



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: November 10, 2022 REPORT NO. PC-22-058
HEARING DATE: November 17, 2022
SUBJECT: GRAVILLA TOWNHOMES, Process Four Decision
PROJECT NUMBER: [696299](#)
OWNER/APPLICANT: Sam Dimenstein and Sandra Dimenstein

SUMMARY

Issue: Should the Planning Commission approve a new two-story, twelve-unit condominium, including one affordable housing unit, within the La Jolla Community Planning Area?

Staff Recommendation:

1. APPROVE Coastal Development Permit No. 2578101; and
2. APPROVE Vesting Tentative Map No. 2578103.

Community Planning Group Recommendation: On July 7, 2022, the La Jolla Community Planning Association (LJCPA) voted 10-2-1 to recommend approval with non-binding recommendations. The LJCPA recommends that the City approve the project should it continue to find that the project complies with the San Diego Municipal Code, La Jolla Planned District Ordinance, and La Jolla Community Plan and Local Coastal Program.

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15332, In-fill development. This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on September 20, 2022, and the opportunity to appeal that determination ended on October 4, 2022.

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

Housing Impact Statement: The project will provide twelve for-sale condominiums. One unit

is available for a very low-income (50% of the area median income) household. Prior to issuance of any building permit associated with this Project, the Owner/Applicant shall demonstrate compliance with the provisions of the Affordable Housing Density Bonus Regulations and Inclusionary Affordable Housing Regulations.

BACKGROUND

The project site is currently vacant and is surrounded by multi-family residential development to the north, a hotel to the east, multi-family residential development to the south, and single-family residential to the west.

A Coastal Development Permit (CDP) issued by the City is required for all coastal development of a premises within the Coastal Overlay Zone per SDMC Section 126.0702(a).

A Tentative Map is required for the creation of condominiums.

The proposed project may be approved, conditionally approved, or denied in accordance with Process Four, with the Planning Commission as the decision maker, per San Diego Municipal Code (SDMC) 125.0430.

DISCUSSION

Project Description:

The proposed development is located at 6710 La Jolla Boulevard and proposes the subdivision of a 0.23-acre site into one (1) lot with 12 residential condominiums, including one affordable housing unit, and 13 parking spaces below grade.

The project is within the La Jolla Planned District- Zone 4, Coastal Overlay (non-appealable), Coastal Height Overlay, Parking Impact Overlay, Transit Area Overlay, Transit Priority Area, and Affordable Housing Parking Demand Zones within the Community Plan. The La Jolla Community Plan and Local Coastal Program (Community Plan) designates the 0.23-acre site for Commercial/Mixed-use.

The project site allows eight units plus an additional four with the inclusion of one affordable housing unit. The proposed development will be using an affordable housing density bonus and incentive to allow a 100 percent residential development and increased density on site.

Since the project proposes 1 Very Low-Income unit, the calculation from the base density of 8 would result in 12.5%. Per Table 143-07A, the percentage of Very Low-Income Units of 12 % results in a 38.75 percent density bonus and allows three incentives. The base density of 8 units multiplied by the 38.75 density bonus would equal 3.1 units. Per §143.0720(n), density calculations resulting in fractional units shall be rounded up to the next whole number, resulting in 4 bonus density units. Therefore, the project proposes 12 units with 1 Very Low-Income affordable unit and granted 3 incentives.

Deviation #1: SDMC Section 159.0306 requires 50% retail use on the ground floor and no residential within the front 50% of the lot. **Incentive #1:** 100% residential on the ground floor and elimination of the loading area associated with retail use;

Deviation #2: SDMC Section 159.0403 requires the applicant to either provide a landscape area equal to 25% of the lot or provide ground-level landscape equal to 15% of the lot.

Incentive #2: 11% of the landscaped area on the ground level in lieu of 15%; and

Deviation #3: SDMC Section 159.0403 requires 150 square feet of private open space area per unit. **Incentive #3:** Units 101-104 average 60 square feet of exclusive use patio space, Units 105-107 do not have exclusive-use areas. Units 201-205 range from approximately 252 square feet to 652 square feet of exclusive-use balcony.

Community Plan Analysis:

The Community Plan designates the site as Neighborhood Commercial - to include uses such as convenience stores, florists, restaurants, specialty stores, and professional offices. The La Jolla Planned District- Zone 4 includes neighborhood commercial areas characterized by small retail shops. Development in this zone is dominated by community serving and visitor service retail uses.

This area, unlike the other zones, is within a Transit Priority Area. Development standards for this zone are intended to maintain the retail community serving and visitor-serving uses and encourage the development of some community-serving offices, and residences. Residential development is limited to 29 dwelling units per net acre and subject to the development controls of the La Jolla Planned District. The project proposes an incentive to deviate from SDMC 159.0306, which requires 50% retail on the ground floor for mixed-use projects.

As a density bonus affordable housing project, the proposed development meets the Community Plan's Residential Land Use goal to "introduce opportunities for the production of more affordable housing within La Jolla to meet the housing needs of all income levels" (Community Plan, Residential Land Use Goals).

By providing underground parking off the adjacent alley, the proposed development meets the Community Plans statement that "the placement of driveways underground or along the alleyway for vehicular access rather than from the street, as well as landscaping of interior yards, has helped to make multiple dwelling unit development more consistent with the character of La Jolla" (Community Plan, Residential Land Use Background).

The project site is located approximately 0.20-mile east of the Pacific Ocean, and there are no public views or coastal access from the project site, as identified in the Community Plan.

Conclusion:

City staff has reviewed the proposed project and determined that the project complies with the development regulations of the La Jolla Planned District-Zone 4 including the requested deviations and is consistent with the Community Plan. Staff has provided draft findings and conditions of

approval.

Staff recommends the Planning Commission approve Coastal Development Permit No. 2578101 and Vesting Tentative Map No. 2578103.

ALTERNATIVES

1. Approve Coastal Development Permit No. 2578101 and Vesting Tentative Map No. 2578103, with modifications.
2. Deny Coastal Development Permit No. 2578101 and Vesting Tentative Map No. 2578103, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



Renee Mezo
Assistant Deputy Director
Development Services Department



Oscar Galvez III
Development Project Manager
Development Services Department

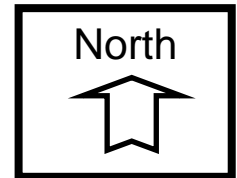
Attachments:

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. Draft Map Resolution with Findings
7. Draft Map Conditions
8. Environmental Exemption
9. Project Site Plans
10. Map Exhibit-Vesting Tentative Map /Map Waiver
11. Community Planning Group Recommendation
12. Ownership Disclosure Statement



Aerial Photograph

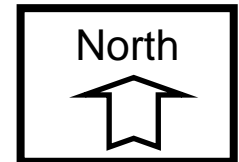
Gravilla Townhomes
Project No. 696299- 6710 La Jolla Blvd.

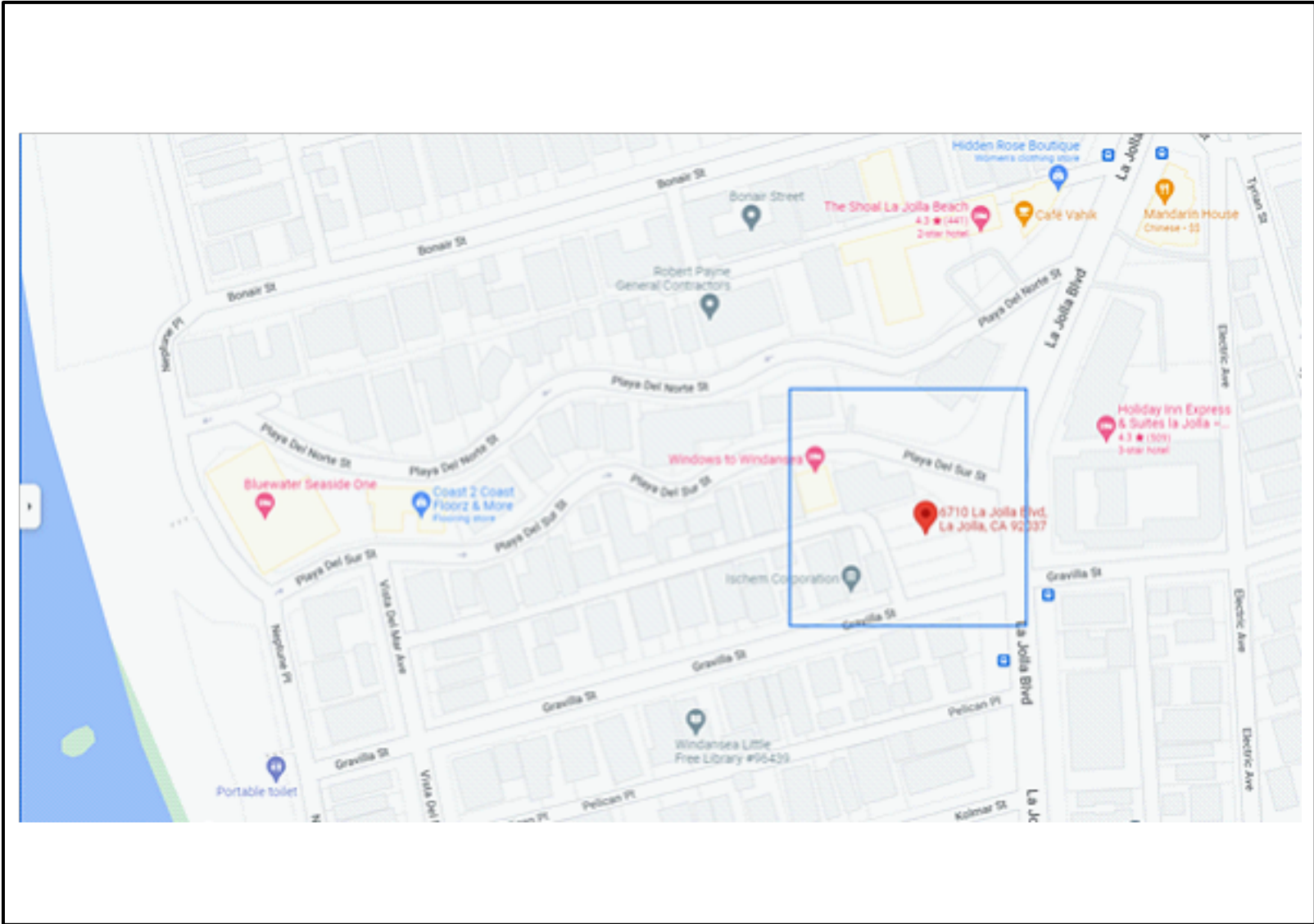




Land Use Map

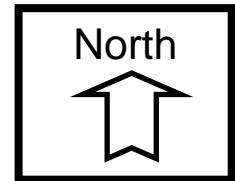
Gravilla Townhomes
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Project Location Map

Gravilla Townhomes
Project No. 696299- 6710 La Jolla Blvd.



PLANNING COMMISSION
RESOLUTION NO. [REDACTED]
COASTAL DEVELOPMENT PERMIT NO. 2578101
GRAVILLA TOWNHOMES – PROJECT NO. 696299

WHEREAS, SAM DIMENSTEIN AND SANDRA DIMENSTEIN, CO-TRUSTEES OF THE DIMENSTEIN FAMILY TRUST, Owners, and SAM DIMENSTEIN, DIMENSTEIN FAMILY TRUST UDT, Permittee, filed an application with the City of San Diego for a permit to develop a new two-story building with 12 for-sale condominiums, including one affordable housing unit, with 13 parking spaces below grade (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 2578101), on portions of a 0.23 acre site;

WHEREAS, the project site is located at 6710 La Jolla Boulevard in the La Jolla Planned District-Zone 4, Coastal Overlay (non-appealable), Coastal Height Overlay, Parking Impact Overlay, Transit Area Overlay, Transit Priority Area, and Affordable Housing Parking Demand zones within the La Jolla Community Plan (Community Plan);

WHEREAS, the project site is legally described as Lots 28-31, inclusive, in Block 5, of La Jolla Strand, in the City of San Diego, County of San Diego, State of California, according to the Map thereof No. 1216, filed in the Office of the County Recorder of San Diego County, October 18, 1909. Assessor Parcel Nos. 351-383-49, 351-383-050, 351-383-51, and 351-383-52;

WHEREAS, on September 20, 2022, 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, 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 November 17, 2022, the PLANNING COMMISSION of the City of San Diego considered COASTAL DEVELOPMENT PERMIT No. 2578101 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, after the approval of the above-referenced project by the PLANNING COMMISSION, SAM DIMENSTEIN AND SANDRA DIMENSTEIN, Owners, transferred the property 6710 LA JOLLA BLVD PARTNERS, LLC, thereby making 6710 LA JOLLA BLVD PARTNERS, LLC the new Owner of the GRAVILLA TOWNHOMES project NOW, THEREFORE,

BE IT RESOLVED by the PLANNING COMMISSION of the City of San Diego, that it adopts the following findings with respect to COASTAL DEVELOPMENT PERMIT No. 2578101:

A. COASTAL DEVELOPMENT PERMIT [SDMC Section 126.0708]

1. Findings for all Coastal Development Permits:

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

The proposed development includes the construction of a new two-story building with 12 for-sale condominiums, including one affordable housing unit, with 13 parking spaces below grade. The Community Plan designates the site as Neighborhood Commercial to include uses such as convenience stores, florists, restaurants, specialty stores, and professional offices. The La Jolla Planned District- Zone 4 includes neighborhood commercial areas characterized by small retail shops. Development in this zone is dominated by community serving and visitor service retail uses.

This area, unlike the other zones, is within a Transit Priority Area. Development standards for this zone are intended to maintain the retail community serving and visitor-serving uses and encourage the development of some community-serving offices, and residences. Residential development is limited to 29 dwelling units per net acre and subject to the development controls of the La Jolla Planned District. The project proposes an incentive to deviate from SDMC 159.0306, which requires 50% retail on the ground floor for mixed-use projects.

As a density bonus affordable housing project, the proposed development meets the Community Plan's Residential Land Use goal to "introduce opportunities for the production of more affordable housing within La Jolla to meet the housing needs of all income levels" (Community Plan, Residential Land Use Goals).

In addition, the proposed development meets the general Community Plan goal of maintaining "La Jolla as a primarily residential and recreational oriented community by protecting its residential areas" by providing residential development (Community Plan, General Community Goals). The project site is at the very southernmost end of the area's commercial zone and is well separated from the other more dominant commercial uses to the north. Due to its outlying location within a residential community, allowing the project to be constructed as 100% residential will not adversely affect the land use plan and, in fact, will be more compatible with the surrounding existing land use. By using one of its earned density bonus incentives to allow 100% residential, the project protects the immediately surrounding residential areas which are also 100% residential uses to the north, west and south, and with a Holiday Inn Express across the street on La Jolla Boulevard to the east.

By providing underground parking off the adjacent alley, the proposed development meets the Community Plans statement that "the placement of driveways underground or along the alleyway for vehicular access rather than from the street, as well as landscaping of interior yards, has helped to make multiple dwelling unit development more consistent with the character of La Jolla" (Community Plan, Residential Land Use Background).

The proposed development conserves and enhances the community views from the Identified Public Vantage Point on Gravilla Street, as shown in Figure 9 of the Local Community Plan. While the project site is outside of the identified vantage point area, it nonetheless maintains setbacks equal to or greater than those of the homes within the public vantage point area. As the last vacant site to be developed on this block, maintaining this consistent setback achieves a desirable relationship between the natural and developed components of the community.

The project site is located approximately 0.20-mile east of the Pacific Ocean, and there are no public views or coastal access from the project site, as identified in the Community Plan. Therefore, the proposed development will not adversely affect the applicable land use plan and 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.

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

The proposed development is located approximately 0.20-mile from the Pacific Ocean. The project site does not contain any sensitive riparian habitat or other identified habitat communities. The project site is surrounded by multi-family residential development, single-family residential, one hotel, and does not contain Multiple Habitat Planning Area (MHPA) designated lands.

Furthermore, an environmental determination was made that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Section 15332 (in-fill development). Therefore, the proposed development will not adversely affect environmentally sensitive lands as none are present on site.

c. 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 proposed development is located at 6710 La Jolla Blvd and within the La Jolla Planned District-Zone 4. This zone includes neighborhood commercial areas characterized by small retail shops. Development in this zone is dominated by community serving and visitor service retail uses. This area, unlike the other zones, is within a Transit Priority Area. Development standards for this zone are intended to maintain the retail community serving and visitor-serving uses and encourage the development of some community-serving offices, and residences. Residential development is limited to 29 dwelling units per net acre and subject to the development controls of the La Jolla Planned District. The proposed development includes the construction of a new 2-story building with 12 for-sale condominiums, including one affordable housing unit, with 13 parking spaces below grade. The inclusion of one affordable housing unit for a very low-income household permits the deviation from San Diego Municipal Code Section 159.0306 which requires 50% retail use on the ground floor and no residential within the front 50% of the lot.

As a density bonus affordable housing project, the proposed development meets the Community Plan's Residential Land Use goal to "introduce opportunities for the production of more affordable housing within La Jolla to meet the housing needs of all income levels" (Community Plan, Residential Land Use Goals).

In addition, the proposed development meets the general Community Plan goal of maintaining "La Jolla as a primarily residential and recreational oriented community by protecting its residential areas" by providing residential development (Community Plan, General Community Goals). The project site is at the very southernmost end of the area's commercial zone and is well separated from the other more dominant commercial uses to the north. Due to its outlying location within a residential community, allowing the project to be constructed as 100% residential will not adversely affect the land use plan and, in fact, will be more compatible with the surrounding

existing land use. By using one of its earned density bonus incentives to allow 100% residential, the project protects the immediately surrounding residential areas which are also 100% residential uses to the north, west and south, and with a Holiday Inn Express across the street on La Jolla Boulevard to the east.

Since the project proposes 1 Very Low-Income unit, the calculation from the base density of 8 would result in 12.5%. Per Table 143-07A, the percentage of Very Low-Income Units of 12 % results in a 38.75 percent density bonus and allows three incentives. The base density of 8 units multiplied by the 38.75 density bonus would equal 3.1 units. Per §143.0720(n), density calculations resulting in fractional units shall be rounded up to the next whole number, resulting in 4 bonus density units. Therefore, the project proposes 12 units with 1 Very Low-Income affordable unit and granted 3 incentives.

Deviation #1: SDMC Section 159.0306 requires 50% retail use on the ground floor and no residential within the front 50% of the lot. **Incentive #1:** 100% residential on the ground floor and elimination of the loading area associated with retail use;

Deviation #2: SDMC Section 159.0403 requires the applicant to either provide a landscape area equal to 25% of the lot or provide ground-level landscape equal to 15% of the lot. **Incentive #2:** 11% of the landscaped area on the ground level in lieu of 15%; and

Deviation #3: SDMC Section 159.0403 requires 150 square feet of private open space area per unit. **Incentive #3:** Units 101-104 average 60 square feet of exclusive use patio space, Units 105-107 do not have exclusive-use areas. Units 201-205 range from approximately 252 square feet to 652 square feet of exclusive-use balcony.

According to Appendix D of the Community Plan, the “La Jolla Community Planning Association, as well as other private citizen organizations, will provide the continuity needed for an effective implementation program.” The La Jolla Planned District Ordinance Committee reviews development applications for conformance with the La Jolla Planned District Ordinance and approved the proposed development on April 11, 2022, by a vote of 9-0-1. The La Jolla Development Permit Review Committee reviews projects for conformance to the La Jolla Community Plan and makes findings relative to the City of San Diego Land Development Code. This committee approved the proposed development on May 17, 2022, by a vote of 4-1-1. Lastly, the La Jolla Community Planning Association has been recognized by the City Council to make recommendations on land use matters concerning the implementation of a land use plan when a plan relates to the La Jolla Community Plan boundaries. The La Jolla Community Planning Association voted to recommend that the Planning Commission approve the proposed development by a vote of 10-2-1.

The project site is located approximately 0.20-mile east of the Pacific Ocean, and there are no public views or coastal access from the project site, as identified in the Community Plan. The proposed development meets the policies of the Community Plan (Policies 2, Community Character) by meeting the requirements of the Community Plan's Street Tree District (Jacaranda) and the Planned District Code Section 159.0405 which requires sidewalk pavers. The project also achieves the Community Plan goals of allowing a density bonus to provide affordable housing opportunities in the La Jolla community. Therefore, the proposed project is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program.

- d. 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 in the coastal development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act.**

The proposed development involves the subdivision of a 0.23-acre site into one (1) lot with 12 residential condominiums, including one affordable housing unit, with 13 parking spaces below grade. The adjacent dedicated alley will be widened by five feet to enhance public access to the coastal areas. Per Coastal Development Permit No. 2578101, this new alley dedication will be made to the City prior to certificates of occupancy. There are no existing easements of record for the public across the site that have been disclosed in a search of the title records for the site.

The project site is located approximately 0.20-mile east of the Pacific Ocean, and is not between the nearest public road and the sea or shoreline of any body of water as identified in the Community Plan. The project will be developed entirely within private property and will not adversely impact any public recreation opportunities. Therefore, the project conforms with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

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. 2578101 is hereby GRANTED by the PLANNING COMMISSION to the referenced Owner/Permittee, in the form, exhibits, terms, and

conditions as set forth in Permit No. 2578101, a copy of which is attached hereto and made a part hereof.

Oscar Galvez III
Development Project Manager
Development Services

Adopted on: November 17, 2022

IO#: 24009023

DRAFT

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: 24009023

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COASTAL DEVELOPMENT PERMIT NO. 2578101
GRAVILLA TOWNHOMES - PROJECT NO. 696299
PLANNING COMMISSION

This Coastal Development Permit No. 2578101 is granted by the Planning Commission of the City of San Diego to SAM DIMENSTEIN AND SANDRA DIMENSTEIN AS CO-TRUSTEES OF THE DIMENSTEIN FAMILY TRUST UDT, Owner, and SAM DIMENSTEIN, DIMENSTEIN FAMILY TRUST UDT, Permittee, pursuant to San Diego Municipal Code (SDMC) section 126.0708. The 0.23-acre site is located at 6710 La Jolla Blvd, in the La Jolla Planned District-Zone 4, the Coastal Overlay (non-appealable), Coastal Height Overlay, Parking Impact Overlay (Beach), Transit Area Overlay, Transit Priority Area, and Affordable Housing Parking Demand zones within the La Jolla Community Plan. The project site is legally described as: Lots 28-31, inclusive, in Block 5, of La Jolla Strand, in the City of San Diego, County of San Diego, State of California, according to the Map thereof No. 1216, filed in the Office of the County Recorder of San Diego County, October 18, 1909. Assessor Parcel Nos. 351-383-49, 351-383-050, 351-383-51, and 351-383-52.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to construct a new two-story, twelve-unit residential condominium building, with subterranean parking and associated improvements described and identified by size, dimensions, quantity, type, and location on the approved exhibits [Exhibit "A"] dated November 17, 2022, on file in the Development Services Department.

The project shall include:

- a. The construction of a new two-story, twelve-unit condominium (one affordable housing unit to be available for a very low-income household);
- b. Deviation #1: SDMC Section 159.0306 requires 50% retail use on the ground floor and no residential within the front 50% of the lot. Incentive #1: 100% residential on the ground floor and elimination of the loading area associated with retail use;
- c. Deviation #2: SDMC Section 159.0403 requires the applicant to either provide a landscape area equal to 25% of the lot or provide ground-level landscape equal to 15% of the lot. Incentive #2: 11% of the landscaped area on the ground level in lieu of 15%;

- d. Deviation #3: SDMC Section 159.0403 requires 150 square feet of private open space area per unit. Incentive #3: Units 101-104 average 60 square feet of exclusive use patio space, Units 105-107 do not have exclusive-use areas. Units 201-205 range from approximately 252 square feet to 652 square feet of exclusive-use balcony;
- e. Landscaping (planting, irrigation landscape-related improvements);
- f. Thirteen on-site parking spaces; and
- g. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act (CEQA) and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36-month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by December 2, 2025.
2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.

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

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

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

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

If any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" conditions(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.

CLIMATE ACTION PLAN REQUIREMENTS:

10. 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:

11. Prior to issuance of any building permit associated with this Project, the Owner/Permittee shall demonstrate compliance with the provisions of the Affordable Housing Density Bonus Regulations of Chapter 14, Article 3, Division 7 of the San Diego Municipal Code and Inclusionary Affordable Housing Regulations of San Diego Municipal Code Chapter 14, Article 2, Division 13. The Owner/Permittee shall enter into a written Agreement with the San Diego Housing Commission which shall be drafted and approved by the San Diego Housing Commission, executed by the Owner/Permittee, and secured by a deed of trust which incorporates applicable affordability

conditions consistent with the San Diego Municipal Code. The Agreement will specify that in exchange for the City's approval of the Project, which contains a 38.75% density bonus (4 units in addition to what is permitted by the underlying zoning regulations), alone or in conjunction with any incentives or concessions granted as part of Project approval, the Owner/Permittee shall provide 1 affordable unit with prices of no more than 50% of Area Median Income.

12. Prior to the issuance of any building permits, the Owner/Permittee shall enter into an affordable housing agreement with the San Diego Housing Commission to provide affordable housing units in compliance with the City's Density Bonus Affordable Housing Regulations (SDMC § 143.0710 et seq.).

ENGINEERING REQUIREMENTS:

13. This project proposes to export 2,938 cubic yards of material from the project site. All export material shall be discharged into a legal disposal site. The approval of this project does not allow the onsite processing and sale of the export material unless the underlying zone allows a construction and demolition debris recycling facility with an approved Neighborhood Use Permit or Conditional Use Permit per LDC Section 141.0620(i).

14. Prior to the certificate of occupancy, the Owner/Permittee shall dedicate to the City and improve five feet of the alley adjacent to the project alley frontage, satisfactory to the City Engineer.

15. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, to reconstruct the existing alley curb ramps, with current City Standard curb ramps, adjacent to the site on Gravilla Street, satisfactory to the City Engineer.

16. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, to reconstruct the existing curb ramp, with current City Standard curb ramps, adjacent to the site on La Jolla Boulevard and Gravilla Street, satisfactory to the City Engineer.

17. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, to reconstruct the existing alley apron with current City Standard alley apron, adjacent to the site on Gravilla Street, satisfactory to the City Engineer.

18. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, to reconstruct the existing sidewalk with current City Standard sidewalk, adjacent to the site on La Jolla Boulevard and Gravilla Street, satisfactory to the City Engineer.

19. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, to reconstruct the existing curb with current City Standard curb and gutter, adjacent to the site on La Jolla Boulevard and the asphalt portion of Gravilla Street, satisfactory to the City Engineer.

20. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, to reconstruct the existing curb with current City Standard curb, adjacent to the site on the concrete portion of Gravilla Street, satisfactory to the City Engineer.

21. Prior to the issuance of any building permit, the Owner/Permittee shall obtain an Encroachment Maintenance and Removal Agreement, for the enhanced sidewalk paving, retaining wall, landscape and irrigation within the City's right-of-way, satisfactory to the City Engineer.
22. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate 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, satisfactory to the City Engineer.
23. Prior to the issuance of any construction permit, the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be drafted in accordance with Part 2, Chapter 4.2 and Appendix 'D' of the City of San Diego Storm Water Standards Manual.
24. Whereas Vesting Tentative Map No. 2578103 proposes the subdivision of a 0.23-acre site into one (1) lot for a 12-unit residential condominium development.

LANDSCAPE REQUIREMENTS:

25. Prior to issuance of any construction permit for grading, the Owner/Permittee shall submit complete construction documents for the revegetation and hydro-seeding of all disturbed land in accordance with the City of San Diego Landscape Standards, Storm Water 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 Development Services Department.
26. Prior to issuance of any construction permit for public 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.
27. Prior to issuance of any construction permit for building (including shell), the Owner/Permittee shall submit complete landscape and irrigation construction documents, which are 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 provide a 40-square-foot area around each tree that is unencumbered by hardscape and utilities unless otherwise approved per §142.0403(b)6.
28. 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 Development Services Department. These landscape areas shall be clearly identified with a distinct symbol, noted with dimensions, and labeled as 'landscaping area.'

29. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, unless long-term maintenance of said landscaping will be the responsibility of another entity approved by the Development Services Department. All required landscape shall be maintained consistent with the Landscape Standards in a disease, weed, and litter free condition at all times. Severe pruning or "topping" of trees is not permitted.

30. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction documents is damaged or removed, 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:

31. 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.

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

33. All signs associated with this development shall be consistent with sign criteria established by either the approved Exhibit "A" or City-wide sign regulations.

34. 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

35. Prior to the issuance of any building permit, the Owner/Permittee shall dedicate 5 feet of right-of-way along the project's frontage at the alley west of La Jolla Boulevard as shown on Exhibit 'A', per City standards, satisfactory to the City Engineer. All improvements shall be completed and operational prior to first occupancy.

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

36. Prior to the issuance of any building 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.

37. 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.

38. All proposed private water and sewer facilities are to be designed to meet the requirements of the California Uniform Plumbing Code and will be reviewed as part of the building permit plan check.

39. 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.

GEOLOGY REQUIREMENTS:

40. Prior to the issuance of any construction permits (either grading or building), the Owner/ Permittee shall submit a geotechnical investigation report or update letter prepared in accordance with the City's "Guidelines for Geotechnical Reports" 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 prior to issuance of any construction permits.

41. The Owner/ Permittee shall submit an as-graded geotechnical report prepared in accordance with the City's "Guidelines for Geotechnical Reports" following completion of the grading. The as-graded geotechnical report shall be reviewed for adequacy by the Geology Section of the Development Services Department prior to exoneration of the bond and grading permit close-out.

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 November 17, 2022, and **(Approved Resolution Number)**.

Coastal Development Permit No. 2578101
Date of Approval: November 17, 2022

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Oscar Galvez III
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.

DIMENSTEIN FAMILY TRUST
Owner/Permittee

By _____
Sam Dimenstein
Co-Trustee

DIMENSTEIN FAMILY TRUST
Owner

By _____
Sandra Dimenstein
Co-Trustee

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

PLANNING COMMISSION RESOLUTION NUMBER R-_____

VESTING TENTATIVE MAP 2578103
GRAVILLA TOWNHOMES - PROJECT NO. 696299

WHEREAS, SAM DIMENSTEIN AND SANDRA DIMENSTEIN, CO-TRUSTEES OF THE DIMENSTEIN FAMILY TRUST, Owners, and SAM DIMENSTEIN, DIMENSTEIN FAMILY TRUST UDT, Applicant, and Robert D. Dentino, Engineer, submitted an application to the City of San Diego for a Vesting Tentative Map No. 2578103 for the Gravilla Townhomes project, which involves the subdivision of a 0.23-acre site into one (1) lot with 12 residential condominiums. The project will include improvements to the adjacent public streets and alley including drainage, sewer, water, and other utilities. The project site is located at 6710 La Jolla Boulevard west of La Jolla Boulevard and north of Gravilla Street, in the La Jolla Planned District- Zone 4 within the La Jolla Community Plan area and the Coastal Overlay (non-appealable), Coastal Height Overlay, Parking Impact Overlay, Transit Area Overlay, Transit Priority Area, and Affordable Housing Parking Demand Zones. The property is legally described as Lots 28-31, inclusive, in Block 5, of La Jolla Strand, in the City of San Diego, County of San Diego, State of California, according to the Map thereof No. 1216, filed in the Office of the County Recorder of San Diego County, October 18, 1909. Assessor Parcel Nos. 351-383-49, 351-383-050, 351-383-51, and 351-383-52; and

WHEREAS, the Map proposes the Subdivision of a 0.23 acre -site into one (1) lot with a total of 12 residential condominiums; and

WHEREAS, on September 20, 2022, 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 (in-fill development); and there was no

appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520; and

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

WHEREAS, on November 17, 2022, the Planning Commission of the City of San Diego considered Vesting Tentative Map No. 2578103 and Subdivision Map Act section 66428, received for its consideration written and oral presentations, evidence having been submitted, and testimony having been heard from all interested parties at the public hearing, and the Planning Commission having fully considered the matter and being fully advised concerning the same; NOW THEREFORE,

BE IT RESOLVED by the Planning Commission of the City of San Diego, that it adopts the following findings with respect to Vesting Tentative Map No. 2578103:

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

The proposed development is located at 6710 La Jolla Blvd and within the La Jolla Planned District- Zone 4. The Community Plan designates the site as Neighborhood Commercial to include uses such as convenience stores, florists, restaurants, specialty stores, and professional offices. The La Jolla Planned District- Zone 4 includes neighborhood commercial areas characterized by small retail shops. Development in this zone is dominated by community serving and visitor service retail uses.

This area, unlike the other zones, is within a Transit Priority Area. Development standards for this zone are intended to maintain the retail community serving and visitor-serving uses and encourage the development of some community-serving offices, and residences. Residential development is limited to 29 dwelling units per net acre and subject to the development controls of the La Jolla Planned District. The proposed development involves the subdivision of a 0.23-acre site into one (1) lot with 12 residential condominiums, including one affordable housing unit, with 13 parking spaces below grade. As a density bonus affordable housing project, the proposed development meets the Community Plan's Residential Land Use goal to "introduce opportunities for the production of more affordable housing within La Jolla to meet the housing needs of all income levels" (Community Plan, Residential Land Use Goals).

The proposed development meets the general Community Plan goal of maintaining “La Jolla as a primarily residential and recreational oriented community by protecting its residential areas” by providing residential development (Community Plan, General Community Goals). The project site is at the very southernmost end of the area’s commercial zone and is well separated from the other more dominant commercial uses to the north. Due to its outlying location within a residential community, allowing the project to be constructed as 100% residential will not adversely affect the land use plan and, in fact, will be more compatible with the surrounding existing land use. By using one of its earned density bonus incentives to allow 100% residential, the project protects the immediately surrounding residential areas which are also 100% residential uses to the north, west and south, and with a Holiday Inn Express across the street on La Jolla Boulevard to the east.

The proposed development conserves and enhances the community views from the Identified Public Vantage Point on Gravilla Street, as shown in Figure 9 of the Local Community Plan. While the project site is outside of the identified vantage point area, it nonetheless maintains setbacks equal to or greater than those of the homes within the public vantage point area. As the last vacant site to be developed on this block, maintaining this consistent setback achieves a desirable relationship between the natural and developed components of the community.

By providing underground parking off the adjacent alley, the proposed development meets the Community Plans statement that “the placement of driveways underground or along the alleyway for vehicular access rather than from the street, as well as landscaping of interior yards, has helped to make multiple dwelling unit development more consistent with the character of La Jolla.” Therefore, the proposed subdivision and its design or improvement are consistent with the policies, goals, and objectives of the applicable land use plan.

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

The proposed development involves the subdivision of a 0.23-acre site into one (1) lot with 12 residential condominiums, including one affordable housing unit, with 13 parking spaces below grade.

Since the project proposes 1 Very Low-Income unit, the calculation from the base density of 8 would result in 12.5%. Per Table 143-07A, the percentage of Very Low-Income Units of 12 % results in a 38.75 percent density bonus and allows three incentives. The base density of 8 units multiplied by the 38.75 density bonus would equal 3.1 units. Per §143.0720(n), density calculations resulting in fractional units shall be rounded up to the next whole number, resulting in 4 bonus density units. Therefore, the project proposes 12 units with 1 Very Low-Income affordable unit and granted 3 incentives.

Deviation #1: SDMC Section 159.0306 requires 50% retail use on the ground floor and no residential within the front 50% of the lot. **Incentive #1:** 100% residential on the ground floor and elimination of the loading area associated with retail use;

Deviation #2: SDMC Section 159.0403 requires the applicant to either provide a landscape area equal to 25% of the lot or provide ground-level landscape equal to 15% of the lot. **Incentive #2:** 11% of the landscaped area on the ground level in lieu of 15%;

Deviation #3: SDMC Section 159.0403 requires 150 square feet of private open space area per unit. **Incentive #3:** Units 101-104 average 60 square feet of exclusive use patio space, Units 105-107 do not have exclusive-use areas. Units 201-205 range from approximately 252 square feet to 652 square feet of exclusive-use balcony;

As a density bonus affordable housing project, the proposed development meets the Community Plan's Residential Land Use goal to "introduce opportunities for the production of more affordable housing within La Jolla to meet the housing needs of all income levels.

The above deviations have been analyzed by staff and determined to be consistent with the goals and recommendations of the General Plan, the La Jolla Community Plan, and the purpose and intent of the La Jolla Planned District- Zone 4. The Project has been designed to address the physical environment and would not adversely impact the public's health or safety. The proposed development will assist in providing affordable housing units and market-rate housing opportunities in a transit-friendly area near commercial centers. Therefore, the proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code, including any allowable deviations pursuant to the Land Development Code.

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

The Project proposes the subdivision and the construction of 12 residential condominiums with twelve percent affordable. The 0.23-acre site is located on the southwest corner of the intersection of La Jolla Blvd. and Gravilla St., within La Jolla Planned District- Zone of the La Jolla Community Planning area. The site is bounded by multi-family development to the north, single-family development to the west, a hotel to the east, and multi-family development to the north. Access to the site will be from Gravilla Street into the development. The proposed development allows a residential density of 29 dwelling units per acre and up to 12 unit with the inclusion of one affordable unit. Therefore, the site is physically suitable for the type and density of development

The project is located at 6710 La Jolla Blvd and within the La Jolla Planned District-Zone 4. The proposed development involves the subdivision of a 0.23-acre site into one (1) lot with 12 residential condominiums, including one affordable housing unit, with 13 parking spaces below grade. Residential development is limited to 29 dwelling units per net acre and subject to the development controls of the La Jolla Planned District.

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

The proposed development involves the subdivision of a 0.23-acre site into one (1) lot with 12 residential condominiums, including one affordable housing unit, with 13 parking spaces below grade. The project is located approximately 0.20-mile from the beach and was determined to qualify for a CEQA Guideline Section 15332 In-fill development exemption because, among

other things, the site was formally used for gas/service/repair station and has no value as a habitat for endangered, rare or threatened species and approval of the project would not result in any significant effects relating to traffic, noise, air quality or water quality. No portion of the site has been designated as environmentally sensitive. The project site does not contain Multiple Habitat Planning Area (MHPA) designated lands. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

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

The Project, including review of grading, drainage, architecture, landscape, environmental analysis and provisions of new streets and driveways, has been designed to conform with the City of San Diego's codes, policies, and regulations with the primary focus of protecting the public's health, safety and welfare. The conditions of approval of the project require compliance with several operational constraints and development controls intended to assure the continued public health, safety, and welfare for those who would work within the site and within the community. Conditions of approval address driveway, landscaping and grading. Storm water impacts from the project will be mitigated through the implementation and installation of Low Impact Development site design features, such as source control and treatment control Best Management Practices.

The permit for the Project includes various conditions and referenced exhibits of approval relevant to achieving project compliance with the applicable regulations of the San Diego Municipal Code (SDMC) in effect for this project. Such conditions within the permit have been determined as necessary to avoid adverse impacts upon the health, safety and general welfare of persons residing or working in the surrounding area. The project will comply with the development conditions in effect for the subject property as described in Master Planned Development Permit No. 2568951, Site Development Permit (SDP) No. 2568952, Neighborhood Development Permit (NDP) No. 2568953, and Vesting Tentative Map No. 2568950 relating to public improvements, grading, and construction in accordance with the SDMC for the project site. Prior to the issuance of any building permits for the proposed development, the plans will be reviewed for compliance with all public improvement and grading requirements, and the Subdivider will be required to obtain construction permits. Therefore, the design of the subdivision or the type of improvement will not be detrimental to the public health, safety, and welfare.

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

The proposed development involves the subdivision of a 0.23-acre site into one (1) lot with 12 residential condominiums, including one affordable housing unit, with 13 parking spaces below grade. The adjacent dedicated alley will be widened by five feet to enhance public access to the coastal areas. Per Coastal Development Permit No. 2578101, this new alley dedication will be made to the City prior to certificates of occupancy. There are no existing easements of record for the public across the site that have been disclosed in a search of the title records for the site.

All existing utility easements are accommodated by the project design. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

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

The proposed development will be constructed to be energy efficient in accordance with applicable building codes. Each home will be pre-wired for solar. Windows will be double-paned and located to maximize natural heating and cooling. The design of the subdivision has taken into account the best use of the land. Through building materials, site orientation, architectural treatments, placement, and selection of plant materials, the project provides to the extent feasible, passive, or natural heating and cooling opportunities.

The side and rear setbacks will allow for the passage of wind and penetration of sunlight between buildings. Proposed landscaping including canopy trees, palms and jacaranda trees throughout the project will minimize heat gain and provide an attractive landscape environment. Therefore, the design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.

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

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

The proposed development helps to meet state, regional, and local housing needs by providing 12 new in-fill housing units. The project provides one very low-income housing unit (out of the 12) and is located on a transportation corridor in a predominantly residential area.

The decision maker has reviewed the administrative record including the project plans and environmental documentation to determine the effects of the proposed subdivision on the housing needs of the region. This project is in compliance with the Affordable Housing Regulations of San Diego Municipal Code Chapter 14, Article 3, Division 7. [Note that, as a Density Bonus Project, the density bonus units authorized by Chapter 14, Article 3, Division 7 are specifically exempt from the Inclusionary Housing Regulations set forth in Chapter 14, Article 2, Division 13 per SDMC 143.0720(b).] Applicant has met the requirements for a density bonus project by providing 12% of the project (one unit) as affordable to those of very low income. The residential unit will be set aside for households earning 50 percent (or less) of the Area Medium Income (AMI) for a period of 55 years.

BE IT FURTHER RESOLVED, that based on the Findings hereinbefore adopted by the Planning Commission, Vesting Tentative Map No. 2578103, hereby granted to SAM DIMENSTEIN AND SANDRA DIMENSTEIN AS CO-TRUSTEES OF THE DIMENSTEIN FAMILY TRUST as the Owners and SAM

DIMENSTEIN, DIMENSTEIN FAMILY TRUST UDT, as Applicant subject to the attached conditions which are made a part of this resolution by this reference.

NOTE: After the approval of the above-referenced project by the Planning Commission, SAM DIMENSTEIN AND SANDRA DIMENSTEIN, AS CO-TRUSTEES OF THE DIMENSTEIN FAMILY TRUST, Owners, transferred the property to 6710 LA JOLLA BLVD PARTNERS, LLC, thereby making 6710 LA JOLLA BLVD PARTNERS, LLC, the new Owner of the GRAVILLA TOWNHOMES project.

By _____
Oscar Galvez III
Development Project Manager
Development Services Department

ATTACHMENT: Tentative Map Conditions

Internal Order No. 24009023

PLANNING COMMISSION CONDITIONS FOR VESTING TENTATIVE MAP NO. 2578103

GRAVILLA TOWNHOMES - PROJECT NO. 696299

ADOPTED BY RESOLUTION NO. R-_____ ON NOVEMBER 17, 2022

GENERAL

1. This Vesting Tentative Map will expire on December 2, 2025.
2. Compliance with all of the following conditions shall be completed and/or assured, to the satisfaction of the City Engineer, prior to the recordation of the Final Map, unless otherwise noted.
3. Prior to the Vesting Tentative Map expiration date, a Final Map to consolidate the existing lots into one lot shall be recorded in the Office of the San Diego County Recorder.
4. Prior to the recordation of the Final Map, taxes must be paid on this property pursuant to Subdivision Map Act section 66492. To satisfy this condition, a tax certificate stating that there are no unpaid lien conditions against the subdivision must be recorded in the Office of the San Diego County Recorder.
5. The Vesting Tentative Map 2578103 shall conform to the provisions of Coastal Development Permit No. 2578101.
6. The Subdivider shall defend, indemnify, and hold the City (including its agents, officers, and employees [together, "Indemnified Parties"]) harmless from any claim, action, or proceeding, against the City and/or any Indemnified Parties to attack, set aside, void, or annul City's approval of this project, which action is brought within the time period provided for in Government Code section 66499.37. City shall promptly notify Subdivider of any claim, action, or proceeding and shall cooperate fully in the defense. If City fails to promptly notify Subdivider of any claim, action, or proceeding, or if City fails to cooperate fully in the defense, Subdivider shall not thereafter be responsible to defend, indemnify, or hold City and/or any Indemnified Parties harmless. City may participate in the defense of any claim, action, or proceeding if City both bears its own attorney's fees and costs, City defends the action in good faith, and Subdivider is not required to pay or perform any settlement unless such settlement is approved by the Subdivider.

DENSITY BONUS CONDITIONS

7. Prior to issuance of any building permit associated with this Project, the Owner/Permittee shall demonstrate compliance with the provisions of the Affordable Housing Density Bonus Regulations of Chapter 14, Article 3, Division 7 of the San Diego Municipal Code [Note that, as a Density Bonus Project, the density bonus units authorized by Chapter 14, Article 3, Division 7 are specifically exempt from the Inclusionary Housing Regulations of San Diego Municipal Code Chapter 14, Article 2, Division 13, per SDMC 143.0720(b).] The

Owner/Permittee shall enter into a written Agreement with the San Diego Housing Commission, on terms and conditions that are satisfactory to the Owner/Permittee, which shall be drafted and approved by the San Diego Housing Commission, executed by the Owner/Permittee, and secured by a deed of trust which incorporates applicable affordability conditions consistent with the San Diego Municipal Code. The Agreement will specify that in exchange for the City's approval of the Project, which contains a 38.75% density bonus (4 units in addition to what is permitted by the underlying zoning regulations), alone or in conjunction with any incentives or concessions granted as part of Project approval, the Owner/Permittee shall provide 1 affordable unit with prices of no more than 50% of AMI.

AFFORDABLE HOUSING

8. Prior to the recordation of the Vesting Tentative Map 2578103, the Subdivider shall enter into an affordable housing agreement with the San Diego Housing Commission to provide affordable housing units in compliance with the City's Density Bonus Affordable Housing Regulations (San Diego Municipal Code §§ 143.0710 et seq.).

ENGINEERING

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

MAPPING

12. Prior to the expiration of the tentative map, if approved, a Final Map to consolidate and subdivide the properties into twelve (12) residential condominium units shall be recorded at the San Diego County Recorder's Office.
13. Prior to the recordation of the Final Map, taxes must be paid or bonded for this property pursuant to section 66492 of the Subdivision Map Act. A current original tax certificate, recorded in the office of the San Diego County Recorder, must be provided to satisfy this condition. If a tax bond is required as indicated in the tax certificate, ensure that it is paid or posted at the County Clerk of the Board of Supervisors Office and supply proof prior to the recordation of the Final Map.

14. The Final Map shall be based on field survey and all lot corners must be marked with durable survey monuments pursuant to Section 144.0311(d) of the City of San Diego Land Development Codes and Subdivision Map Act Section 66495. All survey monuments shall be set prior to the recordation of the Final Map, unless the setting of monuments is deemed impractical due to the proposed improvements and/or grading associated with the project, in which case, delayed monumentation may be applied on the Final Map in accordance with Section 144.0130 of the City of San Diego Land Development Codes.
15. All subdivision maps in the City of San Diego are required to be tied to the California Coordinate System of 1983 (CCS83), Zone 6 pursuant to sections 8801 through 8819 of the California Public Resources Code.
16. The Final Map shall: a. Use the California Coordinate System for its "Basis of Bearings" and express all measured and calculated bearing values in terms of said system. The angle of grid divergence from a true meridian (theta or mapping angle) and the north point of said map shall appear on each sheet thereof. Establishment of said Basis of Bearings may be by use of existing Horizontal Control stations or astronomic observations; and b. Show two measured ties from the boundary of the map to existing Horizontal Control stations having California Coordinate values of First Order accuracy. These tie lines to the existing control shall be shown in relation to the California Coordinate System (i.e., grid bearings and grid distances). All other distances shown on the map are to be shown as ground distances. A combined factor for conversion of grid-to-ground shall be shown on the map.
17. Any required easements or dedications to be granted to the City of San Diego shall be granted on the Final Map as shown on the approved Vesting Tentative Map (VTM).
18. "Basis of Bearings" means the source of uniform orientation of all measured bearings shown on the map. Unless otherwise approved, this source shall be the California Coordinate System, Zone 6, North American Datum of 1983 [NAD 83].
19. "California Coordinate System" means the coordinate system as defined in Section 8801 through 8819 of the California Public Resources Code. The specified zone for San Diego County is "Zone 6," and the official datum is the "North American Datum of 1983."
20. The Vesting Tentative Map shall:
 - a. Use the California Coordinate System for its "Basis of Bearing" and express all measured and calculated bearing values in terms of said system. The angle of grid divergence from a true median (theta or mapping angle) and the north point of said map shall appear on each sheet thereof. Establishment of said Basis of Bearings may be by use of existing Horizontal Control stations or astronomic observations.
 - b. Show two measured ties from the boundary of the map to existing Horizontal Control stations having California Coordinate values of First Order accuracy. These tie lines to the existing control shall be shown in relation to the California Coordinate System (i.e., grid bearings and grid distances). All other distances shown on the map

are to be shown as ground distances. A combined factor for conversion of grid-to-ground distances shall be shown on the map.

INFORMATION:

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

Internal Order No. 24009023

NOTICE OF EXEMPTION

(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 Name/Number: Gravilla Townhomes / 696299

SCH No.: N/A

Project Location-Specific: 6710 La Jolla Bl., La Jolla, CA 92037

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

Description of nature and purpose of the Project: Coastal Development Permit and Vesting Tentative Map for a new 2-story multifamily building with 12 for-sale condominiums, 12 parking spaces below grade, located at 6710 La Jolla Bl. The 0.23-acre site is in the La Jolla Planned District 4, and Coastal Overlay (Non-Appealable) Zone, Coastal Height Limit Overlay Zone, Parking Impact Overlay Zone within the La Jolla Community Plan area. Council District 1.

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Rhonda Neely, 1024 Bayside Drive, Suite 364, Newport Beach, CA, 92660, 949-445-1787

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: Section 15332, In-fill Development
 Statutory Exemptions:
 Other:

Reasons why project is exempt: The City of San Diego determined that the project would qualify to be categorically exempt from CEQA pursuant to Section 15332 (In-fill Development). Section 15332 consists of projects characterized as in-fill development meeting the following conditions: the project is consistent with the applicable general plan designation and all applicable general plan policies as well with the applicable zoning designation and regulations; 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 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. All of the above apply to the proposed project which is a small residential development on a 0.23-acre site in a developed urbanized area that complies with all applicable zoning designation and regulations, has no value for habitat as endangered, rare, or 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; and where the exceptions listed in Section 15300.2 would not apply.

Lead Agency Contact Person: Courtney Holowach

Telephone: 619-446-5187

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

Courtney Holowach Associate Planner
Signature/Title

10/5/22
Date

Check One:

- Signed By Lead Agency
 Signed by Applicant

Date Received for Filing with County Clerk or OPR:

NOT FOR CONSTRUCTION GRAVILLA TOWNHOMES 6710 LA JOLLA BOULEVARD LA JOLLA, CALIFORNIA 92037

ISSUE DATES: DESCRIPTION: DATE: INITIAL SUBMISSION 08.17.2021 RESUBMITTAL #1 12.22.2021 RESUBMITTAL #2 04.01.2022 RESUBMITTAL #3 06.08.2022 RESUBMITTAL #4 09.14.2022

PROJECT NO. 18063 AVRPSTUDIOS: 069299 PTS # DC DRAWN BY: DC CHECKED BY: CB SHEET TITLE: PROJECT DATA

VICINITY MAP



PROJECT TEAM

Applicant | Developer: C3 Development, 1024 Bayside Drive, Suite 365, Newport Beach, CA 92660. Architect: AVRP Studios, 703 16th Street, Suite 200, San Diego, CA 92101. Environmental Engineer: GDS, Inc., 819 Viva Court, Solana Beach, CA 92075. Structural & MEP Engineer: Gouvis Engineering, 15 Studebaker, Irvine, CA 92618. Landscape Architect: Stone + Grove, 200 N. Cedros Avenue, Solana Beach, CA 92075. Civil Engineer: Excel Engineering, 440 State Place, Escondido, CA 92029.

PROJECT DATA

Project Address: 6710 La Jolla Blvd., La Jolla CA 92037. APN: 351-383-4900, 351-383-5000, 351-383-5100, 351-383-5200. Existing Use: Unoccupied Open Lot. Scope of Work: The owner intends to construct a new residential project consisting of the following: (12) For-Sale Residential Units (2) 1 Bedroom | 1 Bath (10) 2 Bedroom | 2 Bath 13 Parking spaces on below grade Storage | Utility in Basement below grade Common Outdoor Amenity Areas Private Outdoor Areas. Legal Description: The land referred to herein below is situated in the City of La Jolla, in the County of San Diego, State of California, and is described as follows: Lots 28 to 31 inclusive, in Block 5, of La Jolla Strand, in the City of San Diego, County of San Diego, State of California, according to the Map thereof No. 1216, filed in the office of the County Recorder of San Diego County, October 18, 1909. Required Permits: Coastal Development, Vesting Tentative Tract Map 2578103.

ZONING ANALYSIS

Zone: La Jolla Planned District Zone 4. Overlay Zones: Transit Priority Zone, Parking Impact Overlay Zone, Transit Area Overlay Zone, Coastal Height Limitation Zone, Coastal Overlay Zone. Density: 29 Units per Net Acre. Site Area GSF: 10,165.65 Gross SF. Maximum FAR: 1.0. Height Limit: 30'. No. of Stories: Limited to 2 Stories. Affordable: 1/8 Affordable Units = .125% or 12% Very Low Income Units Provided: 1 Unit 3 Incentives earned [143-07A]. Density Bonus: 38.75% bonus with 1 very low income affordable unit = 8DU x 1.3875% = 11.1 = 12 Units. Incentive #1: 159.0306. Incentive #2: 159.0403. Incentive #3: 159.0309(d).

SETBACKS | EASEMENTS

LJPD Zones 4 | RM1-1. Front Yard: LJPD Zone 4: No Requirements [159.0307(b)(1)(A)]. Street Side Yard: LJPD Zone 4: No Requirements [159.0307(b)(1)(A)]. Interior Side Yard: LJPD Zone 4: Four foot side yard required with increase to seven feet for any building height above 20' abutting a residentially zoned property. Rear Yard: LJPD Zone 4: No Requirements [159.0307(b)(4)(A)]. Street Frontage Yard: LJPD Zone 4: 16' setback from curb to the building [159.0307(b)(5)]. Street Corner Lot: LJPD Zone 4: 20% of parcel frontage or 20' distant from corner connected by imaginary line. [159.0307(b)(6)(A)]. City Dedication: Dedication of 5' at alley for future widening.

FAR CALCULATIONS

Site: 10,165.65 Gross Site Area. LJPD-4 FAR: Maximum Allowable FAR/GFA for LJPD Zone 4 1.0 x 10,165.65 = 10,165.65 SF. Project FAR= 8.874/10,165.65= 0.87. Type of Construction: Type IA/ VA Sprinklered. Occupancy Classification: R-2 | S-2 | U. Geologic Category: Category 52.

PARKING CALCULATIONS

REQUIRED PARKING: Residential Units (SDMC 143.07D): Studio/1BR 0.5 spaces \ bedroom = .5 x 2 = 1 Stall. 2BR 0.5 spaces\ bedroom = 1.0 x 10 = 10 Stalls. Required Residential Parking: 11 Stalls. Provided Residential Parking: 12 Stalls. Required Accessible Parking Stalls: 1 Van Stall (CBC 1109A.3 & 1109A.8.6). Provided Accessible Parking Stalls: 1 Van Stall. TOTAL PARKING PROVIDED: 13 Stalls.

EVCS Required: 2 EVCS Provided: 2

Residential Motorcycle Required: .1 per D.U.= .1x12= 1.2 or 2 MC. Residential Motorcycle Provided: 2 Stalls.

Residential Bicycle Required: 5.8 or 6 Stalls. 0.4 x 2 (1BR or Studio over 400 SF)= .8. 0.5 x 10 (2BR)= 5. Residential Bicycle Provided: 6 Stalls.

OUTDOOR AREA. PRIVATE OUTDOOR AREA. Ground Floor SF: Unit 101 53 SF, Unit 102 50 SF, Unit 103 63 SF, Unit 104 72 SF, Unit 105 0 SF, Unit 106 0 SF, Unit 107 0 SF. Second Floor SF: Unit 201 652 SF, Unit 202 399 SF, Unit 203 402 SF, Unit 204 450 SF, Unit 205 252 SF. Total: 2,393 SF. COMMON OUTDOOR AREA. Level SF: Ground Floor 949 SF, Second Floor 792 SF. Total: 1,741 SF.

BY LEVEL CALCULATIONS

Basement Floor (GFA EXEMPT): Residential (EXEMPT) 1,331 SF, Electrical/Mechanical Rooms (EXEMPT) 264 SF, Utility (EXEMPT) --, Storage (EXEMPT) 723 SF, Circulation (EXEMPT) 516 SF, Parking (EXEMPT) 5,851 SF, Area >3.5' below Level 1 (NE corner) 44 SF. TOTAL GSF: 8,729 SF. TOTAL GFA (SDMC 113.0234): 44 SF. Ground Floor: Residential 5,824 SF, Utility 9 SF, Circulation 92 SF, Circulation/Common Outdoor (Exempt-Courtyard) 253 SF, Circulation/Common Area 821 SF, Private Outdoor (Exempt) 272 SF. TOTAL GSF: 7,271 SF. TOTAL GFA (SDMC 113.0234): 6,746 SF. Second Floor: Residential 5,629 SF, Utility 9 SF, Circulation 92 SF, Circulation/Common Outdoor (Exempt-Courtyard) 792 SF, Private Outdoor (Exempt) 790 SF. TOTAL GSF: 7,312 SF. TOTAL GFA (SDMC 113.0234): 5,730 SF.

UNIT TYPES

Table with columns: TYPE, COUNT, SF RANGE. 1 BR, 1 Bath: 2 units, 561-635 SF. 2 BR, 2 Bath: 2 units, 992-1,055 SF. 2 BR, 2 Bath w/ Basement: 4 units, 1,123-1,609 SF. 2 BR, 2 Bath w/ Mezzanine: 4 units, 1,223-1,464 SF. Total: 12 units, 561-1,609 SF.

UNIT AREA

UNIT AREA (W/ MEZZANINE & COMMON AREA INCLUDED) PER 113.0234. Ground Floor: Unit 101 1,237 SF, Unit 102 804 SF, Unit 103 794 SF, Unit 104 832 SF, Unit 105 635 SF, Unit 106 555 SF, Unit 107 967 SF. Second Floor: Unit 201 1,245 SF, Unit 202 1,142 SF, Unit 203 1,131 SF, Unit 204 1,080 SF, Unit 205 1,031 SF. Total: 11,453 SF. Common Outdoor Area/Circulation/Courtyard: 821 SF. Mezzanine: 670 SF. Totals: 12,994 GSF / 12 = 1,079 SF Weighted Average. * Area does not count as SFA open to sky- courtyard area.

Mezzanine: Residential 670 SF, Private Outdoor (EXEMPT) 131 SF. TOTAL GSF: 801 SF. TOTAL GFA (SDMC 113.0234): 670 SF. Roof Deck: Residential 516 SF, Private Outdoor (EXEMPT) --. TOTAL GSF: 1,282 SF. TOTAL GFA (SDMC 113.0234): 0 SF. Total Building: Residential 12,277 SF, Utility 18 SF, Circulation 184 SF, Circulation/Common Outdoor (EXEMPT) 1,034 SF, Circulation/Common Area 821 SF, Private Outdoor (EXEMPT) 2,393 SF, Residential (EXEMPT) 1,342 SF, Electrical/Mechanical Rooms (EXEMPT) 264 SF, Utility (EXEMPT) --, Storage (EXEMPT) 723 SF, Circulation (EXEMPT) 516 SF, Parking (EXEMPT) 5,904 SF, Area below 3.5' grade differential 321 SF. TOTAL PROJECT GSF: 25,395 SF. TOTAL PROJECT GFA: 13,190 SF. SDMC 113.0234. LESS FOUR DENSITY BONUS UNITS: (4,316)SF. (1,079 SF X 4) SDMC 143.0720(1)(13). GRAND TOTAL PROJECT GFA: 8,874 SF.

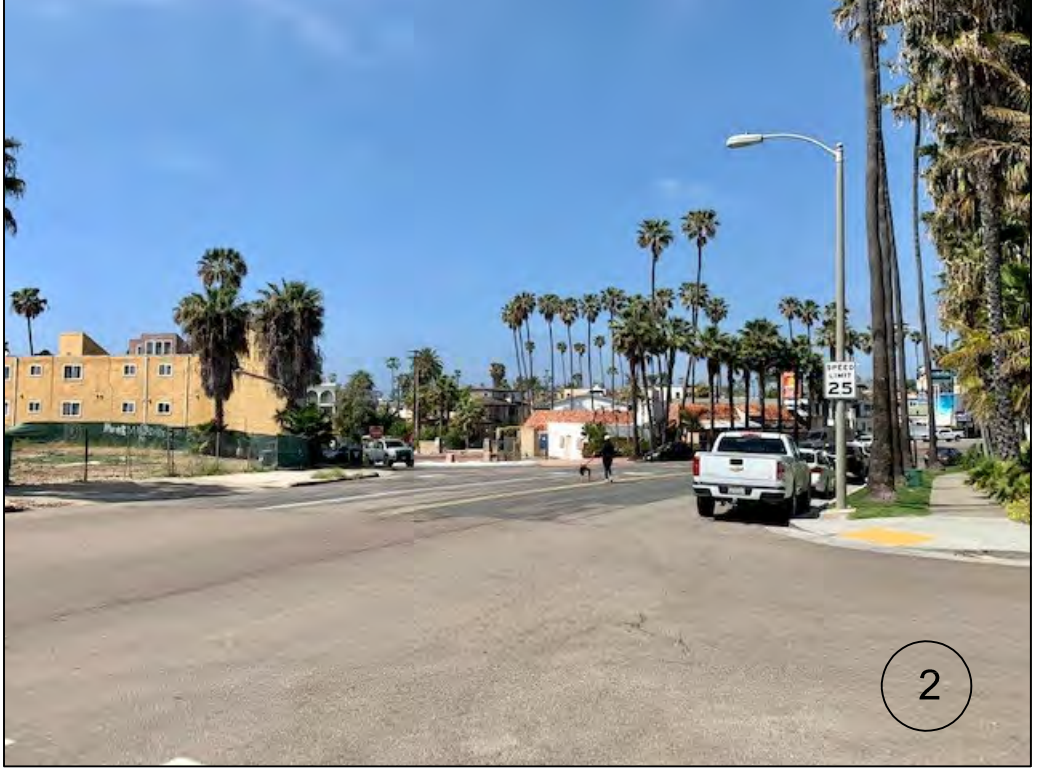
DRAWING INDEX

GENERAL: T001 - PROJECT DATA, T002 - PHOTOGRAPHIC SURVEY, T003 - FIRE ACCESS PLAN. CIVIL: C-1 - TITLE SHEET, C-2 - EXISTING CONDITIONS, C-3 - PRELIMINARY GRADING, C-4 - SECTIONS, C-5 - AUTOTURN EXHIBIT. TM-1 - TITLE SHEET, TM-2 - EXISTING CONDITIONS, TM-3 - VESTING MAP, TM-4 - PROPOSED IMPROVEMENTS. ARCHITECTURAL: A100 - SITE PLAN, A200 - FLOOR PLAN - BASEMENT, A201 - FLOOR PLAN - GROUND FLOOR, A202 - FLOOR PLAN - SECOND FLOOR, A203 - FLOOR PLAN - MEZZANINE, A204 - ROOF PLAN, A300 - SECTIONS, A400 - ELEVATION NORTH - EAST, A401 - ELEVATION SOUTH - WEST. LANDSCAPE: L-1 - LANDSCAPE PLANS, L-2 - LANDSCAPE PLANS.

AVRPSTUDIOS, INC. AND WERE ORIGINATED, EVOLVED, AND INCORPORATED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, ARRANGEMENTS OR PLANS SHALL BE USED BY ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF AVRPSTUDIOS, INC.



PHOTOGRAPHIC SURVEY - SITE PLAN



STAMP:

PROJECT NAME:

NOT FOR CONSTRUCTION
GRAVILLA TOWNHOMES
6710 LA JOLLA BOULEVARD
LA JOLLA, CALIFORNIA 92037

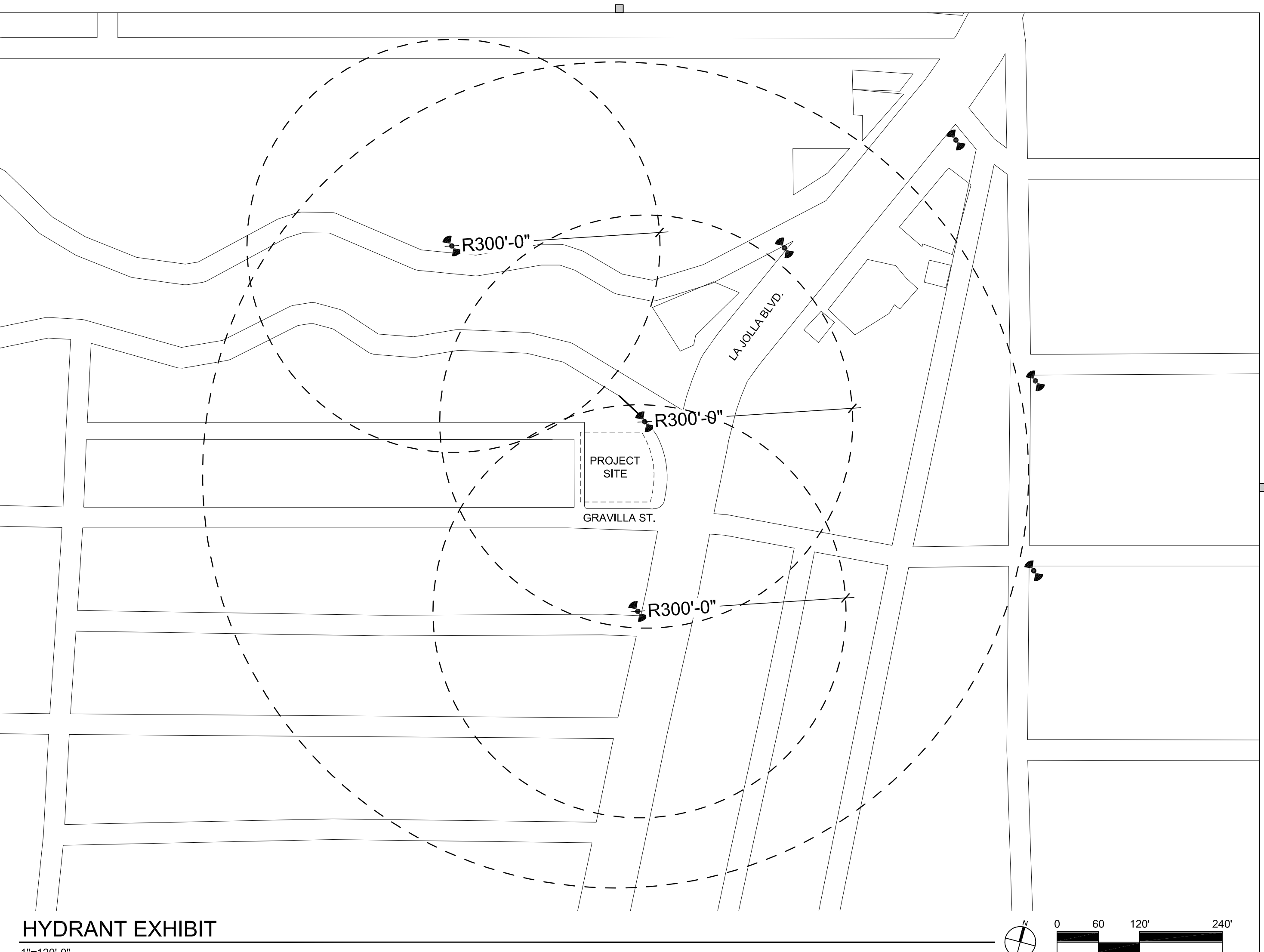
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INITIAL SUBMISSION		08.17.2021
RESUBMITTAL #1		12.22.2021
RESUBMITTAL #2		04.01.2022
RESUBMITTAL #3		06.08.2022
RESUBMITTAL #4		09.14.2022

PROJECT NO.: 18063
 AVRPSTUDIOS: 0698299
 PTS #: DC
 DRAWN BY: CB
 CHECKED BY: CB
 SHEET TITLE: PHOTOGRAPHIC SURVEY

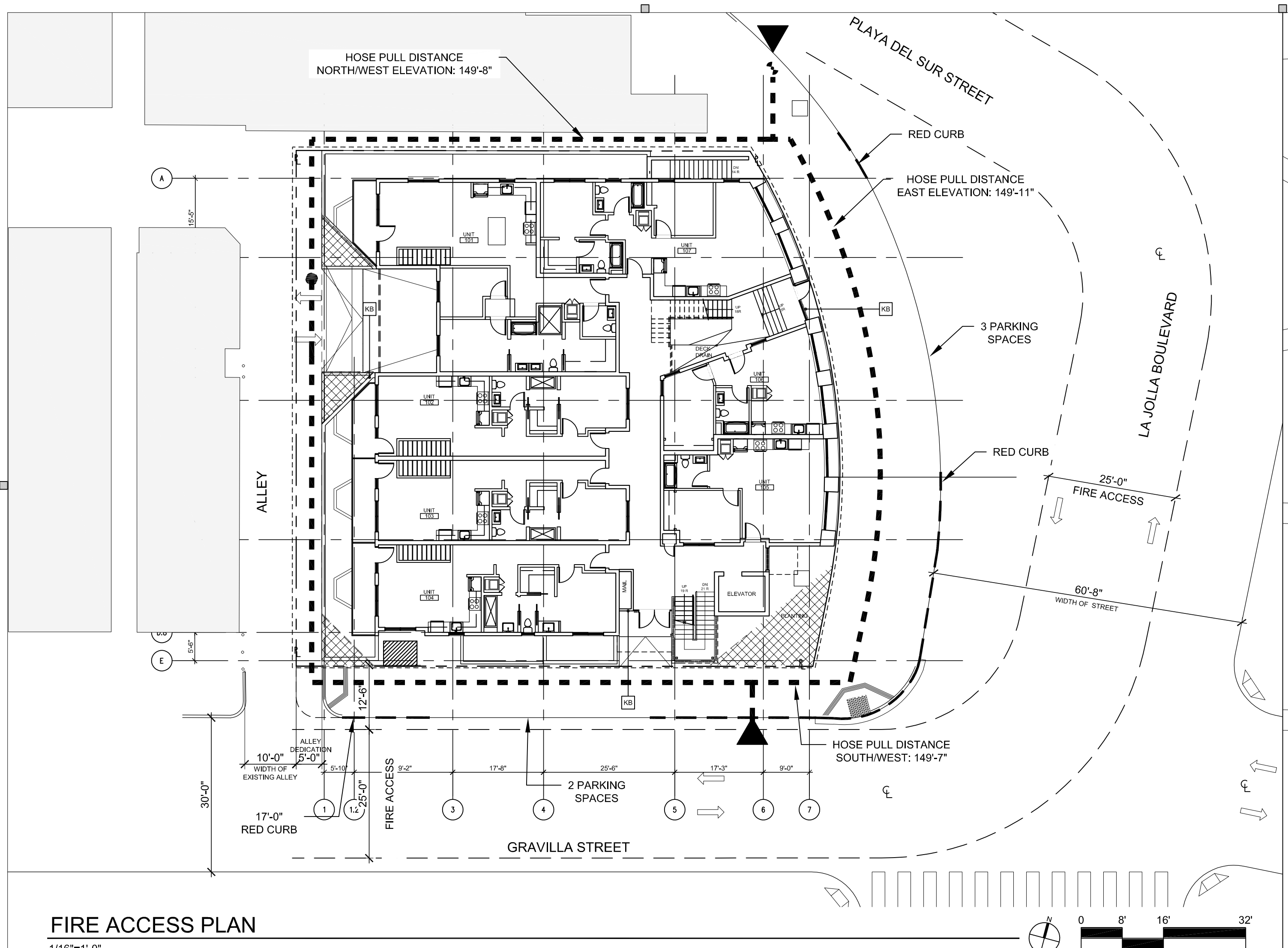
SHEET NUMBER:

ISSUE DATES:	DESCRIPTION:	DATE:
INITIAL SUBMISSION		08.17.2021
RESUBMITTAL #1		12.22.2021
RESUBMITTAL #2		04.01.2022
RESUBMITTAL #3		06.08.2022
RESUBMITTAL #4		09.14.2022

PROJECT NO.	18063
AVRPS STUDIOS:	0698299
PTS #	DC
DRAWN BY:	CB
CHECKED BY:	CB
SHEET TITLE:	FIRE ACCESS PLAN



HYDRANT EXHIBIT
1"=120'-0"



FIRE ACCESS PLAN
1/16"=1'-0"

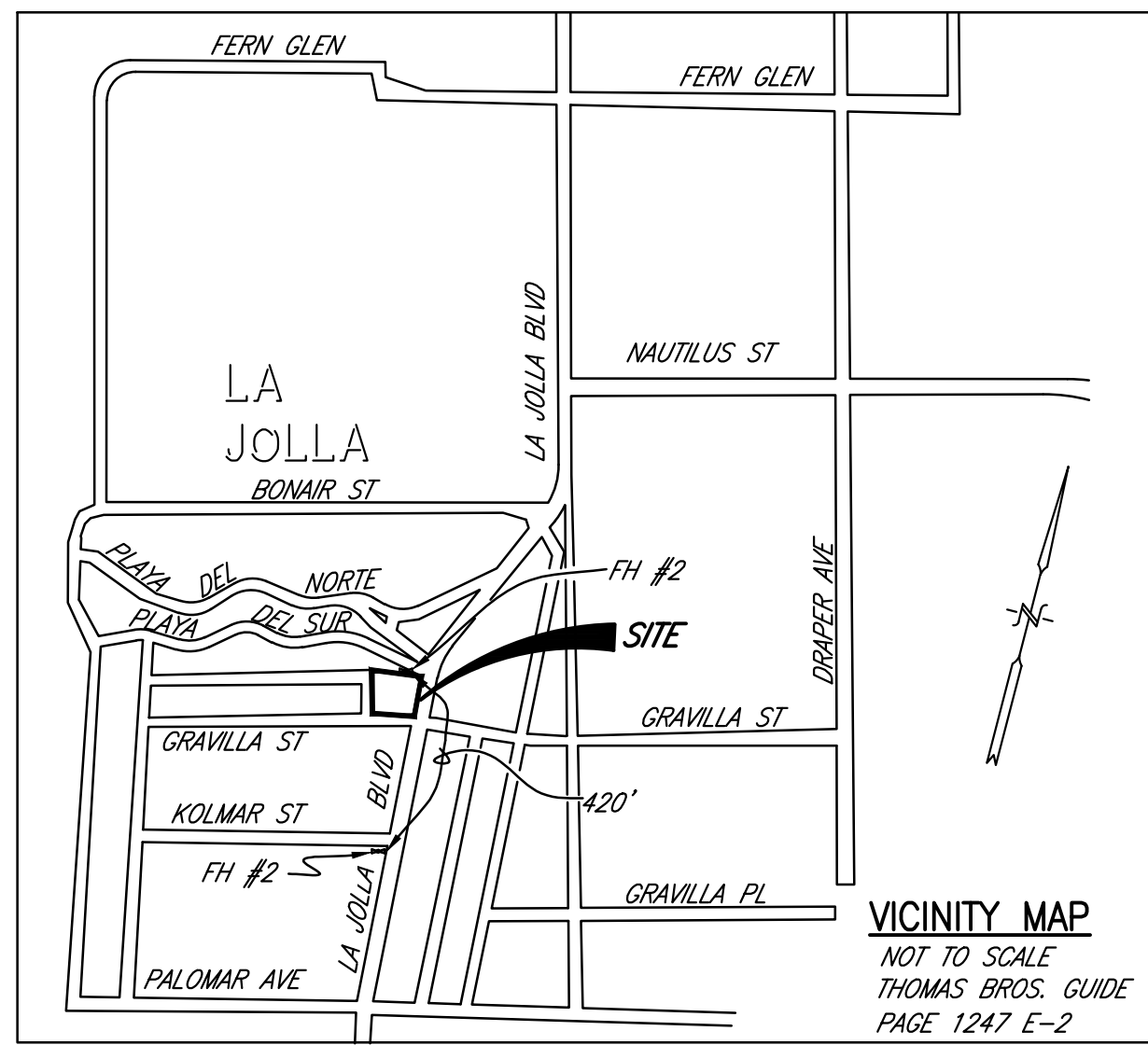
- THE LOCATION(S) OF AN APPROVED "KNOX" KEY BOX ARE SHOWN ON THE FAP AND FOLLOW THE SAN DIEGO FIRE DEPARTMENT FPB POLICY K-15-2.
- FIRE APPARATUS ACCESS ROADS AND WATER SUPPLIES FOR FIRE PROTECTION, SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING TIME OF CONSTRUCTION CFC 501.4
- PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER SAN DIEGO MUNICIPAL CODE SECTION §95.0209
- FIRE COMMAND CENTER SHALL COMPLY WITH NFPA 72 AND SHALL CONTAIN THE FEATURES LISTED IN CFC 2019, SECTION 508.
- CBC SEC. 3002.4A - GENERAL STRETCHER REQUIREMENTS - ALL BUILDINGS AND STRUCTURES WITH ONE OR MORE PASSENGER SERVICE ELEVATORS SHALL BE PROVIDED WITH NOT LESS THAN ONE MEDICAL EMERGENCY SERVICE ELEVATOR TO ALL LANDINGS MEETING THE PROVISIONS OF SECTION 3002.4A
- SAN DIEGO MUNICIPAL CODE SECTION §55.0507 ITEM (C) HYDRANT LOCATIONS SHALL BE IDENTIFIED BY THE INSTALLATION OF REFLECTIVE BLUE COLORED MARKERS. SUCH MARKERS SHALL BE AFFIXED TO THE ROADWAY SURFACE, APPROXIMATELY CENTERED BETWEEN CURBS, AND AT A RIGHT ANGLE TO THE HYDRANT.
- AT LEAST ONE FIRE EXTINGUISHER WITH A MINIMUM RATING OF 2-A-10-BC SHALL BE PROVIDED WITHING 75 FEET MAXIMUM TRAVEL DISTANCE FOR EACH 6,000 SQUARE FEET OR PORTION THEREOF ON EACH FLOOR. CFC SEC. 906
- STAIRWAYS EXITING DIRECTLY TO THE EXTERIOR OF A BUILDING FOUR OR MORE STORIES IN HEIGHT SHALL BE PROVIDED WITH A MEANS FOR EMERGENCY ENTRY FOR FIRE DEPARTMENT ACCESS. DOOR SCHEDULE WILL REFLECT EMERGENCY ENTRY REQUIREMENT.
- EMERGENCY SYSTEMS CONFORMING WITH CFC SECTION 604 AND THE CALIFORNIA ELECTRICAL CODE SHALL BE PROVIDED.
- REQUIRED FIRE PUMPS SHALL BE SUPPLIED BY CONNECTIONS TO A MINIMUM OF TWO WATER MAINS LOCATED IN DIFFERENT STREETS. CBC 403.3.2
- VEGETATION SHALL BE SELECTED AND MAINTAINED IN SUCH A MANNER AS TO ALLOW IMMEDIATE ACCESS TO ALL HYDRANTS, VALVES, FIRE DEPARTMENT CONNECTIONS, PULL STATIONS, EXTINGUISHERS, SPRINKLER RISERS, ALARM CONTROL PANELS, RESCUE WINDOWS, AND OTHER DEVICES OR AREAS USED FOR FIREFIGHTING PURPOSES. VEGETATION OR BUILDING FEATURES SHALL NOT OBSTRUCT ADDRESS NUMBERS OR INHIBIT THE FUNCTIONING OF ALARM BELLS, HORNS OR STROBES.
- DECORATIVE MATERIALS SHALL BE MAINTAINED IN A FLAME-RETARDANT CONDITION. CFC SEC. 804
- ALL BUILDINGS AND SITES UNDERGOING CONSTRUCTION, ALTERATION, OR DEMOLITION SHALL COMPLY WITH THE REQUIREMENTS OF CHAPTER 33 OF THE CFC.
- CFC 105.4.4 - CONSTRUCTION DOCUMENTS APPROVED BY THE FIRE CODE OFFICIAL ARE APPROVED WITH THE INTENT THAT SUCH CONSTRUCTION DOCUMENTS COMPLY IN ALL RESPECTS WITH THE CFC. REVIEW AND APPROVAL BY THE FIRE CODE OFFICIAL SHALL NOT RELIEVE THE APPLICANT OF THE RESPONSIBILITY OF COMPLIANCE WITH THIS CODE.
- FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS AND SHALL BE SURFACED SO AS TO PROVIDE ALL WEATHER DRIVING CAPABILITIES. CFC 503.2.3
- CLEAR SPACE AROUND HYDRANTS - A 3 FOOT SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS, EXCEPT AS OTHERWISE REQUIRED OR APPROVED. CFC 507.5.5
- HYDRANT LOCATIONS SHALL BE IDENTIFIED BY THE INSTALLATION OF REFLECTIVE BLUE COLORED MARKERS. SUCH MARKERS SHALL BE AFFIXED TO THE ROADWAY SURFACE, APPROXIMATELY CENTERED BETWEEN CURBS, AND AT A RIGHT ANGLE TO THE HYDRANT. SAN DIEGO MUNICIPAL CODE §55.0507
- PHYSICAL PROTECTION - IF ADDITIONAL HYDRANTS ARE REQUIRED AND WHERE FIRE HYDRANTS ARE SUBJECT TO IMPACT BY A MOTOR VEHICLE, GUARD POSTS OR OTHER APPROVED MEANS SHALL COMPLY WITH SECTION CFC 312. CFC507.5.6
- EXTERIOR DOORS AND OPENINGS REQUIRED BY THIS CODE OR THE CBC SHALL BE MAINTAINED READILY ACCESSIBLE FOR EMERGENCY ACCESS BY THE FIRE DEPARTMENT. AN APPROVED ACCESS WALKWAY LEADING FROM FIRE APPARATUS ACCESS ROADS TO EXTERIOR OPENINGS SHALL BE PROVIDED WHEN REQUIRED BY THE FIRE CODE OFFICIAL.
- FIRE PROTECTION EQUIPMENT SHALL BE IDENTIFIED IN AN APPROVED MANNER. ROOMS CONTAINING CONTROLS FOR A/C SYSTEMS, SPRINKLER RISERS AND VALVES, OR OTHER FIRE DETECTION, SUPPRESSION OR CONTROL ELEMENTS SHALL BE IDENTIFIED FOR THE USE OF THE FIRE DEPARTMENT. APPROVED SIGNS REQUIRED TO IDENTIFY FIRE PROTECTION EQUIPMENT AND EQUIPMENT LOCATION SHALL BE CONSTRUCTED OF DURABLE MATERIALS, PERMANENTLY INSTALLED AND READILY VISIBLE.
- KNOX BOXES ARE TO BE INSTALLED WITHIN 10 FEET OF THE MAIN ENTRANCE TO THE BUILDING AT A HEIGHT NOT TO EXCEED SEVEN (7) FEET ABOVE FINISHED GRADE MEASURED FROM THE TOP OF THE BOX (BUT PREFERABLY AT FIVE (5) FEET). FPB POLICY: K-15-2 VII
- CFC 504.3 - NEW BUILDINGS FOUR OR MORE STORIES ABOVE GRADE PLANE, EXCEPT THOSE WITH A ROOF SLOPE GREATER THAN FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL SHALL BE PROVIDED WITH A STAIRWAY TO THE ROOF IN ACCORDANCE WITH 1011.12. SUCH STAIRWAY SHALL BE MARKED AT STREET AND FLOOR LEVELS WITH A SIGN INDICATING THAT THE STAIRWAY CONTINUES TO THE ROOF.
- ALL SUBMITTALS, OTHER THAN THE "MINISTERIAL" SUBMITTAL, SHALL BE CONSIDERED AS CONCEPTUAL DESIGN. THIS WILL INCLUDE ANY FIRE ACCESS AS PART OF AN EXHIBIT A PACKAGE. IT SHALL BE THE OWNER(S), DEVELOPER(S), OR CONTRACTOR(S) RESPONSIBILITY TO PROVIDE FIRE ACCESS REVIEW CYCLE THROUGHOUT THE MINISTERIAL SUBMITTAL OF THIS PROJECT FOR APPROVAL AND FINAL SIGN-OFF.

FIRE ACCESS PLAN LEGEND

---	PROPERTY LINE	---	RED CURB
---	LIMIT OF WORK	---	FIRE ACCESS ROADWAY
---	SETBACK	---	HOSE PULL START POINT
---	ACCESSABILITY PATH OF TRAVEL PER CBC 11B	---	HOSE PULL END POINT
---	HYDRANT PROXIMITY RADIUS	---	
MTS	TRANSIT STOP	KB	KNOX BOX
P	PROPERTY LINE	o	BOLLARD
C	CENTER LINE	o	FIRE HYDRANT
(E)	EXISTING	o	VISIBILITY TRIANGLES (NO OBJECT HIGHER THAN 24" ARE PERMITTED)

DESIGN, DESIGN ARRANGEMENTS, AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND ARE THE PROPERTY OF AVRPSTUDIOS, INC. AND WHERE ORIGINALLY DEVELOPED, AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF AVRPSTUDIOS, INC.

PLOT PLAN EXHIBIT FOR GRAVILLA TOWNHOMES VESTING TENTATIVE MAP NO. 2578103



PROJECT INFORMATION

DEVELOPER/APPLICANT: SAM DIMENSTEIN AND SANDRA DIMENSTEIN AS CO-TRUSTEES OF THE DIMENSTEIN FAMILY TRUST PURSUANT TO THAT CERTAIN FOURTH AMENDED AND RESTATED DECLARATION OF TRUST OF THE DIMENSTEIN FAMILY TRUST DATE MAY 14, 2012, AND ANY AMENDMENTS THERETO
1024 BAYSIDE DRIVE, SUITE 365
NEWPORT BEACH, CA 92660

REPRESENTATIVE: MS. RHONDA NEELY
PHONE: (949) 445-1787
RNEELY@C3DEVLLC.COM

SITE ADDRESS: 6710 LA JOLLA BOULEVARD,
LA JOLLA, CA 92037

APN'S: 351-383-49-00, 351-383-50-00,
351-383-51-00, 351-383-52-00

LAND AREA: 0.233 ACRES

ZONING: LUPD-4

FIRE DISTRICT: CITY OF SAN DIEGO FIRE ENGINE DISTRICT 13

SCHOOL DISTRICT: SAN DIEGO UNIFIED SCHOOL DISTRICT

WATER DISTRICT: CITY OF SAN DIEGO

SEWER DISTRICT: CITY OF SAN DIEGO

PRIMARY ACCESS: GRAVILLA STREET

LEGAL DESCRIPTION: LOTS 28-31 INCLUSIVE IN BLOCK 5 OF MAP NO. 1216.

SOURCE OF TOPO: AERIAL TOPOGRAPHY PREPARED BY AEROTECH MAPPING, INC. WITH CONTROL SURVEY BY EXCEL ENGINEERING.

BENCHMARK: A BRASS PLUG SET IN TOP OF CURB OF THE SOUTHWEST CURB RETURN AT THE INTERSECTION OF LA JOLLA BOULEVARD AND BONAIR STREET. EL.=394.937
DATUM: MEAN SEA LEVEL

PROJECT TEAM CONSULTANTS

OWNER/APPLICANT: MS. RHONDA NEELY
C3 DEVELOPMENT
1024 BAYSIDE DR., SUITE 365
NEWPORT BEACH, CA 92660
PHONE: (949) 445-1787
RNEELY@C3DEVLLC.COM

ARCHITECT: MR. CHARLES BRINTON
AVRP STUDIOS
703 16TH STREET, SUITE 200
SAN DIEGO, CA 92101
PHONE: (619) 704-2700
CBRINTON@AVRPSTUDIOS.COM

CIVIL ENGINEERING: MR. ROBERT D. DENTINO, P.E.
EXCEL ENGINEERING
440 STATE PLACE
ESCONDIDO, CA 92029
PHONE: (760) 745-8118
RDENTINO@EXCELENGINEERING.NET

DRY UTILITIES: JANY STALEY
THE ENGINEERING PARTNERS, INC.
10150 MEANLEY DR. SUITE 200
SAN DIEGO, CA 92131
PHONE: (858) 824-1761
JANY@ENGINEERINGPARTNERS.COM

LANDSCAPE ARCHITECT: MR. BRIAN GROVE
STONE GROVE LANDSCAPE ARCHITECTS
200 N. CEDROS AVE
SOLANA BEACH, CA 92075
PHONE: (858) 345-1499
BRIAN@STONE-GROVE.CO

GEOTECHNICAL ENGINEERING: JAKE SHELDON, GIT
ATLAS TECHNICAL CONSULTANTS LLC
6280 RIVERDALE STREET
SAN DIEGO, CA 92120
PHONE: (877) 215-4321
DREW.MCPEAK@ONEATLAS.COM



SHEET INDEX

SHEET 1--PLOT PLAN EXHIBIT
SHEET 2--EXISTING CONDITIONS EXHIBIT
SHEET 3--PRELIMINARY GRADING PLAN
SHEET 4--SITE X-SECTIONS
SHEET 5--AUTOTURN EXHIBIT

*THERE ARE NO OVERHEAD UTILITIES
IN THIS PROJECT.*

IMPERVIOUS AREA CALCULATIONS

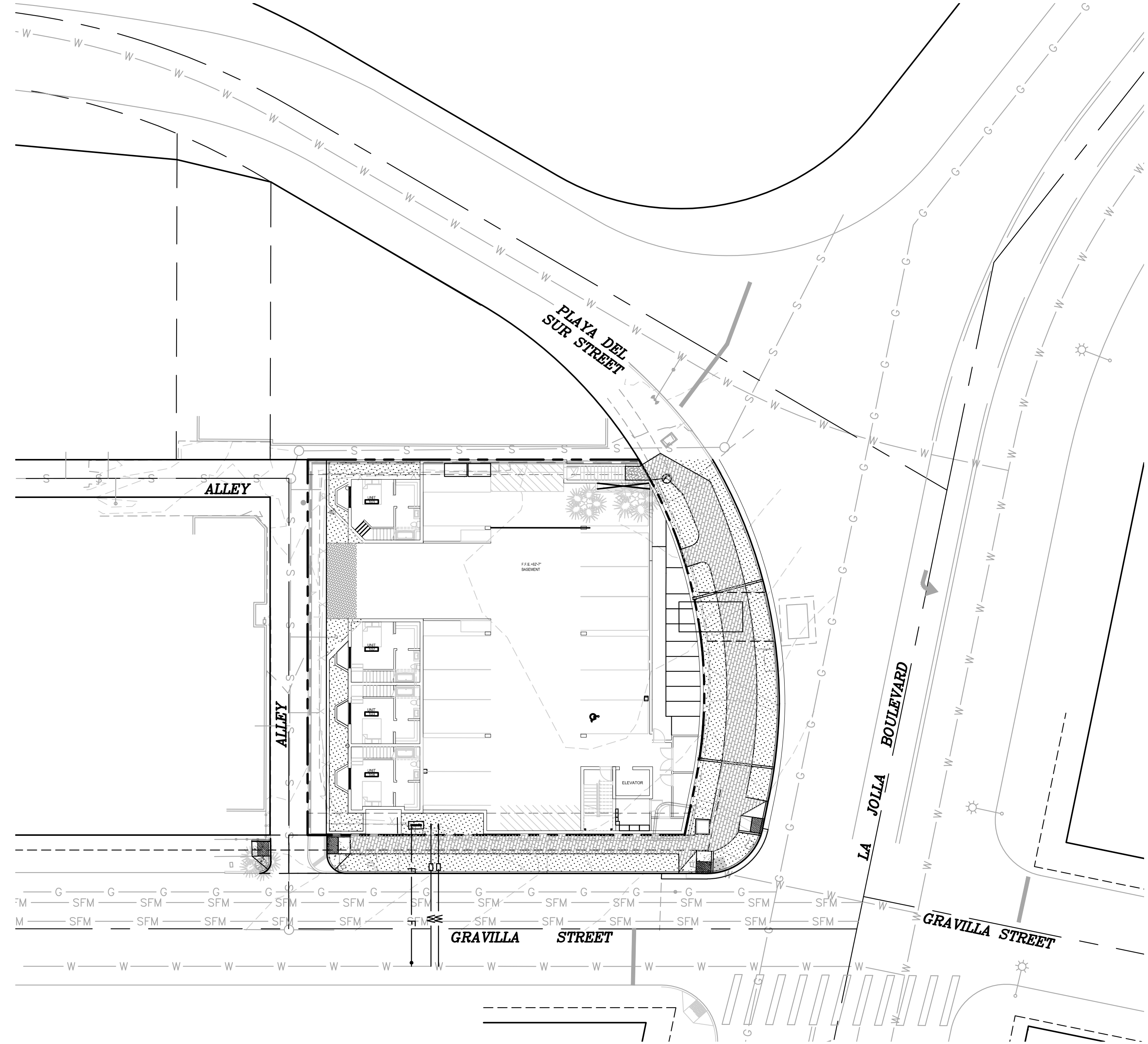
TOTAL DISTURBED AREA: 13,389 SQ. FT.
EXISTING IMPERVIOUS AREA: 3,453 SQ. FT.
*PROPOSED IMPERVIOUS AREA: 9,998.8 SQ. FT.
EXISTING PERVIOUS AREA 9,936.0 SQ. FT.
PROPOSED PERVIOUS AREA: 3,390.2 SQ. FT.
*PROJECT IS CONSIDERED A STANDARD PROJECT

LANDSCAPE AREA

2,244 SQ. FT.

BUILDING AREA

8,612 SQ. FT.



LEGENDS & SYMBOLS

- PROPERTY BOUNDARY LINE
- RETAINING WALL
- CONCRETE DRIVEWAY
- CONCRETE SIDEWALK
- LANDSCAPE AREAS
- CURB OUTLET PER RSD D-25 (MODIFIED W=2.0')
- FIRE LINE
- FIRE SERVICE
- PROPOSED CONTOUR
- FLOW LINE
- STREET CENTER LINE (E)
- EXIST. WATER LINE
- EXIST. SEWER LINE
- EXIST. RETAINING WALL
- EXIST. SEWER MANHOLE
- EXISTING FENCE
- EXISTING FIRE HYDRANT
- EXISTING POWER POLE
- EXISTING CURBS
- EXISTING CURB & GUTTER
- EXISTING CONTOUR
- EXISTING FS
- PROPOSED FS

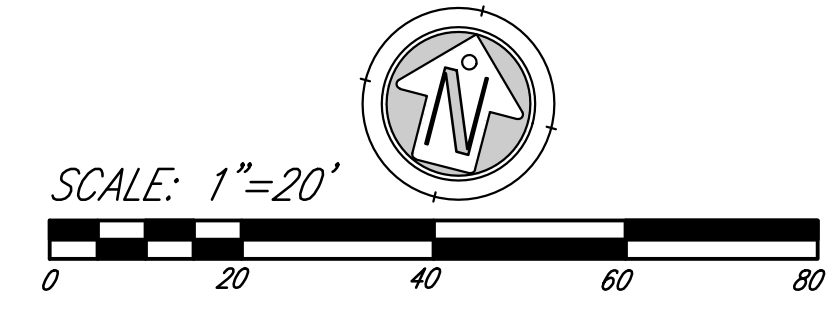
STORM WATER NOTES

THE PROPOSED PROJECT WILL COMPLY WITH ALL THE REQUIREMENTS OF THE CITY OF SAN DIEGO STORM WATER STANDARDS MANUAL BEFORE A GRADING OR BUILDING PERMIT IS ISSUED. IT IS THE RESPONSIBILITY OF THE OWNER/DESIGNER/APPLICANT/ TO ENSURE THAT THE CURRENT STORM WATER PERMANENT BMP DESIGN STANDARDS ARE INCORPORATED INTO THE PROJECT.

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

PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT THE OWNER/PERMITTEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP). THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH GUIDELINES IN PART 2 CONSTRUCTION BMP STANDARDS CHAPTER 4 OF THE CITY'S STORM WATER STANDARDS.

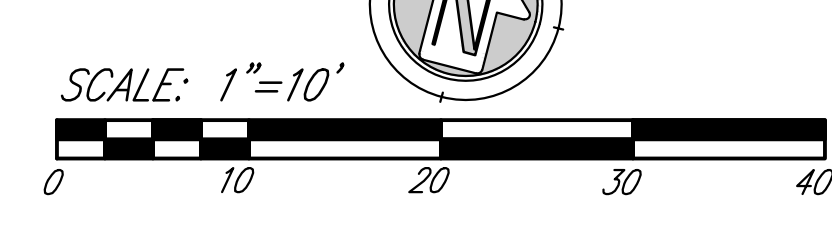
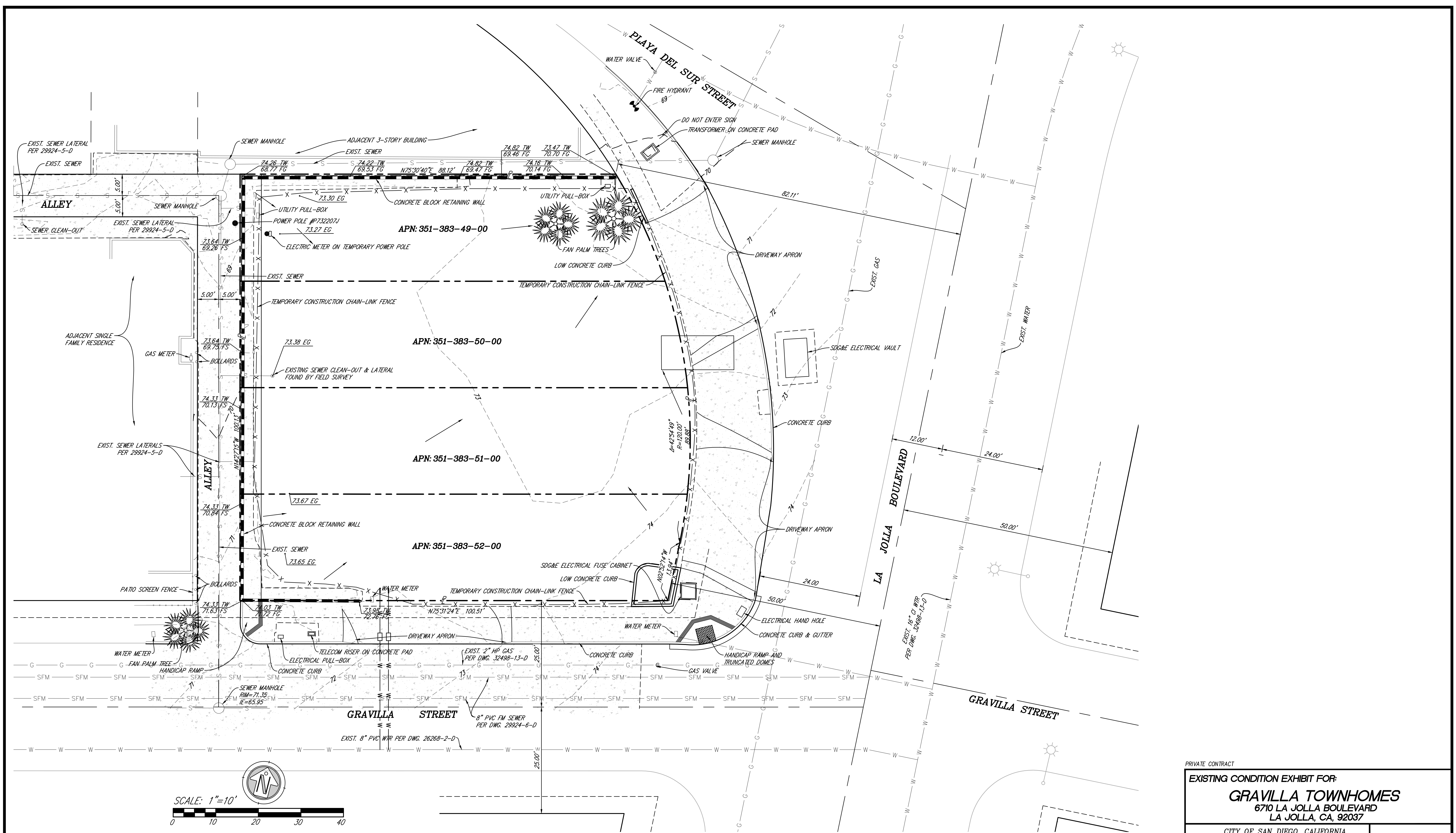
GRADING TABULATIONS: TOTAL AMOUNT OF SITE TO BE GRADED: AREA: 9,884 SQUARE FEET, % OF TOTAL SITE: 97%
AMOUNT OF CUT: 2,952 CUBIC YARDS AND MAXIMUM DEPTH OF CUT: 9.8 FEET, AMOUNT OF FILL: 14 CUBIC YARDS
AND MAXIMUM DEPTH OF FILL: 0.20 FEET, MAXIMUM HEIGHT OF FILL SLOPE: NOT APPLICABLE, SLOPE RATION: NOT
APPLICABLE, MAXIMUM HEIGHT OF CUT SLOPE: NOT APPLICABLE, SLOPE RATIO: NOT APPLICABLE, AMOUNT OF EXPORT
SOIL: 2,938 CUBIC YARDS, RETAINING WALLS: LENGTH: 28.68 FEET; MAXIMUM HEIGHT: 5.8 FEET.



PRIVATE CONTRACT				V.T.M. 2578103	
TITLE SHEET EXHIBIT FOR:					
GRAVILLA TOWNHOMES					
6710 LA JOLLA BOULEVARD LA JOLLA, CA, 92037					
CITY OF SAN DIEGO, CALIFORNIA DEVELOPMENT SERVICES DEPARTMENT SHEET 1 OF 5 SHEETS				PROJECT NO. 696299	
FOR CITY ENGINEER		DATE			
DESCRIPTION	BY	APPROVED	DATE	FILMED	
ORIGINAL	EXCEL				
AS-BUILTS					
CONTRACTOR				DATE STARTED	
INSPECTOR				DATE COMPLETED	
				Sheet C-1	

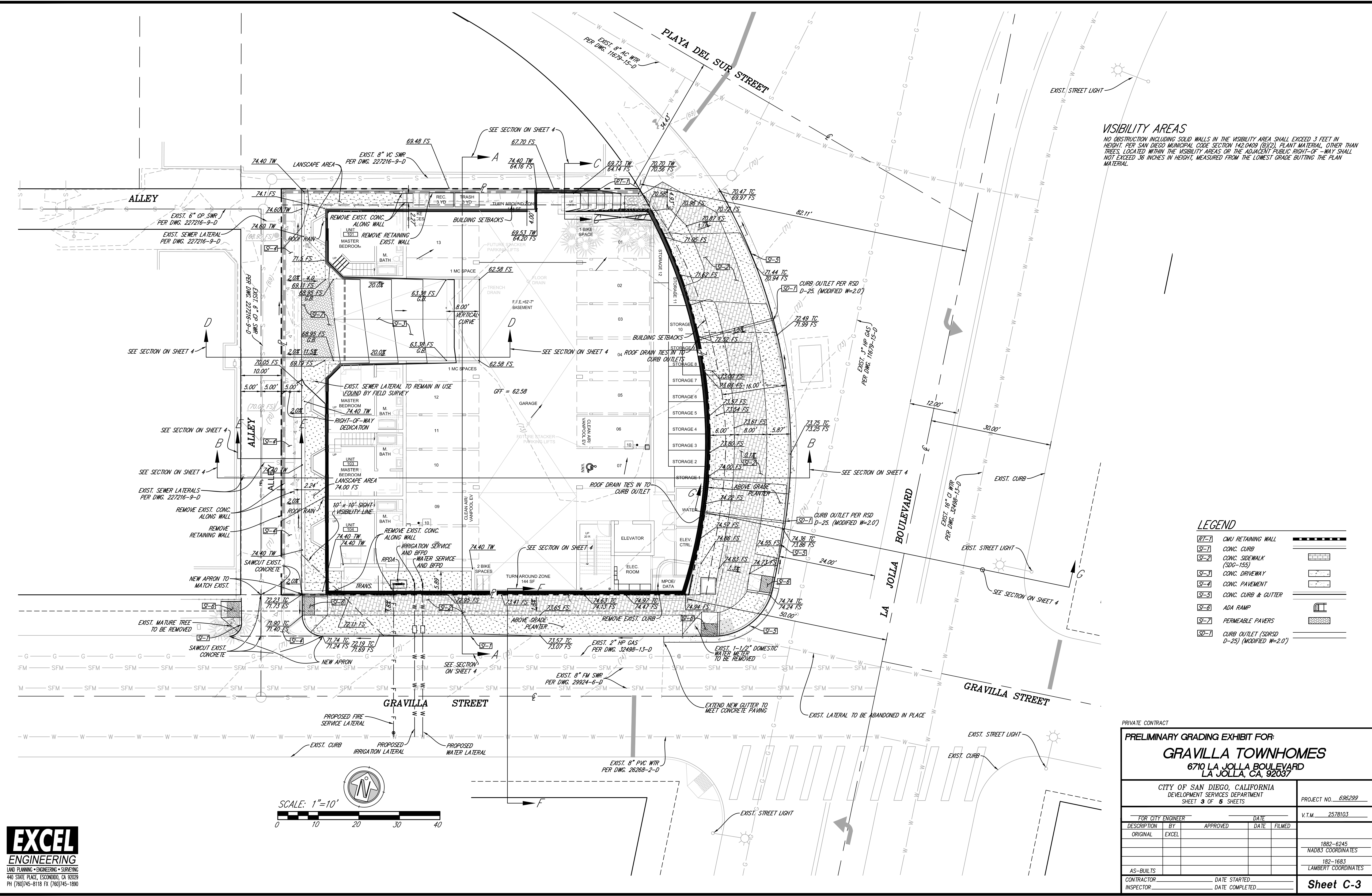
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PRIVATE CONTRACT			
EXISTING CONDITION EXHIBIT FOR:			
GRAVILLA TOWNHOMES			
6710 LA JOLLA BOULEVARD LA JOLLA, CA, 92037			
CITY OF SAN DIEGO, CALIFORNIA DEVELOPMENT SERVICES DEPARTMENT SHEET 2 OF 5 SHEETS			PROJECT NO. 696299
FOR CITY ENGINEER		DATE	
DESCRIPTION	BY	APPROVED	DATE FILMED
ORIGINAL	EXCEL		
AS-BUILTS			V.T.M. 2578103
CONTRACTOR			DATE STARTED
INSPECTOR			DATE COMPLETED
			1882-6245 NAD83 COORDINATES
			182-1683 LAMBERT COORDINATES
			Sheet C-2

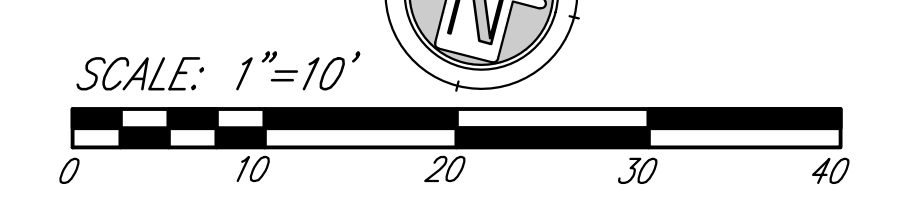
K: 1210239 [Engineering | Preliminary] Sheets 1210239 Prelim 01 Grading.dwg, 8/26/2022, 2:45 PM, ORIGINAL, PLOT SIZE: -----



VISIBILITY AREAS
 NO OBSTRUCTION INCLUDING SOLID WALLS IN THE VISIBILITY AREA SHALL EXCEED 3 FEET IN HEIGHT. PER SAN DIEGO MUNICIPAL CODE SECTION 142.0409 (B)(2). PLANT MATERIAL, OTHER THAN TREES, LOCATED WITHIN THE VISIBILITY AREAS OR THE ADJACENT PUBLIC RIGHT-OF-WAY SHALL NOT EXCEED 36 INCHES IN HEIGHT, MEASURED FROM THE LOWEST GRADE BUTTING THE PLAN MATERIAL.

LEGEND

RT-1	CMU RETAINING WALL	
SI-1	CONC. CURB	
SI-2	CONC. SIDEWALK (SDG-155)	
SI-3	CONC. DRIVEWAY	
SI-4	CONC. PAVEMENT	
SI-5	CONC. CURB & GUTTER	
SI-6	ADA RAMP	
SI-7	PERMEABLE PAVERS	
SI-8	CURB OUTLET (SDRSD 0-25) (MODIFIED W=2.0)	



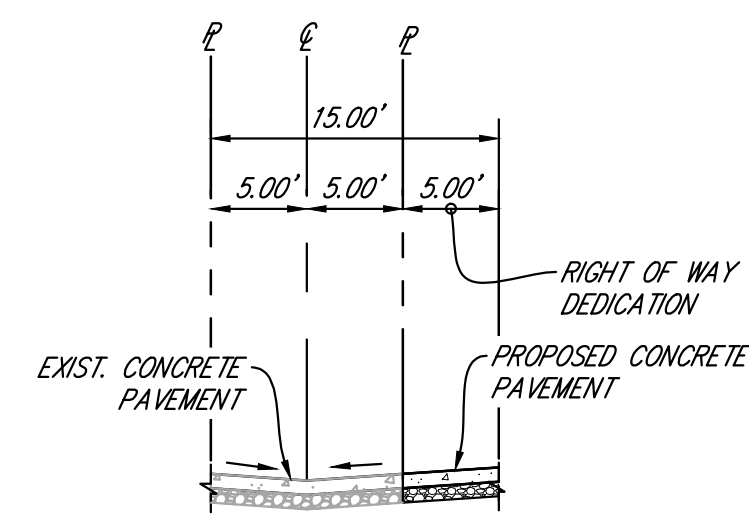
PRIVATE CONTRACT

PRELIMINARY GRADING EXHIBIT FOR:
GRAVILLA TOWNHOMES
 6710 LA JOLLA BOULEVARD
 LA JOLLA, CA, 92037

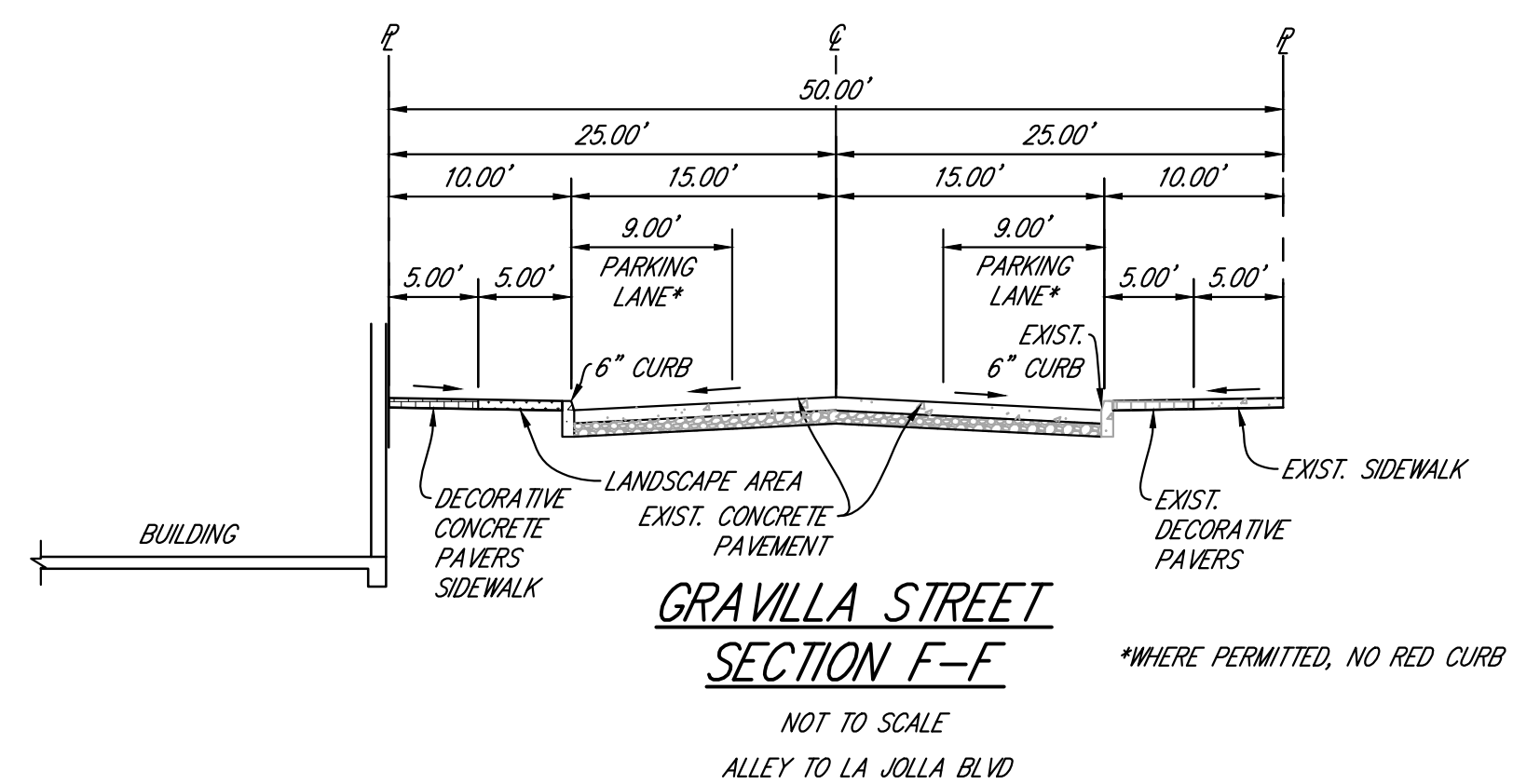
CITY OF SAN DIEGO, CALIFORNIA DEVELOPMENT SERVICES DEPARTMENT SHEET 3 OF 5 SHEETS		PROJECT NO. 696299
FOR CITY ENGINEER	DATE	V.T.M. 2578103
DESCRIPTION	BY	APPROVED
ORIGINAL	EXCEL	DATE
AS-BUILTS		DATE
CONTRACTOR	DATE STARTED	
INSPECTOR	DATE COMPLETED	

1882-6245
 NAD83 COORDINATES
 182-1683
 LAMBERT COORDINATES

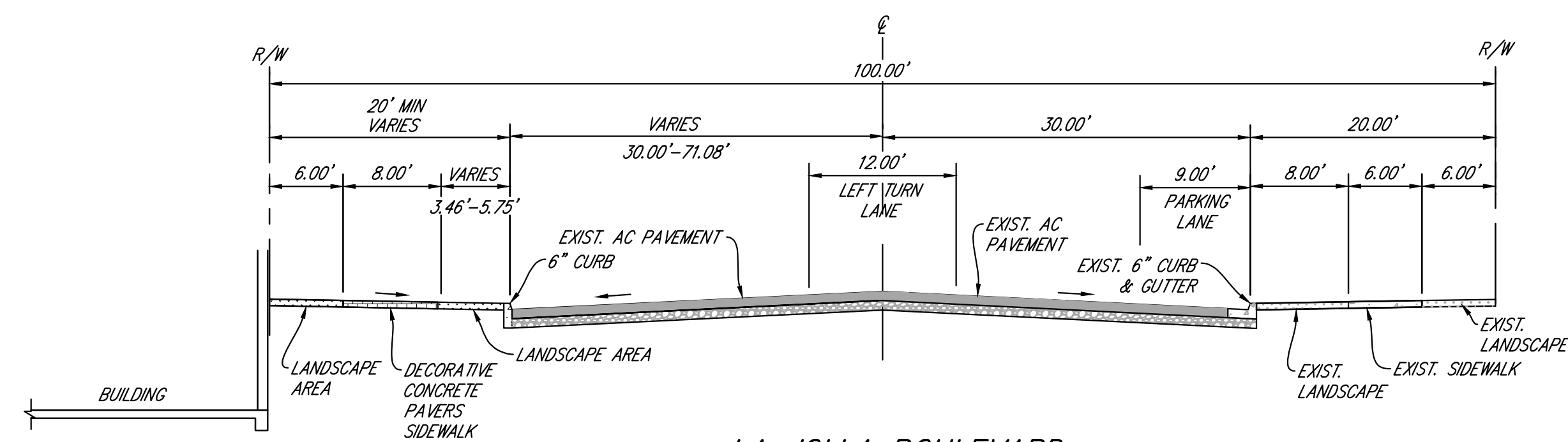
Sheet C-3



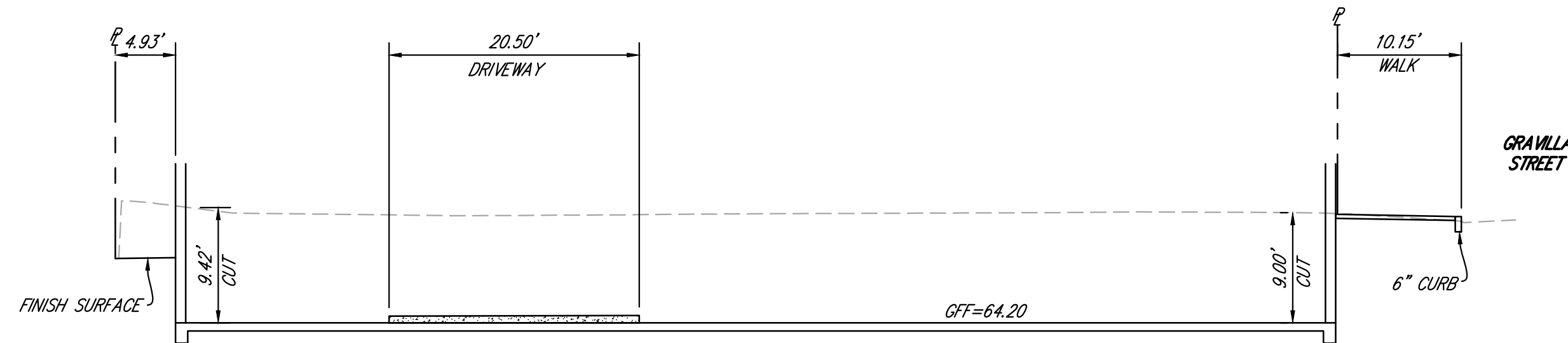
ALLEY
SECTION E-E
NOT TO SCALE



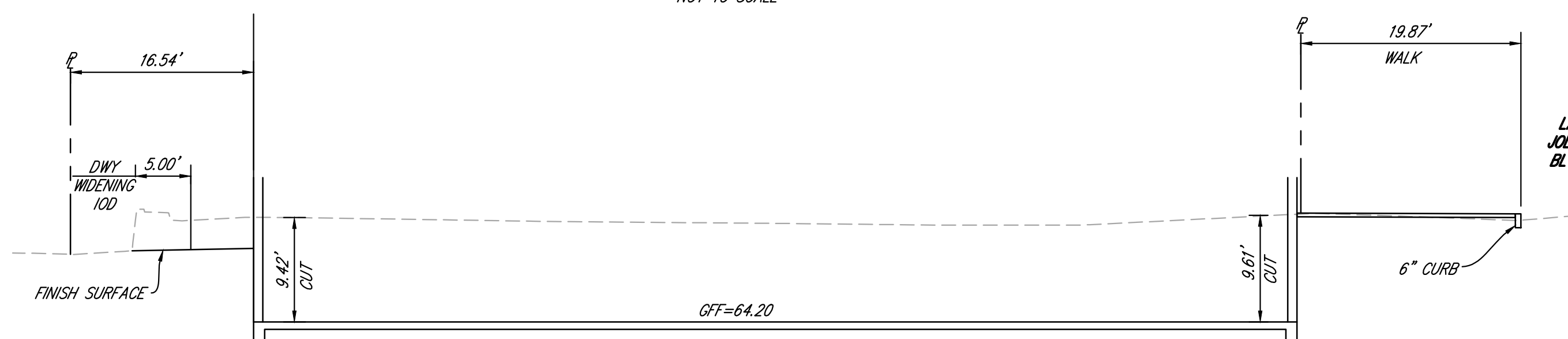
GRAVILLA STREET
SECTION F-F
NOT TO SCALE
ALLEY TO LA JOLLA BLVD
*WHERE PERMITTED, NO RED CURB



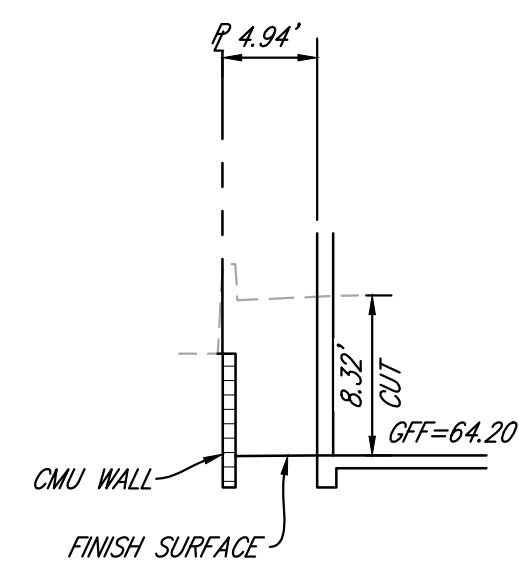
LA JOLLA BOULEVARD
SECTION G-G
NOT TO SCALE
GRAVILLA STREET TO PLAYA DEL SUR STREET



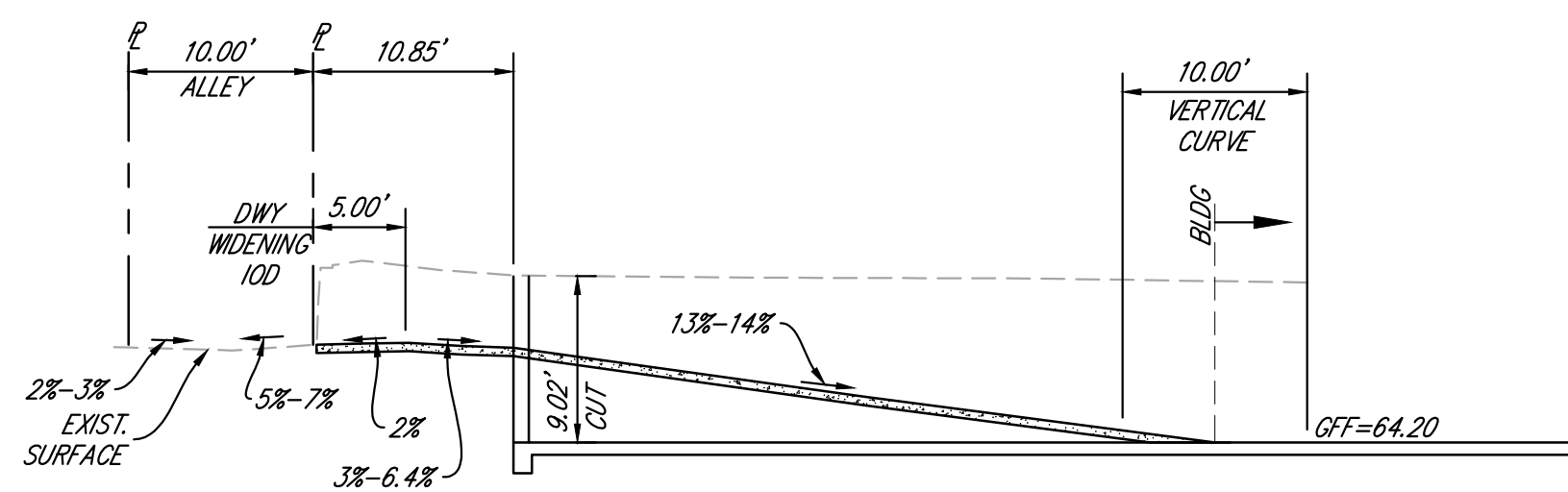
SECTION A-A
NOT TO SCALE



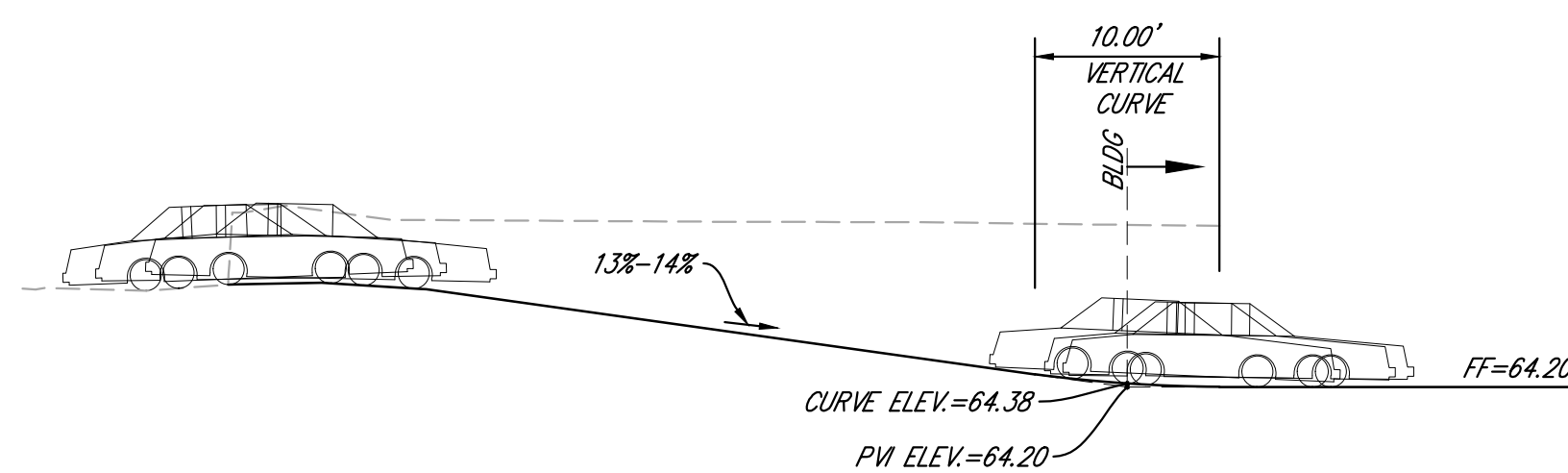
SECTION B-B
NOT TO SCALE



SECTION C-C
NOT TO SCALE

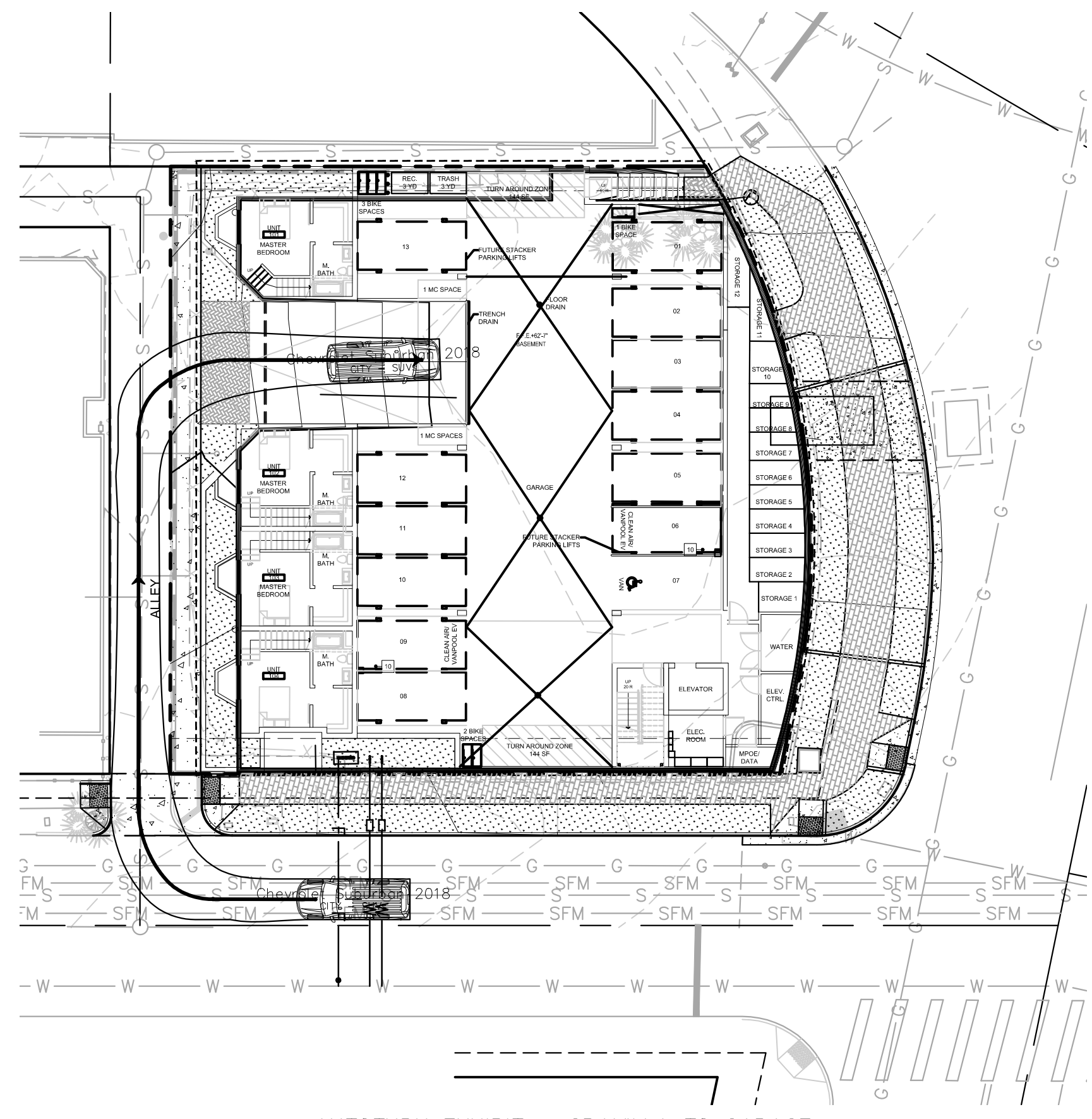


SECTION D-D
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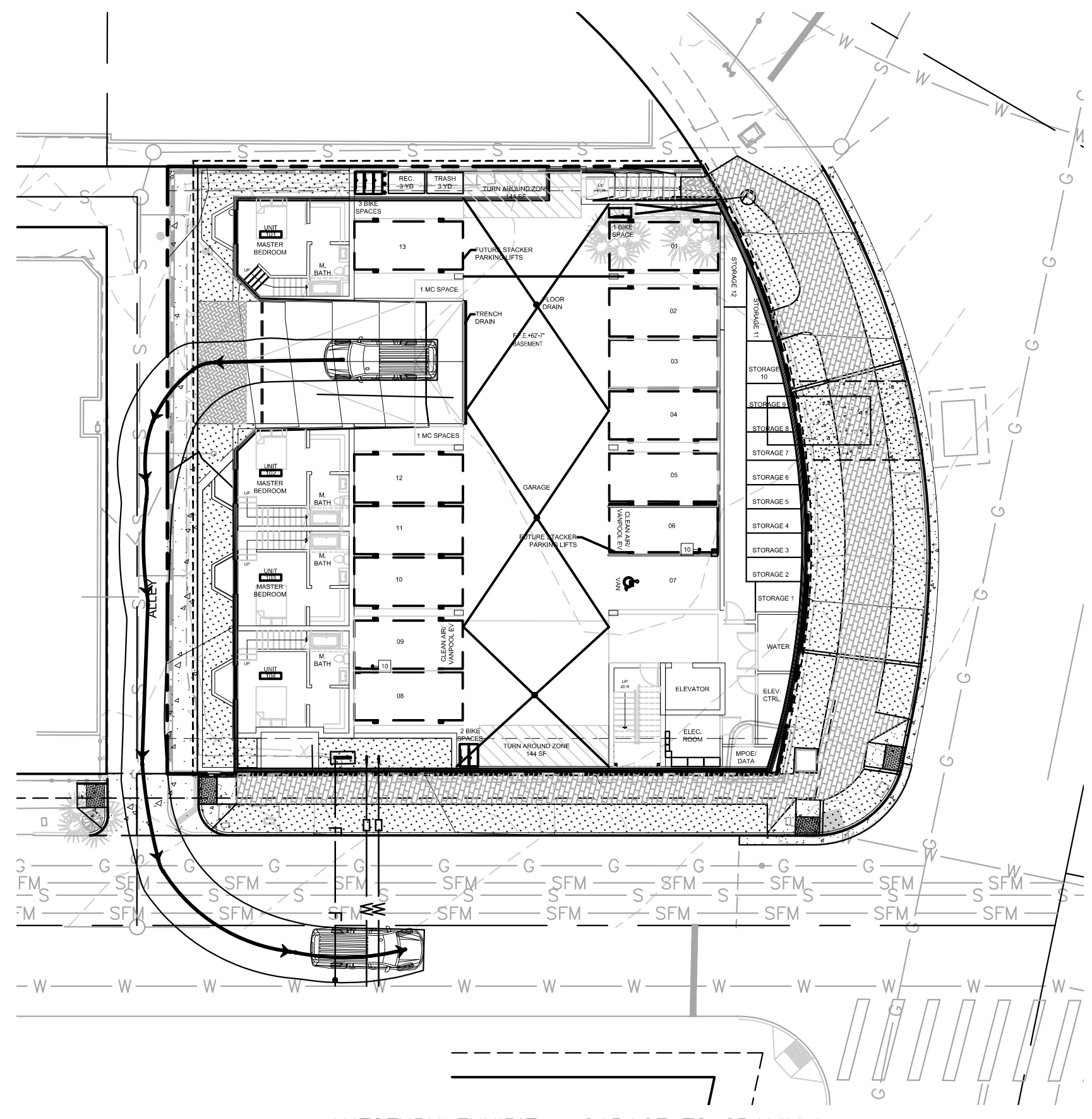


14% DRIVEWAY WITH 10' VERTICAL CURVE

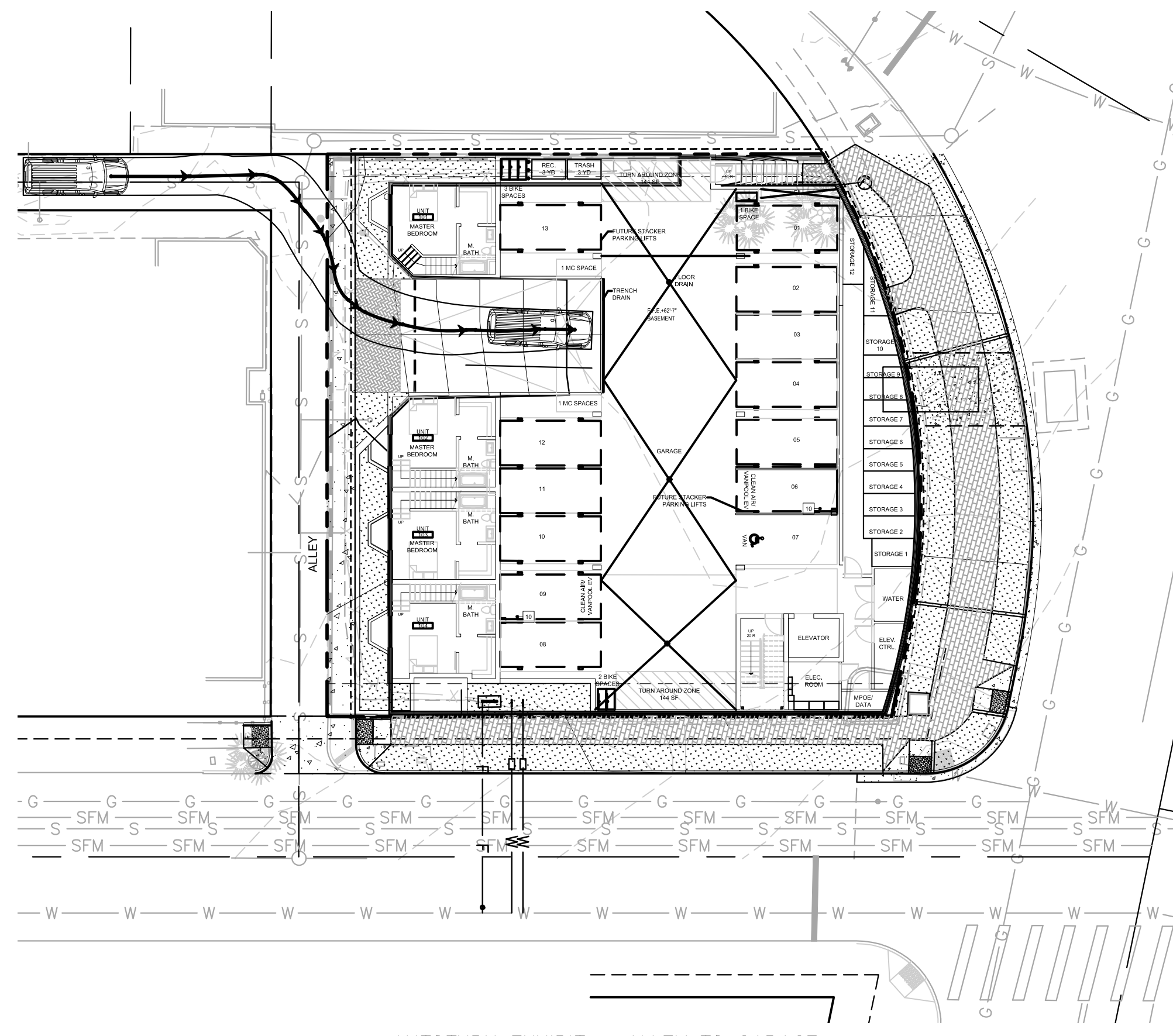
PRIVATE CONTRACT			
SECTIONS EXHIBIT FOR:			
GRAVILLA TOWNHOMES			
6710 LA JOLLA BOULEVARD LA JOLLA, CA, 92037			
CITY OF SAN DIEGO, CALIFORNIA DEVELOPMENT SERVICES DEPARTMENT SHEET 4 OF 5 SHEETS			PROJECT NO. 696299
FOR CITY ENGINEER	DATE	V.T.M. 2578103	
DESCRIPTION	BY	APPROVED	DATE FILMED
ORIGINAL	EXCEL		
AS-BUILTS			
CONTRACTOR	DATE STARTED		
INSPECTOR	DATE COMPLETED		
			Sheet C-4



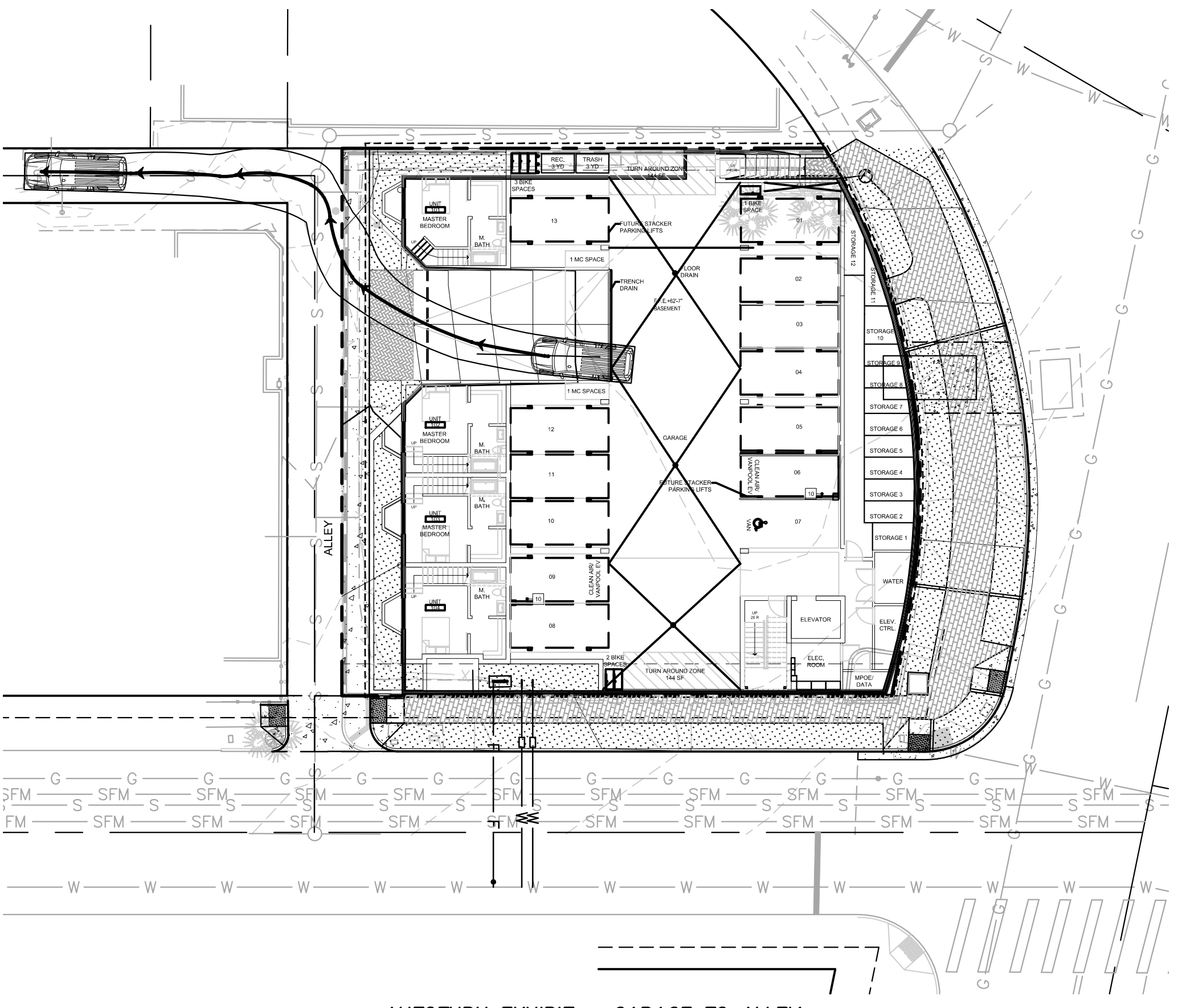
AUTOTURN EXHIBIT - GRAVILLA TO GARAGE



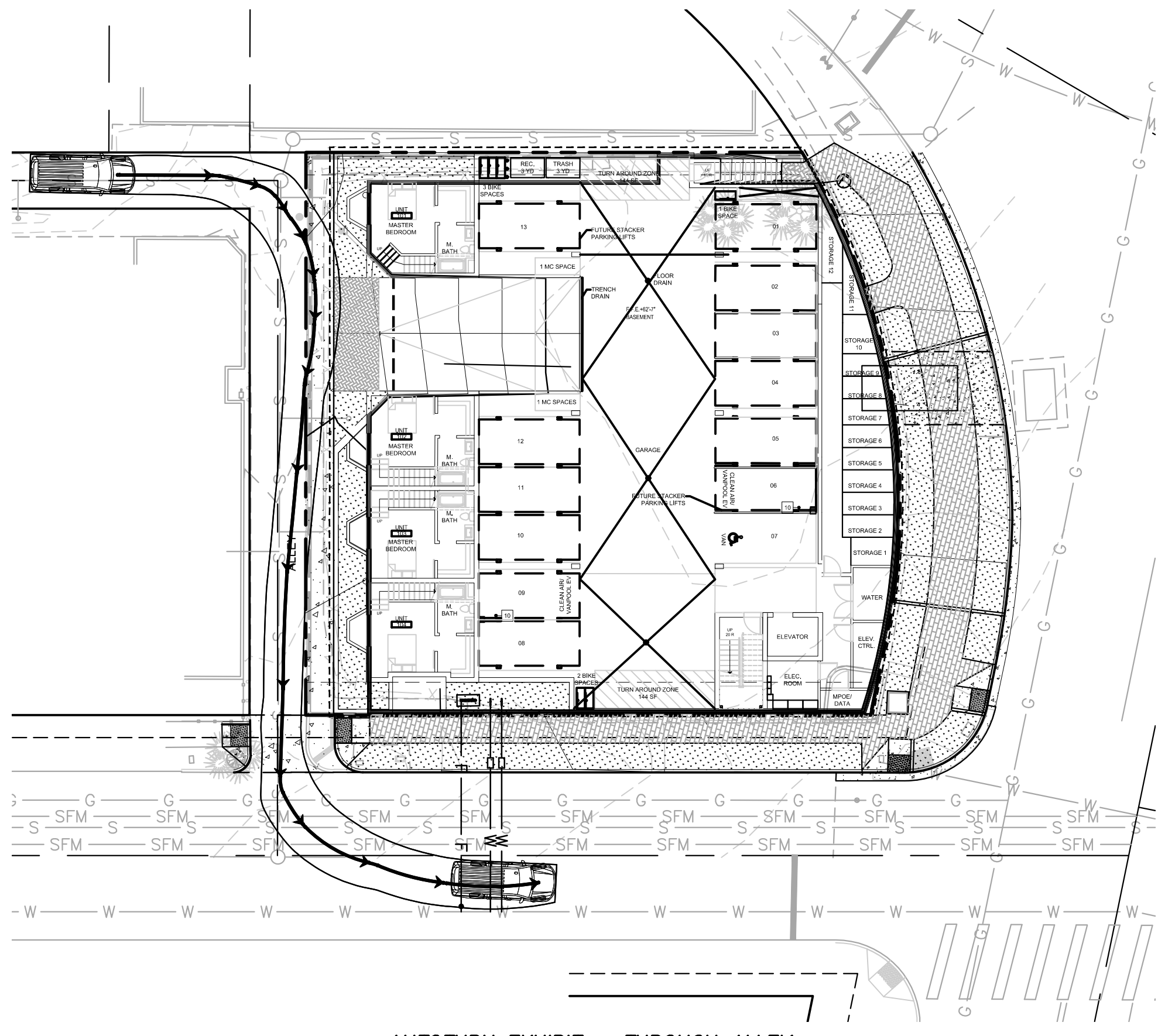
AUTOTURN EXHIBIT - GARAGE TO GRAVILLA



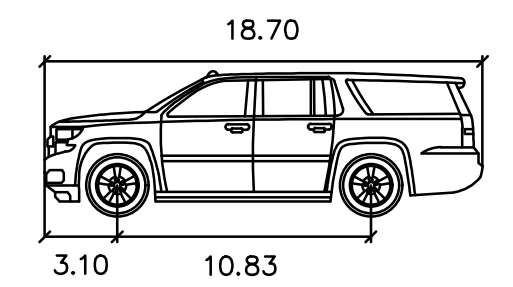
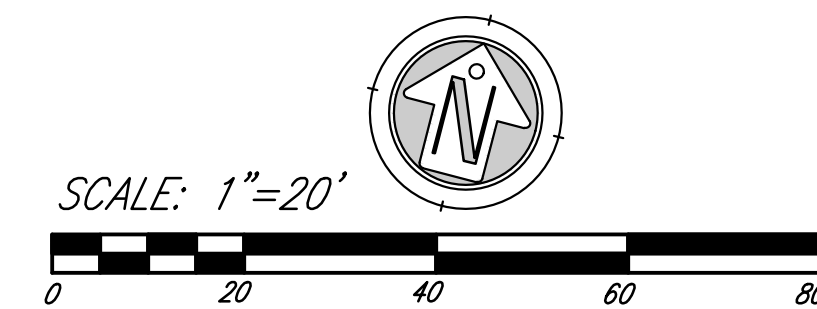
AUTOTURN EXHIBIT - ALLEY TO GARAGE



AUTOTURN EXHIBIT - GARAGE TO ALLEY

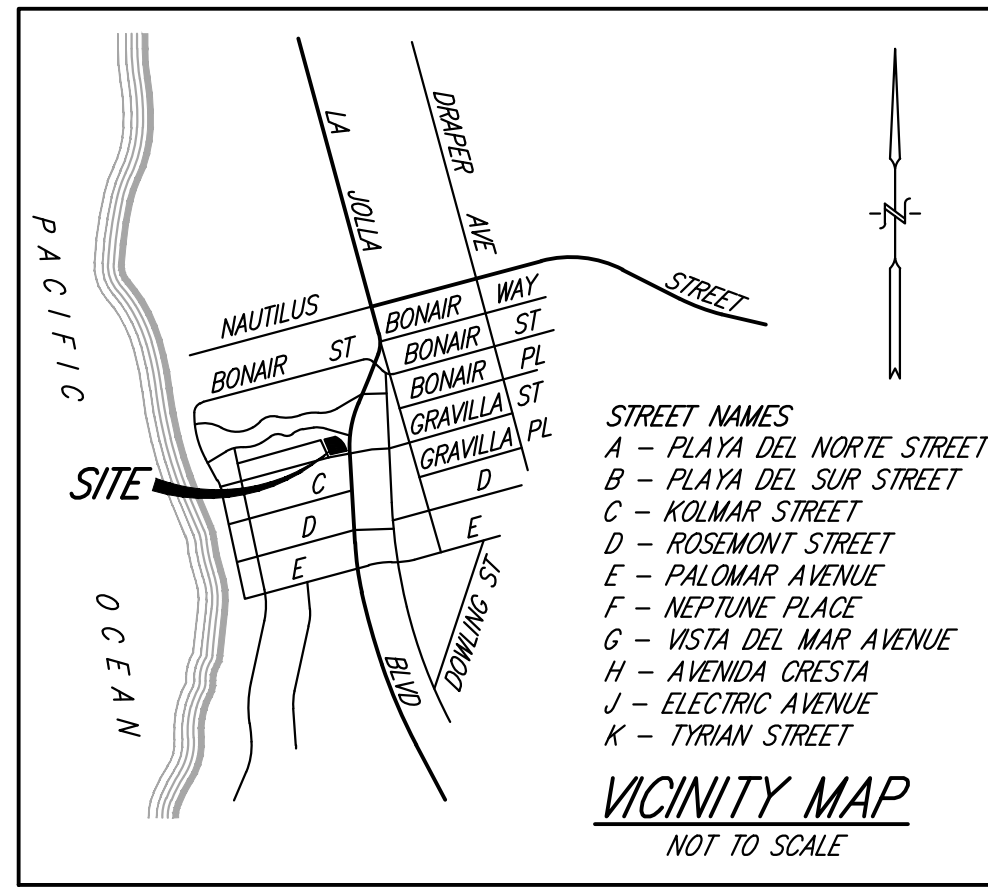


AUTOTURN EXHIBIT - THROUGH ALLEY



Chevrolet Suburban 2018
 Width : 6.71 feet
 Track : 6.63 feet
 Lock to Lock Time : 6.0
 Steering Angle : 35.4

PRIVATE CONTRACT				AUTOTURN EXHIBIT FOR:	
				GRAVILLA RESIDENTIAL	
				6710 LA JOLLA BOULEVARD LA JOLLA, CA, 92037	
CITY OF SAN DIEGO, CALIFORNIA DEVELOPMENT SERVICES DEPARTMENT SHEET 5 OF 5 SHEETS				PROJECT NO. _____	
FOR CITY ENGINEER		DATE		V.T.M.	
DESCRIPTION	BY	APPROVED	DATE	FILMED	
ORIGINAL	EXCEL				
AS-BUILTS				1882-6245 NAD83 COORDINATES	
CONTRACTOR				XXX-XXXX LAMBERT COORDINATES	
INSPECTOR		DATE STARTED		DATE COMPLETED	
				Sheet C-5	



~ LA JOLLA ~

AT SAN DIEGO CALIFORNIA

VESTING MAP FOR CONDOMINIUM PURPOSES

FOR A TOTAL OF 12 RESIDENTIAL AIRSPACE UNITS.

VESTING MAP No. _____

DEVELOPER / APPLICANT:

6710 LA JOLLA BLVD PARTNERS, LLC
1024 BAYSHORE DRIVE, SUITE 305
NEWPORT BEACH, CA 92660

TELEPHONE: (949) 445-1786
CONTACT: RHONDA NEELY

OWNER'S CERTIFICATE

WE HEREBY CERTIFY THAT WE ARE THE RECORD OWNERS OF THE PROPERTY SHOWN ON THE ATTACHED TENTATIVE MAP AND THAT SAID MAP SHOWS OUR ENTIRE CONTIGUOUS OWNERSHIP. WE UNDERSTAND THAT PROPERTY IS CONSIDERED CONTIGUOUS EVEN IF IT IS SEPARATED BY ROADS, STREETS UTILITY EASEMENTS OR RAILROAD RIGHT OF WAY.

APPLICANT / AGENT FOR OWNERS _____ DATE _____

MAP PREPARED BY:

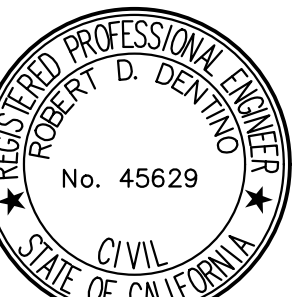
EXCEL ENGINEERING
440 STATE PLACE
ESCONDIDO, CA 92029
(760)745-8118



BY: *Michael D. Levin*
MICHAEL D. LEVIN DATE: 6-28-21

ENGINEER OF WORK:

EXCEL ENGINEERING
440 STATE PLACE
ESCONDIDO, CA 92029
(760)745-8118



BY: *Robert D. Dentino*
ROBERT D. DENTINO DATE: 6-28-21

MAP PREPARATION DATE:

JUNE 28, 2021

ASSESSOR'S PARCEL NUMBER:

APN 351-383-49-00 THROUGH 351-383-52-00

PROPERTY ADDRESS

6710 LA JOLLA BOULEVARD
LA JOLLA, CA 92037

GROSS LAND AREA (EXISTING)

10,165.65 SQ. FT. GROSS/NET

GROSS LAND AREA (PROPOSED)

10,165.65 SQ. FT. GROSS
9,664.99 SQ. FT. NET

EARTHWORK QUANTITIES

AMOUNT OF CUT-2,852 CY
AMOUNT OF FILL-14 CY
AMOUNT OF EXPORT SOIL-2,938 CY

EARTHWORK QUANTITIES NOTE

THE PROJECT PROPOSES TO EXPORT 2,838 CUBIC YARDS OF MATERIAL FROM THIS SITE. ALL EXPORT MATERIAL SHALL BE DISCHARGED TO A LEGAL DISPOSAL SITE. THE APPROVAL OF THIS PROJECT DOES NOT ALLOW PROCESSING AND SALE OF THE MATERIAL. ALL SUCH ACTIVITIES REQUIRE A SEPARATE CONDITIONAL USE PERMIT.

EXISTING ZONING

ZONING FOR THIS SITE PER THE CITY OF SAN DIEGO'S ZONING AND INFORMATION PORTAL

ZONING FOR THIS SITE IS IN THE LA JOLLA PLANNED DISTRICT: 4 (LJPD-4).

THIS ZONE INCLUDES NEIGHBORHOOD COMMERCIAL AREAS CHARACTERIZED BY SMALL RETAIL SHOPS, DEVELOPMENT IN THIS ZONE IS DOMINATED BY COMMUNITY SERVING AND VISITOR SERVICE RETAIL USES. THIS AREA, UNLIKE THE OTHER ZONES, IS AUTOMOBILE ORIENTED BECAUSE OF ITS LOCATION ALONG MAJOR STREETS. DEVELOPMENT STANDARDS FOR THIS ZONE ARE INTENDED TO MAINTAIN THE RETAIL COMMUNITY SERVING AND VISITOR SERVING USES, AND ENCOURAGE THE DEVELOPMENT OF SOME COMMUNITY SERVING OFFICES, AND RESIDENCES.

GROUND FLOOR AND STREET FRONTAGE REQUIREMENTS

REQUIRED/RESTRICTED GROUND FLOOR USES PER THE CITY OF SAN DIEGO'S MUNICIPAL CODE, CHAPTER 15 SECTION 159.0306.

(a) RETAIL
MINIMUM PERCENT OF GROSS GROUND FLOOR AREA: 50%
MINIMUM PERCENT OF STRUCTURE'S STREET FRONTAGE LENGTH: 50%

(b) OFFICE
MAXIMUM GROUND FLOOR AREA RESTRICTIONS: 50%
MAXIMUM STREET FRONTAGE LENGTH RESTRICTION: 50%

(c) RESIDENTIAL
NOT PERMITTED WITHIN FRONT 50% OF LOT

YARD AND SETBACKS

BUILDING SETBACKS PER THE CITY OF SAN DIEGO'S MUNICIPAL CODE, CHAPTER 15 SECTION 159.0307 (b).

- (1) FRONT YARD: NO REQUIREMENT
- (2) STREET SIDE YARD: NO REQUIREMENT
- (3) INTERIOR SIDE YARD: NO REQUIREMENT, EXCEPT THAT A FOUR-FOOT SIDE YARD SHALL BE PROVIDED IF ANY PORTION OF THE SIDE LOT LINE ABUTS RESIDENTIALLY ZONED PROPERTY. SUCH SIDE YARD SHALL BE INCREASED SEVEN FEET FOR ANY BUILDING HEIGHT ABOVE 20 FEET.
- (4) REAR YARD: NO REQUIREMENT, EXCEPT THAT A 15-FOOT REAR YARD SHALL BE PROVIDED IF ANY PORTION OF THE REAR LOT LINE ABUTS RESIDENTIALLY ZONED PROPERTY. SUCH REAR YARD SHALL BE INCREASED THREE FEET FOR ANY BUILDING HEIGHT ABOVE 20 FEET.
- (5) STREET FRONTAGE SETBACK: A MINIMUM 16-FOOT SETBACK, MEASURED FROM THE CURB TO THE BUILDING, SHALL BE REQUIRED. THIS IS A SEPARATE REQUIREMENT THAT MUST BE MET IN ADDITION TO ANY FRONT YARD SETBACK REQUIRED BY SECTION 159.0307(b)(1).
- (6) STREET CORNER LOT SETBACK: A BUILDING ON A STREET CORNER LOT SHALL BE SET BACK BEHIND AN IMAGINARY LINE THAT CONNECTS A POINT ON EACH OF THE STREET FRONT PROPERTY LINES WHICH IS DISTANT FROM THE CORNER BY A LENGTH EQUAL TO 20 PERCENT OF THE PARCEL FRONTAGE ALONG THAT STREET, OR 20 FEET, WHICHEVER IS LESS. A 20 PERCENT SETBACK DEVIATION AT THE PROPERTY LINE MAY BE APPROVED AS LONG AS ADDITIONAL EQUIVALENT AREA IS MADE AVAILABLE BEHIND THE IMAGINARY LINE LINKING THE SETBACK POINTS AT THE PROPERTY LINE.

MINIMUM LOT AREA AND DIMENSIONS

PER THE CITY OF SAN DIEGO'S MUNICIPAL CODE, CHAPTER 15 SECTION 159.0307 (a).

(1) THE MINIMUM LOT AREA SIZE SHALL BE 2,500 SQUARE FEET, WITH A MINIMUM FRONTAGE OF 25 FEET AND A MINIMUM LOT DEPTH OF AT LEAST 100 FEET.

MAXIMUM FLOOR AREA RATIOS (FAR)

PER THE CITY OF SAN DIEGO'S MUNICIPAL CODE, CHAPTER 15 SECTION 159.0307 (c).

MAXIMUM BASE FAR PER LOT - TABLE 159-030: 1.0
MAXIMUM OFFICE FAR* - TABLE 159-030: 0.5 OR 5000 GROSS SQ. FT., WHICHEVER IS LESS
MAXIMUM BUILDING FAR (INCLUDING BONUS) - TABLE 159-03E: 1.3

MAXIMUM BUILDING HEIGHT

PER THE CITY OF SAN DIEGO'S MUNICIPAL CODE, CHAPTER 15, SECTION 159.0307.

(d) MAXIMUM HEIGHT
THE MAXIMUM HEIGHT OF ANY POINT ON ANY STRUCTURE SHALL BE 30 FEET, LIMITED TO A MAXIMUM OF TWO STORIES.

(e) STREET FACADE ENVELOPE
A STREET FACADE ENVELOPE SHALL BE CREATED ALONG ANY PROPERTY LINE ADJACENT TO ANY PUBLIC STREET. THE ENVELOPE SHALL BE MEASURED 20 FEET VERTICALLY AND AT THE TOP THEREOF; SHALL SLOPE BACK AT A 45 DEGREE ANGLE TOWARD THE INTERIOR OF THE LOT. NO PORTION OF ANY BUILDING OR STRUCTURE SHALL EXTEND OUTSIDE SUCH ENVELOPE, EXCEPT TWENTY PERCENT OF THE LENGTH OF THE BUILDING FACADE MAY EXCEED THE 20 FOOT HEIGHT LIMIT, IN ORDER TO PROVIDE ROOF LINE AND FACADE VARIATIONS, ACCENTS, TOWER ELEMENTS, ETC.

LANDSCAPING REQUIREMENTS

PER THE CITY OF SAN DIEGO'S MUNICIPAL CODE, CHAPTER 15, APPENDIX B.

OPTION A: PROVIDE A LANDSCAPED AREA EQUAL TO 25 PERCENT OF THE TOTAL LOT AREA. THE LANDSCAPED AREA MAY BE PROVIDED AT THE GROUND LEVEL OR ON UPPER LEVEL BALCONIES, DECKS, ROOFS, WITH PERMANENTLY AFFIXED PLANTER BOXES OR ANY COMBINATION THEREOF. A MINIMUM OF 40 PERCENT OF THE LANDSCAPED AREA SHALL BE VEGETATED.

OPTION B: PROVIDE A GROUND LEVEL LANDSCAPED AREA EQUAL TO 15 PERCENT OF THE TOTAL LOT AREA.

LEGAL DESCRIPTION PER PRELIMINARY REPORT ORDER NO. NHSC-6417000 (29), DATED 5/25/2021 BY FIRST AMERICAN TITLE INSURANCE COMPANY

REAL PROPERTY IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

LOTS 28 TO 31 INCLUSIVE, IN BLOCK 5, OF LA JOLLA STRAND, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF NO. 1216, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, OCTOBER 18, 1909.

FLOOD ZONE DESIGNATION

FLOOD ZONE INFORMATION PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY WEBSITE:

THE PROPERTY LIES WITHIN ZONE X (AREA OF MINIMAL FLOOD HAZARD) OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY PANEL NO. 06073 C15844, EFFECTIVE DATE OF 12/20/2019.

PROJECT BENCHMARK

THE BENCHMARK FOR THIS TOPOGRAPHY IS PER THE CITY OF SAN DIEGO VERTICAL CONTROL BENCHMARK, A BRASS PLUG SET IN TOP OF CURB OF THE SOUTHWEST CURB RETURN AT THE INTERSECTION OF LA JOLLA BOULEVARD AND BONAIR STREET.

ELEVATION: 78.238 DATUM: MEAN SEA LEVEL

SOURCE OF TOPOGRAPHY

THE TOPOGRAPHY SHOWN ON SHEET 3 OF THIS SURVEY WAS CONDUCTED BY REPRESENTATIVES OF EXCEL ENGINEERING COMPLETED ON MAY 17, 2021 BY CONVENTIONAL SURVEYING PROCESSES.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, CCS 83, ZONE 6, NAD 83, EPOCH 2010.00, AND IS DETERMINED BY GPS MEASUREMENTS TAKEN ON MAY 17, 2021 AT POINTS 'A' AND 'B' SHOWN HEREON. POINTS 'A' AND 'B' WERE ESTABLISHED FROM CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS) 'S105' AND 'P472' DERIVED FROM GEODETIC VALUES PUBLISHED BY THE CALIFORNIA SPATIAL REFERENCE CENTER (CSRC) AND/OR NATIONAL GEODETIC SURVEY (NGS), RESPECTIVELY AND MEETS ALL THE REQUIREMENTS OF THE CALIFORNIA PUBLIC RESOURCES CODE. BEARING 'A'-'B': NORTH 75° 31' 24" EAST

QUOTED BEARINGS FROM REFERENCE MAPS OR DEEDS MAY OR MAY NOT BE IN TERMS OF SAID SYSTEM.

THE COMBINED GRID FACTOR AT POINT 'A' IS: 0.99998912. GRID DISTANCE = GROUND DISTANCE X COMBINED GRID FACTOR. ELEVATION AT POINT 'A' IS 74.85 (DATUM USED TO DETERMINE CGF).

ASSESSOR'S PARCEL NUMBERS

351-383-49-00 THROUGH 351-383-52-00

DISTURBED AREA

0.227 ACRES/9,884 SQ. FT

LANDSCAPE AREA

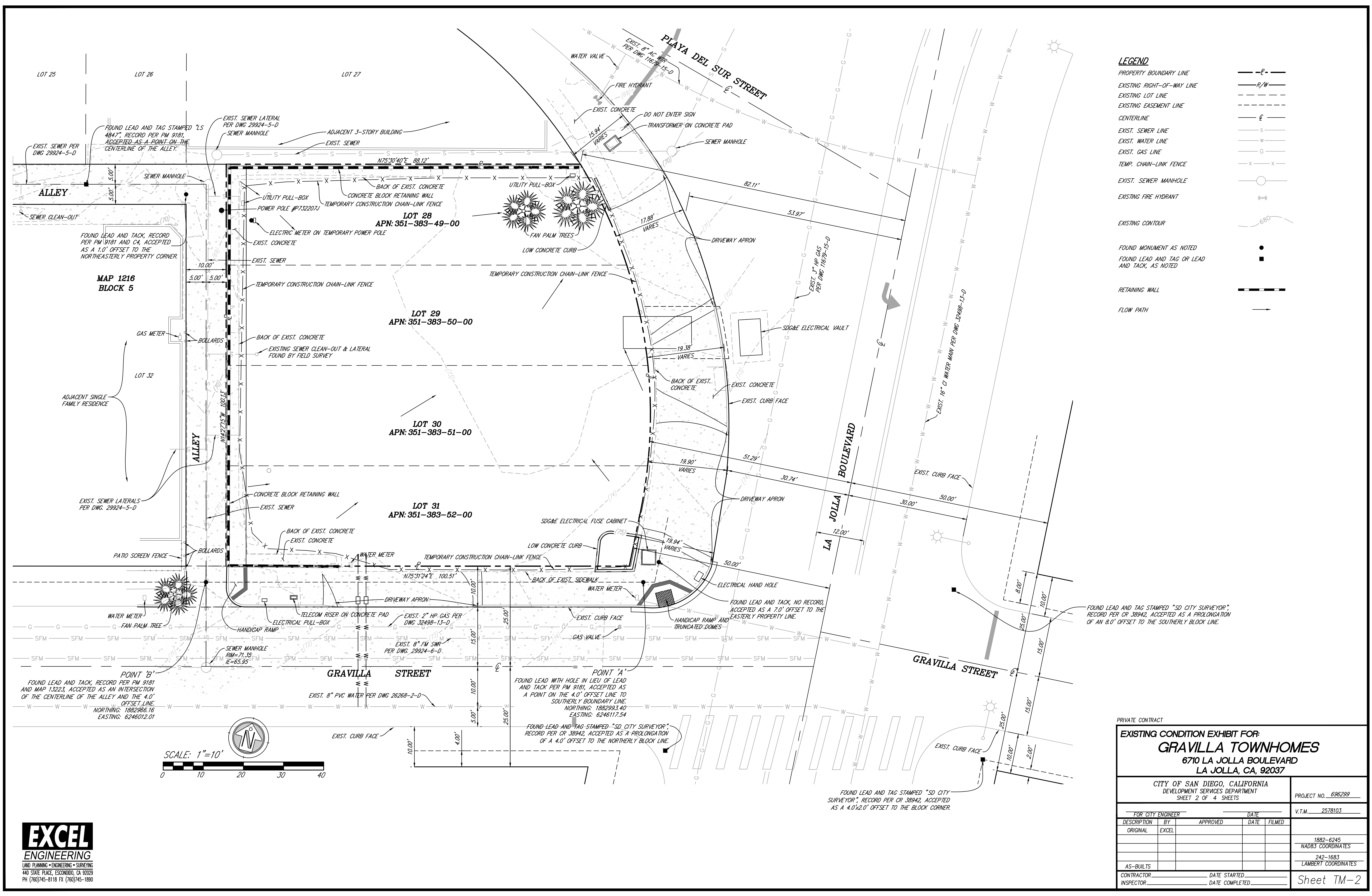
1,581 SQ. FT



PRIVATE CONTRACT			
TITLE SHEET FOR:			
GRAVILLA RESIDENTIAL			
6710 LA JOLLA BOULEVARD LA JOLLA, CA, 92037			
CITY OF SAN DIEGO, CALIFORNIA DEVELOPMENT SERVICES DEPARTMENT SHEET 1 OF 4 SHEETS			PROJECT NO. _____
FOR CITY ENGINEER	DATE	V.T.M.	
DESCRIPTION	BY	APPROVED	DATE FILMED
ORIGINAL	EXCEL		
AS-BUILTS			
CONTRACTOR	DATE STARTED		
INSPECTOR	DATE COMPLETED		
			Sheet TM-1

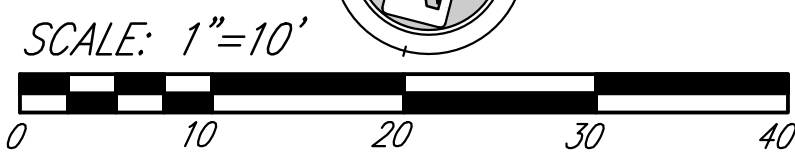
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LEGEND

PROPERTY BOUNDARY LINE	---
EXISTING RIGHT-OF-WAY LINE	R/W
EXISTING LOT LINE	---
EXISTING EASEMENT LINE	---
CENTERLINE	---
EXIST. SEWER LINE	S
EXIST. WATER LINE	W
EXIST. GAS LINE	G
TEMP. CHAIN-LINK FENCE	X-X
EXIST. SEWER MANHOLE	○
EXISTING FIRE HYDRANT	⊕
EXISTING CONTOUR	~
FOUND MONUMENT AS NOTED	●
FOUND LEAD AND TAG OR LEAD AND TACK, AS NOTED	■
RETAINING WALL	▬
FLOW PATH	→



POINT 'B'
 FOUND LEAD AND TACK, RECORD PER FM 9181 AND MAP 13223, ACCEPTED AS AN INTERSECTION OF THE CENTERLINE OF THE ALLEY AND THE 4.0' OFFSET LINE.
 NORTHING: 1882966.16
 EASTING: 6246012.01

POINT 'A'
 FOUND LEAD WITH HOLE IN LIEU OF LEAD AND TACK PER FM 9181, ACCEPTED AS A POINT ON THE 4.0' OFFSET LINE TO SOUTHERLY BOUNDARY LINE.
 NORTHING: 1882993.40
 EASTING: 6246117.54

FOUND LEAD AND TAG STAMPED "SD CITY SURVEYOR", RECORD PER CR 38942, ACCEPTED AS A PROLONGATION OF AN 8.0' OFFSET TO THE SOUTHERLY BLOCK LINE.

FOUND LEAD AND TAG STAMPED "SD CITY SURVEYOR", RECORD PER CR 38942, ACCEPTED AS A 4.0'x2.0' OFFSET TO THE BLOCK CORNER.

PRIVATE CONTRACT

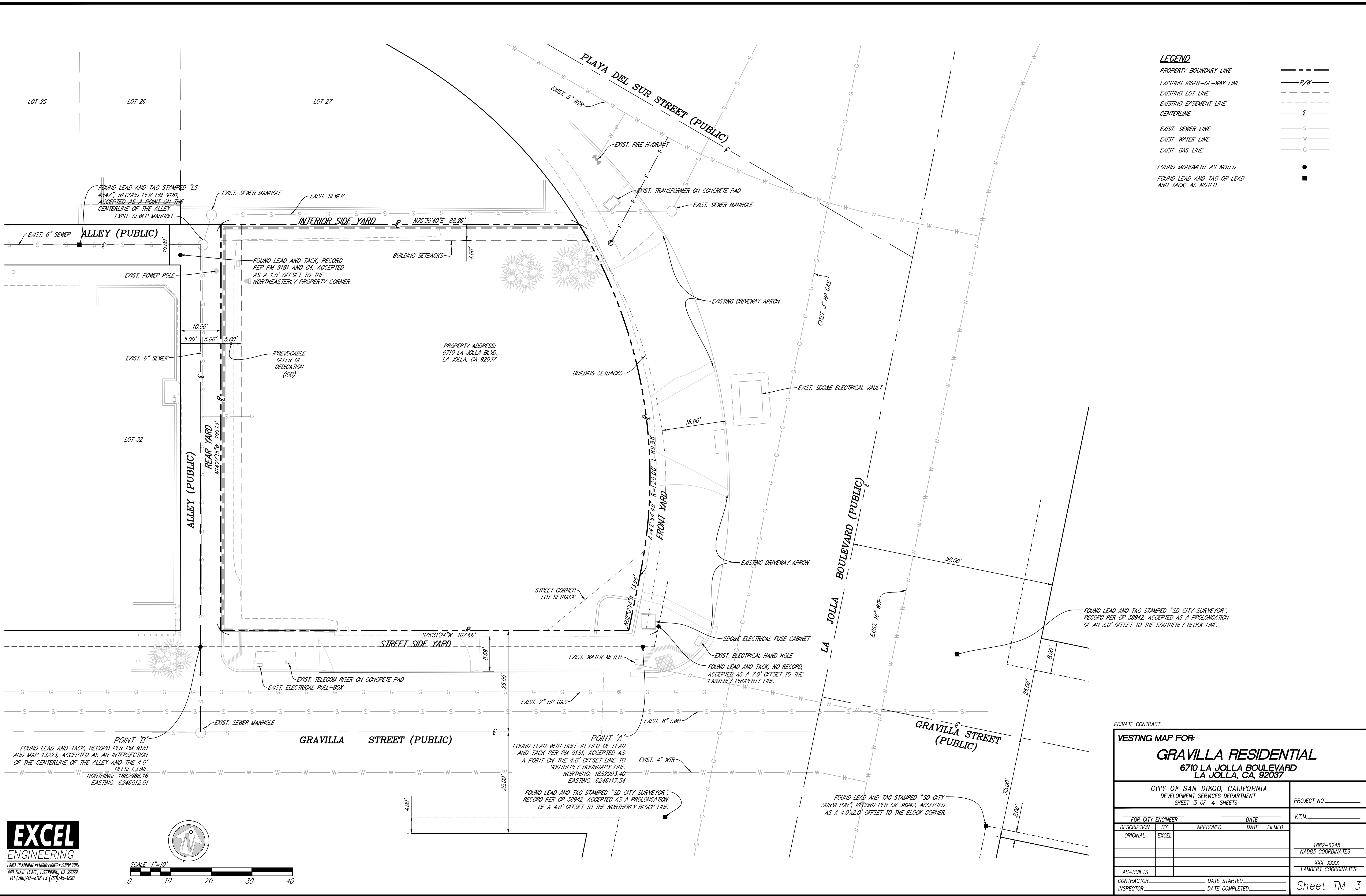
EXISTING CONDITION EXHIBIT FOR:
GRAVILLA TOWNHOMES
 6710 LA JOLLA BOULEVARD
 LA JOLLA, CA, 92037

CITY OF SAN DIEGO, CALIFORNIA DEVELOPMENT SERVICES DEPARTMENT SHEET 2 OF 4 SHEETS		PROJECT NO. 696299
FOR CITY ENGINEER	DATE	V.T.M. 2578103
DESCRIPTION	BY	APPROVED
ORIGINAL	EXCEL	DATE
AS-BUILTS		
CONTRACTOR	DATE STARTED	
INSPECTOR	DATE COMPLETED	

1882-6245
 NAD83 COORDINATES
 242-1683
 LAMBERT COORDINATES

Sheet TM-2





LEGEND

PROPERTY BOUNDARY LINE	---
EXISTING RIGHT-OF-WAY LINE	---R/W---
EXISTING LOT LINE	---
EXISTING EASEMENT LINE	---
CENTERLINE	---
EXIST. SEWER LINE	---
EXIST. WATER LINE	---
EXIST. GAS LINE	---
FOUND MONUMENT AS NOTED	●
FOUND LEAD AND TAG OR LEAD AND TACK, AS NOTED	■

FOUND LEAD AND TAG STAMPED "LS 4847", RECORD PER PM 9181, ACCEPTED AS A POINT ON THE CENTERLINE OF THE ALLEY.
 EXIST. SEWER MANHOLE

FOUND LEAD AND TACK, RECORD PER PM 9181 AND C4, ACCEPTED AS A 1.0' OFFSET TO THE NORTHEASTERLY PROPERTY CORNER.

PROPERTY ADDRESS:
 6710 LA JOLLA BLVD.
 LA JOLLA, CA 92037

FOUND LEAD AND TAG STAMPED "SD CITY SURVEYOR", RECORD PER CR 38942, ACCEPTED AS A PROLONGATION OF AN 8.0' OFFSET TO THE SOUTHERLY BLOCK LINE.

POINT 'B'
 FOUND LEAD AND TACK, RECORD PER PM 9181 AND MAP 13223, ACCEPTED AS AN INTERSECTION OF THE CENTERLINE OF THE ALLEY AND THE 4.0' OFFSET LINE.
 NORTHING: 1882986.16
 EASTING: 6246012.01

POINT 'A'
 FOUND LEAD WITH HOLE IN LIEU OF LEAD AND TACK PER PM 9181, ACCEPTED AS A POINT ON THE 4.0' OFFSET LINE TO SOUTHERLY BOUNDARY LINE.
 NORTHING: 1882983.40
 EASTING: 6246117.54

FOUND LEAD AND TAG STAMPED "SD CITY SURVEYOR", RECORD PER CR 38942, ACCEPTED AS A PROLONGATION OF A 4.0' OFFSET TO THE NORTHERLY BLOCK LINE.

FOUND LEAD AND TAG STAMPED "SD CITY SURVEYOR", RECORD PER CR 38942, ACCEPTED AS A 4.0'x2.0' OFFSET TO THE BLOCK CORNER.

EXCEL ENGINEERING
 LAND PLANNING • ENGINEERING • SURVEYING
 440 STATE PLAZA, ESCONDIDO, CA 92025
 PH (760)745-8118 FX (760)745-1880

SCALE: 1"=10'

PRIVATE CONTRACT

VESTING MAP FOR:
GRAVILLA RESIDENTIAL
 6710 LA JOLLA BOULEVARD
 LA JOLLA, CA, 92037

CITY OF SAN DIEGO, CALIFORNIA
 DEVELOPMENT SERVICES DEPARTMENT
 SHEET 3 OF 4 SHEETS

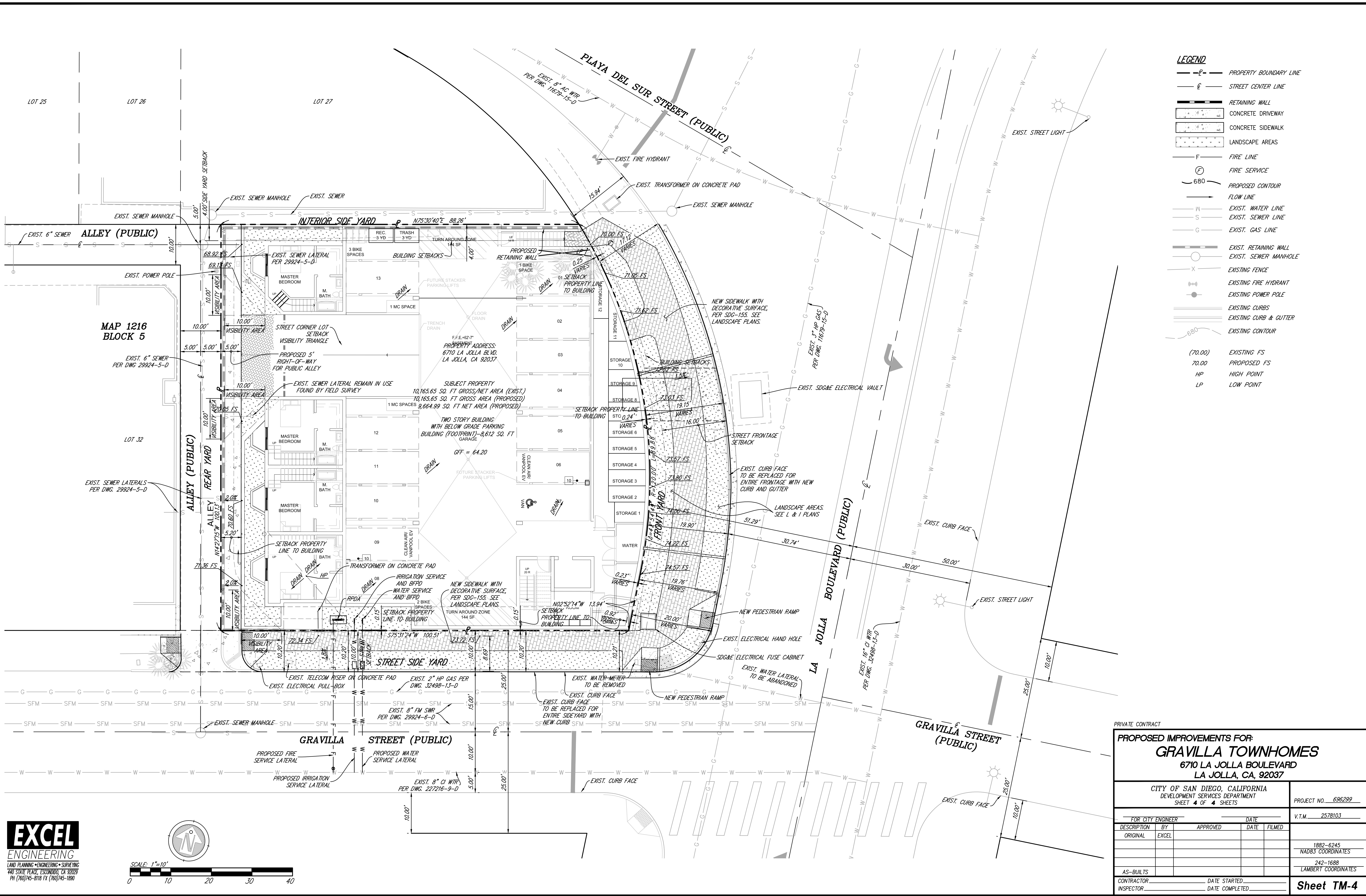
PROJECT NO. _____

FOR CITY ENGINEER	DATE	V.T.M.
DESCRIPTION	BY	APPROVED
ORIGINAL	EXCEL	DATE
		FILMED
AS-BUILTS		
CONTRACTOR	DATE STARTED	
INSPECTOR	DATE COMPLETED	

1882-6245
 NAD83 COORDINATES
 XXX-XXXX
 LAMBERT COORDINATES

Sheet TM-3

K: 121121028 [Engineering] [Preliminary] TM 121028P-1M02-Plan View.dwg 7/29/2021 9:12 AM ORIGINAL PLOT SIZE: PDF 24x36



LEGEND

- PROPERTY BOUNDARY LINE
- STREET CENTER LINE
- RETAINING WALL
- CONCRETE DRIVEWAY
- CONCRETE SIDEWALK
- LANDSCAPE AREAS
- FIRE LINE
- FIRE SERVICE
- PROPOSED CONTOUR
- FLOW LINE
- EXIST. WATER LINE
- EXIST. SEWER LINE
- EXIST. GAS LINE
- EXIST. RETAINING WALL
- EXIST. SEWER MANHOLE
- EXISTING FENCE
- EXISTING FIRE HYDRANT
- EXISTING POWER POLE
- EXISTING CURBS
- EXISTING CURB & GUTTER
- EXISTING CONTOUR

(70.00) EXISTING FS
 70.00 PROPOSED FS
 HP HIGH POINT
 LP LOW POINT

MAP 1216
BLOCK 5

LOT 25 LOT 26 LOT 27

LOT 32

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 440 STATE PLACE, ESCONDO, CA 92025
 PH (760) 745-8118 FX (760) 745-1880

SCALE: 1"=10'

PRIVATE CONTRACT

**PROPOSED IMPROVEMENTS FOR:
GRAVILLA TOWNHOMES**
 6710 LA JOLLA BOULEVARD
 LA JOLLA, CA, 92037

CITY OF SAN DIEGO, CALIFORNIA
 DEVELOPMENT SERVICES DEPARTMENT
 SHEET 4 OF 4 SHEETS

PROJECT NO. 696299

V.T.M. 2578103

FOR CITY ENGINEER		DATE	
DESCRIPTION	BY	APPROVED	FILMED
ORIGINAL	EXCEL		

AS-BUILTS

CONTRACTOR _____ DATE STARTED _____
 INSPECTOR _____ DATE COMPLETED _____

1882-6245
NAD83 COORDINATES
 242-1688
LAMBERT COORDINATES

Sheet TM-4

K:\21\21028 [Engineering] [Preliminary] [M] 21028P-M04-Plan View with Building.dwg 8/26/2022 2:46 PM ORIGINAL PLOT SIZE: PDF: 24x36

PLAN GENERAL NOTES

SITE ADDRESS
6710 LA JOLLA BOULEVARD, LA JOLLA, CA 92037

DEDICATION
PROPOSED 5'-0" ALLEY DEDICATION

PEDESTRIAN PAVING.
REFER TO LANDSCAPE DRAWINGS FOR PEDESTRIAN PAVING TYPES AND FINISHES

FIRE HYDRANTS.
SEE MAP BELOW FOR FIRE HYDRANT LOCATIONS WITHIN 600 FT. RADIUS.

REFUSE & RECYCLING :
REFUSE (3YD) & RECYCLING (3YD) LOCATED ON A2.00 BASEMENT PLAN.
COMPOST BINS ARE LABELED AND LOCATED ON GROUND FLOOR & LEVEL 2.

PARKING CALCULATIONS :
12 PARKING STALLS TOTAL (INCLUDING 1 VAN ACCESSIBLE STALL) LOCATED ON A2.00 BASEMENT PLAN.

CONSULTANT:

PROJECT NAME:

SITE PLAN LEGEND

- PROPERTY LINE
- LIMIT OF WORK
- SETBACK
- ACCESSIBILITY PATH OF TRAVEL PER CBC 11B
- RED CURB
- MTS TRANSIT STOP
- P L PROPERTY LINE
- CL CENTER LINE
- (E) EXISTING
- o BOLLARD
- FIRE HYDRANT
- ▣ VISIBILITY TRIANGLES (NO OBJECT HIGHER THAN 24" ARE PERMITTED)

KEYNOTES

01	NEW TRANSFORMER ON PAD
02	VENTILATED COMPOST CLOSET
03	EXISTING CURB RAMP
04	(10'x10') VISIBILITY TRIANGLES
05	LIGHT WELL W/ GRATE
06	FOB KEY ENTRANCE
07	VEHICLE GATE
08	REMOVE AND REPLACE IN-KIND, CONCRETE BLOCK WALL
09	NEW LANDSCAPING BY OTHERS
21	NO OBSTRUCTION INCLUDING SOLID WALLS IN THE VISIBILITY AREA SHALL EXCEED 3 FEET IN HEIGHT. PER SDMC SECTION 142.0409 (B)(2), PLANT MATERIAL, OTHER THAN TREES, LOCATED WITHIN VISIBILITY AREAS OR THE ADJACENT PUBLIC RIGHT-OF-WAY SHALL NOT EXCEED 36 INCHES IN HEIGHT, MEASURED FROM THE LOWEST GRADE ABUTTING THE PLANT MATERIAL TO THE TOP OF THE PLANT MATERIAL.
22	FUSE BOX

CURB UTILIZATION COUNT

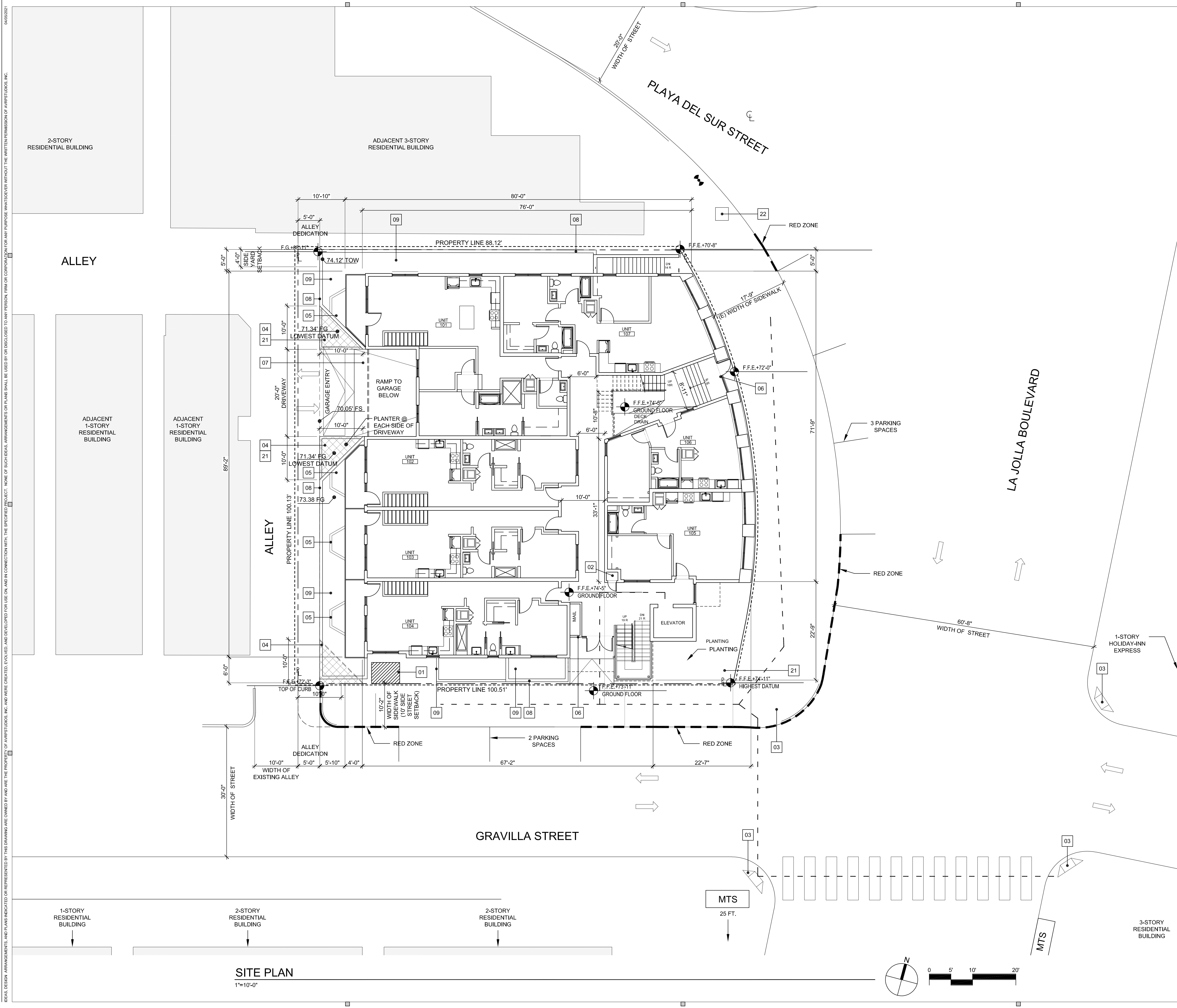
EXISTING - 0 PARKING SPACES
PROPOSED - 5 PARKING SPACES
PROPOSED RESIDENTIAL BICYCLE PARKING SPACES: 6

ISSUE DATES:	DESCRIPTION:	DATE:
INITIAL SUBMISSION		08.17.2021
RESUBMITTAL #1		12.22.2021
RESUBMITTAL #2		04.01.2022
RESUBMITTAL #3		06.08.2022
RESUBMITTAL #4		09.14.2022

PROJECT NO.	18063
AVRPS STUDIOS:	
PTS #	0698299
DRAWN BY:	DC
CHECKED BY:	CB
SHEET TITLE:	SITE PLAN

SHEET NUMBER:

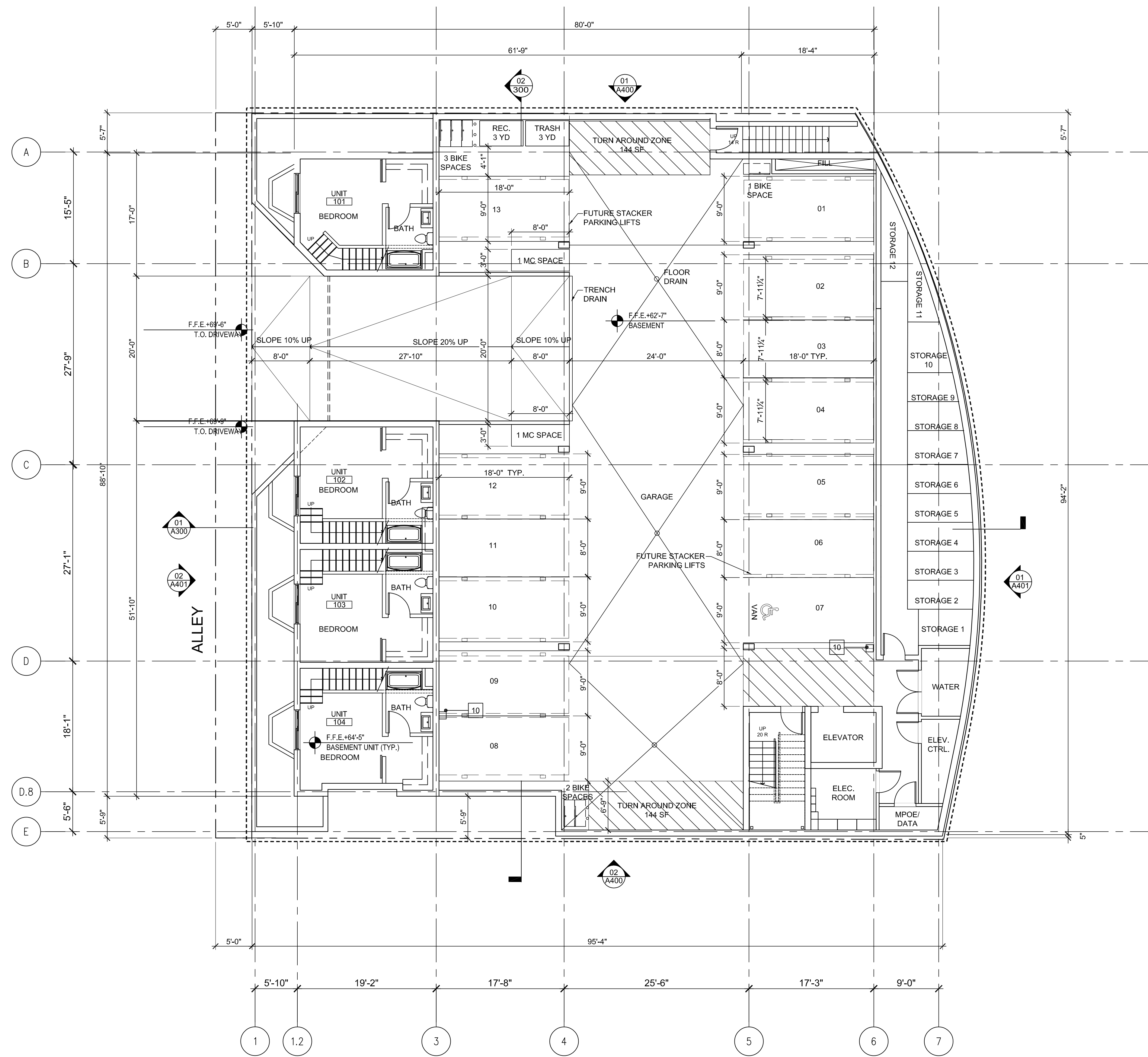
NOT FOR CONSTRUCTION
GRAVILLA TOWNHOMES
6710 LA JOLLA BOULEVARD
LA JOLLA, CALIFORNIA 92037



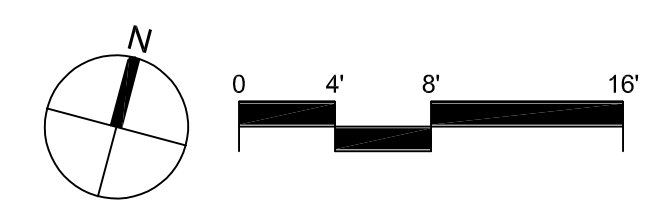
SITE PLAN
1"=10'-0"

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BASEMENT
1/8"=1'-0"



PLAN GENERAL NOTES

SITE ADDRESS
 6710 LA JOLLA BOULEVARD, LA JOLLA, CA 92037

DEDICATION
 PROPOSED 5'-0" ALLEY DEDICATION

PEDESTRIAN PAVING.
 REFER TO LANDSCAPE DRAWINGS FOR PEDESTRIAN PAVING TYPES AND FINISHES

REFUSE & RECYCLING :
 REFUSE (3YD) & RECYCLING (3YD) LOCATED ON A2.00 BASEMENT PLAN.
 COMPOST BINS ARE LABELED AND LOCATED ON GROUND FLOOR & LEVEL 2.

PARKING CALCULATIONS :
 12 PARKING STALLS TOTAL (INCLUDING 1 VAN ACCESSIBLE STALL) LOCATED ON A2.00 BASEMENT PLAN.

PLAN LEGEND

- PROPERTY LINE
- LIMIT OF WORK
- SETBACK

- TRANSIT STOP
- PROPERTY LINE
- CENTER LINE
- EXISTING
- BOLLARD
- FIRE HYDRANT
- VISIBILITY TRIANGLES (NO OBJECT HIGHER THAN 36" ARE PERMITTED)

KEYNOTES

01	NEW TRANSFORMER ON PAD
02	VENTILATED COMPOST CLOSET
03	EXISTING CURB RAMP
04	(10'x10') VISIBILITY TRIANGLES
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08	REMOVE AND REPLACE IN-KIND, CONCRETE BLOCK WALL
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10	EVCS
11	ROOF CONDENSER, TYPICAL
12	ALL MECHANICAL OR SOLAR EQUIPMENT IS SCREENED BY PARAPET WALLS, TYPICAL
19	TYPICAL METAL & WOOD CANTILEVERED ROOF AWNING

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CONSULTANT:

PROJECT NAME:

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6710 LA JOLLA BOULEVARD
LA JOLLA, CALIFORNIA 92037

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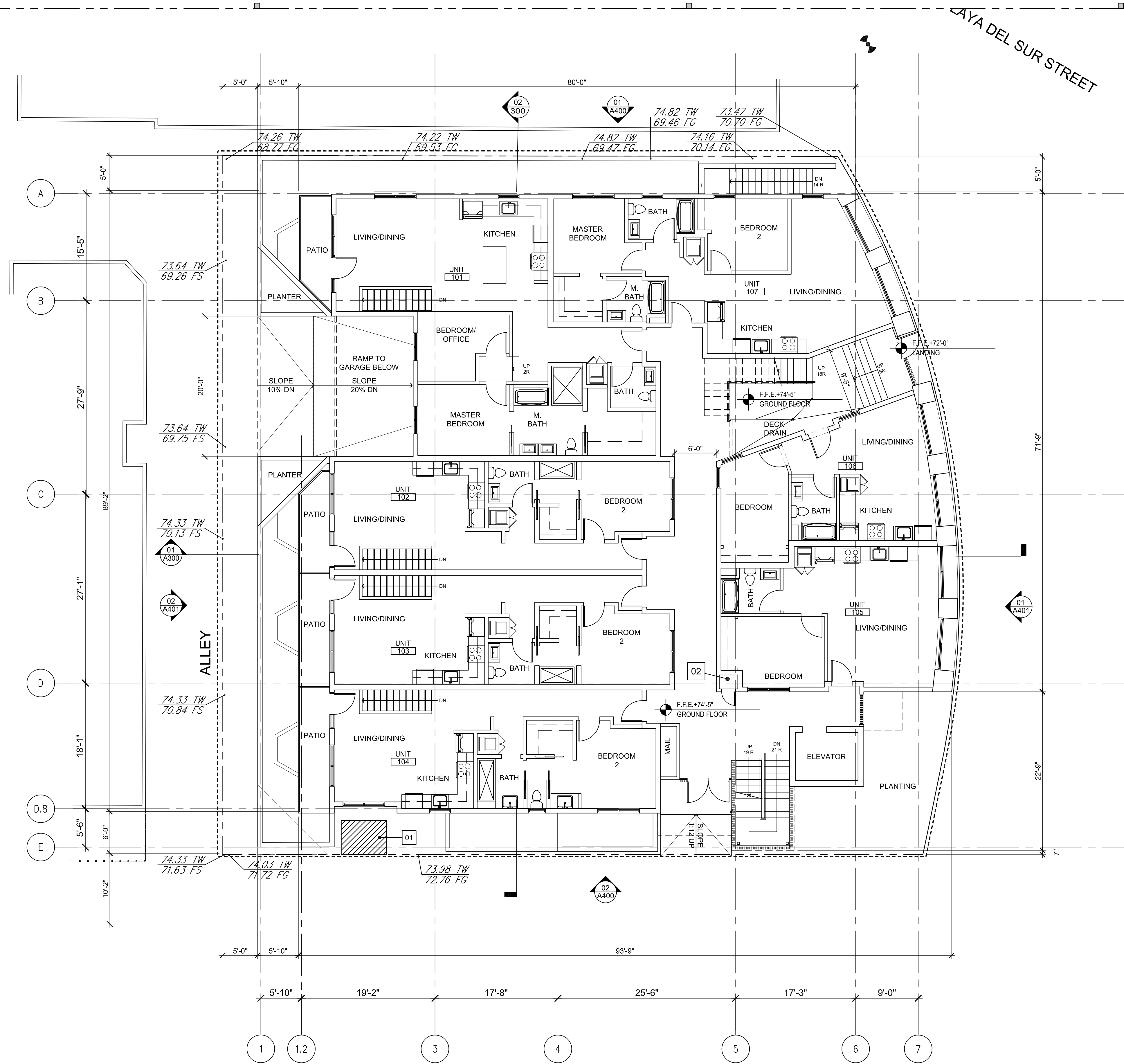
FLOOR PLAN - BASEMENT

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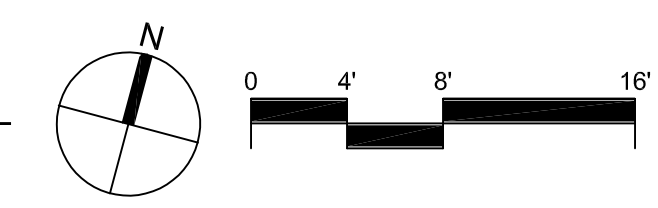
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ALLEY



GROUND FLOOR
1/8"=1'-0"



PLAN GENERAL NOTES

SITE ADDRESS
6710 LA JOLLA BOULEVARD, LA JOLLA, CA 92037

DEDICATION
PROPOSED 5'-0" ALLEY DEDICATION

PEDESTRIAN PAVING.
REFER TO LANDSCAPE DRAWINGS FOR PEDESTRIAN PAVING TYPES AND FINISHES

REFUSE & RECYCLING :
REFUSE (3YD) & RECYCLING (3YD) LOCATED ON A2.00 BASEMENT PLAN.
COMPOST BINS ARE LABELED AND LOCATED ON GROUND FLOOR & LEVEL 2.

PARKING CALCULATIONS :
12 PARKING STALLS TOTAL (INCLUDING 1 VAN ACCESSIBLE STALL) LOCATED ON A2.00 BASEMENT PLAN.

PLAN LEGEND

- PROPERTY LINE
- LIMIT OF WORK
- SETBACK

- MIS TRANSIT STOP
- PROPERTY LINE
- CENTER LINE
- EXISTING
- BOLLARD
- FIRE HYDRANT
- ▲ VISIBILITY TRIANGLES (NO OBJECT HIGHER THAN 36" ARE PERMITTED)

KEYNOTES

01	NEW TRANSFORMER ON PAD
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19	TYPICAL METAL & WOOD CANTILEVERED ROOF AWNING

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PROJECT NAME:

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GRAVILLA TOWNHOMES
6710 LA JOLLA BOULEVARD
LA JOLLA, CALIFORNIA 92037

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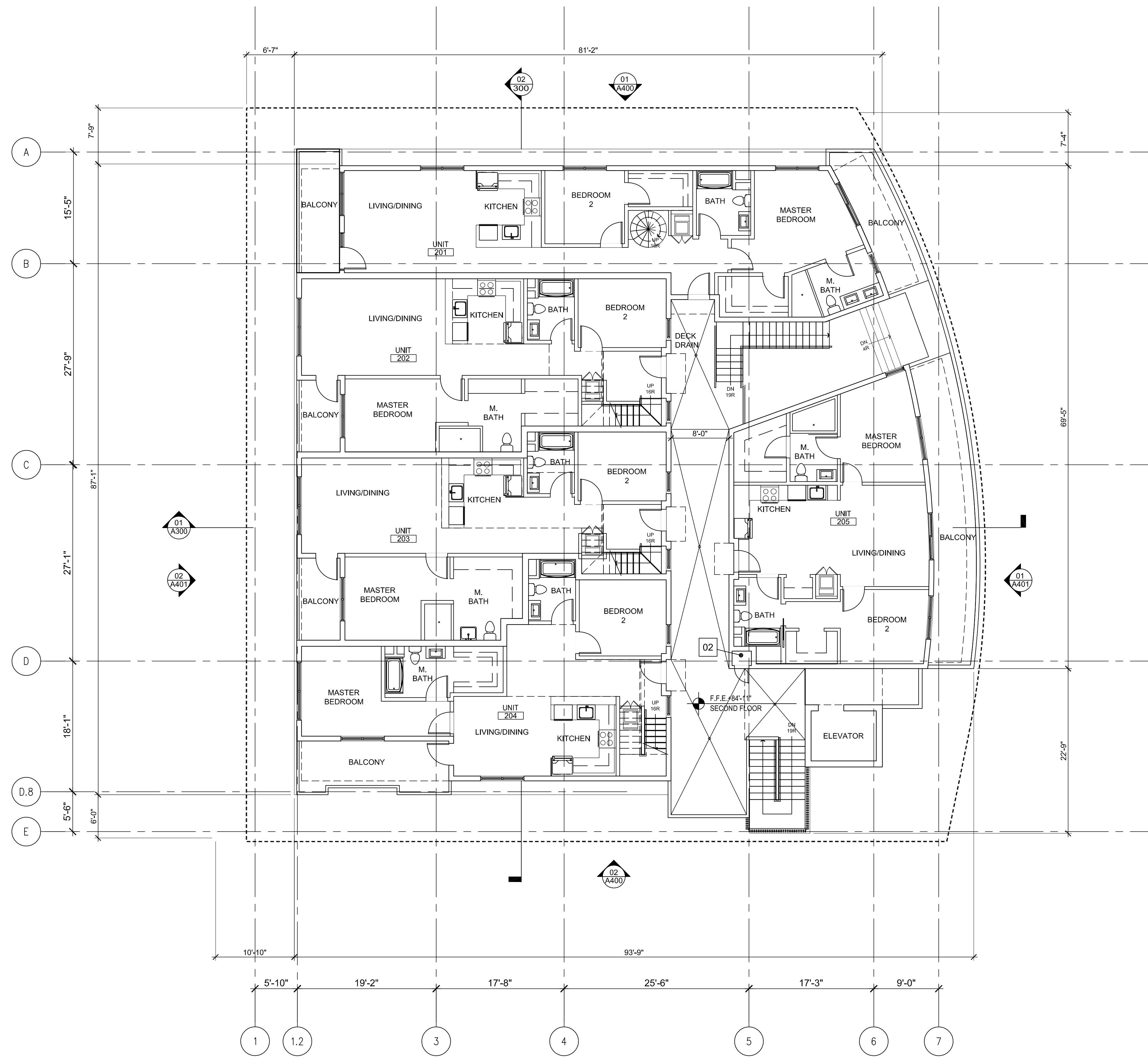
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AVRPSTUDIOS: 0698299
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FLOOR PLAN - GROUND FLOOR

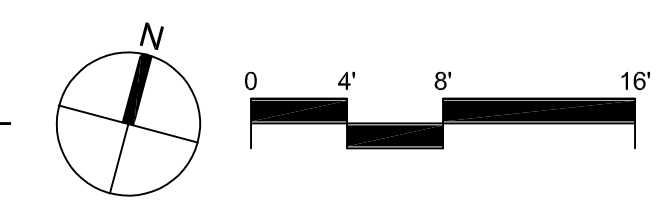
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SECOND FLOOR
1/8"=1'-0"



PLAN GENERAL NOTES

SITE ADDRESS
6710 LA JOLLA BOULEVARD, LA JOLLA, CA 92037

DEDICATION
PROPOSED 5'-0" ALLEY DEDICATION

PEDESTRIAN PAVING.
REFER TO LANDSCAPE DRAWINGS FOR PEDESTRIAN PAVING TYPES AND FINISHES

REFUSE & RECYCLING :
REFUSE (3YD) & RECYCLING (3YD) LOCATED ON A2.00 BASEMENT PLAN.
COMPOST BINS ARE LABELED AND LOCATED ON GROUND FLOOR & LEVEL 2.

PARKING CALCULATIONS :
12 PARKING STALLS TOTAL (INCLUDING 1 VAN ACCESSIBLE STALL) LOCATED ON A2.00 BASEMENT PLAN.

PLAN LEGEND

- PROPERTY LINE
- LIMIT OF WORK
- SETBACK
- MTS TRANSIT STOP
- P PROPERTY LINE
- C CENTER LINE
- (E) EXISTING LINE
- o BOLLARD
- FIRE HYDRANT
- ◻ VISIBILITY TRIANGLES (NO OBJECT HIGHER THAN 36" ARE PERMITTED)

KEYNOTES

01	NEW TRANSFORMER ON PAD
02	VENTILATED COMPOST CLOSET
03	EXISTING CURB RAMP
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6710 LA JOLLA BOULEVARD
LA JOLLA, CALIFORNIA 92037

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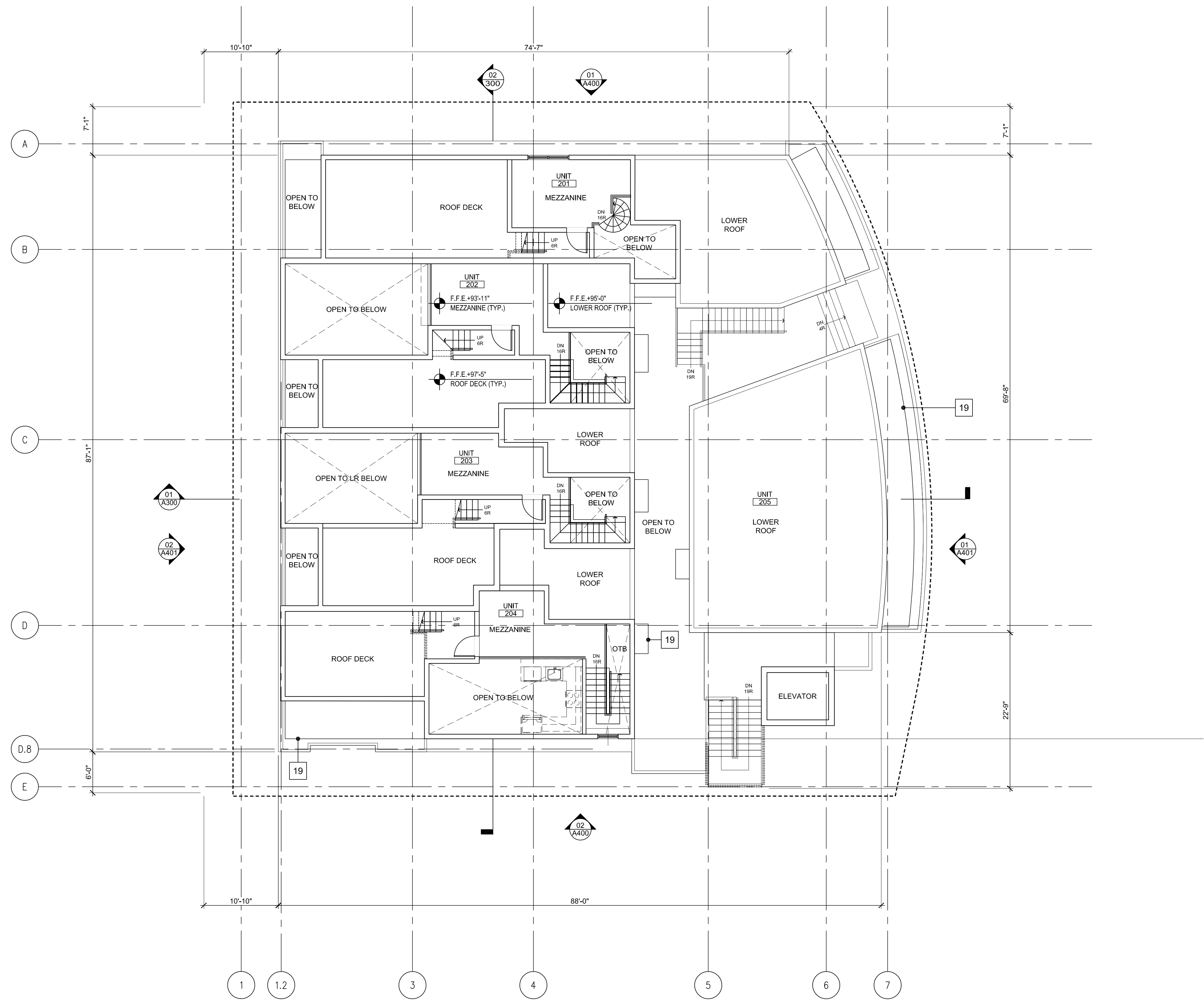
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AVRPSTUDIOS: 0698299
DRAWN BY: DC
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SHEET TITLE:

FLOOR PLAN -
SECOND FLOOR

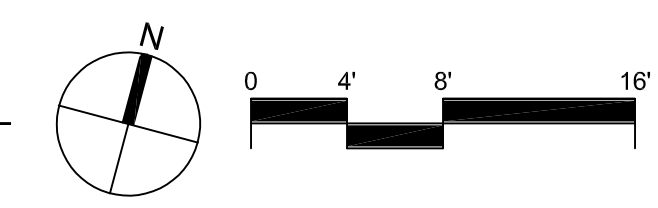
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MEZZANINE
1/8"=1'-0"



PLAN GENERAL NOTES

SITE ADDRESS
6710 LA JOLLA BOULEVARD, LA JOLLA, CA 92037

DEDICATION
PROPOSED 5'-0" ALLEY DEDICATION

PEDESTRIAN PAVING.
REFER TO LANDSCAPE DRAWINGS FOR PEDESTRIAN PAVING TYPES AND FINISHES

REFUSE & RECYCLING :
REFUSE (3YD) & RECYCLING (3YD) LOCATED ON A2.00 BASEMENT PLAN.
COMPOST BINS ARE LABELED AND LOCATED ON GROUND FLOOR & LEVEL 2.

PARKING CALCULATIONS :
12 PARKING STALLS TOTAL (INCLUDING 1 VAN ACCESSIBLE STALL) LOCATED ON A2.00 BASEMENT PLAN.

PLAN LEGEND

- PROPERTY LINE
- LIMIT OF WORK
- SETBACK

- MIS TRANSIT STOP
- PROPERTY LINE
- CENTER LINE
- EXISTING LINE
- BOLLARD
- FIRE HYDRANT
- VISIBILITY TRIANGLES (NO OBJECT HIGHER THAN 36" ARE PERMITTED)

KEYNOTES

01	NEW TRANSFORMER ON PAD
02	VENTILATED COMPOST CLOSET
03	EXISTING CURB RAMP
04	(10'x10') VISIBILITY TRIANGLES
05	LIGHT WELL W/ GRATE
06	FOB KEY ENTRANCE
07	VEHICLE GATE
08	REMOVE AND REPLACE IN-KIND, CONCRETE BLOCK WALL
09	NEW LANDSCAPING BY OTHERS
10	EVCS
11	ROOF CONDENSER, TYPICAL
12	ALL MECHANICAL OR SOLAR EQUIPMENT IS SCREENED BY PARAPET WALLS, TYPICAL
19	TYPICAL METAL & WOOD CANTILEVERED ROOF AWNING

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6710 LA JOLLA BOULEVARD
LA JOLLA, CALIFORNIA 92037

ISSUE DATES:

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RESUBMITTAL #3	06.08.2022
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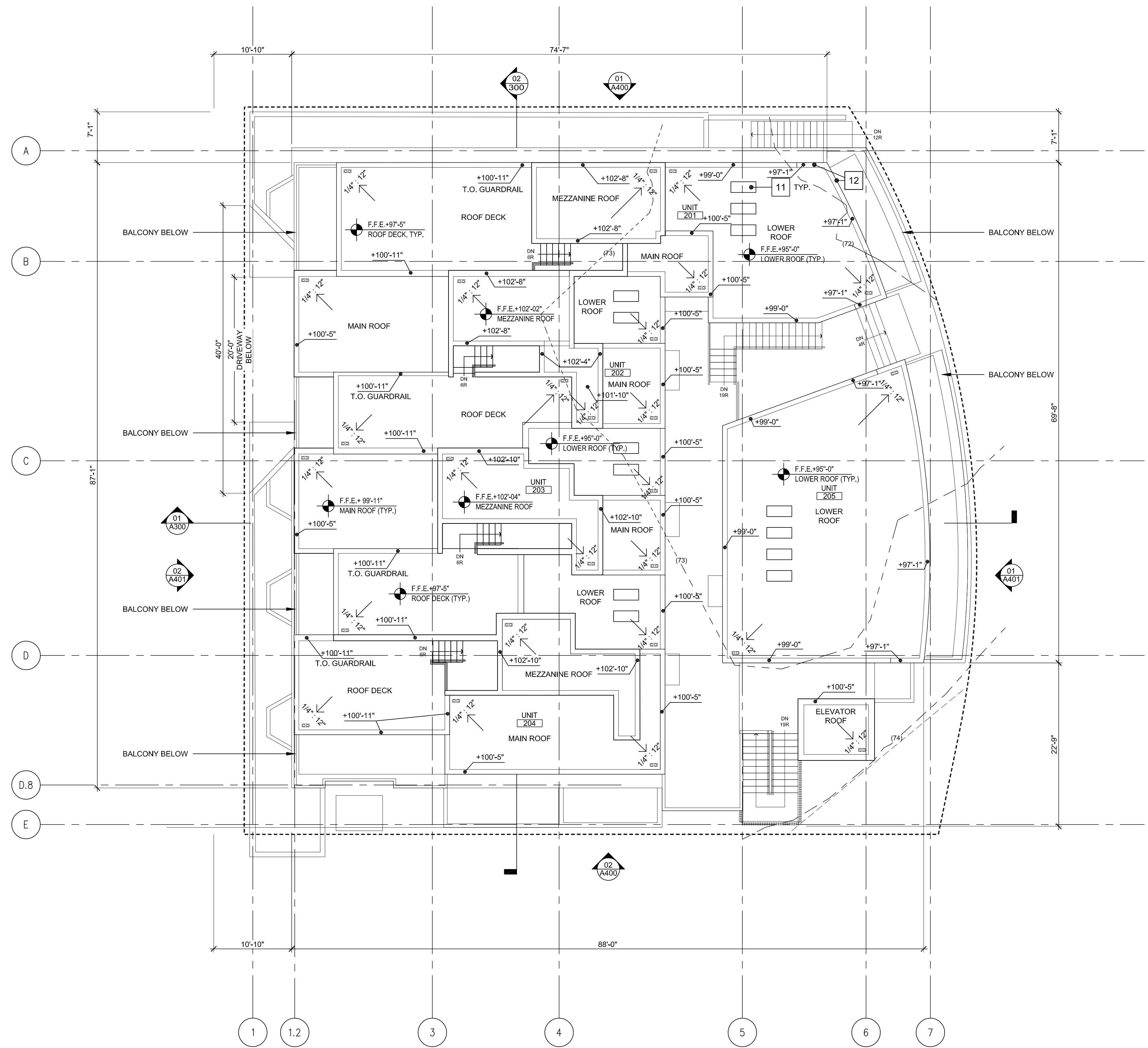
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AVRPSTUDIOS: PTS # 0698299
DRAWN BY: DC
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SHEET TITLE:
FLOOR PLAN - MEZZANINE

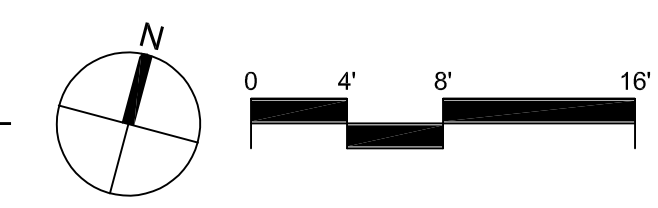
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ROOF
 1/8"=1'-0"



PLAN GENERAL NOTES

SITE ADDRESS
 6710 LA JOLLA BOULEVARD, LA JOLLA, CA 92037

DEDICATION
 PROPOSED 5'-0" ALLEY DEDICATION

PEDESTRIAN PAVING.
 REFER TO LANDSCAPE DRAWINGS FOR PEDESTRIAN PAVING TYPES AND FINISHES

REFUSE & RECYCLING :
 REFUSE (3YD) & RECYCLING (3YD) LOCATED ON A2.00 BASEMENT PLAN.
 COMPOST BINS ARE LABELED AND LOCATED ON GROUND FLOOR & LEVEL 2.

PARKING CALCULATIONS :
 12 PARKING STALLS TOTAL (INCLUDING 1 VAN ACCESSIBLE STALL) LOCATED ON A2.00 BASEMENT PLAN.

PLAN LEGEND

- PROPERTY LINE
- - - - - LIMIT OF WORK
- - - - - SETBACK

- MIS TRANSIT STOP
- PROPERTY LINE
- CENTER LINE
- EXISTING LINE
- BOLLARD
- FIRE HYDRANT
- VISIBILITY TRIANGLES (NO OBJECT HIGHER THAN 36" ARE PERMITTED)

KEYNOTES

KEYNOTE	DESCRIPTION
01	NEW TRANSFORMER ON PAD
02	VENTILATED COMPOST CLOSET
03	EXISTING CURB RAMP
04	(10'x10') VISIBILITY TRIANGLES
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19	TYPICAL METAL & WOOD CANTILEVERED ROOF AWNING

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 F 619.704.2899
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CONSULTANT:

PROJECT NAME:

NOT FOR CONSTRUCTION
GRAVILLA TOWNHOMES
6710 LA JOLLA BOULEVARD
LA JOLLA, CALIFORNIA 92037

ISSUE DATES:	DESCRIPTION:	DATE:
INITIAL SUBMISSION		08.17.2021
RESUBMITTAL #1		12.22.2021
RESUBMITTAL #2		04.01.2022
RESUBMITTAL #3		06.08.2022
RESUBMITTAL #4		09.14.2022

PROJECT NO. 18063
 AVRPSTUDIOS: PTS # 0698299
 DRAWN BY: DC
 CHECKED BY: CB
 SHEET TITLE:

FLOOR PLAN - ROOF

SHEET NUMBER:

A204

NOT FOR CONSTRUCTION
GRAVILLA TOWNHOMES
6710 LA JOLLA BOULEVARD
LA JOLLA, CALIFORNIA 92037

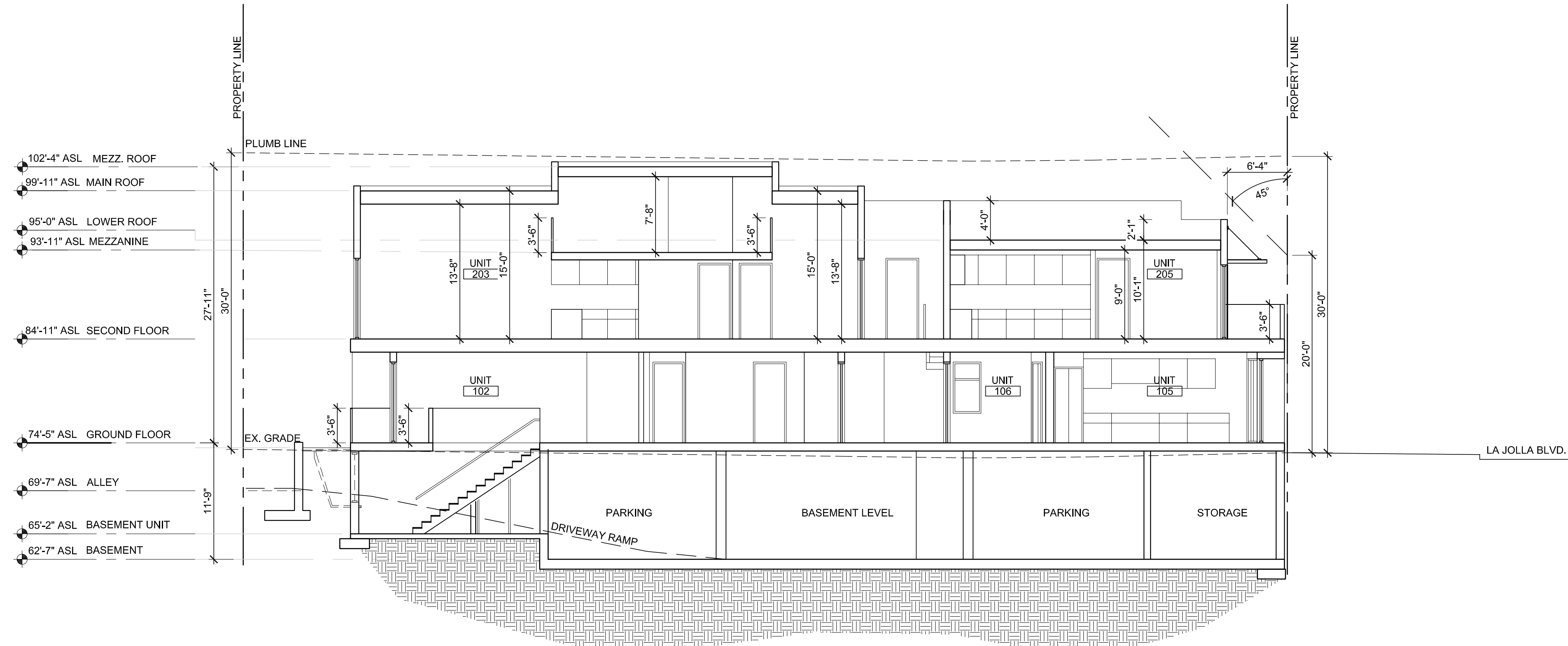
ISSUE DATES:	DESCRIPTION:	DATE:
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PROJECT NO.	18063
AVRPS STUDIOS:	0698299
PTS #:	DC
DRAWN BY:	CB
CHECKED BY:	
SHEET TITLE:	

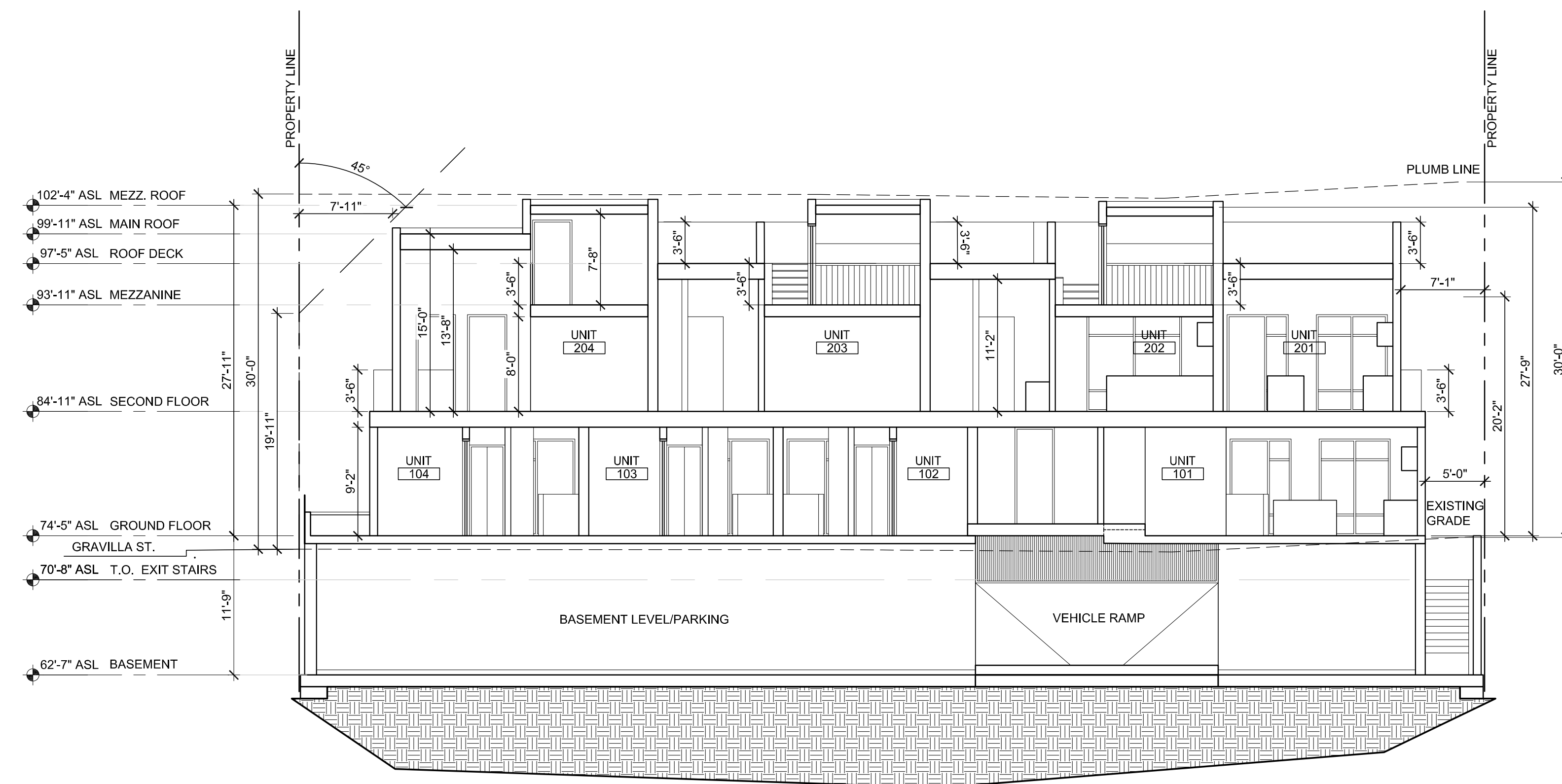
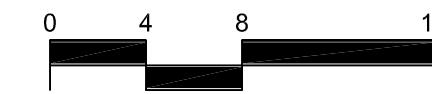
NORTH AND SOUTH
ELEVATIONS

SHEET NUMBER:

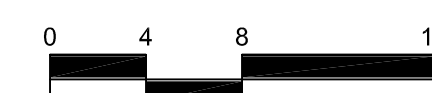
A300



1 W-E Section
1/8"=1'-0"

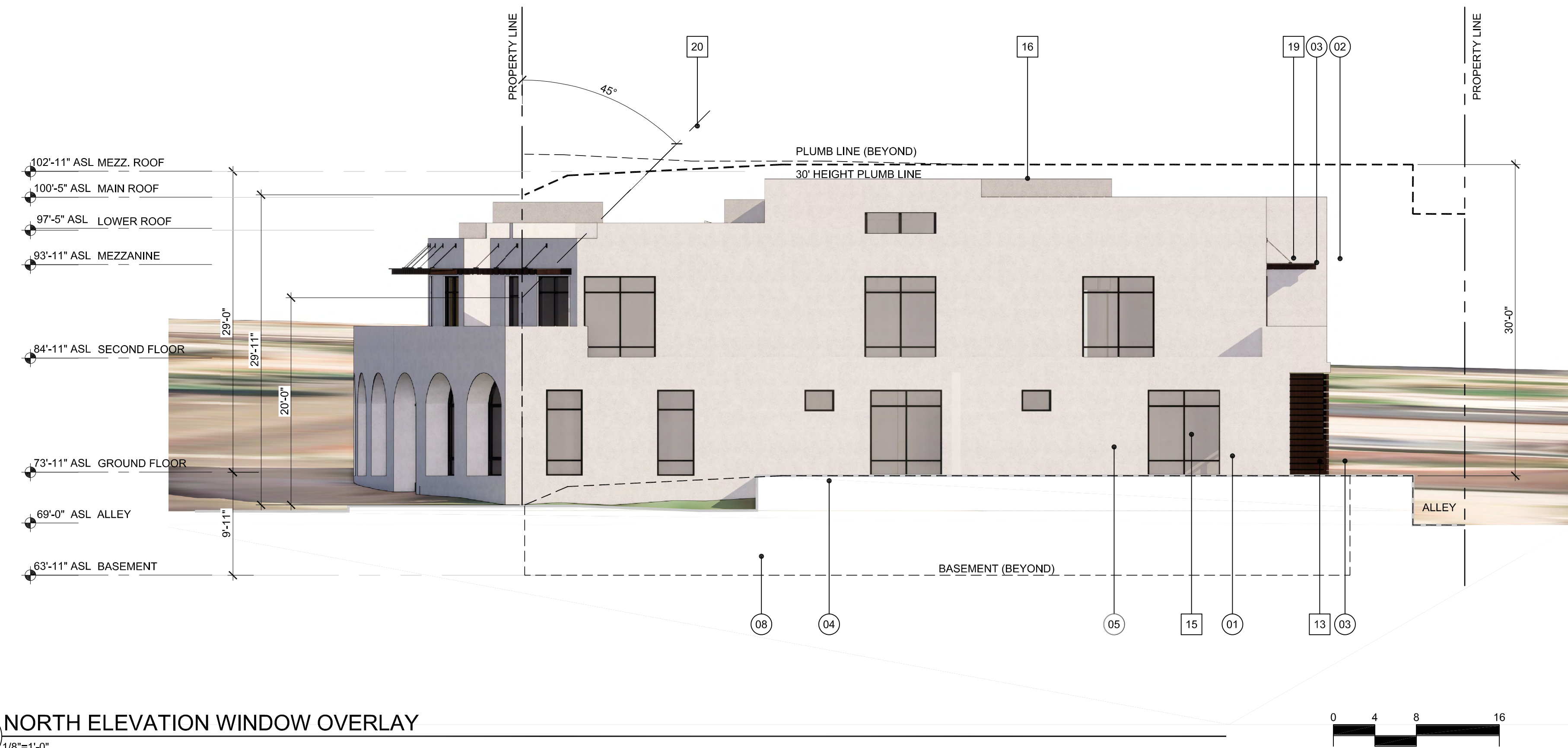


2 S-N Section
1/8"=1'-0"

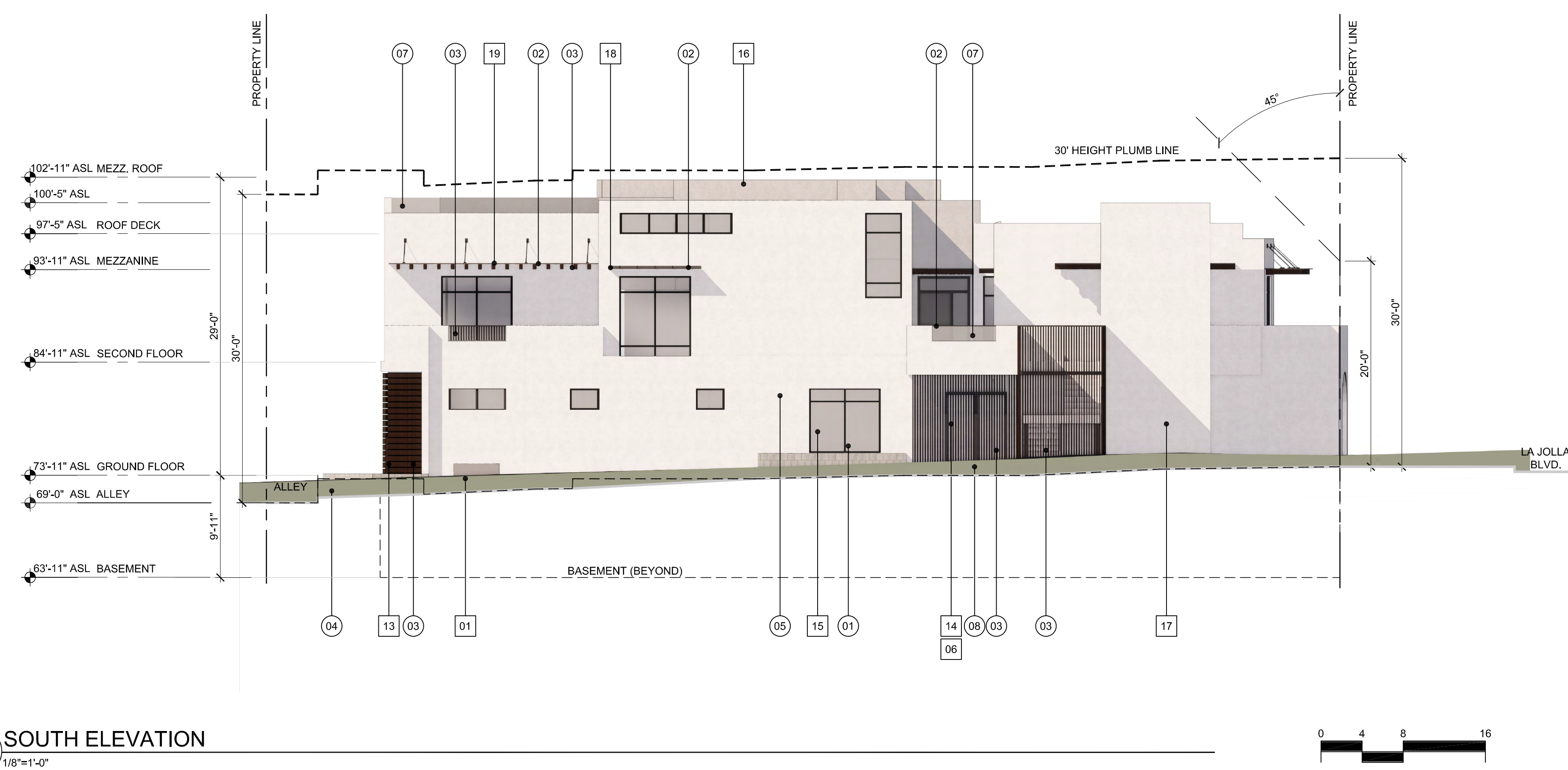


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1 NORTH ELEVATION WINDOW OVERLAY
1/8"=1'-0"



2 SOUTH ELEVATION
1/8"=1'-0"

ELEVATION GENERAL NOTES

SITE ADDRESS
6710 LA JOLLA BOULEVARD, LA JOLLA, CA 92037

ELEVATION LEGEND

- PROPERTY LINE
- 30' HEIGHT LIMIT PLUMB LINE
- PLUMB LINE (BEYOND)
- BASE OF PLUMB LINE
- STREET FACADE ENVELOPE PER 159.0316(e)
- GRADE
- BASEMENT (BEYOND)

KEYNOTES

01	NEW TRANSFORMER ON PAD
06	FOB KEY ENTRANCE
07	VEHICLE GATE
13	TYPICAL WOOD SCREEN PRIVACY DIVIDER
14	METAL AND WOOD SECURITY SCREEN
15	TYPICAL WINDOW W/ METAL FRAME
16	MEZZANINE BEYOND
17	ELEVATOR
18	METAL ROOF AWNING
19	TYPICAL METAL & WOOD CANTILEVERED ROOF AWNING
20	TWENTY PERCENT OF FACADE'S LENGTH MAY EXCEED STREET FACADE ENVELOPE PER 159.0316(e)

MATERIAL LEGEND

avrp
STUDIOS
architecture urban design interiors graphics
703 16th Street, Suite 200
San Diego, CA 92101
P 619.704.2700
F 619.704.2899
www.avrpstudios.com

CONSULTANT:

PROJECT NAME:

NOT FOR CONSTRUCTION
GRAVILLA TOWNHOMES
6710 LA JOLLA BOULEVARD
LA JOLLA, CALIFORNIA 92037

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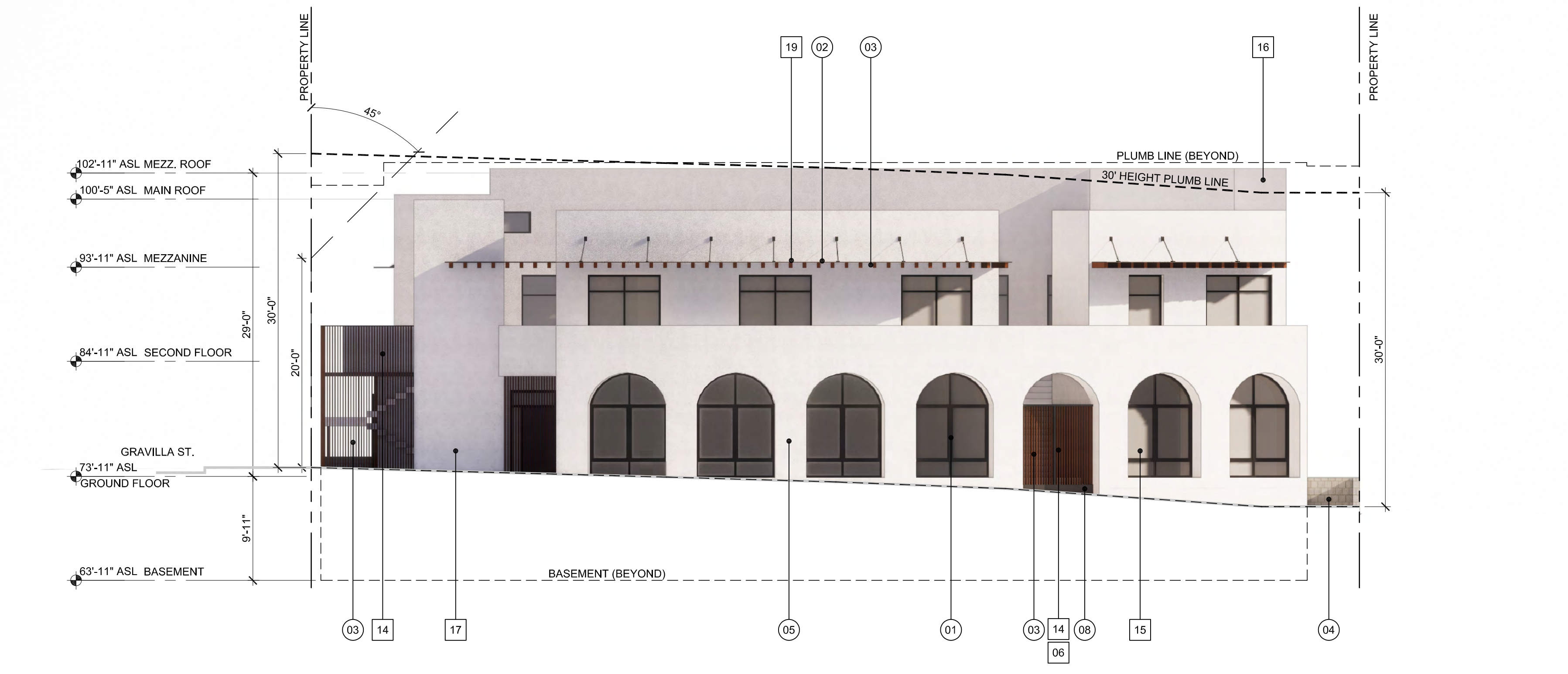
PROJECT NO. 18063
AVRPSTUDIOS: 0698299
PTS #:
DRAWN BY: DC
CHECKED BY: CB
SHEET TITLE:

NORTH AND SOUTH ELEVATIONS

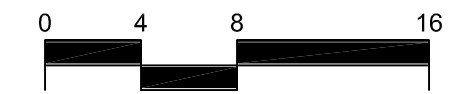
SHEET NUMBER:

A400

AVRP STUDIOS ARCHITECTURE, URBAN DESIGN, INTERIORS, GRAPHICS
 703 16TH STREET, SUITE 200, SAN DIEGO, CA 92101
 P 619.704.2700 F 619.704.2899 WWW.AVRPSTUDIOS.COM
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1 EAST ELEVATION
 1/8"=1'-0"



2 WEST ELEVATION
 1/8"=1'-0"



ELEVATION GENERAL NOTES

SITE ADDRESS
 6710 LA JOLLA BOULEVARD, LA JOLLA, CA 92037

ELEVATION LEGEND

- PROPERTY LINE
- - - 30' HEIGHT LIMIT PLUMB LINE
- - - PLUMB LINE (BEYOND)
- - - BASE OF PLUMB LINE
- - - STREET FACADE ENVELOPE PER 159.0316(e)
- - - GRADE
- - - BASEMENT (BEYOND)

KEYNOTES

01	NEW TRANSFORMER ON PAD
06	FOB KEY ENTRANCE
07	VEHICLE GATE
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MATERIAL LEGEND

CONSULTANT:

PROJECT NAME:

NOT FOR CONSTRUCTION
GRAVILLA TOWNHOMES
6710 LA JOLLA BOULEVARD
LA JOLLA, CALIFORNIA 92037

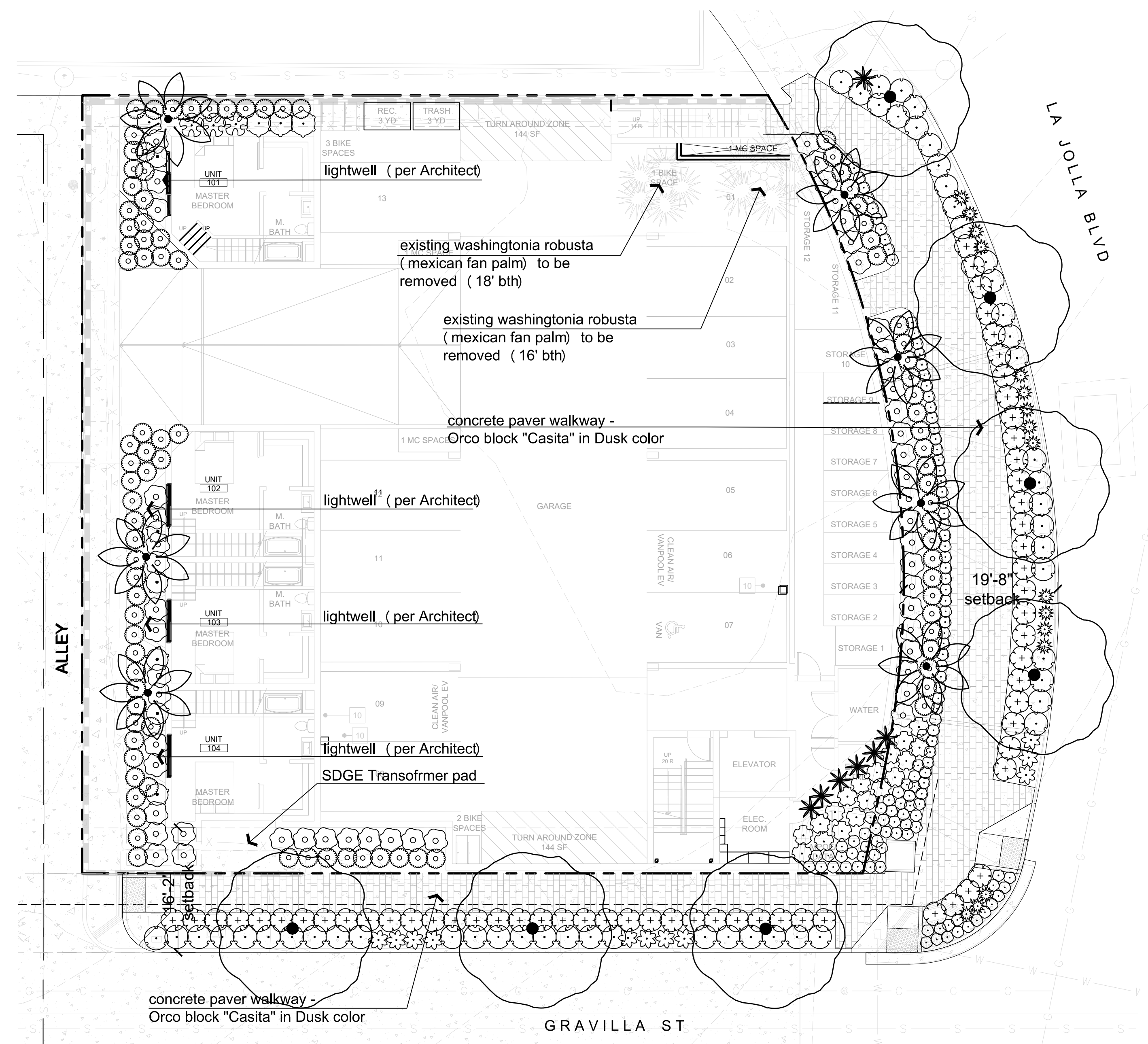
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RESUBMITTAL #4	09.14.2022

PROJECT NO. 18063
 AVRPSTUDIOS: 0698299
 DRAWN BY: DC
 CHECKED BY: CB
 SHEET TITLE: EAST & WEST ELEVATIONS

SHEET NUMBER:

A401



PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	QTY	HEIGHT	SPREAD	WUCOLS
	HOWEA FORSTERIANA / KENTIA PALM STANDARD	36"BOX	7	25'	12'	MODERATE
	JACARANDA MIMOSIFOLIA / JACARANDA STANDARD	36"BOX	7	40'	40'	MODERATE
SHRUBS	BOTANICAL / COMMON NAME	SIZE	QTY			
	AGAVE ATTENUATA / AGAVE	5 GAL	11	3'	3'	LOW
	AGAVE X 'BLUE FLAME' / BLUE FLAME AGAVE	5 GAL	7	2'	2'	LOW
	AGAVE X 'BLUE GLOW' / BLUE GLOW AGAVE	5 GAL	16	2'	2'	LOW
	CAREX DIVULSA / BERKELEY SEDGE	1 GAL	116	2'	2'	LOW
	CARISSA MACROCARPA 'GREEN CARPET' / GREEN CARPET NATAL PLUM	1 GAL	52	2'	3'	LOW
	CHONDROPETALUM TECTORUM 'EL CAMPO' / CAPE RUSH	5 GAL	60	3'	2'	LOW
	DIANELLA TASMANICA 'VARIEGATA' / FLAX LILY	5 GAL	18	2.5'	3'	MODERATE
	FESTUCA MAIREI / ATLAS FESCUE	1 GAL	97	2.5'	3'	LOW
	OLEA EUROPEA 'LITTLE OLLIE' / DWARF OLIVE BUSH	15 GAL	52	4'	4'	LOW
	PODOCARPUS ELONGATUS 'ICEE BLUE' TM / ICEE BLUE YELLOW WOOD	15 GAL	6	9'	3'	MODERATE
	PODOCARPUS MACROPHYLLUS MAKI / SHRUBBY YEW	15 GAL	3	8'	3'	MODERATE
	WESTRINGIA FRUTICOSA / COAST ROSEMARY	5 GAL	4	4'	3'	MODERATE

GENERAL NOTES
 All landscaping will be in accordance with the City of San Diego Landscape Design Guidelines. FINAL LANDSCAPE PLANS SHALL ACCURATELY SHOW PLACEMENT OF TREES, SHRUBS, AND GROUNDCOVERS. LANDSCAPE ARCHITECT SHALL BE AWARE OF UTILITY, SEWER, WATER, GAS, AND STORM DRAIN LINES AND UTILITY EASEMENTS AND PLACE PLANTING LOCATIONS ACCORDINGLY TO MEET CITY OF SAN DIEGO REQUIREMENTS.

IRRIGATION NOTES
 An automatic irrigation system shall be installed to provide coverage for all planting areas shown on the plan. Low volume equipment shall provide sufficient water for plant growth with a minimum water loss due to water run-off. Irrigation systems shall use high quality, automatic control valves, timers, moisture sensing devices and other necessary irrigation equipment. All components shall be of non-corrosive materials. All drip systems shall be adequately filtered and regulated per the manufacturer's recommended design parameters. Moisture sensing devices will be installed as required to monitor soil moisture levels. PVC lateral lines shall be buried 12" minimum below finished grade. PVC class 315 pressure mainline irrigation shall be installed as per manufacturer's specifications. All landscape and irrigation improvements shall be installed as per the provisions of the City of San Diego Landscape Design Guidelines.

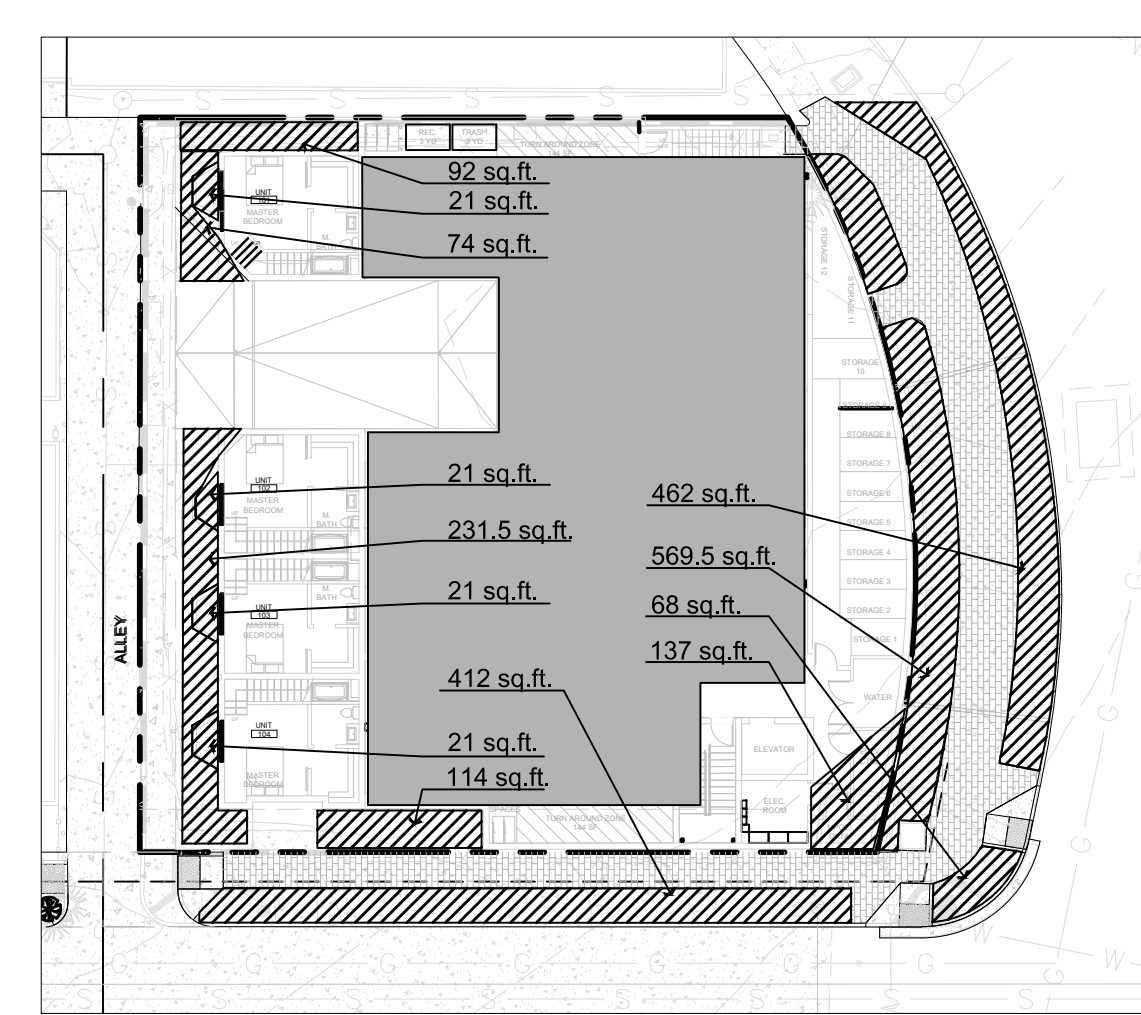
A MINIMUM ROOT ZONE FO 40SF IN AREA SHALL BE PROVIDED FOR ALL TREES. THE MINIMUM DIMENSION FOR THIS AREA SHALL BE 5 FEET, PER SDMC 142.0403(b)5).

TREES SHALL BE MAINTAINED SO THAT ALL BRANCHES OVER PEDESTRIAN WALKWAYS ARE 6 FEET ABOVE THE WALKWAY GRADE AND BRANCHES OVER VEHICULAR TRAVEL WAYS ARE 16 FEET ABOVE THE GRADE OF THE TRAVEL PER THE SAN DIEGO MUNICIPAL CODE, SECTION 142.0403 (b)10).

ALL REQUIRED PLANTING AREAS AND ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL BE COVERED WITH MULCH TO A MINIMUM DEPTH OF 3 INCHES, EXCLUDING SLOPES REQUIRING REVEGETATION PER SDMC 142.0411

ALL REQUIRED LANDSCAPE AS SHOWN ON THESE PLANS SHALL BE MAINTAINED BY THE OWNER IN A DISEASE, WEED AND LITTER FREE CONDITION AT ALL TIMES CONSISTENT WITH THE CITY OF SAN DIEGO'S LANDSCAPE REGULATIONS AND STANDARDS.

IF ANY LANDSCAPE INDICATED ON THE APPROVED CONSTRUCTION DOCUMENT PLAN IS DAMAGE OR REMOVED DURING DEMOLITION OR CONSTRUCTION, IT SHALL BE REPAIRED AND/OR REPLACED IN KIND AND EQUIVALENT SIZE PER APPROVED DOCUMENTS TO THE SATISFACTION OF THE DEVELOPMENT SERVICES DEPARTMENT WITHIN 30 DAYS OF DAMAGE.



PDO OPTION B LANDSCAPE SQ. FT. DIAGRAM

LANDSCAPE AREA ON-SITE = 1,144.5
 LANDSCAPE AREA OFF-SITE = 1,099.5
 TOTAL LANDSCAPE AREA = 2,244
 TOTAL SITE AREA = 10,165
 % LANDSCAPE AREA = 22.0%



MINIMUM TREE SEPARATION DISTANCE

TRAFFIC SIGNAL, STOP SIGN	20 FEET
UNDERGROUND UTILITY LINES (except sewer)	5 FEET
SEWER	10 FEET
ABOVE GROUND UTILITY STRUCTURES (TRANSFORMERS, HYDRANTS, UTILITY POLES, ETC)	10 FEET
DRIVEWAYS	10 FEET
INTERSECTIONS (INTERSECTION CURB LINES OF TWO STREETS)	25 FEET



STONE GROVE
 LANDSCAPE ARCHITECTS
 858.345.1499 | www.STONE-GROVE.co
 200 N. CEDROS AVENUE, SOLANA BEACH, CA, 92075



PRIVATE CONTRACT
LANDSCAPE PLANS FOR:
GRAVILLA TOWNHOMES
 6710 LA JOLLA BOULEVARD
 LA JOLLA, CA. 92037

CITY OF SAN DIEGO, CALIFORNIA
 Development Services Department
 SHEET 1 OF 2 SHEETS

I.O. NO. _____
 PROJECT NO. P1S# 0696299

V.T.M. #2578103

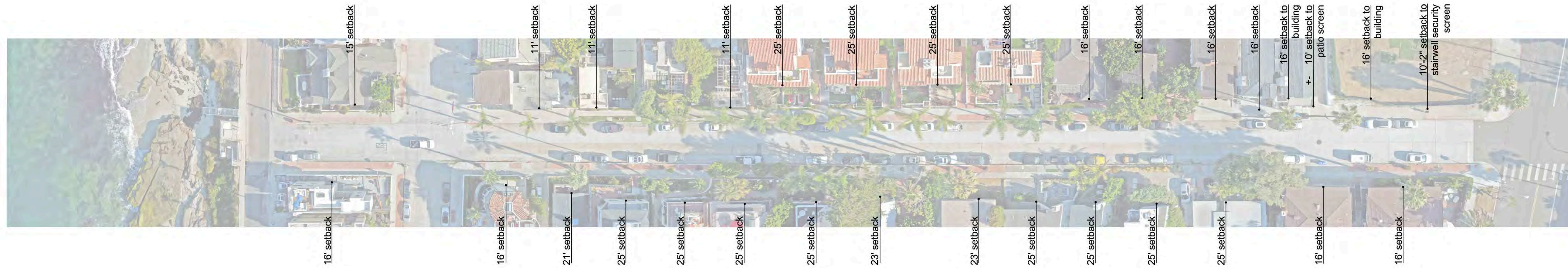
FOR CITY ENGINEER	DATE
DESCRIPTION BY APPROVED DATE FILMED	
ORIGINAL SG	

AS-BUILTS

CONTRACTOR _____ DATE STARTED _____
 INSPECTOR _____ DATE COMPLETED _____

Sheet L-1

RESUBMITTAL #1 12.22.21
 RESUBMITTAL #2 04.01.22
 RESUBMITTAL #3 06.08.22
 RESUBMITTAL #4 09.14.22



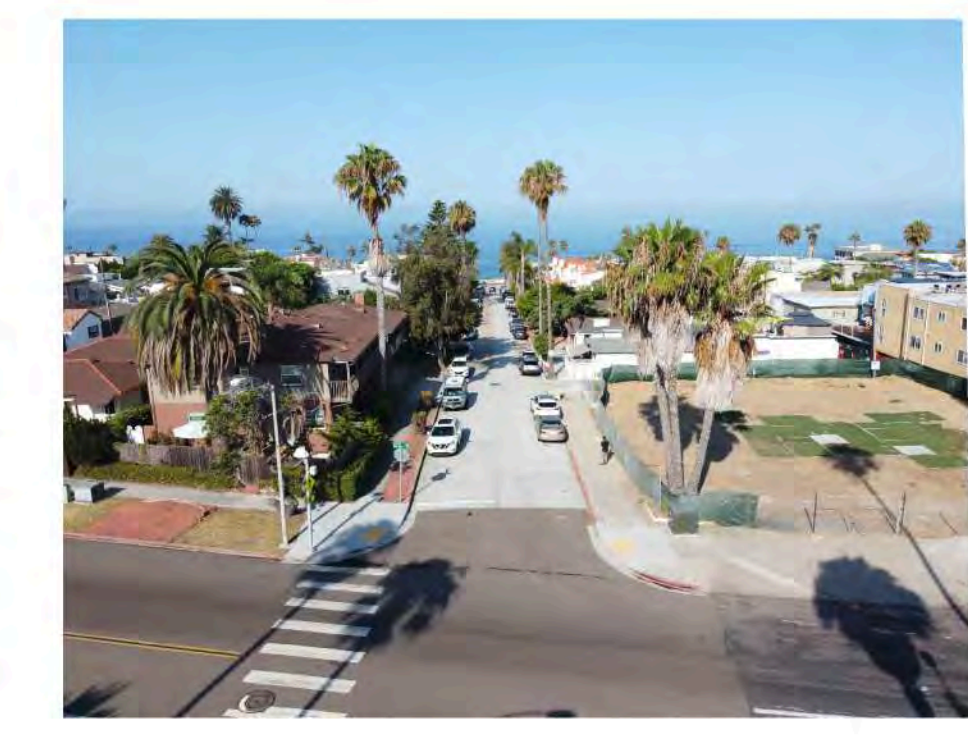
NORTH SIDE OF GRAVILLA
 LEAST SETBACK: 10'-2"
 GREATEST SETBACK: 25'-0"
 AVERAGE SETBACK: 11'-0"

SOUTH SIDE OF GRAVILLA
 LEAST SETBACK: 16 FEET
 GREATEST SETBACK: 25 FEET

BUILDING SETBACKS ALONG GRAVILLA



GRAVILLA ST. ELEVATION



EXISTING VIEW ON GRAVILLA



PROPOSED VIEW ON GRAVILLA



LA JOLLA BLVD. ELEVATION



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PRIVATE CONTRACT

LANDSCAPE PLANS FOR:
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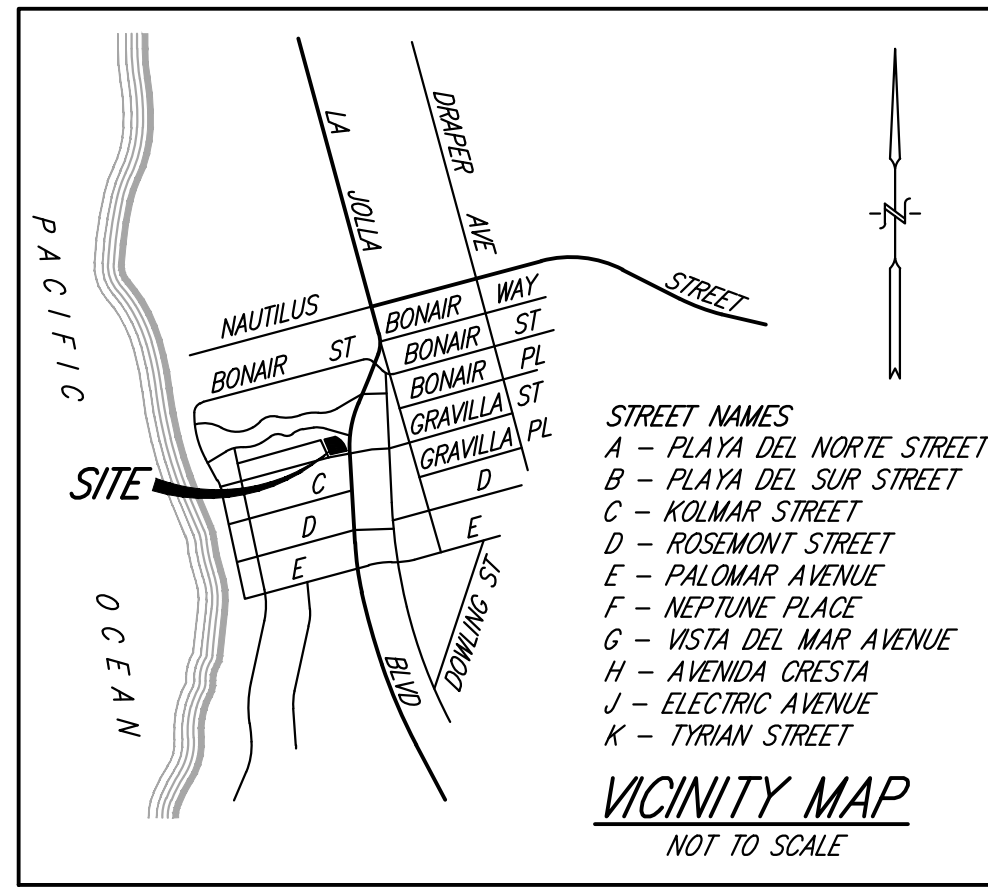
CITY OF SAN DIEGO, CALIFORNIA Development Services Department SHEET 2 OF 2 SHEETS		I.O. NO. _____ PROJECT NO. PTS# 0696299
FOR CITY ENGINEER	DATE	V.T.M. #2578103
DESCRIPTION	BY	APPROVED
ORIGINAL	SG	DATE
AS-BUILTS	DATE	FILMED
CONTRACTOR	DATE STARTED	XXXX-XXXX NAD83 COORDINATES
INSPECTOR	DATE COMPLETED	XXX-XXXX LAMBERT COORDINATES

Sheet L-2

RESUBMITTAL #1 12.22.21
 RESUBMITTAL #2 04.01.22
 RESUBMITTAL #3 06.08.22
 RESUBMITTAL #4 09.14.22

~ LA JOLLA ~
AT SAN DIEGO CALIFORNIA
VESTING TENTATIVE MAP 2578103 FOR CONDOMINIUM PURPOSES
FOR A TOTAL OF 12 RESIDENTIAL UNITS.

CDP 2578101
NDP 2578102
VTM 2578103
VESTING TENTATIVE MAP No. 2578103



LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

LOTS 28 TO 31 INCLUSIVE, IN BLOCK 5, OF LA JOLLA STRAND, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF NO. 1216, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, OCTOBER 18, 1909.

FLOOD ZONE DESIGNATION

FLOOD ZONE INFORMATION PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY WEBSITE.

THE PROPERTY LIES WITHIN ZONE X (AREA OF MINIMAL FLOOD HAZARD) OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY PANEL NO. 06073 C1584H, EFFECTIVE DATE OF 12/20/2019.

PROJECT BENCHMARK

THE BENCHMARK FOR THIS TOPOGRAPHY IS PER THE CITY OF SAN DIEGO VERTICAL CONTROL BENCHMARK, A BRASS PLUG SET IN TOP OF CURB OF THE SOUTHWEST CURB RETURN AT THE INTERSECTION OF LA JOLLA BOULEVARD AND BONAIR STREET.

ELEVATION: 78.238 DATUM: MEAN SEA LEVEL

SOURCE OF TOPOGRAPHY

THE TOPOGRAPHY SHOWN ON SHEET 3 OF THIS SURVEY WAS CONDUCTED BY REPRESENTATIVES OF EXCEL ENGINEERING COMPLETED ON MAY 17, 2021 BY CONVENTIONAL SURVEYING PROCESSES.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, CCS 83, ZONE 6, NAD 83, EPOCH 2010.00, AND IS DETERMINED BY GPS MEASUREMENTS TAKEN ON MAY 17, 2021 AT POINTS 'A' AND 'B' SHOWN HEREON. POINTS 'A' AND 'B' WERE ESTABLISHED FROM CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS) 'SD05' AND 'P472' DERIVED FROM GEODETIC VALUES PUBLISHED BY THE CALIFORNIA SPATIAL REFERENCE CENTER (CSRC) AND/OR NATIONAL GEODETIC SURVEY (NGS), RESPECTIVELY AND MEETS ALL THE REQUIREMENTS OF THE CALIFORNIA PUBLIC RESOURCES CODE. BEARING 'A'-'B': NORTH 75° 31' 24" EAST

QUOTED BEARINGS FROM REFERENCE MAPS OR DEEDS MAY OR MAY NOT BE IN TERMS OF SAID SYSTEM.

THE COMBINED GRID FACTOR AT POINT 'A' IS: 0.99998912. GRID DISTANCE = GROUND DISTANCE X COMBINED GRID FACTOR. ELEVATION AT POINT 'A' IS 74.85 (DATUM USED TO DETERMINE CGF).

ASSESSOR'S PARCEL NUMBERS

351-383-49-00 THROUGH 351-383-52-00

IMPERVIOUS AREA CALCULATIONS

TOTAL DISTURBED AREA: 13,389 SQ. FT.
EXISTING IMPERVIOUS AREA: 3,453 SQ. FT.
*PROPOSED IMPERVIOUS AREA: 9,642.0 SQ. FT.
EXISTING PERVIOUS AREA: 9,936.0 SQ. FT.
PROPOSED PERVIOUS AREA: 3,747.0 SQ. FT.

*PROJECT IS CONSIDERED A STANDARD PROJECT

LANDSCAPE AREA

1,568 SQ. FT

OWNER(S)

SAM DIMENSTEIN AND SANDRA DIMENSTEIN AS CO-TRUSTEES OF THE DIMENSTEIN FAMILY TRUST PURSUANT TO THAT CERTAIN FOURTH AMENDED AND RESTATED DECLARATION OF TRUST OF THE DIMENSTEIN FAMILY TRUST DATED MAY 14, 2012, AND ANY AMENDMENTS THERETO.

MAPPING NOTE

A FINAL MAP SHALL BE FILED AT THE COUNTY RECORDER'S OFFICE PRIOR THE EXPIRATION OF THE TENTATIVE MAP, IF APPROVED. A DETAILED PROCEDURE OF SURVEY SHALL BE SHOWN ON THE FINAL MAP AND ALL PROPERTY CORNERS SHALL BE MARKED WITH DURABLE SURVEY MONUMENTS.

CONDOMINIUM NOTE

THIS IS A CONDOMINIUM PROJECT AS DEFINED IN SECTION 4125 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. THE TOTAL NUMBER OF RESIDENTIAL UNITS IS 12.

YARD AND SETBACKS

BUILDING SETBACKS PER THE CITY OF SAN DIEGO'S MUNICIPAL CODE, CHAPTER 15 SECTION 159.0307 (b).

- (1) FRONT YARD: NO REQUIREMENT
- (2) STREET SIDE YARD: NO REQUIREMENT
- (3) INTERIOR SIDE YARD: NO REQUIREMENT, EXCEPT THAT A FOUR-FOOT SIDE YARD SHALL BE PROVIDED IF ANY PORTION OF THE SIDE LOT LINE ABUTS RESIDENTIALLY ZONED PROPERTY. SUCH SIDE YARD SHALL BE INCREASED SEVEN FEET FOR ANY BUILDING HEIGHT ABOVE 20 FEET.
- (4) REAR YARD: NO REQUIREMENT, AS REAR LOT LINE ABUTS PUBLIC ALLEY.
- (5) STREET FRONTAGE SETBACK: A MINIMUM 16-FOOT SETBACK, MEASURED FROM THE CURB TO THE BUILDING, SHALL BE REQUIRED. THIS IS A SEPARATE REQUIREMENT THAT MUST BE MET IN ADDITION TO ANY FRONT YARD SETBACK REQUIRED BY SECTION 159.0307(b)(1).
- (6) STREET CORNER LOT SETBACK: A BUILDING ON A STREET CORNER LOT SHALL BE SET BACK BEHIND AN IMAGINARY LINE THAT CONNECTS A POINT ON EACH OF THE STREET FRONT PROPERTY LINES WHICH IS DISTANT FROM THE CORNER BY A LENGTH EQUAL TO 20 PERCENT OF THE PARCEL FRONTAGE ALONG THAT STREET, OR 20 FEET, WHICHEVER IS LESS. A 20 PERCENT SETBACK DEVIATION AT THE PROPERTY LINE MAY BE APPROVED AS LONG AS ADDITIONAL EQUIVALENT AREA IS MADE AVAILABLE BEHIND THE IMAGINARY LINE LINKING THE SETBACK POINTS AT THE PROPERTY LINE.

MINIMUM LOT AREA AND DIMENSIONS

PER THE CITY OF SAN DIEGO'S MUNICIPAL CODE, CHAPTER 15 SECTION 159.0307 (a).

- (1) THE MINIMUM LOT AREA SIZE SHALL BE 2,500 SQUARE FEET, WITH A MINIMUM FRONTAGE OF 25 FEET AND A MINIMUM LOT DEPTH OF AT LEAST 100 FEET.

MAXIMUM BUILDING HEIGHT

PER THE CITY OF SAN DIEGO'S MUNICIPAL CODE, CHAPTER 15, SECTION 159.0307.

- (d) MAXIMUM HEIGHT: THE MAXIMUM HEIGHT OF ANY POINT ON ANY STRUCTURE SHALL BE 30 FEET, LIMITED TO A MAXIMUM OF TWO STORIES.
- (e) STREET FACADE ENVELOPE: A STREET FACADE ENVELOPE SHALL BE CREATED ALONG ANY PROPERTY LINE ADJACENT TO ANY PUBLIC STREET. THE ENVELOPE SHALL BE MEASURED 20 FEET VERTICALLY AND AT THE TOP THEREOF, SHALL SLOPE BACK AT A 45 DEGREE ANGLE TOWARD THE INTERIOR OF THE LOT. NO PORTION OF ANY BUILDING OR STRUCTURE SHALL EXTEND OUTSIDE SUCH ENVELOPE, EXCEPT TWENTY PERCENT OF THE LENGTH OF THE BUILDING FACADE MAY EXCEED THE 20 FOOT HEIGHT LIMIT, IN ORDER TO PROVIDE ROOF LINE AND FACADE VARIATIONS, ACCENTS, TOWER ELEMENTS, ETC.

CODE & REGULATIONS

(LIST ALL CODES AND REGULATIONS THAT APPLY TO THIS PROJECT) THIS PROJECT SHALL COMPLY WITH THE FOLLOWING GOVERNING CODES:

2019 CALIFORNIA BUILDING CODE (ALL APPLICABLE CODE SECTIONS)
LA JOLLA PLANNED DEVELOPMENT ORDINANCE
TRANSIT PRIORITY AREA

NUMBER OF STORIES

EXISTING-N/A
PROPOSED-TWO

ZONING

LUPD-#
SAN DIEGO MUNICIPAL CODE CHAPTER 14- GENERAL REGULATIONS
ARTICLE 3- SUPPLEMENTAL DEVELOPMENT REGULATIONS
DIVISION 7- AFFORDABLE HOUSING REGULATIONS

OVERLAY ZONE DESIGNATIONS

PARKING IMPACT OVERLAY
RESIDENTIAL TANDEM PARKING OVERLAY
TRANSIT AREA OVERLAY
COASTAL HEIGHT LIMIT OVERLAY

RESIDENTIAL DENSITY

351-383-52-00 = 2,380 SF = 0.054 AC X 29 = 1.6 DU (ROUNDED UP TO 2 DU)
351-383-51-00 = 2,688 SF = 0.061 AC X 29 = 1.8 DU (ROUNDED UP TO 2 DU)
351-383-50-00 = 2,385 SF = 0.054 AC X 29 = 1.6 DU (ROUNDED UP TO 2 DU)
351-383-49-00 = 2,368 SF = 0.054 AC X 29 = 1.6 DU (ROUNDED UP TO 2 DU)

BASE UNITS = 8 DU
ONE AFFORDABLE UNIT BY NUMBER OF BASE UNIT (1/8) = 12.5%
TABLE 143-07A, 42.5% DENSITY BONUS (8 X 1.425 = 11.4 DU (ROUNDED UP)) = 12 TOTAL DU AND 4 INCENTIVES EARNED.

CONDOMINIUM STATEMENT

THIS IS A CONDOMINIUM PROJECT AS DEFINED IN SECTION 4125 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. THE TOTAL NUMBER OF RESIDENTIAL UNITS IS 12.

PROPOSED BEDROOMS

22 PROPOSED BEDROOMS

UTILITY COMPANIES

WATER/SEWER
SAN DIEGO PUBLIC UTILITIES DEPARTMENT
9192 TOPAZ WAY
SAN DIEGO, CA 92123
PHONE: 619-515-3525
WEB SITE: SANDIEGO.GOV/PUBLIC-UTILITIES

GAS/ELECTRIC
SAN DIEGO GAS & ELECTRIC COMPANY
8326 CENTURY PARK COURT
SAN DIEGO, CA 92123
PHONE: 800-336-7343
WEB SITE: SDGE.COM

CABLE/INTERNET/TELEPHONE SERVICES
ATT
941 PEARL STREET
LA JOLLA, CA 92037
PHONE: 888-944-0447
WEB SITE: ATT.COM

PROPOSED ONSITE UTILITIES

WATER PRIVATE
FIRE SYSTEM PRIVATE
SEWER PRIVATE

THERE ARE NO OVERHEAD UTILITIES IN THIS PROJECT.

DEVELOPER / APPLICANT:

6710 LA JOLLA BLVD PARTNERS, LLC
1024 BAYSHORE DRIVE, SUITE 365
NEWPORT BEACH, CA 92660

TELEPHONE: (949) 445-1787
CONTACT: RHONDA NEELY

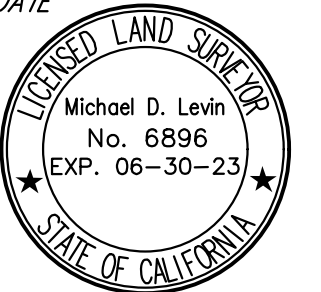
OWNER'S CERTIFICATE

WE HEREBY CERTIFY THAT WE ARE THE RECORD OWNERS OF THE PROPERTY SHOWN ON THE ATTACHED TENTATIVE MAP AND THAT SAID MAP SHOWS OUR ENTIRE CONTIGUOUS OWNERSHIP.

APPLICANT /AGENT FOR OWNERS DATE

MAP PREPARED BY:

EXCEL ENGINEERING
440 STATE PLACE
ESCONDIDO, CA 92029
(760)745-8118



BY: *Michael D. Levin*
MICHAEL D. LEVIN DATE: 8-11-21

ENGINEER OF WORK:

EXCEL ENGINEERING
440 STATE PLACE
ESCONDIDO, CA 92029
(760)745-8118



BY: *Robert D. Dentino*
ROBERT D. DENTINO DATE: 8-11-21

MAP PREPARATION DATE:

JUNE 28, 2021

PROPERTY ADDRESS

6710 LA JOLLA BOULEVARD
LA JOLLA, CA 92037

GROSS LAND AREA (EXISTING)

10,165.65 SQ. FT. GROSS/NET

GROSS LAND AREA (PROPOSED)

10,165.65 SQ. FT. GROSS
9,664.99 SQ. FT. NET

EARTHWORK QUANTITIES

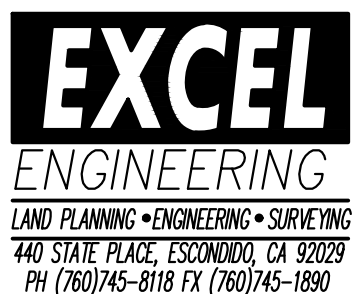
AMOUNT OF CUT-2,852 CY
AMOUNT OF FILL-14 CY
AMOUNT OF EXPORT SOIL-2,938 CY

EARTHWORK QUANTITIES NOTE

THE PROJECT PROPOSES TO EXPORT 2,938 CUBIC YARDS OF MATERIAL FROM THIS SITE. ALL EXPORT MATERIAL SHALL BE DISCHARGED TO A LEGAL DISPOSAL SITE. THE APPROVAL OF THIS PROJECT DOES NOT ALLOW PROCESSING AND SALE OF THE MATERIAL, ALL SUCH ACTIVITIES REQUIRE A SEPARATE CONDITIONAL USE PERMIT.

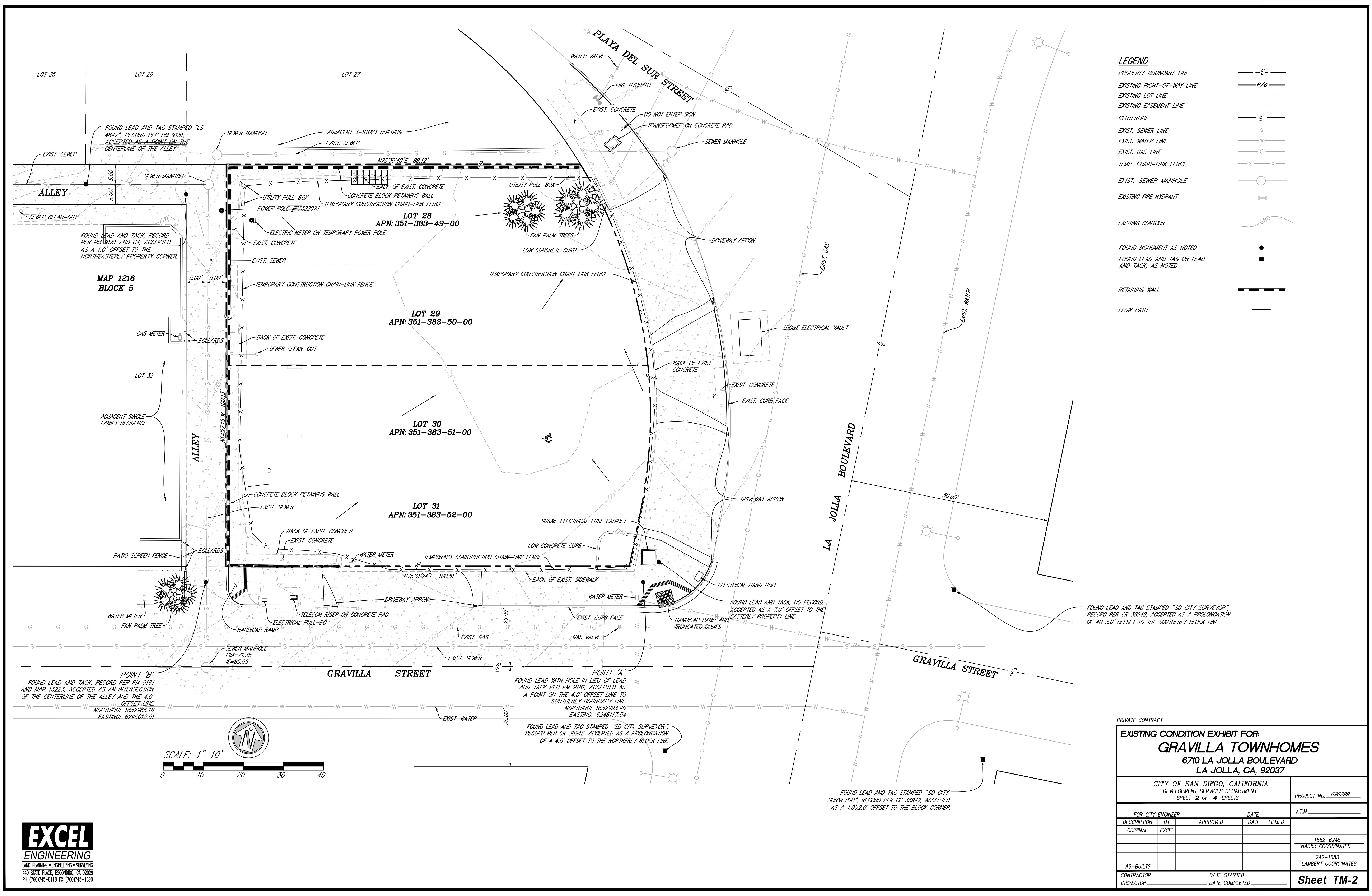
PRIVATE CONTRACT

TITLE SHEET FOR:			
GRAVILLA TOWNHOMES			
6710 LA JOLLA BOULEVARD LA JOLLA, CA, 92037			
CITY OF SAN DIEGO, CALIFORNIA DEVELOPMENT SERVICES DEPARTMENT SHEET 1 OF 4 SHEETS			PROJECT NO. 696299
FOR CITY ENGINEER		DATE	V.T.M.
DESCRIPTION	BY	APPROVED	DATE FILMED
ORIGINAL	EXCEL		
AS-BUILTS			1882-6243 NAD83 COORDINATES
			242-1683 LAMBERT COORDINATES
CONTRACTOR	DATE STARTED		Sheet TM-1
INSPECTOR	DATE COMPLETED		



K:\21\21038\Engineering [Preliminary] TM 21038-1M01-Title.dwg 12/22/2021 1:41 PM ORIGINAL PLOT SIZE: -----

K:\1710239\Engineering\1710239-TM02-Existing Conditions.dwg 12/22/2021 1:43 PM ORIGINAL PLOT SIZE: -----



PRIVATE CONTRACT

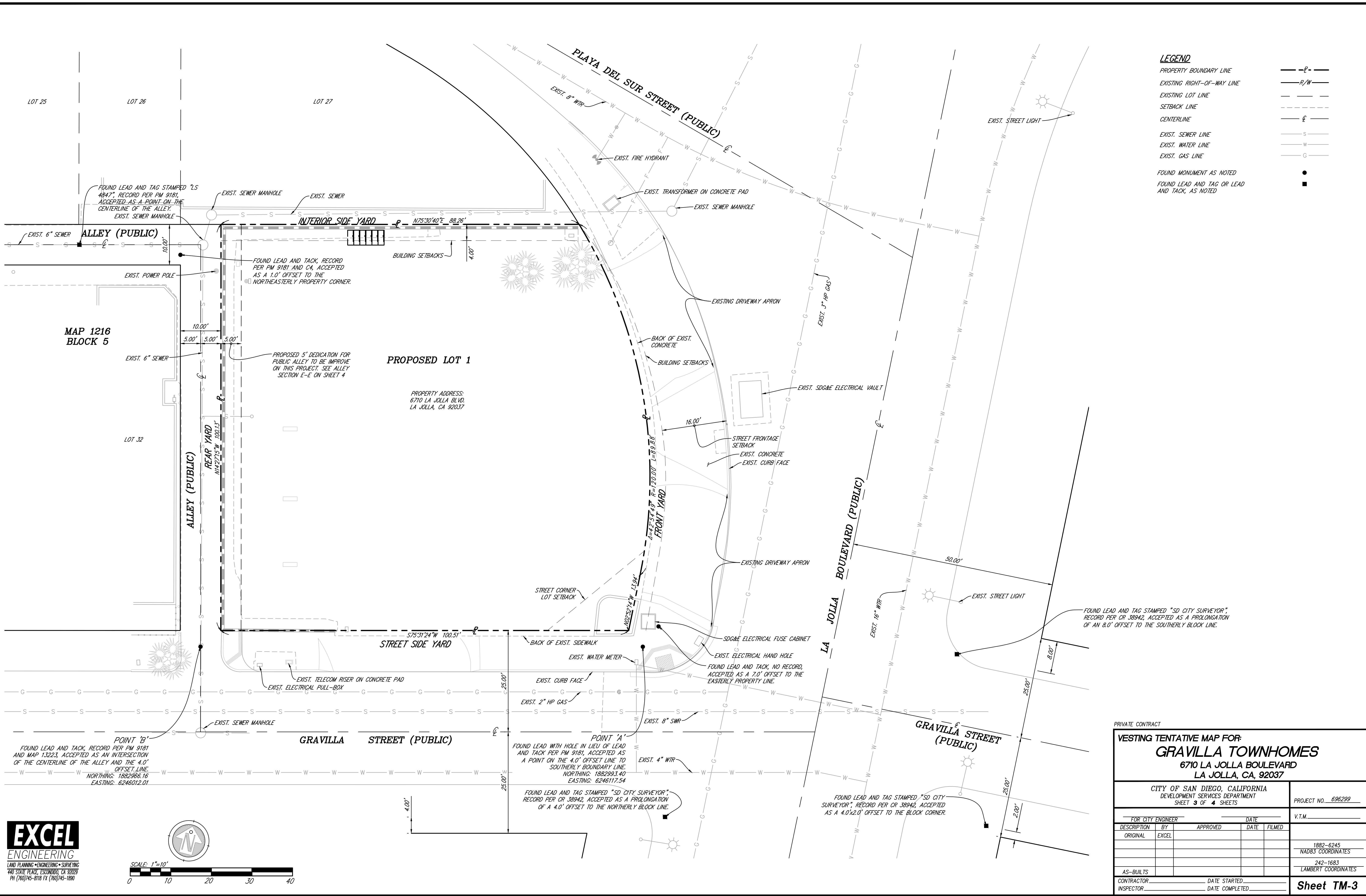
EXISTING CONDITION EXHIBIT FOR:
GRAVILLA TOWNHOMES
6710 LA JOLLA BOULEVARD
LA JOLLA, CA, 92037

CITY OF SAN DIEGO, CALIFORNIA
DEVELOPMENT SERVICES DEPARTMENT
SHEET 2 OF 4 SHEETS

PROJECT NO. 696299

FOR CITY ENGINEER		DATE		V.T.M.
DESCRIPTION	BY	APPROVED	FILMED	
ORIGINAL	EXCEL			
AS-BUILTS				
CONTRACTOR _____ DATE STARTED _____				1882-6245 NAD83 COORDINATES 242-1683 LAMBERT COORDINATES
INSPECTOR _____ DATE COMPLETED _____				

Sheet TM-2



LEGEND

PROPERTY BOUNDARY LINE	— P —
EXISTING RIGHT-OF-WAY LINE	— R/W —
EXISTING LOT LINE	— — —
SETBACK LINE	— · — · —
CENTERLINE	— C —
EXIST. SEWER LINE	— S —
EXIST. WATER LINE	— W —
EXIST. GAS LINE	— G —
FOUND MONUMENT AS NOTED	●
FOUND LEAD AND TAG OR LEAD AND TACK, AS NOTED	■

FOUND LEAD AND TAG STAMPED "LS 4847", RECORD PER PM 9181, ACCEPTED AS A POINT ON THE CENTERLINE OF THE ALLEY.
 EXIST. SEWER MANHOLE
 EXIST. SEWER

FOUND LEAD AND TACK, RECORD PER PM 9181 AND C4, ACCEPTED AS A 1.0' OFFSET TO THE NORTHEASTERLY PROPERTY CORNER.

PROPOSED 5' DEDICATION FOR PUBLIC ALLEY TO BE IMPROVE ON THIS PROJECT. SEE ALLEY SECTION E-E ON SHEET 4

PROPOSED LOT 1
 PROPERTY ADDRESS:
 6710 LA JOLLA BLVD.
 LA JOLLA, CA 92037

POINT 'B'
 FOUND LEAD AND TACK, RECORD PER PM 9181 AND MAP 13223, ACCEPTED AS AN INTERSECTION OF THE CENTERLINE OF THE ALLEY AND THE 4.0' OFFSET LINE.
 NORTHING: 1882986.16
 EASTING: 6246012.01

POINT 'A'
 FOUND LEAD WITH HOLE IN LIEU OF LEAD AND TACK PER PM 9181, ACCEPTED AS A POINT ON THE 4.0' OFFSET LINE TO SOUTHERLY BOUNDARY LINE.
 NORTHING: 1882983.40
 EASTING: 6246117.54

FOUND LEAD AND TAG STAMPED "SD CITY SURVEYOR", RECORD PER CR 38942, ACCEPTED AS A PROLONGATION OF A 4.0' OFFSET TO THE NORTHERLY BLOCK LINE.

FOUND LEAD AND TAG STAMPED "SD CITY SURVEYOR", RECORD PER CR 38942, ACCEPTED AS A 4.0'x2.0' OFFSET TO THE BLOCK CORNER.

FOUND LEAD AND TAG STAMPED "SD CITY SURVEYOR", RECORD PER CR 38942, ACCEPTED AS A PROLONGATION OF AN 8.0' OFFSET TO THE SOUTHERLY BLOCK LINE.

EXCEL ENGINEERING
 LAND PLANNING • ENGINEERING • SURVEYING
 440 STATE PLAZA, ESCONDIDO, CA 92025
 PH (760)745-8118 FX (760)745-1880

SCALE: 1"=10'

PRIVATE CONTRACT

**VESTING TENTATIVE MAP FOR:
 GRAVILLA TOWNHOMES**
 6710 LA JOLLA BOULEVARD
 LA JOLLA, CA, 92037

CITY OF SAN DIEGO, CALIFORNIA
 DEVELOPMENT SERVICES DEPARTMENT
 SHEET 3 OF 4 SHEETS

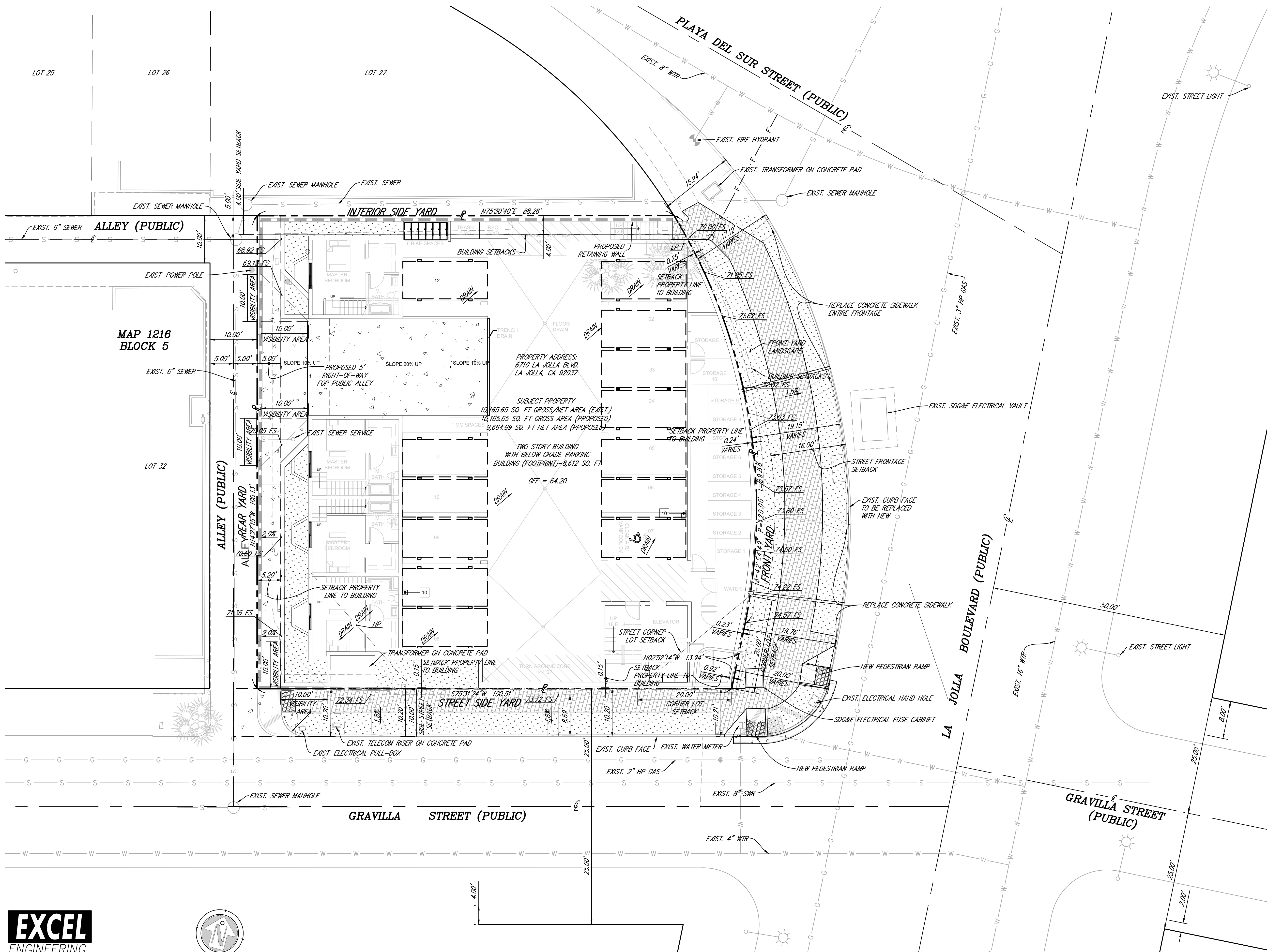
PROJECT NO. 696299

FOR CITY ENGINEER	DATE	V.T.M.
DESCRIPTION	BY	APPROVED
ORIGINAL	EXCEL	DATE
		FILMED
AS-BUILTS		
CONTRACTOR	DATE STARTED	
INSPECTOR	DATE COMPLETED	

1882-6245
 NAD83 COORDINATES
 242-1683
 LAMBERT COORDINATES

Sheet TM-3

K: 121 (1/10/20) [Engineering] [Preliminary] [TM] 1710239-1M02-Plan View.dwg 12/22/2021 1:49 PM ORIGINAL PLOT SIZE: PDF: 24x36



- LEGEND**
- PROPERTY BOUNDARY LINE
 - E— STREET CENTER LINE
 - ▬▬▬ RETAINING WALL
 - ▬▬▬ CONCRETE DRIVEWAY
 - ▬▬▬ CONCRETE SIDEWALK
 - ▬▬▬ LANDSCAPE AREAS
 - F — FIRE LINE
 - ⊙ FIRE SERVICE
 - 680 — PROPOSED CONTOUR
 - >— FLOW LINE
 - W — EXIST. WATER LINE
 - S — EXIST. SEWER LINE
 - G — EXIST. GAS LINE
 - ▬▬▬ EXIST. RETAINING WALL
 - ⊙ EXIST. SEWER MANHOLE
 - X — EXISTING FENCE
 - ⊙ EXISTING FIRE HYDRANT
 - ⊙ EXISTING POWER POLE
 - ▬▬▬ EXISTING CURBS
 - ▬▬▬ EXISTING CURB & GUTTER
 - 680 — EXISTING CONTOUR
 - (70.00) EXISTING FS
 - 70.00 PROPOSED FS
 - HP HIGH POINT
 - LP LOW POINT

MAP 1216
BLOCK 5

PROPERTY ADDRESS:
6710 LA JOLLA BLVD.
LA JOLLA, CA 92037

SUBJECT PROPERTY
10,165.65 SQ. FT. GROSS/NET AREA (EXIST.)
10,165.65 SQ. FT. GROSS AREA (PROPOSED)
9,664.99 SQ. FT. NET AREA (PROPOSED)

TWO STORY BUILDING
WITH BELOW GRADE PARKING
BUILDING (FOOTPRINT) - 8,612 SQ. FT.

GFF = 64.20

EXCEL
ENGINEERING


LAND PLANNING • ENGINEERING • SURVEYING
440 STATE PLACE, ESCONDO, CA 92029
PH (760) 745-8118 FX (760) 745-1880

SCALE: 1"=10'

0 10 20 30 40

PRIVATE CONTRACT			
PROPOSED IMPROVEMENTS FOR: GRAVILLA TOWNHOMES			
6710 LA JOLLA BOULEVARD LA JOLLA, CA, 92037			
CITY OF SAN DIEGO, CALIFORNIA DEVELOPMENT SERVICES DEPARTMENT SHEET 4 OF 4 SHEETS			PROJECT NO. 696299
FOR CITY ENGINEER		DATE	
DESCRIPTION	BY	APPROVED	DATE FILMED
ORIGINAL	EXCEL		
			V.T.M.
			1882-6245 NAD83 COORDINATES
			242-1688 LAMBERT COORDINATES
AS-BUILTS		DATE STARTED	
CONTRACTOR		DATE COMPLETED	
INSPECTOR			
			Sheet TM-4

K:1211210238 [Engineering] Preliminary TM 1210238-Plan View with Building.dwg 12/22/2021 2:08 PM ORIGINAL PLOT SIZE: PDF 24x36

Page 3	City of San Diego · Information Bulletin 620	August 2018
	City of San Diego Development Services 1222 First Ave., MS-302 San Diego, CA 92101	<h1>Community Planning Committee Distribution Form</h1>
	Project Name: Gravilla Townhomes	Project Number: PTS-0696299
Community: La Jolla		
<p>For project scope and contact information (project manager and applicant), log into OpenDSD at https://aca.accela.com/SANDIEGO.</p> <p>Select "Search for Project Status" and input the Project Number to access project information.</p>		
<input type="checkbox"/> Vote to Approve <input type="checkbox"/> Vote to Approve with Conditions Listed Below <input checked="" type="checkbox"/> Vote to Approve with Non-Binding Recommendations Listed Below <input type="checkbox"/> Vote to Deny		Date of Vote: July 07, 2022
# of Members Yes 10	# of Members No 2	# of Members Abstain 1
Conditions or Recommendations: LJCPA recommends that the City carefully review the issues discussed by us, and approve the project should it continue to find that the project complies with the SDMC, the LJPDO, and the LJCP		
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)		
NAME: Suzanne Baracchini		
TITLE: LJCPA, Secretary		DATE: July 08, 2022
<p align="center"><i>Attach additional pages if necessary (maximum 3 attachments).</i></p>		

Visit our web site at www.sandiego.gov/development-services.

Upon request, this information is available in alternative formats for persons with disabilities.

DS-5620 (08-18) ONLINE FORM



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

Ownership Disclosure Statement

FORM
DS-318

October 2017

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: Gravilla Townhomes **PTS#0696299** **Project No. For City Use Only:** _____

Project Address: 6710 La Jolla Boulevard, La Jolla, CA 92037

Specify Form of Ownership/Legal Status (please check):

Corporation Limited Liability -or- General - What State? _____ Corporate Identification No. _____

Partnership Individual

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter 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), applicant(s), and other financially interested persons of the above referenced property. A financially interested party includes any individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver or syndicate with a financial interest in the application. If the applicant includes a corporation or partnership, include the names, titles, addresses of all individuals owning more than 10% of the shares. If a publicly-owned corporation, include the names, titles, and addresses of the corporate officers. (A separate page may be attached if necessary.) If any person is a nonprofit organization or a trust, list the names and addresses of ANY person serving as an officer or director of the nonprofit organization or as trustee or beneficiary of the nonprofit organization. A signature is required of at least one of the property owners. 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.

Property Owner

Name of Individual: Sam Dimenstein, Dimenstein Family Trust UDT Owner Tenant/Lessee Successor Agency

Street Address: 360 Hilltop Drive

City: Chula Vista State: CA Zip: 91910

Phone No.: 858-945-0033 Fax No.: _____ Email: zachary@southcalrealty.com

Signature: Date: 8/13/21

Additional pages Attached: Yes No

Applicant

Name of Individual: Sam Dimenstein, Dimenstein Family Trust UDT Owner Tenant/Lessee Successor Agency

Street Address: 360 Hilltop Drive

City: Chula Vista State: CA Zip: 91910

Phone No.: 858-945-0033 Fax No.: _____ Email: zachary@southcalrealty.com

Signature: Date: 8/13/21

Additional pages Attached: Yes No

Other Financially Interested Persons

Name of Individual: Jerzy JP Secousse, President, 6710 La Jolla Blvd Partners, LLC (Buyer) Owner Tenant/Lessee Successor Agency

Street Address: 1024 Bayside Drive, Suite 365

City: Newport Beach State: CA Zip: 92660

Phone No.: 949-445-1786 Fax No.: _____ Email: jsecousse@c3devllc.com

Signature: Date: 08/13/2021

Additional pages Attached: Yes No