



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: January 18, 2018 REPORT NO. PC-18-002
HEARING DATE: January 25, 2018
SUBJECT: PLAYA DEL SUR. Process Four Decision
PROJECT NUMBER: [479656](#)

OWNER/APPLICANT: 290 La Playa LLC, Owner and Dan Linn, Applicant

SUMMARY

Issue: Should the Planning Commission approve the demolition of a ten-dwelling-unit apartment building for the construction of three, three-story, detached single dwelling units and one, three-story duplex at 290 Playa Del Sur Street, west of La Jolla Boulevard within the La Jolla Community Planning Area?

Staff Recommendations

1. **APPROVE** Coastal Development Permit No. 1681695, and
2. **APPROVE** Planned Development Permit No. 1681696.

Community Planning Group Recommendation: On July 6, 2017, the La Jolla Community Planning Association voted 16-0-1 to recommend approval of this project, with no conditions.

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15332 (Infill Development). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on July 20, 2017, and the opportunity to appeal that determination ended August 3, 2017.

Fiscal Impact Statement: All costs associated with this project are paid from a deposit

Code Enforcement Impact: None.

Housing Impact Statement: The proposed project would provide five, new, market-rate-

housing units within the density range established by the La Jolla Community Plan. The proposed project was reviewed by the Housing Commission and was determined to be subject to the Affordable Housing requirements of the City's Inclusionary Housing Ordinance. The applicant will pay the Affordable Housing in-lieu fee as required. In addition, the project was required to be reviewed per the City's Coastal Overlay Zone for Affordable Housing Replacement regulations. The purpose of the Coastal Affordable Housing regulations is to preserve existing dwelling units within the Coastal Overlay Zone that are occupied by low income or moderate income families as defined by Government Code Section 65590.b. The review determined the project must either provide for four (4) affordable replacement housing units with rent affordable to low-income households for a period of five years or pay an in-lieu fee pursuant to the Coastal Affordable Housing regulations (Attachment 13). The applicant will be paying both fees.

BACKGROUND

The 0.16-acre project site is located between two one-way streets (a one-way couplet), Playa Del Norte Street on the north side of the project and Playa Del Sur Street on the south side, at 290 Playa Del Sur Street, mid-block between the Pacific Ocean and La Jolla Boulevard, within the La Jolla Community Plan area (Attachments 1 and 2). The project site is located in the RM-3-7 Zone, Coastal Overlay Zone (non-appealable), Coastal Height Limitation Overlay Zone, Beach Parking Impact Overlay Zone, Transit Corridor Overlay Zone and Residential Tandem Parking Overlay Zone within the La Jolla Community Plan area. The project site is designated Medium Density Residential within the La Jolla Community Plan and is zoned RM-3-7. The project site is currently developed with a ten dwelling unit apartment building constructed in 1972 and is more than 45 years old. Therefore, the building was evaluated for historical significance. Based on the materials submitted, staff concluded that the existing building is not significant, and not eligible for historical designation under local, state or federal criteria.

The project requires a Coastal Development Permit pursuant to the Land Development Code (Section 126.0704) for the proposed demolition and construction due to its location in the coastal zone. This project proposes deviations for a reduced front setback and reduced driveway depth. These deviations require a Planned Development Permit, pursuant to the Land Development Code (Section 126.0602).

DISCUSSION

Project Description:

The proposed coastal development would demolish an existing, ten unit apartment building and construct three detached, three-story dwelling units and a three-story duplex on the 0.16-acre property (Attachment 10). The subject property is not located between the sea and the first public roadway paralleling the sea, though it is located within 600 feet of the inland extent of the Pacific Ocean. The project site has been fully disturbed and does not contain any form of Environmentally sensitive Lands.

The project's four, three-story buildings are proposed at a maximum height of 30 feet. Therefore, these buildings will not exceed the maximum 30 foot height limit allowed by the Coastal Height Limitation Overlay Zone. The RM-3-7 zone designates the property as multi-family residential which allows one dwelling unit for every 1,000 square feet of lot area, allowing seven units. The minimum required lot size is 7,000 square feet, and the project site is 7,213 square feet. The project does not exceed the gross floor area allowed by the zone. The zone allows a maximum Floor Area Ratio (FAR) of 1.8 and the project is designed at a 1.57 FAR. The project meets the required yard setbacks, except for the proposed deviation to provide five feet for the front setback where 10 feet is required. The La Jolla Community Plan designates the 0.16-acre site for Medium High Residential 30-45 dwelling units per acre. According to the community plan, this density is characterized by higher density condominiums and apartments and is implemented by the RM-3-7 zone. Five to eight dwelling units would be allowed on the 0.16-acre project site. The project conforms to the allowable density by providing five dwelling units or 30 DU/AC.

The proposed development will take place entirely within private property, on a fairly level site and includes grading, excavation to approximately 8.5 feet in depth, and export of approximately 650 cubic yards of soil required to construct the foundations and basements. The project will provide 14 off-street automobile parking spaces, where 13 are required for the five units.

Planned Development Permit - Deviations

This area of La Jolla was subdivided in 1909. The subject premises provides a lot depth of only 66 feet, where a minimum of 100 feet of lot depth would be the required if the lot was created today. The site has street frontage along both Playa Del Sur and Playa Del Norte, requiring front yards along two opposite property lines (this is further diminished by the requirement of dedication along each street frontage). To fully meet the setback requirements, the available building envelope would only have a depth of approximately 46 feet to construct the project within. With the requested deviation the building envelope would be increased to 56 feet, allowing adequate space for the placement of the buildings and required off street parking. Combined with the lack of lot depth, the required setbacks create a significantly difficult situation in which to meet all the development regulations and develop the minimum number of dwelling units required by the La Jolla Community Plan. Both Playa Del Sur and Playa Del Norte are restricted to one way traffic and are both red curbed with no allowed on-street parking. This existing street situation reduces the traffic safety concern and makes the requested deviation for the reduced building setback supportable.

Requested Deviations			
SDMC	Development Standard	Required	Proposed
131.0431; Table 131-04G	Minimum Front Setback	10 foot minimum, 20 foot Standard	5 feet
142.0525(d) Diagram 142-05A	Minimum Driveway Depth	20 foot minimum measured from back of sidewalk to garage	18 feet or 5 feet

The applicant is proposing a deviation to the minimum required front setback of 10 feet, to be reduced to 5 feet and a deviation to the required minimum driveway depth of 20 feet, to be reduced to 18 or 5 feet.

The project's design of three detached dwelling units and one duplex was intended to create a multi-family project with a "single-family look" to help match or transition into the community's neighborhood character. Of the four proposed buildings, two will front on Playa Del Sur and two will front on Playa Del Norte, giving the project an active and architecturally treated front and streetscape with front doors and porches on both sides of the project.

One building (eastern most) will have an 18-foot-driveway depth, allowing two vehicles to park in the driveway side by side. The other three buildings are proposed with a driveway depth of 5 feet, to discourage vehicle parking in the driveway. This design with the reduced setback, coupled with the fact that the streets are both red curbed with no on-street parking were determined to meet the visibility requirements and provide a safe streetscape for both vehicular and pedestrian traffic movement.



Community Plan Analysis:

The proposed project is located in the “Subarea F – Windansea” of the La Jolla Community Plan and Local Coastal Program Land Use Plan. The Community Plan designates the site as Medium-High Residential at 30 to 45 dwelling units per acre, allowing seven units onsite. As proposed, the multi-family residential development consisting of 5 dwelling units conforms to the land use designation of the certified Local Coastal Program land use plan.

The project is located to the east of two public view corridors as identified in the 2004 La Jolla Community Plan and Local Coastal Program Land Use Plan. A public view corridor is identified along the western ends of both Playa Del Norte Street and Playa Del Sur Street (Attachment 11). Both streets have meandering or curvilinear street patterns making the public view corridor on both streets too short to reach the project site. No public views are impacted by the proposed development.

The purpose and intent of the La Jolla Community Plan is to provide a high quality residential environment in La Jolla that respects its relationship to the sea, to hillsides and to open space, and promote the development of a variety of housing types and styles in La Jolla. Another stated goal is to 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 structures are a craftsman style of architecture, intended to blend into the surrounding residential structures. The building exterior will be wood siding with wood trim with brick portions in the lower half of the first floor, front door porches, balconies with wood railings and various hipped roof elements. The project as proposed would implement the applicable goals and policies of the certified Local Coastal Program and land use plan.

Conclusion:

A Coastal Development Permit and Planned Development Permit for the five-dwelling-unit project may be approved if the decision maker finds that the proposed project complies with the requirements for coastal development and the San Diego Municipal Code with deviations allowed by Planned Development Permit to reduce front setbacks and reduced driveway depths. Staff has reviewed the proposed five-unit development and found it to be in conformance with the applicable sections of the San Diego Municipal Code regulating multi-family residential development, coastal development and land use policies. The project conforms to the La Jolla Community Plan with respect to maintaining the required neighborhood character and design features established in the plan for multi-family residential development. Staff recommends approval of the project as proposed.

ALTERNATIVES

1. Approve Coastal Development Permit No. 1681695 and Planned Development Permit No. 1681696, with modifications.

2. Deny Coastal Development Permit No. 1681695 and Planned Development Permit No. 1681696, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



PJ FitzGerald
Assistant Deputy Director
Development Services Department



Glenn R. Gargas
Development Project Manager
Development Services Department

Attachments:

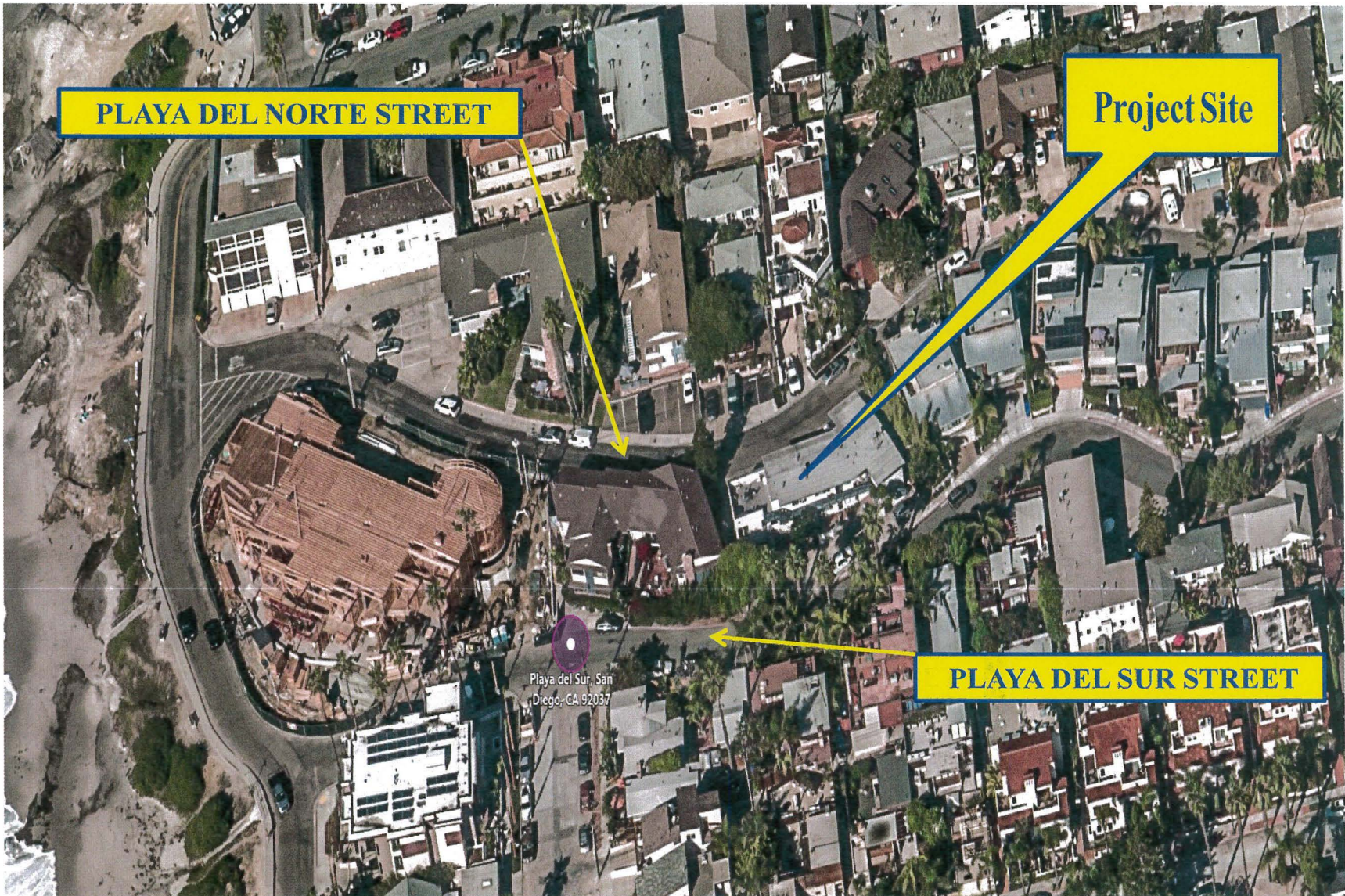
1. Aerial and Street View Photographs
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Draft Permit Resolution with Findings
6. Draft Permit with Conditions
7. Environmental Exemption
8. Community Planning Group Recommendation
9. Ownership Disclosure Statement
10. Project Plans
11. La Jolla Community Plan – Figure F – Subarea F Windansea – Visual Access
12. La Jolla Community Plan – Figure F – Subarea F Windansea – Physical Access
13. Housing Commission Letter



Aerial Photo

PLAYA DEL SUR CDP/PDP – 690 PLAYA DEL SUR STREET
PROJECT NO. 479656

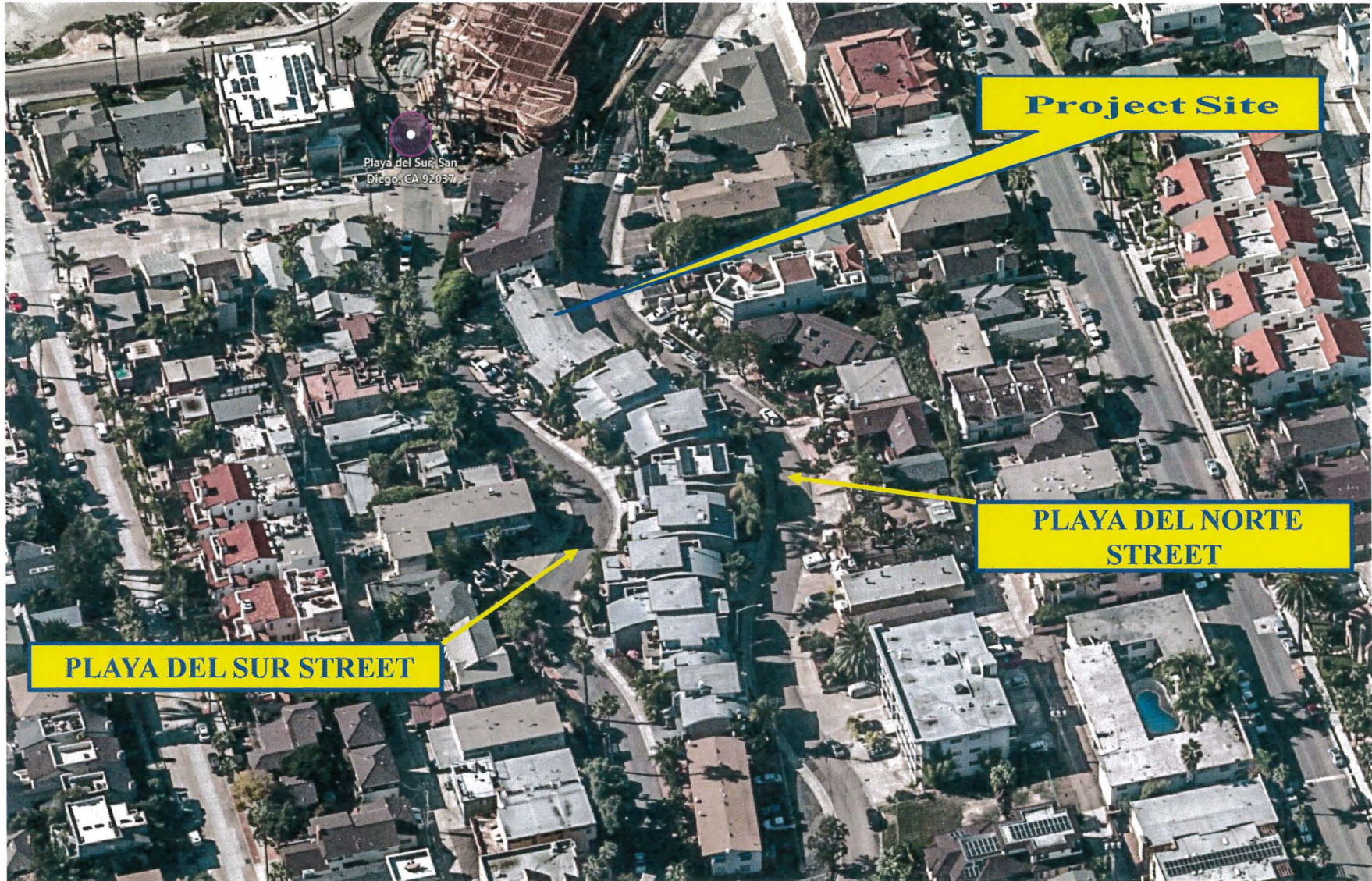




Aerial Photo

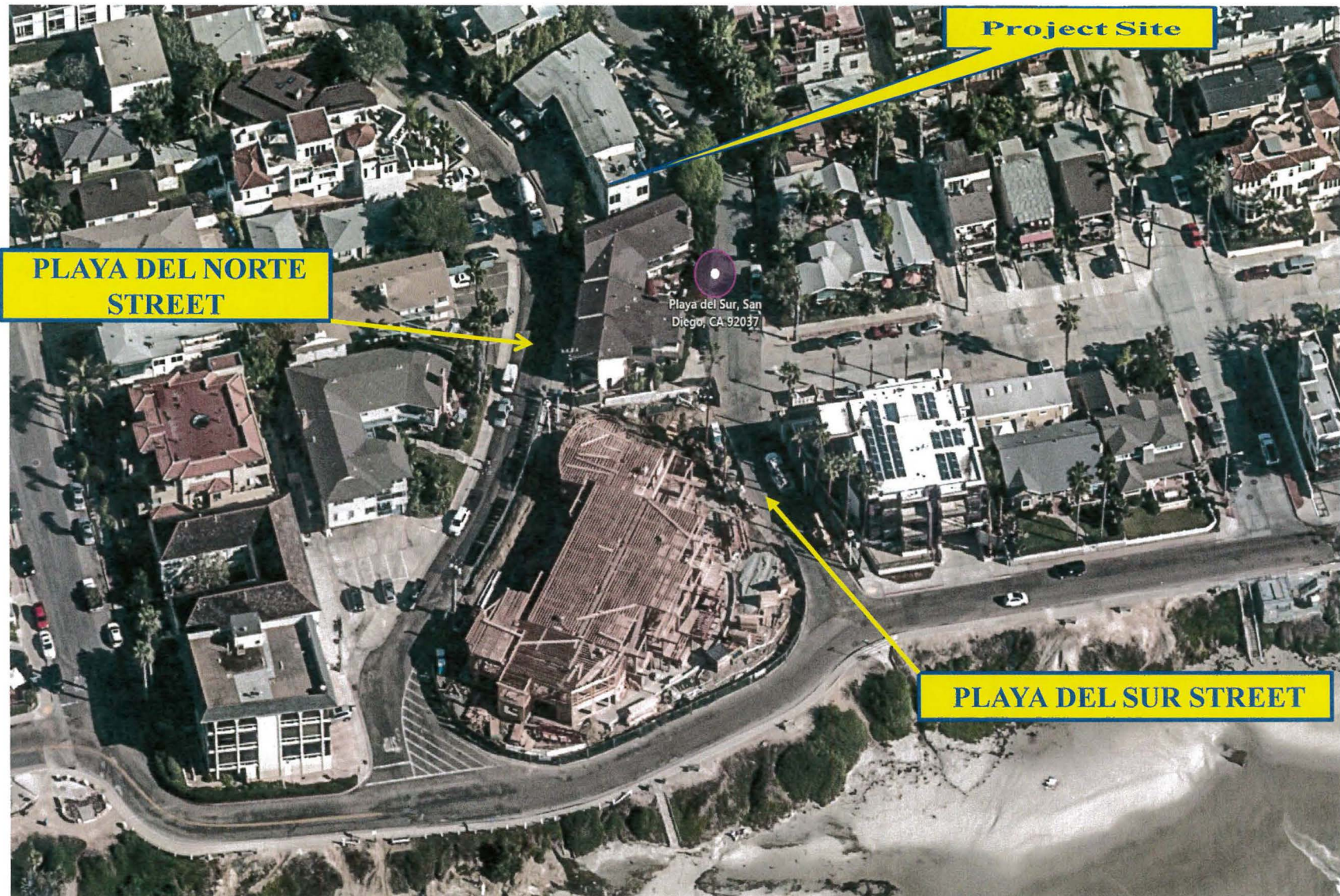
PLAYA DEL SUR CDP/PDP – 690 PLAYA DEL SUR STREET
PROJECT NO. 479656





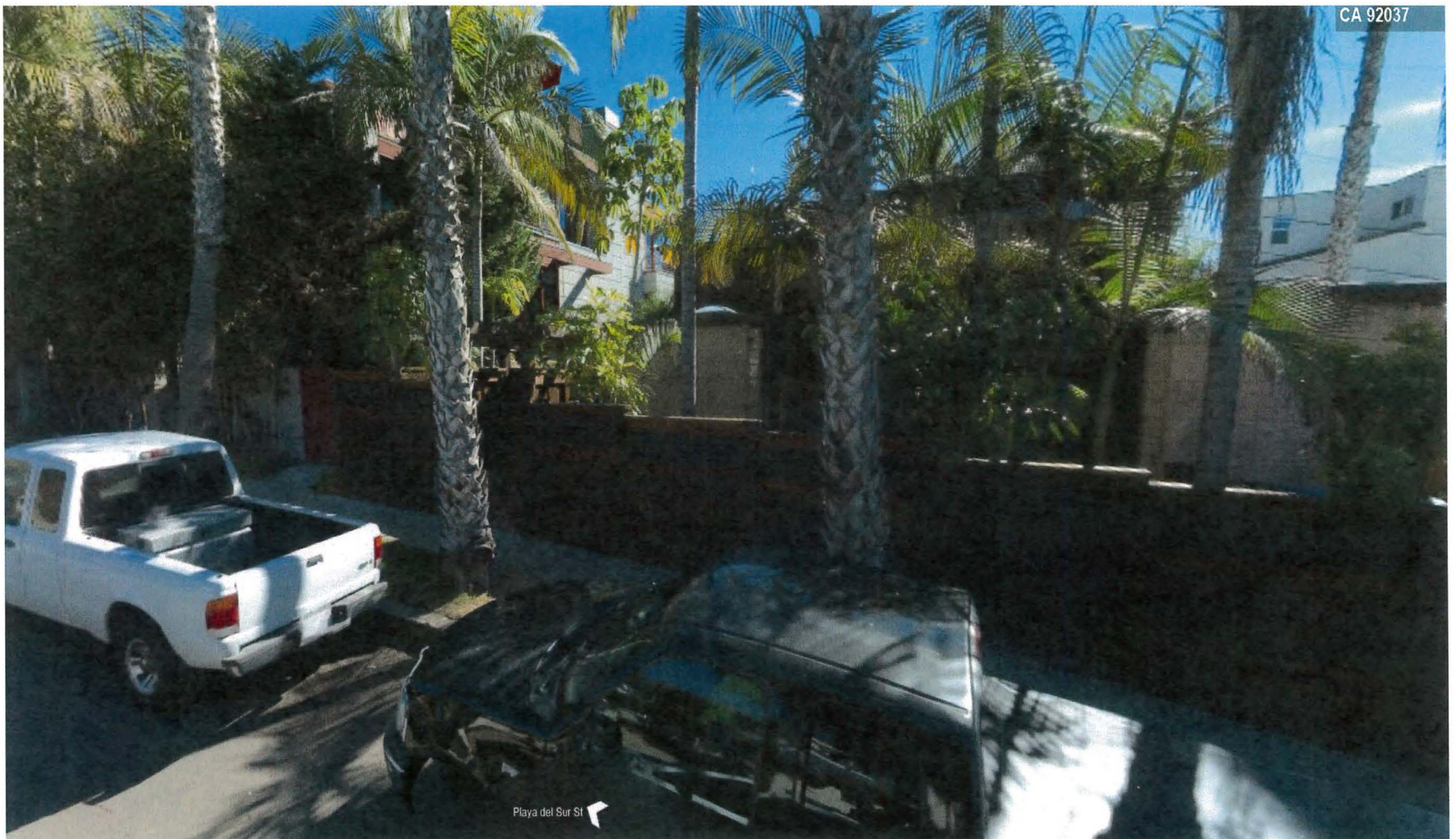
Aerial Photo View From The East

PLAYA DEL SUR CDP/PDP – 690 PLAYA DEL SUR STREET
PROJECT NO. 479656



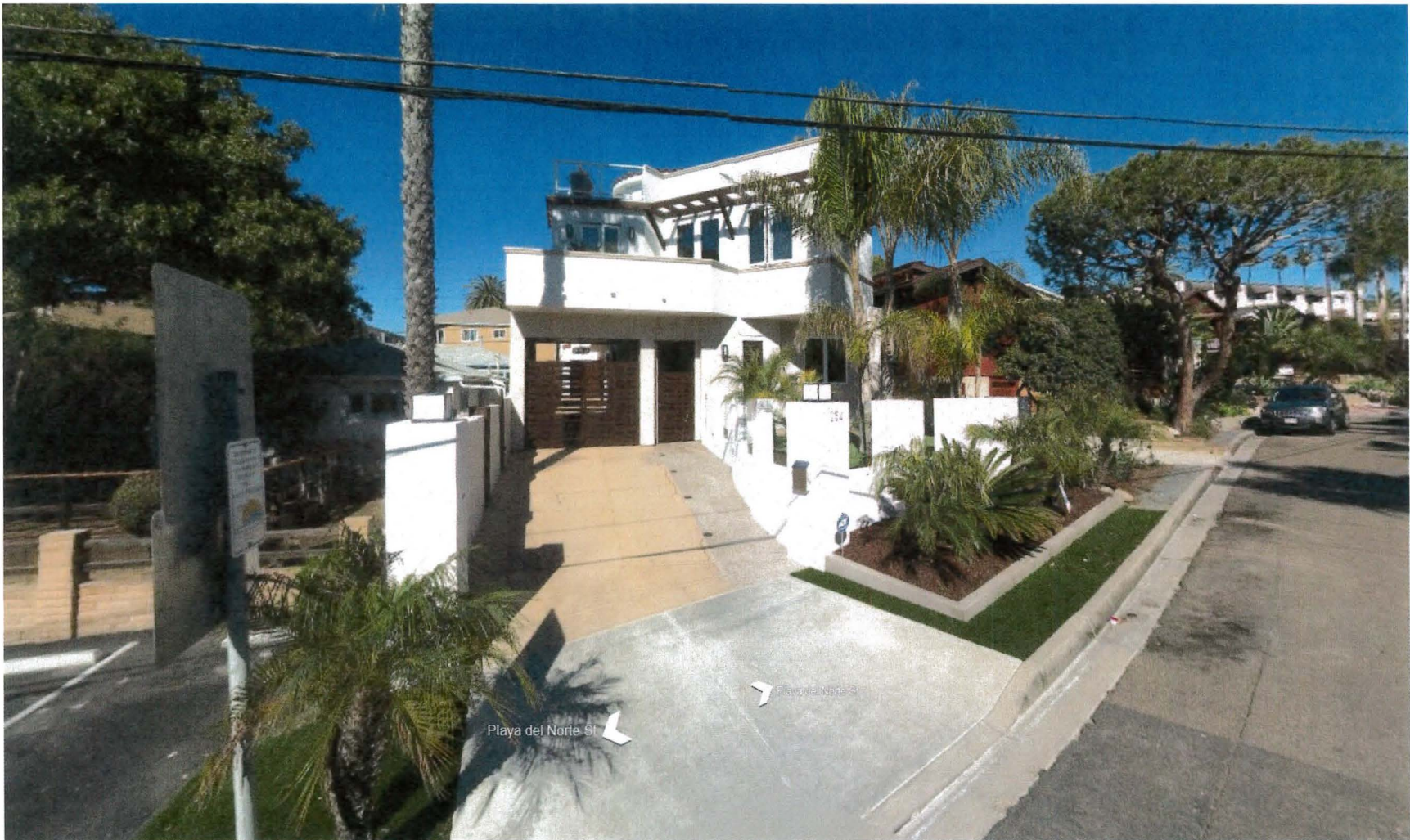
Aerial View Photo – View From The West

PLAYA DEL SUR CDP/PDP – 690 PLAYA DEL SUR STREET
PROJECT NO. 479656



Street View Photo – South on Playa Del Sur

PLAYA DEL SUR CDP/PDP – 690 PLAYA DEL SUR STREET (Across the street to the south)
PROJECT NO. 479656



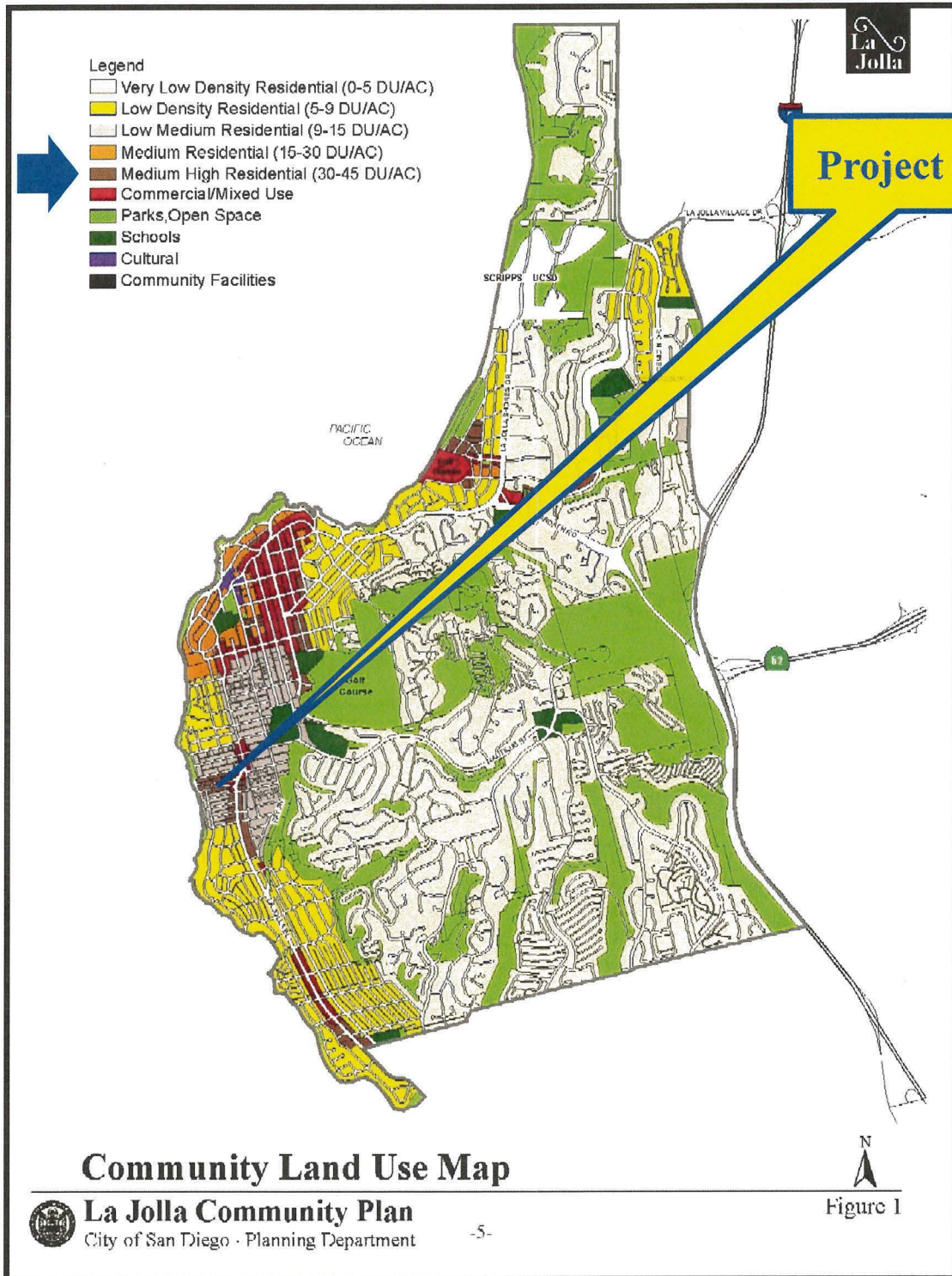
Street View Photo – North on Playa Del Norte

PLAYA DEL SUR CDP/PDP – 690 PLAYA DEL SUR STREET (Across the street to the north)
PROJECT NO. 479656



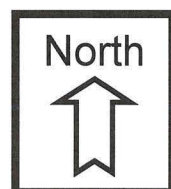
Street View Photo – Building To Be Demolished

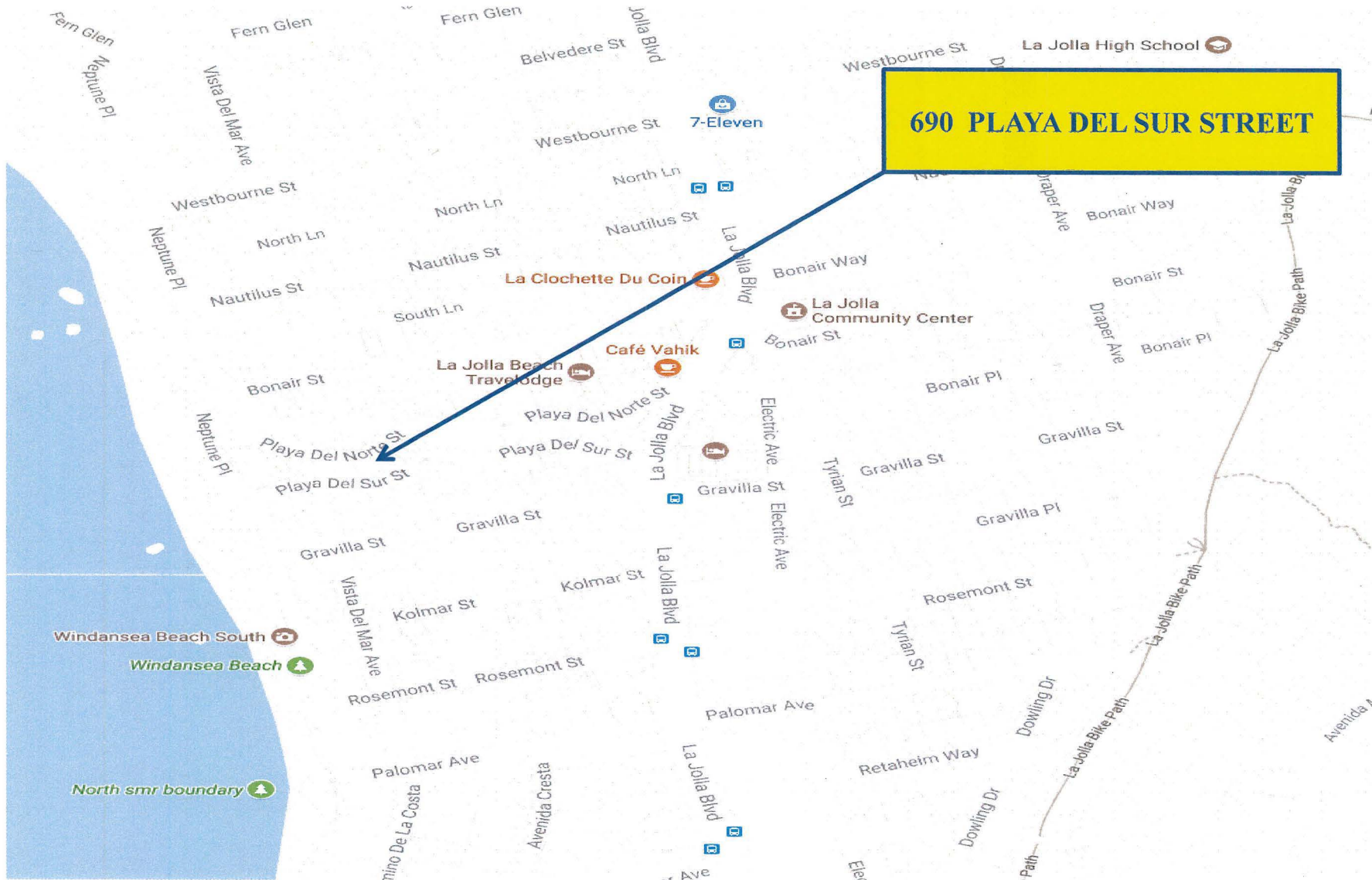
PLAYA DEL SUR CDP/PDP – 690 PLAYA DEL SUR STREET
PROJECT NO. 479656



Land Use Map

PLAYA DEL SUR CDP/PDP – 690 PLAYA DEL SUR STREET
PROJECT NO. 479656 La Jolla





Project Location Map

PLAYA DEL SUR CDP/PDP - 690 PLAYA DEL SUR STREET
PROJECT NO. 479656



PROJECT DATA SHEET

PROJECT NAME:	Playa Del Sur CDP / PDP – Project No. 479656	
PROJECT DESCRIPTION:	CDP & PDP for demolition of a ten-unit-apartment building and construction of three, three-story detached dwelling units and one, three-story duplex, providing a 11,333-square-foot multi-family project with 14 parking spaces on a 7,213 square foot property.	
COMMUNITY PLAN AREA:	La Jolla	
DISCRETIONARY ACTIONS:	Coastal Development Permit & Planned Development Permit	
COMMUNITY PLAN LAND USE DESIGNATION:	Medium High Density Residential (30-45 DUs per acre)	
<u>ZONING INFORMATION:</u> ZONE: RM-3-7 Zone HEIGHT LIMIT: 30/24-Foot maximum height limit. LOT SIZE: 7,000 square-foot minimum lot size – existing lot 7,213 sq. ft. FLOOR AREA RATIO: 1.8 maximum - 1.57 proposed FRONT SETBACK: 10 foot minimum – 5 feet proposed (deviation request) SIDE SETBACK: 5 foot minimum – 5 feet proposed STREETSIDE SETBACK: NA REAR SETBACK: NA - No rear yard double fronted lot. PARKING: 13 parking spaces required – 14 proposed.		
<u>ADJACENT</u> PROPERTIES:	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Medium High Density Residential; RM-3-7 Zone	Multi-Family Residential
SOUTH:	Medium High Density Residential; RM-3-7 Zone	Multi-Family Residential
EAST:	Medium High Density Residential; RM-1-7 Zone	Multi-Family Residential
WEST:	Medium High Density Residential; RM-3-7 Zone	Multi-Family Residential

ATTACHMENT 4

DEVIATIONS OR VARIANCES REQUESTED:	Deviations to the front building setback from the minimum of 10 feet reduced to 5 feet and the minimum driveway depth of 20 feet reduced to 18 and 5 feet from property line to face of garage.
COMMUNITY PLANNING GROUP RECOMMENDATION:	The La Jolla Community Planning Association voted 16-0-1 to recommended approval of the project at their July 6, 2017 meeting.

PLANNING COMMISSION RESOLUTION NO. _____
COASTAL DEVELOPMENT PERMIT NO. 1681695
PLANNED DEVELOPMENT PERMIT NO. 1681696
PLAYA DEL SUR - PROJECT NO. 479656

WHEREAS, 290 La Playa LLC, a California Limited Liability Corporation, Owner/Permittee, filed an application with the City of San Diego for a permit to demolish an existing apartment building and construct three detached, three-story, dwelling units and one, three-story, duplex (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit Nos. 1681695 and 1681696), on portions of a 0.16-acre property;

WHEREAS, the project site is located at 290 Playa Del Sur Street, in the RM-3-7 Zone, Coastal Overlay Zone (non-appealable), Coastal Height Limitation Overlay Zone, Beach Parking Impact Overlay Zone, Transit Corridor Overlay Zone and Residential Tandem Parking Overlay Zone within the La Jolla Community Plan area;

WHEREAS, the project site is legally described as a portion of Block 3, La Jolla Strand, in the City of San Diego, County of San Diego, State of California, According to Map No. 1216 as described in Grant Deed granted to 290 Playa, LLC recorded on September 3, 2015, as Document No. 2015-0468494;

WHEREAS, on July 20, 2017, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guideline Section 15332 (Infill Development) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

WHEREAS, on January 25, 2018, the Planning Commission of the City of San Diego considered Coastal Development Permit No. 1681695 and Planned Development Permit No. 1681696, pursuant to the Land Development Code of the City of San Diego;

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 January 25, 2018.

COASTAL DEVELOPMENT PERMIT FINDINGS:

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 0.16-acre site is fully developed with the existing apartment building and is located approximately 600 feet from the Pacific Ocean coastline. No physical accessway across the property

exists nor is legally used by the public. No proposed public accessway has been identified on the project site in the La Jolla Community Plan and Local Coastal Program land use plan.

By keeping the proposed development fully contained within the existing legal lot area, the proposed development will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the La Jolla Community Plan and Local Coastal Program Land Use Plan.

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

The fully graded project site is currently developed with an apartment building and is located within a multi-family residential neighborhood developed since 1972. Review of resources maps, and aerial and street level photography shows that the project site does not contain any sensitive biological resources. The project site does not contain any sensitive riparian habitat or other identified habitat community. The project site does not contain, nor is it adjacent to, Multi-Habitat Planning Area (MHPA)-designated lands. The project proposes to demolish the apartment building and construct three, detached three-story dwelling units and one three-story duplex. The proposed five-dwelling unit residential project is located directly on the portion of the property containing the existing ten unit apartment structure on a fully disturbed site. A Preliminary Geotechnical Investigation indicates that this area has been cut and filled to accommodate the original subdivision and development of this area. Site drainage currently drains toward Playa Del Sur Street. All surface drainage from the project will be conveyed to Playa Del Sur Street. The project site was previously graded and the project proposes 650 cubic yards of cut, zero cubic yards of fill, for a total export of 650 cubic yards. This previously disturbed project site does not contain any form of environmentally sensitive lands. Thus, this proposed five dwelling unit project will not adversely affect Environmentally Sensitive Lands.

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

The project implements the La Jolla Community Plan, which is the Certified Local Coastal Program land use plan for this area. The proposed construction of a five-residential-dwelling-unit project will occur on a site which has a Medium High Density Residential (30-45 DU/AC) land use designation. The project was designed to comply with the development regulations of the RM-3-7 Zone and the Coastal Overlay Zone, except for the proposed deviations under the associated Planned Development Permit.

The project is located to the east of two public view corridors as identified in the 2004 La Jolla Community Plan and Local Coastal Program Land Use Plan. A public view corridor is identified along the western ends of both Playa Del Norte Street and Playa Del Sur Street. Both streets have meandering or curvilinear street patterns making the public view corridor on both streets too short to reach the project site. No public views are impacted by the proposed development. The project site is not located in an area identified as containing pedestrian access. The Playa Del Sur and Playa Del Norte street frontages will remain with improved public right-of-way. Project development will be fully contained within the existing legal lot area. Due to these factors the proposed five-

residential-dwelling-unit development is in conformity with the certified La Jolla Community Plan and 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 0.16-acre site is currently developed with an existing apartment building which is proposed to be demolished and re-developed with a five residential dwelling units. The property is on the east side of the first public roadway (Neptune Place) and is not located between the first public roadway and the sea or the shoreline of any body of water located within the Coastal Overlay Zone. Due to the project's location outside of this area, this finding is not applicable.

PLANNED DEVELOPMENT PERMIT FINDINGS:

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

The project implements the La Jolla Community Plan and Local Coastal Program Land Use Plan for this area. The proposed construction of the five residential dwelling-unit project is located on a site which has a Medium High Density Residential (30-45 DU/AC) land use designation. The project was designed to comply with the development regulations of the RM-3-7 Zone and the Coastal Overlay Zone, except for the proposed deviations as allowed with a Planned Development Permit.

The project site is located approximately 600 feet from the coastline and the La Jolla Community Plan and Local Coastal Program Land Use Plan does not identify any public view on or adjacent to the subject property. The project site is not located in an area identified as containing public access. The Playa Del Sur and Playa Del Norte street frontages will remain with improved public right-of-way. Project development will be fully contained within the existing legal lot area. Due to these factors the proposed five residential dwelling-unit development will not adversely affect the adopted La Jolla Community Plan and Local Coastal Program Land Use Plan.

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

The project proposes to demolish an existing apartment building and construct three detached dwelling units and a duplex within an urbanized portion of the City and will have adequate levels of essential public services available, including police, fire, and emergency medical services. The project was designed to comply with the development regulations of the RM-3-7 Zone and the Coastal Overlay Zone, except for the proposed deviations under the associated Planned Development Permit for a requested reduced front yard setback and a reduced driveway depth. The project will not be detrimental to public health, safety and welfare in that the permit controlling the development and continued use of this site contains specific conditions addressing compliance with the City's codes, policies, regulations and other regional, state, and federal regulations. The project is located in a developed multi-family residential portion of the La Jolla community, will be built to all current development standards and will therefore not be detrimental to the public. In addition,

conditions of approval require the review and approval of all construction plans by the City prior to construction to determine the construction of the project will comply with all building code regulations. The construction will be inspected by certified building and engineering inspectors to assure construction is in accordance with the approved plans and with all regulations. Therefore, the project will not be detrimental to the public health, safety, and welfare.

3. The proposed development will comply with the regulations of the Land Development Code including any proposed deviations pursuant to Section 126.0602(b) (1) that are appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone; and any allowable deviations that are otherwise authorized pursuant to the Land Development Code.

The 0.16-acre project site is currently fully developed with an existing ten dwelling unit apartment building. The project proposes to demolish the apartment building and construct three, detached three-story dwelling units and one three-story duplex, totaling 11,333 square-feet of floor area. With the issuance of this Planned Development Permit authorizing the deviations as described, the proposed development will comply with the regulations of the Land Development Code. The property is located within RM-3-7 Zone, Coastal Overlay Zone (non-appealable to the California Coastal Commission), Coastal Height Limitation Overlay Zone, Parking Impact Overlay Zone, and Residential Tandem Parking Overlay Zone. The property does not contain, nor is it adjacent to, environmentally sensitive lands.

- Front Yard Setback

The Land Development Code requires a standard setback of 20 feet and the minimum setback is 10 feet. The project is proposing to reduce the minimum front yard setback to five feet. The project provides a varied front yard setback per unit of between 5 feet to 18 feet. The project's design of three detached dwelling units and one duplex was intended to create a multi-family project with a "single-family look" to help match or transition into the existing community's character. Of the four proposed buildings, two will front on Playa Del Sur and two will front on Playa Del Norte, giving the project an active and architecturally treated front and streetscape with front doors, living space windows and front porches on both street frontages of the project.

Due to the existing street design, double street frontage of the property resulting in double front setbacks and a lot depth of only 66 feet, this significantly reduced the building envelope. This reduced building envelope makes it difficult to apply the standard development regulations. This project, with the proposed deviations to allow for a reduced front setback and a reduced driveway depth will result in a more desirable project under the unique street and lot depth situation of this project site.

- Driveway Depth

The Land Development Code requires a minimum of 20 feet from the face of the garage to the back of sidewalk. The project proposes 18 feet of depth for one driveway and 5 feet for the other three driveways. Where it is less than 18 feet, keeping the driveways at five feet will discourage parking on this area entirely and prevent vehicles from parking across the

adjacent public sidewalks.

The two proposed deviations are appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone, and any allowable deviations that are otherwise authorized pursuant to the Land Development Code. This is concluded based upon the unique street frontage and that the lot is previously conforming with a lack of lot depth of only 66 feet for the project site. The current RM-3-7 regulations require a minimum lot depth of 100 feet. The site is also double fronted or a "though lot" with street frontage along both Playa Del Sur and Playa Del Norte, thus requiring front yard setbacks along two opposite property lines (this is further diminished by the requirement of dedication along each street frontage). Combined with the lack of lot depth, the required setbacks create a significantly difficult situation in which to meet all the development regulations and develop the minimum number of dwelling units required by the La Jolla Community Plan. Both Playa Del Sur and Playa Del Norte are restricted to one way traffic and are both red curbed with no allowed on-street parking. This existing street situation reduces the traffic safety concern and makes the requested deviation for the reduced building setback supportable.

Therefore, the requested deviations are consistent with the goals and recommendations of the community plan and the purpose and intent of the Planned Development Permit Ordinance. The Land Development Code allows the applicant to request deviations through a Planned Development Permit, and other than the requested deviations, in those two areas, the project as proposed complies with all applicable regulations of the Land Development Code and will not adversely affect the Progress Guide and General Plan, the La Jolla Community Plan. The design flexibility allowed this development to include a single family residential look in this area and have an active architecturally treated front along both streetscapes. These are features that will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations.

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

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Coastal Development Permit No. 1681695 and Planned Development Permit No. 1681696 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. 1681695 and 1681696, a copy of which is attached hereto and made a part hereof.

Glenn R. Gargas
Development Project Manager
Development Services

Adopted on: January 25, 2018

IO#: 24006559

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

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

INTERNAL ORDER NUMBER: 24006559

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COASTAL DEVELOPMENT PERMIT NO. 1681695

PLANNED DEVELOPMENT PERMIT NO. 1681696

PLAYA DEL SUR - PROJECT NO. 479656

PLANNING COMMISSION

This Coastal Development Permit No. 1681695/Planned Development Permit No. 1681696 is granted by the Planning Commission of the City of San Diego to 290 La Playa LLC, a California Limited Liability Corporation, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] Sections 126.0704 and 126.0602. The 0.16-acre site is located at 290 Playa Del Sur Street, in the RM-3-7 Zone, Coastal Overlay Zone (non-appealable), Coastal Height Limitation Overlay Zone, Beach Parking Impact Overlay Zone, Transit Corridor Overlay Zone and Residential Tandem Parking Overlay Zone within the La Jolla Community Plan area. The project site is legally described as a portion of Block 3, La Jolla Strand, in the City of San Diego, County of San Diego, State of California, according to Map No. 1216 as described in Grant Deed granted to 290 Playa, LLC recorded on September 3, 2015, as Document No. 2015-0468494.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to demolish a ten dwelling-unit apartment building and construct three detached, three-story, dwelling units and one, three-story, residential duplex described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated January 25, 2018, on file in the Development Services Department.

The project shall include:

- a. Demolish a ten-dwelling-unit apartment building and construct three, three-story, detached dwelling units and one, three-story duplex, totaling 11,333 square feet of floor area on a 0.16-acre property;
- b. Deviations to the front yard building setback from the required minimum of 10 feet reduced to five feet and the minimum required driveway depth of 20 feet reduced to 18 and 5 feet from property line to face of garage;
- c. Landscaping (planting, irrigation and landscape related improvements);

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

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by February 8, 2021.
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 construction permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements

may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

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

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

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

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

CLIMATE ACTION PLAN REQUIREMENTS:

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

AFFORDABLE HOUSING REQUIREMENTS:

12. Prior to the issuance of any construction permits, the Owner/Permittee shall comply with the affordable housing requirements of the City's Inclusionary Affordable Housing Regulations (SDMC § 142.1301 et seq.).

ENGINEERING REQUIREMENTS:

13. The project proposes to export 650 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"), 2015 edition and Regional Supplement Amendments adopted by Regional Standards Committee.

14. Prior to the issuance of any construction permits, the Owner/Permittee shall assure, by permit and bond, the closure of the non-utilized driveways with current City Standards curb, gutter and sidewalk, adjacent to the site on Playa Del Sur Street and Playa Del Norte Street, satisfactory to the City Engineer.

15. Prior to the issuance of any construction permits, the Owner/Permittee shall assure, by permit and bond, the construction of new driveways per current City Standards, adjacent to the site on Playa Del Sur Street and Playa Del Norte Street, satisfactory to the City Engineer.

16. Prior to the issuance of any construction permits, the Owner/Permittee shall dedicate an additional right-of-way on Playa Del Sur Street and Playa Del Norte Street to provide a 10-foot-curb-to-property-line distance, satisfactory to the City Engineer.

17. Whenever street rights-of-way are required to be dedicated, it is the responsibility of the Owner/Permittee to provide the right-of-way free and clear of all encumbrances and prior easements. The Owner/Permittee must secure "subordination agreements" for minor distribution facilities and/or "joint-use agreements" for major transmission facilities.

18. 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 SDMC, into the construction plans or specifications.

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

LANDSCAPE REQUIREMENTS:

20. Prior to issuance of any construction 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 40-square-foot area around each tree which is unencumbered by utilities. Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees.

21. 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," Landscape Development Plan, on file in the Development Services Department. Construction plans shall show, label, and dimension a 40-square-foot area around each tree which is unencumbered by hardscape and utilities as set forth under LDC 142.0403(b)(5).

22. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, 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.

23. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction document plans is damaged or removed during demolition or construction, 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 30 days of damage.

24. 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.

PLANNING/DESIGN REQUIREMENTS:

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

26. 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.

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

TRANSPORTATION REQUIREMENTS

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

29. Prior to any work starting in the City street right-of-way, the Owner/Permittee shall apply for a "Public Right-of-Way Permit for Traffic Control."

GEOLOGY REQUIREMENT

28. Prior to issuance of any construction permits, the Owner/Permittee shall submit a geotechnical investigation report or update letter that specifically addresses the proposed construction plans. The geotechnical investigation report or update letter shall be reviewed for adequacy by the Geology Section of the Development Services Department.

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

29. Prior to the issuance of any construction permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of new water and sewer service(s) outside of any driveway or drive aisle and the abandonment of any existing unused water and sewer services within the right-of-way adjacent to the project site, in a manner satisfactory to the Public Utilities Director and the City Engineer.

30. Prior to the issuance of any construction 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 Public Utilities Director 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.

31. The Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement for the private sewer laterals encroaching into the Public Right-of-Way.

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

33. Prior to Final Inspection, all public water and sewer facilities shall be complete and operational in a manner satisfactory to the Public Utilities Director and the City Engineer.

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

INFORMATION ONLY:

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

APPROVED by the Planning Commission of the City of San Diego on January 25, 2018, by Resolution No. ____.

ATTACHMENT 6

Permit Type/PTS Approval No.: CDP No. 1681695

PDP No. 1681696

Date of Approval: Jan. 25, 2018

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Glenn R. Gargas
Development Project Manager

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

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

290 La Playa LLC
Owner/Permittee

By _____
Brian Sorokin
Managing Partner

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

NOTICE OF EXEMPTION

ATTACHMENT 7

(Check one or both)

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

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

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

Project No.: **479656**

Project Title: **Playa Del Sur**

Project Location-Specific: The project site is located at 290-296 Playa Del Sur Street, La Jolla, CA 92037, within the La Jolla Community Plan area and Local Coastal Land Use Plan.

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

Description of nature and purpose of the Project:

COASTAL DEVELOPMENT PERMIT and PLANNED DEVELOPMENT PERMIT (Process 4) for demolition of 10 existing rental apartments and for the construction of three single family rental units and a duplex, for a total of five units, totaling 11,333 square feet of gross floor area with setback deviations . The 7,213 sq. ft. lot is located at 290-296 Playa Del Sur Street, with frontage along Playa Del Norte Street, west of La Jolla Blvd, east of Neptune Place in the RM-3-7 Zone, Coastal Overlay Zone (Non-Appealable 2), Coastal Height Limit Overlay Zone, Residential Tandem Parking Overlay Zone, and Parking Impact Overlay Zone (Coastal and Beach), La Jolla Community Plan area and Local Coastal Land Use Plan, and Council District 1. (LEGAL DESCRIPTION: Portion of Block 3, La Jolla Strand Subdivision, Map 1216, City of San Diego, San Diego County).

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Robert J. Bateman
9665 Chesapeake Drive, Suite #445
San Diego, CA 92123
(858) 565-8362

Exempt Status: (CHECK ONE)

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
- ☒ Categorical Exemption: : Categorically exempt according to State CEQA Guidelines Section(s) 15332 (Infill Development)
- ☐ Statutory Exemptions:

Reasons why project is exempt: The City of San Diego determined that the project would qualify to be categorically exempt from CEQA pursuant to 15332 (Infill Development). Section 15332 (Infill Development) is appropriate because the proposed project is consistent with the applicable General Plan designation and all applicable General Plan policies as well as with the applicable Zoning designation and regulations (With appropriate Findings to be determined for the proposed setback modifications under the Planned Development Permit); the proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses; the project site has no value as habitat for endangered, rare or

ATTACHMENT 7

threatened species; approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and the site can be adequately served by all required utilities and public services. Furthermore, none of the exceptions listed in CEQA Section 15300.2 apply.

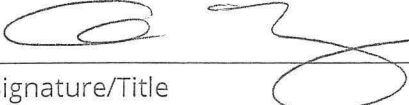
Lead Agency Contact Person: Chris Tracy, AICP

Telephone: (619) 446-5381

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a notice of exemption been filed by the public agency approving the project? ☐ Yes ☐ No

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

 CHRIS TRACY, SENIOR PLANNER 7/20/17
Signature/Title Date

Check One:

- ☒ Signed By Lead Agency
☐ Signed by Applicant

Date Received for Filing with County Clerk or OPR:



La Jolla Community Planning Association

Date: July 17, 2017

To: Edith Gutierrez, DPM

RE: 290 Playa Del Sur – LJCPA Vote

On July 6, 2017 at the Regular Meeting of the La Jolla Community Planning Association (LJCPA) Trustees reviewed “Playa del Sur 290 Playa del Sur” as an Action item on the Consent Agenda.

10.9 Playa del Sur 290 Playa del Sur--(Process 4) Coastal Development Permit and Planned Development Permit for setback deviations, demolition of existing 13 unit apartment building and the construction of three single family rental units and a duplex, for a total of five dwelling units for rent and attached garage(s) with a total of 11,333 square feet. The 7,213 square foot site is located within the appealable coastal overlay zone at 290 Playa Del Sur Street in the RM-3-7 zone of the La Jolla community plan area.

DPR Motion: Findings can be made for a Coastal Development Permit and Planned Development Permit for setback deviations, demolition of existing 13 unit apartment building and the construction of three single family rental units and a duplex, for a total of five dwelling units for rent and attached garage(s) with a total of 11,333 square feet. The 7,213 square foot site is located within the appealable coastal overlay zone at 290 Playa Del Sur. (5-1-1)

The LJCPA voted 16-0-1 on consent to accept the recommendation of the Development Permit Review Committee.

Sincerely,

Helen Boyden, Vice President (s)



THE CITY OF SAN DIEGO

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

Project No. For City Use Only

LAS PLUMAS RESIDENCES

Project Address:

290 PLAYA DEL SUR ST LA JOLLA 92037

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

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

Additional pages attached ☒ Yes ☐ No

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Project Title:	Project No. (For City Use Only)
----------------	---------------------------------

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

Legal Status (please check):

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

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property. Please list below the names, titles and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all corporate officers, and all partners in a partnership who own the property). A signature is required of at least one of the corporate officers or partners who own the property. Attach additional pages if needed. **Note:** The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process. Additional pages attached ☐ Yes ☐ No

Corporate/Partnership Name (type or print):
290 LA PLAYA LLC

☒ Owner ☐ Tenant/Lessee

Street Address:
247 VOLMAR ST

City/State/Zip:
LA JOLLA CA 92037

Phone No: 858/692-1524 Fax No: _____

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

Title (type or print):
Partner

Signature: [Signature] Date: 3/28/16

Corporate/Partnership Name (type or print):

☐ Owner ☐ Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: _____ Fax No: _____

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

Title (type or print):

Signature : _____ Date: _____

Corporate/Partnership Name (type or print):

☐ Owner ☐ Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: _____ Fax No: _____

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

Title (type or print):

Signature : _____ Date: _____

Corporate/Partnership Name (type or print):

☐ Owner ☐ Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: _____ Fax No: _____

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

Title (type or print):

Signature : _____ Date: _____

Corporate/Partnership Name (type or print):

☐ Owner ☐ Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: _____ Fax No: _____

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

Title (type or print):

Signature : _____ Date: _____

Corporate/Partnership Name (type or print):

☐ Owner ☐ Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: _____ Fax No: _____

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

Title (type or print):

Signature : _____ Date: _____

Corporate/Partnership Name (type or print):

☐ Owner ☐ Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: _____ Fax No: _____

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

Title (type or print):

Signature : _____ Date: _____

PREPARED BY: DANIEL LINN ARCHITECT
5732 BELLEVUE AVE
LA JOLLA, CA 92037

PROJECT ADDRESS: 290-295 PLAYA DEL SUR STR
LA JOLLA, CA 92037

PROJECT TITLE: LAS CASAS DE LOS REYES

SHEET TITLE: SITE PLAN, PROTECT DATA

ORIGINAL DATE: _____

PROJECT NUMBER: _____

SHEET _____ OF _____

REVISION 1: 7/29/12 REVISION 4: 11/13/12

REVISION 2: 9/11/12 REVISION 5: 2/25/14

REVISION 3: 11/26/12 REVISION 6: 3/28/12

PROJECT PRINCIPALS

01012

290 LA PLATA, LLC
247 KOLMAR STREET
LA JOLLA, CA 92037

ARCHITECT:
DANIEL LINN
5732 BELLEVUE AVE
LA JOLLA, CA 92037
658/459-8103

LANDSCAPE ARCHITECT:
OUTSIDE DIMENSIONS
STEVEN APHES
15748 PASSEO PERNASCO
ESCONDIDO, CA 92025
619/777-2943

CIVIL ENGINEER:
SANDIEGO LAND SURVEYING AND ENGINEERING, INC
ROBERT BATEMAN
9565 C-ESAPEAKE DR 317
SAN DIEGO, CA 92123
658/565-836

PREPARED BY: DANIEL LINN ARCHITECT
5732 BELLEVUE AVE
LA JOLLA, CA 92037
PROJECT ADDRESS 290-296 PLAYA DEL SUR STREET
LA JOLLA, CA 92037
PROJECT TITLE LAS PLAYAS RESIDENCES
SHEET TITLE SITE PLAN, PROTECT DATA
ORIGIN DATE 7/11/12
PROJECT NUMBER
SHEET 1 OF 1
REVISION 1 7/11/12 REVISION 2 11/11/12
REVISION 3 7/11/12 REVISION 5 11/11/12
REVISION 6 11/11/12 REVISION 7 11/11/12

DATE 5/24/16

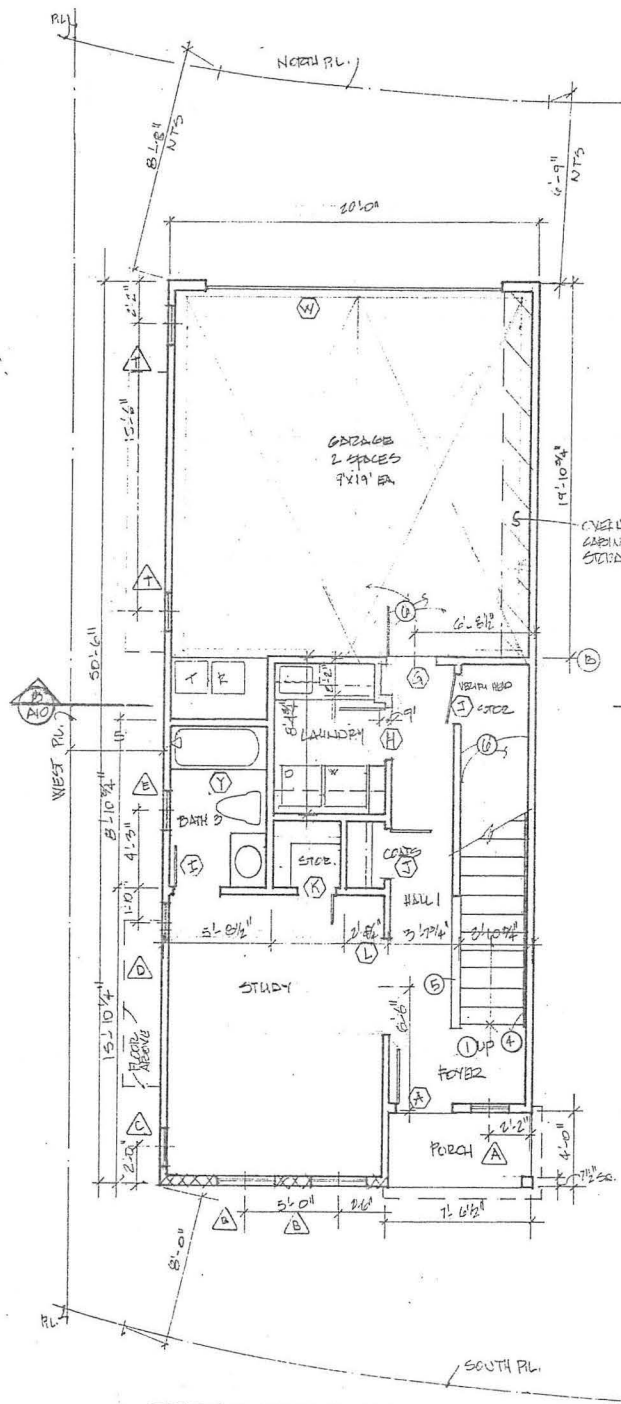
REVISIONS

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	DRIVE LENGTHS	
	5/2/12	
	POP TABLE	
	5/5/13	
	7/20/17	

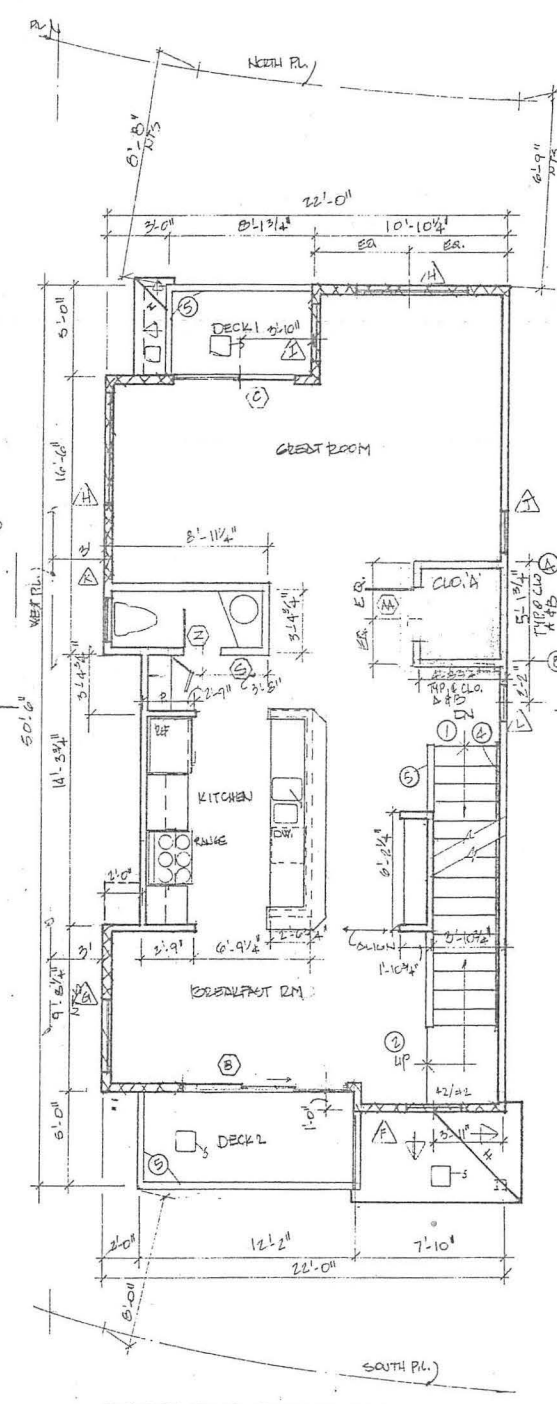
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UNIT FLOOR AREA TABULATIONS

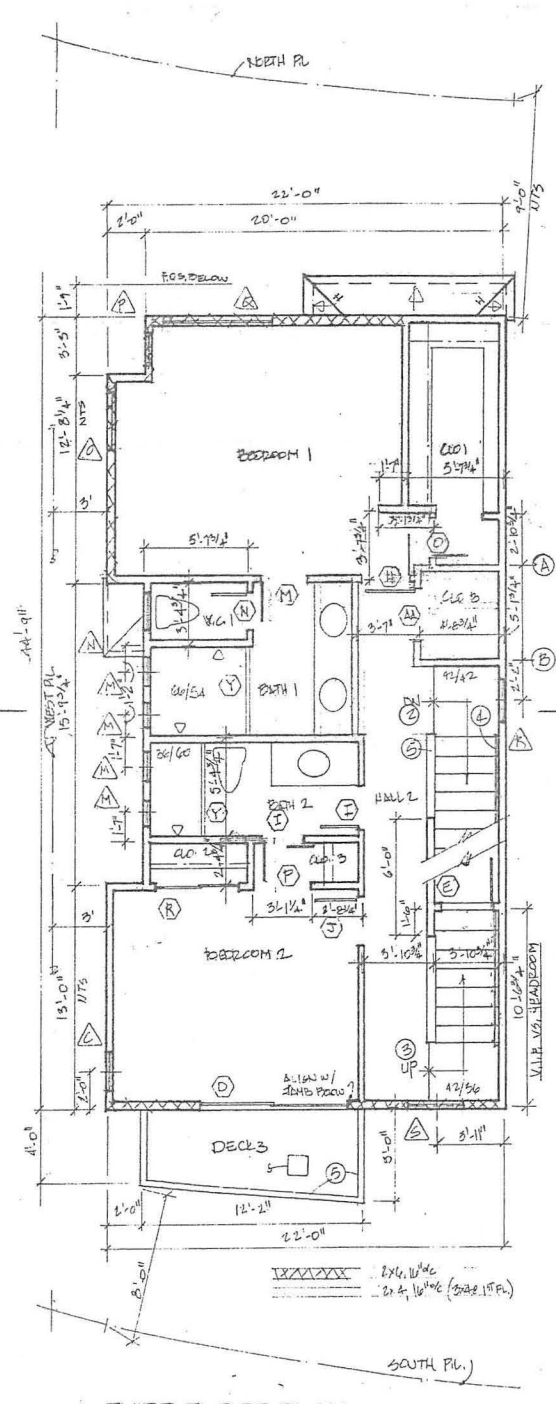
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1 ST FLOOR	520	544	180	380	473	2097				
2 ND FLOOR	591	593	914	0	926	3629				
3 RD FLOOR	907	982	995	0	971	3855				
LIVING TOTAL	2318	2424	2089	380	2370	9581				
DECKS	594	672	500	0	836	2602				
GARAGE	419	442	265	200	426	1752				
BASEMENT	0	988	1050	0	0	2038				



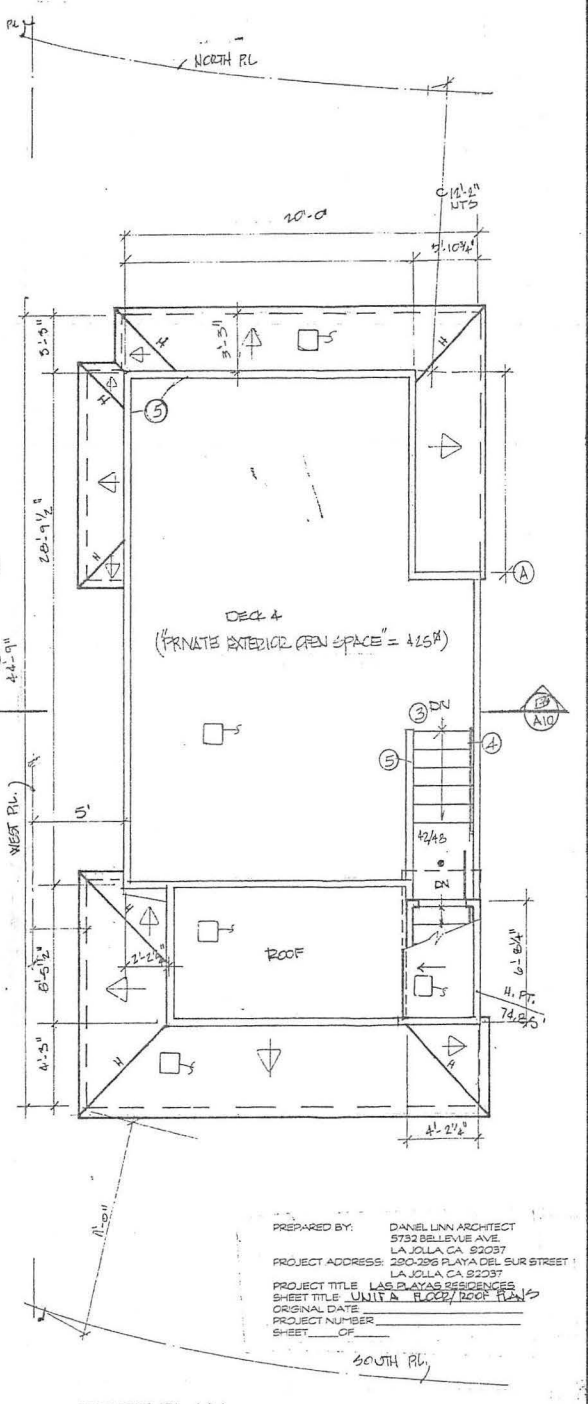
FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN



ROOF PLAN

PREPARED BY: DANIEL LINN ARCHITECT
5732 BELLEVUE AVE.
LA JOLLA, CA 92037
PROJECT ADDRESS: 290-296 PLAYA DEL SUR STREET
LA JOLLA, CA 92037
SHEET TITLE: UNIT A FLOOR/ROOF PLANS
ORIGINAL DATE: 7/20/17
PROJECT NUMBER: 170217
SHEET: 1 OF 1

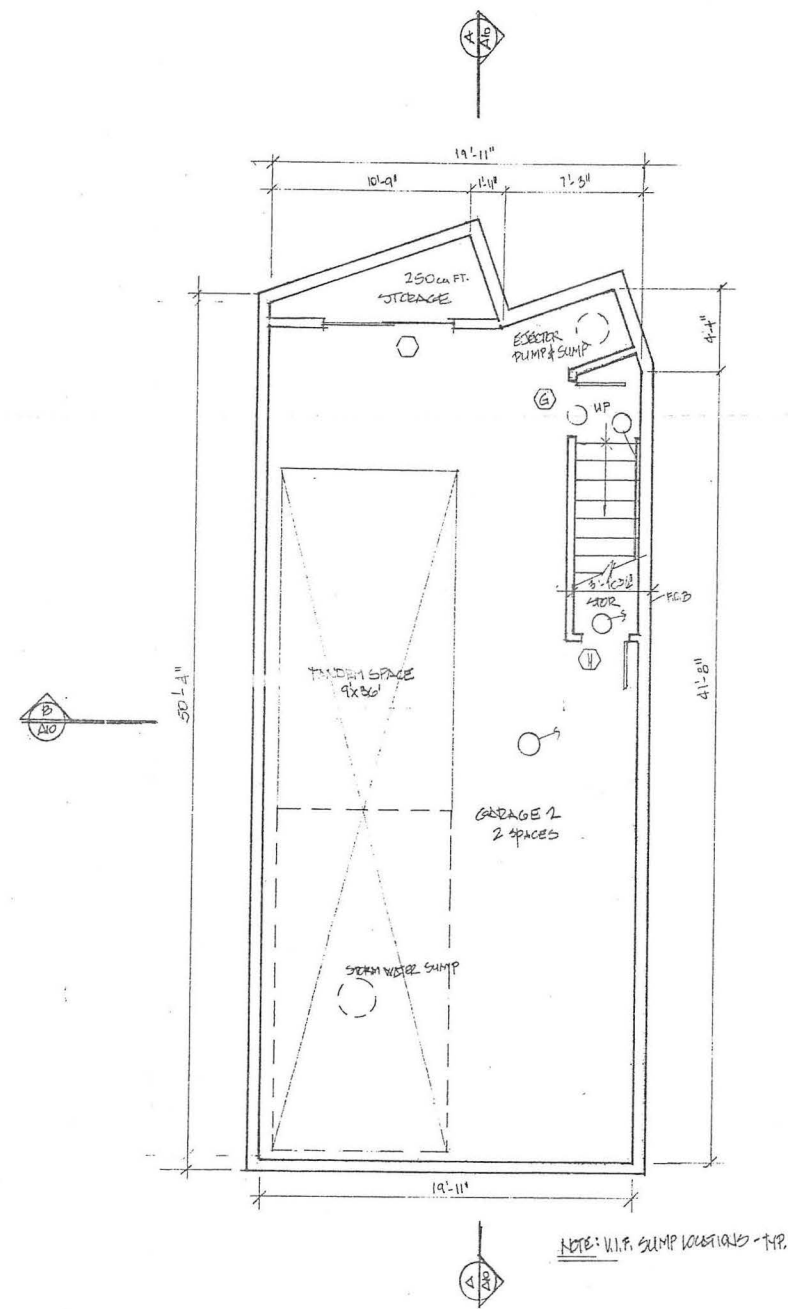
REVISION 1: 7/20/17
REVISION 2: 7/20/17
REVISION 3: 7/20/17
REVISION 4: 7/20/17
REVISION 5: 7/20/17
REVISION 6: 7/20/17

Daniel Linn architect
5732 Bellevue Avenue
La Jolla, CA 92037
858 459-5108

LAS PLAYAS RESIDENCES
FIVE DWELLING UNITS
290-296 PLAYA DEL SUR STREET
LA JOLLA, CALIFORNIA

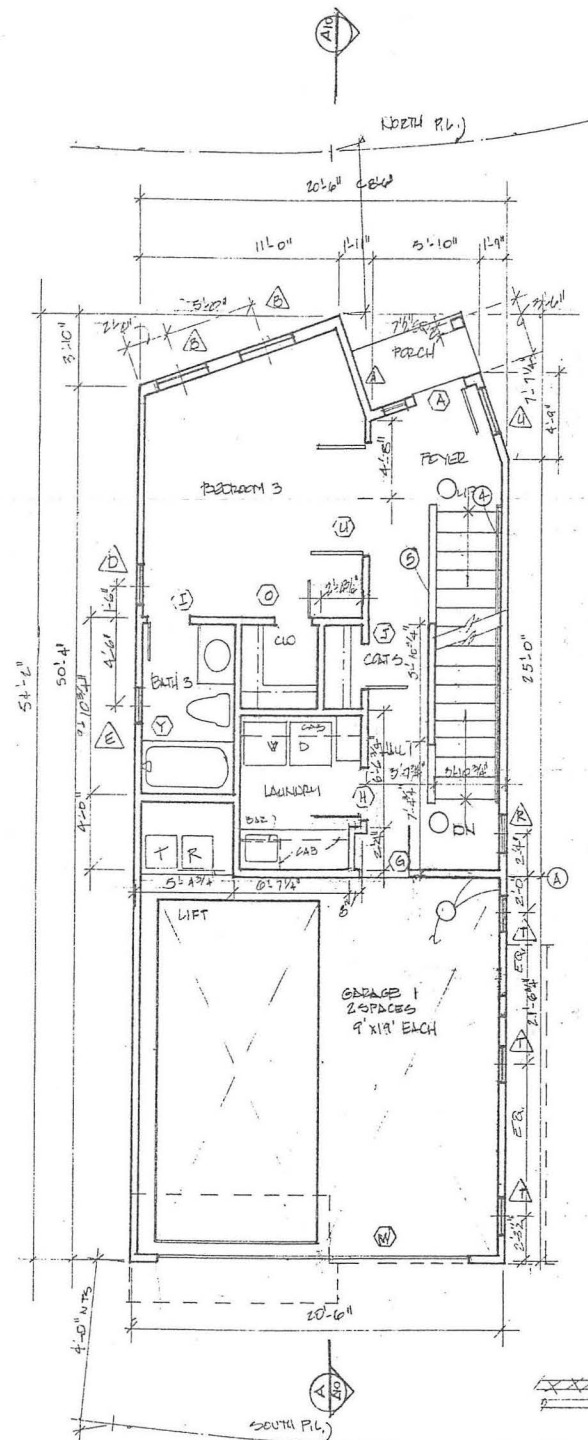
7/20/17
10/13/17

A1



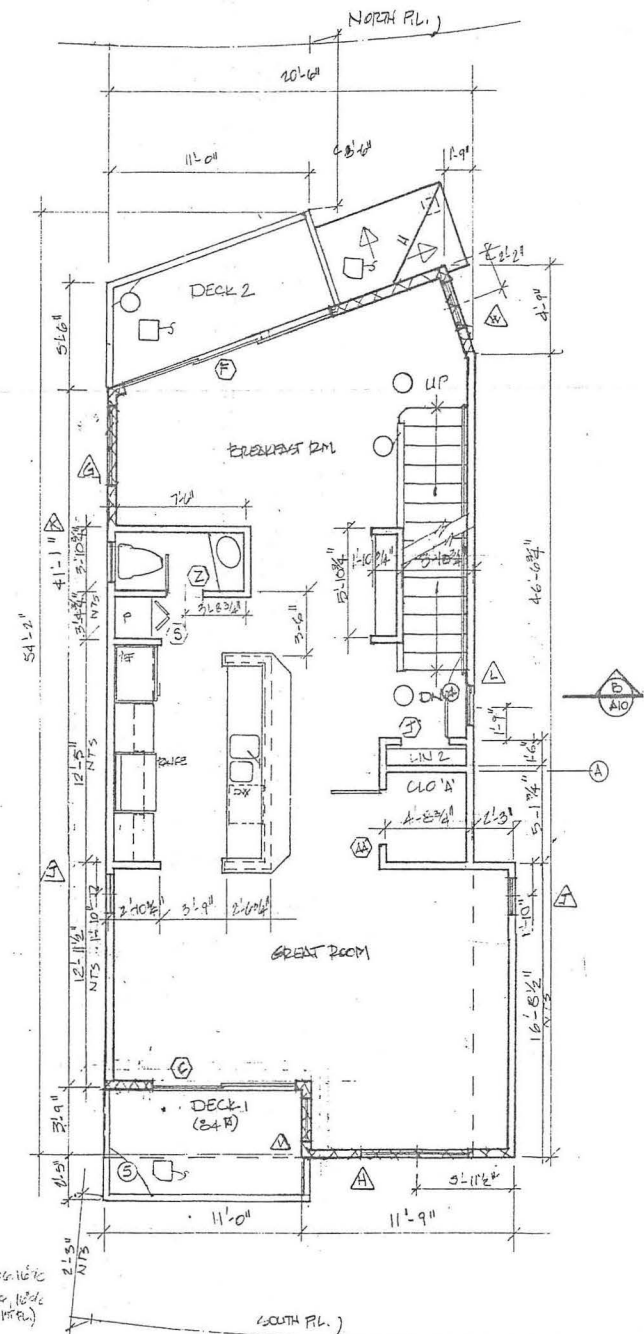
BASEMENT PLAN

UNIT B



FIRST FLOOR PLAN

*For all required parking serving each new single-family residence and for each unit of the duplex, a listed cabinet, box or enclosure shall be connected to a roadway linking the required parking space to the electrical service, to allow for the future installation of electric vehicle supply equipment to provide an electric vehicle charging station for use by the resident.



SECOND FLOOR PLAN

REVISION 1 1/20/17
REVISION 2 10/18/17
REVISION 3 10/18/17
REVISION 4 10/18/17
REVISION 5 10/18/17
REVISION 6 10/18/17

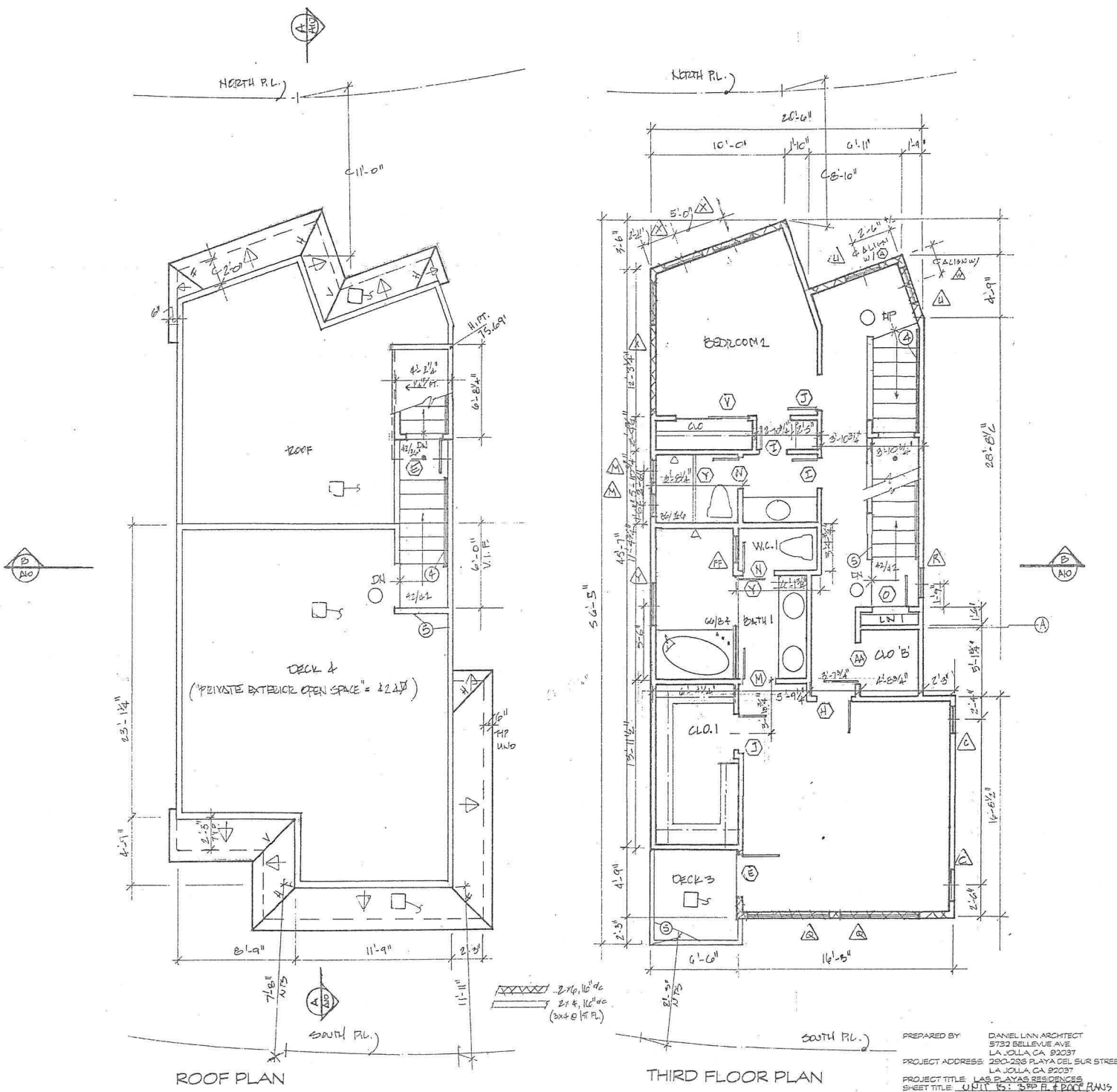
PREPARED BY: DANIEL LINN ARCHITECT
5732 BELLEVUE AVE
LA JOLLA, CA 92037
PROJECT ADDRESS: 290-296 PLAYA DEL SUR STREET
LA JOLLA, CA 92037
PROJECT TITLE: LAS PLAYAS RESIDENCES
SHEET TITLE: UNIT B: BATHS, PLANS
ORIGINAL DATE: 10/18/17
PROJECT NUMBER: 17

Daniel Linn architect
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858 459-8108 fax 858 459-8118

LAS PLAYAS RESIDENCES
FIVE DWELLING UNITS
290-296 PLAYA DEL SUR STREET
LA JOLLA, CALIFORNIA

7/20/17
10/18/17

A2



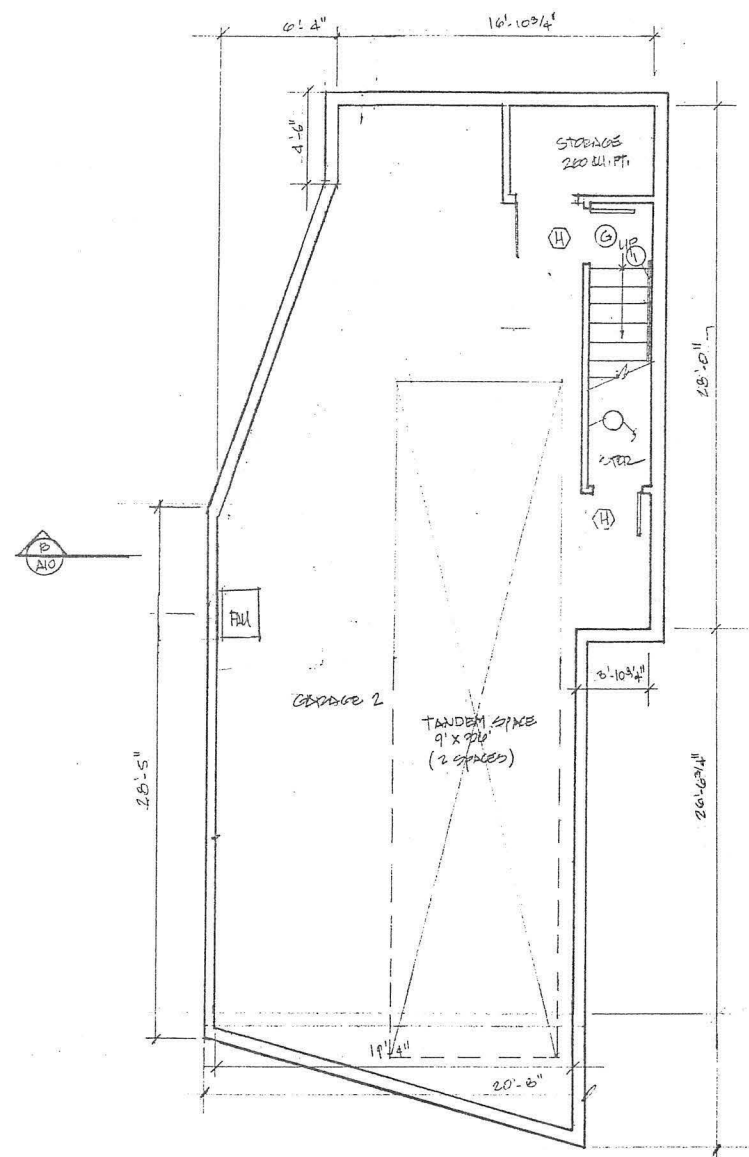
Daniel Linn architect
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LAS PLAYAS RESIDENCES
FIVE DWELLING UNITS
290-296 PLAYA DEL SUR STREET
LA JOLLA, CALIFORNIA

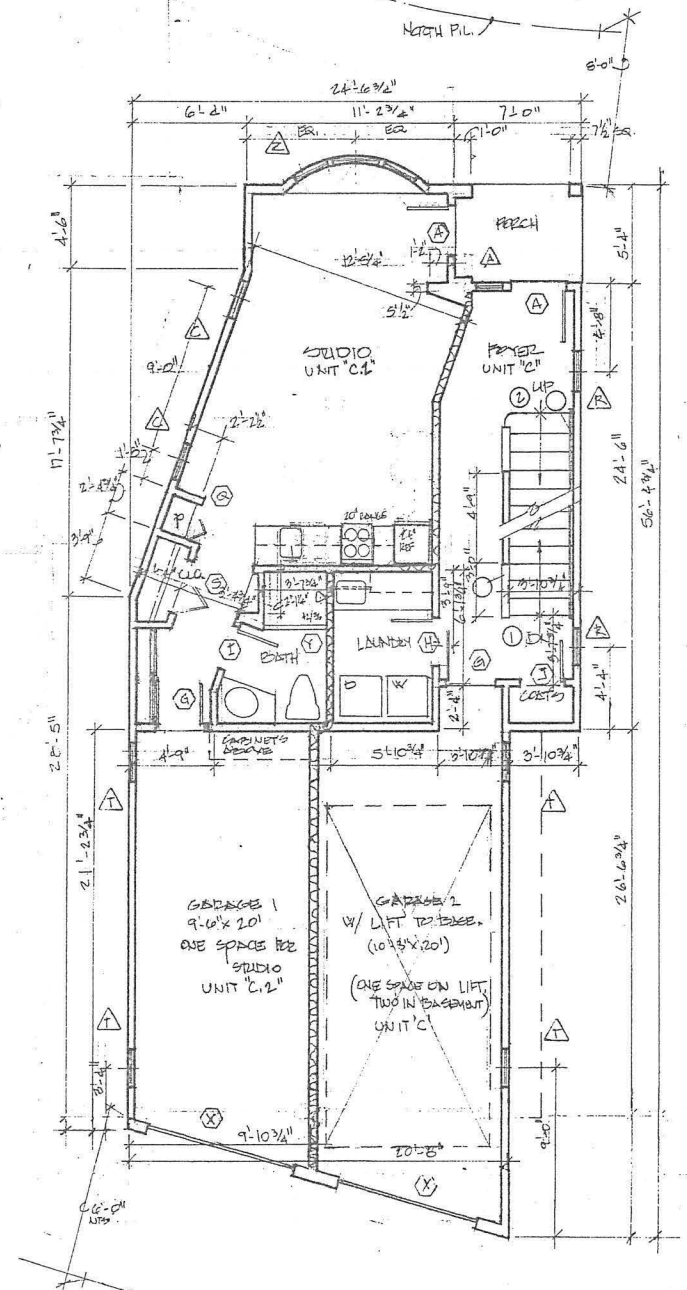
7/20/17
10/21/17

A3

PREPARED BY: DANIEL LINN ARCHITECT
5732 BELLEVUE AVE
LA JOLLA, CA 92037
PROJECT ADDRESS: 290-296 PLAYA DEL SUR STREET
LA JOLLA, CA 92037
PROJECT TITLE: LAS PLAYAS RESIDENCES
SHEET TITLE: UNIT 1 - 3RD FLOOR PLAN
ORIGINAL DATE: 7/20/17
PROJECT NUMBER: 17-001
SHEET: 1 OF 1
REVISION 1: 7/20/17
REVISION 2: 10/21/17
REVISION 3: 11/16/17
REVISION 4: 12/14/17
REVISION 5: 12/14/17
REVISION 6: 12/14/17



BASEMENT PLAN



FIRST FLOOR PLAN

*For all required parking serving each new single-family residence and for each unit of the duplex, a listed cabinet, box or enclosure shall be connected to a raceway linking the required parking space to the electrical service, to allow for the future installation of electric vehicle supply equipment to provide an electric vehicle charging station for use by the resident.

UNIT C
UNIT C.2 (STUDIO)

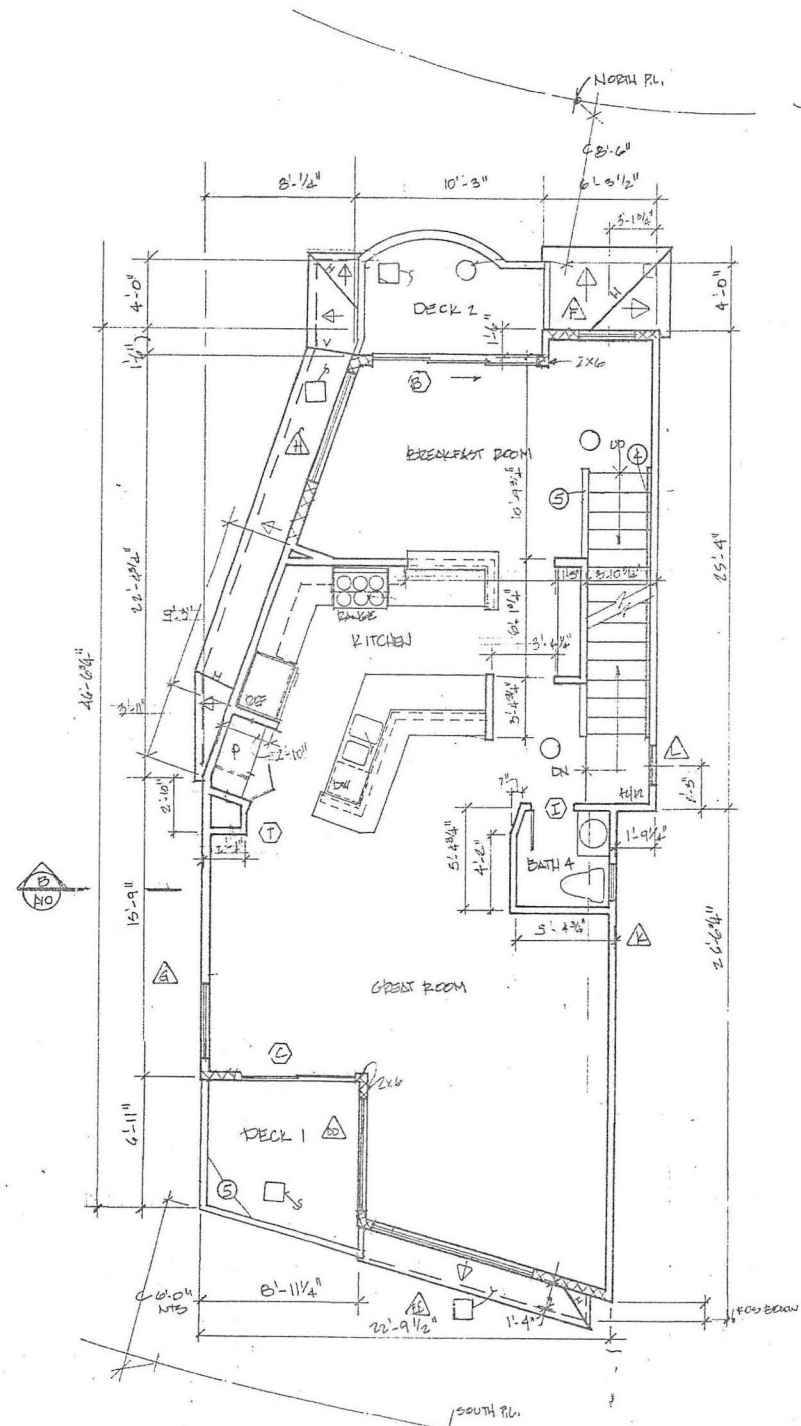
PREPARED BY:	DANIEL LINN ARCHITECT
PROJECT ADDRESS:	5752 BELLEVUE AVE LA JOLLA CA 92037
PROJECT TITLE:	280-286 PLAYA DEL SUR STREET LA JOLLA CA 92037
SHEET TITLE:	LAS PLAYAS RESIDENCES
ORIGINAL DATE:	UNIT C.2 (STUDIO) R.F.T.W.
PROJECT NUMBER:	
SHEET NUMBER:	
REVISION 1:	1/14/17
REVISION 2:	1/14/17
REVISION 3:	1/14/17
REVISION 4:	1/14/17
REVISION 5:	1/14/17
REVISION 6:	1/14/17

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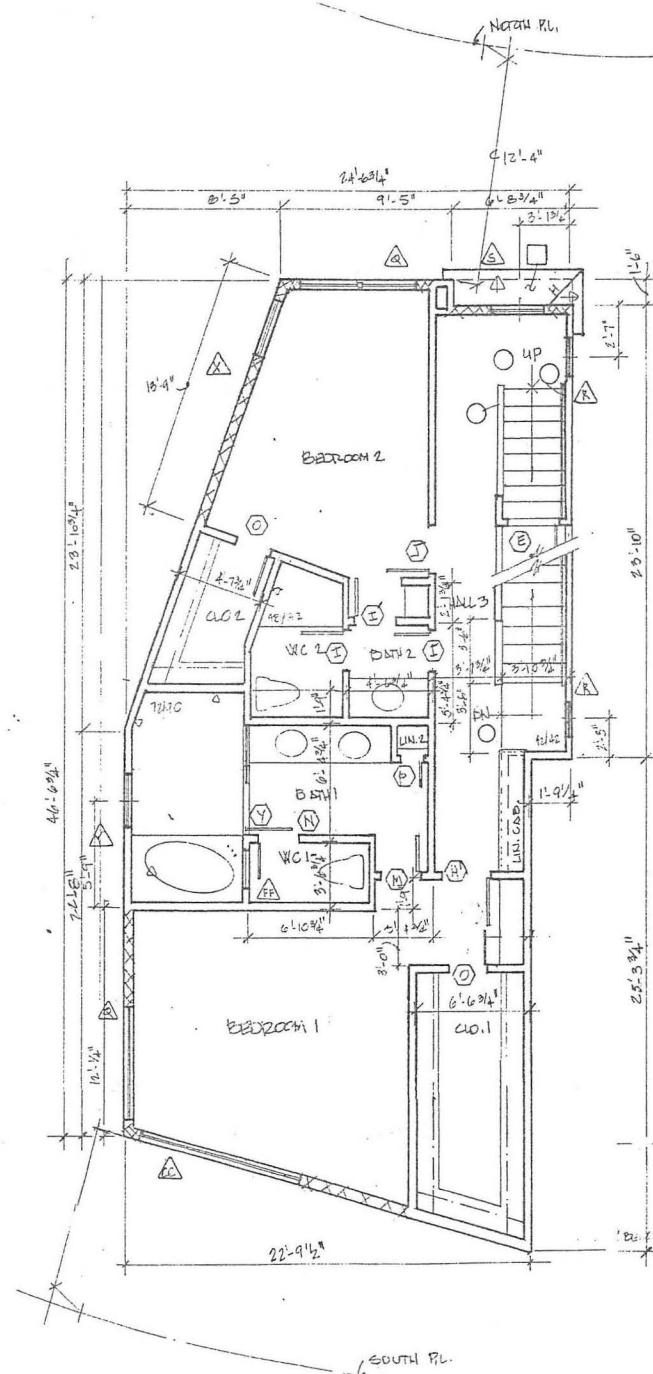
LAS PLAYAS RESIDENCES
FIVE DWELLING UNITS
280-286 PLAYA DEL SUR STREET
LA JOLLA, CALIFORNIA

1/20/17
10/2/17

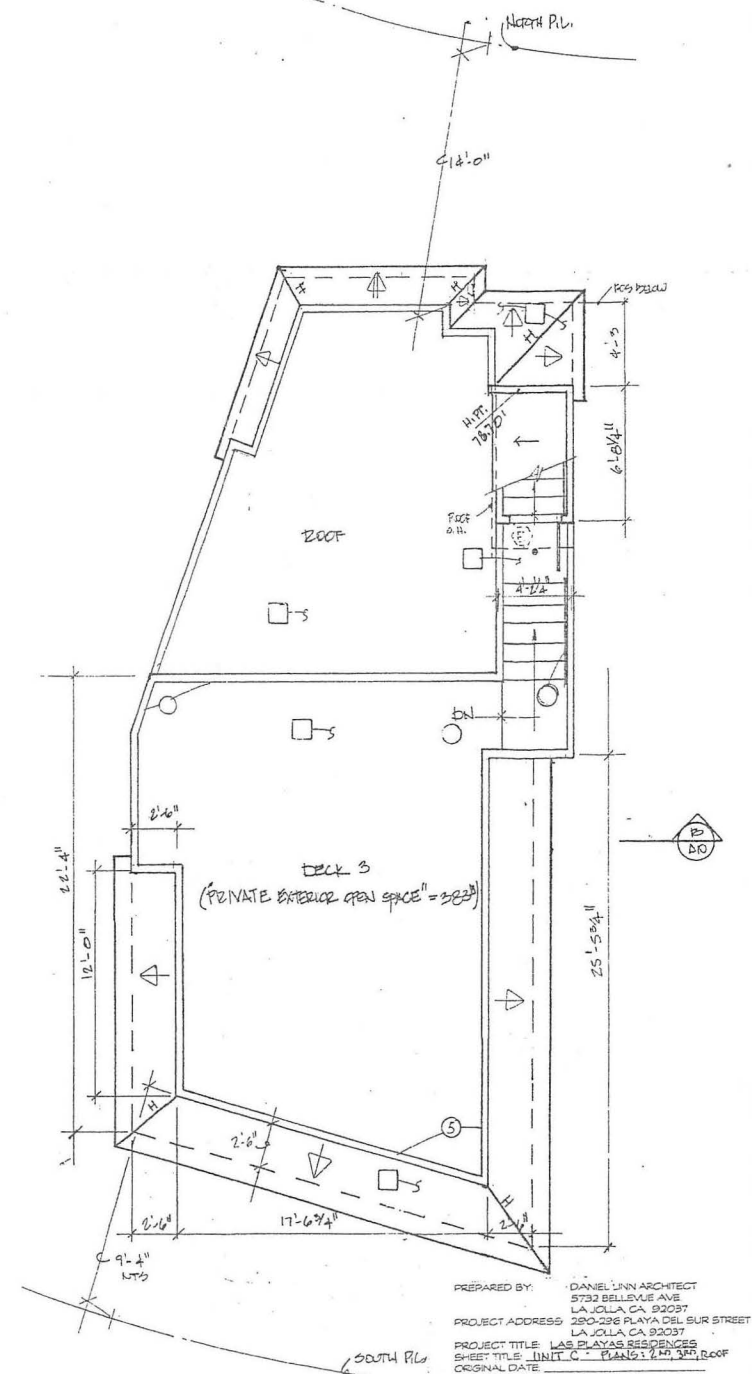
A4



SECOND FLOOR PLAN



THIRD FLOOR PLAN



ROOF PLAN

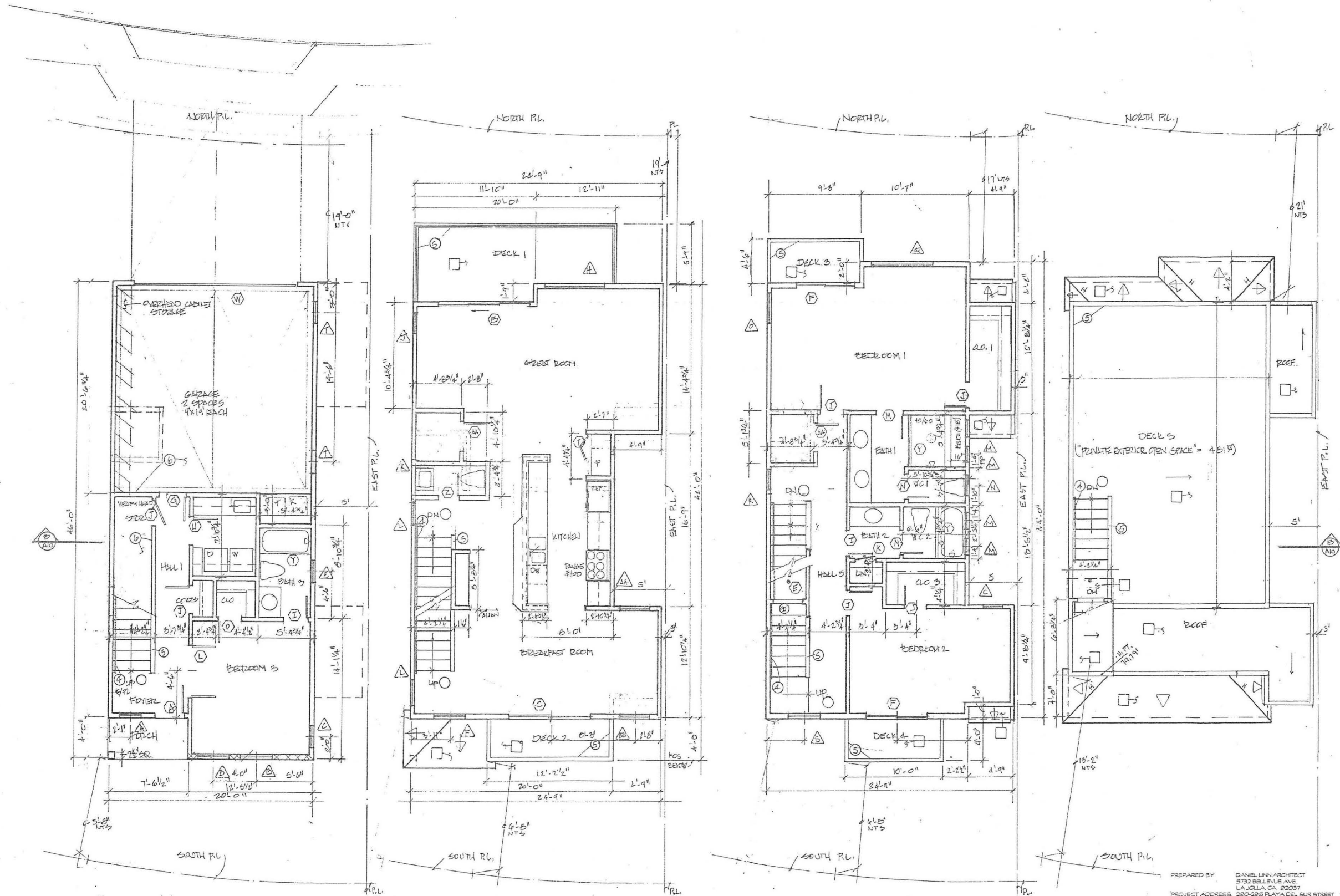
PREPARED BY: DANIEL LINN ARCHITECT
5732 BELLEVUE AVE
LA JOLLA, CA 92037
PROJECT ADDRESS: 290-296 PLAYA DEL SUR STREET
LA JOLLA, CA 92037
PROJECT TITLE: LAS PLAYAS RESIDENCES
SHEET TITLE: UNIT C - PLANS, 2ND, 3RD, ROOF
ORIGINAL DATE: 11/17/14
PROJECT NUMBER: 11/17/14
SHEET: 11/17/14
REVISION 1: 11/17/14
REVISION 2: 11/17/14
REVISION 3: 11/17/14
REVISION 4: 11/17/14
REVISION 5: 11/17/14
REVISION 6: 11/17/14

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LAS PLAYAS RESIDENCES
FIVE DWELLING UNITS
290-296 PLAYA DEL SUR STREET
LA JOLLA, CALIFORNIA

7/20/17
10/13/17

A5



FIRST FLOOR PLAN

SECOND FLOOR PLAN

THIRD FLOOR PLAN

ROOF PLAN
UNIT D



*For all required parking serving each new single-family residence and for each unit of the duplex, a listed cabinet, box or enclosure shall be connected to a raceway linking the required parking space to the electrical service, to allow for the future installation of electric vehicle supply equipment to provide an electric vehicle charging station for use by the resident.

PREPARED BY: DANIEL LINN ARCHITECT
5732 BELLEVUE AVE
LA JOLLA, CA 92037
PROJECT ADDRESS: 290-296 PLAYA DEL SUR STREET
LA JOLLA, CA 92037
PROJECT TITLE: LAS PLAYAS RESIDENCES
SHEET TITLE: UNIT D PLANS
ORIGINAL DATE: _____
PROJECT NUMBER: _____
SHEET: _____ OF _____
REVISION 1: *Initial*
REVISION 2: *Initial*
REVISION 3: *Initial*
REVISION 4: _____
REVISION 5: *2/23/17*
REVISION 6: _____

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LAS PLAYAS RESIDENCES
FIVE DWELLING UNITS
290-296 PLAYA DEL SUR STREET
LA JOLLA, CALIFORNIA

7/20/17
10/3/17

A6

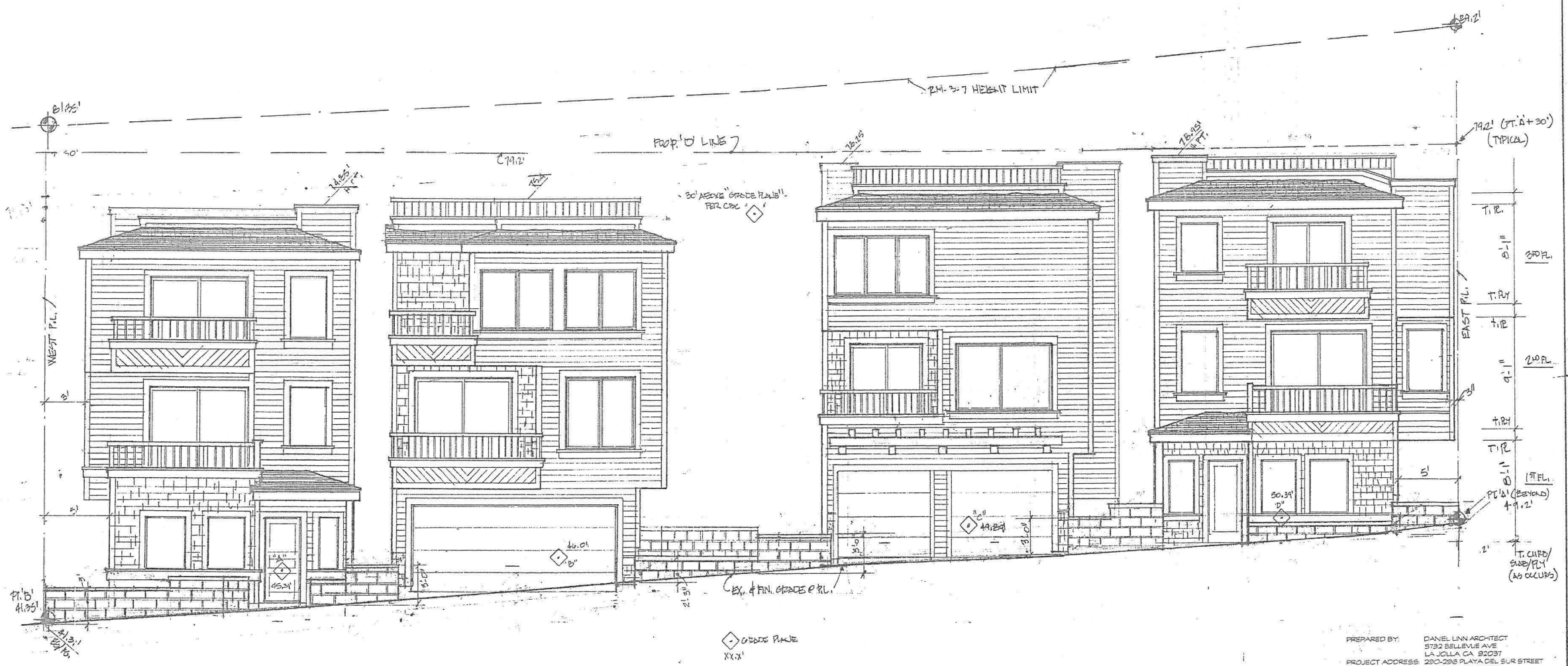
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LAS PLAYAS RESIDENCES
FIVE DWELLING UNITS
230-236 PLAYA DEL SUR STREET
LA JOLLA, CALIFORNIA

7/20/17

A7





SOUTH PROJECT ELEVATION
1/4" = 1'-0"

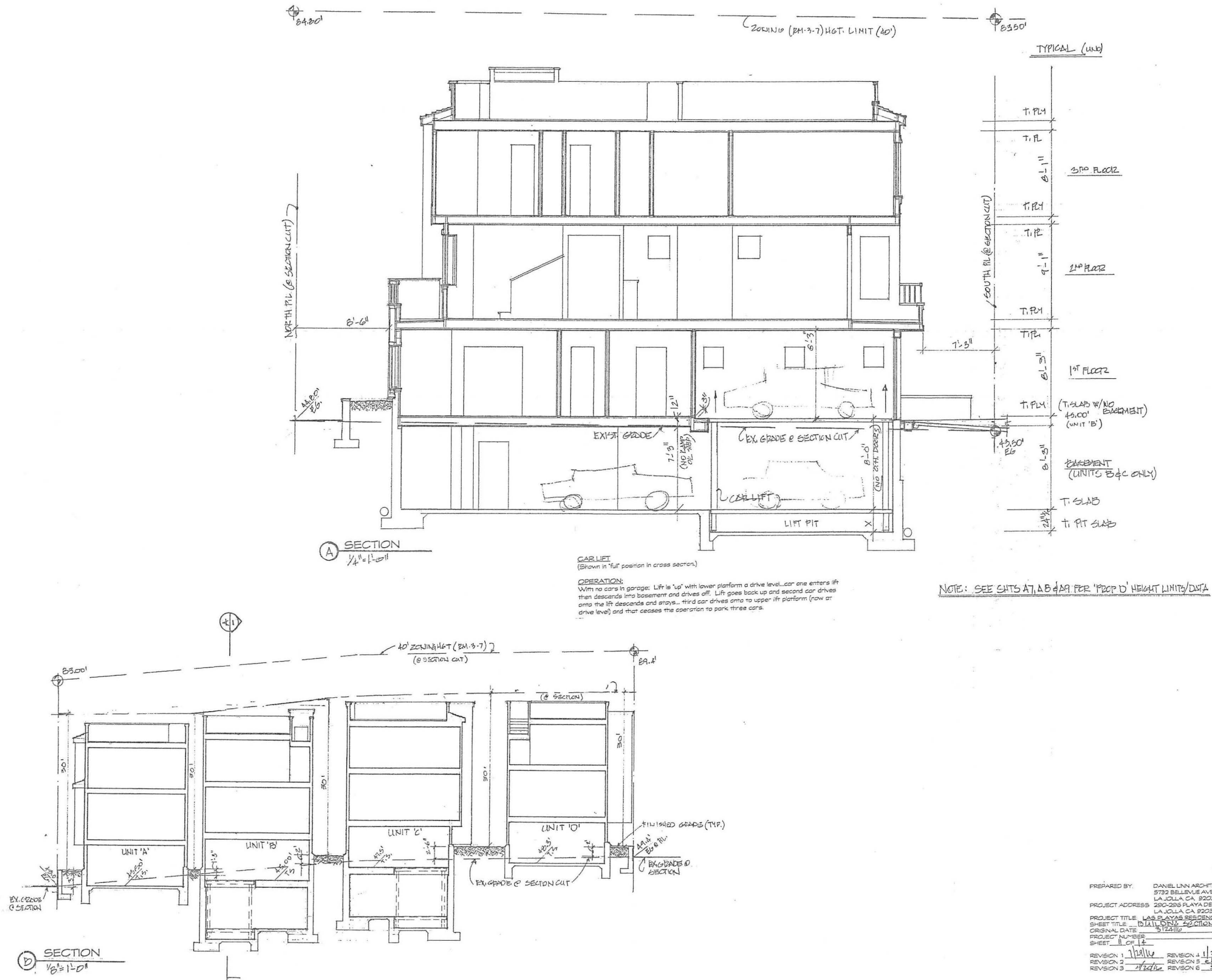
PREPARED BY: DANIEL LINN ARCHITECT
5732 BELLEVUE AVE
LA JOLLA CA 92037
PROJECT ADDRESS: 290-296 PLAYA DEL SUR STREET
LA JOLLA CA 92037
PROJECT TITLE: LAS PLAYAS RESIDENCES
SHEET TITLE: S. PROJECT P.K. ELEVATIONS
ORIGINAL DATE: 7/12/17
SHEET NUMBER: 11
OF: 11
REVISION 1: 7/12/17 REVISION 4: 11/8/17
REVISION 2: 11/14/17 REVISION 5: 7/17/17
REVISION 3: 1/12/17 REVISION 6: 5/28/17

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858 459-8108

LAS PLAYAS RESIDENCES
FIVE DWELLING UNITS
290-296 PLAYA DEL SUR STREET
LA JOLLA CALIFORNIA

7/20/17

A8

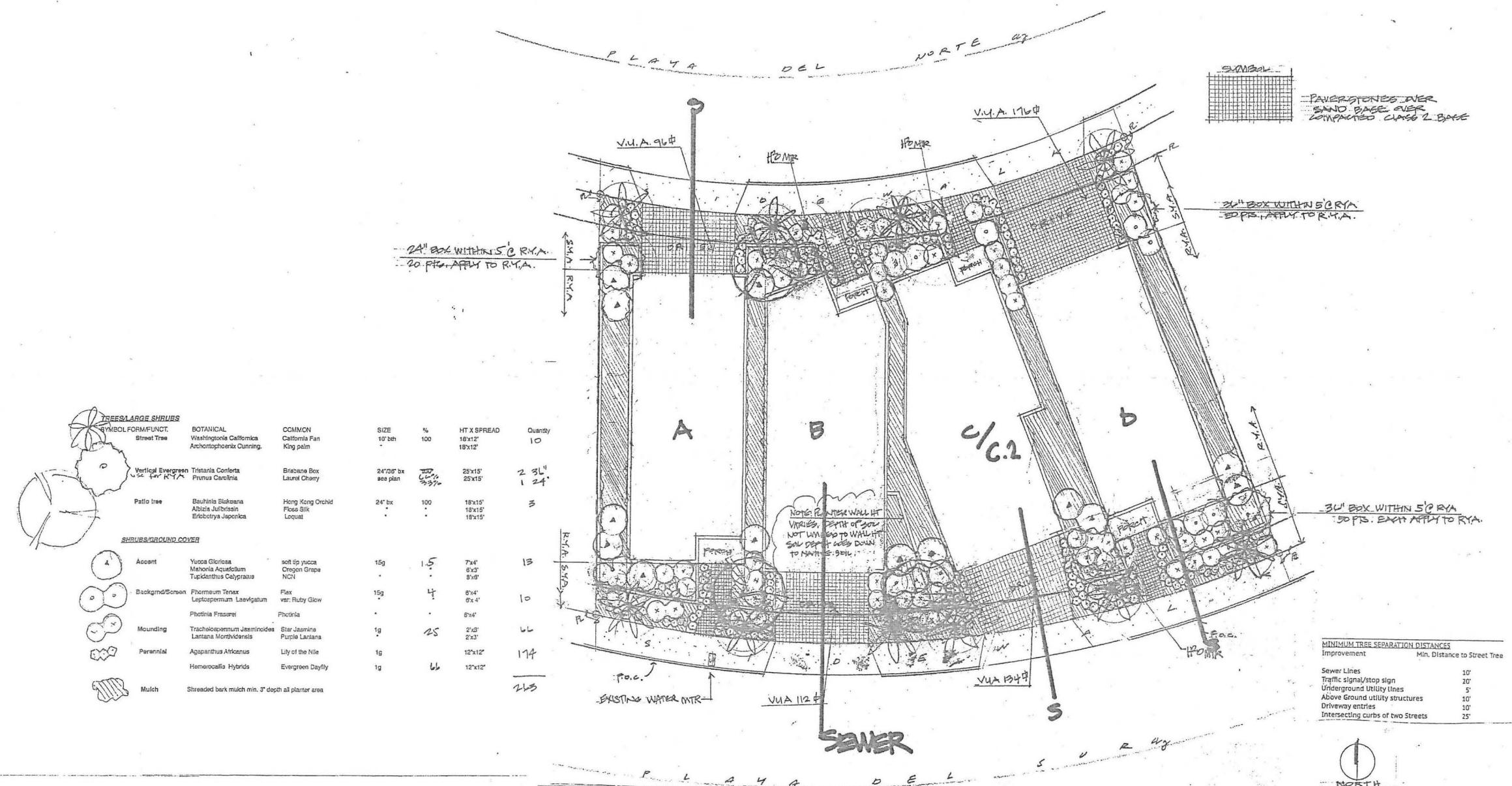


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LAS PLAYAS RESIDENCES
FIVE DWELLING UNITS
290-296 PLAYA DEL SUR STREET
LA JOLLA, CALIFORNIA

7/20/17

A10



TREES/LARGE SHRUBS		BOTANICAL	COMMON	SIZE	%	HT X SPREAD	Quantity
Symbol/Form/Funct.	Street Tree	Washingtonia California	California Fan	10' bth	100	18'x12'	10
		Anchortrophoxia Cunningham	King palm				
Vertical Evergreen		Tristania Conferta	Brisbane Box	24'x30' box	33%	25'x15'	2 3/4"
		Prunus Carolina	Laurel Cherry			23'x15'	1 24"
Patio tree		Bauhinia Blakesiana	Hong Kong Orchid	24' box	100	18'x15'	3
		Abutilon Joffe	Floss Silk			18'x15'	
		Eriobotrya Japonica	Loquat			18'x15'	
SHRUBS/GROUND COVER							
Accent		Yucca Gloriosa	soft sp yucca	15g	1.5	7'x4'	13
		Mahonia Aquaticum	Oregon Grape			8'x3'	
		Tupidenthus Cylindrica	NOI			8'x4'	
Background/Screen		Phormium Tenax	Flax	15g	4	8'x4'	10
		Leptocarpum Laevigatum	var. Ruby Glow			8'x4'	
		Photinia Fraxinea	Photinia			8'x4'	
Mounding		Trachelospermum Jasminoides	Star Jasmine	1g	25	2'x3'	66
		Lantana Moribundensis	Purple Lantana			2'x3'	
Paranial		Agapanthus Africanus	Lily of the Nile	1g		12'x12'	174
		Hemerocallis Hybrids	Evergreen Daylily	1g	66	12'x12'	
Mulch		Shredded bark mulch min. 3" depth all planter area					

MINIMUM TREE SEPARATION DISTANCES	
Improvement	Min. Distance to Street Tree
Sewer Lines	10'
Traffic signal/stop sign	20'
Underground utility lines	5'
Above Ground utility structures	10'
Driveway entries	10'
Intersecting curbs of two Streets	25'

NOTE: TOTAL PROJECT SITE LANDSCAPE AREA = 2,450 #
STREET YARD AREA 1,617 #
RYA & INTERIOR YARD 1,031 #

system shall be provided as required by LDC 142.0403 for proper irrigation, development, and maintenance support for the vegetation selected.

NOTE: IRR. SYSTEM SHALL BE DRIP TYPE, TYP.

NOTE: NO EXISTING VEGETATION TO REMAIN ON SITE

• A minimum 40 sq. ft. planting area shall be provided for all trees, with no dimension less than 5 ft.			
• At least one-half of the required planting points shall be achieved with trees.			
Total Area	2398 sq. ft. x 50% =	1199 sq. ft.	1610 sq. ft.
Total Area	2398 sq. ft. x 0.05 =	120 points	326 points
Points achieved with trees: 80 points			
Planting Area Achievable via landscape or			
Total Area	2398 sq. ft. x 10% =	240 sq. ft.	1472 sq. ft.
80 points x 4 # of buildings = 324 # points			
Includes plants in interior yard area			
Planting Area Required: provide 40 sq. ft. per tree (with no dimension less than 5')			
Total VUA:	800 sq. ft. x 0.05 =	40 points	193 points
Points achieved through trees (at least half): 2090 points			

No existing Specimen tree or plant materials are on site. All Existing plant material located within the building site shall be removed and replaced with size and kind described on planting plan. An Automatic Irrigation system shall be installed as per the SD LTM to ensure healthy growth. All plant materials chosen shall enhance the architecture and be of a low maintenance and low water variety. Irrigation system for all planting areas shall be drip type for water conservation. All shrub planting areas shall be mulched to a depth of 3" minimum to reduce evaporation at root zones and to mitigate weed growth.

Note: All Canopy Trees shall be provided with 40sq. ft. root zone and be planted in an air and water permeable Landscape area.

Note: All Landscape and Irrigation shall conform to the standards of the City Wide Landscape Standards Regulations and the City of San Diego Land Development Manual Landscape Standards and all other Landscape related City and Regional Standards.

Note: All Landscape Installations shall be maintained in accordance with the City of San Diego's Land Development Manual Landscape Standards.

Note: Maintenance: All required landscape areas shall be maintained by the owner. The landscape areas shall be maintained free of debris and litter and all plant material shall be maintained in a healthy growing condition. Diseased or dead plant material shall be satisfactorily treated or replaced per the conditions of the permit.

Note: Root barriers shall be placed at all trees within 5' of walks or driveways.

Note: If any landscape or landscape indicated on the approved plans is damaged or removed during demolition or construction, it shall be repaired or replaced in kind and of equivalent size per the approved plans.

Note: Irrigation: An Irrigation system shall be required as required for proper irrigation, development and maintenance of the Vegetation. The design shall provide adequate support for the vegetation selected.

Note: Irrigation systems are to be installed as shown on the plans and in accordance with the criteria and standards of the City of San Diego Landscape Ordinance section 142.0403 and the City of San Diego Land Development Manual Landscape Standards.

Design Statement:
This project located at 290 Playa Del Sur in La Jolla will have a Mediterranean theme. Palm trees shall be used as Street Trees to mitigate the visual height of the buildings. Patio canopy trees shall be placed closer to the homes to enhance the street scene and soften the Architecture. Plant materials shall be chosen as to keep with the tropical theme both enhancing the architecture and representing the neighboring Ocean setting.

Prepared by: **OUTSIDE DIMENSIONS**
15748 Paseo Penasco
Escondido, CA 92025
Contact: Steven Ames
Cell: 619/ 577 2943
E-mail: stevens@outdimensions.com
Project Name: **290 PLAYA DEL SUR**
Project Address: **290 PLAYA DEL SUR**
LA JOLLA, CA
Sheet Title: **LANDSCAPE DEVELOPMENT PLAN**

Rev 7
Rev 6
Rev 5
Rev 4
Rev 3 10/5/16
Rev 2 7/11/16
Rev 1 7/19/16
Orig date: 2/18/16
Sheet of
Date

North

landscape development plan

290 Playa Del Sur
La Jolla, CA.

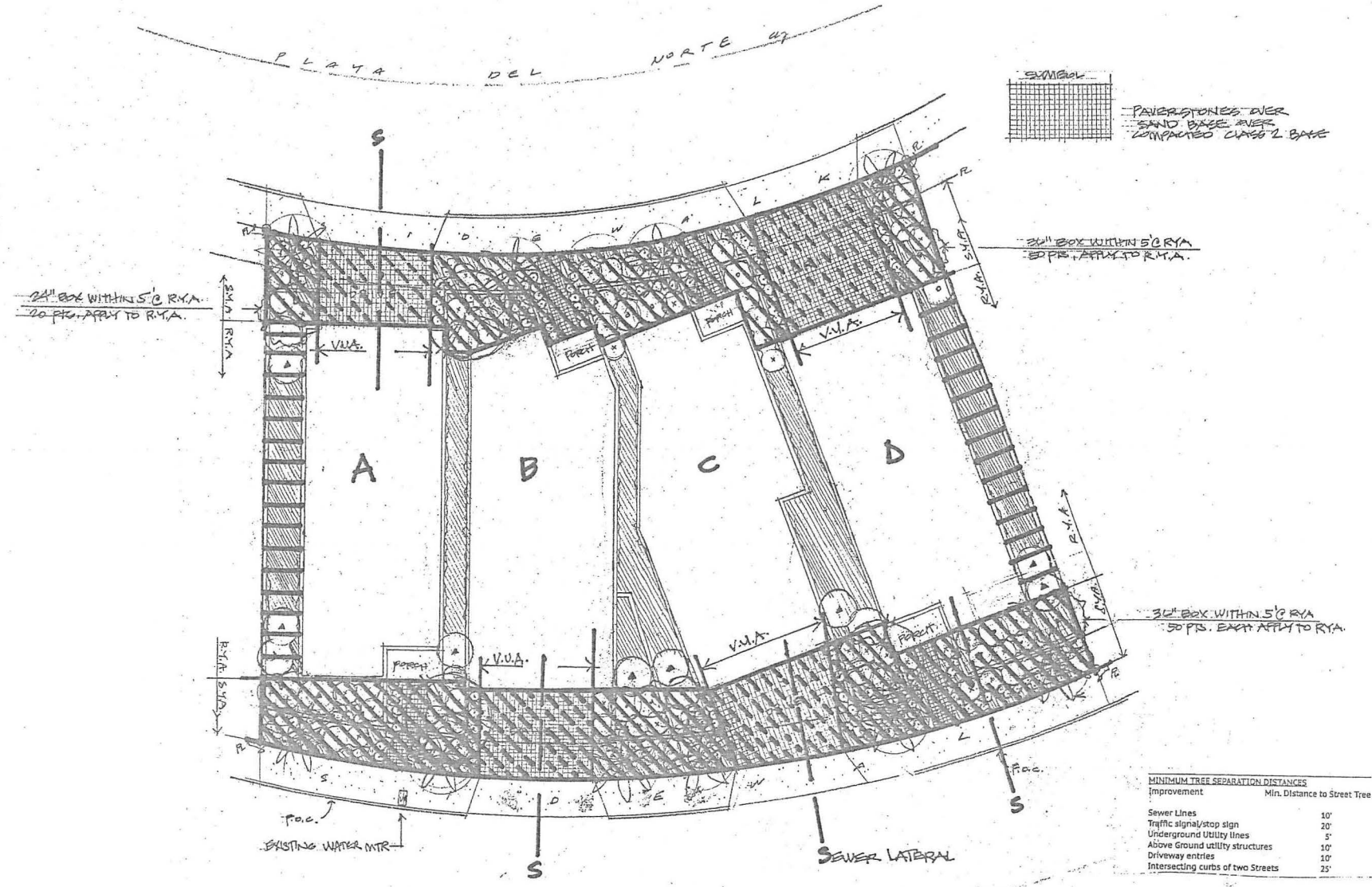
OUTSIDE

DIMENSIONS

landscape design
phone 619/577-2943
stevens@outdimensions.com
15748 Paseo Penasco
Escondido, CA. 92025

date: 2/28/2016
scale: 1/8" = 1' - 0"
drawn: Steven

sheet **L-1**



MINIMUM TREE SEPARATION DISTANCES	
Improvement	Min. Distance to Street Tree
Sewer Lines	10'
Traffic signal/stop sign	20'
Underground Utility lines	5'
Above Ground utility structures	10'
Driveway entries	10'
Intersecting curbs of two Streets	25'

SYMBOL		AREAS
		STREET YARD AREA
		V.U.A. IN STREET YARD
		REMAINING YARD AREA
NOTE: TOTAL PROJECT SITE LANDSCAPE AREA IS 2,150 #		
STREET YARD AREA: 1,619 #		
RYA INTERIOR YARD: 1,001 #		
Total Area 2398 sq. ft. x 0.05% = 1199 sq. ft. 1019 sq. ft. 420 sq. ft.		
Total Area 2398 sq. ft. x 0.05% = 120 points 326 points 206 points		
Points achieved with trees: 60 points		
Total Area 2398 sq. ft. x 0.10% = 240 sq. ft. 1472 sq. ft.		
60 points x # of buildings 241 # points 120 Points		
Planting Area Required: provide 40 sq. ft. per tree (with no dimension less than 5')		
Total VUA: 600 sq. ft. x 0.05 = 40 points 40 points 0 points		
Points achieved through trees (at least half): 50 points		

Design Statement:
This project located at 290 Playa Del Sur in La Jolla will have a Mediterranean theme. Palm trees shall be used as Street Trees to mitigate the visual height of the buildings. Patio canopy trees shall be placed closer to the homes to enhance the street scene and soften the Architecture. Plant materials shall be chosen as to keep with the tropical theme both enhancing the architecture and representing the neighboring Ocean setting.

Prepared by: **OUTSIDE DIMENSIONS**
15748 Paseo Penasco
Escondido, CA 92025
Contact: Steven Ames
Cell: 619/977 2943
E-mail: stevenscottwood@aol.com
Project Name: **290 PLAYA DEL SUR**
Project Address: **290 PLAYA DEL SUR**
LA JOLLA, CA
Sheet Title: **LANDSCAPE DEVELOPMENT PLAN**

Rev #	1
Rev. 2	1
Rev. 1	1/9/16
Orig date:	2/28/16
Sheet	of
Drawn	

North

RYA/S.Y.A./VUA. SCHEMATIC

290 Playa Del Sur
La Jolla, CA.

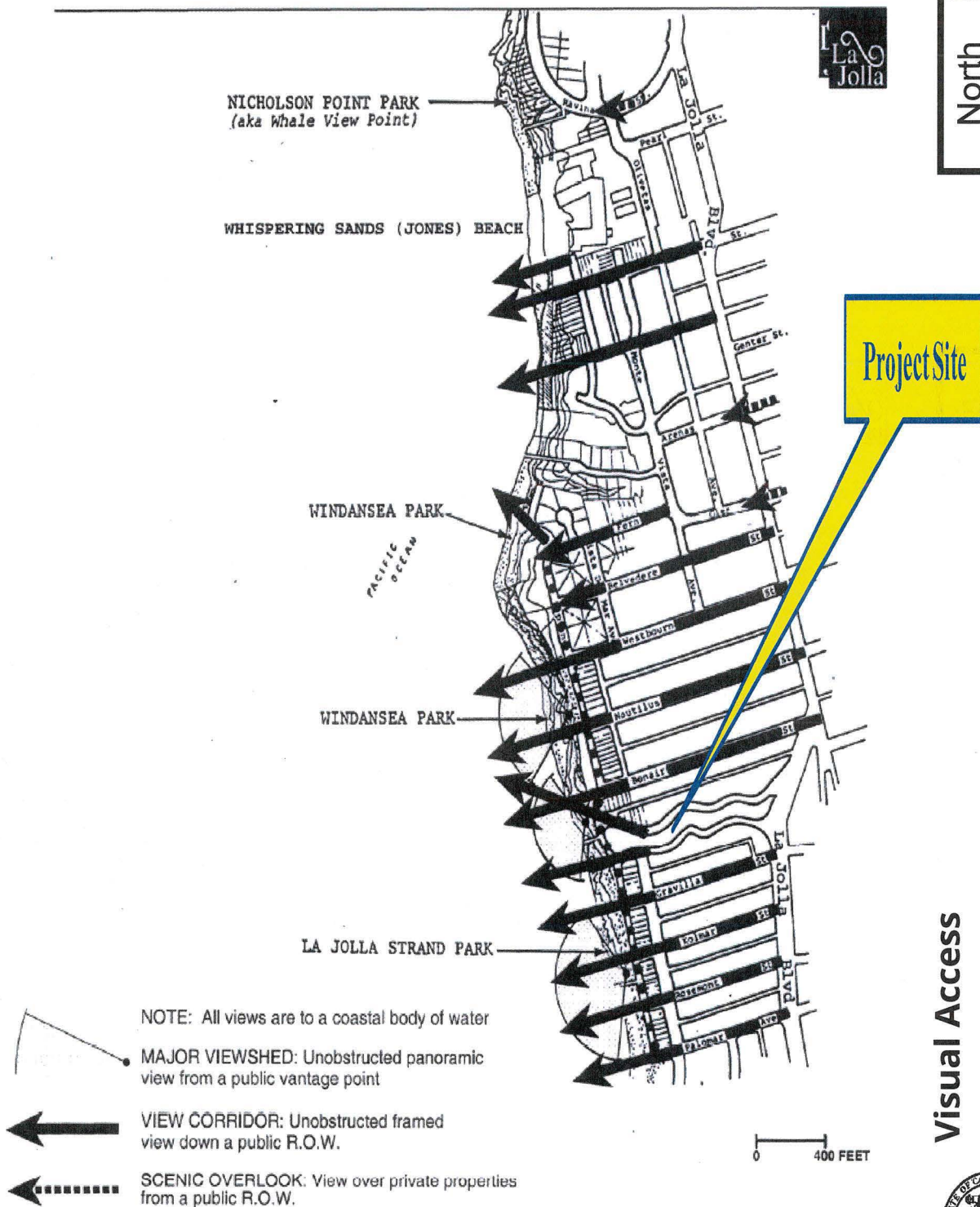
OUTSIDE

DIMENSIONS

landscape design
phone 619/977-2943
stevenscottwood@aol.com
15748 Paseo Penasco
Escondido, CA 92025

date: 2/28/2016
scale: 1/8" = 1' - 0"
drawn: Steven

sheet **L-2**



Visual Access

PLAYA DEL SUR CDP / PDP - 690 PLAYA DEL SUR STREET
PROJECT NO. 479656

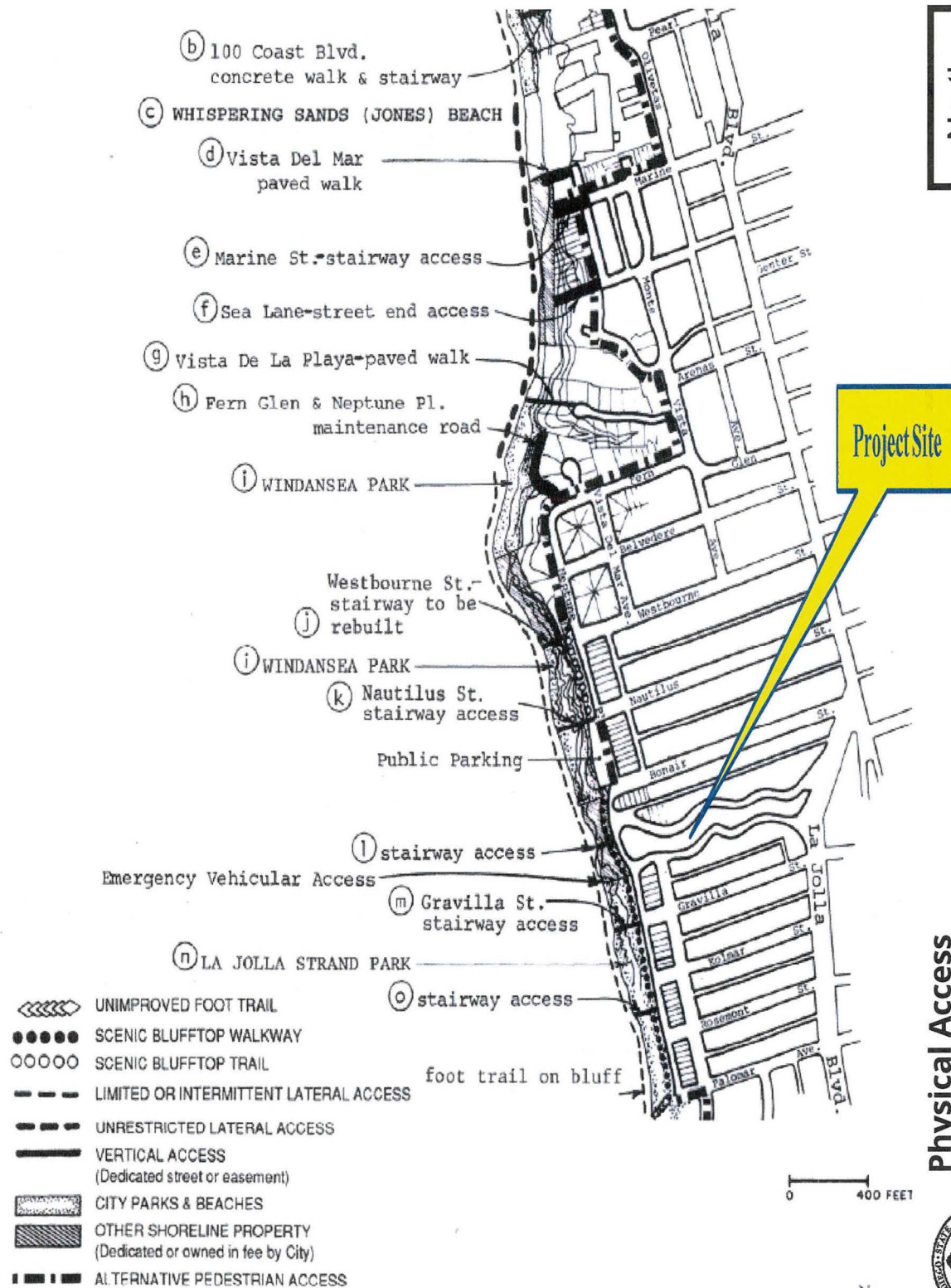
Subarea F: Windandsea - Visual Access



La Jolla Community Plan
City of San Diego • Planning Department

Figure F





Physical Access

PLAYA DEL SUR - CDP/PDP - 690 PLAYA DEL SUR STREET
PROJECT NO. 479656



Subarea F: Windansea - Physical Access



La Jolla Community Plan
City of San Diego • Planning Department

Figure F



SAN DIEGO
HOUSING
COMMISSION

April 13, 2017

Brian Sorokin
247 Kolmar St.
La Jolla, CA 92037

SUBJECT: Coastal Affordable Housing Compliance Permit, 290 Playa Del Sur
PTS#479656

Dear Mr. Sorokin,

The purpose of this letter is to notify you of the Coastal Affordable Housing Compliance Permit Determination for the proposed demolition of 10 residential units at 290 Playa Del Sur.

Upon receipt of your application, Housing Commission staff carried out an income survey of the units. The tenant income survey identified **one (1) 1-bedroom apartment occupied by low-income persons and one (1) 1-bedroom apartment occupied by moderate-income persons.**

Pursuant to the City's Coastal Overlay Zone Affordable Housing Replacement Regulations (Municipal Code Sections 143.0810 through 143.0860), we are notifying you of the results of this tenant income survey and your obligations to provide four (4) replacement units with a rent affordable to low-income households for a period of five years. Alternatively, you may pay an in-lieu fee to the Housing Commission.

If you propose to provide replacement units, those units must be acceptable to the Housing Commission, consistent with the Municipal Code sections cited above. Affordable housing costs and affordable rents shall meet the requirements of California Health and Safety Code Sections 50052.5 and 50053.

If you propose instead to pay an in-lieu fee, your obligation under the current in-lieu fee schedule would be as follows:

Unit Size	Income Category	Number of Replacement Units	In-Lieu Fee	Total
1-Bedroom	Low-Income	1	\$29,700	\$29,700
1-Bedroom	Moderate-Income	1	\$12,800	\$12,800
TOTAL		2		\$42,500

The in-lieu fee schedule is subject to change, and the amount you would be required to pay will depend on the fee schedule in place at the time the Coastal in-lieu fee is due and payable.

Please note, however, that this determination applies only to the Coastal regulations and does not address obligations that may attach to the proposed project by virtue of other ordinances or regulations, such as Inclusionary Housing or Tenant Relocation requirements. To the extent that state or local regulations are inconsistent with the requirements of this determination for the amount of the fee, length of the restriction or the level of affordability, the more restrictive requirements shall apply.

If you have any questions I can be reached at 619-578-7523 or via e-mail at lilianac@sdhc.org.

Attentively,

A handwritten signature in cursive script, appearing to read "Liliana Caracoza".

Liliana Caracoza
Senior Program Analyst
Real Estate Department

Cc: Ann Kern, San Diego Housing Commission
Glenn Gargas, City of San Diego Development
Services