



THE CITY OF SAN DIEGO

## Report to the Planning Commission

DATE ISSUED: July 9, 2020 REPORT NO. PC-20-036

HEARING DATE: July 16, 2020

SUBJECT: LA JOLLA COUNTRY DAY SIGN PDP, Process Four

PROJECT NUMBER: [643476](#)

OWNER/APPLICANT: La Jolla Country Day School, Owner / Latitude 33, Applicant

### SUMMARY

Issue: Should the Planning Commission approve an application for a Planned Development Permit for the construction two 7.3-foot monument signs at the La Jolla Country Day School located 9490 Genesee Avenue within the University Community Plan area?

Staff Recommendation: Approve Planned Development Permit No. 2421589.

Community Planning Group Recommendation: On February 11, 2020, the University Community Planning Group voted 10-0-3 to recommend approval of the project (Attachment 7).

Environmental Review: The project was determined to be exempt from the California Environmental Quality Act pursuant to Section 15311(a), construction or placement of minor structures. The environmental exemption determination for this project was made on April 27, 2020, and the opportunity to appeal the determination ended May 11, 2020. There were no appeals to the environmental determination.

Fiscal Impact Statement: None with this action. All costs associated with processing the project were paid by the applicant as a flat fee project, which covers public noticing, project and environmental review, and the initial public hearing.

Code Enforcement Impact: None.

Housing Impact Statement: None.

## BACKGROUND

The project site is located at 9490 Genesee Avenue and is developed with the La Jolla Country Day School, an independent school serving young students from age 3 to Grade 12 within the University Community Plan area (Community Plan) (Attachment 1). Surrounding uses include parking lots to the west that serve UC San Diego, the trolley line expansion effort and apartment complexes to the north and east, and office uses, a City park and the San Diego Police Department (Northern Division) to the south (Attachment 3). The 23.98-acre site is in the RS-1-14 Zone, the Airport Influence Area, the Community Plan Implementation Overlay Zone A (CPIOZ), the Parking Impact Overlay Zone (Campus Impact), the Transit Priority Area, and the FAA Part 77 Notification Area.

Pursuant to San Diego Municipal Code (SDMC) Section 126.0602, a Process Four, Planned Development Permit (PDP) is required for the project for exceptions to the sign regulations in the RS-1-14 Zone. In addition, an exception may be granted to CPIOZ regulations if the proposed development is minor, incidental, or temporary, per SDMC Section 132.1403. Since signage is minor and accessory to the primary use, the project is exempt from CPIOZ regulations and will not require a Site Development Permit.

## DISCUSSION

The project includes the construction of two 7.3-foot monument signs consisting of Sign A located at the corner of Genesee Avenue and Regents Road, and Sign B located at the school's northern entrance along Genesee Avenue. As previously indicated, a PDP is required for the project for exceptions to the sign regulations in the RS-1-14 Zone. The project exception consists of authorizing two 7.3-foot tall ground signs where 3-foot tall ground signs are permissible by right.

Pursuant to SDMC Section 142.1201, the intent of the City sign regulations is to provide a set of standards, which optimize communication and quality of signs while protecting the public and aesthetic character of the City. The project is in conformance with the intent of the sign regulations. The site is designated in the Community Plan for a school use, and the project is an accessory use to the school, a land use supported by the Community Plan. In addition, the project will not be detrimental to the public health, safety, and welfare. The signs will visibly identify the site and guide traffic to the school within a busy intersection and road, and will be located outside of the public right of way and visibility triangles.

In addition, the project has been designed with a unifying theme (i.e., materials, colors, type) that is compatible with the architecture of the school. The lighting will be shaded and adjusted to fall on the premises, and the implementation of storm water construction best management practices will be required during construction activities. An environmental review determined the project to be exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines 15311(a).

## CONCLUSION

City staff has reviewed the proposal, including all the issues identified through the review process, and has determined that all project issues have been addressed. The project conforms with the Community Plan, and the adopted City Council policies and regulations of the Land Development

Code. Therefore, draft findings and conditions to support project approval are presented to the Planning Commission for consideration. Staff recommends that the Planning Commission approve Planned Development Permit No. 2421589 for the project.

#### ALTERNATIVES

1. Approve Planned Development Permit No. 2421589, with modifications.
2. Deny Planned Development Permit No. 2421589, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



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PJ Fitzgerald  
Assistant Deputy Director  
Development Services Department

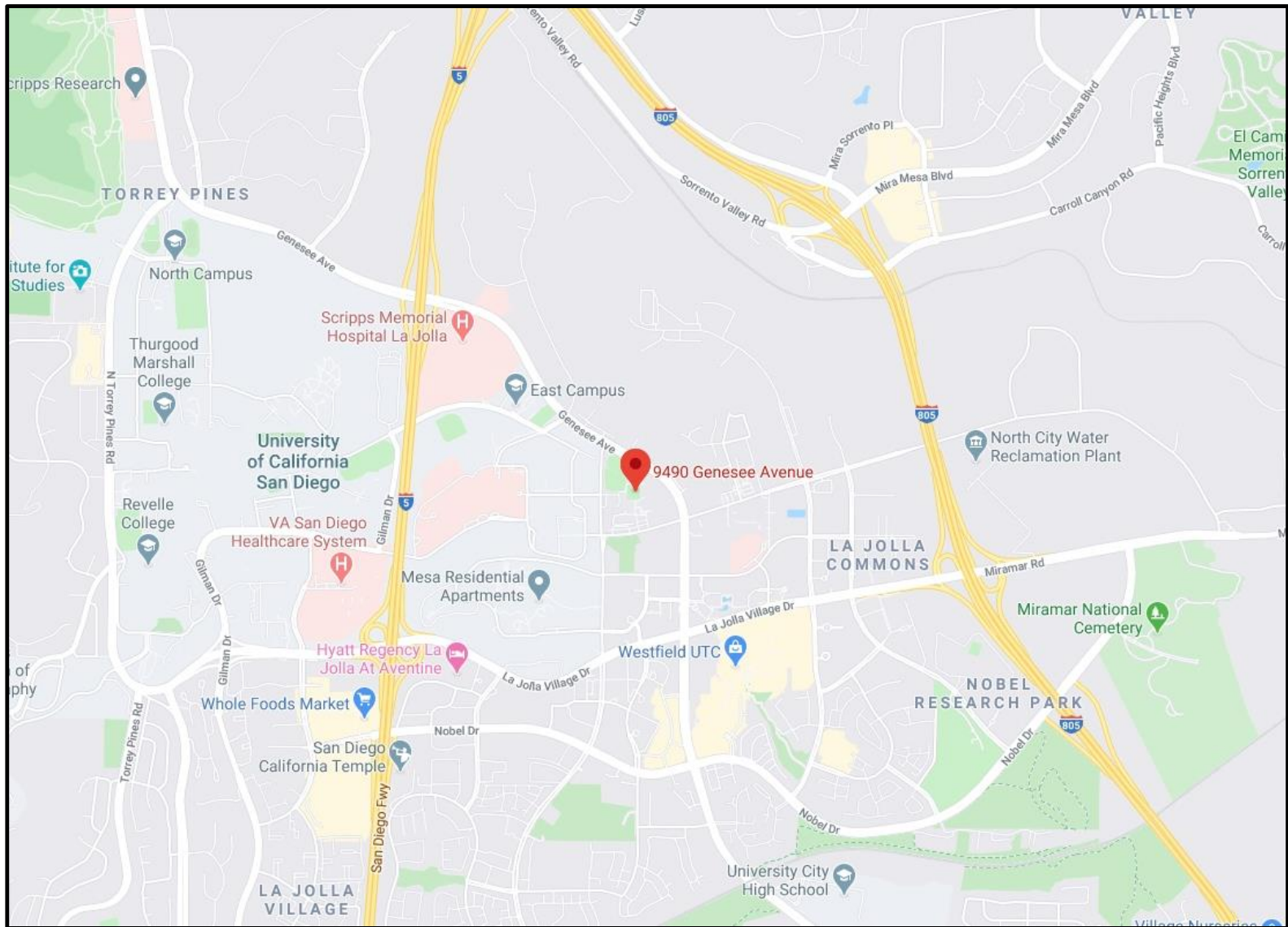


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Xavier Del Valle  
Development Project Manager  
Development Services Department

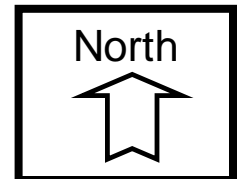
#### Attachments:

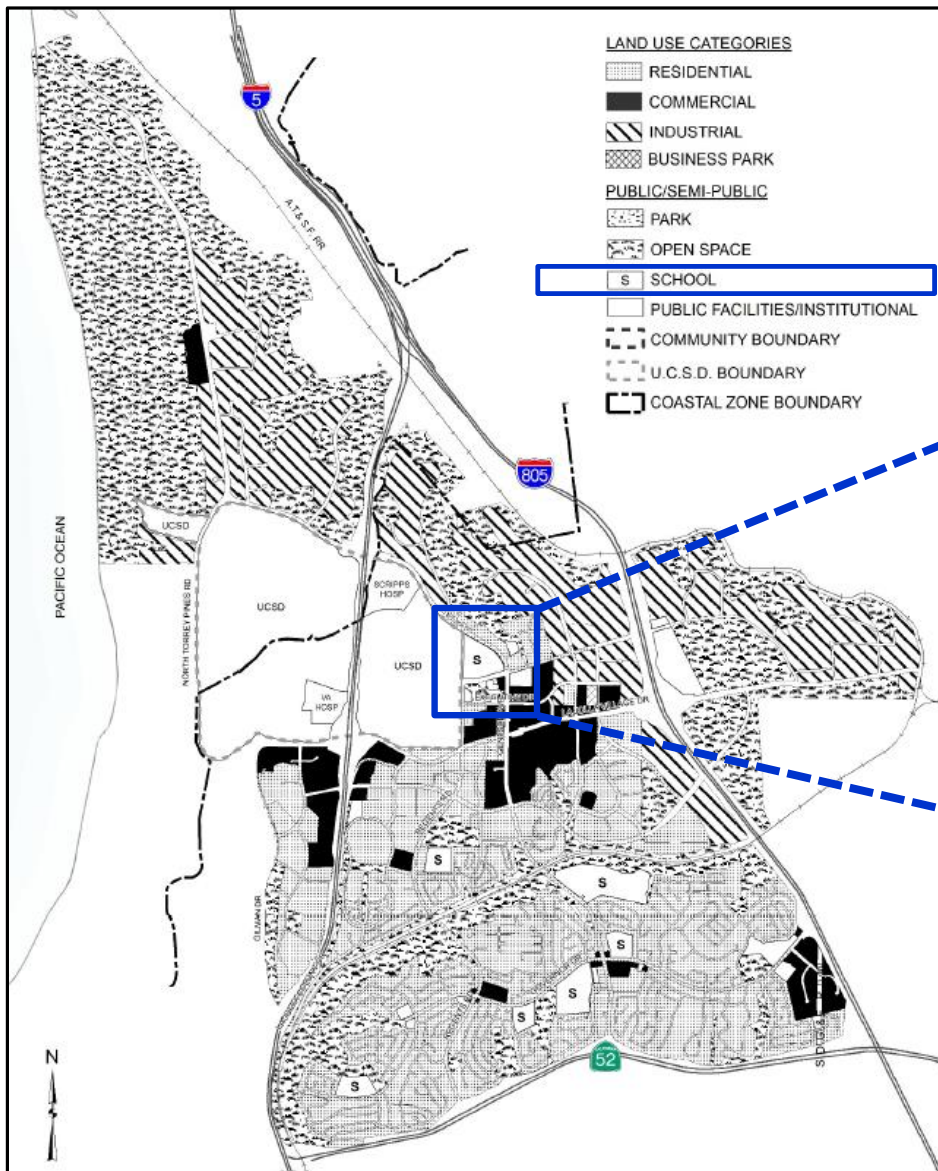
1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Draft Resolution with Findings
5. Draft Permit with Conditions
6. NORA Environmental Determination
7. Community Planning Group Recommendation
8. Ownership Disclosure Statement
9. Project Plans



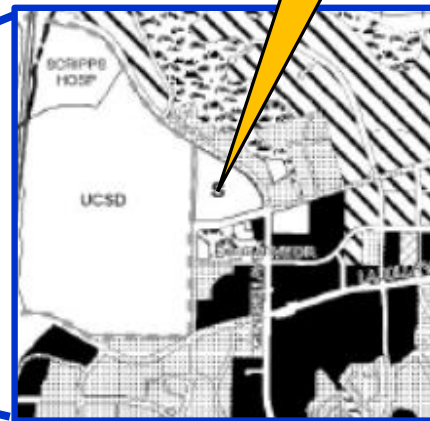
## Project Location Map

La Jolla Country Day Sign PDP  
Project No. 643476 – 9490 Genesee Avenue



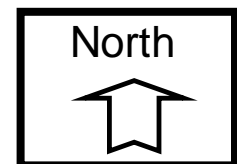


**Project Site**



## Land Use Map

La Jolla Country Day Sign PDP  
Project No. 643476 – 9490 Genesee Avenue



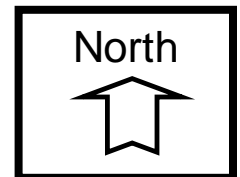




## Aerial Photograph

La Jolla Country Day Sign PDP

Project No. 643476 - 9490 Genesee Avenue



PLANNING COMMISSION RESOLUTION NO. \_\_\_\_\_  
PLANNED DEVELOPMENT PERMIT NO. 2421589  
**LA JOLLA COUNTRY DAY SIGN PDP - PROJECT NO. 643476**

WHEREAS, LA JOLLA COUNTRY DAY, Owner/Permittee, filed an application with the City of San Diego for a permit to install two monuments signs (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Planned Development Permit No. 2421589), on portions of a 23.98-acre site;

WHEREAS, the project site is located at 9490 Genesee Avenue and is in the RS-1-14 Zone, the Airport Influence Area, the Community Plan Implementation Overlay Zone A (CPIOZ), the Parking Impact Overlay Zone (Campus Impact), the Transit Priority Area, and the FAA Part 77 Notification Area within the University Community Plan area;

WHEREAS, the project site is legally described as Lot 1 of La Jolla Country Day School subdivision, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 4694, filed in the Office of the County Recorder of San Diego County on January 19, 1961; All that portion of Lot 1, Prospect Acres, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 3803, filed in the Office of the County Recorder of San Diego County on February 10, 1958; Those portions of Pueblo Lots 1308 and 1317 of the Pueblo lands of San Diego, in the City of San Diego, County of San Diego, State of California, according to Map thereof made by James Pascoe in 1870, a copy of which said map was filed in the Office of the County Recorder of San Diego County, and known as Miscellaneous Map No. 36; Together with a portion of Prospect Acres, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 3803 filed in the Office of the County Recorder of San Diego County including portions of Miramar Road, as closed by the Resolution No. 196175 of the Council of the City of San Diego;

WHEREAS, on April 27, 2020, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guideline Section 15311(a), construction or placement of minor structures;

WHEREAS, on July 16, 2020, the Planning Commission of the City of San Diego considered Planned Development Permit No. 2421589 pursuant to the Land Development Code of the City of San Diego; NOW, THEREFORE,

BE IT RESOLVED by the Planning Commission of the City of San Diego, that it adopts the following findings with respect to Planned Development Permit No. 2421589:

**A. PLANNED DEVELOPMENT PERMIT [SDMC Section 126.0605]**

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

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

The project is located at 9490 Genesee Avenue and is developed with the La Jolla Country Day School, a 23.98-acre site within an urbanized area in the University Community Plan area (Community Plan). The project includes the construction of two 7.3-foot monument signs consisting of Sign A located at the corner of Genesee Avenue and Regents Road, and Sign B located at the school's northern entrance along Genesee Avenue. The site is designated in the Community Plan for a school use, and the project would be an accessory use to the school, a land use supported by the Community Plan. The project identifies the site and guides traffic to the school within a busy intersection and road. In addition, the project has been designed with a unifying theme (i.e., materials, colors, type) that is compatible with the architecture of the school. Therefore, the project 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 is located at 9490 Genesee Avenue and is developed with the La Jolla Country Day School, a 23.98-acre site within an urbanized area in the University Community Plan area (Community Plan). The project includes the construction of two 7.3-foot monument signs consisting of Sign A located at the corner of Genesee Avenue and Regents Road, and Sign B located at the school's northern entrance along Genesee Avenue.



The project will not be detrimental to the public health, safety, and welfare. The project identifies the site and guides traffic to the school within a busy intersection and road. In addition, the signs will be located outside of the public right of way and visibility triangles, lighting will be shaded and adjusted to fall on the premises, and the implementation of storm water construction best management practices will be required during construction activities. An environmental review determined the project to be exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines 15311. Therefore, the project 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 proposed deviations pursuant Section 126.0602(b)(1) that are appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone, and any allowable deviations that are otherwise authorized pursuant to the Land Development Code.**

The project is located at 9490 Genesee Avenue and is developed with the La Jolla Country Day School, a 23.98-acre site within an urbanized area in the University Community Plan area (Community Plan). The project includes the construction of two 7.3-foot monument signs consisting of Sign A located at the corner of Genesee Avenue and Regents Road, and Sign B located at the school's northern entrance along Genesee Avenue. Pursuant to San Diego Municipal Code (SDMC) Section 126.0602, a Planned Development Permit is required for the project for exceptions to the sign regulations in the RS-1-14 Zone. In addition, an exception may be granted to CPIOZ regulations if the proposed development is minor, incidental, or temporary, per SDMC Section 132.1403. Since signage is minor and accessory to the primary use, the project is exempt from CPIOZ regulations and will not require a Site Development Permit.

The project exception consists of authorizing two 7.3-foot tall ground signs where 3-foot tall ground signs are permissible by right. Pursuant to SDMC Section 142.1201, the intent of the City sign regulations is to provide a set of standards, which optimize communication and quality of signs while protecting the public and aesthetic character of the City. The project is in conformance with the intent of the sign regulations. The site is designated in the Community Plan for a school use, and the project is an accessory use to the school, a land use supported by the Community Plan. In addition, the project will not be detrimental to the public health, safety, and welfare. The signs will visibly identify the site and guide traffic to the school within a busy intersection and road, and will be located outside of the public right of way and visibility triangles.

In addition, the project has been designed with a unifying theme (i.e., materials, colors, type) that is compatible with the architecture of the school. The lighting will be shaded and adjusted to fall on the premises, and the implementation of storm

water construction best management practices will be required during construction activities. Therefore, the proposed development will comply with the regulations of the Land Development Code including any proposed deviations pursuant Section 126.0602(b)(1) that are appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone.

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, Planned Development Permit No. 2421589 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Planned Development Permit No. 2421589, a copy of which is attached hereto and made a part hereof.

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Xavier Del Valle  
Development Project Manager  
Development Services

Adopted on: July 16, 2020

IO#: 12002110

**RECORDING REQUESTED BY**  
CITY OF SAN DIEGO  
DEVELOPMENT SERVICES  
PERMIT INTAKE, MAIL STATION  
501

**WHEN RECORDED MAIL TO**  
**PROJECT MANAGEMENT**  
**PERMIT CLERK**  
**MAIL STATION 501**

INTERNAL ORDER NUMBER: 12002110

SPACE ABOVE THIS LINE FOR RECORDER'S USE

PLANNED DEVELOPMENT PERMIT NO. 2421589  
**LA JOLLA COUNTRY DAY SIGN PDP - PROJECT NO. 643476**  
PLANNING COMMISSION

This Planned Development Permit No. 2421589 is granted by the Planning Commission of the City of San Diego to LA JOLLA COUNTRY DAY, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0605. The 23.98-acre site is located at 9490 Genesee Avenue and is in the RS-1-14 Zone, the Airport Influence Area, the Community Plan Implementation Overlay Zone A, the Parking Impact Overlay Zone (Campus Impact), the Transit Priority Area, and the FAA Part 77 Notification Area within the University Community Plan area.

The project site is legally described as: Lot 1 of La Jolla Country Day School subdivision, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 4694, filed in the Office of the County Recorder of San Diego County on January 19, 1961; All that portion of Lot 1, Prospect Acres, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 3803, filed in the Office of the County Recorder of San Diego County on February 10, 1958; Those portions of Pueblo Lots 1308 and 1317 of the Pueblo lands of San Diego, in the City of San Diego, County of San Diego, State of California, according to Map thereof made by James Pascoe in 1870, a copy of which said map was filed in the Office of the County Recorder of San Diego County, and known as Miscellaneous Map No. 36; Together with a portion of Prospect Acres, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 3803 filed in the Office of the County Recorder of San Diego County including portions of Miramar Road, as closed by the Resolution No. 196175 of the Council of the City of San Diego.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to install two monuments signs described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated July 16, 2020, on file in the Development Services Department.

The project shall include:

- a. The construction of two 7.3-foot monument signs consisting of Sign A located at the corner of Genesee Avenue and Regents Road, and Sign B located at the school's northern entrance along Genesee Avenue; and

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

**STANDARD REQUIREMENTS:**

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by July 30, 2023.
2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until the Owner/Permittee signs and returns the Permit to the Development Services Department, and the Permit is recorded in the Office of the San Diego County Recorder.
3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
7. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.
8. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.



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

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

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

**CLIMATE ACTION PLAN REQUIREMENTS:**

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

**ENGINEERING REQUIREMENTS:**

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

**PLANNING/DESIGN REQUIREMENTS:**

13. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.
14. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.

**INFORMATION ONLY:**

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

APPROVED by the Planning Commission of the City of San Diego on July 16, 2020 and [Approved Resolution Number].

## ATTACHMENT 5

Permit Type/PTS Approval No.: Planned Development Permit No. 2421589  
Date of Approval: July 16, 2020

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

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Xavier Del Valle  
Development Project Manager

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

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

**LAJOLLA COUNTRY DAY**  
Owner/Permittee

By \_\_\_\_\_  
Mark L. Marcus  
Assistant Head of School for Operations

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



THE CITY OF SAN DIEGO

Date of Notice: April 27, 2020

# NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

SAP or I.O. No. 12002049

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**PROJECT NAME / NUMBER:** La Jolla Country Day Sign PDP / 643476

**COMMUNITY PLAN AREA:** University

**COUNCIL DISTRICT:** 1

**LOCATION:** 9490 Genesee Avenue, San Diego, CA

**PROJECT DESCRIPTION:** The project proposes a Planned Development Permit (PDP) for the construction of two monument wall signs at the entrance of the La Jolla Country Day School located at 9490 Genesee Avenue. Sign A and Sign B have proposed heights of 7.3-feet. Sign A would be located at the corner of Genesee Avenue and Regents Road and Sign B would be located at the school's northern entrance along Genesee Avenue. The project site is located within the University Community Planning area and is zoned RS-1-14. The project is subject to the Airport Influence Area Overlay Zone, Community Plan Implementation Zone - A, Parking Impact Overlay Zone (Campus Impact), Transit Priority Area, FAA Part 77 Notification Area, and Council District 1.

**ENTITY CONSIDERING PROJECT APPROVAL:** City of San Diego, Planning Commission

**ENVIRONMENTAL DETERMINATION:** Categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 15311(a), *Accessory Structures*.

**ENTITY MAKING ENVIRONMENTAL DETERMINATION:** City of San Diego

**STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION:** The City conducted an environmental review which determined that the proposed project is exempt from CEQA pursuant to CEQA Guidelines Section 15311(a), which allows for the construction, or placement of minor structures accessory to existing commercial, industrial, or institutional facilities, including on-premise signs. No environmental impacts were identified for the proposed project. Additionally, none of the exceptions described in CEQA Guidelines Section 15300.2 apply.

**DEVELOPMENT PROJECT MANAGER:**

Xavier Del Valle

**MAILING ADDRESS:**

1222 First Avenue, MS 501, San Diego, CA 92101-4153

**PHONE NUMBER / EMAIL:**

(619) 557-7941 / xdelvalle@sandiego.gov



On April 27, 2020 the City of San Diego made the above-referenced environmental determination pursuant to the California Environmental Quality Act (CEQA). This determination is appealable to the City Council. If you have any questions about this determination, contact the City Development Project Manager listed above.

Applications to appeal CEQA determinations to the City Council must be filed in the office of the City Clerk within 10 business days from the date of the posting of this Notice (May 11, 2020). During the Statewide "Safer-at-Home" directive to reduce the spread of COVID-19, beginning March 19, 2020, appeals to the City Clerk must be filed by email or US Mail as follows:

- 1) Appeals filed via E-mail: Send the appeal by email to [Hearings1@sanidiego.gov](mailto:Hearings1@sanidiego.gov); your email appeal will be acknowledged within 24 hours. The [appeal application can be obtained here](#). You must separately mail the appeal fee by check payable to the City Treasurer to: City Clerk/Appeal, MS 2A, 202 C Street, San Diego, CA 92101. The appeal filing fee must be postmarked within 5 business days of the date the appeal is filed.
- 2) Appeals filed via US Mail: Send the appeal by US Mail to City Clerk/Appeal, MS 2A, 202 C Street, San Diego, CA 92101. Appeals filed by US Mail must have a United States Postal Service (USPS) postmark by the appeal deadline to be considered valid. The [appeal application can be obtained here](#). You must separately mail the required appeal fee by check payable to the City Treasurer to: City Clerk/Appeal, MS 2A, 202 C Street, San Diego, CA 92101. The appeal filing fee must be postmarked within 5 business days of the date the appeal is filed.

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

UNIVERSITY COMMUNITY PLANNING GROUP  
Meeting Minutes  
Alexandria Building, 10300 Campus Point Dr, 2nd Floor  
6:00 P.M. February 11<sup>th</sup> 2020

**Directors present, directors absent:**

**Chris Nielsen (CN) (Chair), Meagan Beale (MB) (Vice Chair), Dan McCurdy (DM), Andrew Wiese (AW), Nancy Groves (NG), Caryl Lees Witte (CW), Joann Selleck (JS), Isabelle Kay (IK), Ash Nasser (AN), Rebecca Robinson (RR), Roger Cavanaugh(RC), Jon Arenz (JA), Ryan Perry (RP), Amber Ter-Vrugt(ATV), Jason Moorhead (JM), Anu Delouri (AD), Kristie Miller (KM), Michael Leavenworth (ML), Kristin Camper (KC), John Bassler (JB), Petr Krysl (PK), Erin Baker (EB) Katie Witherspoon (KW)(City of SD Planning)**

1. **Call the Meeting to Order:** Chris Nielsen 6:08 pm
2. **Pledge of Allegiance followed by a Moment of Silence**
3. Agenda: Call for additions/deletions: Adoption –  
**Motion: To approve the Agenda moved by EB and seconded by RP. Vote: Yes: 15 No: 0 Abstain: 0, chair not voting, motion passed.**
4. Approval of Minutes for Jan 14, 2020. Call for additions/deletions.  
**Motion: Motion to defer minute approval until next month**  
**Vote: Yes: 15 No: 0 Abstain: 0, chair not voting, motion passed.**
5. **Announcements : Chair Report** –(made after Plan Update Report):
  - a. Cell Tower
  - b. Water Easement
  - c. EIR – Costa Verde ->coming out next week
  - d. Sub Committee needs to review the EIR
  - e. Annual Report
  - f. Elections – March 2020
  - g. CPC Meeting – Mara Elliott
    - Franchise Agreement
    - Planning discuss Survey
  - h. CPUS will be 3/17/20
6. **PRESENTATIONS:**
  - A. **Planning Department - Katie Witherspoon** - CPU subcommittee meeting will be postponed to 3/17 spending more time on land use.
    - Economic Forum – 2/27- 9am-noon. Employment & Development to be discussed with meeting open to the Public.  
Location: Alexandria 10977 Torreyanna. Contact KW for invite.  
Community member comment - D. Ahearn - it is posted on the website.
  - B. Bernstein – by Mar. meeting – status of 4 service stations at Governor and Genesee to be discussed at the community plan update meeting.  
KW – This would be in the land use and mobility elements.  
CN – DIF & FBA – trying to get a planner for presentation; held up

by assignment of a planner.

**B. Cell Towers** – RC using meter (Petr) with Dr. Hainey to create a Map of Meter Readings – need data. Some people are saying levels below extremes. RC and Dr. Hainey have been collecting data.

At Doyle Park in the middle of the field the meter maxed out.

In O.B. – measurements maxed out.

RC introduced Ryan Preston, UC Little League President.

-Castle Rock replaced a light pole with a LED light. Noticed a large device on top of the light pole. It is a 5G device which is 30 feet from his window and his children, along with his neighborhood.

Castle Rock did not say there would be a cell tower on the light pole and he was told not to divulge to his neighbors. Community needs to be notified, we don't want to be a science experiment. Castle Rock said 3G has been there since 2003 and upgraded to 4G in 2019, now it will be 5G. Installer said it was the same as WIFI. A post on the device states "Radiation to 3 Feet". Installer said this pole or device isn't moving.

Community member: City said change out of halogen for LED but they installed cameras to see the intersection. Now they are installing cell towers.

**C. Councilmember Barbara Bry – Justine Murray for District 1**

a. Joint use agreement – Standley Park and Standley Middle School and Pool. City Council approved \$90,000 DIF South UC Funds for aquatic project. Details posted in UCCA news and Nextdoor.

\$35,000 CIP Funds approved for Marcy Park. There is north and south DIF support for both, along with Park & Rec Improvements. For financing and DIF funds questions call Justine.

b. Update - Gullstrand Golf Course Investigation – CLOSED

- no issues with work occurring, Dev Services and Sustainability- we don't want to lose 100 year old trees. Foliage will be replaced with in kind trees and shrubs.

JS – can we bring Mara Elliot – District Attorney into this matter?

c. Miramar Landfill – elevation for trash was increase 15 feet and the mayor's office is being briefed.

Community member – Miramar Landfill received a citation – they will send citation information to Justine.

**D. Membership** – John Bassler – membership forms are in the back of the room. JB is resigning his post after 9 years. A person in JB's office is running so he resigns his seat tonight. AD is taking over membership for the next year.

**E. SANDAG – Update from Gia Ballash, MCTC**

- La Jolla Village Square parking structure started last month with construction through 11/2020. Rendering will be at our next meeting
- Trolley – where it crosses over I5 false work coming down, starting 3/1, 5 closures (will be posted) for 2 weeks.
- False work is coming down at Genesee, pedestrian bridge.
- Final end Trolley stop at UTC falsework will be coming down end of the month.
- La Jolla Colony Dr. Tunnel underpass wrapping up the end of Mar. Amtrak Train Service will be halted the weekend of 2/22 & 23 for tracks work.

RP asked when barriers at the end of the Trolley will come down – Spring 2021 as they will be up through construction and landscaping  
IK noted that we need signage for these barriers.

JS asked about the charges for parking in the structure – Ground floor and 2<sup>nd</sup> floor will be for retail and top 3 floors are for parking.  
Community member ask what the ridership numbers estimations.  
11 miles of Blue line – expected 20,000 riders to the blue line.  
35,000 expected for full blue line.

**F. Assemblyman Todd Gloria – Matthew Gordon –**

-10/1 Real ID will be required for flights. Passport will also work as a federal ID.

-Todd Gloria received calls about Seniors. Gov. Newsom's master plan for aging. End of 2020 – we will have a blueprint for local gov. for healthy living. 65 plus population is growing. We are an age friendly state with AARP

**G. UCSD – Alyssa Helper - Community Monthly Update**

-Fact sheets- handouts for 3 projects:

- 1-Living Learning College,
- 2-I5 Switch
- 3-Nuevo West Graduate Housing.

-1/22 Open House was held discussing Long Range Dev Plan 2018 – over 400 people were invited, including UCPG. 6/2019 was the previous Open House for Capital Projects.

-EIR brought up traffic- Smart signals will be placed along Regents, La Jolla Village Dr and North Torrey Pines.

IK – How high is the highest new building – 17 stories is the highest Nuevo Opening up on East Campus in March. 21 stories is too high  
Major concern is open space, to keep the open space. AH: 30% of campus (300 acres) is open space. New buildings are on parking lot.

IK: Students will go to Scripps Coastal and IK will have to close the open space, impacting those living next to North Torrey Pines.

EB- lives in a 13 story building, across from the 15 story tower and she feels the school is doing great with open space. Erin likes the taller towers so that the open spaces stay that way.



JS- went to the meetings and these concerns were not addressed.  
Lots of traffic on Torrey Pines Rd.; what are the campus plans to widen the road? EIR did not mention needing smart signals on Torrey Pines Road.

ML – La Jolla Playhouse parking? Shuttles and 1200 spaces will be in the new development.

**H. Plan Update Subcommittee** – CN for Andy Wiese, Chair (absent)– .

- i. Cancelling Feb meeting so Mar 17<sup>th</sup>, 6 – 9 pm, 3<sup>rd</sup> Tues. UC High in the library Genesee Ave. focus on Housing/Urban
- ii. Debbie Knight -History of Urban Housing and focusing on Urban High Density was a high point of last meeting.
- iii. South UC is different – focus on North UC Area

**7. Public Comment: Non-Agenda Items (3-minute limit)**

- a. Barry Bernstein – Will attend Council meeting re: DIF funds for Standley.
  - \$90,000 from South UC DIF to be used for pool, but it has only \$35,000 in the fund.
  - Press UCCF and Council to postpone for 30 days
  - Barry is very disappointed! \$\$ were to go to UCPG priorities first - \$90,000 is going to the pool first!
  - UCCA meeting 2/12 tomorrow.
  - Justine and Barry are working with Council Members
- RC – Capital Improvements were worked on extensively and CIP needs to stay a priority.
- Justine – Received confirmation that CIP would stay and Park and Rec is using Joint Use Agreement.
- b. Community member re: 1000 Trees Foundation – thank you to Janay Kruger
- c. Community member – Verizon Cell Towers are a major problem – they are putting up more cell towers in 92122 area because there is a void/or issues with service in 92122.
- d. Community member – Make a point to the Developer of the Golf Course about moving buildings too close to the slope.

**8. Elections - March**

- a. 3 Residential and 3 Business
  - Residential – ML is running, MB is running and Chris is running again
  - Business – JB resigned and another Coldwell Banker employee is running, RP is terming out and we don't have a replacement, AN is running again

**9. Action Item:** Letter to City Regarding UC Golf Course destruction –

- JS proposed letter should itemize EIR violations, actual and in spirit to the community, in addition to not following the Climate Action Plan of the City.
- Debbie Knight – Golf Course was approved in 2000, UCPG Chair then was Harry Mathis. The environmental parameters were set to redo the course at that time.
- JS – 2012 and 2016 landscape and slope discussed. Removing landscape and building a trench for sewage upgrades for a lot of structures.

-CN: We need a small committee to put words together for the letter – CN, CW, JS and community member Janis Deady.

-MB-get Development Svcs to review and Justine will email it.

**Motion: approved, moved JS and seconded by RC.**

**Vote: Yes:15 No:0 Abstain:0 Recuse:0, chair not voting. Motion passed**

10. **Action Item:** Project 643476 – Signage for La Jolla Country Day School, process 4 Denise Vo, Latitude 33 presented.

Monument Signs – 2 7.3 foot signs, LJCD needs a Plan Dev Permit

1 – Genesee and Regents -18 feet wide on a 24 foot wall X 7.3 feet tall at a 45 degrees

2 – at the LJCD entrance 10 feet wide on a 24 foot wall X 7.3 feet tall

Both signs will be lit up from below with LED

ML – we are trying to get rid of ambient light

Debbie Knight – can you light it from above then light will shine directly on the sign.

**Motion: approved with suggested down lighting, moved MB and seconded by JS.**

**Vote: Yes: 10 No: 0 Abstain: 3 Recuse: 1 (JA), chair not voting. Motion passed.**

11. **Action Item** – Project 635306 T-Mobile Eastgate, Planned Dev Permit, process 4 Franklin Orozco presented.

- “Faux Palm” tree that looks like a palm tree, originally built in 1996 and modified in 2008.

- Need Plan Dev. Project – is east of 805 on Eastgate Mall in the Industrial Zone

- has a 300’ set back, T-Mobile will add oak trees to the front of the building – due to concrete paved area at the AT&T office and construction office.

The city stopped approving faux palms a few years back.

Construction of this palm tree should be grandfathered as approval was many years ago. It was expensive.

CN- Removal and replacement will be a different project

RP – why is it up for permit? F. Orozco: 10 years to reapply to renew the permit

RP -- Why oak trees? Is there a requirement? In 2008 they were required for permit, but were never installed.

Debbie Knight – Happy for the Oak Tree selection. Not a big deal for the faux palm.

RC – What is coming out of this Cell Tower? FCC limits? Telecomm doesn’t measure the radiation. Propose that you volunteer to make after-installation measurements and make a commitment for safety measures!

Franklin Orozco: 150-190 days tolling the time for project, this will be discussed with the City. Cell Tower produces radio waves and is below FCC guidelines.

JS – Permit expired and faux palm design comment.

RP – What does it look like if you change the design?

Franklin: foliage spreads beyond the antennae equipment. New design would cost \$200K to \$300K due to removal of foundation and rebuild.

RC – FCC regulations are exceeded in Doyle Park, RC measured in the middle of the park

**Motion: Approve the project as presented, moved by MB, seconded by NG.**

**Vote: Yes:14 No:1 (?) Abstain:0 Recuse:0, chair not voting. Motion passed**

Suggestions in Motion #2 – T-Mobile could measure microwave radiation.

**Motion 2: Approve the project but with the suggestion that periodic measurements be taken after project installation, moved RC and seconded by EB.**

**Vote: Yes:5 No:8 Abstain:1 Recuse:0, chair not voting. Motion not passed**

Voting NO: ML, JA, MB, KM, JM, DM, AN, and JS (?)

**12. Information Item** – Project 477943, Costa Verde Revitalization, Community Plan Amendment, Specific Plan and Planned Development Permit 90-1109, Process 5.

John Murphy, Regency Properties, presented.

-EIR will be published next week

Regency Centers – have 11 projects in SD. Proposing: 1) 178,000 sq ft retail space, 2) 400,000 sq ft Office/Lab space, 3) 200 Room Hotel, and 4) 1800 Parking Spaces. How do we create the most thoughtful Dev. in SD? – 99% of developments have anchor businesses, drug and grocery store.

Living space/Working Life Science Space – near mobility. Regency teamed with Alexandria. Underground the parking. See CostaVerde PDF.

JS-Car entrances are all the same? Bicycles and cars is life threatening along streets.

John-extending the bike lane with suggestions from Circulate San Diego: Genesee to Regents Rd. along Nobel with bikes having a 2 way bike lane on the North side of Nobel.

“Mass Wood Building” will be one type of Office/Lab building – doesn’t deploy CO2

No housing proposed. Apartments across from CV-Specific plan for South Nobel

ML – Bristol Farms? Closing for 2 yrs/30 months

CN – McDonalds and Gas Station are staying through construction

IK – Post office? Lease is up, might it be put into a trailer?

-Consider a Community Meeting Room. Regency noted this.

John Murphy– “Keep it Local” – Restaurants: Chipotle on site – they want to come back, Bristol Farms want to come back, Fast casual and 4 proper restaurants.

Regency will have property managers on site.

Alexandria – Labs and Life Science Businesses

Hotel – 200 Room, 6 story building and business friendly

Hotel will have a Bar and Breakfast so they don’t compete with other restaurants.

Debbie Knight – Hotel a problem. Are you planning for Parks? John Murphy:

Developers consider this prime real estate and will build buildings on it, not parks.

Debby Knight: Bike lane is a problem – Chris has a description

Community member – EIR has pictures but they are not the same as the presentation

Trolley entrance – how will it figure in to this plan?

Bike parking – where is it? Up on the Trolley platform – Genesee and Nobel will have a bike lock up on site.

JS – Is there a transit parking lot? 1 hour free parking. Some will try to park all day!

Debbie Knight – Many more cars and traffic on the roads. We should utilize shared parking. EIR – Traffic?

13. **Action Item** - Renewal of Energy Franchise Agreement in 2020. Presented by Mark Hughes, Climate Action Campaign, presenting. Warren Ruis, SDG&E presenting

- Mark Hughes -SDG&E is not against roof top and civilian Solar. We need to convert to renewable energy. Denver and Minneapolis put in renewable energy clause.

-Warren Ruis – SDG&E –

a. Franchisee – Lease Agreement – Current lease 50 years started in 1971; 1-3% fee instead of 1 to 2% fee, 2- 2002 3.5% underground surcharge fee, 3-\$130 million benefit, 65 general and 65 underground.

b. Fees give San Diego – 3 to 3.5% electricity, 3% gas. Wood to metal changes.

Weather stations in the back country.

c. Undergrounding 74% of the grid. Currently we are building 6 miles per year and want to improve to 23 miles per year. Also, currently we have 40 miles under construction and 90 miles in design.

Working with residents – connecting to the grid, along with Renewable electric vehicles SDG&E Service Safety and Reliability, employees believe in job security.

AN – High Franchise Fee passed to customer while SDG & E profits are high

Warren – yes pass on fees to the customer and there will be rebates for electric vehicles

Solar customers are not paid and do not get benefits for adding into the grid. So


Neighbors end up having to pay more because solar customers pay less.

**Motion: Vote postponed to March**

14. **Adjournment** at 9:55 pm. Next meeting is March 10, 2020.

**Remember Elections next meeting! Thank you, Chris**



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

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

**Project Title:** La Jolla Country Day Signage **Project No. For City Use Only:** \_\_\_\_\_

**Project Address:** 9490 Genesee Ave.

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

☐ Corporation ☐ Limited Liability -or- ☐ General - What State? \_\_\_\_\_ Corporate Identification No. \_\_\_\_\_  
☐ Partnership ☐ Individual

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property. Please list below the owner(s), applicant(s), and other financially interested persons of the above referenced property. A financially interested party includes any individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver or syndicate with a financial interest in the application. If the applicant includes a corporation or partnership, include the names, titles, addresses of all individuals owning more than 10% of the shares. If a publicly-owned corporation, include the names, titles, and addresses of the corporate officers. (A separate page may be attached if necessary.) If any person is a nonprofit organization or a trust, list the names and addresses of **ANY** person serving as an officer or director of the nonprofit organization or as trustee or beneficiary of the nonprofit organization. A signature is required of at least one of the property owners. Attach additional pages if needed. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

**Property Owner**

Name of Individual: La Jolla Country Day ☒ Owner ☐ Tenant/Lessee ☐ Successor Agency

Street Address: 9490 Genesee Ave.

City: La Jolla State: CA Zip: 92037

Phone No.: 858-453-3440 ext. 121

Fax No.: 858-453-8624

Email: mmarcus@jcds.org

Signature: Mark C. Marcus

Asst. Head of School

Date: 8/29/2019

Additional pages Attached: ☐ Yes ☒ No

**Applicant**

Name of Individual: La Jolla Country Day ☒ Owner ☐ Tenant/Lessee ☐ Successor Agency

Street Address: 9490 Genesee Ave.

City: La Jolla State: CA Zip: 92037

Phone No.: \_\_\_\_\_

Fax No.: \_\_\_\_\_

Email: mmarcus@jcds.org

Signature: Mark C. Marcus

Asst. Head of School

Date: 8/29/2019

Additional pages Attached: ☐ Yes ☒ No

**Other Financially Interested Persons**

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

Street Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone No.: \_\_\_\_\_ Fax No.: \_\_\_\_\_ Email: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

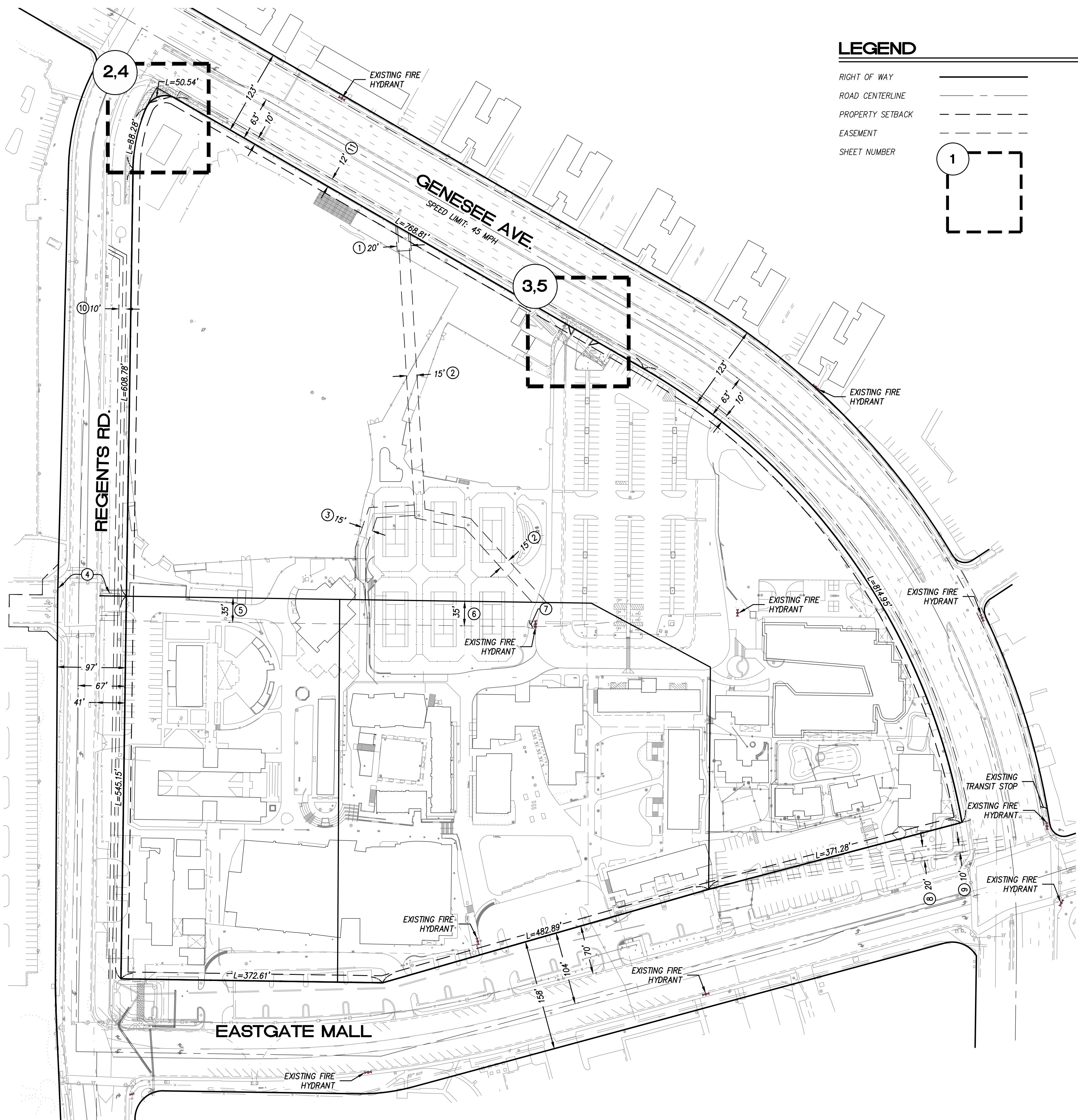
Additional pages Attached: ☐ Yes ☐ No

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# NEIGHBORHOOD DEVELOPMENT PERMIT #

## 9490 GENESEE AVE, LA JOLLA, CA 92037



### LEGEND

RIGHT OF WAY	
ROAD CENTERLINE	
PROPERTY SETBACK	
EASEMENT	
SHEET NUMBER	

### DEVELOPMENT SUMMARY

**SCOPE OF WORK:**  
THIS PROJECT IS SEEKING APPROVAL OF A NEIGHBORHOOD DEVELOPMENT PERMIT THAT WILL ALLOW THE CONSTRUCTION OF TWO MONUMENT WALLS.

MONUMENT WALL A WILL BE 7.3 FT TALL AND LOCATED IN THE CORNER OF GENESEE AVE. AND REGENTS RD.

MONUMENT WALL B WILL BE 7.3 FT TALL AND LOCATED AT THE SCHOOL'S NORTHERN ENTRANCE ALONG GENESEE AVE.

**PROJECT TEAM:**  
LATITUDE 33 PLANNING AND ENGINEERING  
9968 HIBERT STREET 2ND FLOOR, SAN DIEGO, CA 92131  
(858) 751-0633 FAX (858) 751-0634

**LEGAL DESCRIPTION:**  
LOT 1 OF LA JOLLA COUNTRY DAY SCHOOL SUBDIVISION, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 4694, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON JANUARY 19, 1961.

ALL THAT PORTION OF LOT 1, PROSPECT ACRES, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 3803, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, FEBRUARY 10, 1958.

THOSE PORTION OF PUEBLO LOTS 1308 AND 1317 OF THE PUEBLO LANDS OF SAN DIEGO, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF MADE BY JAMES PASCOE IN 1870, A COPY OF WHICH SAID MAP WAS FILED IN THE OFFICE OF COUNTY RECORDER OF SAN DIEGO COUNTY, AND KNOWN AS MISCELLANEOUS MAP NO. 36.

TOGETHER WITH A PORTION OF THE PROSPECT ACRES, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 3803, FILED IN THE OFFICE OF COUNTY RECORDER OF SAN DIEGO COUNTY INCLUDING PORTIONS OF MIRAMAR ROAD, AS CLOSED BY RESOLUTION NO. 196175 OF THE COUNCIL OF THE CITY OF SAN DIEGO.

**ASSESSOR'S PARCEL NO:**  
345-080-12-00

**OWNER:**  
LA JOLLA COUNTRY DAY SCHOOL  
9490 GENESEE AVE, LA JOLLA, CA 92037  
(858) 453-3440

**TYPE OF CONSTRUCTION:**  
SIGNAGE

**OCCUPANCY CLASSIFICATION:**  
N/A

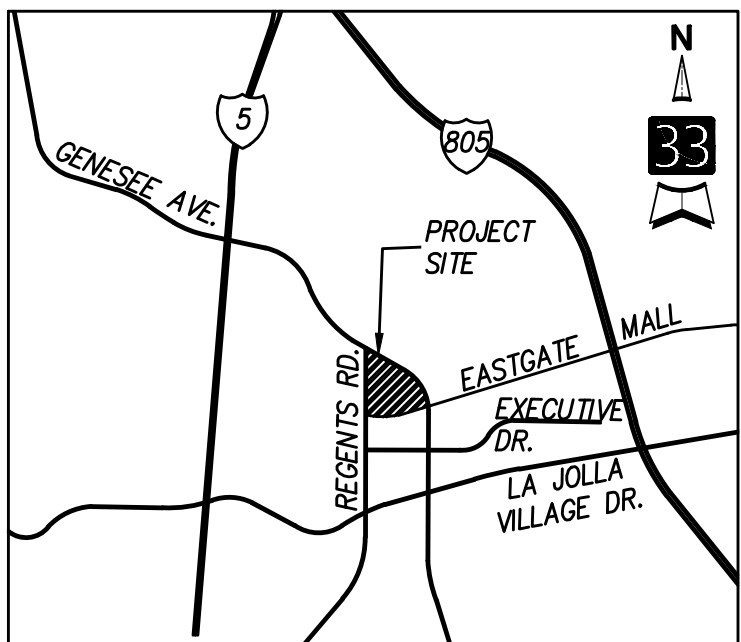
**ZONING DESIGNATION:**  
RS-1-14

**EXISTING & PROPOSED USES:**  
EXISTING USE: LANDSCAPING, ENTRANCE WITH SIGNAGE  
PROPOSED USE: SIGNAGE  
**YEAR CONSTRUCTED (ALL STRUCTURES):**  
UNKNOWN

**GEOLOGIC HAZARD CATEGORY:**  
51 LEVEL MESAS-UNDERLAIN BY TERRACE DEPOSITS AND BEDROCK NOMINAL RISK

**LANDSCAPE AREA:**  
N/A

**SHEET INDEX:**  
COVER SHEET AND SITE PLAN.....1  
MONUMENT WALL A.....2  
MONUMENT WALL B.....3  
MONUMENT WALL A DETAILS.....4  
MONUMENT WALL B DETAILS.....5



VICINITY MAP  
NTS

### EASEMENTS

- ① INDICATES EXCEPTION NUMBER IN FIDELITY NATIONAL TITLE COMPANY PRELIMINARY REPORT ORDER NUMBER 10-725131380-A-SB, DATED JULY 21, 2010 WHICH WAS USED IN THE PREPARATION OF THIS SURVEY.
- ② AN EASEMENT IN FAVOR OF THE CITY OF SAN DIEGO FOR STREET PURPOSES AND PUBLIC SEWER AND RIGHTS INCIDENTAL THERETO AS RESERVED IN A DOCUMENT RECORDED SEPTEMBER 23, 1971, INSTRUMENT NO. 216030, OF OFFICIAL RECORDS.
- ③ AN EASEMENT IN FAVOR OF THE PRESENT AND FUTURE OWNERS OF LOT 1 OF LA JOLLA COUNTRY DAY SCHOOL SUBDIVISION FOR SEWER FACILITIES, ALL APPURTENANCES THERETO, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS AND RIGHTS INCIDENTAL THERETO AS GRANTED IN A DOCUMENT RECORDED MARCH 21, 2005, INSTRUMENT NO. 2005-0227565, OF OFFICIAL RECORDS.
- ④ AN EASEMENT IN FAVOR OF THE PRESENT AND FUTURE OWNERS OF LOT 1 OF LA JOLLA COUNTRY DAY SCHOOL SUBDIVISION FOR SEWER FACILITIES, INCLUDING ANY OR ALL APPURTENANCES THERETO, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS AND RIGHTS INCIDENTAL THERETO AS GRANTED IN A DOCUMENT RECORDED JUNE 14, 2007, INSTRUMENT NO. 2007-0402629, OF OFFICIAL RECORDS.
- ⑤ AN EASEMENT IN FAVOR OF THE CITY OF SAN DIEGO FOR TRAFFIC SIGNAL ELECTRICAL EQUIPMENT AND APPURTENANCES THERETO, INGRESS AND EGRESS AND RIGHTS INCIDENTAL THERETO AS GRANTED IN A DOCUMENT RECORDED APRIL 26, 2001, INSTRUMENT NO. 2001-0259467, OF OFFICIAL RECORDS.
- ⑥ AN EASEMENT IN FAVOR OF THE CITY OF SAN DIEGO FOR PUBLIC STREET AND RIGHTS INCIDENTAL THERETO AS RESERVED IN A DOCUMENT RECORDED SEPTEMBER 5, 1963, INSTRUMENT NO. 158181, OF OFFICIAL RECORDS.
- ⑦ AN EASEMENT IN FAVOR OF THE CITY OF SAN DIEGO FOR ROAD AND PUBLIC UTILITY AND RIGHTS INCIDENTAL THERETO AS RESERVED IN A DOCUMENT RECORDED NOVEMBER 16, 1960, INSTRUMENT NO. 225129, OF OFFICIAL RECORDS.
- ⑧ AN EASEMENT IN FAVOR OF THE CITY OF SAN DIEGO FOR WATER MAIN OR MAINS, INGRESS AND EGRESS AND RIGHTS INCIDENTAL THERETO AS GRANTED IN A DOCUMENT RECORDED FEBRUARY 6, 1975, INSTRUMENT NO. 75-028233, OF OFFICIAL RECORDS.
- ⑨ AN EASEMENT IN FAVOR OF THE CITY OF SAN DIEGO FOR STREET PURPOSES AND PUBLIC SEWER AND RIGHTS INCIDENTAL THERETO AS RESERVED IN A DOCUMENT RECORDED SEPTEMBER 23, 1971, INSTRUMENT NO. 216030, OF OFFICIAL RECORDS.
- ⑩ AN EASEMENT IN FAVOR OF THE CITY OF SAN DIEGO FOR PUBLIC SEWER AND RIGHTS INCIDENTAL THERETO AS GRANTED IN A DOCUMENT RECORDED JANUARY 20, 1961, INSTRUMENT NO. 11650, OF OFFICIAL RECORDS.
- ⑪ AN EASEMENT IN FAVOR OF SAN DIEGO GAS & ELECTRIC COMPANY FOR GAS PIPE LINES, INGRESS AND EGRESS AND RIGHTS INCIDENTAL THERETO AS GRANTED IN A DOCUMENT RECORDED DECEMBER 20, 1962, INSTRUMENT NO. 216869, OF OFFICIAL RECORDS.
- ⑫ 12' WIDE STREET EASEMENT GENESEE AVENUE DEED RECORDED JUNE 14, 1966 F/P 97708 RESOLUTION 187507 JUNE 9, 1966 CITY DWG. 12288-D.

Prepared By:		Revision 14:	
Name:	LATITUDE 33 PLANNING & ENGINEERING	Revision 13:	
Address:	9968 HIBERT ST 2ND FLOOR	Revision 12:	
	SAN DIEGO, CA 92131	Revision 11:	
Phone #:	(858) 751-0633	Revision 10:	
Fax #:	(858) 751-0634	Revision 9:	
		Revision 8:	
		Revision 7:	
		Revision 6:	
		Revision 5:	
		Revision 4:	
		Revision 3:	
		Revision 2:	
		Revision 1:	
Project Address:		Original Date:	9/9/19
9490 GENESEE AVE.			
LA JOLLA, CA 92037			
Project Name:			
LA JOLLA COUNTRY DAY			
SCHOOL NDP			
Project Number:			
643476			

Sheet Title: **COVER SHEET & SITE PLAN**

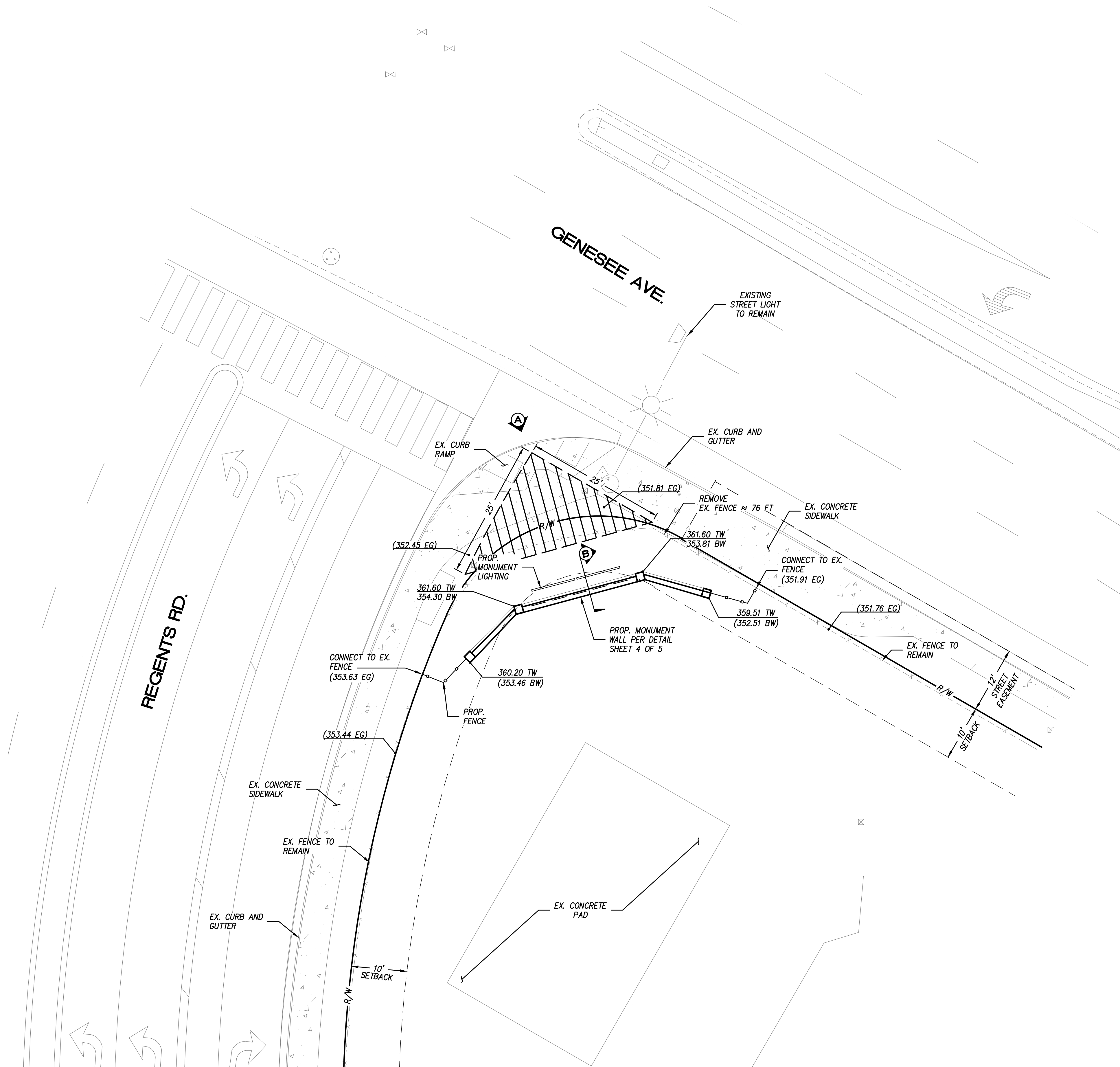
Sheet 1 of 5

DEP# \_\_\_\_\_



# NEIGHBORHOOD DEVELOPMENT PERMIT # \_\_\_\_\_

9490 GENESEE AVE, LA JOLLA, CA 92037



## LEGEND

RIGHT OF WAY	
PROPERTY SETBACK	
EASEMENT	
PROP MONUMENT WALL	
PROP FENCE	
PROP LIGHTING	
EX FENCE	
EX STREET LIGHT	
VISIBILITY TRIANGLE	

Prepared By:  
Name: LATITUDE 33 PLANNING & ENGINEERING  
Address: 9968 HIBERT ST 2ND FLOOR  
SAN DIEGO, CA 92131  
Phone #: (858) 751-0633  
Fax #: (858) 751-0634

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LA JOLLA, CA 92037

Project Name:  
LA JOLLA COUNTRY DAY  
SCHOOL NDP

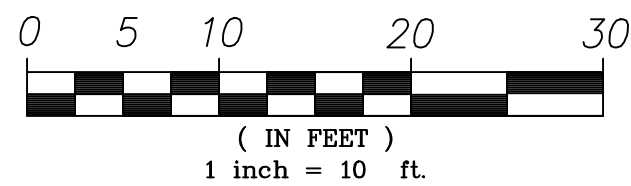
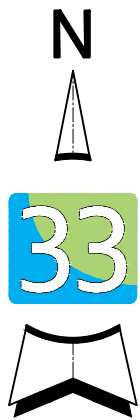
Project Number:  
643476

Sheet Title:  
MONUMENT WALL A

Revision 14:	_____
Revision 13:	_____
Revision 12:	_____
Revision 11:	_____
Revision 10:	_____
Revision 9:	_____
Revision 8:	_____
Revision 7:	_____
Revision 6:	_____
Revision 5:	_____
Revision 4:	_____
Revision 3:	_____
Revision 2:	_____
Revision 1:	_____
Original Date:	<u>9/9/19</u>

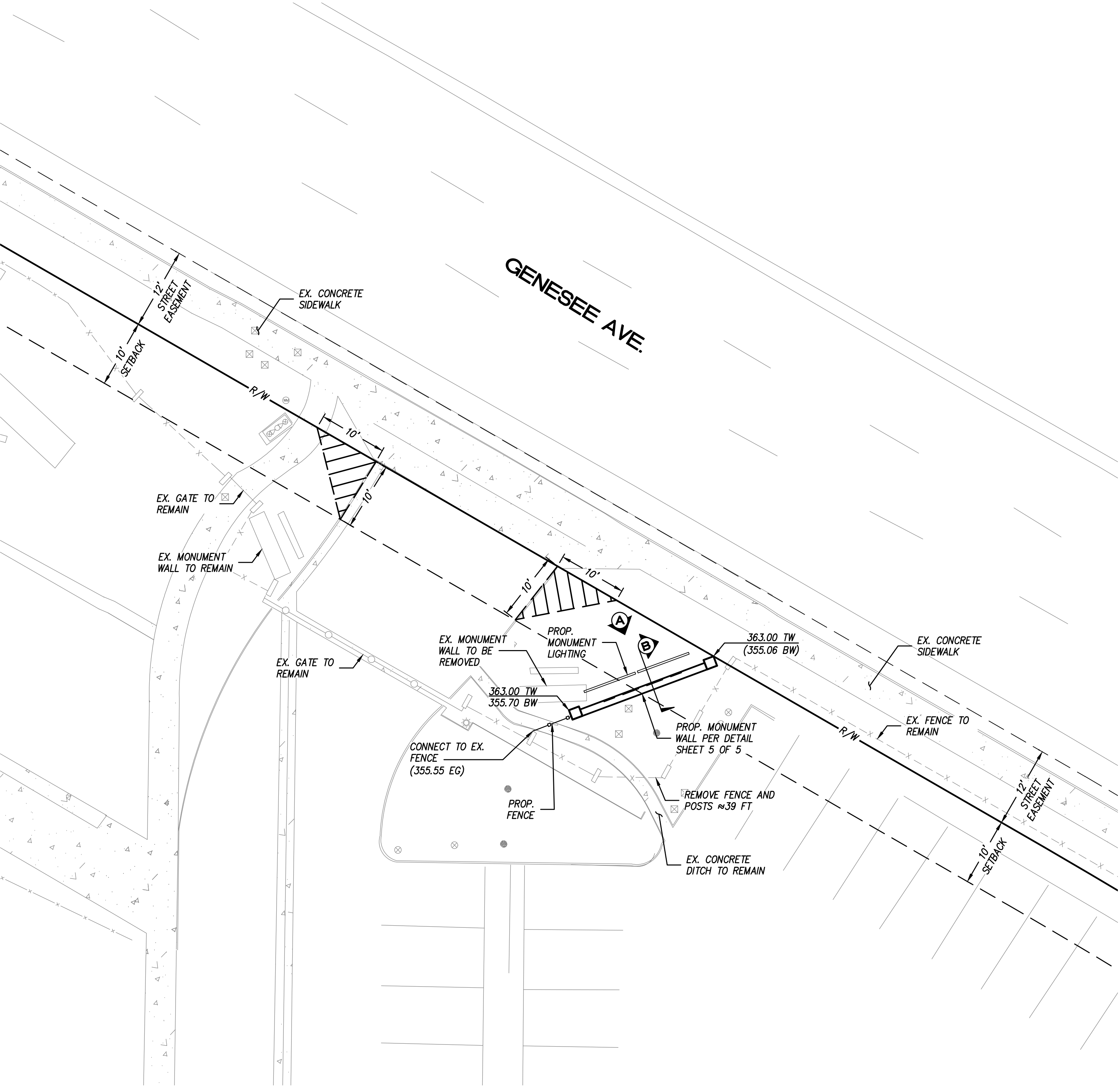
Sheet 2 of 5

DEP# \_\_\_\_\_



NEIGHBORHOOD DEVELOPMENT PERMIT # \_\_\_\_\_

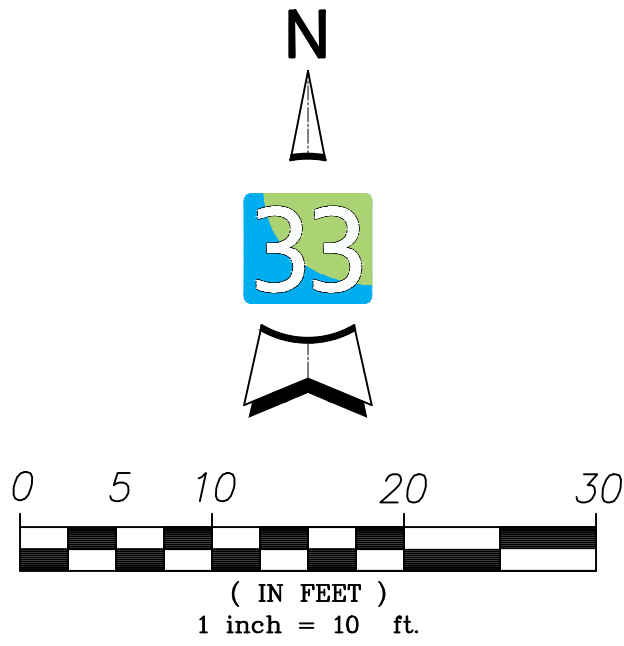
9490 GENESEE AVE, LA JOLLA, CA 92037



LEGEND

RIGHT OF WAY	
PROPERTY SETBACK	
EASEMENT	
PROP MONUMENT WALL	
PROP FENCE	
PROP LIGHTING	
EX FENCE	
EX STREET LIGHT	
VISIBILITY TRIANGLE	

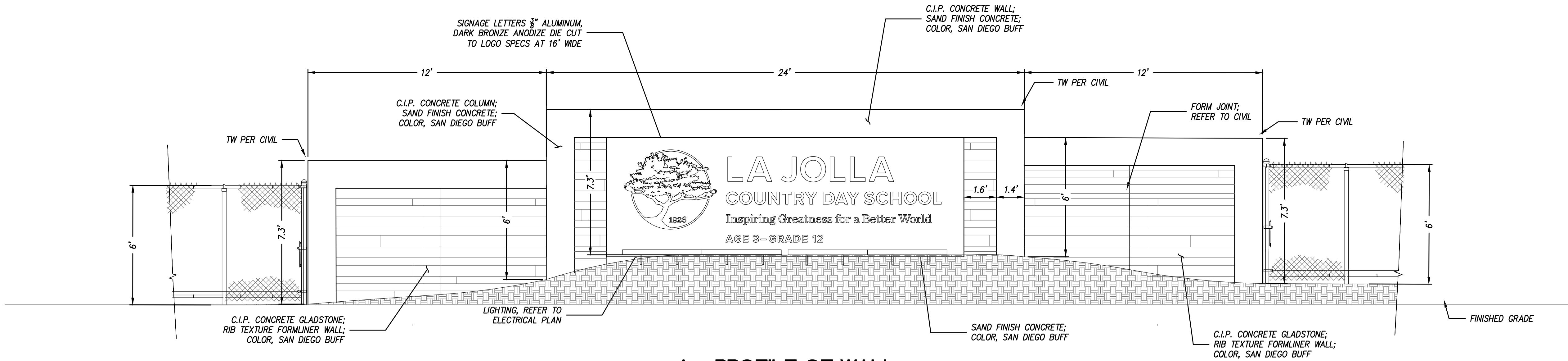
Prepared By:	Name: <u>LATITUDE 33 PLANNING &amp; ENGINEERING</u>	Revision 14: _____
	Address: <u>9968 HIBERT ST 2ND FLOOR</u>	Revision 13: _____
	<u>SAN DIEGO, CA 92131</u>	Revision 12: _____
	Phone #: <u>(858) 751-0633</u>	Revision 11: _____
	Fax #: <u>(858) 751-0634</u>	Revision 10: _____
		Revision 9: _____
		Revision 8: _____
		Revision 7: _____
		Revision 6: _____
		Revision 5: _____
		Revision 4: _____
		Revision 3: _____
		Revision 2: _____
		Revision 1: _____
		Original Date: <u>9/9/19</u>
Project Address:	Project Name: <u>LA JOLLA COUNTRY DAY</u>	
<u>9490 GENESEE AVE.</u>	<u>SCHOOL NDP</u>	
<u>LA JOLLA, CA 92037</u>		
	Project Number: <u>643476</u>	
	Sheet Title: <u>MONUMENT WALL B</u>	
		Sheet <u>3</u> of <u>5</u>
		DEP# _____



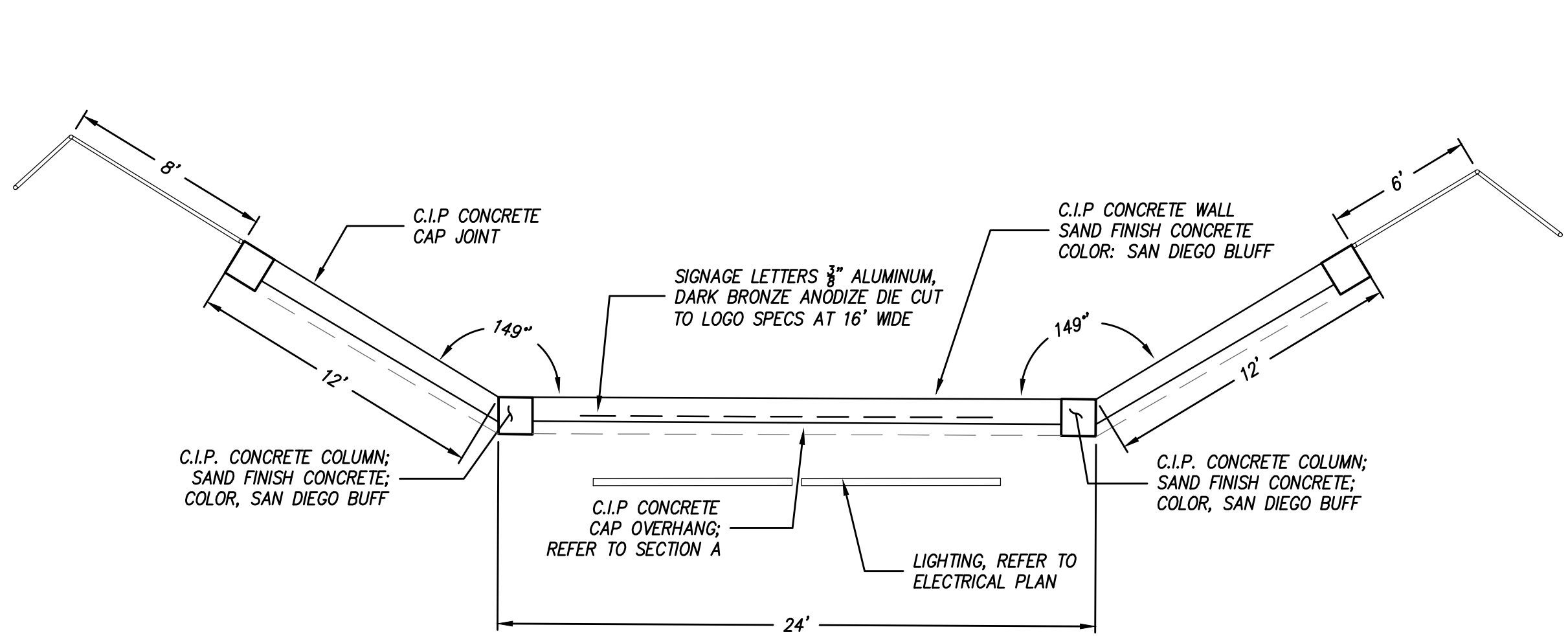


NEIGHBORHOOD DEVELOPMENT PERMIT # \_\_\_\_\_  
9490 GENESEE AVE, LA JOLLA, CA 92037

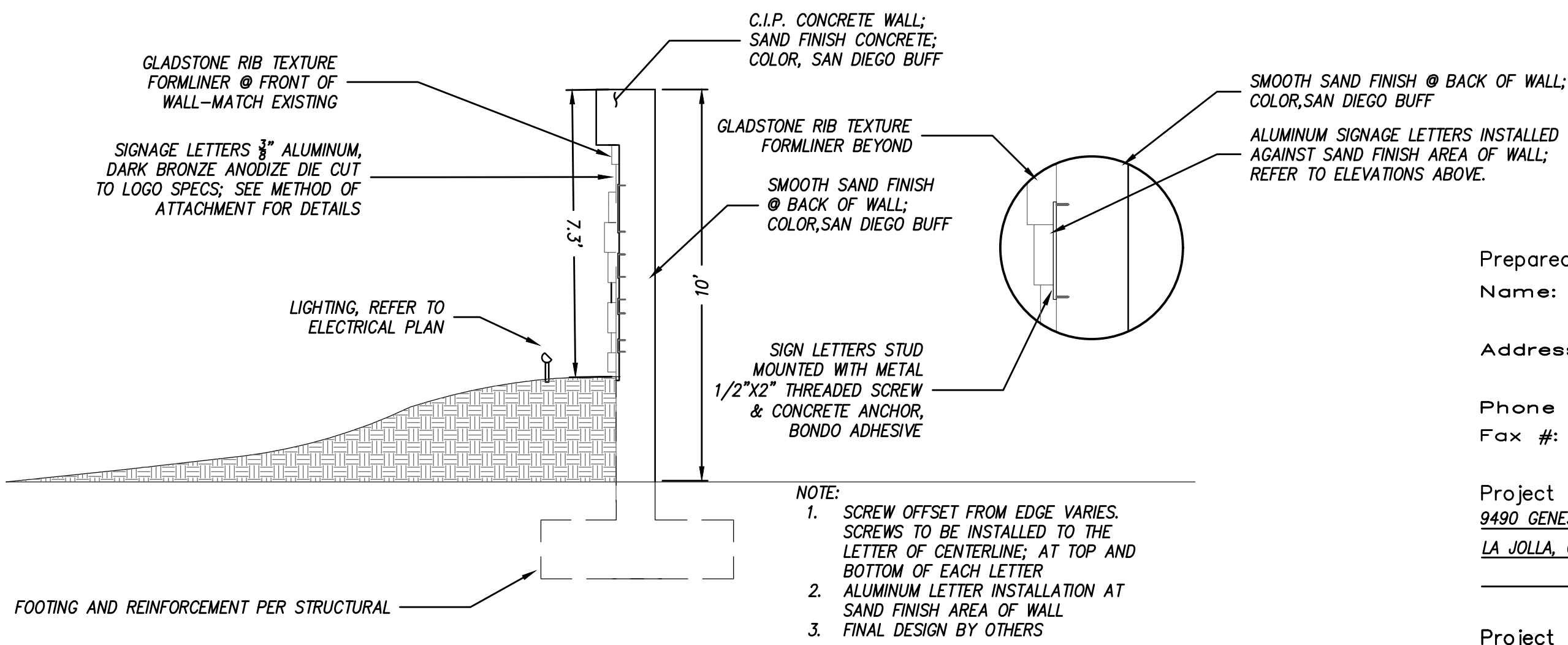
MONUMENT WALL A  
FRONT



A - PROFILE OF WALL



WALL DETAIL



B - WALL CROSS-SECTION

ATTACHMENT DETAIL  
N.T.S.

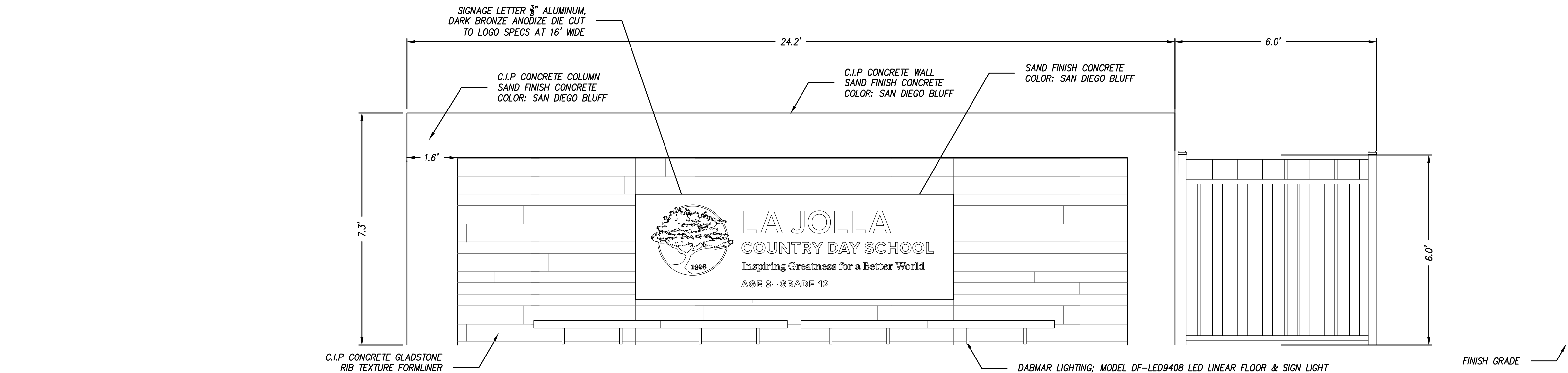
Prepared By:	_____	Revision 14:	_____
Name:	<u>LATITUDE 33 PLANNING &amp; ENGINEERING</u>	Revision 13:	_____
Address:	<u>9968 HIBERT ST 2ND FLOOR</u>	Revision 12:	_____
	<u>SAN DIEGO, CA 92131</u>	Revision 11:	_____
Phone #:	<u>(858) 751-0633</u>	Revision 10:	_____
Fax #:	<u>(858) 751-0634</u>	Revision 9:	_____
Project Address:	_____	Revision 8:	_____
	<u>9490 GENESEE AVE.</u>	Revision 7:	_____
	<u>LA JOLLA, CA 92037</u>	Revision 6:	_____
Project Name:	_____	Revision 5:	_____
	<u>LA JOLLA COUNTRY DAY</u>	Revision 4:	_____
	<u>SCHOOL NDP</u>	Revision 3:	_____
Project Number:	_____	Revision 2:	_____
	<u>643476</u>	Revision 1:	_____
Sheet Title:	_____	Original Date:	<u>9/9/19</u>
	<u>MONUMENT WALL A</u>		
	<u>DETAILS</u>		

Sheet Title:	_____	Sheet	<u>4</u>	of	<u>5</u>
	<u>MONUMENT WALL A</u>	DEP#	_____		
	<u>DETAILS</u>				

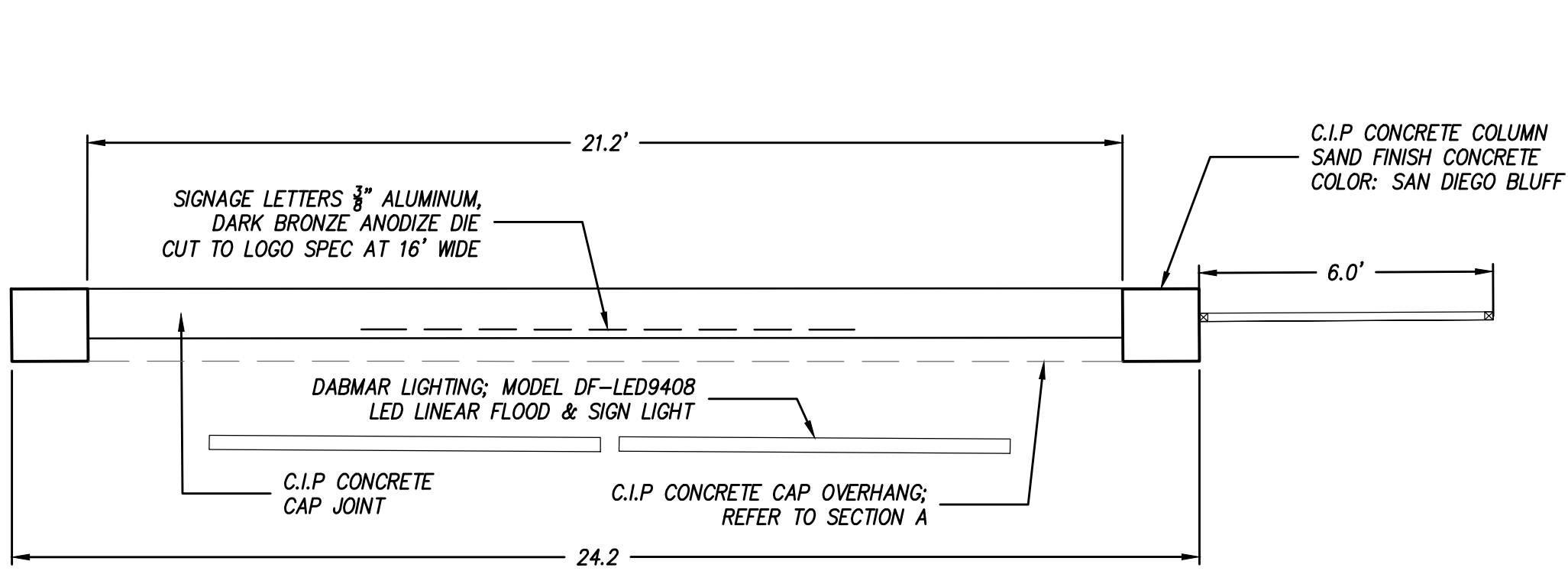
NEIGHBORHOOD DEVELOPMENT PERMIT # \_\_\_\_\_

9490 GENESEE AVE, LA JOLLA, CA 92037

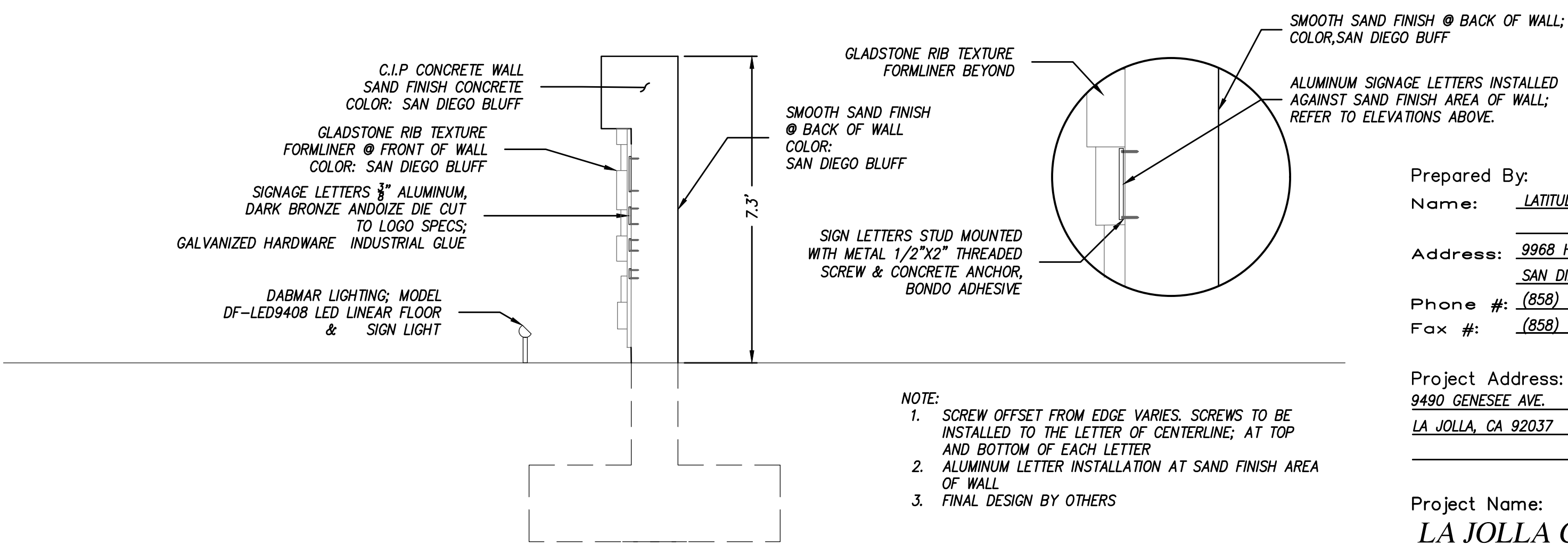
MONUMENT WALL B  
FRONT



A - PROFILE OF WALL



WALL DETAIL



B - WALL CROSS-SECTION

ATTACHMENT DETAIL  
N.T.S.

Prepared By:	_____	Revision 14:	_____
Name:	<u>LATITUDE 33 PLANNING &amp; ENGINEERING</u>	Revision 13:	_____
Address:	<u>9968 HIBERT ST 2ND FLOOR</u>	Revision 12:	_____
	<u>SAN DIEGO, CA 92131</u>	Revision 11:	_____
Phone #:	<u>(858) 751-0633</u>	Revision 10:	_____
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	<u>9490 GENESEE AVE.</u>	Revision 7:	_____
	<u>LA JOLLA, CA 92037</u>	Revision 6:	_____
Project Name:	_____	Revision 5:	_____
	<u>LA JOLLA COUNTRY DAY</u>	Revision 4:	_____
	<u>SCHOOL NDP</u>	Revision 3:	_____
Project Number:	_____	Revision 2:	_____
	<u>643476</u>	Revision 1:	_____
Sheet Title:	_____	Original Date:	<u>9/9/19</u>
	<u>MONUMENT WALL B</u>	Sheet	<u>5</u> of <u>5</u>
	<u>DETAILS</u>	DEP#	_____