



THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: December 11, 2014 **REPORT NO.** PC-14-082

ATTENTION: Planning Commission, Agenda of December 18, 2014

SUBJECT: MONARCH COTTAGES - PROJECT NO. 370400 - PROCESS FOUR

OWNER: Executive Leasing of Nevada, LLC. (Attachment 10)

APPLICANT: Matt Peterson, Peterson and Price

SUMMARY

Issue: Should the Planning Commission approve a Residential Care Facility for the Elderly, located within an existing two-story building at 7630 Fay Avenue within the La Jolla Community Plan area?

Staff Recommendation(s): APPROVE Coastal Development Permit No. 1372243, Site Development Permit No. 1372242 and Conditional Use Permit No. 1297439.

Community Planning Group Recommendation: The project was scheduled for the La Jolla Community Planning Association's meeting on November 6, 2014. The item was pulled from the consent agenda to be heard at the group's next meeting on December 4, 2014. At the time of document preparation, staff did not have the recommendation from the La Jolla Community Planning Association. However, staff will report the results of the December 4, 2014 meeting at the Planning Commission hearing.

Environmental Review: The project was determined to be exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15301 (Existing Facilities). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on October 31, 2014, the Notice of Right to Appeal (NORA) was prepared and the opportunity to appeal the determination ended November 17, 2014 (Attachment 7).

Fiscal Impact Statement: None with this action; the costs of processing this project have been paid by the applicant through a deposit account.

Code Enforcement Impact: None with this action.

Housing Impact Statement: The project proposes 26 new residential care facility units, where no residential dwelling units previously existed. The project is consistent with the La Jolla Community Plan and the La Jolla Planned District Ordinance.

BACKGROUND

The Monarch Cottages project is located at 7630 Fay Avenue, west of and adjacent to Fay Avenue, east of Bishops Lane, north of Pearl Street and south of Kline Street, within the La Jolla Community Plan area (Attachment 1). The project site currently contains a two-story, 18,136 square foot building. The project is designated for community commercial use within the La Jolla Community Plan. The community commercial land use allows for residential uses. The project site is within Zone 3 of the La Jolla Planned District (LJPD), Coastal Overlay Zone (Non-appealable - Area 2), Coastal Height Limitation Overlay Zone, and Coastal Parking Impact Overlay Zone, and the Transit Area Overlay Zone within the La Jolla Community Plan and Local Coastal Plan area. (Attachments 2 and 3).

The existing building was approved on April 26, 2006, by the Hearing Officer of the City of San Diego, for Coastal Development Permit No. 201667 and Site Development Permit No. 206622. The project at that time was for additional square footage to the existing second floor of the two-story medical/spa/office building (known at La Jolla Spa MD). The project at that time also had an existing off-site Shared Parking Agreement. The existing building is currently unoccupied.

On October 7, 2014, the applicant requested Reasonable Accommodations for the proposed Residential Care Facility for the Elderly, pursuant to San Diego Municipal Code section 131.0466. The request was based on the fact that the existing building is within Zone 3 of the La Jolla Planned District and is designated for commercial use. Strict adherence to the La Jolla Planned District would require the applicant to request two (2) deviations. These deviations would be for the required minimum of 50 percent of retail uses on the ground floor and no residential uses allowed on the first floor within the front 50 percent of the lot. These requirements of Zone 3 of the La Jolla Planned District would cause the proposed project to lose 4 units (8 beds) from the facility.

Pursuant to the Fair Housing Amendments Acts of 1988 and the California Fair Employment and Housing Act, Reasonable Accommodation means accommodations necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling unit. In consideration of the special need and the potential benefit that can be accomplished with a requested modification, deviations to the land development code may be approved via a Process One (Staff level) review. City staff evaluated and approved the applicant's Reasonable Accommodations request on October 10, 2014.

DISCUSSION

Project Description:

The project proposes to adaptively reuse an existing medical office building for a Residential Care Facility for the Elderly (RCFE) and for persons with Alzheimer, Dementia or other cognitive challenges. The 26 unit RCFE will provide a total of 42 beds and operate within an

existing, vacant, two-story, 18,136 square foot building located at 7630 Fay Avenue. The existing building is within the La Jolla Planned District - Zone 3, a Commercial Zone of the La Jolla Community Plan. The proposed project is located on a parcel that is designated for community commercial use within the La Jolla Community Plan. The community commercial land use allows for residential uses.

The proposed project will maintain the existing building, with minor exterior improvements, while observing all required setback and height requirements. There is a proposed addition of 300 square feet to the first floor in the rear portion of the building. This addition will match the existing second floor above to create a rectangular shaped building. Additionally, there are areas within the existing building that will be opened up to the outside to create an interior courtyard space that does not count towards overall Floor Area Ratio (FAR). These changes to the building create a net zero gain or loss to the existing building square footage.

Most of the work will take place within the interior of the building to create the proposed 26 units that will operate as a Residential Care Facility of the Elderly. The first floor of the facility will contain the following: lobby entrance, parlor and office, interior lobby, common area multi-purpose room, interior courtyard open to the sky, dining area, kitchen area, restroom and laundry facility. There are 8 units proposed to be located on the first floor of the building. The second floor of the facility will contain the following: 18 units, office, housekeeping area, two (2) common area living room areas, a dining area, restroom and outdoor terrace. All proposed units will contain a private bathroom for the resident of that unit.

Given the proposed use of the building, the parking required for the site will be for employees, visitors and guests. Residents of the facility will be unable to own/operate personal vehicles. The project provides a total of 13 parking spaces on site, with one of the spaces being van accessible. The project site has an existing off-site shared parking agreement for 10 parking spaces that will continue to be utilized by the proposed facility. With the shared parking agreement, the facility provides a total of 23 parking spaces, where 14 parking spaces are required. The proposed exterior of the building will have pastel grey and off white colored siding, windows painted pale pastel blue, off white colored smooth plaster finish and glass windows. Additionally, the updated building will install photovoltaic panels consistent with the City's sustainable policies.

Various discretionary actions are required to implement the proposed project:

- Conditional Use Permit

A Conditional Use Permit is required for the proposed use of a 26 unit Residential Care Facility for the Elderly. The project proposes to provide a total of 42 beds within the facility (Attachments 5 and 6).

- Coastal Development Permit (Amendment to CDP No. 201667)

A Coastal Development Permit is required for the proposed use and minor construction proposed for the existing building located within the Coastal Overlay Zone (Attachments 5 and 6).

- Site Development Permit (Amendment to SDP No. 206622)

A Site Development Permit is required due to the location of the premise within the La Jolla Planned District.

Community Plan Analysis:

The proposed project is located on a parcel that is designated for community commercial use within the La Jolla Community Plan. The community commercial land use allows for residential uses. Community commercial uses are typified in the Community Plan, on page 102 as including such uses as apparel stores, banks, medical offices and dental services. While a residential care facility is not specifically mentioned, the zoning allows for residential uses on such sites. The La Jolla Community Plan recommends as a goal for commercial designated land, on page 97, 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, while limiting additional office use within commercially designated districts”. The Community Plan continues, on page 97, “Promote pedestrian-oriented features to improve pedestrian safety, access and ease of movement through all the commercial areas”. The proposed project is in an existing building in the La Jolla village. The building is pedestrian-oriented and surrounded by a diverse mix of uses in the immediate area: restaurants, retail shopping, banking, a future movie theatre and cultural center. The proposal is consistent with the designated land use as it is proposing a residential care facility with twenty-six new units.

Conclusion:

Staff has determined the proposed Monarch Cottages project complies with the applicable sections of the Municipal Code and adopted City Council policies. Staff has determined the required findings would support the decision to approve the proposed project’s Coastal Development Permit, Site Development Permit and Conditional Use Permit.


ALTERNATIVES:

1. **Approve** Coastal Development Permit No. 1372243, Site Development Permit No. 1372242 and Conditional Use Permit No. 1297439, **with modifications.**
2. **Deny** Coastal Development Permit No. 1372243, Site Development Permit No. 1372242 and Conditional Use Permit No. 1297439, **if the findings required to approve the project cannot be affirmed.**

Respectfully submitted,



Mike Westlake
Assistant Deputy Director
Development Services Department



Laura C. Black, AICP, Project Manager
Development Services Department

WESTLAKE/LCB

Attachments:

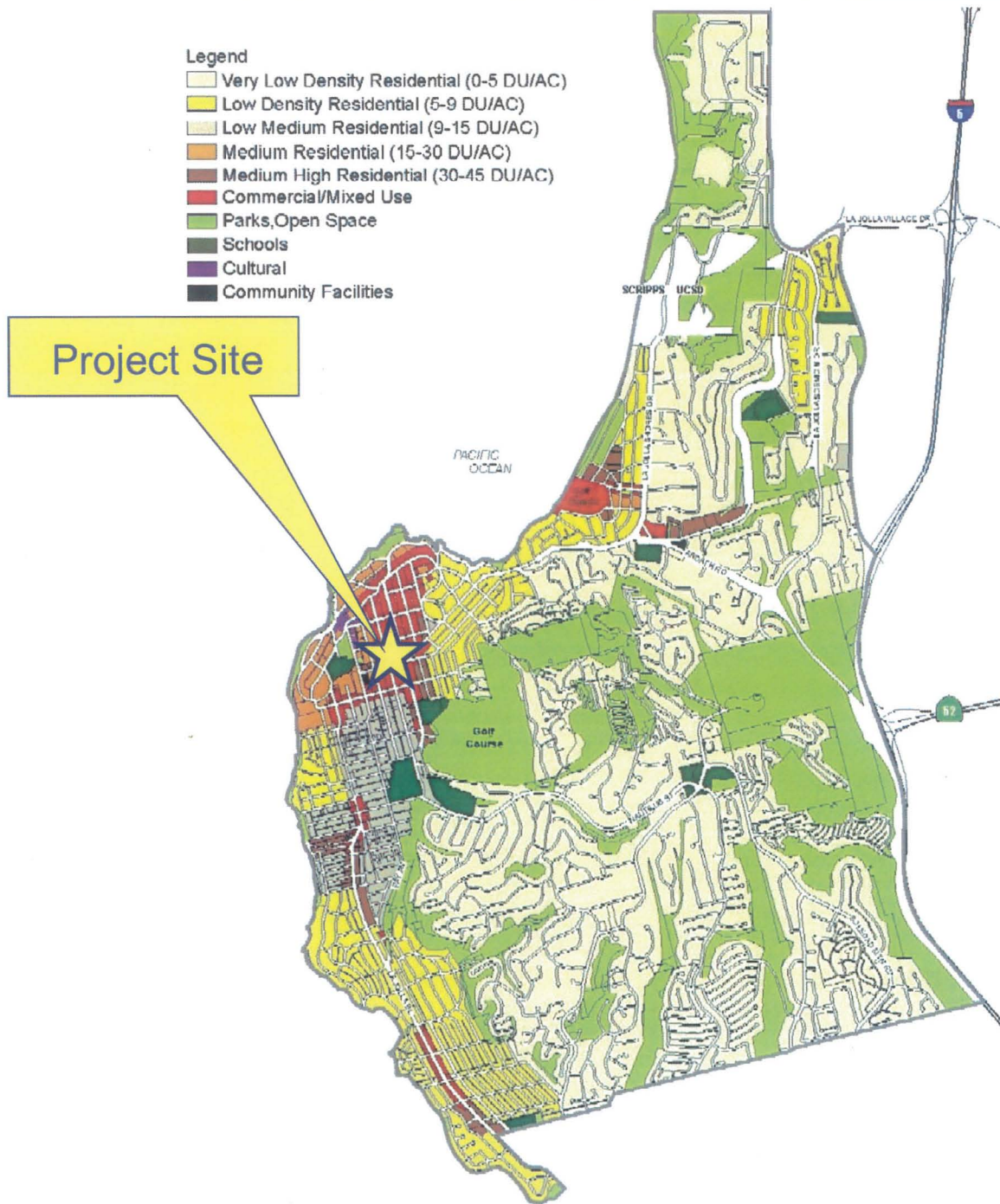
1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Draft Permit Resolution with Findings
6. Draft Permit with Conditions
7. Environmental Exemption
8. Project Plans
9. Copy of Recorded Permits – Dated April 26, 2006
10. Ownership Disclosure Statement
11. Project Chronology
12. Notice of Public Hearing – Dated December 4, 2014



Aerial Photo

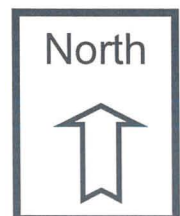
MONARCH COTTAGES- 7630 FAY AVENUE
PROJECT NO. 370400

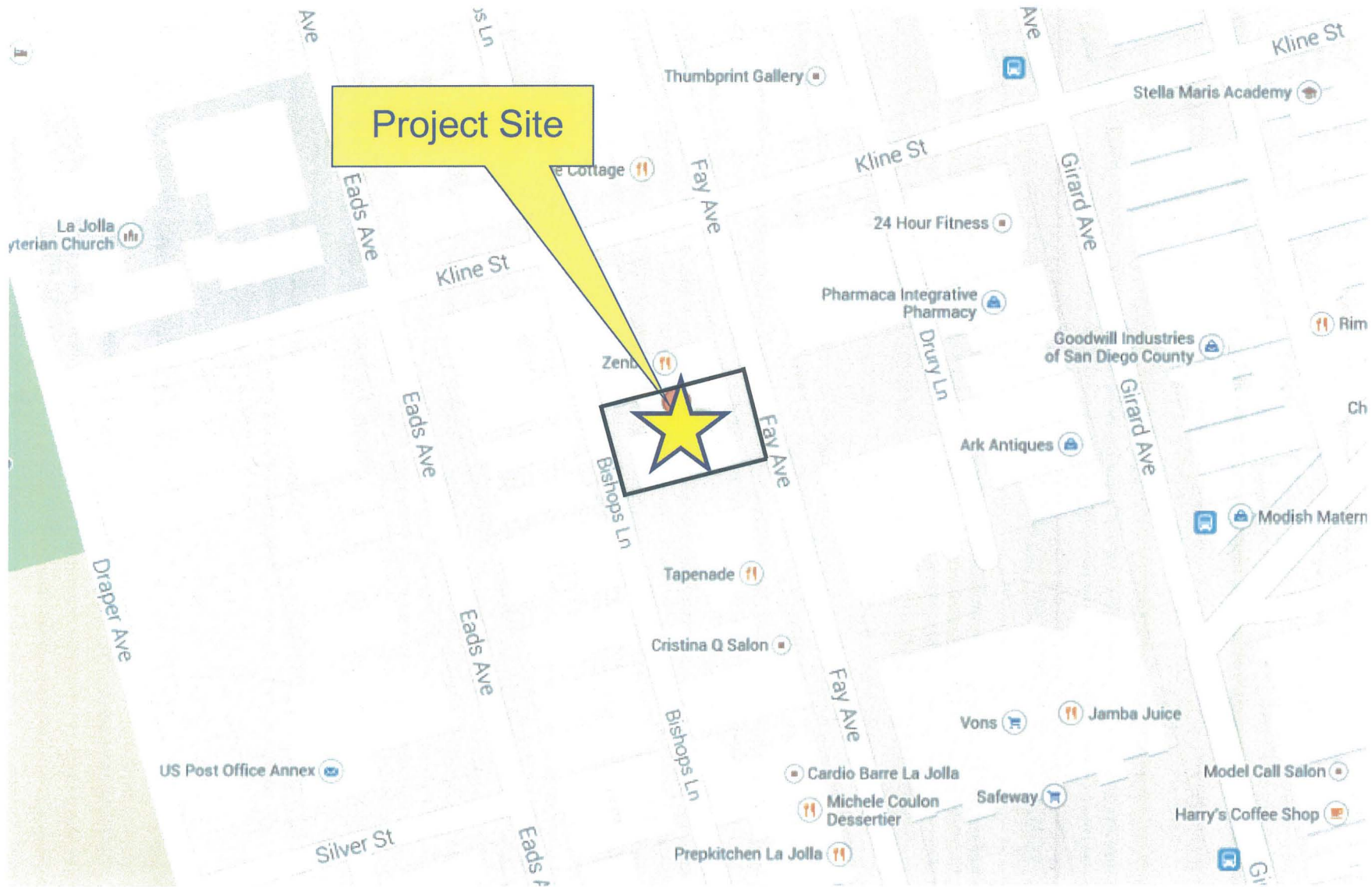




Land Use Map

MONARCH COTTAGES – 7630 FAY AVENUE
PROJECT NO. 370400





Project Location Map

MONARCH COTTAGES— 7630 FAY AVENUE
PROJECT NO. 370400



PROJECT DATA SHEET

PROJECT NAME:	Monarch Cottages	
PROJECT DESCRIPTION:	A Residential Care Facility for the Elderly located within an existing two-story building at 7630 Fay Avenue.	
COMMUNITY PLAN AREA:	La Jolla	
DISCRETIONARY ACTIONS:	Site Development Permit and Coastal Development Permit to amend SDP #206622 and CDP #201667 and a Conditional Use Permit	
COMMUNITY PLAN LAND USE DESIGNATION:	Community Commercial (allows residential uses)	
<u>ZONING INFORMATION:</u>		
<p style="text-align: center;">ZONE: Zone 3 of the La Jolla Planned District (An area characterized by a mixture of community serving offices and retail establishments. Development standards for this zone are intended to maintain that community serving retail/office balance and encourage residential uses to provide a transition zone to the multi-family residential areas to the west.)</p> <p style="text-align: center;">HEIGHT LIMIT: 30-foot maximum height limit</p> <p style="text-align: center;">LOT SIZE: 14,000 square feet</p> <p style="text-align: center;">FRONT SETBACK: No requirement</p> <p style="text-align: center;">SIDE SETBACK: No requirement</p> <p style="text-align: center;">REAR SETBACK: 15 feet minimum required</p> <p style="text-align: center;">PARKING: 14 parking spaces required / 23 parking spaces provided</p>		
<u>ADJACENT PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Community Commercial; Zone 3 of the LJPDO	Commercial
SOUTH:	Community Commercial; Zone 3 of the LJPDO	Commercial
EAST:	Community Commercial; Zone 3 of the LJPDO	Commercial
WEST:	Community Commercial; Zone 5 of the LJPDO	Multi-Family Residential
DEVIATIONS OR VARIANCES REQUESTED:	None Requested	
COMMUNITY PLANNING GROUP RECOMMENDATION:	The La Jolla Community Planning Association is scheduled to hear the item at their meeting on December 4, 2014.	

PLANNING COMMISSION RESOLUTION NO. XXXX-PC
COASTAL DEVELOPMENT PERMIT NO. 1372243
SITE DEVELOPMENT PERMIT NO. 1372242
CONDITIONAL USE PERMIT NO. 1297439
MONARCH COTTAGES - PROJECT NO. 370400
Amendment to Coastal Development Permit No. 201667 and
Site Development Permit No. 206622

WHEREAS, Executive Leasing of Nevada, LLC, Owner/Permittee, filed an application with the City of San Diego for a permit to operate a 26 unit Residential Care Facility for the Elderly (RCFE) and for persons with Alzheimer, Dementia or other cognitive challenges, providing 42 beds, located within an existing two-story building (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit Nos. 1372243, 1372242, 1297439), on portions of a 14,000 square foot site;

WHEREAS, the project site is located at 7630 Fay Avenue within Zone 3 of the La Jolla Planned District (LJPD), Coastal Overlay Zone (Non Appealable-Area 2), Coastal Height Limitation Overlay Zone, and Parking Impact Overlay Zone within the La Jolla Community Plan and Local Coastal Plan area;

WHEREAS, the project site is legally described as Lots 15 through 18, in Block 21 of La Jolla Park, in the City of San Diego, County of San Diego, according to Map thereof No. 352;

WHEREAS, on December 18, 2014, the Planning Commission of the City of San Diego considered Coastal Development Permit No. 1372243, Site Development Permit No. 1372242 and Conditional Use Permit No. 1297439 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on October 31, 2014, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code section 21000 et. seq.) under CEQA Guideline Section 15301 (Existing Facilities); and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520.

BE IT RESOLVED by the Planning Commission of the City of San Diego as follows:

That the Planning Commission adopts the following written Findings, dated December 18, 2014.

FINDINGS:

Conditional Use Permit - Section 126.0305

A. Findings for all Conditional Use Permits

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

The proposed project is to adaptively reuse an existing medical office building for a Residential Care Facility for the Elderly ("RCFE") and for persons with Alzheimer, Dementia or other cognitive challenges. The 26 unit RCFE, providing 42 beds, will operate within an existing,

vacant, two-story, 18,136 square foot building located at 7630 Fay Avenue within Zone 3 of the La Jolla Planned District (LJPD), Coastal Overlay Zone (Area 2), Coastal Height Limitation Overlay Zone, and Coastal Parking Impact Overlay Zone, and the Transit Area Overlay Zone within the La Jolla Community Plan and Local Coastal Plan area.

The existing building is within the La Jolla Planned District - Zone 3, a Commercial Zone of the La Jolla Community Plan. The proposed project is located on a parcel that is designated for community commercial use within the La Jolla Community Plan. The community commercial land use allows for residential uses. Minor repairs are planned for the exterior of the building, including the removal of areas of the building to create a courtyard that does not count toward Floor Area Ratio (FAR) and a 300 square foot addition at the rear of the building. These changes to the building create a net zero gain or loss to the existing building square footage. The proposed building footprint retains the visual quality of the existing building and will be maintained for the surrounding community. Therefore, the proposed use will not adversely affect the General Plan, the La Jolla Community Plan, the La Jolla Planned District or the Certified Local Coastal Program.

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

The proposed project is to adaptively reuse an existing medical office building for a Residential Care Facility for the Elderly (“RCFE”) and for persons with Alzheimer, Dementia or other cognitive challenges. The 26 unit RCFE, providing 42 beds, will operate within an existing, vacant, two-story, 18,136 square foot building located at 7630 Fay Avenue within Zone 3 of the La Jolla Planned District (LJPD), Coastal Overlay Zone (Area 2), Coastal Height Limitation Overlay Zone, and Coastal Parking Impact Overlay Zone, and the Transit Area Overlay Zone within the La Jolla Community Plan and Local Coastal Plan area. The proposed facility will be required to comply with the State of California’s regulations related to the licensing of a RCFE. The project has been determined to be exempt from the Environmental Quality Act (CEQA), Section 15301, Existing Facilities. The proposed development is compatible with the surrounding uses and would not be detrimental to the public health, safety and welfare of the surrounding community. All Uniform Building, Fire, Plumbing, Electrical, Mechanical Code requirements will be met with the proposed facility. Therefore, the proposed project does 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 including any allowable deviations pursuant to the Land Development Code; and

The proposed project is to adaptively reuse an existing medical office building for a Residential Care Facility for the Elderly (“RCFE”) and for persons with Alzheimer, Dementia or other cognitive challenges. The 26 unit RCFE, providing 42 beds, will operate within an existing, vacant, two-story, 18,136 square foot building located at 7630 Fay Avenue within Zone 3 of the La Jolla Planned District (LJPD), Coastal Overlay Zone (Area 2), Coastal Height Limitation Overlay Zone, and Coastal Parking Impact Overlay Zone, and the Transit Area Overlay Zone within the La Jolla Community Plan and Local Coastal Plan area.

The proposed project is located on a parcel that is designated for community commercial use within the La Jolla Community Plan. The community commercial land use allows for residential uses. The La Jolla Community Plan recommends as a goal for commercial designated land, on page 97, 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, while limiting additional office use within commercially designated districts”. The existing building is pedestrian-oriented and is surrounded by a diverse mix of uses in the immediate area, including restaurants, retail shopping, banking, a future movie theatre and cultural center. The proposed project conforms to the overall policies and regulations of the City of San Diego and represents a desirable project for the site and the La Jolla Community.

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

The proposed project is to adaptively reuse an existing medical office building for a Residential Care Facility for the Elderly (“RCFE”) and for persons with Alzheimer, Dementia or other cognitive challenges. The 26 unit RCFE, providing 42 beds, will operate within an existing, vacant, two-story, 18,136 square foot building located at 7630 Fay Avenue within Zone 3 of the La Jolla Planned District (LJPD), Coastal Overlay Zone (Area 2), Coastal Height Limitation Overlay Zone, and Coastal Parking Impact Overlay Zone, and the Transit Area Overlay Zone within the La Jolla Community Plan and Local Coastal Plan area.

The existing building is within the La Jolla Planned District - Zone 3, a Commercial Zone of the La Jolla Community Plan. The proposed project is located on a parcel that is designated for community commercial use within the La Jolla Community Plan. The community commercial land use allows for residential uses. Minor repairs are planned for the exterior of the building, including the removal of areas of the building to create a courtyard that does not count toward Floor Area Ratio (FAR) and a 300 square foot addition at the rear of the building. These changes to the building create a net zero gain or loss to the existing building square footage. The proposed building footprint retains the visual quality of the existing building and will be maintained for the surrounding community.

The site contains a private driveway for easy drop off and pick up of the residents. The project will continue to maintain the existing off-site parking agreement. Additionally, none of the residents will be allowed to have their own vehicles or drive, so there will be minimal impacts on traffic related to this proposed use. There are retail and commercial uses in the immediate vicinity that could be utilized by the residents or their visitors. Therefore, the proposed use is appropriate at the proposed location.

Site Development Permit - Section 126.0504

A. Findings for all Site Development Permits

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

The proposed project is to adaptively reuse an existing medical office building for a Residential Care Facility for the Elderly (“RCFE”) and for persons with Alzheimer, Dementia or other cognitive challenges. The 26 unit RCFE, providing 42 beds, will operate within an existing,

vacant, two-story, 18,136 square foot building located at 7630 Fay Avenue within Zone 3 of the La Jolla Planned District (LJPD), Coastal Overlay Zone (Area 2), Coastal Height Limitation Overlay Zone, and Coastal Parking Impact Overlay Zone, and the Transit Area Overlay Zone within the La Jolla Community Plan and Local Coastal Plan area.

The existing building is within the La Jolla Planned District - Zone 3, a Commercial Zone of the La Jolla Community Plan. The proposed project is located on a parcel that is designated for community commercial use within the La Jolla Community Plan. The community commercial land use allows for residential uses. Minor repairs are planned for the exterior of the building, including the removal of areas of the building to create a courtyard that does not count toward Floor Area Ratio (FAR) and a 300 square foot addition at the rear of the building. These changes to the building create a net zero gain or loss to the existing building square footage. The proposed building footprint retains the visual quality of the existing building and will be maintained for the surrounding community. Therefore, the proposed use will not adversely affect the General Plan, the La Jolla Community Plan, the La Jolla Planned District or the Certified Local Coastal Program.

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

The proposed project is to adaptively reuse an existing medical office building for a Residential Care Facility for the Elderly (“RCFE”) and for persons with Alzheimer, Dementia or other cognitive challenges. The 26 unit RCFE, providing 42 beds, will operate within an existing, vacant, two-story, 18,136 square foot building located at 7630 Fay Avenue within Zone 3 of the La Jolla Planned District (LJPD), Coastal Overlay Zone (Area 2), Coastal Height Limitation Overlay Zone, and Coastal Parking Impact Overlay Zone, and the Transit Area Overlay Zone within the La Jolla Community Plan and Local Coastal Plan area. The proposed facility will be required to comply with the State of California’s regulations related to the licensing of a RCFE. The project has been determined to be exempt from the Environmental Quality Act (CEQA), Section 15301, Existing Facilities. The proposed development is compatible with the surrounding uses and would not be detrimental to the public health, safety and welfare of the surrounding community. All Uniform Building, Fire, Plumbing, Electrical, Mechanical Code requirements will be met with the proposed facility. Therefore, the proposed project does will not be detrimental to the public health, safety and welfare.

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

The proposed project is to adaptively reuse an existing medical office building for a Residential Care Facility for the Elderly (“RCFE”) and for persons with Alzheimer, Dementia or other cognitive challenges. The 26 unit RCFE, providing 42 beds, will operate within an existing, vacant, two-story, 18,136 square foot building located at 7630 Fay Avenue within Zone 3 of the La Jolla Planned District (LJPD), Coastal Overlay Zone (Area 2), Coastal Height Limitation Overlay Zone, and Coastal Parking Impact Overlay Zone, and the Transit Area Overlay Zone within the La Jolla Community Plan and Local Coastal Plan area.

The proposed project is located on a parcel that is designated for community commercial use within the La Jolla Community Plan. The community commercial land use allows for residential

uses. The La Jolla Community Plan recommends as a goal for commercial designated land, on page 97, 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, while limiting additional office use within commercially designated districts”. The existing building is pedestrian-oriented and is surrounded by a diverse mix of uses in the immediate area, including restaurants, retail shopping, banking, a future movie theatre and cultural center. The proposed project conforms to the overall policies and regulations of the City of San Diego and represents a desirable project for the site and the La Jolla Community.

Coastal Development Permit - Section 126.0708

A. Findings for all Coastal Development Permits

- 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 proposed project is to adaptively reuse an existing medical office building for a Residential Care Facility for the Elderly (“RCFE”) and for persons with Alzheimer, Dementia or other cognitive challenges. The 26 unit RCFE, providing 42 beds, will operate within an existing, vacant, two-story, 18,136 square foot building located at 7630 Fay Avenue within Zone 3 of the La Jolla Planned District (LJPD), Coastal Overlay Zone (Area 2), Coastal Height Limitation Overlay Zone, and Coastal Parking Impact Overlay Zone, and the Transit Area Overlay Zone within the La Jolla Community Plan and Local Coastal Plan area.

The proposed facility is located approximately one half mile from the coastline. The proposed project is contained within the existing legal lot area, which will not encroach upon any existing or proposed physical access corridor as identified in the Local Coastal Program. The project site is situated along Fay Avenue, within a developed commercial retail and residential area. 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 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 proposed project is to adaptively reuse an existing medical office building for a Residential Care Facility for the Elderly (“RCFE”) and for persons with Alzheimer, Dementia or other cognitive challenges. The 26 unit RCFE, providing 42 beds, will operate within an existing, vacant, two-story, 18,136 square foot building located at 7630 Fay Avenue within Zone 3 of the La Jolla Planned District (LJPD), Coastal Overlay Zone (Area 2), Coastal Height Limitation Overlay Zone, and Coastal Parking Impact Overlay Zone, and the Transit Area Overlay Zone within the La Jolla Community Plan and Local Coastal Plan area.

The 18,136 square foot project site is currently developed with an existing, vacant, two-story medical office building and is located within a developed commercial and residential area. The project site is developed and there are no sensitive habitats on the site, nor is it adjacent to the City of San Diego's Multi-Habitat Planning Area. Therefore, the proposed 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; and

The proposed project is to adaptively reuse an existing medical office building for a Residential Care Facility for the Elderly ("RCFE") and for persons with Alzheimer, Dementia or other cognitive challenges. The 26 unit RCFE, providing 42 beds, will operate within an existing, vacant, two-story, 18,136 square foot building located at 7630 Fay Avenue within Zone 3 of the La Jolla Planned District (LJPD), Coastal Overlay Zone (Area 2), Coastal Height Limitation Overlay Zone, and Coastal Parking Impact Overlay Zone, and the Transit Area Overlay Zone within the La Jolla Community Plan and Local Coastal Plan area.

The proposed project is located on a parcel that is designated for community commercial use within the La Jolla Community Plan. The community commercial land use allows for residential uses. The La Jolla Community Plan recommends as a goal for commercial designated land, on page 97, 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, while limiting additional office use within commercially designated districts". The existing building is pedestrian-oriented and is surrounded by a diverse mix of uses in the immediate area, including restaurants, retail shopping, banking, a future movie theatre and cultural center. In addition, the project complies with all applicable regulations of the Land Development Code. Therefore, 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 proposed project is to adaptively reuse an existing medical office building for a Residential Care Facility for the Elderly ("RCFE") and for persons with Alzheimer, Dementia or other cognitive challenges. The 26 unit RCFE, providing 42 beds, will operate within an existing, vacant, two-story, 18,136 square foot building located at 7630 Fay Avenue within Zone 3 of the La Jolla Planned District (LJPD), Coastal Overlay Zone (Area 2), Coastal Height Limitation Overlay Zone, and Coastal Parking Impact Overlay Zone, and the Transit Area Overlay Zone within the La Jolla Community Plan and Local Coastal Plan area.

The 18,136 square foot site is currently developed with an existing, vacant two-story medical office building and is located within the commercial area of La Jolla. The project site is approximately one half mile away from the Pacific Ocean and is not located between the first

public road and the sea or coastline. Development of the project will be fully within the private property. There is no identified public access and public recreation area on or adjacent to the project site and these stated resources will not be impaired by the development of this site. The proposed facility is designed to take access off the existing public street Fay Avenue and the public alley behind the building. There is adequate off street parking, which includes an existing offsite parking agreement. Therefore, the proposed coastal development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Coastal Development Permit No. 1372243, Site Development Permit No. 1372242 and Conditional Use Permit No. 1297439, are hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit Nos. 1372243, 1372242, 1297439, a copy of which is attached hereto and made a part hereof.

Laura C. Black, AICP
Development Project Manager
Development Services

Adopted on: December 18, 2014

Job Order No. 24004709

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: 24004709

COASTAL DEVELOPMENT PERMIT NO. 1372243
SITE DEVELOPMENT PERMIT NO. 1372242
CONDITIONAL USE PERMIT NO. 1297439
MONARCH COTTAGES - PROJECT NO. 370400
Amendment to Coastal Development Permit No. 201667 and
Site Development Permit No. 206622
PLANNING COMMISSION

This Coastal Development Permit No. 1372243, Site Development Permit No. 1372242 and Conditional Use Permit No. 1297439, amendment to Coastal Development Permit No. 201667 and Site Development Permit No. 206622, is granted by the Planning Commission of the City of San Diego to Executive Leasing of Nevada, LLC., Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0708, 126.0504 and 126.0304. The 14,000 square foot site is located at 7630 Fay Avenue within Zone 3 of the La Jolla Planned District (LJPD), Coastal Overlay Zone (Non Appealable-Area 2), Coastal Height Limitation Overlay Zone, and Parking Impact Overlay Zone within the La Jolla Community Plan and Local Coastal Plan area. The project site is legally described as: Lots 15 through 18, in Block 21 of La Jolla Park, in the City of San Diego, County of San Diego, according to Map thereof No. 352.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to operate a 26 unit Residential Care Facility, providing 42 beds, located within an existing two-story building, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated December 18, 2014, on file in the Development Services Department.

The project shall include:

- a. A 26 unit Residential Care Facility, providing 42 beds, to be located within an existing two-story, 18,136 square foot building;

- b. Construct a 300 square foot addition to the first floor of the building;
- c. Landscaping (planting, irrigation and landscape related improvements);
- d. Off-street parking;
- e. A roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 50 percent of the project's projected energy consumption in accordance with Council Policy 900-14; and
- f. 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 December 18, 2017.
2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee sign and return the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.

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

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

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

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

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

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

ENGINEERING REQUIREMENTS:

11. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the replacement of the existing driveway with the current City standard driveway, on Fay Avenue, to provide adequate sidewalk transitions, satisfactory to the City Engineer.
12. Prior to the issuance of any building permit, the Owner/Permittee shall obtain an Encroachment Maintenance and Removal Agreement for the enhanced paving sidewalk located within Fay Avenue right-of-way, satisfactory to the City Engineer.
13. 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.
14. 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.
15. 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.

LANDSCAPE REQUIREMENTS:

16. In the event that the Landscape Plan and the Site Plan conflict, the Site Plan shall be revised to be consistent with the Landscape Plan such that landscape areas are consistent with the Exhibit 'A' Landscape Development Plan.
17. 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 take into account a 40 square foot area around each tree that is unencumbered by hardscape and utilities as set forth under LDC 142.0403(b)(5).
18. 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 a Final Landscape Inspection.
19. Any required planting that dies within 3 years of installation shall be replaced within 30 calendar days of plant death with the same size and species of plant material shown on the approved landscape development plan.

20. Required shrubs or trees that die 3 years or more after installation shall be replaced with 15-gallon size or 60-inch box size /15 foot BTH material, respectively. Development Services may authorize in writing adjustment of the size and quantity of replacement material.

21. 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.

22. Prior to issuance of construction permits, the Owner/Permittee or Subsequent Owner/Permittee shall ensure that all proposed landscaping shall not include exotic plant species that may be invasive to native habitats. Plant species found within the California Invasive Plant Council's (Cal-IPC Invasive Plant Inventory and the prohibited plant species list found in Table 1 of the Landscape Standards shall not be permitted.

PLANNING/DESIGN REQUIREMENTS:

23. Prior to the issuance of building permits, construction documents shall fully illustrate the incorporation of a roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 50 percent of the project's projected energy consumption, in accordance with Council Policy 900-14.

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

25. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.

TRANSPORTATION REQUIREMENTS:

26. Prior to occupancy, applicant shall deliver to the City an updated shared parking agreement satisfactory to the City Engineer.

27. No fewer than 14 parking spaces including 1 van accessible parking space (at the rate of 1 parking space per 7 beds and 1 parking space per employee for Residential Care Facility as described in LDC Section 141.0312) shall be maintained at all times in the approximate location shown on Exhibit "A". The owner/permittee shall provide 13 parking spaces on-site including 1 van accessible space, and 1 parking space off-site per shared parking agreement. The owner/permittee will maintain up to 9 additional parking spaces via the same shared parking agreement to accommodate any additional parking demand. All on-site and off-site parking stalls and aisle widths shall be in compliance with the requirements of the City's Land Development Code, and shall not be converted and/or utilized for any other purposes, unless otherwise authorized in writing by the appropriate Decision Maker.

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

28. 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. BFPDs shall be located above ground on private property, in line with the service and immediately adjacent to the right-of-way. The Public Utilities Department will not permit the required BFPDs to be located below grade or within the structure.
29. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of all public water and sewer facilities are to be in accordance with established criteria in the most current City of San Diego Water and Sewer Design Guides.
30. All public water and sewer facilities are to be in accordance with the established criteria in the most current City of San Diego Water and Sewer Design Guides.
31. All proposed private water and sewer facilities located within a single lot are to be designed to meet the requirements of the California Uniform Plumbing Code and will be reviewed as part of the building permit plan check.
32. No trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any sewer facilities and five feet of any water facilities.
33. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, to cap (abandon) at the property line any existing unused sewer lateral and install new sewer lateral(s) which must be located outside of any driveway or vehicular use area.
34. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, to remove (kill) at the main any existing unused water service.

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 December 18, 2014, and Resolution No. XXXX-PC

Coastal Development Permit No. 1372243
Site Development Permit No. 1372242
Conditional Use Permit No. 1297439
Date of Approval: December 18, 2014

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES
DEPARTMENT

Laura C. Black, AICP
Development Project Manager

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

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

Executive Leasing of Nevada, LLC.
Owner/Permittee

By _____
Daniel Wray
Member

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



THE CITY OF SAN DIEGO

Date of Notice: October 31, 2014

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 24003533

PROJECT NAME/NUMBER: MONARCH COTTAGES / 370400

COMMUNITY PLAN AREA: La Jolla

COUNCIL DISTRICT: 1

LOCATION: 7630 Fay Avenue, San Diego, CA 92037

PROJECT DESCRIPTION: COASTAL DEVELOPMENT PERMIT, SITE DEVELOPMENT PERMIT, and a CONDITIONAL USE PERMIT to amend Coastal Development Permit No. 201667, Site Development Permit No. 206622, and La Jolla Planned District Permit No. 88-0458 to allow for the conversion of an existing 18,136-square-foot structure to a 26-unit (42-bed) residential care facility through an interior remodel. In addition, various site improvements would also be constructed, which include associated hardscape and landscaping. In addition, the project would incorporate various conservation and/or sustainable features that would achieve a Leadership in Energy and Environmental Design (LEED) Silver Certification. The 8,505-square foot project site is located at 7630 Fay Avenue. The project site is designated Commercial per the community plan. The project site is within Zone 3 of the La Jolla Planned District, Coastal Height Limitation Overlay Zone, Coastal Overlay Zone (Non-Appealable Area-2), the Parking Impact Overlay Zone (Coastal Area), and the Transit Area Overlay Zone of the La Jolla Community Plan and Local Coastal Program Land Use Plan area. (LEGAL DESCRIPTION: Lots 15 through 18, Block 21 of La Jolla Park Map No. 352).

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego Development Services Department.

ENVIRONMENTAL DETERMINATION: Categorically exempt from CEQA pursuant to CEQA State Guidelines, Sections 15301 (Existing Facilities).

ENTITY MAKING ENVIRONMENTAL DETERMINATION: City of San Diego Planning Commission

STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION: The City of San Diego conducted an environmental review that determined that the project would not have the potential for causing a significant effect on the environment in that the project is consistent with the community plan and the applicable zone. The project would not result in any significant environmental impacts. The project meets the criteria set forth in CEQA Section 15301 which allows for the operation, repair, maintenance, permitting, licensing, or minor alteration of existing facilities (public or private) involving negligible or no expansion of use beyond that existing at the time determination. Furthermore, the exceptions listed in CEQA Section 15300.2 would not apply.

DEVELOPMENT PROJECT MANAGER: Laura Black
MAILING ADDRESS: 1222 First Avenue, MS-501, San Diego CA 92101
PHONE NUMBER: (619) 236-6327

On October 31, 2014 the City of San Diego made the above-referenced environmental determination pursuant to the California Environmental Quality Act (CEQA). This determination is appealable to the City Council. If you have any questions about this determination, contact the City Development Project Manager listed above.

Applications to appeal CEQA determination made by staff (including the City Manager) to the City Council must be filed in the office of the City Clerk within 10 business days from the date of the posting of this Notice (November 17, 2014). The appeal application can be obtained from the City Clerk, 202 'C' Street, Second Floor, San Diego, CA 92101.

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



MONARCH COTTAGES

RESIDENTIAL CARE FACILITY FOR THE ELDERLY

SAN DIEGO MUNICIPAL CODE SECTION 141.0312(a)-(j)

7630 FAY AVENUE
LA JOLLA, CA 92037

OWNER :

MONARCH VENTURES
18207 McDURMOTT
SUITE H
IRVINE, CALIFORNIA 92614

ARCHITECT :

GMPA ARCHITECTS, INC.
1631 SIXTEENTH STREET
SANTA MONICA, CA. 90404

ARCHITECT :

GMPA ARCHITECTS, P.C.
1631 16TH STREET
SANTA MONICA, CA. 90404
PHONE: 310.450.0200
FAX: 310.450.0225
CONTACT: J. KOBI MOSES, AIA
smoses@gmpaarchitects.com

LANDSCAPE ARCHITECT:

TGP
4208 W. CHANDLER BOULEVARD
BURBANK, CA 91505
PHONE: 818.556.5001
CONTACT: ROB PRESSMAN
rpressman@tgpinc.net

LAND USE LAWYER :

MATTHEW A. PETERSON, ESQ.
530 B STREET, SUITE 100
SAN DIEGO, CA 92109
PHONE: 619.234.0351

CONTACT: MATTHEW A. PETERSON, ESQ.
mpat@petersonprice.com

CIVIL ENGINEER:

KOHA ENGINEERING SERVICES
1940 GARNET AVENUE, #300
SAN DIEGO, CA 92109
PHONE: 858.273.5400

CONTACT: THOMAS FITZMAURICE, PE
tfitzmaurice@kohaeengineering.com

SHEET INDEX

SHEET NO.	DESCRIPTION
1 of 17	COVER SHEET - INDEX, PROJECT SUMMARY
2 of 17	CIVIL TOPOGRAPHY PLAN
3 of 17	CIVIL SITE PLAN
4 of 17	EXISTING SITE & 1ST FLOOR PLAN
5 of 17	EXISTING 2ND FLOOR PLAN
6 of 17	EXISTING ROOF PLAN
7 of 17	EXISTING ELEVATIONS
8 of 17	EXISTING SECTIONS
9 of 17	DEMOLITION ELEVATIONS
10 of 17	DEMOLITION SECTIONS
11 of 17	PROPOSED 1ST FLOOR PLAN
12 of 17	PROPOSED 2ND FLOOR PLAN
13 of 17	PROPOSED ROOF PLAN
14 of 17	PROPOSED ELEVATIONS
15 of 17	PROPOSED SECTIONS
16 of 17	EXISTING / DEMO & G.F.A./F.A.R. CALCULATIONS
17 of 17	1ST FLOOR LEVEL LANDSCAPE PLAN

SCOPE OF WORK

AMEND EXISTING COASTAL DEVELOPMENT PERMIT NO. 201467, SITE DEVELOPMENT PERMIT NO. 204422 AND LA JOLLA PLANNED DISTRICT PERMIT NO. 89-0458. APPLY FOR A CONDITIONAL USE PERMIT, REMODEL AND IMPROVE THE EXISTING STRUCTURE FOR A RESIDENTIAL CARE FACILITY PER SAN DIEGO MUNICIPAL CODE.

REMODEL OF INTERIOR WALLS AND PARTITIONS.
MINOR IMPROVEMENTS TO FRONT AND ALLEY ELEVATIONS.
MINOR IMPROVEMENTS TO FINISHES ON SIDE ELEVATIONS.
ALL IMPROVEMENTS TO THE BUILDING ARE WITHIN THE EXISTING BUILDING SETBACKS.
EXISTING ROOF AND BUILDING HEIGHT TO REMAIN.

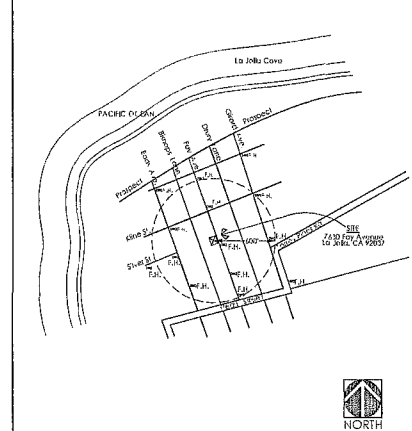
FLOOR AREA (SEE SHEETS 11 AND 12 FOR MORE INFORMATION)

	EXISTING	DELTA	NEW
1ST FLOOR	7,258 SF.	- 12 SF.	7,246 SF.
2ND FLOOR	*10,878 SF.	-325 SF.	10,553 SF.
PROPOSED TOTAL BUILDING AREA	*18,136 SF.	-337 SF.	17,799 SF.

*BASED ON CITY OF SAN DIEGO BUILDING PERMIT DRAWING SET, DATED NOVEMBER 16, 2006.

PLANNING INFORMATION (SEE ALSO SHEETS 14 & 15)

PROPOSED NUMBER OF BEDS	42
PROPOSED NUMBER OF ROOMS	26
PROPOSED NUMBER OF FULL BATHROOMS	27
PROPOSED PROJECT EXCEEDS MINIMUM SQUARE FOOTAGE REQUIREMENTS:	
SLEEP SPACE (MIN. 70 SF PER RESIDENT)	
LIVING AREA (MIN. 5 SF PER RESIDENT)	
STORAGE AREA (MIN. 8 SF PER BED)	
THERE ARE NO OTHER RESIDENTIAL CARE FACILITIES WITHIN 1/4 MILE	



(E) FIRE HYDRANT SCALE N.T.S.

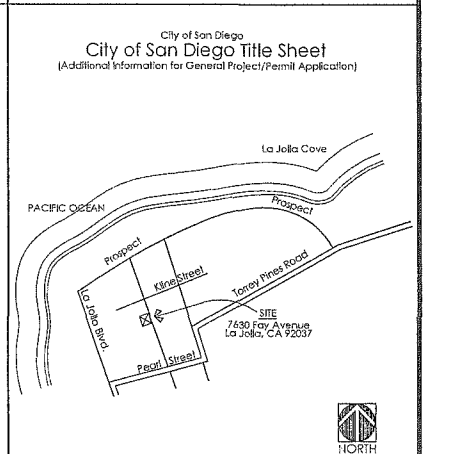
PROJECT SUMMARY ATTACHMENT 08

PROJECT NAME : MONARCH COTTAGES
PROJECT OWNER : MONARCH VENTURES
18207 McDURMOTT, SUITE H
IRVINE, CA 92614
PROJECT DESCRIPTION : AMEND EXISTING COASTAL DEVELOPMENT PERMIT NO. 201467, SITE DEVELOPMENT PERMIT NO. 204422 AND LA JOLLA PLANNED DISTRICT PERMIT NO. 89-0458. APPLY FOR CONDITIONAL USE PERMIT, UTILIZING THE SUSTAINABLE BUILDINGS EXPEDITE PROGRAM FOR A RESIDENTIAL CARE FACILITY PER SAN DIEGO MUNICIPAL CODE.
PROJECT ADDRESS : 7630 FAY AVE. LA JOLLA, CA 92037
ZONE : LA JOLLA PLANNED DISTRICT ORDINANCE ZONE 3, COASTAL CITY PROPOSITION 'D', PARKING IMPACT ZONE COASTAL HEIGHT LIMIT, RESIDENTIAL TANDEM PARKING TRANSIT AREA
F.A.R. : LOT SIZE = 14,000 SF.
AREA = 18,136 SF. (EXISTING)
F.A.R. = 1.23 (EXISTING) ALLOWABLE = 1.3
YEAR BUILT : 1968, REMODEL IN 2006
HISTORIC : NO
U.R.M. : NO
LEGAL DESCRIPTION : LOTS 15 THROUGH 18
BLOCK 21 OF LA JOLLA PARK
MAP NO. 352
A.P.N. : 350-461-15-00
GEOLOGIC HAZARD CATEGORY: S2

PARKING REQUIRED : 13 OFF-STREET PARKING SPACES, 9 OFFSITE PARKING SPACES, 22 TOTAL PARKING SPACES
EXISTING PARKING SPACES REQUIRED : 13 OFF-STREET PARKING SPACES, 9 OFFSITE PARKING SPACES, 22 TOTAL PARKING SPACES
PROPOSED PARKING SPACES : 13 OFF-STREET PARKING SPACES, 10 OFFSITE PARKING SPACES, 23 TOTAL PARKING SPACES

BUILDING CODE DATA
EXISTING TYPE OF CONSTRUCTION : V-B SPRINKLERED
PROPOSED TYPE OF CONSTRUCTION : V-A SPRINKLERED
EXISTING OCCUPANCY CLASSIFICATION : B & ON GRADE S3
PROPOSED OCCUPANCY CLASSIFICATION : R-2.1 & ON GRADE S3
EXISTING NUMBER OF STORIES : 2
PROPOSED NUMBER OF STORIES : 2 (NO CHANGE)

City of San Diego
City of San Diego Title Sheet
(Additional Information for General Project/Permit Application)



VICINITY MAP SCALE N.T.S.

SUSTAINABILITY

As a participant in the City's Sustainable Buildings Expedite Program, this project will be designed to meet LEED Silver requirements (or equivalent) and also will be consistent with the building requirements set forth in Council Policy 900-14.

In addition, conservation efforts are being employed that are consistent with the City of San Diego's General Plan. Some of the sustainable conservation practices include:

Energy
A new atrium in the center of the building takes advantage of natural light and ventilation (sheets 14, 15, & 20).
The new rear yard garden helps reduce the "Urban Heat Island Effect" by replacing existing paved areas with water-conserving vegetation, including shade trees (sheet 20).
The design incorporates a low percentage of wall openings, which reduces heat gain and/or loss through glazed doors and windows (sheet 17).
Solar panels on the roof take advantage of renewable and clean energy resources (sheet 11).

Waste
Adaptive reuse of existing building literally makes use of an existing resource.
Pollution and waste are reduced when an existing facility is recycled.
Renovating, rather than constructing new buildings reduces construction and demolition waste in accordance with Public Facilities Element Policy PF-1.2.

Transportation
Project location on Fay Avenue promotes compact transit-served growth, reducing dependence on automobiles, and encouraging walkable communities, which helps to reduce the City's carbon footprint.

Mixed Use Villages and Commercial Areas
The project is consistent with the "City of Villages" strategy - to direct compact growth in limited areas that are served by transit, which is, in itself, a conservation strategy.

The City of Villages strategy seeks to accommodate most of the City's growth needs through infill and redevelopment. It provides an alternative to lower density, auto-oriented development in the outlying areas of the City and region. Close coordination of land use and transportation planning are fundamental for establishing an urban form that integrates principles of sustainability.



GMPA ARCHITECTS
1631 16th Street,
Santa Monica, CA 90404
T. 310.450.0200
F. 310.450.0225
www.gmpaarchitects.com

MONARCH COTTAGES

RESIDENTIAL CARE FACILITY FOR THE ELDERLY
7630 FAY AVENUE
LA JOLLA, CA 92037

OWNER:
MONARCH VENTURES
18207 McDURMOTT
SUITE H
IRVINE, CA 92614
JOHN HAFFNER
949.224.1802

PROJECT TEAM
ARCHITECT:
GMPA ARCHITECTS
1631 16TH STREET
SANTA MONICA, CA 90404
310.450.0200

LANDSCAPE ARCHITECT:
TGP
4208 W. CHANDLER BLVD.
BURBANK, CA 91505
818.556.5001

LAND USE LAWYER:
MATTHEW A. PETERSON, ESQ.
PETERSON & PRICE
A PROFESSIONAL CORPORATION
530 B STREET, SUITE 1800
SAN DIEGO, CA 92101-4476
619.234.0361

DATE	DESCRIPTION	NO.
NOVEMBER 14, 2014		

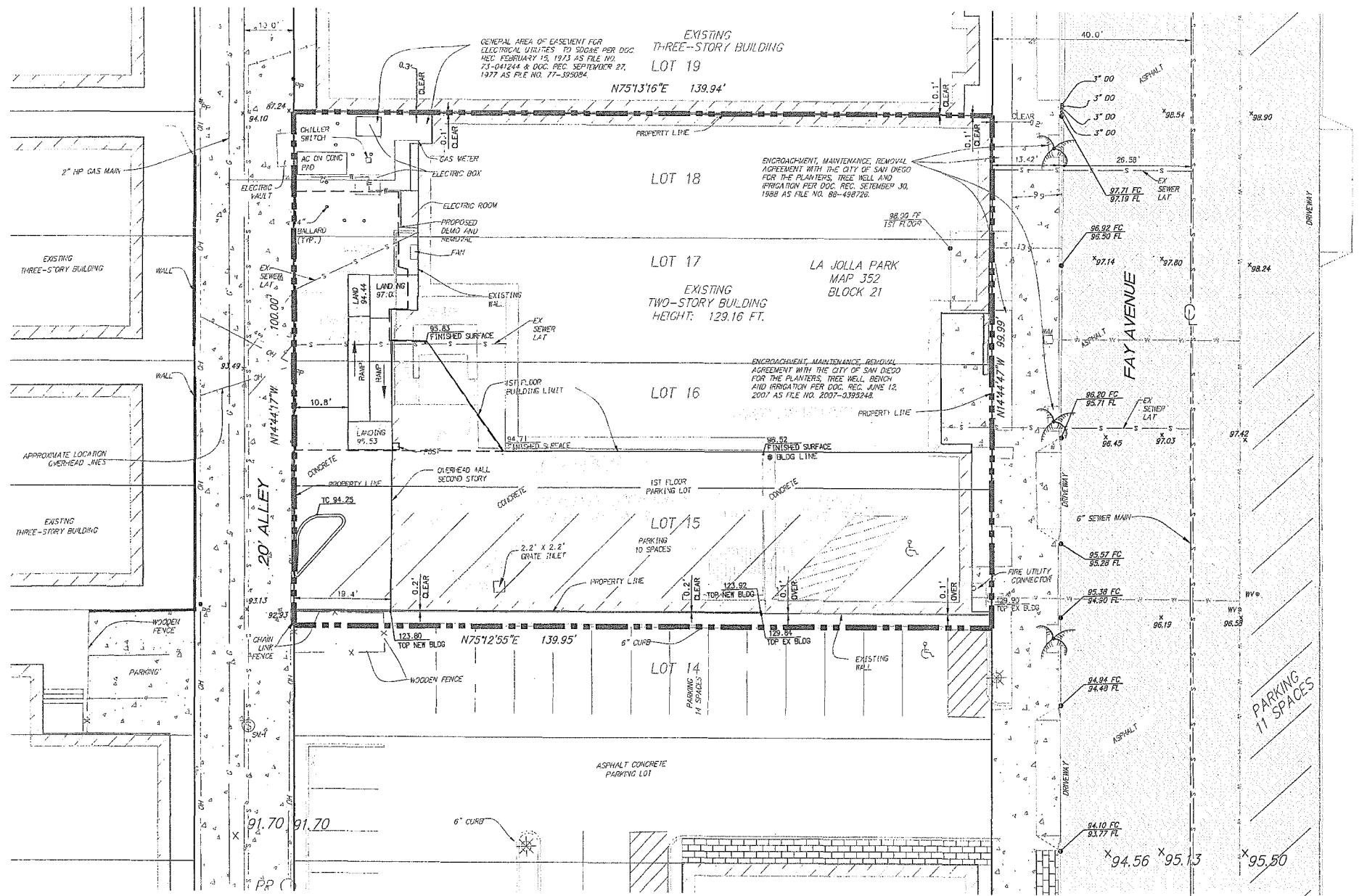
SEAL

JCS NO. 87013
SHEET TITLE

COVER SHEET

STATUS: AMEND TO LUP PER NO. 89-0458 (DEF & CDF) - CIV
SHEET NO.

MONARCH COTTAGES TOPOGRAPHY PLAN



OWNER/APPLICANT
 MONARCH VENTURES
 18207 McDURMOTT SUITE H
 IRVINE, CA 92614
 JOHN HAFFNER
 (949) 224-1802

PROPERTY ADDRESS/APN
 6730 FAY AVENUE APN: 350-461-15
 LA JOLLA, CA 92037

LEGAL DESCRIPTION
 LOTS 15, 16, 17 & 18 IN BLOCK 21 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, MARCH 22, 1887

TOPOGRAPHY SOURCE
 SURFACE TOPOGRAPHY PROVIDED FROM A.L.T.A. DATED 2-3-14 BY KAPPA SURVEYING & ENGINEERING
 8707 LA MESA BLVD
 LA MESA, CA 91942
 (658) 653-1763

BENCHMARK
 CITY OF SAN DIEGO VERTICAL BENCHMARK CONTROL BRASS PLUG LOCATED AT THE NORTHEAST CORNER OF FAY AVENUE AND PEARL STREET.
 ELEVATION= 113.88 FEET

BASIS OF BEARINGS
 THE BASIS OF BEARINGS FOR THIS SURVEY PLAT IS THE CENTERLINE OF ALLEY BETWEEN KLINE ST. AND PEARL ST. AS SHOWN ON PARCEL MAP NO. 20751
 I.E. N14°44'17\"/>

EASEMENTS
 THIS PROPERTY IS SUBJECT TO THE FOLLOWING EASEMENTS AS CONTAINED IN THE TITLE REPORT PROVIDED BY CHICAGO TITLE COMPANY.

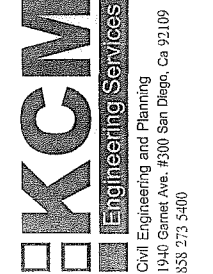
- EASEMENT #4**
 PUBLIC UTILITIES
 SAN DIEGO GAS & ELECTRIC
 RECORDED FEBRUARY 15, 1973
 AS FILE NO. 73-041244
 NOT PLOTTABLE
- EASEMENT #5**
 PUBLIC UTILITIES
 SAN DIEGO GAS & ELECTRIC
 RECORDED SEPTEMBER 27, 1977
 AS FILE NO. 77-395084
 NOT PLOTTABLE

REFERENCE DRAWINGS
 WATER: 27992-D
 SEWER: 20672-D
 STORM DRAIN: 29672-D

FLOOD ZONE DESIGNATION
 ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR THIS AREA, THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE X (AREA WHICH IS NOT SUBJECT TO 100-YEAR FLOOD).
 SEE FIRM PANEL: 1584 G
 MAP NUMBER: 06073
 EFFECTIVE DATE: MAY 16, 2012

ZONING AND SETBACKS
 CURRENT ZONING: LUPD-3
 LA JOLLA PLANNED DISTRICT 3

MINIMUM YARD SETBACKS:
 NO SETBACKS REQUIRED IN THIS ZONE



MONARCH COTTAGES
 7630 FAY AVENUE
 LA JOLLA, CA 92037

OWNER:
 MONARCH VENTURES
 18207 McDURMOTT SUITE H
 IRVINE, CA 92614
 JOHN HAFFNER
 949.224.1802

PROJECT TEAM

ARCHITECT:
 GMPA ARCHITECTS
 1631 16TH STREET
 SANTA MONICA, CA 90404
 310.460.0200

LANDSCAPE ARCHITECT:
 TGP
 4208 W. CHANDLER BLVD.
 BURBANK, CA 91505
 818.555.5001

LAND USE LAWYER:
 MATTHEW A. PETERSON, ESQ.
 PETERSON & PRICE
 A PROFESSIONAL CORPORATION
 530 B STREET, SUITE 1800
 SAN DIEGO, CA 92101-4475
 619.234.0361

ISSUE DATES

DATE	DESCRIPTION	NO.
MAY 28, 2014		

JOB NO. 87013
 SHEET TITLE

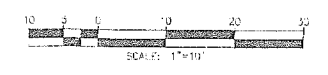
TOPOGRAPHY PLAN

STATUS: AMEND LUPD NO. 88-0158 (SUP & CDP), CLIP
 SHEET NO.

ENGINEER OF WORK



DATE





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MONARCH COTTAGES

RESIDENTIAL CARE
 FACILITY
 FOR THE ELDERLY
 7630 FAY AVENUE
 LA JOLLA, CA 92037

OWNER:
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 18207 McDURMOTT
 SUITE H
 IRVINE, CA 92614
 JOHN HAFNER
 949.224.1802

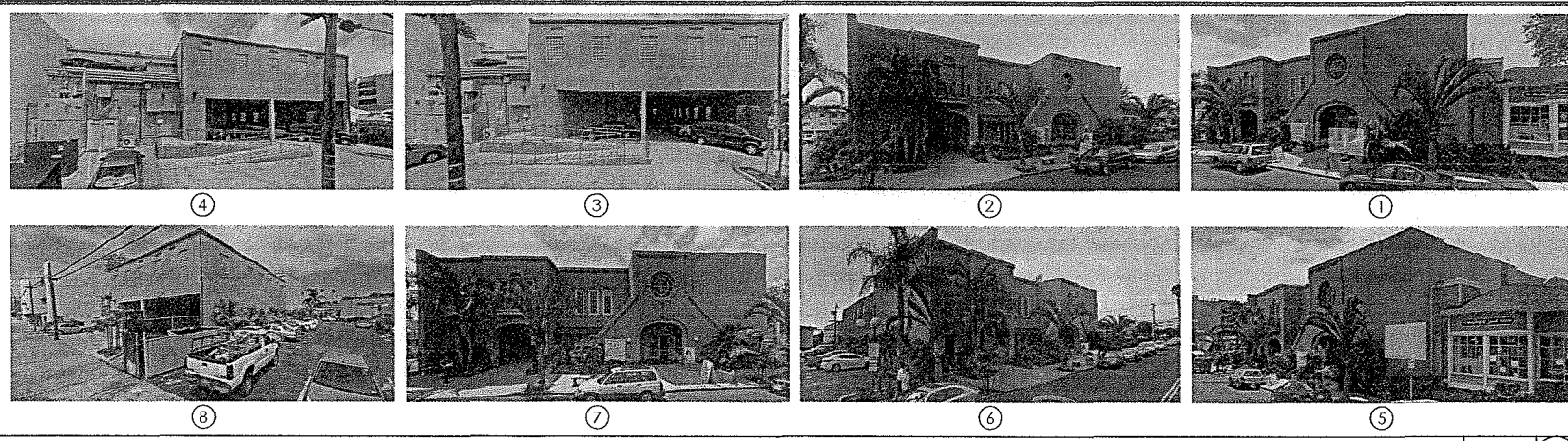
PROJECT TEAM
 ARCHITECT:
 GMPA ARCHITECTS
 1631 16TH STREET
 SANTA MONICA, CA 90404
 310.450.0200
 LANDSCAPE ARCHITECT:
 TGP
 4208 W. CHANDLER BLVD.
 BURBANK, CA 91505
 818.556.5001

LAND USE LAWYER:
 MATTHEW A. PETERSON, ESQ.
 PETERSON & PRICE
 A PROFESSIONAL CORPORATION
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 SAN DIEGO, CA 92101-4476
 619.234.0361

ISSUE DATES

DATE	DESCRIPTION	NO.
NOVEMBER 14, 2014		

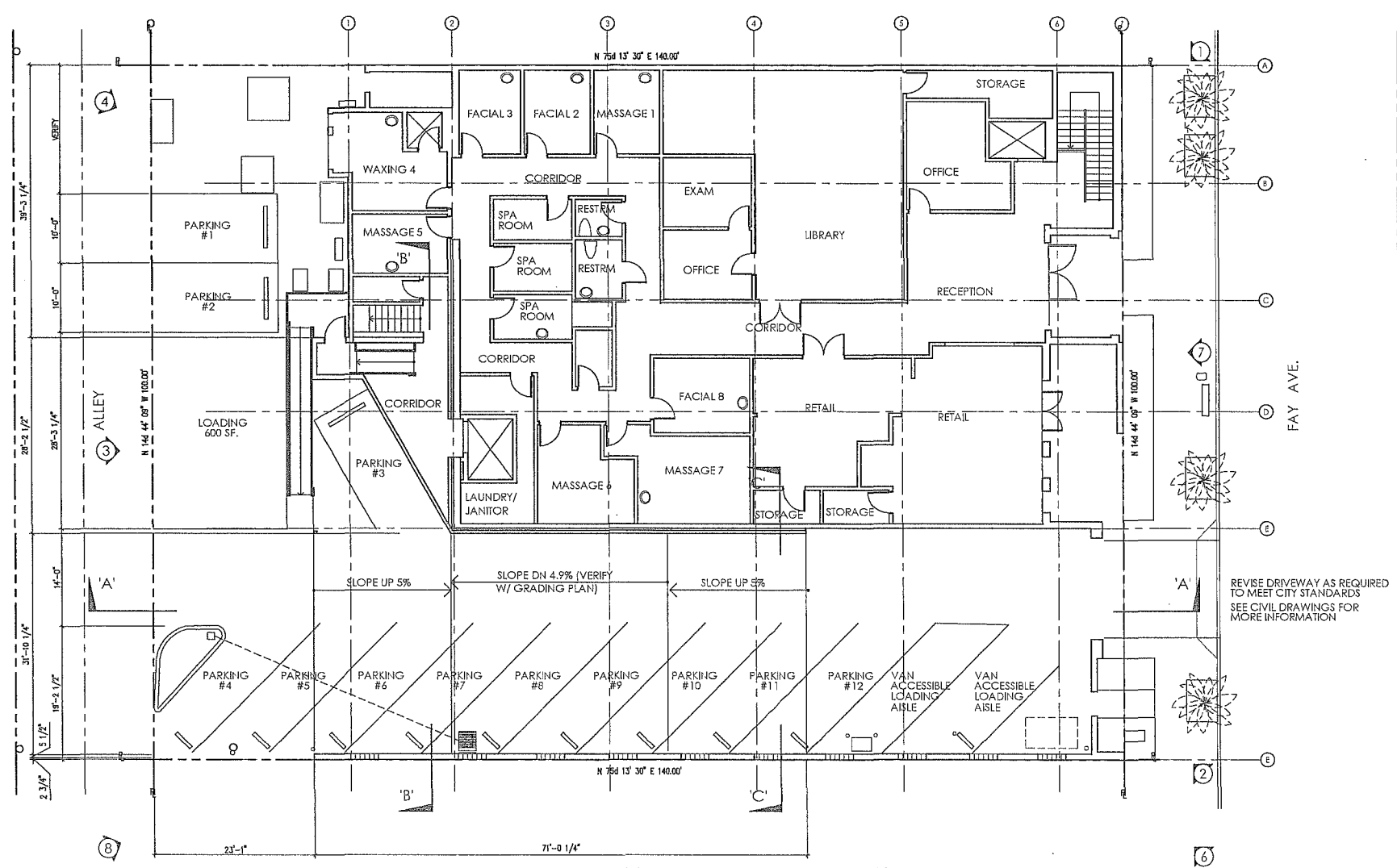
SEAL



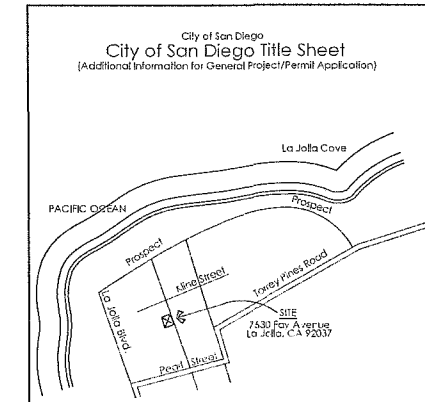
SEE SITE PLAN BELOW FOR LOCATION AND DIRECTION EACH PHOTOGRAPH WAS TAKEN
 EXISTING SITE PHOTOS

SCALE
 N.T.S. 2

(E) ADJACENT COMMERCIAL RETAIL PROPERTY



(E) ADJACENT COMMERCIAL PARKING LOT



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JCB NO. 8701.3
 SHEET TITLE
EXISTING SITE & 1ST FLOOR PLAN

STATUS: AMENDED LAYOUT NO. 08/04/08 (SEP & CDPI CUP)
 SHEET NO.

EXISTING SITE / 1ST FLOOR PLAN PER APPROVED EXHIBIT "A", DATED APRIL 26TH, 2006

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

SCALE
 N.T.S. 1



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PROJECT TEAM
 ARCHITECT:
 GMPA ARCHITECTS
 1631 16TH STREET
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 310.450.0200

LANDSCAPE ARCHITECT:
 TGP
 4208 W. CHANDLER BLVD.
 BURBANK, CA 91505
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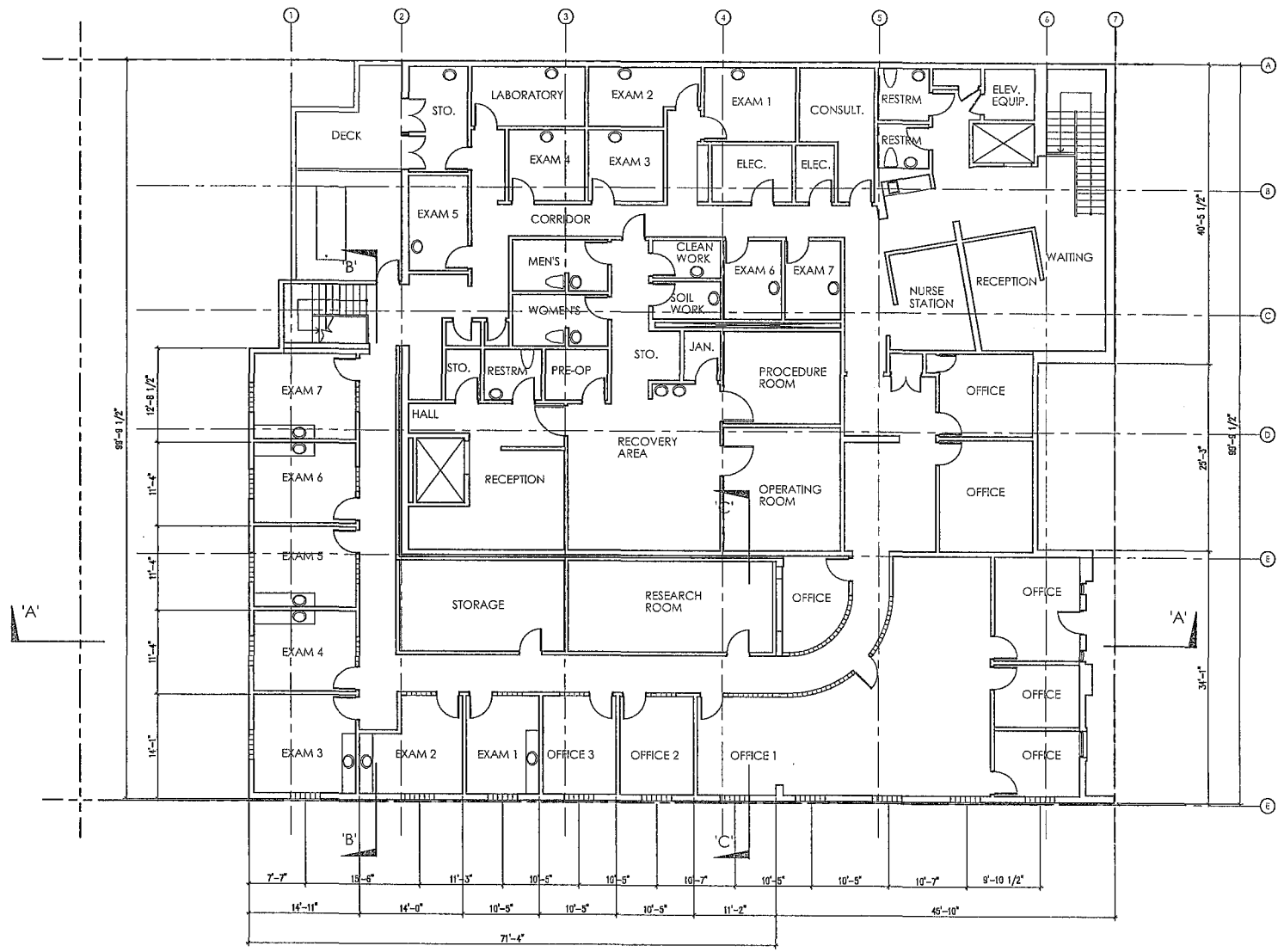
LAND USE LAWYER:
 MATTHEW A. PETERSON, ESQ.
 PETERSON & PRICE
 A PROFESSIONAL CORPORATION
 530 B STREET, SUITE 1800
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 619.234.0361

ISSUE DATES

DATE	DESCRIPTION	NO.

DATE NOVEMBER 14, 2014

SEAL



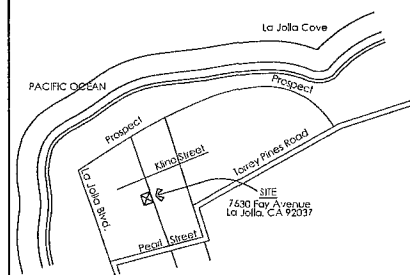
City of San Diego
 City of San Diego Title Sheet
 (Additional Information for General Project/Permit Application)

JOB NO. 87013

SHEET TITLE
EXISTING 2ND FLOOR PLAN

STATUS AMEND L/FPD NO. 88-0156 (BOP & CORP) CLIP

SHEET NO. 1



EXISTING 2ND FLOOR PLAN PER APPROVED EXHIBIT "A", DATED APRIL 26TH, 2006

SCALE
 1/8" = 1'-0"

VICINITY MAP

SCALE
 1/8" = 1'-0"



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7630 FAY AVENUE
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18207 McDURMOTT
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949.224.1802

PROJECT TEAM
ARCHITECT:
GMPA ARCHITECTS
1431 16TH STREET
SANTA MONICA, CA 90404
310.450.0200

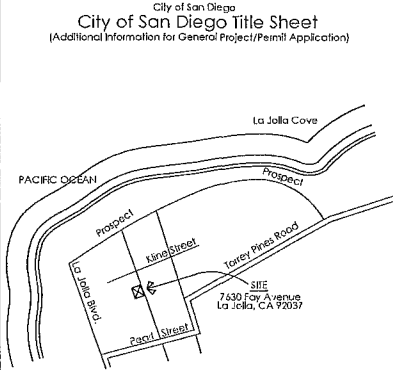
LANDSCAPE ARCHITECT:
TGF
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BURBANK, CA 91505
818.556.5001

LAND USE LAWYER:
MATTHEW A. PETERSON, ESQ.
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619.234.0361

ISSUE DATES

DATE	DESCRIPTION	NO.

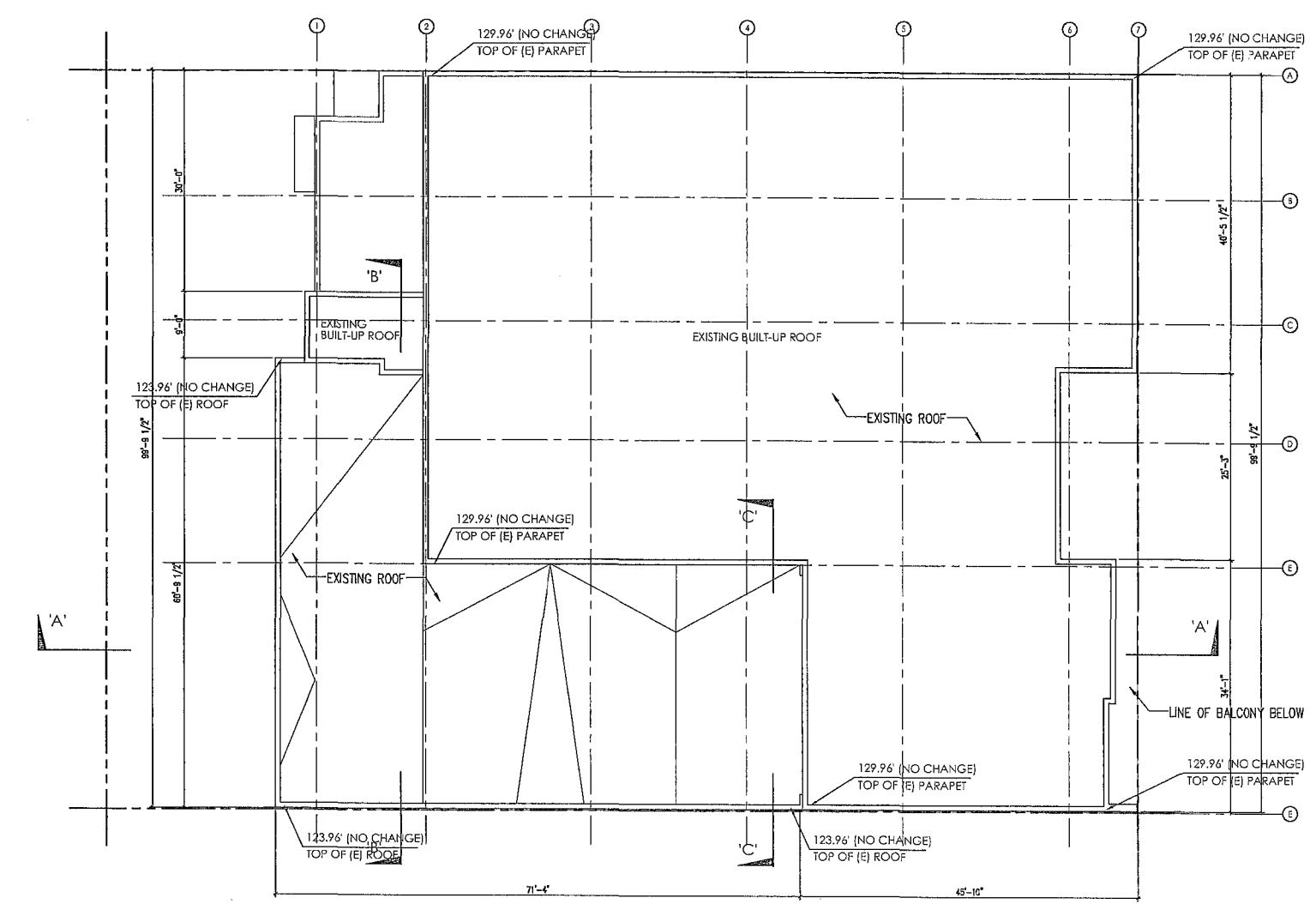
DATE: NOVEMBER 14, 2014
SEAL



JOB NO. 87013

SHEET TITLE
**EXISTING
ROOF PLAN**

STATUS: AMEND LPOP NO. 88-0438
(SDP & CDPI) CUP
SHEET NO.



EXISTING ROOF PLAN PER APPROVED EXHIBIT "A", DATED APRIL 26TH, 2006



SCALE
1/8" = 1'-0"

1 VICINITY MAP



SCALE
111.S.



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 7630 FAY AVENUE
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PROJECT TEAM
 ARCHITECT:
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 LANDSCAPE ARCHITECT:
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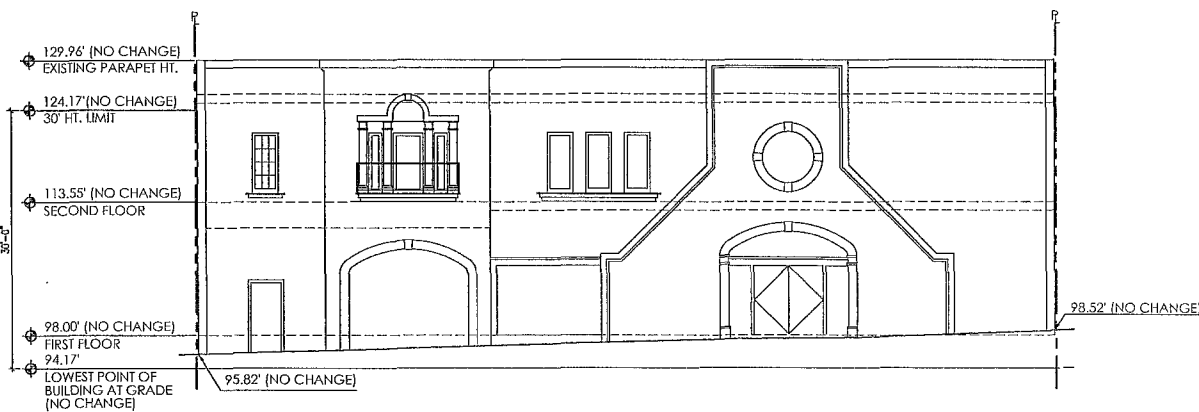
LAND USE LAWYER:
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 A PROFESSIONAL CORPORATION
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 619.234.0361

ISSUE DATES

DATE	DESCRIPTION	NO.

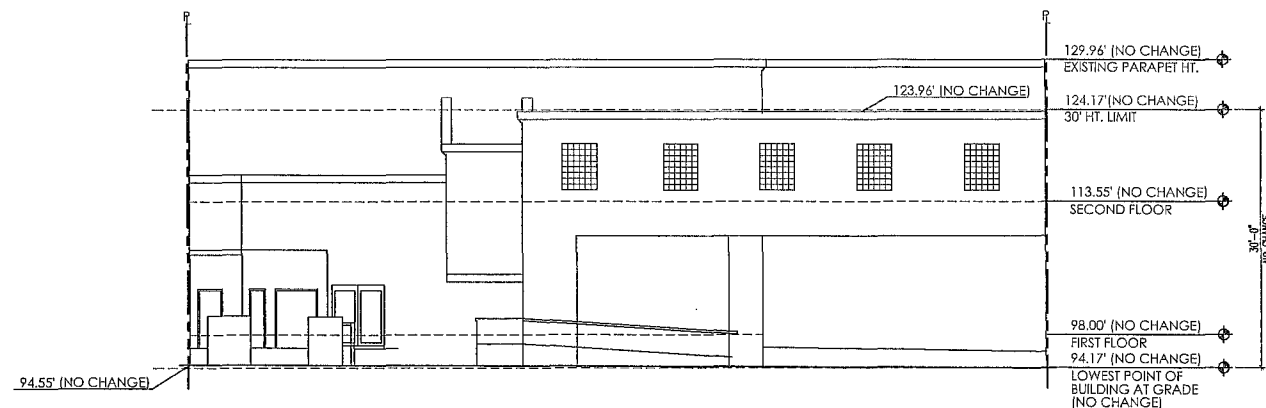
DATE NOVEMBER 14, 2014

SEAL



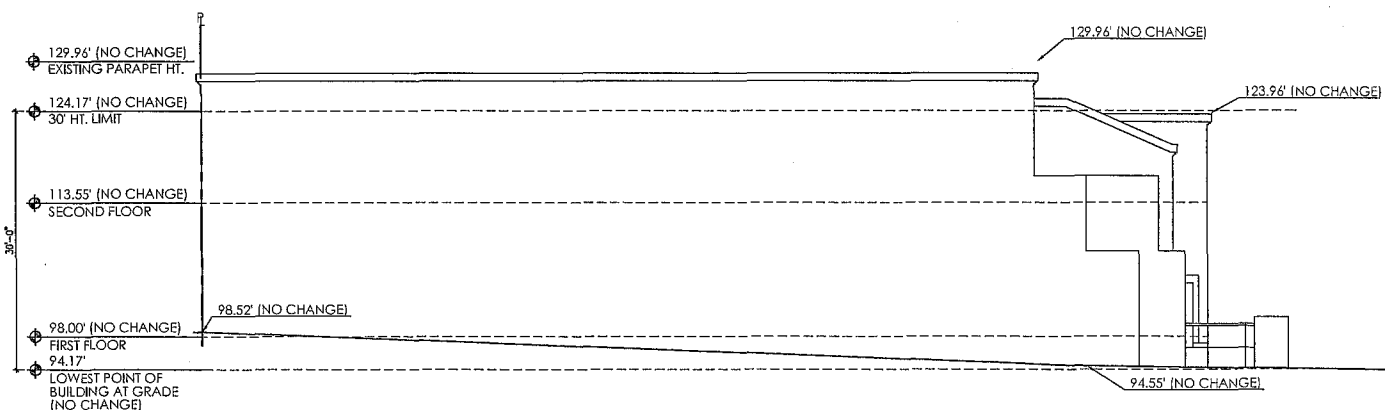
EXISTING EAST ELEVATION PER APPROVED EXHIBIT "A", DATED APRIL 26TH, 2006

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



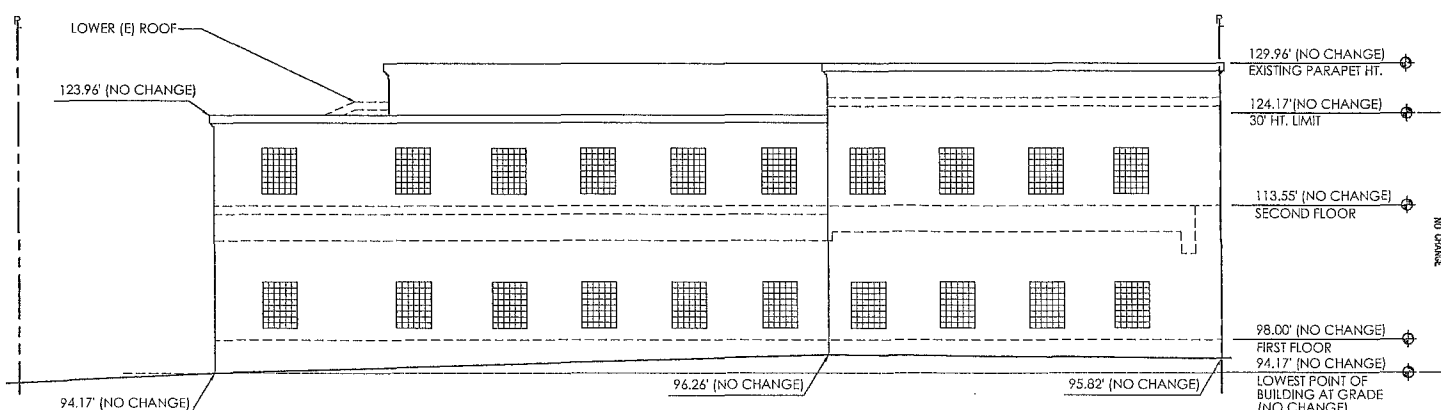
EXISTING WEST ELEVATION PER APPROVED EXHIBIT "A", DATED APRIL 26TH, 2006

SCALE 1/8" = 1'-0" 2



EXISTING NORTH ELEVATION PER APPROVED EXHIBIT "A", DATED APRIL 26TH, 2006

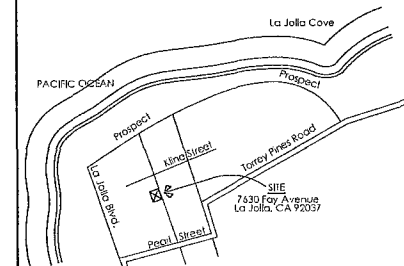
SCALE 1/8" = 1'-0" 3



EXISTING SOUTH ELEVATION PER APPROVED EXHIBIT "A", DATED APRIL 26TH, 2006

SCALE 1/8" = 1'-0" 4

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JOB NO 87013

SHEET TITLE

EXISTING ELEVATIONS

STATUS A-M-P NO. L-P-P NO. 89-0458 (BOP & CDP), CLIP

SHEET NO.



VICINITY MAP

SCALE H.T.S.

MONARCH COTTAGES

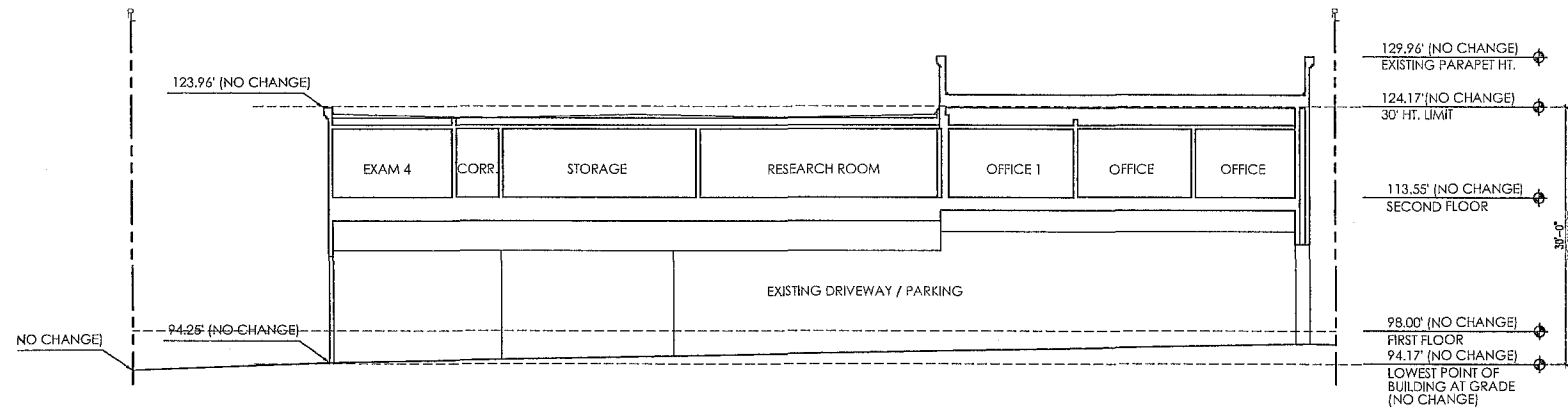
RESIDENTIAL CARE FACILITY FOR THE ELDERLY
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 LA JOLLA, CA 92037

OWNER:
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 JOHN HAFFNER
 949.224.1802

PROJECT TEAM
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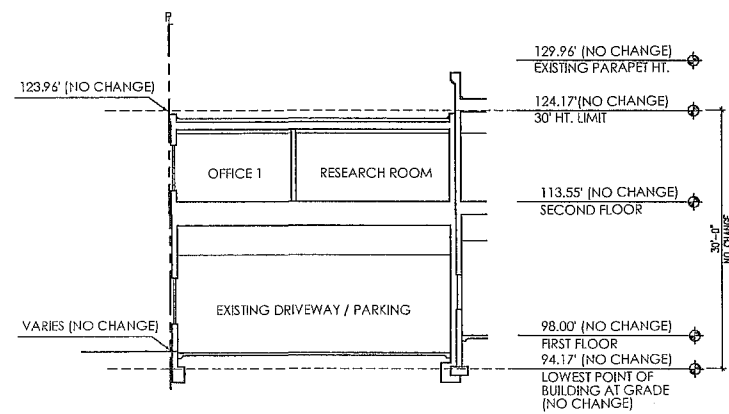
ISSUE DATES

DATE	DESCRIPTION	NO.
NOVEMBER 14, 2014		



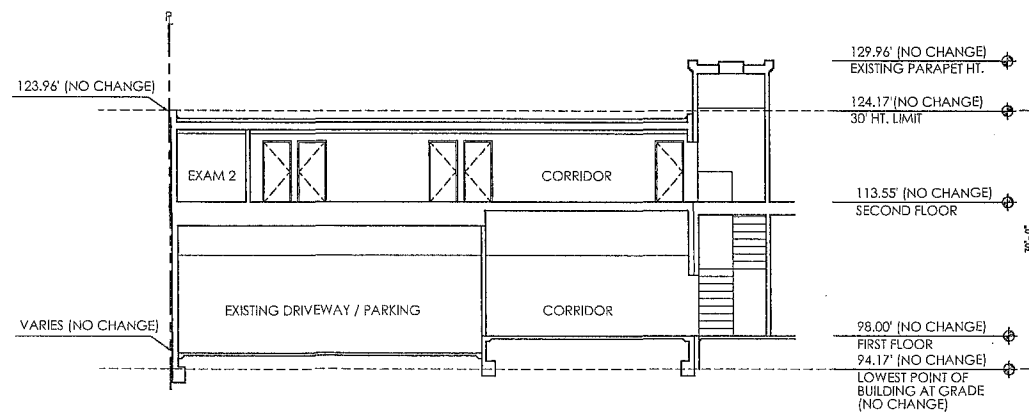
EXISTING SECTION A PER APPROVED EXHIBIT "A", DATED APRIL 26TH, 2006

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



EXISTING SECTION B PER APPROVED EXHIBIT "A", DATED APRIL 26TH, 2006

SCALE
 1/8" = 1'-0" 2



EXISTING SECTION C PER APPROVED EXHIBIT "A", DATED APRIL 26TH, 2006

SCALE
 1/8" = 1'-0" 3

City of San Diego
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 (Additional Information for General Project/Permit Application)



VICINITY MAP

SCALE
 1" = 1" S.

MONARCH COTTAGES

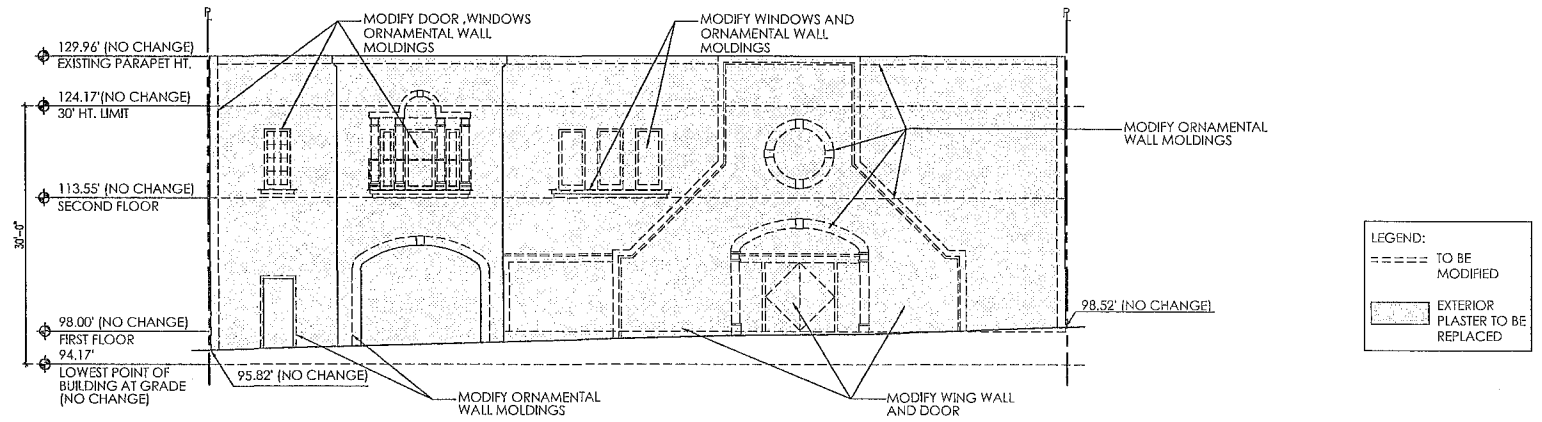
RESIDENTIAL CARE FACILITY FOR THE ELDERLY
7630 FAY AVENUE
LA JOLLA, CA 92037

OWNER:
MONARCH VENTURES
18207 McDURMOTT
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IRVINE, CA 92614
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PROJECT TEAM
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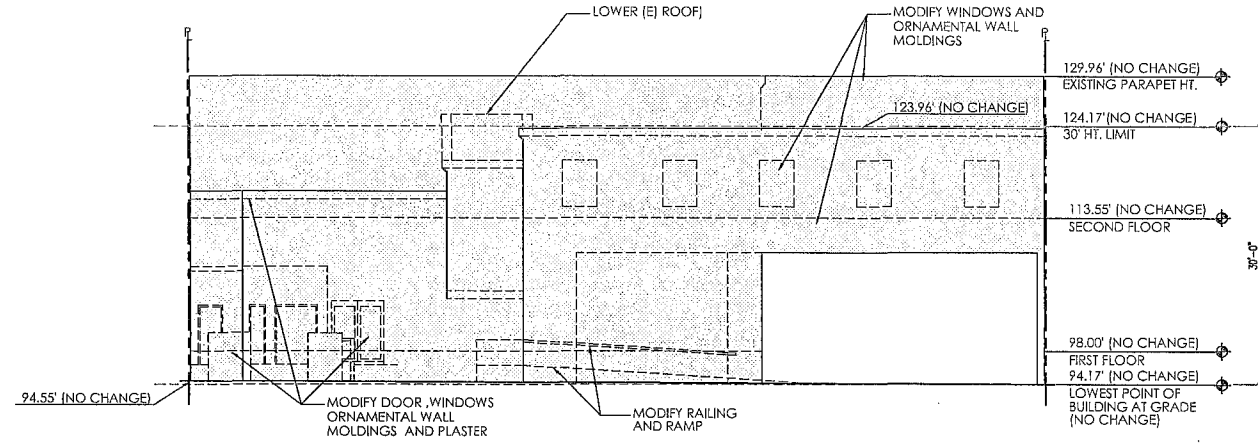
ISSUE DATES

DATE	DESCRIPTION	NO.
NOVEMBER 14, 2014		



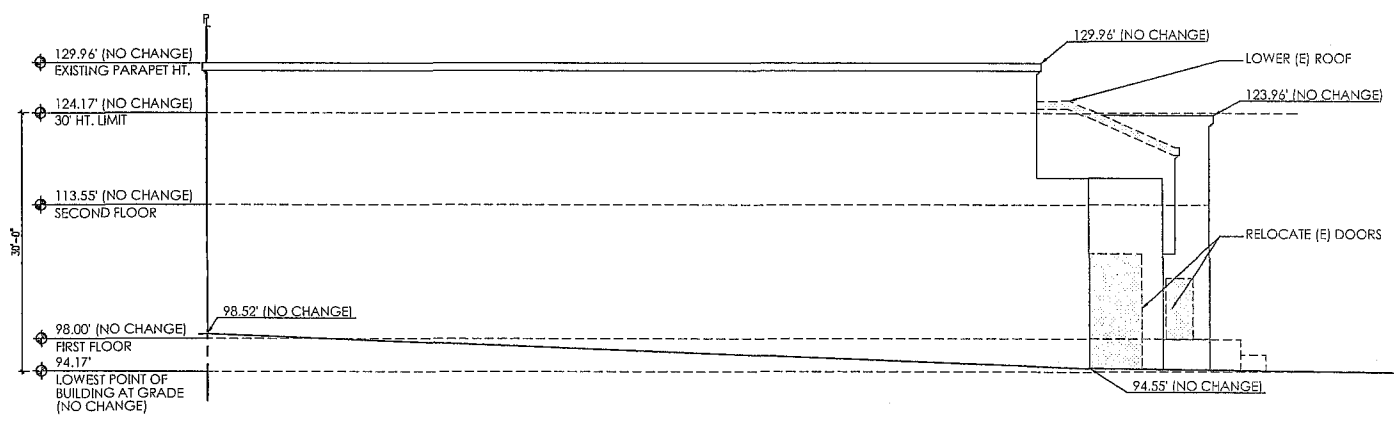
REMODEL EAST ELEVATION

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



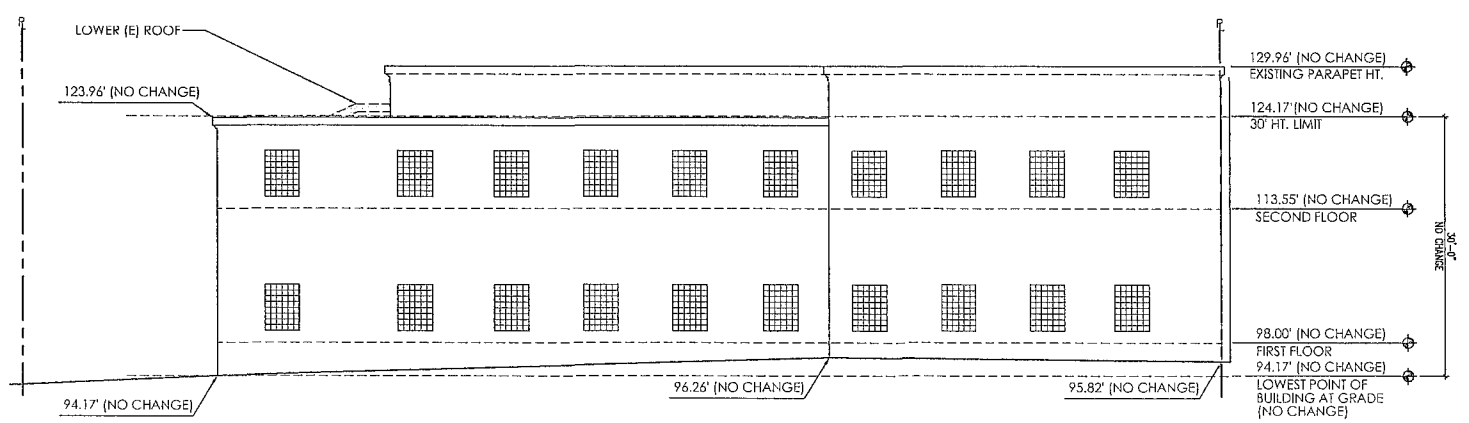
REMODEL WEST ELEVATION

SCALE 1/8" = 1'-0" 2



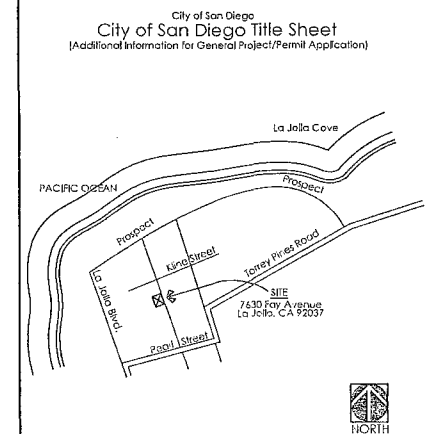
REMODEL NORTH ELEVATION

SCALE 1/8" = 1'-0" 3



REMODEL SOUTH ELEVATION

SCALE 1/8" = 1'-0" 4



VICINITY MAP

SCALE 1/8" = 1'-0"



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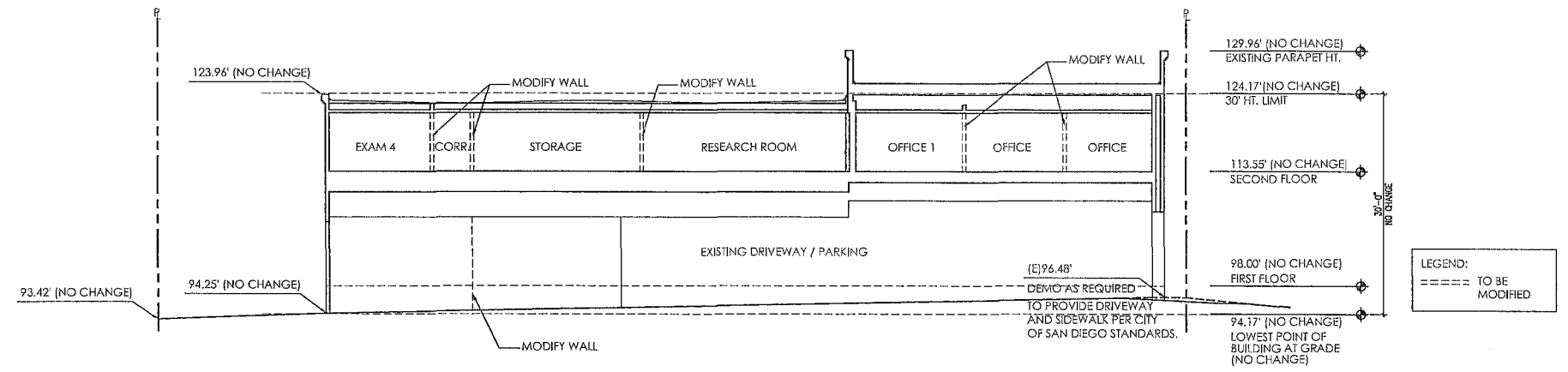
LAND USE LAWYER:
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530 B STREET, SUITE 1800
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ISSUE DATES

DATE	DESCRIPTION	NO.

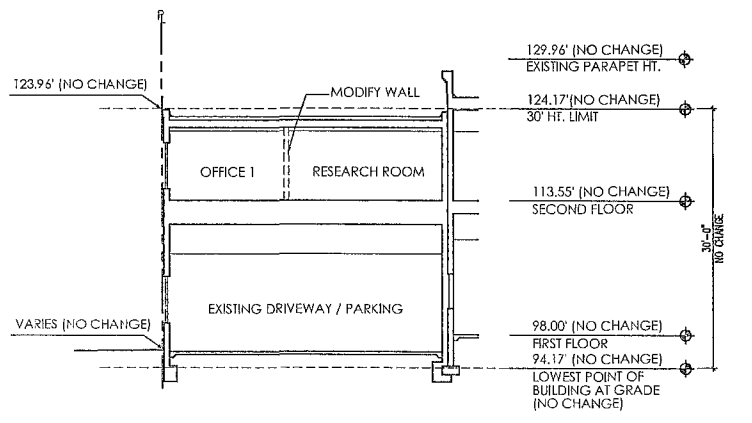
DATE: NOVEMBER 14, 2014

SEAL



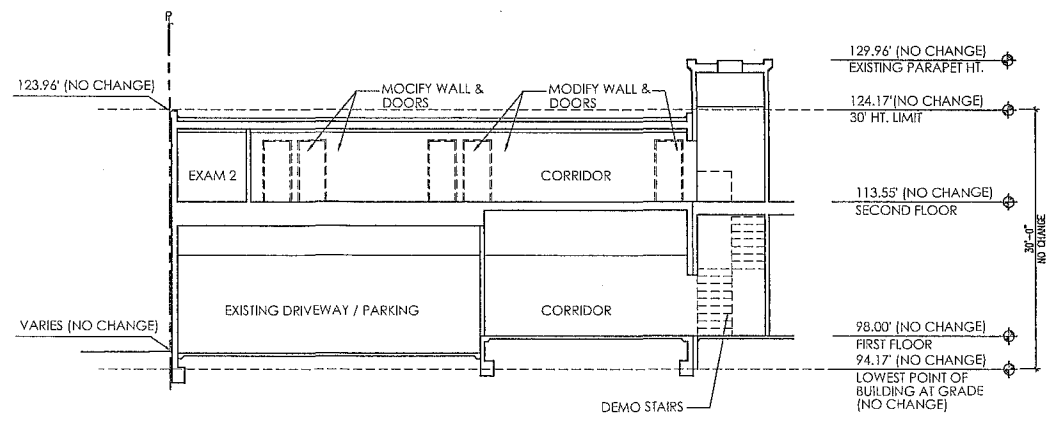
REMODEL SECTION A

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



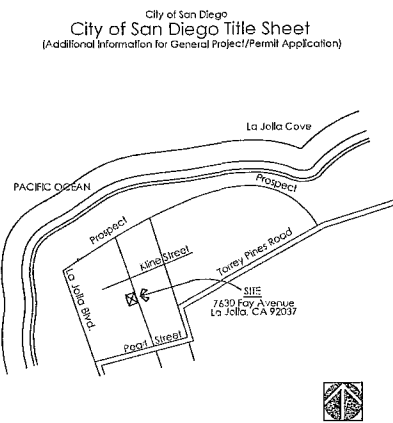
REMODEL SECTION B

SCALE
1/8" = 1'-0" 2



REMODEL SECTION C

SCALE
1/8" = 1'-0" 3



VICINITY MAP

SCALE
N.T.S.

MONARCH COTTAGES

RESIDENTIAL CARE FACILITY FOR THE ELDERLY
 7630 FAY AVENUE
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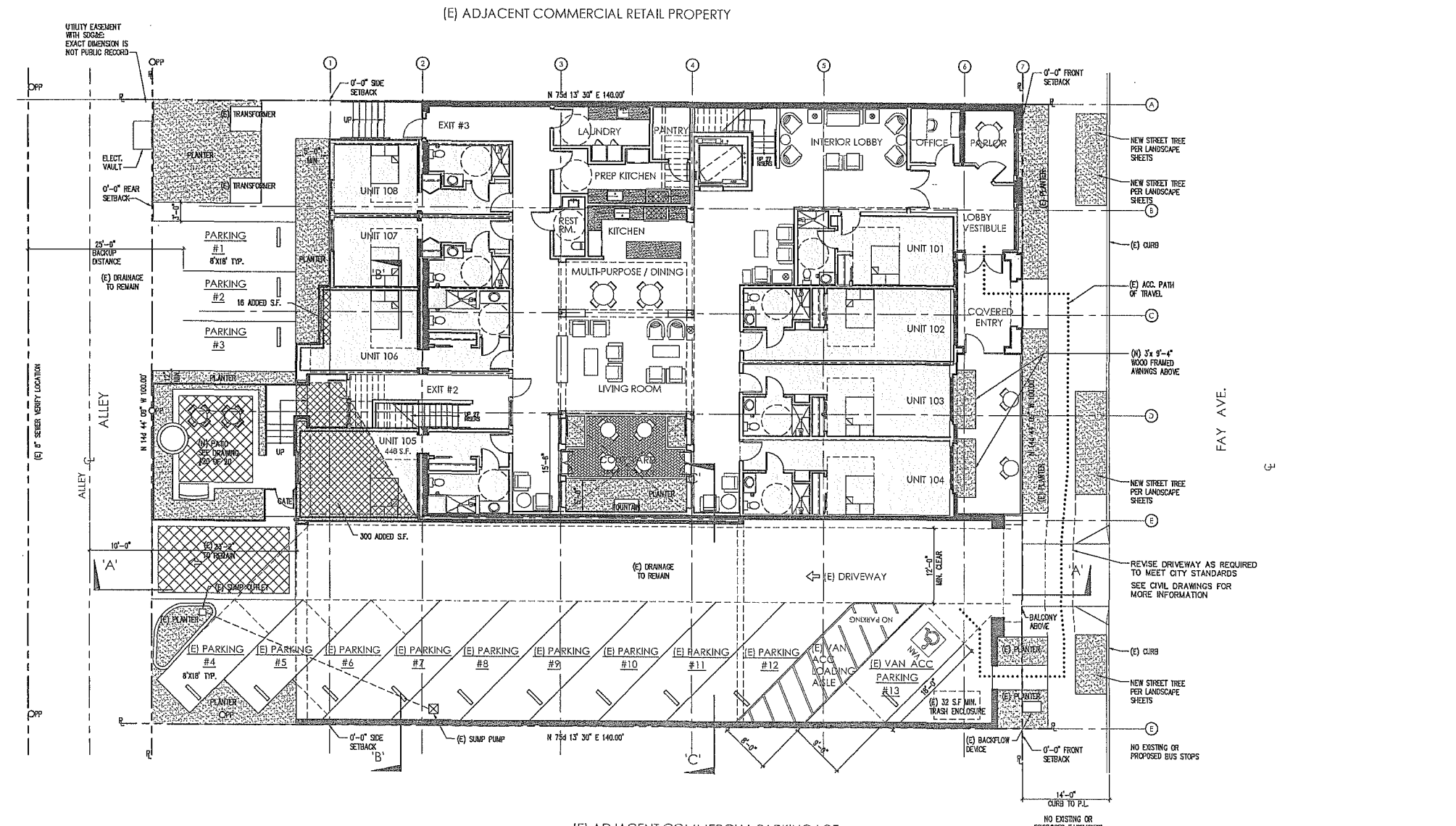
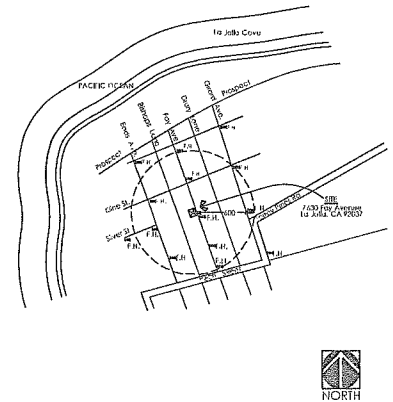
PROJECT TEAM
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ISSUE DATES

DATE	DESCRIPTION	NO.

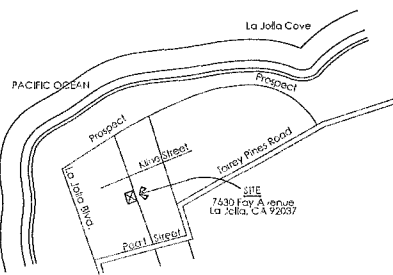
DATE NOVEMBER 14, 2014
 SEAL



PARKING REQUIRED:	
1 PARKING SPACE PER 7 BEDS x 42 BEDS =	6 PARKING SPACES
1 PARKING SPACE PER EMPLOYEE x 8 EMPLOYEES =	8 PARKING SPACES
TOTAL REQUIRED PARKING SPACES =	14 PARKING SPACES
PROVIDED:	
ONSITE PARKING =	13 PARKING SPACES
OFFSITE PARKING =	10 PARKING SPACES
TOTAL PROVIDED PARKING SPACES =	23 PARKING SPACES



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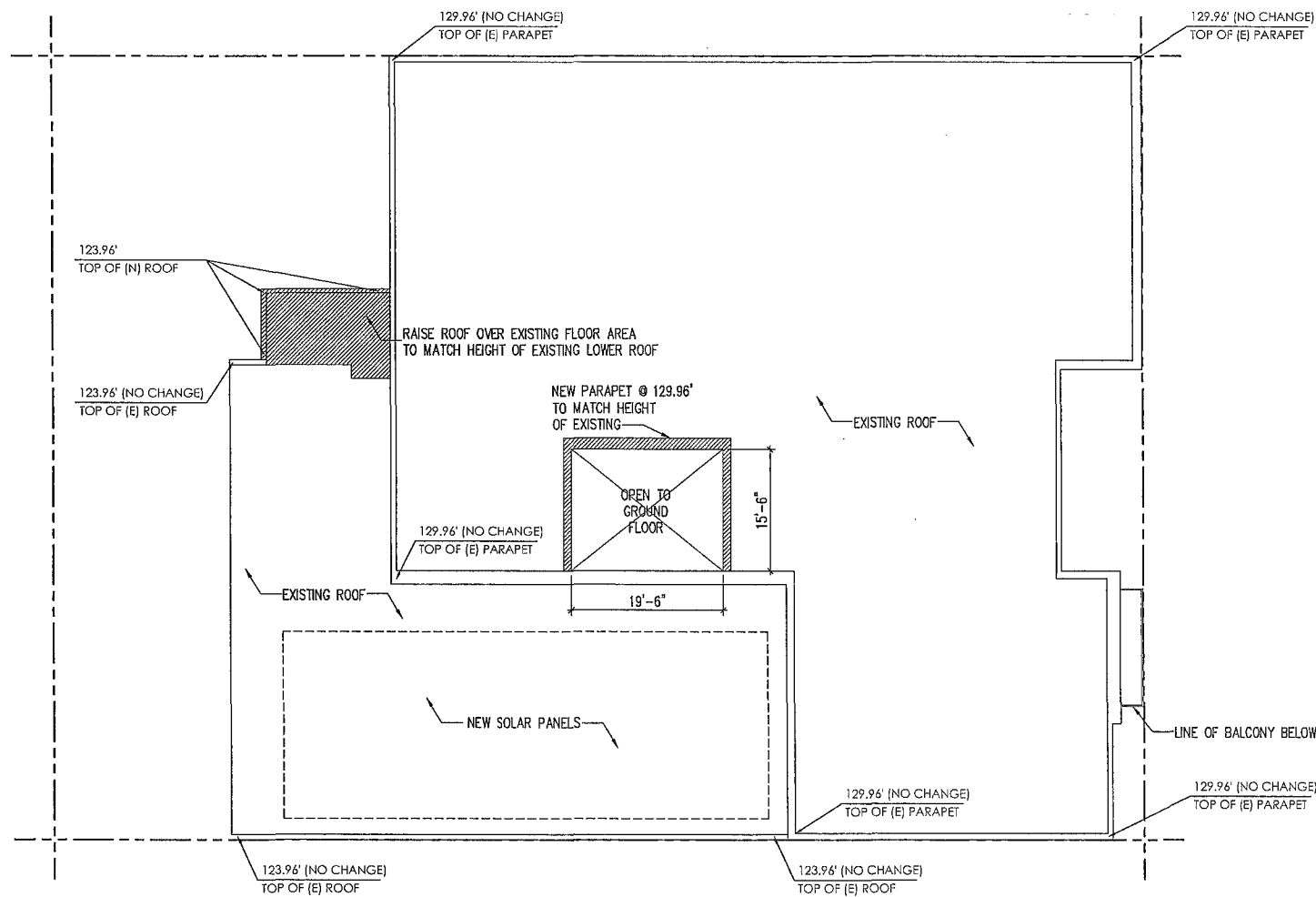
LANDSCAPE ARCHITECT:
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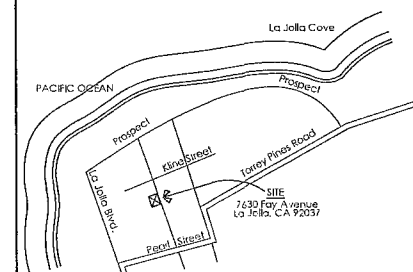
ISSUE DATES

DATE	DESCRIPTION	NO.

DATE: NOVEMBER 14, 2014
 SEAL:



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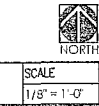
The use of this plan and specifications is conditional upon the approval of the City of San Diego. The user agrees to indemnify and hold the City of San Diego harmless from and against all claims, damages, losses and expenses, including reasonable attorneys' fees, that may be asserted against or incurred by the City of San Diego, its officers, employees, agents, contractors or consultants, arising out of or resulting from the use of this plan and specifications, whether or not such claims, damages, losses and expenses are caused in whole or in part by the negligence of the City of San Diego, its officers, employees, agents, contractors or consultants.

JOB NO. 87013
 SHEET TITLE

PROPOSED ROOF PLAN

STATUS: AMENDED LDP NO. 88-0158 (SDP & CDP) CUP
 SHEET NO.

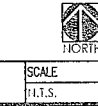
PROPOSED ROOF PLAN



SCALE
 1/8" = 1'-0"



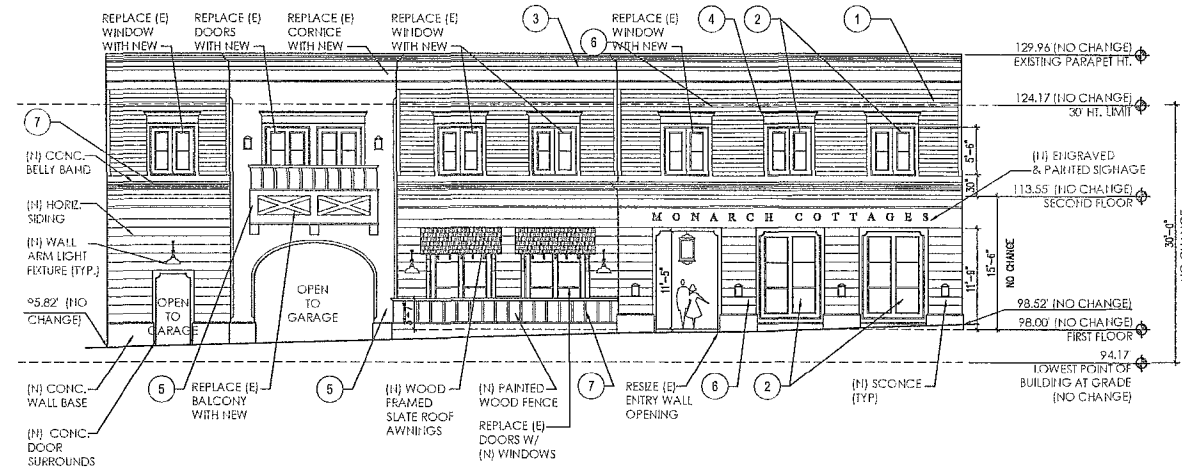
1 VICINITY MAP



SCALE
 1/16" = 1'-0"

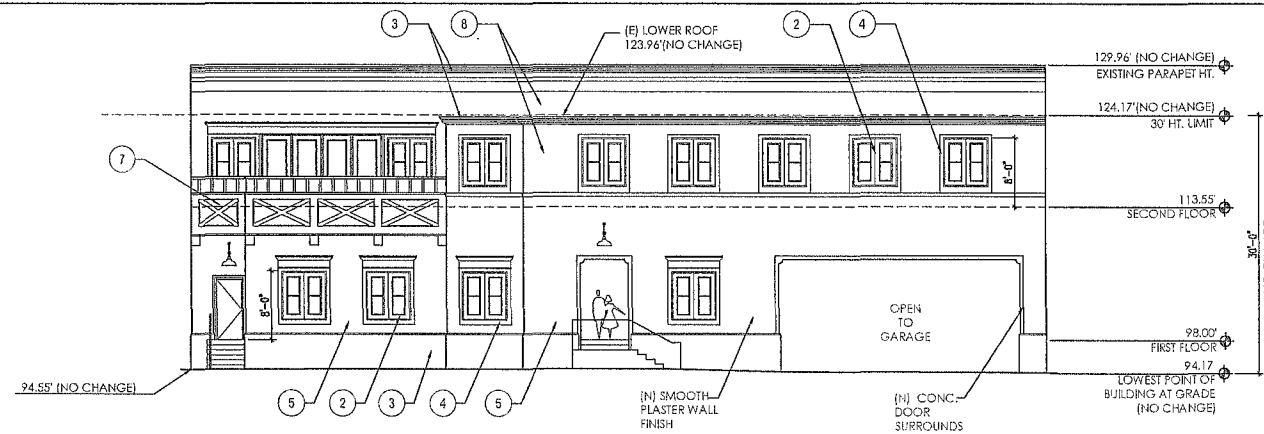
DATE	DESCRIPTION	NO.

DATE NOVEMBER 14, 2014
 SEAL



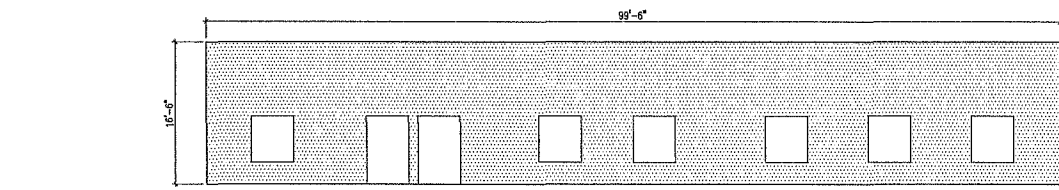
PROPOSED FRONT ELEVATION

SCALE 1/8" = 1'-0"

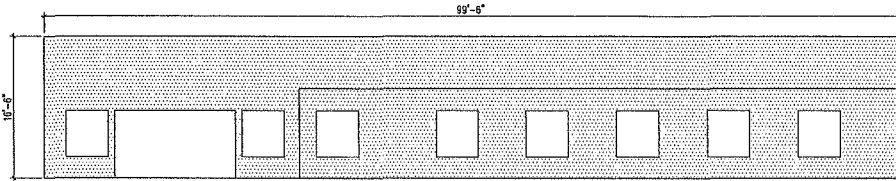


PROPOSED REAR ELEVATION

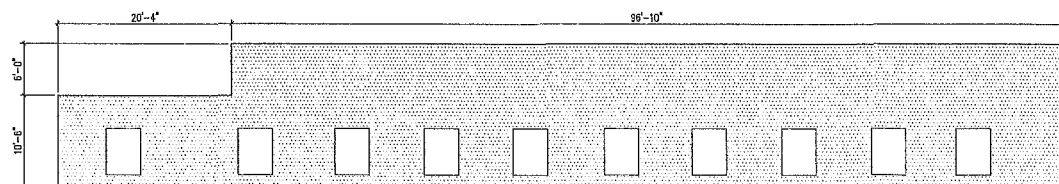
SCALE 1/8" = 1'-0"



SECOND FLOOR- FRONT ELEVATION



SECOND FLOOR- REAR ELEVATION



SECOND FLOOR- SIDE ELEVATION (NO WINDOWS ON OPPOSITE SIDE ELEVATIONS)

PERCENT GLASS AT 2ND FLOOR ELEVATIONS

SCALE 1/8" = 1'-0"

VICINITY MAP

SCALE 1:1.1

City of San Diego
City of San Diego Title Sheet
 (Additional Information for General Project/Permit Application)



JOB NO. 87013

SHEET TITLE

PROPOSED ELEVATIONS

STATUS: AMENDED LFE# NO. 6840168 (REV. 3 CDPI) CIP

SHEET NO.

MONARCH COTTAGES

RESIDENTIAL CARE FACILITY FOR THE ELDERLY
 7630 FAY AVENUE
 LA JOLLA, CA 92037

OWNER:
 MONARCH VENTURES
 18207 McDURMOTT
 SUITE H
 IRVINE, CA 92614
 JOHN HAFFNER
 949.224.1802

PROJECT TEAM

ARCHITECT:
 GMPA ARCHITECTS
 1631 16TH STREET
 SANTA MONICA, CA 90404
 310.450.0200

LANDSCAPE ARCHITECT:
 TGP
 4208 W. CHANDLER BLVD.
 BURBANK, CA 91505
 818.556.5001

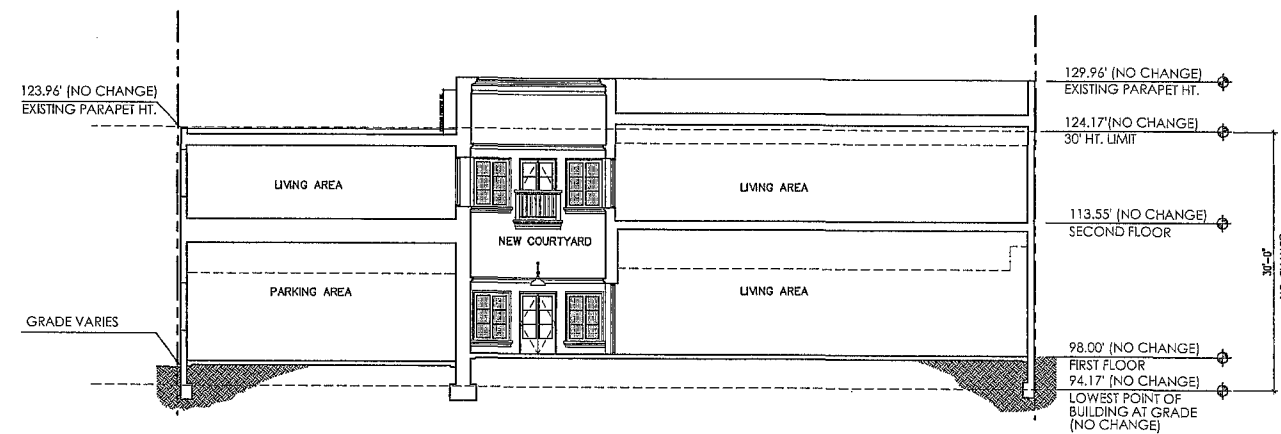
LAND USE LAWYER:
 MATTHEW A. PETERSON, ESQ.
 PETERSON & PRICE
 A PROFESSIONAL CORPORATION
 530 B STREET, SUITE 1800
 SAN DIEGO, CA 92101-4476
 619.234.0361

ISSUE DATES

DATE	DESCRIPTION	NO.

DATE: NOVEMBER 14, 2014

SEAL:



City of San Diego
 City of San Diego Title Sheet
 (Additional Information for General Project/Permit Application)



PROPOSED SECTION

SCALE
 1/8" = 1'-0"

1 VICINITY MAP

SCALE
 1" = 1'-0"

MONARCH COTTAGES

RESIDENTIAL CARE FACILITY FOR THE ELDERLY
7630 FAY AVENUE
LA JOLLA, CA 92037

OWNER:
MONARCH VENTURES
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IRVINE, CA 92614
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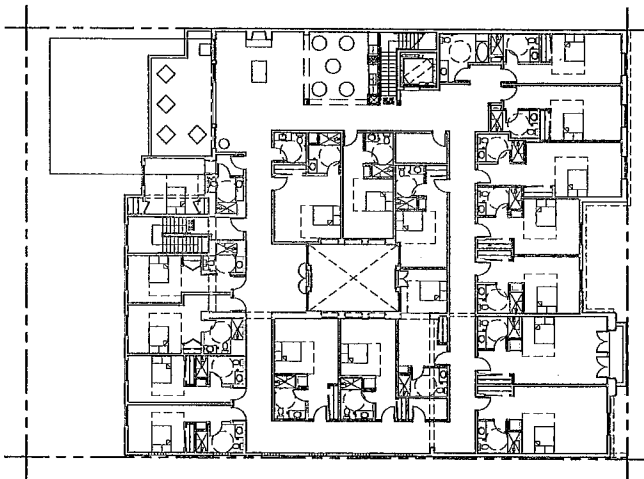
LAND USE LAWYER:
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A PROFESSIONAL CORPORATION
530 B STREET, SUITE 1800
SAN DIEGO, CA 92101-4476
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ISSUE DATE

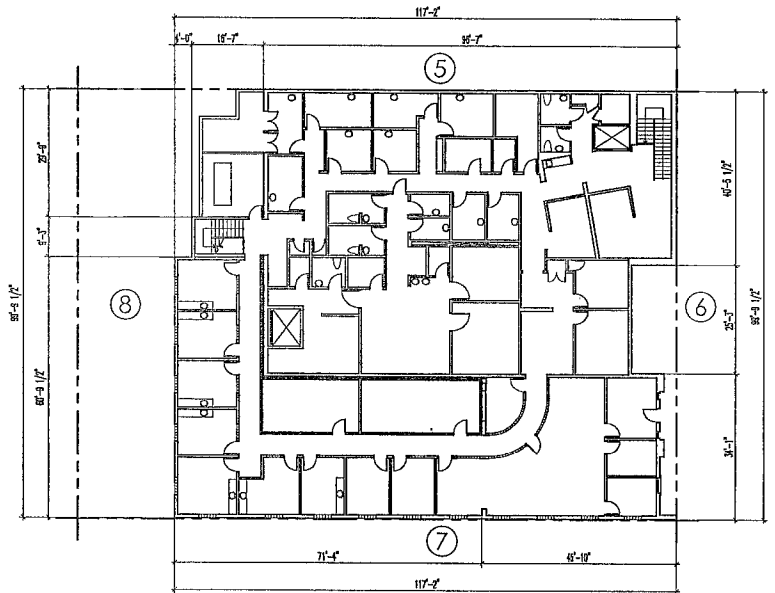
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DATE NOVEMBER 14, 2014

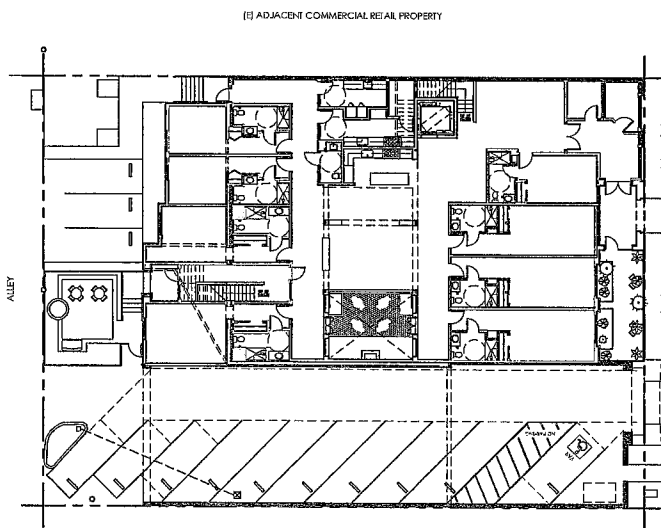
SEAL



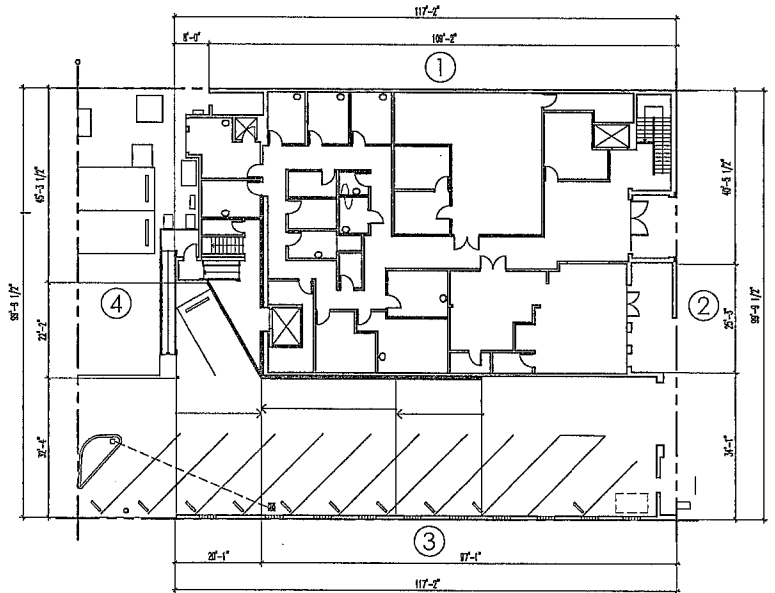
2ND FLOOR PLAN



2ND FLOOR PLAN



SITE & 1ST FLOOR PLAN
G.F.A. / F.A.R. CALCULATIONS

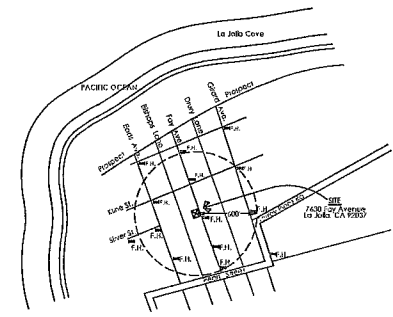


SITE & 1ST FLOOR PLAN
EXISTING / DEMO CALCULATIONS

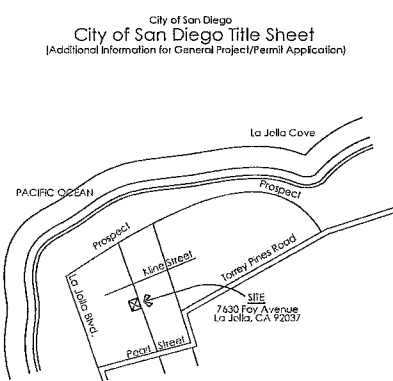
WALL EXISTING/DEMO CALC.

	LENGTH OF WALL TO REMAIN	LENGTH OF WALL TO DEMO	PERCENT CHANGED
①	117'-2"	117'-2"	0% CHANGE
②	99'-9 1/2"	79'-1 1/2"	20.79% CHANGE
③	117'-2"	113'-3"	3.34% CHANGE
④	99'-9 1/2"	41'-5"	58.50% CHANGE
⑤	117'-2"	117'-2"	0% CHANGE
⑥	99'-9 1/2"	73'-3 1/2"	8.15% CHANGE
⑦	117'-2"	113'-3"	3.34% CHANGE
⑧	99'-9 1/2"	48'-3 1/2"	31.57% CHANGE
TOTAL	867'-10"	722'-10 1/2"	16.70% CHANGE

G.F.A. / F.A.R. & EXISTING & DEMO CALCULATIONS



(E) FIRE HYDRANT



VICINITY MAP

JOB NO. 87013

SHEET TITLE

PROPOSED SITE & 1ST FLOOR PLAN

STATUS AMEND LPOP NO. 88-0488 (RFP & CORP. CLIP)

SHEET NO.

MONARCH COTTAGES

RESIDENTIAL CARE FACILITY FOR THE ELDERLY
7630 FAY AVENUE
LA JOLLA, CA 92037

OWNER:
MONARCH VENTURES
18207 MCDURMOIT
SUITE H
IRVINE, CA 92614
JOHN HAFFNER
949.224.1802

PROJECT TEAM
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GMPA ARCHITECTS
1631 16TH STREET
SANTA MONICA, CA 90404
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LANDSCAPE ARCHITECT:
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LAND USE LAWYER:
MATTHEW A. PETERSON, ESQ.
PETERSON & PRICE
A PROFESSIONAL CORPORATION
530 B STREET, SUITE 1800
SAN DIEGO, CA 92101-4476
619.234.0361

ISSUE DATES

DATE	DESCRIPTION	NO.

DATE OCTOBER 13, 2014

SEAL

JOB NO. 87013

SHEET TITLE

1st FLOOR LEVEL
LANDSCAPE
DEVELOPMENT PLAN

STATUS: ALTERNATE NO. 03-028
(SFP & CD) CUP

SH-04 MO.



SCALE
1/8" = 1'-0"

LANDSCAPE NOTES

- A. ALL PROPOSED IRRIGATION SYSTEMS SHALL USE AN APPROVED RAIN SENSOR SHUTOFF DEVICE.
- B. TREE ROOT BARRIERS SHALL BE INSTALLED WHERE TREES ARE PLACED WITHIN 5 FEET OF PUBLIC IMPROVEMENTS INCLUDING WALKS, CURBS, OR STREET PAVEMENTS OR WHERE NEW PUBLIC IMPROVEMENTS ARE PLACED ADJACENT TO EXISTING TREES. THE ROOT BARRIER WILL NOT WRAP AROUND THE ROOT BALL.
- C. IRRIGATION—AN AUTOMATICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED FOR PROPER IRRIGATION, DEVELOPMENT AND MAINTENANCE OF THE VEGETATION IN A HEALTHY, DISEASE-RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED.
- D. ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE PROPERTY OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.
- E. MULCH— ALL REQUIRED PLANTING AREAS SHALL BE COVERED WITH MULCH AT A MINIMUM DEPTH OF 2".
- F. ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.
- G. A MINIMUM ROOT ZONE OF 40sf IN AREA SHALL BE PROVIDED FOR ALL TREES. THE MINIMUM DIMENSION FOR THIS AREA SHALL BE 5 FEET, PER SDMG 142.0403(b)(5).

WATER CONSERVATION STATEMENT:

ALL LANDSCAPE WILL BE SPECIFIED, PLANTED & IRRIGATED ACCORDING TO XERISCAPE DESIGN PRINCIPLES WHICH INCLUDE: THE PREDOMINANT USE OF DROUGHT TOLERANT PLANT MATERIALS; THE PRACTICE OF HYDROZONING OR GROUPING PLANTS WITH SIMILAR WATER REQUIREMENTS TOGETHER; MINIMIZING TURF AREAS, AND THE EFFICIENT APPLICATION OF WATER BY USING MATCHED PRECIPITATION HEADS, DRIP LINE, SEPARATE VALVES FOR TURF AND GROUND COVER AREAS AND RAIN SHUT OFF DEVICES. THIS PROJECT WILL COMPLY WITH THE STATE WATER CONSERVATION ORDINANCE EFFECTIVE JANUARY 1, 2010.

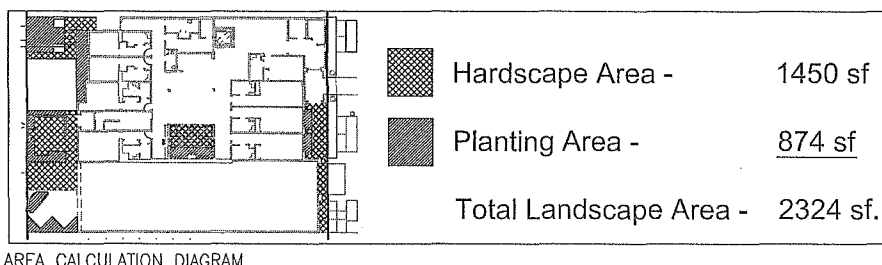
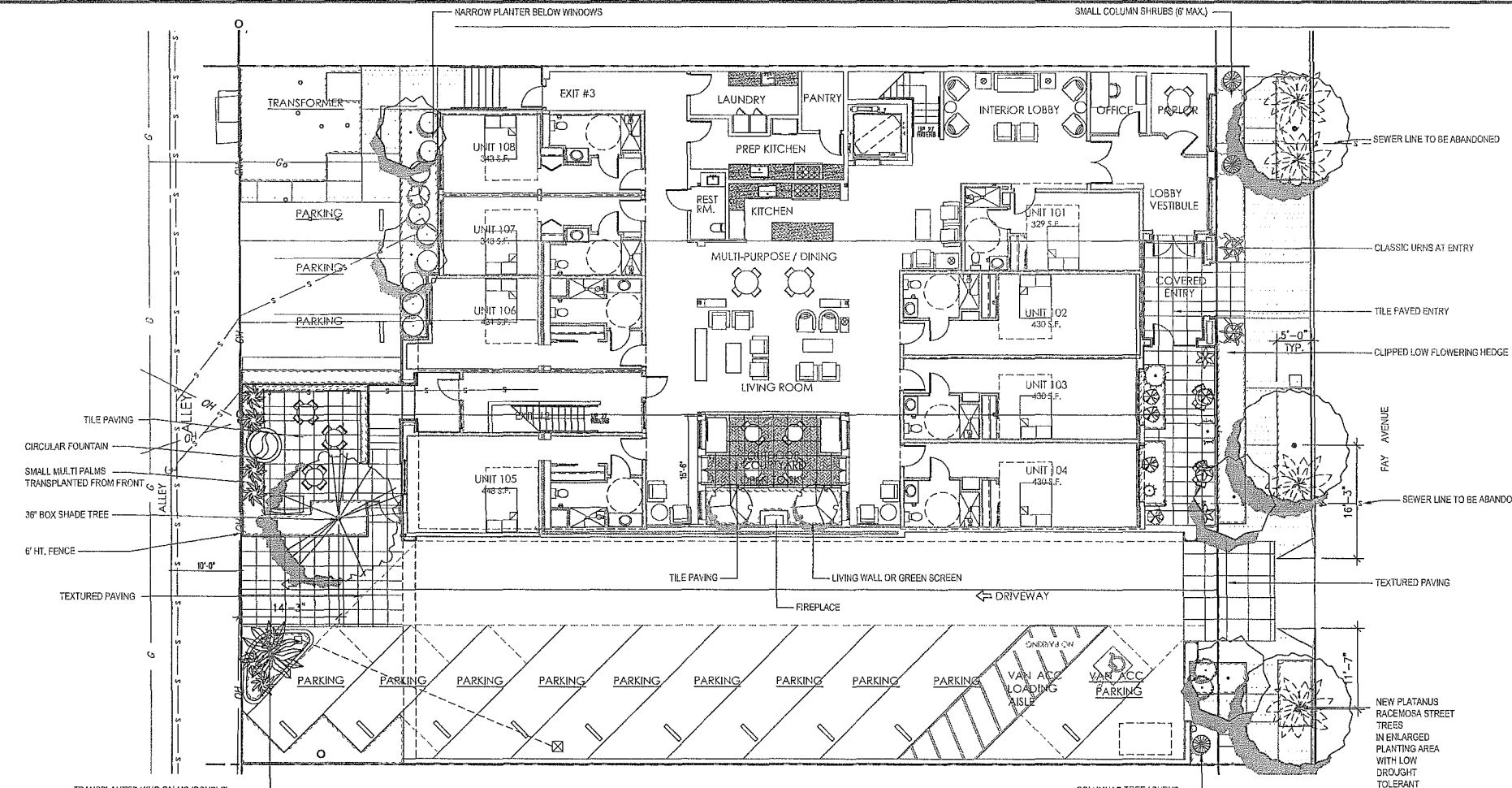
HARDSCAPE & PLANTING AREA CALCULATIONS

HARDSCAPE AREA:	1450 S.F.
PLANTING AREA:	874 S.F.
TOTAL LANDSCAPE AREA:	2324 S.F.
OVERALL SITE AREA:	14000 S.F.

1. TOTAL LANDSCAPE AREA IS 15% OF SITE AREA. THE PROJECT MEETS THE REQUIREMENTS OPTION B, SDMG 159.0403 b. (PROVIDE GROUND LEVEL LANDSCAPED AREA EQUAL TO 15 PERCENT OF THE TOTAL AREA). THE PROJECT ALSO MEETS THE OTHER REQUIREMENTS OF THIS SECTION.
2. 100% OF PAVING SHALL BE TILED/TEXTURED.
3. STREET TREE SHALL BE PLATANUS RACEMOSA.
4. NO INVASIVE SPECIES HAVE BEEN LISTED IN THE PLANTING LEGEND BELOW.
TREE QUANTITIES ARE LISTED IN THE LEGEND BELOW.
EXISTING PALM TREES TO BE REMOVED ARE INDICATED BY DASHED LINE SYMBOL.
5. THE PROJECT DOES NOT PROPOSE MORE THAN 1000 SF OF IRRIGATED LANDSCAPE AREA AND HENCE ETWU AND MAWA CALCULATIONS ARE NOT LISTED ON THE DRAWINGS.

MINIMUM TREE SEPARATION DISTANCE:

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

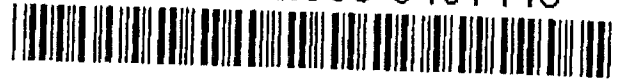


PLANT LEGEND

NOTE: PLANTS SHALL BE CHOSEN FROM THE FOLLOWING LIST. ALL PLANT TYPES MAY NOT BE SPECIFIED.

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	HT. X SPREAD	SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	
SPECIMEN TREES (36" BOX)									
	CALODENDRON CAPENSE	CAPE CHESTNUT	1	35' X 35'					
	ROBINIA AMBIGUA 'IDAHOENSIS'	IDAHO LOCUST		35' X 35'					
	MAGNOLIA 'SAMUEL SOMMERS'	SAMUEL SOMMERS MAGNOLIA		35' X 35'					
SMALL/MEDIUM TREES (24" BOX)									
	ACACIA STENOPHYLLA	SHOESTRING ACACIA	2	30' X 20'					
	ARBUTUS UNEDO 'MARINA'	MARINA STRAWBERRY TREE		25' X 20'					
	TABEBUIA IMPETIGINOSA	PINK TRUMPET TREE		40' X 35'					
	LAGERSTROEMIA INDICA	GRAPE MYRTLE		20' X 20'					
STREET TREES (24" BOX)									
	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	3	50' X 30'					
EXISTING PALMS (TO BE TRANSPLANTED)									
	ARCHONTOPHOENIX CUNNINGHAMIA	KING PALM; DOUBLE		40' X 6'					
	PHOENIX ROEBELLINI	PYGMY DATE PALM; MULTI		15' X 5'					
EXISTING PALMS (TO BE REMOVED)									
			4						
SHRUBS / FOLIAGE ORNAMENTAL GRASSES (1 & 5 GALLON) + GROUNDCOVERS (1 GALL)									
	ABELIA GRANDIFLORA	GLOSSY ABELIA							
	ANIGOZANTHUS CULTIVARS	KANGAROO PAW							
	CISTUS 'SUNSET'	ROCKROSE							
	COLEONEMA 'COMPACTA'	COMPACT PINK BREATH OF HEAVEN							
	COPROSMA SPECIES	COPROSMA							
	DIETES VEGETA	FORTNIGHT LILY							
	ESCALLONIA FRADESII	FRADES ESCALLONIA							
	EUONYMUS SPECIES	LAVENDER							
	LAVANDULA SPECIES	HEAVENLY BAMBOO							
	MISCANTHUS SPECIES	STERILE FOUNTAIN GRASS							
	NANDINA DOMESTICA CULTIVARS	BRIGHT & TIGHT CHERRY LAUREL							
	PENNISETUM SETACEUM 'RUBRUM'	INDIAN HAWTHORN							
	PRUNUS CAROLINIANA 'BRIGHT N' TIGHT'	UPRIGHT ROSEMARY							
	RAPHIOLEPIS INDICA CULTIVARS	ROSES							
	ROSMARINUS OFFICINALIS	DYMONDIA							
	ROSA SPECIES	GAZANIA							
	DYMONDIA MARGARETAE	PROSTRATE MYOPORUM							
	GAZANIA 'AZTEC QUEEN' & 'COPPER KING'	TRAILING ROSEMARY							
	MYOPORUM PARVIFOLIUM								
	ROSMARINUS 'PROSTRATUS'								

DOC # 2006-0401445



JUN 07, 2006 10:44 AM

OFFICIAL RECORDS
SAN DIEGO COUNTY RECORDER'S OFFICE
GREGORY J. SMITH, COUNTY RECORDER
FEES: 41.00
PAGES: 12

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

5882

Handwritten initials and date: P.S. 12/1/07



2006-0401445

SPACE ABOVE THIS LINE FOR RECORDER'S USE

JOB ORDER NUMBER: 42-4238

COASTAL DEVELOPMENT PERMIT NO. 201667 AND SITE DEVELOPMENT PERMIT
NO. 206622

**LA JOLLA SPA MD - PROJECT NO. 66961
AMENDMENT TO LA JOLLA PLANNED DISTRICT PERMIT NO. 88-0458
HEARING OFFICER**

This Coastal Development Permit and Site Development Permit are granted by the Hearing Officer of the City of San Diego to FAY AVENUE PROPERTIES, LLC, a California Corporation, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0702 and 126.0502. The 14,000 square-foot site is located at 7630 Fay Avenue, in Zone 3 of the La Jolla Planned District, Coastal Overlay Zone, Coastal Height Limit Overlay Zone, Parking Impact Overlay Zone and within the La Jolla Community Plan Area. The project site is legally described as Lots 15-18, Block 21, La Jolla Park, Map No. 352.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to construct a second floor addition to an existing two-story medical/spa/office building, described and identified by size, dimension, quantity, type, and location on the approved exhibits, dated April 26, 2006, on file in the Development Services Department.

The project or facility shall include:

- a. Construction of a 2,940 square-foot second floor addition to an existing 14,236 square-foot, two-story medical/spa/office building on a 14,000 square-foot property;
- b. Landscaping (planting, irrigation and landscape related improvements);
- c. Existing Off-street parking facilities along with an off-site Shared Parking Agreement;
- d. Accessory improvements determined by the City Manager to be consistent with the land use and development standards in effect for this site per the adopted community plan, California Environmental Quality Act Guidelines, public and private improvement

ORIGINAL

requirements of the City Engineer, the underlying zone(s), conditions of this Permit, and any other applicable regulations of the SDMC in effect for this site.

STANDARD REQUIREMENTS:

1. Construction, grading or demolition must commence and be pursued in a diligent manner within thirty-six months after the effective date of final approval by the City, following all appeals. Failure to utilize the permit within thirty-six months will automatically void the permit unless an Extension of Time has been granted. Any such Extension of Time must meet all the SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker.
2. No permit for the construction, occupancy or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder
3. Unless this Permit has been revoked by the City of San Diego the property included by reference within this Permit shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the City Manager.
4. This Permit is a covenant running with the subject property and shall be binding upon the Permittee and any successor or successors, and the interests of any successor shall be subject to each and every condition set out in this Permit and all referenced documents.
5. The utilization and continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City of San Diego does not authorize the Permittee for this permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
7. The Owner/Permittee shall secure all necessary building permits. The applicant is informed that to secure these permits, substantial modifications to the building and site improvements to comply with applicable building, fire, mechanical and plumbing codes and State law requiring access for disabled people may be required.
8. Before issuance of any building or grading permits, complete grading and working drawings shall be submitted to the City Manager for approval. Plans shall be in substantial conformity to Exhibit "A," on file in the Development Services Department. No changes, modifications or alterations shall be made unless appropriate application(s) or amendment(s) to this Permit have been granted.

5884

9. All of the conditions contained in this Permit have been considered and have been determined to be necessary in order to make the findings required for this Permit. It is the intent of the City that the holder of this Permit be required to comply with each and every condition in order to be afforded the special rights which the holder of the Permit is entitled as a result of obtaining this Permit.

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

10. At all bus stops within the project area, if any, the applicant shall be responsible for installing sidewalk improvements where needed to comply with Americans with Disability Act (ADA) requirements and in accordance with standards contained in the City of San Diego Street Design Manual.

ENGINEERING REQUIREMENTS:

11. Prior to the issuance of any construction permit, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance.
12. 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 San Diego Municipal Code, into the construction plans or specifications.
13. 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.
14. The drainage system proposed for this development is private and subject to approval by the City Engineer.
15. Prior to the issuance of any building permits, the Owner/Permittee shall obtain an Encroachment Maintenance and Removal Agreement, for the landscaping, backflow prevention device, handrails, water features, and concrete benches in the Fay Avenue right-of-way.
16. Prior to foundation inspection, the Owner/Permittee shall submit a building pad certification signed by a Registered Civil Engineer or a Licensed Land Surveyor, certifying the pad elevation based on USGS datum is in accordance with the approved plans.

ORIGINAL

5885

17. This project proposes to export 70 cubic yards of material from the project site. All export material shall be discharged into a legal disposal site. The approval of this project does not allow the onsite processing and sale of the export material unless the underlying zone allows a construction and demolition debris recycling facility with an approved Neighborhood Use Permit or Conditional Use Permit per LDC Section 141.0620(i).

18. Prior to issuance of building permit(s), the Owner/Permittee shall provide and maintain a shared parking agreement for a minimum of 9 parking spaces that cannot be accommodated on site. If any changes are made to the agreement, the Owner/Permittee shall submit any amended Shared Parking Agreement to the Development Services Department for review and approval.

19. This project shall comply with all current street lighting standards according to the City of San Diego Street Design Manual (Document No. 297376, filed November 25, 2002) and the amendment to Council Policy 200-18 approved by City Council on February 26, 2002 (Resolution R-296141) satisfactory to the City Engineer. Satisfying Council Policy 200-18 may require, but not be limited to, the removal/modification of existing and/or the installation of new/additional street light facilities (bulbs, fixtures, poles, etc.).

LANDSCAPE REQUIREMENTS:

20. In the event that the Landscape Plan and the Site Plan conflict, the Site Plan shall be revised to be consistent with the Landscape Plan such that landscape areas are consistent with the Exhibit 'A' Landscape Development Plan.

21. Prior to issuance of any engineering permits for right-of-way improvements, complete landscape construction documents for right-of-way improvements shall be submitted to the City Manager for approval. Improvement plans shall take into account 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.

22. Prior to issuance of any construction permits for structures (including shell), complete landscape and irrigation construction documents consistent with the Landscape Standards shall be submitted to the City Manager 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 take into account a 40 square foot area around each tree which is unencumbered by hardscape and utilities as set forth under LDC 142.0403(b)5.

23. Prior to issuance of any Certificate of Occupancy, it shall be the responsibility of the Permittee or subsequent Owner to install all required landscape and obtain all required landscape inspections. A "No Fee" Street Tree Permit shall be obtained for the installation, establishment, and on-going maintenance of all street trees.

24. 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. The trees shall be maintained in a safe manner to allow each tree to grow to its mature height and spread.

5886

25. 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 City manager within 30 days of damage or Certificate of Occupancy.

PLANNING/DESIGN REQUIREMENTS:

26. No fewer than thirteen (13) off-street parking spaces shall be maintained on the property at all times in the approximate locations shown on the approved Exhibit "A," on file in the Development Services Department, along with the Shared Parking Agreement for an additional nine (9) spaces off-site for a total of twenty two (22) parking spaces. Parking spaces shall comply at all times with the SDMC and shall not be converted for any other use unless otherwise authorized by the City Manager.

27. There shall be compliance with the regulations of the underlying zone(s) unless a deviation or variance to a specific regulation(s) is approved or granted as a condition of approval of this Permit. Where there is a conflict between a condition (including exhibits) of this Permit and a regulation of the underlying zone, the regulation shall prevail unless the condition provides for a deviation or variance from the regulations. Where a condition (including exhibits) of this Permit establishes a provision which is more restrictive than the corresponding regulation of the underlying zone, then the condition shall prevail.

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

29. 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 Permittee.

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

31. No building additions, including patio covers, shall be permitted unless approved by the homeowners association and the City Manager. Patio covers may be permitted only if they are consistent with the architecture of the dwelling unit.

32. The height of the existing, previously conforming structure shall not be increased.

33. The parking area identified on the "Exhibit A" as Basement Parking shall comply with SDMC Sections 103.1203(b)(3) and 103.1203(b)(14)(C).

5887

34. All building materials and colors shall comply with the requirements of the La Jolla Planned District Ordinance.
35. At least 50% of the existing exterior walls shall be maintained, or the building will be required to conform to all regulations of the La Jolla Planned District Ordinance, including height.
36. This permit and the conditions herein shall amend and supercede La Jolla Planned District Permit No 88-0458.
37. All signs associated with this development shall be consistent with sign criteria established by either of the following:
- a. Approved project sign plan (Exhibit "A," on file in the Development Services Department); or
 - b. Citywide sign regulations
38. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.
39. The use of textured or enhanced paving shall meet applicable City standards as to location, noise and friction values.
40. The subject property and associated common areas on site shall be maintained in a neat and orderly fashion at all times.
41. All uses, except storage and loading, shall be conducted entirely within an enclosed building. Outdoor storage of merchandise, material and equipment is permitted in any required interior side or rear yard, provided the storage area is completely enclosed by walls, fences, or a combination thereof. Walls or fences shall be solid and not less than six feet in height and, provided further, that no merchandise, material or equipment stored not higher than any adjacent wall.
42. No mechanical equipment, tank, duct, elevator enclosure, cooling tower, mechanical ventilator, or air conditioner shall be erected, constructed, converted, established, altered, or enlarged on the roof of any building, unless all such equipment and appurtenances are contained within a completely enclosed, architecturally integrated structure whose top and sides may include grillwork, louvers, and latticework.
43. Prior to the issuance of building permits, construction documents shall fully illustrate compliance with the Citywide Storage Standards for Trash and Recyclable Materials (SDMC) to the satisfaction of the City Manager. All exterior storage enclosures for trash and recyclable materials shall be located in a manner that is convenient and accessible to all occupants of and service providers to the project, in substantial conformance with the conceptual site plan marked Exhibit "A," on file in the Development Services Department.

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WATER REQUIREMENTS:

44. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of new water service(s) outside of any driveway, and the disconnection at the water main of all existing unused services adjacent to the site, in a manner satisfactory to the Water Department Director and the City Engineer.
45. 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 Water Department Director, the City Engineer, and the Cross Connection Supervisor in the Customer Support Division of the Water Department.
46. Prior to the issuance of any certificates of occupancy, public water facilities necessary to serve the development, including services, shall be complete and operational in a manner satisfactory to the Water Department Director and the City Engineer.
47. The Owner/Permittee agrees to design and construct all proposed public water facilities in accordance with established criteria in the most current edition of the City of San Diego Water Facility Design Guidelines and City regulations, standards and practices pertaining thereto. Public water facilities shall be modified at final engineering to comply with standards.

INFORMATION ONLY:

- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this development 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 building/engineering permit issuance

APPROVED by the Hearing Officer of the City of San Diego on April 26, 2006, by Resolution No. HO -5336 - 2.

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HEARING OFFICER
 RESOLUTION NO. HO – 5336 - 2
 COASTAL DEVELOPMENT PERMIT NO. 201667 AND SITE DEVELOPMENT PERMIT
 NO. 206622
 AMENDMENT TO LA JOLLA PLANNED DISTRICT NO. 88-0458
 LA JOLLA SPA MD – PROJECT NO. 66961

WHEREAS, FAY AVENUE PROPERTIES, LLC, Owner/Permittee, filed an application with the City of San Diego for a permit to construct a two-story addition to an existing two-story medical spa and office building (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit Nos. 201667 and 206622), on portions of a 14,000 square-foot property;

WHEREAS, the project site is located at 7630 Fay Avenue in the Zone 3 of the La Jolla Planned District, Coastal Overlay Zone, Coastal Height Limit Overlay Zone and of the La Jolla Community Plan Area;

WHEREAS, the project site is legally described as Lots 15-18, Block21, La Jolla Park, Map No. 352;

WHEREAS, on April 26, 2006, the HEARING OFFICER of the City of San Diego considered Coastal Development Permit No. 201667 and Site Development Permit No. 20662, pursuant to the Land Development Code of the City of San Diego; NOW, THEREFORE,

BE IT RESOLVED by the HEARING OFFICER of the City of San Diego as follows:

That the HEARING OFFICER adopts the following written Findings, dated April 26, 2006.

FINDINGS:

Coastal Development Permit - Section 126.0708

1. The proposed coastal development will not encroach upon any existing physical access way 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; and

The 14,000 square-foot project site is currently developed with an existing two-story medical spa and office building and is located within the commercial core area of La Jolla. The development proposes to construct a new two-story addition to the existing building and is located approximately one half mile from the coastline. The proposed development is contained within the existing legal lot area, which will not encroach upon any existing or proposed physical access to the coast. The project site is not located on or adjacent to an identified visual access corridor as identified within the La Jolla/La Jolla

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Shores Local Coastal Program. The project site is situated along Fay Avenue, within a developed commercial area. The proposed addition to the structure meets the development setbacks and height limit required by the underlying zone and the proposed structure will not block any identified visual corridor.

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

The 14,000 square-foot project site is currently developed with an existing two-story medical spa and office building and is located within the commercial core area of La Jolla. The environmental review, initial study, determined that the project would not have a significant environmental effect and the Environmental Section prepared a Negative Declaration, Project No. 66961. The document concluded that the project avoids any potentially significant environmental effects to environmentally sensitive lands to a level below significance.

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; and

The proposed construction of a new two-story addition is on a site which has a commercial mixed use land use designation. During environmental review, it was determined that the project would not have a significant environmental effect and prepared a Negative Declaration, Project No. 66961. The project design was also determined to be in compliance with all of the applicable development regulations. Due to these factors the proposed construction of a new two-story addition to the existing medical spa and office building was found to be in compliance with the City of San Diego adopted La Jolla Community Plan and the Progress Guide, the certified Local Coastal Program Land Use Plan and General Plan.

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 14,000 square foot site, currently developed with an existing two-story medical spa and office building and is located within the commercial core area of La Jolla. The project site is approximately one quarter of a mile away from the Pacific Ocean and is not located between the first public road and the sea or coastline. Development of the project will be fully within the private property. There is no identified public access and public recreation area on or adjacent to the project site and these stated resources will not be impaired by the development of this site. The proposed construction of an addition to the existing medical spa and office building project is designed to take access off the existing public street, Fay Avenue, with adequate off street parking, which includes a Shared Parking Agreement. The existing character and pedestrian design of the street will be

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improved through landscape improvements and will retain the existing commercial character.

Site Development Permit - Municipal Code Section 126.0504

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

The proposed construction of a two-story addition to an existing medical spa and office building to total approximately 17,176 square-feet of gross floor area will not adversely affect the La Jolla Community Plan, because the proposed development has been found consistent with the plan's land use designation, the development regulations of Zone 3 of the La Jolla Planned District, allowed density, and design recommendations. The 14,000 square foot project site is designated for commercial mixed use development. The current proposal is for the construction of a new two-story addition to the existing medical spa and office building with vehicular access and parking designed to be taken from a driveway off of the public street, Fay Avenue, with additional off street parking through a Shared Parking Agreement for nine parking spaces.

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

The proposed construction of a two-story addition to the existing medical spa building for a total of approximately 17,176 square-feet of gross floor area on a 14,000 square-foot property has been designed to comply with all of the applicable development regulations, including those of Zone 3 of the La Jolla Planned District. During environmental review, it was determined that the project would not have a significant environmental effect, which included an analysis of the project's potential impact on public health and safety, and prepared a Negative Declaration, Project No. 66961. The construction of a new medical spa addition would therefore not be detrimental to the public health, safety and welfare.

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

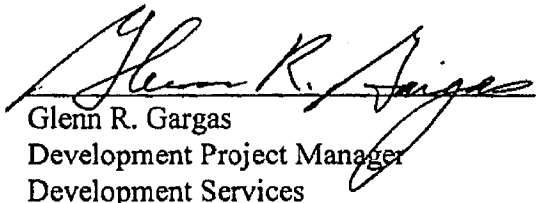
The proposed construction of a two-story addition to an existing medical spa building, to total approximately 17,176 square-feet of gross floor area, will comply to the development regulations of Zone 3 of the La Jolla Planned District, the Coastal Development Regulations and the Local Coastal Program for the La Jolla Community Plan area. The project site is within Zone 3 of the La Jolla Planned District for commercial mixed use and the proposed medical spa addition development all comply with the requirements of that zone.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the HEARING OFFICER, Coastal Development Permit No. 201667 and Site Development Permit No. 206622 are hereby GRANTED by the HEARING OFFICER to the referenced

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Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit Nos. 201667 and 206622, a copy of which is attached hereto and made a part hereof.


Glenn R. Gargas
Development Project Manager
Development Services

Adopted on: April 26, 2006

Job Order No. 42-4238

cc: Legislative Recorder, Planning Department

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ALL-PURPOSE CERTIFICATE

Project No. 66961 W.O. No. 42-4238
Type/PTS Approval Number of Document CDP No. 201667 & SDP No. 206622
Date of Approval April 26, 2006

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

[Signature]
Glenn R. Gargas, Development Project Manager
City of San Diego

On May 4, 2006, before me, Stacie L. Maxwell, City of San Diego, (Notary Public), personally appeared Glenn R. Gargas, Development Project Manager of the Development Services Department of the City of San Diego, personally known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal
Signature [Signature]
Stacie L. Maxwell



ALL-PURPOSE CERTIFICATE

OWNER(S)/PERMITTEE(S) SIGNATURE/NOTARIZATION:

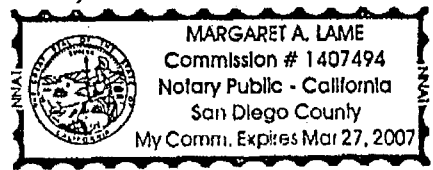
THE UNDERSIGNED OWNER(S)/PERMITTEE(S), BY EXECUTION THEREOF, AGREES TO EACH AND EVERY CONDITION OF THIS PERMIT AND PROMISES TO PERFORM EACH AND EVERY OBLIGATION OF OWNER(S)/PERMITTEE(S) THEREUNDER.

Signed [Signature] Signed _____
Typed Name FAY HUEME PROPERTIES LLC, permittee Typed Name _____

STATE OF California
COUNTY OF SAN DIEGO

On 5/30/06 before me, Margaret A. Lame (Name of Notary Public) personally appeared Dianne York Holzman, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.
Signature [Signature]



Signature
ORIGINAL



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

Ownership Disclosure Statement

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

Project Title
 Monarch Cottages

Project No. For City Use Only
 370402

Project Address:
 7630 Fay Avenue

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

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property, with the intent to record an encumbrance against the property. Please list below the owner(s) and tenant(s) (if applicable) of the above referenced property. The list must include the names and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all individuals who own the property). A signature is required of at least one of the property owners. Attach additional pages if needed. A signature from the Assistant Executive Director of the San Diego Redevelopment Agency shall be required for all project parcels for which a Disposition and Development Agreement (DDA) has been approved / executed by the City Council. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

Additional pages attached Yes No

Name of Individual (type or print): _____
 Owner Tenant/Lessee Redevelopment Agency
 Street Address: _____
 City/State/Zip: _____
 Phone No: _____ Fax No: _____
 Signature : _____ Date: _____

Name of Individual (type or print): _____
 Owner Tenant/Lessee Redevelopment Agency
 Street Address: _____
 City/State/Zip: _____
 Phone No: _____ Fax No: _____
 Signature : _____ Date: _____

Name of Individual (type or print): _____
 Owner Tenant/Lessee Redevelopment Agency
 Street Address: _____
 City/State/Zip: _____
 Phone No: _____ Fax No: _____
 Signature : _____ Date: _____

Name of Individual (type or print): _____
 Owner Tenant/Lessee Redevelopment Agency
 Street Address: _____
 City/State/Zip: _____
 Phone No: _____ Fax No: _____
 Signature : _____ Date: _____

Project Title:	Project No. (For City Use Only)
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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? NV Corporate Identification No. 201213710357
 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):
Executive Leasing of Nevada, LLC

Owner Tenant/Lessee

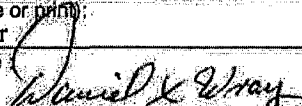
Street Address:
990 Ironwood Drive

City/State/Zip:
Minden, NV, 89423

Phone No: (858) 453-0505 Fax No: (858) 408-3976

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

Title (type or print):
Member

Signature:  Date: 05/01/2014

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

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

Title (type or print):

Signature: Date:

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

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

Title (type or print):

Signature: Date:

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

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

Title (type or print):

Signature: Date:

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

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

Title (type or print):

Signature: Date:

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

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

Title (type or print):

Signature: Date:

Black, Laura

From: jhaffner@asl.cc on behalf of John Haffner [jhaffner@monarchseniorliving.net]
Sent: Friday, November 07, 2014 2:26 PM
To: Black, Laura
Cc: Matthew A. Peterson
Subject: Re: Monarch - ownership listing

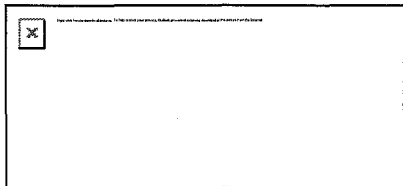
Hi Laura,

I received a response from Daniel Wray, the managing/voting members for the property ownership are:

- Daniel X. Wray, managing member
- Lois F. Wray, member

Regards,

John Haffner
Monarch Senior Living
Direct Phone & Fax: (949) 224-1802



On Fri, Nov 7, 2014 at 11:07 AM, Black, Laura <LBlack@sanidiego.gov> wrote:

Hi Matt,

I need the managing/voting members for the property ownership of Executive Leasing of Nevada, LLC. This information needs to be provided to the Planning Commission to ensure there is no conflict of interest between members of the LLC and the Planning Commissioners.

Thanks, L

Laura C. Black, AICP

Development Project Manager
Development Services Department
Affordable/In-Fill Housing and
Sustainable Buildings Expedite Program

1222 First Avenue, MS 501

DEVELOPMENT SERVICES
Project Chronology
Monarch Cottages - Project No. 370400

Date	Action	Description	City Review Time (Working Days)	Applicant Response (Working Days)
08/01/2014	First Submittal	Project Deemed Complete		
08/27/2014	First Assessment Letter		18 days	
09/26/2014	Second Submittal			21 days
10/15/2014	Second Assessment Letter		13 days	
10/30/2014	Third Submittal			11 days
11/07/2014	Reviews Complete		6 days	
10/31/2014	Environmental Determination -Exempt			
12/18/2014	Planning Commission - Public Hearing		25 days	
TOTAL STAFF TIME		(Does not include City Holidays or City Furlough)	62 days	
TOTAL APPLICANT TIME		(Does not include City Holidays or City Furlough)		32 days
TOTAL PROJECT RUNNING TIME			94 days = 3.1 months	



THE CITY OF SAN DIEGO

DATE OF NOTICE: December 4, 2014

NOTICE OF PUBLIC HEARING PLANNING COMMISSION

DATE OF HEARING:	December 18, 2014
TIME OF HEARING:	9:00 A.M.
LOCATION OF HEARING:	Council Chambers, 12th Floor, City Administration Building, 202 C Street, San Diego, California 92101
PROJECT TYPE:	Coastal Development Permit, Site Development Permit and Conditional Use Permit – Exempt - PROCESS FOUR
PROJECT NUMBER:	370400
PROJECT NAME:	<u>MONARCH COTTAGES</u>
APPLICANT:	Matt Peterson
COMMUNITY PLAN AREA:	La Jolla
COUNCIL DISTRICT:	District One
CITY PROJECT MANAGER:	Laura C. Black, AICP, Development Project Manager
PHONE NUMBER/E-MAIL:	(619) 236-6327 / lblack@sandiego.gov

As a property owner, tenant or person who has requested notice, you should know that the Planning Commission will hold a public hearing to approve, conditionally approve, or deny an application for the operation of a 26 unit Residential Care Facility, providing 42 beds, to be located within an existing two-story, 18,136 square foot building, on a 14,000 square foot site located at 7630 Fay Avenue within Zone 3 of the La Jolla Planned District (LJPD), Coastal Overlay Zone (Non Appealable-Area 2), Coastal Height Limitation Overlay Zone, and Parking Impact Overlay Zone within the La Jolla Community Plan and Local Coastal Plan area. This application was filed on August 1, 2014.

The decision of the Planning Commission is final unless the project is appealed to the City Council. In order to appeal the decision of the Planning Commission you must be present at the public hearing and file a speaker slip concerning the application or have expressed interest by writing to the Planning Commission before the close of the public hearing. Please do not e-mail appeals as they will not be accepted. See Information Bulletin 505 "Appeal Procedure", available at www.sandiego.gov/development-services or in person at the office of the City Clerk, 202 "C" Street,

Second Floor. The appeal must be made within 10 working days of the Planning Commission decision. If you wish to challenge the City's action on the above proceedings in court, you may be limited to addressing only those issues you or someone else have raised at the public hearing described in this notice, or written in correspondence to the City at or before the public hearing.

This project was determined to be categorically exempt from the California Environmental Quality Act on October 31, 2014, and the opportunity to appeal that determination ended November 17, 2014.

The final decision by the City of San Diego is not appealable to the California Coastal Commission. If you want to receive a Notice of Final Action, you must submit a written request to the City Project Manager listed above.

If you have any questions after reviewing this information, you can contact the City Project Manager listed above.

This information will be made available in alternative formats upon request. To request an agenda in alternative format or to request a sign language or oral interpreter for the meeting, call Support Services at (619) 321-3208 at least five working days prior to the meeting to insure availability. Assistive Listening Devices (ALD's) are also available for the meeting upon request.

Internal Order Number: 24004709