



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: August 4, 2016 [REPORT NO. PC-16-059](#)

HEARING DATE: August 11, 2016

SUBJECT: CONGER MIXED USE. PROCESS FOUR DECISION.

PROJECT NUMBER: [294307](#)

OWNER/APPLICANT: Mark A. and Becky M. Conger

SUMMARY:

Issue: Should the Planning Commission approve a mixed use project located at 801 Pearl Street in the La Jolla Community Planning area?

Staff Recommendations:

1. Certify Negative Declaration No. 294307; and
2. Approve Tentative Map No. 1670419, Site Development Permit No. 1375058 and Coastal Development Permit No. 1375059.

Community Planning Group Recommendation: The La Jolla Community Planning Association voted unanimously on October 1, 2015 to recommend approval of the project (Attachment 11).

Environmental Review: The City of San Diego, as Lead Agency, through the Development Services Department, conducted an Initial Study and made a determination the project would not have a significant effect on the environment and the preparation of an Environmental Impact Report is not required. A Public Notice of a Draft Negative Declaration has been posted with the County Clerk and the Daily Transcript. The Draft Negative Declaration was distributed to interested parties and responsible agencies, and public comments, if any, received during the 20-day public review period are included in the Final Negative Declaration in compliance with the requirements of the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.).

Fiscal Impact Statement: All costs associated with the processing of this project are paid from a deposit account maintained by the applicant.

Housing Impact Statement: The proposed project is located at 801 Pearl Street in La Jolla

across six lots. The site has two land use designations in the La Jolla Community Plan, commercial mixed use at a density range of 29 dwelling units per acre (du/acre) and low-medium residential at a density range of 9-15 du/acre. The northern parcel can accommodate 9.32 dwelling units and the southern parcel can have 2.31 dwelling units for a total of 11.63 units, which is rounded up to twelve dwelling units. The site is currently developed with an automobile service station, therefore the project would represent a net gain of twelve units. The project proposes all 12 units as market rate for-sale units. The project will pay the inclusionary affordable housing fee pursuant to the Inclusionary Housing regulations.

BACKGROUND

The La Jolla Community Plan Land Use map has two land use designations for the site; the northern portion of the site is designated for commercial/mixed use at a density range of 29 du/acre and the southern portion is designated low-medium residential at a density range of nine to fifteen du/acre. (Attachment 1). The site, [801 Pearl Street](#), is located on the southeast corner of Pearl Street and Eads Avenue (Attachment 2). The site is currently developed with an automobile service station (Attachment 3). The site also has two zones. The northerly two-thirds of the site is located in the [La Jolla Planned District in Zone 4](#). The remaining southerly one-third of the site is zoned [RM-1-1](#) (Residential—Multiple Unit). Additionally, it is located in several overlay zones, including the Coastal Overlay Zone, the Coastal Height Limitation Overlay Zone, the Parking Impact Overlay Zone, the Transit Area Overlay Zone and the Residential Tandem Parking Overlay Zone. The City's decision is not appealable to the California Coastal Commission.

The La Jolla Planned District Zone 4 includes neighborhood commercial areas characterized by small retail shops. Development in this zone is dominated by community serving and visitor service retail uses. Zone 4, unlike the other zones, is automobile-oriented because of its location along major streets. Development standards for Zone 4 are intended to maintain the retail community serving and visitor serving uses, and encourage the development of some community serving offices, and residences. Residential Development is limited to 29 dwelling units per net acre and subject to the development controls of the La Jolla Planned District. The purpose of the RM zones is to provide for multiple dwelling unit development at varying densities. The RM zones individually accommodate developments with similar densities and characteristics. Each of the RM zones is intended to establish development criteria that consolidates common development regulations, accommodates specific dwelling types, and responds to locational issues regarding adjacent land uses. The RM-1-1 zone permits a maximum density of one dwelling unit for each 3,000 square feet of lot area.

DISCUSSION

Project Description

The Conger Mixed Use project (Project) proposes to demolish and remove an existing service station, construct a mixed use project with four commercial condominium units and twelve residential market-rate condominium units with a subterranean parking garage, landscaping and minor improvements in the public right-of-way (Attachment 4). The Project does not propose or require approval of any deviations. The four commercial retail spaces would front on and face Pearl Street between Eads Avenue and Bishops Lane, a named alley. Commercial offices uses would not be allowed. The residential dwelling units would vary in size from approximately 792 square feet to

approximately 2,274 square feet. The Project proposes two one-bedroom units, five two-bedroom units and five three-bedroom units. The commercial retail space would total approximately 5,340 square feet.

The proposed residential units would be between the proposed commercial space and the adjacent RM-1-1 zoned site to the south. The proposed residential density of twelve dwelling units is consistent with the applicable development regulations. The northern portion of the site is 13,986 square feet in Zone 4 of the La Jolla Planned District which allows a maximum of twenty-nine du/acre; the southern portion is 6,944 square feet in the RM-1-1 Zone which allows one dwelling unit per 3,000 square feet of lot area. The Zone 4 portion of the site would allow 9.31 dwelling units. The RM-1-1 portion of the site would allow 2.31 dwelling units. Adding 9.31 to 2.31 equals 11.62 dwelling units which then is rounded up to twelve dwelling units.

Access to the subterranean parking garage would be provided from Eads Avenue. The subterranean parking garage is designed to provide thirty-seven parking spaces where the San Diego Municipal Code requires thirty-two spaces for the Project. Of the thirty-seven spaces, two would be provided as disabled spaces one of which would be van accessible. The subterranean parking garage would also provide four motorcycle and ten bicycle spaces, two elevators, two stair exits and storage space for eight of the twelve residential units.

The proposed building would comply with the thirty-foot maximum building height limit in the Coastal Overlay Zone. Adjacent to Pearl Street and Eads Avenue the building would measure approximately thirty feet in height. From the adjacent RM-1-1 property on Eads Avenue to the south the Project building would measure approximately twenty-seven feet in height. From Bishops Lane the building would measure approximately twenty-eight feet in height.

The Project would grade 97 percent of the site. The site does not contain steep slopes or sensitive habitat, nor would slopes be created by the Project. Excavation of the site would total approximately 6,111 cubic yards of material to be exported. No retaining walls separate from the building would be created. All utilities necessary to serve the Project exist in the public right-of-way.

Required Approvals

The Project requires approval of a Tentative Map to allow four commercial condominium units and twelve residential market-rate condominium units, a Coastal Development Permit for development within the Coastal Overlay Zone and a Site Development Permit for development within the La Jolla Planned District.

Community Plan Analysis

The proposed project is located within the [La Jolla Community Plan](#) (Plan). The northern portion of the site is designated for neighborhood commercial. The southern portion of the site is designated for low-medium residential use. The project is consistent with the land use designations set forth in the La Jolla Community Plan.

The Residential Element of the La Jolla Community Plan sets for a series of goals, policies and recommendations for residential development. The relevant goals, as stated on page 81, to the proposed project state: *"Promote the development of a variety of housing types and styles in La Jolla"*

and "Maintain the character of La Jolla's residential areas by ensuring that redevelopment occurs in a manner that protects natural features, preserves existing streetscape themes and allows a harmonious visual relationship to exist between the bulk and scale of new and older structures."

The proposed project meets these goals by providing a higher density, smaller unit product within the village area. As part of the goal to maintain the character of the residential areas, the Community Plan, on page 84 item 2a, recommends: "... *avoid extreme and intrusive changes to the residential scale of La Jolla's neighborhoods and to promote good design and harmony within the visual relationships and transitions between new and older structures.*" The Project meets this goal by siting the proposed building fifteen feet from the southerly property line and by proposing a landscape buffer area planted with ornamental flowering pear trees. Entryways are further setback from the property line. The Project façade along Eads Avenue relates to the existing residential neighborhood by orienting four of the twelve units towards Eads Avenue with three units having direct access to Eads Avenue. A non-contiguous sidewalk with Magnolia street trees continues north to Pearl Street to keep pedestrians set back from the street. The western façade along the Eads Avenue creates a pedestrian scale and reduces the bulk and scale of the building.

The Community Plan, on page 97, sets forth a commercial land use goal: "*promote mixed use residential and commercial development along transit corridors ...*" and "*promote pedestrian-oriented features to improve pedestrian safety ...*" The Plan, on page 98, #1 also recommends: "*prohibit the encroachment of new commercial uses into existing residential neighborhoods.*" The Project locates the ground floor commercial uses on the northern parcel adjacent to Pearl Street.

The Community Plan Transportation Element, recommends on page 74, 4c and d, that surface parking be located to the rear and ingress and egress be provided from the alley. However, given the volume of traffic on Pearl Street and the relatively short blocks between the traffic lights, access from Eads Avenue is recommended so the traffic signal light can control commercial and residential traffic.

The Community Plan's Appendix E on Streetscape Guidelines, on pages 140-151, recommend Jacaranda trees along Pearl Street as they are also the major prevailing street tree. The Project includes Jacaranda trees on Pearl Street and Magnolia trees on Eads Avenue, both streets with a non-contiguous sidewalk.

Conclusion

Staff has reviewed the proposed Project and all issues identified through the review process have been resolved in conformance with adopted City Council policies and regulations of the Land Development Code. Staff has provided draft findings to support approval of the Project (Attachments 5 and 6) and draft conditions of approval (Attachments 7 and 8). Staff recommends the Planning Commission approve the Project as proposed.

ALTERNATIVES

1. Approve Tentative Map No. 1670419, Site Development Permit No. 1375058 and Coastal Development Permit No. 1375059, with modifications.
2. Deny Tentative Map No. 1670419, Site Development Permit No. 1375058 and Coastal

Development Permit No. 1375059, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



Elyse W. Lowe
Deputy Director
Development Services Department

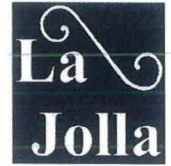


John S. Fisher
Development Project Manager
Development Services Department

VACCHI/JSF

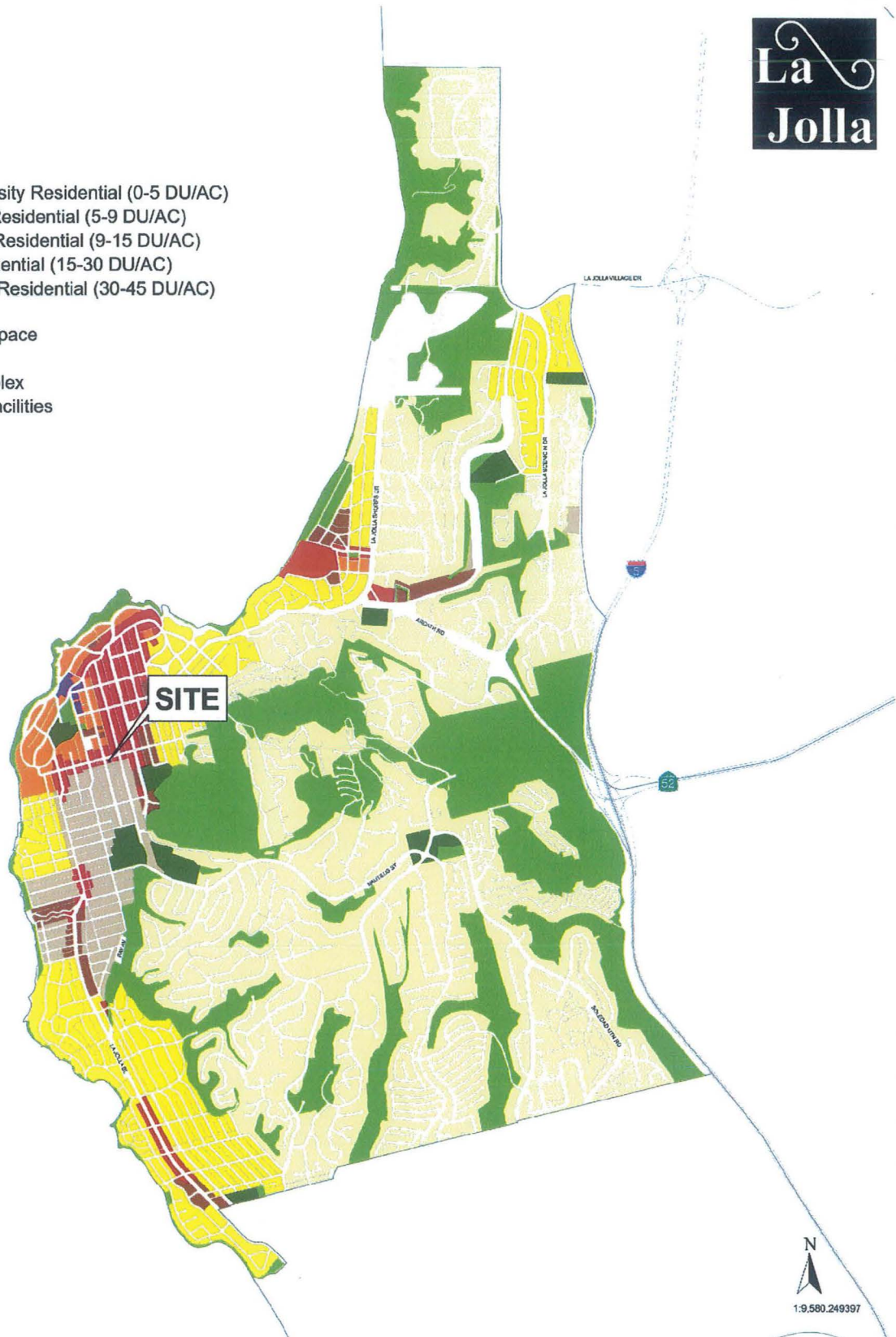
Attachments:

1. Community Plan Land Use Map
2. Project Location Map
3. Aerial Photograph
4. Project Site Plan
5. Draft Environmental Resolution
6. Draft Tentative Map Resolution with Findings
7. Draft Permit Resolution with Findings
8. Draft Tentative Map Conditions
9. Draft Permit with Conditions
10. Remaining Project Plans
11. Community Planning Group Recommendation
12. Ownership Disclosure Statement
13. Project Data Sheet



Legend

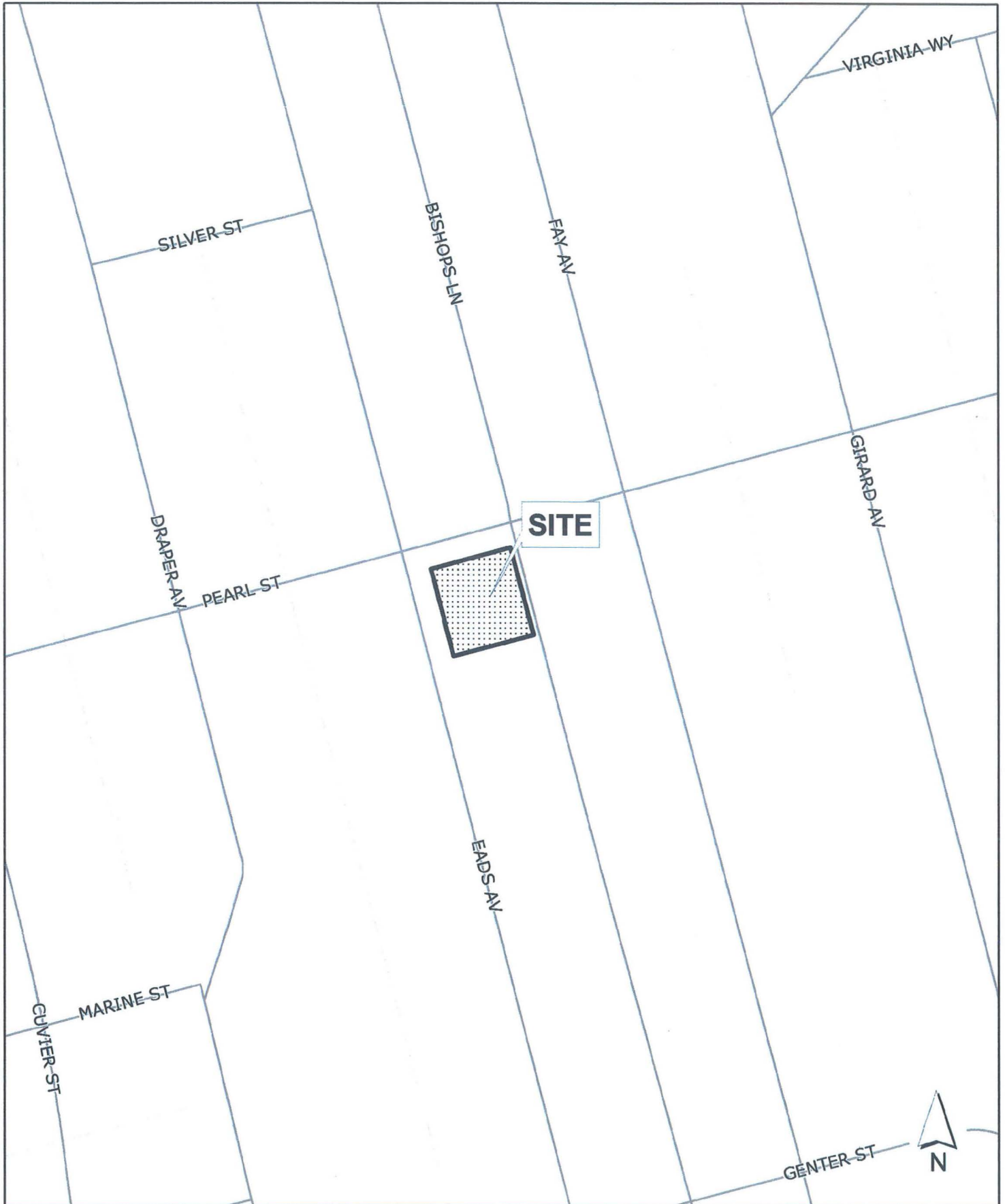
- Very Low Density Residential (0-5 DU/AC)
- Low Density Residential (5-9 DU/AC)
- Low Medium Residential (9-15 DU/AC)
- Medium Residential (15-30 DU/AC)
- Medium High Residential (30-45 DU/AC)
- Commercial
- Parks, Open Space
- Schools
- Cultural Complex
- Community Facilities



Community Land Use Map



La Jolla Community Plan
City of San Diego Planning Department



Document Path: L:\GIS\GISCommunity\Planning\LA Jobs\CPA_PROJECTS\LAJobs_M061101_AerialMap.mxd



Site Map

DEVELOPMENT SERVICES DEPARTMENT

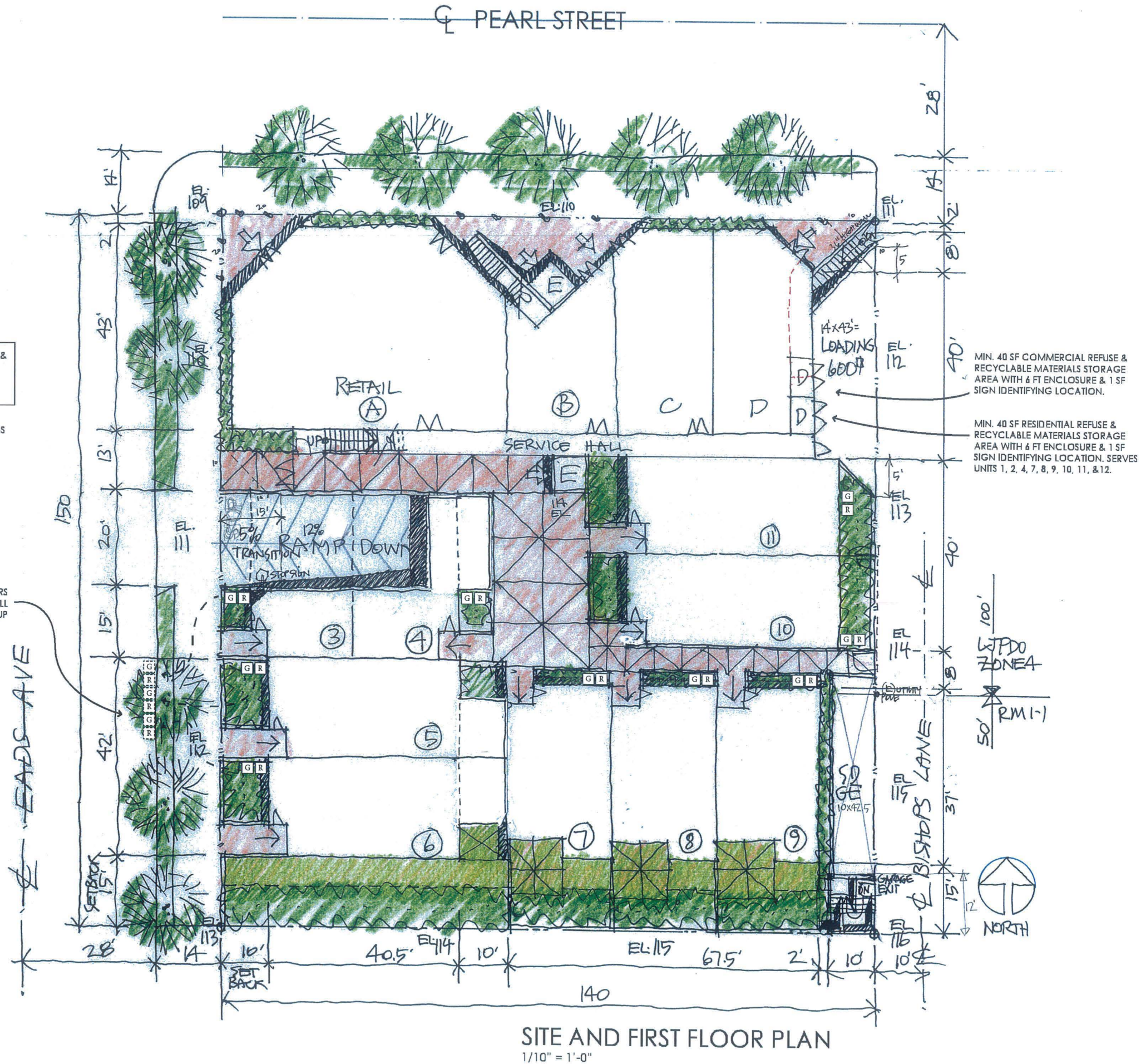
SanGIS
 SAN FRANCISCO GIS
 1000 CALIFORNIA STREET, SUITE 100
 SAN FRANCISCO, CA 94109
 TEL: 415.774.3100
 FAX: 415.774.3101
 WWW.SANGIS.COM



Aerial Map

DEVELOPMENT SERVICES DEPARTMENT

SAN GIS
 SanGIS is a web-based geographic information system (GIS) that provides a variety of services to the public. It is a web-based application that allows users to view and interact with geographic data. The system is designed to be user-friendly and accessible to a wide range of users. It provides a variety of services, including map viewing, data querying, and data download. The system is designed to be scalable and flexible, allowing it to grow and adapt to changing needs. It is a valuable tool for the City of San Diego and its residents.



801
PEARL

801 Pearl Street
San Diego, CA 92037

Date: January 11, 2016
Project No.: 294307
Design/ Drawing: JLA/ KR
Sheet:
Scale: See Drawings

Ground Floor
Plan

3/9

RESOLUTION NUMBER _____

ADOPTED ON AUGUST 11, 2016

WHEREAS, on October 4, 2012, Mark Conger submitted an application to Development Services Department for a Tentative Map No. 1670419, Site Development Permit and Coastal Development Permit for the Conger Mixed Use project (Project); and

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

WHEREAS, the issue was heard by the Planning Commission on August 11, 2016; and

WHEREAS, the Planning Commission considered the issues discussed in Negative Declaration No. 294307 (Declaration) prepared for this Project; NOW THEREFORE,

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

BE IT FURTHER RESOLVED, that the Planning Commission finds on the basis of the entire record, including the Initial Study and any comments received, that there is no substantial evidence the Project will have a significant effect on the environment, and therefore, said Declaration is hereby adopted.

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

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

By: _____

John S. Fisher
Development Project Manager

PLANNING COMMISSION RESOLUTION NUMBER R-_____

VESTING TENTATIVE MAP NO. 1670419
CONGER MIXED USE - PROJECT NO. 294307

WHEREAS MARK A. CONGER and BECKY M. CONGER, husband and wife, as joint tenants, Subdivider, and ANTHONY K. CHRISTENSEN, Engineer, submitted an application to the City of San Diego for a Tentative Map No. 1670419, including the waiver of the requirement to underground existing offsite overhead utilities, for the Conger Mixed Use project to demolish and remove an existing service station, construct a mixed use project with four commercial condominium units and twelve residential market-rate condominium units with a subterranean parking garage, landscaping and minor improvements in the public right-of-way. The project site is located at 801 Pearl Street, is located on the southeast corner of Pearl Street and Eads Avenue in the La Jolla Planned District in Zone 4 and the RM-1-1 (Residential—Multiple Unit) Zone in the La Jolla Community Plan. The property is legally described as Lots 1 through 6, Block 6, La Jolla Park, according to Map thereof No. 352, filed March 22, 1887; and

WHEREAS, the Map proposes the Subdivision of a 0.48 acre site into one lot for twelve residential condominiums and four commercial condominiums; and

WHEREAS, the project complies with the requirements of a preliminary soils and/or geological reconnaissance report pursuant to Subdivision Map Act sections 66490 and 66491(b)-(f) and San Diego Municipal Code section 144.0220; and

WHEREAS, the subdivision is a condominium project as defined in California Civil Code section 1351 and filed pursuant to the Subdivision Map Act. The total number of residential condominium dwelling units is twelve and the total number of commercial condominium units is four; and

WHEREAS, the request to waive the undergrounding of existing overhead utilities has been determined to be appropriate pursuant to San Diego Municipal Code section 144.0242(c) based on the conversion involves a short span of overhead facility (less than a full block in length) and would not represent a logical extension to an underground facility; and

WHEREAS, on August 11, 2016, the Planning Commission of the City of San Diego considered Tentative Map No. 1670419, including the waiver of the requirement to underground existing offsite overhead utilities, and pursuant to San Diego Municipal Code section(s) 125.0440 and 144.0240 and Subdivision Map Act section 66428, received for its consideration written and oral presentations, evidence having been submitted, and testimony having been heard from all interested parties at the public hearing, and the Planning Commission having fully considered the matter and being fully advised concerning the same; NOW THEREFORE,

BE IT RESOLVED by the Planning Commission of the City of San Diego, that it adopts the following findings with respect to Tentative Map No. 1670419:

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

The Tentative Map proposes 0.48-acre site into one lot for twelve residential condominiums and four commercial condominiums. The proposed project is located within the La Jolla Community Plan. The La Jolla Community Plan has two land designations for the site; the northern portion of the site is designated for commercial/mixed use at a density range of 29 dwelling units per acre and the southern portion is designated low-medium residential at a density range of nine to fifteen dwelling units per acre. The northern portion of the site is 13,986 square feet in Zone 4 of the La Jolla Planned District, the southern portion is 6,944 square feet in the RM-1-1 Zone which allows one dwelling unit per 3,000 square feet of lot area. The total site measures 20,930 square feet. The northern portion can accommodate 9.32 units and the southern portion may have 2.31 units for a total of 11.63 units, which is rounded up to twelve units. The Tentative Map and proposed subdivision is consistent with the land use designations set forth in the La Jolla Community Plan.

The Residential Element of the La Jolla Community Plan sets for a series of goals, policies and recommendations for residential development. The relevant goals, as stated on page 81, state: "Promote the development of a variety of housing types and styles in La Jolla" and "Maintain the character of La Jolla's residential areas by ensuring that redevelopment occurs in a manner that protects natural features, preserves existing streetscape themes and allows a harmonious visual

relationship to exist between the bulk and scale of new and older structures.” The proposed project meets these goals by providing a higher density, smaller unit product within the village area. As part of the goal to maintain the character of the residential areas, the Community Plan, on page 84 item 2a, recommends: “... avoid extreme and intrusive changes to the residential scale of La Jolla’s neighborhoods and to promote good design and harmony within the visual relationships and transitions between new and older structures.” The Project meets this goal by siting the proposed building fifteen feet from the southerly property line and by proposing a landscape buffer area planted with ornamental flowering pear trees. Entryways are further setback from the property line. The Project façade along Eads Avenue relates to the existing residential neighborhood by orienting four of the twelve units towards Eads Avenue with three units having direct access to Eads Avenue. A non-contiguous sidewalk with Magnolia street trees continues north to Pearl Street to keep pedestrians set back from the street. The western façade along the Eads Avenue creates a pedestrian scale and reduces the bulk and scale of the building.

The Community plan, on page 97, sets forth a commercial land use goal: “promote mixed use residential and commercial development along transit corridors ...” and to “promote pedestrian-oriented features to improve pedestrian safety ...” The Plan, on page 98, #1 also recommends: “prohibit the encroachment of new commercial uses into existing residential neighborhoods.” The Project locates the ground floor commercial uses on the northern parcel adjacent to Pearl Street.

The Community Plan Transportation Element, on page 74, 4c and d, surface parking should be located to the rear and ingress and egress be provided from the alley. However, given the volume of traffic on Pearl Street and the relatively short blocks between the traffic lights, access from Eads Avenue is recommended where the traffic signal can control commercial and residential traffic.

The Community Plan’s Appendix E on Streetscape Guidelines, pages 140-151, recommends Jacaranda trees along Pearl Street as they are also the major prevailing street tree and Magnolia trees on Eads Avenue. The Project includes Jacaranda trees on Pearl Street and Magnolia trees on Eads Avenue, both with a non-contiguous sidewalk. The Project includes five jacarandas on Pearl Street with a non-contiguous sidewalk. Therefore, the proposed subdivision and its design and improvement are consistent with the policies, goals, and objectives of the applicable land use plan.

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

The Tentative Map proposes 0.48-acre site into one lot for twelve residential condominiums and four commercial condominiums. The proposed subdivision and resulting project require no deviations or a variance for the approval of the project. The Tentative Map is consistent with the development regulations for the creation of one lot for condominium development. The applicant has requested a waiver of the undergrounding of off-site overhead utilities citing the conversion involves a short span of overhead facility of less than a full block in length and would not represent a logical extension to an underground facility. Therefore, the proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code, including any allowable deviations pursuant to the land development code.

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

The site is located at 801 Pearl Street in the community of La Jolla. The site presently urbanized land developed with an automobile service station. Retail commercial development is present along Pearl Street to the east and west and several other streets to the north. Residential development exists along Fay Avenue to the south. The site has generally level topography and is nearly one hundred percent impervious surfaces and there is little landscaping. The site is mapped as Geology Hazard Code 52 which is gently sloping land to steep terrain, favorable geologic structure, low risk. The community plan identifies the site for development with commercial and residential uses. The zoning of the site is Zone 4 of the La Jolla Planned District and the RM-1-1 (Residential—Multiple Unit) Zone which allow commercial and residential development, respectively. The proposed residential density of twelve dwelling units is consistent with the applicable development regulations. The northern portion of the site is 13,986 square feet in Zone 4 of the La Jolla Planned District which allows a maximum of twenty-nine du/acre; the southern portion is 6,944 square feet in the RM-1-1 Zone which allows one dwelling unit per 3,000 square feet of lot area. The Zone 4 portion of the site allows 9.31 dwelling units. The RM-1-1 portion of the site allows 2.31 dwelling units. Adding 9.31 to 2.31 equals 11.62 dwelling units which then is rounded up to twelve dwelling units. The site is served by water, wastewater services, all necessary dry utilities, and police and fire protection. Therefore, the site is physically suitable for the type and density of development.

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

The 0.48-acre site at 801 Pearl Street is completely urbanized and developed with an automobile service station. The site contains no environmentally sensitive plants or animals. The proposed subdivision and improvements will conform to the requirements of the regional water quality board and the new MS4 permit and all other federal, state and local regulations. Therefore, the proposed design of the subdivision and proposed improvements will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

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

The design of the subdivision, the Project and the related site improvements will not be detrimental to public health, safety and welfare. The Project will comply with the City's codes, policies, regulations and other regional, state, and federal regulations to prevent detrimental impacts to the health, safety and general welfare of persons residing and/or working in the area in relation to the subdivision of land. Conditions of approval require compliance with several regulations relevant to the subdivision of land and the improvements thereon. These requirements will assure the continued health, safety and general welfare of persons residing or working in the area in relation to the subdivision and the improvement of land.

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

The design of the subdivision, the Project and the related site improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision specifically due to the fact the site contains no easements acquired by the

public at large for access through or use of property within the proposed subdivision. In that there are no easements acquired for the public at large, there can be no conflict with something which does not exist.

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

The proposed subdivision of a 0.48-acre parcel into one lot for residential and commercial development will not impede or inhibit any future passive or natural heating and cooling opportunities. The design of the subdivision has taken into account the best use of the land to minimize grading and preserving environmentally sensitive lands. With the design of the proposed subdivision each structure will have the opportunity through building materials, site orientation, architectural treatments, placement and selection of plant materials to provide to the extent feasible, for future passive or natural heating and cooling opportunities.

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

The proposed project is the subdivision of a 0.48-acre parcel into one lot for residential and commercial development. The applicant will provide twelve residential condominium dwelling units and will comply with the Affordable Housing regulations by paying an in-lieu fee. The subdivision of this parcel into one lot for residential and commercial development is consistent with the La Jolla Community Plan. Environmentally Sensitive Lands are not present on the site and all improvements will conform to the requirements of the regional water quality board and the new MS4 permit, therefore will have no effect upon environmental resources. The decision maker has found that the creation of one lot for twelve residential condominium dwelling units and four commercial condominium units will provide needed housing in the La Jolla Community and the region. The effects of the proposed subdivision on the housing needs of the region will be to create a mixed use project on a urbanized site and improve the variety of housing types in the neighborhood. All public utilities are available to the project site. The project will improve the property which in turn will increase the tax base in the community and the cost of any needed public services, such as fire and police protection, will be at least partially offset by the increase to the city's general fund.

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

BE IT FURTHER RESOLVED, that based on the Findings hereinbefore adopted by the Planning Commission, Tentative Map No. 1670419, including the waiver of the requirement to underground

existing offsite overhead utilities, is hereby granted to MARK A. CONGER and BECKY M. CONGER
subject to the attached conditions which are made a part of this resolution by this reference.

By

John S. Fisher
Development Project Manager
Development Services Department

ATTACHMENT: Tentative Map Conditions

Internal Order No. 24003213

DRAFT

PLANNING COMMISSION RESOLUTION NO. PC-
Site Development Permit No. 1375058 and
Coastal Development Permit No. 1375059
CONGER MIXED USE - PROJECT NO. 294307

WHEREAS, MARK A. CONGER and BECKY M. CONGER, husband and wife, as joint tenants, Owner/Permittee, filed an application with the City of San Diego for a permit to demolish and remove an existing service station, construct a mixed use project with four commercial condominium units and twelve residential market-rate condominium units with a subterranean parking garage, landscaping and minor improvements in the public right-of-way (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit Nos. 1375058 and 1375059), on a 0.48 acre site;

WHEREAS, the project site is located at 801 Pearl Street on the southeast corner of Pearl Street and Eads Avenue in the La Jolla Planned District in Zone 4 and the RM-1-1 (Residential—Multiple Unit) Zone in the La Jolla Community Plan;

WHEREAS, the project site is legally described as Lots 1 through 6, Block 6, La Jolla Park, according to Map thereof No. 352, filed March 22, 1887;

WHEREAS, on August 11, 2016, the Planning Commission of the City of San Diego considered Site Development Permit No. 1375058 and Coastal Development Permit No. 1375059 pursuant to the Land Development Code of the City of San Diego;

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

That the Planning Commission adopts the following written Findings, dated August 11, 2016.

FINDINGS:

Site Development Permit 5126.0504

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

The Conger Mixed Use project (Project) proposes to demolish and remove an existing service station, construct a mixed use project with four commercial condominium units and twelve residential market-rate condominium units with a subterranean parking garage, landscaping and minor improvements in the public right-of-way on a 0.48-acre site at 801 Pearl Street. The proposed project is located within the La Jolla Community Plan. The La Jolla Community Plan has two land designations for the site; the northern portion of the site is designated for commercial/mixed use at a density range of 29 dwelling units per acre and the southern portion is designated low-medium residential at a density range of nine to fifteen dwelling units per acre. The northern portion of the site is 13,986 square feet in Zone 4 of the La Jolla Planned District; the southern portion is 6,944 square feet in the RM-1-1 Zone which allows one dwelling unit per 3,000 square feet of lot area. The northern portion can accommodate 9.32 units and the southern portion can accommodate 2.31

units for a total of 11.63 units, which is rounded up to twelve units. The Project is consistent with the land use designations set forth in the La Jolla Community Plan.

The Residential Element of the La Jolla Community Plan sets forth a series of goals, policies and recommendations for residential development. The relevant goals, as stated on page 81, state: "Promote the development of a variety of housing types and styles in La Jolla" and "Maintain the character of La Jolla's residential areas by ensuring that redevelopment occurs in a manner that protects natural features, preserves existing streetscape themes and allows a harmonious visual relationship to exist between the bulk and scale of new and older structures." The proposed Project meets these goals by providing a higher density, smaller unit product within the La Jolla downtown village area. As part of the goal to maintain the character of the residential areas, the Community Plan, on page 84 item 2a, recommends: "... avoid extreme and intrusive changes to the residential scale of La Jolla's neighborhoods and to promote good design and harmony within the visual relationships and transitions between new and older structures." The Project meets this goal by siting the proposed building fifteen feet from the southerly property line and by proposing a landscape buffer area planted with ornamental flowering pear trees. Entryways are further set back from the property line. The Project façade along Eads Avenue relates to the existing residential neighborhood by orienting four of the twelve units towards Eads Avenue with three units having direct access to Eads Avenue. A non-contiguous sidewalk with Magnolia street trees continues north to Pearl Street to keep pedestrians set back from the street. The western façade along Eads Avenue creates a pedestrian scale and reduces the bulk and scale of the building.

The Community plan, on page 97, sets forth a commercial land use goal: "promote mixed use residential and commercial development along transit corridors ..." and to "promote pedestrian-oriented features to improve pedestrian safety ..." The Plan, on page 98, #1 also recommends: "prohibit the encroachment of new commercial uses into existing residential neighborhoods." The Project locates the ground floor commercial uses on the northern parcel adjacent to Pearl Street.

The Community Plan Transportation Element, on page 74, 4c and d, surface parking should be located to the rear and ingress and egress be provided from the alley. However, given the volume of traffic on Pearl Street and the relatively short blocks between the traffic lights, access from Eads Avenue is recommended where the traffic signal can control commercial and residential traffic.

The Community Plan's Appendix E on Streetscape Guidelines, pages 140-151, recommends Jacaranda trees along Pearl Street as they are also the major prevailing street tree and Magnolia trees on Eads Avenue. The Project includes Jacaranda trees on Pearl Street and Magnolia trees on Eads Avenue, both with a non-contiguous sidewalk. Therefore, the proposed Project and its design and improvements are consistent with the policies, goals, and objectives of the applicable land use plan.

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

The Conger Mixed Use project (Project) proposes to demolish and remove an existing service station, construct a mixed use project with four commercial condominium units and twelve residential market-rate condominium units with a subterranean parking garage, landscaping and minor improvements in the public right-of-way on a 0.48-acre site at 801 Pearl Street.

The Project will not be detrimental to public health, safety and welfare in that the permit controlling the development and continued use of the Project for this site contains specific conditions addressing compliance with the City's codes, policies, and regulations, as well as other regional, state, and federal regulations to prevent detrimental impacts to the health, safety and general welfare of persons residing and/or working in the area. Conditions of approval require compliance with several development controls, the review of all construction plans by professional staff to determine construction will comply with all regulations, and the inspection of construction to assure construction permits are implemented in accordance with the approved plans, and that the final construction will comply with all regulations. Therefore, the proposed development will not be detrimental to the health, safety, or general welfare of persons residing or working in the area.

(3) The proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.

The Conger Mixed Use project (Project) proposes to demolish and remove an existing service station, construct a mixed use project with four commercial condominium units and twelve residential market-rate condominium units with a subterranean parking garage, landscaping and minor improvements in the public right-of-way on a 0.48-acre site at 801 Pearl Street.

The Project complies with all the development regulations of the applicable zones. The Project does not require any deviations or a variance. Therefore, the Project will comply with all relevant regulations of the Land Development Code, including any allowable deviations pursuant to the Land Development Code.

Coastal Development Permit 5126.0708

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

The Conger Mixed Use project (Project) proposes to demolish and remove an existing service station, construct a mixed use project with four commercial condominium units and twelve residential market-rate condominium units with a subterranean parking garage, landscaping and minor improvements in the public right-of-way on a 0.48-acre site at 801 Pearl Street. The site is approximately 2,290 feet east of the Pacific Ocean.

The Project will not encroach upon any existing physical accessway used by the public or any proposed public accessway identified in a Local Coastal Program land use plan. There are no existing or proposed accessways across the private site identified in the La Jolla Community Plan.

As there are no existing or proposed physical accessways used by the public across the private site or any proposed in the La Jolla Community Plan, the Project will not encroach upon any existing physical accessway that is legally used by the public or proposed in a Local Coastal Program land use

plan. The Project will have no effect upon public views to and along the ocean and other scenic coastal areas as specified in the La Jolla Community Plan.

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

The Conger Mixed Use project (Project) proposes to demolish and remove an existing service station, construct a mixed use project with four commercial condominium units and twelve residential market-rate condominium units with a subterranean parking garage, landscaping and minor improvements in the public right-of-way on a 0.48-acre site at 801 Pearl Street.

The surrounding neighborhood pattern is commercial development to the north, east and west and residential development to the south. The site is within an urbanized area of the community. There are no environmentally sensitive resources present on the site. Because there are no environmentally sensitive resources present on the site, the proposed coastal development will not adversely affect environmentally sensitive lands on the site. The Project will not adversely affect downstream properties or sensitive resources along the Pacific Ocean and the shoreline there.

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

The Conger Mixed Use project (Project) proposes to demolish and remove an existing service station, construct a mixed use project with four commercial condominium units and twelve residential market-rate condominium units with a subterranean parking garage, landscaping and minor improvements in the public right-of-way on a 0.48-acre site at 801 Pearl Street.

The La Jolla Community Plan land use map has two land use designations for the site; the northern portion of the site is designated for commercial/mixed use at a density range of 29 dwelling units per acre and the southern portion is designated low-medium residential at a density range of nine to fifteen dwelling units per acre. The properties to the north, east and west are developed with commercial land uses and the properties to the south are developed with residential uses.

The City of San Diego General Plan, La Jolla Community Plan, and Local Coastal Program designate the site for commercial/mixed use and low-medium residential uses. The Residential Element of the La Jolla Community Plan sets for a series of goals, policies and recommendations for residential development. The relevant goals, as stated on page 81, to the proposed project state: "Promote the development of a variety of housing types and styles in La Jolla" and "Maintain the character of La Jolla's residential areas by ensuring that redevelopment occurs in a manner that protects natural features, preserves existing streetscape themes and allows a harmonious visual relationship to exist between the bulk and scale of new and older structures." The proposed project meets these goals by providing a higher density, smaller unit product within the village area. As part of the goal to maintain the character of the residential areas, the Community Plan, on page 84 item 2a, recommends: "... avoid extreme and intrusive changes to the residential scale of La Jolla's neighborhoods and to promote good design and harmony within the visual relationships and transitions between new and older structures." The Project meets this goal by siting the proposed building fifteen feet from the southerly property line and by proposing a landscape buffer area

planted with ornamental flowering pear trees. Entryways are further setback from the property line. The Project façade along Eads Avenue relates to the existing residential neighborhood by orienting four of the twelve units towards Eads Avenue with three units having direct access to Eads Avenue. A non-contiguous sidewalk with Magnolia street trees continues north to Pearl Street to keep pedestrians set back from the street. The western façade along the Eads Avenue creates a pedestrian scale and reduces the bulk and scale of the building.

The Community plan, on page 97, sets forth a commercial land use goal: "promote mixed use residential and commercial development along transit corridors ..." and to "promote pedestrian-oriented features to improve pedestrian safety ..." The Plan, on page 98, #1 also recommends: "prohibit the encroachment of new commercial uses into existing residential neighborhoods." The Project locates the ground floor commercial uses on the northern parcel adjacent to Pearl Street.

The Community Plan Transportation Element, on page 74, 4c and d, surface parking should be located to the rear and ingress and egress be provided from the alley. However, given the volume of traffic on Pearl Street and the relatively short blocks between the traffic lights, access from Eads Avenue is recommended where the traffic signal light can control commercial and residential traffic.

The Community Plan's Appendix E on Streetscape Guidelines, pages 140-151, recommends Jacaranda trees along Pearl Street as they are also the major prevailing street tree. The Project includes five jacarandas on Pearl Street with a non-contiguous sidewalk. The project will not conflict with the relevant land use plans.

In these ways, the Project 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 site is located at 801 Pearl Street. The site is not located between the nearest public road and the sea or the shoreline of any body of water located within the Coastal Overlay Zone. Therefore, the proposed coastal development is not required to comply 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, Site Development Permit No. 1375058 and Coastal Development Permit No. 1375059 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit Nos. 1375058 and 1375059, a copy of which is attached hereto and made a part hereof.

John S. Fisher
Development Project Manager

Development Services

Adopted on: August 11, 2016

IO#: 24003213

DRAFT

PLANNING COMMISSION
CONDITIONS FOR VESTING TENTATIVE MAP NO. 1670419
CONGER MIXED USE - PROJECT NO. 294307

ADOPTED BY RESOLUTION NO. R-_____ ON _____

GENERAL

1. This Vesting Tentative Map will expire August 26, 2019.
2. Compliance with all of the following conditions shall be completed and/or assured, to the satisfaction of the City Engineer, prior to the recordation of Final Map, unless otherwise noted.
3. The Final Map shall conform to the provisions of Site Development Permit No. 1375058 and Coastal Development Permit No. 1375059.
4. The Subdivider shall defend, indemnify, and hold the City (including its agents, officers, and employees [together, "Indemnified Parties"]) harmless from any claim, action, or proceeding, against the City and/or any Indemnified Parties to attack, set aside, void, or annul City's approval of this project, which action is brought within the time period provided for in Government Code section 66499.37. City shall promptly notify Subdivider of any claim, action, or proceeding and shall cooperate fully in the defense. If City fails to promptly notify Subdivider of any claim, action, or proceeding, or if City fails to cooperate fully in the defense, Subdivider shall not thereafter be responsible to defend, indemnify, or hold City and/or any Indemnified Parties harmless. City may participate in the defense of any claim, action, or proceeding if City both bears its own attorney's fees and costs, City defends the action in good faith, and Subdivider is not required to pay or perform any settlement unless such settlement is approved by the Subdivider.

ENGINEERING

5. The Subdivider 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 Public Utilities Director and the City Engineer. back flow prevention devices shall be located above ground on private property, in line with the service and immediately adjacent to the right-of-way.
6. The Subdivider shall provide a letter, agreeing to prepare CC&Rs for the operation and maintenance of all private water and sewer facilities that serve or traverse more than a single condominium unit or lot.
7. The Subdivider shall underground any new service run to any new or proposed structures within the subdivision.

8. The Subdivider shall ensure that all onsite utilities serving the subdivision shall be undergrounded with the appropriate permits. The Subdivider shall provide written confirmation from applicable utilities that the conversion has taken place, or provide other means to assure the undergrounding, satisfactory to the City Engineer.
9. Conformance with the "General Conditions for Tentative Subdivision Maps," filed in the Office of the City Clerk under Document No. 767688 on May 7, 1980, is required. Only those exceptions to the General Conditions which are shown on the Vesting Tentative Map and covered in these special conditions will be authorized. All public improvements and incidental facilities shall be designed in accordance with criteria established in the Street Design Manual, filed with the City Clerk as Document No. RR-297376.

MAPPING

10. All subdivision maps in the City of San Diego are required to be tied to the California Coordinate System of 1983 (CCS83), Zone 6 pursuant to section 8801 through 8819 of the California Public Resources Code.

"California Coordinate System" means the coordinate system as defined in Section 8801 through 8819 of the California Public Resources Code. The specified zone for San Diego County is "Zone 6," and the official datum is the "North American Datum of 1983."

11. The Final Map shall:
 - a. Use the California Coordinate System for its "Basis of Bearings" and express all measured and calculated bearing values in terms of said system. The angle of grid divergence from a true median (theta or mapping angle) and the north point of said map shall appear on each sheet thereof. Establishment of said Basis of Bearings may be by use of existing Horizontal Control stations or astronomic observations.
 - b. Show two measured ties from the boundary of the map to existing Horizontal Control stations having California Coordinate values of Third Order accuracy or better. These tie lines to the existing control shall be shown in relation to the California Coordinate System (i.e., grid bearings and grid distances). All other distances shown on the map are to be shown as ground distances. A combined factor for conversion of grid-to-ground shall be shown on the map.
12. A Final Map is required to consolidate the existing lots into one lot and to subdivide the ownership interest as a condition of the tentative map.
13. Prior to the recordation of the Final Map taxes must be paid or bonded for this property pursuant to section 66492 of the Subdivision Map Act. A current original tax certificate, recorded in the office of the San Diego County Recorder must be provided to satisfy this condition.
14. The Final Map shall:

- a. Use the California Coordinate System for its "Basis of Bearing" and express all measured and calculated bearing values in terms of said system. The angle of grid divergence from a true median (theta or mapping angle) and the north point of said map shall appear on each sheet thereof. Establishment of said Basis of Bearings may be by use of existing Horizontal Control stations or astronomic observations.
- b. Show two measured ties from the boundary of the map to existing Horizontal Control stations having California Coordinate values of First Order accuracy. These tie lines to the existing control shall be shown in relation to the California Coordinate System (i.e., grid bearings and grid distances). All other distances shown on the map are to be shown as ground distances. A combined factor for conversion of grid-to-ground distances shall be shown on the map.

INFORMATION:

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

Internal Order No. 24003213

RECORDING REQUESTED BY
CITY OF SAN DIEGO
DEVELOPMENT SERVICES

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24003213

Site Development Permit No. 1375058 and
Coastal Development Permit No. 1375059
CONGER MIXED USE - PROJECT NO. 294307
PLANNING COMMISSION

This Site Development Permit No. 1375058 and Coastal Development Permit No. 1375059 is granted by the Planning Commission of the City of San Diego to MARK A. CONGER and BECKY M. CONGER, husband and wife, as joint tenants, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0504 and 126.0708. The 0.48-acre site is located at 801 Pearl Street, is located on the southeast corner of Pearl Street and Eads Avenue in the La Jolla Planned District in Zone 4 and the RM-1-1 (Residential—Multiple Unit) Zone in the La Jolla Community Plan. The project site is legally described as Lots 1 through 6, Block 6, La Jolla Park, according to Map thereof No. 352, filed March 22, 1887.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to demolish and remove an existing service station, construct a mixed use project with four commercial condominium units and twelve residential market-rate condominium units with a subterranean parking garage, landscaping and minor improvements in the public right-of-way described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated August 11, 2016, on file in the Development Services Department. The project shall include:

- a. Demolish and remove an existing service station, construct a mixed use project with four commercial condominium units and twelve residential market-rate condominium units with a subterranean parking garage, landscaping and minor improvements in the public right-of-way;
- b. Landscaping (planting, irrigation and landscape related improvements);
- c. Off-street parking; and

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

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by August 26, 2019.
2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
7. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

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

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

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

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. The Coastal Development Permit and Site Development Permit shall comply with all Conditions of the Final Map for the Tentative Map No. 1670419.

12. The project proposes to export 6,111 cubic yards of material from the project site. All excavated material listed to be exported, shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2009 edition and Regional Supplement Amendments adopted by Regional Standards Committee.

13. The drainage system proposed for this development, as shown on the site plan, is private and subject to approval by the City Engineer.
14. Prior to the issuance of any building permits, the Owner/Permittee shall reconstruct the existing curb ramp at the southeast corner of Pearl Street and Eads Avenue, with current City Standard curb ramp Standard Drawing SDG-130 and SDG-132 with truncated domes.
15. Prior to the issuance of any building permits, the Owner/Permittee shall assure by permit and bond to reconstruct the existing curb ramp at the alley entrance, adjacent to the site, with current City Standard Drawing SDG-136 with truncated domes, satisfactory to the City Engineer.
16. Prior to the issuance of any building permits, the Owner/Permittee shall assure by permit and bond to close the existing driveways on Pearl Street and Eads Avenue with current City Standard curb, gutter and sidewalk, satisfactory to the City Engineer.
17. Prior to the issuance of any building permits, the Owner/Permittee shall assure by permit and bond, to construct a current City Standard twenty-four foot wide concrete driveway, adjacent to the site on Eads Avenue satisfactory to the City Engineer.
18. Prior to the issuance of any building permits, the Owner/Permittee shall assure by permit and bond, to construct current City Standard curb, gutter and sidewalk, adjacent to the site on Pearl Street and Eads Avenue, satisfactory to the City Engineer.
19. Prior to the issuance of any building permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for the curb outlets in Pearl Street and Eads Avenue, satisfactory to the City Engineer.
20. 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 that the pad elevation based on USGS datum is consistent with Exhibit "A," satisfactory to the City Engineer.
21. 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.
22. 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.
23. Prior to the issuance of any construction permit the Owner/Permittee shall submit a Water Pollution Control Plan. The WPCP shall be prepared in accordance with the guidelines in Appendix E of the City's Storm Water Standards.
24. Prior to the issuance of any construction permit, the applicant shall submit a Technical Report that will be subject to final review and approval by the City Engineer, based on the Storm Water Standards in effect at the time of the construction permit issuance.

LANDSCAPE REQUIREMENTS:

25. Prior to issuance of any engineering permits for grading, the Owner/Permittee shall submit complete construction documents for the revegetation and hydroseeding of all disturbed land in accordance with the Landscape Standards and to the satisfaction of the Development Services Department. All plans shall be in substantial conformance to this permit and Exhibit "A," on file in the Office of the Development Services Department.
26. Prior to issuance of any engineering permits for right-of-way improvements, the Owner/Permittee shall submit complete landscape construction documents for right-of-way improvements to the Development Services Department for approval. Improvement plans shall show, label, and dimension a forty 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.
27. In the event that a foundation only permit is requested, the Owner/Permittee shall submit a site plan or staking layout plan identifying all landscape areas consistent with Exhibit "A," on file in the Office of the Development Services Department. These landscape areas shall be clearly identified with a distinct symbol, noted with dimensions and labeled as "landscaping area."
28. Prior to issuance of any construction permits for structures, the Owner/Permittee shall submit complete landscape and irrigation construction documents consistent with the Landscape Standards to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit "A," on file in the Development Services Department. Construction plans shall show, label, and dimension a forty square foot area around each tree which is unencumbered by hardscape and utilities as set forth under LDC 142.0403(b)(5).
29. Prior to issuance of any construction permits for structures, the Owner/Permittee shall submit a water budget in accordance with the Water Conservation Requirements per SDMC 142.0413, Table 142-04I, to be included with the construction documents. An irrigation audit shall be submitted consistent with Section 2.7 of the Landscape Standards of the Land Development Manual at final inspection. The irrigation audit shall certify that all irrigation systems have been installed and operate as approved by the Development Services Department.
30. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, consistent with the Landscape Standards unless long-term maintenance of said landscaping will be the responsibility of a Landscape Maintenance District or other approved entity. 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.
31. If any required landscape, including existing or new plantings, hardscape, landscape features, et cetera, indicated on the approved construction document plans is damaged or removed during demolition or construction, the Owner/Permittee shall repair and/or replace it in kind and

equivalent size per the approved documents to the satisfaction of the Development Services Department within thirty days of damage.

PLANNING/DESIGN REQUIREMENTS:

32. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.

33. 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 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.

34. 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.

35. 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.

36. All signs shall comply with the San Diego Municipal Code Chapter 14, Article 2, Division 12, Sign Regulations.

37. All fences and retaining walls shall comply with the San Diego Municipal Code Section 142.0301.

38. Commercial Office uses are not permitted.

TRANSPORTATION REQUIREMENTS:

39. No fewer than 32 parking spaces [a minimum of nine (9) non-residential spaces and 23 residential spaces] with required disabled parking spaces, motorcycle spaces and bicycle spaces, shall be permanently maintained on the property within the approximate location as shown on the Exhibit "A." The project proposes a total of 37 parking spaces (25 residential spaces and 12 non-residential spaces). All on-site parking stalls and aisle widths shall be in compliance with requirements of the San Diego Municipal Code (SDMC), and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing by the appropriate City decision maker in accordance with the SDMC.

40. A minimum of one off-street loading area shall be maintained permanently on the property in the approximate location shown on the site plan. All loading areas shall conform to the San Diego

Municipal Code standards and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing by the Development Services Department Director.

41. Turnaround areas at the end of each drive aisle, that are clearly marked to prohibit parking and that have a minimum area equivalent to a parking space, as shown on Exhibit "A," shall be maintained at all times, and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing by the Development Services Department Director.

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

42. 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.

43. 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.

44. 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.

45. No trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any water and sewer facilities.

46. 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.

47. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, to remove 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 August 11, 2016 by PC-
[Approved Resolution Number].

DRAFT

Permit Type/PTS Approval No.: 1375058 and 1375059
Date of Approval: August 11, 2016

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

John S. Fisher
Development Project Manager
Development Services Department

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

DRAFT

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.

MARK A. CONGER and BECKY M. CONGER,
husband and wife, as joint tenants
Owner/Permittee

By _____
Mark A. Conger
Owner

MARK A. CONGER and BECKY M. CONGER,
husband and wife, as joint tenants
Owner/Permittee

By _____
Becky M. Conger
Owner

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



NORTH ELEVATION - PEARL STREET
SCALE: NTS

801 Pearl Street
San Diego, CA 92037

Date January 11, 2016
Project No. 294307
Design/ Drawing JLA/ KR
Sheet
Scale See Drawings

Project
Information

1/9

PROJECT CALCULATIONS

FAR & GFA CALCULATIONS

AREA OF LJPDO ZONE 4 PORTION OF SITE	13,986 SF
AREA OF RM-1-1 PORTION OF SITE	6,994 SF
TOTAL SITE AREA	20,980 SF
MAX ALLOWABLE FAR/GFA FOR ZONE 4 LJPDO	1.3** X 13,986 SF = 18,182 SF
MAX ALLOWABLE FAR/GFA FOR RM-1-1	.75 X 6,994 SF = 5,246 SF
TOTAL ALLOWABLE GFA FOR SITE *	23,428 SF
PROPOSED TOTAL GFA IN ZONE 4	15,708 SF
PROPOSED GFA OF RETAIL IN ZONE 4	34% or 5,340 SF
MINIMUM RETAIL GFA FOR THE BONUS IN ZONE 4	16% or 2,513 SF
MAXIMUM RETAIL GFA FOR THE BONUS IN ZONE 4	50% or 7,854 SF
PROPOSED GFA IN RM-1-1	7,720 SF
PROPOSED GFA OF RESIDENTIAL ON ENTIRE SITE	18,086 SF*
TOTAL PROJECT FAR/GFA	1.12 or 23,426 SF

* § 143.0310 (b) (2) If the premises is located in two or more zones, the maximum number of dwelling units or the gross floor area permitted on the premises shall be the sum of the dwelling units or the gross floor area permitted in each of the zones and may be distributed without regard to the zone.

** Mixed use bonus.

RESIDENTIAL (CONDOMINIUM)

FLAT #1	792 SF	1 Bed
FLAT #2	970 SF	1 Bed
TOWNHOME #3	1010 SF	2 Bed
TOWNHOME #4	1180 SF	2 Bed
TOWNHOME #5	1730 SF	3 Bed
TOWNHOME #6	1730 SF	3 Bed
TOWNHOME #7	1600 SF	2 Bed
TOWNHOME #8	1600 SF	2 Bed
TOWNHOME #9	1600 SF	2 Bed
TOWNHOME #10	1800 SF	3 Bed
TOWNHOME #11	1800 SF	3 Bed
FLAT #12	2274 SF	3 Bed

TOTAL: 18,086 SF

RETAIL (CONDOMINIUMS)

RETAIL SPACE	5340 SF
TOTAL	23,426 SF
ALLOWABLE	23,428 SF

PARKING REQUIRED

RETAIL:	5340 x 1.7	9.07
RESIDENTIAL:		
1 BED FLATS	2 x 1.25	2.50
2 BED TOWNHOUSES	5 x 1.75	8.75
3 BED FLAT/ TOWNHOUSES	5 x 2.25	11.25
TOTAL:	31.57	
(32 SPACES)	37	
AUTO SPACES REQUIRED		
AUTO SPACES ACTUAL		2
MOTORCYCLE SPACES		7
BICYCLE SPACES		

FAR COMBINED

PROJECT DATA:

SCOPE OF WORK:

ON PREVIOUS GAS STATION SITE, CLEAR OF TANKS/ETC. AND HAVING COUNTY CLEAN SITE CLEARANCE, OWNER WISHES TO CONSTRUCT NEW MIXED USE STRUCTURE CONSISTING OF:
• 4 RETAIL SPACES - CONDOMINIUMS
• 12 RESIDENTIAL UNITS - CONDOMINIUMS
SUBTERRANEAN PARKING GARAGE

RESIDENTIAL:

- 2 - 1 BEDROOM / 1.5 BATHS
- 5 - 2 BEDROOM / 2 BATHS
- 5 - 3 BEDROOM / 2.5 BATHS

OWNER:

MARK & BECKY CONGER
801 PEARL STREET
LA JOLLA, CA 92037

APN:

350-611-01

ACCOUNT NUMBER:

24003213

LEGAL DESCRIPTION:

LOTS 1 - 6 OF BLOCK 6 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 OFFICES OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MARCH 22, 1887.

OVERLAY ZONES:

COASTAL OVERLAY ZONES
COASTAL HEIGHT LIMITATION OVERLAY ZONE
PARING IMPACT OVERLAY ZONE
TRANSIT AREA OVERLAY ZONE
RESIDENTIAL TANDEM PARKING OVERLAY ZONE

GROSS SITE AREA:

20,980 SF

PLANNED DISTRICT:

LA JOLLA PLANNED DISTRICT ZONE 4
CITY ZONE RM-1-1

TYPE OF CONSTRUCTION:

VA SPRINKLERED

OCCUPANCY CLASSIFICATION:

MIXED USE / A-2 / M / R-2 / U

GEOLOGIC CATEGORY:

CATEGORY 52

SETBACKS:

- ZONE 4 LJPDO
NONE REQUIRED, BUT 16FT DISTANCE FROM CURB REQUIRED ON EADS AVE AND PEARL STREET (16FT FROM CURB PROVIDED)
- RM -1-1 ZONE
STREET SIDE YARD 10FT (10FT PROVIDED)
REAR YARD 15FT (15FT PROVIDED)
ALLEY SIDE YARD 5FT/8FT (12FT PROVIDED)

Alcorn & Benton
ARCHITECTS

7757 Girard Avenue, La Jolla, California 92037

P:858.459.0805 F: 858.459.1350

801
PEARL

801 Pearl Street
San Diego, CA 92037

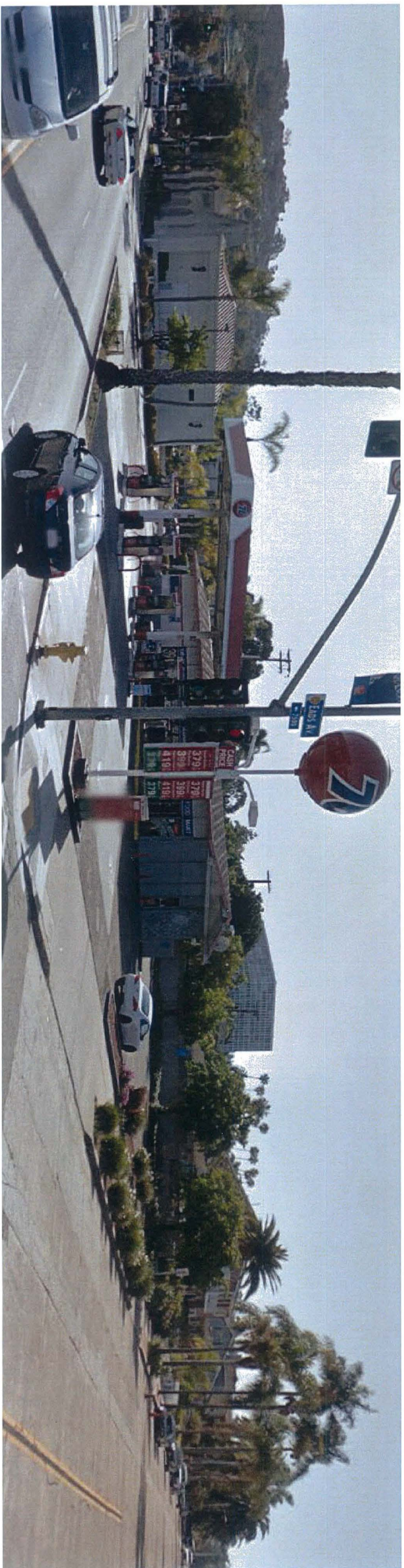
Alcorn & Benton
ARCHITECTS

7757 Girard Avenue, La Jolla, California 92037

P.858.459.0805 F. 858.459.1350



PEARL STREET * EADS AVENUE



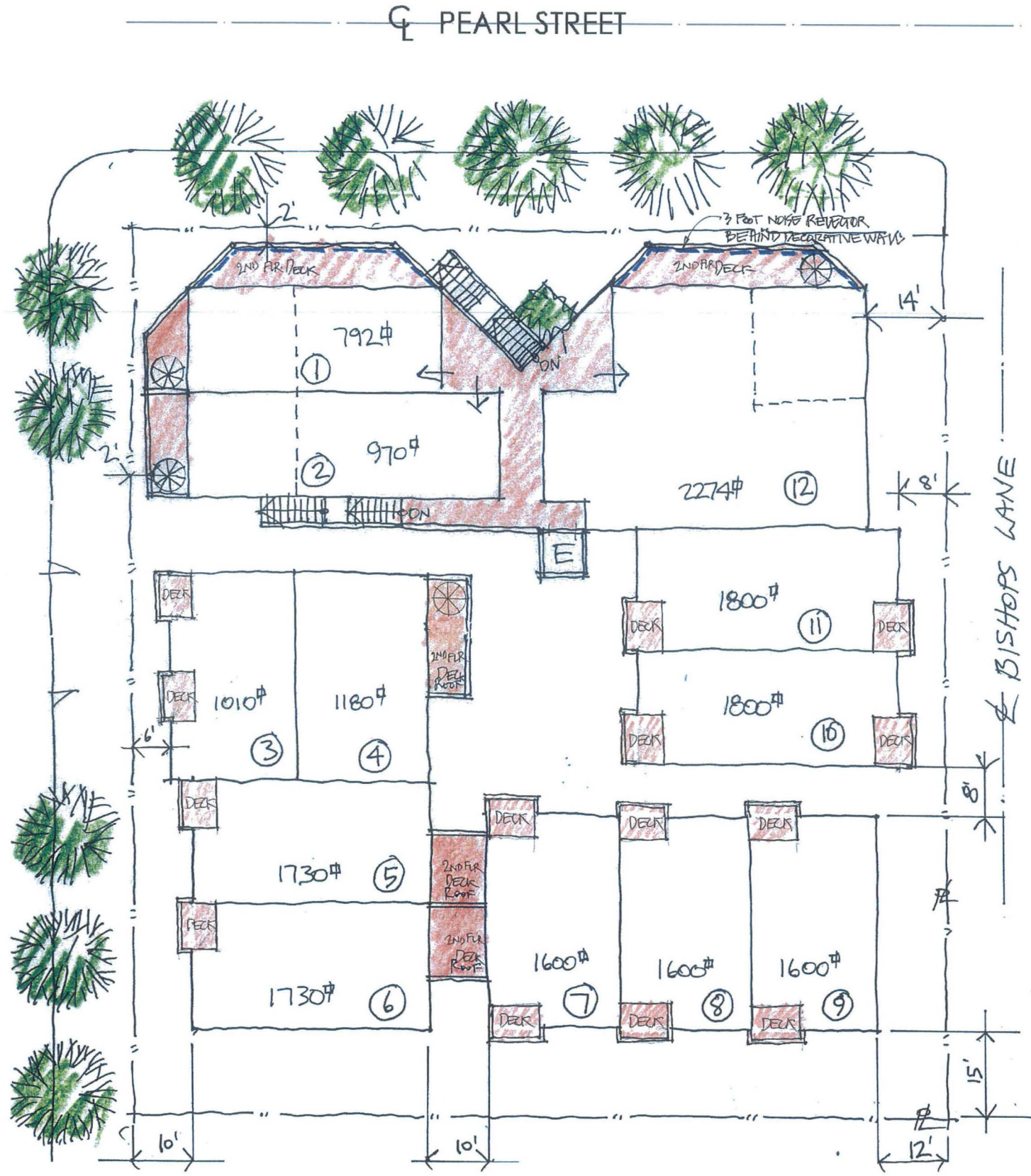
801
PEARL

Date: July 10, 2015

2/9

NOTE:
LANDSCAPING SHOWN ON ARCHITECTURAL DRAWINGS
TO CONVEY DESIGN INTENT ONLY. FOR LANDSCAPE
CALCULATIONS & PROPOSED PLANTINGS, SEE
LANDSCAPE SHEETS.

--- EADS AVE ---



* REFUSE & RECYCLABLE MATERIALS
STORAGE WILL OCCUR WITHIN UNITS
1, 2, & 12, THEN BE TAKEN BY TENANT
TO DUMPSTER OFF BISHOPS LANE.



SECOND FLOOR PLAN
1/10" = 1'-0"

Alcorn & Benton
ARCHITECTS

7757 Girard Avenue, La Jolla, California 92037

P.858.459.0805 F. 858.459.1350

801
PEARL

801 Pearl Street
San Diego, CA 92037

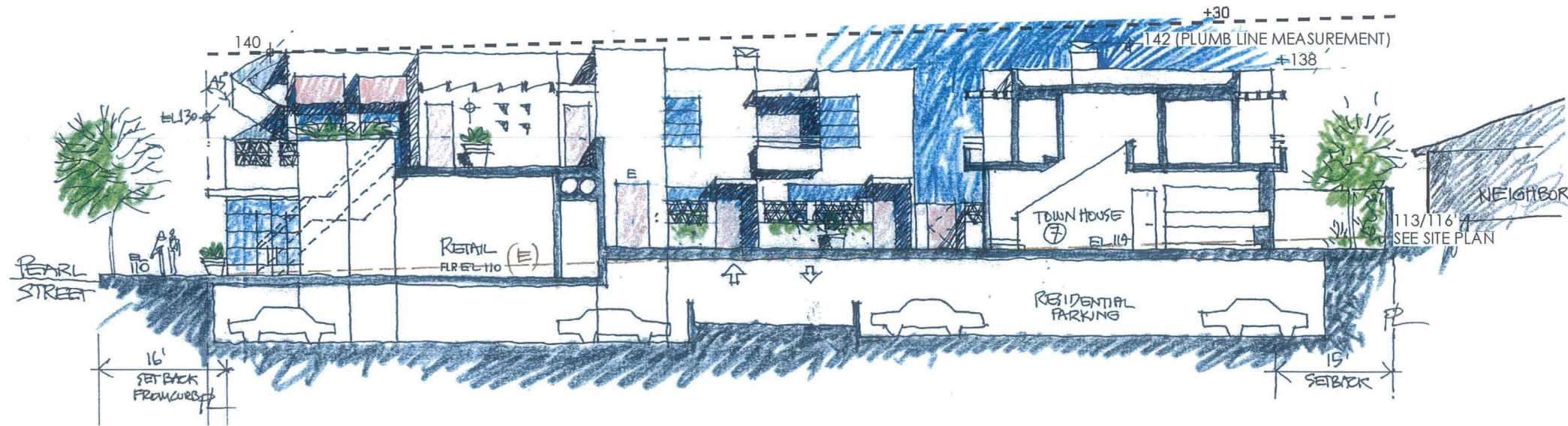
Date January 11, 2016
Project No. 294307
Design/ Drawing JLA/ KR
Sheet
Scale See Drawings

Second
Floor Plan

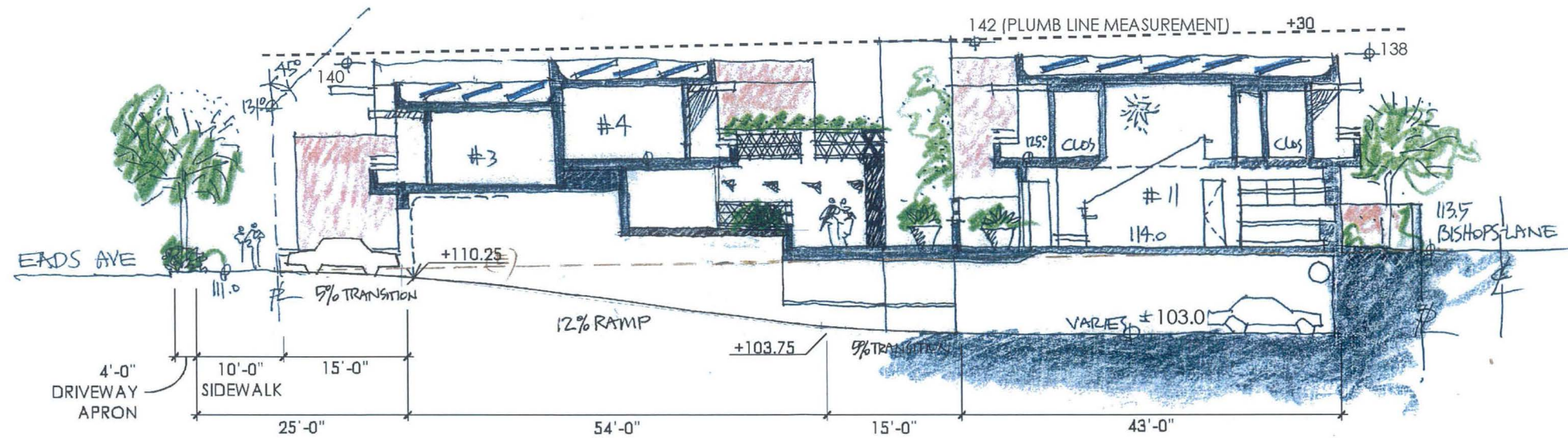
4/9



5/9



NORTH / SOUTH SECTION
1/8" = 1'-0"



SECTION AT RAMP
1/8" = 1'-0"

Alcorn & Benton
ARCHITECTS

7757 Girard Avenue, La Jolla, California 92037

P.858.459.0805 F. 858.459.1350

ATTACHMENT 10

801
PEARL

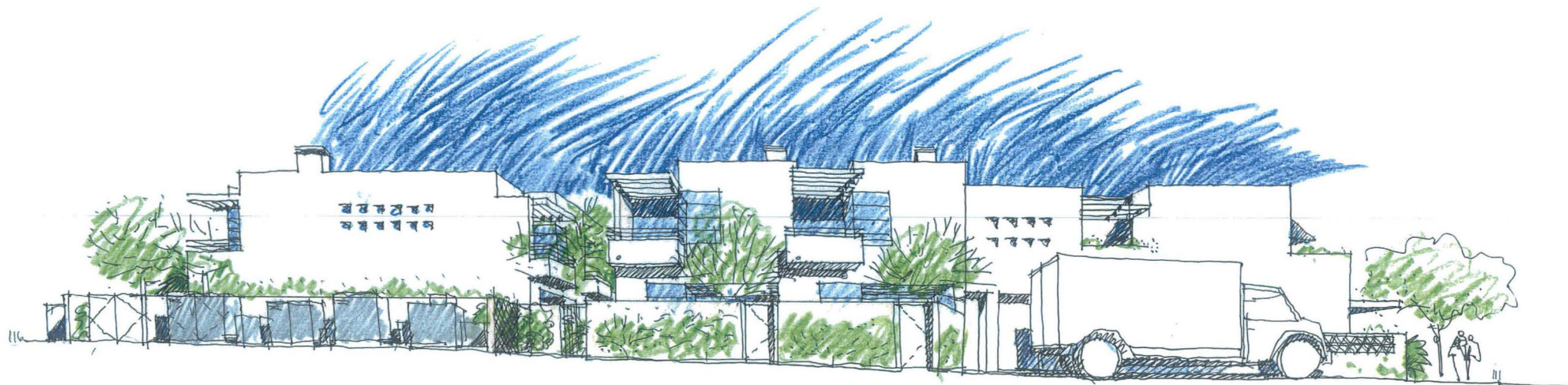
801 Pearl Street
San Diego, CA 92037

Date	January 11, 2016
Project No.	294307
Design/ Drawing	JLA/ KR
Sheet	
Scale	See Drawings

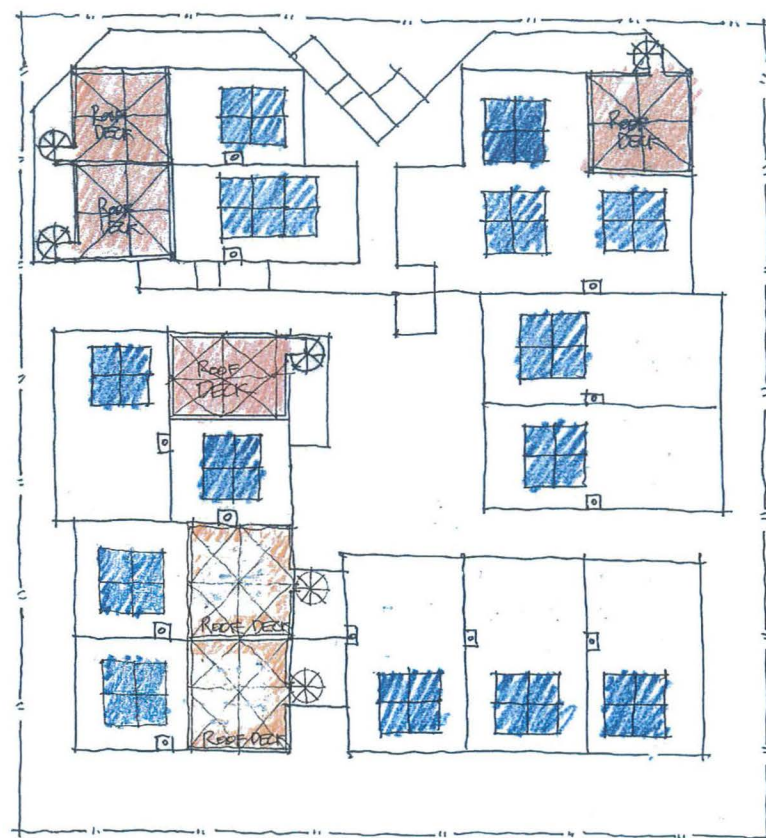
Sections

6/9

ATTACHMENT 10



EAST ELEVATION - BISHOPS LANE
SCALE: NTS



ROOF PLAN
1/16" = 1'-0"



Alcorn & Benton
ARCHITECTS

7757 Girard Avenue, La Jolla, California 92037
P: 858.459.0805 F: 858.459.1350

801
PEARL

801 Pearl Street
San Diego, CA 92037

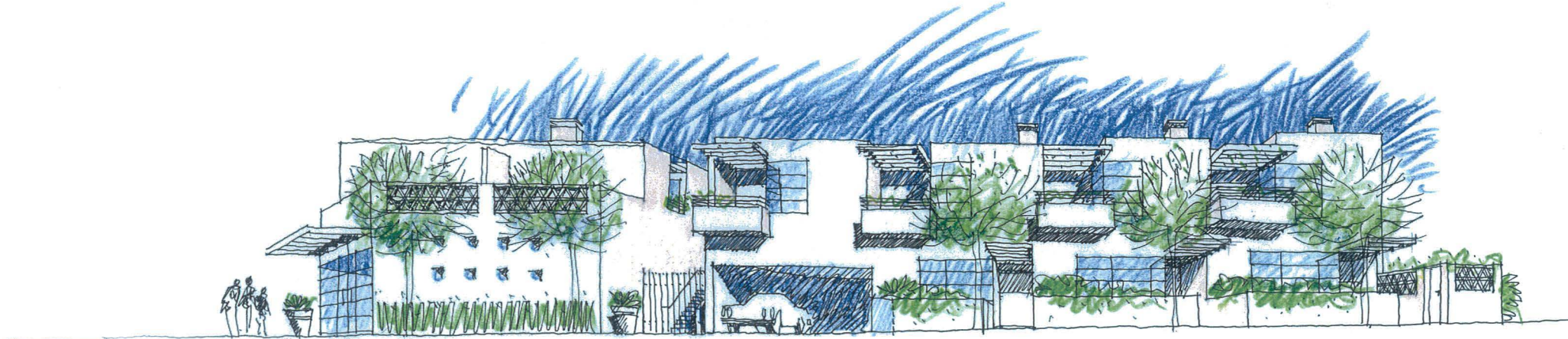
Date	January 11, 2016
Project No.	294307
Design/ Drawing	JLA/ KR
Sheet	
Scale	See Drawings

East
Elevation

7/9



SOUTH ELEVATION
SCALE: NTS



WEST ELEVATION - EADS AVE
SCALE: NTS

Alcorn & Benton
ARCHITECTS

7757 Girard Avenue, La Jolla, California 92037
P.858.459.0805 F. 858.459.1350

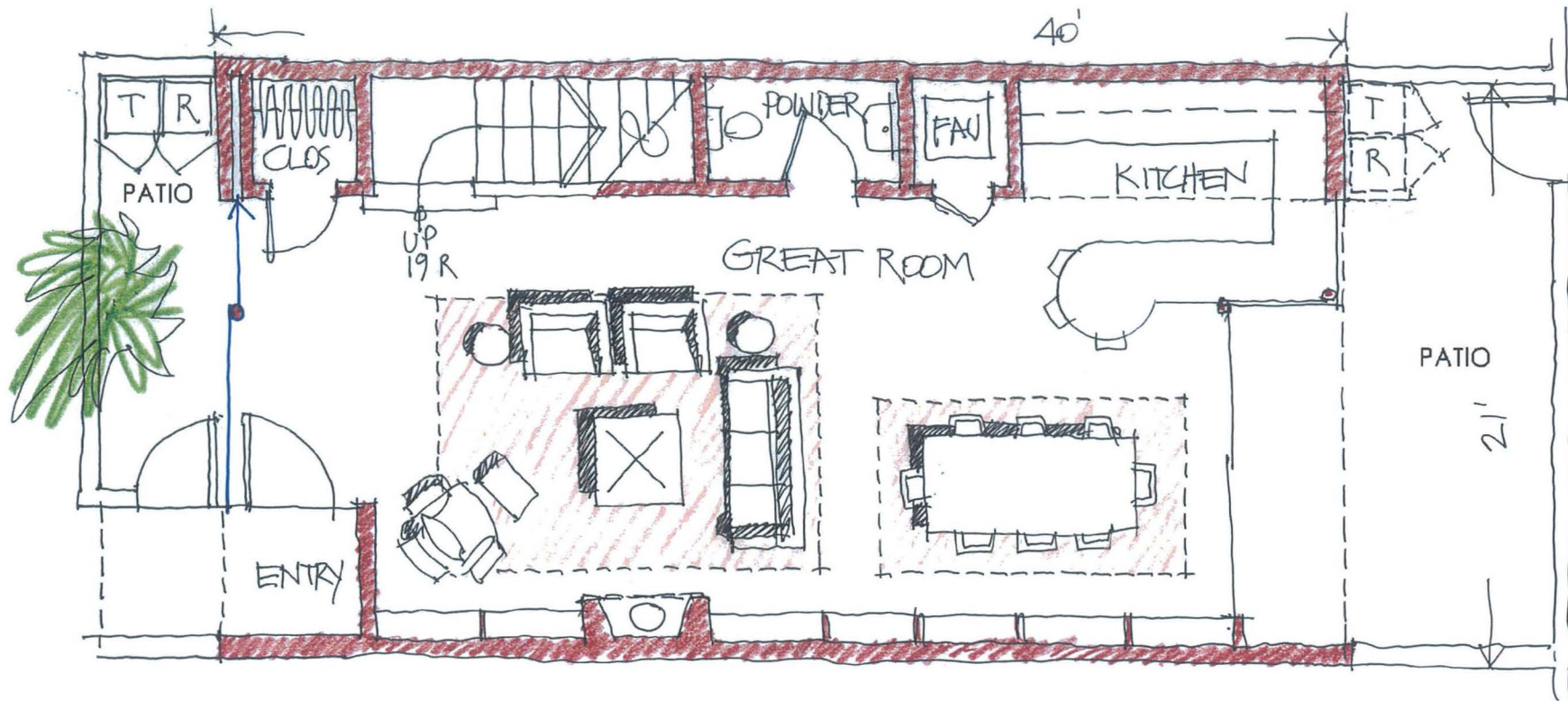
801
PEARL

801 Pearl Street
San Diego, CA 92037

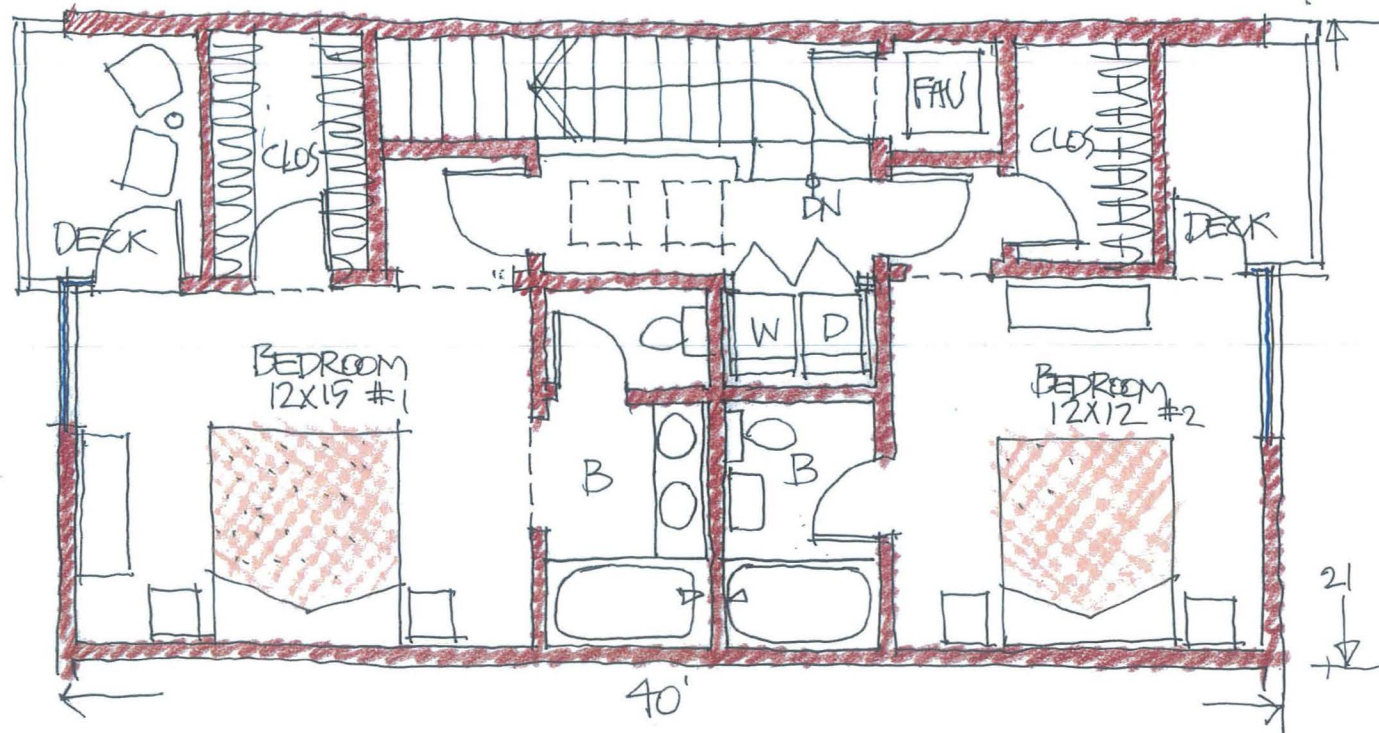
Date	January 11, 2016
Project No.	294307
Design/ Drawing	JLA/ KR
Sheet	
Scale	See Drawings

South & West
Elevations

8/9



FIRST FLOOR PLAN - TYPICAL TOWNHOUSE
3/8" = 1'-0"



SECOND FLOOR PLAN - TYPICAL TOWNHOUSE
3/8" = 1'-0"

Alcorn & Benton
ARCHITECTS

7757 Girard Avenue, La Jolla, California 92037

P:858.459.0805 F: 858.459.1350

801
PEARL

801 Pearl Street
San Diego, CA 92037

Date	January 11, 2016
Project No.	294307
Design/ Drawing	JLA/ KR
Sheet	
Scale	See Drawings

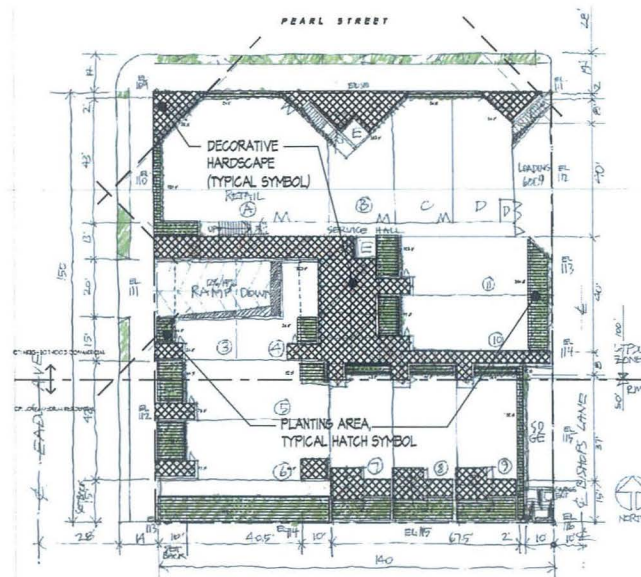
Typical Residential
Unit Plans

9/9

LA JOLLA PLANNED DISTRICT
LJPD LANDSCAPE CALCULATIONS

OPTION A				
TOTAL LJPD AREA				20,965 SF
REQUIRED LANDSCAPE AREA	25.0%			5,241.25
MIN VEGETATED AREA	40%	2071		
TOTAL PROVIDED				
PROVIDED VEGETATED AREA	25.6%			5,566
PROVIDED HARDSCAPE AREA				9,284

AREA KEY MAP

Landscape Plans for:
801 PEARL STREET
La Jolla, California 92037

DRAWING INDEX

SHEET	CONTENTS
L-1	TITLE SHEET, NOTES
L-2	LANDSCAPE DEVELOPMENT PLAN
L-3	UPPER LEVEL PLANS, STREET SECTION

SITE ADDRESS

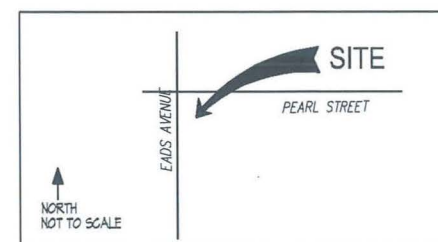
801 PEARL STREET
LA JOLLA, CALIFORNIA, 92037

DESIGN STATEMENT

LANDSCAPING FOR THIS MIXED USE RETAIL/RESIDENTIAL DEVELOPMENT IS PROVIDED WITH STREET TREES AND PARKWAY PLANTINGS, DECORATIVE HARDSCAPE AND RAISED PLANTERS ABOVE THE SUB-GRADE GARAGE AND ON UPPER FLOORS OF THE DEVELOPMENT.

THE CHARACTER OF THE PROPOSED LANDSCAPE IS CONSISTENT WITH THE ADJACENT PROPERTIES AND COASTAL THEME OF LA JOLLA. ALSO SEE THE IRRIGATION CONCEPT STATEMENT

VICINITY MAP



PRELIMINARY

NOTE- FINAL LANDSCAPE PLANS WILL INDICATE CONFORMANCE TO UPDATED (AS APPLICABLE) WATER CONSERVATION REQUIREMENTS.

WATER EFFICIENT LANDSCAPE WORKSHEET

HYDRO ZONE INFORMATION TABLE

DESCRIPTION	IRRIGATION METHOD (CODE)	PLANT FACTOR (AVERAGE) (PF)	HYDROZONE AREA (HA) (SF)	% OF TOTAL LANDSCAPE AREA	PF X HA	IE	PF X HAVE
PARKWAY DRIP	DRIP	0.5	1184	34.1	592	0.8	740.0
ON SITE LESS TREES	DRIP	0.3	1964	56.6	589.2	0.8	136.5
ON SITE TREES	DRIP	0.5	320	9.2	160	0.8	200

MAXIMUM APPLIED WATER ALLOWANCE

ALLOWANCE	
ET FACTOR	5.0
LANDSCAPE AREA	3460
CONVERSION FACTOR	0.62
SPECIAL AREA	0
SPECIAL AREA ET FACTOR	0.15
GALLONS/YEAR	67,408
ET YEAR	9.0
ET YEAR	0.3

ESTIMATED TOTAL WATER USE

ESTIMATED TOTAL WATER USE	
GALLONS/YEAR	51,248

PERCENTAGE ALLOWANCE USED

87.9

CITY OF SAN DIEGO
CITY STANDARDS NOTES

LANDSCAPE REGULATION CONFORMANCE

ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE CITY ORDINANCE LANDSCAPE ARTICLES AND LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS. THE PROJECT IS WITHIN THE LA JOLLA PLANNED DISTRICT, ZONE 4.

CITY INSPECTION

OBTAIN A FINAL INSPECTION OF THE COMPLETED LANDSCAPE PLANTING AND IRRIGATION INSTALLATION BY CITY LANDSCAPE INSPECTOR. SCHEDULE INSPECTOR AND LANDSCAPE ARCHITECT AT LEAST ONE WEEK IN ADVANCE OF INSPECTION. CITY FEES PROVIDE FOR ONLY ONE INSPECTION. ADDITIONAL INSPECTIONS WILL REQUIRE ADDITIONAL FEES.

EXISTING LANDSCAPE NOTE

NO EXISTING TREES WILL REMAIN. ANY AREAS BARE OR DISTURBED BY CONSTRUCTION WILL BE REPAIRED WITH NEW LANDSCAPING.

CURB NOTE:

ALL LANDSCAPE AREAS ARE SEPARATED FROM VEHICULAR DRIVES AND PARKING BY 6 IN. CONCRETE CURBS-CONSTRUCTED PER SITE IMPROVEMENT PLANS ALL PARKING SPACES FACING LANDSCAPE AREAS 5 FT. OR LESS IN WIDTH SHALL HAVE WHEEL STOPS PROVIDED AT LEAST TWO FEET FROM THE LANDSCAPE AREA

MINIMUM TREE SEPARATION DISTANCE

IMPROVEMENT / MINIMUM DISTANCE TO STREET TREE	20 FEET
TRAFFIC SIGNALS (STOP SIGN)	5 FEET
UNDERGROUND UTILITY LINES	10 FEET
UNDERGROUND GEMER LATERALS	10 FEET
ABOVE GROUND UTILITY STRUCTURES	10 FEET
DRIVEWAY (ENTRIES)	10 FEET
INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS)	25 FEET

VERIFY MINIMUM SEPARATION DISTANCE IN FIELD PRIOR TO PLANTING. UPON IDENTIFICATION OF CONFLICT, CONTACT LANDSCAPE ARCHITECT AND ADJUST TREE LOCATION AS DIRECTED.

ROOT BARRIER

NON-BIODEGRADABLE ROOT BARRIERS SHALL BE INSTALLED BETWEEN ALL NEW STREET TREES PLACED WITHIN 5 FEET OF PUBLIC IMPROVEMENTS INCLUDING WALKS, CURBS OR STREET PAVEMENT OR WHERE NEW PUBLIC IMPROVEMENTS ARE PLACED WITHIN 10 FEET OF THE PROPERTY LINE ALONG THAT STREET FRONTAGE (SDMG 142.040(A)(1)).

DRAINAGE BEST MANAGEMENT PRACTICES

NO IRRIGATION RUN OFF SHALL DRAIN OFF SITE INTO THE PUBLIC RIGHT OF WAY, STREETS, DRIVES OR ALLEYS. NO CONNECTION SHALL BE MADE TO ANY STORM WATER SEWER SYSTEM WITHOUT PROPER PERMITS. ALL ROOF DISCHARGE TO BE TO SURFACE DRAINAGE. REFER TO STORM WATER POLLUTION PREVENTION PLAN

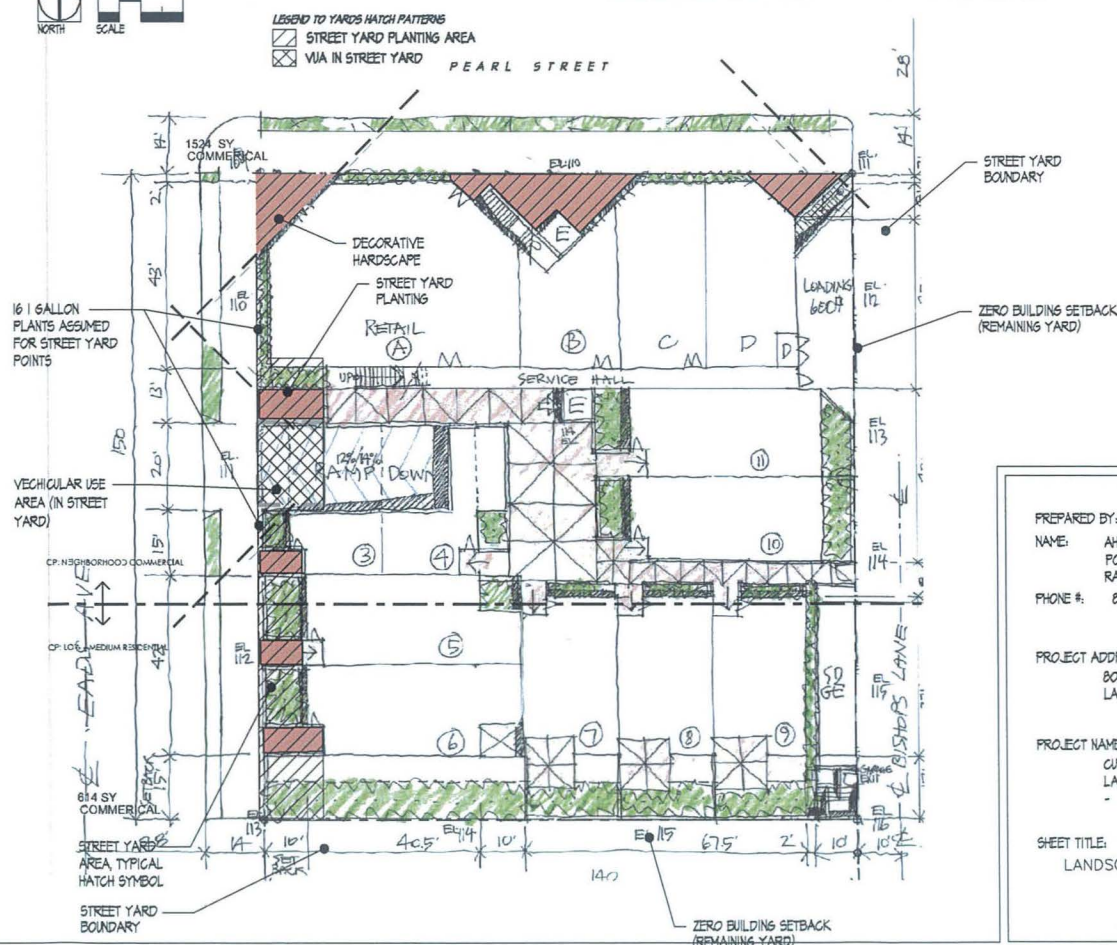
MAINTENANCE NOTE

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 HEALTHY CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.

AREA AND POINT CALCULATIONS

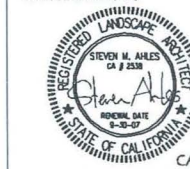
STREET YARD- COMMERCIAL ZONE				
AREA				
TOTAL STREET YARD AREA	25.0%			1524
REQUIRED LANDSCAPE AREA				381
PROVIDED LANDSCAPE AREA				1076
PLANTING AREA				308
HARDSCAPE AREA				768
POINTS				
REQUIRED POINTS	0.05			16
REQUIRED TREE POINTS	0.50%			38
PROVIDED TREE POINTS				60
PROVIDED TOTAL POINTS				76
STREET YARD- RESIDENTIAL ZONE				
AREA				
TOTAL STREET YARD AREA	50.0%			614
REQUIRED LANDSCAPE AREA				307
PROVIDED LANDSCAPE AREA				402
PLANTING AREA				280
HARDSCAPE AREA				122
POINTS				
REQUIRED POINTS	0.05			31
REQUIRED TREE POINTS	0.50%			16
PROVIDED TREE POINTS				40
STREET TREES- PEARL STREET				
QUANTITY				
REQUIRED	140 FT. @ 1/30			5
PROVIDED				5
STREET TREES- EADS AVENUE				
QUANTITY				
REQUIRED	150 FT. @ 1/30			5
PROVIDED				5
VEHICULAR USE AREA- STREET YARD				
AREA				
TOTAL STREET YARD AREA	40 FEET PER TREE- TREE WITHIN 30 FT. OF PARKING SPACES			245
REQUIRED LANDSCAPE AREA				NA
PROVIDED LANDSCAPE AREA				NA
POINTS				
REQUIRED POINTS	0.05			15
REQUIRED TREE POINTS	0.50%			8
PROVIDED TREE POINTS				20
VEHICULAR USE AREA- NOT IN STREET YARD				
NO YARD AREA				
POINTS				
REQUIRED POINTS - 60 FTS. PER BUILDING	0.2			120
REQUIRED TREE POINTS	0.50%			30
PROVIDED POINTS - PERIMETER TREE PLANTINGS				120

AREA KEY MAP



AHLES
LANDSCAPE
ARCHITECTURE INC.

P.O. Box 1503
Rancho Santa Fe, California 92067
858.756.8963



CA# 2538

PROJECT NO.: 1221

LANDSCAPE
DEVELOPMENT
PLAN

801
PEARL
STREET
La Jolla, California

REFERENCE: PROJ. NO. - 61042

SHEET:

L-1

PREPARED BY:
NAME: AHLES LANDSCAPE ARCHITECTURE
P.O. BOX 1503
RANCHO SANTA FE, CA 92067
PHONE #: 858.756.8963

PROJECT ADDRESS:
801 PEARL STREET
LA JOLLA, CA. 92037

PROJECT NAME:
CUP # 10-642-0 AMENDMENT
LA JOLLA 76 GAS STATION

SHEET TITLE:
LANDSCAPE DEVELOPMENT PLAN

REVISION 14: _____
REVISION 13: _____
REVISION 12: _____
REVISION 11: _____
REVISION 10: _____
REVISION 9: _____
REVISION 8: _____
REVISION 7: _____
REVISION 6: _____
REVISION 5: _____
REVISION 4: Eads Trees 17 MAR 16
REVISION 3: Cycle 21 10 FEB 16
REVISION 2: 30 OCT 2015
REVISION 1: 21 SEP 2015
ORIGINAL DATE: 1 JUL 2015
SHEET _____ OF 3
DEP# _____

AHLES
LANDSCAPE
ARCHITECTURE INC.P.O. Box 1503
Rancho Santa Fe, California 92067
858.756.8963

PROJECT NO.: 1221

LANDSCAPE
DEVELOPMENT
PLAN801
PEARL
STREET

La Jolla, California

REFERENCE: PROJ. NO. - 61042

SHEET:
L-2

PLANT LEGEND

SPECIES LISTED OR SPECIES WITH SIMILAR CHARACTERISTICS SHALL BE UTILIZED.

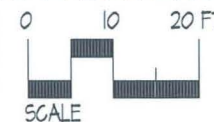
SYMBOL	BOTANICAL NAME	COMMON NAME	PLANT FORM	SIZE/MASSING
STREET TREE- 25' HEIGHT X WIDTH:				
	JACARANDA ACUTIFOLIA	JACARANDA	100%	48 IN. BOX MIN.
	MAGNOLIA MAJESTIC BEAUTY	MAGNOLIA	100%	24 IN. BOX
BUILDING PERIMETER MEDIUM CANOPY TREE- 20' HEIGHT:				
	PYRUS KANAKAMII	EVERGREEN PEAR	100%	24" BOX
	PYRUS ARISTOCRAT	ORNAMENTAL PEAR		
	CERCIDIUM X DESERT MUSEUM	THORNLESS PALO VERDE		
	PUNICA GRANATUM	POMEGRANATE		
DWARF PALM TREE- IN 3 FT. DIA. RAISED PLANTER- 10' HEIGHT:				
	PHOENIX ROBELINII	PIGMY DATE PALM	100%	3 FT. MIN. BTH
	ZAMIA FURFURACEA	CARDBOARD PALM		
	CYCAS REVOLUTA	SAGO PALM		
BUILDING PERIMETER VERTICAL FORM TREE- 20' HEIGHT:				
	CUPRESSUS TINY TOWERS	DWARF ITALIAN CYPRESS	100%	48" BOX
	PODOCARPUS 'ICEE BLUE'	PODOCARPUS		
	LAGERSTROMIA INDICA	GRAPE MYRTLE		
PARKWAY PLANTINGS				
	CARISSA TOMLINSONII	THORNLESS NATAL FLUM	100%	5 GALLON
	CAREX TUMULICOLA	BERKELEY SEDGE		
	ALOE VERA	MEDICINAL ALOE		
FUNCTION: PERIMETER FOUNDATION				
	CAREX TUMULICOLA	BERKELEY SEDGE	100%	FLATS
	HELIOTROPICUM SEMPERFLORENS	BLUE OAK GRASS		
	KALANCHOE THYRSIFLORA	PADDLE PLAN		
FUNCTION: INTERIOR COURTYARD SHRUBS- 18 TO 36 IN. HIGH X WIDTH:				
	ALOE BLUE ELF	ALOE	100%	5 GALLON
	ECHIEVERIA MAXIMA LOA	ECHIEVERIA		
	EUPHORBIA STICKS ON FIRE	PENCIL SHRUB		
	SALVIA LIPSTICK	SAGE		
FUNCTION: PERIMETER SHRUBS- 24- 40 IN. HIGH:				
	RISES VIBURNIFOLIUM	CATALINA CURRENT	100%	5 GALLON
	PHLOMIS FRUTICOSA	JERUSALEM SAGE		
POTS				
	DRACAENA MARGINATA	DRACAENA		
	CORDYLINE PINK STRIPE	DRACAENA		
	AEONIUM 'ZWARTKOP'	ZWARTKOP Aeonium		

IRRIGATION CONCEPT

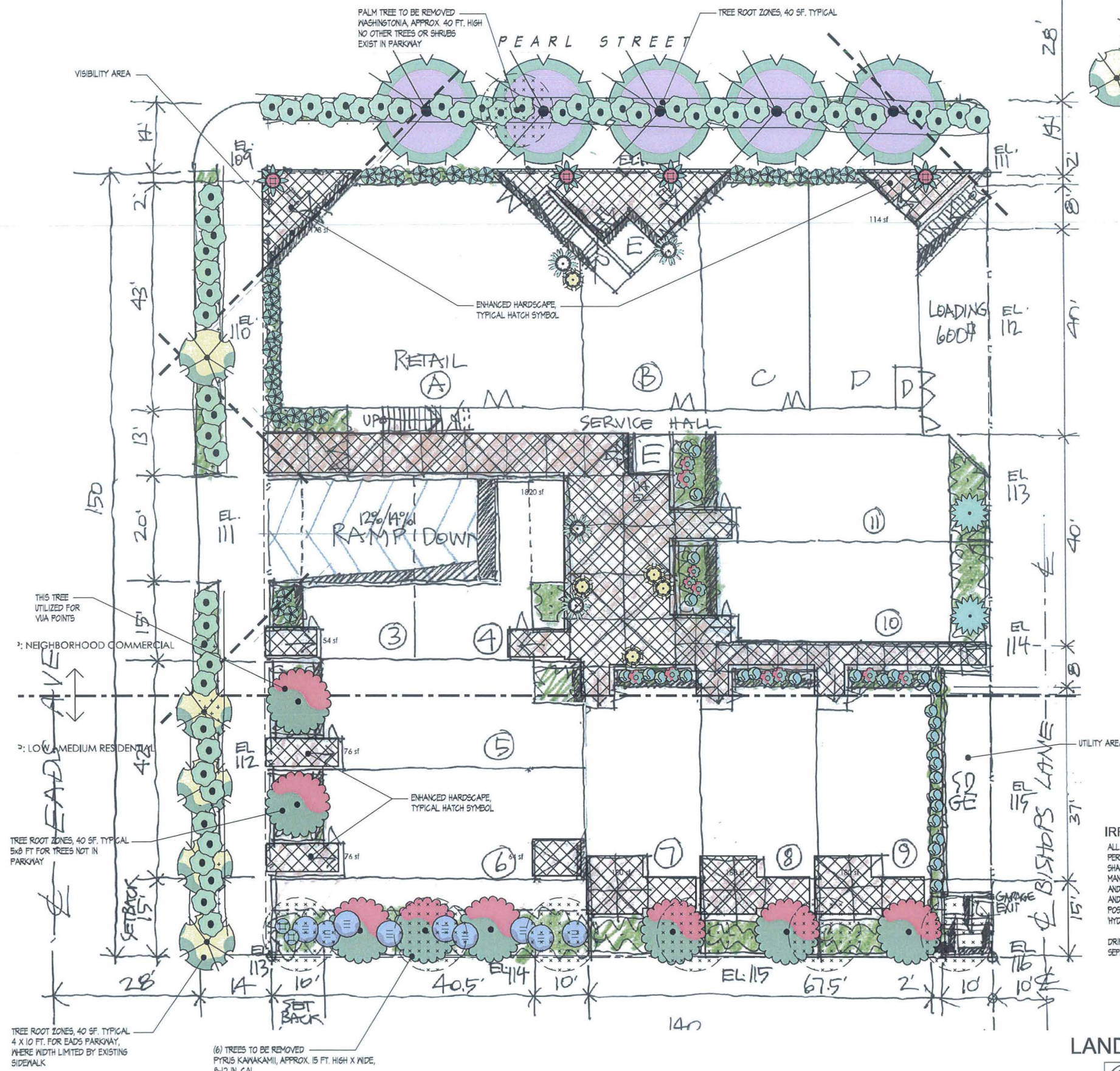
ALL LANDSCAPE AREAS WILL BE IRRIGATED WITH AUTOMATICALLY CONTROLLED, PERMANENT UNDERGROUND SYSTEMS. ALL IRRIGATION, EITHER EXISTING OR PROPOSED, SHALL CONFORM TO CITY ORDINANCE LANDSCAPE ARTICLES AND LAND DEVELOPMENT MANUAL AND ALL OTHER APPLICABLE CITY AND REGIONAL STANDARDS FOR IRRIGATION AND MAINTENANCE. SYSTEM SHALL PROVIDE FOR THE PROPER IRRIGATION DEVELOPMENT AND MAINTENANCE OF THE VEGETATION. RUNOFF SHALL BE MINIMIZED TO THE EXTENT POSSIBLE PER THE REGULATIONS. WATER CONSERVATION IS PROMOTED THROUGH THE 'HYDROZONE' GROUPING OF PLANTS WITH SIMILAR IRRIGATION REQUIREMENTS.

DRIP IRRIGATION IS ANTICIPATED TO BE UTILIZED FOR ALL PLANTING AREAS, A SEPARATE BUBBLER SYSTEM WILL BE PROPOSED FOR STREET TREES.

LANDSCAPE DEVELOPMENT PLAN

PREPARED BY:
NAME: AHLES LANDSCAPE ARCHITECTURE
PO BOX 1503
RANCHO SANTA FE, CA 92067
PHONE #: 858.756.8963PROJECT ADDRESS:
801 PEARL STREET
LA JOLLA, CA. 92037PROJECT NAME:
CUP # 10-642-0 AMENDMENT
LA JOLLA 76 GAS STATIONSHEET TITLE:
LANDSCAPE DEVELOPMENT PLAN

REVISION 14: _____
REVISION 13: _____
REVISION 12: _____
REVISION 11: _____
REVISION 10: _____
REVISION 9: _____
REVISION 8: _____
REVISION 7: _____
REVISION 6: _____
REVISION 5: _____
REVISION 4: Eds Trees IT MAR 16
REVISION 3: Cycle 21 18 FEB 16
REVISION 2: 30 OCT 2015
REVISION 1: 21 SEP 2015
ORIGINAL DATE: 1 JUL 2015
SHEET 2 OF 3
DEP# _____



LEGAL DESCRIPTION

LOTS 1 THROUGH 8, BLOCK 8, LA JOLLA PARK, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 352, RECORDED MARCH 22, 1887.

NOTES

1. EASEMENTS, AGREEMENTS, DOCUMENTS AND OTHER MATTERS WHICH AFFECT THIS PROPERTY MAY EXIST, BUT CANNOT BE PLOTTED. SEE TITLE REPORT.
2. THE PRECISE LOCATION OF UNDERGROUND UTILITIES COULD NOT BE DETERMINED IN THE FIELD. PRIOR TO ANY EXCAVATION UTILITY COMPANIES WILL NEED TO MARK-OUT THE UTILITY LOCATIONS.
3. THE ADDRESS FOR THE SUBJECT PROPERTY IS 801 PEARL STREET, LA JOLLA, CA 92037.
4. THE ASSESSOR PARCEL NUMBER FOR THE SUBJECT PROPERTY IS 350-611-01-00.
5. THE TOTAL AREA OF THE SUBJECT PARCEL IS 0.482 ACRES.

BENCHMARK

CITY OF SAN DIEGO BRASS PLUG AT THE SOUTHEAST CORNER OF THE INTERSECTION OF EADS AVENUE AND PEARL STREET.
ELEVATION: 108.494 M.S.L. (N.G.V.D. 1929)

TITLE NOTES

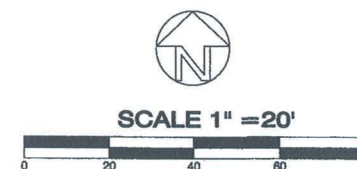
PRELIMINARY TITLE REPORT PROVIDED BY CHICAGO TITLE COMPANY, ORDER NO. 12200308-U50 DATED JUNE 7, 2012.

- ITEM 5 AN EASEMENT IN FAVOR OF SAN DIEGO GAS & ELECTRIC COMPANY FOR PUBLIC UTILITIES, INGRESS AND EGRESS, RECORDED MARCH 7, 2009 AS INSTRUMENT NO. 2009-0260876, O.R.
- ITEM 6 AN ACCESS AGREEMENT (NOT SHOWN EXECUTED) IN FAVOR OF CONOCOPHILLIPS COMPANY, RECORDED MARCH 25, 2005 AS INSTRUMENT NO. 2004-249204, O.R. APPEARS BLANKET IN NATURE AND IS NOT PLOTTED.

OTHER ITEMS EXIST IN SCHEDULE B OF THE PRELIMINARY TITLE REPORT THAT CAN NOT BE PLOTTED SEE TITLE REPORT.

Anthony K. Christensen
ANTHONY K. CHRISTENSEN, LS 7508

JUNE 06, 2016
Date

**Prepared By:**

CHRISTENSEN ENGINEERING & SURVEYING
7888 SILVERTON AVENUE, SUITE 1J
SAN DIEGO, CA 92128
PHONE (858) 271-9901 FAX (858) 271-8912

Project Address:

801 PEARL STREET
LA JOLLA, CA 92037

Project Name:

801 PEARL STREET

Sheet Title:

TOPOGRAPHIC MAP

Revision 5: 06-06-16 REVISE LEGAL PER CITY
Revision 4: 04-28-13 ADDRESS CITY COMMENTS
Revision 3: 09-20-12 CHANGED P/L LINE WT
Revision 2: 08-25-12 ADDED TITLE INFORMATION
Revision 1: 11-16-05 ADDED UTILITY INFO

Original Date: OCTOBER 19, 2005

Sheet

DEP#

DEVELOPMENT SUMMARY

PROJECT SUMMARY:
PROPOSED MIXED USE CONDOMINIUM PROJECT. IT INCLUDES THE CONSTRUCTION OF 12 RESIDENTIAL AND 4 COMMERCIAL CONDOMINIUM UNITS AS WELL AS A BASEMENT GARAGE AND SITE IMPROVEMENTS.

PROJECT TEAM:

CIVIL ENGINEER:
CHRISTENSEN ENGINEERING & SURVEYING
7888 SILVERTON AVENUE, SUITE 'J'
SAN DIEGO, CA 92128
(658) 271-9901
(658) 271-9912 FAX

LEGAL DESCRIPTION:

LOTS 1 THROUGH 6, BLOCK 6, LA JOLLA PARK, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 382, RECORDED MARCH 22, 1987.

ASSESSOR'S PARCEL NUMBER: 350-611-01-00.

OWNER:

MARK A. & BECKY M. CONGER
801 PEARL STREET
LA JOLLA, CA 92037

TYPE OF CONSTRUCTION/OCCUPANCY CLASSIFICATION:

CONSTRUCTION CLASSIFICATION:
TYPE V(A)

OCCUPANCY CLASSIFICATION:
RESIDENTIAL GROUP R-2
MERCANTILE GROUP M

ZONING:

LA JOLLA PLANNED DISTRICT, ZONE 4, RM-1-1
SETBACK:

PDZ-4: 15' FACE OF CURB FRONT, 15' REAR YARD,
15' (PER CASE #65-0555) SIDE YARD, 0' STREET SIDE YARD

RM-1-1 ZONE: 15' (MIN) 20' (STD) FRONT, 15' REAR YARD,
0' SIDE YARD, 0' (MIN) 8' (STD) STREET SIDE YARD

AREA:

SITE AREA: 0.402 ACRES (20,980 SQUARE FEET)

GROSS FLOOR AREA 25,146 SQUARE FEET

USES:

CURRENT USE:
COMMERCIAL (GAS STATION)
PROPOSED USE:
MIXED USE MULTIPLE UNIT RESIDENTIAL - CONDOMINIUM
AND COMMERCIAL

RESIDENTIAL UNIT TABULATION

2 - 1 BED CONDOS 1.25 X 2 = 2.5 SPACES
3 - 2 BED CONDOS 1.75 X 5 = 8.75 SPACES
5 - 3 BED CONDOS 2.25 X 5 = 11.25 SPACES
5340 SF COMMERCIAL 1.7 X 5340 = 9.07 SPACES
31.57 SPACES REQUIRED - 32 PROVIDED
(2 MOTORCYCLE SPACES AND 7 BICYCLE SPACES)

TOTAL OFF-STREET COVERED PARKING SPACE REQUIREMENTS:
RESIDENTIAL - MUNICIPAL CODE SECTION 142.0535 TABLE 142-05C - TRANSIT AREA.
COMMERCIAL - MUNICIPAL CODE SECTION 142.0530 TABLE 142-05E - LA JOLLA, TRANSIT AREA.

TITLE NOTES:

PRELIMINARY TITLE REPORT PROVIDED BY CHICAGO TITLE COMPANY, ORDER NO. 12200809-U80
DATED JUNE 7, 2012.

ITEM 5 AN EASEMENT IN FAVOR OF SAN DIEGO GAS & ELECTRIC COMPANY FOR PUBLIC UTILITIES,
INGRESS AND EGRESS, RECORDED MARCH 7, 2003 AS INSTRUMENT NO. 2003-0280876, O.R.

ITEM 6 AN ACCESS AGREEMENT (NOT SHOWN EXECUTED) IN FAVOR OF CONOCOPHILLIPS COMPANY,
RECORDED MARCH 23, 2003 AS INSTRUMENT NO. 2004-048204, O.R. APPEARS BLANKET IN NATURE
AND IS NOT PLOTTED.

OTHER ITEMS EXIST IN SCHEDULE B OF THE PRELIMINARY TITLE REPORT THAT CAN NOT BE PLOTTED
SEE TITLE REPORT.

OWNER'S CERTIFICATE

I HEREBY CERTIFY THAT I AM THE RECORD OWNER OF THE PROPERTY SHOWN ON THE
TENTATIVE MAP AND THAT SAID MAP SHOWS ALL OF MY CONTIGUOUS OWNERSHIP IN WHICH
I HAVE ANY DEED OR TRUST INTEREST. I UNDERSTAND THAT OUR PROPERTY IS CONSID-
ERED CONTIGUOUS EVEN IF IT IS SEPARATED BY ROADS, STREETS, UTILITY EASE-
MENTS, OR RAILROAD RIGHTS-OF-WAY.

5/31/16
MARK CONGER
801 PEARL STREET
LA JOLLA, CA 92037
DATE

5/31/16
BECKY CONGER
801 PEARL STREET
LA JOLLA, CA 92037
DATE

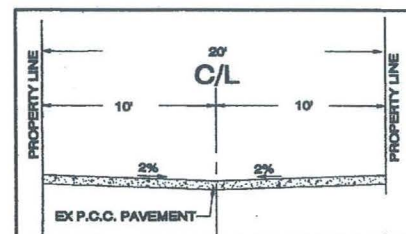


CHRISTENSEN ENGINEERING & SURVEYING

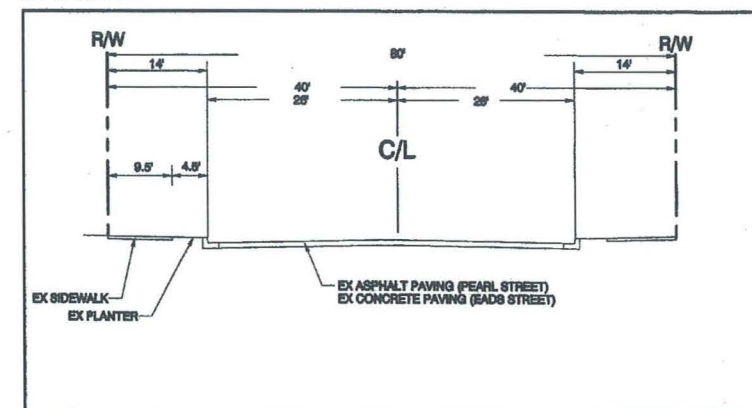
CIVIL ENGINEERS LAND SURVEYORS PLANNERS
7888 SILVERTON AVENUE, SUITE 'J', SAN DIEGO, CALIFORNIA 92128
TELEPHONE: (658) 271-9901 FAX: (658) 271-9912



VICINITY MAP
NOT TO SCALE



**BISHOP'S LANE
TYPICAL SECTION**
NOT TO SCALE



**PEARL STREET
EADS AVENUE
TYPICAL SECTION**
NOT TO SCALE

ANTHONY K. CHRISTENSEN, RCE 54021
LS 7806

MAY 27, 2016
Date



TENTATIVE MAP NO. 1670419 COASTAL DEVELOPMENT PERMIT CONCEPTUAL GRADING PLAN

BASIS OF BEARINGS

THE NORTH LINE OF BLOCK 6, LA JOLLA PARK, AS SHOWN ON MAP NO. 382,
I.E. NORTH 76°00'00" EAST.

BENCHMARK

CITY OF SAN DIEGO BRASS PLUS AT THE SOUTHEAST CORNER OF THE INTERSECTION
OF EADS AVENUE AND PEARL STREET.
ELEVATION: 109.494 M.S.L. (N.G.V.D. 1929)

NOTES

1. THE SOURCE OF THE TOPOGRAPHIC INFORMATION SHOWN HEREON IS PHOTOGRAMMETRIC SURVEY BY CHRISTENSEN ENGINEERING & SURVEYING DATED NOVEMBER 27, 2005.
2. THE USE OF PROPOSED LOT IS FOR RESIDENTIAL / COMMERCIAL CONDOMINIUMS.
3. THE SUBJECT PROPERTY IS SERVED BY SANITARY SEWER LATERALS AND WATER SERVICES CONNECTED TO CITY OF SAN DIEGO MAINS.
4. THE EXISTING NUMBER OF LOTS ARE SIX. THE PROPOSED NUMBER OF LOTS IN THIS SUBDIVISION IS ONE.
5. DEVELOPER SHALL PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY PER PHPS POLICY P-00-9 (JFC 901.4.4)
6. THE DEVELOPMENT PROPOSES TO PROVIDE 32 PARKING SPACES IN PROPOSED BASEMENT GARAGE 32 PARKING SPACES REQUIRED. (SEE SITE PLAN)
7. NAD83 COORDINATES = 246-1685, NAD83 COORDINATES = 1896-0245.
8. THIS IS A MAP OF A CONDOMINIUM PROJECT AS DEFINED IN SECTION 4125 et. seq. OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. TOTAL UNITS IS 12 RESIDENTIAL AND 4 COMMERCIAL.
9. PRIOR TO ISSUANCE OF ANY CONSTRUCTION PERMIT, THE SUBDIVIDER SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE.
10. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE SUBDIVIDER 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.
11. A FINAL MAP FILED AT THE COUNTY RECORDERS OFFICE PRIOR TO THE EXPIRATION OF THE TENTATIVE MAP SHALL BE REQUIRED. A DETAILED PROCEDURE OF SURVEY WILL BE SHOWN ON THE FINAL MAP AND ALL PROPERTY CORNERS WILL BE SET ON THE FINAL MAP.
12. PROJECT REQUEST WAIVER TO UNDERGROUND EXISTING OFFSITE UTILITIES ADJACENT TO PROJECT AS PERMITTED BY SECTION 144.0242 (d) (1) (B) OF CITY OF SAN DIEGO MUNICIPAL CODE.

Prepared By:

CHRISTENSEN ENGINEERING & SURVEYING
7888 SILVERTON AVENUE, SUITE 'J'
SAN DIEGO, CA 92128
PHONE (658) 271-9901 FAX (658) 271-9912

Project Address:

801 PEARL STREET
LA JOLLA, CA 92037

Project Name:

801 PEARL STREET

Sheet Title:

TENTATIVE MAP
CONCEPTUAL GRADING PLAN

Revision 5:

Revision 4: 08-10-16 ADDRESS CITY COMMENTS
Revision 3: 07-05-15 REVISE DESIGN ADDRESS CITY COMMENTS
Revision 2: 02-16-14 REVISE PLAN
Revision 1: 09-20-12 CHANGED PARKING COUNT

Original Date: JUNE 13, 2012

Sheet

DEP#

C-2

JN A8005-187

TENTATIVE MAP NO. 1670419

COASTAL DEVELOPMENT PERMIT

CONCEPTUAL GRADING PLAN

LEGEND	
PROPERTY LINE/TM BOUNDARY	---
EXISTING CONTOUR	---
EXISTING ELECTRICAL LINE	—E—E—
EXISTING GAS LINE	—G—G—
EXISTING SEWER LINE	—S—S—
EXISTING TELEPHONE LINE	—T—T—
EXISTING WATER LINE	—W—W—
EXISTING CATV LINE	---
FIRE HYDRANT	⊕
MANHOLE	⊙
PROPOSED 6" PVC SEWER LATERAL	⊙ S
PROPOSED WATER SERVICE	⊙ W
PROPOSED FIRE SERVICE	⊙ F

CONSTRUCTION NOTES

- CLOSE NON-UTILIZED DRIVEWAY WITH CURRENT CITY STANDARD CURB, GUTTER AND SIDEWALK
- C/L PROPOSED 20' DRIVEWAY PER SDG-160
- PROPOSED NEW CURB, GUTTER AND SIDEWALK PER, SDG-151, SDG-155
- PROPOSED PEDESTRIAN RAMP PER SDG-132
- PROPOSED PEDESTRIAN RAMP PER SDG-136
- EXISTING SDG&E FACILITIES, NOT TO BE DISTURBED
- PROPOSED CURB OUTLET Q100 = 1.10 CFS
- PROPOSED 2"-2" WATER SERVICE
- PROPOSED 6" PVC SEWER LATERAL
- EXISTING SEWER LATERAL TO BE KILLED
- RAISED BIORETENTION BASIN WITH OUTLET TO CURB OUTLET
- BACK FLOW PREVENTERS FOR FIRE AND DOMESTIC WATER SERVICES IN THIS AREA AS SHOWN
- EX 1-1/2" WATER SERVICE TO BE KILLED
- PLANTER (TYPICAL)

GRADING DATA

AREA OF SITE - 20,980 S.F.
 AREA OF SITE TO BE GRADED - 20,400 SF
 PERCENT OF SITE TO BE GRADED - 97.2%
 AMOUNT OF SITE WITH 25% SLOPES OR GREATER: AREA - 0 SF, PERCENT OF TOTAL SITE - 0%
 AMOUNT OF SITE WITH SLOPES THAT ARE SUBJECT TO ESL REGS. (LDC SEC. 143.0110): 0%
 AMOUNT OF CUT - 6,111 C.Y.
 AMOUNT OF FILL - 0 C.Y.
 AMOUNT OF EXPORT - 6,111 C.Y.
 MAXIMUM HEIGHT OF FILL SLOPE - NONE
 MAXIMUM HEIGHT OF VERTICAL CUT 12 FEET (TEMPORARY; FOR CONSTRUCTION OF BASEMENT WALL)

RETAINING WALL:

NO RETAINING WALLS, NOT A PART OF BUILDING

Prepared By:

CHRISTENSEN ENGINEERING & SURVEYING
 7888 SILVERTON AVENUE, SUITE "J"
 SAN DIEGO, CA 92126
 PHONE (858)271-9901 FAX (858)271-8912

Project Address:

801 PEARL STREET
 LA JOLLA, CA 92037

Project Name:

801 PEARL STREET

Sheet Title:

TENTATIVE MAP
 CONCEPTUAL GRADING PLAN

Revision 5:

Revision 4: 03-10-16 ADDRESS CITY COMMENTS
 Revision 3: 07-05-15 REVISE DESIGN ADDRESS CITY COMMENTS
 Revision 2: 02-19-14 REVISE PLAN
 Revision 1: 04-28-13 ADDRESS CITY COMMENTS

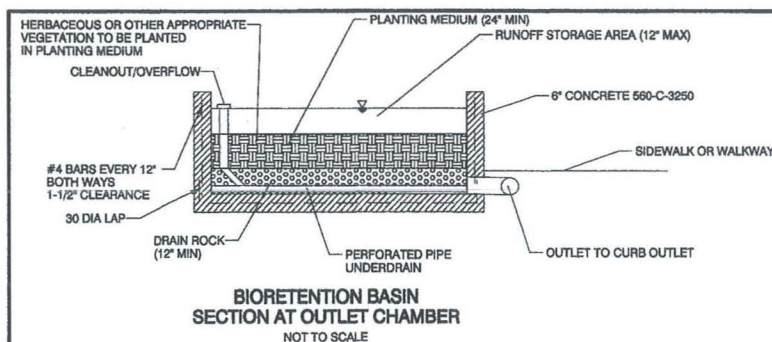
Original Date: JUNE 27, 2012

Sheet

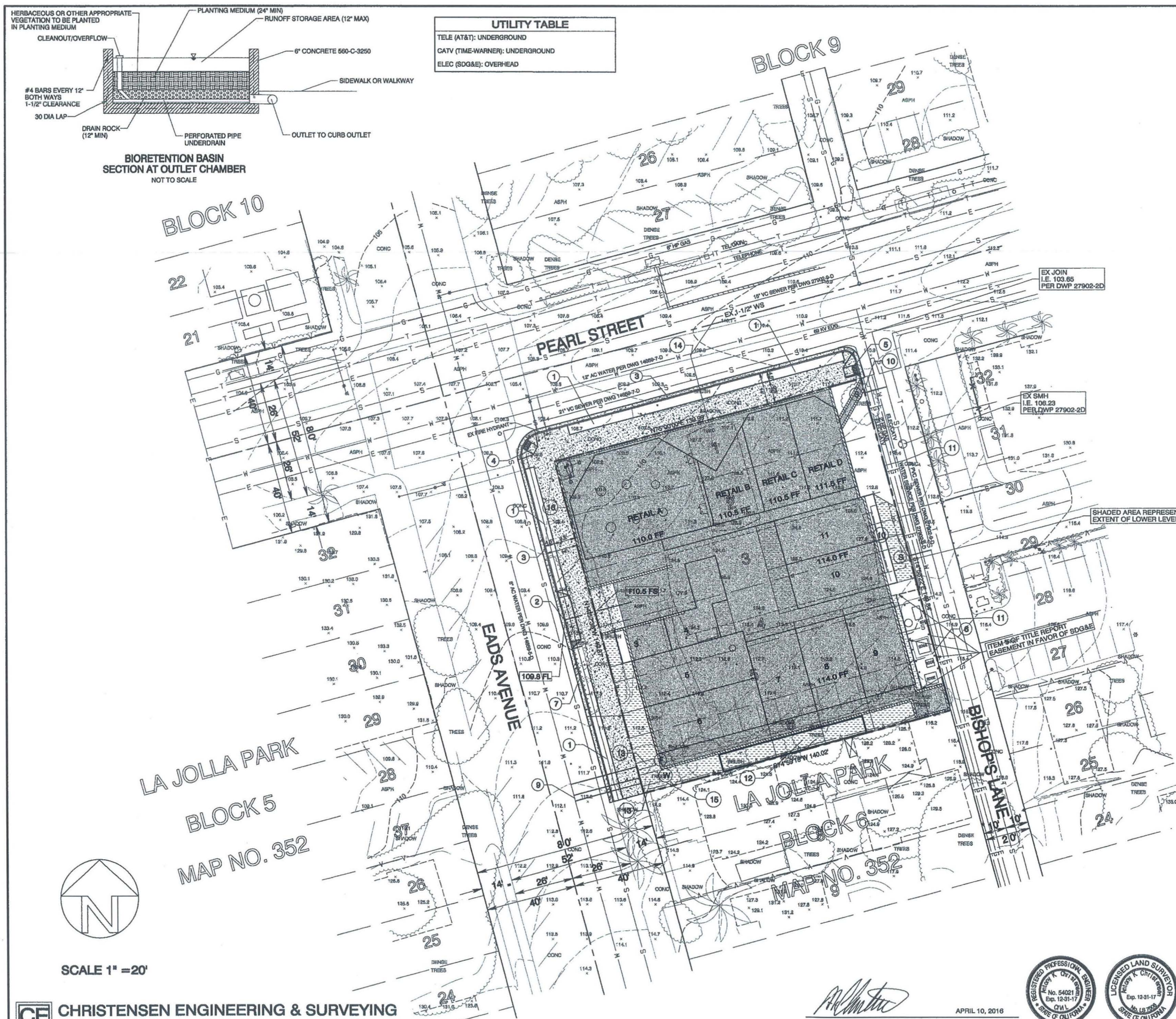
PTS: 294307

C-3

JN A2006-137



UTILITY TABLE	
TELE (AT&T): UNDERGROUND	
CATV (TIME-WARNER): UNDERGROUND	
ELEC (SDG&E): OVERHEAD	



SCALE 1" = 20'



CHRISTENSEN ENGINEERING & SURVEYING
 CIVIL ENGINEERS LAND SURVEYORS PLANNERS
 7888 SILVERTON AVENUE, SUITE "J", SAN DIEGO, CALIFORNIA 92126
 TELEPHONE: (858)271-9901 FAX: (858)271-8912

ANTHONY K. CHRISTENSEN, RCE 54021
 LS 7508

APRIL 10, 2016
 Date





La Jolla Community Planning Association

Date: October 5, 2015

To: Paul Benton, Alcorn & Benton 7757 Girard Avenue La Jolla, CA 92037

Subject: 801 Pearl Street La Jolla, CA--Project No. 294307

Mr. Benton,

At the October 1st 2015 Regular Meeting of the La Jolla Community Planning Association, Trustees voted unanimously (note: Chair abstains) to accept the Development Permit Review Committee recommendation that findings can be made for a Coastal Development Permit and Site Development Permit and Tentative Map (Process 4) to remove an existing service station and construct a new mixed-use project with four retail units and 12 residential units with a subterranean garage: total development 23,340 sf, at 801 Pearl Street. With the request that the City complete the Environmental Study and study the issue of left hand turn lanes at Pearl Street and Eads Avenue, and add a stop sign at the top of the driveway ramp leading from this project (13-0-1).

Sincerely,

Cindy Greatrex
President
La Jolla Community Planning Association



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 _____

Project Title

CONGER REDEVELOPMENT

Project No. For City Use Only

294307

Project Address:

801 PEARL STREET

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):

MARK CONGER

☒ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

801 PEARL STREET

City/State/Zip:

LA JOLLA CA 92037

Phone No:

(858) 395-8546

Fax No:

Signature:

Mark Conger

Date:

09/04/2012

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):

BECKY CONGER

☒ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

801 PEARL STREET

City/State/Zip:

LA JOLLA CA 92037

Phone No:

(858) 395-8546

Fax No:

Signature:

Becky Conger

Date:

09/04/2012

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

PROJECT DATA SHEET		
PROJECT NAME:	Conger Mixed Use	
PROJECT DESCRIPTION:	Demolish and remove an existing service station, construct a mixed use project with four commercial condominium units and twelve residential market-rate condominium units with a subterranean parking garage, landscaping and minor improvements in the public right-of-way.	
COMMUNITY PLAN AREA:	La Jolla	
DISCRETIONARY ACTIONS:	Tentative Map, Site Development Permit & Coastal Development Permit (Process 4)	
COMMUNITY PLAN LAND USE DESIGNATION:	Commercial/mixed use northern portion of the site, Low-medium residential southern portion of the site.	
<p align="center"><u>ZONING INFORMATION:</u></p> <p>ZONE: RM-1-1 (Residential—Multiple Unit)/La Jolla Planned District in Zone 4</p> <p>HEIGHT LIMIT: 30 foot maximum height, per Coastal Height Limitation Overlay Zone.</p> <p>LOT SIZE: 2,5000 square-foot minimum lot size (Zone 4)</p> <p>FLOOR AREA RATIO: 0.75 standard (RM-1-1)/1.3 standard (Zone 4)</p> <p>FRONT SETBACK: 15 foot minimum/20 foot standard (RM-1-1)/None (Zone 4)</p> <p>SIDE SETBACK: 5 foot minimum/8 foot standard (RM-1-1) /None (Zone 4)</p> <p>STREETSIDE SETBACK: 10 foot minimum (RM-1-1) /None (Zone 4)</p> <p>REAR SETBACK: 15 feet (RM-1-1) /None (Zone 4)</p> <p>PARKING: 32 spaces required</p>		
<u>ADJACENT PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Commercial/Mixed Use/Zone 4	Commercial
SOUTH:	Low-medium Residential /RM-1-1	Residential
EAST:	Commercial/Mixed Use/Zone 4	Commercial
WEST:	Commercial/Mixed Use/Zone 4	Commercial
DEVIATIONS OR VARIANCES REQUESTED:	None	
COMMUNITY PLANNING GROUP RECOMMENDATION:	The La Jolla Community Planning Association voted unanimously on October 1, 2015 to recommend approval of the project.	