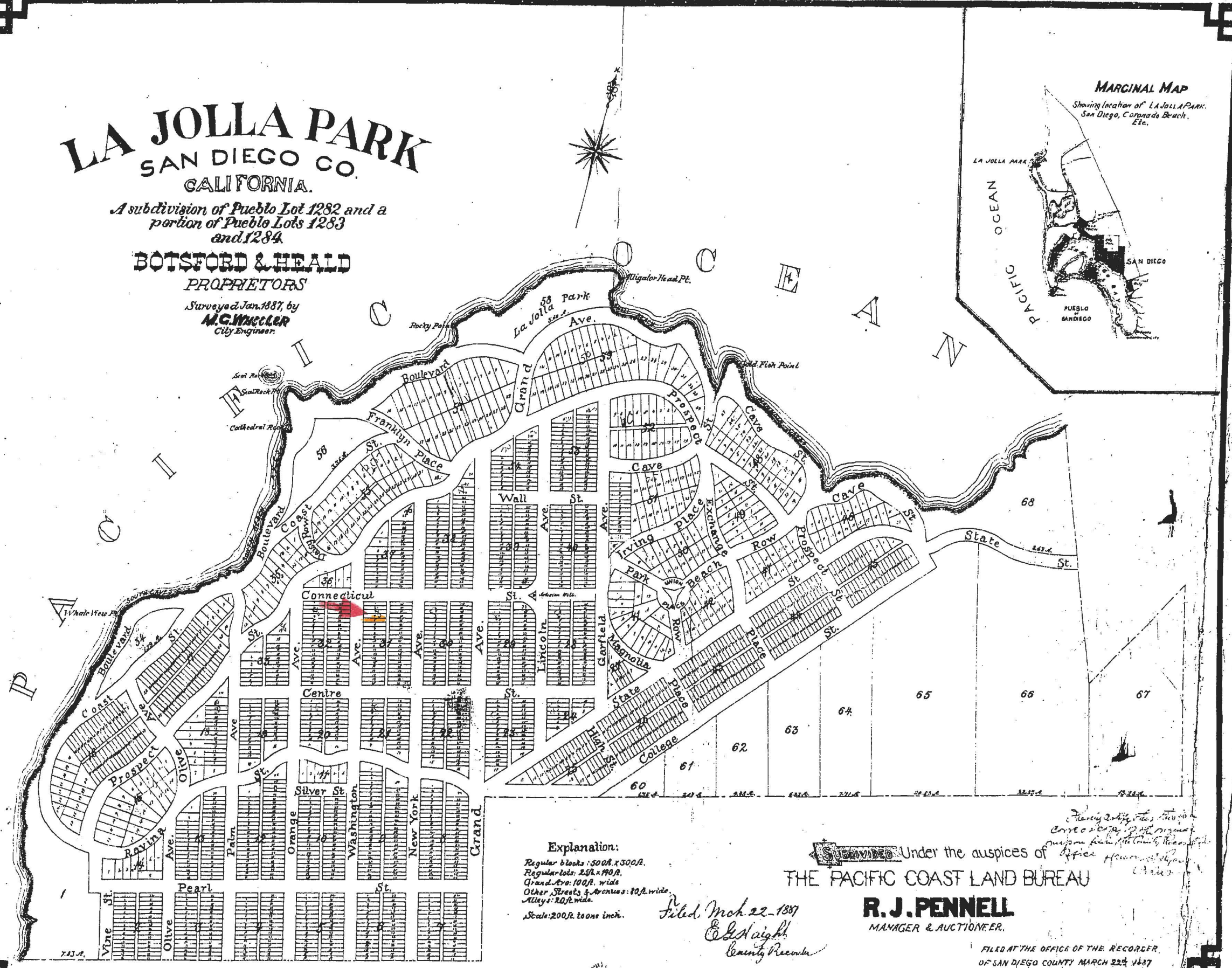
# MAP 352

## LA JOLLA PARK SAN DIEGO CO. CALIFORNIA.

*A subdivision of Pueblo Lot 1282 and a  
portion of Pueblo Lots 1283  
and 1284*

**BOTSFORD & HEALD  
PROPRIETORS**

*Surveyed Jan. 1887, by  
**M. G. Mueller**  
City Engineer.*



**Explanation:**  
Regular blocks: 500 ft. x 300 ft.  
Regular lots: 25 ft. x 100 ft.  
Grand Ave: 100 ft. wide  
Other Streets & Avenues: 80 ft. wide  
Alleys: 20 ft. wide.  
Scale: 200 ft. to one inch.

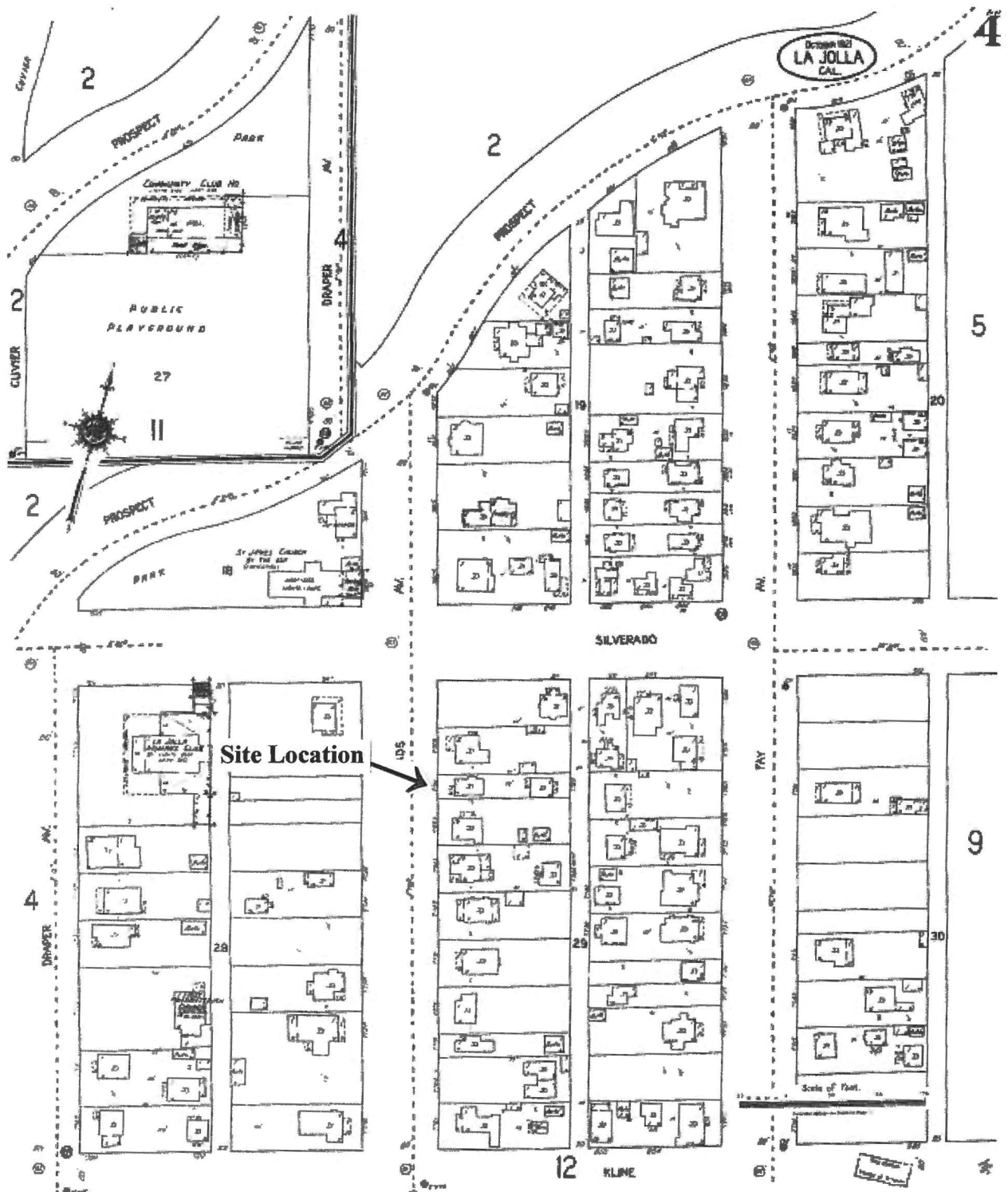
*Filed, March 22-1887  
C. H. Knight  
County Recorder*

**THE PACIFIC COAST LAND BUREAU**  
**R. J. PENNELL**  
MANAGER & AUCTIONEER.

FILED AT THE OFFICE OF THE RECORDER,  
OF SAN DIEGO COUNTY MARCH 22 1887

SANBORN FIRE INSURANCE MAPS

1921, 1926 & 1949



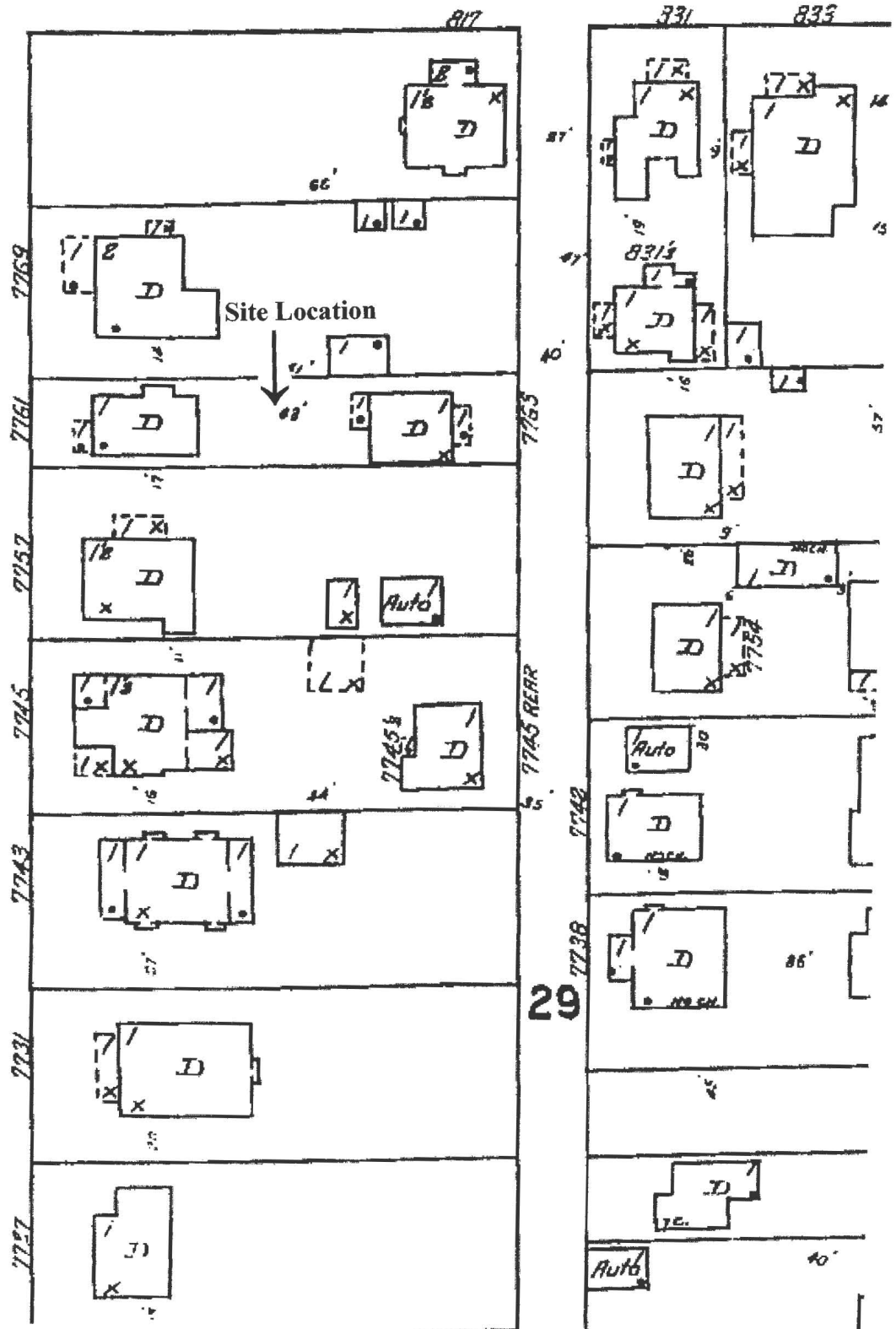
1921 Sanborn Map



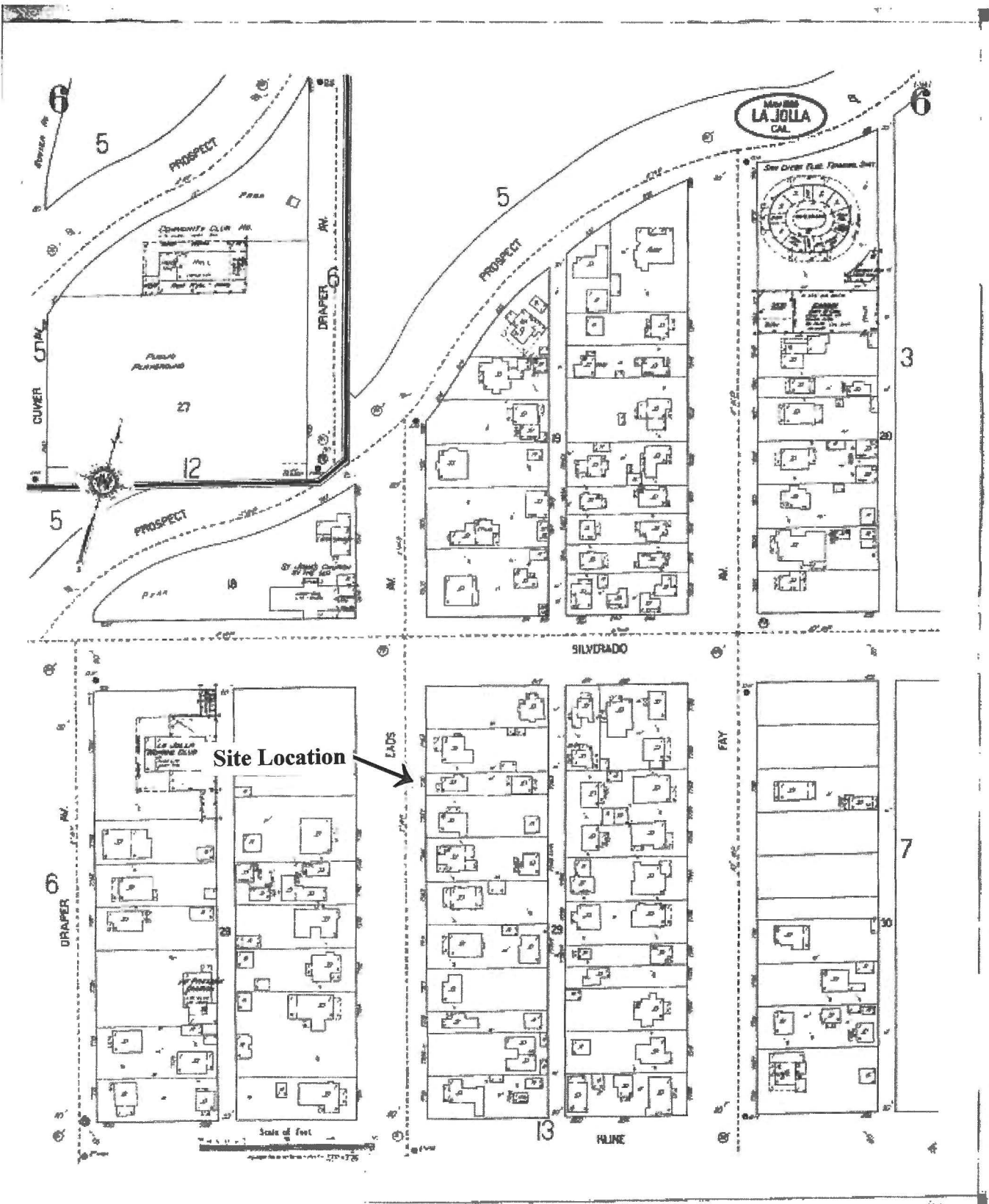
93

# SILVERADO

EADS



1921 Sanborn Map (Detail)



1926 Sanborn Map

828

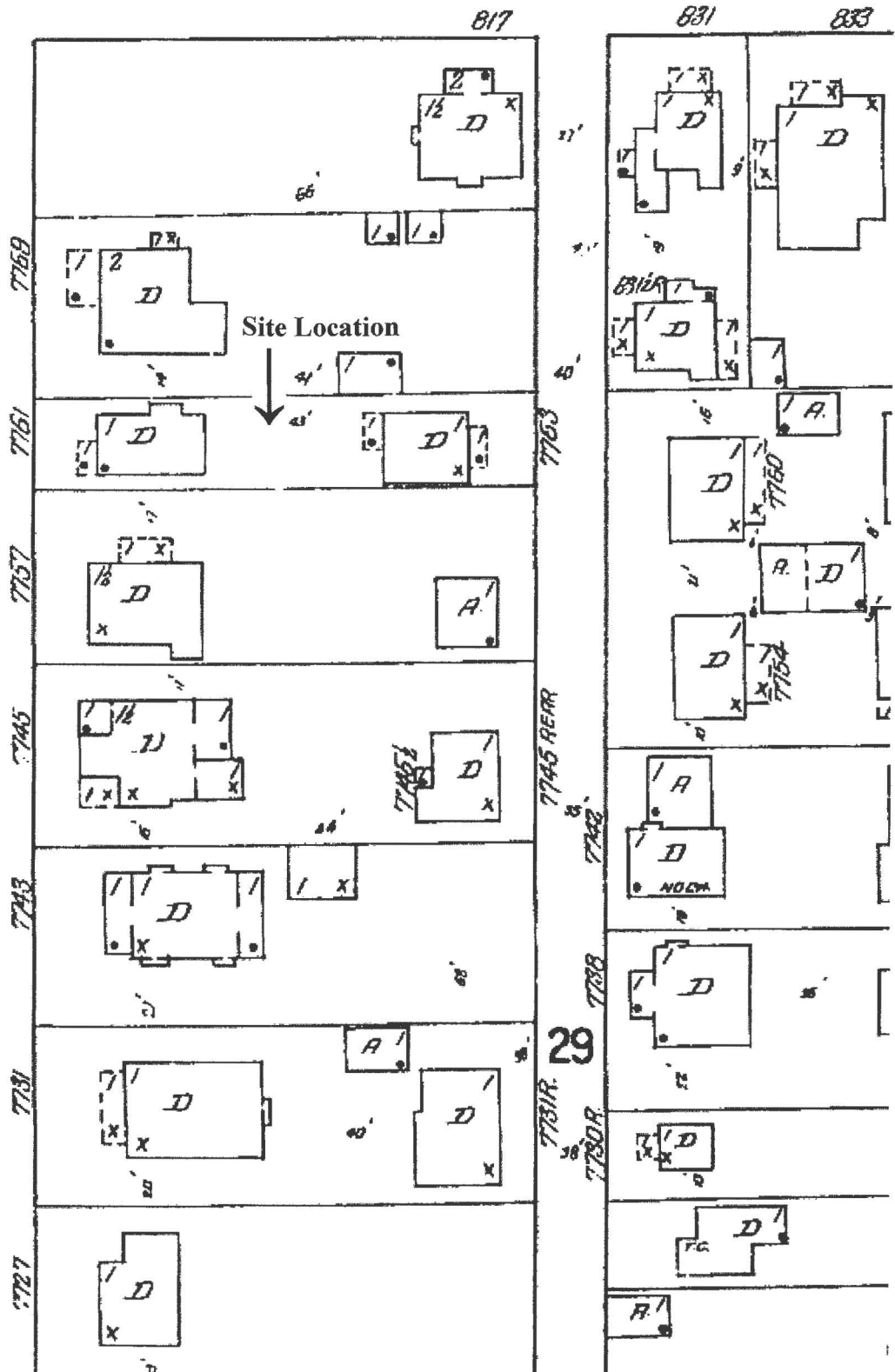
5' W.P.

# SILVERADO

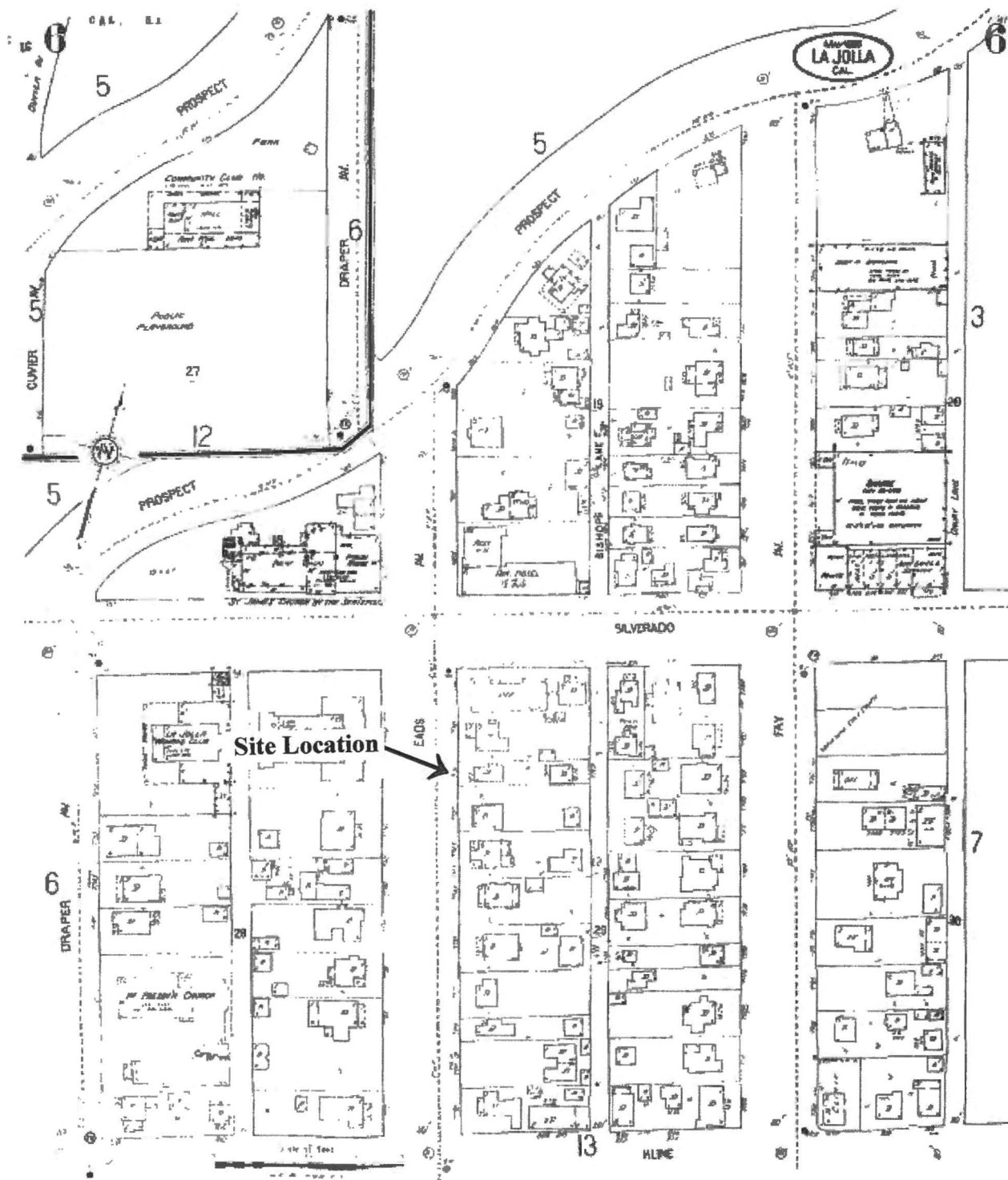
39

EADS

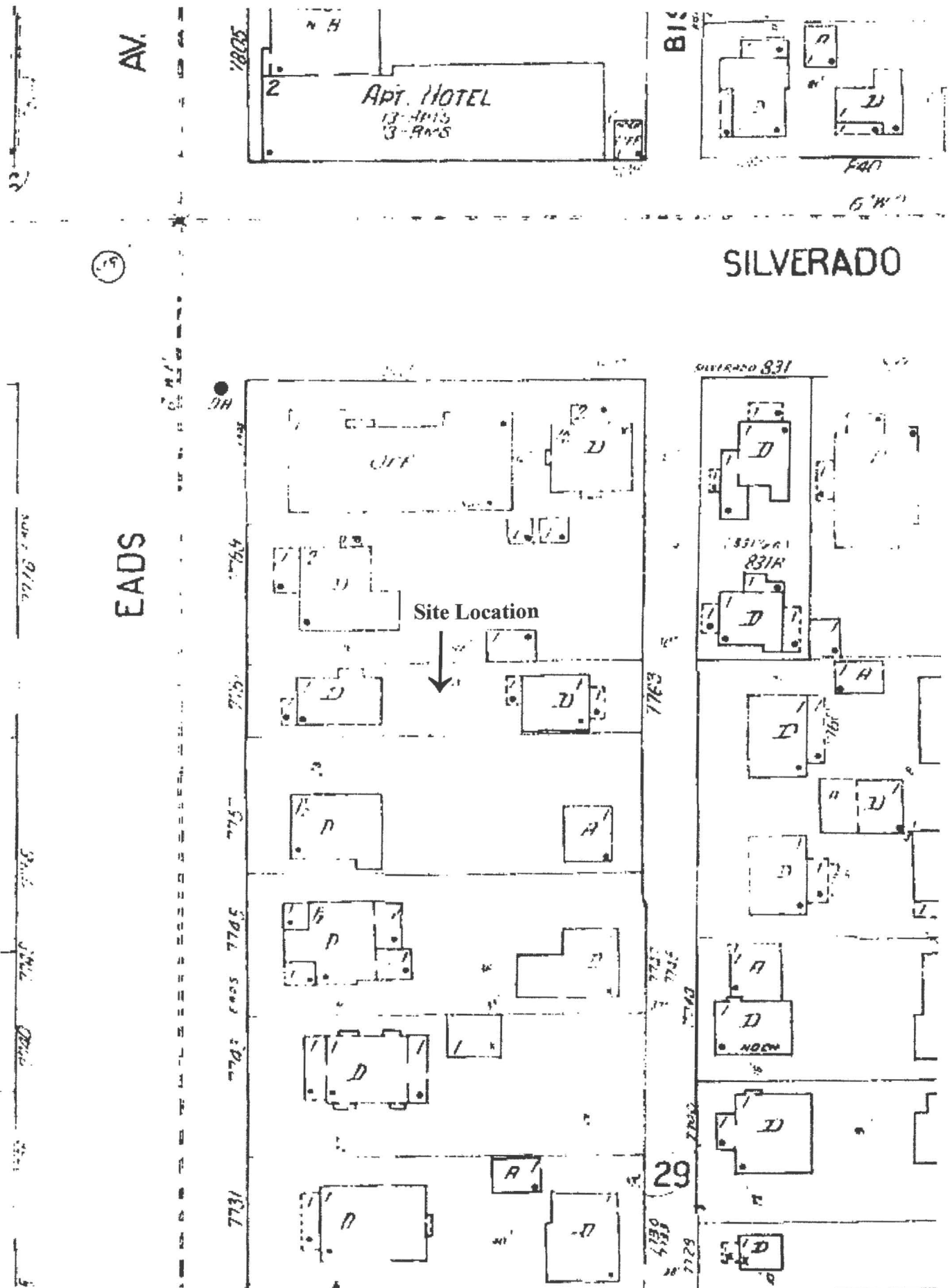
2' W.P.







1949 Sanborn Map



1949 Sanborn Map (Detail)

**APPENDIX D**

**DPR FORMS**



State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION <b>PRIMARY RECORD</b>	Primary #: _____ HRI #: _____ Trinomial: _____ NRHP Status Code: <u>6Z</u> _____  Other Listings: _____ Review Code: _____ Reviewer: _____ Date: _____
-----------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Page 1 of 3

**Resource Name or #: 7761 Eads Avenue**

P1. Other Identifier:

P2. **Location:** ☐ Not for Publication ☒ Unrestricteda. **County:** San Diego and (P2b and P2c or P2d. Attach a Location Map as necessary.)b. **USGS 7.5' Quad:** La Jolla Date: 2002c. **Address:** 7761 Eads Avenue City: La Jolla Zip: 92037d. **UTM:**e. **Other Locational Data** (e.g., parcel #, directions to resource, elevation, etc., as appropriate):

Western one-half of Lot 5, Block 31, La Jolla Park, Map Number 352, APN 350-321-04-00

P3a. **Description:**

The 7761 Eads Avenue property largely consists of a one-story, Craftsman style single-family residence. Constructed in 1915, the building features an irregularly-shaped, rectangular floor plan with a living room, bedroom, kitchen, and bathroom. When originally constructed, the structure featured approximately 489 total square feet of living space. However, in 1937, an addition with approximately 150 total square feet of space, was constructed along the entire rear (east elevation) of the house, thereby increasing the size of the building over 30%.

Of sub-standard wood frame construction, the 7761 Eads Avenue building is set on a concrete foundation with floor joists. The roof is low-pitched and front-gabled with a modest eave overhang and exposed roof rafters. Roofing materials consist of composition shingles. No chimney is present. The exterior is composed of wood shingles. Along the main (southwest) elevation, there is a partial porch which is formed by a low-pitched, front-gabled roof, supported by two square wood columns. A small set of wooden stairs lead to the porch area. The front door is wood-paneled with six glass panes set toward the top of the door. A wooden door screen is set in front of the door. Fenestration consists of wood double-hung windows. Along the side (north) elevation, there is a projecting bay section. Overall, the home appears to be in fair condition.

P3b. **Resource Attributes** (List attributes and codes): HP2—Single-Family ResidentialP4. **Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)P5b. **Description of Photo:**P6. **Age and Sources:**☒ Historic ☐ Prehistoric ☐ Both

1915

Lot Book Page

P7. **Owner and Address:**

Maynard &amp; Virginia Sievek Family Trust

2272 Tokalon Street

San Diego, CA 92110-2322

P8. **Recorded by:**

Scott A. Moomjian, Esq.

5173 Waring Road, #145

San Diego, CA 92120

P9. **Date Recorded:** June 2012P10. **Survey Type** (Describe):

Intensive

P11. **Report Citation:** Historical Resource Technical Report For The 7761 Eads Avenue & 7762 Bishops Lane Buildings, La Jolla, California 92037**Attachments:** ☐ NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record☐ Photograph Record ☐ Other (List):

State of California — The Resources	Primary #: _____
Agency	Trinomial: _____
DEPARTMENT OF PARKS AND RECREATION	
<b>BUILDING, STRUCTURE, AND OBJECT RECORD</b>	

NRHP Status Code: 6Z

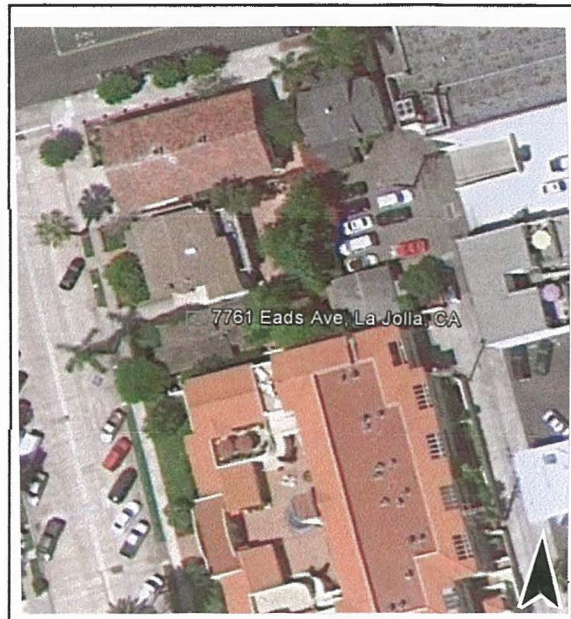
Page 2 of 3

Resource Name or #: 7761 Eads Avenue

- B1. Historic Name:
- B2. Common Name:
- B3. Original Use: Residential
- B4. Present Use: Residential
- B5. Architectural Style: Craftsman
- B6. Construction History: See Continuation Sheets for modifications and alterations.
- B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_
- B8. Related Features: None
- B9a. Architect: Unknown b. Builder: Unknown
- B10. Significance: Theme: N/A Area: La Jolla  
 Period of Significance: N/A Property Type: Residential Applicable Criteria: N/A  
 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

According to the Residential Building Record, the 7761 Eads Avenue building (which is located on the western one-half of Lot 5) was constructed in 1914. However, this date of construction is not accurate. While a Notice of Completion was not recorded for the building, nor were City of San Diego water and sewer connection records available, a Lot Book Page indicates that in 1914, the value of "Houses, Barnes, etc." on the property was \$0.00. One year later, in 1915, the value of improvements rose to \$140.00. The owner to whom the improvements were assessed was Lillian C. Lentell. Review of San Diego City Directories fails to list an occupant of the 7761 Eads Avenue building until 1927. A 1921 Sanborn Fire Insurance Map depicts the presence of the structure at this time as a one-story, rectangular-shaped dwelling unit. The building has a small front porch along its main (southwest) elevation and a bay section along its side (north) elevation. The configuration of the building is not changed on subsequent Sanborn Maps from 1926 and 1949. Therefore, based upon the historic record, the 7761 Eads Avenue building was constructed in 1915. The identities of the architect (if one was retained) and the builder could not be ascertained. Over the years, the building appears to have been used as both a rental property and a property occupied by property owners. Of these individuals, the property may have been rented by tenant Peter L. Salk from 1973-1981. It is believed that this individual was Dr. Peter Salk, the eldest son of Dr. Jonas Salk, who worked in his father's laboratory at the Salk Institute from 1972-1984, conducting research on immunotherapy of cancer and autoimmune diseases.

- B11. Additional Resource Attributes: (List attributes and codes)
- B12. References: Moomjian, Scott A., *Historical Resource Technical Report For The 7761 Eads Avenue & 7762 Bishops Lane Buildings, La Jolla, California 92037*, June 2012
- B13. Remarks:
- B14. Evaluator: Scott A. Moomjian, Esq.
- B15. Date of Evaluation: June 2012





**State of California — The Resources Agency**  
**DEPARTMENT OF PARKS AND RECREATION**  
**CONTINUATION SHEET**

Primary #  
HRI #  
Trinomial

Page 3 of 3 \*Resource Name or # (Assigned by recorder) 7761 Eads Avenue  
\*Recorded by Scott A. Moomjian, Esq. Date June 2012  
☒ Continuation ☐ Update

**B10. Significance:**

According to Residential Building Records, the 7761 Eads Avenue building was subject to an addition along the rear (east) elevation in 1937. This addition, which appears to measure approximately 10 x 15 feet (150 square feet), extended the rear of the building and removed the original rear façade. The addition is not noted on the 1949 Sanborn Map.

Historical research indicates that the Property is not historically and/or architecturally significant. The building is not associated with any important events or individuals at the local, state or national levels; does not embody the distinctive characteristics of a style, type, period, or method of Craftsman construction; and does not represent the notable work of a “master” architect, builder, or craftsman.

As a Property which is not historically or architecturally significant under local, state, or national significance criteria, the building is not eligible for listing in the National Register of Historic Places, the California Register of Historical Resources, the California Historic Resources Inventory, or the San Diego Historical Resources Board Register.



State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION <b>PRIMARY RECORD</b>	Primary #: _____ HRI #: _____ Trinomial: _____ NRHP Status Code: <u>6Z</u>  Other Listings: _____ Review Code: _____ Reviewer: _____ Date: _____
-----------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------

Page 1 of 3

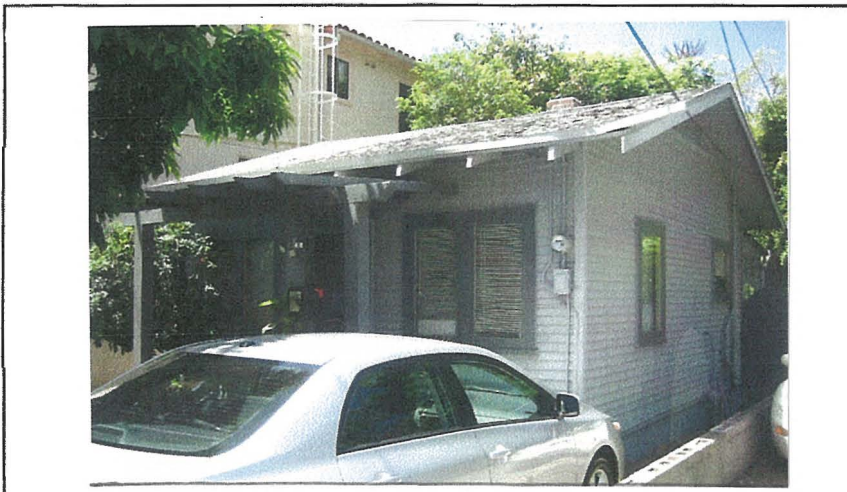
**Resource Name or #: 7762 Bishops Lane**

- P1. Other Identifier: \_\_\_\_\_
- P2. **Location:** ☐ Not for Publication ☒ Unrestricted
- a. **County:** San Diego and (P2b and P2c or P2d. Attach a Location Map as necessary.)
- b. **USGS 7.5' Quad:** La Jolla Date: 2002
- c. **Address:** 7762 Bishops Lane City: La Jolla Zip: 92037
- d. **UTM:** \_\_\_\_\_
- e. **Other Locational Data** (e.g., parcel #, directions to resource, elevation, etc., as appropriate):  
 Eastern one-half of Lot 5, Block 31, La Jolla Park, Map Number 352, APN 350-321-05-00
- P3a. **Description:**

The 7762 Bishops Lane property largely consists of a one-story, Craftsman style single-family residence. Constructed in 1912, the building is located along Bishops Lane which is little more than an alley between Eads Avenue to the west and Fay Avenue to the east. The building is generally square-shaped with a living room, bedroom, kitchen, and bathroom. The building consists of approximately 424 total square feet of space. When originally constructed, the structure featured a rear porch along the northwest elevation. Sometime after 1956, this porch was enclosed with fixed windows and horizontal clapboard siding. In addition, sometime after 1956, a small projecting bay addition (approximately 2 x 14 feet, 28 total square feet) was added along the side (southwest) elevation.

Of sub-standard wood frame construction, the 7761 Eads Avenue building is set on a pier foundation with floor joists. The roof is moderately-pitched and side-gabled with a modest eave overhang and exposed roof rafters. Roofing materials consist of composition shingles. A brick chimney is located toward the center of the residence. The exterior is composed of horizontal clapboard siding. Along the main (east) elevation, there is a partial porch which is formed by wooden beams supporting a small roof projection. In actuality, the porch is little more than a wooden trellis. The porch area is open with a wood-paneled front door with glass pane. Fenestration consists of wood casement windows. Overall, the home appears to be in fair condition.

- P3b. **Resource Attributes** (List attributes and codes): HP2—Single-Family Residential
- P4. **Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b. **Description of Photo:**

P6. **Age and Sources:**  
☒ Historic ☐ Prehistoric ☐ Both  
 1913

Lot Book Page

P7. **Owner and Address:**  
 Maynard & Virginia Sievek Family Trust  
 2272 Tokalon Street  
 San Diego, CA 92110-2322

P8. **Recorded by:**  
 Scott A. Moomjian, Esq.  
 5173 Waring Road, #145  
 San Diego, CA 92120

P9. **Date Recorded:** June 2012

P10. **Survey Type** (Describe):  
 Intensive

P11. **Report Citation:** Historical Resource Technical Report For The 7761 Eads Avenue & 7762 Bishops Lane Buildings, La Jolla, California 92037

**Attachments:** ☐ NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record  
☐ Photograph Record ☐ Other (List): \_\_\_\_\_

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION <b>BUILDING, STRUCTURE, AND OBJECT RECORD</b>	Primary #: _____ Trinomial: _____
---------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------

NRHP Status Code: 6Z

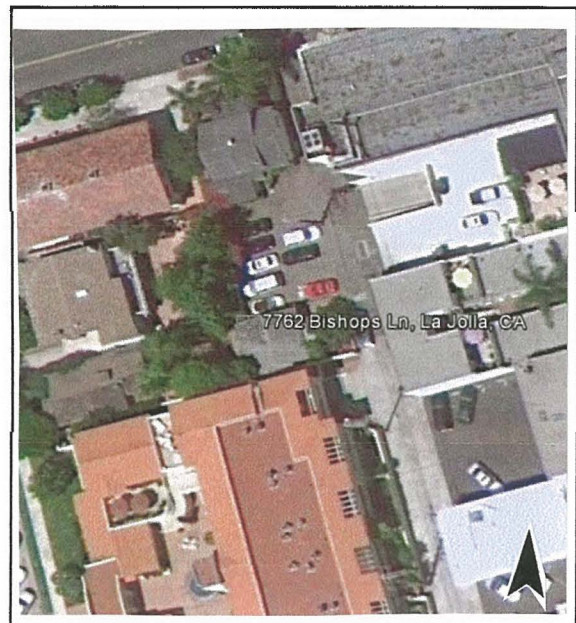
Page 2 of 3

Resource Name or #: 7762 Bishops Lane

- B1. Historic Name:
- B2. Common Name:
- B3. Original Use: Residential
- B4. Present Use: Residential
- B5. Architectural Style: Craftsman
- B6. Construction History: See Continuation Sheets for modifications and alterations.
- B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_
- B8. Related Features: None
- B9a. Architect: Unknown b. Builder: Unknown
- B10. Significance: Theme: N/A Area: La Jolla  
 Period of Significance: N/A Property Type: Residential Applicable Criteria: N/A  
 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

According to the Residential Building Record, the 7762 Bishops Lane building (which is located on the eastern one-half of Lot 5) was constructed in 1914. However, this date of construction is not accurate. While a Notice of Completion was not recorded for the building, nor were City of San Diego water and sewer connection records available, a Lot Book Page indicates that in 1912, the value of "Houses, Barnes, etc." on the property was \$0.00. One year later, in 1913, the value of improvements rose to \$100.00. The owner to whom the improvements were assessed was Lillian C. Lentell. Review of San Diego City Directories fails to list an occupant of the 7762 Bishops Lane building until 1929 (at which time the structure was identified as "7763" Bishops Lane). A 1921 Sanborn Fire Insurance Map depicts the presence of the structure at this time as a one-story, square-shaped dwelling unit. The building has a small front porch along its main (east) elevation and a small rear porch along its rear (northwest) elevation. The configuration of the building is not changed on subsequent Sanborn Maps from 1926 and 1949. Therefore, based upon the historic record, the 7762 Bishops Lane building was constructed in 1913. The identities of the architect (if one was retained) and the builder could not be ascertained. Over the years, the building appears to have been used exclusively as a rental property with at least twenty (20) occupants/tenants.

- B11. Additional Resource Attributes: (List attributes and codes)
- B12. References: Moomjian, Scott A., *Historical Resource Technical Report For The 7761 Eads Avenue & 7762 Bishops Lane Buildings, La Jolla, California 92037*, June 2012
- B13. Remarks:
- B14. Evaluator: Scott A. Moomjian, Esq.
- B15. Date of Evaluation: June 2012





**State of California — The Resources Agency**  
**DEPARTMENT OF PARKS AND RECREATION**  
**CONTINUATION SHEET**

Primary #  
 HRI #  
 Trinomial

Page 3 of 3 \*Resource Name or # (Assigned by recorder) 7762 Bishops Lane  
 \*Recorded by Scott A. Moomjian, Esq. Date June 2012  
☒ Continuation ☐ Update

---

B10. Significance:

Historical research indicates that the Property is not historically and/or architecturally significant. The building is not associated with any important events or individuals at the local, state or national levels; does not embody the distinctive characteristics of a style, type, period, or method of Craftsman construction; and does not represent the notable work of a "master" architect, builder, or craftsman.

As a Property which is not historically or architecturally significant under local, state, or national significance criteria, the building is not eligible for listing in the National Register of Historic Places, the California Register of Historical Resources, the California Historic Resources Inventory, or the San Diego Historical Resources Board Register.



**APPENDIX E**  
**PREPARER'S QUALIFICATIONS**

**SCOTT A. MOOMJIAN  
ATTORNEY AT LAW  
5173 WARING ROAD, #145  
SAN DIEGO, CALIFORNIA 92120  
TELEPHONE (619) 230-1770  
FACSIMILE (619) 785-3340  
smoomjian@earthlink.net**

---

**Education:**

- \*Bachelor of Arts, History, 1990; University Of California, Davis (With Honors)
- \*Master of Arts, History; 1993; University Of San Diego
- \*Juris Doctor, 1997; California Western School Of Law, ABA/ AALS
  - \*Best Appellate Brief Award, Spring 1996
  - \*American Jurisprudence Award, Environmental Law Seminar, Spring 1997

**Professional Background:**

Between 1990-1995, Mr. Moomjian worked as both an historian and archaeologist in the San Diego area. During this period, he worked as a historian at the University of San Diego, a social studies instructor at two private elementary and secondary schools, and as a historian and archaeologist for a cultural resource management firm. In 1995, while attending law school, Mr. Moomjian worked for the law firm of Marie Burke Lia, Attorney at Law. His law school internship was with SANDAG (The San Diego Association of Governments) where complex environmental, land use, energy, transportation, housing, and municipal issues were studied.

For the past fourteen years, Mr. Moomjian has been extensively involved in the field of land use law, emphasizing historic properties and cultural resources. His experience includes effectuating compliance with Section 106 (36 CFR 800) of the National Historic Preservation Act; the preparation of historic preservation components of environmental impact reports, historical assessment technical reports, and Historic American Building Survey (HABS) documentation, required by the California Environmental Quality Act (CEQA); nominating historic properties to the local, state, and national registers; completing certification application procedures and securing the federal tax incentives with the State Office Of Historic Preservation and National Park Service; obtaining development permits of various types; and representation before municipal bodies such as the San Diego Historical Resources Board, San Diego County Historic Site Board, San Diego Planning Commission, San Diego City Council, San Diego County Planning Commission and San Diego County Board of Supervisors.

Mr. Moomjian's extensive experience in the field of historic and cultural properties has also included the surveying of historic resources. In this capacity, he has undertaken all aspects of field work, planning, background research, organization and presentation of survey data, and the completion of historic resource inventory forms. Mr. Moomjian has worked as a principal consultant on historic resource surveys focusing on the downtown San Diego Ballpark, North Embarcadero, and Mid-City areas, as well as those in the Barrio Logan community. He has completed Historic Resource Inventory Updates of the East Village Area for the Centre City Development Corporation (CCDC). In addition, he has worked in the completion of phase studies and the Programmatic Agreement (PA) for the San Diego County Airport Authority's Quieter Home Program (Loma Portal and Uptown Neighborhoods), as well as an Historic Resource Inventory Update for the City of Murrieta and a Historic Resource Inventory for the City of Chula Vista.

Mr. Moomjian has served as a historic property consultant to the San Diego Unified Port District, the San Diego County Regional Airport Authority, and the Centre City Development Corporation (CCDC). He is recognized as a qualified historical consultant by the City and County of San Diego, as well as other regional municipalities. His professional qualifications meet the Secretary of the Interior's *Standards and Guidelines for Archaeology and Historic Preservation* (1995) in the disciplines of History and Historical Preservation. In March, 2007, Mr. Moomjian was appointed to the San Diego County Historic Site Board (HSB); he currently serves as its Chairman.



# La Jolla Community Planning Association

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

---

**Contact Us:**

Mail: PO Box 889, La Jolla, CA 92038

Web: [www.lajollacpa.org](http://www.lajollacpa.org)

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

President: Tony Crisafi

Vice President: Matt Mangano

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

Secretary: Suzanne Weissman

Treasurer: Mike Costello

## **DRAFT AGENDA – revised July 15, 2019**

**Regular Meeting | Thursday, 18 July 2019 – 6 p.m., Moved to 7/18/19 (due to July 4<sup>th</sup> holiday) Notice date 7/8/19**

**6:00 p.m. 1.0 Welcome and Call to Order: Tony Crisafi, President**

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

- A. Mobile devices off or on silent mode.**
- B. All public and trustee comment will be addressed to the chair.**
- C. Public and trustee comment will be limited to 2 minutes**
- D. Comments will be directed to the project or matter using third person, singular or plural when they are addressed to the chair.**
- E. Chair may ask for member votes. Please keep hands raised until the vote tally is announced.**
- F. Upon consensus, Chair will close discussion and call for a motion**

**6:05 p.m. 2.0 Adopt the Agenda as modified and distributed noting the following item:**

**10.0 2 - T&T Action Items transcribed from 7/18/19 meeting notes**

**11.2 Attachments provided from public record information & applicant**

**2/3 Majority vote required to add action item(s) to agenda.**

**6:10 p.m. 3.0 Meeting Minutes Review and Approval:**

**3.1 02 May 2019 – Regular meeting minutes**

**3.2 06 June 2019 - Regular meeting minutes**

**4.0 Officer Reports:**

*If a Sign Language Interpreter, aids for the visually impaired, or Assisted Listening Devices (ALDs) are required, please contact the City's*

*Disability Services Coordinator at 619-321-3208 at least (5) five work days prior to the meeting date to insure availability.*

#### 4.1 Treasurer - Mike Costello's report

Beginning Balance as of 6/6/19	\$847.68
Income	
• Collections	\$ 208.60
• CD Sales	\$ <u>0</u>
Total Income	\$ 00 .00
Expenses	
• Agenda printing	\$ 43.44
• AT&T telephone disconnected	\$ 00.00
• GoDaddy	\$ 308.57
• SD City Treasurer, LJ Rec Center, room use	\$ 260.00
Total Expenses	\$ <u>612.01</u>
Net Income/(Loss)	(-) \$ 403.41
Ending Balance of 6/30/19	\$ 444.27

#### 4.2 Secretary-

#### 5.0 Elected Officials – Information Only

- 5.1 Council District 1: Councilmember Barbara Bry.  
Rep: **Mauricio Medina**, 619-236-6611, [mauriciom@sandiego.gov](mailto:mauriciom@sandiego.gov)  
[Torrey Pines Slope restoration – 10 minutes](#)
- 5.2 78<sup>th</sup> Assembly District: Assembly member Todd Gloria  
Rep: **Mathew Gordon** 619-645-3090 [mathew.gordon@asm.ca.gov](mailto:mathew.gordon@asm.ca.gov)
- 5.3 39<sup>th</sup> Senate District: State Senator Toni Atkins, Senate President pro Tempore  
Rep: **Chevelle Newell Tate**, 619-645-3133, [Chevelle.Tate@sen.ca.gov](mailto:Chevelle.Tate@sen.ca.gov)

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

6.1 The Children's Pool SCR (PTS627990) appeal to City Council docketed for Sept 17, 2019  
@ 2:00

6.2 Thank Trustee Jackson for mailbox & website update.

6.3 Appeal to the Hearing Officer's decision to approve Bonair Residence Project, 744 Bonair St.,  
Will be heard by the Planning Commission on Thursday, July 18, 2019 @ 9:00 a.m.

**6.4 Brown Act Announcement:** 2019 Brown Act Compliance Workshop is a training session presented by the City of San Diego Planning Department to help community planning group members to understand The Ralph M. Brown Act (Government Code sections 54950-54963, referred to as the “Brown Act”). Topics of discussion include an introduction to the Brown Act and keeping meetings and agenda’s compliant.

Please see the details of the workshop below:

Date: July 25, 2019 6:00 p.m.-7:00 p.m.

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

Please RSVP including your name, email, and community to [SDPlanningGroups@sandiego.gov](mailto:SDPlanningGroups@sandiego.gov) or at (619) 533-6307 by July 22, 2019

**6:30 p.m. 7.0 Public Comment**

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

**7.1 City of San Diego – Community Planner: Marlon Pangilinan, [mpangilinan@sandiego.gov](mailto:mpangilinan@sandiego.gov)**

**7.2 UCSD - Planner: Anu Delouri, [adelouri@ucsd.edu](mailto:adelouri@ucsd.edu), <http://commplan.ucsd.edu/> or Robert Brown**

**7.3 General Public**

**8.0 Non-Agenda Trustee Comment**

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

**6:45 p.m. 9.0 Reports from Ad Hoc and non-LJCPA Committees - Information only unless noted.**

**9.1 Community Planners Committee**

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

**9.2 Coastal Access & Parking Board** <http://www.lajollacpa.org/cap.html>

**9.3 UC San Diego advisory Committee**

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

**9.5 Airport Noise Advisory Committee – Matthew Price**

**9.6 Playa Del Norte Stanchion Committee**

**7:00 p.m. 10.0 Consent Agenda – 10.1 – 10.2**

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

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

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

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

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



The Consent Agenda allows the LJCPA to ratify recommendations of the community joint committees and boards in a single vote with no presentation or debate. It is not a decision regarding the item but a decision whether to accept the recommendation of the committee/board as the recommendation of the LJCPA. The public may comment on consent items.

**10.1 – End of Summer Fire Run** – Request for temporary street closure and No Parking on portions of Prospect Street and La Jolla Blvd for the 20<sup>th</sup> annual event on Sunday, August 25, 2019 (Gloria Goodenough).

**T&T Motion to approve End of Summer Fire Run passes 8-0-0**

**10.2 – San Diego Triathlon Challenge** – Request by Challenged Athletes Foundation for temporary street closure and temporary No Parking on Coast Blvd. between Prospect St. and Girard Ave. and Lane closure on Torrey Pines Rd. between Prospect and La Jolla Shores Dr. for the 26<sup>th</sup> annual event on Sunday, October 29, 2019 (Julia Duggan)

**T&T Motion to approve San Diego Triathlon Challenge passes 8-0-0**

See Committee minutes and/or agenda for description of projects, deliberations, and vote.  
Anyone may request a consent item be pulled for full discussion by the LJCPA.

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

#### **11.0 – 11.6 LJCPA Review and Action Matter**

**11.0 Letter from President to support the maintenance & repair of Kellogg Park Marine Reserve Map and access ways, and to advise DSD that this action meets Coastal Permit Exemption guidelines. On-site work to be activated after summer moratorium. Information attached.**

#### **11.1 – Time Certain 7:10 p.m.**

Micro mobility parking corrals for La Jolla. City proposal for placement of numerous defined spaces within the public street for the parking of dockless scooters and bicycles. Mauricio Medina and city staff.

T&T June 19 minutes with response attached.

#### **11.2 – 7:50 p.m**

Hershfield Residence – CDP #2134597 & SDP #2134595 Project and environmental appeal.

See exhibits and documents @ <http://www.lajollacpa.org>

Action Item: To Ratify/withdraw the appeal(s) based on applicant's proposed and documented changes dated: TBD

**11.3 – 8:20 p.m.**

Kornberg Residence CEP 2605 Ellentown Rd., Project no. #624979, Process 3, CDP for the demolition of existing single dwelling and construction of 3,449 s.f., one-story single-dwelling unit with 462 s.f. attached garage and a 701 s.f., companion unit located at 2605 Ellentown Rd. The 0.3 acre site is in RS-1-4 zone and Coastal (Appealable) Overlay Zone within the La Jolla Community Plan area and CD1.

DPR Motion: Findings can be made and motions passes 4-1-1.

Pull from 6 June, 2019 LJCPA regular meeting.

**11.4 – 8:40 p.m.**

Ratify appeal to City Council of the Children's Pool SCR (PTS 627990).

**11.5 – 8:50 p.m.**

Review of the McLaren/Coach and the Conrad billboards to advise the city that they are determined to be murals or advertisements and that they be regulated as such.

**11.6 – Banners – Matt Mangano compose a summary for this?**

XX. Adjourn to next regular LJCPA Meeting: Thursday, August 1, 2019 at 6:00 pm.

## DRAFT MINUTES –

### Regular Meeting | Thursday, 2 May 2019

Prior to meeting Tony Crisafi swore in new Trustee: Glen Rasmussen

**1.0 Welcome and Call to Order: Tony Crisafi, President, 6:06 PM**

*Please turn off or silence mobile devices Meeting is being recorded*

Quorum present

**Trustees Present:** Brady, Costello, Crisafi, Fitzgerald, Fremdling, Gordon, Ish, Jackson, Kane, Mangano, Manno, Neil, Rasmussen, Shannon, Will, Weissman

**Absent:** Little

**2.0 Adopt the Agenda:**

Modify agenda to remove items 11.0, Panorama Homes, 14.0 Sugarman, at written request from applicants.

**Motion:** To adopt agenda with modifications (Gordon/Fitzgerald) **Vote: 15-0-1 Motion Carries**

**In Favor:** Brady, Costello, Fitzgerald, Fremdling, Gordon, Ish, Jackson, Kane, Mangano, Manno, Neil, Rasmussen, Shannon, Will, Weissman

**Opposed:** 0

**Abstain:** Crisafi (Chair)

### 3.0 Meeting Minutes Review and Approval: April 4, 2019

Correction noted, add Manno to vote in favor on item 14

**Motion:** To approve April minutes with correction (Mangano/Will) **Vote: 14-0-2 Motion Carries**

**In Favor:** Brady, Costello, Fitzgerald, Fremdling, Gordon, Ish, Jackson, Mangano, Manno, Neil, Rasmussen, Shannon, Will, Weissman

**Opposed:** 0

**Abstain:** Crisfi (Chair), Kane (not present at meeting)

### 4.0 Officer Reports:

#### 4.1 Treasurer – Mike Costello reports:

Beginning balance as of 4/1/19:	\$799.96
<b>Income:</b>	
Collections	\$123.00
C.D. Sales	<u>\$ 0.00</u>
<b>Total Income:</b>	<b>\$123.00</b>
<b>Expenses:</b>	
Agenda printing	\$ 70.51
At&t – telephone	<u>\$ 86.79</u>
<b>Total expenses:</b>	<b><u>\$157.30</u></b>
<b>Net income/loss</b>	<b>\$ (34.30)</b>
<b>Ending balance:</b>	<b>\$765.66</b>

Costello thanked Jim Fitzgerald for years of help with treasurer duties and Dave Gordon for smooth transition. All expenses are covered by anonymous cash contributions of attendees.

Gordon reported cancellation of telephone account saving \$86.79/mo.

**Kane:** Planning groups cannot accept donations. All donations must be anonymous, cash only.

Also some groups have bifurcated with non-profit organization that can accept donations? Could this organization do that to fund expanded activities as other groups have done?

**Manno:** This group looked into this several years ago and found some cost involved and difficulty dealing with bureaucracy.

**Gordon:** We should run this by Marlon Pangilinan; planning groups are different from other organizations. Our main expenses are printing, PO box and overtime use of room; we get money from city to help defray these costs. This group has small needs.

*Courtney arrives late. He is sworn in as newly elected trustee by Tony Crisafi. His addition will be reflected in following vote counts.*

#### 4.2 Secretary- Suzanne Weissman



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

## **5.0 Elected Officials – Information Only**

### **5.1 Council District 1: Councilmember Barbara Bry.**

Rep: **Mauricio Medina**, 619-236-6611, [mauriciom@sandiego.gov](mailto:mauriciom@sandiego.gov)

Mauricio Medina: Handed out flyer, an invitation to District 1 Budget Town Hall Meeting hosted by Barbara Bry on Saturday, May 4, 9:30 to 11:30 a.m. at the La Jolla Village Community Center, 8657 Via La Jolla Drive. Right now the full Council is meeting with Budget Review Committee which Council Member Barbara Bry is chair of. It is written in the Charter that the Mayor has to release the budget by the 2<sup>nd</sup> week in April, then the Budget Review committee must review the proposed budget. This is good time for public to comment and express concerns on budget items. It can be difficult to get downtown on Wednesday morning or afternoon; that is why we are holding a meeting in the district on Saturday to be accessible to everyone. Please attend; independent budget analysts will be there to give overview of city finances and answer questions about how city operates.

This past month the City Council passed regulations for dockless scooters; having a new ordinance on books allows police to enforce. Detailed list in LJ Light. The ban on board walks which Barbara Bry supports was not allowed because it was not noticed. We are monitoring it to get it on agenda soon.

Torrey Pines Road Project will end this month. Next week, 5/6 – 5/11, and 5/13 – 5/18 1 lane will be closed down. The overlay work to repave the road will be done at night, so, hopefully, traffic flow will improve.

**Merryweather:** Would like to have City's official response to her letters regarding Black's Beach Fence in writing. Reply: The Council office did send out request for response.

**Audience Comment:** Base of Hillside still causes bumpers to scrape. Reply: Purpose of work was not to fix dip, but to help drainage. Mauricio also gets comments to leave dip as is to deter traffic on Hillside. He will work with city staff to schedule meeting in next two weeks to discuss how to fix.

**Kane:** Many emails with concerns about affordable housing legislation that City Council is negotiating behind scenes to suspend height limits in coastal zone and to consider the Bus 30 route to be included as a Transit Priority Area allowing affordable housing along route. Relay to Council Member that people are highly concerned and feel it is inappropriate and please say no. Reply: Council Member Bry is opposed to SB 50 and SB 330. Kane: Is the Transit Priority Area the Bus 30 Route or the Transit Station at UCSD? Reply: Mauricio will check State guidelines.

**Manno and Costello** also received many comments from neighbors against these bills. People are frustrated to see state taking over decisions about local neighborhoods that the communities have worked so hard to create.

Further discussion to put this as action item on CPA Agenda to write letter to state representatives with copy to B.Bry. These bills use the guise of affordable housing, but along the coast housing will not be affordable because demand for coastal property is unlimited. Also check website

[raisetheballoon.org](http://raisetheballoon.org) for further information and get involved with other community groups and attend June 8 rally at Rec Center to oppose these senate bills. People inland don't care about these issues so it is important for those in coastal communities to voice strong opposition.

**5.2** 78<sup>th</sup> Assembly District: Assembly member Todd Gloria  
Rep: **Mathew Gordon** 619-645-3090 [mathew.gordon@asm.ca.gov](mailto:mathew.gordon@asm.ca.gov)  
**Not present**

**5.3** 39<sup>th</sup> Senate District: State Senator Toni Atkins, Senate President pro Tempore  
Rep: **Chevelle Newell Tate**, 619-645-3133, [Chevelle.Tate@sen.ca.gov](mailto:Chevelle.Tate@sen.ca.gov)  
**Not present.**

**6.0 President's Report** – Information only unless otherwise noted

**6.1** LJCPA and associated Subcommittee appointees will be placed on the June 6, 2019 agenda as an action item. Any interested, eligible community members should contact [info@lajollacpa.org](mailto:info@lajollacpa.org) by May 24, 2019 .

**6.2** Community orientation workshop is scheduled for Saturday, May 18, 2019 at the city concourse 'silver room', 202 C St. San Diego, CA 92101. Doors open at 8:30 a.m. Arrive before 9:00 a.m. to receive credit. RSVP by Friday, May 10, 2019 to [SDPlanningGroups@sandiego.gov](mailto:SDPlanningGroups@sandiego.gov). New trustees only required to attend.

**6.3** Vehicle habitation letter sent to city per April 4, 2019; action item 14.0. Letter attached to our May 2 agenda.

**7.0 Public Comment**

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

**7.1** City of San Diego – Community Planner: **Marlon Pangilinan**, [mpangilinan@sandiego.gov](mailto:mpangilinan@sandiego.gov)  
**Not present**

**7.2** UCSD - Planner: **Anu Delouri**, [adelouri@ucsd.edu](mailto:adelouri@ucsd.edu), <http://commplan.ucsd.edu/> or **Robert Brown**

**Bob Brown:** Gillman Dr. sewer project is 99% complete. Open House, May 6, at Jacobs Medical Center, 9300 Campus Point Drive, to tour new emergency room for Seniors. It is too late to register, but contact Bob Brown if you wish to attend. SIO is working on new handrails at Scripps Pier

**Courtney:** Asked him to look into illegal banners on city bridge overpass on La Jolla Village Drive.

**Crisafi:** Public can contact Anu Delouri to be put on email list for UCSD events.

**7.3 General Public**

**Sharon Wampler** shared a flyer from the Pacific Beach Planning Group with steps for success: PERSEVERE: Proactive and Planning, EcoDistrict, Reevaluate, Research, Revise, Refine, Surveillance, Evaluation, Voice, Education, Respect, Engage.

**Phil Merten:** representing Larry and Patty Davison on Bonair Dr. The Bonair Residences project will be heard by Hearing Officer on Wednesday, May 15. This board rejected the project. The CPA bylaws require that this body send a member to represent its concerns. If Hearing Officer approves the project, the CPA is obligated to appeal that decision to City Planning Commission. Thank you for attending.

**Lily Zhou:** she is running for City Council District 1. She wants to work for us, to hear our concerns, to protect and help solve problems. Formerly she was a lecturer at SDSU, 35 years as an entrepreneur and a real estate broker. Her heart is here and she wants to get things done for you.

**Petia Merica-Jones:** UCSD grad student, member of advisory committee for UCSD housing. She lives at Coast Apartments near Birch Aquarium. Her UCSD student advisory committee has recommended against the rent increase for these apartments and feels the students weren't given sufficient notice of plans to redevelop these apartments requiring them to move.

**Comment:** Are these internal issues for UCSD?

**Gordon:** This body has no jurisdiction over UCSD Properties. It would be best for you to contact Bob Brown. However, comments about public issues are always welcome.

**Merryweather:** the city has asked for us to create more parks in La Jolla, as we are 'underparked.' She would like to be on the agenda next month to discuss fixing up Pottery Canyon to be used as a public park.

## 8.0 Non-Agenda Trustee Comment

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

**Courtney:** Now there is a banner on the overpass on Torrey Pines Road from the Historical Society. Banners such as this on the overpass is creating clutter and will continue to bring more advertising signs creating more clutter. They are also illegal; he has contacted Code Compliance.

**Rasmussen:** Previously the La Jolla CPA asked the La Jolla Planned District Ordinance committee to determine if the McLaren/Coach sign on La Jolla Blvd. was a sign or a mural (artwork). He asked for a motion to ask the LJ PDO committee to make findings about that sign and also about the sign promoting the Conrad to determine their conformance with the LJ Planned District Ordinance.

The PDO response was: "How can we enforce rules about McLaren sign if we don't enforce against the Conrad sign?" Rasmussen doesn't think they can give a legal opinion like that. What they need is to make factual findings on conformance with the Planned District Ordinance. Then the LJCPA could apply the standard of legal review in accordance with the City of Indio vs Arroyo decision of 1983. *This decision indicates that anyone can put artwork on their private property, but if it has content related to the business on that property it is subject to the jurisdiction of the land use ordinance.* Since both of these signs have a content other than art associated with their business; he believes they constitute a sign and are under the jurisdiction of the PDO. If the committee gets involved deciding if a sign or art, then there will not be a resolution.

Further discussion ensued about what constitutes a sign, advertising or a mural with reference made to the definition of signs in the Planned District Ordinance. Also whether this is a Code Compliance issue. This is not Code Compliance; it is a PDO issue. The PDO sign rules are more restrictive than the City Code sign rules. since it. Will stated that it is clearly a freestanding billboard.

**Manno** asked for this discussion to be on next month's agenda. The above motion could not be voted on as an action item at this meeting since it was not on the agenda. **Mangano** and **Crisafi** also will seek more information from Deborah Marengo of the PDO committee.

**Kane:** Report on 3 interns. One finished after winter quarter. She was working on spread sheet on decisions of this body that were approved and those that were not approved. The other twointerns want to continue through spring quarter. One was working on website, but can't determine progress. The other is looking at the 50% rule. He has put together a spread sheet mapping about 80 projects mostly clustered in the Bird Rock area. Next he will be

looking for the projects' compliance with community plan. Kane is trying to determine if community review makes a difference.

**Manno:** Request agenda item next month to discuss SB 50 and SB 330.

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

**9.1 Community Planners Committee** <http://www.sandiego.gov/planning/community/cpc/index.shtml>- **John Shannon, or whoever Rep.**

**Shannon:** Regarding earlier question about vote at CPC on SB 330; that bill has not come before the CPC. A month ago there was an action item at CPC about Housing the Next One Million. SB 50 reduces the parking required for mixed use projects, but San Diego has already voted on requirements that are less restrictive. A lot of work is done in subcommittees at CPC. Other items discussed with no vote: capital improvement programs, designated children's play area, faith community housing.

**9.2 Coastal Access & Parking Board** <http://www.lajollacpa.org/cap.html> no report

**9.3 UC San Diego advisory Committee**

**Gordon:** Last meeting of this group, formed for input on Long Range Development Plan, was on April 15. A new committee is being formed with community representatives from La Jolla and University City to get input on projects on campus

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

**Kane:** did not meet. Will meet May 16, at Nancy Manno's. The committee hopes for the report on a lengthy study from city on storm water issues on Hillside Dr.

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

**9.6 Playa Del Norte Stanchion Committee**

**Question from Public:** what are small sandwich type signs on Playa Del Norte?

**Gordon:** might be water main, sewer main projects going on all over city.

**Crisafi:** Medina will check if there is a traffic control permit.

**10.0 Consent Agenda – No Items**

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

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

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

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

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

The Consent Agenda allows the LJCPA to ratify recommendations of the community joint committees and boards in a single vote with no presentation or debate. It is not a decision regarding the item but a decision whether to accept the recommendation of the committee/board as the recommendation of the LJCPA. The public may comment on consent items.



See Committee minutes and/or agenda for description of projects, deliberations, and vote.  
Anyone may request a consent item be pulled for full discussion by the LJCPA.

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

#### 11.0 – 14.0 LJCPA Action Items

**11.0 Removed from agenda. Panorama Homes – 1188 Muirlands Dr. Project No.: 620974 (Process 2)** Coastal Development Permit for the construction of 2 new SFDUs on 2 vacant lots. The West House at 1188 Muirlands Drive totals 8,451 square feet and the East house at 1200 Muirlands Drive totals 8,510 square feet. The vacant lots total .56 acres and .61 acres, respectively. The site is located in the RS-1-2 Base Zone and Coastal (Non-Appealable) overlay zone within the La Jolla Community Plan area and Council District 1. Code Case CE-0502994.

**DPR Motion:** That findings CAN be made for a CDP as presented (Kane/Leira) Passes 4-1-1.  
Pulled from April 4, 2019 consent agenda.

**12.0 Ryan Lot Consolidation - 15673 Linda Rosa Ave. CDP Project #619310.** LJCPA Project Appeal filed March 14, 2019.

**Action Item: Motion:** To ratify LJCPA March 14, 2019 appeal of Ryan lot consolidation project #619310, CDP.

**(Courtney/Will) Vote: 16-0-1: Motion Carries**

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

**Opposed:** 0

**Abstain:** 1 (Chair)

**13.0 Herschfeld Residence – CDP/SDP #603740, 8230 Prestwick Dr. February 2019 LJSPRC Action:** Findings cannot be made 5-0-1. March, 2019, LJCPA action: Support LJSPRC action that findings cannot be made 14-1-1.

**Action Item: Motion:** LJCPA officer shall file the appropriate appeal of any contrary permit application decision by the city of San Diego. **(Gordon/Courtney) Vote: 16-0-1: Motion Carries**

**In Favor:** Brady, Costello, Fitzgerald, Fremdling, Gordon, Ish, Jackson, Kane, Mangano, Manno, Neil, Rasmussen, Shannon, Will, Weissman

**Opposed:** 0

**Abstain:** 1 (Chair)

**14.0 Item removed from Agenda: Sugarman - SDP**

**(2<sup>nd</sup> review) Project #625569** Project manager Xavier Del Valle (619) 557-7941 [xdelvalle@sandiego.gov](mailto:xdelvalle@sandiego.gov).

**Project description:** (Process 3) Site Development Permit (SDP) for the construction of a two story 5,694 SF family house with 1,217 SF basement garage on a vacant lot at 8356 Sugarman Drive. The .25 acre site is located in the La Jolla Shores Planned District-Single Family Zone of the La Jolla Community Plan area and Council District 1.

**LJSPRC Motion:** Findings cannot be made for Project #625569 (Process 3) Site Development Permit (SDP) for construction of a two story 5,694 square foot single family house with 1,217 square feet of basement garage on a vacant lot at 8356 Sugarman Drive based on character of the neighborhood and bulk and scale.

VOTE: 5-0-1.

Action Item: Applicant requested full hearing

ADJOURN: 7:24PM

---

# La Jolla Community Planning Association

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

Contact Us:

Mail: PO Box 889, La Jolla, CA 92038

Web: [www.lajollacpa.org](http://www.lajollacpa.org)

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

President: Tony Crisafi

Vice President: Matt Mangano

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

Secretary: Suzanne Weissman

Treasurer: Michael Costello

## DRAFT Minutes –

Regular Meeting | Thursday, 6 June 2019 – 6 p.m.

### 4.0 Welcome and Call to Order: Tony Crisafi, President, 6: 04 pm

*Please turn off or silence mobile devices    Meeting is being recorded*

**Quorum present:** Brady, Costello, Crisafi, Fitzgerald, Gordon, Ish, Jackson, Kane, Mangano, Neil, Rasmussen, Will

### 5.0 Adopt the Agenda:

**Motion:** Adopt agenda with modifications (Gordon/Will) **Vote:12-0-0 Motion Carries**

**In Favor:** Brady, Costello, Crisafi, Fitzgerald, Gordon, Ish, Jackson, Kane, Neil, Rasmussen, Will

**Opposed:** 0

**Abstain:** 0

### 6.0 Meeting Minutes Review and Approval: Draft minutes not included in trustee packet.

**Motion:** Postpone approval of May draft LJCPA minutes until next meeting (Neil/Kane) **Vote: 11-0-1: Motion Carries**

**In Favor:** Brady, Costello, Fitzgerald, Gordon, Ish, Jackson, Kane, Mangano, Neil, Rasmussen, Will

**Opposed:** 0

**Abstain:** 1 (Chair)

### 4.0 Officer Reports:

#### 4.1 Treasurer

**Beginning Balance** as of 4/30/19 \$765.66

#### Income

- Collections \$ 163.00
- CD Sales \$ 0

<b>Total Income</b>	\$ 163 .00
<b>Expenses</b>	
• Agenda printing	\$ 63.06
• AT&T telephone      Final Bill	<u>\$ 17.92</u>
<b>Total Expenses</b>	<u>\$ 80.98</u>
<b>Net Income/(Loss)</b>	\$ 82.02
 <b>Ending Balance of 5/31/19</b>	 \$ 847.68

**4.2 Secretary-** Secretary absent. Per Crisafi and Gordon: Everyone is requested to sign in on the sheets in the back of the room to have attendance recorded. To become a member, fill in the membership forms available in the back. A member must attend at least one meeting per year to be eligible to vote, 3 meetings to be eligible to be a trustee.

*Courtney arrives; reflected in vote counts.*

## 5.0 Elected Officials – Information Only

**5.1 Council District 1:** Councilmember Barbara Bry.

Rep: **Mauricio Medina**, 619-236-6611, [mauriciom@sandiego.gov](mailto:mauriciom@sandiego.gov) ( he arrived late and spoke after items 5.2 and 5.3)

Medina passed out June Bry Bulletin noting page 3 with schedule for remaining work on Torrey Pines Road. The most labor intensive work will be done overnight. To resurface Torrey Pines Rd. they ground the asphalt down to the concrete, took out all bad patches and put a clean layer of asphalt there. Thanks to all for your patience. Road work will continue later this month for restriping and median work. One lane will remain open during striping.

**Courtney:** When will they re-patch the other streets torn up by the work? **Reply:** He is trying to get more clarification on how they are coordinating scheduling.

**Kane:** requested that Hillside Dr. be prioritized. Where is that on budget process, how to track. **Reply:** This is a learning process on how to get a street paved, how to elevate a street to city staff to get them to come out to access it and get it on the schedule. Different streets require different treatment. Needs to coordinate with many different processes. He has tried to prioritize Hillside. **Kane:** the committee will be happy to have anything done to improve Hillside Dr. before it fails completely.

**Public comment:** Are you aware that the intersection of Hillside Dr. and Torrey Pines Road is worse than before? **Reply:** They replaced the cross gutter with new concrete. It was never their goal to change the grade so trucks wouldn't get stuck. As part of new repaving process, they plan to raise the level of asphalt to provide smoother transition. Mauricio has elevated this issue within the city bureaucracy. The Deputy Chief Operating Officer is looking at this issue.

**Other comments:** Allocation of property taxes? Problem with trucks getting stuck is with wording on signage such as terms like "kingpin" and "feet between axels" that are not understood by drivers. Need more understandable language and graphics and ability to ticket drivers. **Reply:** agreed. Crews from traffic engineering were there looking at better signage that can lead to ticketing. Some wording is regulated by state driving manuals.

**Dockless scooters:** The City of San Diego has proposed regulations for dockless scooter parking. They proposed corrals, 10 x 6 painted on the street to dock the scooters. He has the list of proposed suggestions for corrals within the village of La Jolla. He will be giving greater detailed presentations to the LJ Town Council, the LJ Village Merchants' Association, the LJ Shores Association and the LJ T & T. Four meetings for the public to attend to share concerns and give feedback to city staff. Also please reach out to him for more information.

**Costello:** Please, more effective enforcement!

**5.2** 78<sup>th</sup> Assembly District: Assembly member Todd Gloria

Rep: **Mathew Gordon** 619-645-3090 [mathew.gordon@asm.ca.gov](mailto:mathew.gordon@asm.ca.gov)

Following bills of note made it out of the assembly to state senate: AB 893, Del Mar Gunshow bill would prohibit sale of guns and firearms at Del Mar Fairgrounds property beginning 2021; AB 262 which clarifies authority of local health officers to report to health officials in event of communicable disease outbreak; AB 43, increases the transparency of governmental spending on health services to address issues of mental health; AB 1588, promotes good jobs for vets in CA giving credit for time served in military.

**Kane:** Any update on the bills addressing affordable housing? **Reply:** Nothing with regard to SB 50. Chevelle from Toni Atkin's office will know more.

**Costello:** California has something like 25% of the nation's homeless, but only 12% of the nation's population. Why such a large homeless population? **Reply:** don't have an answer. The issue of homelessness is complicated issue which the legislature is trying to address. Please reach out anytime with further questions anytime and I will respond.

**Gordon:** SB 330 and 50 are an attempt to rectify affordable housing issues from the state level by telling local communities they no longer have control. Taxes, expenses, the cost of living is out of reach of too many people; it is unaffordable for normal people to live in CA. Way too many regulations that need to be addressed. Housing in La Jolla will never be affordable. **Reply:** I will pass these comments on. Todd Gloria does champion local control.

**Kane:** Does Todd Gloria have any position on these bills? **Reply:** No. **Kane:** Is he doing anything behind the scenes to shape legislation to conform to constituent's desires? **Reply:** He is asking for planning groups to share feedback; he is here to listen, write down and take back to his assembly member all comments. He has heard La Jolla's concerns.

**5.3** 39<sup>th</sup> Senate District: State Senator Toni Atkins, Senate President pro Tem

Rep: **Chevelle Newell Tate**, 619-645-3133, [Chevelle.Tate@sen.ca.gov](mailto:Chevelle.Tate@sen.ca.gov)

**Chevelle Tate for Toni Atkins:** She has represented this community for 5 years. Every year we do a donation drive in partnership with Veterans Villages of San Diego. This is an opportunity to donate this year new and clean underwear for homeless vets and their families. A donation box is in the La Jolla library and will be there through 6/24. They have enough socks; they need underwear.

SB 330 is still active this year. It did pass out of the senate to the assembly. It will go through many more amendments. The bill is offered by Nancy Skinner. This bill does not suspend the height limit in the coastal regions. Should a local government implement new legislation to decrease the height limit, that government will be prohibited from doing that. The 30 ft. height limit stays in place. We have a letter from the maker's office saying that SB 330 does not affect San Diego's 30 ft. height limit. The letter is in the packet. Any development in coastal region is exempt. The premise of this bill is "do not make it more difficult to build more housing." City of SD has already implemented a policy for parking requirements that is more restrictive than required by this bill, so SD is not affected. This bill also has anti-displacement provisions to protect people in affordable housing from being displaced by new development. A new project cannot make a net loss in affordable units, it provides relocation assistance, it prohibits zoning to less intensive use, reduction in height or density, floor area ratio, or open space requirements.

**Public:** how is coastal zone defined? **Reply:** West of I5.

**Gordon:** According to Jim LaMater at Community Planners meeting, SB 330 and 50 are moving targets. One thing not mentioned according to Jim La Mater is that SB 330 takes away local community's right to have ballot provisions to change zoning. It all needs more discussion. Please check [raisetheballoon.org](http://raisetheballoon.org). SB 50 has become a 2 year bill. One other issue is that this bill lifts required parking minimums in LJ Shores within ½ mile of a transit corridor. LJ Shores parking requirements are different from rest of city of San Diego. **Reply:** General definition of transit corridor is ¼ mile radius of a transit stop that runs every 10 minutes M through F. Route 30 does not meet requirements for transit corridor.

SB 50 has more specific height limit provisions, but any development in coastal region is exempt.



The bill was introduced by Senator Scott Weiner of San Francisco area. Keeping up with the amendments has been difficult. It was shelved in the Senate appropriations committee which means that between now and January there will be committee meetings about it to offer amendments. The bill creates a streamlined ministerial approval process for neighborhood multi family residential properties. It would, upon request to local government, give an equitable community incentive – a density bonus. The project would have to meet criteria, mainly it must be within ¼ mile radius of a high quality transit area and a ¼ mile radius of a job rich area. Coastal zones, high fire hazard areas and cities that have under 50,000 population are exempt. San Diego meets two of these requirements. Another amendment is ability to convert an existing single family structure into a 4 plex.

**Kane:** this bonus could override existing zoning which I find threatening. **Reply:** It doesn't override existing zoning; it increases maximum allowable density for that area. **Kane:** zoning is local issue; it should not be legislated at state level. **Reply:** we hear this concern as well. We need regulations to de-regulate. Years of increasing regulations have contributed to this housing crisis and increased cost of living. State is trying reverse this cycle.

**Kane:** Any discussion about upgrading infrastructure in concert with increased density. We are stuffing more things into neighborhoods with no way to accommodate them. Housing, transportation as well as infrastructure need to be timed together. **Reply:** SB 1 the gas tax bill sends funds to local governments for infrastructure. We are looking to see that these funds are being used to benefit our local communities.

**14.0 7:00 P.M. Time Certain - Preliminary review La Jolla Children's Pool retaining wall - Project No. 627990 (Process CIP-2 SCR CST-App WBS S-00644.07.01 – Fund 400002)** to determine if an already constructed 30-inch high retaining wall is consistent with CDP/SDP/CUP(PTS No. 154844), LJ Children's Pool Lifeguard Station. The retaining wall, 1) provides additional support for the gate posts, 2), retains about a foot of soil and 3) is a safety barrier for the newly constructed ramp. The CBC Section requires "guards" or barriers along open- sided walking surfaces. SCR request was prompted by CCC.

**DPR Motion: Findings cannot be made for construction change consistent with the CDP and is denied 5-0-1**

**Presentation by Jason Grani and James Arnhart, Public works engineers:**

The Children's Pool lifeguard tower was finished 2 years ago. We put in a new ADA access ramp to the lower level restrooms. To do this we put in a 30 inch retaining wall and as part of that we got a building permit for the construction change. Coastal Commission asked for a Substantial Conformance Review with DSD. The project was approved originally with an SDP and a CDP. During the design/build phase a construction change was needed in 2015. That was approved. Coastal Commission wasn't happy and asked for a SCR for the change. Construction was completed in 2017. Now we are doing the SCR in 2019. The wall has been there for the last 2 years. To complete the project and appease the CC we are here to seek approval of this SCR. We are open to questions:

**Neil:** Is SCR appropriate in this situation? **Reply:** In light of information bulletin 500, DSD reviewed the construction change and found it did meet the consistency requirements. **Neil:** I'm sure they did the review appropriately, I'm not sure it was the appropriate approach; it does bypass any of us (the public) being able to say anything. **Reply:** At that time it went to DSD because it was in construction for a construction change. If there had been another process, that was the time for them to tell us. **Neil:** I cannot vote to approve the SCR. It was not appropriate at that time and is not now.

**Costello:** At the time the project that appeared before us, it was going to leave that ramp open. **Reply:** To meet grade requirements for ADA, the whole ramp had to be lowered, to that was what created the difference. Further discussion ensued with photos to explain how the ramp had to be modified to meet ADA requirements to meet the height difference between the sidewalk and the restrooms. The current retaining wall blocks access to the beach.

**Kane:** Not only am I befuddled by the use of SCR to review this project, I'm befuddled by the fact that you

didn't do an appropriate environmental review. You have blocked an access to the beach that is in our Community Plan. That is a huge impact to the public. You would have to get a community plan amendment to close that beach access. It is an environmental impact that was never addressed. Either the wrong review process was used or it is incomplete. Discussion continued about how long the ramp has been there and whether it is called out in the community plan as a beach access.

**Mangano:** Are there any other solutions to modify the ramp to provide access to the beach? **Reply:** Previous studies were done and it was concluded nothing else would work.

**Grani:** The project is appealable to the Coastal Commission meeting next week and the public is invited to provide input.

**Public Comment: Ken Hunrichs** with power point presentation.

- He has been following the lifeguard tower construction project since its inception.
- City has been aware since 2015 that the grade needed to install a ramp to ADA restroom was going to cause problems.
- The Coastal Development Permit called for a ramp to be functional for emergency beach access. This appears to be an attempt to change the ramp from public use to emergency use only.
- Jihad Sliman, the project engineer at the time, assured him that this problem would be corrected. This could have been fixed during the construction of the life guard tower.
- April, 2017, Hunrichs filed a formal complaint with the Coastal Commission for a coastal act violation resulting in this SCR.
- A Coastal Development permit is needed to change the coastal access route and the intensity of use to a California beach. These changes have not been permitted.
- When the CCC voted 5 years ago to establish the beach closure during harbor seal pupping season, one commissioner recommended that the City explore ways to improve handicapped access to the beach. This wall does not improve access and the concrete stairs called for in the permit have not been built.
- Several slides and historic photos followed showing how the retaining wall does not conform to the original Coastal Development permit and has taken away public access that had been established long ago.
- Asks CPA to reject notion that this SCR is in compliance with the CDP and if need be appeal it to the City Council.

**Reply:** Lifeguards are not using the ramp for access. The City cannot allow people to use a ramp that is not safe.

**Motion:** Confirm DPR motion to deny approval of the SCR. **(Costello/Brady) Vote: 12-0-1 Motion Carries**

**In Favor:** Brady, Costello, Courtney, Fitzgerald, Gordon, Ish, Jackson, Kane, Mangano, Neil, Rasmussen, Will

**Opposed:** 0

**Abstain:** 1 (chair)

**Costello:** Tomorrow is last day to appeal to the City. He has prepared an appeal with only a few modifications to the DPR Report.

**Motion:** Add filing appeal of SCR to agenda as action item due to time restraint. (Neil/Kane) **Vote: 12-0-1 Motion Carries**

**In Favor:** Brady, Costello Courtney, Fitzgerald, Gordon, Ish, Jackson, Kane, Mangano, Neil, Rasmussen, Will

**Opposed:** 0

**Abstain:** 1 (chair)

**Motion:** File appeal to City of denial of approval of SCR (Neil/Kane) **Vote: 12-0-1, Motion Carries**

**In Favor:** Brady, Costello Courtney, Fitzgerald, Gordon, Ish, Jackson, Kane, Mangano, Neil, Rasmussen, Will

**Opposed:** 0

**Abstain:** 1 (chair)

**Public Comment:** This whole issue emphasizes the importance of community review. What seemed like a minor change when the project was being designed that bypassed community review could have been resolved much differently early on in the process.

**7.0 Public Comment** (moved ahead out of order to hear large group in audience.)

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

**7.3 Public Comment:**

Mike Pallomary, licensed surveyor and geomatic engineer: He represents several neighbors regarding the project at 7830 E. Roseland Dr. proposing a second story remodel of a single family unit. It was approved 8-0-0 by PRC, approved on consent. Issues raised by Mr. Pallomary:

- Project plans included a number of violations of La Jolla Shores PDO and state laws. The plans that were reviewed were misrepresented.
- Neighbors were never notified as was stated during the review and in the newspaper
- City staff advised applicant to sanitize plans and violate state laws
- Mr. Pallomary showed how submitted plans were misleading.
- Mr. Pallomary and neighbors submitted 4 public records requests and forced a meeting with city staff
- City staff ignored the neighbors' statements of violations stating that the plans reviewed are just preliminary.
- Now they are doing extensive grading and demolition on the site that is not shown on plans. Photos were provided.
- Mr. Pallomary filed complaint with code compliance. The complaint was closed denying that grading or demolition is being done.
- Project violates La Jolla Shores PDO and city is not going to make effort to correct it.
- Applicant's consultant told city they dug a trench 90 ft. long, 11 ft. deep, 5ft wide at rear of property. There is no evidence of this trench.
- Documented Rose Canyon earthquake fault running through property.
- City ignored evidence and will do nothing.
- Project has been appealed to Planning Commission meeting next week. Urges public to attend.

**Gordon:** Of whom from city staff are you speaking? **Reply:** high level staff; he has list. Gordon chairs the La Jolla Shores Permit Review Committee who reviewed these plans. Before any project is reviewed Gordon confirms that the requirements have been fulfilled, one of which is neighbor notification. This was verified with Pancho Mendosa by letter dated Aug. 19. Also received copy of posted notice. We did our due diligence. Replies from neighbors in audience saying no notice received.

**Crisafi:** This information is unclear. Notice would have been the Notice of Application for review of development plans. This project looks like it is under construction. If it is being appealed there must have been a Hearing Officer hearing or a Notice of Decision that was appealed. **Reply:** grading and demolition is going on now.

**Crisafi:** He will ask someone from the CPA to attend the hearing and someone from the Permit Review Committee to review the plans that were reviewed. This is the most the CPA can do to help the situation.

**Gordon:** The plans the PRC reviewed did not include demolition, so there is something fishy going on.

**7.1 City of San Diego – Community Planner: Marlon Pangilinan, [mpangilinan@sandiego.gov](mailto:mpangilinan@sandiego.gov)** No Report

**7.2 UCSD - Planner: Anu Delouri, [adelouri@ucsd.edu](mailto:adelouri@ucsd.edu), <http://commplan.ucsd.edu/> or Robert Brown**

Anu Delouri: UCSD Community group updates are in the back of the room

All are invited to the Community Open House on Wednesday, June 19, at the Faculty Club from 5 to 7 PM. It is a capital projects open house to share with the community our recently approved 2018 Long Range Development Plan and to explain our housing strategy to become a residential campus with 65% of our students living on campus. Other projects in the pipeline are a future Living and Learning neighborhood in the initial planning stage now. Other minor projects are the restoration and revitalization of pedestrian and bicycle paths which includes landscaping and replacing the railing on the SIO Pier. The railing is 30 years old. We have applied for a CDP from the Coastal Commission which should be approved next week. We will present a similar program at the La Jolla Shores Association.

**7.3 General Public:** (see above)

**6.0 President's Report – Information only unless otherwise noted**

**6.1** New City wireless guidelines from City DSD:

[Wireless Communication Facilities Webpage](#) | [Informaion Bulletin 536](#) | [WCF Questionnaire/Checklist \(DS-420\) Wireless Ordinance](#) (see Page 29)  
[WCF Guidelines](#) | [Information Bulletin 545 \(Small Cells\)](#) | [Submittal Manual](#)

**6.2 Appointments for community groups, sub and joint committees – for ratification by Trustees – action item. Ratify the following appointees of the La Jolla Community Planning Association and the other parent organizations (La Jolla Town Council, La Jolla Shores Association, La Jolla Business Improvement District, Bird Rock Community Council) to the Joint Committees and Boards for 2019 – 2020.**

**I. La Jolla Development Permit Review Committee**

**LJCPA Appointees:**

Brian Will  
Mike Costello  
John Fremdling  
Eamon Callahan  
Gregory Jackson

**LJTC (Town Council) Appointees:**

Bob Collins  
Diane Kane  
Angeles Leira  
Matthew Welsh  
Lawrence Zynda

**II. La Jolla Shores Permit Review Committee**

**LJCPA Appointees:**

Andy Fotsch  
David Mandelbaum  
Dave Gordon

**LJSA (Shores Association) Appointees:**

Janie Emerson  
Myrna Naegle  
Angie Preisendorfer  
Matt Edwards  
Ted Haas

**III. Traffic & Transportation**



**LJCPA Appointees:**

Dave Abrams  
Tom Brady

**BRCC (Birdrock Comm Council Appointees:**

Erik Gaenzle  
Patrick Ryan

**LISA (La Jolla Shores Assoc.) Appointees:**

Brian Earley  
Ross Rudolph

**IV. La Jolla Planned District Ordinance**

**LJCPA Appointees:**

Joe Parker  
Deborah Marengo

**LJTC (Town Council) Appointees:**

**LJBID (La Jolla Bus Improvement District:**

**V. Community Planners Committee**

Representative – Dave Gordon  
Alternates – Matt Mangano  
Tony Crisafi

**VI. UCSD Liason Subcommittee**

Dave Gordon  
Tony Crisafi  
Lisa Kriedeman - Alternate

**VII. Coastal Access & Coastal Parking Board**

Deborah Marengo  
Ray Weiss  
Tom Brady

**Discussion:**

**Courtney:** Objects to all or nothing approach. He questions whether trustees were contacted. Request to modify to appoint by each committee or individually.

**Costello:** would rather have a selection committee review each committee's needs and make selections. One person on this list is deceased, one person is controversial, another who has been a stellar member of DPR was not included. There needs to be a better way to do this.

**Brady:** I assume you (Crisafi) received emails with requests; we will be tied up forever if we have individual appointments.

**Crisafi:** The motion should be to not ratify the whole list or approve the list with the exceptions of ?.

**Pangilinan:** Changing the process of selection would require bylaw change. Existing bylaws state standing committees and ad hoc committees are appointed by CPA chair and trustees ratify. The joint boards are appointed by outside groups and do not need ratification by CPA trustees. It would be possible to ratify appointees from the other organizations; they are already appointed. Then work on the CPA chair's appointees.

**Costello:** The reason for ratification is for members to be indemnified.

**Gordon, Pangilinan:** Confirmed that bylaws state that LJCPA appointments are made by chair and ratified by trustees.

**Neil:** Could we do this with two votes; one to ratify outside group appointees, one to ratify CPA chair's

appointees?

**Public Comment:**

**Merten:** I never have spoken out about appointees before, but this time is different. I would urge the association not to ratify the full component of the LJ Shores Permit Review Committee. That appointee has not only demonstrated that he is not familiar with the rules and regulations that apply in LJ Shores; because he currently has a project within the Shores. His actions have demonstrated that he has no intention to comply with the La Jolla Shores regulations and has disdain for those members who have questioned the project. Merton asks chair to reconsider this appointment and come back next month with a new slate.

**Desiree Kellogg.** I oppose the nomination of David Mandelbaum to the Permit Review Committee. He has harassed and terrified our neighborhood. Do not discount the women who are here tonight to talk. She continued with several examples of this harassment.

Two further public comments about David Mandelbaum's conflict of interest if he were on the PRC.

**Motion:** Approve appointees on joint committees appointed by groups outside the LJCPA (Kane/Courtney) **Vote: 11-0-**

**2, Motion Carries**

**In Favor:** Brady, Costello, Courtney, Fitzgerald, Ish, Jackson, Kane, Mangano, Neil, Rasmussen, Will

**Opposed:** 0

**Abstain:** 2 (Chair), Gordon

**Motion:** (as amended) Approve appointees of LJCPA with exception of David Mandelbaum and Eamon Callahan. (Jackson/Fitzgerald) **Vote: 11-1-1 Motion Carries**

**In Favor:** Brady, Costello Courtney, Fitzgerald, Gordon, Ish, Jackson, Kane, Mangano, Rasmussen, Will

**Opposed:** Neil

**Abstain:** 1 (chair)

**Costello:** Mrs. Gaenzle should be included on DPR. Mrs. Gaenzle confirmed she wants to be on DPR committee.

**Kane:** Could we move Eamon Callahan to PRC?

**Crisafi:** I will not move anyone to the list. I will agree to remove Callahan from DPR. I was not notified of Mrs. Gaenzle's wish until the list was finished.

**Neil:** I will vote "no"; the whole proceeding is irregular.

**Crisafi:** we need to do this tonight. Sub-committees are important. I will fill the vacancy next month. Motion amended as shown above.

**Motion:** Appoint Elizabeth Gaenzle to DPR. (Costello/Mangano) **Vote: 12-0-1, Motion Carries.**

**In Favor:** Brady, Costello Courtney, Fitzgerald, Gordon, Ish, Jackson, Kane, Mangano, Neil, Rasmussen, Will

**Opposed:** 0

**Abstain:** 1(chair)

## **La Jolla Community Planning Association Sub-Committee Appointments**

**Ratified on June 6, 2019**

**Development Permit Review Committee:**

**Appointed by LJCPA:**

Brian Will

**Appointed by La Jolla Town Council:**

Bob Collins

Mike Costello

John Fremdling

Gregory Jackson

Elizabeth Gaenzle

Diane Kane

Angeles Leira

Matthew Welsh

Lawrence Zynda

**La Jolla Shores Permit Review Committee:**

**Appointed by LJCPA:**

Andy Fotsch

Dave Gordon

**Appointed by La Jolla Shores Association:**

Janie Emerson

Myrna Naegle

Angie Preisendorfer

Matt Edwards

Ted Haas

**La Jolla Traffic & Transportation Committee:**

**Appointed by LJCPA:**

Dave Abrams

Tom Brady

**Appointed by Birdrock Community Council:**

Erik Gaenzle

Patrick Ryan

**Appointed by La Jolla Shores Association:**

Brian Earley

Ross Rudolph

**La Jolla Planned District Ordinance Committee:**

**Appointed by LJCPA:**

Joe Parker

Deborah Marengo

**Appointed by La Jolla Town Council:**

**Appointed by La Jolla Business Improvement District:**

**Appointed by LJCPA:**

**Community Planners Committee:**

Dave Gordon

Matt Mangano - alternate

Tony Crisafi - alternate

**UCSD Liason Committee:**

Dave Gordon

Tony Crisafi

Lisa Kriedeman - alternate

**Coastal Access & Coastal Parking Board:**

Deborah Marengo

Ray Weiss

Tom Brady

**6.3 Community orientation workshop (COW) is available online at**

**[www.sandiego.gov/planning/community/resources](http://www.sandiego.gov/planning/community/resources) Work must be completed & form submitted to LJCPA**

**Secretary by July 31, 2019**

**6.3 Report May 15, 2019 Bonair Townhouses action—applicant offered to compromise –**

Hearing represented by Diane Kane. Applicant offered to discuss a compromise. Item was removed from the agenda. No further information.

Hershfield CDP/SDP appeal filed today. Please send any information you have regarding that project.

**6.4 Transit Zone height limit SB50 – Information request not approved by Senate**

**6.5 Hershfield CDP/SDP approved on HOH consent May 28, 2019. Applicant has contacted LJCPA President to work toward a design resolution. (noted at end of meeting)**

**8.0 Non-Agenda Trustee Comment**

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



**Costello:** Several hearings at Planning Commission and one at the Coastal Commission next Thursday. 5251 Chelsea, could we ask to continue so someone can be there? Hope many of you will attend these hearing.

**Neil:** Could someone send the dates and place of these meetings to all the trustees? Crisafi: Secretary will do when she returns.

**Emerson:** La Jolla Shores Association Community forum will be held on June 12. Future development at the University and updates on the La Jolla Shores undergrounding project will be discussed. Lisa from Cooper's will host the reception so please come to show your support.

**Courtney:** Hopes murals will be on the agenda next month. He is referring to the murals – art or advertising -- not the banners which can be confusing.

**Gordon:** We need to be open and fair in our discussions. It is not appropriate for people to do things behind the scenes. It came to my attention that a member of our community spoke to several trustees about whom to vote for as officers. Please do not talk to anyone about CPA business outside of the meeting. This can be a violation of city council policy called collective concurrence.

**Jackson:** Our website needs work; your comments are welcome. More discussion next time. We are not going to have a group discussion online, but I will bring back more sample next time.

**Ish:** I cannot represent the CPA on the Ryan lot consolidation next Thursday at Planning Commission because it is within 500 feet of where I live. I need a trustee to fill in for me. He has all necessary information. Also I would like to be on the agenda next meeting regarding issues of serial permits and garage/carports.

**Crisafi:** I have a letter prepared by Melinda Merryweather requesting Pottery Canyon maintenance and improvement which I will send on to Park & Recreation if no objections. Hearing no objections, I will send it.

## **10.0 Consent Agenda – 10.1 – 10.9**

The Consent Agenda allows the LJCPA to ratify recommendations of the community joint committees and boards in a single vote with no presentation or debate. It is not a decision regarding the item but a decision whether to accept the recommendation of the committee/board as the recommendation of the LJCPA. The public may comment on consent items.

**10.1 – NAU Companion Unit – 441 Palomar Ave. Project No. 618029 (Process 2)** Coastal Development Permit for the construction of a 540 square foot one story companion unit on a lot with an existing single-family residence at 441 Palomar Avenue. The 0.11- acre site is located in the RM-1-1 base zone, Coastal (Non-Appealable) Overlay zone within the La Jolla Community Plan Area. Council District 1.

**DPR Motion: Findings can be made and motion passes 5-0-1**

**10.2 – Lillian/Lentell Cottage-7762 Bishop's Lane Project No: 560771 (Process 4)** Site Development Permit, Neighborhood Dev Permit and Coastal Development Permit for relocation of designated historic resource (HRB no.1062), at 461-square feet, from site at 7762 Bishops Ln to 817 Silverado St Lane, construct new garage addition with study above for 841 square feet and deviate from Tandem Parking Regs. The 0.04-acre site is located in the LJPD-5 Base Zone within the Coastal (Non-Appealable) Overlay Zone in the La Jolla Community Plan area. In CD 1.

**DPR Motion: Findings can be made and motion passes 5-0-1**

**10.3 - Ngala Residence -1550 Via Corona Project No. 542954** Extension of time to project no. 524954 / CDP approval no. 1611273 / PDP approval no. 1611271

**DPR Motion: Findings can be made and motion passes 5-0-1**

**10.4 – Kornberg CEP 2605 Ellentown Rd. Project No. 624979 (Process 3)** CDP for the demolition of existing single dwelling and construction of 3,449-sf, one-story single-dwelling unit with 462-sf attached garage, and a 701-sf companion unit located at 2605 Ellentown Rd. The 0.3-acre site is in the RS-1-4 zone and Coastal (Appealable) Overlay Zone within the La Jolla Community Plan area and CD1.

**DPR Motion: Findings can be made and motion passes 4-1-1**

**10.5 – Kelman 1264 La Jolla Rancho Rd. Project No. 627119 (Process 2)** Coastal Development Permit for an addition to an existing 1,802 SDU, and the construction of a 500-SF attached companion unit at a site located at 1264 La Jolla Rancho Road. In addition to the companion unit, the scope of work includes a 154-SF dining room addition and a 382-SF bedroom and bath addition. The 0.23-acre site is located in the RS-1-4 zone and Coastal (Non-Appealable) Overlay Zone within the La Jolla Community Plan area, and Council District 1.

**DPR Motion: Findings can be made and motion passes 5-0-1**

**10.6 – Grossman SDP (1<sup>st</sup> review) Project No. 629308 (Process 3)** ) Site Development Permit (SDP) for a renovation and two story addition to an existing single family dwelling unit for a total of 1,384 square feet of construction at a site at 8914 Nottingham Place for a completed structure of 3,752 square feet and FAR of 0.47. The 0.18 acre site is located in the La Jolla Shores Planned District (LJSPD-SF) base zone of the La Jolla Community Plan area and Council District 1.

**LJPRC Motion: Findings can be made and motion passes 6-0-1 in addition to proposed and the following: the project is designed to mitigate the second story massing by incorporating vertical articulation and setting the addition behind the existing house, thus meeting the intent of the La Jolla Shores Planned Development Ordinance and the La Jolla Design Manual. Motion by Tony Crisafi, 2<sup>nd</sup> by Andy Fotsch.**

**10.7 – Resident request to eliminate parking spaces south side of Torrey Pines Rd. east of Park Row (Robby Robinson)**

**T&T motion passes to contact the City Traffic Engineers and request they investigate the accident history from the parking spaces on Torrey Pines Rd between Exchange Place and Park Row, with the feasibility of realigning the road to eliminate the three parking spaces on the North side of Torrey Pines Rd: 9-0-0**

**10.8 – La Jolla Presbyterian Church Harvest Festival** - Request for Temporary Street Closure and No Parking on Draper Ave between Kline and Silverado Streets for the 6<sup>th</sup> annual event on Sunday November 3, 2019 (Erika Hill)

**T&T motion to approve La Jolla Presbyterian Church Harvest Festival request for Temporary Street Closure and No Parking on Draper Ave between Kline and Silverado Street for the 6<sup>th</sup> annual event on Sunday November 3, 2019: 10-0-0**

**10.9 - Taste of the Cove-** Request by San Diego Sports Medicine Foundation for Temporary No Parking on Coast Blvd adjacent to Scripps Park for the 18<sup>th</sup> annual event on Thursday September 5, 2019

**T&T motion to Approve Taste of the Cove request by San Diego Sports Medicine Foundation for Temporary No Parking on Coast Blvd adjacent to Scripps Park for the 18<sup>th</sup> annual event on Thursday September 5, 2019: 10-0-0**

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

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

**Crisafi:** request to pull item 10.4, Kornberg – issue with parking

**Motion:** Approve consent agenda with the exception of item 10.4. (Will/Gordon) Vote: 12-0-1

**Motion Carries**

**In Favor:** Brady, Costello Courtney, Fitzgerald, Gordon, Ish, Jackson, Kane, Mangano, Neil, Rasmussen, Will

**Opposed:** 0

**Abstain:** 1(chair)

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

**11.0 – 15.0 LJCPA Action Items**

**11.0 Panorama Homes – 1188 Muirlands Dr. Project No.: 620974 (Process 2)** Coastal Development Permit for the construction of 2 new SFDUs on 2 vacant lots. The West House at 1188 Muirlands Drive totals 8,451 square feet and the East house at 1200 Muirlands Drive totals 8,510 square feet. The vacant lots total .56 acres and .61 acres, respectively. The site is located in the RS-1-2 Base Zone and Coastal (Non-Appealable) overlay zone within the La Jolla Community Plan area and Council District 1. Code Case CE-0502994.

**DPR Motion: That findings CAN be made for a CDP as presented (Kane/Leira) Passes 4-1-1.**

**Pulled from April 4, 2019 consent agenda.**

**Presentation by Tim Golba, Project architect:** This is the lot known as 1136 Muirlands Dr. on old maps. There is a wide house on the property that crossed the property lines. The new owner removed part of the house to free up all 3 lots. The contractor doing the demolition grubbed the site. Code compliance cited the owner for “grubbing.” Grubbing is grading that pulls plants out with roots attached. An erosion control plan was submitted to the city to correct that situation. The erosion control was approved and installed. The city also required that when coastal permits come in you will be required to get a grading permit. That permit has now been submitted.

**Merten:** As of June of last year, the site has been 95% grubbed and also has been graded. Showed photos. The City issued a demolition permit to demolish two structures. Under Municipal Code, demolition is considered development and a CDP required. When I asked City staff why no CDP obtained, response from city was that improvements to existing buildings are exempt from CDP. How is complete demolition of a building an improvement and therefore exempt from a CDP? Couldn’t get an answer. Finally the City issued the Code Compliance citation for illegal grading/grubbing.

Your responsibility is two things: to review a project for compliance with regulations and the Community Plan and to review the environmental document produced. This site was so completely denuded of all vegetation including large trees that it changed the character of the site making it different from the rest of the community. The Community Plan says that development should preserve and enhance the environment and maintain community character. The Muirlands are characterized by large, mature trees. Also the removal of large trees affects the habitat of various species.

Please hold off on any decision on this project until you are aware of the full environmental impact of the grubbing, and if an environmental impact report is required. Applicant has not obtained the required grading permits by the date required. The City has not enforced any penalties.

**Golba:** The house was cleared of any historicity. There are two grading permits active now. One for the lot for sale and one for the two lots being developed. The photo shown was 12 years old. It does not represent the current state of the site; it is green now. Newer photo shown. The structures demolished were accessory structures. A Coastal permit is not required to get an accessory structure built; why would you need one to tear one down? Structures demolished were shanties, falling down, illegally built.

**Motion:** Support DPR findings to approve the project. (Gordon/Kane) Vote: 10-2-1, Motion Carries

**Courtney:** What was DPR’s view?

**Will:** You can’t get a grading permit without this process to get CDP.

**Vote: 10-2-1: Motion Carries**

**In Favor:** Brady, Courtney, Fitzgerald, Gordon, Ish, Jackson, Kane, Mangano, Rasmussen, Will

**Opposed:** Costello, Neil

**Abstain:** 1 (chair)

## **12.0 Sugarman - SDP**

**(2<sup>nd</sup> review) Project #625569** Project manager Xavier Del Valle (619) 557-7941 [xdelvalle@sandiego.gov](mailto:xdelvalle@sandiego.gov).

**Project description:** (Process 3) Site Development Permit (SDP) for the construction of a two story 5,694 SF family house with 1,217 SF basement garage on a vacant lot at 8356 Sugarman Drive. The .25 acre site is located in the La Jolla Shores Planned District-Single Family Zone of the La Jolla Community Plan area and Council District 1.

**LJSPRC Motion:** Findings cannot be made for Project #625569 (Process 3) Site Development Permit (SDP) for construction of a two story 5,694 square foot single family house with 1,217 square feet of basement garage on a vacant lot at 8356 Sugarman Drive based on character of the neighborhood and bulk and scale. **VOTE: 5-0-1.**

**Presentation by Claude Anthony Marengo, Project Architect:**

Original house built over two lots. His client purchased the lots with the intent of building a 2<sup>nd</sup> home. An existing house with empty lot next to it. Showed original plans for home. He then presented a new plan with some modifications to the PRC at the 2<sup>nd</sup> meeting addressing some of their comments, but it still didn't satisfy the committee and the plan was denied. 2<sup>nd</sup> story was the issue. Homes in this area are single level about 13 ft.6 in in height. Marengo asked the committee: what could be done to achieve a larger size home and be viable in this neighborhood? The possibility of pushing the house further down the slope was discussed. Marengo presented further revised plans showing how the house has been pushed down.

- A lot line adjustment was provided to free up the site
- Home placed with 20 ft front setback, 7 ft. 8 in on one side, 11 ft. 8 in to 8 ft. 10 in. on the other side
- Added space from top level to the basement level to reduce bulk and scale.
- Pulled the 2nd story to the back and recessed the windows.
- The majority of the building viewed from the front will be similar in height to adjacent houses.
- The 2<sup>nd</sup> story has been pushed into the slope. No one will see the rear view.
- Overall height is 23 ft., well below height limits.
- All drainage is handled on site.

Detailed plans were shown to demonstrate changes made and how the home now fits into the neighborhood.

**Costello:** Why not go back to the PRC? **Reply:** Trying not to delay process; I was not able to attend the last PRC meeting so decided to come here.

**Gordon:** The real issue at PRC was bulk and scale and relation to other houses. Marengo has done a lot to make the house fit in.

**Rosanna, a neighbor on Sugarman:** This is a vast improvement. What is size now: **Reply:** 4665 Sq. ft. not including 3355 sq. ft. basement. Marengo then answered several more of her questions explaining the changes made to meet her concerns.

**Gordon:** Main issue was how it fit into the neighborhood

**Crisafi:** Looks like a significant improvement. Views between yards are private issues and owners seem willing to work with you. It would be best to work this out on your own.

**Fitzgerald:** You have made a lot of changes especially moving the bulk back into the slope. We can't continue to build houses the sizes of those built in the 60's and 70's.

**Rosanna:** This is a vast improvement, but still too large the neighborhood. Other remodels don't overpower. She fears more giant homes.

**Courtney:** How big is the basement? **Reply:** 3355 sq. ft. It includes a 3 car garage, pool equipment, storage and



bedrooms. The total is 8010 sq. ft.

**Crisafi:** It is truly not visible from the street.

**Will:** We are tasked with assessing bulk and scale as it appears from the public right of way. That 2<sup>nd</sup> floor will be invisible from the street. The house doesn't appear to be significantly wider or closer to the street than others on the street. Not perceptively larger. Private views, privacy in your back yard are not within our purview. Our concern is community character from the public right of way.

**Crisafi:** Also there is more articulation in the front from building setbacks.

**Motion:** Support PRC denial (Courtney/Neil) **Vote: 3-10-0: Motion Fails**

**In Favor:** Courtney, Neil, Costello

**Opposed:** Brady, Crisafi, Fitzgerald, Gordon, Ish, Jackson, Kane, Mangano, Rasmussen, Will

**Abstain:** 0

**Motion:** Approve revised design (Will/Kane) **Vote: 10-3-0: Motion Carries**

**In Favor:** Brady, Crisafi, Fitzgerald, Gordon, Ish, Jackson, Kane, Mangano, Rasmussen, Will

**Opposed:** Courtney, Neil, Costello

**Abstain:** 0

**13.0 Ratify appeal of 5/15/2019 Hearing Officer Hearing decision of Project No. 579587, Bonair Residence 744/746 Bonair St. Filed on May 28, 2019**

**Motion:** Ratify appeal of Hearing Officer decision of Bonair Project. (Kane/Brady) **Vote: 12-0-1**

**Motion Carries.**

**In Favor:** Brady, Costello, Courtney, Fitzgerald, Gordon, Ish, Jackson, Kane, Mangano, Neil, Rasmussen, Will

**Opposed:** 0

**Abstain:** 1 (chair)

**15.0 City response from Bill Harris in response to our request for a decision on Black's Beach Overlook Fence Sent on 5/29/19 is that no changes will be made to the current fence.**

Information only

**Action Item:** Whether to demand review and action at the LJPDO regular June 2019 meeting to determine if the McLaren/Coach and The Conrad billboards are murals or advertisements. The decision will be forwarded to the LJCPA for consideration and action at the regular July meeting.

**Motion:** Demand response from LJPDO committee regarding McLaren/Coach and The Conrad

**In Favor:** Brady, Costello, Courtney, Crisafi, Gordon, Ish, Jackson, Kane, Mangano, Rasmussen, Will

**Opposed:** 0

**Abstain:** 1 (chair)

**Adjourn: 9:55 PM**

## LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE

LA JOLLA COMMUNITY PLANNING ASSOCIATION

1. *Public comments are an opportunity to share your opinion with the committee members. Comments should not be directed at the applicant team*
  2. *Plans are available for in-depth review by contacting the project manager at the city's Development Services Department before the meeting.*
  3. *Public comments will be strictly limited to 2 minutes per person. Please review the following meeting minutes. If another member of the public has already said the same thing tonight or at a previous meeting, please move on to new information. It is not necessary to repeat previous comments.*
  4. ***Applicants:*** *Please present your project as succinctly as possible. Speak clearly and CONCISELY.*
- 

#### 1. NON-AGENDA PUBLIC COMMENT

- 2 minutes per person
- 

#### 2. APPROVAL OF MEETING MINUTES

- Meeting May 21, 2019
- 

#### 3. PRELIMINARY REVIEW 6/11/2019

Project Name: Bird Rock Condos – 5656 La Jolla Blvd  
Permits: CDP/TM  
Project No.: 595139 DPM: Pancho Mendoza  
Zone: Applicant: Robert Bateman  
Project Info: <https://opensds.sandiego.gov/Web/Projects/Details/595139>

LA JOLLA: (Process 3) Coastal Development Permit and Tentative Map for the creation of four residential condominium units and two commercial condominium units under construction at 5656 La Jolla Boulevard. The 0.17-acre site is in Zone 4 of the La Jolla Planned District, Coastal (Non-Appealable) overlay zone within the La Jolla Community Plan Area. Council District 1.

##### 6/11/2019 – APPLICANT PRESENTATION - Bateman

- 4 residential + 2 commercial condos
- No different construction, project received CDP recommendation from this committee.
- Drawings for building have not changed. Just tentative map for condos.
- Lift for parking added significant cost. They would not have used it if they could fit another space.

##### 6/11/2019 – PUBLIC COMMENT

- Alcorn – This is the standard procedure to make condos, seems appropriate.
- Alcorn – Who is architect (response: Marengo Morton)
- Alcorn – Lift as last resort is expensive but how practical? 600sf loading area is USUALLY vacant (which could add potential parking).

##### 6/11/2019 – COMMITTEE DELIBERATION

- Leira: Any comment from city on affordability? (response: no comments from city, condos still add a lower entry point to ownership)

- Gaenzle: First floor parking security vs public access? How does public use tandem spaces? (response: unknown, one space is actually a 3 car lift)
- Leira: Would like owner to explain how parking can be utilized. (response: Condo plan will include the data of which parking spaces are designated to which units) Would like to see allocation of common space, private outdoor space, parking designations.
- Jackson: Employee parking needs to be reasonably convenient to prevent employees parking on street.
- Will: walkability is adequate for commercial patrons, but don't want employees parking in residential zones all day long.
- Leira: How is additional area in rear used? (response: 600sf Loading area and striped walking for ADA parking.)
- Jackson/Leira: Where is trash pick-up? (response: rear of condo)
- Gaenzle: Bird Rock Station parking is similar, added large gate, no customer parking available.
- Collins: How does tandem parking work for commercial
- Leira: Project approved as apartment and commercial is different than condos. Management can "manage" parking issues. Want to work to resolve future problems with 6 independent owners.

**6/11/2019 – DELIVER FOR NEXT PRESENTATION**

- Heavy color pen to identify allocation of parking, outdoor area, trash (per unit)
- How will owner handle parking security? How enforce designated parking? With/Without Gate?
- Persuade us that the parking plan works.
- APPLICANT WILL RETURN NEXT WEEK

#### **4. PRELIMINARY REVIEW 6/11/2019**

Project Name: 2677 Brookmead Ln  
 Permits: CDP  
 Project No.: 630967 DPM: Xavier Del Valle  
 Zone: RS-1-2 Applicant: James Alcorn  
 Project Info: <https://opendsd.sandiego.gov/Web/Projects/Details/630967>

LA JOLLA - (Process 3) Coastal Development Permit for the construction of a new residential single dwelling unit and attached garage for a total of 11,100 square feet of construction on a vacant lot located at 2677 Brookmead Lane. The 1.28-acre project site is located in the RS-1-2 zone and Coastal (Appealable) Overlay Zone within the La Jolla Community Plan area, and Council District 1.

**6/11/2019 – APPLICANT PRESENTATION - Alcorn**

- 1.28 acre site in LJ Farms. 9,500sf house, 1,600sf garage, 11,000sf total under single story
- Architectural element to shade (cool) roof and support PV panels
- 16' max interior volume height 24' to underside of roof shade structure
- Tennis court, high landscaping on Black Horse boundary
- Any tennis court lights will be shielded from neighbors
- Low sunshades on South elevation windows

**6/11/2019 – PUBLIC COMMENT**

- What is total height of shade structure (response: approx 25' total) Where is motor for swimming pool (response: They will not affect Black horse. Applicant's wife is head of HOA at Black Horse and will never hear the end of it if it does.)

**6/11/2019 – COMMITTEE DELIBERATION**

- Leira – is that a canary palm (response: yes, and it will remain)

- Gaenzle – Floor Plan? Is it really that big (response: yes, rooms are very large) Is phantom floor doubling the area? (response: no, under the threshold for phantom floor counting as GFA)
- Gaenzle: How controlling western sun? (response: not too much glass on West, Good shade from line of trees on West PL)
- Leira – does it fit the neighborhood?
- Gaenzle – Show us where the 25' high shade structure is in plan. (presented)
- Will – How close is tall shade structure to western PL? approx. 20-25'
- Gaenzle – Distance to Torrey Pines? (approx. 600')
- Leira – How relate to Black Horse? Tighter

**6/11/2019 – DELIVER FOR NEXT PRESENTATION**

- Aerial photo with proposed footprint in the middle.
- Site photos from lot to East (of Black Horse)

## **5. PRELIMINARY REVIEW 6/11/2019**

Project Name: Vale Soil Nail Wall – 1643 Valdes Dr  
 Permits: Variance - NDP  
 Project No.: 621967 DPM: Pancho Mendoza  
 Zone: RS-1-7 Applicant: Mahmoud Oriqat  
 Project Info: <https://opensd.sandiego.gov/Web/Projects/Details/621967>

LA JOLLA- (Process 3) Variance and Neighborhood Development Permit for nonstandard soil nailing wall, encroaching into the public right of way, to stabilize the eroded area on Property with existing single-family house at 1643 Valdes Dr. the 0.13-acre site is located in the RS-1-7 Base Zone, Coastal overlay (non-appealable) of the La Jolla Community Plan Area. Council District 1.

**6/11/2019 – APPLICANT PRESENTATION**

- **APPLICANT DID NOT PRESENT**

## **LA JOLLA TRAFFIC AND TRANSPORTATION BOARD Regular Meeting: Wednesday June 19 2019**

**Members Present:** Dave Abrams (Chairperson) LJCPA, Brian Earley (Vice Chairperson) LJSA, Tom Brady LJCPA, Donna Aprea LJTC, Nancy Warwick LJTC, Natalie Aguirre LJVMA, Robert Mackey LJVMA, Ross Rudolph LJSA

**Members Absent:** Patrick Ryan BRCC, Erik Gantzel BRCC

**Approve Minutes of:** May 15 2019 Motion to Approve: Brady, Second: Mackey 7-0-1 (Earley)

### **Public Comments on Non- Agenda LJT&T Matters:**

**Daphne** - they are local ninth grade Girl Scout Cadets Troop 23859 working to complete their Silver Award. Their goal is to have an accessible pedestrian signal (APS) installed at an intersection in their community they feel will benefit from the device. An APS is an audible device that helps visually impaired pedestrians safely cross the street by instructing them to wait, informing them when it is safe to cross, and



then begin to count down the amount of time they have left to safely cross the street. The APS device would benefit all pedestrians for the same reasons.

**Ines-** they consulted with former City Council Member Sherri Lightner, Kris McFadden Director of the Department of Transportation and Storm Water and the Deputy Director for the Department of Transportation and Storm Water, in addition they visited the Braille Institute and learned how people who are Blind deal with their everyday lives. They realized how an APS device could aid people dealing with sight loss to safely cross the street. They visited the White Sands Retirement Community with a survey to gain feedback on the importance of an APS device and what intersection would be most beneficial to them. They initiated a petition drive at the La Jolla open- aire market for the installation of an APS at the intersection of Girard Ave and Torrey Pines Rd and over fifty people signed their petition.

**Scarlet-** they chose the Girard Ave at Torrey Pines Rd intersection for an APS installation because they believe the signal device at that intersection to be unfair. The crosswalk going north on Girard is confusing because pedestrians step off when the Light turns green which they are not supposed to because of Drivers making the Right turn. This intersection is also frequently populated by Students from the many Schools in the area. They want to know if it is feasible to install an APS device at this location and if so, they request to be placed on the unfunded needs list.

Mauricio Medina advised that there is an APS device installed on Draper Ave at Pearl Street. The Girl Scout Cadets are advocating for the device to be installed at Girard Ave and Torrey Pines Rd as well. Dave will follow up with City Staff and if there are good results, he will place it on the July Agenda.

**Ira Parker** is proposing to be placed on the July Agenda to discuss the feasibility of identifying one or two board members to make up a subcommittee with him to brainstorm how to reinforce the safety measures of the blinking flashing lights on La Jolla Blvd. Recently, a young girl on a scooter was clipped in the crosswalk with the blinking lights flashing. The blinking lights are giving pedestrians a false sense of security because when Drivers see the blinking lights, they speed up to make it through the crosswalk before the pedestrians do in an effort to avoid having to stop for them. He is suggesting that the yellow bulbs inside the blinking lights be replaced with red ones forcing drivers to stop much like the red blinking lights on Torrey Pines.

Dave will place his proposal on the July Agenda.

**Agenda Item 1: End of Summer Fire Run-**Request for Temporary Street Closure and No Parking on portions of Prospect Street and La Jolla Blvd for the 20<sup>th</sup> annual event on Sunday August 25 2019 (Gloria)

**Action Item**

End of Summer Fire Run 4Mile, Sunday August 25 2019 this is the 20th annual run/walk from La Jolla to Pacific Beach. The event benefits San Diego Area High Schools: La Jolla High School, Mission Bay High, Clairemont High, University City High and Patrick Henry High.

Event Set-up 8/25/19 5:30 am

Event Starts 8/25/19 8:00 am

Event Ends 8/25/19 10:00 am

Dismantle 8/25/19 11:00 am

**20<sup>th</sup> Annual END OF SUMMER FIRE RUN 4MILE RUN/WALK**

*Course Description & Road Closures:*

*Prospect from Girard to Faye:*

*Entire block is closed from 6:30-8:15am*  
*Faye south from Prospect is open for traffic*  
*Prospect from Faye to La Jolla Blvd closed from 7:45am-8:15am.*  
*Runners travel Westbound to La Jolla Blvd*  
*Turn south on La Jolla Blvd to Pearl (section closed from 7:45-8:15am)*  
*Runners now move into the southbound lanes of La Jolla Blvd,*  
*Northbound traffic is allowed to flow from Turquoise to Pearl.*  
*Runners remain in southbound lanes of La Jolla Blvd until Mission Blvd.*  
*Runner cross over the street & run south in the northbound lanes.*  
*(traffic would be allowed to move southbound on Mission Blvd from Beryl on)*  
*ONCE the runners have cleared Prospect Street from Girard to La Jolla*  
*And from La Jolla Blvd to Prospect the SD Police Department will open*  
*the street for regular traffic.*  
*The event is a 4-mile run/walk ending in Pacific Beach just south of Felspar.*  
*Mission Blvd North from Grand to Loring will be impacted from 6:30am-9:30am.*  
*There are 30 San Diego Traffic Controllers and 55 Volunteers throughout*  
*The course at every intersection and alley way to ensure vehicles do not*  
*enter the streets the runners will be on.*  
*They will allow vehicles to cross over the street during the break of runners.*  
*Since this is a “rolling” course, once the runners past the area the police*  
*Will allow traffic to flow except southbound on La Jolla Blvd from Prospect*  
*to Mission; this will be impacted until approximately 9:30.*  
*Again, vehicles can cross the intersection and connect to another southbound street or travel north.*

Nothing has changed from the previous Events; the Course remains the same.  
 Dave asked if they had any issues or complaints from last years Event and Gloria responded there were no issues or complaints last year.

**Motion to Approve End of Summer Fire Run Request for Temporary Street Closure and No Parking on portions of Prospect Street and La Jolla Blvd for the 20<sup>th</sup> annual event on Sunday August 25 2019: Brady, Second: Rudolph 8-0-0**

**Agenda Item 2: San Diego Triathlon Challenge-**Request by Challenged Athletes Foundation for Temporary Street Closure and Temporary No Parking on Coast Blvd between Prospect St and Girard Ave and Lane Closure on Torrey Pines Rd between Prospect and La Jolla Shores Drive for the 26<sup>th</sup> annual event on Sunday October 29 2019 (Julia Duggan) **Action Item**  
 Event comprises a 1-mile swim, 44-mile bike ride, and 10-mile run. In addition to the race there is an Expo, kids run, stationary bikeathon, 5K and yoga. All Events start and Finish at Scripps Park at La Jolla Cove.  
 Event set up: 10-18-19 at 5am  
 Event starts: 10-20-19 at 7am  
 Event ends: 10-20-19 at 5pm  
 Dismantle: 10-20-19 at 9pm

They are expecting 600 participants and an attendance of around 2,000 family and friends of the participants. Natalie asked Julia if they suggest in their advertising materials using the available parking structures in the Village. Julia responded that LAZ is providing Valet Parking but most of the attendees stay in the Village Hotels and walk to the Cove. Many athletes and their families stay at the La Jolla Beach &

Tennis Club and a shuttle bus is provided back and forth for them. They notify ACE Parking when their Event comes up to expect more parking on Event day.

#### Traffic and Parking Overview San Diego Triathlon Challenge Sunday, October 20, 2019

*Road Closure 5:00am to 4:00pm - Coast Boulevard The closure is from point of split with Prospect Blvd until intersection with Girard (midpoint through Scripps Park). Traffic barricades and traffic monitor personnel posted at each end of the closure*

*Lane Closure 8:00am to 10:00am – The number 1 lane of North Torrey Pines road from Prospect to La Jolla Shores Dr. SDPD monitor this lane closure.*

*Intersections 8:00 am to 10:00am - Course Marshalls placed in the village of La Jolla at stop sign intersections to help direct cyclists through village. • Girard and Prospect St. • Girard and Wall St. • Wall St and Ivanhoe St. • Ivanhoe St. and Cave St. • Cave St. and Prospect St.*

*No Parking • No parking is posted on Coast Blvd. on Friday PM and Saturday for 10 spaces, includes ADA spot relocation, for set up. • No parking on Coast Blvd on Sunday from 4:00 am to 6:00 pm from South Coast Blvd to the end of the 2 way traffic on Coast at the La Jolla Cove. • Two spots reserved for a vendor loading zone on Coast Blvd, the first two spots after the intersection of Coast Blvd and Girard.*

*Resident Access Residents that fall within the road closure on Sunday will be issued a resident access pass and allowed escorted access to and from their homes from the barricades by security and/or race staff.*

*Parking A portion of participants are guests at hotels in the village of La Jolla, no parking at race site needed. Many challenged athletes are guests at La Jolla Beach and Tennis Club and a shuttle will be provided for their transfer over to the Cove.*

Sally Miller asked Julia if they presented this Event to La Jolla Parks and Beaches for the use of the Park. Julia responded they did not and Sally advised her she had to bring this Event to their attention.

A woman in the Audience brought up the problems the Village is having with the Scooters which may interfere with their Event. She lives at 939 Coast Blvd and see's the problems the Scooters are creating down at the Cove on the sidewalks and street. Julia responded they had not considered the interference the Scooters may cause them and thanked the woman for bringing it to her attention.

Tom noted that Robin Williams supported this Event and Julia responded that his family continues to support it.

#### **Motion to Approve San Diego Triathlon Challenge Request by Challenged Athletes Foundation for Temporary Street Closure and Temporary No Parking on Coast Blvd between Prospect St and Girard Ave and Lane Closure on Torrey Pines Rd between Prospect and La Jolla Shores Drive for the 26<sup>th</sup> annual event on Sunday October 29 2019: Mackey, Second: Brady 8-0-0**

**Agenda Item 3: MCASD Construction Traffic Plan-** Overview related to construction activity on the remodel of the Museum of Contemporary Art on Prospect Street (Jack Fanning) **Discussion Item**

Mr. Fanning informed the Board that we will be neighbors for the next couple of years as the expansion of the Museum of Contemporary Art gets underway and slated for completion by August 2021. His Group met with Jodi Rudick and members of the La Jolla Village Merchants Association last week regarding their traffic control plans and how it will impact the Village. Barricades will soon be installed on the Prospect Street frontage to protect construction workers and will steer pedestrians and vehicles to their appropriate path. Down the line there will be a temporary closure of Cuvier Street for the relocation of the Norfolk Pine which is presently on the corner of Coast and Cuvier but will be shifting East 40-50' to a new location. They want to be good neighbors and will keep LJT&T in the loop when those activities begin to take place. Sally Miller asked if they will provide parking when the expansion is completed. Mr. Fanning responded that they will be installing an underground garage off of Cuvier Street to reduce the need for street parking but it will be for museum employee parking.

Catharine suggested putting the MCASD construction timeline on nextdoor.com. Most of the Residents in the Community are reading nextdoor.com and it will keep them informed of the time line. Mr. Fanning was open to that suggestion and Catharine will help him to get on nextdoor.com.

**Agenda Item 4: Micro-Mobility Parking Corrals for La Jolla-City** proposal for placement of numerous defined spaces within the public street for the parking of dockless scooters and bicycles (Mauricio Medina)  
**Action Item**

A new City Ordinance prohibits operation of the dockless vehicles on sidewalks effective July 1. As a result of this Ordinance the City wants to expand their parking corrals program City wide so there are places, not on the sidewalk, where riders can park the bikes and scooters on the public street. The proposed parking corrals already started downtown and are generally white painted squares with painted pictures of scooters and bikes inside the square that are adjacent to red zones in the street. City Staff is reaching out to Council Offices to help facilitate public input on a list of candidate locations for parking corrals of dockless scooters and bikes. Their initial list had around 158 corral locations in the village of La Jolla and the surrounding neighborhoods and they requested feedback by June 24th. Mauricio shared this list with the chairs and presidents of the La Jolla community planning groups and met with them in order to organize how best to facilitate public input to send back to City staff. At that meeting, there was strong pushback against placing these corrals in residential neighborhoods. As a result, he went through the list and took out candidate locations that he saw as residential. He is asking La Jolla Traffic and Transportation to vote on which option to send to City staff, the list with residential parking corrals, or the list without residential parking corrals.

There are many people in the Audience who have come to speak on the matter and Dave explained that the parking corrals are not an option that they can ban or request that no parking corrals be established in La Jolla. The City will be proceeding with these things in some fashion and is open to community guidance and recommendations on specific locations but not an outright rejection of them.

Mauricio explained that the parking corrals were established within the new regulations for the dockless scooters and bikes. The regulations become effective July 1, the start of their fiscal year. City Staff reached out to the District Council Office for La Jolla identifying 158 parking corrals for the village. They used data from the Operators on where rides were starting and where they were ending and where Operators were staging them. Using that data and identifying red curb areas surrounding it make up the 158 parking corrals. These corrals will not take away from parking because vehicles cannot park in red zones and they will not be blocking fire hydrants. City Staff then met with Mauricio and asked him to get some feedback from the Community. Mauricio reminded the Group that LJT&T is comprised of Representatives from 5 Community Groups, LJCPA, LJTC, LJVMA, LJSA, and BRCC so there are many hands on this proposal from different parts of the Community.

There is tremendous pushback from the Community Groups to keep these parking corrals out of residential area's and Mauricio identified about 22 parking corrals that were in residential zones that he pulled from the original list. City staff agreed to it however they told him that their goal is to get the bikes and scooters off the sidewalks and Mauricio is trying to do that but in the least impactful way to La Jolla. He has two lists of parking corrals; the original list with the 158 that city staff identified and the revised list of 81 parking corrals that Dave, Catharine and other committee members identified as acceptable for parking corrals. Their list was pared down to 71 corrals but in the course of their research through the village they identified 10 locations that would be more suitable for a parking corral than the 10 that they removed from the list. Catherine advised the group that every single location on the list was looked at and there was difficulty reaching a consensus but they came up with 81 parking corrals. Now Mauricio is asking LJT&T to decide which list he submits to city staff. He noted that the parking corrals will be painted on the Streets in various sizes from the smallest size of 10 by 6, to 14 by 6, to the largest size of 20 by 6.

Dave will take public comments but advised the audience to keep the comments just to the parking corrals.



**Ira Parker** asked what happens if these parking corrals are painted on the street but users continue to leave them on the sidewalk. There is no incentive for users to leave them in the corrals. Mauricio responded that the permits issued to the Operators last only 6 months and then are renewed. Permits are renewed in January and June. City Staff are going to look at their compliance rate to determine if their permit should be renewed. A new tool for residents will be if they see an improperly parked scooter or bike outside of a corral, they can use the get it done mobile app to alert city staff. City Staff will report it to the operator and the operator has 3 hours to come out and remove it. If the operator does not remove it within 3 hours the city will come and pick it up and charge the operator \$65.00 for storing it. Ira suggested that the City contract with a third-party vendor to monitor them because he does not believe the city will have the time to do that.

**Susan Monk**- red curbs are red for a reason and wants to know how they can be repurposed. Natalie responded for Mauricio and told Ms. Monk that she saw some of the red curbs on the list and they cannot support a car being parked there. Some of the corrals about an angled parking spot.

**Rosa Garrett**- lives at 245 Coast Blvd and heard a proposed corral is being considered in front of her building. She opposes a corral outside her building due to safety, services and available alternatives. Since beach visitor parking on Coast is in high demand, the red zone in front of 245 Coast is often the only place for Fed Ex and UPS to stop to deliver to her building and for emergency services to park. Garbage and recycling containers are also placed at the red zone to the side of the driveway. Many of the residents of 245 Coast must reverse out of the garage requiring great care for oncoming traffic less visible due to the street curve to the south, bicycle riders and scooters and jay walkers with dogs, strollers, toddlers and/or surf boards. There are approximately 20 cars entering and leaving 245 Coast parking garage so why here? The better solution is to place the corral at the large concrete public area a few hundred yards north on Coast at the beach which will not cause trouble to the residents.

**Sally Miller**-wants to follow the money; who is paying for the corrals. Mauricio responded the operators may be paying for it through fees assessed for infrastructure. She suggests that San Diego Meter Maids enforce the rules and regulations. They are in every part of the City so if they see a device improperly parked they can write a ticket, companies will have to pay it, and that money could benefit San Diego.

**A woman in the Audience** spoke about seeing a parking corral in downtown San Diego. She saw 2 scooters parked inside the corral but there were many scooters parked on the sidewalk above the corral and some scooters were parked in the Street. There is very little compliance about where users are leaving them. She also had a scooter block her driveway. She called the Company and asked them to remove it, after 8 hours when it was still in her driveway, she picked it up and threw it in the trash. She believes the users should take responsibility not the Company.

Dave mentioned that in six months the City is going to review the Ordinance and its performance and some things will probably be tweaked. It's a nuisance issue that the City has to work out and we have been tasked with trying to help them.

**A woman in the Audience** asked if it's up to the users to find a parking corral is it possible for the operators to put on their website a map of where La Jolla parking corrals are. Mauricio responded he would hope so but he doesn't believe a user would visit the website.

Another question was asked about where can the public see the list of proposed locations by our Committee. Dave responded that it will be going to LJCPA for further review, they will be making a final decision on it, and it should be posted shortly thereafter. However, Mauricio asked Rec Center Staff if they would make copies of our list of proposed locations for members of the audience, staff made the copies, and Mauricio passed them out to the Audience.

A member of the audience asked Mauricio if the operators can post a sign on their devices asking the user to return it to a parking corral and Mauricio responded that there will be a sign on the devices not to use them on sidewalks so he will suggest to city staff if that can be added as well.

**Gail Forbes** suggested putting parking corrals by the bus stops since these scooters are intended for the last mile. If every bus stop was permitted to have scooters at its locations that would be a universal place throughout the city and the bus zones are already red. Dave responded that in theory the mobility devices were intended as a last mile but in practice it has just been recreational and the parking corrals may interfere with the bus zones.

Dave pointed out to the audience that the life of these devices is very short, they burn out after a few months. The Ordinance calls for permit fees of \$5,000.00 plus additional fees for the devices themselves. We may not be seeing as many of them as we do now after July 1. The City expects revenue of around 3m so there is a balance of the cost of these parking corrals vs the fees they will bring in to the city.

A question was directed at Mauricio about staging devices where there are no parking corrals and Mauricio responded that operators would be allowed to stage on the sidewalk in what the city calls the 4 by 40 rule; users and operators will only be able to park devices on sidewalks in groups of four, with at least 40 feet between groups. This is why there is a need for parking corrals. There has to be a balance of parking corrals so the operators can stage them on the streets. Mauricio cannot return to the City with a list of 20 parking corrals for La Jolla because operators are going to be expected to comply with the ordinance and they will not be able to comply if there are not enough parking corrals for them to stage their devices.

### **Board Discussion**

Tom believes it was inappropriate of the City to issue a 10-page Ordinance on micro-mobility devices just three days before our Meeting and he hopes there will be pushback to the City when it goes before LJCPA. In the interim he offered a Motion that was taken from a Letter written to LJT&T stating that *“Dockless bikes and scooter stations are appropriate for commercial areas of Pacific Beach, La Jolla, and La Jolla Shores with a mix of stores, restaurants, and theaters, but not in the neighborhoods.”* His Motion was not seconded. There is so much confusion surrounding this issue and we would be remiss if this Board did not give a clear recommendation that we do not want them in the neighborhoods only in the business districts. Dave advised that we are trying to do that but we need a Motion to recommend our List to the LJCPA.

Ross made a Motion that our List be Approved by the Board and forwarded to the LJCPA. Dave asked if he would add an addendum that included Tom’s Motion and Ross agreed. Natalie seconded Ross’s Motion. During Board discussion on the Motion Robert asked Mauricio if we were in the beach impact zone or the impact overlay zone because he is reading the Ordinance *Staging of Shared Mobility Devices (83.0310(a)(2))* and it says there is an exception to the size of the corrals if we were in a beach parking impact zone. There are too many unanswered questions regarding these parking corrals and his suggestion is not to have a motion to adopt this list with all of these large numbers. To paint 71 parking corrals on the street is premature until we see how these Companies step forward. Companies are currently loading up this area with hundreds of these devices but in another Month when they have to pay \$150.00 for each one of them there may be substantially less of them. The City should wait to see how many permits are paid for and then return to this Board with a reasonable number of parking corrals. Ross responded that right now all we want is to get them off the sidewalks and that needs immediate action, we can sort out how many of them later.

*Dave restated the Motion- to recommend the edited list of 81 parking corrals to the LJCPA with consideration that dockless bikes and scooter stations are appropriate for commercial areas of Pacific Beach, La Jolla, and La Jolla Shores with a mix of stores, restaurants, and theaters, but not in the neighborhoods: Rudolph, Second: Aguirre 4-4-0 Motion Failed*

Robert suggests that a subcommittee be formed to pare down the list of 81 parking corrals to a smaller number that would be more beneficial to the Village but still allow the City to comply with Operator contracts.

Mauricio advised the Board that the City will be extremely reluctant to proceed with the parking corrals in phases and it is possible they may just revert back to their original list of 158 because their goal is to get the devices off the sidewalks.

*Motion: to Authorize a subcommittee to reduce the list of 81 parking corrals to a smaller number and present this list to LJCPA: Mackey, Second: Warwick 4-4-0 Motion Failed*

Natalie reminded the Board that the City asked for our input and they did not have to do that. Every location on our List of 81 parking corrals has been thoroughly researched one by one. She is concerned that if this Board does not approve the List of 81 then the City is going to come back at us with their original list of 158 parking corrals because for liability issues, they need to get these devices off the sidewalks. Robert responded that if the City was all that concerned about liability issues, they would not be having these micromobility devices at all.

Dave noted that there has been no rules and regulations in the past on these devices and they have been allowed to run rampant on our sidewalks. Now, there is an Ordinance and it will be put into effect on July 1. The City wants to make it work by asking us to agree to install parking corrals on our Streets to get the devices off the sidewalks and we are duty bound to give it to them.

Nancy agrees with the need for parking corrals but she disagrees with their original figure of 158. These devices are staged everywhere in La Jolla and the operators are picking these devices up from everywhere in La Jolla so of course the data suggests parking corrals for everywhere in La Jolla but it becomes a false number and could become an eyesore. Users are not required to park the devices in the corrals so it is conceivable that we will have all these parking corrals painted on our streets and all of the devices remain parked on the sidewalks. She likes the idea of painting one of them on the street to see if it will work. If there is a parking corral painted on the street and the devices are parked above it on the sidewalk the Board should know that before agreeing to paint another 80 of them on the Streets.

Robert would support a Motion if the parking corrals could be installed in phases. Phase 1 could have 25 corrals be painted from the approved list of locations and monitored for usage. If the usage is there and more of them are needed then a second group of 25 could be added. He will not support any Motion where all 81 or 158 are painted on our Streets when we do not know if they will be used. Dave reminded that Mauricio has already informed the Board the City is against installing them in phases.

Board Members grew concerned that with no clear recommendations to offer LJCPA the City would install the 158 parking corrals as opposed to our 81 but when the idea of a third Motion was offered by Dave no one seemed willing to change their Vote. Mauricio advised that the Ordinance goes in effect July 1 but the City agreed to wait until after LJCPA meets before proceeding with the parking corrals, so that leaves 18 days to monitor how the Ordinance is working out and perhaps LJT&T will have a better view of the situation. LJT&T next Meeting is July 17 and LJCPA meets on July 18 so the offer of a continuance to try again to reach a consensus was made and accepted.

**Motion to Continue to July Meeting: Mackey, Second: Brady 7-1-0 (Rudolph)**

Ann Kerr Bache, President of La Jolla Town Council, requested that the La Jolla Town Council Resolution be read into the LJT&T Minutes:

*La Jolla Town Council June 13<sup>th</sup>, 2019 Resolution Regarding Micro-mobility Vehicles and Devices: The La Jolla Town Council resolves that the number and locations of Micromobility Corrals as currently denoted on SD Micro-mobility Corral Maps are unworkable and the LJTC is opposed to their implementation. The number of corral locations should be reduced in number and limited to commercial zones with none in residential areas. Enforcement of current laws is essential to maintain public safety. We encourage the LJ Traffic and Transportation Board to consider our resolution in its deliberations and feedback to CD1 and the city officials.*

**Agenda Item 5: Nomination of Officers-** Nominations from the Floor for the positions of Chairperson, Vice Chairperson, and Secretary. Election of Officers to take place at the Regular Meeting in July. Robert made the Motion to continue with our same Leadership:

Chairperson: Dave Abrams

Vice Chairperson: Brian Earley

Secretary: Donna Aprea

**Adjournment: 5:41 pm**

**Next Meeting: July 17 2019**

**Respectfully Submitted: Donna Aprea, Secretary**

**La Jolla Planned District Ordinance Committee**

June 10, 2019 4 p.m.

La Jolla Rec Center - room 1 ,615 Prospect Street

Meeting was called to order

Present: Marengo, Murphy, Bellavia, Forbes

Guests: A. Macklin, J. Rudick

1. Public Comment A brief discussion of the possible detrimental effects from SB 946. The new law permits street vendors and street vendor trucks to set up on City streets at parks and beaches. The Parks and Beaches Committee chaired by Ann Dynes has drafted a response and suggestions for new city regulations that conform to state law but that respond to the health and safety concerns if street vendors are not regulated . Gail Forbes agreed to forward the draft to the members of the Committee.

2. Chair Report/ Board Discussion

a. Review of minutes. Motion to approve - passed with one abstention ( Forbes absent)

b. Issues- none

3. Recommendations to CPA

A. Project :7840 Girard Ave. Zone 1 LJPDO :Danielle Koch, applicant; (Aviators) To install new sign and building facade. NO SHOW

B. Project :Murals in PDO applies in all zones of PDO.

Review of murals at request of LJ CPA to determine if murals constitute a sign or a mural.

A quick review of the history of the request from CPA ,prompted by neighborhood complaints that some "murals " have assumed a role that might be construed as advertising due to the subject matter of the mural and the juxtaposition of a business that relates to the murals subject.

After discussion of how well regulated and detailed the sign ordinance is in the Planned District the committee was inclined to avoid treating murals as signs. In some respects the technology of mural imprints and mural installation overlap the qualities of a sign and the installation of a sign. Sign regulations have not kept apace and do not include any mural regulations. The committee was unwilling to regulate the content of murals ,citing censorship concerns and free speech rights. Furthermore, the consensus was that the Mural Program was a great benefit to the community, and was being well husbanded by the Athenaeum.

Consensus report to the CPA: The Planned District Ordinance Committee will consider a mural as a project if the installation of a mural involves issues with safety, lighting, or view corridor setbacks. Lighting must meet code and ordinance restrictions . Most murals would not fall under our purview as L.J. Planned District Ordinance Committee.

Respectfully submitted,

Gail Forbes

Temporary secretary