



THE CITY OF SAN DIEGO

## REPORT TO THE PLANNING COMMISSION

**DATE ISSUED:** October 2, 2014

**REPORT NO. PC-14-053**

**ATTENTION:** Planning Commission, Agenda of October 9, 2014

**SUBJECT:** EAST- CLIFF, GABLES, JACK O'LANTERN,  
PROJECT NO. 224418; PROCESS 4

**OWNER:** ALLISON-ZONGKER, L.P., A CALIFORNIA LIMITED  
PARTNERSHIP

**APPLICANT:** James Alcorn, Alcorn and Benton Architects

### SUMMARY

**Issue(s):** Should the Planning Commission grant approvals for the construction of three detached residences located at 1241, 1245 and 1249 Coast Boulevard within the La Jolla Community Planning Area?

### **Staff Recommendations:**

1. **CERTIFY** Mitigated Negative Declaration No. 224418 and **ADOPT** the Mitigation, Monitoring and Reporting Program; and
2. **APPROVE** Planned Development Permit No. 1067766, Coastal Development Permit No. 799592 and Site Development Permit No. 1343059.

**Community Planning Group Recommendation:** On May 5, 2011, the La Jolla Community Planning Association voted 10-0-0 to recommend approval of the project with no conditions (Attachment 11). In June 2014, the applicant contacted the group at the direction of staff, to determine if an updated recommendation was desired. The group indicated that they did not wish to review the project a second time.

**Environmental Review:** A Mitigated Negative Declaration was prepared for the project in accordance with the State of California Environmental Quality Act (CEQA) Guidelines. A Mitigation, Monitoring and Reporting Program has been prepared which

will reduce, to below a level of significance, potential impacts identified in the environmental review process.

**Fiscal Impact Statement:** None with this action. All costs associated with the processing of this project are paid from a deposit account maintained by the applicant.

**Code Enforcement Impact:** None with this action.

**Housing Impact Statement:** The project proposes three residential units where previously, four residences were constructed. The proposed project is consistent with the La Jolla Community Plan land use designation of Community Commercial which allows a density of 29 dwelling units per acre or a total of eight dwelling units. It is unlikely that the site could accommodate additional units with Proposition "D" Coastal Height Limit Overlay Zone limiting the height to 30 feet, the steep topography of the site, the design requirements imposed by the previously approved California Coastal Commission's Coastal Development Permit discussed further in this report and, the existing commercial/retail developments on site. Therefore, the development of only three units is an appropriate density allocation for this site. This project is subject to the requirements of the City's Inclusionary Affordable Housing Regulations (Chapter 14, Article 2, Division 13 of the San Diego Municipal Code (SDMC)).

## **BACKGROUND**

The project proposes to construct three detached residences on a double-fronted, 0.91-acre site that is developed with existing commercial buildings (one on Coast Boulevard and three on Prospect Street). The site is located between Prospect Street and Coast Boulevard, across the street from the Pacific Ocean. The irregularly shaped parcel is comprised of three legal lots, is zoned Zone 1A of the La Jolla Planned District and designated as Community Commercial within the La Jolla Community Plan (Attachments 1, 2 and 3). The site is within the Coastal Overlay Zone (appealable to the California Coastal Commission), Sensitive Coastal Resource Overlay Zone - Coastal Bluff, Coastal Height Limit Overlay Zone, Parking Impact Overlay Zone, and Residential Tandem Parking Overlay Zone.

The existing buildings and proposed buildings cross the lot lines rendering the site one premise. The on-site commercial establishments are two restaurants, Goldfish Café and Eddie V's restaurants, and two retail/office buildings. The redevelopment of the Chart House (now Eddie V's) restaurant along the Prospect Street frontage was the subject of California Coastal Commission issued permit on appeal (CDP Nos. F8945-A1 and F8945-A2) and City-issued Sensitive Coastal Resource Overlay Zone/La Jolla Planned District Permit No. 98-0755.

The developed portion of the site encompasses 72 percent while the remaining 28 percent consists of disturbed, vacant land which fronts on Coast Boulevard. The vacant portion of the previously disturbed portion of the site proposed for development contains steep topography which slopes upward to approximately 50 feet in height above Coast Boulevard. The site is located along the curvature of Coast Boulevard which is a single-lane, one-way road (adjacent to the site) and is also designated as a fire lane.

Surrounding developments along Coast Boulevard are primarily residential uses, but also includes hotel uses and commercial establishments. Along Prospect Street are a variety of office, commercial and retail uses. La Jolla Cove and Goldfish Point are across Coast Boulevard to the north (Attachment 4).

#### **State-Issued Coastal Development Permit (1992)/Previous Development:**

The portion of the site to be developed was previously improved with four cottages constructed in the early 1900's known as the "Green Dragon Colony." The entire site was designated as a historical resource in 1973 (Historical Resources Site # 84) and in 1986, the designation was expanded to include the four original cottages (circa 1894). In 1988, the City of San Diego obtained coastal development permit jurisdiction of the site. These cottages were demolished in 1991 pursuant to City-issued approvals and subsequently authorized by the 1992 California Coastal Commission (CCC) Coastal Development Permits (CDP) following settlement of litigation. Only a portion of the subject property (the previous location of the four cottages) is the subject of that State-issued CDP (Attachment 8 - CDP No. A-6-LJS-91-168-R-A2).

The 1992 State-issued CDP imposed special conditions of approval and a deed restriction for the future development of the site, as mitigation for the loss of the historic structures. These conditions included a provision that any future development proposal incorporate, to the extent feasible, certain historic character-defining elements that were present on the Green Dragon Colony homes. No specific development proposal was identified with this permit; only the demolition of the structures. Further, permit conditions identified a joint State and City process for the review and approval of a future development. Step one of the process required the State Historical Building Safety Board to conduct an analysis to document the historical and/or architecturally significant design elements to be incorporated into the future development of the site where feasible. The report entitled *Green Dragon Colony Design Element Report* was prepared and accepted by the State in 1992 and is included into the State-issued CDP and deed restrictions (Attachment 8C).

Secondly, the applicant was to prepare a "Feasibility Study" of any proposed development project in consultation with the State Historical Building Safety Board, to be submitted to the CCC, to ensure that the scale and character of the demolished structures would be retained to the maximum extent feasible. Review of the study was not intended to endorse any one project or particular development proposal. A study was prepared in consultation with the State Historic Building Safety Board for this current project in December 2013 (Attachment 9). Lastly, the City of San Diego would process the Coastal Development Permit for the development proposal.

#### **Project Approvals:**

The project requires a Planned Development Permit (Process 4) for deviations, a Coastal Development Permit (Process 3) for new development within the Coastal Overlay Zone, and a Site Development Permit (Process 3) for development within the Sensitive Coastal Resource Overlay Zone - Coastal Bluff.



## **DISCUSSION**

### **Project Description:**

The proposed project would construct three detached, two and three-level residences over basement garages resulting in the following gross floor area:

- “East-Cliff” - 2,267 square feet
- “Gables” - 2,938 square feet
- “Jack O’ Lantern” - 2,340 square feet.

The units would be accessed from Coast Boulevard via three proposed 12-foot wide driveways. A total of 12 on-site parking spaces are proposed where 9 are required. Other project components include the construction of four-foot wide, vertical public stairs from Prospect Street to Coast Boulevard, between the Gables and Jack O’Lantern units at the west property line along Lot 30. This public access is a requirement of the aforementioned State-issued CDP’s special conditions and is consistent with the community plan recommendation for a public accessway through the site. Project retaining walls that vary in height from two feet to 10 feet are proposed along only a portion of the Coast Boulevard frontage. The project would remove an existing, up to 15-foot high retaining wall that is currently located along the entire Coast Boulevard frontage. This wall exceeds allowable height limits and is not an attractive element within the area.

### **Community Plan Analysis:**

The project implements the La Jolla Community Plan. The proposed project is designated for Community Commercial which allows commercial/retail and residential developments. The Commercial Land Use Element of the plan, page 97, recommends to: “maintain a diversified, yet balanced land use pattern which includes providing adequate levels of commercial retail services, residential development and cultural opportunities within existing commercial areas ...”

The Residential Element recommends, page 90, item 2a, to “maintain and enhance the existing neighborhood character and ambiance, and promote good design and visual harmony in the transitions between new and existing structures through the preservation of the following elements: bulk and scale as viewed from the public right-of-way and from parks and open space.” The project would contribute to the community character on Coast Boulevard with the reconstruction of the three new units in the proposed style that incorporate design elements of the former Green Dragon Colony cottages including board and batten siding, river bottom stonework on exposed foundations, bungalow style windows, gable, hip and shallow pitched roofs and covered decks and porches.

The site has existing commercial uses fronting both streets. The inclusion of residential use on this portion of the site results in a mixed-use development consistent with the Community Plan. The Residential Element recommends regulating the scale of the new development by applying minimum side and rear yard setback requirements that separate structures from adjacent properties in order to prevent a wall effect along the street face as viewed from the public right-of-way. The project complies with the setback regulations of the zone and incorporates interior side yards. The Residential Element further recommends maintaining the character of La Jolla’s



residential areas by ensuring that redevelopment occurs in a manner that protects natural features, preserves existing streetscape themes and allows a harmonious visual relationship to exist between the bulk and scale of new and older structures. The units would be sited to follow the natural terrain and are scaled down to relate proportionately to the existing structures adjacent to the proposed development which include the on-site Goldfish Cafe and Brockton Villa restaurant off-site, adjacent to the north.

The Heritage Resources Element of the plan recommends protecting sites with significant archaeological, architectural and historical value within the residential and commercial areas of La Jolla for their scientific, education and heritage values. The subject property is mapped as a registered historic site and the proposed development would incorporate architectural features, the residential uses and site design elements of the previously existing, historically designated cottages. The Plan recommends preserving all designated historic sites in La Jolla.

Appendix G, Coastal Access Subarea Maps of the Community Plan, page 167, identifies the site as having an “alternative pedestrian access” with Coast Boulevard identified as having a “scenic blufftop walkway.” The proposed development includes a new on site, public walkway from Prospect Street to Coast Boulevard which will serve as a second vertical public access on the property. As conditioned by a 2002 State-issued CDP for the former Chart House restaurant remodel, F-8945-A1/A2, there is an existing, on site public stairway on the east side of this building within Lot 32 which will remain unaltered by the proposed project.

Subarea D: “Coast Walk - Visual Access” of the plan identifies the subject site as having a “high potential” for visual access in a commercial development (page 169). The three proposed homes are below the visual site lines for views to the ocean from Prospect Street. Therefore, the development will not affect those designated views to the ocean.

### **Environmental Analysis:**

A Mitigated Negative Declaration was prepared for the project due to the potential to impact archaeological and paleontological resources. The site is underlain with potentially sensitive soils and the project proposes a total of 4,600 cubic yards of cut to a maximum depth/cut of approximately 33 feet for site preparation and for the construction of the basements. As such, paleontological monitoring is required. A mitigation program was undertaken in 1991 and 1993 in conjunction with the demolition of the four previously existing cottages. The report concluded that cultural material could be present at the top of the slope. Due to the steep topography, any prehistoric material present within the area proposed for redevelopment is considered likely to have washed down from the upper portion of the site or is present in fill slopes from other parts of the site. Although the cultural resources within the project area do not meet the criteria for significance under CEQA or the City’s Historical Resources Guidelines, mitigation measures have been incorporated which require that qualified archaeologist and Native American monitors be present during on-site grading activities. Implementation of the Mitigation, Monitoring and Reporting program as outlined in Section V of the MND will reduce impacts to Historical Resources and Paleontology to below a level of significance.

## **Project-Related Issues:**

### **Historical Analysis**

The project site is subject to the 1992 State-issued CDP which incorporated special permit conditions and deed restrictions outlining specific architectural and design elements deemed to be historically and/or architecturally significant which would be incorporated into any future redevelopment proposal to the maximum extent feasible. Thirty building and architectural elements, site design features such as spacing between the buildings, and placement of the buildings in relation to the side lot lines, as well as specific landscape materials were identified. The proposed development incorporates these elements including rafter tails, large and small window types, multiple offsetting planes and horizontal shiplap clapboard siding. Like the original cottages, the project also orients the structures both on a northerly axis and northeasterly axis. Bulk and scale are addressed through incorporation of the above referenced elements, as well as through site planning, extensive use of offsetting planes, varied roof forms and extensive use of the identified design features that recall the original cottages. The only Architectural Character Defining Element not completely incorporated, the projecting floors with decorative brackets, is omitted because of its inconsistency with the requirement of the planned district regulations. However, the element is functionally implemented through the incorporation of decorative brackets at decks and under bay windows.

The conditions also require the preservation of public access and public vistas through the site. As described above in the Community Plan Analysis section, the development will not encroach upon any designated public views and would enhance public access through the site by the construction of a new public stairway.

An historic land use report was submitted for staff review which assesses the project's compliance with the State-issued CDP and current historical regulations. The State Historic Building Safety Board's final analysis dated December 23, 2013, determined that the Feasibility Study adequately addresses the feasibility of incorporating the Historical and Architectural Character Defining Elements into the project and that it complies with the Coastal Commission permit requirements. The City's Historical Resources staff has also reviewed the proposed project for consistency with Historical Design Elements and found the development to have incorporated the elements to the maximum extent feasible.

### **Planned Development Permit Analysis**

The project design incorporates deviations to the development regulations as allowed with a Planned Development Permit. The Planned Development Permit allows flexibility in the application of development regulations for projects where strict application of the base zone development regulations would restrict design options and result in a less desirable project. The following information is a summary of the analysis of the proposed deviations.

**Ground Floor Residential** – The project proposes to allow ground floor residential, not ground floor retail, on a portion of the front 50 percent of the lot fronting on Coast Boulevard. Land Development Code sections 159.0306(a) and 159.0306(c) require that (a) retail uses account for a minimum of 50 percent of the gross ground floor area; (b) 75 percent of a structure's street frontage length be dedicated to retail; and (c) a project not include residential uses within the

front 50 percent of a lot. This deviation request relates to a 0.28-acre portion of the 0.91-acre property that is proposed for development.

The site is zoned and designated for residential and commercial uses. Standards for Zone 1A are intended to maintain pedestrian scale and continuity, and preserve and enhance the retail development pattern of department stores, small retail shops and restaurants. The historic use of the site included ground floor residential development. The property currently contains approximately 21,000 square feet of ground floor retail and commercial establishments along Prospect Street and Coast Boulevard. The inclusion of residential development at this location meets the purpose and intent of the zone and implements the land use designation of providing a mixed use development on the premises.

Driveways – The second deviation would allow the construction of three new driveways along Coast Boulevard. Land Development Code section 142.0560 and Appendix D. 3 of the La Jolla Planned District Ordinance allows one driveway per 100 feet of street frontage and requires 150 feet between driveways. The project proposes a total of four driveways (three proposed, one existing), with less than 150 feet between.

The site contains 266 linear feet of frontage on Coast Boulevard. The property contains an existing curb cut for the commercial establishment on Coast Boulevard. The project would provide 28'-0", 32'-7" and 66'-1" between each driveway, proposed and existing. The three additional driveways would provide access to the required parking within enclosed garages, including guest parking for each unit. A total of 12 off-street parking spaces are provided where 9 are required. The purpose of the driveway restrictions is to limit the number of curb cuts in order to maintain on-street, public parking spaces. As a result of the placement of the new driveways and the proposed restriping of the existing on-street parking on the north side of Coast Boulevard, the project will not cause a net loss of existing on-street parking spaces. (Reference Attachment 13, sheets 10 and 11).

Staff also required that the applicant prepare alternative concept designs that incorporated retail uses to further analyze the requested deviations (Attachment 13 - sheets 25 through 28). Staff concluded that the provision of a mixed use structure at this location would potentially result in a request for a parking deviation, cause traffic impacts and, would result in a design that would be inconsistent with the CCC directive to incorporate the scale, design features and elements of the former cottages to the maximum extent feasible.

The proposed deviations will facilitate the construction of a more desirable project than would be achieved with strict adherence to the use and driveway regulations. Public benefits include the addition of housing stock, maintaining the diversified and balanced land use pattern that existed on the site for more than 100 years, visual enhancement of the site and, the new public accessway. The project also reflects the historical character of the early 20<sup>th</sup> century cottages as mandated by the Coastal Commission.

#### Sensitive Coastal Resources Overlay Zone

The site is located within a Sensitive Coastal Resource Overlay Zone - Coastal Bluff. A coastal bluff is located off-site within the Coast Boulevard right of way. Although the site is mapped as



a Coastal Bluff, the site is developed and disturbed and does not contain natural land features typical of sites mapped as such. The project is consistent with environmentally sensitive lands (ESL) regulations for Coastal Bluff properties which include requirements for setbacks from a bluff edge, effective drainage of surface water, prohibition of erosion control devices and, maintenance of the natural character of the bluff face. The proposed development complies with all of the applicable ESL regulations.

### **Conclusion:**

Staff has reviewed the proposed project and all issues identified through the review process have been resolved in conformance with adopted City Council policies and regulations of the Land Development Code. Staff believes that the requested deviations are consistent with the provisions of the purpose and intent of the Planned Development Permit Ordinance. The project complies with the applicable supplemental regulations and design criteria of the Planned Development Permit Ordinance and the Sensitive Coastal Resource Overlay Zone. Staff has provided draft findings of fact for consideration in Attachment 5 in support of the project and recommends that the Planning Commission approve the project as submitted.

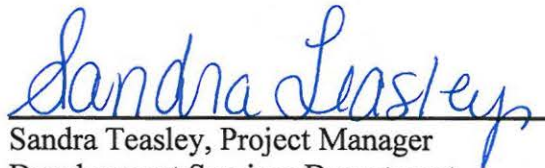
### **ALTERNATIVES**

1. **Approve** Planned Development Permit No. 1067766, Coastal Development Permit No. 799592 and Site Development Permit No. 1343059 with modifications.
2. **Deny** Planned Development Permit No. 1067766, Coastal Development Permit No. 799592, and Site Development Permit No. 1343059, if the findings required approve the project cannot be affirmed.

Respectfully submitted,



Mike Westlake  
Assistant Deputy Director  
Development Services Department



Sandra Teasley, Project Manager  
Development Services Department

VACCHI/SMT

### **Attachments:**

1. Aerial Photograph of Site
2. Community Plan Land Use Map
3. Project Location Map
4. Surrounding Land Uses Aerial
5. Draft Permit Resolution with Findings

6. Draft Permit with Conditions
7. Environmental Resolution with MMRP
8. State-Issued CDP No. A-6-LJS-91-168-R-A2
9. Feasibility Study/Acceptance Letter (San Diego Building and Historical Safety Board, dated December 2013)
10. Ownership Disclosure Statement
11. Community Planning Group Recommendation
12. Project Data Sheet
13. Project Site Plans

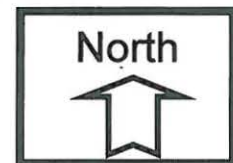


Attachment 1

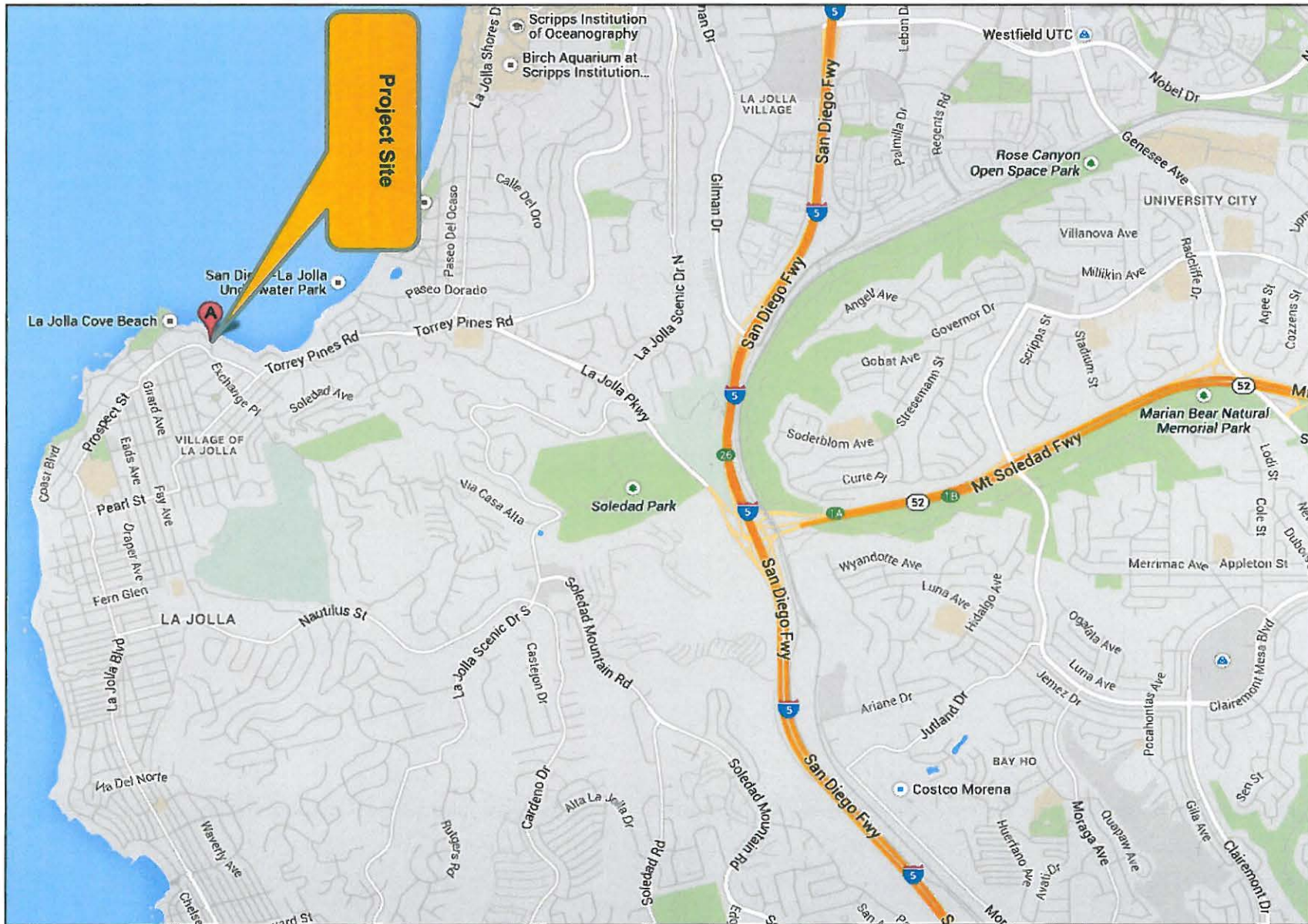


## Aerial Photograph

East Cliff, Gables, Jack O'Lantern - Project No. 224418  
1241, 1245, 1249 Coast Boulevard







## Project Location Map

**East Cliff, Gables, Jack O'Lantern Project No. 224418**  
**1241, 1245, 1249 Coast Boulevard**





Map ONE

# La Jolla Existing Conditions Land Use

## Legend

- Single Family Residential
- Multi Family Residential
- Group Quarters
- Mobile Home Park
- Commercial Visitor Commercial
- Industrial Warehouse/Storage
- Communication Utilities Transportation Related
- Institutional
- Military Use
- Schools
- Park Open Space Beaches TMS
- Private Recreation
- Undeveloped

**Single Family** - single family detached housing units, on lots smaller than 1 acre.  
**Multi Family** - attached housing units, row or semi row housing structures - includes duplexes, triplexes, quadplexes, rowhouse-style apartments, and THUs in Census City.  
**Group Quarters** - includes dormitories, convalescent or retirement homes not associated with a health care facility, rooming houses, or halfway houses.  
**Commercial** - includes commercial, neighborhood, and specialty shopping centers, office buildings, hotels, motels, auto dealerships, automobile trade, and other retail uses, which may include an industrial or residential category of commercial, or residential uses adjacent to commercial establishments. Includes Commercial Institutions such as Boys and Girls Club and YMCA.  
**Industrial** - heavy industry, light industry, which includes industrial parks - office/industrial uses clustered into a center. Light industry generally located along major roads or clustered in certain areas. Which includes manufacturing uses such as furniture, electronics, paper, rubber, shoes, clay, and glass, as well as light industrial uses as auto repair services and recycling centers. Warehouse public storage - retail's large buildings located near freeways, industrial or drug commercial areas.  
**Communication and Utilities** - TV and radio broadcasting stations, or key towers, electrical power generating plants, water and sewage treatment facilities and surface parking lots. Transit Centers included.  
**Institutional** - hospitals, clinics, day care, post offices, police and fire stations, and other public services, such as school facilities, museums, art galleries, social service agencies, business centers, and libraries.  
**Schools** - includes public and private schools, colleges, and universities.  
**Parks** - Community parks with recreation areas and centers containing one or more of the following facilities: tennis or basketball courts, baseball diamonds, soccer fields, or swings. Includes neighborhood parks with a high level of use as also included as active parks.  
**Private Recreation** - May include children's recreation areas, pools, tennis courts, golf courses and associated facilities, and other recreational facilities. Also includes Golf Courses.  
**Open Space** - includes undeveloped and nature preserves, lands set aside for open space, and parks with limited development and some.  
**Undeveloped** - Vacant land that is either graded or not graded. Includes public natural areas, forested or open space, mountainous natural development or open space not a part of an established park or preserve.

All land use designations may not occur in the area displayed on this map.  
 Land uses are mapped by parcels. The land use which generates the highest average daily trip will be shown within each parcel.



City of San Diego  
Planning Department  
April 1, 2004

Map prepared by the City of San Diego Planning Department. The map is for informational purposes only and does not constitute a contract. The map is subject to change without notice. The map is not to be used for any other purpose without the written consent of the City of San Diego Planning Department.

Attachment 3



**Community Plan Land Use Map**  
East Cliff, Gables, Jack O'Lantern Project No. 224418  
 1241, 1245, 1249 Coast Boulevard





Attachment 4



## Surrounding Uses Coast Blvd

East Cliff, Gables & Jack O'Lantern - Project No. 224418

1241, 1245, 1249 Coast Boulevard





PLANNING COMMISSION  
RESOLUTION NO.  
PLANNED DEVELOPMENT PERMIT NO. 1067766  
COASTAL DEVELOPMENT PERMIT NO. 799592  
SITE DEVELOPMENT PERMIT NO. 1343059  
**EAST - CLIFF, GABLES, JACK O'LANTERN - PROJECT NO. 224418**  
**[MMRP]**

WHEREAS, ALLISON-ZONGKER, L.P., A CALIFORNIA LIMITED PARTNERSHIP, Owner/Permittee, filed an application with the City of San Diego to construct three detached single-family residences on a site developed with existing commercial buildings (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit Nos. 1067766, 799592, and 1343059), on portions of a 0.91-acre site;

WHEREAS, the project site is located at 1241, 1245 and 1249 Coast Boulevard in Zone IA of the La Jolla Planned District, Coastal Overlay Zone (appealable), Sensitive Coastal Resource Overlay Zone, Coastal Height Limit Overlay Zone, Parking Impact Overlay Zone, and Residential Tandem Parking Overlay Zone, within the La Jolla Community Planning area.

WHEREAS, the project site is legally described as Lots 30, 31 and 32 in Block 59 of La Jolla Park Map No. 352;

WHEREAS, on October 9, 2014, the Planning Commission of the City of San Diego considered Planned Development Permit, Coastal Development Permit, and Site Development Permit Nos. 1067766, 799592, and 1343059 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 as follows:

That the Planning Commission adopts the following written Findings, dated October 9, 2014.

FINDINGS:

**Coastal Development Permit - Section 126.0708**

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

The project proposes to construct three detached residences (two 3-story and one 2-story, with basement garages) on a 0.91-acre site that is developed with existing commercial buildings. The site is located at 1241, 1245 and 1249 Coast Boulevard, zoned Zone 1A of the La Jolla Planned District and designated as Community Commercial within the La Jolla Community Plan.

Appendix G, Coastal Access Subarea Maps of the Community Plan, page 167, identifies the site as having an “alternative pedestrian access” with Coast Boulevard identified as having a “scenic blufftop walkway.” The proposed development includes a new on site, public walkway from Prospect Street to Coast Boulevard which will serve as a second vertical public access on the property. The public access proposed is a new four-foot wide staircase on Lot 30, between the Gables and Jack O’Lantern buildings, leading from an entry on Coast Boulevard to an entry at Prospect Street. Views of the ocean and coast will exist from this walkway.

As conditioned by a CDP issued by the California Coastal Commission in 2002 for the former Chart House restaurant remodel (F-8945-A1/A2), there is an existing, on site public stairway on the east side of this building within Lot 32 which will remain unaltered by the proposed project. This public accessway would remain unaltered. As conditioned by the Chart House Remodel CDP, access to this stairway is open from 8:00 A.M. to sunset daily and signage is installed on the site to alert the public of this amenity.

Subarea D: “Coast Walk - Visual Access” of the plan identifies the subject site as having a “high potential” for visual access in a commercial development (page 169). The development will not affect those designated views to the ocean. The proposed residences would be constructed entirely within private property and located down slope on the opposite side of Coast Boulevard from the ocean. The three proposed homes are below the visual site lines for views to the ocean from Prospect Street and the on-site, existing commercial development. The residences would not block any public views to or along the ocean.

Therefore, 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.

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

The project proposes to construct three detached residences (two 3-story and one 2-story, with basement garages) on a 0.91-acre site that is developed with existing commercial buildings. The site is located at 1241, 1245 and 1249 Coast Boulevard, zoned Zone 1A of the La Jolla Planned District and designated as Community Commercial within the La Jolla Community Plan.

The site contains environmentally sensitive lands in the form of a Coastal Bluff. The Land Development Code defines a sensitive coastal bluff as land that is designated within hazard category numbers 41 through 47, inclusive, on the City’s Geologic Hazard Maps plus the area of an additional 100-foot strip located landward and contiguous to the coastal bluff edge. A sea cave locally known as “Cook’s Crack” is located adjacent to the northwest corner of the site beneath the Coast Boulevard right of way. Typically, a coastal bluff edge is located at the top of the bluff face; however, when sea caves are

present, the coastal bluff edge is taken as the vertical projection of the sea cave. The geotechnical report submitted for the project established that the “edge of bluff” is located off-site beneath the right of way and recommends that the project maintain a 25 foot bluff setback as required by the Land Development Code.

Although the entire site is mapped as Coastal Bluff, the property is disturbed and does not contain natural land features. The project is consistent with ESL regulations for coastal bluff properties, including the referenced Coastal Bluff and Beaches Design Guidelines and, the La Jolla Community Plan’s policies pertaining to Coastal Bluffs. Specifically, the regulations, guidelines and plan recommendations include the requirement for setbacks from a bluff edge, effective drainage of surface water, prohibition of erosion control devices and, maintenance of the natural character of the bluff face. The development will not encroach within the required bluff setback and it will implement the other Coastal Bluff, stormwater and erosion control requirements. The proposed development, with the imposition of the conditions of approval and as a result of compliance with applicable laws, complies with all of the ESL regulations/guidelines and is consistent with the plan recommendations. Therefore, the coastal development will not adversely affect environmentally sensitive lands.

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

The project proposes to construct three detached residences (two 3-story and one 2-story, with basement garages) on a 0.91-acre site that is developed with existing commercial buildings. The site is located at 1241, 1245 and 1249 Coast Boulevard, zoned Zone 1A of the La Jolla Planned District and designated as Community Commercial within the La Jolla Community Plan.

The proposed project is consistent with the Community Commercial land use designation which allows commercial/retail and residential developments. The Commercial Land Use Element of the plan recommends to: “maintain a diversified, yet balanced land use pattern which includes providing adequate levels of commercial retail services, residential development within existing commercial areas ...” The site has existing commercial uses fronting both streets. The inclusion of residential use on this portion on the site results in a mixed-use development. The commercial uses on the site total approximately 21,000 square feet of restaurants, retail and office uses.

The Residential Element of the Community Plan recommends to “maintain and enhance the existing neighborhood character and ambiance, and promote good design and visual harmony in the transitions between new and existing structures through the preservation of the following elements: bulk and scale as viewed from the public right-of-way and from parks and open space.” The project would contribute to the community character on Coast Boulevard with the inclusion of the three new homes in the proposed style. The proposed homes are compatible with the existing on site developments which include the four commercial establishments. The commercial buildings were designed by Robert Mosher, FAIA, between the 1940s and 1980s following the design elements of the original



cottages. These elements included distinctive roofs, broad eaves and detailed carpentry. The placement of the three proposed homes would follow the natural terrain and are scaled down to relate proportionately to the existing structures adjacent to the proposed development which include the on-site Goldfish Cafe and the adjacent Brockton Villa restaurants. The surrounding developments along Coast Boulevard include the adjacent office uses and retail uses and residential developments within multi-story buildings.

The Residential Element also recommends regulating the scale of new developments by applying minimum side and rear yard setback requirements that separate structures from adjacent properties in order to prevent a wall effect along the street face as viewed from the public right-of-way. The project complies with the setback regulations of the zone and incorporates interior side yards. The Residential Element further recommends maintaining the character of La Jolla's residential areas by ensuring that redevelopment occurs in a manner that protects natural features, preserves existing streetscape themes and allows a harmonious visual relationship to exist between the bulk and scale of new and older structures. The proposed design for the previously disturbed site complies through features such as the stepping of the structures down the sloping lot, varied building heights and offsetting planes and the incorporated character defining elements that evoke the homes previously located on the site.

Appendix G, Coastal Access Subarea Maps of the Community Plan, page 167, identifies the site as having an "alternative pedestrian access" with Coast Boulevard identified as having a "scenic blufftop walkway." The project would construct a new public walkway through the site from Prospect Street to Coast Boulevard, which will serve as a second public accessway as conditioned by the 1992 State-issued CDP No. A-6-LJS-91-168-R-A2. The State CDP was issued after the demolition of four, previously existing historical cottages and included specific conditions of approval as mitigation for the loss of the historic buildings, including the provision for public access through the site. The public access proposed is a new four-foot wide staircase on Lot 30, between the Gables and Jack O'Lantern buildings, leading from an entry on Coast Boulevard to an entry at Prospect Street. Views of the ocean and coast will exist from this walkway.

There is an existing public access staircase on the site within Lot 32, adjacent to a restaurant as conditioned by a 2002, State-issued CDP Nos. F8945-A1 and F8945-A2, for the former Chart House restaurant remodel (currently Eddie Vs). This public accessway would remain unaltered. As conditioned by the Chart House Remodel CDP, access to this stairway is open from 8:00 A.M. to sunset daily and signage is installed on the site to alert the public of this amenity.

Subarea D: "Coast Walk - Visual Access" of the plan identifies the subject site as having a "high potential" for visual access in a commercial development (page 169). The proposed residences would be constructed entirely within private property and located down slope on the opposite side of Coast Boulevard from the ocean. The residences would be located below the visual site line for public views from Prospect Street and would not block any public views to or along the ocean.

The Heritage Resources Element of the plan recommends protecting sites with significant archaeological, architectural and historical value within the residential and commercial areas of La Jolla for their scientific, education and heritage values. The portion of the site to be developed was previously improved with four cottages constructed in the early 1900's known as the "Green Dragon Colony." The entire site was designated as a historical resource in 1973 (Historical Resources Site # 84) and in 1986, the designation was expanded to include the four original cottages (circa 1894). These cottages were demolished in 1991 pursuant to City-issued approvals and subsequently authorized by the 1992 California Coastal Commission CDP following settlement of litigation. Only a portion of the subject property (the previous location of the four cottages) is the subject of that State-issued CDP. The State-issued 1992 CDP imposed special conditions of approval and a deed restriction for the future development of the site, as mitigation for the loss of the historic structures, that outlined certain historic character-defining elements to be incorporated into a future development proposal to the maximum extent feasible.

The project has been designed to incorporate the specific architectural and design elements. These include site design features such as spacing between the buildings, and placement of the buildings in relation to the side lot lines, as well as specific landscape materials. The proposed development includes required elements such as rafter tails, large and small window types, multiple offsetting planes and horizontal shiplap clapboard siding. The project orients the structures both on a northerly axis and northeasterly axis similar to the placement of the original structures. The development's bulk and scale are addressed through incorporation of the above referenced elements, as well as through site planning, extensive use of offsetting planes, varied roof forms and extensive use of the identified design features that recall the original cottages. The only Architectural Character Defining Element not completely incorporated, the projecting floors with decorative brackets, is omitted because of its inconsistency with the requirement of the planned district regulations. However, the element is functionally implemented through the incorporation of decorative brackets at decks and under bay windows.

The project, with the deviations to the use and driveway regulations, complies with the certified Coastal Implementation Program including the setback, height, density and landscape requirements. The Land Development Code places limits on the location and quantity of residential uses on this site, limits the number of curb cuts and requires 150 feet of distance from one driveway to another. The project's deviations are supportable through the issuance of a Planned Development Permit.

As the project implements the applicable goals and recommendations of the Community Plan and the requirements of the Land Development Code, 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.

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

**public access and public recreation policies of Chapter 3 of the California Coastal Act.**

The project site is not located between the nearest public road and the sea or the shoreline of any body of water within the Coastal Overlay Zone.

**Site Development Permit - Section 126.0504**

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

The project proposes to construct three detached residences (two 3-story and one 2-story, with basement garages) on a 0.91-acre site that is developed with existing commercial buildings. The site is located at 1241, 1245 and 1249 Coast Boulevard, zoned Zone 1A of the La Jolla Planned District and designated as Community Commercial within the La Jolla Community Plan.

The proposed project is consistent with the Community Commercial land use designation which allows commercial/retail and residential developments. The Commercial Land Use Element of the plan recommends to: “maintain a diversified, yet balanced land use pattern which includes providing adequate levels of commercial retail services, residential development within existing commercial areas ...” The site has existing commercial uses fronting both streets. The inclusion of residential use on this portion on the site results in a mixed-use development. The commercial uses on the site total approximately 21,000 square feet of restaurants, retail and office uses.

The Residential Element of the Community Plan recommends to “maintain and enhance the existing neighborhood character and ambiance, and promote good design and visual harmony in the transitions between new and existing structures through the preservation of the following elements: bulk and scale as viewed from the public right-of-way and from parks and open space.” The project would contribute to the community character on Coast Boulevard with the inclusion of the three new homes in the proposed style. The proposed homes are compatible with the existing on site developments which include the four commercial establishments. The commercial buildings were designed by Robert Mosher, FAIA, between the 1940s and 1980s following the design elements of the original cottages. These elements included distinctive roofs, broad eaves and detailed carpentry. The placement of the three proposed homes would follow the natural terrain and are scaled down to relate proportionately to the existing structures adjacent to the proposed development which include the on-site Goldfish Cafe and the adjacent Brockton Villa restaurants. The surrounding developments along Coast Boulevard include the adjacent office uses and retail uses and residential developments within multi-story buildings.

The Residential Element also recommends regulating the scale of new developments by applying minimum side and rear yard setback requirements that separate structures from adjacent properties in order to prevent a wall effect along the street face as viewed from the public right-of-way. The project complies with the setback regulations of the zone and incorporates interior side yards. The Residential Element further recommends maintaining the character of La Jolla’s residential areas by ensuring that redevelopment

occurs in a manner that protects natural features, preserves existing streetscape themes and allows a harmonious visual relationship to exist between the bulk and scale of new and older structures. The proposed design for the previously disturbed site complies through features such as the stepping of the structures down the sloping lot, varied building heights and offsetting planes and the incorporated character defining elements that evoke the homes previously located on the site.

Appendix G, Coastal Access Subarea Maps of the Community Plan, page 167, identifies the site as having an “alternative pedestrian access” with Coast Boulevard identified as having a “scenic blufftop walkway.” The project would construct a new public walkway through the site from Prospect Street to Coast Boulevard, which will serve as a second public accessway as conditioned by the 1992 State-issued CDP No. A-6-LJS-91-168-R-A2. The State CDP was issued after the demolition of four, previously existing historical cottages and included specific conditions of approval as mitigation for the loss of the historic buildings, including the provision for public access through the site. The public access proposed is a new four-foot wide staircase on Lot 30, between the Gables and Jack O’Lantern buildings, leading from an entry on Coast Boulevard to an entry at Prospect Street. Views of the ocean and coast will exist from this walkway.

There is an existing public access staircase on the site within Lot 32, adjacent to a restaurant as conditioned by a 2002, State-issued CDP Nos. F8945-A1 and F8945-A2, for the former Chart House restaurant remodel (currently Eddie Vs). This public accessway would remain unaltered. As conditioned by the Chart House Remodel CDP, access to this stairway is open from 8:00 A.M. to sunset daily and signage is installed on the site to alert the public of this amenity.

Subarea D: “Coast Walk - Visual Access” of the plan identifies the subject site as having a “high potential” for visual access in a commercial development (page 169). The proposed residences would be constructed entirely within private property and located down slope on the opposite side of Coast Boulevard from the ocean. The residences would be located below the visual site line for public views from Prospect Street and would not block any public views to or along the ocean.

The Heritage Resources Element of the plan recommends protecting sites with significant archaeological, architectural and historical value within the residential and commercial areas of La Jolla for their scientific, education and heritage values. The portion of the site to be developed was previously improved with four cottages constructed in the early 1900’s known as the “Green Dragon Colony.” The entire site was designated as a historical resource in 1973 (Historical Resources Site # 84) and in 1986, the designation was expanded to include the four original cottages (circa 1894). These cottages were demolished in 1991 pursuant to City-issued approvals and subsequently authorized by the 1992 California Coastal Commission CDP following settlement of litigation. Only a portion of the subject property (the previous location of the four cottages) is the subject of that State-issued CDP. The State-issued 1992 CDP imposed special conditions of approval and a deed restriction for the future development of the site, as mitigation for the loss of the historic structures, that outlined certain historic character-defining



elements to be incorporated into a future development proposal to the maximum extent feasible.

The project has been designed to incorporate the specific architectural and design elements. These include site design features such as spacing between the buildings, and placement of the buildings in relation to the side lot lines, as well as specific landscape materials. The proposed development includes required elements such as rafter tails, large and small window types, multiple offsetting planes and horizontal shiplap clapboard siding. The project orients the structures both on a northerly axis and northeasterly axis similar to the placement of the original structures. The development's bulk and scale are addressed through incorporation of the above referenced elements, as well as through site planning, extensive use of offsetting planes, varied roof forms and extensive use of the identified design features that recall the original cottages. The only Architectural Character Defining Element not completely incorporated, the projecting floors with decorative brackets, is omitted because of its inconsistency with the requirement of the planned district regulations. However, the element is functionally implemented through the incorporation of decorative brackets at decks and under bay windows.

As the project implements the applicable goals and recommendations of the community plan and the requirements of the Land Development Code, the proposed development will not adversely affect the applicable land use plan.

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

The project proposes to construct three detached residences (two 3-story and one 2-story, with basement garages) on a 0.91-acre site that is developed with existing commercial buildings. The site is located at 1241, 1245 and 1249 Coast Boulevard, zoned Zone 1A of the La Jolla Planned District and designated as Community Commercial within the La Jolla Community Plan.

The portion of the site proposed for development was previously improved with four residential units which were demolished. This action would re-establish the ground floor residential use that previously existed on the site. The development would be compatible with other uses in the immediate area which include commercial and retail along Prospect Street, and commercial and residential along Coast Boulevard.

The permit controlling the development contains specific conditions addressing the project compliance with the City's codes, policies, regulations and other regional, state, and federal regulations to prevent detrimental impacts to the health, safety and general welfare of persons residing and/or working in the area. Further, a project specific Geotechnical Report addresses the proximity of a sensitive coastal bluff and recommends specific setbacks that the project incorporates. Conditions of approval require compliance with several operational constraints and development controls, including, without limitation, parking, stormwater management, landscaping, geotechnical and use, the review of all construction plans by professional staff to determine construction will comply with all regulations and the inspection of construction to assure construction

permits are implemented in accordance with the approved plans and that the final construction will comply with all regulations. The conditions of approval and compliance with applicable laws will assure that the proposed development will not be detrimental to the public health, safety, and welfare.

**3. The proposed development will comply with the regulations of the Land Development Code.**

The project proposes to construct three detached residences (two 3-story and one 2-story, with basement garages) on a 0.91-acre site that is developed with existing commercial buildings. The site is located at 1241, 1245 and 1249 Coast Boulevard, zoned Zone 1A of the La Jolla Planned District and designated as Community Commercial within the La Jolla Community Plan.

The proposed development complies with regulations of the Land Development Code including building height, floor area ratio, setbacks and coverage. The project includes deviations to the ground floor use and driveway regulations. Zone 1A of the Planned District imposes limits on the location and quantity of residential uses on this site, and the Planned District and the city-wide parking regulations limits the number of curb cuts and requires 150 feet of distance from one driveway to another. These deviations are supportable through the issuance of a Planned Development Permit. Reference Planned Development Findings No. 3 for additional information.

The project is consistent with the environmentally sensitive lands regulations and the Coastal Bluffs and Beaches Design Guidelines regulating Coastal Bluffs. The project is consistent with ESL regulations for coastal bluff properties, including the referenced Coastal Bluff and Beaches Design Guidelines and, the La Jolla Community Plan's policies pertaining to Coastal Bluffs. Specifically, the regulations, guidelines and plan recommendations include the requirement for setbacks from a bluff edge, effective drainage of surface water, prohibition of erosion control devices and, maintenance of the natural character of the bluff face. The geotechnical report submitted for the project established that the "edge of bluff" is located off-site within the Coast Boulevard right of way at the location of the sea cave and recommends that the project maintain a 25 foot bluff setback as required by the Land Development Code. The development will not encroach within this required bluff setback. Only native or other drought tolerant plant species shall be used in landscaped areas in order to minimize irrigation requirements and reduce potential slide hazards due to overwatering of the coastal bluffs. The project proposes a plant palette with drought tolerant, native and non-native species. All required landscaping will be irrigated with an automatic, below-grade system featuring drip and/or low precipitation heads and rain sensor shutoff device.

The proposed development, with the imposition of the conditions of approval and as a result of compliance with applicable laws, complies with all the regulations of the Land Development Code.

**Site Development Permit - Supplemental Findings - Section 126.0504**

- 1. The site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands.**

The project proposes to construct three detached residences (two 3-story and one 2-story, with basement garages) on a 0.91-acre site that is developed with existing commercial buildings. The site is located at 1241, 1245 and 1249 Coast Boulevard, zoned Zone 1A of the La Jolla Planned District and designated as Community Commercial within the La Jolla Community Plan.

The structures are proposed within an area that is previously disturbed. Although the site is mapped as an environmentally sensitive land – Coastal Bluff, the site is developed and disturbed and does not contain natural land features typical of sites mapped as such.

The proposed homes have been sited in the same approximate location as previously existing structures that were demolished in the 1990s. The project required the preparation of a geotechnical report which has been reviewed and accepted by staff. The report entitled, Updated Geotechnical Investigation Report, Coast Boulevard Townhomes, 1241-1247 Coast Boulevard, La Jolla, California, prepared by Christian Wheeler Engineering, dated January 12, 2012 (their project no. 2100512.04), analyzed the suitability of the design and siting of the proposed development.

A coastal bluff is present north of the site along the north side of Coast Boulevard. A sea cave locally known as “Cook’s Crack” is located adjacent to the northwest corner of the site beneath Coast Boulevard. Typically, a coastal bluff edge is located at the top of the bluff face; however, when sea caves are present the coastal bluff edge is taken as the vertical projection of the sea cave. The geotechnical report established that the “edge of bluff” is located off-site within the right of way and recommends that the project maintain a 25 foot setback from the coastal bluff edge pursuant to the Land Development Code.

Due to factors such as the site’s location, the existing improvements, the presence of Coast Boulevard between the site and the bluff, the 25 foot setback from the sea cave and the geologic conditions, the report concluded that there are no geotechnical conditions that would preclude the construction of the proposed structures. The project is consistent with environmentally sensitive lands regulations for Coastal Bluff properties, including the referenced Coastal Bluff and Beaches Design Guidelines, and the La Jolla Community Plan’s policies pertaining to Coastal Bluffs. Specifically, the regulations, guidelines and plan recommendations include the requirement for setbacks from a bluff edge, effective drainage of surface water, prohibition of erosion control devices, and maintenance of the natural character of the bluff face. The proposed development, with the imposition of the conditions of approval and as a result of compliance with applicable laws, complies with all of the applicable environmentally sensitive lands regulations/guidelines and is consistent with the community plan recommendations. Therefore, the site is physically suitable for the design and siting of the proposed

development and the development will result in minimum disturbance to environmentally sensitive lands.

**2. The proposed development will minimize the alteration of natural land forms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards.**

The project proposes to construct three detached residences (two 3-story and one 2-story, with basement garages) on a 0.91-acre site that is developed with existing commercial buildings. The site is located at 1241, 1245 and 1249 Coast Boulevard, zoned Zone 1A of the La Jolla Planned District and designated as Community Commercial within the La Jolla Community Plan.

The site is developed with existing commercial buildings and the area proposed for construction is previously disturbed. The site does not contain natural land forms.

The site is located within Geology Hazard Zone 43 (generally unstable, unfavorable bedding plans, high erosion, moderate risk to development) and Geology Hazard 53 (level or sloping, unfavorable geologic structure, low to moderate risk to development). A geotechnical report prepared for the project, entitled Updated Geotechnical Investigation Report, Coast Boulevard Townhomes, 1241-1247 Coast Boulevard, La Jolla, California, prepared by Christian Wheeler Engineering, dated January 12, 2012 (their project no. 2100512.04), concluded that with proper engineering design and utilization of standard construction practices, any potential impacts from local/regional/geologic hazards would be less than significant. The project has been properly designed, and must comply with the applicable conditions of approval and regulations during construction permitting, development and operation. Thus, the project will not result in undue risk from geologic and erosional forces.

A Water Quality Technical Report was prepared for the project entitled Water Quality Technical Report (WQTR) Green Dragon Colony & Townhomes, dated 2012. The report concluded that the project would not substantially increase flow rates or volumes from existing conditions and existing drainage patterns would remain significantly the same. Permit conditions also require a Water Pollution Control Plan and a Best Management Practices Maintenance Agreement to be reviewed and approved by the City Engineer in order to meet the City's Storm Water Standards and ongoing permanent BMP maintenance prior to construction permit issuance.

The site is not within a 100-year flood hazard area, nor is it mapped as being within a Very High Fire Hazard Zone. The site is not located adjacent to native or naturalized vegetation. As such, a Brush Management Program is not required for the proposed development. The Land Development Code states that only native or other drought tolerant plant species shall be used in landscaped areas in order to minimize irrigation requirements and reduce potential slide hazards due to overwatering of the coastal bluffs. The project proposes a plant palette which includes both native and non-native species, all of which are drought tolerant. In addition, all required landscaping shall be irrigated



with an automatic, below-grade system featuring drip and/or low precipitation heads and rain sensor shutoff device.

Therefore, the proposed development will minimize the alteration of natural land forms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards.

**3. The proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands.**

The project proposes to construct three detached residences (two 3-story and one 2-story, with basement garages) on a 0.91-acre site that is developed with existing commercial buildings. The site is located at 1241, 1245 and 1249 Coast Boulevard, zoned Zone 1A of the La Jolla Planned District and designated as Community Commercial within the La Jolla Community Plan.

The site is mapped as containing environmentally sensitive lands in the form of a sensitive coastal bluff. The adjacent sites are also mapped as sensitive coastal bluff. The project would be developed entirely within a previously disturbed portion of the subject privately owned property. A Mitigated Negative Declaration was prepared for the project and, with the imposition of the proposed mitigation measures, the analysis reflects that the project will not result in potentially significant impacts. The project has been designed in accordance with and is required to comply with the above referenced Geotechnical Report, the project conditions of approval and the applicable regulations. As discussed elsewhere in these findings and as shown in the applicable project reports and plans, the project was also designed to comply with applicable stormwater, grading and water quality requirements and the conditions of approval and applicable laws require compliance with the same during project permitting, construction, and operation. Therefore, the proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands.

**4. The proposed development will be consistent with the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan.**

The project proposes the construction of three detached single family residences on a site developed with existing commercial buildings. The area proposed for construction is previously disturbed. The project site is not located on or adjacent to lands mapped as the Multiple Habitat Planning area. Therefore, the proposed development is not subject to and is consistent with the City of San Diego's Multiple Species Conservation Program Subarea Plan.

**5. The proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply.**

The project proposes to construct three detached residences (two 3-story and one 2-story, with basement garages) on a 0.91-acre site that is developed with existing commercial buildings. The site is located at 1241, 1245 and 1249 Coast Boulevard, zoned Zone 1A

of the La Jolla Planned District and designated as Community Commercial within the La Jolla Community Plan.

The project proposes the construction of three detached single family residences on a site developed with existing commercial buildings. The site fronts on Coast Boulevard and is located across the street from the bluffs above the Pacific Ocean. The project would be developed entirely within privately owned property. Because of required compliance with the conditions of approval and applicable regulations relating to issues such as grading, erosion and stormwater management, the project would not contribute to the erosion of public beaches or adversely impact local shoreline sand supply.

**6. The nature and extent of mitigation required as a condition of the permit is reasonably related to, and calculated to alleviate, negative impacts created by the proposed development.**

The project proposes to construct three detached residences (two 3-story and one 2-story, with basement garages) on a 0.91-acre site that is developed with existing commercial buildings. The site is located at 1241, 1245 and 1249 Coast Boulevard, zoned Zone 1A of the La Jolla Planned District and designated as Community Commercial within the La Jolla Community Plan.

Development will occur within a previously disturbed portion of the property. A Mitigated Negative Declaration was prepared for the project in accordance with CEQA.

The Mitigated Negative Declaration discloses that development of the project has the potential to directly impact archaeological and paleontological resources as the site is underlain with potentially sensitive soils. A total of 4,600 cubic yards of cut to a maximum depth/cut of approximately 33 feet would occur for site preparation and for the construction of the basements. The project exceeds the cubic yard and depth threshold criteria under the California Environmental Quality Act (CEQA) and therefore paleontological monitoring is required. Although the cultural resources within the project area do not meet the criteria for significance under CEQA or the City's Historical Resources Guidelines, mitigation measures have been incorporated which require that qualified archaeologist and Native American monitors be present during on-site grading activities. Both monitoring programs establish requirements prior to, during and after applicable construction activities occur. Implementation of the Mitigation, Monitoring and Reporting program as outlined in Section V of the MND will reduce potential impacts to Historical Resources (archaeological) and Paleontology to below a level of significance. In addition, as disclosed elsewhere in these findings, the project must comply with the other relevant conditions of approval and all applicable City, state and federal regulations. No potentially significant impacts to sensitive coastal resources would result from the project and therefore, no mitigation measures are required. As such, the nature and extent of mitigation required as a condition of the permit is reasonably related to, and calculated to alleviate, negative impacts created by the proposed development.

**Planned Development Permit - Section 126.0604****1. The proposed development will not adversely affect the applicable land use plan.**

The project proposes to construct three detached residences (two 3-story and one 2-story, with basement garages) on a 0.91-acre site that is developed with existing commercial buildings. The site is located at 1241, 1245 and 1249 Coast Boulevard, zoned Zone 1A of the La Jolla Planned District and designated as Community Commercial within the La Jolla Community Plan.

The proposed project is consistent with the Community Commercial land use designation which allows commercial/retail and residential developments. The Commercial Land Use Element of the plan recommends to: “maintain a diversified, yet balanced land use pattern which includes providing adequate levels of commercial retail services, residential development within existing commercial areas ...” The site has existing commercial uses fronting both streets. The inclusion of residential use on this portion on the site results in a mixed-use development. The commercial uses on the site total approximately 21,000 square feet of restaurants, retail and office uses.

The Residential Element of the Community Plan recommends to “maintain and enhance the existing neighborhood character and ambiance, and promote good design and visual harmony in the transitions between new and existing structures through the preservation of the following elements: bulk and scale as viewed from the public right-of-way and from parks and open space.” The project would contribute to the community character on Coast Boulevard with the inclusion of the three new homes in the proposed style. The proposed homes are compatible with the existing on site developments which include the four commercial establishments. The commercial buildings were designed by Robert Mosher, FAIA, between the 1940s and 1980s following the design elements of the original cottages. These elements included distinctive roofs, broad eaves and detailed carpentry. The placement of the three proposed homes would follow the natural terrain and are scaled down to relate proportionately to the existing structures adjacent to the proposed development which include the on-site Goldfish Cafe and the adjacent Brockton Villa restaurants. The surrounding developments along Coast Boulevard include the adjacent office uses and retail uses and residential developments within multi-story buildings.

The Residential Element also recommends regulating the scale of new developments by applying minimum side and rear yard setback requirements that separate structures from adjacent properties in order to prevent a wall effect along the street face as viewed from the public right-of-way. The project complies with the setback regulations of the zone and incorporates interior side yards. The Residential Element further recommends maintaining the character of La Jolla’s residential areas by ensuring that redevelopment occurs in a manner that protects natural features, preserves existing streetscape themes and allows a harmonious visual relationship to exist between the bulk and scale of new and older structures. The proposed design for the previously disturbed site complies through features such as the stepping of the structures down the sloping lot, varied building heights and offsetting planes and the incorporated character defining elements that evoke the homes previously located on the site.

Appendix G, Coastal Access Subarea Maps of the Community Plan, page 167, identifies the site as having an “alternative pedestrian access” with Coast Boulevard identified as having a “scenic blufftop walkway.” The project would construct a new public walkway through the site from Prospect Street to Coast Boulevard, which will serve as a second public accessway as conditioned by the 1992 State-issued CDP No. A-6-LJS-91-168-R-A2. The State CDP was issued after the demolition of four, previously existing historical cottages and included specific conditions of approval as mitigation for the loss of the historic buildings, including the provision for public access through the site. The public access proposed is a new four-foot wide staircase on Lot 30, between the Gables and Jack O’Lantern buildings, leading from an entry on Coast Boulevard to an entry at Prospect Street. Views of the ocean and coast will exist from this walkway.

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Subarea D: “Coast Walk - Visual Access” of the plan identifies the subject site as having a “high potential” for visual access in a commercial development (page 169). The proposed residences would be constructed entirely within private property and located down slope on the opposite side of Coast Boulevard from the ocean. The residences would be located below the visual site line for public views from Prospect Street and would not block any public views to or along the ocean.

The Heritage Resources Element of the plan recommends protecting sites with significant archaeological, architectural and historical value within the residential and commercial areas of La Jolla for their scientific, education and heritage values. The portion of the site to be developed was previously improved with four cottages constructed in the early 1900’s known as the “Green Dragon Colony.” The entire site was designated as a historical resource in 1973 (Historical Resources Site # 84) and in 1986, the designation was expanded to include the four original cottages (circa 1894). These cottages were demolished in 1991 pursuant to City-issued approvals and subsequently authorized by the 1992 California Coastal Commission CDP following settlement of litigation. Only a portion of the subject property (the previous location of the four cottages) is the subject of that State-issued CDP. The State-issued 1992 CDP imposed special conditions of approval and a deed restriction for the future development of the site, as mitigation for the loss of the historic structures, that outlined certain historic character-defining elements to be incorporated into a future development proposal to the maximum extent feasible.

The project has been designed to incorporate the specific architectural and design elements. These include site design features such as spacing between the buildings, and placement of the buildings in relation to the side lot lines, as well as specific landscape materials. The proposed development includes required elements such as rafter tails, large and small window types, multiple offsetting planes and horizontal shiplap clapboard



siding. The project orients the structures both on a northerly axis and northeasterly axis similar to the placement of the original structures. The development's bulk and scale are addressed through incorporation of the above referenced elements, as well as through site planning, extensive use of offsetting planes, varied roof forms and extensive use of the identified design features that recall the original cottages. The only Architectural Character Defining Element not completely incorporated, the projecting floors with decorative brackets, is omitted because of its inconsistency with the requirement of the planned district regulations. However, the element is functionally implemented through the incorporation of decorative brackets at decks and under bay windows.

As the project implements the applicable goals and recommendations of the La Jolla Community Plan, the proposed development will not adversely affect the applicable land use plan.

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

The project proposes to construct three detached residences (two 3-story and one 2-story, with basement garages) on a 0.91-acre site that is developed with existing commercial buildings. The site is located at 1241, 1245 and 1249 Coast Boulevard, zoned Zone 1A of the La Jolla Planned District and designated as Community Commercial within the La Jolla Community Plan.

The portion of the site proposed for development was previously improved with four residential units which were demolished. This action would re-establish the ground floor residential use that previously existed on the site. The development would be compatible with other uses in the immediate area which include commercial and retail along Prospect Street, and commercial and residential along Coast Boulevard.

The permit controlling the development contains specific conditions addressing the project compliance with the City's codes, policies, regulations and other regional, state, and federal regulations to prevent detrimental impacts to the health, safety and general welfare of persons residing and/or working in the area. Further, a project specific Geotechnical Report addresses the proximity of a sensitive coastal bluff and recommends specific setbacks that the project incorporates. Conditions of approval require compliance with several operational constraints and development controls, including, without limitation, parking, stormwater management, landscaping, geotechnical and use, the review of all construction plans by professional staff to determine construction will comply with all regulations and the inspection of construction to assure construction permits are implemented in accordance with the approved plans and that the final construction will comply with all regulations. The conditions of approval and compliance with applicable laws will assure the continued health, safety and general welfare of persons residing or working in the area.

**3. The proposed development will comply with the regulations of the Land Development Code including any proposed deviations pursuant to 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 proposes to construct three detached, residences (two 3-story and one 2-story, each with basement garages) on a double-fronted, 0.91-acre site that is developed with existing commercial buildings (one on Coast Boulevard and three on Prospect Street). The developed commercial/retail portion of the site encompasses 72 percent while the remaining 28 percent consists of the disturbed, previously developed land fronting on Coast Boulevard that is proposed for the three new homes. The project incorporates deviations to the use and driveway regulations as allowed with a Planned Development Permit.

The purpose and intent of the Planned Development Permit Ordinance is to allow flexibility in the application of development regulations for projects where strict application of the base zone development regulations would restrict design options and result in a less desirable project. The intent of the Planned Development Permit regulations is to accommodate, to the greatest extent possible, an equitable balance of development types, intensities, styles, site constraints, project amenities, public improvements, and community and City benefits.

The portion of the site to be developed was previously improved with four cottages constructed in the early 1900's known as the "Green Dragon Colony." The entire site was designated as a historical resource in 1973 (Historical Resources Site # 84) and in 1986, the designation was expanded to include the four original cottages (circa 1894). These cottages were demolished in 1991 pursuant to City-issued approvals and subsequently authorized by the 1992 California Coastal Commission CDP No. A-6-LJS-91-168-R-A2. The State-issued CDP imposed special conditions of approval and a deed restriction for the future development of the site, as mitigation for the loss of the historic structures, that outline certain historic character-defining elements to be incorporated into a future development proposal to the maximum extent feasible.

The proposed deviations that are implemented into the project design are appropriate for this location and would result in a more desirable project.

Ground Floor Residential – The project incorporates a deviation to allow ground floor residential, not ground floor retail, on a portion of the front 50 percent of the lot fronting on Coast Boulevard. Land Development Code sections 159.0306(a) and 159.0306(c) require that (a) retail uses account for a minimum of 50 percent of the gross ground floor area; (b) 75 percent of a structure's street frontage length be dedicated to retail; and (c) a project not include residential uses within the front 50 percent of a lot. This deviation request relates to a 0.28-acre portion of the 0.91-acre property that is proposed for development.

The purpose and intent of Zone 1A is to encourage retail, mixed use and visitor oriented uses in the core of La Jolla characterized by high levels of pedestrian activity. Standards for this zone are designed to maintain pedestrian scale and continuity. Residential use is

allowed up to 29 dwelling units per acre. The property currently contains retail and commercial establishments along Prospect Street and Coast Boulevard totaling approximately 21,000 square feet. The Coast Boulevard frontage already includes restaurant and commercial uses within 75 linear feet of non-residential structures. The existing non-residential uses are not eliminated by the proposed project. With the proposed residential development, 76% of the ground floor area of the .91-acre project site will still be in retail/commercial use as contemplated by the PDO. The project will also maintain commercial frontage along 100% of Prospect Street and 28% of Coast Boulevard.

The project returns the portion of the property proposed for development to its historic residential character. Adding ground floor retail space along Coast Boulevard would be inconsistent with the historic use. The provision of retail development along Coast Boulevard would also result in a less desirable project because it would generate more traffic and because there is a limited ability to provide the substantial amount of off-street parking required for a retail development. The requested deviation to the use regulations will result in a more desirable project than would be achieved if designed in strict conformance with those development regulations.

Driveways – The second deviation would allow the construction of three new driveways along Coast Boulevard. Land Development Code section 142.0560 and Appendix D. 3 of the La Jolla Planned District Ordinance allows one driveway per 100 feet of street frontage and 150 feet linear distance between driveways. The project proposes a total of four driveways (three proposed, one existing), with less than 150 feet between. The site contains 266 linear feet of frontage on Coast Boulevard allowing a total of two driveways. The property contains an existing curb cut for the commercial establishment on Coast Boulevard. The project would provide 28'-0", 32'-7" and 66'-1" between each driveway, proposed and existing.

The three additional driveways would provide access to the required off-street parking, including guest parking for each unit. A total of 12 off-street parking spaces are provided where 9 are required. One of the purposes of the driveway and curb cut distance regulations is to retain existing on-street parking for public use. Because of the existing fire lane, only two of the properties four driveways would be located in an area with existing on-street parking. The development's driveway design has been spaced, and re-stripping of on-street parking is proposed, such that the project will not result in a net loss of on-street parking spaces.

Alternative Concept Designs Analysis – An analysis of the requested use and driveway deviations included a review of alternative designs that incorporated ground floor commercial. The analysis demonstrates that introducing additional commercial uses on the ground floor of the proposed residences would potentially: 1. Be inconsistent with the requirement to recall the historic and architectural elements of the former cottages; 2. Result in a reduction in stories and square footage of the residences; 3. Likely require a deviation to the parking requirement for commercial uses and, 4. Increase daily traffic generated on Coast Boulevard. Lastly, the purpose of the 1992 State-issued CDP and deed restriction was in part, to ensure that the identified design elements of the former



cottages would be incorporated into any new development to achieve the scale and character of the former residential uses.

Strict compliance with the driveway regulations would require the design option of providing one shared driveway for the development. Due to the steep grade of Coast Boulevard adjacent to the site, the right of way descends approximately one story in elevation at the location of each proposed residence, the one shared driveway would need to be at the lowest level on the westerly portion of the property. Such a design would lead to a large garage with interior drive aisles and added circulation for the vehicles, deeper elevator and stair access. A garage of this design would change the character of the development on the site by introducing a large-scale foundation and garage elements, with a large garage entrance and two-way driveway opening. This would be in conflict with the requirement to incorporate architectural detailing and scale that recalls the historic character of the site. At 22 feet wide, the required two-way driveway necessary to serve such an alternative design would also be the approximate width of two of the proposed residential driveways.

The alternative design options and the associated parking analysis for a development that included commercial uses, support the finding that the proposed development will result in a more desirable project at this location than would be achieved if designed by strict compliance with the Land Development Code.

Site Constraints -The project site contains several constraints that limit design options. The property is subject to the provisions of the 1992 State-issued CDP (CDP Nos. A-6-LJS-91-168R and CDP A-6-LJS-91-168R - A-2) which includes special conditions, deed restrictions and a covenant for the future development of the site. These provisions include site design features and elements that must be incorporated into the project design, such as the placement and spacing between buildings, architectural elements and the provision for public access through the site to the greatest extent feasible. The property is a steeply sloping, irregular shaped parcel, with double frontage, located along the curvature of the Coast Boulevard public right-of-way and adjacent to a sea cave. The site does not have alley access. The developable area is limited in depth due to the steep topography. Coast Boulevard slopes downward from Prospect Street and descends in grade approximately 20 feet in height adjacent to the site. Coast Boulevard is also a narrow, single lane street containing a 9-foot wide fire lane. These entitlements, encumbrances, and physical features of the property and the right of way create site constraints and limit design options.

Planned Development Permit General/Supplemental Regulations Analysis - The development complies with all of the regulations of the zone, including building height, building setbacks, floor area ratio and parking, with the exception of the two requested deviations discussed herein. The Planned Development Permit Ordinance contains general development and supplemental regulations for developments to ensure comprehensive planning principles are applied in conjunction with the required findings. These include the following:

- Parking areas and access drives should avoid conflicts

- Development design should demonstrate the relationship between on site and off site developments
- The project should be consistent with the neighborhood scale as represented by the dominant development pattern in the surrounding area.
- Buildings should be well integrated into and relate to the natural site features
- Buildings should avoid repetitious development patterns and overwhelming or dominating appearances
- Visual appearance should be enhanced

The development incorporates all of the applicable general and supplemental development regulations of the Planned Development Permit Ordinance. Parking areas are proposed on site within basement garages and the project will not result in a net loss of on-street parking. The buildings have been designed to step down with the sloping lot, be consistent with the required architectural elements and scale as identified in the Character Defining Elements approved by the Coastal Commission, and complement the design elements of the existing structures on site. Surrounding developments are residential, commercial and hotel uses of varying heights, styles, setbacks and stories. The project avoids a repetitious and dominating appearance through the incorporation of different architectural styles, varied setbacks and heights and different building orientations that will cause the project to be consistent with the neighborhood scale. The project would visually enhance the site through the replacement of a disturbed site with the new, well designed buildings, landscaped areas and site design, and the removal of an existing overheight retaining wall located along the Coast Boulevard frontage.

The design as proposed results in a more desirable project as it is adding housing stock and reestablishing the diversified and balanced land use pattern that historically existed on the site. The project also reflects the historical character of the early 20th century cottages, as mandated by the Coastal Commission. The proposed development implements objectives and recommendations of the Coastal Act's coastal protection and enhancement strategies. The desired mix of residential and commercial uses identified in Zone 1A of the PDO and in the land use policies and recommendations of the La Jolla Community Plan would be achieved due to the current commercial development on site and the proposed residential units. The project will also provide additional public access through the site, and preserve public ocean views from the upper, Prospect Street level of the parcel, consistent with the provisions of the Coastal Act.

The development has been designed around a number of site and other constraints as described above while incorporating project amenities and community benefits. Therefore, the proposed development will comply with the regulations of the Land Development Code including any proposed deviations pursuant to 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.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Planned Development Permit No. 1067766, Coastal Development Permit

No. 799592, and Site Development Permit No. 1343059 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. Approval Nos. 799592, 1067766 and 1343059, a copy of which is attached hereto and made a part hereof.

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Sandra Teasley  
Development Project Manager  
Development Services

Adopted on: October 9, 2014

**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**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24001283

**PLANNED DEVELOPMENT PERMIT NO. 1067766**  
**COASTAL DEVELOPMENT PERMIT NO. 799592**  
**SITE DEVELOPMENT PERMIT NO. 1343059**  
**EAST- CLIFF, GABLES, JACK O'LANTERN - PROJECT NO. 224418**  
**[MMRP]**  
**PLANNING COMMISSION**

This Coastal Development Permit, Planned Development Permit and Site Development Permit Nos. 799592, 1067766 and 1343059, is granted by the Planning Commission of the City of San Diego to ALLISON-ZONGKER, L.P., A CALIFORNIA LIMITED PARTNERSHIP, Owner and Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0504, 126.0701 and 126.0601. The 0.91-acre site is located at 1241, 1245 and 1249 Coast Boulevard) in Zone 1A of the La Jolla Planned District, Coastal Overlay Zone (appealable), Sensitive Coastal Resource Overlay Zone, Coastal Height Limit Overlay Zone, Parking Impact Overlay Zone, and Residential Tandem Parking Overlay Zone, within the La Jolla Community Planning area. The site is legally described as Lots 30, 31 and 32 in Block 59 of La Jolla Park Map No. 352;

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner and Permittee to construct 3 detached single-family residences on a site developed with existing commercial buildings described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated October 9, 2014, on file in the Development Services Department.

The project shall include:

- a. Construction of three detached, two and three level single-family residences over basement garages as follows: The "East-Cliff" residence, 2 bedrooms with 2,267 gross square feet; the "Gables" residence, 3 bedrooms with 2,938 gross square feet; and the "Jack O' Lantern" residence, 4 bedrooms with 2,340 gross square feet.



- b. Maintain four existing commercial buildings fronting Prospect Street and one fronting Coast Boulevard totaling 21,150 square feet which would remain unaltered and are not a part of this Permit;
- c. Deviations to the development regulations as allowed by the Planned Development Permit as follows:
  - i. To allow the proposed ground floor residential uses along Coast Boulevard where ground floor retail must be provided for 75 percent of the structure's street frontage length and where residential uses are not allowed within the front 50 percent of the lot.
  - ii. To construct 3 new driveways along Coast Boulevard, where 1 additional driveway would be allowed in addition to the existing driveway for commercial establishment located at 1255 Coast Boulevard, with less than 100 feet between the new driveways, (28'-0", 32'-7" and 66'-1") and where a linear distance of 150 feet is required between each driveway. The development would contain a total of 4 curb cuts along Coast Boulevard.
- b. Landscaping (planting, irrigation and landscape related improvements);
- c. Off-street parking;
- d. 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 [ENTER DATE including the appeal time].
2. This Coastal Development Permit shall become effective on the eleventh working day following receipt by the California Coastal Commission of the Notice of Final Action, or following all appeals.

## ATTACHMENT 6

3. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:

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.

4. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.

5. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.

6. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.

7. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).

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

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

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

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

novo, and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

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

**ENVIRONMENTAL/MITIGATION REQUIREMENTS:**

12. Mitigation requirements in the Mitigation, Monitoring, and Reporting Program [MMRP] shall apply to this Permit. These MMRP conditions are hereby incorporated into this Permit by reference.

13. The mitigation measures specified in the MMRP and outlined in Mitigated Negative Declaration No. 224418, shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL MITIGATION REQUIREMENTS.

14. The Owner/Permittee shall comply with the MMRP as specified in Mitigated Negative Declaration No. 224418, to the satisfaction of the Development Services Department and the City Engineer. Prior to issuance of any construction permit, all conditions of the MMRP shall be adhered to, to the satisfaction of the City Engineer. All mitigation measures described in the MMRP shall be implemented for the following issue areas: Historical and Paleontological Resources.

**AFFORDABLE HOUSING REQUIREMENTS:**

15. 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.).

**GEOLOGY REQUIREMENTS:**

16. The Owner/Permittee shall submit a geotechnical investigation report or update letter that specifically addresses the proposed construction plans. The geotechnical investigation report or update letter shall be reviewed for adequacy by the Geology Section of Development Services prior to the issuance of any construction permit.
17. The Owner/Permittee shall submit an as-graded geotechnical report prepared in accordance with the City's "Guidelines for Geotechnical Reports" following completion of the grading. The as-graded geotechnical report shall be reviewed for adequacy by the Geology Section of Development Services prior to exoneration of the bond and grading permit close-out.

**ENGINEERING REQUIREMENTS:**

18. Prior to the issuance of any construction permit, the Owner/Permittee shall assure by permit and bond the replacement of the existing sidewalk with the same scoring pattern City standard sidewalk, adjacent to the project site on Coast Boulevard, per Standard Drawings G-7 and G-9, satisfactory to the City Engineer.
19. Prior to the issuance of any construction permit, the Owner/Permittee shall assure by permit and bond the replacement of the existing curb with City standard curb and gutter, along the entire project frontage on Coast Boulevard, per Standard Drawings G-2 and SDG-100, satisfactory to the City Engineer.
20. Prior to the issuance of any construction permit, the Owner/Permittee shall assure by permit and bond the construction of three 12-foot wide City standard driveways, on Coast Boulevard, satisfactory to the City Engineer.
21. Prior to the issuance of any construction permit, the Owner/Permittee shall obtain an Encroachment Maintenance and Removal Agreement for private curb outlet located within Coast Boulevard right-of-way, satisfactory to the City Engineer.
22. The drainage system for this project shall be private and will be subject to approval by the City Engineer.
23. Prior to the issuance of any building permits, the Owner/Permittee shall obtain a bonded grading permit for the grading proposed for this project. All grading shall conform to requirements in accordance with the City of San Diego Municipal Code in a manner satisfactory to the City Engineer.
24. Prior to the issuance of any construction permit, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.
25. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2,



Division 1 (Grading Regulations) of the Municipal Code, into the construction plans or specifications.

26. 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 Appendix E of the City's Storm Water Standards.

27. Prior to the issuance of any construction permit, the Water Quality Technical Report will be subject to be reviewed and approved by the City Engineer.

**LANDSCAPING REQUIREMENTS:**

28. Prior to issuance of any engineering permits for grading, construction documents for the revegetation and hydroseeding of all disturbed land shall be submitted in accordance with the Landscape Standards and to the satisfaction of the Development Services Department. All plans shall be in substantial conformance to this permit (including Environmental conditions) and Exhibit "A," on file in the Office of the Development Services Department.

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

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

31. Prior to issuance of any construction permits for buildings complete landscape and irrigation construction documents consistent with the Land Development Manual Landscape Standards shall be submitted to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit 'A,' Landscape Development Plan, on file in the Office of the Development Services Department. Construction plans shall provide a 40 square foot area around each tree which is unencumbered by hardscape and utilities as set forth under LDC 142.0403(b)5.

32. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, consistent with the Land Development Manual - Landscape Standards unless long-term maintenance of said landscaping will be the responsibility of a Landscape Maintenance District or other approved entity. Landscaping within the established View Corridor shall be maintained so as to preserve public views.

33. All required landscape shall be maintained in a disease, weed and litter free condition at all times. Severe pruning or “topping” of trees is not permitted unless specifically noted in this Permit.

34. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction document plans is damaged or removed during demolition or construction, it shall be repaired and/or replaced in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or Final Inspection.

**TRANSPORTATION REQUIREMENTS:**

35. No fewer than 9 (12 are provided) off-street parking spaces shall be permanently maintained on the property within the approximate location shown on the project’s Exhibit “A.” Further, 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 Development Services Department Director.

36. No more than three additional 12-foot wide driveway curb cuts shall be constructed along the project frontage as shown in Exhibit A, provided no net on-street automobile parking is lost, and the parallel/angle parking spaces directly across from the fronting property, along Coast Boulevard, are modified by the applicant, as shown on Exhibit A, satisfactory to the City Engineer.

**PLANNING/DESIGN REQUIREMENTS:**

37. 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.

38. All signs associated with this development shall be consistent with sign criteria established by the City-wide sign regulations.

**PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:**

39. Prior to the issuance of any building permits, the Owner/Permittee shall apply for a plumbing permit for the installation of appropriate private back flow prevention device(s), on each water service (domestic, fire and irrigation), in a manner satisfactory to the Director of Public Utilities and the City Engineer.

40. Prior to the issuance of any building permits, the Owner/Permittee shall apply for a plumbing permit for the installation of appropriate private back flow prevention device(s), on each water service (domestic, fire and irrigation), in a manner satisfactory to the Director of Public Utilities and the City Engineer.

41. Prior to the issuance of any certificates of occupancy, all public water and sewer facilities shall be complete and operational in a manner satisfactory to the Director of Public Utilities and the City Engineer.

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

**INFORMATION ONLY:**

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

APPROVED by the Planning Commission of the City of San Diego on October 9, 2014 and [Approved Resolution Number].

## ATTACHMENT 6

Permit Type/PTS Approval No.: CDP NO. 799592/PDP NO.  
1067766/SDP NO. 1343059.

Date of Approval: October 9, 2014

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES  
DEPARTMENT

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Sandra Teasley  
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.

ALLISON-ZONGKER, L.P., A CALIFORNIA LIMITED PARTNERSHIP  
Owner/Permittee

By \_\_\_\_\_  
NAME  
TITLE

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

PLANNING COMMISSION RESOLUTION NO. PC-(to be filled in)

ADOPTED ON (to be filled in)

WHEREAS, on November 3, 2010, ALLISON-ZONGKER, A CALIFORNIA GENERAL PARTNERSHIP, submitted an application to Development Services Department for a Planned Development Permit No. 1067766, Coastal Development Permit No. 799592 and Site Development Permit No. 1343059, and for the East-Cliff, Gables & Jack O'Lantern (Project); and

WHEREAS, the matter was set for a public hearing to be conducted by the Planning Commission of the City of San Diego; and

WHEREAS, the issue was heard by the Planning Commission on October 9, 2014; and

WHEREAS, the Planning Commission considered the issues discussed in Mitigated Negative Declaration No. 224418 (Declaration) prepared for this Project; NOW THEREFORE,

BE IT RESOLVED, by the Planning Commission that it is certified that the Declaration has been completed in compliance with the California Environmental Quality Act of 1970 (CEQA) (Public Resources Code Section 21000 et seq.), as amended, and the State CEQA Guidelines thereto (California Code of Regulations, Title 14, Chapter 3, Section 15000 et seq.), that the Declaration reflects the independent judgment of the City of San Diego as Lead Agency and that the information contained in said Declaration, together with any comments received during the public review process, has been reviewed and considered by the Planning Commission in connection with the approval of the Project.

BE IT FURTHER RESOLVED, that the Planning Commission finds on the basis of the entire record that project revisions now mitigate potentially significant effects on the

environment previously identified in the Initial Study, that there is no substantial evidence that the Project will have a significant effect on the environment, and therefore, that said Declaration is hereby adopted.

BE IT FURTHER RESOLVED, that pursuant to CEQA Section 21081.6, the Planning Commission hereby adopts the Mitigation Monitoring and Reporting Program, or alterations to implement the changes to the Project as required by this Hearing Officer in order to mitigate or avoid significant effects on the environment, which is attached hereto as Exhibit A.

BE IT FURTHER RESOLVED, that the Declaration and other documents constituting the record of proceedings upon which the approval is based are available to the public at the office of the Development Services Department, 1222 First Avenue, San Diego, CA 92101.

BE IT FURTHER RESOLVED, that Development Services staff is directed to file a Notice of Determination with the Clerk of the Board of Supervisors for the County of San Diego regarding the Project.

By: \_\_\_\_\_  
Sandra Teasley  
Development Project Manager

ATTACHMENT(S): Exhibit A, Mitigation Monitoring and Reporting Program

**EXHIBIT A****MITIGATION MONITORING AND REPORTING PROGRAM**

PLANNED DEVELOPMENT PERMIT NO. 1067766

COASTAL DEVELOPMENT PERMIT NO. 799592

SITE DEVELOPMENT PERMIT NO. 1343059

PROJECT NO. 224418

This Mitigation Monitoring and Reporting Program is designed to ensure compliance with Public Resources Code Section 21081.6 during implementation of mitigation measures. This program identifies at a minimum: the department responsible for the monitoring, what is to be monitored, how the monitoring shall be accomplished, the monitoring and reporting schedule, and completion requirements. A record of the Mitigation Monitoring and Reporting Program will be maintained at the offices of the Entitlements Division, 1222 First Avenue, Fifth Floor, San Diego, CA, 92101. All mitigation measures contained in the Mitigated Negative Declaration No. 224418 shall be made conditions of Coastal Development Permit No. 79952, Site Development Permit No. 1343059, and Planned Development Permit No. 1067766, as may be further described below.

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

1. Prior to the issuance of a Notice To Proceed (NTP) for a subdivision, or any construction permits, such as Demolition, Grading or Building, or beginning any construction related activity on-site, the Development Services Department (DSD) Director's Environmental Designee (ED) shall review and approve all Construction Documents (CD), (plans, specification, details, etc.) to ensure the MMRP requirements are incorporated into the design.
2. In addition, the ED shall verify that the MMRP Conditions/Notes that apply ONLY to the construction phases of this project are included VERBATIM, under the heading, "ENVIRONMENTAL/MITIGATION REQUIREMENTS."
3. These notes must be shown within the first three (3) sheets of the construction documents in the format specified for engineering construction document templates as shown on the City website:  
<http://www.sandiego.gov/development-services/industry/standtemp.shtml>
4. The **TITLE INDEX SHEET** must also show on which pages the "Environmental/Mitigation Requirements" notes are provided.
5. **SURETY AND COST RECOVERY** – The Development Services Director or City Manager may require appropriate surety instruments or bonds from private Permit Holders to ensure the long term performance or implementation of required mitigation measures or programs. The City is authorized to recover its cost to offset



the salary, overhead, and expenses for City personnel and programs to monitor qualifying projects.

## **B. GENERAL REQUIREMENTS – PART II**

### **Post Plan Check (After permit issuance/Prior to start of construction)**

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

*Qualified Paleontologist*

*Qualified Archaeologist*

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

#### **CONTACT INFORMATION:**

- a) The PRIMARY POINT OF CONTACT is the **RE** at the **Field Engineering Division – 858-627-3200**
  - b) For Clarification of ENVIRONMENTAL REQUIREMENTS, it is also required to call **RE and MMC at 858-627-3360**
- 2. MMRP COMPLIANCE:** This Project, Project Tracking System (PTS) 224418, shall conform to the mitigation requirements contained in the associated Environmental Document and implemented to the satisfaction of the DSD's Environmental Designee (MMC) and the City Engineer (RE). The requirements may not be reduced or changed but may be annotated (i.e. to explain when and how compliance is being met and location of verifying proof, etc.). Additional clarifying information may also be added to other relevant plan sheets and/or specifications as appropriate (i.e., specific locations, times of monitoring, methodology, etc)

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

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

include copies of permits, letters of resolution or other documentation issued by the responsible agency.

*Not Applicable*

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

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

- 5. OTHER SUBMITTALS AND INSPECTIONS:** The Permit Holder/Owner's representative shall submit all required documentation, verification letters, and requests for all associated inspections to the RE and MMC for approval per the following schedule:

#### **Document Submittal/Inspection Checklist**

*[List all and only project specific required verification documents and related inspections table below]*

| <i><b>Issue Area</b></i>     | <i><b>Document submittal</b></i>      | <i><b>Assoc Inspection/Approvals/ Notes</b></i> |
|------------------------------|---------------------------------------|---|
| General Meeting              | Consultant Qualification Letters      | Prior to Pre-construction                       |
| General Construction Meeting | Consultant Const. Monitoring Exhibits | Prior to or at the Pre-                         |

|                          |                                 |  |
|--------------------------|---------------------------------|--|
| Archaeology Observation  | Archaeology Reports             | Archaeology/Historical Site            |
| Paleontology Observation | Paleontology Reports            | Paleontology Site                      |
| Bond Release             | Request for Bond Release letter | Final MMRP Inspections prior to Letter |
| Bond Release             |                                 |  |

## **C. SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS**

### **HISTORICAL RESOURCES (ARCHAEOLOGY)**

#### **1. Prior to Permit Issuance**

##### **A. Entitlements Plan Check**

1. Prior to issuance of any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits or a Notice to Proceed for Subdivisions, but prior to the first preconstruction meeting, whichever is applicable, the Assistant Deputy Director (ADD) Environmental designee shall verify that the requirements for Archaeological Monitoring and Native American monitoring have been noted on the applicable construction documents through the plan check process.

##### **B. Letters of Qualification have been submitted to ADD**

1. The applicant shall submit a letter of verification to Mitigation Monitoring Coordination (MMC) identifying the Principal Investigator (PI) for the project and the names of all persons involved in the archaeological monitoring program, as defined in the City of San Diego Historical Resources Guidelines (HRG). If applicable, individuals involved in the archaeological monitoring program must have completed the 40-hour HAZWOPER training with certification documentation.
2. MMC will provide a letter to the applicant confirming the qualifications of the PI and all persons involved in the archaeological monitoring of the project meet the qualifications established in the HRG.
3. Prior to the start of work, the applicant must obtain written approval from MMC for any personnel changes associated with the monitoring program.

#### **2. Prior to Start of Construction**

##### **A. Verification of Records Search**

1. The PI shall provide verification to MMC that a site-specific records search (1/4 mile radius) has been completed. Verification includes, but is not limited to a copy of a confirmation letter from South Coastal Information Center, or, if the search was in-house, a letter of verification from the PI stating that the search was completed.
2. The letter shall introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities.
3. The PI may submit a detailed letter to MMC requesting a reduction to the ¼ mile radius.

## B. PI Shall Attend Precon Meetings

1. Prior to beginning any work that requires monitoring; the Applicant shall arrange a Precon Meeting that shall include the PI, Native American consultant/monitor (where Native American resources may be impacted), Construction Manager (CM) and/or Grading Contractor, Resident Engineer (RE), Building Inspector (BI), if appropriate, and MMC. The qualified Archaeologist and Native American Monitor shall attend any grading/excavation related Precon Meetings to make comments and/or suggestions concerning the Archaeological Monitoring program with the Construction Manager and/or Grading Contractor.
  - a. If the PI is unable to attend the Precon Meeting, the Applicant shall schedule a focused Precon Meeting with MMC, the PI, RE, CM or BI, if appropriate, prior to the start of any work that requires monitoring.
2. Identify Areas to be Monitored
  - a. Prior to the start of any work that requires monitoring, the PI shall submit an Archaeological Monitoring Exhibit (AME) (with verification that the AME has been reviewed and approved by the Native American consultant/monitor when Native American resources may be impacted) based on the appropriate construction documents (reduced to 11x17) to MMC identifying the areas to be monitored including the delineation of grading/excavation limits.
  - b. The AME shall be based on the results of a site specific records search as well as information regarding existing known soil conditions (native or formation).
3. When Monitoring Will Occur
  - a. Prior to the start of any work, the PI shall also submit a construction schedule to MMC through the RE indicating when and where monitoring will occur.
  - b. The PI may submit a detailed letter to MMC prior to the start of work or during construction requesting a modification to the monitoring program. This request shall be based on relevant information such as review of final construction documents which indicate site conditions such as depth of excavation and/or site graded to bedrock, etc., which may reduce or increase the potential for resources to be present.

## 3. During Construction

## A. Monitor(s) Shall be Present During Grading/Excavation/Trenching

1. The Archaeological Monitor shall be present full-time during all soil disturbing and grading/excavation/trenching activities which could result in impacts to archaeological resources as identified on the AME. **The Construction Manager is responsible for notifying the RE, PI, and MMC of changes to any construction activities such as in the case of a potential safety concern within the area being monitored. In certain circumstances OSHA safety requirements may necessitate modification of the AME.**
2. The Native American consultant/monitor shall determine the extent of their presence during soil disturbing and grading/excavation/trenching activities based on the AME and provide that information to the PI and MMC. If prehistoric resources are encountered during the Native American consultant/monitor's

absence, work shall stop and the Discovery Notification Process detailed in Section 3.B-C and 4.A-D shall commence.

3. The PI may submit a detailed letter to MMC during construction requesting a modification to the monitoring program when a field condition such as modern disturbance post-dating the previous grading/trenching activities, presence of fossil formations, or when native soils are encountered that may reduce or increase the potential for resources to be present.
4. The archaeological and Native American consultant/monitor shall document field activity via the Consultant Site Visit Record (CSVR). The CSVR's shall be faxed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly (**Notification of Monitoring Completion**), and in the case of ANY discoveries. The RE shall forward copies to MMC.

#### B. Discovery Notification Process

1. In the event of a discovery, the Archaeological Monitor shall direct the contractor to temporarily divert all soil disturbing activities, including but not limited to digging, trenching, excavating or grading activities in the area of discovery and in the area reasonably suspected to overlay adjacent resources and immediately notify the RE or BI, as appropriate.
2. The Monitor shall immediately notify the PI (unless Monitor is the PI) of the discovery.
3. The PI shall immediately notify MMC by phone of the discovery, and shall also submit written documentation to MMC within 24 hours by fax or email with photos of the resource in context, if possible.
4. No soil shall be exported off-site until a determination can be made regarding the significance of the resource specifically if Native American resources are encountered.

#### C. Determination of Significance

1. The PI and Native American consultant/monitor, where Native American resources are discovered shall evaluate the significance of the resource. If Human Remains are involved, follow protocol in Section 4 below.
  - a. The PI shall immediately notify MMC by phone to discuss significance determination and shall also submit a letter to MMC indicating whether additional mitigation is required.
  - b. If the resource is significant, the PI shall submit an Archaeological Data Recovery Program (ADRP) which has been reviewed by the Native American consultant/monitor, and obtain written approval from MMC. Impacts to significant resources must be mitigated before ground disturbing activities in the area of discovery will be allowed to resume. **Note: If a unique archaeological site is also an historical resource as defined in CEQA, then the limits on the amount(s) that a project applicant may be required to pay to cover mitigation costs as indicated in CEQA Section 21083.2 shall not apply.**
  - c. If the resource is not significant, the PI shall submit a letter to MMC indicating that artifacts will be collected, curated, and documented in the Final



Monitoring Report. The letter shall also indicate that that no further work is required.

#### 4. Discovery of Human Remains

If human remains are discovered, work shall halt in that area and no soil shall be exported off-site until a determination can be made regarding the provenance of the human remains; and the following procedures as set forth in CEQA Section 15064.5(e), the California Public Resources Code (Sec. 5097.98) and State Health and Safety Code (Sec. 7050.5) shall be undertaken:

##### A. Notification

1. Archaeological Monitor shall notify the RE or BI as appropriate, MMC, and the PI, if the Monitor is not qualified as a PI. MMC will notify the appropriate Senior Planner in the Environmental Analysis Section (EAS) of the Development Services Department to assist with the discovery notification process.
2. The PI shall notify the Medical Examiner after consultation with the RE, either in person or via telephone.

##### B. Isolate discovery site

1. Work shall be directed away from the location of the discovery and any nearby area reasonably suspected to overlay adjacent human remains until a determination can be made by the Medical Examiner in consultation with the PI concerning the provenance of the remains.
2. The Medical Examiner, in consultation with the PI, will determine the need for a field examination to determine the provenance.
3. If a field examination is not warranted, the Medical Examiner will determine with input from the PI, if the remains are or are most likely to be of Native American origin.

##### C. If Human Remains **ARE** determined to be Native American

1. The Medical Examiner will notify the Native American Heritage Commission (NAHC) within 24 hours. By law, **ONLY** the Medical Examiner can make this call.
2. NAHC will immediately identify the person or persons determined to be the Most Likely Descendent (MLD) and provide contact information.
3. The MLD will contact the PI within 24 hours or sooner after the Medical Examiner has completed coordination, to begin the consultation process in accordance with CEQA Section 15064.5(e), the California Public Resources and Health & Safety Codes.
4. The MLD will have 48 hours to make recommendations to the property owner or representative, for the treatment or disposition with proper dignity, of the human remains and associated grave goods.
5. Disposition of Native American Human Remains will be determined between the MLD and the PI, and, if:
  - a. The NAHC is unable to identify the MLD, OR the MLD failed to make a recommendation within 48 hours after being notified by the Commission; OR;

- b. The landowner or authorized representative rejects the recommendation of the MLD and mediation in accordance with PRC 5097.94 (k) by the NAHC fails to provide measures acceptable to the landowner, THEN,
- c. In order to protect these sites, the Landowner shall do one or more of the following:
  - (1) Record the site with the NAHC;
  - (2) Record an open space or conservation easement on the site;
  - (3) Record a document with the County.
- d. Upon the discovery of multiple Native American human remains during a ground disturbing land development activity, the landowner may agree that additional conferral with descendants is necessary to consider culturally appropriate treatment of multiple Native American human remains. Culturally appropriate treatment of such a discovery may be ascertained from review of the site utilizing cultural and archaeological standards. Where the parties are unable to agree on the appropriate treatment measures the human remains and items associated and buried with Native American human remains shall be reinterred with appropriate dignity, pursuant to Section 5.c., above.

D. If Human Remains are **NOT** Native American

- 1. The PI shall contact the Medical Examiner and notify them of the historic era context of the burial.
- 2. The Medical Examiner will determine the appropriate course of action with the PI and City staff (PRC 5097.98).
- 3. If the remains are of historic origin, they shall be appropriately removed and conveyed to the San Diego Museum of Man for analysis. The decision for internment of the human remains shall be made in consultation with MMC, EAS, the applicant/landowner, any known descendant group, and the San Diego Museum of Man.

**5. Night and/or Weekend Work**

A. If night and/or weekend work is included in the contract

- 1. When night and/or weekend work is included in the contract package, the extent and timing shall be presented and discussed at the precon meeting.
- 2. The following procedures shall be followed.
  - a. No Discoveries
 

In the event that no discoveries were encountered during night and/or weekend work, the PI shall record the information on the CSVN and submit to MMC via fax by 8AM of the next business day.
  - b. Discoveries
 

All discoveries shall be processed and documented using the existing procedures detailed in Sections 3 - During Construction, and 4 - Discovery of Human Remains. Discovery of human remains shall always be treated as a significant discovery.
  - c. Potentially Significant Discoveries

If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section 3 - During Construction and 4- Discovery of Human Remains shall be followed.

- d. The PI shall immediately contact MMC, or by 8AM of the next business day to report and discuss the findings as indicated in Section 3-B, unless other specific arrangements have been made.

- B. If night and/or weekend work becomes necessary during the course of construction
  1. The Construction Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin.
  2. The RE, or BI, as appropriate, shall notify MMC immediately.

- C. All other procedures described above shall apply, as appropriate.

## 6. Post Construction

### A. Preparation and Submittal of Draft Monitoring Report

1. The PI shall submit two copies of the Draft Monitoring Report (even if negative), prepared in accordance with the Historical Resources Guidelines (Appendix C/D) which describes the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program (with appropriate graphics) to MMC for review and approval within 90 days following the completion of monitoring. **It should be noted that if the PI is unable to submit the Draft Monitoring Report within the allotted 90-day timeframe resulting from delays with analysis, special study results or other complex issues, a schedule shall be submitted to MMC establishing agreed due dates and the provision for submittal of monthly status reports until this measure can be met.**
  - a. For significant archaeological resources encountered during monitoring, the Archaeological Data Recovery Program shall be included in the Draft Monitoring Report.
  - b. Recording Sites with State of California Department of Parks and Recreation. The PI shall be responsible for recording (on the appropriate State of California Department of Park and Recreation forms-DPR 523 A/B) any significant or potentially significant resources encountered during the Archaeological Monitoring Program in accordance with the City's Historical Resources Guidelines, and submittal of such forms to the South Coastal Information Center with the Final Monitoring Report.
2. MMC shall return the Draft Monitoring Report to the PI for revision or, for preparation of the Final Report.
3. The PI shall submit revised Draft Monitoring Report to MMC for approval.
4. MMC shall provide written verification to the PI of the approved report.
5. MMC shall notify the RE or BI, as appropriate, of receipt of all Draft Monitoring Report submittals and approvals.

### B. Handling of Artifacts

1. The PI shall be responsible for ensuring that all cultural remains collected are cleaned and catalogued

2. The PI shall be responsible for ensuring that all artifacts are analyzed to identify function and chronology as they relate to the history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate.
  3. The cost for curation is the responsibility of the property owner.
- C. Curation of artifacts: Accession Agreement and Acceptance Verification
1. The PI shall be responsible for ensuring that all artifacts associated with the survey, testing and/or data recovery for this project are permanently curated with an appropriate institution. This shall be completed in consultation with MMC and the Native American representative, as applicable.
  2. The PI shall include the Acceptance Verification from the curation institution in the Final Monitoring Report submitted to the RE or BI and MMC.
  3. When applicable to the situation, the PI shall include written verification from the Native American consultant/monitor indicating that Native American resources were treated in accordance with state law and/or applicable agreements. If the resources were reinterred, verification shall be provided to show what protective measures were taken to ensure no further disturbance occurs in accordance with Section 4 – Discovery of Human Remains, Subsection 5.
- D. Final Monitoring Report(s)
1. The PI shall submit one copy of the approved Final Monitoring Report to the RE or BI as appropriate, and one copy to MMC (even if negative), within 90 days after notification from MMC that the draft report has been approved.
  2. The RE shall, in no case, issue the Notice of Completion and/or release of the Performance Bond for grading until receiving a copy of the approved Final Monitoring Report from MMC which includes the Acceptance Verification from the curation institution.

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## PALEONTOLOGICAL RESOURCES

### 1. Prior to Permit Issuance

#### A. Entitlements Plan Check

1. Prior to issuance of any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits or a Notice to Proceed for Subdivisions, but prior to the first preconstruction meeting, whichever is applicable, the Assistant Deputy Director (ADD) Environmental designee shall verify that the requirements for Paleontological Monitoring have been noted on the appropriate construction documents.

#### B. Letters of Qualification have been submitted to ADD

1. The applicant shall submit a letter of verification to Mitigation Monitoring Coordination (MMC) identifying the Principal Investigator (PI) for the project and the names of all persons involved in the paleontological monitoring program, as defined in the City of San Diego Paleontology Guidelines.

2. MMC will provide a letter to the applicant confirming the qualifications of the PI and all persons involved in the paleontological monitoring of the project.
3. Prior to the start of work, the applicant shall obtain approval from MMC for any personnel changes associated with the monitoring program.

## **2. Prior to Start of Construction**

### **A. Verification of Records Search**

1. The PI shall provide verification to MMC that a site specific records search has been completed. Verification includes, but is not limited to a copy of a confirmation letter from San Diego Natural History Museum, other institution or, if the search was in-house, a letter of verification from the PI stating that the search was completed.
2. The letter shall introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities.

### **B. PI Shall Attend Precon Meetings**

1. Prior to beginning any work that requires monitoring; the Applicant shall arrange a Precon Meeting that shall include the PI, Construction Manager (CM) and/or Grading Contractor, Resident Engineer (RE), Building Inspector (BI), if appropriate, and MMC. The qualified paleontologist shall attend any grading/excavation related Precon Meetings to make comments and/or suggestions concerning the Paleontological Monitoring program with the Construction Manager and/or Grading Contractor.
  - a. If the PI is unable to attend the Precon Meeting, the Applicant shall schedule a focused Precon Meeting with MMC, the PI, RE, CM or BI, if appropriate, prior to the start of any work that requires monitoring.
2. Identify Areas to be Monitored  
Prior to the start of any work that requires monitoring, the PI shall submit a Paleontological Monitoring Exhibit (PME) based on the appropriate construction documents (reduced to 11x17) to MMC identifying the areas to be monitored including the delineation of grading/excavation limits. The PME shall be based on the results of a site specific records search as well as information regarding existing known soil conditions (native or formation).
3. When Monitoring Will Occur
  - a. Prior to the start of any work, the PI shall also submit a construction schedule to MMC through the RE indicating when and where monitoring will occur.
  - b. The PI may submit a detailed letter to MMC prior to the start of work or during construction requesting a modification to the monitoring program. This request shall be based on relevant information such as review of final construction documents which indicate conditions such as depth of excavation and/or site graded to bedrock, presence or absence of fossil resources, etc., which may reduce or increase the potential for resources to be present.

## **3. During Construction**

### **A. Monitor Shall be Present During Grading/Excavation/Trenching**



1. The monitor shall be present full-time during grading/excavation/trenching activities as identified on the PME that could result in impacts to formations with high and moderate resource sensitivity. **The Construction Manager is responsible for notifying the RE, PI, and MMC of changes to any construction activities such as in the case of a potential safety concern within the area being monitored. In certain circumstances OSHA safety requirements may necessitate modification of the PME.**
  2. The PI may submit a detailed letter to MMC during construction requesting a modification to the monitoring program when a field condition such as trenching activities that do not encounter formational soils as previously assumed, and/or when unique/unusual fossils are encountered, which may reduce or increase the potential for resources to be present.
  3. The monitor shall document field activity via the Consultant Site Visit Record (CSVR). The CSVR's shall be faxed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly (**Notification of Monitoring Completion**), and in the case of ANY discoveries. The RE shall forward copies to MMC.
- B. Discovery Notification Process
1. In the event of a discovery, the Paleontological Monitor shall direct the contractor to temporarily divert trenching activities in the area of discovery and immediately notify the RE or BI, as appropriate.
  2. The Monitor shall immediately notify the PI (unless Monitor is the PI) of the discovery.
  3. The PI shall immediately notify MMC by phone of the discovery, and shall also submit written documentation to MMC within 24 hours by fax or email with photos of the resource in context, if possible.
- C. Determination of Significance
1. The PI shall evaluate the significance of the resource.
    - a. The PI shall immediately notify MMC by phone to discuss significance determination and shall also submit a letter to MMC indicating whether additional mitigation is required. The determination of significance for fossil discoveries shall be at the discretion of the PI.
    - b. If the resource is significant, the PI shall submit a Paleontological Recovery Program (PRP) and obtain written approval from MMC. Impacts to significant resources must be mitigated before ground disturbing activities in the area of discovery will be allowed to resume.
    - c. If resource is not significant (e.g., small pieces of broken common shell fragments or other scattered common fossils) the PI shall notify the RE, or BI as appropriate, that a non-significant discovery has been made. The Paleontologist shall continue to monitor the area without notification to MMC unless a significant resource is encountered.
    - d. The PI shall submit a letter to MMC indicating that fossil resources will be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that no further work is required.

#### 4. Night and/or Weekend Work

- A. If night and/or weekend work is included in the contract
  - 1. When night and/or weekend work is included in the contract package, the extent and timing shall be presented and discussed at the precon meeting.
  - 2. The following procedures shall be followed.
    - a. No Discoveries
 

In the event that no discoveries were encountered during night and/or weekend work, The PI shall record the information on the CSV and submit to MMC via fax by 8AM on the next business day.
    - b. Discoveries
 

All discoveries shall be processed and documented using the existing procedures detailed in Section 3 - During Construction.
    - c. Potentially Significant Discoveries
 

If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section 3 - During Construction shall be followed.
    - d. The PI shall immediately contact MMC, or by 8AM on the next business day to report and discuss the findings as indicated in Section 3-B, unless other specific arrangements have been made.
- B. If night work becomes necessary during the course of construction
  - 1. The Construction Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin.
  - 2. The RE, or BI, as appropriate, shall notify MMC immediately.
- C. All other procedures described above shall apply, as appropriate.

## 5. Post Construction

- A. Preparation and Submittal of Draft Monitoring Report
  - 1. The PI shall submit two copies of the Draft Monitoring Report (even if negative), prepared in accordance with the Paleontological Guidelines which describes the results, analysis, and conclusions of all phases of the Paleontological Monitoring Program (with appropriate graphics) to MMC for review and approval within 90 days following the completion of monitoring,
    - a. For significant paleontological resources encountered during monitoring, the Paleontological Recovery Program shall be included in the Draft Monitoring Report.
    - b. Recording Sites with the San Diego Natural History Museum
 

The PI shall be responsible for recording (on the appropriate forms) any significant or potentially significant fossil resources encountered during the Paleontological Monitoring Program in accordance with the City's Paleontological Guidelines, and submittal of such forms to the San Diego Natural History Museum with the Final Monitoring Report.
  - 2. MMC shall return the Draft Monitoring Report to the PI for revision or, for preparation of the Final Report.
  - 3. The PI shall submit revised Draft Monitoring Report to MMC for approval.
  - 4. MMC shall provide written verification to the PI of the approved report.

5. MMC shall notify the RE or BI, as appropriate, of receipt of all Draft Monitoring Report submittals and approvals.
- B. Handling of Fossil Remains
  1. The PI shall be responsible for ensuring that all fossil remains collected are cleaned and catalogued.
  2. The PI shall be responsible for ensuring that all fossil remains are analyzed to identify function and chronology as they relate to the geologic history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate
- C. Curation of fossil remains: Deed of Gift and Acceptance Verification
  1. The PI shall be responsible for ensuring that all fossil remains associated with the monitoring for this project are permanently curated with an appropriate institution.
  2. The PI shall include the Acceptance Verification from the curation institution in the Final Monitoring Report submitted to the RE or BI and MMC.
- D. Final Monitoring Report(s)
  1. The PI shall submit two copies of the Final Monitoring Report to MMC (even if negative), within 90 days after notification from MMC that the draft report has been approved.
  2. The RE shall, in no case, issue the Notice of Completion until receiving a copy of the approved Final Monitoring Report from MMC which includes the Acceptance Verification from the curation institution.

The above mitigation monitoring and reporting program will require additional fees and/or deposits to be collected prior to the issuance of building permits, certificates of occupancy and/or final maps to ensure the successful completion of the monitoring program.

**STATE-ISSUED COASTAL  
DEVELOPMENT PERMIT  
A-6-LJS-91-168-R-2  
(AMENDMENT 8.12.92)**

## CALIFORNIA COASTAL COMMISSION

## AMENDMENT TO COASTAL

DEVELOPMENT PERMIT NO. A-6-LJS-91-168-R-A2

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SAN DIEGO COAST AREA  
1111 CAMINO DEL RIO NORTH, SUITE 200  
SAN DIEGO, CA 92108-1725  
6 21-8036

On January 14, 1992 and as amended on August 12, 1992 the  
California Coastal Commission granted to  
San Diego Trust & Savings  
this permit for the development described below, subject to the attached  
Special Conditions.

## Original

Description: Demolition/removal of four historic cottages known as "the Green Dragon Colony", and specifically known as "Dolly Varden", "The Gables", "East Cliff" and "Jack O'Lantern".

|                     |                                     |
|---------------------|-------------------------------------|
| Lot Area            | 39,640 sq. ft.                      |
| Building Coverage - |                                     |
| Green Dragon Colony | 2,754 sq. ft. ( 7%)                 |
| Other Building and  |                                     |
| Landscape Coverage  | 36,886 sq. ft. (93%)                |
| Parking Spaces      | 0                                   |
| Zoning              | Zone 1A - La Jolla Planned District |
| Plan Designation    | Commercial                          |

Proposed  
Amendment:

Modification of all references to the subject site and subject property by deletion of Lot 32 therefrom, and modification of Special Condition #1(b) to clarify its reference to APN 350-050-17 (which covers Lots 30-32), and modification of Special Condition #2 to clarify its reference to the restricted area only, i.e. the western portion of Lots 30 and 31 (where the four cottages are located).

Site: 1241 - 43 Coast Boulevard, and 1260 and 1268 1/2 Prospect  
Street, La Jolla, San Diego, San Diego County. APN 350-050-17.

Issued on behalf of the California Coastal Commission by

PETER DOUGLAS  
Executive Director  
and

*Laurinda R. Owens*



AMENDMENT TO COASTAL DEVELOPMENT PERMIT NO. A-6-LJS-91-168-R-A2  
Page 2 of 4

**IMPORTANT:** THIS PERMIT IS NOT VALID UNLESS AND UNTIL A COPY OF THE PERMIT WITH THE SIGNED ACKNOWLEDGEMENT HAS BEEN RETURNED TO THE COMMISSION OFFICE.

ACKNOWLEDGEMENT

The undersigned permittee acknowledges receipt of this permit and agrees to abide by all terms and conditions thereof.

10-20-92  
Date

[Signature]  
Signature of Permittee

STANDARD CONDITIONS:

1. Notice of Receipt and Acknowledgement. The permit is not valid and development shall not commence until a copy of the permit, signed by the permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.
2. Expiration. If development has not commenced, the permit will expire two years from the date on which the Commission voted on the application. Development shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior to the expiration date.
3. Compliance. All development must occur in strict compliance with the proposal as set forth below. Any deviation from the approved plans must be reviewed and approved by the staff and may require Commission approval.
4. Interpretation. Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.
5. Inspections. The Commission staff shall be allowed to inspect the site and the development during construction, subject to 24-hour advance notice.
6. Assignment. The permit may be assigned to any qualified person, provided assignee files with the Commission an affidavit accepting all terms and conditions of the permit.
7. Terms and Conditions Run with the Land. These terms and conditions shall be perpetual, and it is the intention of the Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

SPECIAL CONDITIONS:

The permit amendment is subject to the following conditions which shall replace Special Condition No. 1 and 2 of the original permit in its entirety:

1. Historical Information/Building Plans. Prior to the issuance of the coastal development permit and within 30 days of Commission action, the applicant shall submit the following to the Executive Director for review and written approval:

a) Information (i.e., photographs, sketches, etc.) which has been developed from the Green Dragon Colony site by the applicant pursuant to the City's coastal development permit, or by the State Historical Building Safety Board and/or other qualified historical expert(s).

Upon review of the information, the Executive Director shall determine, in consultation with the State Historical Building Safety Board, what design elements are historically and/or architecturally significant and worthy of incorporation into any future development pursuant to the recorded agreement required in Special Condition #2.

b) Site and building plans of all structures proposed for demolition, drawn to scale, including the height and bulk of the structures. The site plan shall also indicate the location and size of all other structures existing on APN 350-050-17 which covers lots 30-32.

2. Implementation of Historical Design Elements into New Development. Prior to the issuance of the coastal development permit and within 30 days of Commission action, the applicant shall execute and record an agreement in a form and content acceptable to the Executive Director, to incorporate the following features into any future development on the restricted area (described as Area "A" on the site plan and also described as Exhibit "A" to the Deed Restriction, a copy of which is attached hereto) of the subject property (Lots 30 and 31).

a) Incorporation of all design elements which have been determined to be historically and/or architecturally significant and worthy of incorporation by the Executive Director in consultation with the State Historical Building Safety Board pursuant to Special Condition #1 of CDP #A-6-LJS-91-168;

b) Prior to any new development being approved, the applicant shall fund, prepare and complete a feasibility study for the redevelopment of the site, in consultation with the State Historical Building Safety Board, the Coastal Conservancy and/or the National Trust for Historic Preservation. Such study would be subsequently utilized in determining the appropriate type and intensity of use for the site.

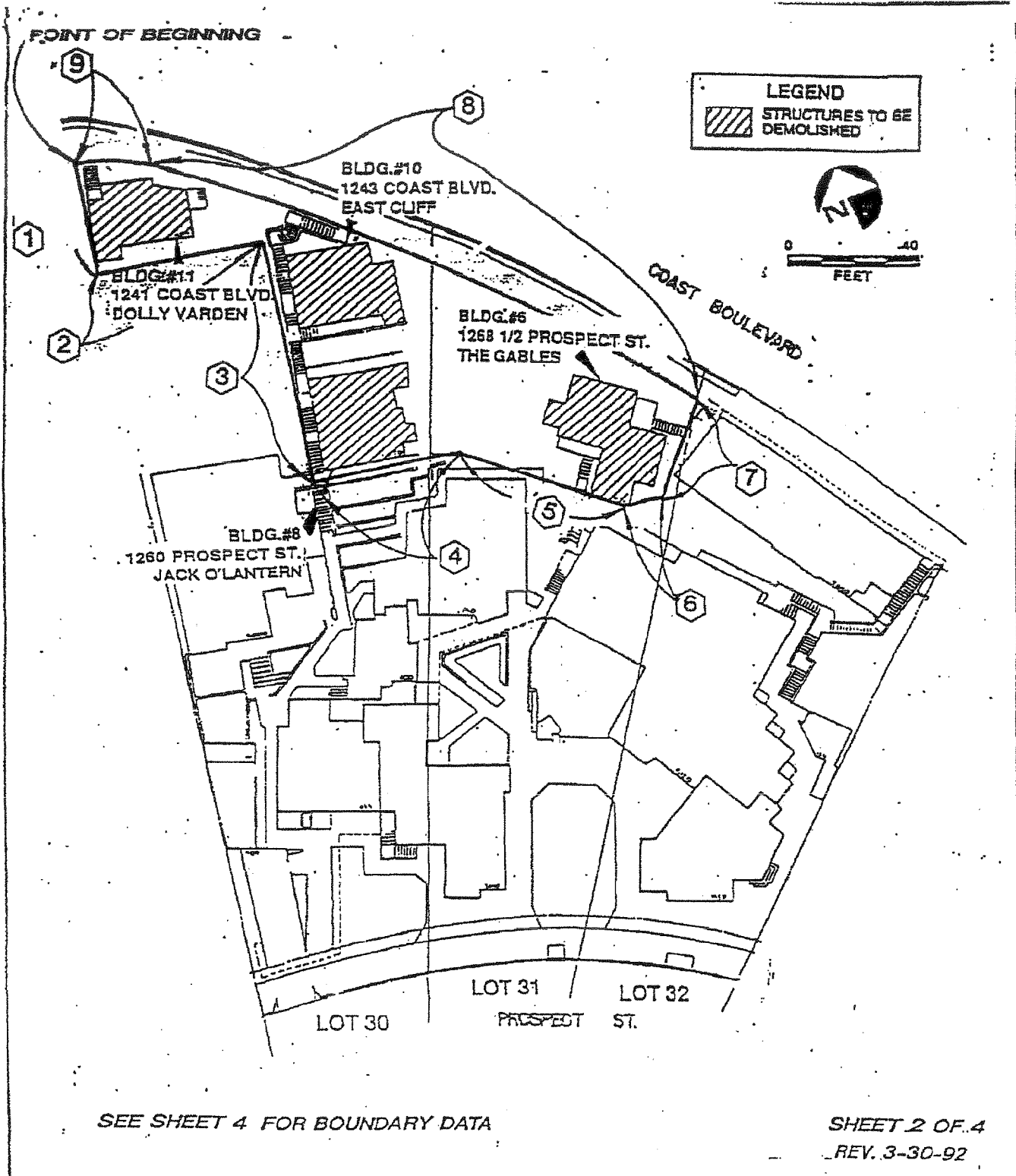
c) The scale and character of the demolished structures shall be retained in the new development design to the maximum extent feasible utilizing the criteria and design elements identified in this agreement.

SPECIAL CONDITIONS, continued:

d) A signage plan shall provide for the installation of signage on the subject property for purposes of informing the public of the history of the Green Dragon Colony and Anna Held's contribution to the La Jolla community.

e) That a coastal development permit shall be obtained for any new development on the site from the City or the Coastal Commission on appeal.

The agreement document shall be recorded as a covenant running with the land and binding all successors and assigns in interest to the subject property, free of prior liens and encumbrances, prior to the issuance of the permit.



**PROPERTY BOUNDARY FOR PERMIT NO. A-6-LJS-91-168**

**DEED RESTRICTION**  
**(10.6.92)**



1387  
 RECORDING REQUESTED BY AN RETURN TO:  
 California Coastal Commission  
 45 Fremont St., Suite 2000  
 San Francisco, CA 94105-2219

DOC # 1992-0636139  
 06-OCT-1992 02:54 PM

OFFICIAL RECORDS  
 SAN DIEGO COUNTY RECORDER'S OFFICE  
 ANNETTE EVANS, COUNTY RECORDER  
 RS: 68.00 FEES: 200.00  
 AF: 131.00  
 RF: 1.00

# DEED RESTRICTION

I. WHEREAS, Allison-Zongker, a California general partnership

\_\_\_\_\_, hereinafter referred to as the "Owner(s)," is/are  
 the record owner(s) of the following real property:

Lots 30 and 31, La Jolla Park, La Jolla, California, a portion of which is  
subject to this Deed Restriction, more particularly described in Exhibit A  
to this Deed Restriction

hereinafter referred to as the "Property;" and

II. WHEREAS, the California Coastal Commission, hereinafter referred  
 to as the "Commission," is acting on behalf of the People of the State of  
 California; and

III. WHEREAS, the subject property is located within the coastal  
 zone as defined in §30103 of Division 20 of the California Public Resources  
 Code, hereinafter referred to as the "California Coastal Act of 1976,"  
 (the Act); and

IV. WHEREAS, pursuant to the Act, the Owner's predecessor in interest  
 applied to the Commission  
 for a coastal development permit on the Property described above; and

V. WHEREAS, coastal development permit number A-6-LJS-91-168R and  
A-6-LJS-91-168R-A2, hereinafter  
 referred to as the "Permit," was granted on January 14, 1992 and  
 amended August 12, 1992 by  
 the Commission in accordance with the provision of the Staff Recommendation  
 and Findings, attached hereto as EXHIBIT B and herein incorporated by  
 reference, Revised Notice of Intent to Issue Permit attached hereto as

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Exhibit C and herein incorporated by reference, and Amendment Request, Staff Report and Preliminary Recommendation attached hereto as Exhibit D and herein incorporated by reference; and

VI. WHEREAS, the Permit was subject to the terms and conditions including, but not limited to, the following condition(s):

See pages 2a through 2c attached

VII. WHEREAS, the Commission found that but for the imposition of the above condition(s) the proposed development could not be found consistent with the provisions of the California Coastal Act of 1976 and that a permit could therefore not have been granted; and

VIII. WHEREAS, Owner has elected to comply with the condition(s) imposed by the Permit and execute this Deed Restriction so as to enable Owner to undertake the development authorized by the Permit.

//

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2. Implementation of Historical Design Elements into New Development

Prior to the issuance of the coastal development permit and within 30 days of Commission action, the applicant shall execute and record an agreement in a form and content acceptable to the Executive Director, to incorporate the following features into any future development on the restricted area (described as Area "A" on the site plan and also described as Exhibit "A" on the Deed Restriction, a copy of which is attached hereto) of the subject property (Lots 30 and 31):

- a) Incorporation of all design elements which have been determined to be historically and/or architecturally significant and worthy of incorporation by the Executive Director in consultation with the State Historical Building Safety Board pursuant to Special Condition #1 of CDP #A-6-LJS-91-168;
- b) Prior to any new development being approved, the applicant shall fund, prepare and complete a feasibility study for the redevelopment of the site, in consultation with the State Historical Building Safety Board, the Coastal Conservancy and/or the National Trust for Historic Preservation. Such study would be subsequently utilized in determining the appropriate type and intensity of use for the site.
- c) The scale and character of the demolished structures shall be retained in the new development design to the maximum extent feasible utilizing the criteria and design elements identified in this agreement.

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d) A signage plan shall provide for the installation of signage on the subject property for purposes of informing the public of the history of the Green Dragon Colony and Anna Held's contribution to the La Jolla community.

e) That a coastal development permit shall be obtained for any new development on the site from the City or the Coastal Commission on appeal.

The agreement document shall be recorded as a covenant running with the land and binding all successors and assigns in interest to the subject property, free of prior liens and encumbrances, prior to the issuance of the permit.

3. Building Materials/Artifacts

Prior to the issuance of the permit and within 30 days of the Commission action, the applicant shall submit to the Executive Director for review and written approval an agreement to make the four structures and any removed and salvaged materials available for a period of ninety (90) days following issuance of the permit, to interested representative(s) of organizations qualified in the field of historical preservation, for salvage of any or all materials for education and/or historic preservation purposes.

Any representatives from organizations interested in salvage of materials shall have adequate insurance coverage for such purpose. Upon the expiration of ninety (90) days, demolition of the four structures may commence under the terms of this permit.

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This agreement shall be recorded as a covenant running with the land in a form and content acceptable to the Executive Director, and binding all successors and assigns in interest to the subject property, free of prior liens and encumbrances, prior to the issuance of the permit.

OFFICIAL RECORDS, ANNETTE J. EVANS, SAN DIEGO RECORDER/COUNTY CLERK

1392

1 NOW, THEREFORE, in consideration of the granting of the Permit to the  
 2 Owner by the Commission, the Owner hereby irrevocably covenants with the  
 3 Commission that there be and hereby is created the following restrictions  
 4 on the use and enjoyment of said Property, to be attached to and become a  
 5 part of the deed to the property.

6 1. COVENANT, CONDITION AND RESTRICTION. The undersigned Owner,  
 7 for himself/herself and for his/her heirs, assigns, and successors in  
 8 interest, covenants and agrees :

9  
 10 See Pages 3a and 3b attached:

11  
 12  
 13  
 14  
 15  
 16  
 17  
 18 2. DURATION. Said Deed Restriction shall remain in full force  
 19 and effect during the period that said permit, or any modification or  
 20 amendment thereof remains effective, and during the period that the  
 21 development authorized by the Permit or any modification of said development,  
 22 remains in existence in or upon any part of, and thereby confers benefit  
 23 upon, the Property described herein, and shall bind Owner and all his/her  
 24 assigns or successors in interest.

25 3. TAXES AND ASSESSMENTS. It is intended that this Deed  
 26 Restriction is irrevocable and shall constitute an enforceable restriction  
 27 within the meaning of a) Article XIII, §8, of the California Constitution;



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A. To incorporate the following features into any future development on the restricted area described as Area "A" on the site plan and also described as EXHIBIT A to this Deed Restriction:

1) All design elements which have been determined to be historically and/or architecturally significant and worthy of incorporation by the Executive Director in consultation with the State Historical Building Safety Board as identified in EXHIBIT E attached hereto and incorporated herein by reference.

2) Prior to any new development being approved, the applicant shall fund, prepare and complete a feasibility study for the redevelopment of the site, in consultation with the State Historical Building Safety Board, the Coastal Conservancy and/or the National Trust for Historic Preservation. Such study would be subsequently utilized in determining the appropriate type and intensity of use for the site.

3) The scale and character of the demolished structures shall be retained in the new development design to the maximum extent feasible utilizing the criteria and design elements identified in EXHIBIT E attached hereto and incorporated herein by reference.

4) A signage plan as shown in EXHIBIT F attached hereto shall provide for the installation of signage on the subject property for purposes of informing the public of the history of the Green Dragon Colony and Anna Held's contribution to the La Jolla community.

OFFICIAL RECORDS, ANNETTE J. EVANS, SAN DIEGO RECORDER-COUNTY CLERK

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5) A coastal development permit shall be obtained for any new development on the site from the City or the Coastal Commission on appeal.

B. To make the four structures and any removed and salvaged materials available, for a period of ninety (90) days following issuance of the permit, to interested representative(s) of organizations qualified in the field of historical preservation, for salvage of any or all materials for education and/or historic preservation purposes. Any representatives from such organizations shall have adequate insurance coverage for said purpose. Upon the expiration of ninety (90) days, demolition of the four structures may commence under the terms of the Permit.

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and b) §402.1 of the California Revenue and Taxation Code or successor statute. Furthermore, this Deed Restriction shall be deemed to constitute a servitude upon and burden to the Property within the meaning of §3712(d) of the California Revenue and Taxation Code, or successor statute, which survives a sale of tax-deeded property.

4. RIGHT OF ENTRY. The Commission or its agent may enter onto the Property at times reasonably acceptable to the Owner to ascertain whether the use restrictions set forth above are being observed.

5. REMEDIES. Any act, conveyance, contract, or authorization by the Owner whether written or oral which uses or would cause to be used or would permit use of the Property contrary to the terms of this Deed Restriction will be deemed a violation and a breach hereof. The Commission and the Owner may pursue any and all available legal and/or equitable remedies to enforce the terms and conditions of this Deed Restriction. In the event of a breach, any forbearance on the part of either party to enforce the terms and provisions hereof shall not be deemed a waiver of enforcement rights regarding any subsequent breach.

6. SEVERABILITY. If any provision of these restrictions is held to be invalid, or for any reason becomes unenforceable, no other provision shall be thereby affected or impaired.

Dated: September 16, 1992

ALLISON-ZONGKER, a California General Partnership

SIGNED: Don Allison  
DON ALLISON  
 PRINT OR TYPE NAME OF ABOVE

SIGNED: William L. Zongker  
William L. ZONGKER  
 PRINT OR TYPE NAME OF ABOVE

\* \* NOTARY ACKNOWLEDGMENT ON THE NEXT PAGE \* \*

1396

## \*\* NOTE TO NOTARY PUBLIC \*\*

- 1  
2 If any party signing the deed restriction is signing on behalf of a corporation  
3 public agency, partnership, etc. please use the proper notary acknowledgement  
4 form as explained in your Notary Public Law Book.  
5

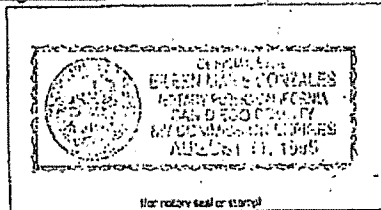
San Diego <sup>Trust & Savings</sup> Bank <sup>7/24</sup>NOTARY ACKNOWLEDGMENT  
PARTNERSHIPSTATE OF CALIFORNIA )  
COUNTY OF SAN DIEGO ) SS.

On this 16th day of September, in the year 1992, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Donald C. Allison and William Zonger \* \* \* \* \*  
personally known to me for proved to me on the basis of satisfactory evidence) to  
be the person(s) that executed this instrument, on behalf of the partnership and  
acknowledged to me that the partnership executed it.

Witness my hand and official seal:

145-48 (Rev. 6/88)

Notary's Signature



16 COUNTY OF \_\_\_\_\_ )

17  
18 On this \_\_\_\_\_ day of \_\_\_\_\_, in the year 19\_\_\_\_, before  
19 me \_\_\_\_\_, a Notary Public, personally appeared  
20 \_\_\_\_\_ personally known to me, or proved to me on  
21 the basis of satisfactory evidence, to be the person whose name is subscribed  
22 to this instrument, and acknowledged to me, that he/she executed it.

WITNESS my hand and official seal.

NOTARY PUBLIC IN AND FOR  
SAID COUNTY AND STATE

OFFICIAL RECORDS, ANNETTE J. EVANS, SAN DIEGO RECORDER-COUNTY CLERK

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This is to certify that the deed restriction set forth above is hereby  
 acknowledged by the undersigned officer on behalf of the California Coastal  
 Commission pursuant to authority conferred by the California Coastal  
 Commission when it granted Coastal Development Permit No. A-6-LJS-91-168R &  
 on January 14, 1992 & <sup>A-6-LJS-91-168R-A2</sup> and the California Coastal Commission consents to  
 amended on August 12, 1992  
 recordation thereof by its duly authorized officer.

Dated: September 29, 1992

John Bowers  
 John Bowers, Staff Counsel

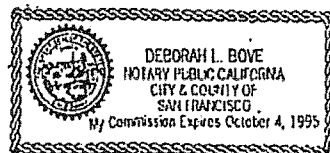
California Coastal Commission

STATE OF California )

)ss

COUNTY OF San Francisco )

On this 29th day of September, in the year 1992, before  
 me Deborah L. Bove, a Notary Public, personally appeared  
John Bowers, personally known to me (or proved to me on  
 the basis of satisfactory evidence) to be the person who executed this  
 instrument as Staff Counsel of the California Coastal Commission and  
 acknowledged to me that the California Coastal Commission executed it.



Deborah L. Bove  
 NOTARY PUBLIC FOR SAID STATE AND COUNTY

OFFICIAL RECORDS, ANNETTE J. EVANS, SAN DIEGO RECORDING COMMISSIONER, CLERK

1398

**LEGAL DESCRIPTION OF THE PROPERTY SUBJECT TO  
COASTAL DEVELOPMENT PERMIT NO. A-6-LJS-91-168**

A PORTION OF LOTS 30 AND 31 IN BLOCK 59 OF LA JOLLA PARK IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP NO. 352, FILED IN THE OFFICE OF THE COUNTY RECORDER JUNE 16, 1882, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST NORTHWESTERLY CORNER OF SAID LOT 30; THENCE ALONG THE WESTERLY LOT LINE OF SAID LOT 30 SOUTH 05°21'10" WEST A DISTANCE OF 34.00 FEET; THENCE LEAVING SAID LOT LINE SOUTH 84°38'50" EAST A DISTANCE OF 49.28 FEET; THENCE SOUTH 06°03'12" WEST A DISTANCE OF 75.91 FEET; THENCE SOUTH 84°16'50" EAST A DISTANCE OF 46.13 FEET; THENCE SOUTH 55°59'11" EAST A DISTANCE OF 51.42 FEET; THENCE SOUTH 81°02'52" EAST A DISTANCE OF 11.72 FEET; THENCE NORTH 41°02'45" EAST A DISTANCE OF 31.33 FEET TO THE NORTHERLY LINE OF SAID LOT 31, SAID LINE ALSO BEING THE SOUTHERLY RIGHT-OF-WAY LINE OF COAST BOULEVARD BEING AN ARC OF A 666.20 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY; THENCE WESTERLY ALONG THE ARC OF SAID 666.20 FOOT RADIUS CURVE THROUGH A CENTRAL ANGLE OF 15°33'36" A DISTANCE OF 180.92 FEET TO THE BEGINNING OF A TANGENT 45.49 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY; THENCE WESTERLY ALONG THE ARC OF SAID 45.49 FOOT RADIUS CURVE THROUGH A CENTRAL ANGLE OF 29°52'34" A DISTANCE OF 23.72 FEET TO THE POINT OF BEGINNING.

THE ABOVE LEGAL DESCRIPTION ENCOMPASSES 0.1901 ACRES.

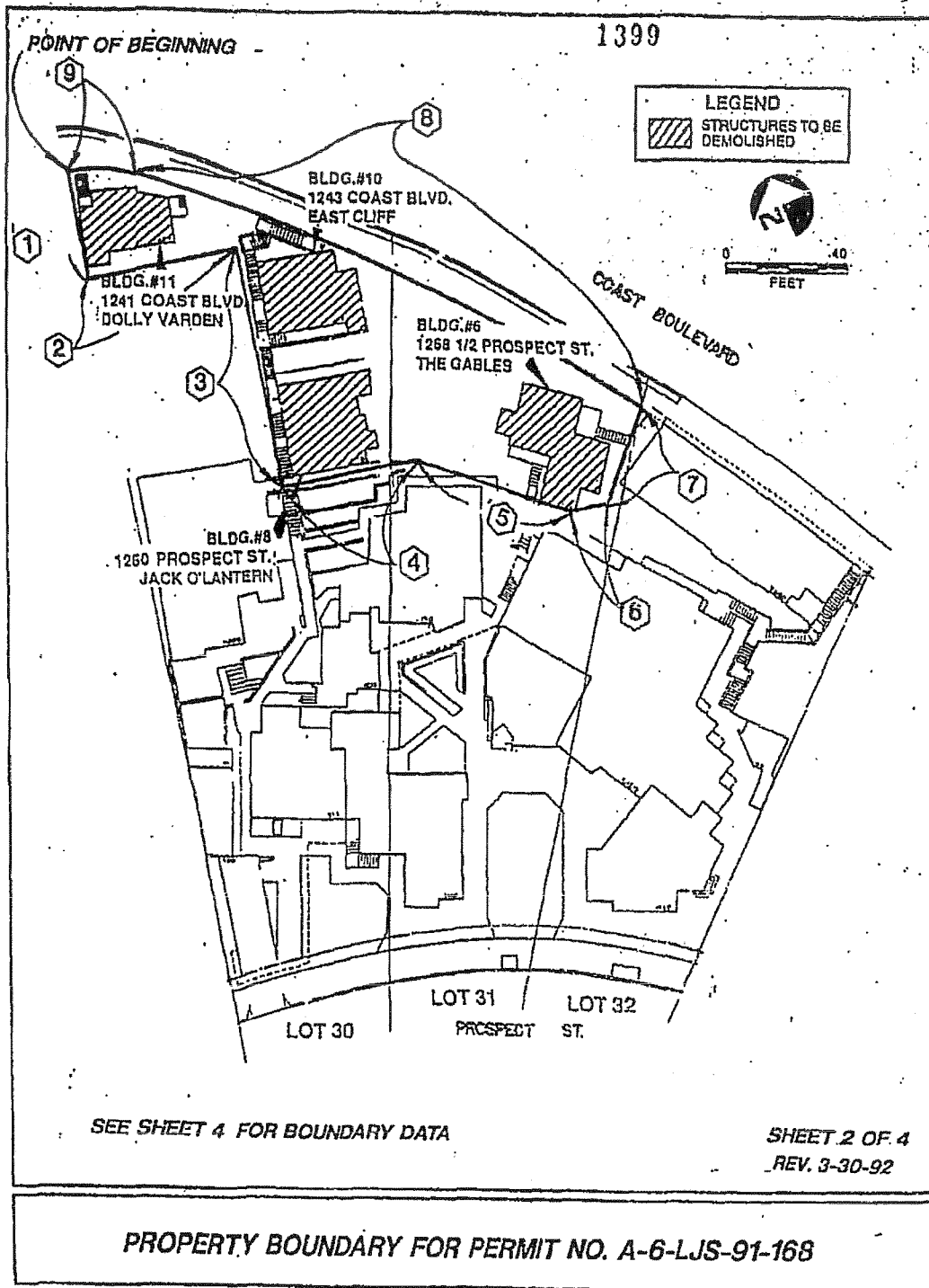
REV. 3-30-92

SHEET 1 OF 4

EXHIBIT "A"

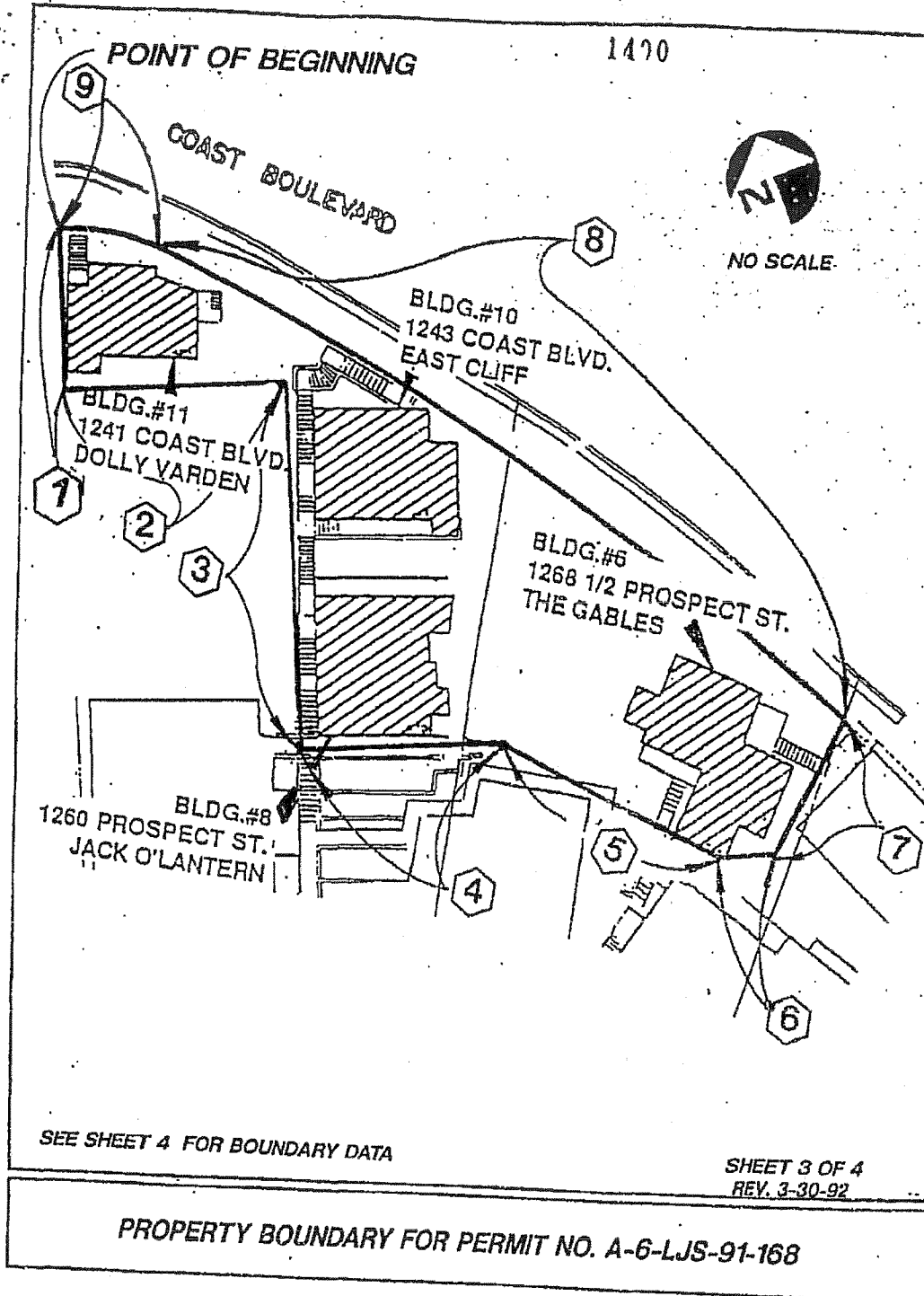
OFFICIAL RECORDS, ANNETTE J. EVANS, SAN DIEGO, RECORDING COUNTY CLERK





OFFICIAL RECORDS, ANNETTE J. EVANS, SAN DIEGO RECORDERS/COUNTY CLERK

1



OFFICIAL RECORDS, ANNETTE J. EVANS, SAN DIEGO RECORDERS-CLERK

1401

| LINE DATA |                   |         |         |
|-----------|-------------------|---------|---------|
| NO.       | BEARING OR DELTA  | RADIUS  | LENGTH  |
| ①         | S. 5° 21' 10" W.  |         | 34.00'  |
| ②         | S. 84° 38' 50" E. |         | 49.28'  |
| ③         | S. 6° 03' 12" W.  |         | 75.91'  |
| ④         | S. 84° 16' 50" E. |         | 46.13'  |
| ⑤         | S. 55° 59' 11" E. |         | 51.42'  |
| ⑥         | S. 81° 02' 52" E. |         | 11.72'  |
| ⑦         | N. 41° 02' 45" E. |         | 31.33'  |
| ⑧         | 15° 33' 36"       | 666.20' | 180.92' |
| ⑨         | 29° 52' 51"       | 45.49'  | 23.72'  |

REV. 3-30-92

SHEET 4 OF 4

BOUNDARY DATA FOR PERMIT NO. A-6-LJS-91-168

OFFICIAL RECORDS, ANNETTE J. EVANS, SAN DIEGO RECORDS/COUNTY CLERK

**HISTORICAL AND  
ARCHITECTURAL CHARACTER  
DEFINING ELEMENTS OF THE  
GREEN DRAGON COLONY  
(8.7.92)**

1448

# HISTORICAL AND ARCHITECTURAL CHARACTER DEFINING ELEMENTS OF THE GREEN DRAGON COLONY

Site Relationships Including Setting and Scale - Refer to the attached site plan for Areas 1,2,3 and 3A referenced below.

The relationship between the four structures and the site, including space between structures and the following physical elements, are significant design elements representative of the scale and character of the Green Dragon Colony. Structures should include a mix in design (i.e., bungalow style, etc.), size, and quantity, reflective of the historic structures which also comprised a variety of design styles. The orientation and relationship of the structures to the property lines is shown on the attached site plan and photographs submitted by the applicant pursuant to Special Condition No. 1.

## Site Materials

### Walkways -

New walkways should have field stone lined or faced borders. Exposed retaining walls should be faced with field stone.

Some walkways should be covered and contain wood handrails

### Stairways-

At Lot 30, it is recommended that a straight and vertical stairway similar to the existing 4 foot wide wood stair that currently traverses the south side of the site from the upper sidewalk to the Coast Blvd. sidewalk be included in new development in the same location or in close proximity to the location of the existing stairway. This stairway is one of the character defining elements of the property and its historical character and public use should be protected.

Any new stairways on the site should include wood steps

### Landscaping

Existing mature trees should remain on the site and be protected.

New landscaping materials introduced to the site should be native Californian species and compatible in character with the landscaping shown on photographs dated 7/3/91 and plans submitted on 3/23/92 to the Commission.

Overstory Plants - No palms should be used on the site. Efforts should be made to enhance the existing theme using Torrey Pines, Eucalyptus and Monterey Cypress trees.

(Revised 8/7/92)

EXHIBIT E

OFFICIAL RECORDS, ANNETTE J. EVANS, SAN DIEGO RECORDER-COUNTY CLERK

1440

Significant Design Elements -  
Green Dragon Colony - La Jolla  
August 7, 1992  
Page 2

| Building Element | Area 1   | Areas 2, 3 & 3A |
|------------------|--|-----------------|
| View Corridor -  | A view corridor exists in area 3A and a comparable corridor should be maintained across the site in new development. |                 |

#### Buildings and Architectural Elements

|                    |   |   |
|--------------------|---|---|
| Exterior Materials | <u>horizontal</u> shiplap<br>clapboard siding w/<br>corner boards<br>1X6s max. dimension.<br>vertical board &<br>batten siding, average<br>size 1X4, but in no case<br>to exceed 1X12 | vertical board &<br>batten siding, avg.<br>size 1X4 to 1X12 |
|--------------------|---|---|

Board and batten siding should express the floor line w/ a water stop at the run of the board and battens at the floor line. The waterstop should be flush with the battens. At eaves, trim board should be flush with the battens. Blocking should be used between the rafters.

|             |   |                |
|-------------|---|----------------|
| Foundations | Where exposed faced w/rounded river bottom stone, 6-12 inches in diameter, typical size | Same as Area 1 |
|-------------|---|----------------|

|        |                                |
|--------|--------------------------------|
| Floors | <u>Horizontal floor plates</u> |
|--------|--------------------------------|

|                |   |
|----------------|---|
| Projecting Bay | Recommended with shed roofs located below the main building roof with rafters that project a minimum of 6 inches. |
|----------------|---|

|                   |  |
|-------------------|--|
| Projecting Floors | Recommended when supported by decorative brackets similar to those existing. |
|-------------------|--|

|         |   |  |
|---------|---|--|
| Windows | <u>Bungalow Style Windows with decorative headers</u><br>Projecting bays<br>w/small panes, multi-light wood casement windows w/wood muntins, simple trim. |  |
|         | Some windows w/diagonal leaded glass, all windows wood sash trim, 1X3 or 1X4 max., windows double hung, casement and sliding                              |  |

OFFICIAL RECORDS, ANNETTE J. EVANS, SAN DIEGO RECORDER-COUNTY CLERK



1450

Significant Design Elements -  
 Green Dragon Colony - La Jolla  
 August 7, 1992  
 Page 3

| Building Element | Area 1.   | Areas 2, 3 & 3.A  |
|------------------|---|---|
|                  | <p>Windows in each building should have a combination of small and large window types. Each facade should have a combination of these features: windows, doors, wall materials...</p> <p>Where existing windows have been salvaged, these should be used as models for similar new windows.</p> |   |
| Doors            | <p><u>Dutch Door X Bracing</u></p> <p><u>Craftsman Doors</u> (multi-paneled)</p>  |   |
| Chimneys         | <p>At least one chimney shall be included and be composed of brick.</p>   |   |
| Roof Forms       |   |   |
| .Shed Roofs      | <p>gently pitched<br/>           fire retardant wood<br/>           shingles, with<br/> <u>irregular patterns.</u><br/>           shakes not recommended</p>  | <p>fire retardant<br/>           wood shingles<br/>           shakes not<br/>           recommended</p> |
| .Gable Roofs     | <p>On Lot 31, pitch 4 in. 12, gently curving sweeping gables with fire retardant wood shingles. Shakes not recommended.<br/> <u>Stickwork gables</u></p>  |   |
| .Hip Roofs       | <p>Moderately sloped 2 in. 12 min. w/ fire retardant wood shingles. Shakes not recommended.</p>   |   |
| .Shallow Pitch   | <p>Composition shingles or roll roofing w/ membrane roof w/ cap sheet or roll roofing.<br/> <u>w/ and w/out overhangs</u></p>   |   |

The size and facing of exposed rafter tails on board and batten sided buildings and clapboard sided buildings should be similar to those originally contained in the structures.

All of the following should be consistent with the original size and facing: the projection of the roof at the gable end, the eave projection of gable roofs, the projections of the hip and shallow pitch flat roofs.

New Light Fixtures - Exterior new light fixtures should be reproduction "Craftsman" period fixtures.

OFFICIAL RECORDS, ANNETTE J. EVANS, SAN DIEGO RECORDER/COMPTROLLER

1451

Significant Design Elements -  
Green Dragon Colony - La Jolla  
August 7, 1992  
Page 4

| Building Element | Area 1. | Areas 2.3 & 3.A |
|------------------|---------|-----------------|
|------------------|---------|-----------------|

#### Orientation

Generally, orientation of buildings should be similar to those shown on the attached site plan.

On Lots 30 and 31, buildings should be oriented in a similar direction to those that previously existed as shown on the attached site plan.

#### Offsets and Planes

Original buildings were broken up into many planes with small offsets. It is recommended that new construction not have any wall run longer than 20 feet horizontally. More often, walls should be broken up with bays, recesses or projections or a change in the wall surface material.

#### Fenestration Patterns

Patterns - grouping of larger bands of windows on the facades. View windows on the north and northwest should be located high on the facade. Tall windows should be 1 to 1 1/2 or 1 to 2 vertically oriented. Fifty percent of the facade may be glazed in groupings of windows of 2 to 3 elements.

Small windows and small projecting bays should have smaller panes with vertical or horizontal emphasis.

#### Colors

The palette of colors should relate to and be similar to that used on the existing buildings. Color tests should be conducted on material salvaged from the existing buildings to determine exact colors used. Generally colors were muted oranges, grayed greens, burnt umbers and other muted weathered colors of a warm hue.

#### Porches - Covered

Note: Underlined design elements listed herein (other than headings and/or titles) indicate design elements from applicant's list.

(7745A)

OFFICIAL RECORDS, ANNETTE J. EVANS, SAN DIEGO RECORDER-COUNCIL CLERK



## STATE HISTORICAL BUILDING SAFETY BOARD

December 23, 2013

Ms. Deborah Lee  
District Manager  
San Diego Coast District Office  
California Coastal Commission  
7575 Metropolitan Drive #703  
San Diego CA 92108-4402

Re: City of San Diego Planned Development Permit and Coastal Development Permit  
Project Number 224418 – Review of Feasibility Study and Project Design

Dear Ms. Lee:

The State Historical Building Safety Board (SHBSB) designated me to once again consult on and evaluate the attached updated Feasibility Study and design for the proposed three townhome project on the site of the former Green Dragon Colony in La Jolla. As you are aware, in response to a very unique set of circumstances that I have not seen elsewhere in my more than 40 year career as an architect and expert in historic preservation, I first provided these same services over twenty years ago pursuant to the Coastal Commission Permit requirements discussed elsewhere in this letter. The full history of this property that resulted in this unprecedented situation is described in the staff reports your office prepared in the 90's. As an introduction to this letter, the following briefly reviews the history of my involvement on behalf of the SHBSB.

- In 1992, the removal of four locally designated cottages in La Jolla was approved pursuant to City of San Diego and California Coastal Commission Permits. The Coastal Commission Permit #A-6-LJS-91-168-R-2 imposed a special condition of approval in response to this very unusual circumstance. That condition required consultation with the State Historical Building Safety Board (SHBSB) to determine the design elements of the former cottages that were historically and/or architecturally significant and worthy of potential incorporation into any future development of the site. This requirement for SHBSB involvement is peculiar to this property and was incorporated into Deed Restrictions that were recorded against the property and remain in effect today.
- Later that year, as long term SHBSB Members, John Henderson, FAIA, and I worked with Bob Mackensen, then the Executive Director of the SHBSB, to determine the design elements of the demolished cottages that would be worthy of incorporating into the future development of the site.
- Those design elements we developed were approved and incorporated into the recorded Coastal Commission Permit Records, as Exhibit E, and a copy is attached to this letter.
- The unique Coastal Commission Permit condition also requires that the project applicants fund and prepare a Feasibility Study in consultation with the SHBSB. The Feasibility Study's purpose is to analyze the feasibility of incorporating the design elements we developed into future options

## STATE HISTORICAL BUILDING SAFETY BOARD

for the development of the site and determine the appropriate type and intensity of use for the site. This requirement for the SHBSB involvement is also peculiar to this property and it was also incorporated into Deed Restrictions that were recorded against the property and remain in effect today.

- In 1994 and 1995, on behalf of the SHBSB, Mr. Henderson, Mr. Mackensen and I consulted with the project architects, James A. Alcorn & Associates, regarding the future development of the property. The involvement of Mr. Alcorn and myself continues to be important as we are particularly knowledgeable about the cottages and because we both worked in them early in our architectural careers in the 1970s. This consultation resulted in the March 1995 Feasibility Study identifying a four townhome design that incorporated the required design elements and complied with the scale and character of the demolished structures, to the maximum extent feasible.
- In a letter dated March 15, 1995, the Coastal Commission advised the property owner, Don Allison of Allison-Zongker, that the March 1995 Feasibility Study complied with the Feasibility Study Special Condition of the above-referenced Coastal Commission Permit. A copy of that letter is attached.

The four townhome project proposed in the mid-1990s did not move forward for a variety of reasons having nothing to do with these Coastal Commission Permit issues. In the intervening years I continued my private practice as a Historic Preservation Architect, served as the California State Historic Preservation Officer, and am currently serving my second term as the Chairman of the Advisory Council on Historic Preservation, promoting preservation on the national level. I am also a current Member of the State Historical Building Safety Board. Neither John Henderson nor Robert Mackensen are practicing any longer, so I am the sole member of the SHBSB with the requisite, extensive knowledge of the cottages, design elements and the applicable conditions of approval that apply only to the property at issue.

#### Review of the Three Townhome Design

As you are aware, a three townhome project is now being processed for approval. I am once again acting on behalf of the SHBSB in a pro bono capacity with respect to the review of the enclosed Feasibility Study and project design. The proposed project has been reduced from four to three townhomes, which provides greater separation between the buildings, increased setbacks from Coast Boulevard and less massing along the street. Nonetheless, the Feasibility Study, and scale and character issues are still the same as they were in the 1990s and the recorded Deed Restrictions are still in effect.

The Project Architects, Alcorn & Benton, have provided me with the enclosed October 2013 Feasibility Study and the proposed architectural plans. Based on my experience, I reviewed that documentation along with the recorded 1992 Historical and Character Defining Elements of the Green Dragon Colony. On a number of occasions I contacted the Project Architects to discuss matters regarding the proposed new design. My review and those discussions resulted in changes to the project.

#### Conclusion

The Coastal Commission Permit requirements and the SHBSB's involvement in this process are extremely unique as the conditions were specifically designed by Coastal Commission staff to solely address the unusual circumstances pertaining to this property. The conditions do not set a precedent for review of other projects by the SHBSB, but the SHBSB was and is the appropriate entity to serve this consultation function for this property. Similarly, my professional service as a practicing Historic Preservation Architect, the California State Officer of Historic Preservation, the Chairman of the

## STATE HISTORICAL BUILDING SAFETY BOARD

Advisory Council on Historic Preservation and a current member of the SHBSB makes me the right person to consult on the updated Feasibility Study, on behalf of the SHBSB.

I have now concluded the required consultation on behalf of the SHBSB. It is my professional opinion that enclosed Feasibility Study dated October 2013 adequately addresses the feasibility of incorporating the recorded 1992 Historical and Character Defining Elements of the Green Dragon Colony into the redevelopment of the property and complies with the Coastal Commission Permit requirements. The current three townhome design, as reflected in the plans attached to this Feasibility Study, also retains the scale and character of the former cottages to the maximum extent feasible, using the recorded criteria and design elements.

I will be happy to respond to any questions from you or your staff.

Sincerely,



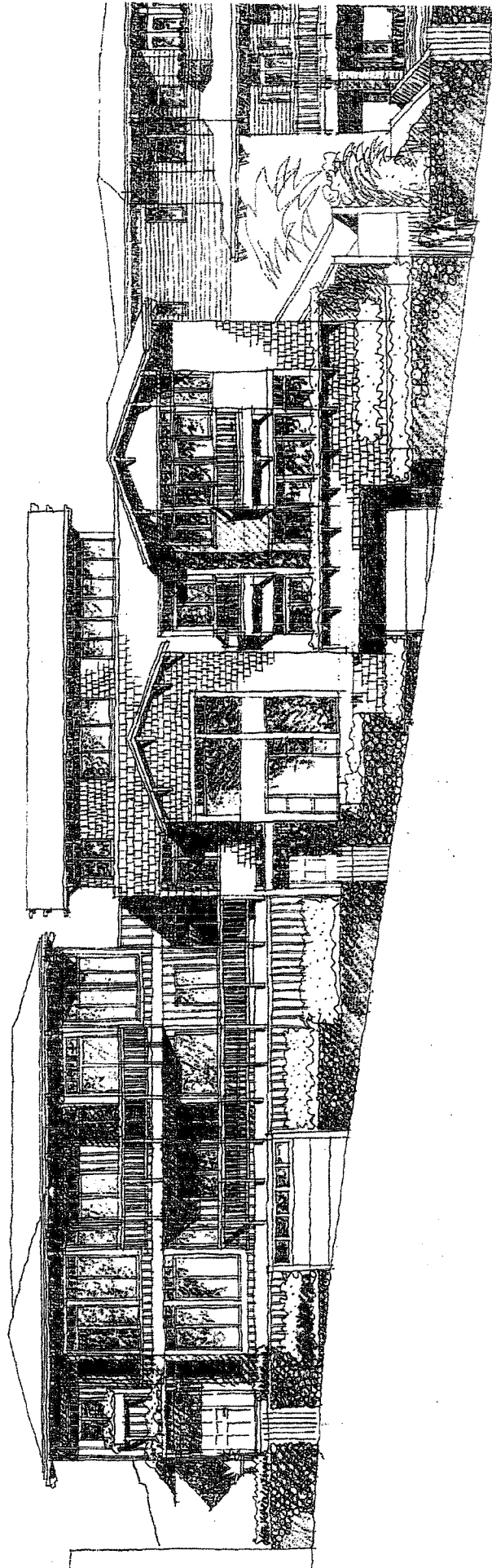
Milford Wayne Donaldson, FAIA  
Representative  
State Historical Building Safety Board

cc: Derek Shaw, Executive Director  
State Historical Building Safety Board

Alan Dreyfuss, Chair  
State Historical Building Safety Board

Attachments:

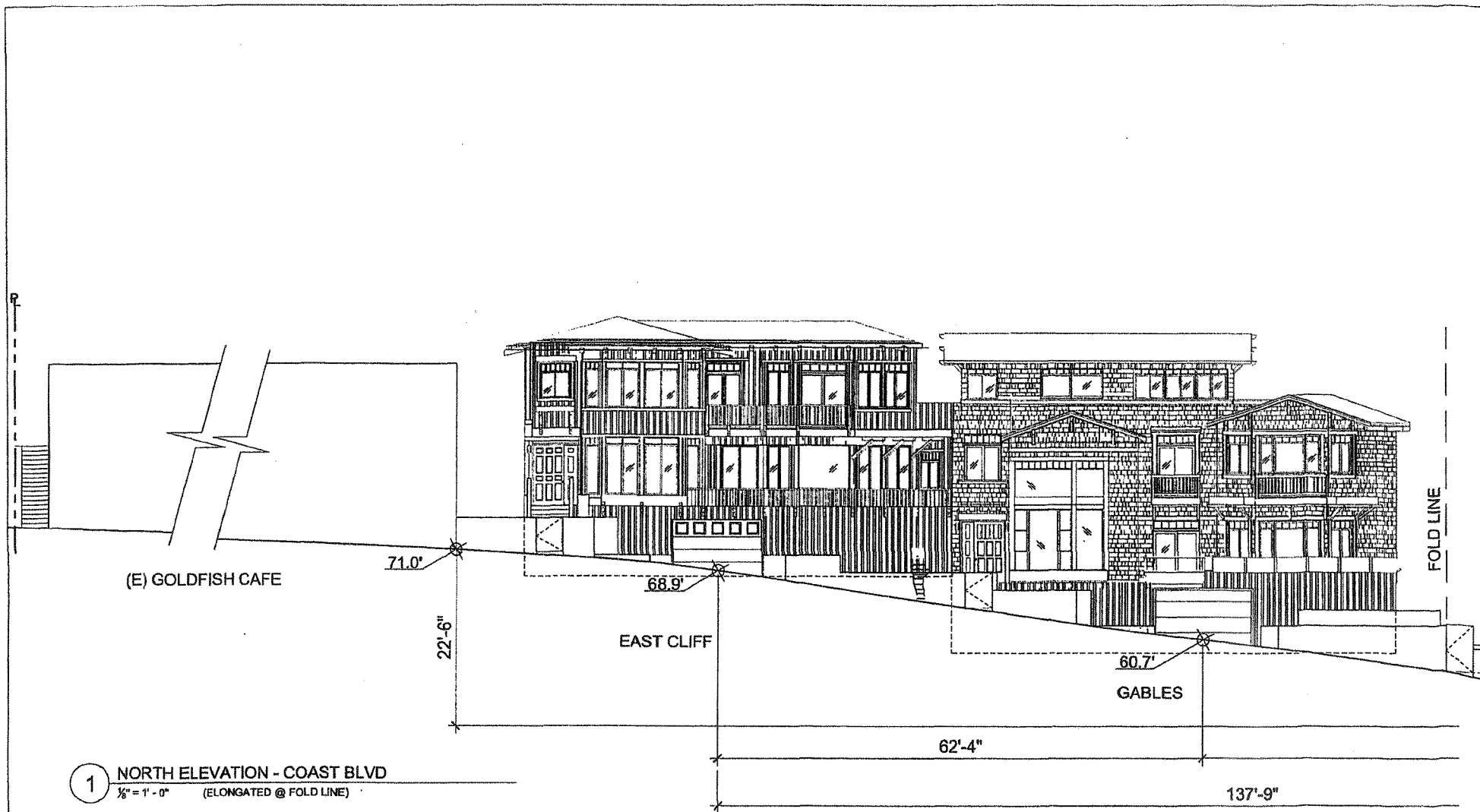
- Exhibit E of Permit #A-6-LJS-91-168-R-2
- Letter dated March 15, 1995 from the Coastal Commission
- October 2013 Feasibility Study by Alcorn & Benton Architects with Plans



View from Coast Blvd

Not to Scale







1448

# HISTORICAL AND ARCHITECTURAL CHARACTER DEFINING ELEMENTS OF THE GREEN DRAGON COLONY

Site Relationships Including Setting and Scale - Refer to the attached site plan for Areas 1, 2, 3 and 3A referenced below.

The relationship between the four structures and the site, including space between structures and the following physical elements, are significant design elements representative of the scale and character of the Green Dragon Colony. Structures should include a mix in design (i.e., bungalow style, etc.), size, and quantity, reflective of the historic structures which also comprised a variety of design styles. The orientation and relationship of the structures to the property lines is shown on the attached site plan and photographs submitted by the applicant pursuant to Special Condition No. 1.

## Site Materials

### Walkways -

New walkways should have field stone lined or faced borders. Exposed retaining walls should be faced with field stone.

Some walkways should be covered and contain wood handrails

### Stairways-

At Lot 30, it is recommended that a straight and vertical stairway similar to the existing 4 foot wide wood stair that currently traverses the south side of the site from the upper sidewalk to the Coast Blvd. sidewalk be included in new development in the same location or in close proximity to the location of the existing stairway. This stairway is one of the character defining elements of the property and its historical character and public use should be protected.

Any new stairways on the site should include wood steps

### Landscaping

Existing mature trees should remain on the site and be protected.

New landscaping materials introduced to the site should be native Californian species and compatible in character with the landscaping shown on photographs dated 7/3/91 and plans submitted on 3/23/92 to the Commission.

Overstory Plants - No palms should be used on the site. Efforts should be made to enhance the existing theme using Torrey Pines, Eucalyptus and Monterey Cypress trees.

(Revised 8/7/92)

EXHIBIT E

OFFICIAL RECORDS, ANNETTE J. EVANS, SAN DIEGO RECORDER/COUNTY CLERK

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Significant Design Elements -  
Green Dragon Colony - La Jolla  
August 7, 1992  
Page 2

| Building Element | Area 1.  | Areas 2.3 & 3.A |
|------------------|--|-----------------|
| View Corridor -  | A view corridor exists in area 2A and a comparable corridor should be maintained across the site in new development. |                 |

#### Buildings and Architectural Elements

|                    |  |   |
|--------------------|--|---|
| Exterior Materials | horizontal shiplap<br>clapboard siding w/<br>corner boards<br>1x6s max. dimension.<br>vertical board &<br>batten siding, average<br>size 1x4, but in no case<br>to exceed 1x12   | vertical board &<br>batten siding, avg.<br>size 1x4 to 1x12 |
|                    | Board and batten siding should express the floor line w/ a water stop at the run of the board and battens at the floor line. The waterstop should be flush with the battens. At eaves, trim board should be flush with the battens. Blocking should be used between the rafters. |   |
| Foundations        | Where exposed faced<br>w/rounded river bottom<br>stone, 6-12 inches in<br>diameter, typical size   | Same as Area 1  |
| Floors             | <u>Horizontal floor plates</u>   |   |
| Projecting Bay     | Recommended with shed roofs located below the main building roof with rafters that project a minimum of 6 inches.  |   |
| Projecting Floors  | Recommended when supported by decorative brackets similar to those existing.   |   |
| Windows            | <u>Bungalow Style Windows with decorative headers</u><br>Projecting bays<br>w/small panes, multi-<br>light wood casement<br>windows w/wood<br>muntins, simple trim.  |   |
|                    | Some windows<br>w/diagonal<br>leaded glass, all<br>windows wood sash<br>trim, 1x3 or 1x4<br>max., windows<br>double hung,<br>casement and<br>sliding   |   |

OFFICIAL RECORDS, ANNETTE J. EVANS, SAN DIEGO RECORDER/COUNTY CLERK

1

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Significant Design Elements -  
Green Dragon Colony - La Jolla  
August 7, 1992  
Page 3

| Building Element | Area 1.   | Areas 2, 3 & 3.A  |
|------------------|---|---|
|                  | <p>Windows in each building should have a combination of small and large window types. Each facade should have a combination of these features: windows, doors, wall materials.</p> <p>Where existing windows have been salvaged, these should be used as models for similar new windows.</p> |   |
| Doors            | <p><u>Dutch Door X Bracing</u></p> <p><u>Craftsman Doors</u> (multi-paneled)</p>  |   |
| Chimneys         | <p>At least one chimney shall be included and be composed of brick.</p>   |   |
| Roof Forms       |   |   |
| .Shed Roofs      | <p>gently pitched</p> <p>fire retardant wood shingles, with <u>irregular patterns</u>.</p> <p>shakes not recommended</p>  | <p>fire retardant wood shingles</p> <p>shakes not recommended</p> |
| .Gable Roofs     | <p>On Lot 31, pitch 4 in. 12, gently curving sweeping gables with fire retardant wood shingles. Shakes not recommended.</p> <p><u>Stickwork gables</u></p>  |   |
| .Hip Roofs       | <p>Moderately sloped 2 in. 12 min. w/ fire retardant wood shingles. Shakes not recommended.</p>   |   |
| .Shallow Pitch   | <p>Composition shingles or roll roofing w/ membrane roof w/ cap sheet or roll roofing.</p> <p><u>w/ and w/out overhangs</u></p>   |   |

The size and facing of exposed rafter tails on board and batten sided buildings and clapboard sided buildings should be similar to those originally contained in the structures.

All of the following should be consistent with the original size and facing: the projection of the roof at the gable end, the same projection of gable roofs, the projections of the hip and shallow pitch flat roofs.

New Light Fixtures - Exterior new light fixtures should be reproduction "Craftsman" period fixtures.

OFFICIAL RECORDS, ANNETTE J. EVANS, SAN DIEGO RECORDER/COUNTY CLERK

1451

Significant Design Elements -  
Green Dragon Colony - La Jolla  
August 7, 1992  
Page 4

Building Element                      Area 1.                      Areas 2, 3 & 3.A

Orientation

Generally, orientation of buildings should be similar to those shown on the attached site plan.

On Lots 30 and 31, buildings should be oriented in a similar direction to those that previously existed as shown on the attached site plan.

Offsets and Planes

Original buildings were broken up into many planes with small offsets. It is recommended that new construction not have any wall run longer than 20 feet horizontally. More often, walls should be broken up with bays, recesses or projections or a change in the wall surface material.

Fenestration Patterns

Patterns - grouping of larger bands of windows on the facades. View windows on the north and northwest should be located high on the facade. Tall windows should be 1 to 1 1/2 or 1 to 2 vertically oriented. Fifty percent of the facade may be glazed in groupings of windows of 2 to 3 elements.

Small windows and small projecting bays should have smaller panes with vertical or horizontal emphasis.

Colors

The palette of colors should relate to and be similar to that used on the existing buildings. Color tests should be conducted on material salvaged from the existing buildings to determine exact colors used. Generally colors were muted oranges, grayed greens, burnt umbers and other muted weathered colors of a warm hue.

Porches - Covered

Note: Underlined design elements listed herein (other than headings and/or titles) indicate design elements from applicant's list.

(7745A)

OFFICIAL RECORDS, ANNETTE J. EVANS, SAN DIEGO RECORDING COUNTY CLERK

11

STATE OF CALIFORNIA—THE RESOURCES AGENCY

PETE WILSON, Governor

## CALIFORNIA COASTAL COMMISSION

SAN DIEGO COAST AREA

3111 CAMINO DEL RIO NORTH, SUITE 200

SAN DIEGO, CA 92108-1725

(619) 521-6036



March 15, 1995

Mr. Don Allison  
Allison-Zongker  
1298 Prospect Street  
La Jolla, CA 92037

Re: Feasibility Study Dated March 6, 1995 for the Green Dragon Colony/  
CDP #A-6-LJS-91-168-R-A2

Dear Mr. Allison:

Thank you for the final version of the feasibility study for the Green Dragon Colony dated January 1, 1995 and subsequently updated on March 6, 1995, incorporating changes pertaining to the design element for a view corridor on or across the subject site. We have concluded our review and find that the study is now complete. The study adequately addresses the feasibility of incorporating the identified historical design elements into any redevelopment proposal for the subject site, which is located at 1241-43 Coast Boulevard and 1260 and 1268 1/2 Prospect Street, La Jolla, San Diego, San Diego County (APN 350-050-171). Therefore, you have satisfied the requirements of Special Condition No. 2(b) of the above-referenced permit. Thank you very much for your patience and cooperation in this matter.

Sincerely,

A handwritten signature in cursive script that reads "Laurinda R. Owens".

Laurinda R. Owens  
Coastal Planner



Project Title: EAST CLIFF, Gables, Jack O' Lantern Project No. (For City Use Only) 224418

**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):

☒ Owner ☐ Tenant/Lessee

Street Address:

Allison Zongker - 1298 Prospect

City/State/Zip: La Jolla CA 92037

Phone No: (858) 454 3031 Fax No: 858 454 2448

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

William Zongker

Title (type or print):

Don Allison

Signature: Don Allison Date: 10-25-10

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:

Allison Zongker - 1298 Prospect

City/State/Zip: La Jolla CA 92037

Phone No: (858) 454-3031 Fax No: 858-454-2448

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

William Zongker

Title (type or print):

William Zongker

Signature: William Zongker Date: 10-25-10

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: \_\_\_\_\_

OWNERSHIP DISCLOSURE STATEMENT  
PROJECT NO. 224418

Donald C. Allison, Managing General Partner

Janet A. Allison, General Partner

William L. Zongker, General Partner

Elizabeth K. Zongker, General Partner

Earl D. Peterson III, Limited Partner

Adella M. Peterson, Limited Partner



PO Box 889, La Jolla, CA 92038  
<http://www.LaJollaCPA.org>  
 Voicemail: 858.456.7900  
[info@LaJollaCPA.org](mailto:info@LaJollaCPA.org)

President: Tony Crisafi  
 Vice President: Rob Whittemore  
 Treasurer: Jim Fitzgerald  
 Secretary: Dan Allen

## La Jolla Community Planning Association

Regular Meetings: 1<sup>st</sup> Thursday of the Month  
 La Jolla Recreation Center, 615 Prospect Street

**Thursday, 19 May 2011**

### **FINAL MINUTES – RESCHEDULED REGULAR MEETING**

Present: Cynthia Bond, Devin Burstein, Laura Ducharme Conboy, Michael Costello, Dan Courtney, Tony Crisafi, Jim Fitzgerald, Orrin Gabsch, Joe LaCava, Tim Lucas, Nancy Manno, Ray Weiss, Rob Whittemore.  
 Absent: Dan Allen, Tom Brady, David Little, Phil Merten, Greg Salmon.

**1. Welcome and Call To Order: Tony Crisafi, President @ 6:09 PM.**

**President Crisafi** invited newly elected **Trustee Cynthia Bond** to come forward and to be sworn in as a Trustee of the La Jolla Community Planning Association. **President Crisafi** administered the Oath of Office and offered congratulations to **Trustee Bond**.

### **2. Adopt the Agenda: Approved Motion to adopt the Agenda, (LaCava/Courtney 11/0/1)**

In favor: Bond, Conboy, Costello, Courtney, Fitzgerald, Gabsch, LaCava, Lucas, Manno, Weiss, Whittemore.  
 Abstain: Crisafi.

### **3. Meeting Minutes Review and Approval: 07 April 2011**

**Approved Motion: Motion to approve the Minutes of April 07, 2011, (Courtney/Weiss 9/0/3).**

In favor: Conboy, Costello, Courtney, Fitzgerald, Gabsch, LaCava, Lucas, Manno, Weiss.  
 Abstain: Bond, Crisafi, Whittemore.

### **4. Elected Officials Report – Information Only**

A. Council District 2 – Councilmember Kevin Faulconer  
 Rep: **Thyme Curtis**, 619.236.6622, [tcurtis@sanidiego.gov](mailto:tcurtis@sanidiego.gov)  
 Ms. Curtis was not present.

B. Council District 1 – Councilmember Sherri Lightner  
 Rep: **Erin Demorest**, 619.236.7762, [edemorest@sanidiego.gov](mailto:edemorest@sanidiego.gov)

**Ms. Demorest** was present: noted Mayor Sanders released a revised budget for fiscal 2012: proposed restoring Recreation Center hours of operation. Councilmember Lightner is working on restoration of Library hours and elimination of Fire Engine "Brownouts." **Ms. Demorest**, noting Councilmember Lightner's ongoing commitment to repair La Jolla streets, requested that community members continue to report potholes. **Trustee LaCava** requested information on Fire Engine "Brownouts," per Ms. Demorest: there are none in La Jolla. **Trustee Costello** requested information on update to the La Jolla PDO. **Trustee Fitzgerald** requested information re funds for Code Enforcement: **Ms. Demorest** responded funds were not available. LJCPA Member **Ms. Carol Hernstad** noted the landscape at the entrance to La Jolla was not welcoming: **Ms. Demorest** noted her concern/will meet with **Ms. Hernstad** for follow-up. **Trustee Courtney** noted additional landscape/trash problems. LJCPA Member **Melinda Merryweather** requested information on Princess Street Beach access: Councilmember Lightner will prepare letter addressed to the Coastal Commission.

### **5. Non-Agenda Public Comment**

Issues not on the agenda and *within LJCPA jurisdiction*, two (2) minutes or less.



**Approved Motion: Motion to approve La Jolla Community Planning Association Joint Committees and Boards Appointees as listed on the draft document dated 05/18/2011, with the exception of Development Permit Review Committee appointee Paul Benton. (La Cava/Manno 12/0/1).**

In favor: Bond, Burstein, Conboy, Costello, Courtney, Fitzgerald, Gabsch, LaCava, Lucas, Manno, Weiss, Whittemore.

Abstain: Crisafi.

**Approved Motion: Motion: In the La Jolla Community Planning Association's continuing commitment to the Joint Committees and Boards Process: to ratify the recommendations made by the LJCPA's Sister organizations, as shown on the draft document dated 05/18/2011, with a correction: those appointees designated "LJBID" are now correctly listed as "La Jolla Village Merchants Association" appointees, (LaCava/Burstein 10/1/2).**

In favor: Bond, Burstein, Conboy, Costello, Courtney, Fitzgerald, Gabsch, LaCava, Manno, Weiss.

Oppose: Whittemore.

Abstain: Crisafi, Lucas.

Addition to Presidents comments: **President Crisafi** acknowledged the difficulties encountered by Trustees regarding this rescheduled regular meeting and thanked Trustees for their courtesy in rearranging schedules.

**F. Ad Hoc Committee on Policies** – 1<sup>st</sup> meeting was Wed, May 18<sup>th</sup>, 5:30p (see attached draft appeals bylaws). **Trustee Burstein** reported: the initial meeting was 05/18/2011. The next meeting will be scheduled and noticed in June. Trustees and LJCPA Members are encouraged to participate.

#### **8. CONSENT AGENDA – Ratify or Reconsider Committee Action**

Consent Agenda allows the Trustees to ratify actions of our joint committees and boards in a single vote with no presentation or debate. The public may comment on consent items.

→ **Anyone may request that a consent item be pulled for reconsideration and full discussion.**

→ **Items pulled from this Consent Agenda are automatically trailed to the next CPA meeting.**

PDO – Planned District Ordinance Committee, Chair Ione Stiegler, 2<sup>nd</sup> Mon, 4pm

DPR – Development Permit Review Committee, Chair Tony Crisafi, 2<sup>nd</sup> & 3<sup>rd</sup> Tues, 4pm

PRC – LJ Shores Permit Review Committee, Chair Helen Boyden, 4<sup>th</sup> Tues, 4pm

T&T – Traffic & Transportation Board, Chair Todd Lesser, 4<sup>th</sup> Thurs, 4pm

#### **A. La Jolla Foundation**

**PDO ACTION:** The committee moved to endorse the applicant requesting the Mayor to approve the La Jolla Foundation's Art Program, (Various Sites in La Jolla - Placement of privately funded art), as outlined in the letter with the additional criteria of: 1) incorporating the City Municipal Code signage maintenance language; and 2) limiting the acknowledgement plaques to a maximum size of one square foot. 6-0-1

#### **B. EAST CLIFF / GABLES / JACK O'LANTERN TOWNHOMES (formerly Green Dragon)**

**DPR ACTION:** Motion to approve a Coastal Development Permit to construct 3 for rent single family residences: 1241, 1245, 1249 Coast Blvd., and findings can be made for Variance requests (two issues) from: 1) the PDO requirements of 75% minimum of structure's street frontage length and a 50% minimum of the Gross Ground Floor Area be retail, and 2) the LJ PDO 159.0405(c) and LDC 14 02 05 page 40(8) (A) to allow three driveway curb cuts. 6-0-0

#### **C. BENSON 5970 RESIDENCE**

**DPR ACTION:** Motion to approve a Coastal Development Permit and Site Development Permit to demolish existing residence, (5970 Camino de la Costa), and construct a 7,689 SF single-family residence on a .65 acre lot. 6-0-0



**(Burstein/Weiss 12/0/1).**

In favor: Bond, Burstein, Conboy, Costello, Courtney, Fitzgerald, Gabsch, LaCava, Lucas, Manno, Weiss, Whittemore.

Abstain: Crisafi.

**Prior to the Motion on Consent Agenda B: EAST CLIFF / GABLES / JACK O'LANTERN TOWNHOMES (formerly Green Dragon):** Trustee Gabsch expressed concern regarding parking. Project Architect James Alcorn responded, Trustees Costello and Conboy responded. Trustee LaCava noted that the findings for a Variance cannot be made and the application should be processed as a Planned Development Permit. He did not feel the LJCPA should oppose this project and thus did not want to delay the applicant by pulling the item."

**Approved Motion: Motion: To accept the recommendation of the Development Permit Review Committee (B): EAST CLIFF / GABLES / JACK O'LANTERN TOWNHOMES (formerly Green Dragon). To approve a Coastal Development Permit to construct 3 for rent single family residences: 1241, 1245, 1249 Coast Blvd: findings can be made for Variance requests (two issues) from: 1) the PDO requirements of 75% minimum of structure's street frontage length and a 50% minimum of the Gross Ground Floor Area be retail, and 2) the LJ PDO 159.0405(c) and LDC 14 02 05 page 40(8)(A), to allow three driveway curb cuts, and forward the recommendation to the City.**

**(Costello/Fitzgerald 10/2/1)**

In favor: Bond, Burstein, Conboy, Costello, Courtney, Fitzgerald, Lucas, Manno, Weiss, Whittemore.

Oppose: Gabsch, LaCava.

Abstain: Crisafi.

**9. REPORTS FROM OTHER ADVISORY COMMITTEES - Information only**

**A. LA JOLLA COMMUNITY PARKING DISTRICT ADVISORY BOARD – Inactive**

**B. COASTAL ACCESS AND PARKING BOARD – Meets 1<sup>st</sup> Tues, 4pm, Rec. Center**

**10. 2010 City Redistricting – Possible Action Item: See below**

Commission Chief of Staff Midori Wong will offer a briefing about the redistricting process and how to participate. A proposal for the new Council District 1 will be offered for consideration by the trustees.

**11. Avenida de la Playa Sewer Project – Information Only Update: *Presentation cancelled***

The city will provide a brief update on this project in La Jolla Shores.

**12. Aron Residence**

8435 La Jolla Scenic Drive North - Demolish existing residence (3,860 sf plus garage) and construct a 2-story 7,532 sf residence plus 966 sf garage on a 0.49 acre site.

*Previous LJCPA ACTION: Pulled from the March 2011 consent agenda.*

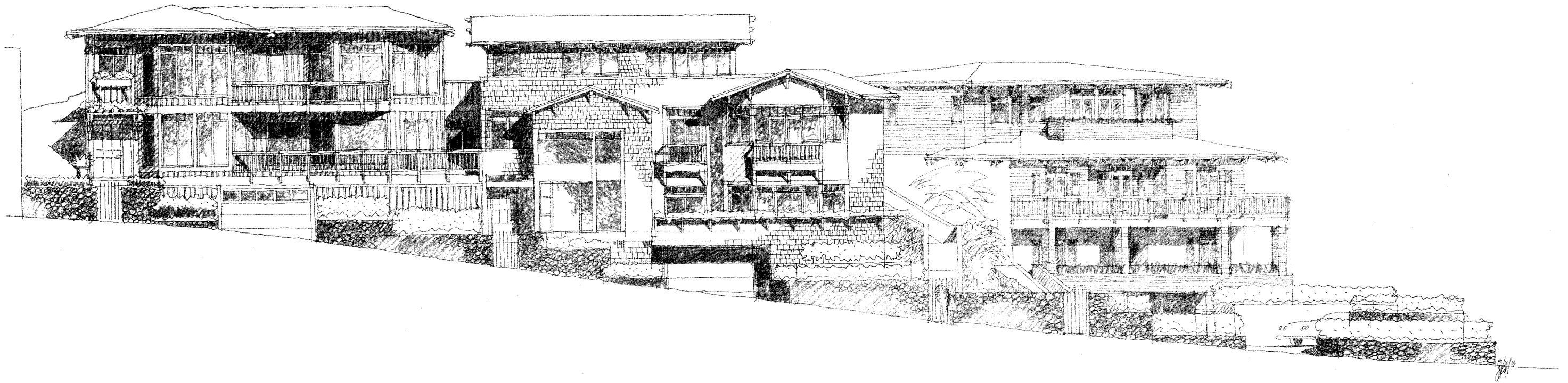
*Previous PRC ACTION: The plans presented March 22, 2011, with the hydrology reports dated 2/28/11 (page 5 dated March 2, 2011) as presented with Finished Floor Elevation (414.46) as shown on Sheet A-2 Site Plan, dated March 15, 2011 are compatible with the LJS PDO and meet the requirements for a SDP. 4-3-0.*

Presented: **Colin Hernstad** for the Applicant: **Mr. Hernstad** discussed and clarified the neighbors concerns regarding water drainage and the overall size of the proposed residence. The drainage problems have been solved to the satisfaction of the City and of the neighbors on Sugarman Drive. The size of the residence, while still large, has been reduced and landscaping and site placement of the residence has alleviated neighbors concerns.

**Trustees LaCava, Courtney, Fitzgerald, Lucas and President Crisafi** commented/questioned: La Jolla Shores Permit Review Committee Chair **Helen Boyden** and **Mr. Hernstad** responded. **Ms. Boyden** acknowledged the effort expended by **Mr. Hernstad** in accommodating neighbors concerns.

**Trustee Lucas** will support the Motion/continues to have concern re size of residence/noted the exemplary conduct of the Applicant and Applicants representative, **Colin Herndon**, in dealing with neighborhood concerns. **Trustee Gabsch** will support the Motion, noting his pleasure with the 80' setback of the residence.

| PROJECT DATA SHEET   |  |                          |
|--|--|--------------------------|
| <b>PROJECT NAME:</b>   | East Cliff, Gables, Jack O'Lantern PTS#224418  |                          |
| <b>PROJECT DESCRIPTION:</b>  | Construction of three detached, single-family residences over basement garages on a 0.91 acre site located at 1241, 1245 and 1249 Coast Boulevard. |                          |
| <b>COMMUNITY PLAN AREA:</b>  | La Jolla Community Plan  |                          |
| <b>DISCRETIONARY ACTIONS:</b>  | Planned Development Permit, Coastal Development Permit and Site Development Permit   |                          |
| <b>COMMUNITY PLAN LAND USE DESIGNATION:</b>  | Community Commercial   |                          |
| <p style="text-align: center;"><b><u>ZONING INFORMATION:</u></b></p> <p><b>ZONE:</b> 1A</p> <p><b>HEIGHT LIMIT:</b> 30-Foot max. height limit</p> <p><b>LOT SIZE:</b> 40,000square-foot minimum lot size</p> <p><b>FLOOR AREA RATIO:</b> 1.3 maximum</p> <p><b>FRONT SETBACK:</b> No requirement</p> <p><b>SIDE SETBACK:</b> None required</p> <p><b>STREETSIDE SETBACK:</b> N/A</p> <p><b>REAR SETBACK:</b> N/a</p> <p><b>PARKING:</b> 12 provided 9 required</p> |  |                          |
| <b><u>ADJACENT PROPERTIES:</u></b>   | <b>LAND USE DESIGNATION &amp; ZONE</b>   | <b>EXISTING LAND USE</b> |
| <b>NORTH:</b>  | Single Family Residential; RS-1-7  | Parks - Active           |
| <b>SOUTH:</b>  | Retail/Visitor Commercial Zone 1   | Arterial Commercial      |
| <b>EAST:</b>   | Retail/Visitor Commercial Zone 1A  | Arterial Commercial      |
| <b>WEST:</b>   | Retail/Visitor Commercial Zone 1A<br>Multi-Family Zone Zone 5  | Arterial Commercial      |
| <b>DEVIATIONS OR VARIANCES REQUESTED:</b>  | <ol style="list-style-type: none"> <li>1. Ground floor use regulations.</li> <li>2. Driveway allowance and distance regulations.</li> </ol>        |                          |
| <b>COMMUNITY PLANNING GROUP RECOMMENDATION:</b>  | Approval   |                          |



View from Coast Blvd

## Not to Scale

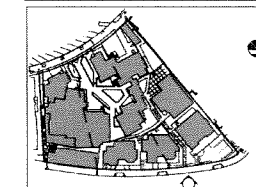
## EAST-CLIFF, GABLES & JACK O'LANTERN of Green Dragon Colony

COAST BOULEVARD, LA JOLLA, CA 92037

SCOPE OF WORK:

### THREE NEW SINGLE FAMILY RESIDENCES

KEY PLAN (NTS):



Sheet Title:

Date: 19 APRIL 2011

Revisions: \_\_\_\_\_

16 JUNE 2011

12 JAN 2012

30 MAY 2012  
11 SEPT 2013

11 SEPT 2013  
11 OCT 2013

11 OCT 2013

VIEW FROM COAST  
BOULEVARD

TS-1

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## Site Section

Scale:  $1/4" = 1' - 0"$

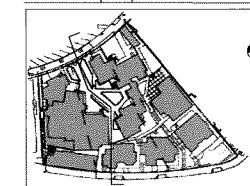
## EAST-CLIFF, GABLES & JACK O'LANTERN of Green Dragon Colony

COAST BOULEVARD, LA JOLLA, CA 92037

SCOPE OF WORK:

### THREE NEW SINGLE FAMILY RESIDENCES

KEY PLAN (NTS):



Sheet Title:

Date: 19 APRIL 2011

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Revisions:

|              |
|--------------|
| 16 JUNE 2011 |
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| 30 MAY 2012  |
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SITE SECTION TS-2

Sheet 2 of 5

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NOTES

The proposed project is located at 1241-1249 Coast Boulevard, within the La Jolla Planned District, Zone 1A, the Coastal Height Limitation Overlay Zone (Prop D, CHLOZ), Coastal Overlay Zone (appeal able to the Coastal Commission), Parking Impact (coastal and beach) Overlay Zone (PIOZ), and Residential Tandem Parking Overlay Zone (RTPDZ), of the La Jolla Community Plan (LJCP) and Local Coastal Program (LCP).

The project site is subject to Coastal Resource/Sensitive Coastal Resource & La Jolla Planned District Permit (99-0755).

Provide building address numbers, visible and legible from the street or road fronting the property per FHPS POLICY P-00-6 (UFC 901.4.4).

Project history and Plan Historic Staff indicate that the Green Dragon Colony site is designated as HRB Site #84 & that the former cottages on the site were subsequently included in that designation before they were removed, after which the land-only development was restored. The project must comply with the former Coastal Development Permits (No's A-6-LJS-91-168, R, F8945-A1, and F8945-A2). These permits require any new development on-site to be sympathetic to the original structures and include a required list of architectural and site elements.

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

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 Appendix E of the City's Storm Water Standards.

NESTING BIRD DISCLOSURE - Please note that nesting birds may be present during construction, and are protected under US and State Law including the Federal Migratory Bird Treaty Act and in particular CA law - Fish and Game Code - Section 3503, CDFG Code 3503 states: "It is unlawful to take, possess, or needlessly destroy the nest or eggs of any bird, except as otherwise provided by this code or any regulation made pursuant thereto."

If geotechnical borings are completed, obtain a grading permit under City Bulletin 560 in order to develop a plan to avoid potential historical resources which are known to be in the area.

FOR NOTES ON HEIGHT SEE SHEET A1.1

Project Name: East Cliff Gables Jack O'Lantern of Green Dragon Colony

Sq. ft.: 2,267SF 2,938SF 2,340SF

Address: 1241, 1245, 1249 Coast Boulevard, La Jolla, CA 92037 between Brockton Villa and Goldfish Point Café

APN: 350-050-17-00

Base Zone: LJPD-1A

Overlays: Coastal, Coastal Height Limit, Parking Impact Overlay Zone - Beach Impact & PIOZ Coastal Impact, Residential Tandem Parking

Applicant: Allison Zongker, L.P.  
A California Limited Partnership  
1299 Prospect St., Suite 3A,  
La Jolla, CA 92037  
(858)454-3031

Agent: Alcorn & Benton Architects  
7757 Girard Ave.  
La Jolla, CA 92037  
(858)459-0805

Legal Description: Lots 30, 31, 32 in block 59 of La Jolla Park in the City of San Diego, County of San Diego, State of California, according to map thereof No. 352, filed in the office of the county recorder of San Diego County on March 22, 1887.

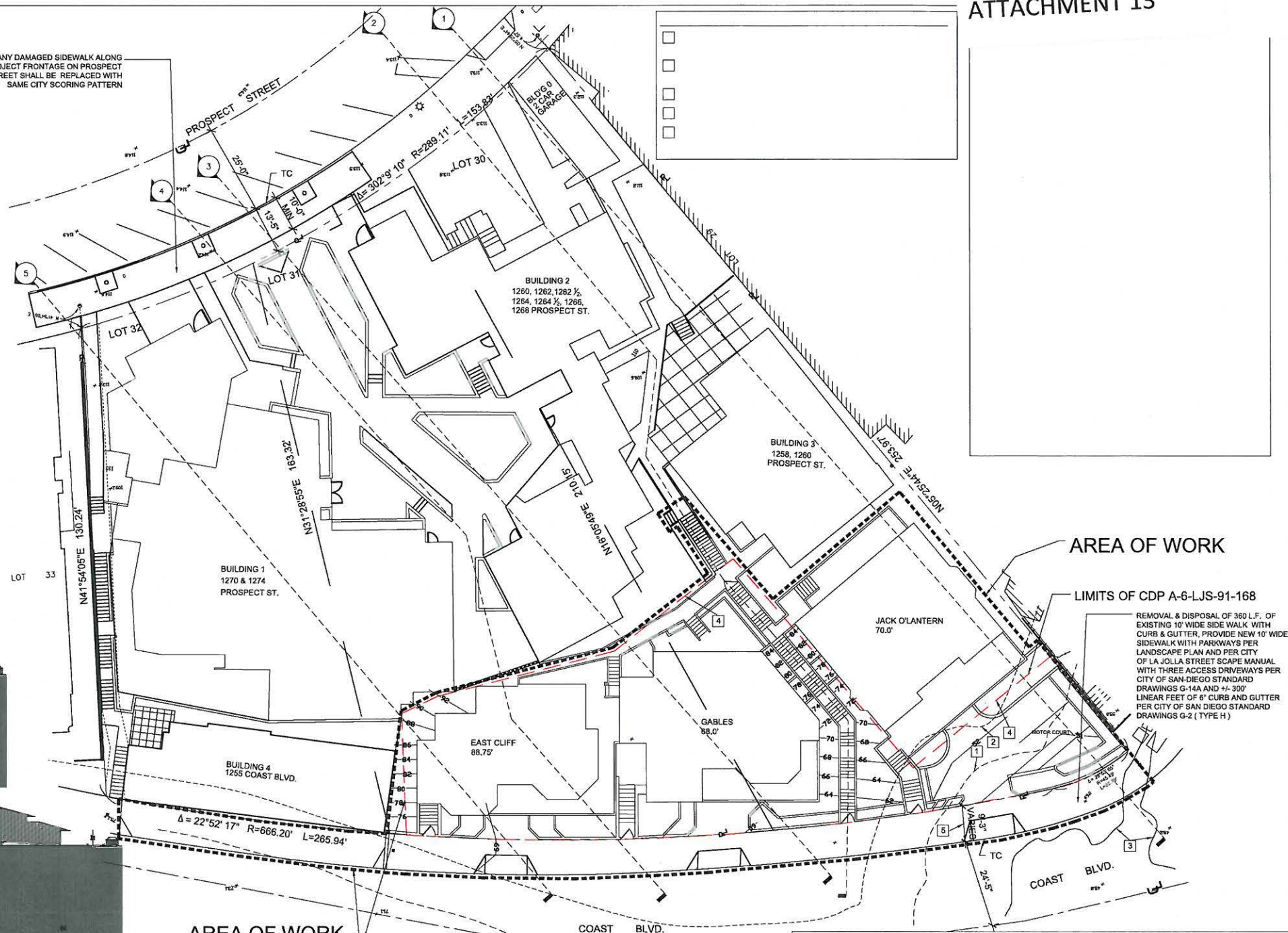
Scope of Work: Construct three (3) new townhomes known as East Cliff, Gables, and Jack O'Lantern on the site (existing structures constructed in 70s). Required discretionary permits of LJPDO & CDP

Site Area: 39,640 s.f.

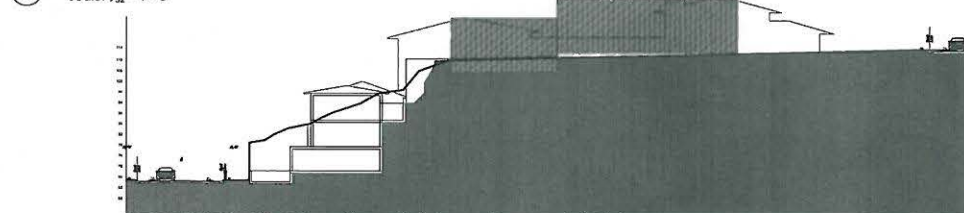
Building area: 7,545 s.f. (New) + 21,150 s.f. (Existing) = 28,695 s.f. (Total)

FAR: 73% (Allowable 1.3, see A0.4 & A0.6 for additional information)

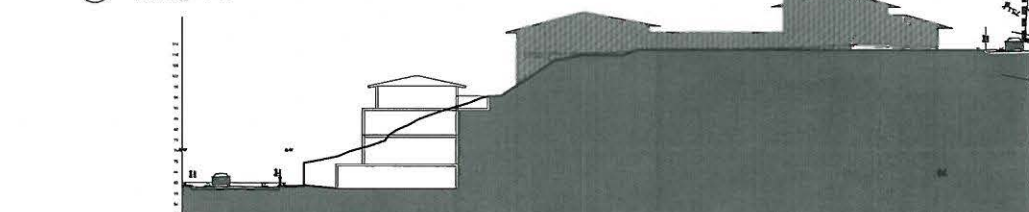
ANY DAMAGED SIDEWALK ALONG PROJECT FRONTAGE ON PROSPECT STREET SHALL BE REPLACED WITH SAME CITY SCORING PATTERN



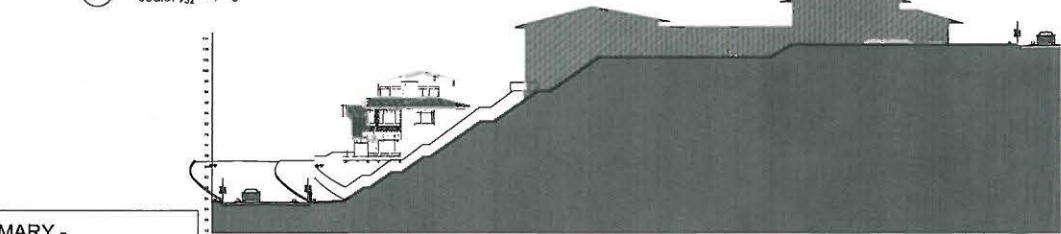
5 Site Section @ East Cliff  
Scale: 1/2" = 1' - 0"



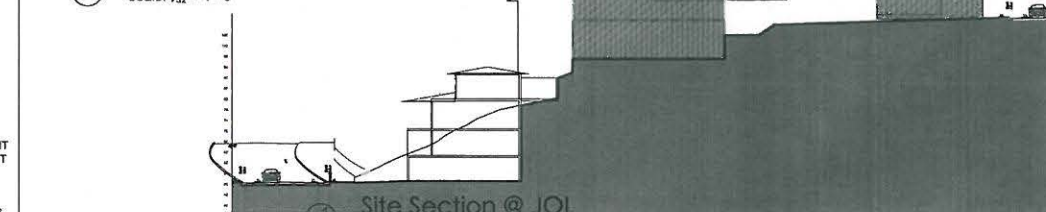
4 Site Section @ View Cone & E.C.  
Scale: 1/2" = 1' - 0"



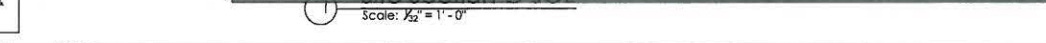
3 Site Section @ Gables  
Scale: 1/2" = 1' - 0"



2 Site Section @ Stairs  
Scale: 1/2" = 1' - 0"

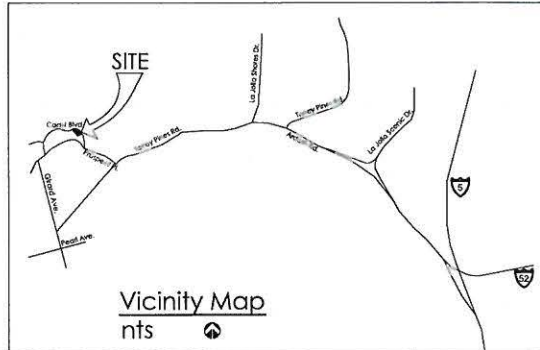


1 Site Section @ JOL  
Scale: 1/2" = 1' - 0"



Site Plan

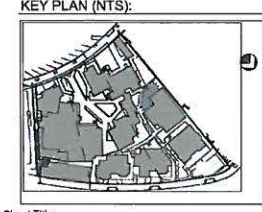
Scale: 1/16" = 1' - 0"  
For parking see Sheets A0.7 & A0.8  
For dim/tech info see Sheet A1.0 & A1.1



EAST-CLIFF, GABLES & JACK O'LANTERN of Green Dragon Colony

COAST BOULEVARD, LA JOLLA, CA 92037

SCOPE OF WORK:  
THREE NEW SINGLE FAMILY RESIDENCES



Date: 19 APRIL 2011

Revisions:

|              |
|--------------|
| 16 JUNE 2011 |
| 12 JAN 2012  |
| 30 MAY 2012  |
| 11 SEPT 2013 |
| 11 OCT 2013  |

SITE PLAN, SITE SECTIONS & PROJECT NOTES

A0.0  
Sheet of

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PLANNED DEVELOPMENT SUMMARY - PROPOSED DEVIATIONS

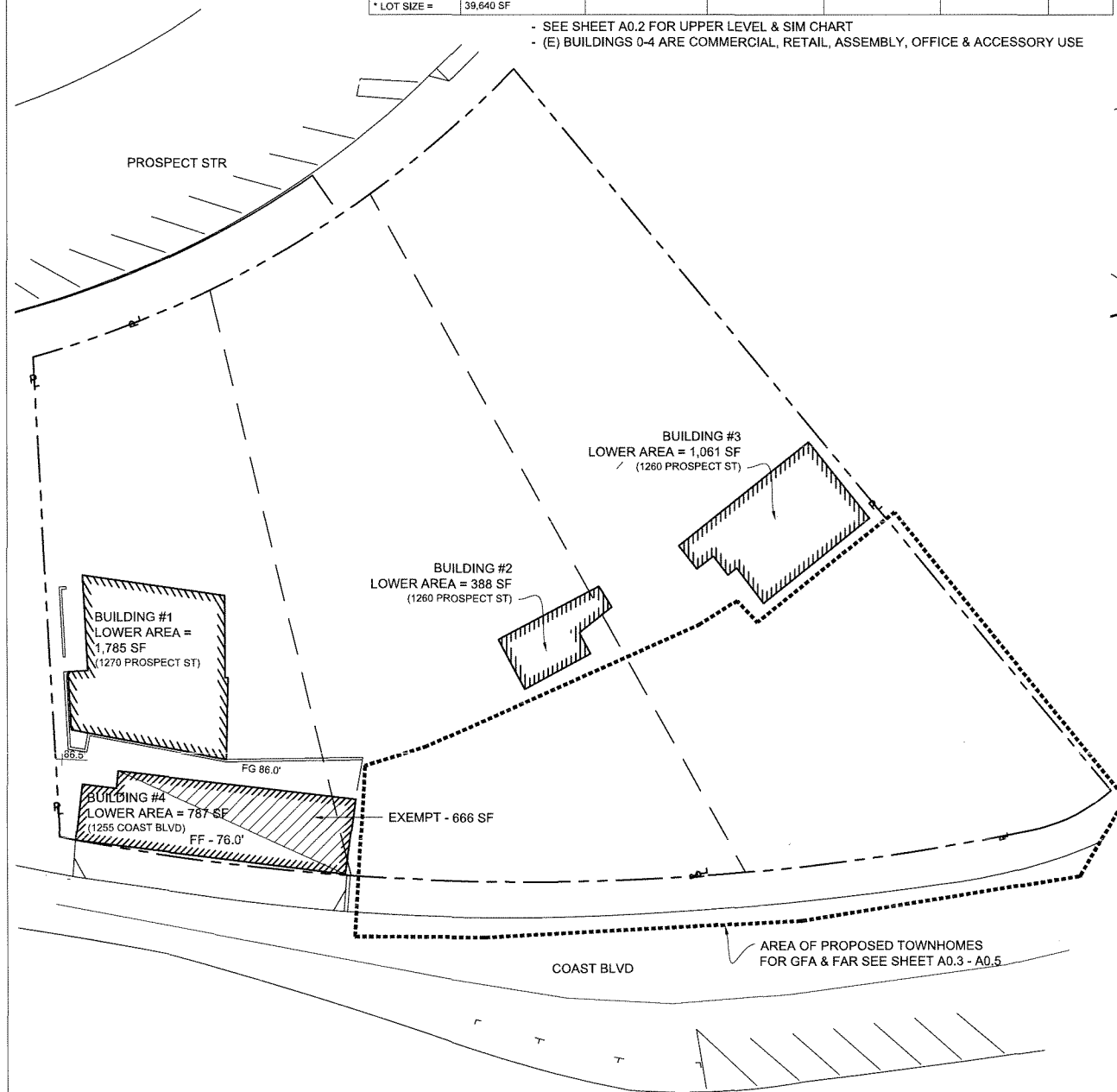
- SDMC §159.0306 (A), WHICH WOULD REQUIRE RETAIL USES ON THE GROUND FLOOR AND STREET FRONTAGE RATHER THAN RESIDENTIAL USES
- SDMC §142.0560 (J)(8), WHICH LIMITS THE NUMBER OF DRIVEWAY OPENINGS TO A MAXIMUM OF ONE DRIVEWAY FOR EACH 100 LINEAR FEET OF STREET FRONTAGE (LA JOLLA PLANNED DISTRICT ARTICLE 9, APPENDIX D, §3 REQUIRES A MINIMUM SEPARATION OF 150 LINEAR FEET); AND
- SDMC §142.0521 (F), REQUIRES A MINIMUM DISTANCE OF 20 FEET BETWEEN THE SIDEWALK AND THE ENTRANCE TO A GARAGE, APPARENTLY FOR THE ESTABLISHMENT OF A PARKING SPACE OUTSIDE OF THE GARAGE. THIS AFFECTS THE PROPOSED EAST CLIFF TOWNHOUSE ONLY.

FOR A DETAILED EXPLANATION SEE THE FINDINGS FOR THE PLANNED DEVELOPMENT PERMIT FINDINGS, BY THE OFFICE OF MARIE BURKE, ATTORNEY AT LAW AND ALCON & BENTON ARCHITECTS, DATED DECEMBER 2011.

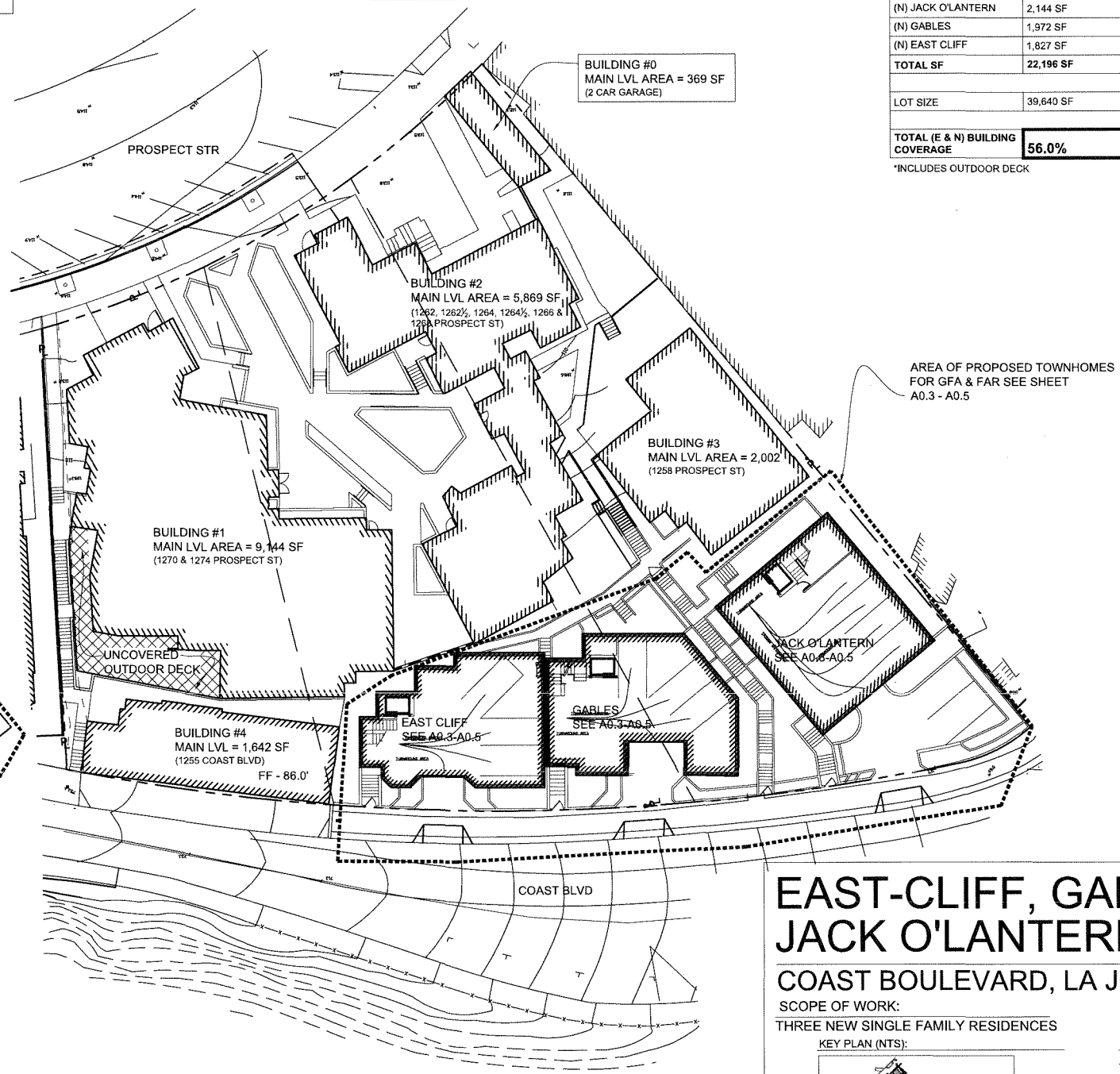


| GFA & FAR OF EXISTING LOT* |                                       |                                     |                                    |                                     |                  |
|----------------------------|---------------------------------------|-------------------------------------|------------------------------------|-------------------------------------|------------------|
|                            | LOWER LEVEL AREA<br>EXEMPTED FROM GFA | LOWER LEVEL AREA<br>INCLUDED IN GFA | MAIN LEVEL AREA<br>INCLUDED IN GFA | UPPER LEVEL AREA<br>INCLUDED IN GFA | TOTAL GFA        |
| (E) BUILDING 0             | 0 SF                                  | 0 SF                                | 369 SF                             | 0 SF                                | 369 SF           |
| (E) BUILDING 1             | 0 SF                                  | 1,785 SF                            | 5,682 SF                           | 934 SF                              | 9,401 SF         |
| (E) BUILDING 2             | 0 SF                                  | 388 SF                              | 4,821 SF                           | 1,048 SF                            | 6,257 SF         |
| (E) BUILDING 3             | 0 SF                                  | 1,061 SF                            | 2,002 SF                           | 0 SF                                | 3,063 SF         |
| (E) BUILDING 4             | 666 SF                                | 787 SF                              | 1,642 SF                           | 0 SF                                | 2,429 SF         |
| <b>TOTAL</b>               | <b>666 SF</b>                         | <b>4,390 SF</b>                     | <b>15,147 SF</b>                   | <b>1,982 SF</b>                     | <b>21,150 SF</b> |
| * LOT SIZE =               | 39,640 SF                             |                                     |                                    |                                     |                  |

- SEE SHEET A0.2 FOR UPPER LEVEL & SIM CHART  
 - (E) BUILDINGS 0-4 ARE COMMERCIAL, RETAIL, ASSEMBLY, OFFICE & ACCESSORY USE



| KEY |   |
|-----|---|
|     | BUILDING OUTLINE - FLOOR AREA INCLUDED IN GFA (TYP)   |
|     | EXEMPT AREA FROM GFA - 113.0234(a)(2)(B)<br>FF ABV IS 86.0'.<br>86.0' - 5.0' = 81'.<br>OK TO EXEMPT WHEN GRADE @ 81' & HIGHER |
|     | EXEMPT AREA FROM GFA - 113.0234(b)(5)   |



| BUILDING COVERAGE<br>(EXISTING & PROPOSED) |                   |
|--|-------------------|
| BUILDING NAME                              | BUILDING COVERAGE |
| (E) BUILDING 0                             | 369 SF            |
| (E) BUILDING 1*                            | 7,419 SF          |
| (E) BUILDING 2                             | 4,821 SF          |
| (E) BUILDING 3                             | 2,002 SF          |
| (E) BUILDING 4                             | 1,642 SF          |
| (N) JACK O' LANTERN                        | 2,144 SF          |
| (N) GABLES                                 | 1,972 SF          |
| (N) EAST CLIFF                             | 1,827 SF          |
| <b>TOTAL SF</b>                            | <b>22,196 SF</b>  |
| LOT SIZE                                   | 39,640 SF         |
| <b>TOTAL (E &amp; N) BUILDING COVERAGE</b> | <b>56.0%</b>      |

\*INCLUDES OUTDOOR DECK

1 EXISTING LOWER LEVEL AREA ANALYSIS  
 1" = 20' - 0"

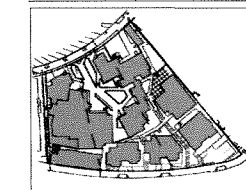
2 MAIN LEVEL AREA ANALYSIS OF EACH BUILDING  
 (EXISTING & PROPOSED)  
 1" = 20' - 0"

## EAST-CLIFF, GABLES & JACK O' LANTERN of Green Dragon Colony

### COAST BOULEVARD, LA JOLLA, CA 92037

SCOPE OF WORK:  
 THREE NEW SINGLE FAMILY RESIDENCES

KEY PLAN (NTS):



Sheet Title:

|            |               |
|------------|---------------|
| Date:      | 19 APRIL 2011 |
| Revisions: |               |
|            | 16 JUNE 2011  |
|            | 12 JAN 2012   |
|            | 30 MAY 2012   |
|            | 11 SEPT 2013  |
|            | 11 OCT 2013   |

## EXISTING LOT GFA & FAR / (N) BLD'G COVERAGE

# A0.1

Sheet 4 of 32

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| GFA & FAR OF EXISTING LOT* |                                    |                                  |                                 |                                  |           |        |
|----------------------------|------------------------------------|----------------------------------|---------------------------------|----------------------------------|-----------|--------|
|                            | LOWER LEVEL AREA EXEMPTED FROM GFA | LOWER LEVEL AREA INCLUDED IN GFA | MAIN LEVEL AREA INCLUDED IN GFA | UPPER LEVEL AREA INCLUDED IN GFA | TOTAL GFA | FAR    |
| (E) BUILDING 0             | 0 SF                               | 0 SF                             | 369 SF                          | 0 SF                             | 369 SF    | 0.93%  |
| (E) BUILDING 1             | 0 SF                               | 1,785 SF                         | 6,682 SF                        | 934 SF                           | 9,401 SF  | 23.72% |
| (E) BUILDING 2             | 0 SF                               | 388 SF                           | 4,821 SF                        | 1,048 SF                         | 6,257 SF  | 15.78% |
| (E) BUILDING 3             | 0 SF                               | 1,061 SF                         | 2,002 SF                        | 0 SF                             | 3,063 SF  | 7.73%  |
| (E) BUILDING 4             | 666 SF                             | 787 SF                           | 1,642 SF                        | 0 SF                             | 2,429 SF  | 6.13%  |
| TOTAL                      | 666 SF                             | 4,390 SF                         | 15,147 SF                       | 1,982 SF                         | 21,150 SF | 54.29% |
| * LOT SIZE =               | 39,640 SF                          |                                  |                                 |                                  |           |        |

SEE SHEET A0.1 FOR LOWER & MAIN LEVEL & SIM CHART

KEY

BUILDING OUTLINE - FLOOR AREA INCLUDED IN GFA (TYP)

BUILDING OUTLINE BELOW

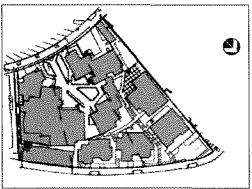
1 EXISTING UPPER LEVEL AREA ANALYSIS  
1" = 20' - 0"

EAST-CLIFF, GABLES & JACK O'LANTERN of Green Dragon Colony

COAST BOULEVARD, LA JOLLA, CA 92037

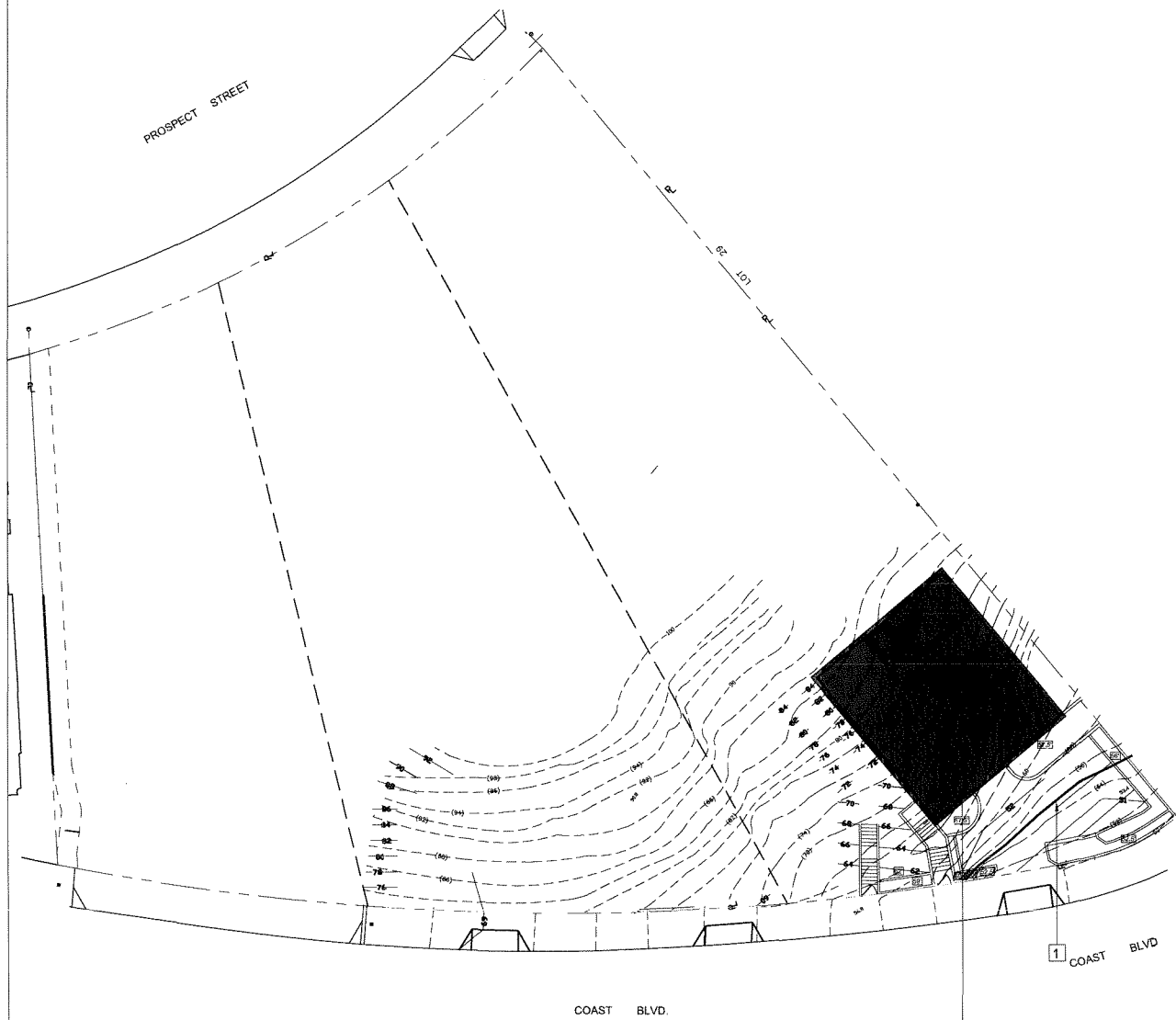
SCOPE OF WORK:  
THREE NEW SINGLE FAMILY RESIDENCES

KEY PLAN (NTS):

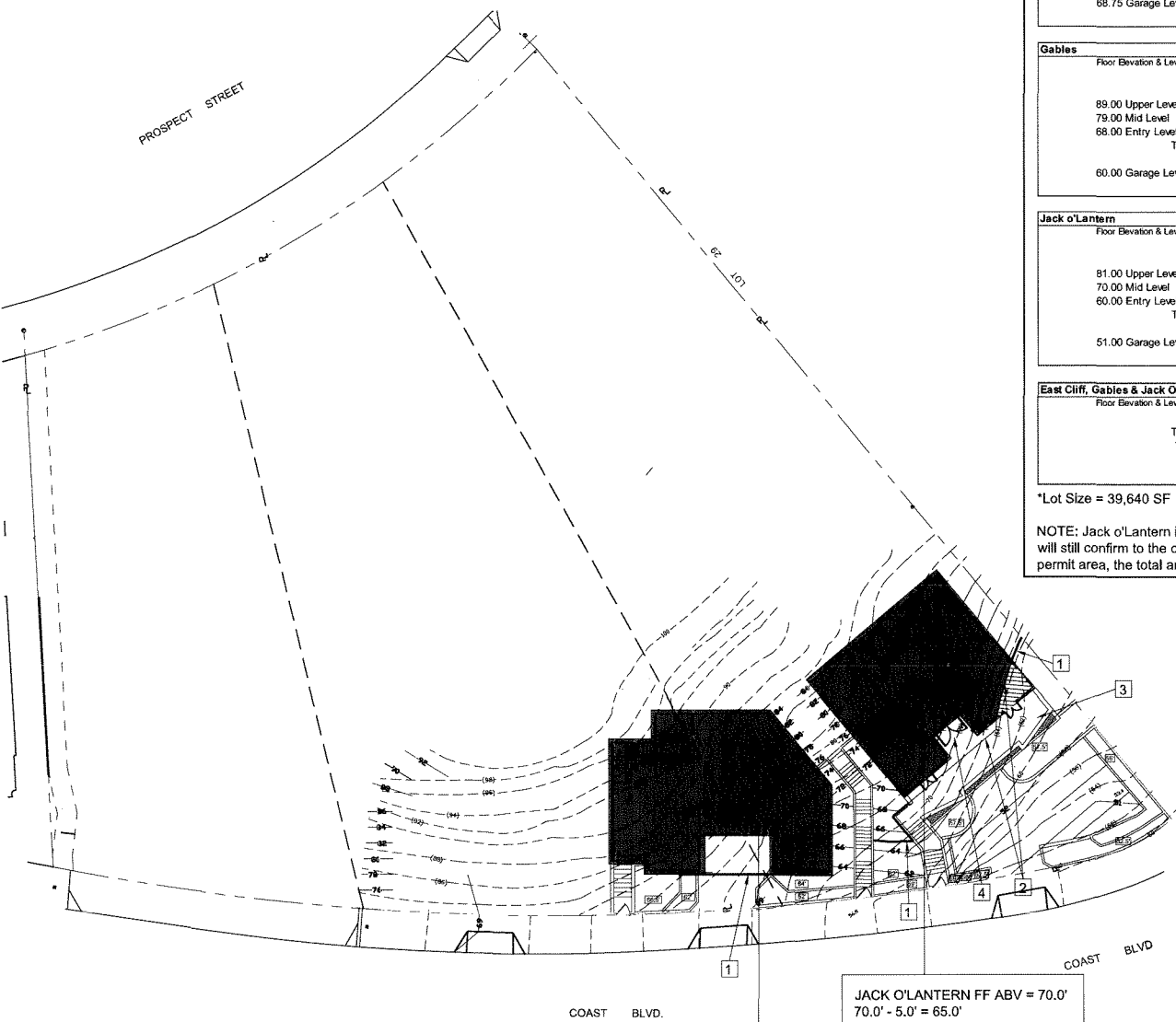


|            |               |
|------------|---------------|
| Date:      | 19 APRIL 2011 |
| Revisions: |               |
|            | 16 JUNE 2011  |
|            | 12 JAN 2012   |
|            | 30 MAY 2012   |
|            | 11 SEPT 2013  |
|            | 11 OCT 2013   |

EXISTING LOT GFA & FAR A0.2



JACK O'LANTERN FF ABV = 60.0'  
60.0' - 5.0' = 55.0'  
EXEMPT @ 55.0' & ABV  
TOTAL EXEMPT AREA = 2,144 SF



GABLES FF ABV = 68.0'  
68.0' - 5.0' = 63.0'  
EXEMPT @ 63.0' & ABV  
TOTAL EXEMPT AREA = 1,972 SF

JACK O'LANTERN FF ABV = 70.0'  
70.0' - 5.0' = 65.0'  
EXEMPT @ 65.0' & ABV  
TOTAL EXEMPT AREA = 1,584 SF

PROPOSED TOWNHOMES GFA & FAR

| Floor Elevation & Level | Floor Area | Deduction for Below Grade Exemption | GFA After Exemptions | *FAR  |
|-------------------------|------------|-------------------------------------|----------------------|-------|
| 87.75 Upper Level       | 1,413 SF   | 000 SF                              | 1,413 SF             |       |
| 77.75 Entry Level       | 1,508 SF   | -1,094 SF                           | 474 SF               |       |
| Total Unit Area         | 2,981 SF   |                                     | 1,887 SF             |       |
| 68.75 Garage Level      | 1,827 SF   | -1,447 SF                           | 380 SF               |       |
| Total Area              | 4,808 SF   | -2,541 SF                           | 2,267 SF             | 5.72% |

| Floor Elevation & Level | Floor Area | Deduction for Below Grade Exemption | GFA After Exemptions | *FAR  |
|-------------------------|------------|-------------------------------------|----------------------|-------|
| 89.00 Upper Level       | 987 SF     | 000 SF                              | 987 SF               |       |
| 79.00 Mid Level         | 1,813 SF   | -636 SF                             | 1,177 SF             |       |
| 68.00 Entry Level       | 1,740 SF   | -966 SF                             | 774 SF               |       |
| Total Unit Area         | 4,540 SF   |                                     | 2,938 SF             |       |
| 60.00 Garage Level      | 1,972 SF   | -1,972 SF                           | 000 SF               |       |
| Total Area              | 6,512 SF   | -3,574 SF                           | 2,938 SF             | 7.41% |

| Floor Elevation & Level | Floor Area | Deduction for Below Grade Exemption | GFA After Exemptions | *FAR  |
|-------------------------|------------|-------------------------------------|----------------------|-------|
| 81.00 Upper Level       | 1,301 SF   | 000 SF                              | 1,301 SF             |       |
| 70.00 Mid Level         | 1,711 SF   | -734 SF                             | 977 SF               |       |
| 60.00 Entry Level       | 1,546 SF   | -1,584 SF                           | 062 SF               |       |
| Total Unit Area         | 4,558 SF   |                                     | 2,340 SF             |       |
| 51.00 Garage Level      | 2,144 SF   | -2,144 SF                           | 000 SF               |       |
| Total Area              | 6,802 SF   | -4,462 SF                           | 2,340 SF             | 5.90% |

| Floor Elevation & Level | Floor Area | Deduction for Below Grade Exemption | GFA After Exemptions | *FAR   |
|-------------------------|------------|-------------------------------------|----------------------|--------|
| Total Unit Area         | 12,179 SF  | -5,014 SF                           | 7,165 SF             |        |
| Total Garages           | 5,943 SF   | -5,563 SF                           | 380 SF               |        |
| Total Area              | 18,122 SF  | -10,577 SF                          | 7,545 SF             | 19.03% |

\*Lot Size = 39,640 SF

NOTE: Jack o'Lantern is outside of the original 1992 CDP permit area however it will still conform to the conditions of the permit. If that area is not included in the permit area, the total area per zoning is 4,850 sf.

EXISTING & PROPOSED GFA & FAR

| EXISTING & PROPOSED GFA & FAR | GFA       | FAR    |
|-------------------------------|-----------|--------|
| **Existing                    | 21,150 SF | 54.29% |
| Proposed                      | 7,545 SF  | 19.03% |
| Total                         | 28,695 SF | 73.32% |

Allowable FAR = 130% (1.3) or 51,532SF

\*\* For GFA & FAR of the existing buildings see Sheet A1.0 & A0.2

KEY NOTES

- CONTOUR @ EXEMPT ELEVATION
- LINE CONNECTING EXEMPT ELEVATIONS (CREATING HATCHED AREAS)
- PORCH & BALCONY EXEMPT FROM GFA PER SDMC 113.0234(b)(1) - AT LEAST 2 OF THE ELEVATIONS ARE 40% OPEN OR AT LEAST 3 OF THE ELEVATIONS ARE 40% FOR OPEN - FOR PERCENTAGE SEE ELVATIONS & GFA DIAGRAM ON A2.0
- PORCH/DECK/PATIO W/OUT ROOF EXEMPT FROM GFA PER SDMC 113.0234(b)(1)
- RECESSED PORCH EXEMPT FROM GFA PER SDMC 113.0234(b)(2) - PORCH IS UNDER 100 SF & 4TH ELEVATION IS 100% OPEN
- ROOF DECK EXEMPT FROM GFA PER SDMC 113.0234(b)(5) - GUARDRAIL DOES NOT EXCEED AN AVERAGE OF 42 INCHES IN HEIGHT, OR EXCEED 54 INCHES IN HEIGHT AT ANY POINT

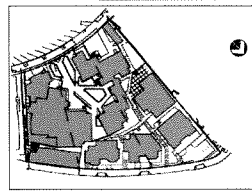
LEGEND

- HATCHED AREA INCLUDED IN GFA
- SHADED AREA EXEMPT FROM GFA PER SDMC 113.0234(a)(2)(B)
- (E) CONTOURS
- PROPOSED CONTOURS
- PROPOSED ELEVATION IN PLANTER

EAST-CLIFF, GABLES & JACK O'LANTERN of Green Dragon Colony  
COAST BOULEVARD, LA JOLLA, CA 92037

SCOPE OF WORK:  
THREE NEW SINGLE FAMILY RESIDENCES

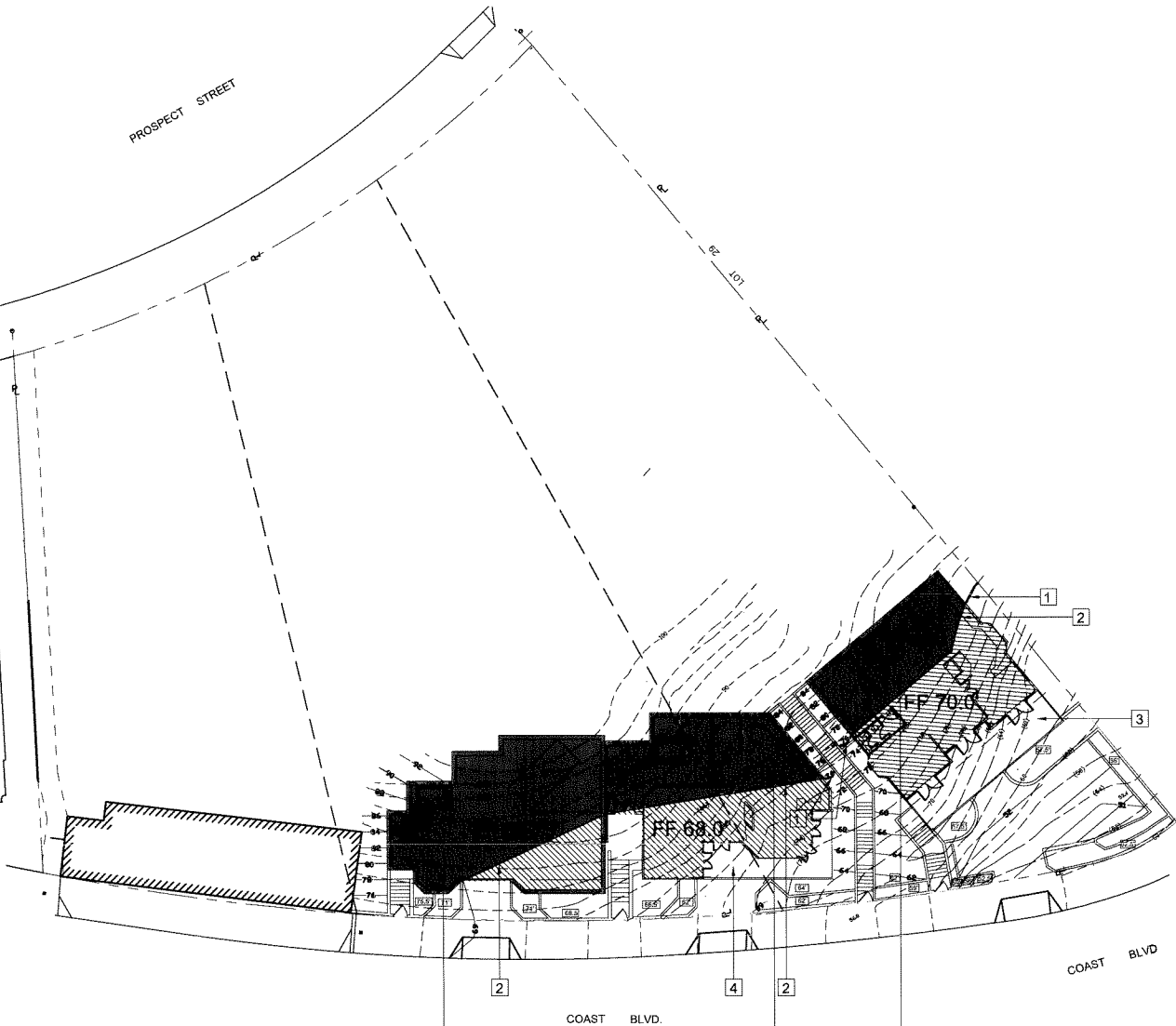
KEY PLAN (NTS):



|            |               |
|------------|---------------|
| Date:      | 19 APRIL 2011 |
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|            | 16 JUNE 2011  |
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|            | 30 MAY 2012   |
|            | 11 SEPT 2013  |
|            | 11 OCT 2013   |

GFA & FAR ANALYSIS

A0.3



1 SITE CUT @ EL 74.0'  
1" = 20' - 0"

EAST CLIFF FF ABV = 77.75'  
77.75' - 5.0' = 72.75'  
EXEMPT @ 72.75' & ABV  
TOTAL EXEMPT AREA = 1,447 SF

GABLES FF ABV = 79.0'  
79.0' - 5.0' = 74.0'  
EXEMPT @ 74.0' & ABV  
TOTAL EXEMPT AREA = 965 SF

JACK O'LANTERN FF ABV = 81.0'  
81.0' - 5.0' = 76.0'  
EXEMPT @ 76.0' & ABV  
TOTAL EXEMPT AREA = 734 SF

2 SITE CUT @ EL 85.0'  
1" = 20' - 0"

EAST CLIFF FF ABV = 88.75'  
88.75' - 5.0' = 83.75'  
EXEMPT @ 83.75' & ABV  
TOTAL EXEMPT AREA = 1,094 SF

GABLES FF ABV = 89.0'  
89.0' - 5.0' = 84.0'  
EXEMPT @ 84.0' & ABV  
TOTAL EXEMPT AREA = 636 SF

KEY NOTES

- 1 CONTOUR @ EXEMPT ELEVATION

2 LINE CONNECTING EXEMPT ELEVATIONS (CREATING HATCHED AREAS)

3 PORCH & BALCONY EXEMPT FROM GFA PER SDMC 113.0234(b)(1) - AT LEAST 2 OF THE ELEVATIONS ARE 40% OPEN OR AT LEAST 3 OF THE ELEVATIONS ARE 40% FOR OPEN - FOR PERCENTAGE SEE ELVATIONS & GFA DIAGRAM ON A2.0

4 PORCH/DECK/PATIO W/OUT ROOF EXEMPT FROM GFA PER SDMC 113.0234(b)(1)
- 5 RECESSED PORCH EXEMPT FROM GFA PER SDMC 113.0234(b)(2) - PORCH IS UNDER 100 SF & 4TH ELEVATION IS 100% OPEN

6 ROOF DECK EXEMPT FROM GFA PER SDMC 113.0234(b)(5) - GUARDRAIL DOES NOT EXCEED AN AVERAGE OF 42 INCHES IN HEIGHT, OR EXCEED 54 INCHES IN HEIGHT AT ANY POINT

LEGEND

- HATCHED AREA INCLUDED IN GFA
- SHADED AREA EXEMPT FROM GFA PER SDMC 113.0234(a)(2)(B)
- (E) CONTOURS
- PROPOSED CONTOURS
- PROPOSED ELEVATION IN PLANTER

PROPOSED TOWNHOMES GFA & FAR

| Floor Elevation & Level | Floor Area | Deduction for Below Grade Exemption | GFA After Exemptions | *FAR  |
|-------------------------|------------|-------------------------------------|----------------------|-------|
| 87.75 Upper Level       | 1,413 SF   | 000 SF                              | 1,413 SF             |       |
| 77.75 Entry Level       | 1,568 SF   | -1,094 SF                           | 474 SF               |       |
| Total Unit Area         | 2,981 SF   |                                     | 1,887 SF             |       |
| 68.75 Garage Level      | 1,827 SF   | -1,447 SF                           | 380 SF               |       |
| Total Area              | 4,808 SF   | -2,541 SF                           | 2,267 SF             | 5.72% |

| Floor Elevation & Level | Floor Area | Deduction for Below Grade Exemption | GFA After Exemptions | *FAR  |
|-------------------------|------------|-------------------------------------|----------------------|-------|
| 89.00 Upper Level       | 987 SF     | 000 SF                              | 987 SF               |       |
| 79.00 Mid Level         | 1,813 SF   | -936 SF                             | 877 SF               |       |
| 68.00 Entry Level       | 1,740 SF   | -966 SF                             | 774 SF               |       |
| Total Unit Area         | 4,540 SF   |                                     | 2,638 SF             |       |
| 60.00 Garage Level      | 1,972 SF   | -1,972 SF                           | 000 SF               |       |
| Total Area              | 6,512 SF   | -3,574 SF                           | 2,938 SF             | 7.41% |

| Floor Elevation & Level | Floor Area | Deduction for Below Grade Exemption | GFA After Exemptions | *FAR  |
|-------------------------|------------|-------------------------------------|----------------------|-------|
| 81.00 Upper Level       | 1,301 SF   | 000 SF                              | 1,301 SF             |       |
| 70.00 Mid Level         | 1,711 SF   | -734 SF                             | 977 SF               |       |
| 60.00 Entry Level       | 1,646 SF   | -1,594 SF                           | 052 SF               |       |
| Total Unit Area         | 4,658 SF   |                                     | 2,340 SF             |       |
| 51.00 Garage Level      | 2,144 SF   | -2,144 SF                           | 000 SF               |       |
| Total Area              | 6,802 SF   | -4,462 SF                           | 2,340 SF             | 5.90% |

| Floor Elevation & Level | Floor Area | Deduction for Below Grade Exemption | GFA After Exemptions | *FAR   |
|-------------------------|------------|-------------------------------------|----------------------|--------|
| Total Unit Area         | 12,179 SF  | -5,014 SF                           | 7,165 SF             |        |
| Total Garages           | 5,943 SF   | -5,563 SF                           | 380 SF               |        |
| Total Area              | 18,122 SF  | -10,577 SF                          | 7,545 SF             | 19.03% |

\*Lot Size = 39,640 SF

NOTE: Jack o'Lantern is outside of the original 1992 CDP permit area however it will still confirm to the conditions of the permit. If that area is not included in the permit area, the total area per zoning is 4,850 sf.

EXISTING & PROPOSED GFA & FAR

|            | GFA       | FAR    |
|------------|-----------|--------|
| **Existing | 21,150 SF | 54.29% |
| Proposed   | 7,545 SF  | 19.03% |
| Total      | 28,695 SF | 73.32% |

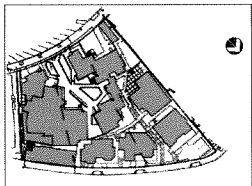
Allowable FAR = 130% (1.3) or 51,532SF

\*\* For GFA & FAR of the existing buildings see Sheet A1.0 & A0.2

EAST-CLIFF, GABLES & JACK O'LANTERN of Green Dragon Colony  
COAST BOULEVARD, LA JOLLA, CA 92037

SCOPE OF WORK:  
THREE NEW SINGLE FAMILY RESIDENCES

KEY PLAN (NTS):



Sheet Title:

|            |               |
|------------|---------------|
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GFA & FAR ANALYSIS A0.4

Sheet 7 of 32

ATTACHMENT 13

| PROPOSED TOWNHOMES GFA & FAR        |            |                                     |                      |      |        |
|-------------------------------------|------------|-------------------------------------|----------------------|------|--------|
| East Cliff                          |            |                                     |                      |      |        |
| Floor Elevation & Level             | Floor Area | Deduction for Below Grade Exemption | GFA After Exemptions | *FAR |        |
| 87.75 Upper Level                   | 1,413 SF   | 000 SF                              | 1,413 SF             |      |        |
| 77.75 Entry Level                   | 1,568 SF   | -1,094 SF                           | 474 SF               |      |        |
| Total Unit Area                     | 2,981 SF   |                                     | 1,887 SF             |      |        |
| 68.75 Garage Level                  | 1,827 SF   | -1,447 SF                           | 380 SF               |      |        |
| Total Area                          | 4,808 SF   | -2,541 SF                           | 2,267 SF             |      | 5.72%  |
| Gables                              |            |                                     |                      |      |        |
| Floor Elevation & Level             | Floor Area | Deduction for Below Grade Exemption | GFA After Exemptions | *FAR |        |
| 89.00 Upper Level                   | 987 SF     | 000 SF                              | 987 SF               |      |        |
| 79.00 Mid Level                     | 1,813 SF   | -636 SF                             | 1,177 SF             |      |        |
| 69.00 Entry Level                   | 1,740 SF   | -966 SF                             | 774 SF               |      |        |
| Total Unit Area                     | 4,540 SF   |                                     | 2,938 SF             |      |        |
| 60.00 Garage Level                  | 1,972 SF   | -1,972 SF                           | 000 SF               |      |        |
| Total Area                          | 6,512 SF   | -3,574 SF                           | 2,938 SF             |      | 7.41%  |
| Jack o'Lantern                      |            |                                     |                      |      |        |
| Floor Elevation & Level             | Floor Area | Deduction for Below Grade Exemption | GFA After Exemptions | *FAR |        |
| 81.00 Upper Level                   | 1,301 SF   | 000 SF                              | 1,301 SF             |      |        |
| 70.00 Mid Level                     | 1,711 SF   | -734 SF                             | 977 SF               |      |        |
| 60.00 Entry Level                   | 1,846 SF   | -1,584 SF                           | 262 SF               |      |        |
| Total Unit Area                     | 4,858 SF   |                                     | 2,540 SF             |      |        |
| 51.00 Garage Level                  | 2,144 SF   | -2,144 SF                           | 000 SF               |      |        |
| Total Area                          | 6,802 SF   | -4,482 SF                           | 2,340 SF             |      | 5.90%  |
| East Cliff, Gables & Jack O'Lantern |            |                                     |                      |      |        |
| Floor Elevation & Level             | Floor Area | Deduction for Below Grade Exemption | GFA After Exemptions | *FAR |        |
| Total Unit Area                     | 12,179 SF  | -5,014 SF                           | 7,165 SF             |      |        |
| Total Garages                       | 5,943 SF   | -5,563 SF                           | 380 SF               |      |        |
| Total Area                          | 18,122 SF  | -10,577 SF                          | 7,545 SF             |      | 19.03% |

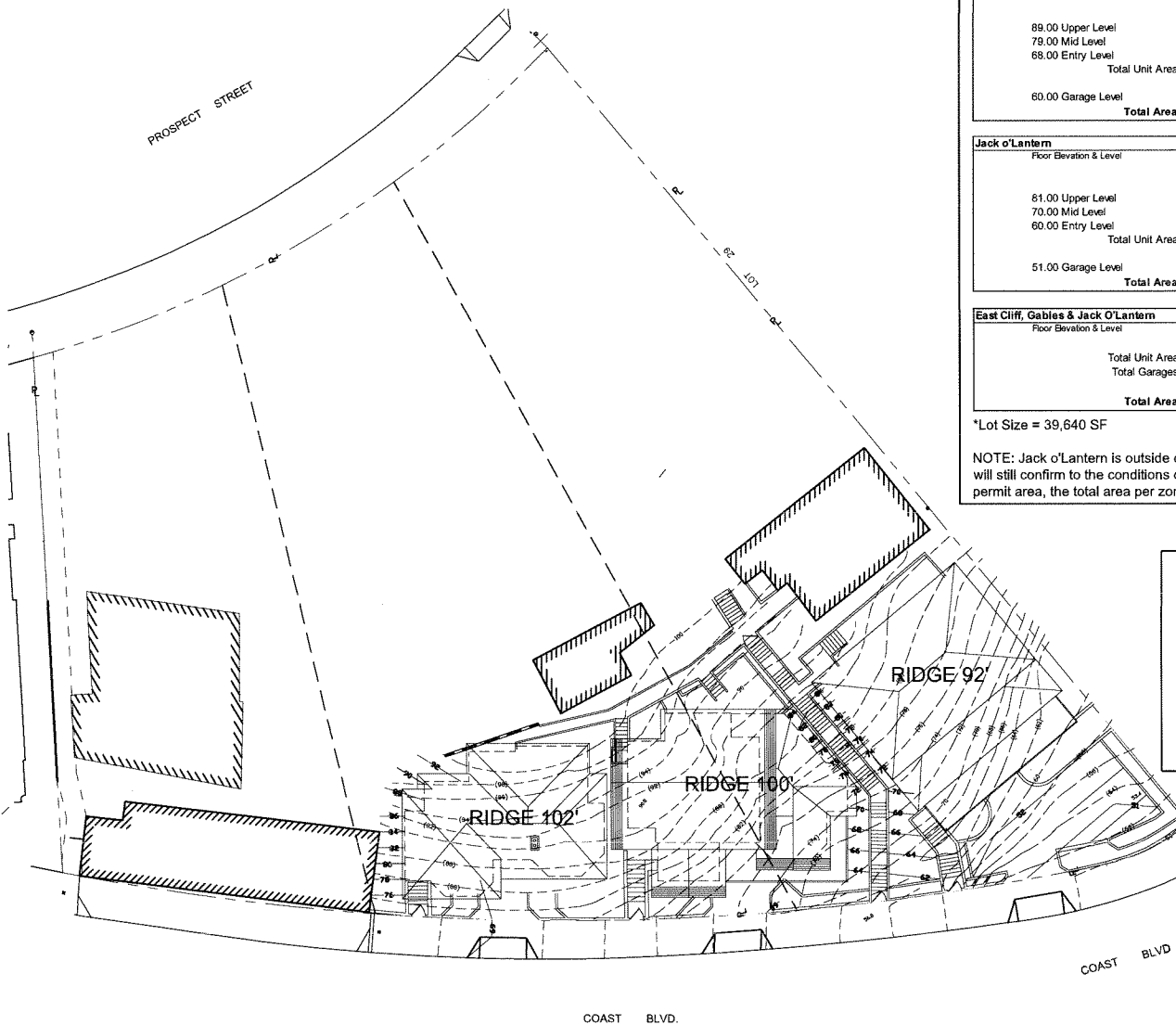
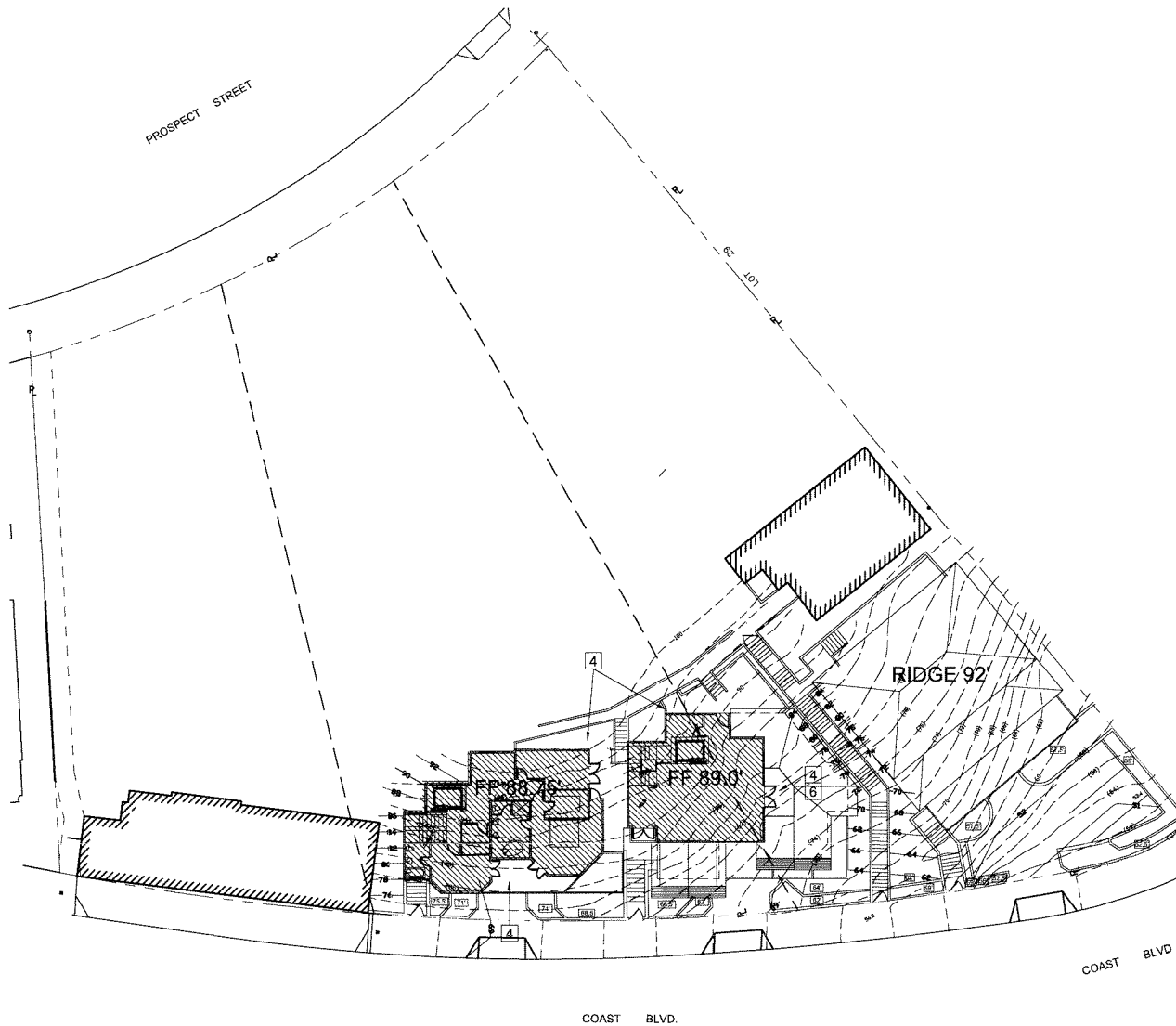
\*Lot Size = 39,640 SF

NOTE: Jack o'Lantern is outside of the original 1992 CDP permit area however it will still confirm to the conditions of the permit. If that area is not included in the permit area, the total area per zoning is 4,850 sf.

| EXISTING & PROPOSED GFA & FAR |           |        |
|-------------------------------|-----------|--------|
|                               | GFA       | FAR    |
| **Existing                    | 21,150 SF | 54.29% |
| Proposed                      | 7,545 SF  | 19.03% |
| Total                         | 28,695 SF | 73.32% |

Allowable FAR = 130% (1.3) or 51,532SF

\*\* For GFA & FAR of the existing buildings see Sheet A1.0 & A0.2



1 SITE CUT @ EL 95.0'  
1" = 20' - 0"

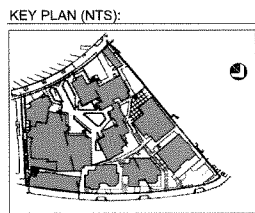
2 SITE CUT @ EL 103.0'  
1" = 20' - 0"

| KEY NOTES |   |   |   |
|-----------|---|---|---|
| 1         | CONTOUR @ EXEMPT ELEVATION  | 5 | RECESSED PORCH EXEMPT FROM GFA PER SDMC 113.0234(b)(2) - PORCH IS UNDER 100 SF & 4TH ELEVATION IS 100% OPEN   |
| 2         | LINE CONNECTING EXEMPT ELEVATIONS (CREATING HATCHED AREAS)  | 6 | ROOF DECK EXEMPT FROM GFA PER SDMC 113.0234(b)(5) - GUARDRAIL DOES NOT EXCEED AN AVERAGE OF 42 INCHES IN HEIGHT, OR EXCEED 54 INCHES IN HEIGHT AT ANY POINT |
| 3         | PORCH & BALCONY EXEMPT FROM GFA PER SDMC 113.0234(b)(1) - AT LEAST 2 OF THE ELEVATIONS ARE 40% OPEN OR AT LEAST 3 OF THE ELEVATIONS ARE 40% FOR OPEN - FOR PERCENTAGE SEE ELVATIONS & GFA DIAGRAM ON A2.0 |   |   |
| 4         | PORCH/DECK/PATIO W/OUT ROOF EXEMPT FROM GFA PER SDMC 113.0234(b)(1)   |   |   |

| LEGEND |  |
|--------|--|
|        | HATCHED AREA INCLUDED IN GFA                           |
|        | SHADED AREA EXEMPT FROM GFA PER SDMC 113.0234(a)(2)(B) |
|        | (E) CONTOURS   |
|        | PROPOSED CONTOURS                                      |
|        | PROPOSED ELEVATION IN PLANTER                          |

EAST-CLIFF, GABLES & JACK O'LANTERN of Green Dragon Colony  
COAST BOULEVARD, LA JOLLA, CA 92037

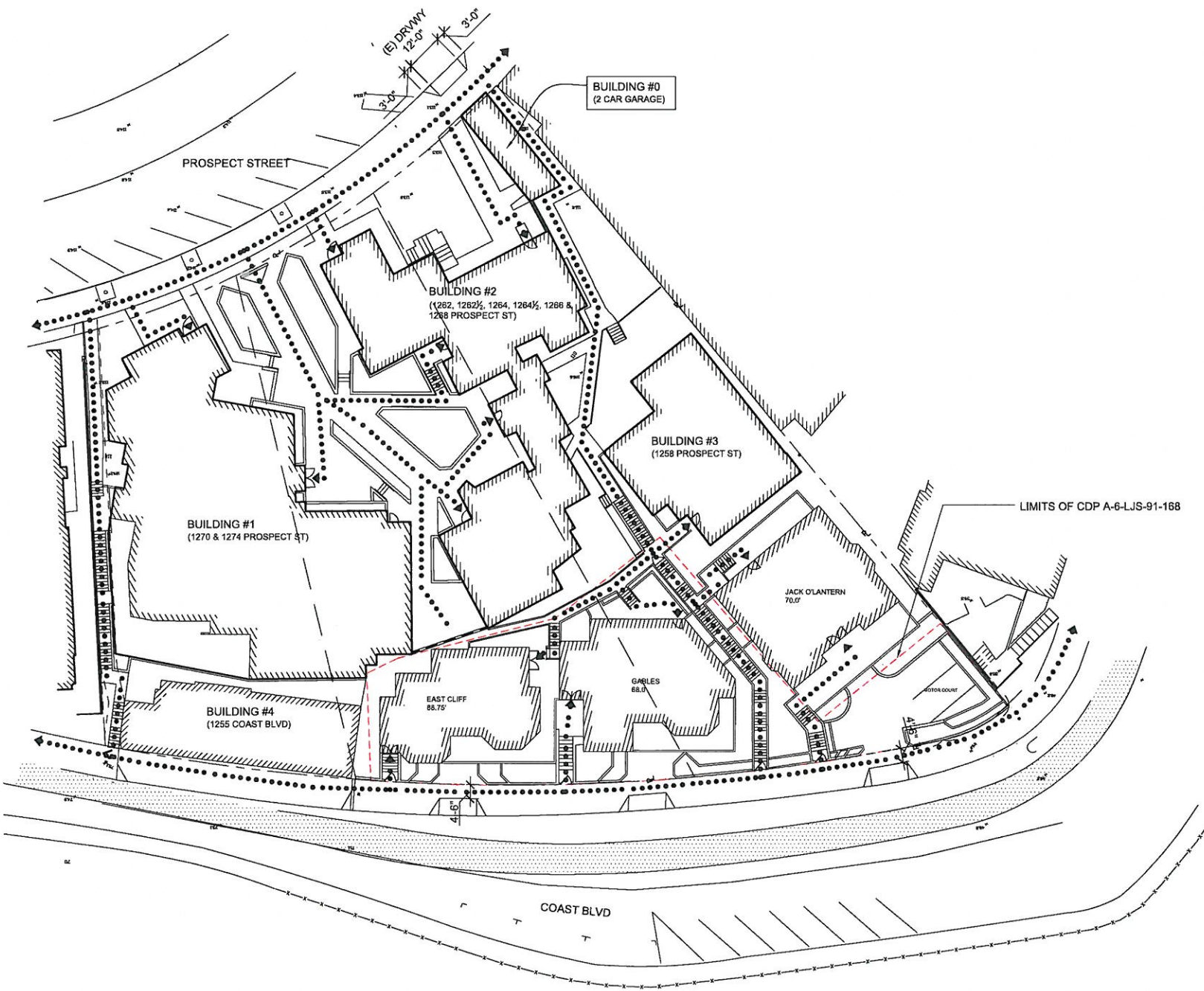
SCOPE OF WORK:  
THREE NEW SINGLE FAMILY RESIDENCES



|            |               |
|------------|---------------|
| Date:      | 19 APRIL 2011 |
| Revisions: |               |
|            | 16 JUNE 2011  |
|            | 12 JAN 2012   |
|            | 30 MAY 2012   |
|            | 11 SEPT 2013  |
|            | 11 OCT 2013   |

GFA & FAR ANALYSIS A0.5





**KEY**

.....➤ PEDESTRIAN CIRCULATION ROUTE

**NOTES**

ACCESSIBLE PARKING IS NOT REQUIRED IN SINGLE FAMILY RESIDENCE

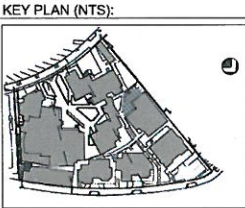
CIRCULATION ROUTE DOES NOT CROSS VEHICLES AT ANY PART OF THE SITE EXCEPT CITY STANDARD DRIVEWAYS

ALL CIRCULATION IN SINGLE FAMILY RESIDENCE IS VERTICAL AT STAIR AND ELEVATOR WITHIN THE GARAGE

# EAST-CLIFF, GABLES & JACK O'LANTERN of Green Dragon Colony

## COAST BOULEVARD, LA JOLLA, CA 92037

SCOPE OF WORK:  
THREE NEW SINGLE FAMILY RESIDENCES



|            |               |
|------------|---------------|
| Date:      | 19 APRIL 2011 |
| Revisions: |               |
|            | 16 JUNE 2011  |
|            | 12 JAN 2012   |
|            | 30 MAY 2012   |
|            | 11 SEPT 2013  |
|            | 11 OCT 2013   |

Sheet Title:

# SITE CIRCULATION PLAN

## A0.6

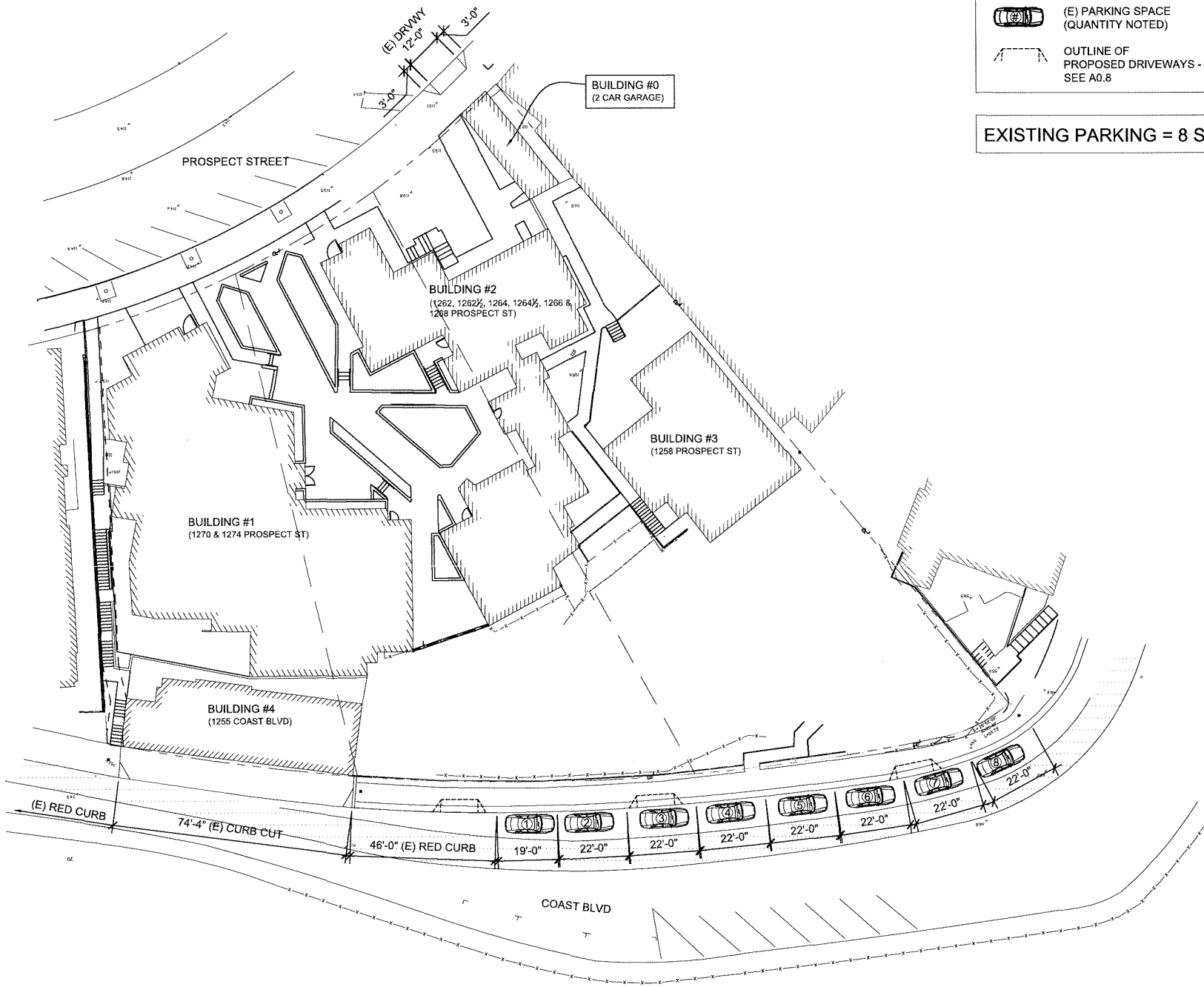
Sheet 9 of 32

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KEY

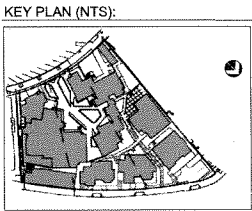
- (E) RED CURB
- (E) FIRE LANE
- (E) PARKING SPACE (QUANTITY NOTED)
- OUTLINE OF PROPOSED DRIVEWAYS - SEE A0.8

EXISTING PARKING = 8 SPACES



**EAST-CLIFF, GABLES & JACK O'LANTERN** of Green Dragon Colony  
COAST BOULEVARD, LA JOLLA, CA 92037

SCOPE OF WORK:  
THREE NEW SINGLE FAMILY RESIDENCES

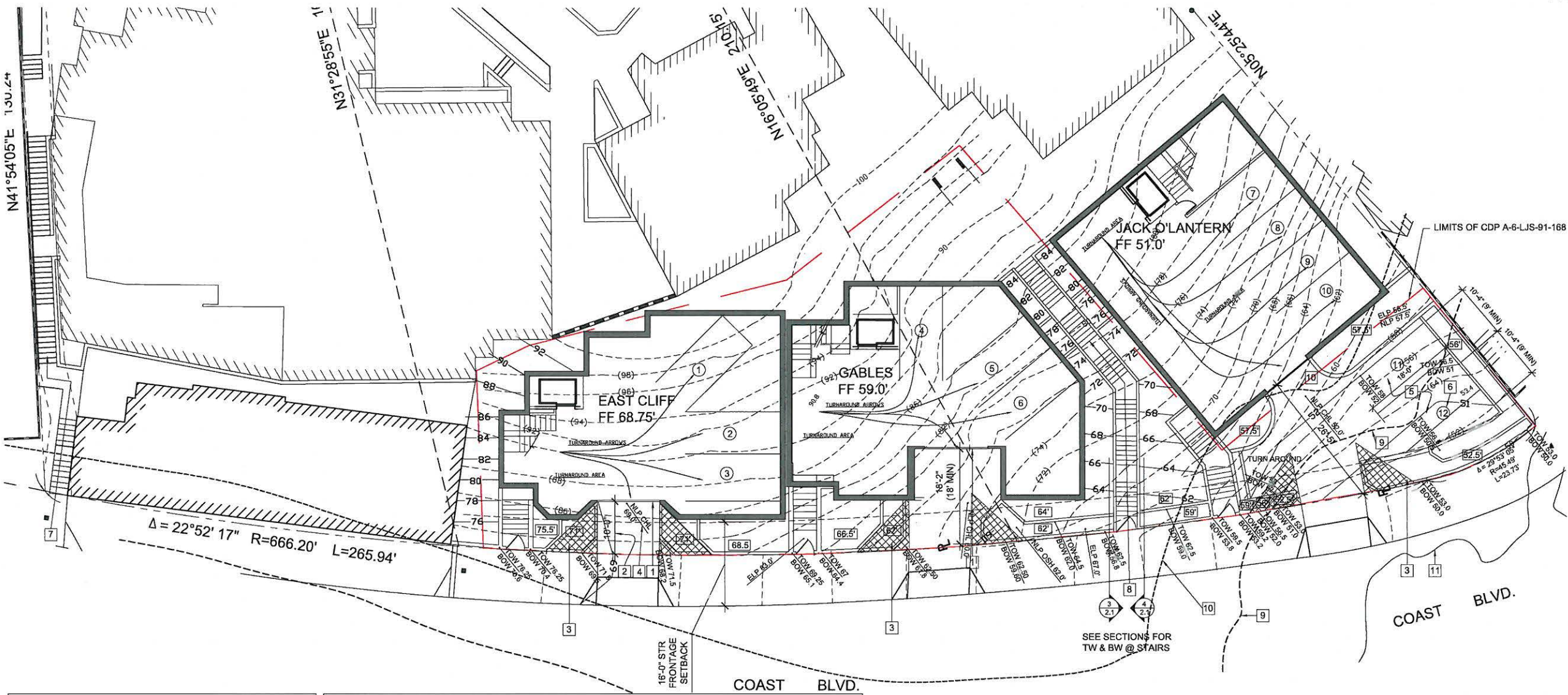


|            |               |
|------------|---------------|
| Date:      | 19 APRIL 2011 |
| Revisions: |               |
|            | 16 JUNE 2011  |
|            | 12 JAN 2012   |
|            | 30 MAY 2012   |
|            | 11 SEPT 2013  |
|            | 11 OCT 2013   |

**EXISTING COAST BLVD OFF-STREET PARKING** **A0.7**







**LEGEND**

ELP 點 點 點  
EXISTING LOW POINT

NLP CHL 點 點 點  
NEW LOW POINT COASTAL HEIGHT LIMIT (SDMC 113.0270(a)(4)(D) - THE NLP CHL IS LOWER THAN THE EXISTING GRADE IN ALL CONDITIONS

NLP OSH 點 點 點  
NEW LOW POINT OVERALL STRUCTURE HEIGHT (SDMC 113.0270(a)(2)(B). THIS LOW POINT DOES NOT INCLUDE SUBTERRANEAN ACCESS AREAS PER SDMC 113.0270(a)(4)(B)(ii)

EHP 點 點 點  
EXISTING HIGH POINT

NHP 點 點 點  
NEW HIGH POINT

TOW 點 點 點  
TOP OF WALL

BOW 點 點 點  
BOTTOM OF WALL

#  
PARKING SPACE - FOR DIMENSIONS SEE PLANS ON A1.2-A1.4

(94)  
(E) CONTOURS

94  
PROPOSED ELEVATION IN PLANTER

10'-0" TYP  
10'-0" TYP  
VISIBILITY TRIANGLE - SEE KEY NOTE 3

- KEY NOTES**
- 1 ROLL-UP GARAGE DOOR
  - 2 DUE TO SITE CONSTRAINTS THE MIN CLEARANCE BTWN THE BACK OF THE SIDEWALK & GARAGE DOOR CANNOT BE MAINTAINED - THERE WILL BE AN AGREEMENT BETWEEN JACK O'LANTERN & EAST CLIFF THAT WILL REQUIRE 1 GUEST PARKING SPOT FOR EAST CLIFF IN THE MOTOR COURT @ JACK O'LANTERN
  - 3 VISIBILITY TRIANGLES PER SDMC 113.0273(c) - ONE SIDE OF THE TRIANGLE EXTENDS FROM THE INTERSECTION OF THE STREET AND THE DRIVEWAY FOR 10 FEET ALONG THE PROPERTY LINE, THE SECOND SIDE EXTENDS FROM THE INTERSECTION OF THE STREET AND DRIVEWAY FOR 10 FEET INWARD FROM THE PROPERTY LINE ALONG THE DRIVEWAY EDGE AND THE THIRD SIDE OF THE TRIANGLE CONNECTS THE TWO, NO STRUCTURES OR PLANTS HIGHER THAN 3 FEET IN HEIGHT SHALL BE LOCATED WITHIN THE SIGHT VISIBILITY TRIANGLES. FOR EAST CLIFF NLP OSH SEE ELEVATION OUTSIDE OF GABLES
  - 4
  - 5 MOTOR COURT
  - 6 EAST CLIFF GUEST PARKING SPOT
  - 7 EXISTING VERTICAL ACCESS PROVIDED PER SPECIAL CONDITION 3 OF CHART HOUSE PROPERTY PERMIT F8945-A2 (5-FOOT WIDE, ALONG NORTHEAST BOUNDARY, OPEN TO GENERAL PUBLIC FROM 8AM TO SUNSET AND MAY INCORPORATE RETRACTABLE GATES). THIS EXISTING STAIR HAS NOTHING TO DO WITH THE PENDING PDP.
  - 8 CDP A-6-LJS-91-168R AND CDP A-6-LJS-91-168R-A-2 APPLY TO THE PROJECT SITE ON LOTS 30 & 31 AND NO STAIRWAY REQUIREMENTS WERE IMPOSED BY THESE PERMITS. HOWEVER, DESIGN ELEMENTS FOR THE FORMER COTTAGES NOTE "AT LOT 30 (THE WESTERNMOST LOT) IT IS RECOMMENDED THAT A STRAIGHT & VERT STAIRWAY SIM TO THE (E) 4' WIDE WOOD STAIR THAT CURRENTLY TRAVERSES THE SOUTH (SIC) SIDE OF THE SITE FROM THE UPPER SIDEWALK TO THE COAST BLVD. SIDEWALK BE INCLUDED IN THE NEW DEVELOPMENT IN THE SAME LOCATION OR IN CLOSE PROXIMITY TO THE LOCATION OF THE EXISTING STAIRWAY." WHILE THIS STAIRWAY IS PROPOSED IN THIS PROJECT, NO ACCESS TIMES OR CONDITIONS WERE IMPOSED BY THIS CDP.
  - 9 25' SETBACK FROM SEA CAVE (COOKS CRACK), SEE GEOLOGY REPORT
  - 10 40' SETBACK FROM SEA CAVE (COOKS CRACK), SEE GEOLOGY REPORT
  - 11 BLUFF EDGE / SEA CAVE (COOKS CRACK)

**PARKING CALCULATIONS, RESIDENTIAL :**

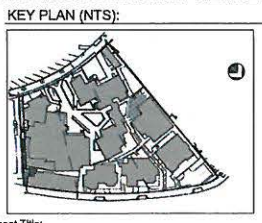
East Cliff : One 3-BDR dwelling unit x 2.5 spaces/du=2.5 =  
3 spaces required - Provided 3

Gables : One 3-BDR dwelling unit x 2.5 spaces/du=2.5=  
3 spaces required, - Provided 3

Jack O'Lantern : One 4-BDR dwelling unit x 2.5 spaces/du=2.5=  
3 spaces required, - Provided 6

**EAST-CLIFF, GABLES & JACK O'LANTERN** of Green Dragon Colony  
**COAST BOULEVARD, LA JOLLA, CA 92037**

SCOPE OF WORK:  
THREE NEW SINGLE FAMILY RESIDENCES



Date: 05/04/2012

Revisions:

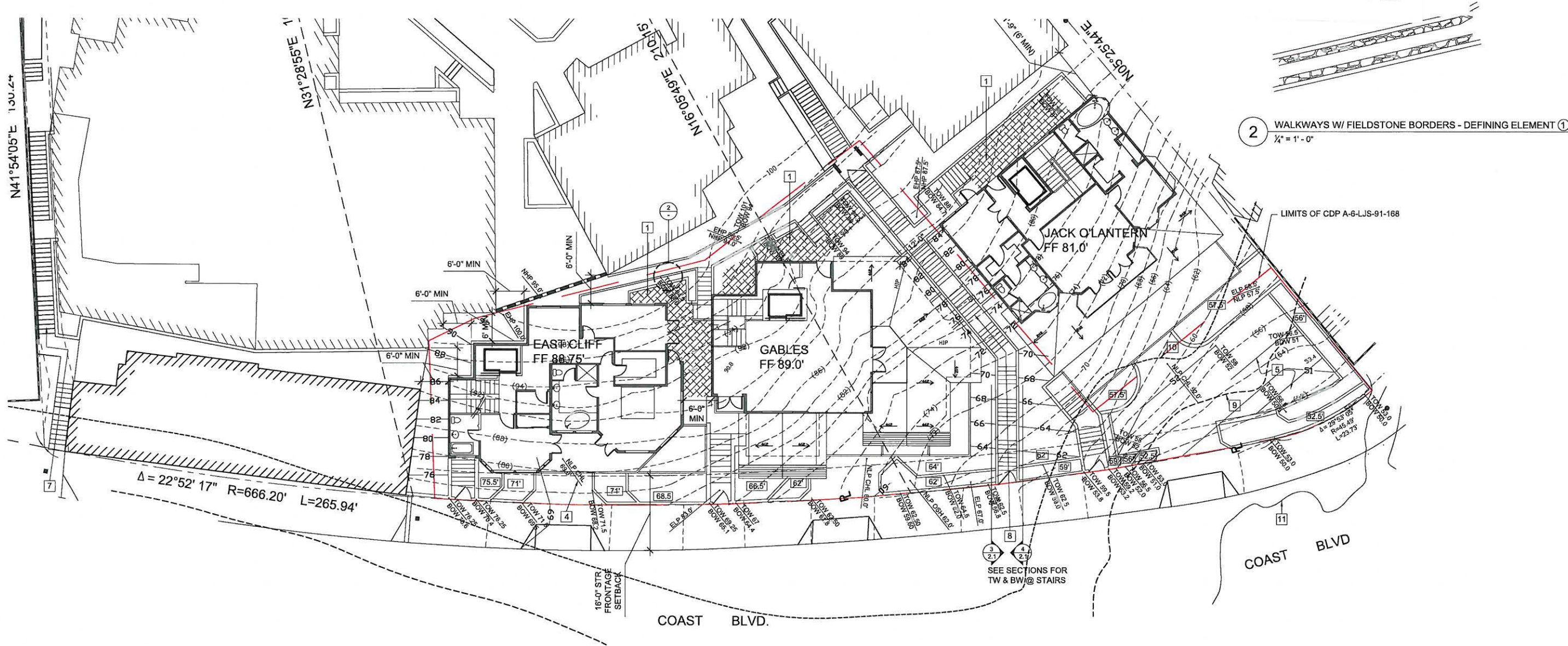
|              |
|--------------|
| 16 JUNE 2011 |
| 12 JAN 2012  |
| 30 MAY 2012  |
| 11 SEPT 2013 |
| 11 OCT 2013  |

1 SITE PLAN @ BASEMENT OF EACH TOWNHOME  
1" = 10' - 0"

**SITE PLAN @ BASEMENT FLOORS** **A1.0**  
Sheet 12 of 32

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**LEGEND**

|  |   |
|--|---|
|  | EXISTING LOW POINT  |
|  | NEW LOW POINT COASTAL HEIGHT LIMIT (SDMC 113.0270(a)(4)(D) - THE NLP CHL IS LOWER THAN THE EXISTING GRADE IN ALL CONDITIONS)                              |
|  | NEW LOW POINT OVERALL STRUCTURE HEIGHT (SDMC 113.0270(a)(2)(B). THIS LOW POINT DOES NOT INCLUDE SUBTERRANEAN ACCESS AREAS PER SDMC 113.0270(a)(4)(B)(ii)) |
|  | EXISTING HIGH POINT   |
|  | NEW HIGH POINT  |
|  | TOP OF WALL   |
|  | BOTTOM OF WALL  |
|  | (E) CONTOURS  |
|  | PROPOSED CONTOURS   |
|  | PROPOSED ELEVATION IN PLANTER   |

**KEY NOTES**

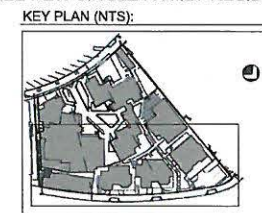
|    |  |
|----|--|
| 1  | HATCH AREA - 190 SF OF USABLE OPEN SPACE & TOTAL OPEN SPACE PER DWELLING UNIT IN ZONE RM-2-5 (TABLE 143-04B)   |
| 2  | NOT USED   |
| 3  | NOT USED   |
| 4  | FOR EAST CLIFF NLP OSH SEE ELEVATION OUTSIDE OF GABLES   |
| 5  | MOTOR COURT  |
| 6  | NOT USED   |
| 7  | EXISTING VERTICAL ACCESS PROVIDED PER SPECIAL CONDITION 3 OF CHART HOUSE PROPERTY PERMIT F8945-A2 (5-FOOT WIDE, ALONG NORTHEAST BOUNDARY, OPEN TO GENERAL PUBLIC FROM 8AM TO SUNSET AND MAY INCORPORATE RETRACTABLE GATES). THIS EXISTING STAIR HAS NOTHING TO DO WITH THE PENDING PDP.  |
| 8  | CDP A-6-LJS-91-168R and CDP A-6-LJS-91-168R-A-2 APPLY TO THE PROJECT SITE ON LOTS 30 & 31 AND NO STAIRWAY REQUIREMENTS WERE IMPOSED BY THESE PERMITS. HOWEVER, DESIGN ELEMENTS FOR THE FORMER COTTAGES NOTE "AT LOT 30 (THE WESTERNMOST LOT) IT IS RECOMMENDED THAT A STRAIGHT & VERT STAIRWAY SIM TO THE (E) 4' WIDE WOOD STAIR THAT CURRENTLY TRAVERSES THE SOUTH (SIC) SIDE OF THE SITE FROM THE UPPER SIDEWALK TO THE COAST BLVD. SIDEWALK BE INCLUDED IN THE NEW DEVELOPMENT IN THE SAME LOCATION OR IN CLOSE PROXIMITY TO THE LOCATION OF THE EXISTING STAIRWAY." WHILE THIS STAIRWAY IS PROPOSED IN THIS PROJECT, NO ACCESS TIMES OR CONDITIONS WERE IMPOSED BY THIS CDP. |
| 9  | 25' SETBACK FROM SEA CAVE (COOKS CRACK), SEE GEOLOGY REPORT  |
| 10 | 40' SETBACK FROM SEA CAVE (COOKS CRACK), SEE GEOLOGY REPORT  |
| 11 | BLUFF EDGE / SEA CAVE (COOKS CRACK)  |

**NOTES**

1. THE HEIGHT OF PROPOSED STRUCTURES SHALL NOT EXCEED THE FLOOR ELEVATION OF EXISTING STRUCTURES ABOVE TO ASSURE THAT THE PROJECT COMPLIES WITH "SDMC SECTION 159.0307(F)(1) - SITTING OF BUILDING IN SUAREA 1A" AND AS IMPLEMENTED BY CONDITION #41.
2. THIS PROJECT MUST COMPLY WITH THE MUNICIPAL CODE REQUIREMENTS FOR MAXIMUM HEIGHT OF THE STRUCTURE NOT TO EXCEED 30 FEET (SDMC, SECTIONS 131.0444 AND 132.0505). HIGHEST POINT ON ROOF EQUIPMENT, PIPE, VENT, ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 30 FEET ABOVE GRADE. THERE WILL BE A 6-FT SEPARATION BETWEEN THE EXISTING AND PROPOSED STRUCTURES.
3. THERE WILL BE A 6-FT SEPARATION BETWEEN THE EXISTING AND PROPOSED STRUCTURES.

# **EAST-CLIFF, GABLES & JACK O' LANTERN** of Green Dragon Colony **COAST BOULEVARD, LA JOLLA, CA 92037**

SCOPE OF WORK:  
 THREE NEW SINGLE FAMILY RESIDENCES



Date: 05/04/2012 2011

Revisions:

|              |
|--------------|
| 16 JUNE 2011 |
| 12 JAN 2012  |
| 30 MAY 2012  |
| 11 SEPT 2013 |
| 11 OCT 2013  |

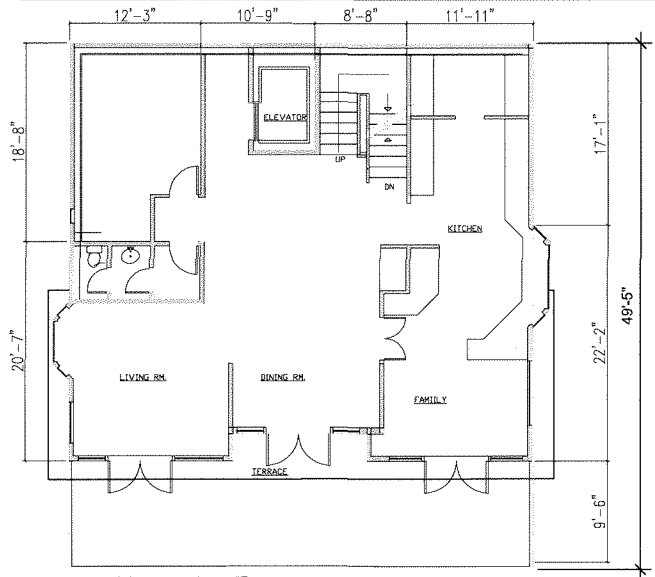
## **SITE PLAN @ A1.1** **UPPER FLOORS**

1 SITE PLAN @ UPPER FLOOR OF EACH TOWNHOME  
 1" = 10' - 0"



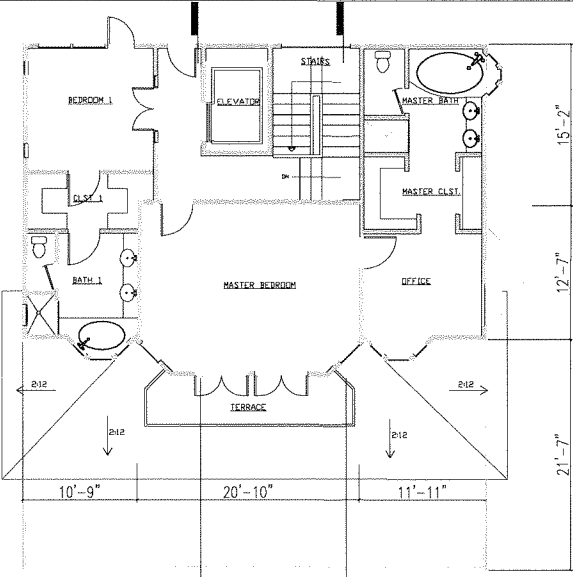
LEGEND / NOTES

FOR FAR SEE SHEETS A0.3 - A0.5



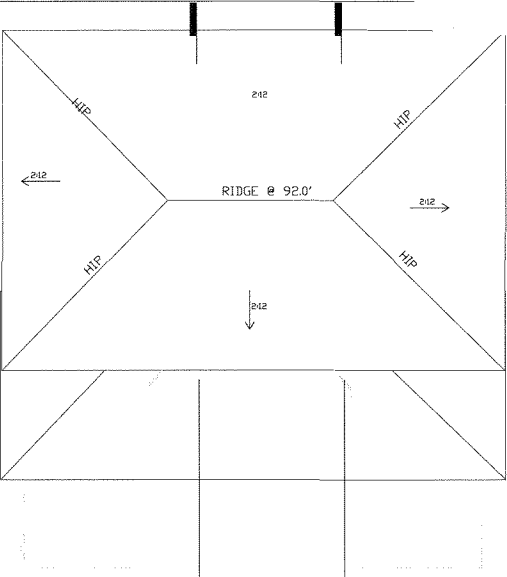
MID LEVEL

SCALE: 1/8" = 1'-0" EL. 70.0'



UPPER LEVEL

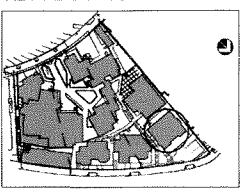
SCALE: 1/8" = 1'-0" EL. 81.0'



ROOF PLAN

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

KEY PLAN: NTS



**JACK O'LANTERN** of Green Dragon Colony  
**COAST BOULEVARD, LA JOLLA, CA 92037**

SCOPE OF WORK:  
ONE OF THREE NEW SINGLE FAMILY RESIDENCES

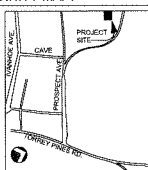
|  |  |
|--|--|
| <b>PROJECT DATA:</b>   | <b>PROJECT TEAM:</b>   |
| <b>PROJECT ADDRESS:</b><br>1241 Coast Boulevard<br>LA JOLLA, CA. 92037   | <b>ARCHITECT:</b> ARCHITECT'S ALCORN & BENTON<br>7757 GIRARD AVENUE<br>LA JOLLA, CA. 92037<br>TEL: (858) 459.0805<br>FAX: (858) 459.1350         |
| <b>APPLICANT:</b><br>Allison Zongker<br>1299 Prospect St., Ste. 3A<br>LA JOLLA, CA. 92037<br>TEL: 858.454.3031 | <b>LANDSCAPE:</b> TODD FRY<br>LANDSCAPE ARCHITECTURE<br>7920 PRINCESS STREET<br>LA JOLLA CA. 92037<br>TEL: (858) 459.8005<br>FAX: (858) 459.4279 |
| <b>A.P.N.:</b> 350-050-17-00   |  |

**LEGAL DESCRIPTION:**  
Lots 30, 31, 32 in block 59 of La Jolla Park in the City of San Diego, County of San Diego, State of California, according to map thereof No. 352, filed in the office of the county recorder of San Diego County on March 22, 1887.

**ZONING:** 1A  
**PLANNING:** LJ PDO

**FRONTYARD SETBACK:** 0 FT.  
**SIDEYARD SETBACK:** 0 FT.  
**REARYARD SETBACK:** 0 FT.  
**HEIGHT LIMIT:** 30 FT.  
**BUILDING TYPE:** V-N.R.  
**USE TYPE:** R-3

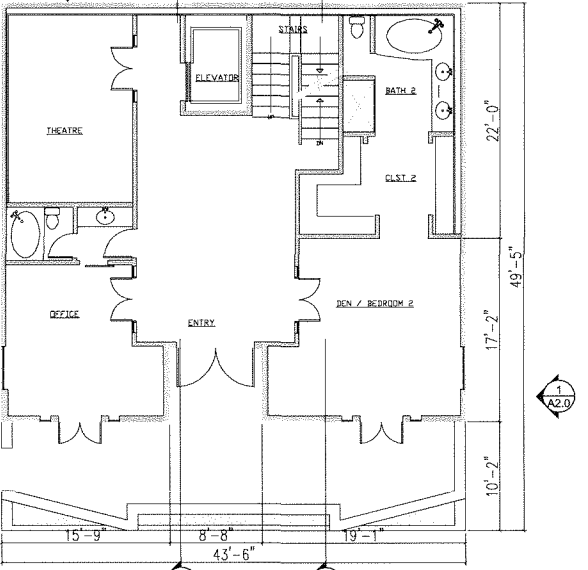
VICINITY MAP:



|            |               |
|------------|---------------|
| Date:      | 19 APRIL 2011 |
| Revisions: | 16 JUNE 2011  |
|            | 12 JAN 2012   |
|            | 30 MAY 2012   |
|            | 11 SEPT 2013  |
|            | 11 OCT 2013   |

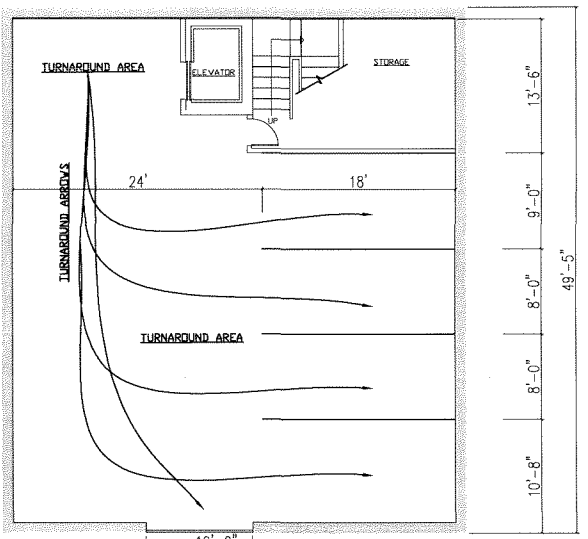
**FLOOR & ROOF PLAN**

**A1.2**  
Sheet 14 of 32



ENTRY LEVEL

SCALE: 1/8" = 1'-0" EL. 60.0'



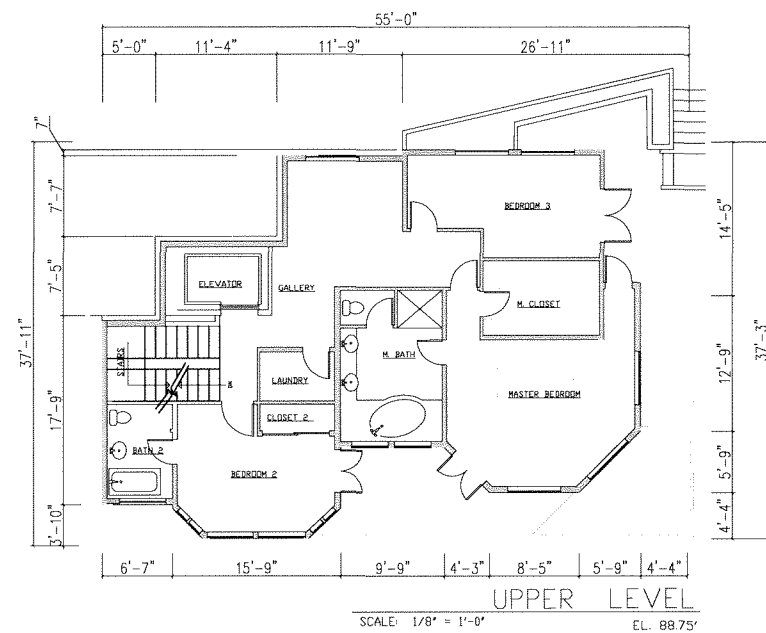
GARAGE LEVEL

SCALE: 1/8" = 1'-0" EL. 51.0'

PROVIDE TURNAROUND AREA THAT IS CLEARLY MARKED TO PROHIBIT PARKING AND THAT HAS A MINIMUM AREA EQUIVALENT TO A PARKING SPACE

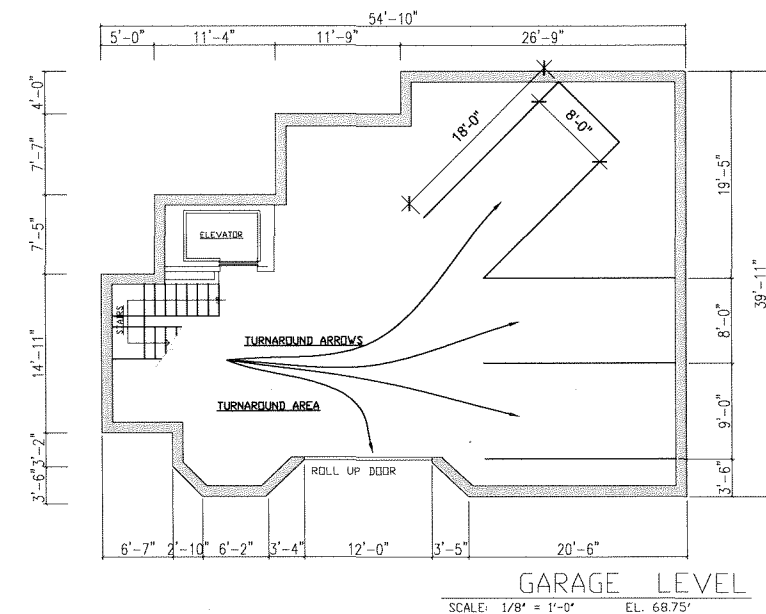
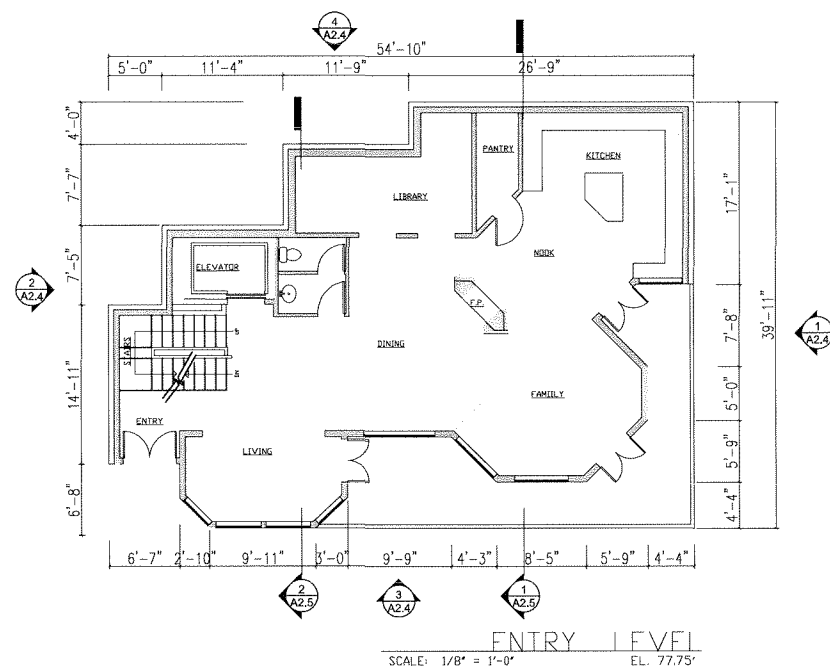




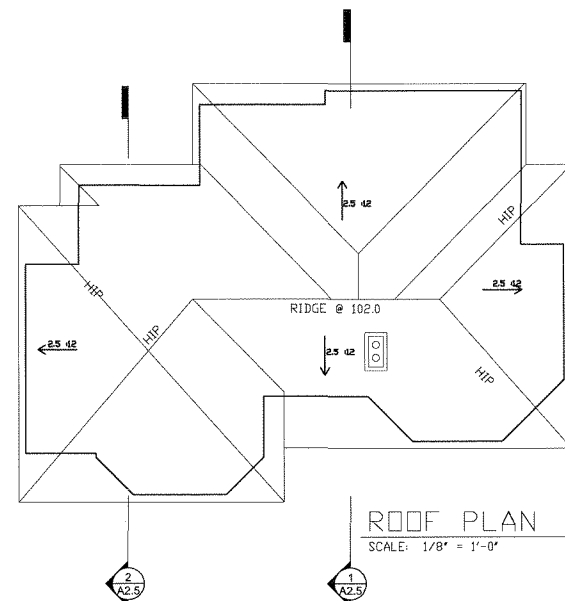


## LEGEND / NOTES

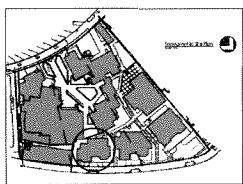
FOR FAR SEE SHEETS A0.3 - A0.5



PROVIDE TURNAROUND AREA THAT IS CLEARLY MARKED TO PROHIBIT PARKING AND THAT HAS A MINIMUM AREA EQUIVALENT TO A PARKING SPACE.



## KEY PLAN: NTS



# EAST CLIFF

of Green Dragon Colony  
COAST BOULEVARD, LA JOLLA, CA 92037

SCOPE OF WORK:  
ONE OF THREE NEW SINGLE FAMILY RESIDENCES

## PROJECT DATA:

## PROJECT ADDRESS:

1249 Coast Boulevard  
LA JOLLA, CA, 92037

## APPLICANT

Allison Zongker  
1299 Prospect St., Ste. 3A  
LA JOLLA, CA, 92037  
TEL: (858) 454.3031

A.P.N.: 350-050-17-00

## LEGAL DESCRIPTION:

Lots 30, 31, 32 in block 59 of La Jolla Park in the City of San Diego, County of San Diego, State of California, according to map thereof No. 352, filed in the office of the county recorder of San Diego County on March 22, 1887.

## ZONING: 1A

## PLANNING: LJ PDO

FRONTYARD SETBACK: 0 FT.  
SIDEYARD SETBACK: 0 FT.  
REARYARD SETBACK: 0 FT.  
HEIGHT LIMIT: 30 FT.

BUILDING TYPE: V-N.R.  
USE TYPE: R-3

## PROJECT TEAM:

ARCHITECT: ARCHITECTS ALCORN & BENTON  
7757 GIRARD AVENUE  
LA JOLLA, CA, 92037  
TEL: (858) 459.0805  
FAX: (858) 459.1350

LANDSCAPE: TODD FRY  
LANDSCAPE ARCHITECTURE  
7920 PRINCESS STREET  
LA JOLLA, CA, 92037  
TEL: (858) 459.8005  
FAX: (858) 459.4279

## VICINITY MAP:



Date: 19 APRIL 2011

Revisions: 16 JUNE 2011

12 JAN 2012

30 MAY 2012

11 SEPT 2013

11 OCT 2013

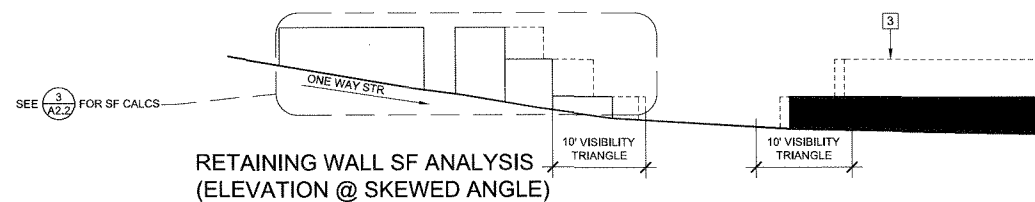
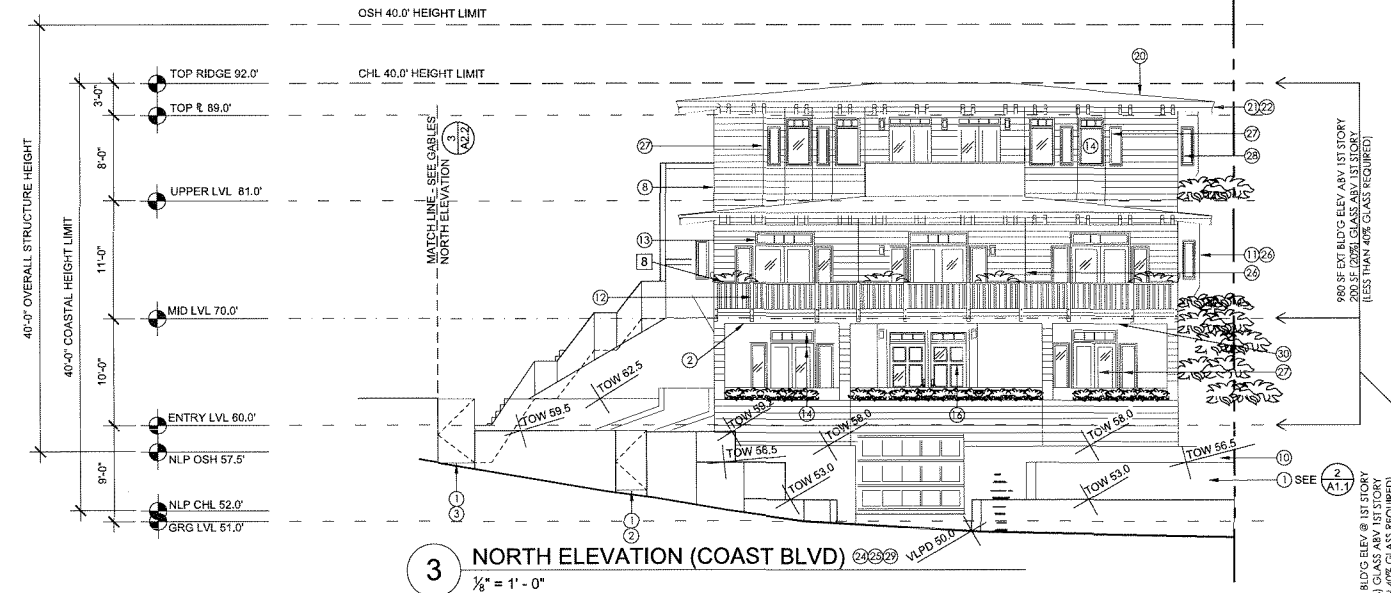
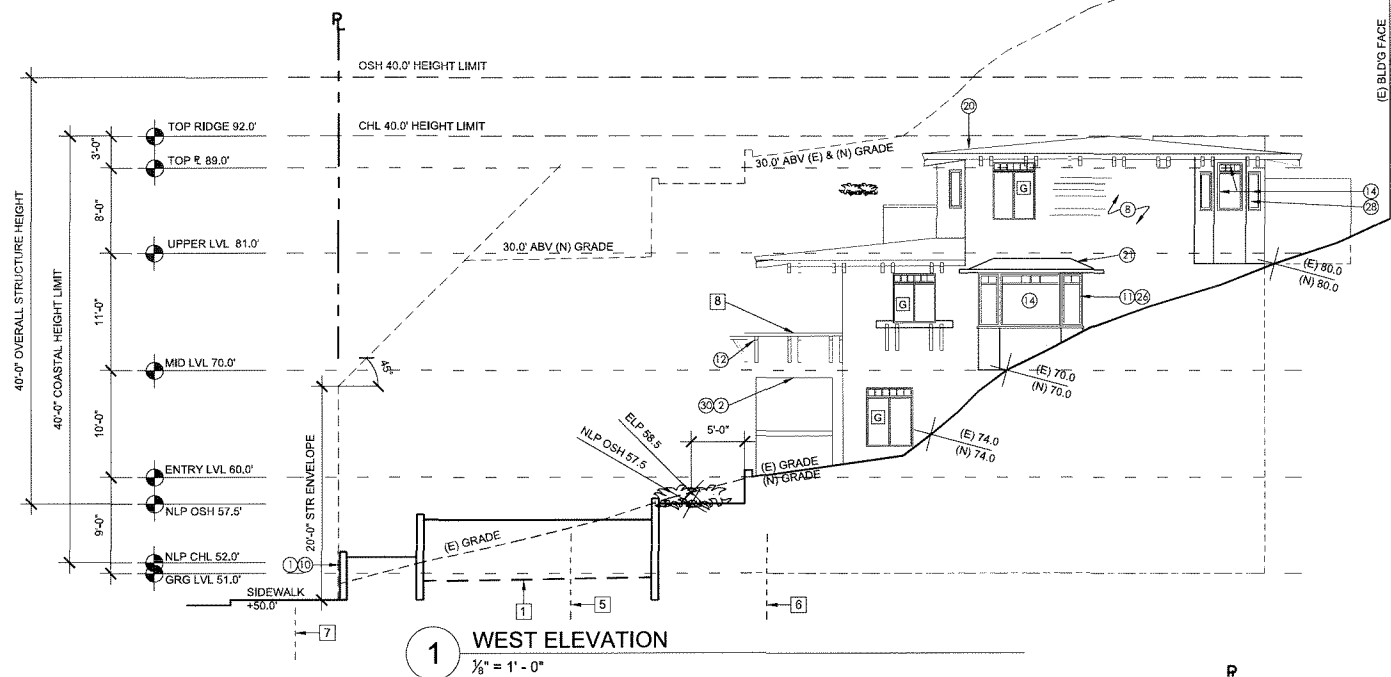
© 2012 Alcorn & Benton Architects  
These drawings and related project instruments of service are the property of the Architect and they shall neither be executed nor used for any other work except by agreement with the Architect. Written dimensions take precedence over scaled dimensions and shall be verified in the field; any discrepancy shall be brought to the attention of the Architect prior to commencement of any work.

Sheet Title

## FLOOR &amp; ROOF PLAN

A1.4

Sheet 16 of 32



## KEY NOTES

- 1 MOTOR COURT FS BEYOND PLANTER
- 2 GATE - NOT INCLUDED IN RETAINING WALL CALCS
- 3 PORTION OF RETAINING WALL BEYOND &/OR NOT PARALLEL TO SIDEWALK
- 4 PLANTER BELOW 3' HIGH
- 5 25' SETBACK FROM SEA CAVE (COOKS CRACK), SEE GEO REPORT
- 6 40' SETBACK FROM SEA CAVE (COOKS CRACK), SEE GEO REPORT
- 7 BLUFF EDGE / SEA CAVE (COOKS CRACK)
- 8 BALCONY EXEMPTED FROM FAR (MORE THAN 40% OPEN)

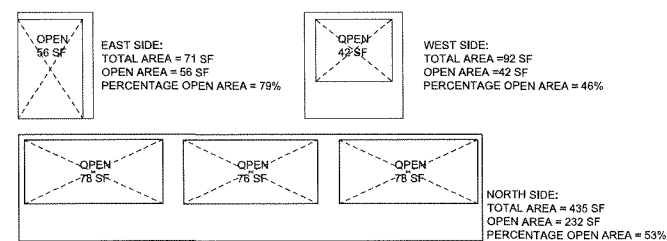
PAINT WOOD DOORS, WOOD DOOR TRIM, WOOD WINDOWS, & WINDOW FRAMES ONLY  
 ALL ELSE (SIDING, RAILINGS, BRACKETS, ETC) WOOD STAINED, U.N.O.

## LEGEND

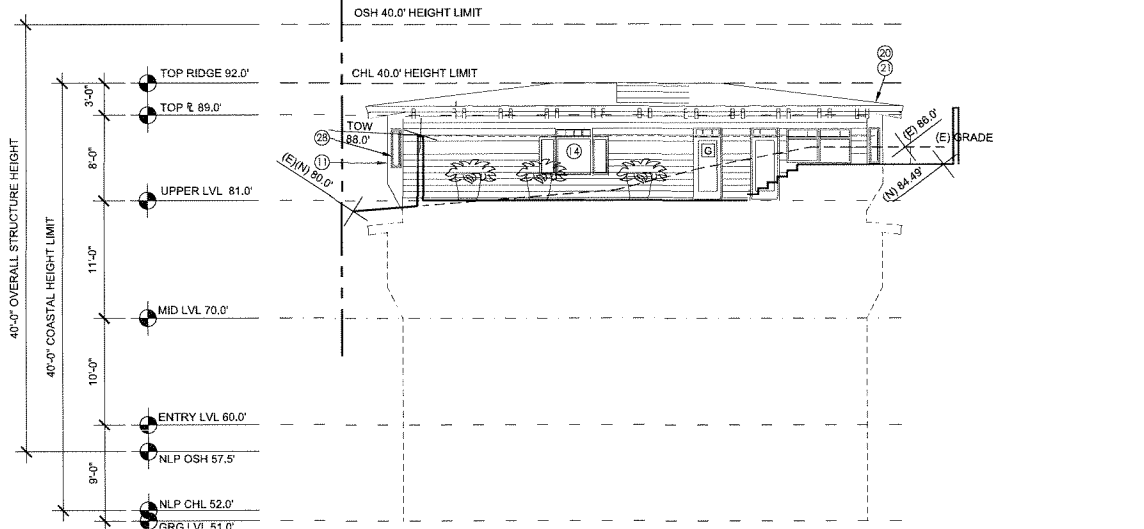
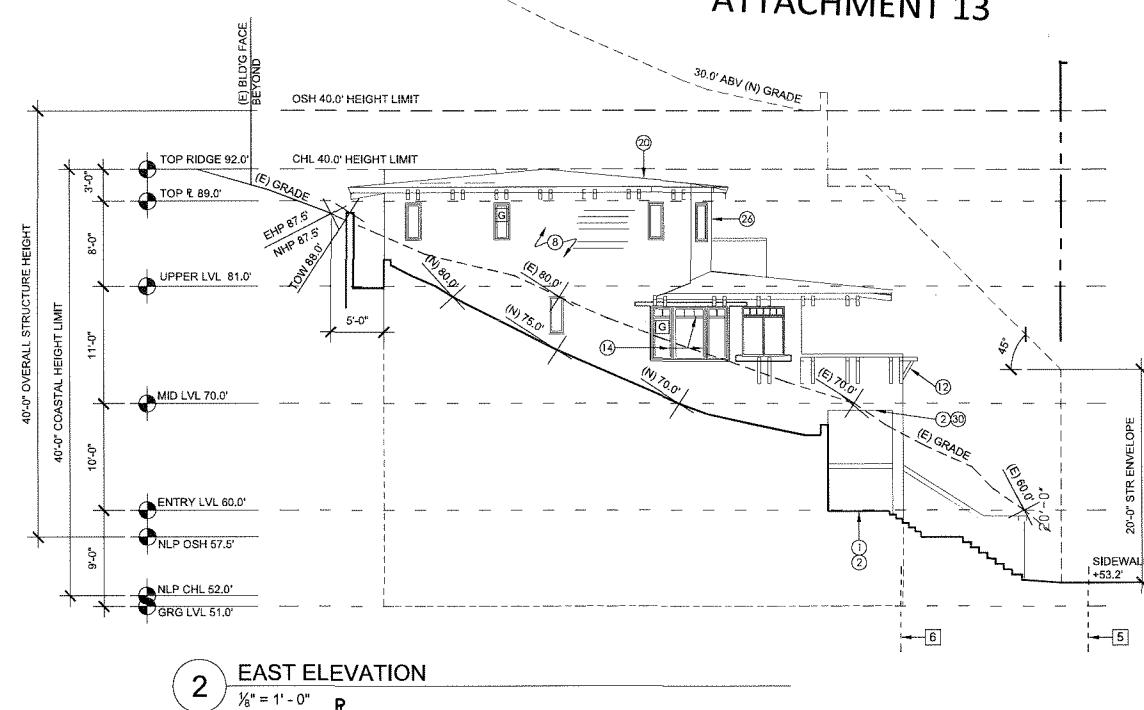
- |         |   |
|---------|---|
| ELP     | EXISTING LOW POINT (SEE WEST ELEVATION)   |
| NLP CHL | NEW LOW POINT COASTAL HEIGHT LIMIT (SDMC 113.0270(a)(4)(D) - THE NLP CHL IS LOWER THAN THE EXISTING GRADE IN ALL CONDITIONS (SEE SECTION @ DINING ROOM)                       |
| NLP OSH | NEW LOW POINT OVERALL STRUCTURE HEIGHT (SDMC 113.0270(a)(2)(B). THIS LOW POINT DOES NOT INCLUDE SUBTERRANEAN ACCESS AREAS PER SDMC 113.0270(a)(4)(B)(ii) (SEE WEST ELEVATION) |
| EHP     | EXISTING HIGH POINT (SEE EAST ELEVATION)  |
| NHP     | NEW HIGH POINT (SEE EAST ELEVATION)   |
| VLPD    | VISIBILITY AREA LOW POINT @ DRIVEWAY  |
|         | SF OF WALL AREA - UNDER 120 SF  |

## GFA DIAGRAM - EXEMPT PORCH

PORCH EXEMPT FROM GFA PER SDMC 113.0234(b)(1) - 3 OF THE ELEVATIONS ARE AT LEAST 40% OPEN

Historical and Architectural Character/  
Defining Elements

- 1 Walkways will have fieldstone borders. Various retaining walls will be faced in fieldstone.
- 2 Some walkways will be covered and contain wood handrails.
- 3 It is recommended that a straight & vertical stairway similar to the existing 4 foot wide wood stair that currently traverses the south side of the site from the upper sidewalk to the Coast Blvd.
- 4 New stairways on the site will include wood treads.
- 5 Selected existing mature trees will remain on the site and be protected.
- 6 New landscaping materials introduced to the site will be native California species and compatible in character with the landscaping shown on photographs dated 7/3/91 and plans submitted on 3/23/92 to the coastal commission. (See Landscape)
- 7 Pines will not be used on the site. Efforts will be made to enhance the existing planting theme using Torrey pines, eucalyptus and Monterey cypress trees.
- 8 A view corridor will be developed across the site of the new development.
- 9 Exterior horizontal wood shiplap cladding siding will have corner boards 1x6 maximum dimension. Vertical wood board and batten siding, coverage size 1x4, but in no case will they exceed 1x12.
- 10 Wood board and batten siding will express the floor line with a water stop at the run of the board and battens at the floor line. The water stop will be flush with the battens. Blocking will be used between the rafters.
- 11 Foundations where exposed will be faced with rounded river bottom stone, 6 to 12" in diameter, typical size.
- 12 Projecting bays are incorporated with shed roofs located below the main building roof with rafter tails that project a minimum of 6 inches.
- 13 Projecting floors are incorporated when supported by decorative brackets similar to those existing.
- 14 Bungalow style wood windows with decorative muntins, projecting bays with small panes, multi-light wood casement windows with wood muntins, simple trim are used throughout.
- 15 Wood windows on each building will have a combination of small and large window types. All facades will have a combination of these features.
- 16 Dutch door x-bracing is incorporated on some doors leading to private outdoor areas.
- 17 Multi-paneled craftsman doors are standard on the exterior.
- 18 Brick chimneys are used where possible.
- 19 Shed roofs are gently pitched fire-retardant wood shingles with irregular patterns. Shakes are not used.
- 20 Where gable roofs are used, pitch is 4-in-12. Gables are stickwork, fire-retardant wood shingles.
- 21 Most roofs are moderately sloped hip roofs, with fire retardant wood shingles and a minimum 2-in-12 slope.
- 22 Shallow pitched roofs with composition shingles or roll roofing are used on minor bay window elements.
- 23 The size and facing of exposed rafter tails on wood board and batten sided buildings and clapped sided buildings will be similar to those of the original structures.
- 24 Exterior light fixtures are reproduction "craftsman" period fixtures.
- 25 Generally, orientation of buildings are as shown on plan in deed restrictions (Exhibit No. 2)
- 26 Buildings are oriented toward Coast Boulevard in a manner to take advantage of the ocean view to cave and the cove.
- 27 Original buildings were broken up into many planes with small offsets. The new walls are broken up with bays, recesses, projections or a change in the wall surface of a material.
- 28 Patterns: grouping of larger bands of window on the facades. View windows on the north and northwest will be located high on the facade. Tall windows will be 1-1/2 to 2 vertically oriented. 75% percent of the facade will be glazed in groupings of windows made up of 2 to 3 elements.
- 29 Small windows and small projecting bays will have panes with vertical or horizontal emphasis.
- 30 The palette of colors will be related to and be similar to that used on the removed buildings. Generally, colors were muted oranges, grayed greens, burnt umbers and other muted weathered colors of a warm hue.
- 31 Porches will be partially covered.

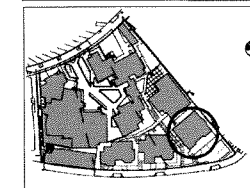


# EAST-CLIFF, GABLES & JACK O'LANTERN

of Green Dragon Colony  
 COAST BOULEVARD, LA JOLLA, CA 92037

SCOPE OF WORK:  
 THREE NEW SINGLE FAMILY RESIDENCES

## KEY PLAN (NTS):

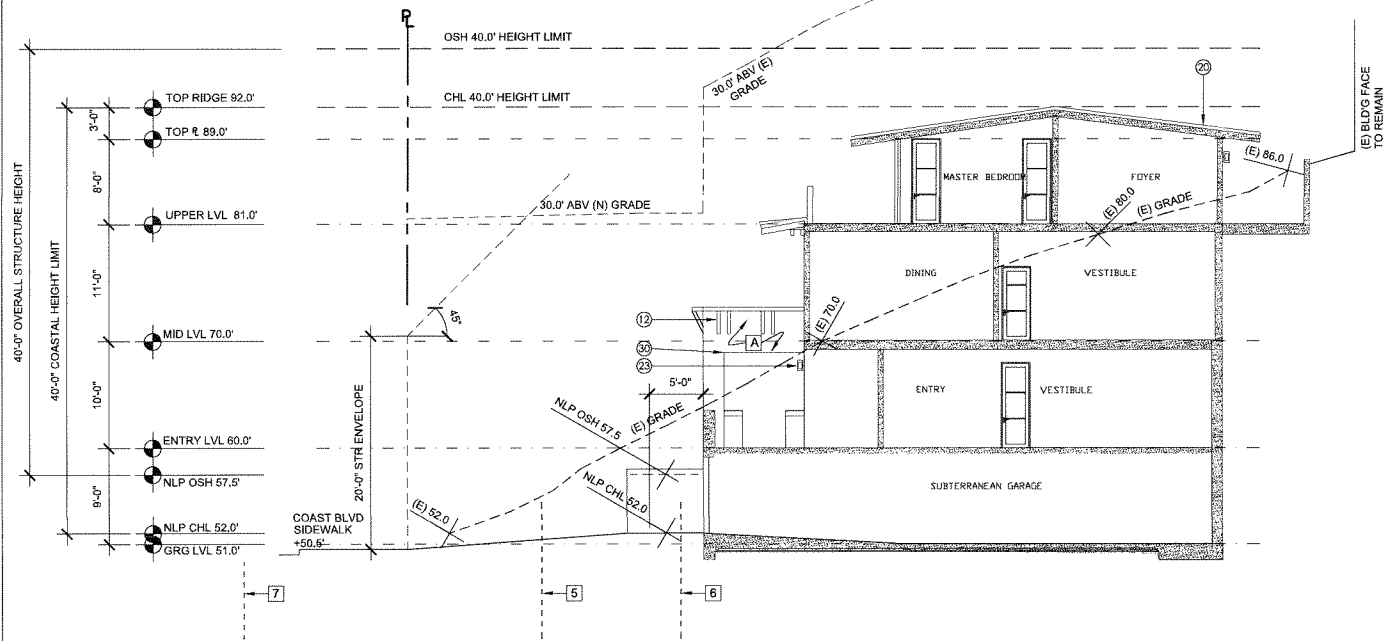


Sheet Title:

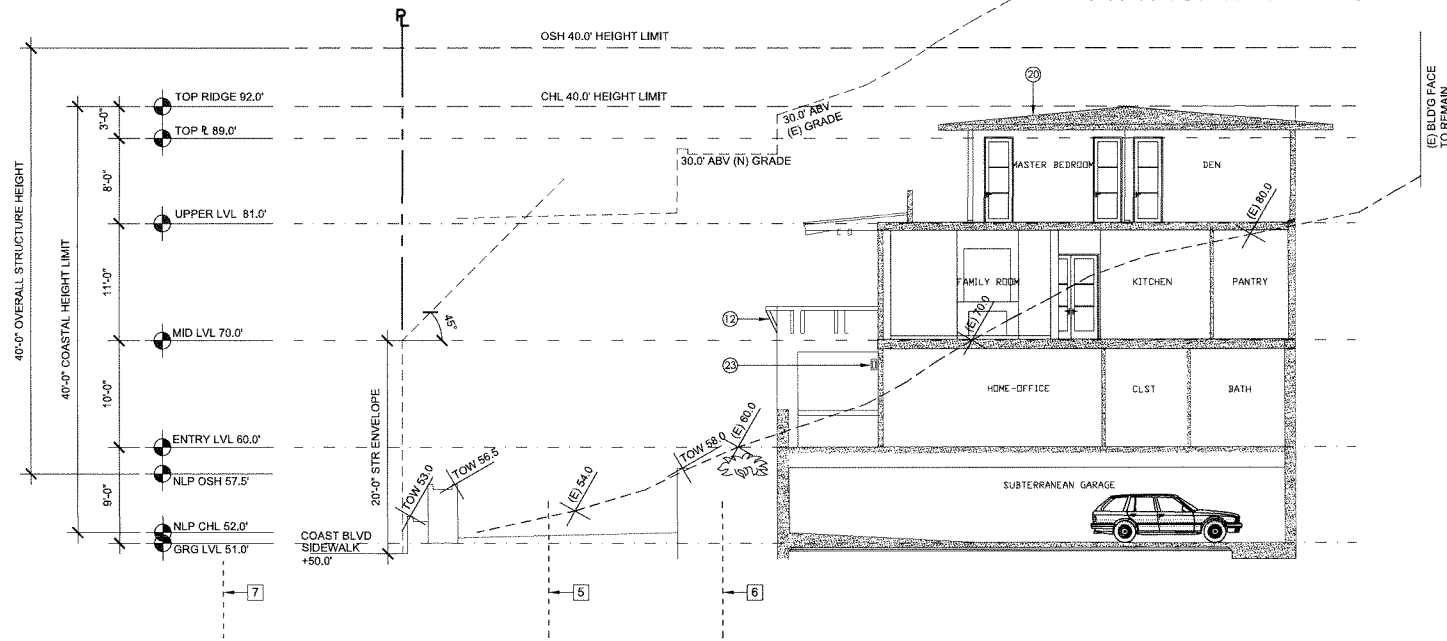
## JACK O'LANTERN ELEVATIONS

**A2.0**  
 Sheet 17 of 32

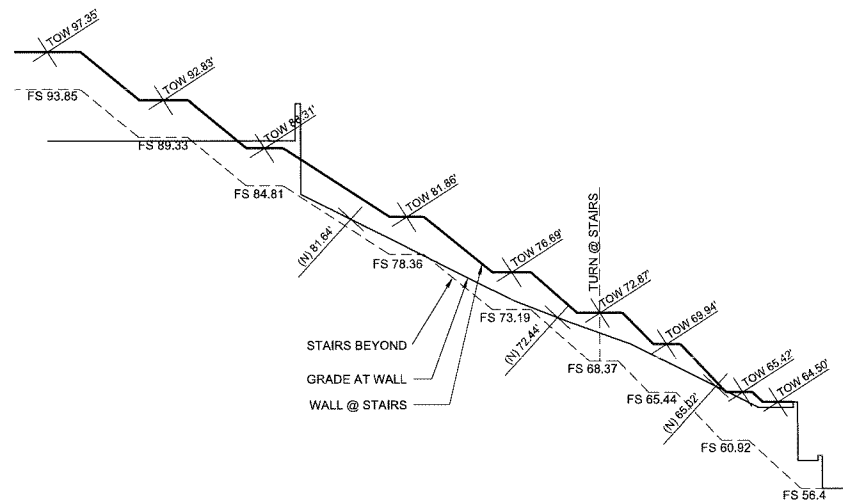
© 2012 Alcorn & Benton Architects All rights reserved.  
 These drawings and related project instruments of service are the property of the Architect and they shall neither be executed nor used for any other work except by agreement with the Architect. Written dimensions take precedence over scaled dimensions and shall be verified in the field; any discrepancy shall be brought to the attention of the Architect prior to commencement of any work.



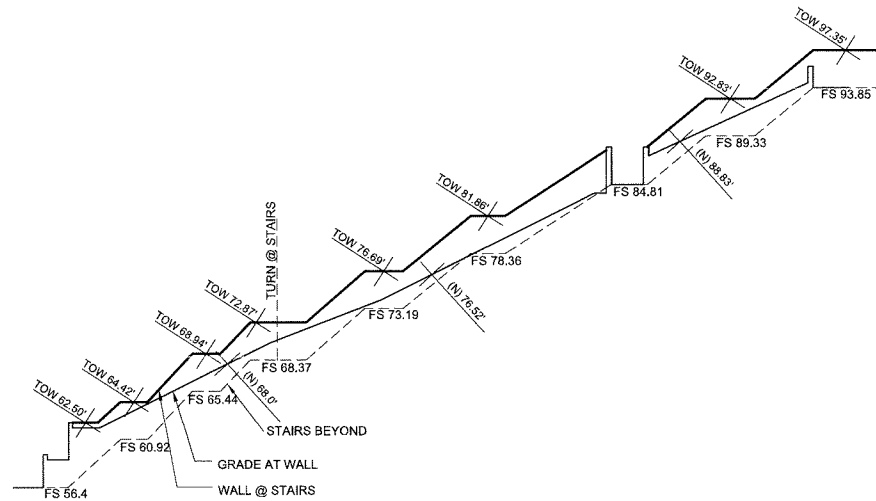
1 SECTION THROUGH DINING ROOM LOOKING EAST  
1/8" = 1' - 0"



2 SECTION THROUGH FAMILY ROOM LOOKING EAST  
1/8" = 1' - 0"



3 FROM GABLES LOOKING WEST  
1/8" = 1' - 0"



4 FROM JACK O'LANTERN LOOKING EAST  
1/8" = 1' - 0"

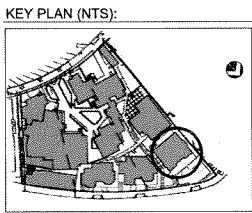
| KEY NOTES  |  |
|--|--|
| 1  | MOTOR COURT FS BEYOND PLANTER                                  |
| 2  | GATE - NOT INCLUDED IN RETAINING WALL CALCS                    |
| 3  | PORTION OF RETAINING WALL BEYOND &/OR NOT PARALLEL TO SIDEWALK |
| 4  | PLANTER BELOW 3' HIGH  |
| 5  | 25' SETBACK FROM SEA CAVE (COOKS CRACK), SEE GEO REPORT        |
| 6  | 40' SETBACK FROM SEA CAVE (COOKS CRACK), SEE GEO REPORT        |
| 7  | BLUFF EDGE / SEA CAVE (COOKS CRACK)                            |
| 8  | BALCONY EXEMPTED FROM FAR ( MORE THAN 40% OPEN)                |
| PAINT WOOD DOORS, WOOD DOOR TRIM, WOOD WINDOWS, & WINDOW FRAMES ONLY |  |
| ALL ELSE (SIDING, RAILINGS, BRACKETS, ETC) WOOD STAINED, U.N.O.      |  |

| LEGEND  |   |
|---------|---|
| ELP     | EXISTING LOW POINT (SEE WEST ELEVATION)   |
| NLP CHL | NEW LOW POINT COASTAL HEIGHT LIMIT (SDMC 113.0270(a)(4)(D) - THE NLP CHL IS LOWER THAN THE EXISTING GRADE IN ALL CONDITIONS (SEE SECTION @ DINING ROOM)                       |
| NLP OSH | NEW LOW POINT OVERALL STRUCTURE HEIGHT (SDMC 113.0270(a)(2)(B). THIS LOW POINT DOES NOT INCLUDE SUBTERRANEAN ACCESS AREAS PER SDMC 113.0270(a)(4)(B)(ii) (SEE WEST ELEVATION) |
| EHP     | EXISTING HIGH POINT (SEE EAST ELEVATION)  |
| NHP     | NEW HIGH POINT (SEE EAST ELEVATION)   |
| VLPD    | VISIBILITY AREA LOW POINT @ DRIVEWAY  |
|         | SF OF WALL AREA - UNDER 120 SF  |

# EAST-CLIFF, GABLES & JACK O'LANTERN

of Green Dragon Colony  
COAST BOULEVARD, LA JOLLA, CA 92037

SCOPE OF WORK:  
THREE NEW SINGLE FAMILY RESIDENCES



|            |               |
|------------|---------------|
| Date:      | 19 APRIL 2011 |
| Revisions: |               |
|            | 16 JUNE 2011  |
|            | 12 JAN 2012   |
|            | 30 MAY 2012   |
|            | 11 SEPT 2013  |
|            | 11 OCT 2013   |

## JACK O'LANTERN SECTIONS

A2.1  
Sheet 18 of 32

- ① Walkways will have fieldstone borders. Various retaining walls will be faced in fieldstone.
- ② Some walkways will be covered and contain wood handrails.
- ③ It is recommended that a straight & vertical stairway similar to the existing 4 foot wide wood stair that currently traverses the south side of the site from the upper sidewalk to the Coast Blvd.

- 1 New stairways on the site will include wood treads.
- 2 Selected existing mature trees will remain on the site and be protected.
- 3 New landscaping materials introduced to the site will be native California species and compatible in character with the landscaping shown on the photographs dated 7/3/91 and plans submitted on 2/25/92 to the coastal commission. (See Landscaping Schedule.)
- 4 Palms will not be used on the site. Efforts will be made to enhance the existing landscape by using Torrey pines, eucalyptus and Monterey cypress trees.
- 5 A water corridor will be developed across the site of the new development.
- 6 Exterior wood horizontal siding cladding siding will have corner boards 1x6's maximum dimension, vertical corner boards and board and batten siding, average size 1x4, but in no case will they exceed 1x12.
- 7 Wood board and batten siding will express the floor line with a water stop at the run of the board and batten. The floor line will be finished with the flush with the battens. Blocking will be used between the rafters.
- 8 Foundations where exposed will be faced with rounded river bottom stone, 6 to 12" in diameter, typical size.
- 9 Projecting bays are incorporated with shed roofs located below the main building roof with rafter tail that project a minimum of 6 inches.
- 10 Projecting floors are incorporated when supported by decorative brackets similar to those existing.
- 11 Bungalow style wood windows with decorative headers. Projecting bays with small porches. Veneered wood, cladding and exterior wall wood muntins, simple trim are used throughout.
- 12 Wood windows on each building will have a combination of small and large window types. All facades will have a combination of these features.
- 13 Dutch door-swinging is incorporated on some doors leading to private outdoor areas.
- 14 Multi-paneled wood craftsman doors are standard on the exterior.
- 15 Brick chimneys are used where possible.
- 16 Shed roofs are gently pitched free-rainfall wood shingles with irregular patterns. Shakes are not used.
- 17 Where gables are used, pitch is 4-in-12. Gables are stickwork, free-rainfall wood shingles.
- 18 Most roofs are moderately sloped hip roofs, with free rainfall wood shingles and minimum 2-in-12 slope.
- 19 Shallow pitched roofs with composition shingles or rafter roofing are used on minor bay window elements.
- 20 The side and facing of exposed rafter tails on buildings with gables, rafter tails and exposed rafters in side buildings will be similar to those of the original structures.
- 21 Exterior light fixtures are reproduction 'craftsman' period fixtures.
- 22 Generally, orientation of buildings are as shown on plan in deed restrictions (Exhibit No. 2).
- 23 Buildings are oriented toward Coast Boulevard in a manner to take advantage of the ocean view to coastal ridge cove.
- 24 Original buildings were broken up into many places with small bays. The new walls are broken up with bays, recesses, projections or a change in the wall surface to a material or texture.
- 25 Pathways; grouping of larger bands of wood windows on the northwest. View windows on the north and north-west will be located high on the facade. Tall windows will be 14'-0" or taller. Windows oriented, 75 percent of the facade will be glazed in groupings of windows made up of 2 to 3 elements.
- 26 Small windows and small projecting bays will have panes with vertical wood muntins.
- 27 The palette of colors will be related to and be similar to that used on the removed buildings. Generally, colors were muted greens, greyed greens, muted umbers and other muted weathered colors of a warm hue.
- 28 Porches will be partially covered.

- ③ Porches will be partially covered.


$$\frac{1}{8}^n = 1 - 0$$

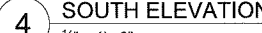
$$\frac{1}{8}'' = 1' - 0$$


## KEY NOTES

- 1 LOWEST SIDEWALK ELEVATION @ FAMILY ROOM PROJECTION
- 2 PERMITTED ARCHITECTURAL PROJECTION PER SDMC 131.0461(a)(1)
- 3 ROOF EAVE BEYOND - ACTUAL ENCROACHMENT SEE SECTION @ GREAT ROOM
- 4 THIS PORTION WHICH ENCLOSES INTO THE BUILDING ENVELOPE IS LESS THAN 20% OF THE LENGTH OF THE BUILDING FACADE. NOTE THAT THE SIDEWALK ELEVATION INCREASES. PER SDMC 159.0307(e)(1) "TWENTY PERCENT OF THE LENGTH OF THE BUILDING FACADE MAY EXCEED THE 20 FOOT HEIGHT LIMIT IN ORDER TO PROVIDE ROOFLINE AND FACADE VARIATIONS ACCENTS, TOWER ELEMENTS, ETC.
- 5 EHP & NHP IS BEYOND IN THIS ELEVATION, SEE PLAN ON A1.0 FOR LOCATIONS
- 6 GRADE IS NOT W/IN THE 5' OFFSET FROM THE BLD'G
- 7 GATE - NOT INCLUDED IN RETAINING WALL CALCS
- 8 PORTION OF RETAINING WALL BEYOND &/OR NOT PARALLEL TO SIDEWALK
- 9 PLANTER BELOW 3' HIGH
- 10 ENTRANCE TO JACK O'LANTERN
- 11 WOOD SHINGLE SIDING

PAINT WOOD DOORS, WOOD DOOR TRIM, WOOD WINDOWS, & WINDOW FRAMES ONLY  
ALL ELSE (SIDING, RAILINGS, BRACKETS, ETC) WOOD STAINED, U.N.O.

| LEGEND  |  |
|---------|--|
| ELP     | EXISTING LOW POINT   |
| NLP CHL | NEW LOW POINT COASTAL HEIGHT LIMIT (SDMC 113.0270(a)(4)(D) - THE NLP CHL IS LOWER THAN THE EXISTING GRADE IN ALL CONDITIONS                              |
| NLP OSH | NEW LOW POINT OVERALL STRUCTURE HEIGHT (SDMC 113.0270(a)(2)(B). THIS LOW POINT DOES NOT INCLUDE SUBTERRANEAN ACCESS AREAS PER SDMC 113.0270(a)(4)(B)(ii) |
| EHP     | EXISTING HIGH POINT  |
| NHP     | NEW HIGH POINT   |
| VLPD    | VISIBILITY AREA LOW POINT @ DRIVEWAY   |
|         | SF OF WALL AREA - UNDER 120 SF   |

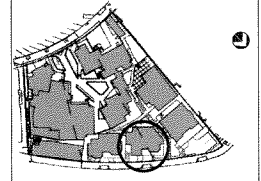

$$\frac{1}{8}'' = 1' - 0''$$


SOUTH

**EAST-CLIFF, GABLES &  
JACK O'LANTERN** of Green Dragon  
Colony  
COAST BOULEVARD, LA JOLLA, CA 92037

SCOPE OF WORK:  
THREE NEW SINGLE FAMILY RESIDENCES

KEY PLAN (NTS):



Sheet Title:

Date: 19 APRIL 2011

Revisions:

16 JUNE 2011

12 JAN 2012

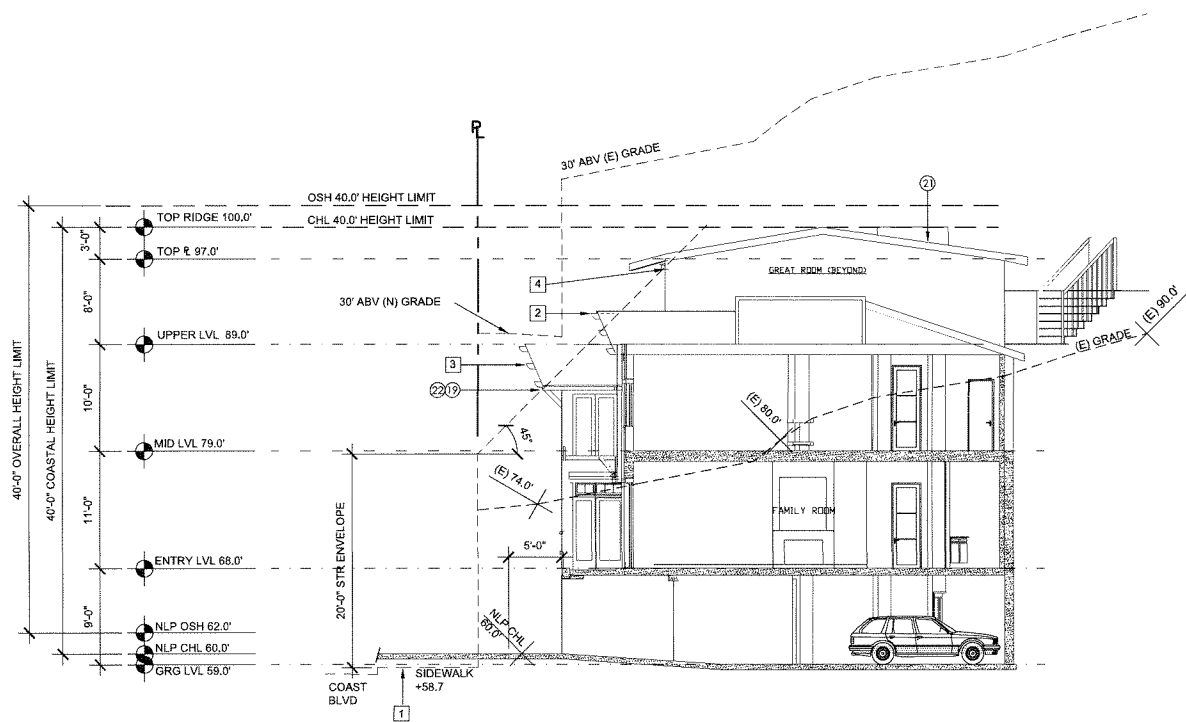
30 MAY 2012

11 SEPT 2013

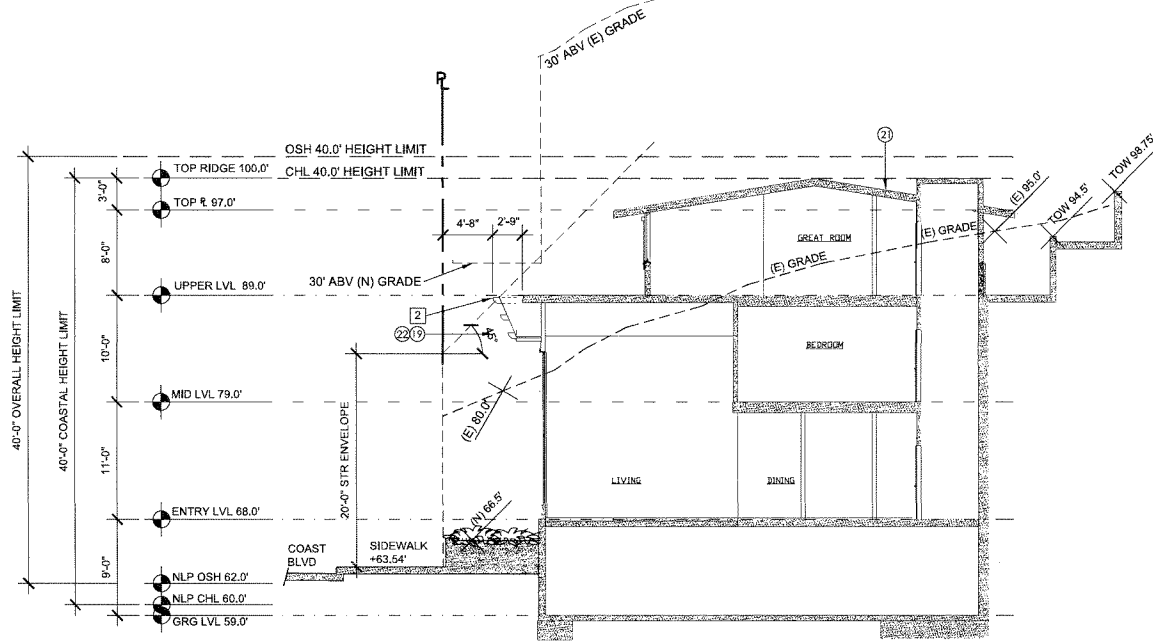
11 OCT 2013

GABLES  
ELEVATIONS

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1 SECTION THROUGH FAMILY ROOM LOOKING EAST  
1/8" = 1' - 0"



2 SECTION THROUGH LIVING ROOM LOOKING EAST  
1/8" = 1' - 0"

KEY NOTES

- 1 LOWEST SIDEWALK ELEVATION @ FAMILY ROOM PROJECTION
- 2 PERMITTED ARCHITECTURAL PROJECTION PER SDMC 131.0461(a)(1)
- 3 ROOF EAVE BEYOND - ACTUAL ENCROACHMENT SEE SECTION @ GREAT ROOM
- 4 THIS PORTION WHICH ENCROACHES INTO THE BUILDING ENVELOPE IS LESS THAN 20% OF THE LENGTH OF THE BUILDING FACADE. NOTE THAT THE SIDEWALK ELEVATION INCREASES. PER SDMC 159.0307(e)(1) "TWENTY PERCENT OF THE LENGTH OF THE BUILDING FACADE MAY EXCEED THE 20 FOOT HEIGHT LIMIT IN ORDER TO PROVIDE ROOFLINE AND FACADE VARIATIONS ACCENTS, TOWER ELEMENTS, ETC.
- 5 EHP & NHP IS BEYOND IN THIS ELEVATION, SEE PLAN ON A1.0 FOR LOCATIONS
- 6 GRADE IS NOT WITHIN THE 5' OFFSET FROM THE BLD'G
- 7 GATE - NOT INCLUDED IN RETAINING WALL CALC'S
- 8 PORTION OF RETAINING WALL BEYOND &/OR NOT PARALLEL TO SIDEWALK
- 9 PLANTER BELOW 3' HIGH
- 10 ENTRANCE TO JACK O'LANTERN
- 11 WOOD SHINGLE SIDING

PAINT WOOD DOORS, WOOD DOOR TRIM, WOOD WINDOWS, & WINDOW FRAMES ONLY  
ALL ELSE (SIDING, RAILINGS, BRACKETS, ETC) WOOD STAINED, U.N.O.

LEGEND

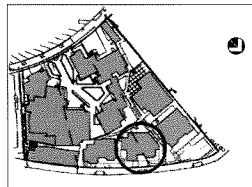
|         |  |
|---------|--|
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|         | SF OF WALL AREA - UNDER 120 SF   |

EAST-CLIFF, GABLES &  
JACK O'LANTERN of Green Dragon  
Colony

COAST BOULEVARD, LA JOLLA, CA 92037

SCOPE OF WORK:  
THREE NEW SINGLE FAMILY RESIDENCES

KEY PLAN (NTS):



Sheet Title:

|            |               |
|------------|---------------|
| Date:      | 19 APRIL 2011 |
| Revisions: |               |
|            | 16 JUNE 2011  |
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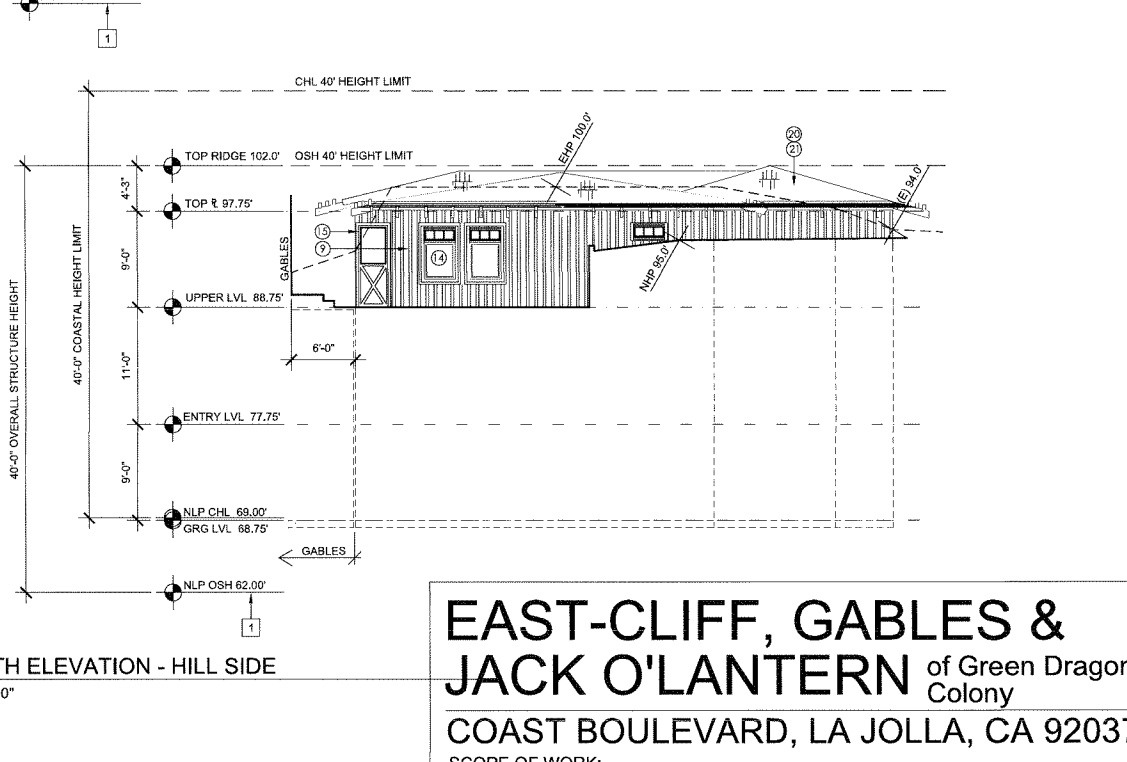
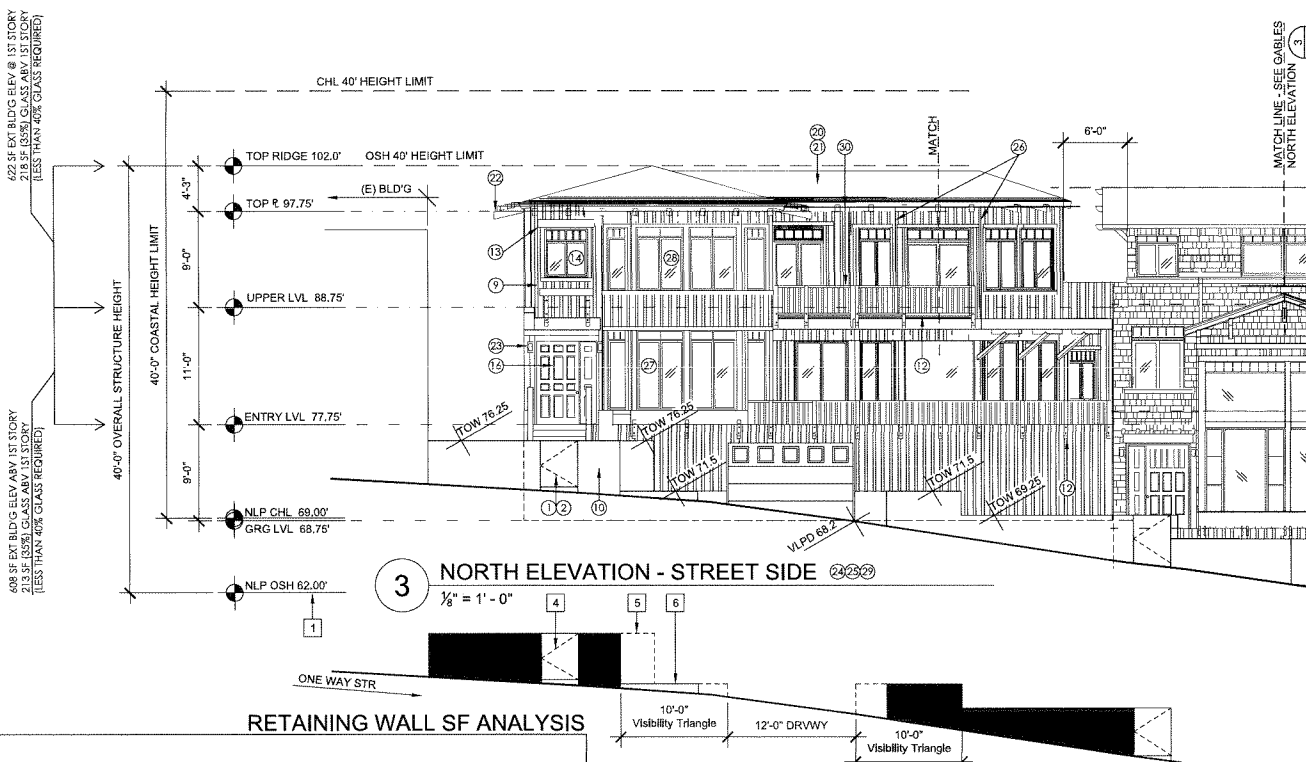
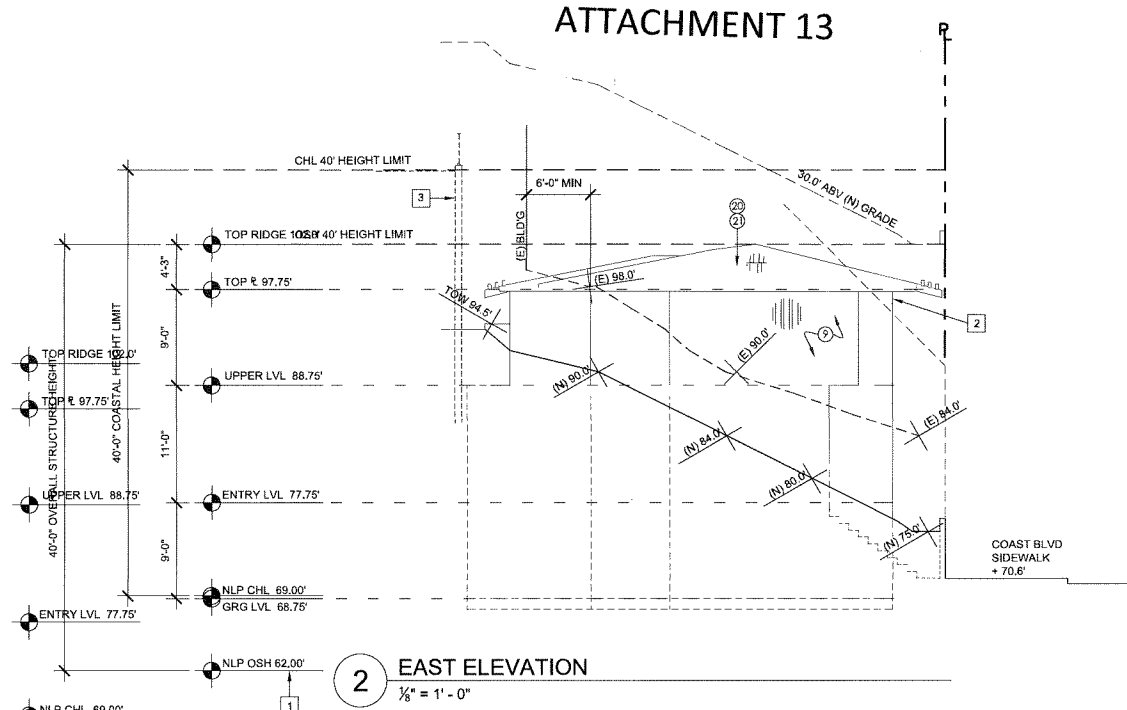
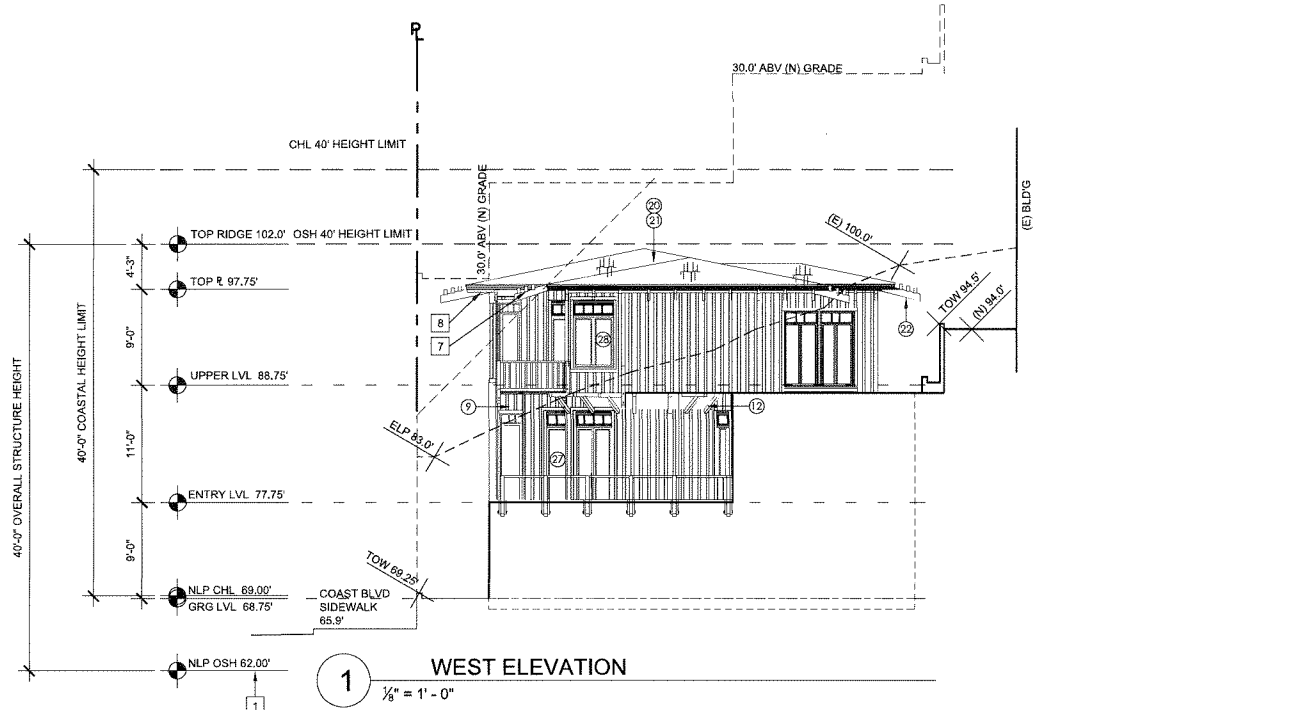
GABLES  
SECTIONS A2.3  
Sheet 20 of 32

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Historical and Architectural Character/  
Defining Elements

- Walkways will have fieldstone borders. Various retaining walls will be faced in fieldstone.
- Some walkways will be covered and contain wood handrails.
- It is recommended that a straight & vertical stairway similar to the existing 4 foot wide wood stair that currently traverses the south side of the site from the upper sidewalk to the Coast Blvd.
- New stairways on the site will include wood treads.
- Selected existing mature trees will remain on the site and be protected.
- New landscaping materials introduced to the site will be native Californian species and compatible in character with the landscaping shown on photographs dated 7/3/91 and plans submitted on 3/23/92 to the coastal commission. (See landscape)
- Palms will not be used on the site. Efforts will be made to enhance the existing planting theme using Torrey pines, eucalyptus and Monterey cypress trees.
- A view corridor will be developed across the site of the new development.
- Exterior horizontal wood shiplap clapboard siding will have corner boards, 1x8's maximum dimension. Vertical wood board and batten siding, overage size 1x4, but in no case will they exceed 1x12.
- Wood board and batten siding will express the floor line with a water stop at the run of the board and batten at the floor line. The water stop will be flush with the battens. Blocking will be used between the rafters.
- Foundations where exposed will be faced with rounded river bottom stone, 6 to 12" in diameter, typical size.
- Projecting bays are incorporated with shed roofs located below the main building roof with rafter tails that project a minimum of 6 inches.
- Projecting floors are incorporated when supported by decorative brackets similar to those existing.
- Bungalow style wood windows with decorative headers. Projecting bays with small panes. Multi-light wood casement windows with wood muntins, simple trim are used throughout.
- Wood windows on each building will have a combination of small and large window types. All facades will have a combination of these features.
- Dutch wood door x-bracing is incorporated on some doors leading to private outdoor areas.
- Multipanelled craftsman doors are standard on the exterior.
- Brick chimneys are used where possible.
- Shed roofs are gently pitched fire-retardant wood shingles with irregular patterns. Shakes are not used.
- Where gable roofs are used, pitch is 4-in-12. Gables are stickwork, fire-retardant wood shingles.
- Most roofs are moderately sloped hip roofs, with fire retardant wood shingles and a minimum 24-in-12 slope.
- Shallow pitched roofs with composition shingles or roll roofing are used on minor bay window elements.
- The site and facing of exposed rafter tails on wood board and batten sided buildings and shiplap sided buildings will be similar to those of the original structures.
- Exterior light fixtures are reproduction 'craftsman' period fixtures.
- Generally, orientation of buildings are as shown on plan in deed restrictions (Exhibit No. 2)
- Buildings are oriented toward Coast Boulevard in a manner to take advantage of the ocean view to come and the cove.
- Original buildings were broken up into many planes with small offsets. The new walls are broken up with bays, recesses, projections or a change in the wall surface of a material.
- Patterns: grouping of larger bands of wood window on the facades. View windows on the north and northwest will be located high on the facade. Tall windows will be 1-1/2 to 1-3/4 vertically oriented. Fifty percent of the facade will be glazed in groupings of windows made up of 2 to 3 elements.
- Small wood windows and small projecting bays will have panes with vertical or horizontal emphasis.
- The palette of colors will be related to and be similar to that used on the removed building. Generally, colors were muted oranges, grayed greens, burnt umbers and other muted weathered colors of a warm hue.
- Porches will be partially covered.



RETAINING WALL SF ANALYSIS

KEY NOTES

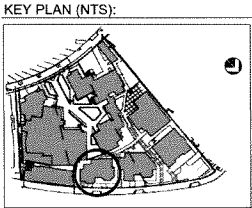
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- PLANTER BELOW 3' HIGH
- PERMITTED ARCHITECTURAL PROJECTION PER SDMC 131.0461(a)(1)
- ROOF EAVE BEYOND - ACTUAL ENCROACHMENT SEE SECTION @ LIVING ROOM

PAINT WOOD DOORS, WOOD DOOR TRIM, WOOD WINDOWS, & WINDOW FRAMES ONLY  
ALL ELSE (SIDING, RAILINGS, BRACKETS, ETC) WOOD STAINED, U.N.O.

LEGEND

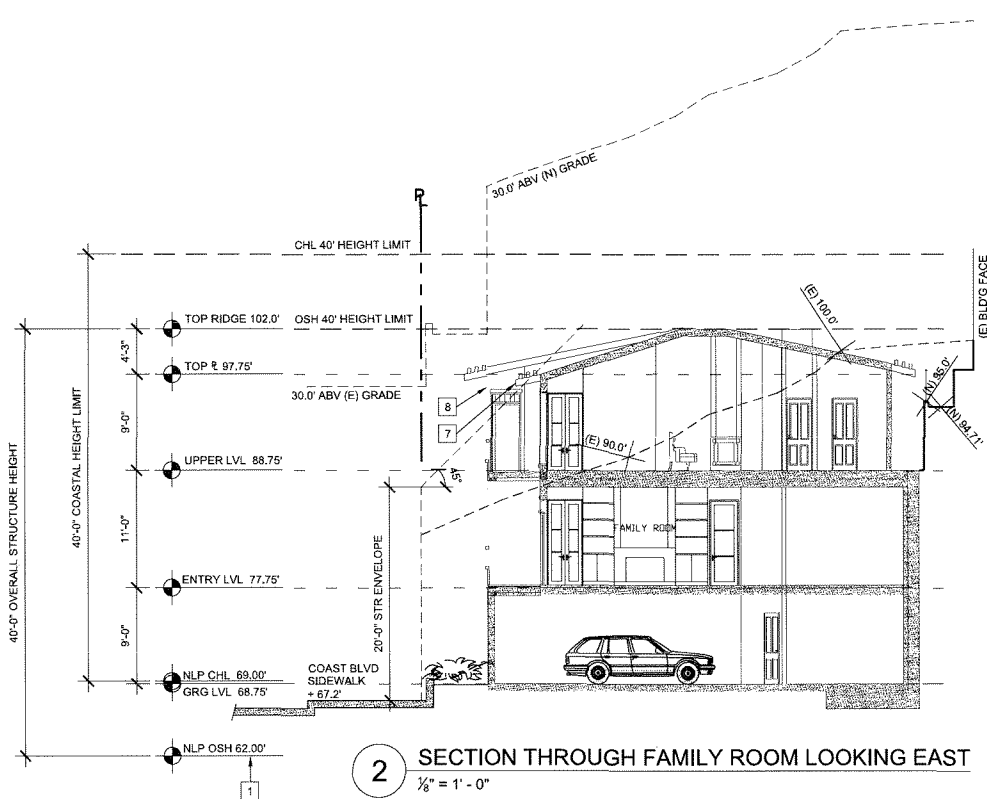
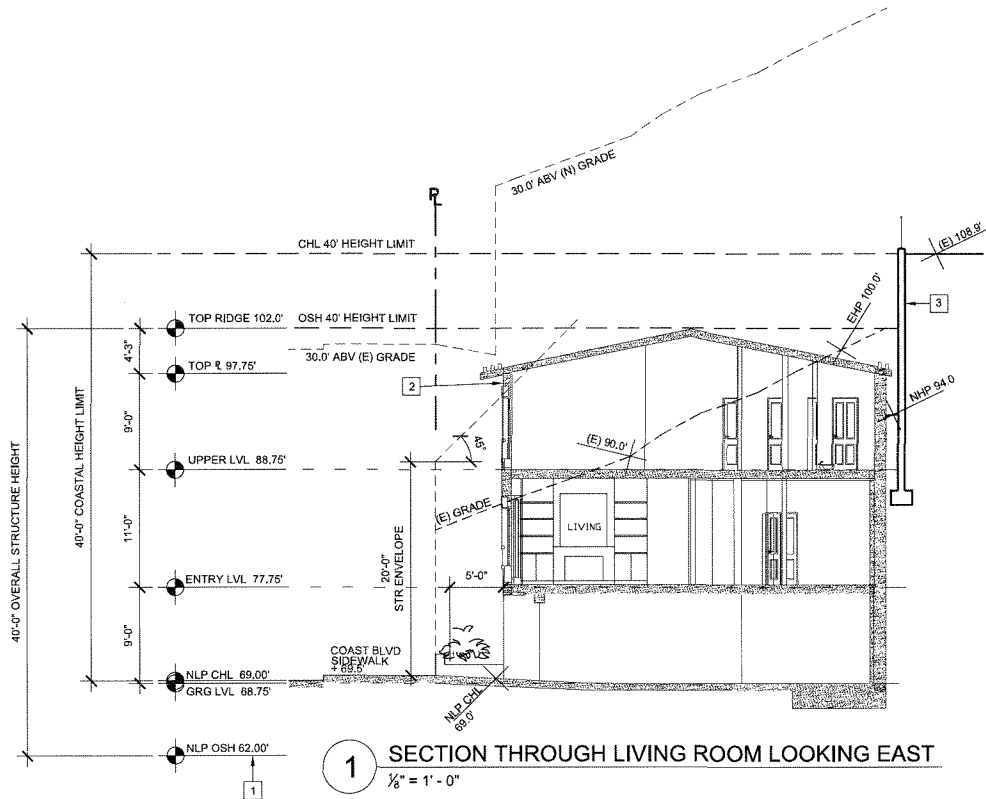
|         |  |
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|         | SF OF WALL AREA - UNDER 120 SF   |

EAST-CLIFF, GABLES &  
JACK O'LANTERN of Green Dragon  
Colony  
COAST BOULEVARD, LA JOLLA, CA 92037  
SCOPE OF WORK:  
THREE NEW SINGLE FAMILY RESIDENCES



Sheet Title:

EAST CLIFF  
ELEVATIONS  
A2.4  
Sheet 21 of 32



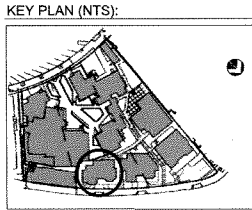
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| LEGEND  |  |
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# EAST-CLIFF, GABLES & JACK O'LANTERN of Green Dragon Colony

## COAST BOULEVARD, LA JOLLA, CA 92037

SCOPE OF WORK:  
THREE NEW SINGLE FAMILY RESIDENCES

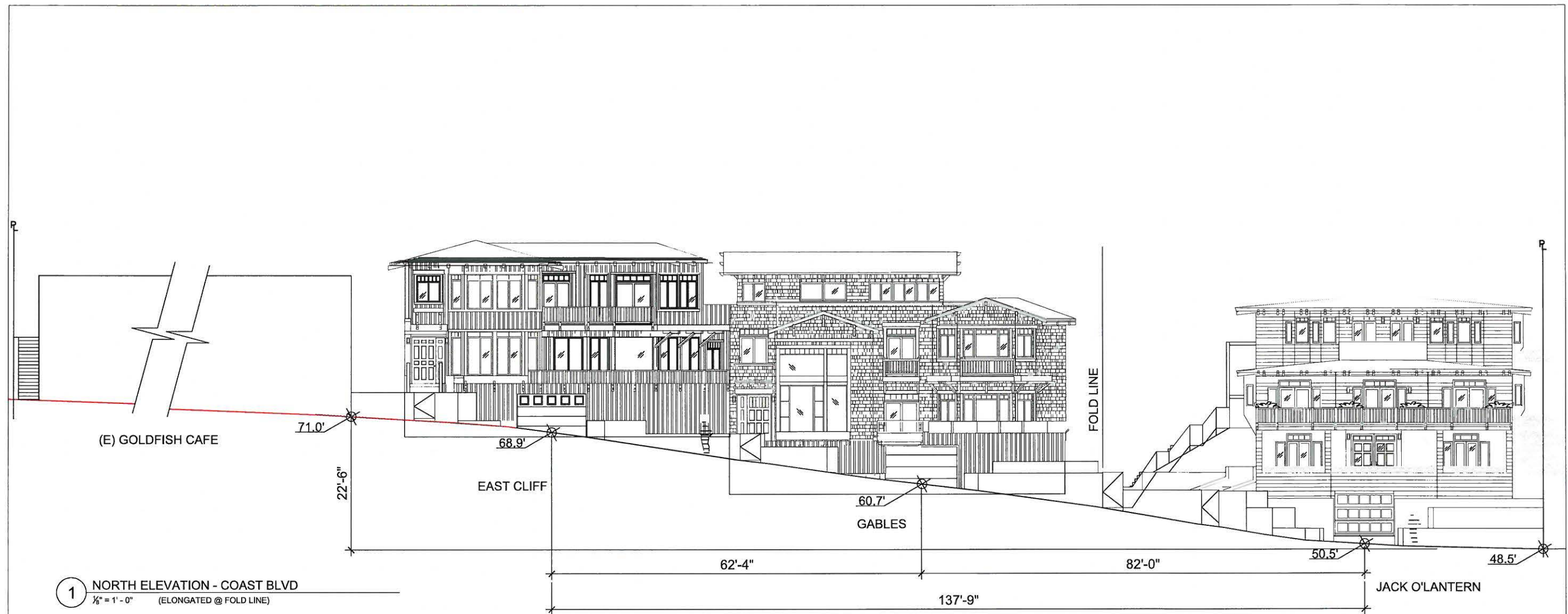


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|            | 11 OCT 2013   |

# EAST CLIFF SECTION

# A2.5

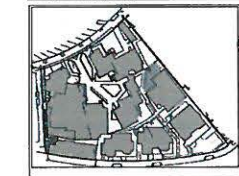
Sheet 22 of 32



# EAST-CLIFF, GABLES & JACK O'LANTERN of Green Dragon Colony COAST BOULEVARD, LA JOLLA, CA 92037

SCOPE OF WORK:  
 THREE NEW SINGLE FAMILY RESIDENCES

KEY PLAN (NTS):



Sheet Title:

NORTH ELEVATION  
 COAST BLVD

A2.6  
 Sheet 23 of 32

Date: 19 APRIL 2011  
 Revisions:  
 16 JUNE 2011  
 12 JAN 2012  
 30 MAY 2012  
 11 SEPT 2013  
 11 OCT 2013

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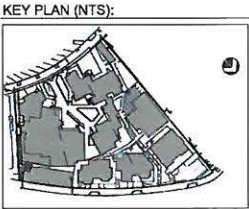
| CHART A<br>OPTION 1 - NEW ON SITE PARKING REQUIREMENTS |          |              |  |   |   |                  |                       |                 |
|--|----------|--------------|--|---|---|------------------|-----------------------|-----------------|
|  | AREA     | NO. BEDROOMS | REQUIRED RATIO MIXED USE OR NON-LISTED RETAIL* (1.7 PER 1,000SF) TABLE 142-05D | REQUIRED RATIO EATING/ DRINKING ESTABLISHMENT (5.0 PER 1,000SF) TABLE 142-05E | REQUIRED PARKING FOR DWELLINGS PER TABLE 12-05C | PARKING REQUIRED | PARKING PROVIDED      | PARKING DEFICIT |
| (N) RETAIL   | 4,620 SF |              | 8 SPACES   | 23 SPACES   |   | 8-23 SPACES      |                       |                 |
| (N) RESIDENTIAL  |          | 2            |  |   | 2 SPACES  | 2 SPACES         |                       |                 |
| (N) RESIDENTIAL - GABLES                               |          | 3            |  |   | 3 SPACES  | 3 SPACES         |                       |                 |
| (N) RESIDENTIAL - JACK O'LANTERN                       |          | 4            |  |   | 3 SPACES  | 3 SPACES         |                       |                 |
| TOTAL  |          |              |  |   |   | 16-31 SPACES     | 9 SPACES (INADEQUATE) | 7-22 SPACES     |

CHART B  
OFF-SITE PARKING ANALYSIS  
EXISTING STREET PARKING = 8 SPACES (SEE A0.7)  
PROPOSED STREET PARKING = 7 SPACES\*  
\* INCLUDES (1) OFF-STREET PARKING SPACE ACROSS THE STREET

KEY

- RED CURB
- (E) FIRE LANE
- (N) PARKING SPACE (QUANTITY NOTED)
- OUTLINE OF (E) PARKING SPACES
- DRIVEWAY PROPOSED IN PREVIOUS SCHEMES
- (E) COMMERCIAL BUILDINGS OUTLINE
- HARDSCAPE
- OUTLINE OF PROPOSED RETAIL
- OUTLINE OF PROPOSED PARKING GARAGE
- ## & TEXT NON-CODE COMPLIANT (SEE CHART C, SHEET A2)

EAST-CLIFF, GABLES & JACK O'LANTERN of Green Dragon Colony  
COAST BOULEVARD, LA JOLLA, CA 92037  
SCOPE OF WORK:  
THREE NEW SINGLE FAMILY RESIDENCES

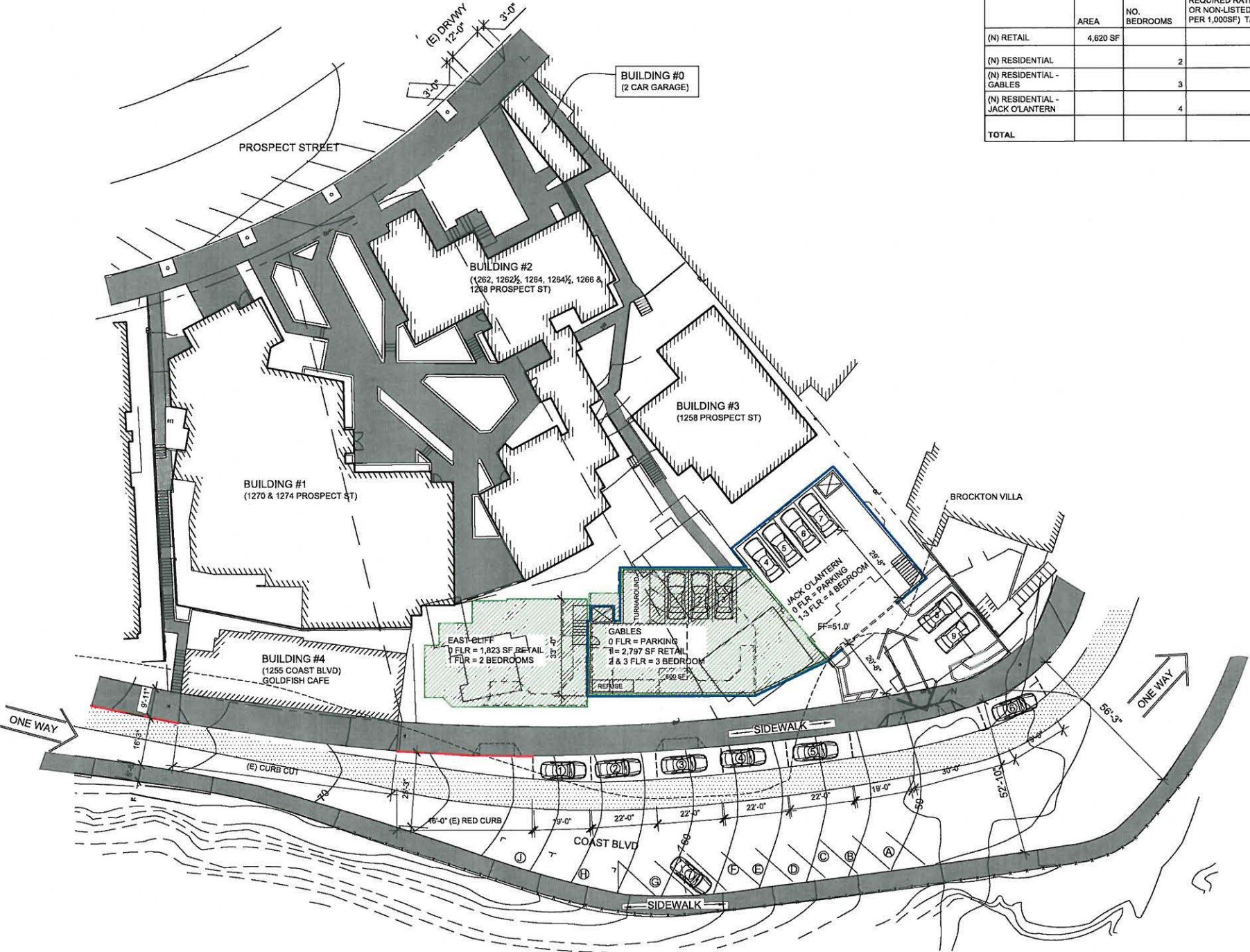


Date: 05/30/2012  
Revisions:

ALTERNATIVE 1 | ALT 1.0

Sheet 24 of 32

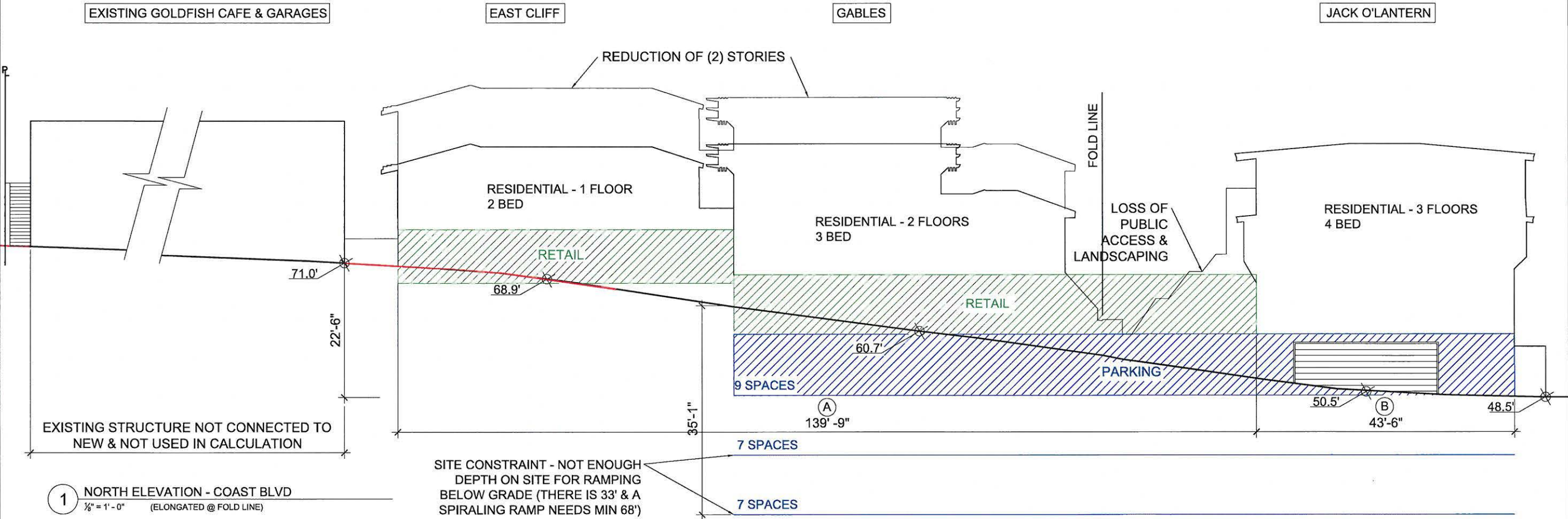
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1 ALTERNATIVE 1  
1" = 20' - 0"



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| CHART C<br>RETAIL FRONTAGE |                    |                                    |  |
|----------------------------|--------------------|------------------------------------|--|
| (A)<br>(N) RETAIL          | (B)<br>(N) PARKING | TOTAL FRONTAGE OF (N)<br>STRUCTURE | *RETAIL - % OF STRUCTURE'S<br>STREET FRONTAGE LENGTH |
| 139.75 LF                  | 43.50 LF           | 183.25 LF                          | 76%  |

\* MIN PERCENT OF STRUCTURE'S STREET FRONTAGE LENGTH = 75%

| KEY                                |  |
|------------------------------------|--|
| (E) RED CURB                       |  |
| OUTLINE OF PROPOSED RETAIL         |  |
| OUTLINE OF PROPOSED PARKING GARAGE |  |
| ## & TEXT                          | NON-CODE COMPLIANT (SEE CHART C, SHEET A2) |

| CHART D<br>OPTION 1 - COMPLIANCE & ADVERSE EFFECT ANALYSIS  |                |                    |  |
|---|----------------|--------------------|--|
|   | ADVERSE EFFECT | NON-CODE COMPLIANT | NON-COMPLIANCE EXPLANATION   |
| RETAIL FRONTAGE   |                | NO                 | FOR 75%, SEE STRUCT STR FRONTAGE CHART C, SHEET A1.1   |
| ON-SITE PARKING   |                | YES                | SEE PARKING REQUIREMENTS CHART A, SHEET A1.0   |
| NO ABOVE GROUND PARKING STRUCTURES  |                | NO                 |  |
| QUANTITY & DISTANCE BETWEEN DRIVEWAYS (PER 142.0560(J)(8)(A) - ONE DRIVE PER 100' STREET FRONTAGE)    |                | YES                | THE TOTAL PROPERTY FRONTAGE IS 265'  |
| QUANTITY & DISTANCE BETWEEN DRIVEWAYS (PER CHP 15, ART 9, APPENDIX D, 3 - DRIVES NO CLOSER THAN 150') |                | NO                 | THE CURB CUT IS APPROXIMATELY 164' FROM THE EXISTING CURB CUT  |
| DISTANCE FROM SIDEWALK TO GARAGE DOOR   |                | NO                 |  |
| AILSE WIDTH   |                | NO                 |  |
| LOADING ZONE (IF REQUIRED)  |                | YES                | THE LOADING AREA OVERLAPS W/ REQUIRED BACK-UP AND AISLE SPACE (SEE A1.0)   |
| COMPLIANCE WITH THE DEED RESTRICTIONS (SCALE & CHARACTER OF THE PREVIOUS COTTAGES)                    | YES            |                    | ONE LARGE BUILDING FACADE CONNECTED AT THE FIRST AND SECOND LEVELS WILL NOT RECREATE THE SCALE OR CHARACTER OF THE PREVIOUS COTTAGES |
| REDUCTION OF A STORY  | YES            |                    | REDUCTION AT GABLES & EAST CLIFF BECAUSE HEIGHT IS NOW CONNECTED TO JACK O'LANTERN (SEE A1.1)  |
| LOSS OF PUBLIC ACCESS   | YES            |                    | SEE A1.1   |
| OFF-SITE PARKING REDUCTION  | YES            |                    | LOSS OF (1) PARKING SPACE SEE CHART B, SHEET A1.0  |
| RETAIL AND RESIDENTIAL PARKING COMBINED   | YES            |                    | COMBINED IN THE GARAGE UNDER GALBES/JACK O'LANTERN, SEE A1.0   |
| REDUCED LANDSCAPE AREA & INCREASE IN STREET FACADE DENSITY  | YES            |                    | THE PREVIOUSLY PROPOSED LANDSCAPE BETWEEN GABLES AND JACK O'LANTERN IS NOW RETAIL AND PARKING, SEE A1.1                              |

# EAST-CLIFF, GABLES & JACK O'LANTERN

of Green Dragon Colony

## COAST BOULEVARD, LA JOLLA, CA 92037

SCOPE OF WORK:  
THREE NEW SINGLE FAMILY RESIDENCES

KEY PLAN (NTS):

Sheet Title:

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Revisions:

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## ALTERNATIVE 1 ALT 1.1

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GABLES

REDUCTION OF (1) STORY

(N) GRADE

RESIDENTIAL

RESIDENTIAL

RETAIL

PARKING

COAST BLVD

10'-0" SIDEWALK

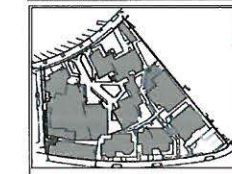
PARKING

PARKING

SITE CONSTRAINT - NOT ENOUGH DEPTH ON SITE FOR RAMPING BELOW GRADE (THERE IS 33' & A SPIRALING RAMP NEEDS MIN 68')

**EAST-CLIFF, GABLES &  
JACK O'LANTERN** of Green Dragon  
Colony  
COAST BOULEVARD, LA JOLLA, CA 92037

KEY PLAN (NTS):



|                         |        |
|-------------------------|--------|
| ALTERNATIVE 1 - SECTION | ALT1.2 |
|-------------------------|--------|

Sheet 26 of 32

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| CHART E<br>OPTION 2 - NEW ON SITE PARKING REQUIREMENTS |          |              |  |   |   |                  |                        |                 |
|--|----------|--------------|--|---|---|------------------|------------------------|-----------------|
|  | AREA     | NO. BEDROOMS | REQUIRED RATIO MIXED USE OR NON-LISTED RETAIL* (1.7 PER 1,000SF) TABLE 142-05D | REQUIRED RATIO EATING/ DRINKING ESTABLISHMENT (5.0 PER 1,000SF) TABLE 142-05E | REQUIRED PARKING FOR DWELLINGS PER TABLE 12-05C | PARKING REQUIRED | PARKING PROVIDED       | PARKING DEFICIT |
| (N) RETAIL   | 4,707 SF |              | 8 SPACES   | 24 SPACES   |   | 8-24 SPACES      |                        |                 |
| (N) RESIDENTIAL  |          | 2            |  |   | 2 SPACES  | 2 SPACES         |                        |                 |
| (N) RESIDENTIAL - GABLES                               |          | 2            |  |   | 2 SPACES  | 2 SPACES         |                        |                 |
| (N) RESIDENTIAL - JACK O'LANTERN                       |          | 3            |  |   | 3 SPACES  | 3 SPACES         |                        |                 |
| TOTAL  |          |              |  |   |   | 15-31 SPACES     | 11 SPACES (INADEQUATE) | 4-20 SPACES     |

\* RETAIL SALES USES & COMMERCIAL SERVICE USES THAT ARE NOT COVERED BY TABLE 142-05E OR 142-05F

CHART F  
OFF-SITE PARKING ANALYSIS  
EXISTING STREET PARKING = 8 SPACES (SEE A0.7)  
PROPOSED STREET PARKING = 8 SPACES\*  
\* INCLUDES (1) OFF-STREET PARKING SPACE ACROSS THE STREET

KEY

RED CURB

(E) FIRE LANE

(N) PARKING SPACE (QUANTITY NOTED)

OUTLINE OF (E) PARKING SPACES

DRIVEWAY PROPOSED IN PREVIOUS SCHEMES

(E) COMMERCIAL BUILDINGS OUTLINE

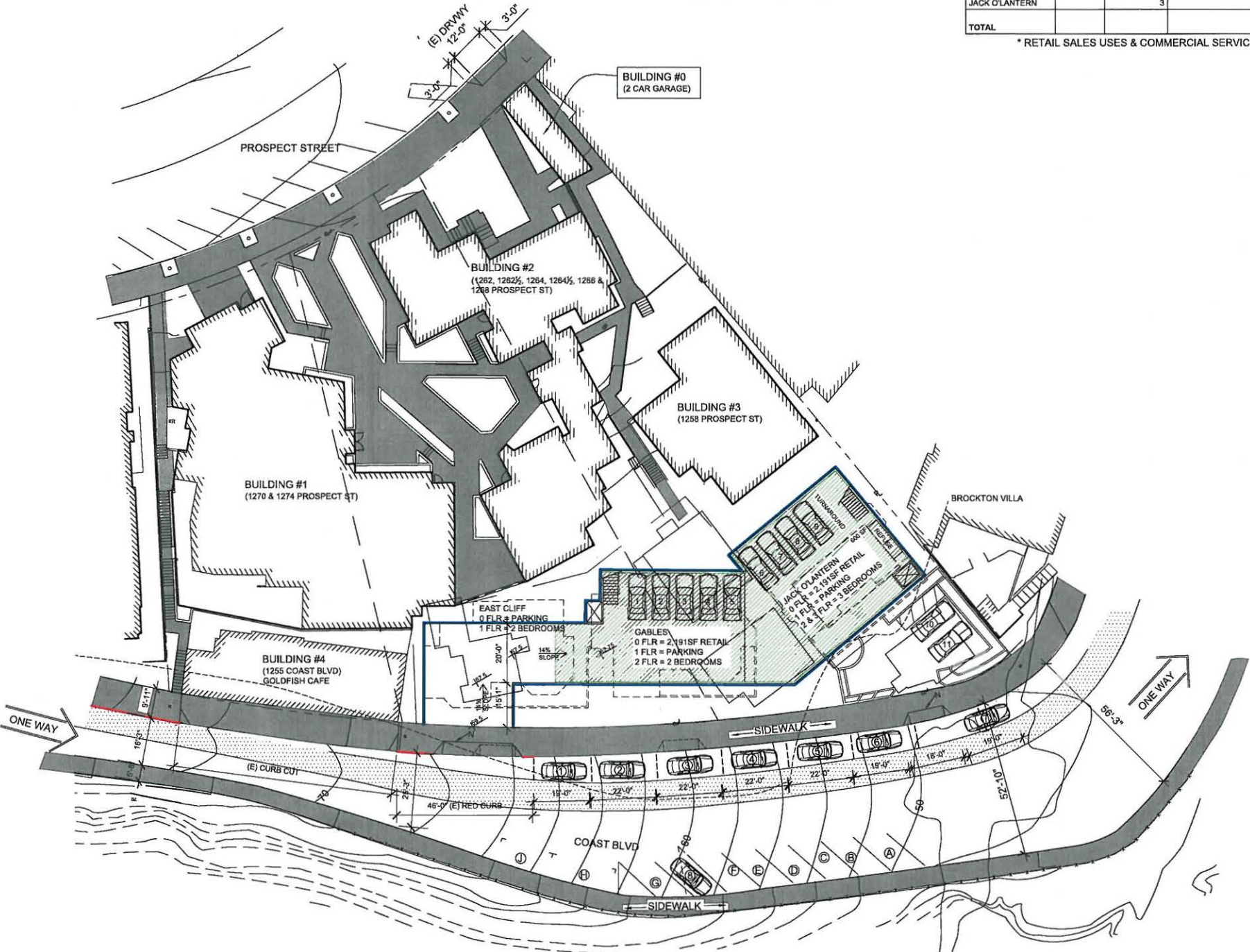
HARDSCAPE

OUTLINE OF PROPOSED RETAIL

OUTLINE OF PROPOSED PARKING GARAGE

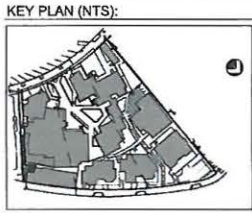
## & TEXT

NON-CODE COMPLIANT (SEE CHART C, SHEET A2)



1 ALTERNATIVE 2  
1" = 20' - 0"

EAST-CLIFF, GABLES & JACK O'LANTERN of Green Dragon Colony  
COAST BOULEVARD, LA JOLLA, CA 92037  
SCOPE OF WORK:  
THREE NEW SINGLE FAMILY RESIDENCES



Date: 4/30/2012  
Revisions:

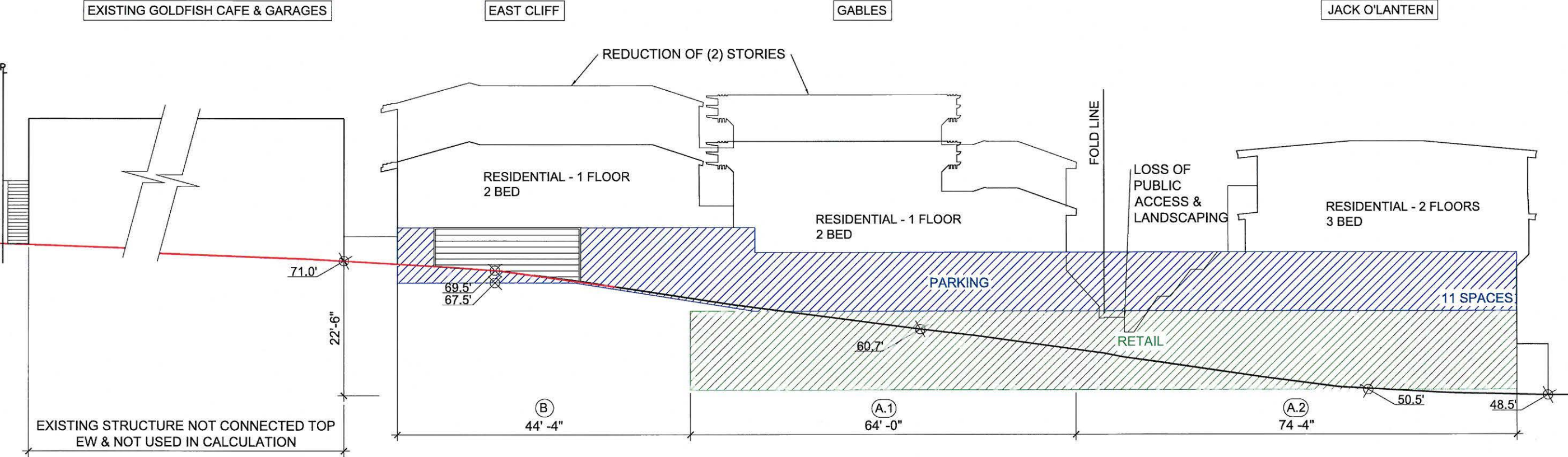
ALTERNATIVE 2 - PLAN | ALT 2.0

Sheet 27 of 32

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NOTE: THESE ALTERNATIVES WERE CREATED AS A RESPONSE TO THE REQUEST OF CITY STAFF TO DEMONSTRATE THE SIZE OF A COMMERCIAL STRUCTURE THAT MUST BE PROVIDED IN ORDER TO COMPLY WITH THE GROUND FLOOR REQUIREMENT OF THE PLANNED DISTRICT. THESE ALTERNATIVES ARE NOT THE PROPOSED PROJECT.



1 NORTH ELEVATION - COAST BLVD  
1/8" = 1' - 0" (ELONGATED @ FOLD LINE)

| CHART G<br>RETAIL FRONTAGE                   |  |                    |                                       |   |
|--|--|--------------------|---------------------------------------|---|
| (A.1)<br>(N) RETAIL<br>BELOW STREET<br>GRADE | (A.2)<br>(N) RETAIL<br>ABOVE STREET<br>GRADE | (B)<br>(N) PARKING | TOTAL FRONTAGE<br>OF (N)<br>STRUCTURE | *RETAIL - % OF<br>STRUCTURE'S STREET<br>FRONTAGE LENGTH |
| 64.00 LF                                     | 74.25 LF                                     | 44.25 LF           | 182.50 LF                             | 41%   |

\* MIN PERCENT OF STRUCTURE'S STREET FRONTAGE LENGTH = 75%

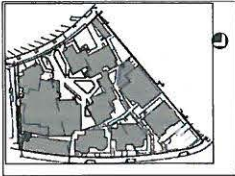
| KEY       |  |
|-----------|--|
|           | (E) RED CURB                               |
|           | OUTLINE OF PROPOSED RETAIL                 |
|           | OUTLINE OF PROPOSED PARKING GARAGE         |
| ## & TEXT | NON-CODE COMPLIANT (SEE CHART C, SHEET A2) |

| CHART H<br>OPTION 2 - COMPLIANCE & ADVERSE EFFECT ANALYSIS   |                |                    |  |
|--|----------------|--------------------|--|
|  | ADVERSE EFFECT | NON-CODE COMPLIANT | NON-COMPLIANCE EXPLANATION   |
| RETAIL FRONTAGE  |                | YES                | BECAUSE HALF OF THE RETAIL IS MORE THAN 50% UNDERGROUND, SEE STRUCT STR FRONTAGE CHART G, SHEET A2.1                                 |
| ON-SITE PARKING  |                | YES                | SEE PARKING REQUIREMENTS CHART E, SHEET A2.0   |
| NO ABOVE GROUND PARKING STRUCTURES   |                | YES                | MOST OF THE PARKING STRUCTURE IS ABOVE GROUND, SEE A2.1  |
| QUANTITY & DISTANCE BETWEEN DRIVEWAYS (PER 142.0560(J)(B)(A) - ONE DRIVE PER 100' STREET FRONTAGE)     |                | YES                | THE TOTAL PROPERTY FRONTAGE IS 265'  |
| QUANTITY & DISTANCE BETWEEN DRIVEWAYS (PER CHP 15, ART 9, APPENDIX D, 3 - DRIVES NO CLOSER THAN 150' ) |                | YES                | THERE IS (1) EXISTING CURB CUT, (1) 24' DRIVEWAY AND (1) 12' DRIVEWAY, THE DISTANCE BETWEEN EACH OF THEM IS LESS THAN 150', SEE A2.0 |
| DISTANCE FROM SIDEWALK TO GARAGE DOOR  |                | YES                | FOR THE REDUCED DIMENSION SEE A2.0   |
| AILSE WIDTH  |                | YES                | FOR THE REDUCED DIMENSION SEE A2.0   |
| LOADING ZONE (IF REQUIRED)   |                | YES                | THE LOADING AREA OVERLAPS W/ REQUIRED BACK-UP AND AISLE SPACE (SEE A2.0)   |
| COMPLIANCE WITH THE DEED RESTRICTIONS (SCALE & CHARACTER OF THE PREVIOUS COTTAGES)                     | YES            |                    | ONE LARGE BUILDING FACADE CONNECTED AT THE FIRST AND SECOND LEVELS WILL NOT RECREATE THE SCALE OR CHARACTER OF THE PREVIOUS COTTAGES |
| REDUCTION OF A STORY   | YES            |                    | REDUCTION AT GABLES & EAST CLIFF BECAUSE HEIGHT IS NOW CONNECTED TO JACK O' LANTERN (SEE A2.1)                                       |
| LOSS OF PUBLIC ACCESS  | YES            |                    | SEE A2.1   |
| OFF-SITE PARKING REDUCTION   | NO             |                    | SEE CHART B, SHEET A2.0  |
| RETAIL AND RESIDENTIAL PARKING COMBINED  | YES            |                    | COMBINED IN THE GARAGE UNDER EAST CLIFF/GALBES/JACK O' LANTERN, SEE A2.0   |
| REDUCED LANDSCAPE AREA & INCREASE IN STREET FACADE DENSITY   | YES            |                    | THE PREVIOUSLY PROPOSED LANDSCAPE BETWEEN GABLES AND JACK O' LANTERN IS NOW RETAIL AND PARKING, SEE A2.1                             |

EAST-CLIFF, GABLES & JACK O' LANTERN of Green Dragon Colony  
COAST BOULEVARD, LA JOLLA, CA 92037

SCOPE OF WORK:  
THREE NEW SINGLE FAMILY RESIDENCES

KEY PLAN (NTS):



|            |               |
|------------|---------------|
| Date:      | 19 APRIL 2011 |
| Revisions: |               |
|            | 16 JUNE 2011  |
|            | 12 JAN 2012   |
|            | 30 MAY 2012   |
|            | 11 SEPT 2013  |
|            | 11 OCT 2013   |

ALTERNATIVE 2 ALT 2.1

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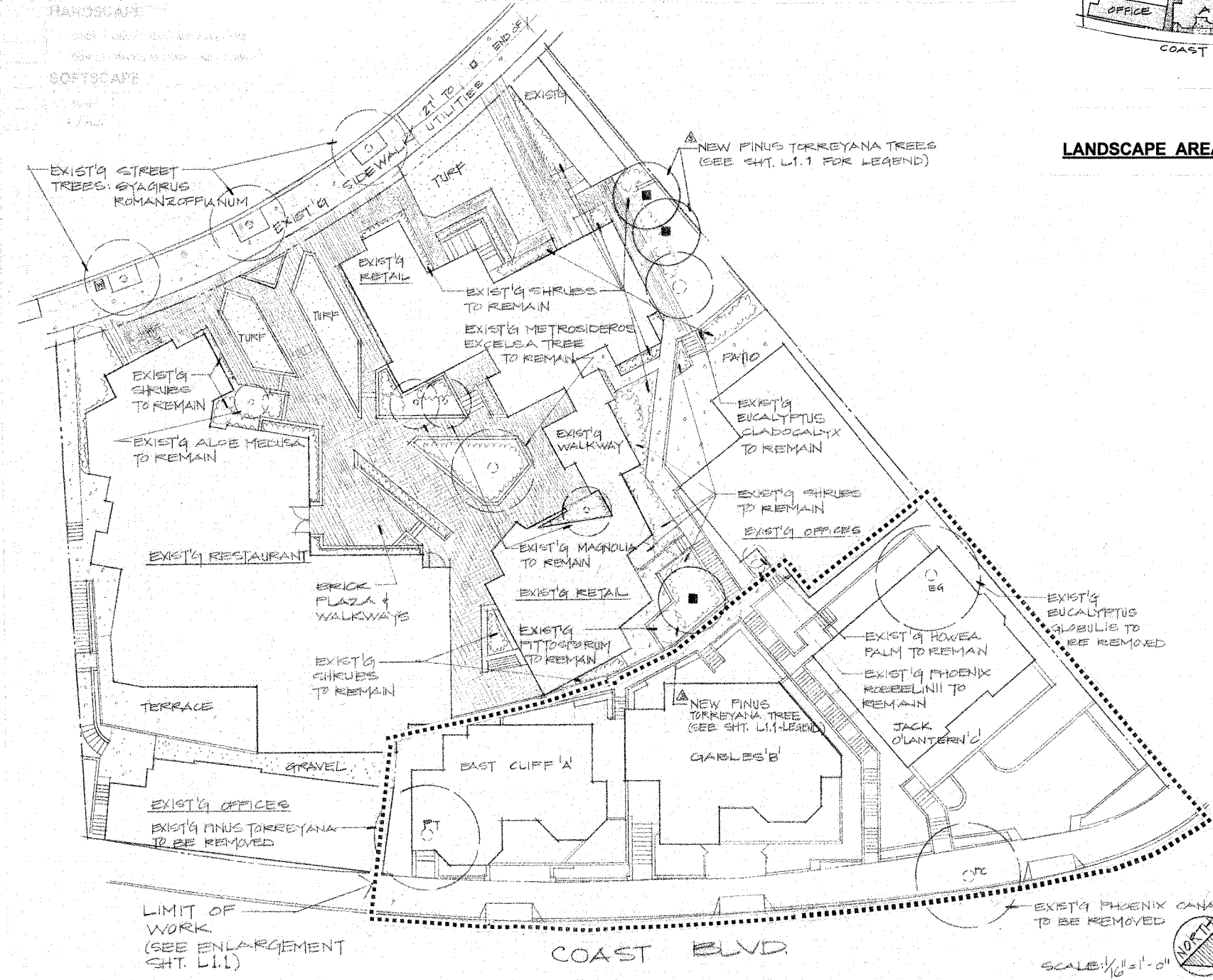
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LEGEND

| EXISTING TREES   |      |                        |                         |               |              |         |
|--|------|------------------------|-------------------------|---------------|--------------|---------|
| SYMBOL   | QUAL | BOTANICAL NAME         | COMMON NAME             | REMARKS       | CALIPER      | HEIGHT  |
| (TYPICAL SYMBOL: SEE PLAN FOR SPECIFIC LOCATION OF THE FOLLOWING TREES:) |      |                        |                         |               |              |         |
| 1  |      | ALOE MEDUSA            | NCN                     | TO REMAIN     | 8" DIAM.     | 10' H.  |
| 1  |      | EUCALYPTUS GLADOCALYX  | SUGAR GUM               | TO REMAIN     | 30" DIAM.    | 10' H.  |
| 1  |      | EUCALYPTUS GLOBULIS    | BLUE GUM                | TO BE REMOVED | 30" DIAM.    | 30' H.  |
| 1  |      | HOWEA FORSTERIANA      | PARADISE PALM           | TO REMAIN     | 2-1/2" DIAM. | 5' H.   |
| 1  |      | METROSIDEROS EXCELSUS  | N.Z. CHRISTMAS TREE     | TO REMAIN     | 5" DIAM.     | 12' H.  |
| 1  |      | PHOENIX CANARIENSIS    | CANARY ISLAND DATE PALM | TO BE REMOVED | 30" DIAM.    | 30' H.  |
| 1  |      | PHOENIX ROEBELII       | PIGMY DATE PALM         | TO REMAIN     | 2" DIAM.     | 4' H.   |
| 1  |      | PINUS TORREYANA        | TORREY PINE             | TO BE REMOVED | 15" DIAM.    | 30' H.  |
| 1  |      | PITTOSPORUM TOBIRA     | TOBIRA                  | TO REMAIN     | 5" DIAM.     | 8' H.   |
| 3  |      | MAGNOLIA 'LITTLE GEM'  | LITTLE GEM MAGNOLIA     | TO REMAIN     | 30" DIAM.    | 20' H.  |
| 3  |      | SYAGRUS ROMANZOFFIANUM | QUEEN PALM              | TO REMAIN     | 10" DIAM.    | 15' BTH |

EXISTING SHRUBS

(TYPICAL SYMBOL: SEE PLAN FOR SPECIFIC LOCATION OF SHRUBS)

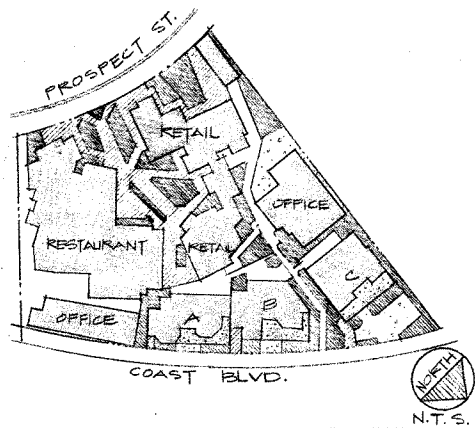


LANDSCAPE DEVELOPMENT PLAN

SCALE: 1/16" = 1'-0"

LEGEND

|  |  |             |  |
|--|--|-------------|--|
|  | <b>TOTAL: Landscape Area Provided</b><br>(25% required: 9,910 s.f. required)   | 10,840 s.f. | 27% achieved                                     |
|  | <b>Landscape Area Provided: Non-Vegetated</b><br>(open to sky; accessible from R.O.W.)   | 4,440 s.f.  |  |
|  | <b>Landscape Area Provided: Vegetated</b><br>(40% required: 3,964 s.f. required)   | 6,440 s.f.  | 65%<br>(of required 9,910 s.f.; 59% of provided) |
|  | <b>Additional Landscape Area Provided</b><br>(not included in above s.f. counts; thus not counted towards satisfying required percentages; however, areas are open to sky and accessible from R.O.W., excludes driveway/parking area s.f., excludes balconies/terraces s.f.) | 4,461 s.f.  |  |
|  | <b>Balconies/Terraces</b><br>(not included in above s.f. counts; thus not counted towards satisfying required percentages; however, areas are open to sky and visually accessible from R.O.W.)   | 1,112 s.f.  |  |
|  | <b>Driveways and parking areas; private patios</b><br>(not included in above s.f. counts; thus not counted towards satisfying required percentages)  | 1,637 s.f.  |  |



LANDSCAPE AREA DIAGRAM

NOT TO SCALE

LANDSCAPE AREA CALCULATIONS

|  | TOTAL         | % Required | % Achieved: |
|--|---------------|------------|-------------|
| Total Lot Area:  | 39,640.0 s.f. |            |             |
| Landscape Area Requirements (Zone 1, Option A):                                | 9,910.0 s.f.  | 25%        |             |
| Total Landscape Area Provided:   | 19,630 s.f.   |            | 49%         |
| Total Vegetated Landscape Area Required (40% of total Landscape Area Required) | 3,964 s.f.    | 40%        |             |
| Total Vegetated Landscape Area Provided:                                       | 4,522.0 s.f.  |            | 46%         |

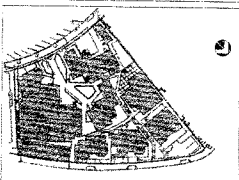
MINIMUM STREET TREE SEPARATION DISTANCES

| IMPROVEMENT  | MINIMUM DISTANCE TO STREET TREE |
|--|---------------------------------|
| Traffic Signal, Stop Sign  | 20 feet                         |
| Underground Utility Lines  | 5 feet                          |
| Above Ground Utility Structure (Transformers, hydrants, utility poles, etc.) | 10 feet                         |
| Driveways  | 10 feet                         |
| Intersections (Intersecting curb lines of two streets)                       | 25 feet                         |
| Sewer Lines  | 10 feet                         |

EAST-CLIFF, GABLES & JACK O'LANTERN of Green Dragon Colony  
COAST BOULEVARD, LA JOLLA, CA 92037

SCOPE OF WORK:  
THREE NEW SINGLE FAMILY RESIDENCES

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|            | 11 OCT 2013   |

Sheet Title:

LANDSCAPE DEVELOPMENT PLAN L1.0

Sheet 29 of 32

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LANDSCAPE & MAINTENANCE NOTES:

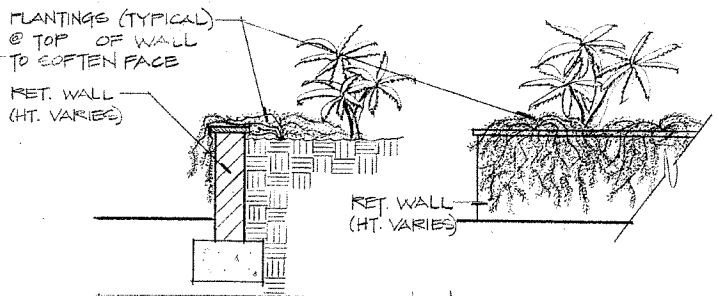
- 1. The long term maintenance of the project shall be the responsibility of the tenants of the East Cliff, Gables, and Jack-O-Lantern. The landscape areas shall be maintained in a healthy growing condition. Diseased or dead plant material shall be satisfactorily treated or replaced per the conditions of the permit.
- 2. All landscape and irrigation per the conditions of the permit.
- 3. All landscape and irrigation required by this permit shall conform to the City of San Diego's Landscape Requirements Section 142.0400, the Land Development Manual Landscape Standards, and all other landscape related city and regional standards.
- 4. All canopy trees shall be provided a minimum root zone of 40 s.f. in area.
- 5. All planting provided on the face of the wall shall screen 80% of the wall within two years.
- 6. Landscaping materials (including trees within the city R.O.V.) shall be installed and maintained so as to assure that neither during growing stages nor upon reaching maturity will such materials obstruct views to and along the ocean from all points within the visual access corridor and at the view terrace.
- 7. No trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any public water and sewer facilities.

IRRIGATION SYSTEM NOTES:

- 1. All planting areas will be irrigated according to plant type and environmental exposure. Planting areas will receive complete water coverage by means of a state of the art, automatically controlled, electronically operated, underground piped sprinkler system. Irrigation mainline piping shall be plastic (type 1220) schedule 40 or class 315 and class 200 or class 315 lateral lines. Lines will be installed at 18" deep for pressure lines and 12" deep for lateral lines.

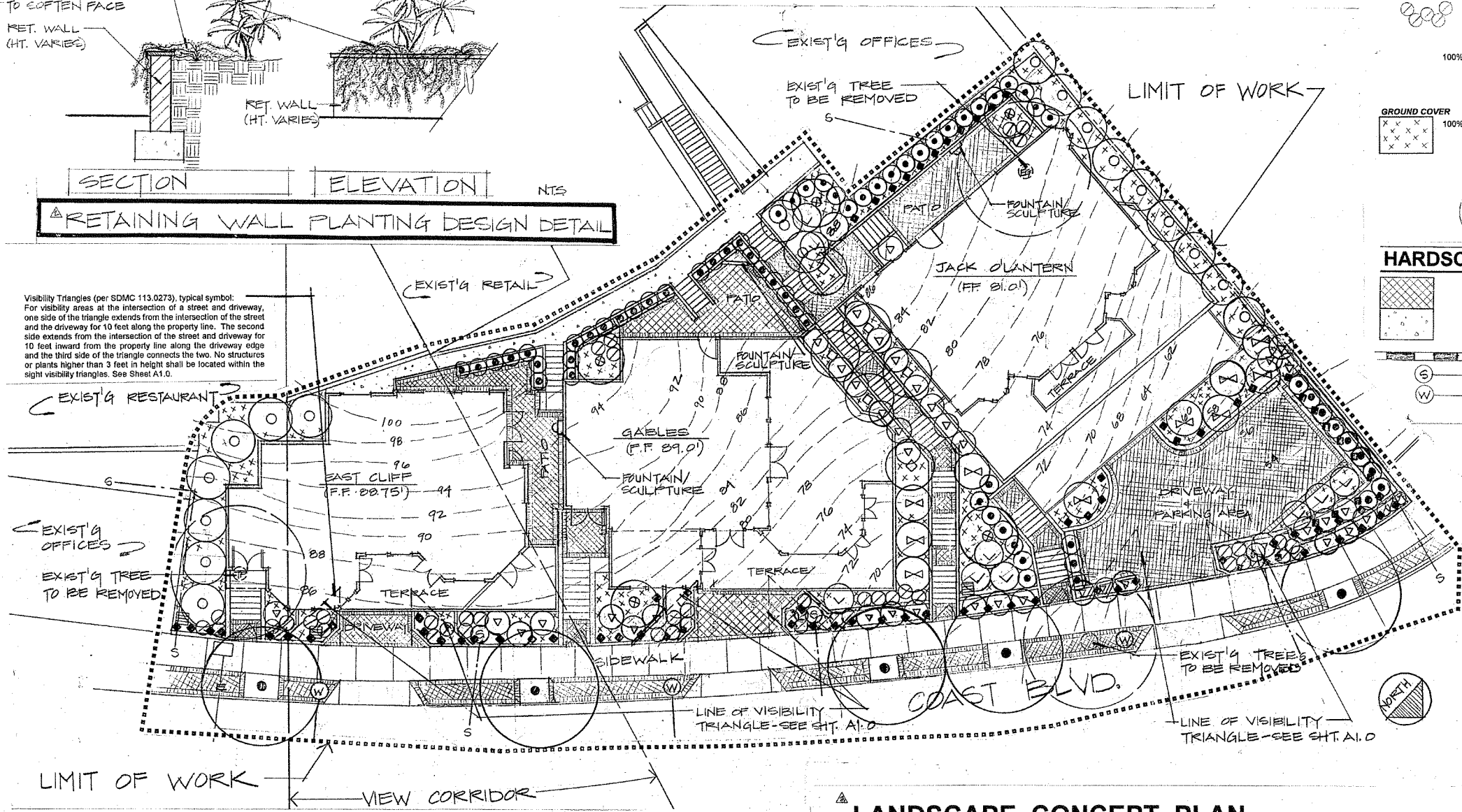
ROOT BARRIER NOTES:

- 1. Root barrier type to be "BioBarrier" by Reemay Inc. (800) 284-2780.
- 2. Root barriers are not to be wrapped around root ball of tree.
- 3. Non-biodegradable root barriers shall be installed around all new street trees. Root barriers may be eliminated where the combination of tree species, soil type, soil area, and drainage conditions can be shown to afford equivalent protection against tree root damage to public improvements (LDC 142.0403).



RETAINING WALL PLANTING DESIGN DETAIL

Visibility Triangles (per SDMC 113.0273), typical symbol:  
For visibility areas at the intersection of a street and driveway, one side of the triangle extends from the intersection of the street and the driveway for 10 feet along the property line. The second side extends from the intersection of the street and driveway for 10 feet inward from the property line along the driveway edge and the third side of the triangle connects the two. No structures or plants higher than 3 feet in height shall be located within the sight visibility triangles. See Sheet A1.0.
































LANDSCAPE DESIGN STATEMENT:

**Goal:**  
Provide a landscape that enhances the unique character of the Green Dragon Colony (circa 1915). This cluster of historical buildings and cottages comprised the early artist colony of La Jolla. There was a diversity of local materials used in building construction, such as post and beam, shingles, low-pitched roofs, divided windows, which have come to signify the early beach colony. Our intent is to select a plant palette that reflects that period, while keeping consistent with the La Jolla PDO.

- Objectives:**
- 1. Use plant materials that were used during this period, wherever possible.
  - 2. Consistent with the La Jolla PDO, low-water plants are specified. While not all species selected are native California plants, they are drought tolerant and used during the historical period of the Colony, protecting and preserving the unique character of La Jolla.
  - 3. Use plants that thrive in first exposure sea coast conditions.
  - 4. Create a unifying plant theme throughout East Cliff, Gables, and Jack-O-Lantern sites.
  - 5. Use street trees consistent with the rest of the street trees along Coast Boulevard.
  - 6. Select plants that relate to human scale and enhance the experience of pedestrians, occupants, and visitors who walk through the site through the public access stairs and sidewalks.
  - 7. Consistent with the La Jolla PDO, paved exterior surfaces are composed of a textured material such as brick.
  - 8. Consistent with the La Jolla PDO, protection and enhancement of public ocean views play a key role in the selection and placement of plant material. Preservation of ocean views is paramount to the overall design.

PLANT LEGEND

| SYMBOL  | %    | SIZE    | QUAN. | BOTANICAL NAME/COMMON NAME                            | FORM/FUNCTION  | SIZE AT MATURITY |
|---|------|---------|-------|---|--|------------------|
| TREES & PALMS   |      |         |       |   |  |                  |
|  | 100% | 36" box | 5     | <b>SUCH AS:</b><br>WASHINGTONIA ROBUSTA               | <b>STREET TREE</b><br>MEX.FAN PALM                               | 25' BTH          |
|  | 100% | 36" box | 3     | <b>SUCH AS:</b><br>PINUS TORREYANA                    | <b>TREE</b><br>TORREY PINE TREE                                  | 25' h. x 25' w.  |
|  | 100% | 24" box | 5     | <b>SUCH AS:</b><br>METROSIDEROS EXCELSUS              | <b>SMALL TREE</b><br>N.Z. CHRISTMAS TREE                         | 15' h. x 15' w.  |
|  |      |         |       | LAURUS NOBILIS  | GRECIAN LAUREL   |                  |
|  | 100% | 24" box | 6     | <b>SUCH AS:</b><br>METROSIDEROS COLLINA 'SPRING FIRE' | <b>SMALL ACCENT TREE</b><br>ORANGE FLOWERING N.Z. CHRISTMAS TREE | 15' h. x 10' w.  |
|   |      |         |       | DRACAENA AUSTRALIS                                    | GREEN DRACAENA   |                  |
|   |      |         |       | ALOE MEDUSA   | NCN  |                  |
| SHRUBS  |      |         |       |   |  |                  |
|  | 100% | 15 gal  | 18    | <b>SUCH AS:</b><br>PITTOSPORUM CRASSIFOLIUM           | <b>SCREENING SHRUB</b><br>KARO                                   | 6' h. x 3' w.    |
|  |      |         |       | PORTULACARIA AFRA                                     | ELEPHANT'S FOOT  |                  |
|  | 100% | 15 gal  | 10    | <b>SUCH AS:</b><br>PITTOSPORUM TOBIRA                 | <b>MEDIUM MASSING SHRUB</b><br>TOBIRA                            | 5' h. x 5' w.    |
|  |      |         |       | MELALEUCA NESOPHYLLA                                  | PINK MELALEUCA   |                  |
|  | 100% | 5 gal   | 65    | <b>SUCH AS:</b><br>CRASSULA ARGENTEA                  | COAST ROSEMARY   |                  |
|  |      |         |       | ARCTOSTAPHYLOS SUNSET MANZANITA                       | <b>LOW MASSING SHRUB</b><br>JADE PLANT                           | 3' h. x 4' w.    |
|  |      |         |       | PORTULACARIA AFRA                                     | SUNSET MANZANITA   |                  |
|  | 100% | 5 gal   | 40    | <b>SUCH AS:</b><br>CRASSULA ARGENTEA                  | ELEPHANT'S FOOT  |                  |
|   |      |         |       | CARISSA BOXWOOD BEAUTY                                | DWARF INDIAN HAWTHORN  |                  |
|  |      |         |       | HESPERALOE PARVIFLORA                                 | <b>LOW SHRUB</b><br>JADE PLANT                                   | 3' h. x 3' w.    |
|  |      |         |       | LOMANDRA LONGIFOLIA                                   | BOXWOOD BEAUTY NATAL PLUM  |                  |
|  | 100% | 15 gal  | 8     | <b>SUCH AS:</b><br>ALOE ARBORESCENS                   | RED YUCCA  |                  |
|  |      |         |       | AGAVE ATTENUATA                                       | BREEZE DWARF MAT RUSH  |                  |
|  |      |         |       | AGAVE 'BLUE FLAME'                                    | <b>MEDIUM ACCENT SHRUB</b><br>TREE ALOE                          | 3' h. x 3' w.    |
|  |      |         |       | MUHLENBERGIA RIGENS                                   | NCN  |                  |
|  | 100% | 5 gal   | 47    | <b>SUCH AS:</b><br>CRASSULA 'CORAL'                   | DEER GRASS   |                  |
|  |      |         |       | CRASSULA VARIEGATA                                    | <b>SMALL ACCENT SHRUB</b><br>CORAL JADE PLANT                    | 30" h. x 2' w.   |
|  |      |         |       | COPROSMA KIRKII                                       | VARIEGATED JADE PLANT  |                  |
|  | 100% | 1 gal   | 82    | <b>SUCH AS:</b><br>ROSMARINUS 'HUNTINGTON BLUE'       | <b>WALL SCREENING VINE</b><br>PROSTRATE ROSMARY                  | 12" h. x 36" w.  |
|  |      |         |       | CRASSULA MULTICAIVA                                   | JADE PLANT   |                  |
|  |      |         |       | PORTULACARIA PROSTRATA                                | TRAILING ELEPHANT'S FOOT   |                  |
|  |      |         |       | CEONOTHIS GRISEUS HORIZONTALIS                        | CARMEL CREEPER   |                  |
| GROUND COVER  |      |         |       |   |  |                  |
|  | 100% | 1 gal   |       | <b>SUCH AS:</b><br>CRASSULA MULTICAIVA                | <b>GROUND COVER</b><br>JADE PLANT                                | 12" h. x 36" w.  |
|  |      |         |       | ROSMARINUS 'HUNTINGTON BLUE'                          | PROSTRATE ROSMARY  |                  |
|  |      |         |       | PORTULACARIA PROSTRATA                                | TRAILING ELEPHANT'S FOOT   |                  |



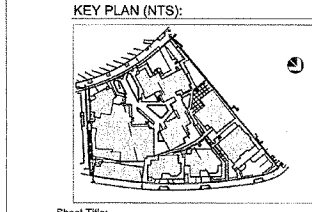
HARDSCAPE LEGEND

- BRICK PAVING SUCH AS: BASKETWEAVE PATTERN WITH SOLDIER COURSE BRICK BORDER PATTERN BRICK TO MATCH AT ALL COTTAGES
- CONCRETE PAVING AT STAIRS AND WALKWAYS SUCH AS: CONCRETE AGGREGATE
- RETAINING WALL: TYPICAL SYMBOL
- SEWER LINE: TYPICAL SYMBOL
- WATER LINE: TYPICAL SYMBOL

EAST-CLIFF, GABLES & JACK O'LANTERN of Green Dragon Colony

COAST BOULEVARD, LA JOLLA, CA 92037

SCOPE OF WORK:  
THREE NEW SINGLE FAMILY RESIDENCES



|            |               |
|------------|---------------|
| Date:      | 19 APRIL 2011 |
| Revisions: |               |
|            | 16 JUNE 2011  |
|            | 12 JAN 2012   |
|            | 30 MAY 2012   |
|            | 27 MAY 2014   |

LANDSCAPE CONCEPT PLAN

L1.1  
Sheet of

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These drawings and related project instruments of service are the property of the Architect and they shall neither be executed nor used for any other work except by agreement with the Architect. Written dimensions take precedence over scaled dimensions and shall be verified in the field; any discrepancy shall be brought to the attention of the Architect prior to commencement of any work.

## LEGAL DESCRIPTION

LOTS 30 THROUGH 32, IN BLOCK 59 OF LA JOLLA PARK, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 352, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, NOVEMBER 27, 1914.

## BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS STATED TO BE A TIE FROM THE NORTHWEST CORNER OF LOT 30 AND THE NORTH EAST CORNER OF LOT 32 AS SHOWN ON A SURVEY BY PRECISION SURVEY AND MAPPING, AS INTERPRETED BY RBF.  
I.E. NORTH 47°44'20" WEST.

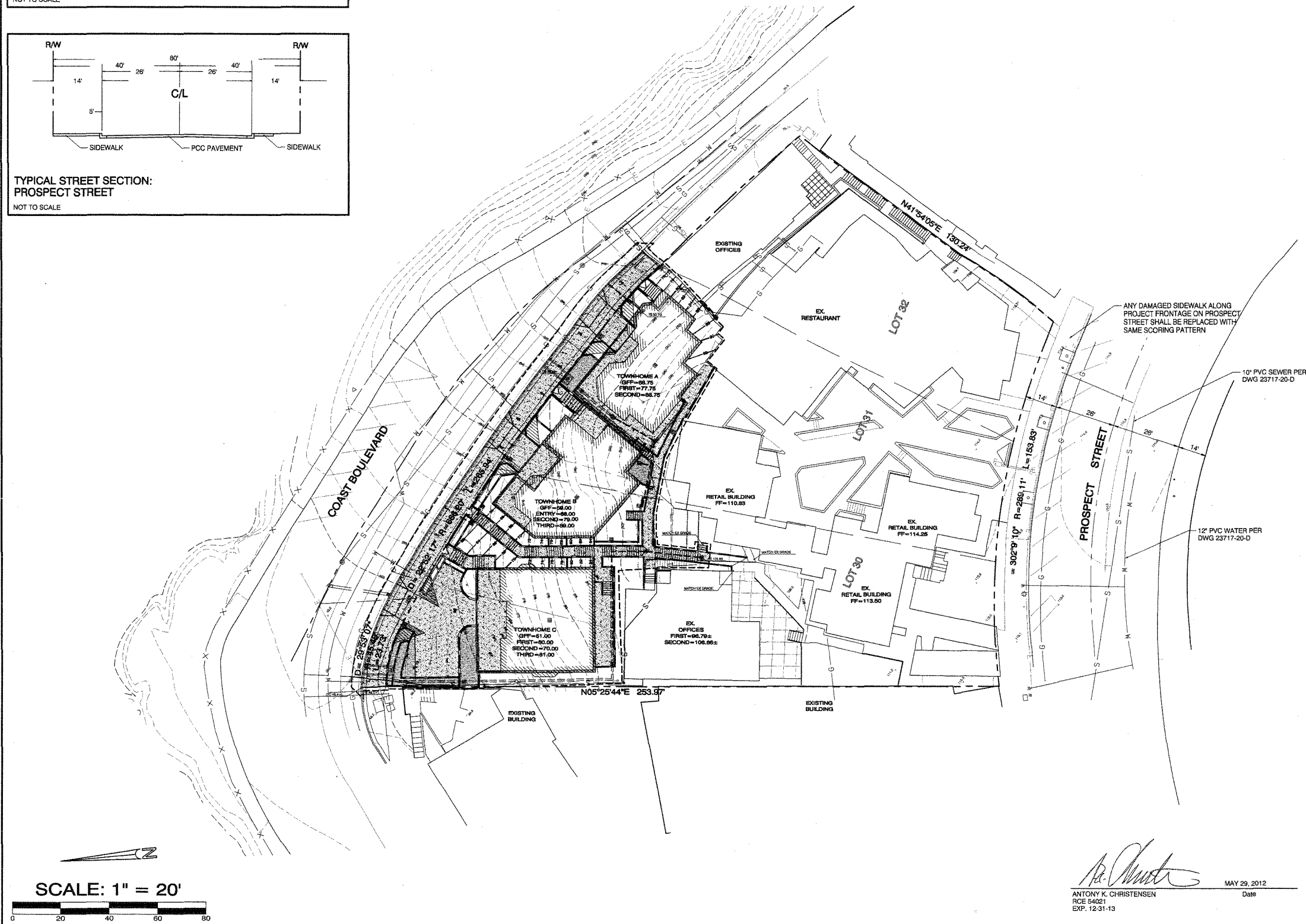
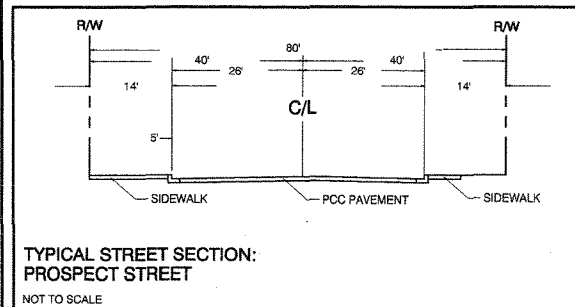
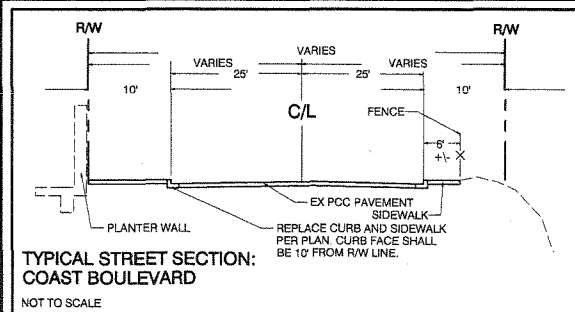
## APN / ADDRESS

ASSESSOR'S PARCEL NUMBER: 350-050-17-00

ADDRESS: 1258-1274 PROSPECT STREET  
LA JOLLA, CA 92037

## NOTES

1. THE SOURCE OF THE TOPOGRAPHIC INFORMATION SHOWN HEREON IS SURVEYS BY RBF CONSULTING PERFORMED IN 1997 AND 1998 AND SITE IMPROVEMENTS THAT ARE SHOWN FROM DESIGN DRAWINGS AS INTERPRETED BY RBF.
2. THE SUBJECT PROPERTY IS SERVED BY CITY OF SAN DIEGO SANITARY SEWER LATERAL AND WATER SERVICE, WHICH ARE TO BE RETAINED.
3. EXISTING EASEMENTS, IF ANY, ARE NOT SHOWN, NO TITLE REPORT PROVIDED.
4. BENCHMARK: CITY OF SAN DIEGO BRASS PLUG AT THE WESTERLY CURB RETURN OF THE INTERSECTION OF PROSPECT STREET AND CAVE STREET. ELEVATION = 119.38 M.S.L.



Prepared By:

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7888 SILVERTON AVENUE, SUITE "J"  
SAN DIEGO, CA 92126  
PHONE (658) 271-9901 FAX (658) 271-8912

Project Address:

1258-1274 PROSPECT STREET  
LA JOLLA, CA 92037

Project Name:

GREEN DRAGON COLONY

Revision 5:

Revision 4:

Revision 3:

Revision 2: 05-24-12 ARCH REVISIONS

Revision 1: 05-17-12 ARCH REVISIONS

Original Date: JANUARY 11, 2012

Sheet Title:

PRELIMINARY  
GRADING PLAN

31 32  
Sheet of Sheets  
PTS No. 224418

C-1

JN 2011-70



## GRADING DATA

AREA OF SITE - 40,370 S.F.  
 AREA OF SITE TO BE GRADED - 11,980 S.F.  
 PERCENT OF SITE TO BE GRADED - 29.7%  
 AMOUNT OF SITE WITH 25% SLOPES OR GREATER - AREA - N/A  
 (ENTIRE SITE PREVIOUSLY DISTURBED)  
 PERCENT OF TOTAL SITE - 0%  
 AMOUNT OF SITE WITH SLOPES THAT ARE SUBJECT TO ESL REGS.  
 (LDC SEC. 143.0110) - 0 S.F.

AMOUNT OF CUT - 4,800 C.Y.  
 AMOUNT OF FILL - 200 C.Y.  
 AMOUNT OF EXPORT - 4,400 C.Y.  
 MAXIMUM HEIGHT OF FILL - 5' VERTICAL FILL (LOWEST PLANTER)  
 MAXIMUM FILL SLOPE RATIO 2:1  
 MAXIMUM FILL SLOPE HEIGHT NONE

MAXIMUM HEIGHT OF CUT 35' VERTICAL (LOWEST UNIT)  
 MAXIMUM HEIGHT OF CUT SLOPE - 6'  
 MAXIMUM CUT SLOPE RATIO - 2:1

EARTHWORK IS TO FINISH SURFACES AND IS APPROXIMATE

LENGTH OF SITE RETAINING WALL - 905'  
 MAX HEIGHT OF SITE RETAINING WALL - 7'

## LEGEND

|  |               |
|--|---------------|
| PROPERTY LINE  | ---           |
| EXISTING CONTOUR   | ---           |
| EXISTING OVERHEAD UTILITY  | ---           |
| EXISTING GAS LINE  | ---           |
| EXISTING SEWER LINE  | ---           |
| EXISTING WATER LINE  | ---           |
| EX. SPOT ELEVATION   | FS BL<br>27.0 |
| PROPOSED SPOT ELEVATION  | 27.8 FS       |
| EXISTING RETAINING WALL  | ---           |
| PROPOSED RETAINING WALL  | ---           |
| AREA/DECK DRAIN  | ---           |
| PVC DRAIN  | ---           |
| TRENCH DRAIN   | ---           |
| CONCRETE SURFACE   | ---           |
| DIRECTION OF DRAINAGE  | ---           |
| CURB OUTLET PER D-25   | ---           |
| SIDEWALK UNDERDRAIN  | ---           |
| VISIBILITY TRIANGLE<br>(NOTHING GREATER THAN 36"<br>IN HEIGHT ALLOWED IN THIS<br>AREA) | ---           |
| PROPOSED DRIVEWAY  | ---           |

## NOTE:

PRIOR TO ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE.

PRIOR TO ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.

PRIOR TO ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP). THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN APPENDIX E OF THE CITY'S STORM WATER STANDARDS.

AN EMRA WILL BE REQUIRED FOR PRIVATE CURB OUTLETS AND PRIVATE SIDEWALK UNDERDRAINS WITHIN RIGHT-OF-WAY.

GEOTECHNICAL CONSULTANT HAS DETERMINED THAT SITE IS NOT SUITABLE FOR INFILTRATION OF RUNOFF. RUNOFF WILL BE TREATED WITH FLOW THROUGH PLANTERS AND FILTER INSERT EQUIPPED DRAINS/DOWNSPOUT FILTERS. ALL RUNOFF SHALL BE TREATED BEFORE BEING CONVEYED TO PUBLIC STORM DRAIN SYSTEM.

NO TREES OR SHRUBS EXCEEDING THREE FEET IN HEIGHT AT MATURITY SHALL BE INSTALLED WITHIN TEN FEET OF ANY WATER AND SEWER FACILITIES.

## Prepared By:

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## Project Name:

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## Revision 5:

## Revision 4:

Revision 3: 5-24-12 ARCH REVISIONS

Revision 2: 05-17-12 ARCH REVISIONS

Revision 1: 02-07-11 ADDRESS CITY COMMENTS

Original Date: JANUARY 11, 2012

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 Sheet of Sheets  
 PTS No. 224418

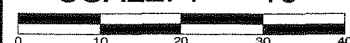
## Sheet Title:

PRELIMINARY  
 GRADING PLAN

C-2

JN 2011-70

SCALE: 1" = 10'



ANTONY K. CHRISTENSEN  
 RCE 54021  
 EXP. 12-31-13

MAY 29, 2012  
 Date

