



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: July 27, 2022 REPORT NO. HO-22-032

HEARING DATE: August 3, 2022

SUBJECT: La Jolla Boulevard Map Waiver, Process Three Decision

PROJECT NUMBER: 531899

OWNER/APPLICANT: Batra Family Trust

SUMMARY

Issue: Should the Hearing Officer approve a condominium conversion of two dwelling units located at 7209 and 7211 La Jolla Boulevard within the Residential Multiple Dwelling Unit (RM-1-1) Base Zone, Coastal (Non-Appealable), Coastal Height Limit, Parking (Beach) Impact, Residential Tandem Parking, and Transit Area Overlay Zones in the La Jolla Community Plan and Local Coastal Program?

Staff Recommendation: Approve an application for Coastal Development Permit No. 1870140 and Map Waiver No. 1870141.

Community Planning Group Recommendation: On October 5, 2017, the La Jolla Community Planning Association voted 6/5/2 (abstaining Chairperson Steck and Trustee Wills) to recommend approval of the proposed project without conditions.

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section (15301 Existing Facilities). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on September 23, 2021, and the opportunity to appeal that determination ended October 7, 2021.

BACKGROUND

The 0.16-acre site project site is located at 7209 & 7211 La Jolla Boulevard in the Residential Multiple Dwelling Unit (RM-1-1) Base Zone Coastal (Non-Appealable), Coastal Height Limit, Parking (Beach) Impact, Residential Tandem Parking, and Transit Area Overlay Zones in the La Jolla Community Plan and Local Coastal Program. The La Jolla Community Plan designates the site as Low-Medium Density Residential (9-15 dwelling units per acre). The site is located within a fully developed single- and multiple dwelling unit residential neighborhood. The project site contains two detached 1,200

square foot, three-bedroom dwelling units. Parking is accessed from the alley into three garaged spaces and available onsite parking in the driveway.

DISCUSSION

Project Approvals

The project proposes to subdivide the project site containing two detached residential units into condominiums. Subdivision of land within the Coastal Zone requires a Coastal Development Permit (CDP) pursuant to SDMC 126.0707(f). This condominium conversion will be accomplished through a Tentative Map Waiver (TMW) pursuant to SDMC 125.0120(b)(2)(A).

Community Plan Analysis

The two-unit Multiple dwelling unit development on the property was allowed by the original building permit and the proposed conversion does not affect the previously approved dwelling units. The La Jolla Community Plan (Community Plan) designates the site for Low-Medium Density Residential development (9-15 du/ac). The subdivision conforms to the use designation by continuing to provide residential units. The proposed conversion would not increase the number of dwelling units. Therefore, the development maintains rights to the intensity.

The Plan recommends the development of a variety of housing types and styles in La Jolla, and recommends providing opportunities for affordable and balanced housing, supporting or maintaining higher densities along transit corridors and adjacent to pockets of service sector employment. The plan also recommends maintaining community character by preserving existing streetscape themes and ensuring residential development complies with the landscape and streetscape guidelines. The proposed conversion supports these recommendations of the Plan by maintaining a higher density of housing near a Transit area, with public transit and a wide range of commercial/retail service establishments within walking distance. The proposed conversion to residential condominiums contributes to providing more variety and affordable home ownership opportunities in the area by providing smaller, more efficient dwellings where mostly larger single dwellings exist. Finally, the project proposes improvements to the parkway that will restore and preserve the streetscape theme of the neighborhood.

Condominium Conversion Regulations

Residential condominium conversions are subject to Chapter 14, Article 4, Division 5 of the SDMC (Condominium Conversion Regulations). These regulations require the Subdivider to provide a Building Conditions Report, to provide noticing to existing tenants and prospective buyers, and to upgrade landscaping, building features, and other site amenities. As conditions of the proposed Tentative Map Waiver, public improvements include the reconstruction of the adjacent alley and alley apron in concrete, as well as sidewalk, curb ramps, and curb and gutter along La Jolla Boulevard consistent with City Standards. Additionally, the project will remove the concrete steps from the La Jolla Boulevard public Right-of-Way and construct a new entrance within the project site.

A Building Conditions Report was submitted to determine the remaining life of major building components and to outline building upgrades prior to the recordation of the map.

ALTERNATIVES

1. Approve Coastal Development Permit No. 1870140 and Map Waiver No. 1870141, with modifications.
2. Deny Coastal Development Permit No. 1870140 and Map Waiver No. 1870141, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



Karen Bucey, Development Project Manager

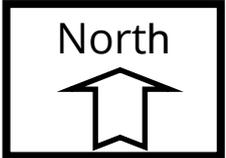
Attachments:

1. Project Location Map
2. Aerial Photograph
3. Draft Resolution
4. Draft Permit
5. Draft Map Resolution
6. Draft Map Conditions
7. Environmental Exemption
8. Community Planning Group Recommendation
9. Ownership Disclosure Statement
10. Map Exhibit
11. Landscape Plan



Project Location Map

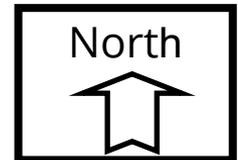
La Jolla Boulevard; Project No. 531899
7209-7211 La Jolla Boulevard





Aerial Photo

La Jolla Boulevard; Project No. 531899
7209-7211 La Jolla Boulevard



HEARING OFFICER
RESOLUTION NO. _____
COASTAL DEVELOPMENT PERMIT NO. 1870140
LA JOLLA BOULEVARD PROJECT NO. 531899

WHEREAS, Batra Family Trust, Owner/Permittee, filed an application with the City of San Diego for a permit for the condominium conversion of two dwelling units (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 1870140);

WHEREAS, the 0.16-acre project site is located at 7209 & 7211 La Jolla Boulevard in the Residential Multiple Dwelling Unit (RM-1-1) Base Zone Coastal (Non-Appealable), Coastal Height Limit, Parking (Beach) Impact, Residential Tandem Parking, and Transit Area Overlay Zones in the La Jolla Community Plan and Local Coastal Program;

WHEREAS, the project site is legally described as all of Lot 8 excepting the southeasterly 70 feet in block 4 of F.T. Scripps Addition to La Jolla Park, according to Map thereof No. 897, filed in the Office of the County Recorder of San Diego County July 22, 1903;

WHEREAS, on September 23, 2021 the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guidelines Section 15301, Existing Facilities, and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

WHEREAS, on August 3, 2022, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. 1870140 pursuant to the Land Development Code of the City of San Diego;

NOW, THEREFORE,

BE IT RESOLVED by the Hearing Officer of the City of San Diego, that it adopts the following findings with respect to Coastal Development Permit No. 1870140:

A. COASTAL DEVELOPMENT PERMIT SDMC Section 126.0708

1. Findings for all Coastal Development Permits:

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

The existing two dwelling unit development was reviewed and confirmed to be in conformance with the development regulations in place at time of construction including density, setbacks, fencing, landscaping, and three parking spots required onsite. No new construction is proposed in connection with the condominium conversion.

The property is 1,210 feet from the Pacific Ocean but not within the first public roadway paralleling the sea. The closest public coastal accesses are located at Sea Lane, 1,025 feet northwest of the site, and Vista de la Playa, approximately 1,060 feet south west of the site. The site contains no coastal access locations; therefore, it does not encroach upon any physical coastal accessway. The property is not designated as a viewshed or scenic overlook and does not contain intermittent or partial vista views as identified within the Community Plan. Therefore, the development would not encroach on any existing or proposed public accessway identified in the Community Plan, , and would not impact any public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program Land Use Plan.

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

The property consists of two existing dwelling units on a multiple dwelling unit site. The project proposes a condominium conversion with no new construction. The property is not within or adjacent to the Multiple Species Conservation Program (MSCP) Multi-Habitat Planning Area (MHPA) and does not contain any other type of Environmentally Sensitive Lands (ESL) as defined in SDMC Section 113.0103. The City of San Diego conducted an environmental review of this site in accordance with CEQA Guidelines. The project was determined to be categorically exempt from CEQA pursuant to CEQA Guidelines Section 15301 (Existing Facilities). Therefore, the project would not adversely affect environmentally sensitive lands.

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

The project is a condominium conversion with no new construction proposed. The two dwelling unit development was reviewed and confirmed to be in conformance with the development regulations in place at time of construction including density, setbacks, fencing, landscaping, and three parking spots required onsite.

The Community Plan's Residential Goal strives to promote the development of a variety of housing types and styles in La Jolla as well as opportunities for the production of more affordable housing within La Jolla to meet the housing needs of all income levels. The conversion of two rental dwelling units to home ownership as a condominium conversion will provide alternative housing stock available to individuals at differing income levels.

The project is consistent with the development regulations, design guidelines, and Community Plan Residential Goals in effect for this site. Therefore, the development is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program.

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

The property is 1,210 feet from the Pacific Ocean but not within the first public roadway paralleling the sea. The project site does not contain any existing or proposed coastal access or public recreation areas, or public viewshed or scenic overlook identified within the Community Plan. The public access to the water, public recreation facilities, or public parking facilities would not be adversely affected by the approval of this coastal development since the development would be located on private property. Therefore, this coastal development complies with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

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

BE IT FURTHER RESOLVED that, based on these findings adopted by the Hearing Officer, Coastal Development Permit No. 1870140 is hereby GRANTED by the Hearing Officer to the

ATTACHMENT 3

referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 1870140, a copy of which is attached hereto and made a part hereof.

Karen Bucey
Development Project Manager
Development Services

Adopted on: August 3, 2022

IO#: 11004543

fm 7-17-17

DRAFT

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: 11004543

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COASTAL DEVELOPMENT PERMIT NO. 1870140
LA JOLLA BOULEVARD PROJECT NO. 531899
HEARING OFFICER

This Coastal Development Permit No. 180140 is granted by the Hearing Officer of the City of San Diego to Batra Family Trust, Owner and Permittee, pursuant to San Diego Municipal Code (SDMC) section 126.0707(f). The 0.16-acre site is located at 7209 and 7211 La Jolla Boulevard in the Residential Multiple Dwelling Unit (RM-1-1), Coastal (Non-Appealable), Coastal Height Limit, Parking (Beach) Impact, Residential Tandem Parking, and Transit Area Overlay Zones in the La Jolla Community Plan and Local Coastal Program. The project site is legally described as: All of Lot 8 excepting the southeasterly 70 feet in block 4 of F.T. Scripps Addition to La Jolla Park, according to Map thereof No. 897, filed in the Office of the County Recorder of San Diego County July 22, 1903.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee for the condominium conversion of two dwelling units described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated June 8, 2022, on file in the Development Services Department.

The project shall include:

- a. Unit One, a 1,200 square foot three-bedroom, single story dwelling unit with garage and garage roof deck; and Unit Two, a 1,200 square foot three-bedroom, single story dwelling unit with garage and garage roof deck;
- b. Landscape improvement including removal of concrete steps in front yard, installation of street trees, and grass turf in right-of-way (planting, irrigation and landscape related improvements);
- b. Off-street parking; and
- c. 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 August 17, 2025.
2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
5. 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.

CLIMATE ACTION PLAN REQUIREMENTS:

10. 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.

AFFORDABLE HOUSING REQUIREMENTS:

11. Prior to the issuance of any building permits, the Owner/Permittee shall comply with the affordable housing requirements of the City's Inclusionary Affordable Housing Regulations (SDMC § 142.1301 et seq.). The project site currently contains two detached rental dwelling units on one legal lot (Lot No. 8), which will be converted into two condominium units. Therefore, the project is subject to the City's Inclusionary Affordable Housing Regulations.

12. Prior to filing a Final Map, the applicant shall either show evidence that relocation assistance has been paid to eligible tenants or enter into an agreement with the San Diego Housing Commission to demonstrate conformance with the Municipal Code provisions for Tenant Relocation Benefits (Chapter 14, Article 4, Division 5, SDMC Section 144.0505).

13. The applicant shall pay the appropriate fees incurred by the Housing Commission for compliance monitoring (Chapter 14, Article 4, Division 5, SDMC Section 144.0503).

ENGINEERING REQUIREMENTS:

14. The Subdivider shall reconstruct the damaged alley with a City Standard Concrete Pavement Full Width Alley, in the alley adjacent to the site.

15. The Subdivider shall reconstruct the existing curb with City Standard curb and gutter, adjacent to the site on La Jolla Boulevard.

16. The Subdivider shall reconstruct the sidewalk, maintaining the existing sidewalk scoring pattern and preserving any contractor's stamp, adjacent to the site on La Jolla Boulevard.
17. The Subdivider shall reconstruct the alley apron, adjacent to the site, with current City Standard alley apron.
18. The Subdivider shall reconstruct the existing curb ramps on both sides of the alley entrance, adjacent to the site, with current City Standard Drawing SDG-137 with truncated domes.
19. The Subdivider shall show and call out for the removal of the concrete steps from the La Jolla Boulevard public Right-of-Way.
20. The applicant shall provide written Conditions Report from an Architect or Civil Engineer Licensed by State of California prior to recordation of the Parcel Map that the following systems have a minimum remaining life span of at least five (5)-years as required per SDMC section 144.0507, from the date of approval:
 - Roof covering
 - Exterior wall
 - Floor coverings
 - Interior finishes
 - Water heating, and
 - Heating and cooling mechanical

LANDSCAPE REQUIREMENTS:

21. Prior to recordation of the Parcel Map, the Owner/Subdivider shall install all required landscape in substantial conformance with Exhibit "A," Landscape Planting Plan, on file in the Development Services Department. Owner/Subdivider shall submit complete landscape and irrigation construction documents, along with photo documentation that all required landscape has been installed. Construction plans shall provide a 40-square-foot area around each tree that is unencumbered by hardscape and utilities unless otherwise approved per §142.0403(b)(6).
22. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, unless long-term maintenance of said landscaping will be the responsibility of another entity approved by the Development Services Department. All required landscape shall be maintained consistent with the Landscape Standards in a disease, weed, and litter free condition at all times. Severe pruning or "topping" of trees is not permitted.
23. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction documents is damaged or removed, the Owner/Permittee shall repair and/or replace in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage .

PLANNING/DESIGN REQUIREMENTS:

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

25. 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 Hearing Officer of the City of San Diego on August 3, 2022 and Resolution No.

_____.

Permit Type/PTS Approval No.: Coastal Development Permit No. 180140
Date of Approval: August 3, 2022

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Karen Bucey
Development Project Manager

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

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

Batra Family Trust
Owner/Permittee

By _____
Munish K. Batra
Trustee

Batra Family Trust
Owner/Permittee

By _____
Pooja Batra
Trustee

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

RESOLUTION NO. _____
DATE OF FINAL PASSAGE AUGUST 3, 2022

A RESOLUTION OF THE HEARING OFFICER ADOPTING THE FINDINGS AND
APPROVING MAP WAIVER NO. 1870141 FOR LA JOLLA BOULEVARD PROJECT NO. 531899

WHEREAS, Batra Family Trust, Subdivider, and Elizabeth Reiter, Engineer, submitted an application with the City of San Diego for Map Waiver No. 1870141, to waive the requirement for a Parcel Map for the condominium conversion of two dwelling units; and

WHEREAS, the project site is located at 7209 & 7211 La Jolla Boulevard and the property is legally described as all of Lot 8 excepting the southeasterly 70 feet in block 4 of F.T. Scripps Addition to La Jolla Park, according to Map thereof No. 897, filed in the Office of the County Recorder of San Diego County July 22, 1903; and

WHEREAS, the Map proposes the subdivision of a 0.16-acre site into one (1) lot for a two-unit residential condominium conversion; and

WHEREAS, on September 23, 2021, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code section 21000 *et. seq.*) under CEQA Guidelines Section 15301, which allows for the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing facilities (public or private), involving negligible or no expansion of existing or former use; and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code (SDMC) section 112.0520;

WHEREAS, a preliminary soils and geological reconnaissance report are waived by the City Engineer pursuant to Subdivision Map Act section 66491(a) and San Diego Municipal Code sections 144.0220(a) and 144.0220(b); and

WHEREAS, on August 3, 2022, the Hearing Officer of the City of San Diego considered Map Waiver No. 1870141, and pursuant to section 125.0444 (condo conversion) of the San Diego Municipal Code and Subdivision Map Act section 66428, received for its consideration written and oral presentations, evidence having been submitted, and testimony having been heard from all interested parties at the public hearing, and the Hearing Officer having fully considered the matter and being fully advised concerning the same; NOW THEREFORE,

BE IT RESOLVED by the Hearing Officer of the City of San Diego, that it adopts the following findings with respect to Map Waiver No. 1870141:

A. Findings for a Tentative Map for Condominium Conversion – SDMC Section 125.0444

1. The proposed subdivision and its design or improvement are consistent with the policies, goals, and objectives of the applicable land use plan.

The La Jolla Community Plan (Community Plan) designates the site for Low-Medium Density Residential development at 9-15 dwelling unit per acre (du/ac). The subdivision conforms to the use designation by continuing to provide residential units at the prescribed density. The 0.16-acre site could yield between one and two units. The existing development is in conformance with the land use designation and the proposed conversion would not increase the number of dwelling units.

The Plan recommends the development of a variety of housing types and styles in La Jolla, and recommends providing opportunities for affordable and balanced housing, supporting or maintaining higher densities along transit corridors and adjacent to pockets of service sector employment. The plan also recommends maintaining community character by preserving existing streetscape themes and ensuring residential development complies with the landscape and streetscape guidelines. The proposed conversion supports these recommendations of the Plan by maintaining a higher density of housing near a Transit area, with public transit and a wide range of commercial/retail service establishments within walking distance. The proposed conversion to residential condominiums contributes to providing more variety and affordable home ownership opportunities in the area, by providing smaller, more efficient dwellings where mostly larger single dwellings exist. Finally, the proposed improvements to the parkway will restore and preserve the

streetscape theme of the neighborhood. Therefore, the proposed subdivision and its design or improvement are consistent with the policies, goals, and objectives of the applicable land use plan.

2. The proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.

The project site is located in the Residential Multiple Dwelling Unit (RM-1-1) zone, which allows multiple-dwelling unit development. Two rental dwelling units currently exist on the parcel and the map waiver for condominiums is consistent with the Residential Multiple Dwelling Unit zone's allowed uses. The subdivision complies with all development regulations including lot size, lot width and no deviations are proposed. The existing public utilities onsite are underground, and no waiver is required. Therefore, the proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code.

3. The site is physically suitable for the type and density of development.

The project site is developed with two rental dwelling units on a previously graded, generally flat site. The site is located in a developed, urban neighborhood with residential development. The property is served by existing public utilities and there are no watercourses, Environmentally Sensitive Lands (ESL) or Multi-Habitat Planning Area (MHPA) lands located on or adjacent to the site. Therefore, the site is physically suitable for the type and density of development.

4. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

The project site is located in a developed, urban neighborhood. There are no watercourses, Environmentally Sensitive Lands (ESL) or Multi-Habitat Planning Area (MHPA) lands located on or adjacent to the site. The design of the subdivision includes conditions and corresponding exhibits of approval to achieve compliance with the regulations of the San Diego Municipal Code, which control pollution or runoff from the site during construction. Therefore, the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

5. The design of the subdivision or the type of improvements will not be detrimental to the public health, safety, and welfare.

The project includes conditions and corresponding exhibits of approval to achieve compliance with the regulations of the San Diego Municipal Code. To improve public safety, the project is conditioned to reconstruct the adjacent alley and alley apron in concrete, as well as sidewalk, curb ramps, and curb and gutter along La Jolla Boulevard consistent with City Standards. Additionally, the project will remove the concrete steps from the La Jolla Boulevard public Right-of-Way and construct a new entrance within the project site. Therefore, the design of the subdivision or the type of improvements will not be detrimental to the public health, safety, and welfare.

6. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

The project site does not contain easements on site, and the proposed subdivision does not propose any new easements for the development. The site is previously graded. Public access along the frontage will be improved and maintained. Therefore, the design of the subdivision and proposed improvements would not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

7. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.

The site is developed with two detached dwelling units. The proposed subdivision of two residential condominium units will not impede or inhibit any future passive or natural heating and cooling opportunities. Future development in accordance with the applicable zone will have the opportunity through building materials, site orientation, architectural treatments, placement and selection of plant materials to provide for future passive or natural heating and cooling opportunities to the extent feasible.

8. The decision maker has considered the effects of the proposed subdivision on the housing needs of the region and that those needs are balanced against the needs for public services and the available fiscal and environmental resources.

The subdivision creates two detached residential condominium units from an existing multiple dwelling unit residential development. Public services in the nearby area include parks, bike lanes, beaches, nearby transit, commercial centers, and community resources. Therefore, the effects of the proposed subdivision are balanced with the needs of public services and available fiscal and environmental resources, consistent with the housing needs anticipated for the La Jolla Community Planning area.

9. The notices required by San Diego Municipal Code section 125.0431 have been given in the manner required.

A 60-Day Notice of Intent to Convert to Condominiums and Notice of Tenant Rights have been provided to all project site tenants as required per SDMC section 125.0431. Therefore, all applicable notices required by the San Diego Municipal Code section 125.0431 have been provided in the manner required.

10. The project was not financed by funds obtained from a governmental agency to provide for elderly, disabled, or low-income housing.

The proposed project was not financed by funds obtained from a governmental agency to provide for elderly, disabled, or low-income housing. Therefore, this finding does not apply.

- 11. For any project that was developed to provide housing for the elderly, disabled or to provide low income housing, provisions have been made to perpetuate the use for which the project was developed.**

The proposed project was not financed by funds obtained from a governmental agency to provide for elderly, disabled, or low-income housing. Therefore, this finding does not apply.

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

BE IT FURTHER RESOLVED, that based on these Findings adopted by the Hearing Officer, Map Waiver No. 1870141 is hereby granted to Batra Family Trust subject to the attached conditions which are made a part of this resolution by this reference.

By _____
Karen Bucey
Development Project Manager
Development Services Department

ATTACHMENT: Map Waiver Conditions
Internal Order No. 11004543

ATTACHMENT 6

HEARING OFFICER
CONDITIONS FOR MAP WAIVER NO. 1870141
LA JOLLA BOULEVARD- PROJECT NO. 531899
ADOPTED BY RESOLUTION NO. _____ ON August 3, 2022

GENERAL

1. This Map Waiver will expire August 17, 2025
2. Compliance with all of the following conditions shall be completed and/or assured, to the satisfaction of the City Engineer, prior to the recordation of the Parcel Map unless otherwise noted.
3. Prior to the recordation of the Parcel Map, taxes must be paid on this property pursuant to Subdivision Map Act section 66492. To satisfy this condition, a tax certificate stating that there are no unpaid lien conditions against the subdivision must be recorded in the Office of the San Diego County Recorder.
4. The Parcel Map shall conform to the provisions of Coastal Development Permit No. 1870140.
5. The Subdivider shall defend, indemnify, and hold the City (including its agents, officers, and employees [together, "Indemnified Parties"]) harmless from any claim, action, or proceeding, against the City and/or any Indemnified Parties to attack, set aside, void, or annul City's approval of this project, which action is brought within the time period provided for in Government Code section 66499.37. City shall promptly notify Subdivider of any claim, action, or proceeding and shall cooperate fully in the defense. If City fails to promptly notify the Subdivider of any claim, action, or proceeding, or if the City fails to cooperate fully in the defense, Subdivider shall not thereafter be responsible to defend, indemnify, or hold City and/or any Indemnified Parties harmless. City may participate in the defense of any claim, action, or proceeding if City bears its own attorney's fees and costs, City defends the action in good faith, and Subdivider is not be required to pay or perform any settlement unless such settlement is approved by the Subdivider.

AFFORDABLE HOUSING

6. Prior to recordation of the Parcel Map, the Subdivider shall enter into a written agreement with the San Diego Housing Commission to pay the condominium conversion inclusionary housing fee pursuant to the Inclusionary Affordable Housing Regulations (San Diego Municipal Code § 142.1301 *et seq.*).

[Note - The inclusionary affordable housing fee is paid directly to the Housing Commission at the close of escrow of the first condominium sold within the development. This fee can also be pre-paid to the Housing Commission.]

7. Prior to the recordation of the Parcel Map, the Subdivider shall demonstrate conformance with the San Diego Municipal Code provisions for Coastal Overlay Zone Affordable Housing Replacement Regulations (San Diego Municipal Code § 143.0810 *et seq.*), to the satisfaction of the Development Services Department and the San Diego Housing Commission.

ATTACHMENT 6

8. Prior to the recordation of the Parcel Map, the Subdivider shall demonstrate conformance with the San Diego Municipal Code provisions for Tenant Relocation Benefits (San Diego Municipal Code § 144.0505), to the satisfaction of the Development Services Department and the Housing Commission.

ENGINEERING

9. The Subdivider shall reconstruct the damaged alley with a City Standard Concrete Pavement Full Width Alley, in the alley adjacent to the site.
10. The Subdivider shall reconstruct the existing curb with City Standard curb and gutter, adjacent to the site on La Jolla Boulevard.
11. The Subdivider shall reconstruct the sidewalk, maintaining the existing sidewalk scoring pattern and preserving any contractor's stamp, adjacent to the site on La Jolla Boulevard.
12. The Subdivider shall reconstruct the alley apron, adjacent to the site, with current City Standard alley apron.
13. The Subdivider shall reconstruct the existing curb ramps on both sides of the alley entrance, adjacent to the site, with current City Standard Drawing SDG-137 with truncated domes.
14. The Subdivider shall show and call out for the removal of the concrete steps from the La Jolla Boulevard public Right-of-Way.
15. The Subdivider shall comply with the "General Conditions for Tentative Subdivision Maps," filed in the Office of the City Clerk under Document No. 767688 on May 7, 1980. Only those exceptions to the General Conditions which are shown on the Map Waiver and covered in these special conditions will be authorized. All public improvements and incidental facilities shall be designed in accordance with criteria established in the Street Design Manual, filed with the City Clerk as Document No. RR-297376.
16. The applicant shall provide written Conditions Report from an Architect or Civil Engineer Licensed by State of California prior to recordation of the Parcel Map that the following systems have a minimum remaining life span of at least five (5)-years as required per SDMC section 144.0507, from the date of approval:
 - Roof covering
 - Exterior wall
 - Floor coverings
 - Interior finishes
 - Water heating, and
 - Heating and cooling mechanical

MAPPING

17. A Parcel Map shall be recorded as a condition for approval of the Tentative Map.

ATTACHMENT 6

18. Prior to the recordation of the Parcel Map, taxes must be paid or bonded for this property pursuant to section 66492 of the Subdivision Map Act. A current original tax certificate, recorded in the office of the San Diego County Recorder, must be provided to satisfy this condition.
19. Please note if tax bond is required as indicated in the tax certificate, it must be paid or posted, and evidence submitted to Map Check indicating the required tax bond amount has been paid or bonded.
20. All subdivision maps in the City of San Diego are required to be tied to the California Coordinate System of 1983 (CCS83), Zone 6 pursuant to section 8801 through 8819 of the California Public Resources Code.
21. Every Parcel Map or Certificate of Compliance] shall:
 - a. Use the California Coordinate System for its "Basis of Bearing" and express all measured and calculated bearing values in terms of said system. The angle of grid divergence from a true median (theta or mapping angle) and the north point of said map shall appear on each sheet thereof. Establishment of said Basis of Bearings may be by use of existing Horizontal Control stations or astronomic observations.
 - b. Show two measured ties from the boundary of the map to existing Horizontal Control stations having California Coordinate values of First Order accuracy. These tie lines to the existing control shall be shown in relation to the California Coordinate System (i.e., grid bearings and grid distances). All other distances shown on the map are to be shown as ground distances. A combined factor for conversion of grid-to-ground distances shall be shown on the map.

LANDSCAPE/BRUSH MANAGEMENT

22. Prior to recordation of the Parcel Map, the Owner/Subdivider shall install all required landscape in substantial conformance with Exhibit "A," Landscape Planting Plan, on file in the Development Services Department. Owner/Subdivider shall submit complete landscape and irrigation construction documents, along with photo documentation that all required landscape has been installed. Construction plans shall provide a 40-square-foot area around each tree that is unencumbered by hardscape and utilities unless otherwise approved per §142.0403(b)(6).
23. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, unless long-term maintenance of said landscaping will be the responsibility of another entity approved by the Development Services Department. All required landscape shall be maintained consistent with the Landscape Standards in a disease, weed, and litter free condition at all times. Severe pruning or "topping" of trees is not permitted.
24. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction documents is damaged or removed, the Owner/Permittee shall repair and/or replace in kind and with equivalent size per the

ATTACHMENT 6

approved documents to the satisfaction of the Development Services Department within 30 days of damage.

INFORMATION:

- The approval of this Map Waiver by the Hearing Officer of the City of San Diego does not authorize the Subdivider to violate any Federal, State, or City laws, ordinances, regulations, or policies, including but not limited to, the Federal Endangered Species Act of 1973 and any amendments thereto (16 U.S.C. § 1531 *et seq.*).
- If the Subdivider makes any request for new water and sewer facilities (including services, fire hydrants, and laterals), the Subdivider shall design and construct such facilities in accordance with established criteria in the most current editions of the City of San Diego water and sewer design guides and City regulations, standards and practices pertaining thereto. Off-site improvements may be required to provide adequate and acceptable levels of service and will be determined at final engineering.
- Subsequent applications related to this Map Waiver will be subject to fees and charges based on the rate and calculation method in effect at the time of payment.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of the Map Waiver, may protest the imposition within 90 days of the approval of this Map Waiver by filing a written protest with the San Diego City Clerk pursuant to Government Code Sections 66020 and/or 66021.
- Where in the course of development of private property, public facilities are damaged or removed, the Subdivider shall, at no cost to the City, obtain the required permits for work in the public right-of-way, and repair or replace the public facility to the satisfaction of the City Engineer (San Diego Municipal Code § 142.0607).

Internal Order No. 11004543

NOTICE OF EXEMPTION*(Check one or both)*

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

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

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

Project Name/Number: La Jolla Blvd CDP MW / 531899

SCH No.: N/A

Project Location-Specific: 7209-7211 La Jolla Boulevard, San Diego, CA 92037

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

Description of nature and purpose of the Project: The project proposes a Coastal Development Permit (CDP) and Tentative Map for a condominium conversion of two existing dwelling units located at 7209 and 7211 La Jolla Boulevard. The 0.16-acre site is in the RM-1-1 zone of the La Jolla Community Plan area. The project is also located in the Coastal Overlay Zone (Non-Appealable Area 2), Coastal Height Limit Overlay Zone, Parking Impact Overlay Zone (Beach Impact Area), Residential Tandem Parking Overlay Zone, Transit Area Overlay Zone, and Council District 1.

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Nemat Anjomshoa; NeMaco P.O. Box 23272 San Diego, CA 92193; (858)525-5554

Exempt Status: (CHECK ONE)

- Ministerial (Sec. 21080(b)(1); 15268)
 Declared Emergency (Sec. 21080(b)(3); 15269(a))
 Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
 Categorical Exemption: 15301
 Statutory Exemptions:
 Other:

Reasons why project is exempt: The proposed project is exempt from CEQA pursuant to CEQA Guidelines Section 15301, which allows for the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing facilities (public or private), involving negligible or no expansion of existing or former use. The proposed project, as included in the Project Description of this notice, is not an expansion of use. The project proposes a Tentative Map to convert to two existing dwelling units into condominiums. No environmental impacts were identified for the proposed project. Additionally, none of the exceptions described in CEQA Guidelines Section 15300.2 apply.

Lead Agency Contact Person: Sara Osborn

Telephone: 619-446-5381

If filed by applicant:

1. Attach certified document of exemption finding.

2. Has a notice of exemption been filed by the public agency approving the project? Yes No

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

Sara Osborn

Senior Planner

4/27/2022

Signature/Title

Date

Check One:

- Signed By Lead Agency
- Signed by Applicant

Date Received for Filing with County Clerk or OPR:



La Jolla Community Planning Association

Regular Meetings: 1st Thursday of the Month | La Jolla Recreation Center, 615 Prospect Street

Contact Us

Mail: PO Box 889, La Jolla, CA 92038

Web: <http://www.LaJollaCPA.org>

Voicemail: 858.456.7900

Email: info@LaJollaCPA.org

President: Bob Steck

Vice President: Helen Boyden

2nd Vice President: Brian Will

Secretary: Dede Donovan

Treasurer: Janie Emerson

MINUTES

Regular Meeting | Thursday 5 October 2017

Trustees present: Ahern, Boyden, Brady, Collins, Costello, Courtney, Donovan, Gordon, Little, Rasmussen, Shannon, Steck, and Will

Trustees absent: Emerson, Greatrex, Merten, Palmer, Weiss

Trustees arriving at 6:05 or later: Ahern, Gordon, Rasmussen

- 1.0 **Welcome and Call to Order:**
- 2.0 **Adopt the Agenda:** Action Item, Emerson/Little 10-0-1
- 3.0 **Meeting Minutes Review and Approval:** Approve as corrected: Emerson/Will 10-0-1
- 4.0 **Officer Reports**
- 5.0 **Elected Officials** – Information Only
- 6.0 **President's Report** – Information only unless otherwise
- 7.0 **Non-Agenda Public Comment**
- 8.0 **Non-Agenda Trustee Comment**
- 9.0 **Reports from Ad Hoc and non-LJCPA Committees** - Information only unless noted.
- 10.0 **Consent Agenda- Action Items**
 - 10.1 Pulled by Trustee Merten
 - 10.3 Pulled by a Mr. Redfern
 - 10.4 Pulled by an unnamed attendee

ACTION ITEM: Balance of Consent- Courtney/Will 12-0-1

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 Ione Stiegler, 2nd Monday, 4:00 pm

DPR – Development Permit Review Committee, Chair TBD, 2nd & 3rd Tuesday, 4:00 pm

PRC- La Jolla Shores Permit Review Committee, Chair Dave Gordon 4th Tuesday, 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. Items "pulled" from Consent Agenda are trailed to the next LJCPA meeting.** Note: The T& T Board did not have a quorum in September and the PRC had no projects to present.

- 10.1 Hardiman Residence
- 10.2. Zadeh Residence 6170 Inspiration Way
- 10.3 Henley Retaining Walls
- 10.4 5785 La Jolla Boulevard Mixed-Use

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 San Diego Triathlon Challenge ACTION ITEM: Brady/Courtney move to approve; motion passes 12-0-1.

12.0 Vocational English School: 7979 Ivanhoe Avenue; Project No.:555943

13.0 EC English School: 7979 Ivanhoe Avenue, La Jolla, Ca 92037

14.0 La Jolla Blvd CDP/MW – 7209 & 7211 La Jolla Blvd (PROCESS 3) FLAT FEE - Coastal Development
Permit and Map.

Waiver for a condominium conversion of two dwelling units. The 0.16 acre site is located within the Coastal Overlay zone (Non-Appealable), at 7209 & 7211 La Jolla Boulevard in the RM-1-1 of the La Jolla Community Plan area within Council District 1. **DPR Motion:** Findings CAN be made for a Coastal Development Permit and Map Waiver for a condominium conversion of two dwelling units. (Will / Collins, 6-1-1) **Pulled from August consent/calendar.**

Beth Ryder, Civil Engineer presents. Conversation on the CDP process and the ministerial process. Neighbor Celia Cravat states that what is actually being constructed is not what was shown on the plans. Neighbors want the project returned to the DPR for consideration of propriety of what is actually being built as opposed to what was approved to be built.

ACTION ITEM: Little/Donovan move that the project be returned to DPR for further review. Motion fails to carry at 6-7-0.

ACTION ITEM: Gordon/Will move that the CDP and Map Waiver be approved. Motion passes 6-5-2. Trustee Will abstains on the ground that more information needed on the Map Waiver.

15.0 Consider whether the LJCPA

16.0 INFORMATION ONLY:

17.0 Announcement of the November LJCPA Minutes-Taker

18.0 Adjourn to next LJCPA Meeting: November 2, 2017, 6:00 PM

Meeting Adjourns 8:25 PM

Minutes respectfully submitted by Tom Brady



Ownership Disclosure Statement

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 Blvd Condo Conversion

Project No. For City Use Only

531899

Project Address:

7209/7211 La Jolla Blvd

Part I - To be completed when property is held by individual(s)

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, 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) and tenant(s) (if applicable) of the above referenced property. The list must include the names and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all individuals who own the property). A signature is required of at least one of the property owners. Attach additional pages if needed. A signature from the Assistant Executive Director of the San Diego Redevelopment Agency shall be required for all project parcels for which a Disposition and Development Agreement (DDA) has been approved / executed by the City Council. 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.

Additional pages attached Yes No

Name of Individual (type or print):

 Owner Tenant/Lessee Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

 Owner Tenant/Lessee Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

 Owner Tenant/Lessee Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

 Owner Tenant/Lessee Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Project Title: La Jolla Blvd Project No. (For City Use Only) 531899

Part II - To be completed when property is held by a corporation or partnership

Legal Status (please check):

Corporation Limited Liability -or- General) What State? _____ Corporate Identification No. _____
 Partnership

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, 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 names, titles and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all corporate officers, and all partners in a partnership who own the property). A signature is required of at least one of the corporate officers or partners who own the property. 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. Additional pages attached Yes No

Corporate/Partnership Name (type or print):

Satra Family Trust

Owner Tenant/Lessee

Street Address:

12265 El Camino Real #101

City/State/Zip:

SD

Phone No: _____ Fax No: _____

Name of Corporate Officer/Partner (type or print):

Munish Satra

Title (type or print):

owner

Signature: _____ Date: _____

[Signature]

12/10/16

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: _____ Fax No: _____

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature: _____ Date: _____

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: _____ Fax No: _____

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature: _____ Date: _____

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: _____ Fax No: _____

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature: _____ Date: _____

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: _____ Fax No: _____

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature: _____ Date: _____

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

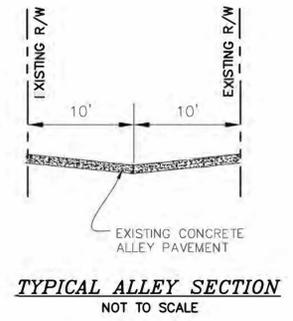
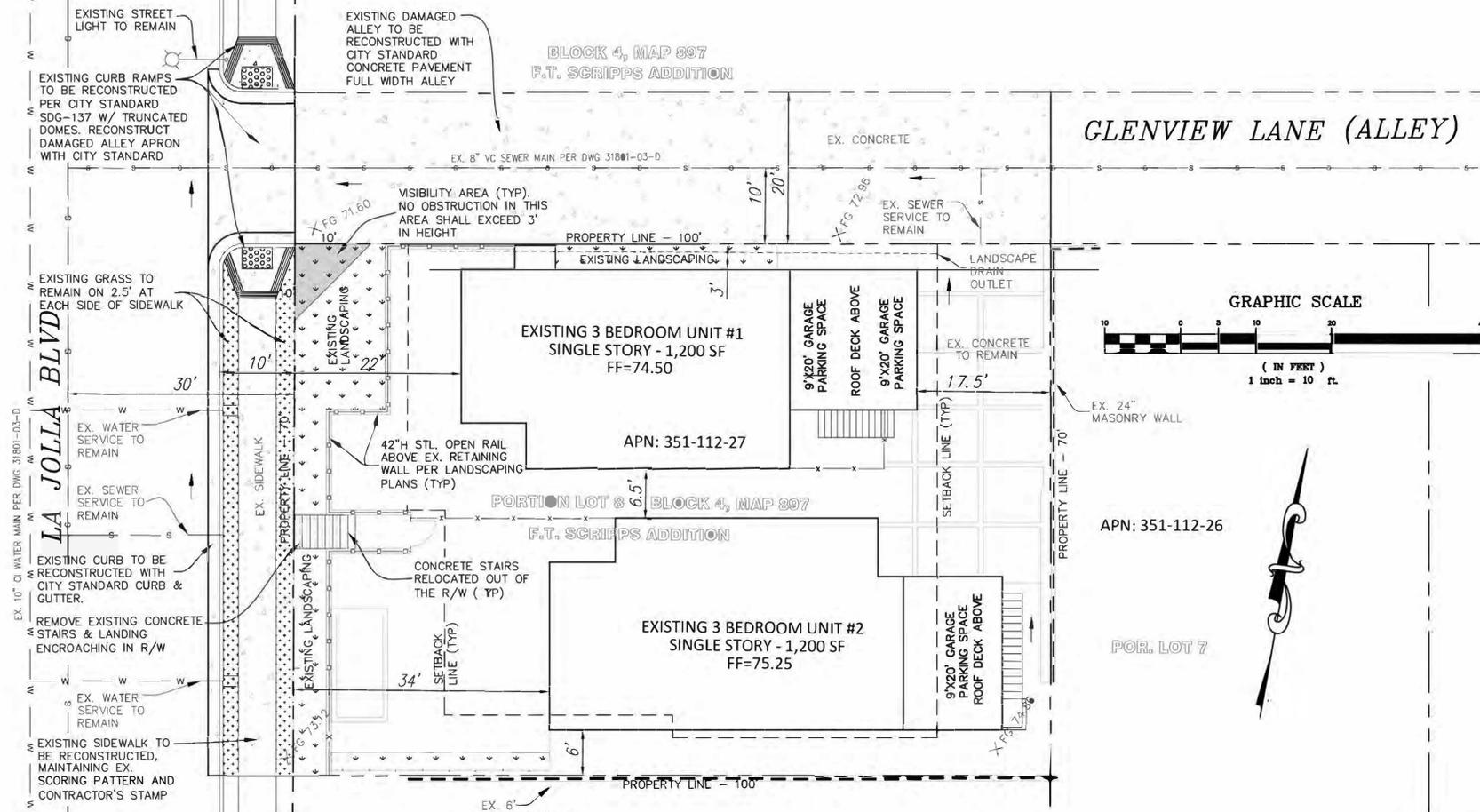
Phone No: _____ Fax No: _____

Name of Corporate Officer/Partner (type or print):

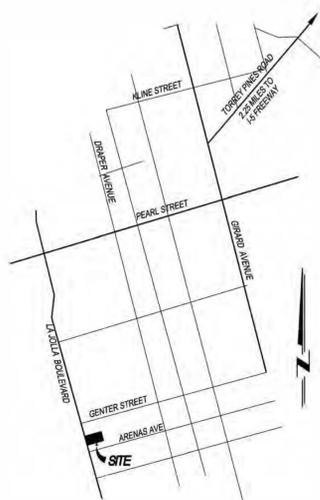
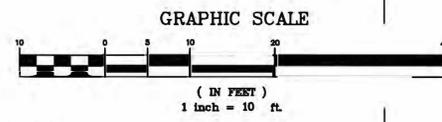
Title (type or print):

Signature: _____ Date: _____

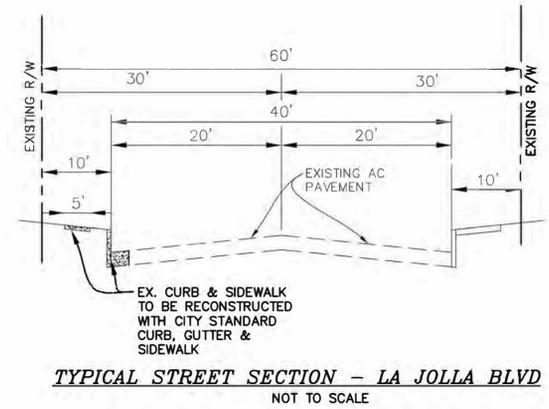
7209-7211 LA JOLLA BLVD CONDOMINIUM CONVERSION



ON-SITE UTILITY TABLE	
UTILITY	LOCATION
ELECTRICAL	UNDERGROUND
GAS	UNDERGROUND
WATER/SEWER	UNDERGROUND
TELEPHONE	UNDERGROUND
CABLE	UNDERGROUND



VICINITY MAP
NO SCALE



ASSESSOR'S PARCEL NUMBER: 351-112-27-00
PROJECT ADDRESS: 7209/7211 LA JOLLA BLVD SAN DIEGO, CA

BENCHMARK:
 SEBP @ LA JOLLA BLVD & ARENAS AVE
 ELEV: 75.162 MSL

DECLARATION OF RESPONSIBLE CHARGE:
 I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT, THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT AS DEFINED IN SECTION 6703 OF THE BUSINESS AND PROFESSIONS CODE, AND THAT THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS.
 I UNDERSTAND THAT THE CHECK OF PROJECT DRAWINGS AND SPECIFICATIONS BY THE CITY OF SAN DIEGO IS CONFINED TO A REVIEW ONLY AND DOES NOT RELIEVE ME, AS ENGINEER OF WORK, OF MY RESPONSIBILITIES FOR PROJECT DESIGN.



NAME: MAHMOUD ANJOMSHOAA
 R.C.E. No. 36073
 EXP. 06-30-22
 DATE: 9/15/21

LEGEND:

SYMBOL	ITEM
x 93.5	EXISTING SPOT ELEVATION
---	PROPERTY LINE/TMW BOUNDARY
---	FINISH FLOOR
FG	FINISH GRADE
TC	TOP OF CURB
FL	GUTTER FLOW LINE

REFERENCE DRAWINGS:
 MAP NO. 897

MINIMUM SETBACKS:
 FRONT 15' (UP TO 50% OF LOT) 20' STANDARD
 SIDEYARD 5' (UP TO 50% OF LOT) 8' STANDARD
 ALLEY 10' (1/2 ALLEY WIDTH (10') MAY BE COUNTED)
 REAR 15'

OWNER:
 THE BATRA FAMILY TRUST
 12264 EL CAMINO REAL
 SAN DIEGO, CA 92130

NAME: MUNISH K. BATRA
 DATE: _____

GENERAL NOTES:

- EXISTING ZONING: RM-1-1, COASTAL OVERLAY ZONE (NON-APPEALABLE AREA 2), COASTAL HEIGHT LIMIT OVERLAY ZONE, PARKING IMPACT OVERLAY ZONE (BEACH IMPACT AREA), RESIDENTIAL TANDEM PARKING OVERLAY ZONE, TRANSIT AREA OVERLAY ZONE
- COMMUNITY PLAN: LA JOLLA
- PROPOSED ZONING: SAME AS EXISTING
- EXISTING LOTS: 1, PROPOSED LOTS: 1
- SEWER SERVICE: CITY OF SAN DIEGO
- WATER SERVICE: CITY OF SAN DIEGO
- FIRE PROTECTION: CITY OF SAN DIEGO
- GAS AND ELECTRIC: SAN DIEGO GAS & ELECTRIC COMPANY
- TELEPHONE SERVICE: PACIFIC BELL
- TOTAL SITE AREA: 7,000 SF (0.161 AC)
- SQUARE FEET PER DWELLING UNIT:
 UNIT 1: 1,200 SF - 3 BEDROOM
 UNIT 2: 1,200 SF - 3 BEDROOM
- NAD 27 (LAMBERT) COORDINATE INDEX: 244-1683
- NAD 83 COORDINATE INDEX: 1884-6243
- ON-SITE EASEMENTS:
 NONE EXISTING PER TITLE REPORT.
- THIS IS A MAP OF A CONDOMINIUM PROJECT AS DEFINED IN SECTION 4125 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS PURSUANT TO THE SUBDIVISION MAP ACT. THE TOTAL NUMBER OF RESIDENTIAL CONDOMINIUM UNITS IS 2.
- A PARCEL MAP SHALL BE FILED AT THE COUNTY RECORDER'S OFFICE PRIOR TO THE EXPIRATION OF THE TENTATIVE MAP. A DETAILED PROCEDURE OF SURVEY WILL BE SHOWN ON THE PARCEL MAP AND ALL PROPERTY CORNERS WILL BE SET.
- STREET LIGHTS: ONE EXISTING STREET LIGHT IS LOCATED ACROSS THE ALLEY (GLENVIEW LANE) ON THE SOUTH SIDE OF LA JOLLA BLVD. STREET LIGHTS ARE ALSO PRESENT APPROX. 30' WEST OF THE SITE, ON THE SOUTH SIDE OF LA JOLLA BLVD, AND ON THE NORTH SIDE OF LA JOLLA BLVD. APPROX. 100' IN BOTH THE EAST AND WEST DIRECTIONS.
- FIRE HYDRANTS: ONE EXISTING FIRE HYDRANT IS LOCATED 70' SOUTHWEST OF THE PROPERTY AT THE INTERSECTION OF LA JOLLA BLVD AND ARENAS STREET.
- YEAR OF ORIGINAL CONSTRUCTION: 1965 (BOTH UNITS).
- TOPOGRAPHIC SURVEY BY: RICHARD TANNER, LS, OCTOBER, 2016.

LEGAL DESCRIPTION:

ALL OF LOT 8, EXCEPTING THE SOUTHEASTERLY 70 FEET IN BLOCK 4 OF F.T. SCRIPPS ADDITION TO LA JOLLA PARK, ACCORDING TO MAP THEREOF NO. 897, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 22, 1903.

TRANSPORTATION:

PER TABLE 142-05C OF THE SAN DIEGO MUNICIPAL CODE, THE RECOMMENDED PARKING REQUIREMENT FOR THIS PROJECT IS 1.5 PARKING SPACES PER 3-BEDROOM UNIT, OR 3 REQUIRED PARKING SPACES. THE PROJECT PROPOSES 1 UNCOVERED PARKING SPACE AND 2 COVERED PARKING SPACES FOR A TOTAL OF 3 PROVIDED PARKING SPACES.

Revision 3: _____
 Revision 2: _____
 Revision 1: 07/10/2020

PTS #531899 IO #11003681

MAP WAIVER



2643 4th Avenue
San Diego CA 92103
phone 619.544.1977
angelina@asotelo.com
www.asotelo.com



LA JOLLA BLVD.
7209 & 7211 LA JOLLA BLVD.
LA JOLLA CA 92137

SUBMIT. TO CLIENT	11.08.19

PLANTING PLAN

SHEET
L1.0

STREET YARD

- A minimum 40 sq. ft. planting area shall be provided for all trees, with no dimension less than 5 ft.
- At least one-half of the required planting points shall be achieved with trees.

Planting Area Required [142.0404]	Planting Area Provided	Excess Area Provided
Total Area 2064 sq. ft. x 50% = 1032 sq. ft.	698 sq. ft.	-334 sq. ft.

Planting Points Required [142.0404]	Plant Points Provided	Excess Points Provided
Total Area 2064 sq. ft. x 0.05 = 103 points	452 points	349 points

Points achieved with trees: 100 points

Planting Area allowable as hardscape or unattached unit pavers [142.0405(d)(1)(B)]	Provided
Total Area 2064 sq. ft. x 10% = 206 sq. ft.	103 sq. ft.

REMAINING YARD - 2 Dwelling Units

Plant Points Required	Plant Points Provided	Points Achieved with trees (at least 50%)
60 points in the remaining yard	60 points	50 Points

**698 PROVIDED LANDSCAPE AREA
+103 SF HARDSCAPE
+258 APPLIED EXCESS POINTS
=1059**

STREET YARD PLANT POINTS CALCULATION

ARB. MAR. 36" BOX	2 x 50 = 100
CUP. SEM. 24" BOX	2 x 20 = 40
PHO. ROE. 3 x (2 BTH EACH x 2)	3 x 20 = 60
DIE. BIC. 5 GAL.	24 x 2 = 48
PHY. N.G. 15 GAL.	14 x 10 = 140
RHA. SPR. 5 GAL.	12 x 2 = 24
WES. G.B. 5 GAL.	13 x 2 = 26
WES. MUN. 5 GAL.	7 x 2 = 14
TOTAL	452 POINTS

REMAINING YARD PLANT POINTS CALCULATION

ARB. MAR. 36" BOX	1 x 50 = 50
DIE. BIC. 5 GAL.	5 x 2 = 10
TOTAL	60 POINTS

ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.

MINIMUM TREE SEPARATION DISTANCE
TRAFFIC SIGNALS / STOP SIGNS - 20 FEET
UNDERGROUND UTILITY LINES - 5 FEET (10' FOR SEWER)
ABOVE GROUND UTILITY STRUCTURES - 10 FEET
DRIVEWAY (ENTRIES) - 10 FEET
INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) 25 FEET

MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE OWNER. LANDSCAPE AND IRRIGATION AREAS IN THE PUBLIC RIGHT-OF-WAY SHALL BE MAINTAINED BY THE OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER, AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.

A MINIMUM ROOT ZONE OF 40SF IN AREA SHALL BE PROVIDED FOR ALL TREES. THE MINIMUM DIMENSION FOR THIS AREA SHALL BE 5 FEET, PER SDMC §142.0403(b)(5).

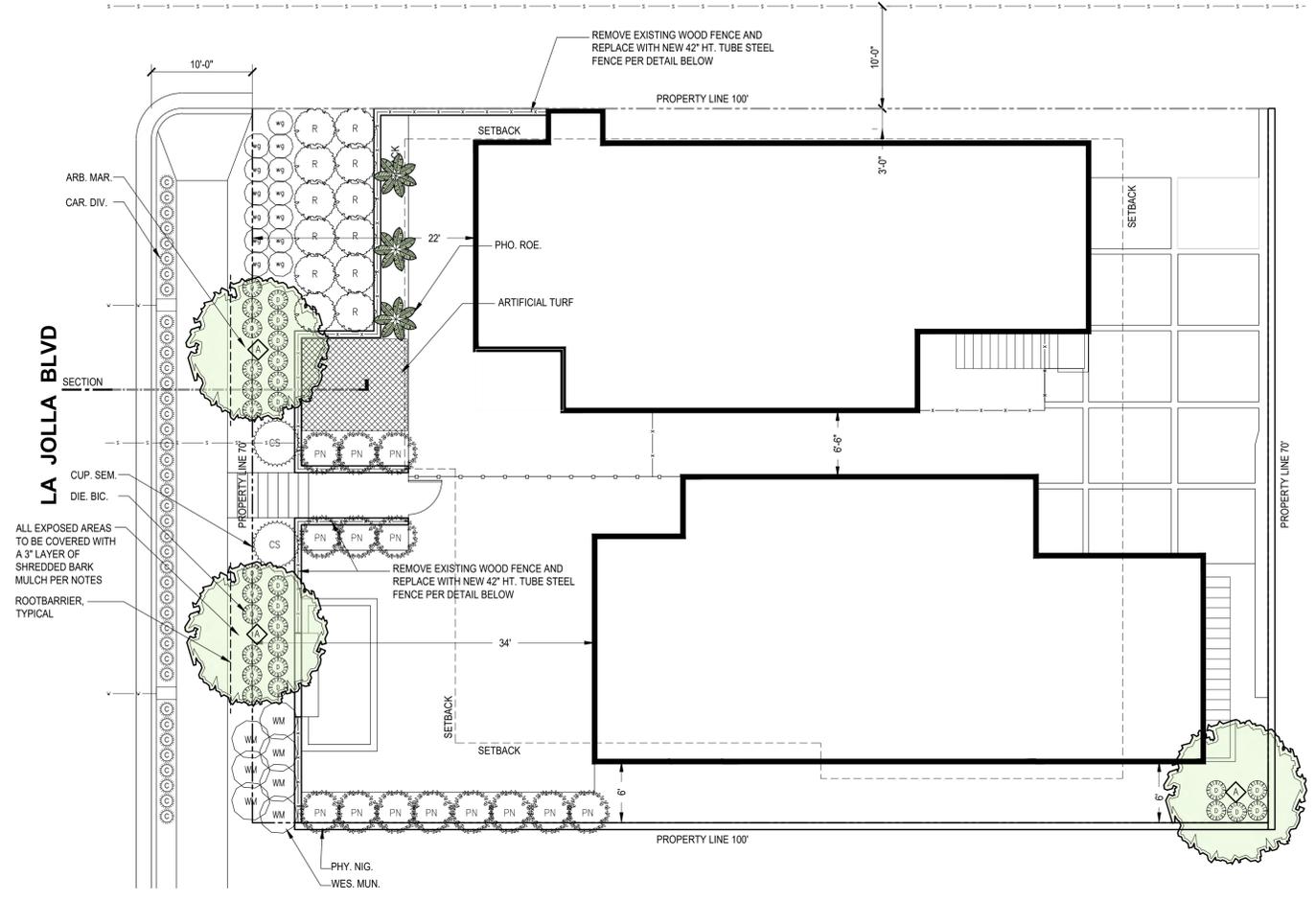
TREES SHALL BE MAINTAINED SO THAT ALL BRANCHES OVER PEDESTRAIN WALKWAYS ARE 6 FEET ABOVE THE WALKWAY GRADE AND BRANCHES OVER VEHICULAR TRAVEL WAYS ARE 16 FEET ABOVE THE GRADE OF THE TRAVEL GRADE PER THE SAN DIEGO MUNICIPAL CODE §142.0403(d)(10).

MULCH: ALL REQUIRED PLANTING AREAS AND ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL BE COVERED WITH MULCH TO A MINIMUM DEPTH OF 3 INCHES, EXCLUDING SLOPES REQUIRING REVEGETATION PER SDMC §142.0411.

TREE ROOT BARRIERS SHALL BE INSTALLED WHERE TREES ARE PLACED WITHIN 5 FEET OF PUBLIC IMPROVEMENTS INCLUDING WALKS, CURBS, OR STREET PAVEMENTS OR WHERE NEW PUBLIC IMPROVEMENTS ARE PLACED ADJACENT TO EXISTING TREES. THE ROOT BARRIER WILL NOT WRAP AROUND THE ROOTBALL.

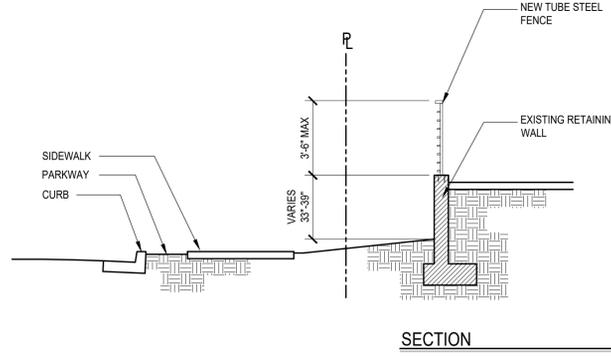
PLANT LIST

ABBR	SIZE	QTY	SCIENTIFIC NAME	COMMON NAME	WUCOLS
TREES					
ARB. MAR.	36" BOX	3	ARBUTUS MARINA (STANDARD)	STRAWBERRY TREE	L
CUP. SEM.	24" BOX	2	CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	L
PHO. ROE.	24" BOX	3	PHOENIX ROEBELENI (DOUBLE) - 2 FT MIN BTH EACH	PYGMY DATE PALM	M
SHRUBS					
CAR. DIV.	1 GAL.	40	CAREX DIVULSA	EUROPEAN GREY SEDGE	L
DIE. BIC.	5 GAL.	29	DIETES BICOLOR	BICOLOR AFRICAN IRIS	L
PHY. N.G.	15 GAL.	14	PHYLLSTACHYS NIGRA 'BLACK BAMBOO'	BLACK BAMBOO	M
RHA. SPR.	5 GAL.	12	RHAPHIOLEPIS INDICA 'SPRINGTIME'	SPRINGTIME INDIAN HAWTHORN	L
WES. G.B.	5 GAL.	13	WESTRINGIA FRUTICOSA 'GREY BOX'	DWARF COAST ROSEMARY	L
WES. MUN.	5 GAL.	7	WESTRINGIA FRUTICOSA 'MUNDI'	MUNDI COAST ROSEMARY	L

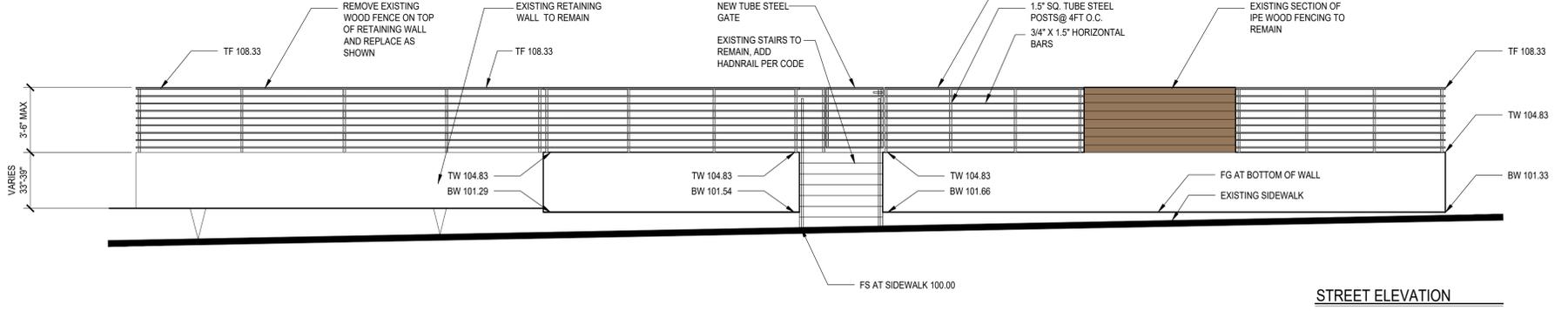


PLANTING PLAN

SCALE 1/8"=1'-0"



SECTION



STREET ELEVATION

NEW 42" HT. TUBE STEEL FENCE

SCALE 1/8"=1'-0"

B

ALL DESIGN, DIMENSIONS, MATERIALS AND FINISHES SHOWN ON THIS DRAWING ARE THE PROPERTY OF SOTELO LANDSCAPE ARCHITECTS AND SHALL BE USED BY ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WITHOUT THE WRITTEN PERMISSION OF SOTELO LANDSCAPE ARCHITECTS.

IRRIGATION NOTES

- CONTRACTOR SHALL INSTALL IRRIGATION SYSTEMS THAT ARE COMPLETE AND FUNCTIONING IN EVERY WAY.
- PLANS ARE PRECISE, AND YET DIAGRAMMATIC. PRECISE LOCATION OF HEADS SHALL BE FIELD ADJUSTED TO MEET MINOR VARIATIONS IN PLAN.
- CONTRACTOR SHALL CHECK AND VERIFY ALL SITE CONDITIONS, UTILITIES, AND SERVICES PRIOR TO TRENCHING.
- CONTRACTOR SHALL CHECK AND VERIFY WATER PRESSURE OF 75 PSI AT POINT OF CONNECTION (P.O.C.) NEAR SITE ENTRY PRIOR TO BEGINNING OF WORK. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCY.
- POINT OF CONNECTION (P.O.C.) SHALL BE ALONGSIDE EXISTING WATER METER ON THE STREET.

- DIRECT BURIAL CONTROL WIRE SHALL BE 24 VOLT, SINGLE CONDUCTOR SOLID COPPER, PLASTIC INSULATED CABLE RATED FOR DIRECT BURIAL APPLICATIONS, UL APPROVED, 14-GAUGE (MINIMUM) CONTROL WIRE, 12-GAUGE (MINIMUM) FOR COMMON GROUND RETURN WIRE. SIZE OF WIRE FOR RUNS OVER 1000' LONG SHALL BE PER MANUFACTURER'S SPECS.

NEUTRAL WIRES: WHITE (#12 AWG), DO NOT INTERCONNECT NEUTRAL WIRES BETWEEN CONTROLLERS.

PILOT WIRES: (#14 AWG), USE AS MANY AS NECESSARY.

VALVE NO.	VALVE NO.	VALVE NO.
1. YELLOW	7. YELLOW W/ BLACK STRIPE	13. ORANGE W/ RED STRIPE
2. ORANGE	8. ORANGE W/ BLACK STRIPE	14. PURPLE W/ WHITE STRIPE
3. BLUE	9. RED W/ BLACK STRIPE	15. BROWN W/ WHITE STRIPE
4. BLACK	10. WHITE W/ RED STRIPE	16. YELLOW W/ WHITE STRIPE
5. BROWN	11. YELLOW W/ RED STRIPE	17. BLUE W/ WHITE STRIPE
6. PURPLE	12. BLUE W/ RED STRIPE	18. RED W/ WHITE STRIPE

SPARE WIRES: TWO (2) RED (#14 AWG) FROM FURTHEST VALVE OR MANIFOLD TO EACH CONTROLLER. *COLORS REPEAT FOR VALVES BEYOND 18.

7. CONTRACTOR TO PROVIDE TWO EXTRA CONTROL WIRES AT FURTHEST VALVE BACK TO THE CONTROLLER AND (ALT ITEM) ONE EXTRA WIRE FROM EACH VALVE BANK BACK TO CONTROLLER.

8. IN-LINE WIRE SPLICES SHALL BE MADE ONLY IN PULL BOXES, OR PLASTIC VALVE BOXES, WITH WATERPROOF SEALING PACKETS.

9. CONTRACTOR SHALL BE RESPONSIBLE FOR SLEEVES AND CHASES UNDER PAVING, THROUGH WALLS, ETC., UNLESS OTHERWISE NOTED. SLEEVING SHALL BE MARKED AT EACH END OF FLATWORK OR WALLS BY A PAINT DOT.

10. CONTRACTOR SHALL NOTE LOCATIONS OF TREES ON PLANTING PLAN AND SHALL ROUTE IRRIGATION PIPE AND PLACE HEADS TO PREVENT CONFLICTS WITH TREE PLANTING. GROUP VALVES IN BOXES, PARALLEL TO EACH OTHER, IN PLANTING AREAS. LOCATE PIPE ALONG EDGE OF PLANTING AREAS WHEREVER POSSIBLE.

11. ALL PIPE AND WIRE UNDER VEHICULAR USE AREAS AND PAVING SHALL BE 36" DEEP AND INSTALLED IN PVC SCHEDULE 40 SLEEVES. SLEEVES SHALL BE AT LEAST TWICE THE DIAMETER OF THE PIPE OR WIRE BUNDLE TO BE ENCLOSED, WITH A MINIMUM OF 2" SIZE.

12. FLUSH ALL PIPES CLEAN PRIOR TO INSTALLING SPRINKLER HEADS.

13. ALL HEADS TO BE 3" MINIMUM FROM BROW DITCH OR WALLS.

14. OBTAIN AN IRRIGATION COVERAGE APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO PLANTING. CONTACT LANDSCAPE ARCHITECT AT LEAST 24 HOURS IN ADVANCE OF DESIRED INSPECTION TIME.

15. PROVIDE ANTI-DRAIN VALVES OF CORRECT LINE SIZE WHERE FIELD CONDITIONS DEMAND, PER PLANS, AND/OR AS REQUIRED.

16. CONTROL WIRES SHALL BE BUNDLED WITH ELECTRICAL TAPE AT 8" INTERVALS AND BURIED BENEATH MAINLINE WHERE POSSIBLE OR AT THE SAME DEPTH AS MAINLINE ALONG EDGES OF PLANTING AREAS.

17. ALL "DRIP" IRRIGATION DEVICES, SHALL HAVE VALVES THAT SERVICE "DRIP" IRRIGATION AND SHALL BE INSTALLED WITH AN APPROVED FILTER, PER PLAN.

18. CONTRACTOR SHALL ADJUST ALL IRRIGATION HEADS TO COMPLETELY COVER PLANTING AREAS WHILE AVOIDING WALKS, BUILDINGS, POSTS, COLUMNS, AND WINDOWS.

19. ALL TRENCHES SHALL BE WETTED AND RECOMPACTED TO 90% MINIMUM UNDER FLATWORK AND 85% IN PLANTING AREAS.

20. SYSTEM CONTROLLER SHALL BE SUPPLIED WITH THE CORRECT BATTERY BACK UP AND CONNECTED TO A RAIN SENSOR SHUTOFF DEVICE AND MOISTURE SENSOR, PER PLAN.

21. CONTRACTOR'S MAINTENANCE PERIOD SHALL NOT BE TERMINATED UNTIL THE FOLLOWING CONDITIONS ARE SATISFIED AND APPROVED BY THE LANDSCAPE ARCHITECT:

A. VALVES SHALL BE WIRED TO CONTROLLER IN SAME NUMERICAL SEQUENCE AS INDICATED ON PLANS.

B. PROVIDE PLASTIC SEALED DIAGRAMMATIC PLAN OF SYSTEM IDENTIFYING STATION NUMBERS AND AREA THEY WATER. MOUNT INSIDE EACH CONTROLLER.

C. CONTRACTOR SHALL MOUNT IRRIGATION SCHEDULING GUIDELINES (PROVIDED BY LANDSCAPE ARCHITECT) IN A PLASTIC SLEEVE IN THE CONTROLLER BOX. CONTRACTOR IS REQUIRED TO USE MULTIPLE STARTS FOR EACH VALVE TO ACHIEVE DEEP WATERING.

D. "AS-BUILT" DRAWINGS SHALL INCLUDE LOCATIONS OF ALL MAINS, VALVES, SOURCE OF ELECTRICAL POWER FOR CONTROLLER CLOCK, CONTROL WIRE SLEEVES, AND BELOW GRADE HEADS, IF DIFFERENT THAN PLANS. LOCATE BY DIMENSIONING FROM TWO FIXED POINTS (CONTRACTOR MAY USE A BLUEPRINT OF THE SPRINKLER PLAN AND EDIT IN PERMANENT RED INK FOR THE AS-BUILT DRAWING.)

22. PROVIDE THE FOLLOWING TOOLS AND MATERIALS AS PART OF THIS CONTRACT:

- A. ALL EQUIPMENT OPERATION MANUALS AND GUARANTEES.
- B. 1 PLASTIC SEALED DIAGRAM OF SYSTEM AREAS. GET REDUCED PRINT FROM LANDSCAPE ARCHITECT.
- C. 1 AS-BUILT DRAWINGS.
- D. 2 SETS OF AUTOMATIC CONTROLLER KEYS FOR EACH CONTROLLER.
- E. 1 QUICK COUPLER VALVE KEYS AND 1 HOSE SWIVEL AND BIBB ASSEMBLIES.
- F. 1 WRENCH FOR DISASSEMBLING EACH TYPE OF SPRINKLER HEAD SUPPLIED.
- G. 1 SCREWDRIVER FOR ADJUSTING EACH TYPE OF SPRINKLER HEAD SUPPLIED.

NOTE: CITY SAN DIEGO

23. ALL IRRIGATION IMPROVEMENTS ARE TO BE INSTALLED AS SHOWN ON THE PLANS AND IN ACCORDANCE WITH THE CRITERIA AND STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS AS OF THE APPROVED DATE OF THESE PLANS.

AN IRRIGATION AUDIT REPORT MAY BE REQUIRED PRIOR TO OCCUPANCY

PRIOR TO RELEASE OF SECURITY, THE APPLICANT SHALL SUBMIT A LANDSCAPE IRRIGATION AUDIT THAT VERIFIES WATER USE IS WITHIN THE PARAMETERS OF WHAT WAS APPROVED ON THE PROJECT. THE AUDIT SHALL BE CONDUCTED BY A THIRD PARTY CERTIFIED LANDSCAPE IRRIGATION AUDITOR. LANDSCAPE AUDITS SHALL NOT BE CONDUCTED BY THE PERSON(S) WHO DESIGNED THE LANDSCAPE OR INSTALLED THE LANDSCAPE

PLANTING NOTES

A SOIL TEST SHALL BE MADE BY LANDSCAPE CONTRACTOR PRIOR TO THE BEGINNING OF WORK AND THE RECOMMENDATIONS MUST BE USED FOR INSTALLATION. AN IRRIGATION AUDIT REPORT MAY BE REQUIRED BY THE CITY PRIOR TO CERTIFICATE OF OCCUPANCY. IF A CERTIFICATE OF COMPLETION IS REQUIRED BY THE CITY, PLEASE NOTIFY LANDSCAPE ARCHITECT 48 HOURS BEFORE INSPECTION.

THE CONTRACTOR SHALL ENSURE THAT ALL PLANTS RECEIVE SUPERTHRIVE VITAMIN SOLUTION AT TIME OF INSTALLATION

1. LANDSCAPE CONTRACTOR SHALL RECEIVE THE SITE WITHIN PLUS OR MINUS .10 FEET OF FINISH GRADE.

2. THE PLANTING PLANS ARE DIAGRAMMATIC. MINOR ADJUSTMENTS IN PLANT LOCATIONS AND TYPE MAY BE MADE AT THE DISCRETION OF THE LANDSCAPE ARCHITECT.

3. CONTRACTOR TO BE ADVISED THAT CERTAIN CULTIVARS OR SPECIES OF PLANTS FOR THIS PROJECT MAY ONLY BE AVAILABLE THROUGH RETAIL SOURCES (IE. PATENTED MONROVIA SELECTIONS). CONTRACTOR IS FURTHER ADVISED THAT ALL PLANT MATERIAL FOR THIS PROJECT SHALL BE "PREMIUM" NURSERY STOCK.

4. ALL PLANT MATERIAL SHALL BE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT AND REPLACED UPON REQUEST BEFORE OR AFTER THE PLANTING.

5. THE LANDSCAPE CONTRACTOR WILL COORDINATE HIS WORK WITH THE OTHER TRADES AND MAINTAIN DRAINAGE DURING CONSTRUCTION.

6. PLANT QUANTITIES AND AREAS SHOWN ON LEGENDS ARE FOR CONTRACTORS' CONVENIENCE IN ESTIMATING ONLY. CONTRACTOR IS RESPONSIBLE FOR PROVIDING PLANT MATERIALS TO COVER ALL AREAS AS SHOWN ON PLANS.

7. SLOPE ALL PLANTING AREAS AWAY FROM BUILDING AT 2% MINIMUM FOR 5 FEET MINIMUM, WHERE APPLICABLE.

8. LANDSCAPE ARCHITECT SHALL APPROVE FINAL PLACEMENT OF ALL TREES, SHRUBS, AND VINES PRIOR TO PLANTING.

9. TREE AND SHRUB PITS 5 GALLONS AND SMALLER SHALL BE TWO TIMES ROOTBALL DIAMETER WIDE AND 1-1/2 TIMES CONTAINER DEPTH.

10. TREE AND SHRUB PITS 15 GALLONS AND LARGER SHALL BE TWO TIMES ROOTBALL DIAMETER WIDE AND 1" LESS THAN CONTAINER DEPTH.

11. TREE STAKING SHALL BE DONE ONLY IF ESSENTIAL AND REQUIRED BY THE LANDSCAPE ARCHITECT. TREES THAT CANNOT STAND WITHOUT THE NURSERY STAKE SHALL BE REJECTED. CONTRACTOR SHALL BE RESPONSIBLE FOR THE TREE'S STABILITY DURING THE LENGTH OF THE GUARANTEE PERIOD. ALL STAKING AND GUYING MATERIALS SHALL BE REMOVED AT THE END OF THE 1-YEAR TREE GUARANTEE PERIOD.

12. DO NOT DAMAGE PLANT ROOTBALL DURING TRANSPORTATION OR PLANTING.

13. CONTRACTOR SHALL USE THE FOLLOWING AMENDMENT SCHEDULE FOR BIDDING PURPOSES ONLY. A SOIL TEST SHALL BE MADE BY LANDSCAPE ARCHITECT, AND RECOMMENDED AMENDMENTS SHALL BE USED FOR ACTUAL INSTALLATION.

- 100 LBS. OF GYPSUM PER 1000 SQ. FT.
- 70 LBS. OF TRI-C (6-2-4 W/ 5% SULFUR) PER 1000 SQ. FT.
- 6 LBS. OF IRON SULFATE PER 1000 SQ. FT.
- 25 LBS. OF SOIL SULFUR PER 1000 SQ. FT.
- 5 CUBIC YARDS OF NITROLIZED ORGANIC AMENDMENT PER 1000 SQ. FT. (SEE NOTE 16)

A. ALL NATIVE PLANT PITS SHALL BE AMENDED WITH 1/5 NITROLIZED ORGANIC AMENDMENT, 4/5 NATIVE SOILS, 5 LBS. OF TRI-C (6-2-4) FERTILIZER, 4 LBS GYPSUM AND 1 LB SULFUR PER CUBIC YARD OF BACKFILL.

14. AMENDED SOIL SHALL BE ROTOTILLED TO A DEPTH OF 8".

15. NO IRON SULFATE SHALL COME IN CONTACT WITH ANY MASONRY SURFACE.

16. NITROLIZED ORGANIC AMENDMENT SHALL BE HUMIC COMPOST FROM AGRI-SERVICE, LOAMEX™, OR APPROVED EQUAL.

17. A. PLANTING BACKFILL MIX FOR ALL CONTAINER PLANTS EXCEPT FERNS, AZALEAS, CAMELLIAS, WISTERIA, JASMINUM, OPHIOPOGON, HIBBERTIAS, TRACHELOSPERMUM, ESCALLONIA, LIRIOPE, BEGONIAS, IMPATIENS, CLIVIAS, ROSES, OR AS NOTED IN PLAN, SHALL CONSIST OF 1/3 NITROLIZED ORGANIC AMENDMENT AND 2/3 EXISTING SOIL, PLUS 2-1/2 LBS. OF SOIL SULFUR, 2 LBS. IRON SULFATE PER CU. YD., 4 LBS. GYPSUM, AND 8 LBS. OF TRI-C (6-2-4 W/ 5% SULFUR) PER CUBIC YARD.

B. PLANTING BACKFILL MIX FOR ALL FERNS, AZALEAS, CAMELLIAS, WISTERIA, JASMINUM, OPHIOPOGON, HIBBERTIAS, TRACHELOSPERMUM, ESCALLONIA, LIRIOPE, BEGONIAS, IMPATIENS, CLIVIAS, AND ROSES, SHALL CONSIST OF 1/3 EXISTING SOIL, 1/3 NITROLIZED ORGANIC AMENDMENT AND 1/3 THOROUGHLY WETTED PEATMOSS, AND OTHER AMENDMENTS NOTED IN 17A, MIXED TO A UNIFORM PLANTING MEDIUM, AND WATERED IN AFTER PLANTING.

C. ALL PLANTED AREAS SHALL BE WATERED IN THOROUGHLY WITH SARVON™, PER MANUFACTURERS SPECIFICATIONS IN ADVANCE OF PLANTING.

D. ALL PLANTS SHALL BE WATERED THOROUGHLY WITH SUPERTHRIVE™ WITHIN 1 HOUR OF PLANTING.

18. ALL PLANTS 1-GALLON SIZE OR LARGER SHALL RECEIVE AGRIFORM 21-GRAM 20-10-5 FERTILIZER TABLETS AT THE FOLLOWING RATES:

ONE PER 1-GALLON; TWO PER 5-GALLON; FIVE PER 15-GALLON; 12 PER 24" BOXED TREES; 18 PER 36" BOXED TREES (SEE L.A. FOR RATES FOR LARGER STOCK). PLACE TABLETS AT HALF THE DEPTH OF THE PLANTING PIT AND 1" FROM ROOTBALL (BOXED TREES SHALL BE IN 2 LAYERS GOING UP ALONG SIDES OF THE ROOTBALL).

19. ALL PLANTS INSTALLED FROM FLATS SHALL RECEIVE ONE AGRIFORM 5-GRAM 20-10-5 TABLET EACH, AND ALL 4" POTS SHALL RECEIVE TWO 5-GRAM TABLETS EACH, MIXED WITH A HANDFUL OF PREPARED BACKFILL PER NOTE 17.

20. BOUGAINVILLEAS SHALL BE PLANTED WITH INTACT ROOTBALLS. NO BROKEN ROOTBALLS WILL BE ACCEPTED.

21. ALL PLANTS EXCEPT BOUGAINVILLEAS PLANTED FROM CONTAINERS SHALL HAVE THEIR ROOTBALLS SCORED WITH A SHARP TOOL TO A DEPTH OF 1" IN THREE LONGITUDINAL INCISIONS AT LOCATIONS SPACED AROUND THE ROOTBALL BEFORE PLACING PLANT IN PLANTING HOLE.

22. ALL TYING MATERIALS AND MARKING TAPES SHALL BE REMOVED AT THE TIME OF PLANTING.

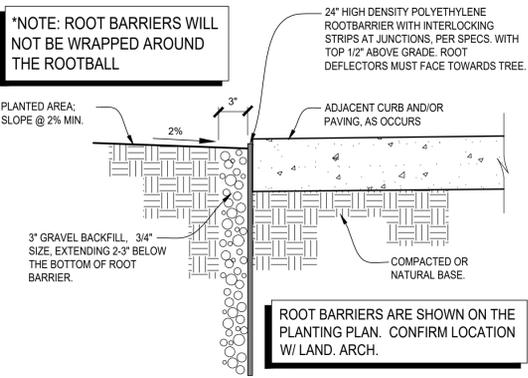
23. STAKES SHALL BE REMOVED FROM VINES AND VINES SHALL BE PROVIDED WITH AN APPROVED MEANS OF SUPPORT.

24. ALL SHRUB PLANTING AREAS SHALL BE COVERED WITH A 3" DEEP LAYER OF SHREDDED FIR BARK, OR APPROVED EQUAL. ALL BARK TO BE NITROLIZED WITH 5% NITROGEN. WHEN GRAVEL OR COBBLE GROUNDCOVER IS USED, A LANDSCAPE FILTER FABRIC MUST BE INSTALLED, WITH AN OVERLAP OD 12" MIN. BETWEEN ROLLS AND FASTENED WITH STAPLES FLUSH TO THE FABRIC TO PREVENT MOVEMENT.

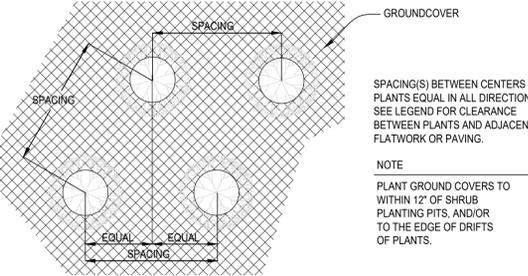
25. IF THE SOIL TEST PREVIOUSLY MENTIONED SHOWS THAT PERMEABILITY RATES ARE LESS THAN .5" PER HOUR, LANDSCAPE ARCHITECT MAY REQUIRE A TREE DRAIN SYSTEM.

26. A LANDSCAPE MAINTENANCE PERIOD OF 90 DAYS SHALL BE CONSIDERED PART OF THIS CONTRACT. REFER TO THE PROJECT SPECIFICATIONS FOR DETAILS.

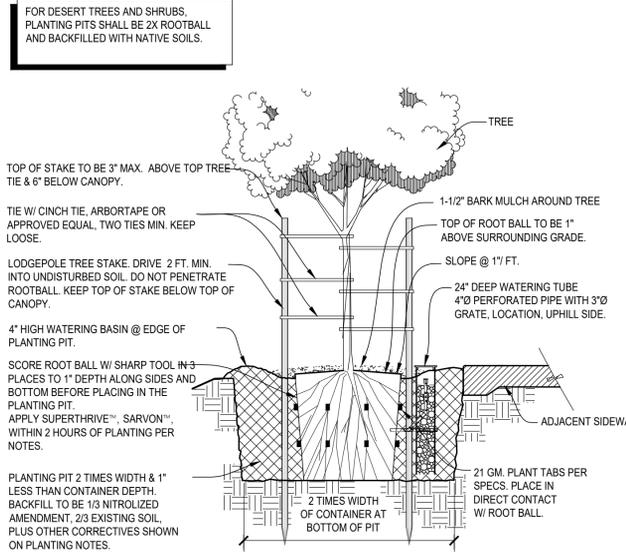
27. ALL PLANTING IMPROVEMENTS ARE TO BE INSTALLED AS SHOWN ON THE PLANS AND IN ACCORDANCE WITH THE CRITERIA AND STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS AS OF THE APPROVED DATE OF THESE PLANS.



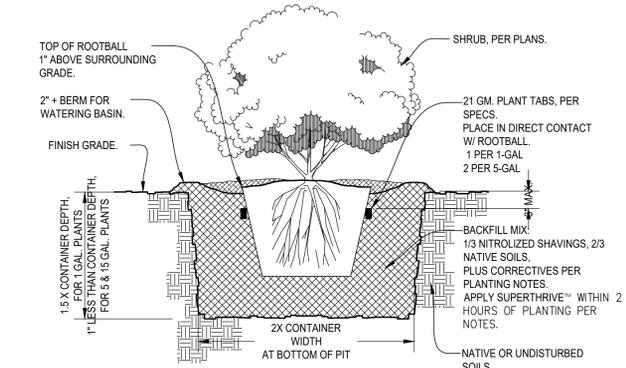
ROOT BARRIER
NOT TO SCALE



TRIANGULAR SPACING OF GROUNDCOVERS, AND SHRUBS
NOT TO SCALE



TREE PLANTING
NOT TO SCALE



SHRUB PLANTING
NOT TO SCALE



2643 4th Avenue
San Diego CA 92103
phone 619.544.1977
angelina@asotelo.com
www.asotelo.com



LA JOLLA BLVD.
7209 & 7211 LA JOLLA BLVD.
LA JOLLA CA 92137

SUBMIT. TO CLIENT 11.08.19

PLANTING NOTES & DETAILS AND IRRIGATION NOTES

SHEET
L1.1

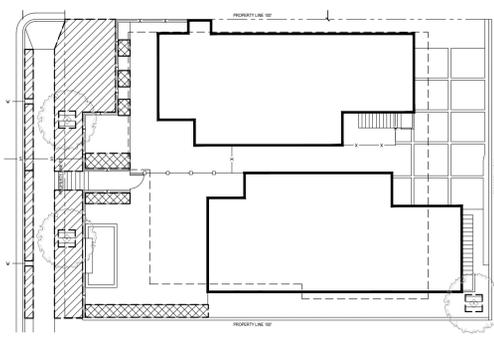
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IRRIGATION LEGEND

SYM.	MFGR	DESCRIPTION	MODEL	NOTES	DETAIL
⊕	HUNTER	ROOT ZONE WATERING SYSTEM	RZWS-18-25-CV	INSTALL FLUSH WITH FINISH GRADE, PER DETAIL	I L2.1
⊖	HUNTER	ANTI-SIPHON VALVE REMOTE	PGV-101G-AS-ADJ	1" SIZE PER PLAN, PER DETAIL	E L2.1
⊕	HUNTER	"DRIP" ANTI-SIPHON VALVE REMOTE	PCZ-100-AS-ADJ	1" SIZE PER PLAN, PER DETAIL	C L2.1
⊗	KBI	BALL VALVE	BTU-SERIES	LINE SIZE FOR MANIFOLD, 3/4" ADJ. TO QUICK COUPLER PER PLAN AND PER DETAIL	D L2.1
WM		WATER METER		EXISTING	
⊕	HUNTER	MASTER REMOTE CONTROL VALVE	ICV-101G	1" SIZE, NORMALLY CLOSED VALVE. INSTALL DOWNSTREAM OF EXISTING VACUUM BREAKER	
⊕	HUNTER	FLOW SENSOR	HFS-FCT-100	INSTALL DOWNSTREAM OF NEW MASTER VALVE	
⊖	HUNTER	AUTOMATIC CONTROLLER	IC-600-PL	CONTRACTOR TO PROVIDE MODULES IF NEEDED (PCM-300), CONTRACTOR TO PROVIDE REMOTE MOD.# ROOM-T BY HUNTER, TO BYPASS FLOW SENSOR AND OPEN MASTER VALVE WHEN QUICK COUPLER(S) ARE GOING TO BE USED, PER DETAIL	G L2.1
⊕	HUNTER	RAIN / SOLAR SENSOR	SOLAR SYNC WSS	LOCATE AT ROOF LEVEL, AS DIRECTED BY ARCHITECT, INSTALL MODULE BY/OR CONTROLLER PER MANUFACTURERS SPECS AND PER DETAIL	H L2.1
---	HUNTER	DRIPLINE	HDL-06-12-CV	DRIPLINE AT 12° O.C. TYPICAL, SEGMENT OF DRIPLINE MUST NOT EXCEED 311' IN LENGTH. DRIPLINE SHALL BE HALF BURIED BUT BELOW MULCH, DRIPPER SHALL BE IN STAGGERED LOCATION FROM PARALLEL LINE, PER DETAIL	J L2.1
---	HUNTER	DRIPLINE CONNECTION		DENOTES DRIPLINE CONNECTION TO LATERAL PER DETAIL	
---	ANY	PVC LATERAL LINE	SCH. 40	USE PVC SCH. 40 FOR 1 1/2" & SMALLER 18" DEEP UNDER PLANTING, 30" DEEP UNDER PAVEMENT AND 36" UNDER VEHICULAR PAVING.	
---	ANY	PVC MAIN LINE	SCH. 40	USE PVC SCH. 40 FOR 1 1/2" OR SMALLER 24" DEEP UNDER PLANTING, 36" DEEP UNDER PAVEMENT AND UNDER VEHICULAR PAVING.	
---	ANY	PVC SLEEVE	SCH. 40	MIN 2 X DIA. OF PIPES, EXTEND 12" BEYOND EDGE OF PAVEMENT AND PER IRRIGATION NOTES 9 & 11, SHEET L-3. SLEEVES 6" DIAMETER OR LESS UNDER VEHICULAR PAVING MUST BE SCHEDULE 80, AND 36" DEEP. SLEEVES UNDER PEDESTRIAN PAVING MAY BE SCHEDULE 40 AND MINIMUM OF 18" DEEP FOR SLEEVES LESS THAN 3" DIAMETER.	

SIZE OF REMOTE	CONTROL VALVE SPRINKLER ZONE #	TYPE	GALLONS PER MINUTE
A1	120	X	

FOR IRRIGATION NOTES, SEE SHEET L1.1



HYDROZONES LEGEND

- H1 - LOW WATER USE TREES WITH BUBBLERS - 48 S.F.
- H2 - LOW WATER USE PLANTS WITH DRIP - 683.84 S.F.
- H3 - MEDIUM WATER USE PLANTS WITH DRIP - 182.54 S.F.

HYDROZONE MAP

SCALE 1"=20'-0"

WATER USE CALCULATIONS

MAXIMUM APPLIED WATER ALLOWANCE
 $MAWA = (ET_0) \times (0.62) \times ((ETAF \times LA) + ((1-ETAF) \times SLA))$
 $MAWA = (40) \times (0.62) \times (0.55 \times 914.38) = 12,472.14$

ESTIMATED TOTAL WATER USE
 $ETWU = (ET_0 \times 0.62) \times (ETAF \times AREA)$

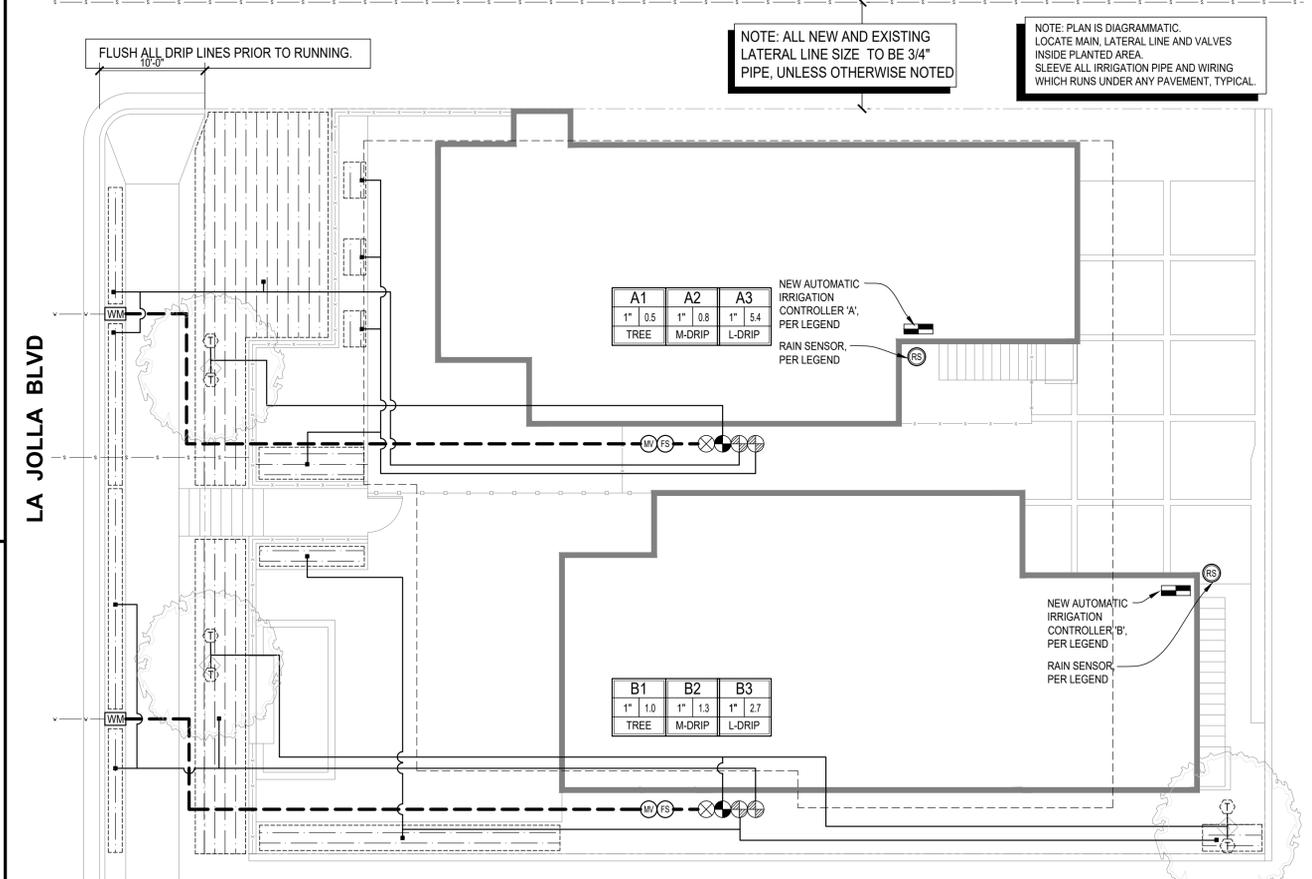
H1 - LOW WATER USE TREES W/ BUBBLERS (VALVE A1 & B1)
 $ETWU = (40 \times 0.62 \times 0.2 \times 48) = 317.44$

H2 - LOW WATER USE PLANTS W/ DRIP (VALVE A2 & B2)
 $ETWU = (40 \times 0.62 \times 0.2 \times 683.84) = 4,187.47$

H3 - MEDIUM WATER USE PLANTS W/ DRIP (VALVE A3 & B3)
 $ETWU = (40 \times 0.62 \times 0.4 \times 182.54) = 2,235.56$

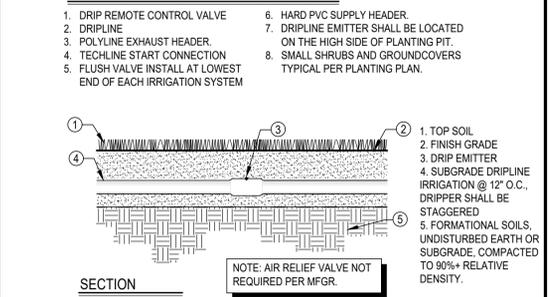
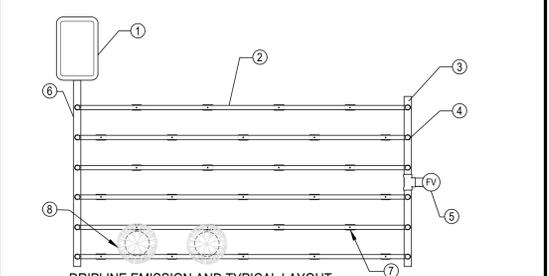
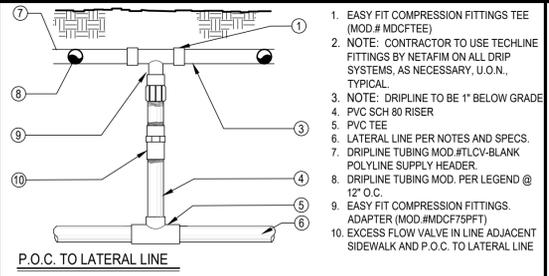
TOTAL ETWU = 6,740.47 GAL/YEAR

MAWA = 12,472.14 GAL/YR
ETWU = 6,740.47 GAL/YR



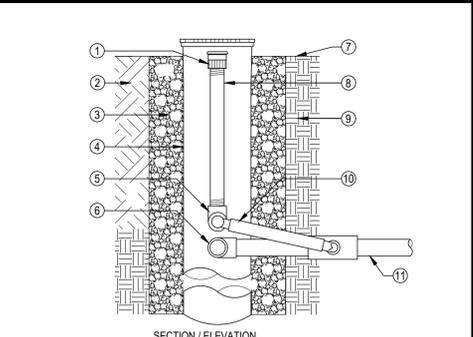
IRRIGATION PLAN

SCALE 1/8"=1'-0"

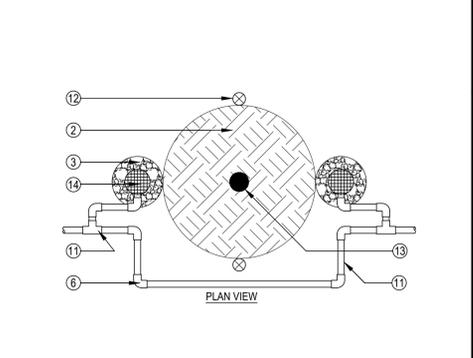


DRIPLINE

NOT TO SCALE

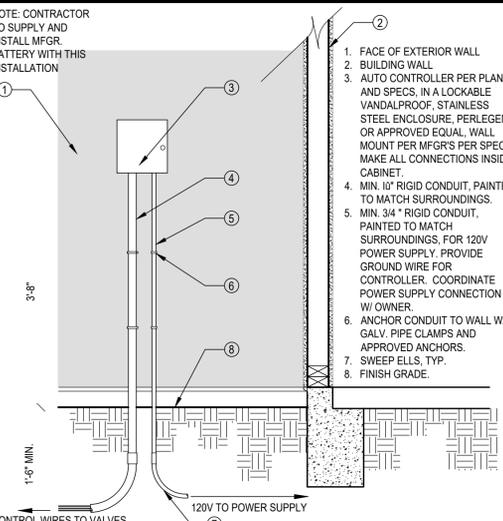


- BUBBLER
- ROOTBALL OF TREE
- 2" OF PEA GRAVEL AROUND RWS
- ** 4" BASKET WEAVE CANISTER
- ** 1/2" ELL
- SCH 40 PVC ELL (LATERAL LINE SIZE)
- FINISH GRADE
- ** SCH 80 PVC NIPPLE
- NATIVE SOIL
- ** 12" SWING ASSEMBLY
- LATERAL LINE PIPING PER IRRIGATION LEGEND (PLAN SIZE)
- TREE STAKE PER PLANTING PLAN
- TRUNK OF TREE
- ROOT WATERING SYSTEM PER IRRIGATION LEGEND

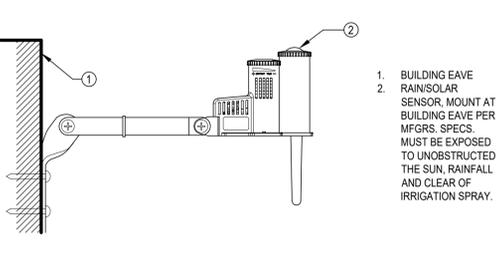


SUPPLEMENTAL TREE ROOT WATERING SYSTEM

NOT TO SCALE

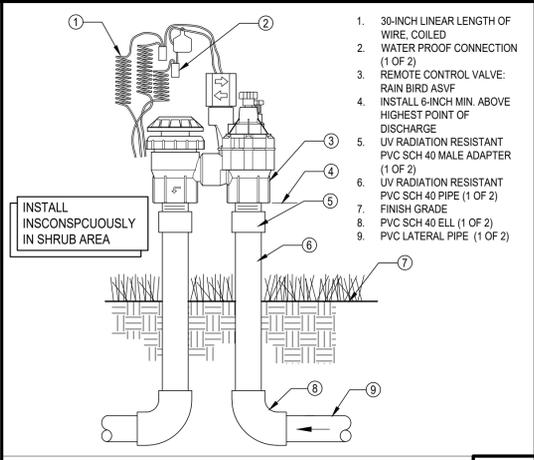


AUTOMATIC CONTROLLER

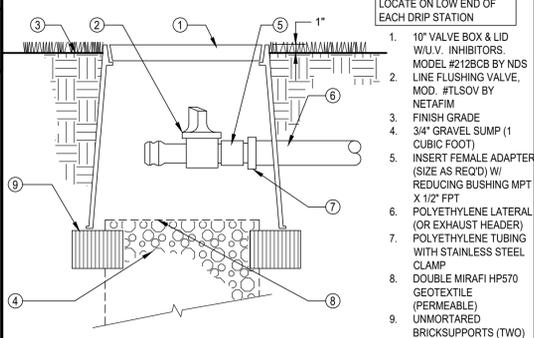


RAIN / SOLAR SENSOR

NOT TO SCALE

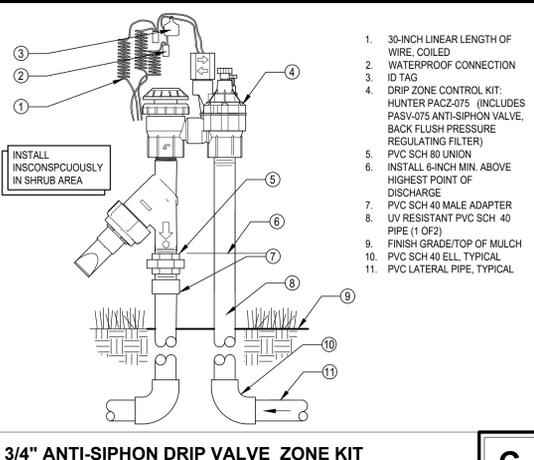


AUTOMATIC ANTI-SIPHON VALVE

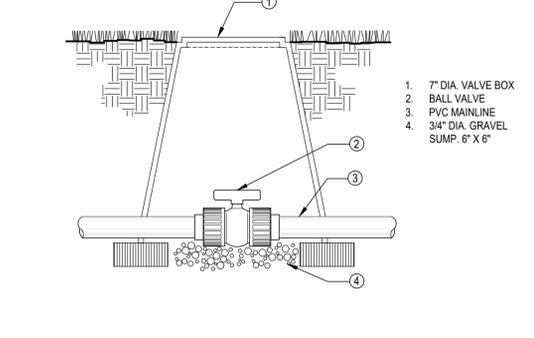


DRIPLINE FLUSHING VALVE

NOT TO SCALE



3/4" ANTI-SIPHON DRIP VALVE ZONE KIT WITH BACKFLUSH FILTER



BALL VALVE

NOT TO SCALE



2643 4th Avenue
 San Diego CA 92103
 phone 619.544.1977
 angelina@asotelo.com
 www.asotelo.com



LA JOLLA BLVD.
 7209 & 7211 LA JOLLA BLVD.
 LA JOLLA CA 92137

SUBMIT. TO CLIENT 11.08.19

IRRIGATION PLAN

SHEET
L2.0