



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: August 16, 2018 REPORT NO. PC-18-052

HEARING DATE: August 23, 2018

SUBJECT: THE LOT DEL MAR. Process Four Decision

PROJECT NUMBER: [537664](#)

OWNER/APPLICANT: Golden Eagle Real Estate Investment, LP, Owner, and The Lot Del Mar, LLC, Permittee

SUMMARY

Issue: Should the Planning Commission approve a 27,896-square-foot, 8 auditorium movie theater, with food and beverage service, including on-site alcohol sales located within an existing shopping center southwest of the intersection of Via de l Valle and San Andres Drive, in the North City Subarea II of the City's General Plan?

Staff Recommendations:

1. ADOPT Negative Declaration No. 537664; and
2. APPROVE Conditional Use Permit No. 1892594.

Community Planning Group Recommendation: On May 24, 2018, the Carmel Valley Community Planning Group voted unanimously 7-0 to recommend approval of the project with no conditions or recommendations.

Environmental Review: A Negative Declaration No. 537664 has been prepared for the project in accordance with the State of California Environmental Quality Act (CEQA) Guidelines. No significant impacts were identified and no mitigation is required.

Fiscal Impact Statement: None with this action. All costs are recovered through a deposit account funded by the applicant.

BACKGROUND

The 0.8-acre project site is part of the 10.35-acre Del Mar Shopping Center located at 2673 Via De La Valle. The site is east of the Interstate 5 northbound off-ramps to Via De La Valle, on the south side of Via De La Valle, east of San Andres Drive, and north of the Coast to Crest Trail in the San Dieguito River Valley. The project site is adjacent to the San Dieguito River Valley Coast to Crest trail, the site is developed, and there is an existing parking area separating the project from the trail. The specific project site is the last remaining undeveloped parcel in the shopping center, and would further build out the shopping center which currently contains restaurants, banking, retail, and grocery services.

The Flower Hill Promenade shopping center is located across the street. The proposed project is located at the southeastern portion of the Del Mar Shopping Center, on a graded site that has never been built on (Attachment 1: Aerial Photo).

The project site is not within a designated community planning area, and is governed by the City's General Plan as part of the North City Future Urbanizing Area - Subarea II. The site is zoned CC-1-3 and designated by the General Plan as "commercial employment, retail, and services". The project site is within State Coastal permit jurisdiction and the Coastal Commission will consider approval of a Coastal Development permit should the Conditional Use Permit be approved by the City.

The 10.35-acre Del Mar Shopping Center has been developed in phases since the 1980s, and there is no one underlying permit governing the site. At this time, the shopping center is fully developed except for the 0.8-acre vacant area where this project is proposed to be built.

The site contains environmentally sensitive lands in the form of 100-year floodplains. The project would not result in any alteration to the floodplain, and in accordance with SDMC Section 143.0110, no Site Development Permit is required for a project that is consistent with the underlying zone. The site is also adjacent to Multi-Habitat Preserve Area (MHPA) lands to the south and east of the site. No encroachments into any sensitive habitat or MHPA lands would result from the development of the project. In addition, the site is flat, and no grading other than finish grading, is proposed to final the site for development.

DISCUSSION

Project Description:

The project proposes to construct a 27,896-square-foot, 2-story, 8 auditorium movie theater, with accessory food and beverage service, including on-site alcohol sales, to be located within an existing shopping center. The San Diego Municipal Code Section 141.0623 requires a Process Four Conditional Use Permit for movie theaters that exceed 5,000 square feet. While the theater proposes to have on-site alcohol sales, no use permit from the City is required. The City of San Diego Police Department reviewed the project and has suggested conditions for any permit issued by the Alcohol and Beverage Control Board (ABC). Those conditions are consistent with the conditions at the two other The Lot movie theaters operating in the City of San Diego.

The Del Mar Shopping Center comprises a total of 10.35 acres, and the proposed project will occupy 0.8 acres of that site. The movie theater entrance will be at the southeast corner of the property, with access to the existing parking along the southern and eastern boundaries of the shopping center. The theater entrance can also be accessed from the northern side of the shopping center via a pedestrian passage between the proposed movie theater and the existing retail building to the north (Attachment 8).

The building would be a maximum of 29'8" in height, which meets the 30-foot height limit in the Coastal Zone. The project proposes trellises and street furniture along the northern building wall in order to soften the wall in that area. These features will integrate with existing business entrances.

Site access is from Via De La Valle, with signalized intersections at the western mall entrance and at San Andres Drive to the east. There are two unsignalized right in/right out only driveways between the two signalized entrances. The mall is located east of the northbound off-ramps from Interstate 5. The site is also served by North County Transit District Bus Route 308.

Given the site's proximity to the MHPA, Land Use Adjacency Guidelines are included as conditions of the permit to ensure no indirect impacts would result from the operation of the theater, such as lighting and noise impacts.

The proposed project is consistent with the land use designation of the General Plan, and movie theaters of this size are an allowed use in the CC-1-3 zone with an approved CUP. A movie theater in a shopping center would not have a detrimental impact on the surrounding land uses.

General Plan Analysis

Project Location and Description

Because the project site is not within a specific community plan, it is governed by the City of San Diego's General Plan. The General Plan's goals and policies provide guidance to balance the needs of a growing city while enhancing quality of life for current and future residents. The General Plan Land Use Map (Figure LU-2) identifies the project site as "commercial employment, retail, & services." A Commercial land use designation allows for various development throughout the City. The proposed movie theater within an existing commercial development is consistent with the General Plan commercial use.

Urban Design Element

The General Plan's Urban Design Element is based on the guiding principles of building upon our existing communities. The core values related to urban form include a compact, efficient, and environmentally sensitive pattern of development; and the physical, social, and cultural diversity of our City and its neighborhoods. The proposed project would provide an efficient and environmentally suitable pattern of development for this neighborhood because it would enhance an existing commercial site.

The proposed project incorporates the General Plan's Architecture design features (UD-A.5) to enhance the existing commercial development. The project is sensitive to the scale, form, rhythm, proportions, and materials of the existing commercial development. A trellis with heavy landscaping along the terrace will minimize the appearance of blank walls, and street furniture within the commercial development offers patrons a seating area in addition to the proposed restaurant within the theater.

Mobility Element

The purpose of the General Plan's Mobility Element is to improve mobility through development of a balanced, multi-modal transportation system. Goals of the Mobility Element include creating walkable communities with pedestrian-friendly street, site and building design, and a safe and comprehensive local and regional bikeway network. As previously discussed, the proposed project would provide street furnishing for comfort and to enhance the pedestrian environment. The project would enhance pedestrian access by providing multiple points of access within the site.

Environmental Analysis:

City staff reviewed the project and determined that a Negative Declaration was the appropriate environmental document. No significant environmental impacts were identified, but the shopping center is within a 100-year floodplain. No comments were received on the Negative Declaration. No alterations to the floodplain or impacts to any resources would result from project implementation, and no mitigation is required.


Conclusion:

Staff has reviewed the proposed project and all issues identified through the review process have been resolved in conformance with the relevant adopted policies and regulations of the Land Development Code. Staff has provided draft findings to support approval of the project (Attachment 3) and draft conditions of approval (Attachment 4). Staff recommends that the Planning Commission approve the project as proposed.

ALTERNATIVES

1. Adopt Negative Declaration No. 537664 and Approve Conditional Use Permit No. 1892594, with modifications.
2. Do not adopt Negative Declaration No. 537664 and deny Conditional Use Permit No. 1892594, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



PJ Fitzgerald
Assistant Deputy Director
Development Services Department



Martha Blake
Development Project Manager
Development Services Department

FITZGERALD/MKB

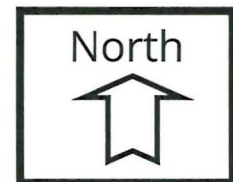
Attachments:

1. Aerial Photographs
2. Community Plan Land Use Map
3. Project Location Map
4. Draft Permit Resolution with Findings
5. Draft Permit with Conditions
6. Environmental Exemption or Draft Environmental Resolution (ND) or Draft Environmental Resolution with MMRP (MND or EIR)
7. Project Site Plan(s)
8. Community Planning Group Recommendation
9. Ownership Disclosure Statement



Aerial Photo

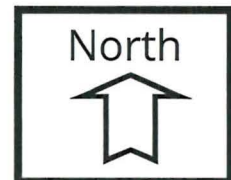
The Lot Del Mar/ 2673 Via De La Valle
PROJECT NO. 537664

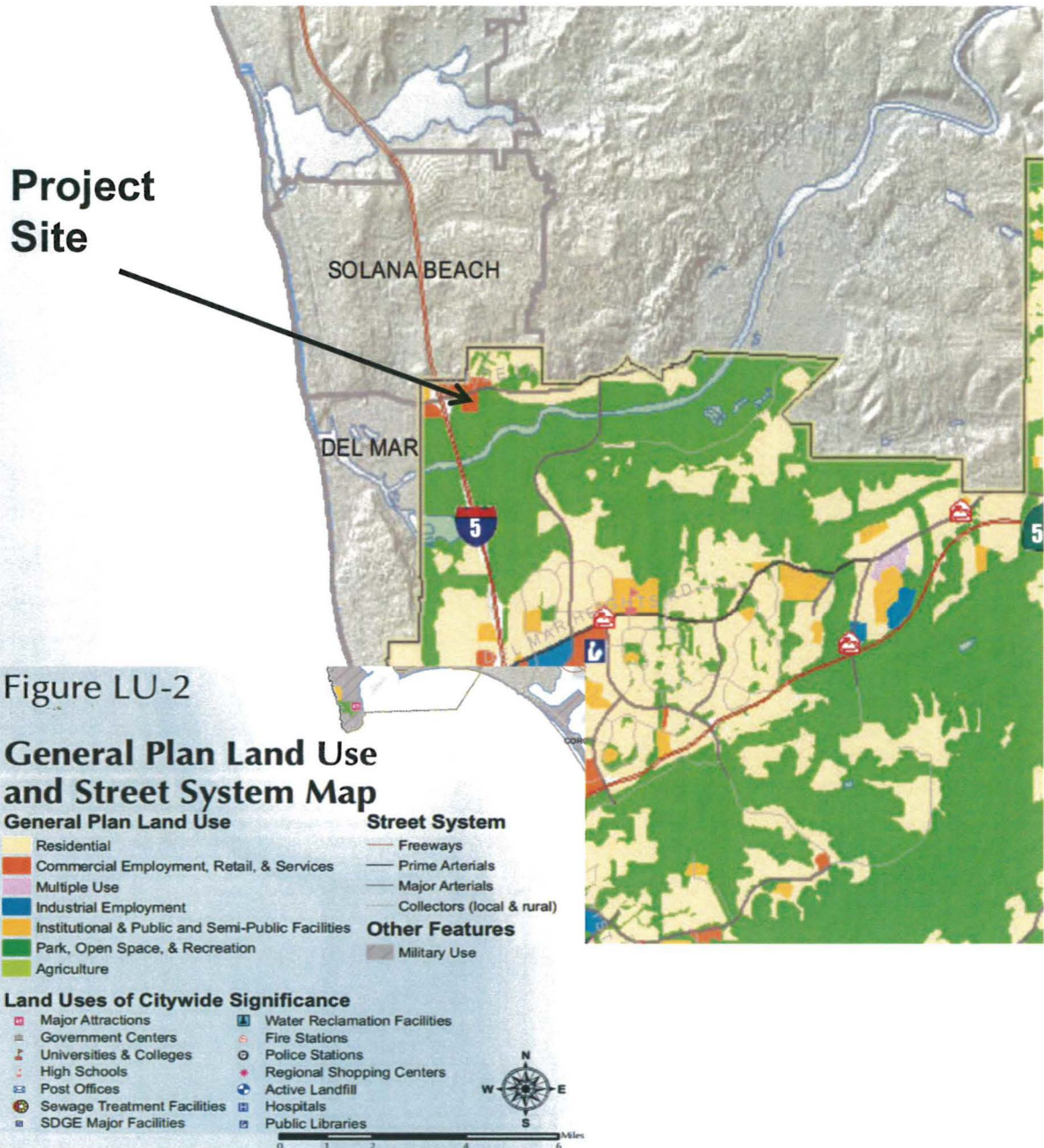




Aerial Photo

The Lot Del Mar/ 2673 Via De La Valle
PROJECT NO. 537664





Land Use Map

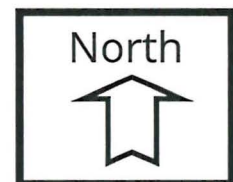
The Lot Del Mar/ 2673 Via De La Valle
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Project Location Map

The Lot Del Mar/ 2673 Via De La Valle
PROJECT NO. 537664



PLANNING COMMISSION RESOLUTION NO. [REDACTED]
CONDITIONAL USE PERMIT NO. 1892594
THE LOT DEL MAR PROJECT NO. 537664

WHEREAS, GOLDEN EAGLE REAL ESTATE INVESTMENT, LP Owner and The Lot Del Mar, LLC, Permittee, filed an application with the City of San Diego for a permit to construct a 27,896-square-foot, 8 auditorium movie theater with food and beverage service, including on-site alcohol sales, as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Conditional Use Permit No. 1892594, on portions of a 10.35-acre site;

WHEREAS, the project site is located at 2673 Via de la Valle in the CC-1-3 Zone) in the City's General Plan/North City Future Urbanizing Area (NCFUA) – Subarea II;

WHEREAS, the project site is legally described as: Parcel 1 in the City of San Diego, County of San Diego as shown at page 3594 of Parcel Maps filed in the Office of the County Recorder of San Diego County, February 29, 1975;

WHEREAS, on August 23, 2018, the Planning Commission of the City of San Diego considered Conditional Use Permit No. 1892594 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, that it adopts the following findings with respect to Conditional Use Permit No. 1892594:

A. CONDITIONAL USE PERMIT [SDMC Section 126.0305]

1. Findings for all Conditional Use Permits:

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

The Lot Del Mar project will develop an existing, graded, undeveloped portion of an existing shopping center with a new, 27,896-square-foot movie theater with eight (8) auditoriums, and food and beverage (including alcohol) sales. A Process Four

Conditional Use Permit (CUP) is required per San Diego Municipal Code (SDMC) Section 141.0623 for a theater that is over 5,000 square feet in size.

The site is governed by the City of San Diego General Plan, which identifies the project site as “commercial employment, retail and services”. The proposed movie theater with food and beverage service is consistent with that designation. Therefore the project will not adversely affect the land use plan.

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

The proposed project would construct a movie theater on a previously graded portion of land at an existing, developed shopping center. The proposed project will not be detrimental to the public’s health, safety and welfare because the discretionary permit controlling the development and continued use of this site contain specific regulatory conditions ensuring compliance with all local, regional, state and federal codes, rules and policies. These regulations, which are implemented and enforced through the permit, are specifically intended to reduce, mitigate and/or prevent all adverse impacts to the public and community at large. Conditions of approval include a number of requirements from a variety of disciplines including planning, engineering, environmental, transportation, and landscaping to assure the project’s compliance with adopted codes and policies.

Construction of the project authorized through this permit will be subject to all adopted building, electrical, mechanical, fire and plumbing codes, which will be enforced through plan review and building inspections completed by the City’s building inspectors. Additionally, this project has been reviewed pursuant to the California Environmental Quality Act (CEQA), which further ensures protection of the public’s health, safety and welfare. A Negative Declaration was prepared in accordance with for the proposed project, and no mitigation measures were required. Therefore, the project will not be detrimental to the public health, safety, and welfare.

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

The Lot Del Mar project will develop an existing, graded vacant portion of a shopping center with a new, 27,896-sqaure-foot movie theater with eight (8) auditoriums, and food and beverage (including alcohol) sales. A Process Four CUP is required per SDMC Section 141.0623 for a theater that is over 5,000 square feet in size. The site is zoned CC-1-3 which is intended to accommodate development with an auto orientation. No deviations are proposed. The project is in compliance with all applicable regulations of the LDC.

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

The site is governed by the City of San Diego General Plan, which identifies the project site as "commercial employment, retail and services". The project is consistent with that designation. It will provide employment opportunities at the theater as well as services to the community. In addition, the site is zoned CC-1-3 which is intended to accommodate development with an auto orientation and permits a maximum density of 1 dwelling unit for each 1,500 square feet of lot area. The proposed project is consistent with both the General Plan designation and the underlying zone. The project site is adjacent to the San Dieguito River Valley Coast to Crest trail, but is located on a developed site, and there is an existing parking area separating the project from the trail. The specific project site is the last remaining undeveloped parcel in the shopping center, and would further build out the shopping center which currently contains restaurants, banking, retail, and grocery services. Therefore the project is appropriate at the proposed location.

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, Conditional Use Permit No. 1892594 are hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Conditional Use Permit No. 1892594, a copy of which is attached hereto and made a part hereof.

Martha Blake
Development Project Manager
Development Services

Adopted on: August 23, 2018

IO#: 24007188

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: 24007188

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CONDITIONAL USE PERMIT NO. 1892594

THE LOT DEL MAR PROJECT NO. 537664

PLANNING COMMISSION

This Conditional Use Permit No. 1892594 is granted by the Planning Commission of the City of San Diego to Golden Eagle Real Estate Investment, LP, Owner, and The Lot Del Mar, LLC, Permittee, pursuant to San Diego Municipal Code [SDMC] section 141.0623. The 0.8-acre project site is part of a 10.35 -acre shopping center located at 2673 Via De La Valle in the CC-1-3 zone of the City's General Plan. The project site is legally described as: Parcel 1 in the City of San Diego, County of San Diego as shown at page 3594 of Parcel Maps filed in the Office of the County Recorder of San Diego County, February 29, 1975.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to construct a new commercial movie theater within an existing shopping center. The project shall include:

- a. A 27,896-square-foot, 8 auditorium movie theater, with food and beverage service, including on-site alcohol sales;
- b. Landscaping (planting, irrigation and landscape related improvements); and
- c. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36-month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable

guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by September 7, 2021.

2. This Coastal Development Permit shall become effective on the eleventh working day following receipt by the California Coastal Commission of the Notice of Final Action, or following all appeals.

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

- a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
- b. The Permit is recorded in the Office of the San Diego County Recorder.

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

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

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

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

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

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

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

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

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

CLIMATE ACTION PLAN REQUIREMENTS:

12. 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.

ENGINEERING REQUIREMENTS:

13. The project proposes to export no material from the project site. Any excavated material that is 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 the Regional Standards Committee.

14. Prior to the issuance of an construction permits, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.

15. Prior to the issuance of any construction permits, 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.

16. Prior to the issuance of any construction permits, 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.

17. 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:

18. 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 City of San Diego Landscape Standards, Stormwater Design Manual, and to the satisfaction of the Development Services Department. All plans shall be in substantial conformance to this permit (including Environmental conditions) and Exhibit 'A,' on file in the Office of the Development Services Department.

19. Prior to issuance of any construction permits for structures (including shell), 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 Office of the Development Services Department.

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

21. The Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans except for raised planters flanking the patio area, which shall be maintained by the Owner. All required landscape shall be maintained in a disease, weed and litter free condition at all times consistent with the City of San Diego Landscape Regulations and Standards.

22. 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 in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or Certificate of Occupancy.

PLANNING/DESIGN REQUIREMENTS:

23. 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.

24. 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.

25. A litter control plan shall be required to keep the facility and adjacent property free of litter.

TRANSPORTATION REQUIREMENTS

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

27. Prior to issuance of the first building permit, the Owner/Permittee shall assure by permit and bond the reconstruction of the three existing driveways on San Andres Drive with two 26 foot wide driveways and one 29 foot wide driveway per current City Standards, satisfactory to the City Engineer. All improvements shall be completed and accepted by the City Engineer prior to first occupancy.

MSCP REQUIREMENTS

28. Prior to the issuance of any construction permits or notice to proceed the Owner/Permittee shall ensure that the project's design has been accurately represented in or on the Construction Documents (CDs/CDs consist of Construction Plan Sets for Private Projects) in conformance with the associated discretionary permit conditions and the approved Exhibit 'A' and the plans are in conformance with the City's Multi-Species Conservation Program (MSCP) Multi-Habitat Planning Area (MHPA) Land Use Adjacency Guidelines (LUAG), to the satisfaction of Development Services Department (DSD)/Land Development Review (LDR) staff and/or Planning Department MSCP staff. The applicant shall provide an implementing plan and include references in or on CDs of measures below under the bolded heading of each item.

- **Grading/Land Development/MHPA Boundaries** - Prior to issuance of any construction permit or notice to proceed, DSD/ LDR, and/or MSCP staff shall verify MHPA boundaries onsite and adjacent properties are delineated on the CDs. DSD/LDR and/or MSCP staff shall ensure that all grading is included within the approved development/construction footprint, specifically manufactured slopes, disturbance, and development within or adjacent to the

MHPA. For projects within or adjacent to the MHPA, all manufactured slopes associated with site development shall be included within the development footprint.

- **Drainage** - Prior to issuance of any construction permit or notice to proceed, DSD/ LDR, and/or MSCP staff shall verify all new and proposed parking lots, staging areas, and developed areas in and adjacent to the MHPA are designed so they do not drain directly into the MHPA. All staging and developed/paved areas must prevent the release of toxins, chemicals, petroleum products, exotic plant materials prior to release by incorporating the use of filtration devices, planted swales and/or planted detention/desiltation basins, or other approved temporary and permanent methods that are designed to minimize negative impacts, such as excessive water and toxins into the ecosystems of the MHPA.
- **Toxics/Project Staging Areas/Equipment Storage** - Prior to issuance of any construction permit or notice to proceed, DSD/ LDR, and/or MSCP staff shall verify projects that use chemicals or generate by-products such as pesticides, herbicides, and animal waste, and other substances that are potentially toxic or impactful to native habitats/flora/fauna (including water) shall incorporate measures to reduce impacts caused by the application and/or drainage of such materials into the MHPA. No trash, oil, parking, or other construction/development-related material/activities shall be allowed outside any approved construction limits. Provide a note in/on the CD's that states: *"All construction related activity that may have potential for leakage or intrusion shall be monitored by the Qualified Biologist/Owners Representative or Resident Engineer to ensure there is no impact to the MHPA."*
- **Lighting** - Prior to issuance of any construction permit or notice to proceed, DSD/LDR, and/or MSCP staff shall verify lighting within or adjacent to the MHPA is directed away/shielded from the MHPA, or limited to the immediate area and is in compliance with City Outdoor Lighting Regulations per LDC Section 142.0740.
- **Barriers** – Prior to issuance of any construction permit or notice to proceed, DSD/LDR, and/or MSCP staff shall verify construction and new development within or adjacent to the MHPA includes barriers (e.g., non-invasive vegetation; rocks/boulders; 6-foot high, vinyl-coated chain link or equivalent fences/walls; and/or signage) along the MHPA boundaries to direct public access to appropriate locations, reduce domestic animal predation, protect wildlife in the preserve, and provide adequate noise reduction where needed.
- **Brush Management** - Prior to issuance of any construction permit or notice to proceed, DSD/ LDR, and/or MSCP staff shall verify Brush management zones will not be greater in size that is currently required by the City's regulations. The amount of woody vegetation clearing shall not exceed 50 percent of the vegetation existing when the initial clearing is done. Vegetation clearing shall be done consistent with City standards and shall avoid/minimize impacts to covered species to the maximum extent possible. For all new development, regardless of the ownership, the brush management in the Zone 2 area will be the responsibility of a homeowner or other private party.
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- **Invasives-** Prior to issuance of any construction permit or notice to proceed, DSD/ LDR, and/or MSCP staff shall verify no invasive non-native plant species are being introduced into areas within or adjacent to the MHPA.
- **Noise -** Prior to issuance of any construction permit or notice to proceed, DSD/LDR, and/or MSCP staff shall verify (due to the site's location adjacent to or within the MHPA) where the Qualified Biologist has identified potential nesting habitat for listed avian species, that construction noise that exceeds the maximum levels (60 dB or greater at the beginning edge of the habitat) allowed shall be avoided during the breeding seasons for the following: CA gnatcatcher (3/1-8/15). If construction is proposed during the breeding season for the species, USFWS protocol surveys shall be required in order to determine species presence/absence. If protocol surveys are not conducted in suitable habitat during the breeding season for the aforementioned listed species, presence shall be assumed with implementation of noise attenuation and biological monitoring. If species are present or assumed present because surveys are not performed, then appropriate mitigation shall be utilized to reduce noise impacts to 60dB or below at the edge of the occupied habitat.

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

29. Prior to the issuance of any building permits, if it is determined during the building permit review process the existing water and sewer service will not be adequate to serve the proposed project, 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 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 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 be responsible for any damage caused to City of San Diego water facilities in the vicinity of the project site, due to the construction activities associated with this project, in accordance with Municipal Code section 142.0607. In the event that any such facility loses integrity then, the Owner/Permittee shall repair or reconstruct any damaged public water facility in a manner satisfactory to the Public Utilities Director and the City Engineer.
32. The Owner/Permittee shall process encroachment maintenance and removal agreements, for all acceptable encroachments into the water easements, including but not limited to structures, enhanced paving, or landscaping; No structures or landscaping of any kind shall be installed in or over any water easements.
33. 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.

34. 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.
- POLICE DEPARTMENT RECOMMENDATIONS FOR ABC LICENSE:
 - Sales of alcoholic beverages shall be permitted only until 1:00 AM each day of the week.
 - At all times when the premises is exercising the privileges of their license, the sale of food, in compliance with Section 23038 of the Business and Professions Code, shall be offered and available for purchase.
 - All sales and service of alcoholic beverages for consumption in the general spectator seating areas shall be made only from concession stands, portable stands or bars, or fixed bars, and shall not be sold, served, or delivered to customers by individual ambulatory venders, commonly known as "hawkers".
 - Points of sale of alcoholic beverages shall not be maintained within the theater auditoriums.
 - Alcoholic beverages may be sold or served by waiters or waitresses in the general spectator seating areas under the following conditions:
 - Only persons occupying seats in the designated theaters shall be permitted to order and be served alcoholic beverages;
 - Orders from patrons seated in these theaters must be made to the waiter or waitress serving that area and the alcoholic beverages must be personally delivered to the patron by the waiter or waitress who took the order;
 - The waiter or waitress serving in the theaters shall not carry a supply of unordered alcoholic beverages.

- Alcoholic beverages shall be served in containers which significantly differ in appearance from those containers utilized for non-alcoholic beverages. Containers of beer shall not exceed 16 ounces. This does not preclude the service of alcoholic beverages in their original containers.
- No more than two (2) alcoholic beverages shall be sold or served to any one (1) person during any transaction.
- At all times when the premises is exercising the privileges of their license, an employee of the premise shall enter and monitor the activity with the theater on a regular basis, but no less than once every 10 minutes.
- The sale of alcoholic beverages for consumption off premise is strictly prohibited.

APPROVED by the Planning Commission of the City of San Diego on August 23, 2018 and **[Approved Resolution Number]**.

ATTACHMENT 5

Conditional Use Permit No. 1892594
Date of Approval: August 23, 2018

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Martha Blake
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.

Golden Eagle Real Estate Investment, LP
Owner

By _____
NAME
TITLE

The Lot Del Mar, LLC
Permittee

By _____
NAME
TITLE

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

RESOLUTION NUMBER R- _____

ADOPTED ON AUGUST 23, 2018

WHEREAS, on May 10, 2017, The Lot Del Mar, LLC submitted an application to Development Services Department for a Conditional Use Permit for The Lot Del Mar, Project No. 537664; 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 23, 2018; and

WHEREAS, under Charter section 280(a)(2) this resolution is not subject to veto by the Mayor because this matter requires the City Council to act as a quasi-judicial body, a public hearing is required by law implicating due process rights of individuals affected by the decision, and the Council is required by law to consider evidence at the hearing and to make legal findings based on the evidence presented; and

WHEREAS, the Planning Commission considered the issues discussed in Negative Declaration No. 537664 prepared for this Project; NOW THEREFORE,

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

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

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

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

APPROVED:

By: _____
Martha Blake, Development Project Manager

CARMEL VALLEY COMMUNITY PLANNING BOARD

Attn: Allen Kashani, CVCPB Secretary
13400 Sabre Springs Pkwy, Ste. 200
San Diego CA 92128
858-794-2571 / Fax: 858-794-2599

May 30, 2018

Martha Blake, Project Manager
Development Services Department
City of San Diego
1222 First Ave., MS 501
San Diego, CA 92101

Re: The Lot Del Mar
PTS 537644

Dear Martha:

Adolfo Fastlicht-Kurian presented The Lot Del Mar, a luxury cinema experience to be built on a vacant area of the Golden Eagle Center (AKA Del Mar Shopping Center). It was presented that the project will be compliant with the total square footage allowed for the shopping center. The existing on-site parking numbers will not be impacted by the construction of the theater.

The Carmel Valley Community Planning Board considered the abovementioned project on May 24, 2018 and approved the project by a vote of 7-0-0.

Sincerely,
Carmel Valley Community Planning Board



Frisco White, AIA
Chair



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

The Lot Del Mar

Project No. For City Use Only

537664

Project Address:

2673 Via de la Valle, Del Mar, CA 92014

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:

THE LOT DEL MAR

CONDITIONAL USE PERMIT

2673 VIA DE LA VALLE, DEL MAR , CA. 92014

NOTES:

- ALL INDICATED BOUNDARY, EXISTING SITE AND SIDEWALK CONDITIONS WERE OBTAINED FROM SITE PLAN PROVIDED BY OWNER.
- BEFORE COMMENCEMENT OF WORK, CONTRACTOR TO CONTACT AND COORDINATE WITH ALL GOVERNMENT AGENCIES AND UTILITY COMPANIES WHICH MAY HAVE SERVICES IN THE AREA. THE CONTRACTOR SHALL ASSURE HIMSELF THAT HE HAS LOCATED ALL UNDERGROUND SERVICES PRIOR TO ANY SUBSURFACE EXCAVATION. HE SHALL PROTECT ALL EXISTING UNDERGROUND SERVICES.
- CONTRACTORS TO VERIFY ALL EXISTING SITE AND BUILDING CONDITIONS RELATED TO THEIR SCOPE OF WORK (INCLUDING EXPOSED OR CONCEALED CONDITIONS AND CONDITIONS WHICH ARE SHOWN OR NOT SHOWN ON DRAWINGS) PRIOR TO BID AND CONSTRUCTION.
- ALL SURFACE WATER TO DRAIN AWAY FROM BUILDING AND DRIVEWAY TO ALLEY OR STREET OR PUBLIC STORM DRAIN SYSTEM.
- ALL PROPERTY LINES, EASEMENTS AND BUILDINGS, BOTH EXISTING AND PROPOSED ARE SHOWN ON THIS SITE PLAN.
- CONTRACTOR TO REPAIR AS REQUIRED, ANY DAMAGE TO BUILDING DUE TO DEMOLITION OR NEW CONSTRUCTION WORK.
- CONTRACTOR TO PATCH-UP ANY UNUSED HOLES OR VOIDS EXISTING OR CAUSED BY DEMOLITION OR NEW CONSTRUCTION WORK.
- PROVIDE BUILDINGS ADDRESS NUMBERS, BUILDING NUMBERS VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER FHPS POLICY P-00-6 (UFC 901.4.4).
- PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS, IF IT IS DETERMINED DURING THE BUILDING PERMIT REVIEW PROCESS THE EXISTING WATER AND SEWER SERVICE WILL NOT BE ADEQUATE TO SERVE THE PROPOSED PROJECT, THE OWNER/PERMITEE 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.
- PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS, THE OWNER/PERMITEE 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.
- THE OWNER/PERMITEE SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED TO CITY OF SAN DIEGO WATER FACILITIES IN THE VICINITY OF THE PROJECT SITE, DUE TO THE CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS PROJECT, IN ACCORDANCE WITH MUNICIPAL CODE SECTION 142.0607. IN THE EVENT THAT ANY SUCH FACILITY LOSTS INTEGRITY THEN, THE OWNER/PERMITEE SHALL REPAIR OR RECONSTRUCT ANY DAMAGED PUBLIC WATER FACILITY IN A MANNER SATISFACTORY TO THE PUBLIC UTILITIES DIRECTOR AND THE CITY ENGINEER.
- THE OWNER/PERMITEE SHALL PROCESS ENCROACHMENT MAINTENANCE AND REMOVAL AGREEMENTS, FOR ALL ACCEPTABLE ENCROACHMENTS INTO THE WATER EASEMENTS, INCLUDING BUT NOT LIMITED TO STRUCTURES, ENHANCED PAVING, OR LANDSCAPING; NO STRUCTURES OR LANDSCAPING OF ANY KIND SHALL BE INSTALLED IN OR OVER ANY WATER EASEMENTS.
- 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.
- THE OWNER/PERMITEE 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.

PROJECT DATA:

PROJECT LOCATION: 2673 VIA DE LA VALLE, DEL MAR, CA. 92014

PROPERTY OWNER: GOLDEN EAGLE REAL ESTATE INVESTMENT LP.
2775 VIA DE LA VALLE
DEL MAR, CA 920147

TENANT: THE LOT
7611 FAY AVENUE
LA JOLLA, CA. 92037

PROJECT DESIGNER: ALTA DESIGN DEVELOPMENT INC.
4445 EASTGATE MALL # 400
SAN DIEGO CA, 92121
TEL 858. 442-8009
CONTACT: CARLOS WELLMAN

CIVIL ENGINEER: CHRISTENSEN ENGINEERING & SURVEY.
7888 SILVERTON AVE SITE J
SAN DIEGO CA, 92126
TEL 858. 271-9901
CONTACT: ANTONY K. CHRISTENSEN

GEOLOGY ENGINEER: CHRISTIAN WHEELER ENGINEERING
3980 HOME AVE
SAN DIEGO CA, 92105
TEL 619 550-1700
CONTACT: DAN ADLER

LANDSCAPE DESIGN: GMP LANDSCAPE ARCHITECTURE & PLANNING
4010 SORRENTO VALLEY BLVD. SUITE 200
SAN DIEGO CA, 92121
TEL 858 558-8977
CONTACT: MARC MOODY

ENVIRONMENTAL: HELIX ENVIRONMENTAL PLANNING
7578 EL CAJON BOULEVARD
LA MESA, CALIFORNIA 91942
TEL 619 462-1515
CONTACT: TOM HUFFMAN

PERMIT PROCESSING: JANAY KRUGER
janay.kruger@msn.com

SCOPE OF WORK: 1. CONDITIONAL USE PERMIT AND SITE DEVELOPMENT PERMIT FOR THEATER OVER 5,000 SF. NEW CONSTRUCTION OF A 27,896 SF. THEATER BUILDING WITH 8 AUDITORIUMS.
2. L47 LIQUOR LICENSE PERMIT PROCESS.

LEGAL DESCRIPTION: PARCEL 1. IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AS SHOWN AT PAGE 3594 OF PARCEL MAPS FILED IN THE OFFICE OF COUNTY RECORDER OF SAN DIEGO COUNTY, FEBRUARY 29, 1975

A.P.N.: 298-490-4100

CONSTRUCTION TYPE: V-A

OCCUPANCY: A1

ZONES: CC-1-3

GEOLOGIC HAZARD: 31 AND 32

BUILDING HEIGHT: ALLOWED 30'-0" PROPOSED 29'-8"

LOT AREA: 450,846 SQ. FT. (10.35 ACRES)

BUILDING AREA: TOTAL SITE EXISTING BUILT AREA: 123,235 SQ. FT.
PROPOSED THEATER AREA: 27,896 SQ. FT.
TOTAL : 151,131 SQ. FT.

LOT COVERAGE: ALLOWED: 35%
PROPOSED: 33%

CALCULATION.
151131/450846= 0.33 ok.

FAR: ALLOWED: 0.75
PROPOSED: 0.33

CALCULATION.
151131/450846= 0.33 ok.

SETBACK: FRONT YARD MAX. 100'
SIDE SETBACK 10'

BUILDING CODES

BUILDING CODE:
ALL CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING CODES, AMENDMENTS AND ORDINANCES AS REQUIRED BY CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA AND ALL OTHERS RECOGNIZED JURISDICTIONS HAVING AUTHORITY OVER THE PROJECT.
A) THESE PLANS AND ALL WORK SHALL COMPLY WITH THE 2016 CALIFORNIA BUILDING CODE BASED ON 2016 IRC, 2016 CALIFORNIA BUILDING CODE BASED ON 2016 IBC.
B) THIS PROJECT SHALL COMPLY W/ THE 2016 CALIFORNIA ELECTRICAL CODE BASED ON 2016 NEC, 2016 CALIFORNIA PLUMBING CODE BASED ON 2016 UPC BY IAPMO, 2016 CALIFORNIA MECHANICAL CODE BASED ON 2016 UMC BY IAPMO, 2016 CALIFORNIA GREEN BUILDING CODE AND 2016 CALIFORNIA FIRE CODE BASED ON 2016 IFC.

REQUIRED PERMITS/APPROVAL:

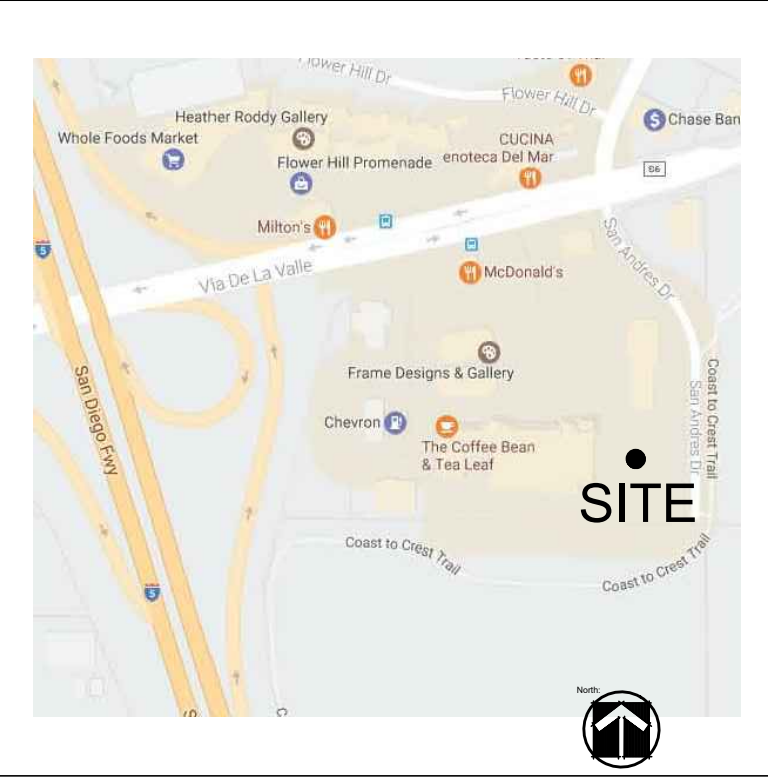
- 1.) CONDITIONAL USE PERMIT
- 2.) SITE DEVELOPMENT PERMIT.
- 3.) BUILDING PERMIT.

PARKING CALCULATION:

USE RETAIL/OFFICE				
SUITE	TENANT	SQUARE FOOTAGE		
2693	FAST KEYS			200
2707	GELSON'S			47,481
2717	FRAME DESIGN & GALLERY			1,420
2735	RADIO SHACK			2,200
2739	DIVA SALON			1,100
2741	CONTINENTAL CLEANERS			1,560
2745	THE LAMP SHADE GALLERY			1,642
2747	PETCO			9,000
2673-A	BEAUTY & THE BOUTIQUE			1,655
2673-D	MIA BELLA COUTURE			1,200
2673-E	WINK OPTOMETRY			1,200
2673-H	SPICE WELLNESS			540
2673-K	BEAUTY & THE BOUTIQUE			1,230
2683-A	PINNACLE NAILS			970
2683-E	DEL MAR SWIRLS			875
2683-F	JEWELS BY TASHNE			1,430
2683-G	POSTAL ANNEX			970
2683-H	V'S BARBER SHOP			875
2683-I&K	DEL MAR KIDS			2,156
2683-L	COMBO JUICE			970
2689-B	DUNN EDWARDS			2,000
2689-D	VERIZON WIRELESS			4,000
2689-E	COFFEE BEAN & TEA LEAF			1,500
2689-G	MATTI D			2,200
2689-H	DUNN EDWARDS			2,400
TOTAL RETAIL/OFFICE				90,774 SF.
USE RESTAURANT				
SUITE	TENANT	SQUARE FOOTAGE		
2673-B	URBAN-PI			2,709
2689-A	TABU SUSHI BAR & GRILL			2,000
				4,709 SF.
USE THEATER				
SUITE	TENANT	SQUARE FOOTAGE		
THE LOT				27,896
TOTAL THEATER				27,896 SF.
USE	UNIT	PARKING RATIO	SPACE REQUIRED	
RETAIL/OFFICE	90,774 SF.	1/233	390	
RESTAURANT	4,500 SF.	1/66.6	68	
THEATER	435 SEATS	1/3.3	132	
TOTAL SPACE REQUIRED			590	
TOTAL SPACE PROVIDED			593	
PARKING REQ'D (THEATER) PER SDMC 142.0530 ONE STALL PER 3.3 SEATS				
435 SEATS/3.3 =132 STALLS				
REQUIRED:132 STALLS ASSIGNED:150 STALLS				

VICINITY MAP

N.T.S.



SHEET INDEX :

TS	TITLE SHEET	01
CIVIL		
C-1	TOPOGRAPHIC MAP	02
C-2	PRELIMINARY GRADING PLAN	03
LANDSCAPE		
L-01	CONCEPT PLAN	04
L-02	WATER CONSERVATION PLAN	05
ARCHITECTURAL		
A01.1	SITE PLAN	06
A01.2	SITE SECTIONS	07
A02.1	LEVEL 1 FLOOR PLAN	08
A03.1	ROOF PLAN	09
A04.1	BUILDING SECTIONS	10
A05.1	EXTERIOR ELEVATIONS	11
A05.2	EXTERIOR ELEVATIONS	12
A06.1	EXTERIOR RENDERS	13
A06.2	EXTERIOR RENDERS	14

DESIGN AND PLANS REPRESENTED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF, ALTA DESIGN & DEVELOPMENT. NONE OF SUCH DESIGN AND / OR PLANS SHALL BE USED WITHOUT THE WRITTEN PERMISSION OF ALTA DESIGN & DEVELOPMENT. NONE OF SUCH DESIGN AND / OR PLANS SHALL BE USED WITHOUT THE WRITTEN PERMISSION OF ALTA DESIGN & DEVELOPMENT.



4445 Eastgate Mall Suite 400
San Diego, California 92121
T: 858-362-8500

Consultants

Scale:
As Shown

Drawn:

E. R.

Checked:

C. Wellman

Original Date

12/06/16 City resubmittal

Revisions:

04/26/17 City resubmittal

08/15/17 City resubmittal

11/13/17 City resubmittal

THE LOT DEL MAR
2673 VIA DE LA VALLE
DEL MAR CA. 92014

Sheet Title:
TITLE SHEET

TS

LEGAL DESCRIPTION

PARCEL 1, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AS SHOWN AT PAGE 3594 OF PARCEL MAPS FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, FEBRUARY 28, 1975.

TOGETHER WITH THAT PORTION OF VIA DE LA VALLE AS VACATED BY RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIEGO, RECORDED NOVEMBER 23, 1976 AS INSTRUMENT NO. 76-392737 IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO AND STATE OF CALIFORNIA.

NOTES

1. EASEMENTS, AGREEMENTS, DOCUMENTS AND OTHER MATTERS WHICH AFFECT THIS PROPERTY MAY EXIST, BUT CANNOT BE PLOTTED. CURRENT TITLE REPORT NOT PROVIDED.
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 2673 VIA DE LA VALLE, DEL MAR, CA 92014.
4. THE ASSESSOR PARCEL NUMBER FOR THE SUBJECT PROPERTY IS 298-490-41.
5. THE TOTAL AREA OF THE SUBJECT PARCEL IS TO BE DETERMINED.
6. EASEMENT IN FAVOR OF THE CITY OF SAN DIEGO HAVE BEEN PLOTTED BASED ON TITLE REPORT DATED FEBRUARY 25, 2015 BY CHICAGO TITLE COMPANY, ORDER NO. 12201920-996-U50. OTHER EASEMENTS HAVE NOT BEEN PLOTTED PENDING CURRENT TITLE REPORT.

BENCHMARK

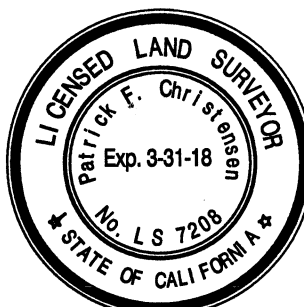
CITY OF SAN DIEGO BENCHMARK LOCATED AT THE NORTHWESTERLY CORNER OF VIA DE LA VALLE AND DE LA VALLE PLACE. ELEVATION 24.34' MEAN SEA LEVEL (N.G.V.D. 1929).

BASIS OF BEARINGS

IS GRID NORTH BASED UPON GPS OBSERVATIONS.

Patrick F. Christensen
PATRICK F. CHRISTENSEN, P.L.S. 7208

NOVEMBER 06, 2017
Date



Prepared By:

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

Project Address:

2673 VIA DE LA VALLE
DEL MAR, CA 92014

Project Name:

THE LOT

Sheet Title:

TOPOGRAPHIC MAP

Revision 5:

Revision 4:

Revision 3: 11-07-17 ADD FEMA/ESL BUFFER LINE

Revision 2: 08-08-17 ADD VISIBILITY TRIANGLES

Revision 1: 04-21-17 ADDED EASEMENTS FAVORING CITY OF SAN DIEGO

Original Date: APRIL 12, 2017

Sheet 1 Of 1

SCALE: 1" = 50'

CONTOUR INTERVAL: 1'

24' WIDE EASEMENT FOR ELECTRIC FACILITIES, APPURTENANCES AND THE RIGHT OF INGRESS AND EGRESS, IN FAVOR OF THE CITY OF SAN DIEGO, RECORDED 10-03-1991 AS DOC. NO. 91-0512210, O.R.

S12°11'15"E 30.81'

S70°58'23"W 10.00'

S6°07'05"W 108.81'

S00°45'15"W 622.30'

APN: 298-490-30-00

APN: 298-490-35-00

APN: 298-490-33-00

APN: 298-490-42-00

PARCEL 2
APN: 298-490-13-00

PARCEL 1
PARCEL MAP NO. 3594

APN: 298-490-41-00

APPROX PVT 6" PVC
SEWER PER
DWG 29842-3-D

15' EASEMENT FOR WATER FACILITIES,
IN FAVOR OF THE CITY OF SAN DIEGO,
RECORDED 10-14-2002 AS DOC. NO.
2002-0890238, O.R.

10" PVC WATER
PER DWG 18412-D

10" PVC WATER PER
DWG 29842-3-D

15' EASEMENT FOR WATER FACILITIES,
IN FAVOR OF THE CITY OF SAN DIEGO,
RECORDED 10-14-2002 AS DOC. NO.
2002-0890238, O.R.

PORTION OF SITE
SUBJECT OF DISCRETIONARY
PERMIT

100-FOOT BUFFER FROM
WETLANDS LINE

VARIABLE WIDTH EASEMENT FOR WATER FACILITIES,
INGRESS AND EGRESS, IN FAVOR OF THE CITY OF
SAN DIEGO, RECORDED 06-13-2000 AS DOC. NO.
2000-0311045, O.R.

10" PVC WATER PER
DWG 29842-3-D

FEMA ZONE "A" FLOODWAY
BOUNDARY LINE FIRM MAP NO.
06073C1326G, MAY 16, 2012

APPROXIMATE LIMIT OF WETLANDS
PER HELIX ENVIRONMENTAL PLANNING

20' DRAINAGE EASEMENT IN FAVOR OF
THE CITY OF SAN DIEGO, AS SHOWN ON
DWG 17174-B ACCORDING TO DWG 24250-1-D

FEMA ZONE "A" FLOODWAY
BOUNDARY LINE FIRM MAP NO.
06073C1326G, MAY 16, 2012

VARIABLE WIDTH EASEMENT FOR DRAINAGE,
IN FAVOR OF THE CITY OF SAN DIEGO, RECORDED
09-18-1972 AS DOC. NO. 72-249322, O.R.

FEMA ZONE "A" FLOODWAY BOUNDARY LINE
FIRM MAP NO. 06073C1326G, MAY 16, 2012

VISIBILITY TRIANGLES

APPROXIMATE LIMIT OF WETLANDS
PER HELIX ENVIRONMENTAL PLANNING

100-FOOT BUFFER FROM
WETLANDS LINE

VISIBILITY TRIANGLES

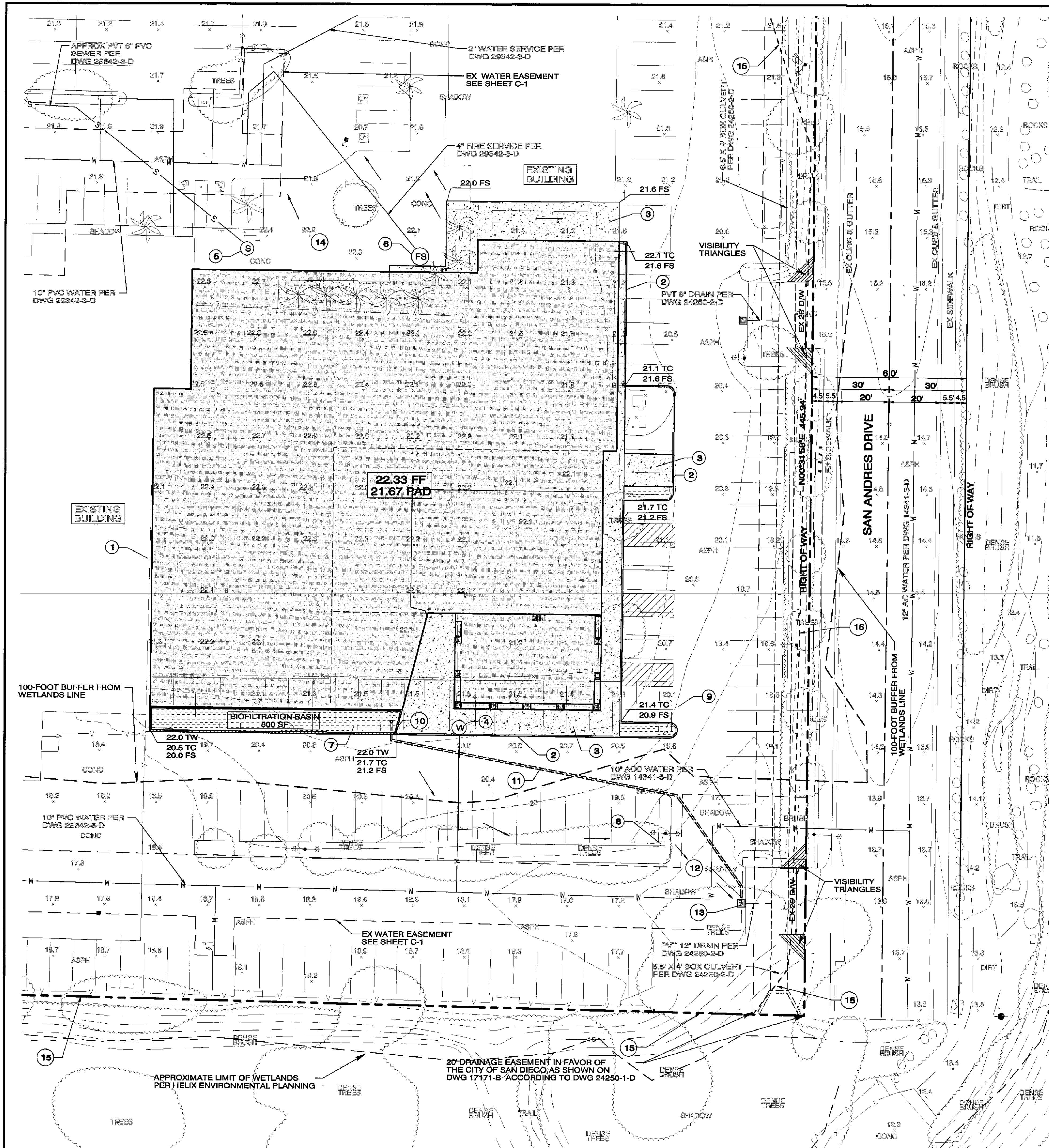


CHRISTENSEN ENGINEERING & SURVEYING

CIVIL ENGINEERS
7888 SILVERTON AVENUE,
TELEPHONE: (858)271-9901

LAND SURVEYORS
SUITE "J", SAN DIEGO,

PLANNERS
CALIFORNIA 92126
FAX: (858)271-8912



CONSTRUCTION NOTES

1. ROOF DRAIN, VENT, GAS SERVICE AND OTHER IMPROVEMENTS EXIST ALONG NEIGHBORING BUILDING. FINAL DESIGN SHALL INCORPORATE ALLOWANCES FOR THESE IMPROVEMENT.
2. PROPOSED PRIVATE 6" CURB PER G-1
3. PROPOSED PERVIOUS CONCRETE (TYPICAL)
4. EX 2" WATER SERVICE PER DWG 29342-5-D TO BE USED FOR DOMESTIC SERVICE. EXISTENCE TO BE VERIFIED
5. EX 6" SEWER LATERAL PER DWG 29342-3-D TO BE USED FOR SEWER LATERAL. EXISTENCE TO BE VERIFIED
6. EX 4" FIRE SERVICE PER DWG 29342-3-D TO BE USED FOR FIRE SERVICE. EXISTENCE TO BE VERIFIED.
7. BIOFILTRATION BASIN (BMP-1) 800 SF MINIMUM
22.0 TOP OF BASIN WALL
21.5 TOP OF PONDING (OVERFLOW)
21.0 TOP OF SOIL LAYER
19.0 TOP OF GRAVEL LAYER
18.0 BOTTOM OF GRAVEL LAYER
18.25 I.E. 8" PVC UNDERDRAIN
8. EXISTING CONCRETE CHANNEL THROUGH PARKING LOT ISLAND
9. RE-STRIPE OF PARKING STRIPES
10. BASIN SUBDRAIN/OVERFLOW JOINS 8" PVC DRAIN
11. 168" - 8" PVC DRAIN @ 3% TO EXISTING SOUTHERLY DRIVEWAY CATCH BASIN
12. 8" PVC DRAIN TO CONNECT TO EX CATCH BASIN
Q100 = 2.13 CFS
V100 = 8.9 FPS
13. EXISTING PRIVATE CATCH BASIN CONNECTED TO CITY OF SAN DIEGO STORM DRAIN
14. EXISTING CONCRETE TO REMAIN
15. FEMA ZONE "A" FLOODWAY BOUNDARY LINE FIRM MAP NO. 06073C1326G, MAY 16, 2012
16. 100-FOOT ESL WETLAND BUFFER ZONE BOUNDARY

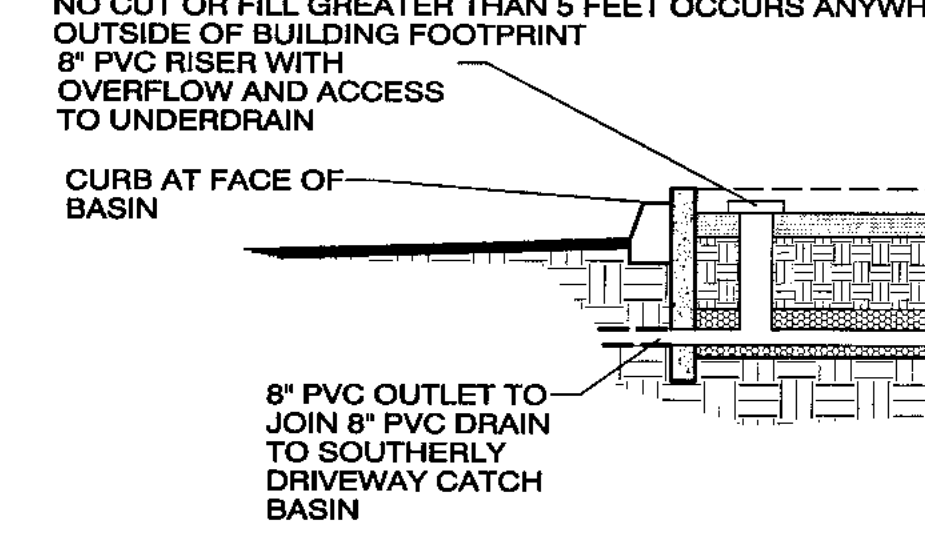
GRADING DATA

AREA OF SITE - 14,946 AC
AREA OF SITE TO BE GRADED: 34,510 SF (0.792 AC)
PERCENT OF SITE TO BE GRADED: 5.4% (ENTIRE SITE PREVIOUSLY GRADED)
AREA OF SITE WITH SLOPES GREATER THAN 25%: 0 S.F.

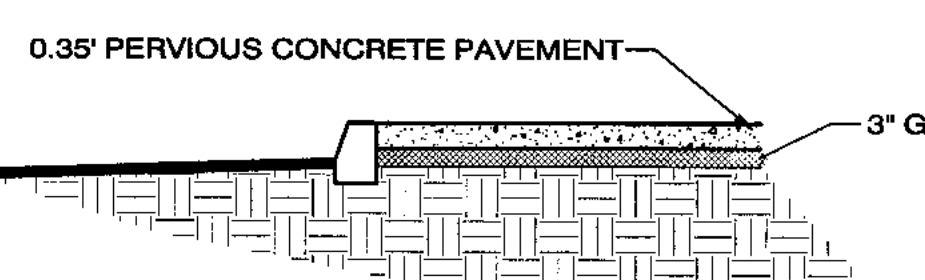
AMOUNT OF CUT - 1,350 C.Y.
AMOUNT OF FILL - 750 C.Y.
AMOUNT OF IMPORT - 600 C.Y.
MAXIMUM FILL - < 2'
MAXIMUM CUT - 3' VERTICAL IN BASIN AREA
MAXIMUM HEIGHT OF FILL SLOPE - NONE
MAXIMUM HEIGHT OF CUT SLOPE - NONE
RETAINING WALL: NONE

EARTHWORK CALCULATIONS ARE APPROXIMATE TO PAD

NO CUT OR FILL GREATER THAN 5 FEET OCCURS ANYWHERE OUTSIDE OF BUILDING FOOTPRINT
8" PVC RISER WITH OVERFLOW AND ACCESS TO UNDERDRAIN



BIOFILTRATION BASIN DETAIL
NOT TO SCALE



PERVIOUS CONCRETE DETAIL

NOTE: NOT TO SCALE

ASSUMES A MINIMUM INFILTRATION RATE OF SOIL OF 0.025 IN/HR WITH A 36 HR DRAWDOWN TIME. IF AT TIME OF CONSTRUCTION INFILTRATION RATE IS LESS THAN THE MINIMUM, AN UNDERDRAIN WILL BE REQUIRED.

THICKNESSES DETERMINED USING CALTRANS PERVIOUS PAVEMENT DESIGN GUIDANCE MANUAL (2016) METHOD

NOTES

1. UNDERGROUND UTILITIES ARE SHOWN AT RECORD LOCATIONS AS OBTAINED FROM CITY OF SAN DIEGO IMPROVEMENT PLANS. ACTUAL STRUCTURES AND LOCATION WILL NEED TO BE VERIFIED IN THE FIELD BY CONTRACTOR AND/OR UTILITY SPECIALISTS.
2. THE SOURCE OF THE TOPOGRAPHIC INFORMATION SHOWN HEREON IS FROM SURVEY BY CHRISTENSEN ENGINEERING & SURVEYING, DATED 04-12-17.
3. THE SUBJECT PROPERTY IS SERVED BY CITY OF SAN DIEGO SANITARY SEWER AND WATER MAINS.
4. UTILITIES SHOWN HEREON ARE FROM CITY OF SAN DIEGO RECORDS AND ARE THEIR LOCATION ARE APPROXIMATE. NOT ALL UTILITIES MAY BE SHOWN. BEFORE ANY WORK TAKES PLACE CONTRACTOR SHALL HAVE ALL UTILITIES MARKED OUT AND SHALL USE SPECIAL CARE DURING CONSTRUCTION.
5. AN ENCROACHMENT MAINTENANCE AND REMOVAL AGREEMENT WILL BE REQUIRED FOR ANY PRIVATE IMPROVEMENTS WITHIN PUBLIC EASEMENTS (PRIVATE 8" PVC DRAIN WITHIN WATER AND DRAINAGE EASEMENT).
6. NO ESL, INCLUDING FEMA FLOODWAYS EXIST ONSITE.
7. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE, SATISFACTORY TO THE CITY ENGINEER.
8. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.
9. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP). THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN PART 2 CONSTRUCTION BMP STANDARDS CHAPTER 4 OF THE CITY'S STORM WATER STANDARDS.
10. NO OBSTRUCTION, INCLUDING SOLID WALLS IN THE VISIBILITY AREA SHALL EXCEED 3 FEET IN HEIGHT. PLANT MATERIAL, OTHER THAN TREES, WITHIN THE PUBLIC RIGHT-OF-WAY THAT IS LOCATED WITHIN VISIBILITY AREAS SHALL NOT EXCEED 24 INCHES IN THEIGHT, MEASURED FROM THE TOP OF THE ADJACENT CURB.
11. NO APPROVED IMPROVEMENTS OR LANDSCAPING, INCLUDING PRIVATE UTILITIES, GRADING AND ENHANCED PAVING, SHALL BE INSTALLED IN OR OVER WATER EASEMENT PRIOR TO THE APPLICANT OBTAINING AN ENCROACHMENT MAINTENANCE AND REMOVAL AGREEMENT.
12. NO STRUCTURES OR LANDSCAPING SHALL BE INSTALLED IN OR OVER ANY WATER EASEMENT THAT WOULD INHIBIT VEHICULAR ACCESS TO REPLACE A SECTION OF MAIN OR PROVIDE ACCESS TO ANY APPURTENANCE OR ISOLATED SECTION OF MAIN.
13. THE OWNER/PERMITEE SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED TO CITY OF SAN DIEGO WATER FACILITIES IN THE VICINITY OF THE PROJECT SITE, DUE TO THE CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS PROJECT, IN ACCORDANCE WITH MUNICIPAL CODE SECTION 142.0607. IN THE EVENT THAT ANY SUCH FACILITY LOSES INTEGRITY THEN, THE OWNER/PERMITEE SHALL REPAIR OR RECONSTRUCT ANY DAMAGED PUBLIC WATER FACILITY IN A MANNER ACCEPTABLE TO THE PUBLIC UTILITIES DIRECTOR AND THE CITY ENGINEER.
14. DRIVEWAY CURB CUTS SHALL BE RECONSTRUCTED ALONG SAN ANDRES DRIVE TO CURRENT CITY STANDARDS WITH COMMERCIAL CONCRETE DRIVEWAYS PER SDG-163.

FACE OF BUILDING

6" FREEBOARD

6" PONDING AREA

24" SOIL LAYER

12" GRAVEL LAYER

8" PERFORATED PVC UNDERDRAIN LOCATED 3" FROM BOTTOM OF BASIN

9" GRAVEL ABOVE INVERT OF DRAIN

BASIN HAS OPEN FLOOR

ANTHONY K. CHRISTENSEN, R.C.E. 54021

DECEMBER 01, 2017

Date

REGISTERED PROFESSIONAL ENGINEER
No. 54021
Exp. 12-31-17
CIVIL
STATE OF CALIFORNIA

Owners:

ADOLFO FASTLICHT
CARLOS WELLMAN
7611 FAY AVENUE
LA JOLLA, CA 92037

Prepared By:

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

Project Address:

2673 VIA DE LA VALLE
DEL MAR, CA 92014

Project Name:

THE LOT - DEL MAR

Revision 4:

Revision 3: 12-01-17 ADDRESS CITY COMMENTS

Revision 2: 11-01-17 ADDRESS CITY COMMENTS

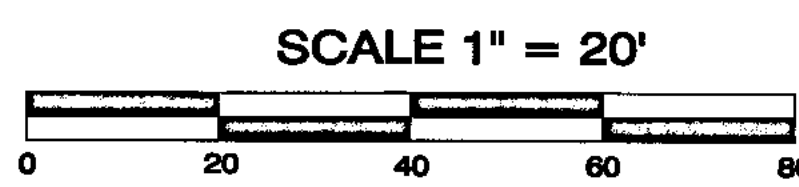
Revision 1: 07-23-17 ADDRESS CITY COMMENTS

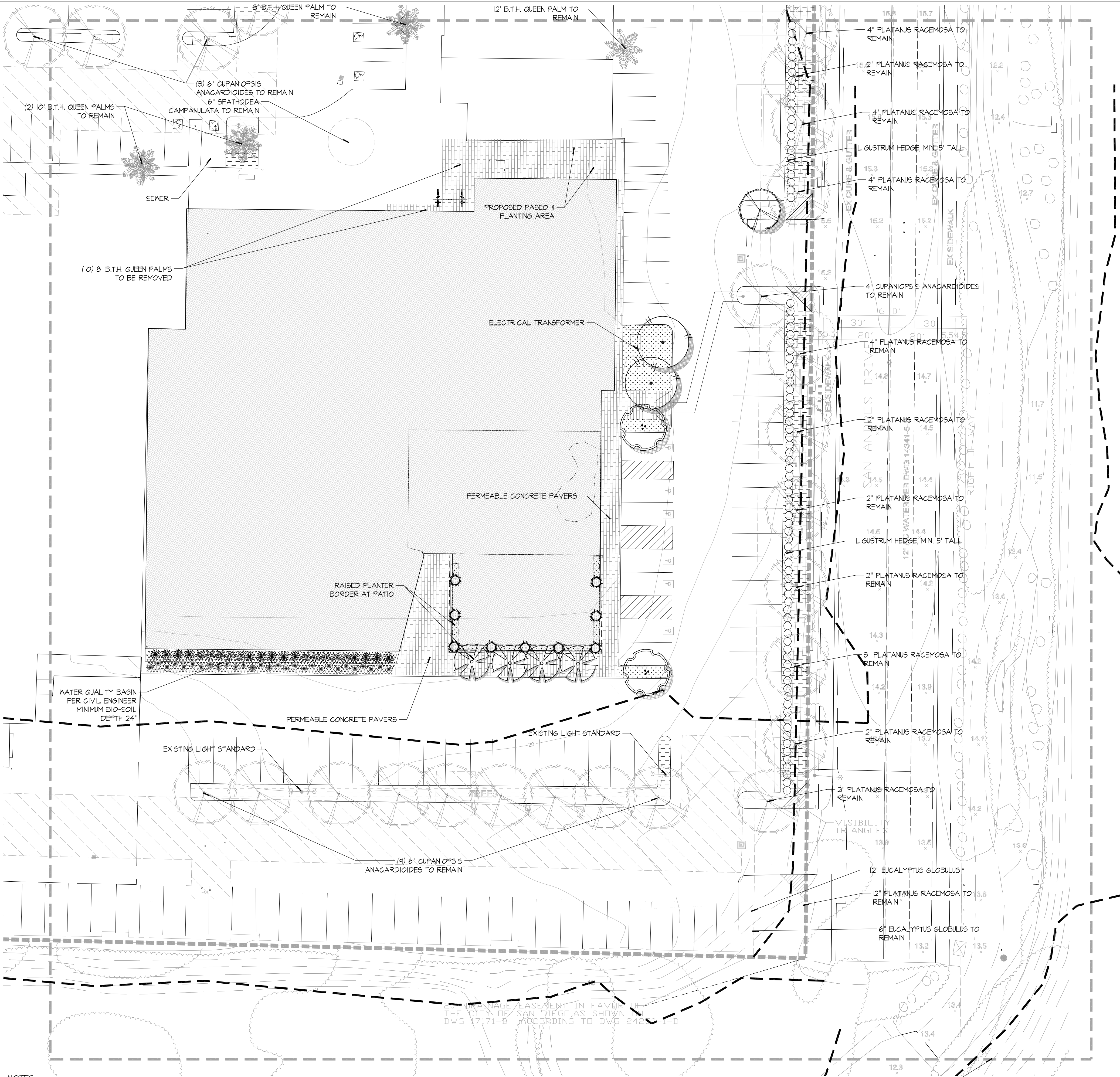
Original Date: APRIL 24, 2017

Sheet Title:

PRELIMINARY GRADING PLAN

Sheet of Sheets





PLANTING LEGEND

SYMBOL	BOTANICAL	COMMON NAME	SIZE	MULCH
TREES				
	PATIO TREES			
	ALOE BARBERAE	TREE ALOE	24" BOX	M
	EVERGREEN SITE TREES			
	LOPHOSTEMON CONFERTUS	BRISBANE BOX	24" BOX	M
	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	24" BOX	M
	DECIDUOUS SITE TREES			
	CERCIS 'FOREST PANSY'	FOREST PANSY REDBUD	24" BOX	L
	LAGERSTROEMIA INDICA	GRAPE MYRTLE	24" BOX	M
	PARKING LOT TREES			
	CUPANIOPSIS ANACARDIOIDES	CARROT WOOD	24" BOX	M
	RHUS LANCEA	AFRICAN SUMAC	24" BOX	M
	VERTICAL ACCENT TREE			
	PODOCARPUS 'MAKI'	SHRUBBY YEW PINE	15 GAL.	M
EXISTING TREES TO REMAIN				

SHRUBS

SYMBOL	BOTANICAL	COMMON NAME	SIZE	MULCH
	AEONIUM 'SUNBURST'	SUNBURST AEONIUM	1 GAL.	L
	AGAVE SPECIES	AGAVE	1 GAL.	L
	ALOE SPECIES	TREE ALOE	1 GAL.	L
	ANGICANTHOS 'BUSH GOLD'	KANGAROO PAM	1 GAL.	L
	BOUGAINVILLEA SPP.	BOUGAINVILLEA	1 GAL.	L
	CALLISTEMON 'LITTLE JOHN'	LITTLE JOHN BOTTLE BRUSH	1 GAL.	L
	HEPERALOE PARVIFOLIA	RED YUCCA	1 GAL.	VL
	KNIPHOTIA UVARIA 'BLAZE'	RED HOT POKER	1 GAL.	L
	LIGUSTRUM JAPONICA 'TEXANUM'	TEXAS PRIVET	1 GAL.	L
	MULLENBERGIA RIGENS	DEER GRASS	1 GAL.	L
	ROSMARINUS O. 'PROSTRATUS'	PROSTRATE ROSEMARY	1 GAL.	VL
	SALVIA SPECIES	SAGE	1 GAL.	L

VINES

SYMBOL	BOTANICAL	COMMON NAME	SIZE	MULCH
NA	BOUGAINVILLEA 'SAN DIEGO RED'	BOUGAINVILLEA	15 GAL.	L
NA	MACFADYENA UNSUIS-CATI	CAT'S CLAW	15 GAL.	L

GROUND COVER

SYMBOL	BOTANICAL	COMMON NAME	SIZE	MULCH
	EXISTING LANDSCAPE TO REMAIN			
	AGAPANTHUS AFRICANUS			
	CARPOBROTUS EDULIS			
	LANDSCAPE AREAS			
	MYOPORUM PARVIFOLIUM	MYOPORUM	FLATS @ 12" O.C.	L
	BASIN			
	CAREX PRAEGRACILIS	CALIFORNIA FIELD SEDGE	1 GAL. @ 12" O.C.	M
	CAREX SPISSA	SAN DIEGO SEDGE	1 GAL. @ 12" O.C.	M
	CHONDROPETALUM TECTORUM	SMALL CAPE RUSH	1 GAL. @ 3" O.C.	L
	ELYMUS GLAUCUS	BLUE WILD RYE	1 GAL. @ 5" O.C.	L
	MULLENBERGIA RIGENS	DEER GRASS	1 GAL. @ 3" O.C.	L

NOTES:

- ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.
- A MINIMUM ROOT ZONE OF 40sf IN AREA SHALL BE PROVIDED FOR ALL TREES. THE MINIMUM DIMENSION FOR THIS AREA SHALL BE 5 FEET, PER SDMG §42.0403(b)(10).
- AN AUTOMATIC, ELECTRICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED BY LDC § 142.0403(4) FOR PROPER IRRIGATION, DEVELOPMENT, AND MAINTENANCE OF THE VEGETATION IN A HEALTHY, DISEASE RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED.
- DRIP IRRIGATION WILL BE PROVIDED FOR ALL SHRUB AND GROUND COVER AREAS AND BUBBLERS FOR TREES.
- ALL REQUIRED LANDSCAPE AREAS AS SHOWN ON THESE PLANS SHALL BE MAINTAINED BY THE PROJECT ASSOCIATION, EXCEPT FOR PLANTINGS IN RAISED PLANTERS THAT WILL BE MAINTAINED BY OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION CONSISTENT WITH THE CITY OF SAN DIEGO REGULATIONS AND STANDARDS.

NOTES:

1. ALL SHRUB AREAS SHALL RECEIVE 3" LAYER OF BARK MULCH.
2. HYDROZONE NOTE:
ALL LANDSCAPE AREAS ARE PLANTED EXCLUSIVELY WITH LOW AND MODERATE WATER USE PLANT MATERIAL, EXCLUSIVE OF TURF AREAS, AND THEREFORE CONSIDERED OF THE SAME HYDROZONE. IRRIGATION CIRCUITS WILL BE DESIGNED ACCORDINGLY AS WELL AS BEING SEPARATED BY SOLAR ORIENTATION. ALL TURF AREAS WILL BE ON A SEPARATE CIRCUIT.
3. ALL TREES WITH 5' OF ANY WALK, CURB, DRIVE, BUILDING, UTILITY OR HARDSCAPE ELEMENT SHALL RECEIVE 10' OF 24" DEEP ROOT BARRIER UNLESS OTHERWISE INDICATED ON THE PLANS.
4. ALL MODERATE WATER USE TREES WITHIN LOW WATER USE ZONES SHALL BE INSTALLED WITH BUBBLERS OPERATED BY A SEPARATE REMOTE CONTROL VALVE.

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

OWNERS:

ADOLFO FASTLIGHT
CARLOS WELLMAN
7611 FAY AVENUE
LA JOLLA, CA. 92037

PROJECT ADDRESS:

2673 VIA DE LA VALLE
DEL MAR, CA. 92014



LANDSCAPE
ARCHITECTURE
& PLANNING

4010 Sorrento Valley Blvd.
Suite 200
San Diego, CA 92121

gmplandarch.com
T 858 558 8977

PROJECT NAME: THE LOT - DEL MAR

GMP Project No: 17-023-00

ORIGINAL DATE: 04-24-2017


2ND SUBMITTAL 9-5-17

3RD SUBMITTAL 12-01-17

SHEET TITLE: CONCEPT PLAN



THE LOT DEL MAR		METER 'A' / CONTROLLER 'A'	
ESTIMATED WATER USE			
EWU (GPD) = $\frac{ETO \times 62 \times (PF \times HA)}{IE} + SLA$			
ETO =	0.112	AVG. DAILY Eto	41 per year
PF =	0.4	SHRUBS & GROUND COVER (SLOPE AREAS)	
	0.5	TURF (SPRAY & ROTOR)	
	0.2	SHRUBS (FLAT AREAS)	
HA =	SEE BELOW FOR SQUARE FOOTAGE		
0.62 =	CONVERSION FACTOR OF UNITS TO GPD		
IE =	0.75	ROTORS	
	0.75	SPRAYS	
	0.81	DRIP	
	0.81	BUBBLERS	
SLA =	SPECIAL LANDSCAPE AREA		
ZONE TYPE: AREA (SQ. FT.)			
HYDROZONE 1	3,380	EWU =	22,911.89 GPD
SHRUB DRIP		$(Eto \times 0.62 \times ((0.2 \times HA) / .75) + 0$	
LOW			
HYDROZONE 2	0	EWU =	0.00 GPD
SHRUB ROTORS		$(Eto \times 0.62 \times ((0.4 \times HA) / .75) + 0$	
HYDROZONE 3	814	EWU =	5,109.11 GPD
DRIP/BUBBLER		$(Eto \times 0.62 \times ((0.4 \times HA) / .81) + 0$	
MODERATE			
HYDROZONE 4	0	EWU =	0.00 GPD
TURF SPRAYS		$(Eto \times 0.62 \times ((0.5 \times HA) / .75) + 0$	
TOTAL SQ. FEET:		EWU =	
4,194		28,021.00	
ACRE:			
0.10			
*EWU based on watering 5days per week, 52 weeks per year, with no effective rainfall.			
<div>MAWA=(Eto)(0.62) [(0.55SLA)+(0.45SLA)]</div>			
		DAILY MAWA:	161
		YEARLY MAWA:	41,768
		GPY	0.13
			AC. FT.



City of San Diego
Development Services
1222 First Ave., MS-501
San Diego, CA 92101-4154
(619) 446-5000

Landscape Calculations Worksheet

Vehicular Use Areas (VUA)

Provide the following information on the Landscape Plan. The Landscape Calculations determine the planting area and points required by the Landscape Regulations, Chapter 14, Article 2, Division 4 of the Land Development Code.

One tree (minimum 24-inch box size) is required within 30 ft. of each parking space. (If palm trees are used, one palm (minimum 6 ft. brown trunk height) is required within 16 ft. of each parking space.)

VEHICULAR USE AREA (<6,000 sf) [142.0406 - 142.0407]

Planting Area Required: provide 40 sq. ft. per tree (with no dimension less than 5')

Plant Points Required		Plant Points Provided		Excess Points Provided	
Total VUA:	0 sq. ft. x 0.05 = 0 points	0	points	0	points

Points achieved through trees (at least half): 0 points

VEHICULAR USE AREA (≥6,000 sf) [142.0406 - 142.0407]

Required Planting Area		Planting Area Provided		Excess Area Provided	
VUA inside Street Yard:	28,748 sq. ft. x 0.05 = 1,437 sq. ft.	3,180	sq. ft.	1,743	sq. ft.
VUA outside Street Yard:	10,716 sq. ft. x 0.03 = 321 sq. ft.	950	sq. ft.	629	sq. ft.

Required Plant Points		Plant Points Provided		Points Provided with Trees (at least half)	
VUA inside Street Yard:	28,748 sq. ft. x 0.05 = 1,437 points	1,860	points	423	points
VUA outside Street Yard:	10,716 sq. ft. x 0.03 = 321 points	300	points	-21	points

TEMPORARY VEHICULAR USE AREA [142.0408]

Required Planting Area		Planting Area Provided	
Length of Public Right-of-Way adjacent to VUA:	0 ft. x 3 ft. = 0 sq. ft.	0	sq. ft.








• Provide planting area between Public Right-of-Way and VUA.
• Plant with evergreen shrubs.
• Shrubs must achieve a minimum height of 30" within 2 years of installation over at least 50% of the required planting area.

ADDITIONAL YARD PLANTING AREA AND POINT REQUIREMENTS

If any of the requirements of Landscape Regulations, Section 142.0405 (a) 1, 2, or 3 apply to your project, provide a written summary explaining how requirements are being met.

Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services
Upon request, this information is available in alternative formats for persons with disabilities.

DS-5 (03-06)

LANDSCAPE CALCULATIONS LEGEND	
SYMBOL	DESCRIPTION
	VUA INSIDE OF STREET YARD
	VUA PLANTING AREA PROVIDED INSIDE OF STREET YARD
	VUA PLANTING AREA PROVIDED OUTSIDE OF STREET YARD
	VUA OUTSIDE OF STREET YARD
	VUA BOUNDARY
	STREET YARD PLANTING
	STREET YARD BOUNDARY

OWNERS:
ADOLFO FASTLIGHT
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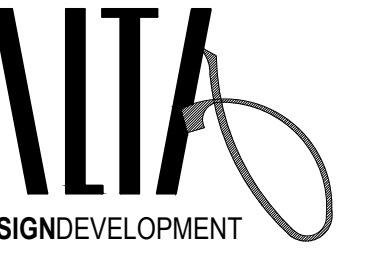
PROJECT NAME: THE LOT - DEL MAR
GMP Project No: 17-023-00
ORIGINAL DATE: 04-24-2017
2ND SUBMITTAL 9-5-17
3RD SUBMITTAL 12-01-17

SHEET TITLE: LANDSCAPE CALCULATIONS AND WATER CONSERVATION PLAN

SHEET 02 OF 02

L-02

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4445 Eastgate Mall Suite 400
San Diego, California 92121
T: 858-362-8500

Consultants

SITE PLAN NOTES

1. ALL STREETS, SIDEWALKS, CURB CUTS AND DRIVEWAYS ARE EXISTING TO REMAIN.
2. 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.
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LOT COVERAGE: ALLOWED: 35%
PROPOSED: 33%
CALCULATION:
 $151131/45084 = 0.33$ ok.

SETBACK: FRONT YARD MAX. 100'
SIDE SETBACK 10'

(7) SHORT-TERM & (7) LONG-TERM
BICYCLE PARKING

(8) ELECTRIC VEHICLES
CHARGING SPACES

(3) 3'-0" x 8'-0"
MOTORCYCLE PARKING

10' VISIBILITY
TRIANGLES TYPICAL

UPGRADE EXISTING 26'
DRIVEWAY TO CURRENT CITY STANDARDS
(PER CIVIL PLANS)

ACCESSIBLE PATH OF TRAVEL
DISTANCE = 34 YARD (0.019 MILES)

APPROXIMATE LIMIT OF WETLANDS
PER HELIX ENVIRONMENTAL PLANNING

ACCESSIBLE PATH
OF TRAVEL

PORTION OF SITE
SUBJECT OF DISCRETIONARY
PERMIT

100' BUFFER FROM
WETLANDS LINE (PER CIVIL PLANS)

PROPOSED 5' LANDSCAPE HEDGE

UPGRADE EXISTING 26'
DRIVEWAY TO CURRENT CITY STANDARDS
(PER CIVIL PLANS)

20' DRAINAGE EASEMENT
(PER CIVIL PLANS)

FEMA ZONE "A" FLOODWAY BOUNDARY
LINE FIRM MAP NO. 06073C1326G
MAY 16, 2012

APROX. 27,896 SF.
8 AUDITORIUMS
435 SEATS
150 PARKING SPACES
INCLUDING 6 ADA SPACES

SITE PLAN
SCALE: 1"=40'-0"

0' 10' 40' 80' 160'

DISCLAIMER: SITE PLAN DIMENSIONS ARE APPROXIMATE AND ARE FOR ILLUSTRATIVE PURPOSE ONLY

Scale:
As Shown

Drawn:

E. R.

Checked:

C. Wellman

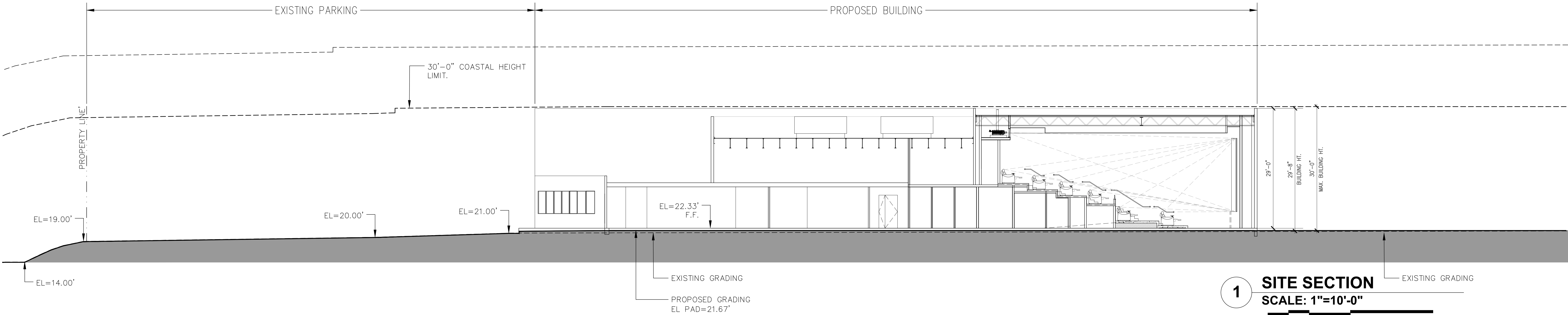
Original Date
12/06/16 City resubmittal

Revisions:
01 04/26/17 City resubmittal
02 08/15/17 City resubmittal
03 11/13/17 City resubmittal

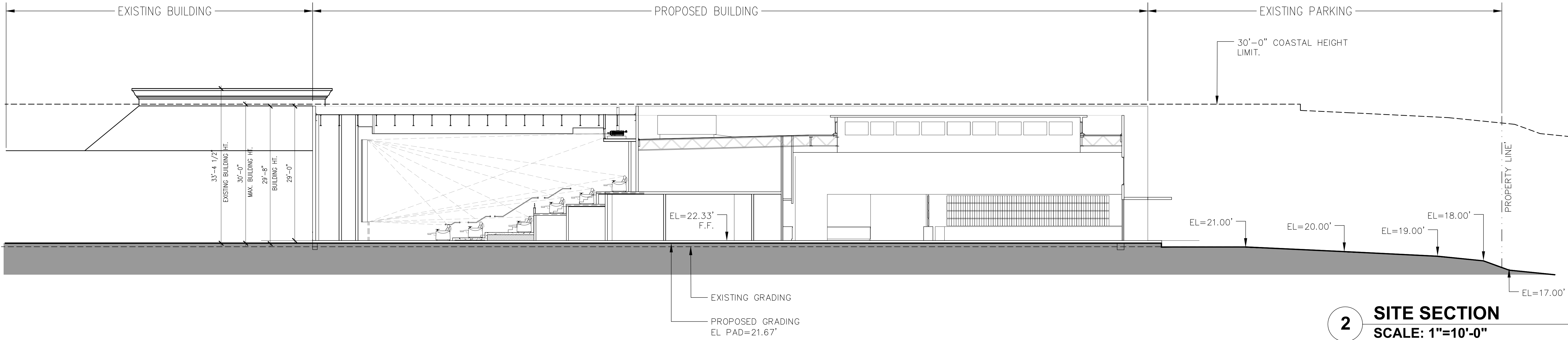
LOT DEL MAR
2673 VIA DE LA VALLE
DEL MAR CA 92014

Sheet Title: SITE PLAN

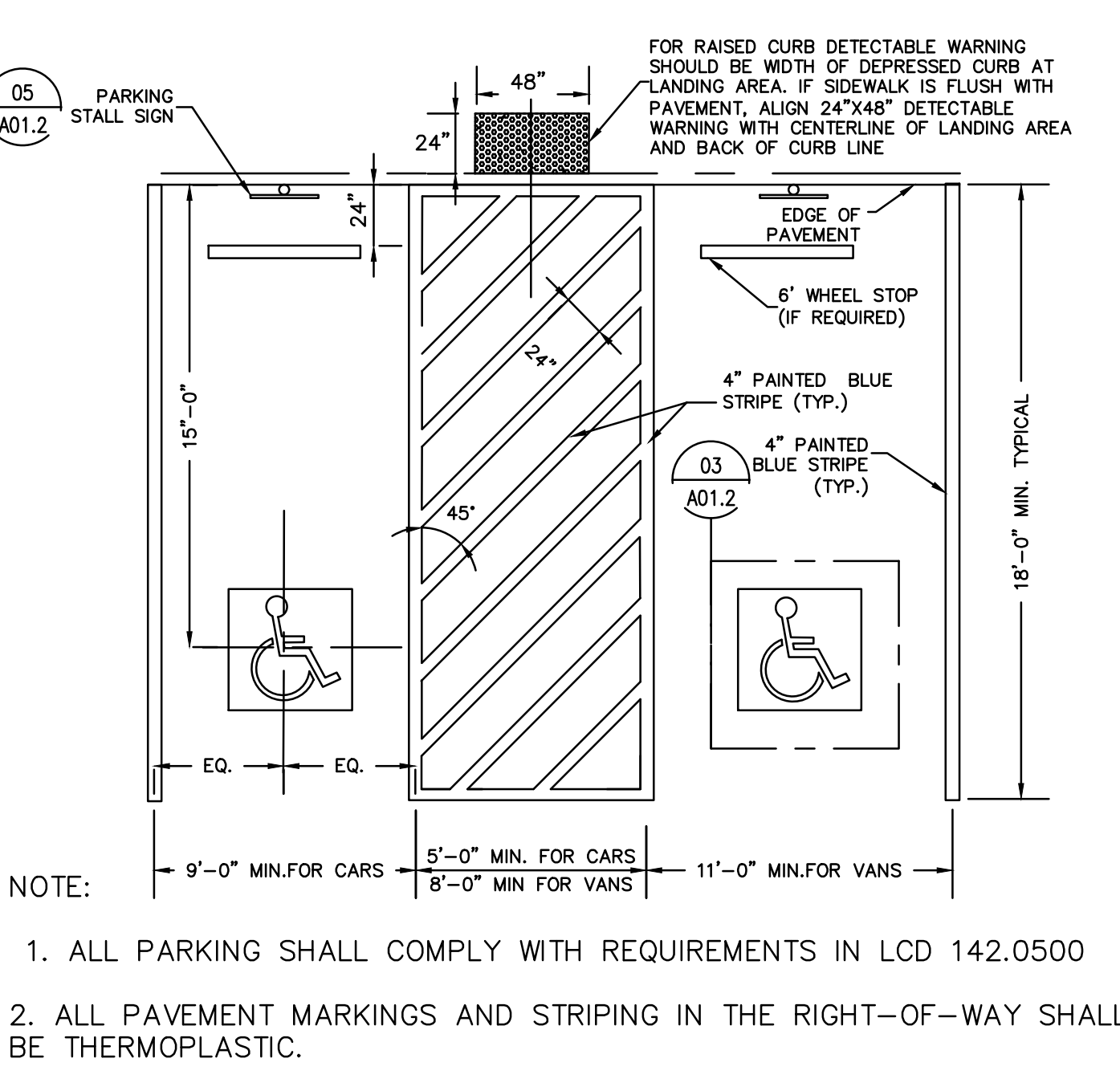
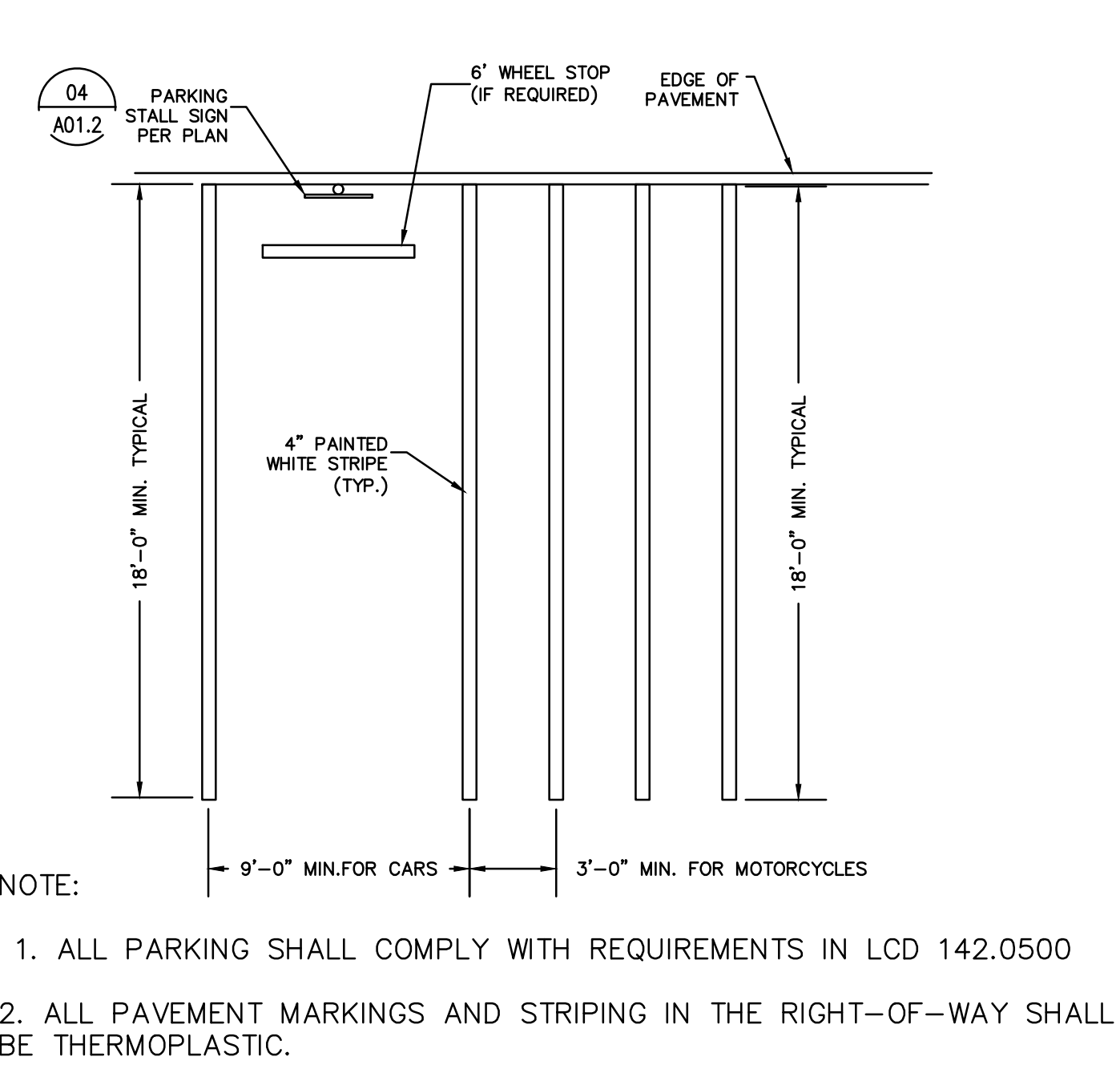
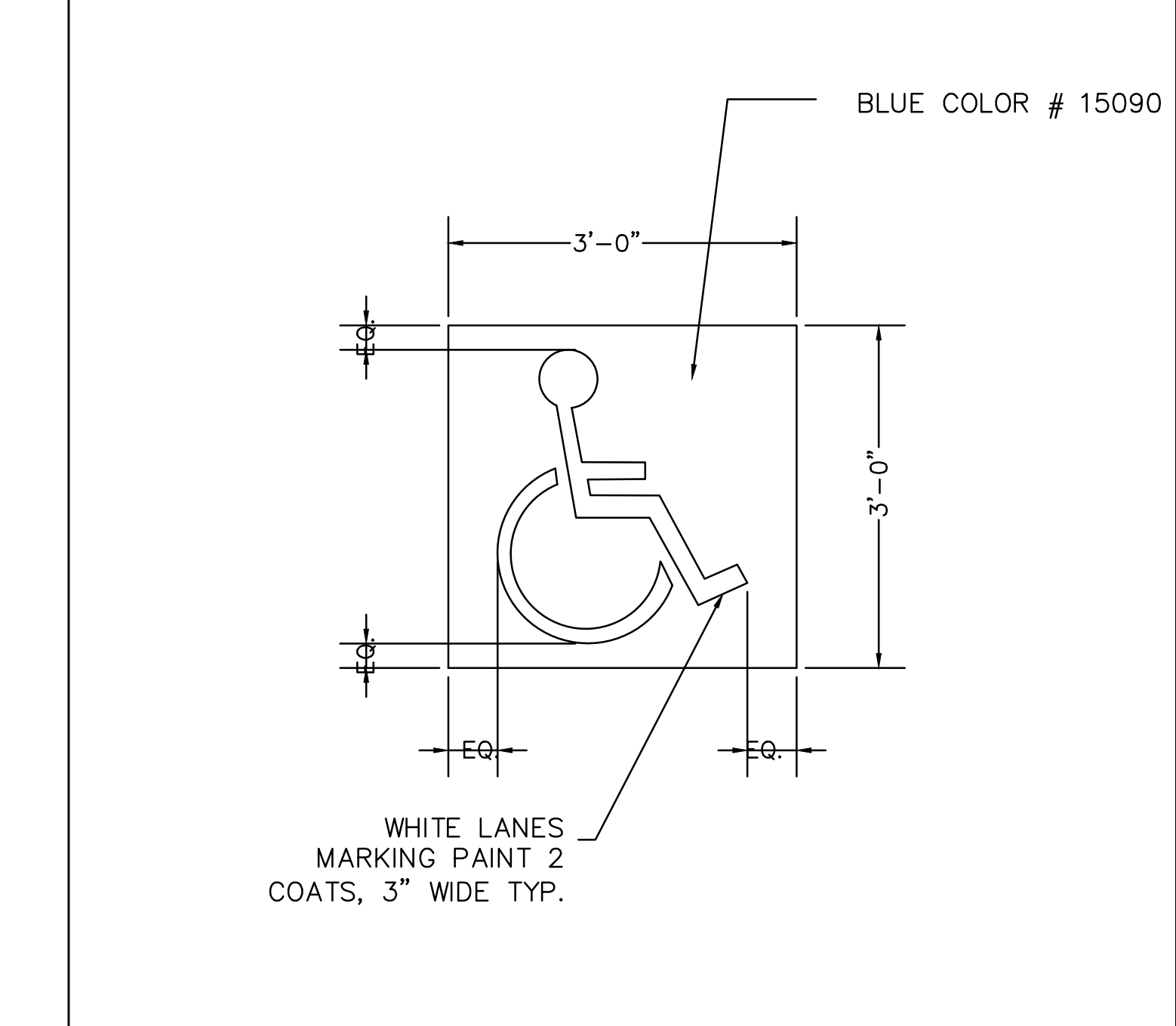
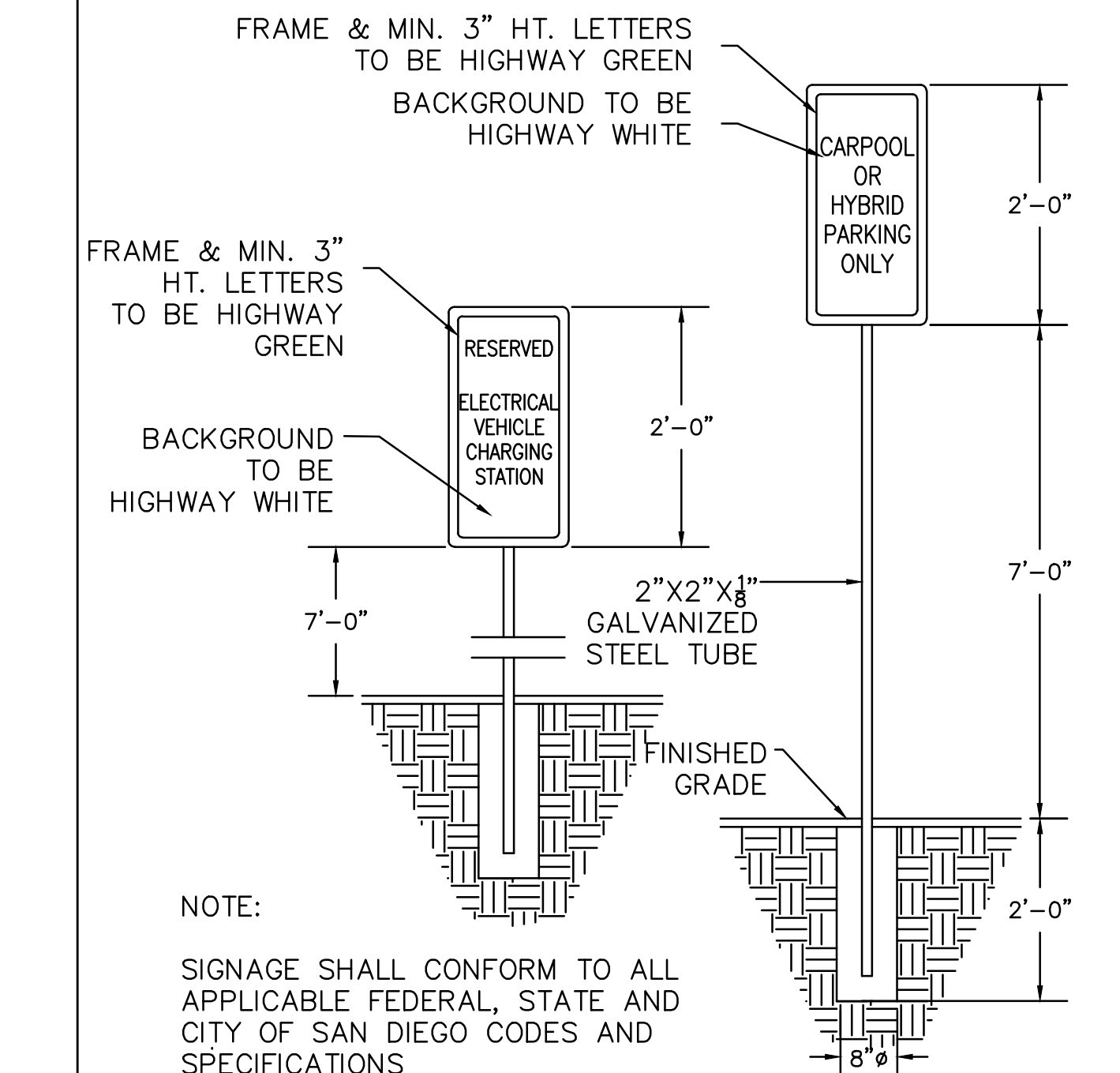
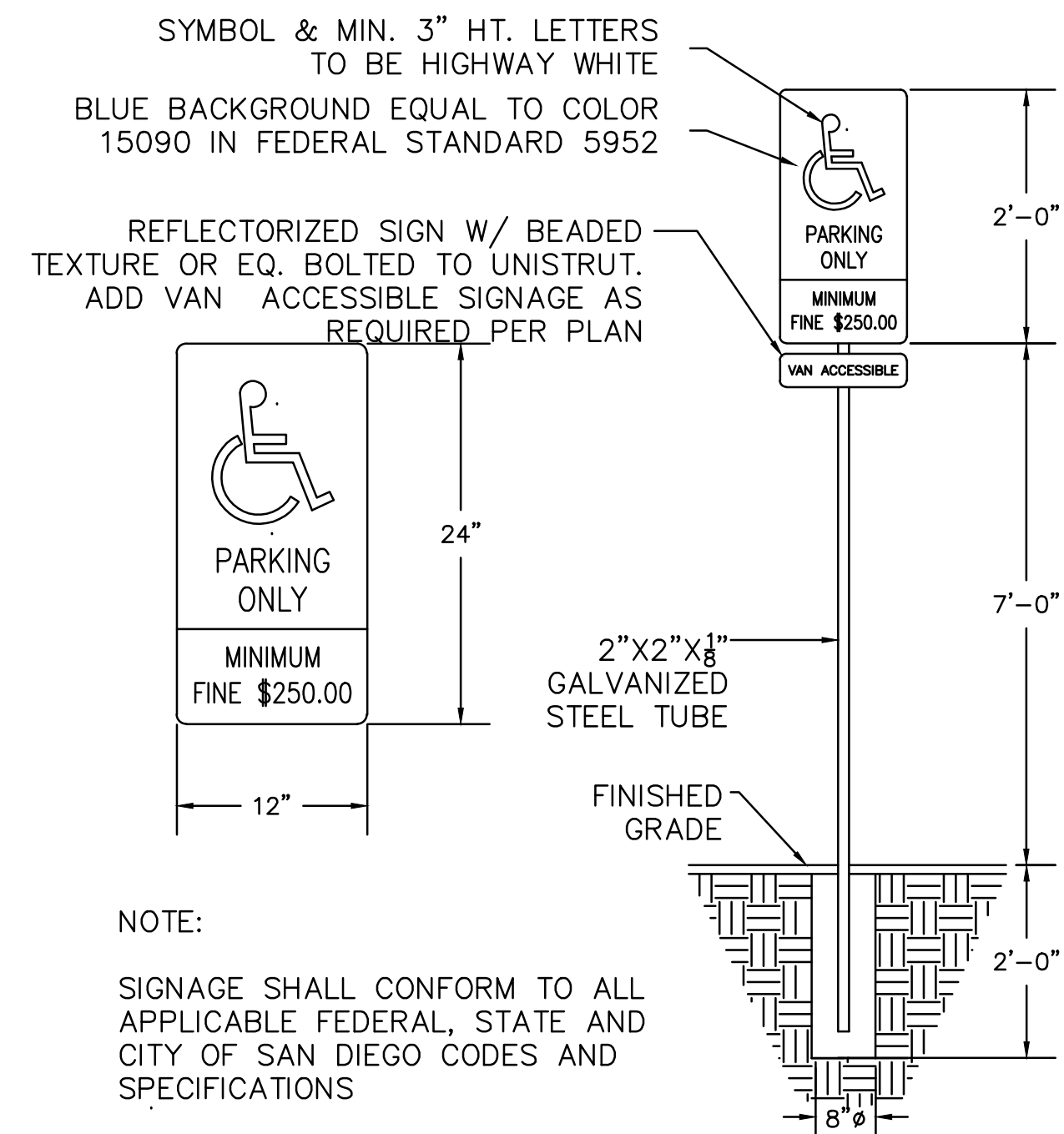
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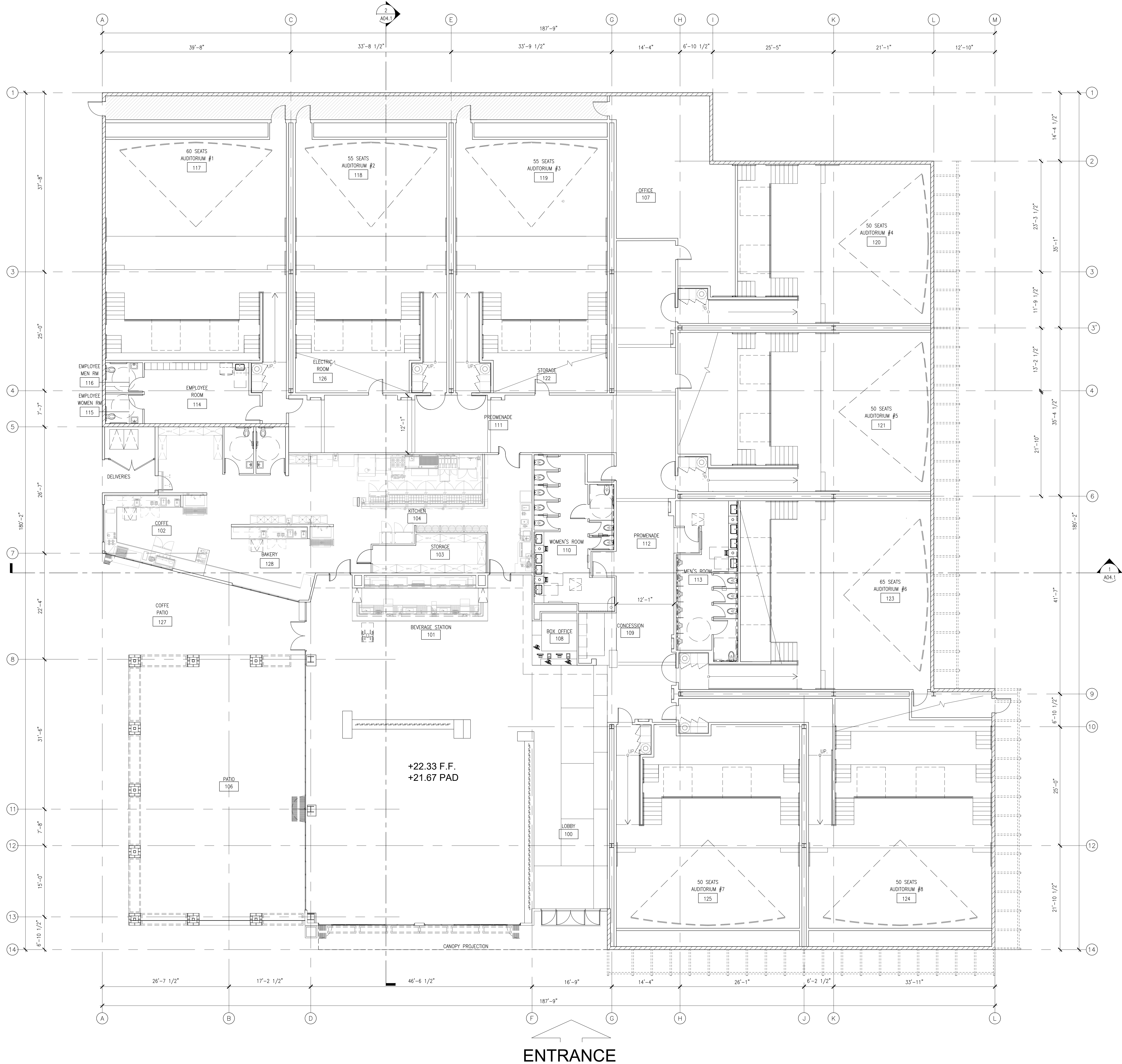


1 SITE SECTION
SCALE: 1"=10'-0"
0' 5' 10' 20' 40'
NOTE: THE HIGHEST POINT OF THE ROOF, EQUIPMENT, PIPE, VENT, ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 30 FEET ABOVE GRADE. (CITY OF SAN DIEGO ORDINANCE 11.333 NS)
NOTE: "HEIGHT SHALL COMPLY WITH PROPOSITION D HEIGHT LIMITS AS OUTLINED IN CITY OF SAN DIEGO TECHNICAL BULLETIN BLDG 5-4."



2 SITE SECTION
SCALE: 1"=10'-0"
0' 5' 10' 20' 40'
NOTE: THE HIGHEST POINT OF THE ROOF, EQUIPMENT, PIPE, VENT, ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 30 FEET ABOVE GRADE. (CITY OF SAN DIEGO ORDINANCE 11.333 NS)
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FLOOR PLAN NOTES

- ALL DIMENSIONS ARE TO FACE OF STUD U.N.O.
- ALL DOOR FINISH OPENINGS OFFSET FROM PERPENDICULAR WALL 4" U.N.O.
- THE CONTRACTOR SHALL REVIEW ALL DOCUMENTS AND VERIFY ALL DIMENSIONS AND FIELD CONDITIONS AND SHALL CONFIRM THAT WORK IS BUILDABLE AS SHOWN. ANY CONFLICTS OR OMISSIONS, ETC., SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT FOR CLARIFICATION PRIOR TO PERFORMANCE OF ANY WORK IN QUESTION.
- "TYP." SHOULD MEAN THAT THE CONDITION IS REPRESENTATIVE FOR SIMILAR CONDITIONS THROUGHOUT. UNLESS OTHERWISE NOTED, DETAILS ARE USUALLY KEYPED AND NOTED "TYP." ONLY ONCE WHEN THEY FIRST OCCUR.
- "SIM." SHALL MEAN COMPARABLE CHARACTERISTICS FOR THE CONDITION NOTED. VERIFY DIMENSIONS AND ORIENTATION ON PLANS AND ELEVATIONS.
- "ALIGN" MEANS ACCURATELY LOCATE FINISHED FACES IN SAME PLANE.
- REPAIR EXISTING WALL FINISHES.
- REFER TO A9.8.1 FOR PENETRATION DETAILS, OUTLET BOXES, LATERAL RESTRAINT AND ISOLATION.
- ALL PUBLIC SIGNAGE INCLUDING BUT NOT LIMITED TO RESTROOMS, EXIT SIGNS AND BUILDING ACCESSIBILITY SIGNS.
- REPAIR OR REPLACE FIREPROOFING ON EXISTING COLUMNS AS REQUIRED TO MAINTAIN RATING.
- ALL EQUIPMENT AND PROJECTORS ARE REMOTE CONTROL 100% DIGITAL NEEDING SERVICE ONLY (NO PUBLIC ACCESS) CBC 505.3

LEGEND

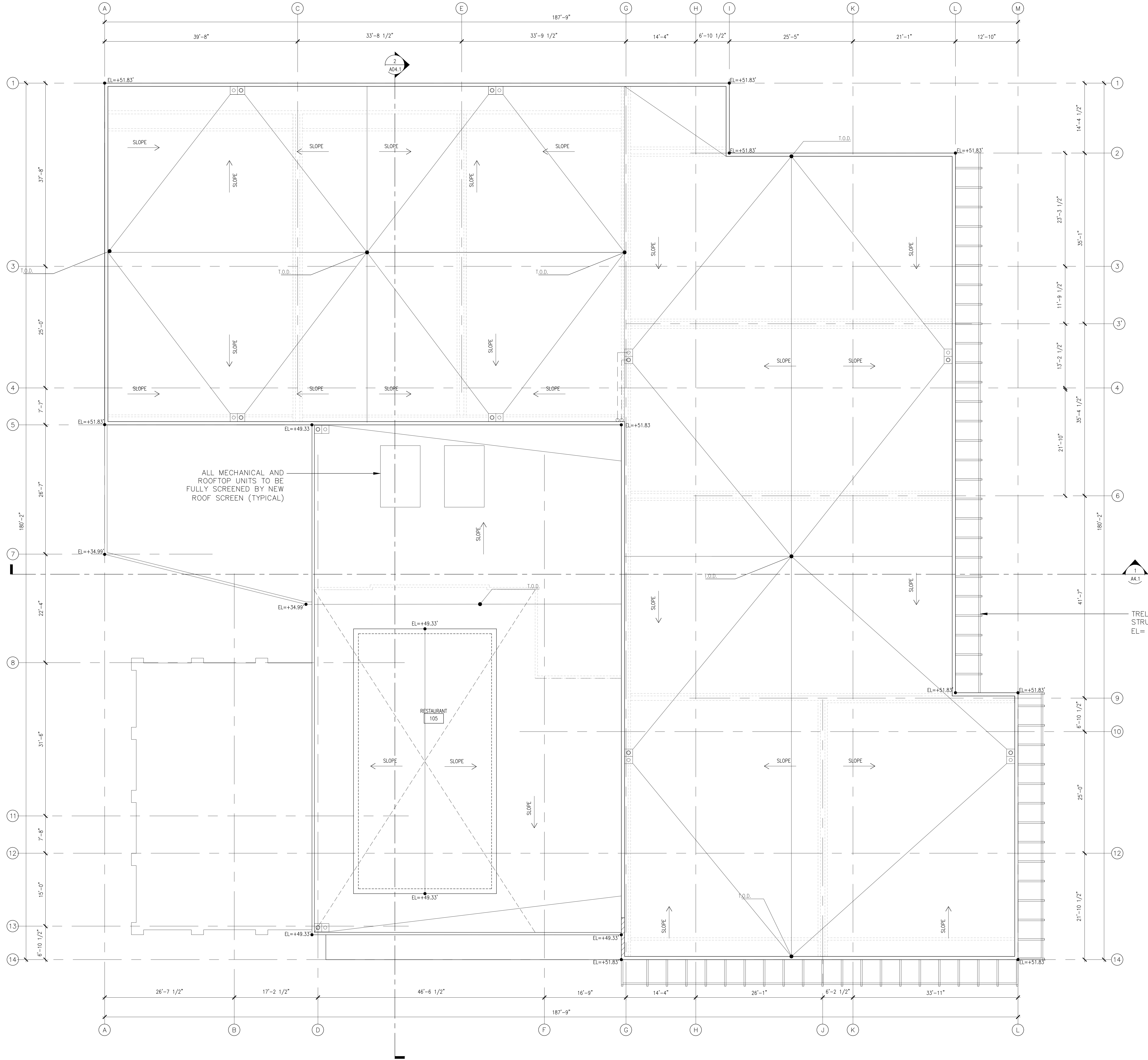
ROOM-NAME #	ROOM REFERENCE	REFER TO FOR ROOM FINISHES	A10.1.1
FIRE RATING	DOOR REFERENCE	REFER TO FOR DOOR TYPES & FINISHES	A10.1.1
FIRE RATING	PARTITION TYPE	REFER TO FOR DOOR TYPES & FINISHES	A9.1.1
NEW STUD WALL	NEW MASONRY WALL	STAIRS TYP DETAILS	A7.2.1
EXISTING MASONRY WALL	1 HR RATING FIRE PARTITION		
TRASH ALCOVE SEE			13 A9.7.1
RATED CORRIDOR TUNNEL PER DETAIL 20A/A9.1.1			
EQUIPMENT PLATFORM			
CL FENCE			

APROX. 27,896 SF.
8 AUDITORIUMS
435 SEATS

LEVEL 1 FLOOR PLAN

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

0' 4' 8' 16' 32'

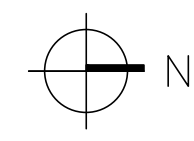
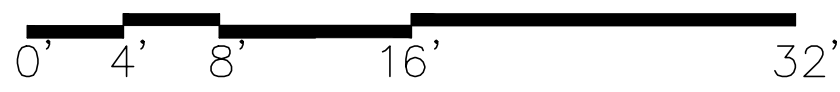


ROOF PLAN NOTES

LEGEND

APROX. 27,896 SF.
8 AUDITORIUMS
435 SEATS

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



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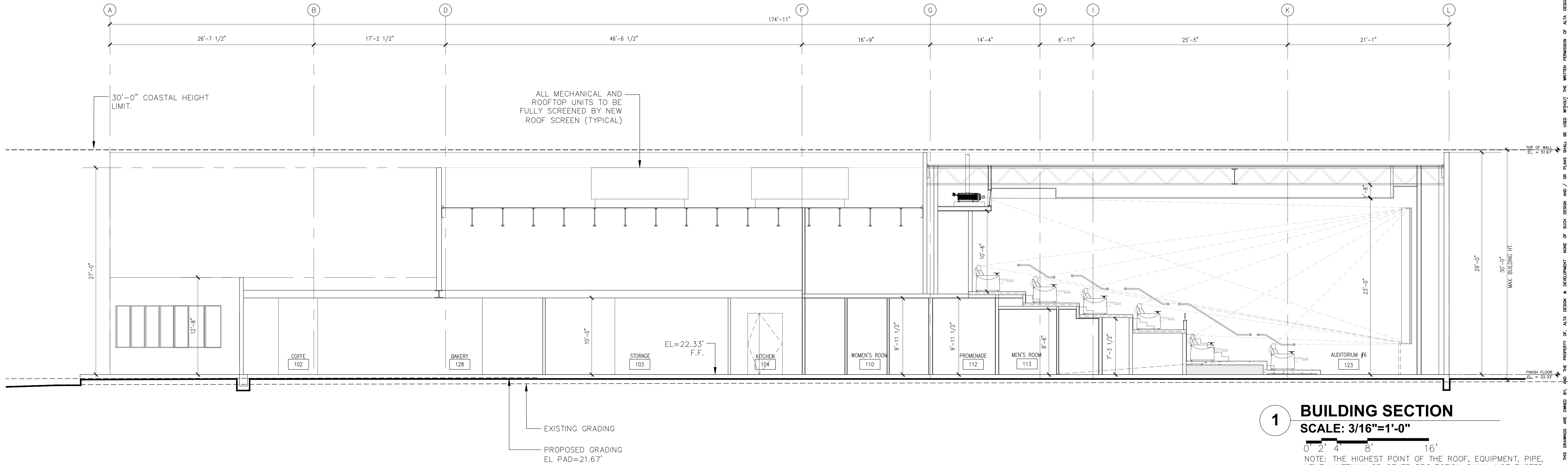
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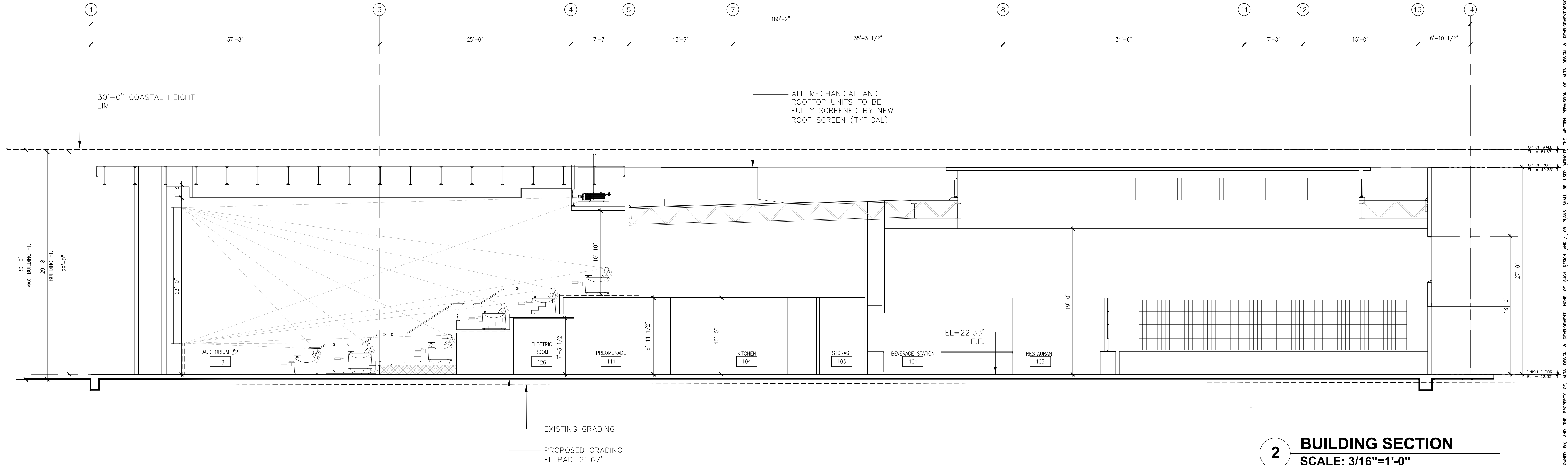
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1 BUILDING SECTION
SCALE: 3/16"=1'-0"

0' 2' 4' 8' 16'
NOTE: THE HIGHEST POINT OF THE ROOF, EQUIPMENT, PIPE, VENT, ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 30 FEET ABOVE GRADE. (CITY OF SAN DIEGO ORDINANCE 11.333 NS)
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2 BUILDING SECTION
SCALE: 3/16"=1'-0"

0' 2' 4' 8' 16'
NOTE: THE HIGHEST POINT OF THE ROOF, EQUIPMENT, PIPE, VENT, ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 30 FEET ABOVE GRADE. (CITY OF SAN DIEGO ORDINANCE 11.333 NS)
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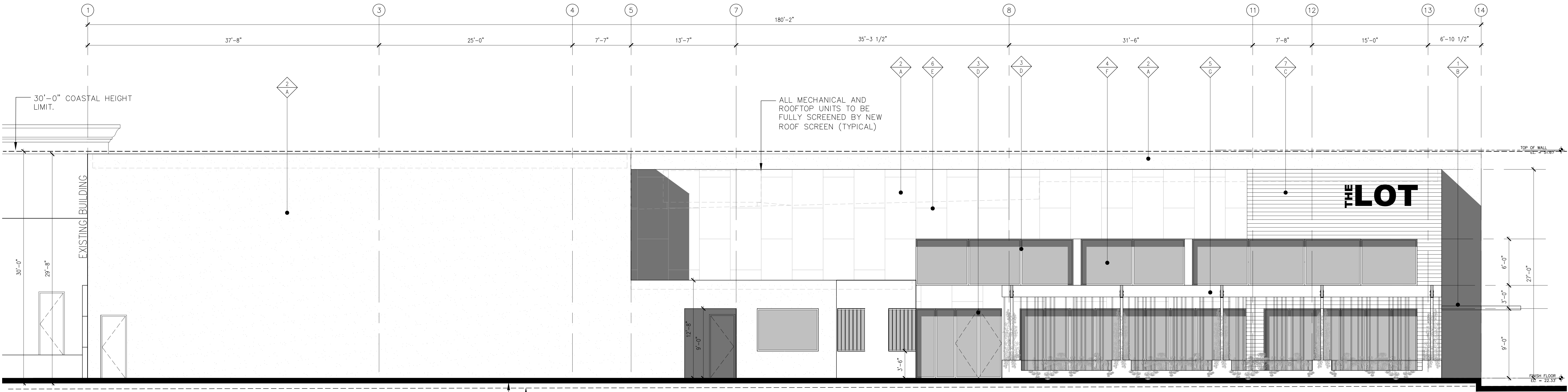
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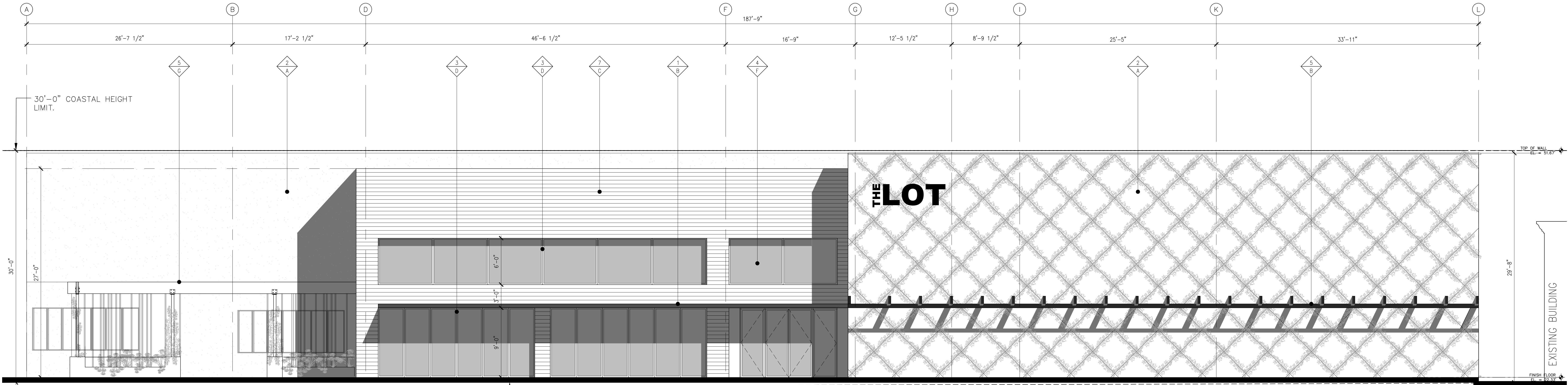
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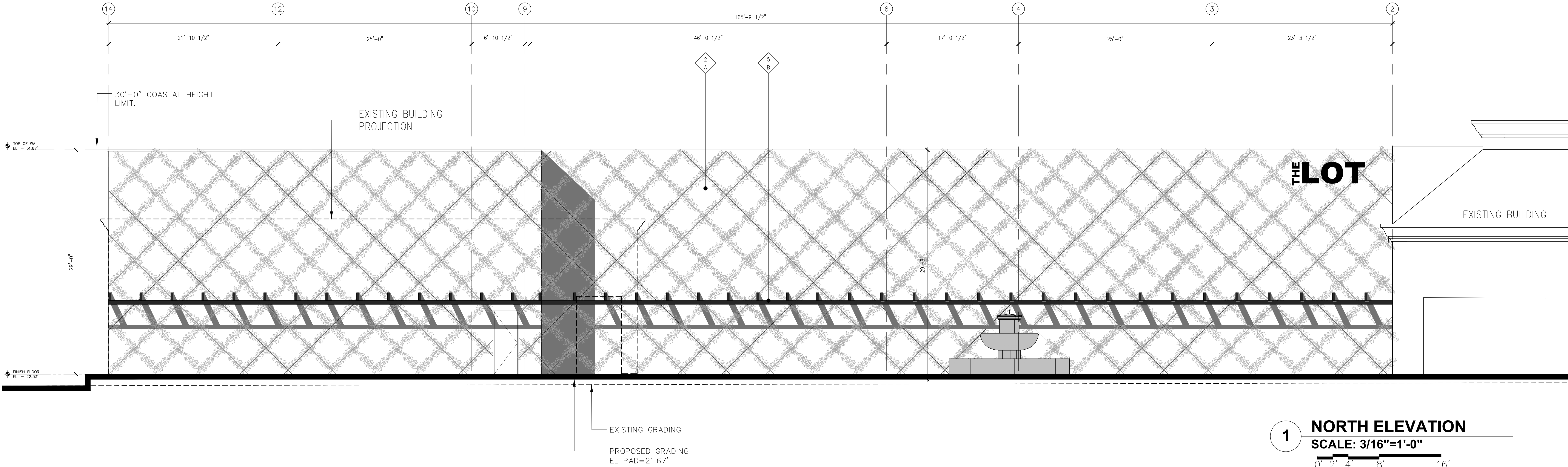


1 SOUTH ELEVATION
SCALE: 3/16"=1'-0"
0' 2' 4' 8' 16'
NOTE: THE HIGHEST POINT OF THE ROOF, EQUIPMENT, PIPE, VENT, ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 30 FEET ABOVE GRADE. (CITY OF SAN DIEGO ORDINANCE 11.333 NS)
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2 EAST ELEVATION
SCALE: 3/16"=1'-0"
0' 2' 4' 8' 16'
NOTE: THE HIGHEST POINT OF THE ROOF, EQUIPMENT, PIPE, VENT, ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 30 FEET ABOVE GRADE. (CITY OF SAN DIEGO ORDINANCE 11.333 NS)
NOTE: *HEIGHT SHALL COMPLY WITH PROPOSITION D HEIGHT LIMITS AS OUTLINED IN CITY OF SAN DIEGO TECHNICAL BULLETIN BLDG 5-4.*

EXTERIOR FINISH SCHEDULE			
	MATERIAL		COLOR / FINISH
1	METAL	A	PAINT TO MATCH BENJAMIN MOORE "SMOKE GRAY" 2120
2	CEMENT PLASTER	B	PAINT TO MATCH BENJAMIN MOORE "EBONY SLATE" 2118
3	ALUMINUM STORE FRONT SYSTEM	C	TO MATCH CEDARMILL, CHESTNUT BROWN BY JAMES HARDIE
4	TEMPERED GLASS	D	ANODIZED MEDIUM GREY
5	OAK WOOD TRELLIS	E	ANODIZED NATURAL
6	1" METAL REVEAL	F	SUNGUARD SUPERNEUTRAL 68 ON CLEAR
7	2X6" CEDAR SIDING WITH 2" AIR SPACE	G	NATURAL FINISH
8		H	



1 NORTH ELEVATION
SCALE: 3/16"=1'-0"
0' 2' 4' 8' 16'
NOTE: THE HIGHEST POINT OF THE ROOF, EQUIPMENT, PIPE, VENT, ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 30 FEET ABOVE GRADE. (CITY OF SAN DIEGO ORDINANCE 11.333 NS)
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EXTERIOR FINISH SCHEDULE			
	MATERIAL		COLOR / FINISH
1	METAL	A	PAINT TO MATCH BENJAMIN MOORE "SMOKE GRAY" 2120
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1 CONCEPTUAL RENDER
SCALE: NTS



2 CONCEPTUAL RENDER
SCALE: NTS



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A06.1

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3 CONCEPTUAL RENDER
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4 CONCEPTUAL RENDER
SCALE: NTS



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1 **CONCEPTUAL RENDER**
SCALE: NTS



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2

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3 CONCEPTUAL RENDER
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4 CONCEPTUAL RENDER
SCALE: NTS

ALTA
DESIGN/DEVELOPMENT

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of: 14