



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: January 26, 2023 REPORT NO. PC-23-005

HEARING DATE: February 2, 2023

SUBJECT: THE RESIDENCES AT 811-827 COAST BOULEVARD SOUTH. Process Four Decision

PROJECT NUMBER: [677297](#)

REFERENCE: [Historical Resources Board \(HRB\) Report No. HRB-22-44: ITEM# 02 – The Residences at 800 Coast Boulevard Coastal Development Permit/ Site Development Permit/ Tentative Map \(HRB #1375 – Dorothy and Harriet Cottages\)](#)

OWNER/APPLICANT: Dawn R. Davidson and Andy Fotsch

SUMMARY

Issue: Should the Planning Commission approve to consolidate two existing lots into one, demolish five structures, remodel three cottages, and construct six new residential condominium units at 811-827 Coast Boulevard South within the La Jolla Community Planning Area?

Staff Recommendation(s):

1. ADOPT [Mitigated Negative Declaration \(MND\) No. 677297](#) and ADOPT the Mitigation Monitoring and Reporting Program (MMRP); and
2. APPROVE Coastal Development Permit No. 2491344, Site Development Permit (SDP) No. 2491348, Neighborhood Development Permit No. 2584745, and Tentative Map No. 2491349

Community Planning Group Recommendation: On December 1, 2022, the La Jolla Community Planning Association voted 14-0-1 to recommend approval of the project without conditions.

Historical Resources Board Recommendation: On November 17, 2022, the motion passed 6-0-0 to recommend to the Planning Commission adoption of the mitigation measures and findings associated with the SDP related to the designated historical resource.

Environmental Review: Mitigated Negative Declaration No. 677297 has been prepared for the project in accordance with the State of California Environmental Quality Act (CEQA) Guidelines. A Mitigation, Monitoring, and Reporting Program (MMRP) has been prepared and will be implemented which will mitigate project impacts, identified during environmental review, to the extent feasible.

Fiscal Impact Statement: None with this action. All costs associated with the processing of this project are paid from a deposit account maintained by the applicant.

Housing Impact Statement: The La Jolla Community Plan and Local Coastal Program designate the 0.44-acre site for Medium Residential 15-30 Dwelling Units Per Acre. According to the Community Plan, this land use designation is characterized by medium density condominiums and apartments. Based on the recommended land use designation 7 to 13 dwelling units would be allowed on site. As proposed, the project consisting of three cottages and six multi-story townhomes would be consistent with the community plan and implement the land use designation. This project is not subject to Inclusionary or Coastal Affordable Housing Regulations.

BACKGROUND

The Residences at 800 Coast Boulevard Project (Project) is on a 0.44-acre site located at 811-821, 825-827 Coast Blvd South in the La Jolla Community Plan Area. The project site is currently developed with eight existing cottages, in a mix single-story, two-story, three-story, and some split into two units. The site is zoned Residential (LJPD-5) and lies within the Coastal Height Limit, Coastal (non-appealable), Transit Area, and Beach Parking Impact Overlay Zones in Council District 1. As proposed, the Project will require the following approvals:

- Process 2 - Coastal Development Permit (CDP) pursuant to San Diego Municipal Code (SDMC) [Section 126.0707](#) for the proposed development within the non-appealable area of the Coastal Overlay Zone;
- Process 2 - Neighborhood Development Permit (NDP) for in-fill project construction of six new, three-story townhomes over an underground garage pursuant to SDMC [Section 126.0402\(a\)](#); a reduced rear yard setback pursuant to SDMC [Section 127.0106](#); and Historic Resource Incentives identified in SDMC [Section 143.0240\(c\)](#);
- Process 4 - Site Development Permit (SDP) pursuant to SDMC [Section 143.0210\(e\)\(2\)](#) for the relocation of a Designated Historical Resource; and
- Process 4 - Tentative Parcel Map pursuant to SDMC [Section 125.0430](#) to consolidate and subdivide two existing lots and portions thereof into one lot.
- Waiver of Undergrounding: The project has requested a waiver of the requirement to underground existing offsite overhead utilities pursuant to SDMC [Section 144.0242\(c\)\(1\)\(B\)](#).

The Applicant has requested the undergrounding waiver which City staff supports because the conversion involves a short span of the overhead facility (less than a full block in length) and would not represent a logical extension to an underground facility.

All actions will be consolidated under this application and processed concurrently, pursuant to the Consolidation of Processing regulations contained in SDMC [Section 112.0103](#). The decision to approve, conditionally approve, or deny the project will be made by the Planning Commission with [appeal rights](#) to the City Council.

Historic Significance

The Project site contains two parcels, APNs 350-070-1000 and 350-070-1100, which were reviewed by City Historical Resources staff for historic significance. The Dorothy and Harriet Cottages, located at 825 and 827 Coast Boulevard, were determined to be potentially significant by staff through a preliminary review application and subsequently forwarded to the Historical Resources Board for a determination on historic significance. Both structures were designated by the Board as HRB #1375 on August 27, 2020.

Historical Resources staff also reviewed the six structures on APN 350-070-1100 in conjunction with a preliminary review application and determined 811-815 Coast Boulevard South to not be historically significant. The remaining three structures, 817-821 Coast Boulevard South, were determined to be potentially significant under HRB Criterion A as La Jolla Beach Cottages and were forwarded to the Historical Resources Board for review. At a meeting held on January 23, 2020, staff recommended designation of the Cuesta and Solana Cottages located at 817 and 819-819½ Coast Boulevard South under HRB Criterion A. The recommendation excluded the 821 Coast Boulevard South building due to extensive modifications. At the hearing, a motion to designate the Cuesta and Solana Cottages failed by a vote of 3-6-1. That determination is good for five years absent significant new information and owner consent to reinitiate the designation process.

DISCUSSION

Project Description:

The project site is currently developed with eight existing cottages, in a mix single-story, two-story, three-story, and some split into two units. The project proposes to demolish five existing cottages and preserve the Historically Designated Dorothy and Harriet Cottages (Historical Resources Board Site #1375) located at 825 & 827 Coast Boulevard South. Additionally, the project proposes to merge parcels 350-070-11-00 and 350-070-10-00, construct six new townhomes averaging 3,661 square-feet (sf) with each being constructed at the rear of the property over a 10,577 sf underground parking garage, relocate Historically Designated Cottage 827 to an appropriate site in the public view on top of the historic lower level of Cottage 821, remodel and construct additions to Cottages 825 and 827 consistent with the Secretary of Interiors Standards and a 50 percent remodel on Cottage 811. The project will increase the floor area ratio (FAR) on the site from 8,098 sf to 23,456 sf and increase the highest point of structure by less than six inches.

The project proposes the demolition of five non-historic structures, the remodel/addition of 811 Coast Boulevard (non-historic), the remodel/addition of 825 Coast Boulevard (historic), the

relocation/remodel/addition of 827 Coast Boulevard (historic), and construction of six new, three-story, townhomes over an underground garage, for a total square footage of 23,591 square-feet. The project site is in a residential neighborhood and is currently developed with single-family residences.

Community Plan Analysis:

The La Jolla Community Plan and Local Coastal Program (Community Plan) designate the 0.44-acre site for Medium Residential 15-30 Dwelling Units Per Acre. According to the Community Plan, this land use designation is characterized by medium density condominiums and apartments. Based on the recommended land use designation, 7 to 13 dwelling units would be allowed on site. As proposed, the project consisting of three cottages and six multi-story townhomes would be consistent with the community plan and implement the land use designation.

LJPD-5 zone includes the multi-family area to the west and north of the commercial core area and extends northward, northwestward, and westward to the shoreline. This area is of major importance due to its location adjacent to the shoreline, its relatively higher density and its location as the connecting link between the commercial core and the scenic shoreline and bluffs areas. Standards for new residential development and for redevelopment are intended to maintain the scale and character traditionally associated with these older residential portions of the village

Environmental Analysis:

The environmental analysis has determined that there is the potential of significant impacts related to Cultural Resources (Built Environment), Cultural Resources (Archaeology), and Tribal Cultural Resources. As such, mitigation measures have been incorporated to reduce these potential impacts to a less than significant level as outlined within the Mitigated Negative Declaration.

Project-Related Issues:

The project proposes the following deviations:

1. For an existing non-conforming front yard setback to remain on 821 Coast Boulevard when historic 827 Coast Boulevard is relocated onto the existing base of 821 Coast Boulevard.
2. A rear yard setback reduced from 10 feet to 7 feet.
3. Access off Coast Boulevard and not from the alley due to site constraints which would prohibit the property owner's reasonable use of the land.
4. A 24-foot wide driveway (narrower than existing 29 foot wide driveway) for clear path transition from curb cut to the garage doors at the townhomes and the cottage at 811 Coast Boulevard in lieu of the maximum permitted 20 foot width for multifamily residential use in a parking impact area.
5. A driveway wider than 12 feet in the public right-of-way at 825 Coast Boulevard to provide a clear path transition from the curb cut to the garage doors.

The Project's allowable deviations are permitted with adoption of the Site Development Permit and Neighborhood Development Permit findings, which are incorporated by reference herein. All driveways will be installed to current ADA standards, thus providing an accessible path along the sidewalk for pedestrians with disabilities.

Conclusion:

The project is compatible with the area designated for residential development by the General Plan and Community Plan and is consistent with the existing underlying zone and surrounding land uses. Construction of the project would occur within an urbanized neighborhood with similar development. Staff recommends the Planning Commission approve the project.

ALTERNATIVES

1. Approve Coastal Development Permit No. 2491344, Site Development Permit No. 2491348, Neighborhood Development Permit No. 2584745, Tentative Map No. 2491349, with modifications.
2. Deny Coastal Development Permit No. 2491344, Site Development Permit No. 2491348, Neighborhood Development Permit No. 2584745, Tentative Map No. 2491349, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



Renee Mezo
Assistant Deputy Director
Development Services Department



Catherine Rom
Development Project Manager
Development Services Department

RM/CCR

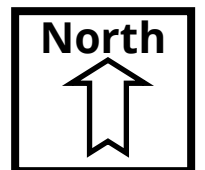
Attachments:

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. Draft Environmental Resolution with MMRP (MND)
9. Project Site Plans
10. Map Exhibit - Tentative Map
11. Community Planning Group Recommendation
12. Ownership Disclosure Statement



Aerial Photo

Residences at 800 Coast Blvd, Project No. 677297
811-827 Coast Blvd, San Diego CA 92037





- Legend
- Very Low Density Residential (0-5 DU/AC)
 - Low Density Residential (5-9 DU/AC)
 - Low Medium Residential (9-15 DU/AC)**
 - Medium Residential (15-30 DU/AC)
 - Medium High Residential (30-45 DU/AC)
 - Commercial/Mixed Use
 - Parks, Open Space
 - Schools
 - Cultural
 - Community Facilities
 - Elementary School
 - Junior High School
 - High School
 - School
 - Library
 - Fire Station
 - Post Office

Project Site



Community Land Use Map

La Jolla Community Plan
City of San Diego · Planning Department



Map Document (L:\GIS\PGIS\publications\lapoll\ajolla pub 2004\LA_x309a_PLU.mxd) 9/19/2005 - 2:45:57 PM

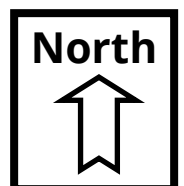


Residences at 800 Coast Blvd, Project No. 677297
811-827 Coast Blvd, San Diego CA 92037



Project Location

Residences at 800 Coast Blvd, Project No. 677297
811-827 Coast Blvd, San Diego CA 92037



PLANNING COMMISSION RESOLUTION NO. [REDACTED]
COASTAL DEVELOPMENT PERMIT NO. 2491344
SITE DEVELOPMENT PERMIT NO. 2491348
NEIGHBORHOOD DEVELOPMENT PERMIT NO. 2584745

THE RESIDENCES AT 800 COAST BOULEVARD - PROJECT NO. 677297 [MMRP]

WHEREAS, 800 COAST, LLC, a California Limited Liability Company, Owner/Permittee, filed an application with the City of San Diego for permits to consolidate two existing lots into one, to demolish five structures, remodel three cottages, and construct six new residential condominium units (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Coastal Development Permit No. 2491344, Site Development Permit No. 2491348, Neighborhood Development Permit No. 2584745 on portions of a 0.44-acre site;

WHEREAS, the project site is located at 811-821 and 825-827 Coast Boulevard South in the LJPD-Area 5 Zone, and the Coastal (non-appealable), Coastal Height, Beach Parking Impact, and Transit Area Overlay Zones of the La Jolla Community Plan;

WHEREAS, the project site is legally described as Lots 9, 10 and a Portion of 11 In Block 55 of La Jolla Park, in the City of San Diego, County of San Diego, State of California according to Map thereof No. 352, filed in the office of the County Recorder of San Diego County, March 22, 1887. Excepting from said Lot 11 the Southwest 12.00 feet thereof;

WHEREAS, on February 2, 2023, the Planning Commission of the City of San Diego considered Coastal Development Permit No. 2491344, Site Development Permit No. 2491348, Neighborhood Development Permit No. 2584745 pursuant to the Land Development Code of the City of San Diego; NOW, THEREFORE,

BE IT RESOLVED by the Planning Commission of the City of San Diego, that it adopts the following findings with respect to Coastal Development Permit No. 2491344, Site Development Permit No. 2491348, Neighborhood Development Permit No. 2584745:

COASTAL DEVELOPMENT PERMIT [SDMC Section 126.0708]**(a) Findings for all Coastal Development Permits:**

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

The project site is currently developed with eight existing cottages, in a mix of single-story, two-story, three-story, and some split into two units. The project proposes to demolish five existing cottages and preserve the Historically Designated Dorothy and Harriet Cottages (Historical Resources Board Site #1375) located at 825 & 827 Coast Boulevard South. Additionally, the project proposes to merge parcels 350-070-11-00 and 350-070-10-00, construct six new townhomes averaging 3,661 square-feet (sf) with each being constructed at the rear of the property over a 10,577 sf underground parking garage, relocate Historically Designated Cottage 827 to an appropriate site in the public view on top of the historic lower level of Cottage 821, remodel and construct additions to Cottages 825 and 827 consistent with the Secretary of Interiors Standards and a 50 percent remodel on Cottage 811. The project will increase the floor area ratio (FAR) on the site from 8,098 sf to 23,456 sf and increase the highest point of structure by less than six inches.

The proposed project is contained within the existing legal lot area and will not encroach upon any existing or proposed physical access to the coast. The project site is not located within the First Public Roadway (Coast Boulevard) and the Pacific Ocean. The site does not contain any form of pedestrian access as identified in the La Jolla Community Plan and Local Coastal Use Plan.

There is no identified public view on or adjacent to the project site, as identified within the La Jolla Community Plan and Local Coastal Land Use Plan. Proposed residential development will not encroach upon any existing physical access way that is legally used by the public or any proposed public access way identified in the La Jolla Local Coastal Program land use plan. To promote transitions in scale between new and older structures that will enhance and protect public views to and along the ocean and other scenic coastal areas, the proposed redevelopment will create visual relief by providing adequate front yard setbacks and building articulation to the structures to avoid a box-like structure within an area with unique architecture.

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

The project site does not contain any environmentally sensitive lands nor are any environmentally sensitive lands adjacent to the site. Therefore, the proposed development will not adversely affect environmentally sensitive lands.

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

The project proposes the demolition of five non-historic structures, the remodel/addition of 811 Coast Boulevard (non-historic), the remodel/addition of 825 Coast Boulevard (historic), the relocation/remodel/addition of 827 Coast Boulevard (historic), and construction of six new, three-story townhomes over an underground garage.

The proposed residence will be approximately 29 feet, 11 inches in height, in compliance with the maximum 30-foot height limit. The proposed project complies with the required front setback of 10 feet for the proposed additions, excluding the existing non-conforming existing cottages front yard setbacks and proposes a deviation to reduce the 10-foot setback allowed on alleys to 7 feet through a Neighborhood Development Permit. The proposed project complies with 4-foot side setbacks, and 7-foot third story setbacks and the proposed floor area ratio (FAR) of 1.21 is less than the maximum allowed FAR of 1.5. Additionally, the three existing curb cut locations on Coast Boulevard South will remain as they are part of the historic setting of the designated Dorothy and Harriet Cottages and required for vehicular access to these cottages. The project proposes three deviations from the SDMC driveway and access regulations: 1) a deviation from SDMC 142.0560(j)(7) for access to the required off-street parking spaces for the six (6) proposed townhomes via the existing curb cut location for Unit 811 along Coast Blvd South in lieu of the required alley access due to site constraints for alley access which would prohibit the property owner's reasonable use of the land; 2) a deviation from SDMC 142.0560(j)(1) for a 24' wide driveway (narrower than existing 29 ft wide driveway) and Encroachment Maintenance and Removal Agreement (EMRA) for clear path transition from curb cut to the garage doors at the townhomes and Cottage 811 in lieu of the maximum permitted 20 ft width for multifamily residential use in a parking impact area; 3) a deviation from SDMC 142.0560(j)(1) and EMRA for a driveway wider than 12' in the public R.O.W. to provide a clear path transition from the curb cut to the garage doors at historic cottage 825. The non-standard curb cuts at cottage 811 and cottage 825 will be narrower than the existing curb cuts. As such there will be less conflict distance between vehicular and pedestrian and bicycle movements. Furthermore, all driveways will be installed to current ADA standards, thus providing an accessible path along the sidewalk for pedestrians with disabilities.

The proposed development has been found consistent with the identified public access and identified public views of the La Jolla Community Plan and Local Coastal Use Plan, and the LJPD-5 zone development regulations, allowed density and design recommendations. There is no identified public view on or adjacent to the project site, as identified within the La Jolla Community Plan and Local Coastal Land Use Plan. Project development will be fully contained within the existing lot area. The project meets all other development standards except for the deviations above. Therefore, this development will not adversely affect the La Jolla Community Plan and Local Coastal Use Plan.

4. For every Coastal Development Permit issued for any coastal development between the nearest public road and the sea or shoreline of any body of water located within

the Coastal Overlay Zone and the coastal development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

The project site is not located within the first public road and the sea or the shoreline of any body of water located within the Coastal Overlay Zone. Therefore, the finding is not applicable.

SITE DEVELOPMENT PERMIT [SDMC Section 126.0505]

(a) Findings for all Site Development Permits:

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

The La Jolla Community Plan and Local Coastal Program (Community Plan) designate the 0.44-acre site for Medium Residential 15-30 Dwelling Units Per Acre. According to the Community Plan, this land use designation is characterized by medium density condominiums and apartments. Based on the recommended land use designation, 7 to 13 dwelling units would be allowed on site. As proposed, the project consisting of three cottages and six multi-story townhomes would be consistent with the community plan and implement the land use designation.

The proposed development has been found consistent with the identified public access and identified public views of the La Jolla Community Plan and Local Coastal Use Plan, and the LJPD-5 zone development regulations, allowed density and design recommendations. Thus, this residential dwelling unit redevelopment will not adversely affect the La Jolla Community Plan and Local Coastal Use Plan.

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

An environmental analysis did not find any significant impacts to public health and safety. The project will not have any impact on the provision of essential public services. The permit controlling the development and continued use of the proposed project for this site contains specific conditions addressing compliance with the City's codes, policies, regulations and other regional, state, and federal regulations to prevent detrimental impacts to the health, safety and general welfare of persons residing and/or working in the area. Conditions of approval require the review and approval of all construction plans by staff prior to construction to determine the construction of the project will comply with all regulations. The construction will be inspected by certified building and engineering inspectors to assure construction is in accordance with the approved plans and with all regulations. Therefore, the proposed development will not be detrimental to the public health, safety, and welfare.

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

The proposed residence will be approximately 29 feet, 11 inches in height, in compliance with the maximum 30-foot height limit. The proposed project complies with the required front setback of 10 feet for the proposed additions, excluding the existing non-conforming cottages front yard setbacks and proposes a deviation to reduce the 10' setback allowed on alleys to 7' through a Neighborhood Development Permit. The proposed project complies with 4' side setbacks, and 7' third story setbacks and proposed floor area ratio (FAR) of **1.21** is less than the maximum allowed FAR of **1.5**. Additionally, the 3 existing curb cut locations on Coast Boulevard South will remain as they are part of the historic setting of the designated Dorothy and Harriet Cottages and required for vehicular access to these cottages. The project proposes three deviations from the SDMC driveway and access regulations: 1) a deviation from SDMC 142.0560(j)(7) for access to the required off-street parking spaces for the six (6) proposed townhomes via the existing curb cut location for Unit 811 along Coast Blvd South in lieu of the required alley access due to site constraints for alley access which would prohibit the property owner's reasonable use of the land; 2) a deviation from SDMC 142.0560(j)(1) for a 24' wide driveway (narrower than existing 29 ft wide driveway) and Encroachment Maintenance and Removal Agreement (EMRA) for clear path transition from curb cut to the garage doors at the townhomes and Cottage 811 in lieu of the maximum permitted 20 ft width for multifamily residential use in a parking impact area; 3) a deviation from SDMC 142.0560(j)(1) and EMRA for a driveway wider than 12' in the public R.O.W. to provide a clear path transition from the curb cut to the garage doors at historic cottage 825. The non-standard curb cuts at cottage 811 and cottage 825 will be narrower than the existing curb cuts. As such there will be less conflict distance between vehicular and pedestrian and bicycle movements. Furthermore, all driveways will be installed to current ADA standards, thus providing an accessible path along the sidewalk for pedestrians with disabilities. The remaining building setbacks, drainage, lot coverage, building mass, building height, public views, public access and driveway width and will comply with all of the required development regulations. Therefore, the proposed development will comply with the applicable regulations of the Land Development Code.

(h) Supplemental Findings – Historical Resources Deviation for Relocation of a Designated Historical Resource

- 1. There are no feasible measures, including maintaining the resource on site, that can further minimize the potential adverse effects on historical resources.**

The historical resources, the Dorothy and Harriet Cottages, HRB Site #1375, were designated based on their significance as a special element of La Jolla's historical, cultural, social, economic, aesthetic and architectural development. The structures embody the character defining features of Beach Cottage architecture; one story, small dwellings with low pitched roofs, wood siding and orientation toward an available coastal view; and are two of a finite and limited number of beach cottages.

The current Project proposes the relocation of the Dorothy Cottage on site to allow for the construction of six new 3-story townhomes. The structure will be relocated from its current location at the rear of the project site to the front at the present location of 821 Coast Boulevard South. Additionally, the project includes the remodel of 811 Coast Boulevard

ATTACHMENT 4

South and additions to both the Dorothy and Harriet Cottages. The relocation of the Dorothy Cottage is not consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties due to the loss of integrity of location, setting, feeling and association.

The Applicant has conducted an Economic Alternatives Analysis (Attachment 6) of the proposed Project ("Base Project") and three alternative designs. The designs were previously reviewed and approved by Historical Resources staff and the Historical Resources Board's Design Assistance Subcommittee. A summary of the analyzed projects is in the table below:

Alternative	Description	Total Residential Square Footage
BASE	Relocate and rehabilitate the Dorothy Cottage on site and construct an addition. Rehabilitate the Harriet Cottage and construct an addition. Remodel 811 Coast Blvd. S. Construct six, approximately 4,000 sqft 3-story townhomes. Nine total housing units.	30,688 sqft
1	Preserve the Dorothy and Harriet Cottages in their current locations. Construct five, approximately 3,000 sqft 2-story townhomes. Seven total housing units.	16,403 sqft
2	Relocate and rehabilitate the Dorothy Cottage on site. Rehabilitate the Harriet Cottage. Construct six, approximately 4,000 sqft 3-story townhomes. Eight total housing units.	24,201 sqft
3	Retain all eight existing structures on site with no project. Eight total housing units.	Approx. 8,000 sqft

Economic Alternatives Analysis (see the Economic Alternative Analysis Summary Comparison table on page 6), the Base Project, which proposes relocation of the Dorothy Cottage, rehabilitation of the Harriet Cottage with the construction of an addition consistent with the Secretary of the Interior's Standards and a total output of nine housing units and 30,688 square feet of residential space, was the most economically feasible option. In contrast to the Base Project, the Economic Alternatives Analysis concluded that Alternatives 1 and 3, which included retaining the Dorothy and Harriet Cottages in their current locations and thus having a less adverse impact to the historical resources, are not economically feasible due to the reduced average sale price per square foot and the reduced amount of total square footage which result in a negative profit margin. The reduced average sale price for Alternative 1 is due to the limited coastal views associated with each unit. For Alternative 3, the limited coastal views combined with older construction results in a reduced sale price.

Alternative 2, which included retention of the Harriet Cottage in its current location and the relocation of the Dorothy Cottage to a different location on the project site, was found to be

economically feasible but did not minimize the adverse impacts to the historical resource more than the Base Project. For the Base Project and Alternative 2 to be economically feasible, the Dorothy Cottage needs to be relocated. The relocation is necessary in both of these scenarios because it allows for the new townhomes to be constructed at the elevated rear of the lot which will provide the best views of the Pacific Ocean and a higher average sale price per square foot. The Base Project allows for the construction of three "cottage" houses at the front of the lot which minimizes the impacts to the Resource's integrity of setting, feeling and association by presenting the Dorothy and Harriet Cottages in a residential setting that is similar in massing, scale and design to the historic beach cottages. The larger, more modern townhouse construction will be confined to the rear of the project site. Similarly, Alternative 2 relocates the Dorothy Cottage to the front of the project site; however, access to the townhomes is provided from Coast Boulevard South between the Dorothy and Harriet Cottages. The necessary construction of an historically inappropriate access ramp between the two cottages results in impacts to the Resource's integrity of setting, feeling and association. The Base Project, while not the project that has the least adverse impacts to the integrity of the Resource, it is also not the most damaging alternative. Of the two economically feasible alternatives (the Base Project and Alternative 2), the Base Project has the lesser adverse impact to the integrity of the Resource and provides the best balance between development of the site and preservation of the historic structures. Therefore, there are no feasible measures, including maintaining the Dorothy Cottage on site in its current location, that can further minimize the potential adverse effects on the designated historical resource.

2. The proposed relocation will not destroy the historical, cultural, or architectural values of the historical resource, and the relocation is part of a definitive series of actions that will assure the preservation of the designated historical resource.

The Project proposes to relocate the historically designated Dorothy Cottage from the rear of the project site behind the Harriet Cottage, to the front of the project site on Coast Boulevard South. The proposed relocation site is between the historically designated Harriet Cottage and 811 Coast Boulevard South which will be remodeled to be more compatible with the beach cottage aesthetic. The new configuration and setting of the designated Dorothy and Harriet Cottages will be comparable in scale to the residential historic setting of the structures originally constructed in 1904 and 1921. The project also allows for both the Dorothy and Harriet Cottages to remain in La Jolla with an orientation towards the ocean, critical aspects of their historical significance as Beach Cottages. Additionally, the Dorothy and Harriet Cottages will remain together and retain their historic association to one another.

An Environmental document was prepared with an associated MMRP (Attachment 7). In order to mitigate for the impacts to the Resource, the applicant will be required to submit Historic American Building Survey (HABS) documentation, a Treatment Plan and Monitoring Plan. A set of HABS drawings and photos documenting the historic resource (Attachment 3) will be created prior to relocation to document the architecturally significant building in its current condition. The Treatment Plan and accompanying drawings (Attachment 4) specifies the methodology behind relocation of the structure and its treatment at the new location.

During relocation, the Dorothy Cottage will be moved in one piece from the rear of the project site to the current location of 821 Coast Boulevard South. The cottage will be placed on an existing foundation/garage which will raise the cottage to a height that is similar to its historic height. Once at the new location, the Dorothy Cottage will be rehabilitated consistent with the Secretary of the Interior's Standards including removal of the nonoriginal 1949-1952 addition which was excluded from the designation. A 128 square foot addition will be constructed consistent with the Secretary of the Interior's Standards on the east façade to accommodate a master bedroom and bathroom suite. A Monitoring Plan (Attachment 5) will be established that requires a Historical Monitor to document the relocation of the historic structure and submit reports to City staff for review. Preconstruction meetings will also be held on the project site prior to the relocation. The Treatment and Monitoring plans outline the steps necessary to relocate the historic structure and monitor progress of this project. Therefore, the relocation is part of a definitive series of actions that will assure the preservation of the designated historical resource.

The Harriet Cottage will be retained in its current location and rehabilitated consistent with the Secretary of the Interior's Standards. The 1972 addition excluded from the designation will be removed and an approximately 22x30 foot addition will be added to the east façade of the existing structure. The addition will be set back approximately 19 feet from the street elevation of the Harriet Cottage and will be visually separated using a glass link. On the exterior, horizontal wood siding, a flat roof and metal windows will be used to differentiate the new construction from the historical resource. These modifications do not impair the Harriet Cottage's ability to convey its historic significance as a La Jolla Beach Cottage.

The Dorothy and Harriet Cottages were designated based on their significance as a special element of the development of La Jolla and for their ability to convey their historic significance as La Jolla Beach Cottages. Through the HABS documentation, and implementation of the Treatment and Monitoring Plans, the proposed relocation of the Dorothy Cottage will not destroy the Resource's significance as a beach cottage. The project proposes to relocate the Dorothy Cottage to the front of the project site where it will be a part of a row of residential structures which are similar in massing, scale and architectural character. Both the Dorothy and Harriet Cottages will be rehabilitated consistent with the Secretary of the Interior's Standards. Therefore, the relocation of the Dorothy Cottage would not destroy the historical, cultural or architectural values of the designated historical resource.

3. There special circumstances or conditions apart from the existence of historical resources, applying to the land that are peculiar to the land and are not of the applicant's making, whereby the strict application of the provisions of the historical resources regulations would deprive the property owner of reasonable use of the land.

The proposed Project includes relocation of the Dorothy Cottage from the rear of the project site to the front to allow for the construction of six townhouses. The project site is located on a steep slope with access constraints which make it physically challenging for new

construction. Residential units must be accessed from either Coast Boulevard South or the alley at the rear of the project site. Strict application of the historical resources regulations and retaining both designated resources consistent with the Secretary of the Interior's Standards in their current locations would limit the buildable area of the project site. As demonstrated by the Economic Alternatives Analysis through the examination of Alternative 3, development of the site is necessary to justify the high purchase price of the property. Without improvements to the property the sale price will not be recuperated. Retention of the Dorothy Cottage in its current location, as illustrated by Alternative 1 (the only alternative that analyzes retention of the cottages in their current locations with the addition of new construction), would only physically allow for the construction of five new residential units on site in addition to the two historical structures for a total of 16,403 square feet of living space. Relocation of the Dorothy Cottage, as proposed by the Base Project, will result in the construction of six new residential units for a total of nine units and 30,688 square feet of living space. The relocation of the cottage will physically clear a large portion of land at the rear of the project site to accommodate the highest number of new units possible. Additionally, the construction of new units at a higher elevation will provide increased marketability of the project due to coastal views. Alternative 2 also analyzes relocation of the Dorothy Cottage with new construction at the rear of the property but this results in the need to construct an access ramp between the Dorothy and Harriet Cottages which impairs the historic integrity of the resources. Therefore, the topography of the lot is a special circumstance apart from the existence of the Resource that applies to the land that is peculiar and not of the applicant's making, whereby strict application of the provisions of the historical resource regulations and retention of the Dorothy Cottage in its current location would prevent the development of a financially feasible project, thereby depriving the property owner of reasonable use of the land.

NEIGHBORHOOD DEVELOPMENT PERMIT [SDMC Section 126.0404]

(a) Findings for all Neighborhood Development Permits:

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

See response to Site Development Permit Finding (a)(1).

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

See response to Site Development Permit Finding (a)(2).

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

See response to Site Development Permit Finding (a)(3).

(g) Supplemental Findings – Development Incentives for Preservation of Designated Historical Resources, Historical Districts, Traditional Cultural Properties and Important Archaeological Sites

- 1. The proposed development contains a traditional cultural property or important archaeological site, and the historic preservation development incentive is necessary to avoid impacts to the resource; or**

The project proposes to leave the Historically Designated Dorothy and Harriet Cottages (Historical Resources Board Site #1375), Cottage 827, on site. The relocation of the historic cottage is to a site that has a more historic setting and is on the street frontage, allowing for public view of the historic resource which is currently not visible from the public right-of-way. This relocation will facilitate greater public awareness and enjoyment of the Harriet Cottage.

The relocation is necessary as the applicant evaluated multiple scenarios to keep the resource in its existing location at the rear of the site, and this was found to prohibit the development rights of the site, making the entire project unfeasible. Relocating the cottage to sit on the existing historic lower level of Cottage 821 is consistent with the standards and will not affect the historic resource.

The development incentive is that the relocated historic resource will be placed on the existing lower level of Cottage 821 in the front yard setback. This lower-level garage is critical to the historic site and placement of the relocated cottage. The existing non-conforming location of the garage and curb-cuts of 821 is existing to remain. The applicant evaluated with historic staff placing the cottage within the setbacks and the site and placement would detract from, rather than enhance the historic character and siting of the resource.

- 2. The proposed development contains a designated historic resource or a contributing resource to a designated historical district and the historic preservation development incentive is required to comply with the U.S. Secretary of the Interior’s Standards and Guidelines for the Treatment of Historic Properties.**

The project proposed contains two designated historic resources, Dorothy and Harriet Cottages (Historical Resources Board Site #1375), 825 and 827 Coast Boulevard South. The project proposes to relocate the Dorothy cottage on top of Cottage 821. The existing lower level of Cottage 821 is within the front yard setback. The deviation for the existing non-conforming cottages to reduce the 10-foot setback allowed on alleys to 7 feet through a Neighborhood Development Permit to maintain a historic character that will enhance the resource and allow for compliance with the U.S. Secretary of the Interior’s Standards and Guidelines for the Treatment of Historic Properties as outlined in the HABS Building Documentation, the Dorothy Cottage Relocation and Rehabilitation and Harriet Cottage Rehabilitation Treatment Plan and the Dorothy Cottage Relocation and Rehabilitation Monitoring Plan all prepared by Brian F. Smith and Associates.

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. 2491344, Site Development Permit No. 2491348, Neighborhood Development Permit No. 2584745 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Coastal Development Permit No. 2491344, Site Development Permit No. 2491348, Neighborhood Development Permit No. 2584745, a copy of which is attached hereto and made a part hereof.

Catherine Rom
Development Project Manager
Development Services

Adopted on: February 2, 2023

IO#: 24008749

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

PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

INTERNAL ORDER NUMBER: 24008749

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COASTAL DEVELOPMENT PERMIT NO. 2491344

SITE DEVELOPMENT PERMIT NO. 2491348

NEIGHBORHOOD DEVELOPMENT PERMIT NO. 2584745

THE RESIDENCES AT 800 COAST BOULEVARD - PROJECT NO. 677297 [MMRP]
PLANNING COMMISSION

This Coastal Development Permit No. 2491344, Site Development Permit No. 2491348, Neighborhood Development Permit No. 2584745 is granted by the Planning Commission of the City of San Diego to 800 COAST, LLC, a California Limited Liability Company, Owner and Permittee, pursuant to San Diego Municipal Code [SDMC] Section 126.0707, Section 143.0210(e)(2), and Section 126.0402(a). The 0.44-acre site is located at 811-821 and 825-827 Coast Boulevard South in the LJPD-Area 5 Zone, and the Coastal (non-appealable), Coastal Height, Beach Parking Impact and Transit Area Overlay Zones of the La Jolla Community Plan. The project site is legally described as: Lots 9, 10 and a Portion of 11 In Block 55 of La Jolla Park, in the City of San Diego, County of San Diego, State of California according to Map thereof No. 352, filed in the office of the County Recorder of San Diego County, March 22, 1887. Excepting from said Lot 11 the Southwest 12.00 feet thereof.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner and Permittee to demolish five structures, remodel three cottages, and construct six new residential condominium units subject to the City's land use regulations] described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated [INSERT Approval Date], on file in the Development Services Department.

The project shall include:

- a. The demolition of 813-821 Coast Boulevard (five structures), remodel/addition of 811 Coast Boulevard (non-historic), remodel/addition of 825 Coast Boulevard (historic), relocation/remodel/addition of 827 Coast Boulevard (historic), and construction of six new, three-story townhomes over an underground garage, for a total of 23,591 square-feet.
- b. Deviations:
 - Existing non-conforming front yard setback to remain on Cottage 821 when historic Cottage 827 is relocated onto existing base of Cottage 821;
 - A rear yard setback reduced from 10 feet to 7 feet;

- Access off Coast Boulevard and not from the alley;
 - A 24-foot wide driveway (narrower than existing 29-foot driveway) at cottage 811; and
 - A driveway wider than 12 feet in the right-of-way at Cottage 825.
- c. Landscaping (planting, irrigation and landscape related improvements);
- d. Off-street parking;
- e. 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 [ENTER DATE typically 3 years, including the appeal time 2023].
2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
- a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but

not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).

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

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

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

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

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

10. Mitigation requirements in the Mitigation, Monitoring, and Reporting Program [MMRP] shall apply to this Permit. These MMRP conditions are hereby incorporated into this Permit by reference.

11. The mitigation measures specified in the MMRP and outlined in **MITIGATED NEGATIVE DECLARATION, NO. 677297**, shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL MITIGATION REQUIREMENTS.

12. The Owner/Permittee shall comply with the MMRP as specified in **MITIGATED NEGATIVE DECLARATION, NO. 677297** to the satisfaction of the Development Services Department and the City Engineer. Prior to issuance of any construction permit, all conditions of the MMRP shall be adhered to, to the satisfaction of the City Engineer. All mitigation measures described in the MMRP shall be implemented for the following issue areas:

Cultural Resources and Tribal Cultural Resources

CLIMATE ACTION PLAN REQUIREMENTS:

13. 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 sheets of the construction plans under the heading "Climate Action Plan Requirements" and shall be enforced and implemented to the satisfaction of the Development Services Department.

ENGINEERING REQUIREMENTS:

14. The Coastal Development Permit and Site Development Permit and Neighborhood Development Permit shall comply with all Conditions of the Final Map for Tentative Map No. 2491349.

15. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the construction of three driveways per current City standards, along Coast Boulevard South as shown on Exhibit "A", satisfactory to the City Engineer.

16. Prior to the issuance of any building permit, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for non-standard driveways, street trees and landscaping/irrigation along Coast Boulevard South frontage.

17. The project proposes to export 4340 cubic yards of material from the project site. All excavated material listed to be exported, shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book") and Regional Supplement Amendments adopted by Regional Standards Committee.

18. The drainage system proposed for this development, as shown on the site plan, is subject to approval by the City Engineer.

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

HISTORICAL RESOURCES REQUIREMENTS

20. Prior to the issuance of any construction permits, the Owner/Permittee shall submit drawings that incorporate the Treatment Plan as approved by the Historical Resources Board (HRB) and City Historical Resources Staff.

21. Prior to the issuance of any construction permits, the Historic American Building Survey (HABS) documentation as approved by HRB and City Historical Resources Staff shall be submitted for archival storage with the City of San Diego HRB, South Coastal Information Center, the California Room of the City of San Diego Public Library, the San Diego Historical Society, and/or other historical society or group(s).

22. During construction of the Project, the Owner/Permittee shall implement the Monitoring Plan as approved by HRB and City Historical Resources staff. The Project's Principal Investigator shall send monitoring reports as described in the Monitoring Plan to the City's Mitigation Monitoring staff and Historical Resources staff. The Principal Investigator may submit a detailed letter to City staff prior to the start of work or during construction requesting a modification to the Monitoring Plan. This request shall be based on relevant information and site conditions.

LANDSCAPE REQUIREMENTS:

23. Prior to issuance of any grading permit, 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.

24. Prior to issuance of any public improvement permit, 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.

25. Prior to issuance of any building permit (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.

26. If 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.'

27. 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.

28. Prior to issuance of any construction permits for structures, the Owner/Permittee shall submit complete landscape and irrigation construction documents to the Development Services Department for approval. The construction documents shall be consistent with approved Exhibit "A,"

the La Jolla Shores Planned District Ordinance, the La Jolla Community Plan, and the Land Development Manual - Landscape Standards.

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 a Landscape Maintenance District or other approved entity. 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 document plans is damaged or removed, it shall be repaired and/or replaced in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage.

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 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.

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

34. Prior to the issuance of any Building Construction Permit, the Owner/Permittee shall have constructed, or ensured the construction of via permit and bond, all proposed public and private water and sewer facilities within the public right-of-way, and/or public easement, in accordance with Exhibit "A" and the criteria established in the current edition of the City of San Diego Water and Sewer Facility Design Guidelines and all applicable City regulations, standards and practices.

35. Prior to any Certificate of Occupancy being issued, all proposed water and sewer facilities associated with the Project's development (as detailed within the Project's PUD approved Water and Sewer Studies and/or on the Project's City approved Exhibit "A") shall be complete and operational in a manner satisfactory to the Public Utilities Director and the City Engineer.

36. Prior to any Certificate of Occupancy being issued, any private improvements which lie within a public right-of-way fronting the development, or within a public easement inside the development, which could inhibit the City's right to access, maintain, repair, or replace its public water and sewer

facilities must be removed unless the Owner/Permittee has or obtains a City approved/County Recorded Encroachment and Maintenance Removal Agreement (EMRA) specific to that encroachment.

37. Prior to any Certificate of Occupancy being issued, any damages caused to the City of San Diego's public water and sewer facilities, which are due to the activities associated with this project, shall be repaired or reconstructed in a manner satisfactory to the Public Utilities Director and the City Engineer in accordance with Municipal Code section 142.0607.

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 February 2, 2023 and [Approved Resolution Number].

ATTACHMENT 5

Coastal Development Permit No. 2491344
Site Development Permit No. 2491348
Neighborhood Development Permit No. 2584745
Date of Approval: **XX**

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

CATHERINE ROM
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.

800 COAST, LLC
Owner/Permittee

By _____
DAWN DAVIDSON
MANAGER

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

PLANNING COMMISSION RESOLUTION NUMBER R-
TENTATIVE MAP NO. 2491349
RESIDENCES AT 800 COAST BOULEVARD - PROJECT NO. 677297 [MMRP]

WHEREAS, 800 COAST, LLC, a California Limited Liability Company, Subdivider, and Rancho Coastal Engineering and Surveying, Jake D. Logan, Surveyor, submitted an application to the City of San Diego for Tentative Map No. 2491349 for the Residences at 800 Coast Boulevard, to allow the consolidation of two (2) existing lots into one and the development of nine (9) residential condominium units to include three (3) remodels and six (6) new townhomes, and to waive the requirement to underground existing offsite overhead utilities. The project site is located at 811-821 and 825-827 Coast Boulevard South in the LJPD-Area 5 Zone, and the Coastal (non-appealable), Coastal Height, Beach Parking Impact, and Transit Area Overlay Zones of the La Jolla Community Plan. The property is legally described as Lots 9, 10 and a Portion of 11 In Block 55 of La Jolla Park, in the City of San Diego, County of San Diego, State of California according to Map thereof No. 352, filed in the office of the County Recorder of San Diego County, March 22, 1887. Excepting from said Lot 11 the Southwest 12.00 feet thereof; and

WHEREAS, the Map proposes the Subdivision of a 0.44-acre site into one (1) lot and create nine (9) residential condominium dwelling units; and

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

WHEREAS, the subdivision is a condominium project as defined in California Civil Code section 4125 and filed pursuant to the Subdivision Map Act. The total number of condominium dwelling units is nine (9); and

WHEREAS, on February 2, 2023, the Planning Commission of the City of San Diego considered Tentative Map No. 2491349 , including the waiver of the requirement to underground existing offsite overhead utilities, and pursuant to San Diego Municipal Code section(s) 125.0440, 125.0444, and 144.0240 and Subdivision Map Act section 66428, received for its consideration written and oral presentations, evidence having been submitted, and testimony having been heard from all interested parties at the public hearing, and the Planning Commission of the City of San Diego having fully considered the matter and being fully advised concerning the same; NOW THEREFORE,

BE IT RESOLVED by the Planning Commission of the City of San Diego, that it adopts the following findings with respect to Tentative Map No. 2491349:

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

The project site is currently developed with eight existing cottages, in a mix of single-story, two-story, three-story, and some split into two units. The project proposes to demolish five existing cottages and preserve the Historically Designated Dorothy and Harriet Cottages (Historical Resources Board Site #1375) located at 825 & 827 Coast Boulevard South. Additionally, the project proposes to merge parcels 350-070-11-00 and 350-070-10-00, construct six new townhomes averaging 3,661 square-feet (sf) with each being constructed at the rear of the property over a 10,577 sf underground parking garage, relocate Historically Designated Cottage 827 to an appropriate site in the public view on top of the historic lower level of Cottage 821, remodel and construct additions to Cottages 825 and 827 consistent with the Secretary of Interiors Standards and a 50 percent remodel on Cottage 811.

The La Jolla Community Plan and Local Coastal Program (Community Plan) designate the 0.44-acre site for Medium Residential 15-30 Dwelling Units Per Acre. According to the Community Plan, this land use designation is characterized by medium density condominiums and apartments. Based on the recommended land use designation, 7 to 13 dwelling units would be allowed on site. As proposed, the project consisting of three cottages and six multi-story townhomes would be consistent with the community plan and implement the land use designation.

The proposed development has been found consistent with the identified public access and identified public views of the La Jolla Community Plan and Local Coastal Use Plan, and the LJPD-5 zone development regulations, allowed density and design recommendations. Thus, this residential dwelling unit redevelopment will not adversely affect the La Jolla Community Plan and Local Coastal 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 entire proposed project will comply with all of the applicable development regulations, including those of the LJPD 5 Zone, The Community Plan – LA JOLLA, Council District 1, the City Coastal Overlay (COZ) – N – APP-2, Transit Priority Area, Coastal Height Limitation Overlay Zone, Transit Overlay Zone, Parking Impact Overlay, and the Residential Tandem Parking Overlay. The proposed residence will be approximately 29 feet, 11 inches in height, in compliance with the maximum 30-foot height limit. The proposed project complies with the required front setback of 10 feet for the proposed additions, excluding the existing non-conforming cottages front yard setbacks and proposes a deviation to reduce the 10' setback allowed on alleys to 7' through a Neighborhood Development Permit. The proposed project complies with 4' side setbacks, and 7' third story setbacks and proposed floor area ratio (FAR) of **1.21** is less than the maximum allowed FAR of **1.5**. Additionally, the 3 existing curb cut locations on Coast Boulevard South will remain as they are part of the historic setting of the designated Dorothy and Harriet Cottages and required for vehicular access to these cottages. The proposes three deviations: 1) a deviation from SDMC 142.0560(j)(7) for access to the required off-street parking spaces for the six (6) proposed townhomes via the existing curb cut location for Unit 811 along Coast Blvd South in lieu of the required alley access due to site constraints for alley access which would prohibit the property owner's reasonable use of the land; 2) a deviation from SDMC 142.0560(j)(1) for a 24' wide driveway (narrower than existing 29 ft wide driveway) and Encroachment Maintenance and Removal Agreement (EMRA) for clear path transition from curb cut to the garage doors at the townhomes and Cottage 811 in lieu of the maximum permitted 20 ft width for multifamily residential use in a parking impact area; 3) a deviation from SDMC 142.0560(j)1) and EMRA for a driveway wider than 12' in the public R.O.W. to provide a clear path transition from the curb cut to the garage doors at historic Cottage 825. The non-standard curb cuts at Cottage 811 and Cottage 825 will be narrower than the existing curb cuts. As such there will be less conflict distance between vehicular and pedestrian and bicycle movements. Furthermore, all driveways will be installed to current ADA standards, thus providing an accessible path along the sidewalk for pedestrians with disabilities. The remaining building setbacks, drainage, lot coverage, building mass, building height, public views, public access and driveway width and will

comply with all the required development regulations. Therefore, the proposed development will comply with the applicable regulations of the Land Development Code.

The project requests per SDMC 144.0242 a waiver to the requirement to underground privately owned utility systems and service facilities. The project requests to not underground the utilities as the proposed project has been verified to have clearance from all existing power lines in the alley. Furthermore; the conversion would involve a very short span of overhead facility (less than a full block in length) and would not represent a logical extension to an underground facility. Finally, it would result in an inordinate cost to the development.

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

The proposed site is physically suitable for the development as the proposed project takes advantage of the natural slope and topography of the lot to place the parking underground. The project proposes to move the Historically Designated Dorothy and Harriet Cottages (Historical Resources Board Site #1375) to a more public siting at the front of the project site. The process for the relocation is outlined in the Dorothy Cottage Relocation and Rehabilitation Monitoring Plan prepared by Brian F. Smith and Associates. The report outlines the best practices for minimal disturbance to the resource. The proposed nine-unit development is in compliance with the LJCP of 29 DU/acre as it proposes a density of 20 DU/acre.

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 project site is already fully developed does not contain any environmentally sensitive lands. All storm water will be treated in accordance with the appliance regulations. Therefore, the proposed improvements are not likely to cause substantial environmental damage and will avoid likely any damage to fish, wildlife, or their natural habitat.

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

An environmental analysis did not find any significant impacts to public health and safety. The project will not have any impact on the provision of essential public services. The permit controlling the development and continued use of the proposed project for this site contains specific conditions addressing compliance with the City's codes, policies, regulations and other regional, state, and federal regulations to prevent detrimental impacts to the health, safety and general welfare of persons residing and/or working in the area. Conditions of approval require the review and approval of all

construction plans by staff prior to construction to determine the construction of the project will comply with all regulations. The construction will be inspected by certified building and engineering inspectors to assure construction is in accordance with the approved plans and with all regulations. Therefore, the proposed development 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 project does not have any easement acquired by the public at large for access through or use of the property. There are no public view corridors through the property. The non-standard curb cuts at cottage 811 and cottage 825 will be narrower than the existing curb cuts. As such there will be less conflict distance between vehicular and pedestrian and bicycle movements. Furthermore, all driveways will be installed to current ADA standards, thus providing an accessible path along the sidewalk for pedestrians with disabilities. Public access for guest and visitors is granted through an access stairway between the cottages to the townhouses and with individual entrances off the sidewalk along Coast Boulevard South for each of the cottages.

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

The proposed subdivision of a 0.44-acre parcel into nine residential condominiums will not impede or inhibit any future passive or natural heating and cooling opportunities. The design of the subdivision has considered the best use of the land to minimize grading and preserving environmentally sensitive lands – none are located on the project site. Design guidelines will be adopted for any future construction or remodeling on the site. The design of the entire development will take advantage, to the best extent possible, both physically and financially, of passive or natural heating and cooling opportunities through building materials, site orientation, architectural treatments, placement, and selection of plant materials.

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 subdivision is within the La Jolla Community Plan (LJCP). The LJCP is identified as medium density (29 DU/acre) and the proposed subdivision is consistent with 20 DU/acre. The LJCP does not require any affordable housing; however, the applicant has chosen the option of paying an in-lieu Inclusionary Housing Fee as determined by the San Diego Housing Commission. Balanced needs were considered in that public facilities were not required as the entire site is a residential base zone. Public access and welfare will increase as the sidewalk and site access will be improved. The subdivision of this parcel into nine residential condominiums are consistent with what is anticipated in the community plan. Environmentally Sensitive Lands are not present on

ATTACHMENT 6

(R-[Reso Code])

the site. The project design has considered the best use of the land to minimize grading. The decision maker has reviewed the administrative record including the project plans, technical studies, environmental documentation and heard public testimony to determine 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 and found that the addition of nine residential lots for private development is consistent with the housing needs anticipated for the La Jolla Community Planning area.

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

BE IT FURTHER RESOLVED, that based on the Findings hereinbefore adopted by the Planning Commission, Tentative Map No. 2491349, including the waiver of the requirement to underground existing offsite overhead utilities, hereby granted to 800 COAST BOULEVARD, LLC, subject to the attached conditions which are made a part of this resolution by this reference.

By _____
Catherine Rom
Development Project Manager
Development Services Department

ATTACHMENT: Tentative Map Conditions

Internal Order No. 24008749

PLANNING COMMISSION
TENTATIVE MAP NO. 2491349
RESIDENCES AT 800 COAST BOULEVARD - PROJECT NO. 677297 [MMRP]
ADOPTED BY RESOLUTION NO. R-_____ ON _____

GENERAL

1. This Tentative Map will expire on February 2, 2026.
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 Tentative Map expiration date, a Final Map to consolidate the existing lots into one lot and subdivide the properties into nine (9) residential condominium units 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 Tentative Map shall conform to the provisions of Coastal Development Permit No. 2491344, Site Development Permit No. 2491348, Neighborhood Development Permit No. 2584745.
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.

ENGINEERING

7. Prior to the issuance of any building permit, the Subdivider shall obtain a bonded grading permit for the grading proposed for this project. All grading shall conform to the requirements of the City of San Diego Municipal Code in a manner satisfactory to the City Engineer.
8. The project shall comply with the current streetlight standards according to the City of San Diego Street Design Manual and Council Policy 200-18.

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 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.

LANDSCAPING

12. Prior to recordation of the Final/Parcel Map, the Owner/Subdivider shall identify on a separate sheet titled 'Non-title Sheet' the brush management areas in substantial conformance with Exhibit "A." These brush management areas shall be identified with a hatch symbol with no specific dimensions or zones called out. The following note shall be provided on the 'Non-Title Sheet' to identify the hatched areas: "Indicates fire hazard zone(s) per §142.0412 of the Land Development Code."

MAPPING

13. 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.
14. "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].
15. "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."
16. The Final Map shall:
 - a. Use the California Coordinate System for its "Basis of Bearing" and express all measured and calculated bearing values in terms of said system. The angle of grid

divergence from a true median (theta or mapping angle) and the north point of said map shall appear on each sheet thereof. Establishment of said Basis of Bearings may be by use of existing Horizontal Control stations or astronomic observations.

- b. Show two measured ties from the boundary of the map to existing Horizontal Control stations having California Coordinate values of First Order accuracy. These tie lines to the existing control shall be shown in relation to the California Coordinate System (i.e., grid bearings and grid distances). All other distances shown on the map are to be shown as ground distances. A combined factor for conversion of grid-to-ground distances shall be shown on the map.

GEOLOGY

17. Prior to the issuance of a grading permit, the Subdivider shall submit a geotechnical report prepared in accordance with the City of San Diego's "Guidelines for Geotechnical Reports," satisfactory to the City Engineer.

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 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 Tentative Map, may protest the imposition within ninety days of the approval of this 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).

RESOLUTION NUMBER R-_____

ADOPTED ON _____

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY
OF SAN DIEGO ADOPTING MITIGATED NEGATIVE DECLARATION
NO. 677297/SCH NO. 202211031 AND THE MITIGATION,
MONITORING, AND REPORTING PROGRAM
THE RESIDENCES AT 800 COAST BOULEVARD - PROJECT NO. 677297**

WHEREAS, on November 18, 2022, 800 Coast LLC submitted an application to the Development Services Department for a Coastal Development Permit (CDP), Site Development Permit (SDP), Neighborhood Development Permit (NDP) and TM (Tentative Map) for the 800 Coast LLC (Project); and

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

WHEREAS, the issue was heard by the Planning Commission on February 2, 2023; and

WHEREAS, the Planning Commission considered the issues discussed in Mitigated Negative Declaration No. 677297 (Declaration) prepared for this Project; NOW THEREFORE,

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

ATTACHMENT 8

BE IT FURTHER RESOLVED, that the Planning Commission finds on the basis of the entire record that project revisions now mitigate potentially significant effects on the environment previously identified in the Initial Study, that there is no substantial evidence that the Project will have a significant effect on the environment, and therefore, that said Declaration is hereby adopted.

BE IT FURTHER RESOLVED, that pursuant to CEQA Section 21081.6, the Planning Commission hereby adopts the Mitigation Monitoring and Reporting Program, or alterations to implement the changes to the Project as required by this Planning Commission in order to mitigate or avoid significant effects on the environment, which is attached hereto as Exhibit A.

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

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

By: _____
[NAME], [DEPUTY CITY ATTORNEY or DEVELOPMENT PROJECT MANAGER]

ATTACHMENT(S): Exhibit A, Mitigation Monitoring and Reporting Program

EXHIBIT A

MITIGATION MONITORING AND REPORTING PROGRAM

Coastal Development Permit (CDP), Site Development Permit (SDP), Neighborhood Development Permit (NDP) and TM (Tentative Map)

PROJECT NO. 677297

This Mitigation Monitoring and Reporting Program is designed to ensure compliance with Public Resources Code Section 21081.6 during implementation of mitigation measures. This program identifies at a minimum: the department responsible for the monitoring, what is to be monitored, how the monitoring shall be accomplished, the monitoring and reporting schedule, and completion requirements. A record of the Mitigation Monitoring and Reporting Program will be maintained at the offices of the Entitlements Division, 1222 First Avenue, Fifth Floor, San Diego, CA, 92101. All mitigation measures contained in the Mitigated Negative Declaration No. 677297 shall be made conditions of **Coastal Development Permit (CDP), Site Development Permit (SDP), Neighborhood Development Permit (NDP) and TM (Tentative Map)** as may be further described below.

A. GENERAL REQUIREMENTS – PART I
Plan Check Phase (prior to permit issuance)

1. Prior to the issuance of a Notice To Proceed (NTP) for a subdivision, or any construction permits, such as Demolition, Grading or Building, or beginning any construction related activity on-site, the Development Services Department (DSD) Director's Environmental Designee (ED) shall review and approve all Construction Documents (CD), (plans, specification, details, etc.) to ensure the MMRP requirements are incorporated into the design.

2. In addition, the ED shall verify that the MMRP Conditions/Notes that apply ONLY to the construction phases of this project are included VERBATIM, under the heading, **"ENVIRONMENTAL/MITIGATION REQUIREMENTS."**

3. These notes must be shown within the first three (3) sheets of the construction documents in the format specified for engineering construction document templates as shown on the City website:

<http://www.sandiego.gov/development-services/industry/standtemp.shtml>

4. The **TITLE INDEX SHEET** must also show on which pages the "Environmental/Mitigation Requirements" notes are provided.

5. **SURETY AND COST RECOVERY** – The Development Services Director or City Manager may require appropriate surety instruments or bonds from private Permit Holders to ensure the long term performance or implementation of required mitigation measures or programs. The City is

authorized to recover its cost to offset the salary, overhead, and expenses for City personnel and programs to monitor qualifying projects.

B. GENERAL REQUIREMENTS – PART II

Post Plan Check (After permit issuance/Prior to start of construction)

1. PRE CONSTRUCTION MEETING IS REQUIRED TEN (10) WORKING DAYS PRIOR TO BEGINNING ANY WORK ON THIS PROJECT. The PERMIT HOLDER/OWNER is responsible to arrange and perform this meeting by contacting the CITY RESIDENT ENGINEER (RE) of the Field Engineering Division and City staff from MITIGATION MONITORING COORDINATION (MMC). Attendees must also include the Permit holder's Representative(s), Job Site Superintendent and the following consultants:

Qualified Archaeologist, Native American Monitor, Historic Monitor

Note:

Failure of all responsible Permit Holder's representatives and consultants to attend shall require an additional meeting with all parties present.

CONTACT INFORMATION:

- a) The PRIMARY POINT OF CONTACT is the **RE** at the **Field Engineering Division – 858-627-3200**
- b) For Clarification of ENVIRONMENTAL REQUIREMENTS, it is also required to call **RE and MMC at 858-627-3360**

2. MMRP COMPLIANCE: This Project, Project Tracking System (PTS) #677297 and /or Environmental Document #677297, shall conform to the mitigation requirements contained in the associated Environmental Document and implemented to the satisfaction of the DSD's Environmental Designee (MMC) and the City Engineer (RE). The requirements may not be reduced or changed but may be annotated (i.e. to explain when and how compliance is being met and location of verifying proof, etc.). Additional clarifying information may also be added to other relevant plan sheets and/or specifications as appropriate (i.e., specific locations, times of monitoring, methodology, etc

Note:

Permit Holder's Representatives must alert RE and MMC if there are any discrepancies in the plans or notes, or any changes due to field conditions. All conflicts must be approved by RE and MMC BEFORE the work is performed.

3. OTHER AGENCY REQUIREMENTS: Evidence of compliance with all other agency requirements or permits shall be submitted to the RE and MMC for review and acceptance prior to the beginning of work or within one week of the Permit Holder obtaining documentation of those permits or requirements. Evidence shall include copies of permits, letters of resolution or other documentation issued by the responsible agency.

None Required

4. MONITORING EXHIBITS

All consultants are required to submit, to RE and MMC, a monitoring exhibit on a 11x17 reduction of the appropriate construction plan, such as site plan, grading, landscape, etc., marked to clearly show

the specific areas including the **LIMIT OF WORK**, scope of that discipline’s work, and notes indicating when in the construction schedule that work will be performed. When necessary for clarification, a detailed methodology of how the work will be performed shall be included.

NOTE:

Surety and Cost Recovery – When deemed necessary by the Development Services Director or City Manager, additional surety instruments or bonds from the private Permit Holder may be required to ensure the long term performance or implementation of required mitigation measures or programs. The City is authorized to recover its cost to offset the salary, overhead, and expenses for City personnel and programs to monitor qualifying projects.

5. OTHER SUBMITTALS AND INSPECTIONS:

The Permit Holder/Owner’s representative shall submit all required documentation, verification letters, and requests for all associated inspections to the RE and MMC for approval per the following schedule:

DOCUMENT SUBMITTAL/INSPECTION CHECKLIST		
Issue Area	Document Submittal	Associated Inspection/Approvals/Notes
General	Consultant Qualification Letters	Prior to Preconstruction Meeting
General	Consultant Construction Monitoring Exhibits	Prior to or at Preconstruction Meeting
Tribal Cultural and Archaeological Resources	Monitoring Report(s)	Monitoring Report Approval
Historic Resources (Built Environment)	Monitoring Report(s)	Monitoring Report Approval
Bond Release	Request for Bond Release Letter	Final MMRP Inspections Prior to Bond Release Letter

C. SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS

TRIBAL CULTURAL RESOURCES AND CULTURAL RESOURCES (ARCHAEOLOGY) MITIGATION

I. Prior to Permit Issuance

A. Entitlements Plan Check

1. Prior to issuance of any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits or a Notice to Proceed for Subdivisions, but prior to the first preconstruction meeting, whichever is applicable, the Assistant Deputy Director (ADD) Environmental designee shall verify that the requirements for Archaeological Monitoring and Native American monitoring have been noted on the applicable construction documents through the plan check process.

B. Letters of Qualification have been submitted to ADD

1. The applicant shall submit a letter of verification to Mitigation Monitoring Coordination (MMC) identifying the Principal Investigator (PI) for the project and the names of all persons involved in the archaeological monitoring program, as defined in the City of

San Diego Historical Resources Guidelines (HRG). If applicable, individuals involved in the archaeological monitoring program must have completed the 40-hour HAZWOPER training with certification documentation.

2. MMC will provide a letter to the applicant confirming the qualifications of the PI and all persons involved in the archaeological monitoring of the project meet the qualifications established in the HRG.
3. Prior to the start of work, the applicant must obtain written approval from MMC for any personnel changes associated with the monitoring program.

II. Prior to Start of Construction

A. Verification of Records Search

1. The PI shall provide verification to MMC that a site specific records search (1/4 mile radius) has been completed. Verification includes, but is not limited to a copy of a confirmation letter from South Coastal Information Center, or, if the search was in-house, a letter of verification from the PI stating that the search was completed.
2. The letter shall introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities.
3. The PI may submit a detailed letter to MMC requesting a reduction to the 1/4 mile radius.

B. PI Shall Attend Precon Meetings

1. Prior to beginning any work that requires monitoring; the Applicant shall arrange a Precon Meeting that shall include the PI, Native American consultant/monitor (where Native American resources may be impacted), Construction Manager (CM) and/or Grading Contractor, Resident Engineer (RE), Building Inspector (BI), if appropriate, and MMC. The qualified Archaeologist and Native American Monitor shall attend any grading/excavation related Precon Meetings to make comments and/or suggestions concerning the Archaeological Monitoring program with the Construction Manager and/or Grading Contractor.
 - a. If the PI is unable to attend the Precon Meeting, the Applicant shall schedule a focused Precon Meeting with MMC, the PI, RE, CM or BI, if appropriate, prior to the start of any work that requires monitoring.
2. Identify Areas to be Monitored
 - a. Prior to the start of any work that requires monitoring, the PI shall submit an Archaeological Monitoring Exhibit (AME) (with verification that the AME has been reviewed and approved by the Native American consultant/monitor when Native American resources may be impacted) based on the appropriate construction documents (reduced to 11x17) to MMC identifying the areas to be monitored including the delineation of grading/excavation limits.
 - b. The AME shall be based on the results of a site specific records search as well as information regarding existing known soil conditions (native or formation).
3. When Monitoring Will Occur
 - a. Prior to the start of any work, the PI shall also submit a construction schedule to MMC through the RE indicating when and where monitoring will occur.
 - b. The PI may submit a detailed letter to MMC prior to the start of work or during construction requesting a modification to the monitoring program. This request shall be based on relevant information such as review of final construction

documents which indicate site conditions such as depth of excavation and/or site graded to bedrock, etc., which may reduce or increase the potential for resources to be present.

III. During Construction

A. Monitor(s) Shall be Present During Grading/Excavation/Trenching

1. The Archaeological Monitor shall be present fulltime during all soil disturbing and grading/excavation/trenching activities which could result in impacts to archaeological resources as identified on the AME. **The Construction Manager is responsible for notifying the RE, PI, and MMC of changes to any construction activities such as in the case of a potential safety concern within the area being monitored. In certain circumstances OSHA safety requirements may necessitate modification of the AME.**
2. The Native American consultant/monitor shall determine the extent of their presence during soil disturbing and grading/excavation/trenching activities based on the AME and provide that information to the PI and MMC. If prehistoric resources are encountered during the Native American consultant/monitor's absence, work shall stop and the Discovery Notification Process detailed in Section III.B-C and IV.A-D shall commence.
3. The PI may submit a detailed letter to MMC during construction requesting a modification to the monitoring program when a field condition such as modern disturbance post-dating the previous grading/trenching activities, presence of fossil formations, or when native soils are encountered that may reduce or increase the potential for resources to be present.
4. The archaeological and Native American consultant/monitor shall document field activity via the Consultant Site Visit Record (CSVR). The CSVR's shall be faxed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly **(Notification of Monitoring Completion)**, and in the case of ANY discoveries. The RE shall forward copies to MMC.

B. Discovery Notification Process

1. In the event of a discovery, the Archaeological Monitor shall direct the contractor to temporarily divert all soil disturbing activities, including but not limited to digging, trenching, excavating or grading activities in the area of discovery and in the area reasonably suspected to overlay adjacent resources and immediately notify the RE or BI, as appropriate.
2. The Monitor shall immediately notify the PI (unless Monitor is the PI) of the discovery.
3. The PI shall immediately notify MMC by phone of the discovery, and shall also submit written documentation to MMC within 24 hours by fax or email with photos of the resource in context, if possible.
4. No soil shall be exported off-site until a determination can be made regarding the significance of the resource specifically if Native American resources are encountered.

C. Determination of Significance

1. The PI and Native American consultant/monitor, where Native American resources are discovered shall evaluate the significance of the resource. If Human Remains are involved, follow protocol in Section IV below.

- a. The PI shall immediately notify MMC by phone to discuss significance determination and shall also submit a letter to MMC indicating whether additional mitigation is required.
- b. If the resource is significant, the PI shall submit an Archaeological Data Recovery Program (ADRP) which has been reviewed by the Native American consultant/monitor, and obtain written approval from MMC. Impacts to significant resources must be mitigated before ground disturbing activities in the area of discovery will be allowed to resume. **Note: If a unique archaeological site is also an historical resource as defined in CEQA, then the limits on the amount(s) that a project applicant may be required to pay to cover mitigation costs as indicated in CEQA Section 21083.2 shall not apply.**
- c. If the resource is not significant, the PI shall submit a letter to MMC indicating that artifacts will be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that that no further work is required.

IV. Discovery of Human Remains

If human remains are discovered, work shall halt in that area and no soil shall be exported off-site until a determination can be made regarding the provenance of the human remains; and the following procedures as set forth in CEQA Section 15064.5(e), the California Public Resources Code (Sec. 5097.98) and State Health and Safety Code (Sec. 7050.5) shall be undertaken:

A. Notification

- 1. Archaeological Monitor shall notify the RE or BI as appropriate, MMC, and the PI, if the Monitor is not qualified as a PI. MMC will notify the appropriate Senior Planner in the Environmental Analysis Section (EAS) of the Development Services Department to assist with the discovery notification process.
- 2. The PI shall notify the Medical Examiner after consultation with the RE, either in person or via telephone.

B. Isolate discovery site

- 1. Work shall be directed away from the location of the discovery and any nearby area reasonably suspected to overlay adjacent human remains until a determination can be made by the Medical Examiner in consultation with the PI concerning the provenance of the remains.
- 2. The Medical Examiner, in consultation with the PI, will determine the need for a field examination to determine the provenance.
- 3. If a field examination is not warranted, the Medical Examiner will determine with input from the PI, if the remains are or are most likely to be of Native American origin.

C. If Human Remains **ARE** determined to be Native American

- 1. The Medical Examiner will notify the Native American Heritage Commission (NAHC) within 24 hours. By law, **ONLY** the Medical Examiner can make this call.
- 2. NAHC will immediately identify the person or persons determined to be the Most Likely Descendent (MLD) and provide contact information.
- 3. The MLD will contact the PI within 24 hours or sooner after the Medical Examiner has completed coordination, to begin the consultation process in accordance with CEQA Section 15064.5(e), the California Public Resources and Health & Safety Codes.
- 4. The MLD will have 48 hours to make recommendations to the property owner or representative, for the treatment or disposition with proper dignity, of the human remains and associated grave goods.

5. Disposition of Native American Human Remains will be determined between the MLD and the PI, and, if:
- a. The NAHC is unable to identify the MLD, OR the MLD failed to make a recommendation within 48 hours after being notified by the Commission; OR;
 - b. The landowner or authorized representative rejects the recommendation of the MLD and mediation in accordance with PRC 5097.94 (k) by the NAHC fails to provide measures acceptable to the landowner, THEN,
 - c. In order to protect these sites, the Landowner shall do one or more of the following:
 - (1) Record the site with the NAHC;
 - (2) Record an open space or conservation easement on the site;
 - (3) Record a document with the County.
 - d. Upon the discovery of multiple Native American human remains during a ground disturbing land development activity, the landowner may agree that additional conferral with descendants is necessary to consider culturally appropriate treatment of multiple Native American human remains. Culturally appropriate treatment of such a discovery may be ascertained from review of the site utilizing cultural and archaeological standards. Where the parties are unable to agree on the appropriate treatment measures the human remains and items associated and buried with Native American human remains shall be reinterred with appropriate dignity, pursuant to Section 5.c., above.
- D. If Human Remains are **NOT** Native American
- 1. The PI shall contact the Medical Examiner and notify them of the historic era context of the burial.
 - 2. The Medical Examiner will determine the appropriate course of action with the PI and City staff (PRC 5097.98).
 - 3. If the remains are of historic origin, they shall be appropriately removed and conveyed to the San Diego Museum of Man for analysis. The decision for internment of the human remains shall be made in consultation with MMC, EAS, the applicant/landowner, any known descendant group, and the San Diego Museum of Man.

V. Night and/or Weekend Work

- A. If night and/or weekend work is included in the contract
- 1. When night and/or weekend work is included in the contract package, the extent and timing shall be presented and discussed at the precon meeting.
 - 2. The following procedures shall be followed.
 - a. No Discoveries
In the event that no discoveries were encountered during night and/or weekend work, the PI shall record the information on the CSV and submit to MMC via fax by 8AM of the next business day.
 - b. Discoveries
All discoveries shall be processed and documented using the existing procedures detailed in Sections III - During Construction, and IV - Discovery of Human Remains. Discovery of human remains shall always be treated as a significant discovery.
 - c. Potentially Significant Discoveries

If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section III - During Construction and IV-Discovery of Human Remains shall be followed.

d. The PI shall immediately contact MMC, or by 8AM of the next business day to report and discuss the findings as indicated in Section III-B, unless other specific arrangements have been made.

B. If night and/or weekend work becomes necessary during the course of construction

1.The Construction Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin.

2.The RE, or BI, as appropriate, shall notify MMC immediately.

C. All other procedures described above shall apply, as appropriate.

VI. Post Construction

A. Preparation and Submittal of Draft Monitoring Report

1.The PI shall submit two copies of the Draft Monitoring Report (even if negative), prepared in accordance with the Historical Resources Guidelines (Appendix C/D) which describes the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program (with appropriate graphics) to MMC for review and approval within 90 days following the completion of monitoring. **It should be noted that if the PI is unable to submit the Draft Monitoring Report within the allotted 90-day timeframe resulting from delays with analysis, special study results or other complex issues, a schedule shall be submitted to MMC establishing agreed due dates and the provision for submittal of monthly status reports until this measure can be met.**

a. For significant archaeological resources encountered during monitoring, the Archaeological Data Recovery Program shall be included in the Draft Monitoring Report.

b. Recording Sites with State of California Department of Parks and Recreation
The PI shall be responsible for recording (on the appropriate State of California Department of Park and Recreation forms-DPR 523 A/B) any significant or potentially significant resources encountered during the Archaeological Monitoring Program in accordance with the City's Historical Resources Guidelines, and submittal of such forms to the South Coastal Information Center with the Final Monitoring Report.

2.MMC shall return the Draft Monitoring Report to the PI for revision or, for preparation of the Final Report.

3.The PI shall submit revised Draft Monitoring Report to MMC for approval.

4.MMC shall provide written verification to the PI of the approved report.

5.MMC shall notify the RE or BI, as appropriate, of receipt of all Draft Monitoring Report submittals and approvals.

B. Handling of Artifacts

1.The PI shall be responsible for ensuring that all cultural remains collected are cleaned and catalogued

2.The PI shall be responsible for ensuring that all artifacts are analyzed to identify function and chronology as they relate to the history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate.

3.The cost for curation is the responsibility of the property owner.

C. Curation of artifacts: Accession Agreement and Acceptance Verification

1. The PI shall be responsible for ensuring that all artifacts associated with the survey, testing and/or data recovery for this project are permanently curated with an appropriate institution. This shall be completed in consultation with MMC and the Native American representative, as applicable.
 2. The PI shall include the Acceptance Verification from the curation institution in the Final Monitoring Report submitted to the RE or BI and MMC.
 3. When applicable to the situation, the PI shall include written verification from the Native American consultant/monitor indicating that Native American resources were treated in accordance with state law and/or applicable agreements. If the resources were reinterred, verification shall be provided to show what protective measures were taken to ensure no further disturbance occurs in accordance with Section IV – Discovery of Human Remains, Subsection 5.
- D. Final Monitoring Report(s)
1. The PI shall submit one copy of the approved Final Monitoring Report to the RE or BI as appropriate, and one copy to MMC (even if negative), within 90 days after notification from MMC that the draft report has been approved.
 2. The RE shall, in no case, issue the Notice of Completion and/or release of the Performance Bond for grading until receiving a copy of the approved Final Monitoring Report from MMC which includes the Acceptance Verification from the curation institution.

CULTURAL RESOURCES (BUILT ENVIRONMENT)

1. Redesign

a. Per the City of San Diego's Land Development Manual – Historical Resources Guidelines, preferred mitigation is to avoid impacts to the resource through project redesign. If the resource cannot be entirely avoided, all prudent and feasible measures to minimize harm to the resource shall be taken.

b. Depending upon project impacts, measures can include, but not be limited to:

- i. Preparing a historic resource management plan;
- ii. Adding new construction that is compatible in size, scale, materials, color, and workmanship to the historic resource (such additions, whether portions of existing buildings or additions to historic districts, shall be clearly distinguishable from historic fabric);
- iii. Repairing damage according to the SOI's Standards;
- iv. Screening incompatible new construction from view through the use of berms, walls, and landscaping in keeping with the historic period and character of the resource;
- iv. Shielding historic properties from noise generators through the use of sound walls, double glazing, and air conditioning; and

- v. Removing industrial pollution at the source of production.

2. Relocation

a. If there are no other ways to save a building, structure, or object other than relocation, such measures shall be performed in accordance with National Park Service standards. Appropriate relocation sites shall duplicate, as closely as possible, the original location in terms of size, topography, neighborhood setting, orientation, and site landscaping.

3. Recordation

a. Prior to relocation of the Dorothy Cottage, SOI-qualified professionals (in history or architectural history) (36 CFR Part 61) shall perform photorecordation and documentation consistent with the standards of the National Park Service Historic American Buildings Survey (HABS) documentation. HABS documentation is described by the National Park Service as “the last means of preservation of a property; when a property is to be demolished, its documentation provides future researchers access to valuable information that otherwise would be lost.” The HABS record for the Dorothy Cottage shall consist of measured drawings, digital photographs, and written data that provide a detailed record that reflects the Dorothy Cottage’s historic significance. Following completion of the HABS documentation and approval by the HRB, the materials shall be placed on file with the City of San Diego, the San Diego History Center, and the San Diego Central Library.

4. Salvage Materials

a. Prior to relocation, distinctive representative architectural features shall be identified and, if feasible, salvaged for reuse in relation to the proposed plan, or perhaps moved to another location on-site as provided in the SOI’s Standards. If reuse on-site is not feasible, opportunities shall be made for the features to be donated to various interested historical or archival depositories. No materials shall be salvaged or removed until HABS documentation is complete and an inventory of key exterior and interior features and materials is completed by SOI-qualified professionals. The materials shall be removed prior to or during relocation. Materials that are contaminated, unsound, or decayed would not be included in the salvage program and would not be available for future use or display.

MONITORING

1. Preconstruction Meeting (D/CM, PA, AH, RC, GC, BI)

- a. Overview of Treatment Plan and Monitoring Plan as related to the historic resource on Site A.
- b. Overview of architectural, landscape, and engineering documents as related to Site B.
- c. Review work required to prepare Site B for the arrival of the Dorothy Cottage.

2. Preparation of the Dorothy Cottage for Relocation (D/CM, AH)

a. Historic architect/monitor to be present to observe the removal of the foundation, and front steps. Other items, including disconnection and capping of utility connection, removal of exterior

plumbing and electrical lines, which are required for relocation, shall be complete prior to the meeting.

PREPARATION, RELOCATION, AND REHABILITATION REQUIREMENTS

1. Preparation of the Structure Prior to Relocation

- a. *Coordination Meeting and Monitoring:* Prior to the start of any work, the project architect and architectural historian/monitor shall meet on-site with the moving contractor to review the scope of demolition, removal, salvage, temporary shoring, and relocation. Through the course of all work, the moving contractor shall notify the architectural historian/monitor of the discovery of any architectural elements on the site. The architectural historian/monitor shall evaluate the significance of such material prior to determining the appropriate treatment in compliance with the SOI's Standards for Historic Properties. All salvaged items will be stored on labeled and wrapped pallets and secured in a weather-tight, lockable, steel container that will be located on-site, adjacent to the Dorothy Cottage. Construction monitoring shall be provided prior to preparation of the building for relocation. The construction monitor shall provide a CSV form summarizing the field conditions and any recommendations for compliance with the SOI's Standards for Historic Properties.
- b. *Temporary Shoring:* The moving contractor shall provide and maintain necessary shoring to protect and stabilize the building during the relocation. Means and methods for temporary shoring will be determined by the moving contractor and the implementation of these procedures shall occur only after review by the architectural historian/monitor. The mover shall outline any proposed attachment points for anchors or beams. Historic siding or trim affected by the attachment of temporary shoring shall be removed prior to the installation of shoring and then cataloged, labeled, and securely stored.
- c. *Doors and Windows:* All doors and windows shall be protected by three-fourth inch, exterior grade plywood prior to relocation. The plywood will be installed without causing damage to the existing historic doors and windows, frames, and trim.
- d. *Front Steps and Railing:* Prior to relocation, the wood front steps and railing will be salvaged to facilitate the relocation. Prior to disassembly, the steps and railing shall be measured and photographed. All documentation will be submitted to the City of San Diego for review and approval prior to removal.

2. Protection Measures at the New Site

- a. *Security:* As the Dorothy Cottage will not be used as a rental property at the new site until the north and east façade additions and interior remodel have been completed, security measures will need to be implemented to ensure that the building is not vandalized or damaged by the elements. The plywood installed over the doors and windows prior to relocation should remain. Monitoring and visual inspection of the exterior of the building will

be provided by 800 Coast, LLC until the house is reoccupied. All salvaged items will be stored on labeled and wrapped pallets and secured in a weather-tight, lockable, steel container that will be located on-site, adjacent to the Dorothy Cottage.

- b. *Mothballing*: During temporary storage, and until the building is successfully rehabilitated, it shall be securely mothballed. Mothballing essentially means temporarily closing up the building to protect it from weather and vandalism. Mothballing would include adequately eliminating and controlling pests, protecting the interior from moisture, providing adequate security, ensuring adequate interior ventilation, and following a maintenance and monitoring plan to ensure that the house is adequately secured and routinely inspected. Mothballing will follow the recommendations in *National Park Service Preservation Brief 31: Mothballing Historic Buildings*. The owner, 800 Coast, LLC, will have the building mothballed at the conclusion of the rehabilitation work. They will then be responsible for all maintenance, monitoring, and inspections of the Dorothy Cottage.

- c. *Monitoring*: Construction monitoring shall be provided to ensure that the building is securely stored and adequately mothballed at the new site. The monitor shall complete a CSVR form summarizing the field conditions and any recommendations for compliance with the SOI's Standards for Historic Properties.

3. Dorothy Cottage Rehabilitation

Following the relocation of the Dorothy Cottage, the exterior of the structure will be rehabilitated and repaired in accordance with *The Secretary of the Interior's Standards for Rehabilitation* (SOI's Standards for Rehabilitation).

- a. *Construction Monitoring*: Periodic construction monitoring shall be provided during the rehabilitation process. Following periodic site visits, the construction monitor shall provide a CSVR form summarizing the field conditions and any recommendations for compliance with the SOI's Standards for Rehabilitation (see Dorothy Cottage Relocation and Rehabilitation Monitoring Plan).

- b. *Alteration and Rehabilitation Design*: The future rehabilitation and any additions made to the building shall be completed in accordance with the SOI's Standards for Rehabilitation. The design team includes an architectural historian that meets the SOI's Professional Qualifications Standards. The rehabilitation design will require review and approval by the City of San Diego's Development Services Department and the Historical Resources Board and/or Design Assistance Subcommittee.

4. Harriet Cottage Rehabilitation

The exterior of the structure will be rehabilitated and repaired in accordance with the SOI's Standards for Rehabilitation.

- a. *Mothballing*: During temporary storage, and until the building is successfully rehabilitated, it shall be securely mothballed. Mothballing essentially means temporarily closing up the

building to protect it from weather and vandalism. Mothballing would include adequately eliminating and controlling pests, protecting the interior from moisture, providing adequate security, ensuring adequate interior ventilation, and following a maintenance and monitoring plan to ensure that the house is adequately secured and routinely inspected. Mothballing will follow the recommendations in *National Park Service Preservation Brief 31: Mothballing Historic Buildings*.

- b. *Alteration and Rehabilitation Design*: The future rehabilitation and any additions made to the building shall be completed in accordance with the SOI's Standards for Rehabilitation. The design team includes an architectural historian that meets the SOI's Professional Qualifications Standards. The rehabilitation design will require review and approval by the City of San Diego's Development Services Department and the Historical Resources Board and/or Design Assistance Subcommittee.

DRAFT



WILL & FOTSCH ARCHITECTS
1298 PROSPECT STREET, SUITE 2S, LA JOLLA, CA 92037 - (O) 858-224-2486



JOB #: 1811

COAST BLVD
8111-827 COAST BLVD S, LA JOLLA, CA 92037

Table with columns: DATE, ISSUE, and rows for various submission dates and stages (Initial, Second, Third Submittal).

T1
TITLE SHEET
06/07/2022

COAST BLVD CDP/SDP SET

ABBREVIATIONS

Table of abbreviations and their corresponding full names, including terms like CENTERLINE, EXISTING, ABOVE, ACQUIS., AREA DRAIN, ADJ., etc.

CODE ANALYSIS

Table with columns: OCCUPANCY (R3), TYPE OF CONSTRUCTION (TYPE VB SPRINKLERED), and project compliance notes.

SYMBOLS AND LEGEND

Legend defining symbols for ELEVATION MARKER, DETAIL MARKER, SECTION MARKER, WINDOW TYPE INDICATOR, DOOR TYPE INDICATOR, MATCH LINE/DATUM POINT, REVISION INDICATOR, OTHER, and WALLS.

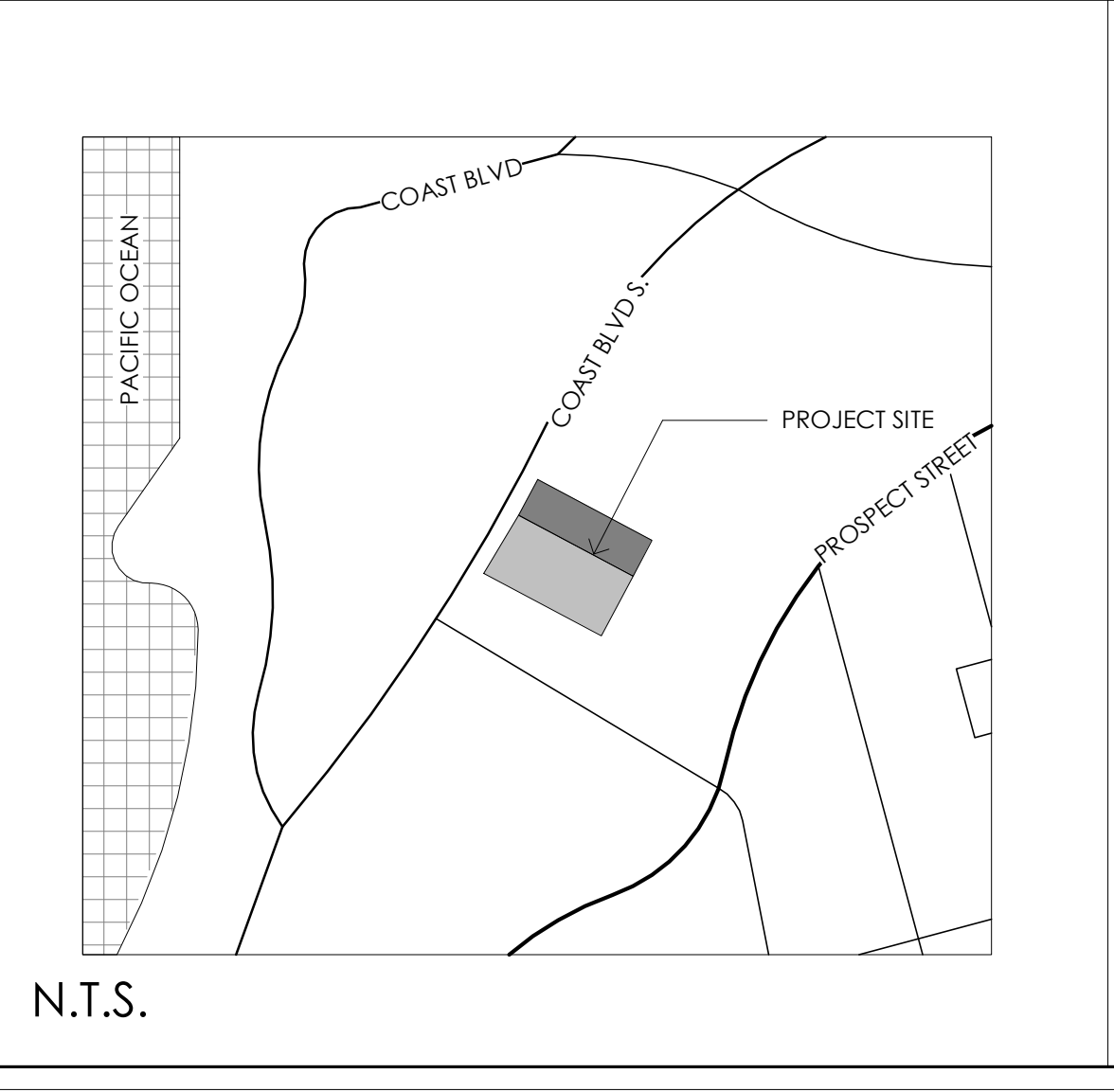
CERTIFICATION STATEMENT

I HEREBY ACKNOWLEDGE AND CERTIFY THAT: 1. I AM ACCOUNTABLE FOR KNOWING AND COMPLYING WITH THE GOVERNING POLICIES, REGULATIONS AND SUBMITTAL REQUIREMENTS APPLICABLE TO THIS PROPOSED DEVELOPMENT...

DRAWING INDEX

Table listing drawing titles and sheets, including CIVIL (EXISTING TOPO AND DEMO PLAN), ARCHITECTURAL (DEMOLITION PLANS), and LANDSCAPE (COVER SHEET).

VICINITY MAP



F.A.R. CALCULATIONS

Table of FAR calculations for various units and levels, including Garage, Lower Level, Main Level, and Upper Level, with columns for Total Sq. Ft. and Countable F.A.R.

PARKING CALCULATIONS

Table of parking calculations for dwelling units, cottages, and deck areas, including columns for # of Bedrooms, # of Req Spaces, and Total Parking Provided.

PROJECT DIRECTORY

OWNER: DAWN DAVIDSON, 1320 MUIRLANDS DRIVE, LA JOLLA, CA 92037. ARCHITECT: WILL & FOTSCH ARCHITECTS. CIVIL ENGINEER: DOUG LOGAN. SOILS ENGINEER: JAY HEISER.

PROJECT DATA

PROJECT SCOPE: COMBINATION OF THE TWO LEGAL PARCELS INTO ONE. CULTURAL RESOURCES (ARCHAEOLOGICAL & PALEO): ARCHEOLOGICAL, NATIVE AMERICAN AND PALEO MONITORING WILL BE REQUIRED TO BE PERFORMED PER THE CITY OF SAN DIEGO CONDITIONS OF APPROVAL. DEVIATIONS PROPOSED: DEVIATION FOR EXISTING NON-CONFORMING FRONT YARD SETBACK TO REMAIN ON COTTAGE 821...

CITY STANDARD TITLE BLOCK

Table for City Standard Title Block, including fields for Name, Phone, Street Address, Project Name, Sheet Title, and Revision information.

EXISTING TOPO & DEMO PLAN

CDP NO: 2491344
SDP NO: 2491348
TM NO: 2491349

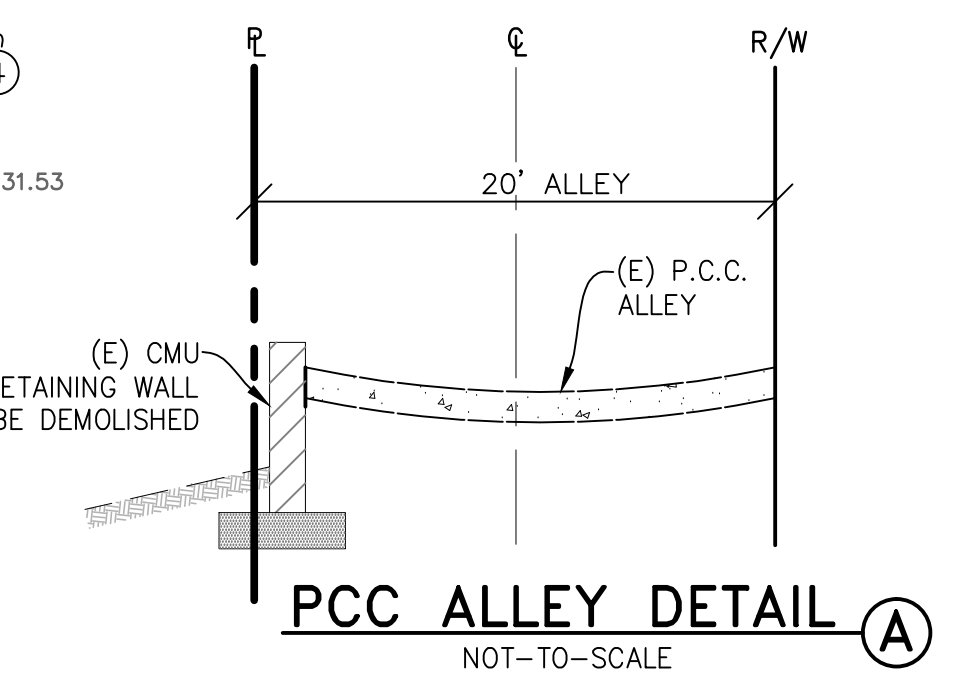
NEIGHBORHOOD DEVELOPMENT APPROVAL #2584745

LEGEND

- BOUNDARY
- CONCRETE
- FLOW LINE
- WOOD FENCE
- OVERHANG
- KEYSTONE WALL
- CMU WALL
- GATE
- TREE
- CONCRETE
- BRICK
- RAISED WOOD DECK

- ① WATER VALVE
- ② PACIFIC BELL PEDESTAL
- ③ WATER METER
- ④ SEWER CLEANOUT
- ⑤ CATV PEDESTAL
- ⑥ BACKFLOW PREVENTER
- ⑦ CHIMNEY
- ⑧ WOOD SHED
- ⑨ DRAIN
- ⑩ IRRIGATION CONTROL VALVE
- ⑪ POWERPOLE
- ⑫ VAULT
- ⑬ INLET
- ⑭ AT&T PEDESTAL
- x 50.00 SPOT ELEVATION
- x R=50.00 RIDGE SPOT ELEVATION

EMRA NOTE:
THIS PROJECT WILL BE CONDITIONED TO OBTAIN AN ENCROACHMENT MAINTENANCE AND REMOVAL AGREEMENT (EMRA) FOR ALL PRIVATE AND NON STANDARD IMPROVEMENTS WITHIN THE PUBLIC RIGHT OF WAY



LEGAL DESCRIPTION

LOTS 9, 10 AND 11 IN BLOCK 55 OF LA JOLLA PARK, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 352 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MARCH 22, 1887.

EXCEPTING FROM SAID LOT 11 THE SOUTHWEST 12.00 FEET THEREOF.

BOUNDARY NOTE

- BOUNDARY PLOTTED PER RECORD INFORMATION PROVIDED IN RECORD OF SURVEY MAP NO. 19885 AND MAPS 6028 & 352.
- **THIS IS NOT A PRECISE BOUNDARY SURVEY**

BENCH MARK

- BENCHMARK FOR THIS SURVEY IS A BRASS PLUG SET IN CONCRETE CURB RETURN, LOCATED NORTHEASTERLY OF THE INTERSECTION OF JENNER STREET & COAST BLVD S IN THE CITY OF SAN DIEGO, CA., HAVING A PUBLISHED MEAN SEA LEVEL ELEVATION OF 57.22'.

OWNER

DAWN DAVIDSON
1320 MURLANDS DRIVE
LA JOLLA, CA 92037
(619) 977-5060 (C)
ddavidson@designlineinteriors.com

SITE ADDRESS

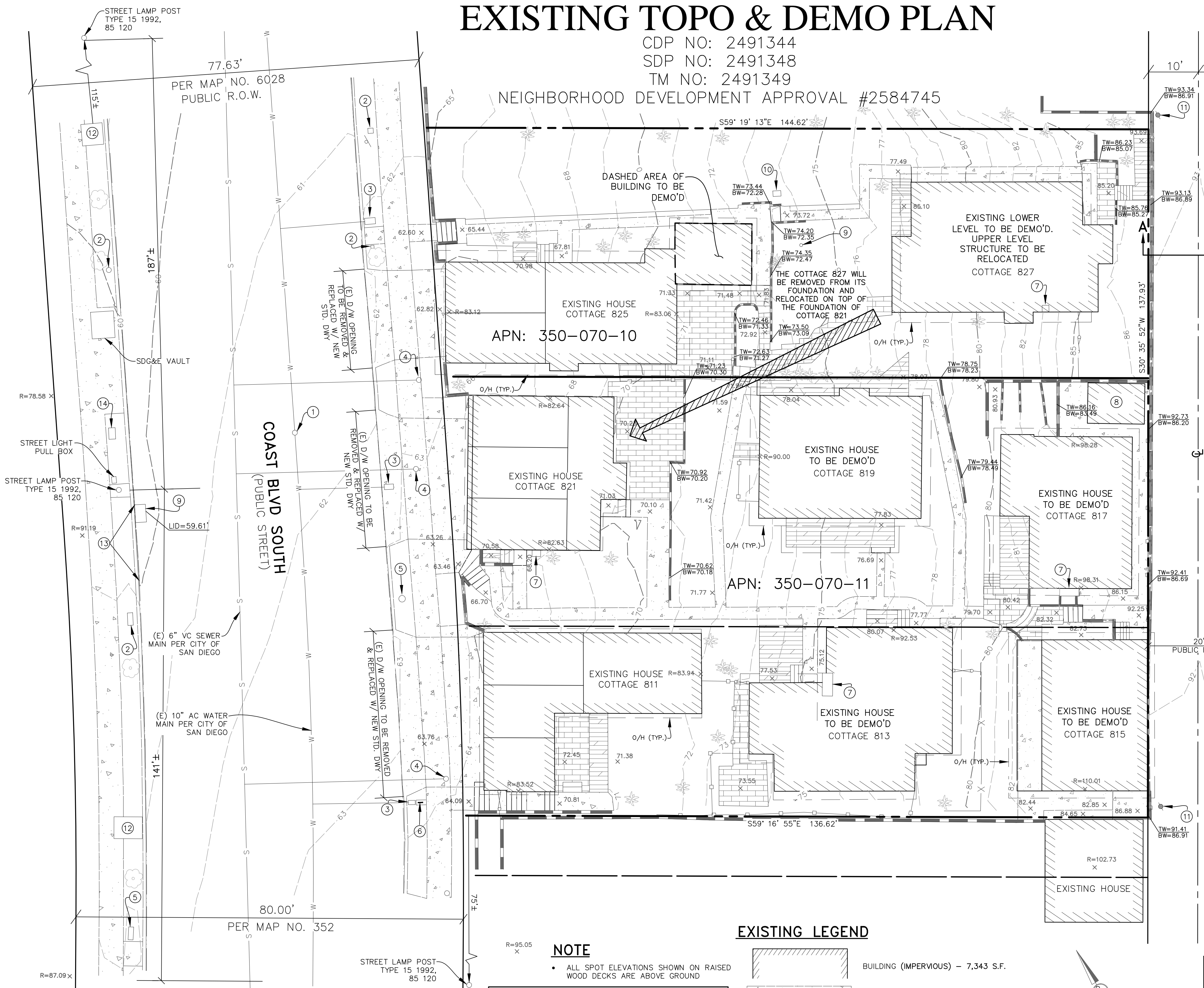
811-827 COAST BLVD
SOUTH LA JOLLA, CA 92037
APN: 350-070-10 & 11

RANCHO COASTAL ENGINEERING & SURVEYING
SINGLE SOURCE DEVELOPMENT CONSULTANT
310 VIA VERA CRUZ, #205
SAN MARCOS, CA. 92078
(760) 510-3152 Ph / (760) 510-3153 Fax

ENGINEER OF WORK
I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT AND THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT.
Douglas E. Logan
DOUGLAS E. LOGAN
C. 39726
DATE: 08/31/22
EXPIRES: 12/31/23



EXISTING TOPO & DEMO PLAN
C-1



EXISTING LEGEND

- BUILDING (IMPERVIOUS) - 7,343 S.F.
- CONCRETE (IMPERVIOUS) - 1,649 S.F.
- BRICK (IMPERVIOUS) - 933 S.F.
- RAISED WOOD DECK (PERVIOUS)

NOTE

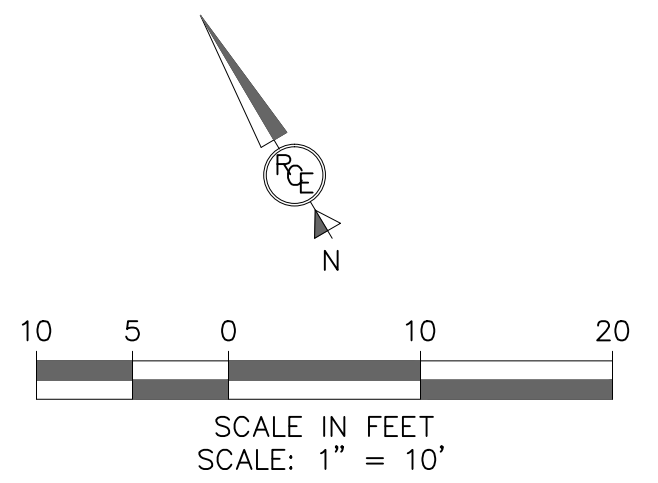
- ALL SPOT ELEVATIONS SHOWN ON RAISED WOOD DECKS ARE ABOVE GROUND

EXISTING IMPERVIOUS AREA

ROOFS: 7,343 SQFT
HARDSCAPE: 2,582 SQFT
TOTAL AREA: 9,925 SQFT

STREET LIGHTS NOTE:
• ALL EXISTING STREET LIGHTS TO BE UPGRADED IF REQUIRED, TO MEET CITY STANDARDS
• STREET LIGHT TYPE: IND, WATTAGE: 85, VOLTAGE: 125, LUMINAR: LOW PRESSURE SODIUM

EASEMENTS:
AN EASEMENT FOR SEWER AND INCIDENTAL PURPOSES BETWEEN C.O. NICHOLS AND R.H. THORPE, GUARDIAN OF THE ESTATE OF MILDRED LEAVEY PER DOCUMENT RECORDED AUGUST 21, 1909 IN BOOK 473, PAGE 96 OF DEEDS. THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.



PRELIMINARY - NOT FOR CONSTRUCTION
ENGINEER'S NAME: RANCHO COASTAL ENGINEERING & SURVEYING
PHONE NO. (760) 510-3152 // EMAIL: DOUG@CESD.COM

EXISTING TOPO AFTER DEMOLITION

CDP NO: 2491344
SDP NO: 2491348
TM NO: 2491349

NEIGHBORHOOD DEVELOPMENT APPROVAL #2584745

LEGEND

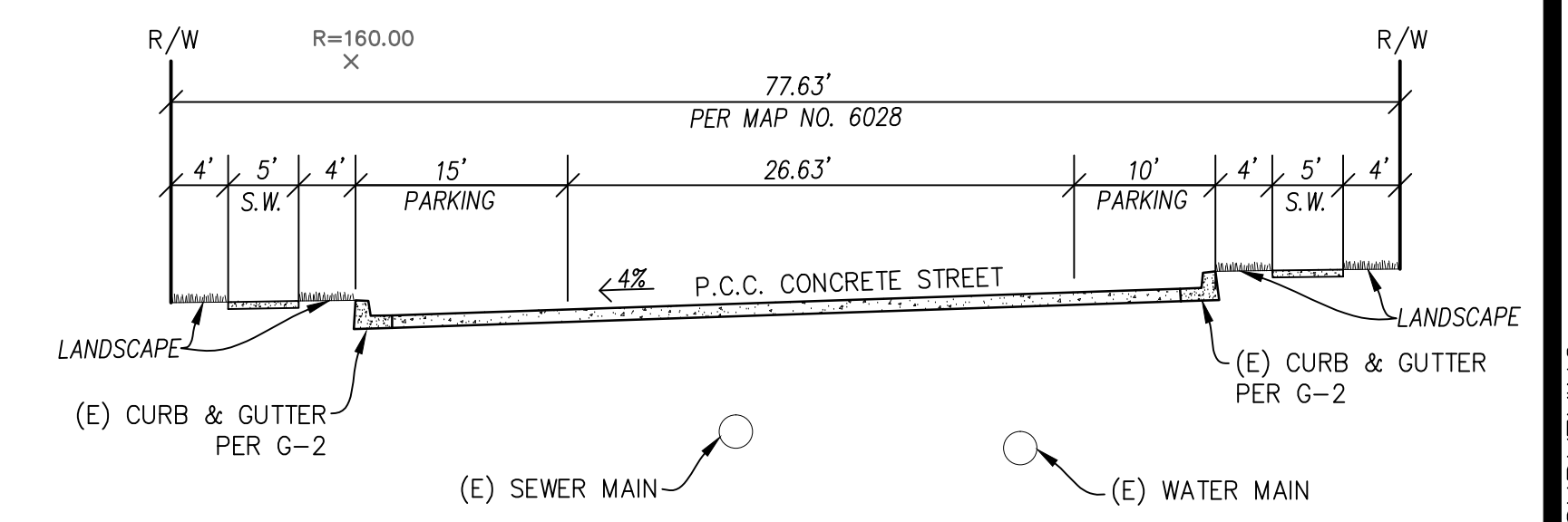
- BOUNDARY
- CONCRETE
- FLOW LINE
- KEYSTONE WALL
- CMU WALL
- TREE
- CONCRETE

- ① WATER VALVE
- ② PACIFIC BELL PEDESTAL
- ③ WATER METER
- ④ SEWER CLEANOUT
- ⑤ CATV PEDESTAL
- ⑥ BACKFLOW PREVENTER
- ⑦ CHIMNEY
- ⑧ WOOD SHED
- ⑨ DRAIN
- ⑩ IRRIGATION CONTROL VALVE
- ⑪ POWERPOLE
- ⑫ VAULT
- ⑬ INLET
- ⑭ AT&T PEDESTAL
- X 50.00 SPOT ELEVATION
- X R=50.00 RIDGE SPOT ELEVATION

EMRA NOTE:
THIS PROJECT WILL BE CONDITIONED TO OBTAIN AN ENCROACHMENT MAINTENANCE AND REMOVAL AGREEMENT (EMRA) FOR ALL PRIVATE AND NON STANDARD IMPROVEMENTS WITHIN THE PUBLIC RIGHT OF WAY

EASEMENTS:

AN EASEMENT FOR SEWER AND INCIDENTAL PURPOSES BETWEEN C.O. NICHOLS AND R.H. THORPE, GUARDIAN OF THE ESTATE OF MILDRED LEAVEY PER DOCUMENT RECORDED AUGUST 21, 1909 IN BOOK 473, PAGE 96 OF DEEDS. THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.



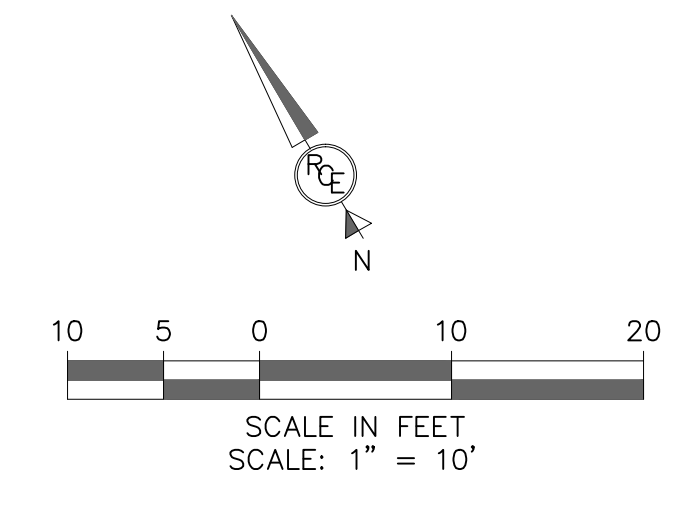
COAST BLVD SOUTH STREET SECTION
NOT-TO-SCALE

STREET LIGHTS NOTE:

- ALL EXISTING STREET LIGHTS TO BE UPGRADED IF REQUIRED, TO MEET CITY STANDARDS
- STREET LIGHT TYPE: IND, WATTAGE: 85, VOLTAGE: 125, LUMINAR: LOW PRESSURE SODIUM

NOTE

- ALL SPOT ELEVATIONS SHOWN ON RAISED WOOD DECKS ARE ABOVE GROUND



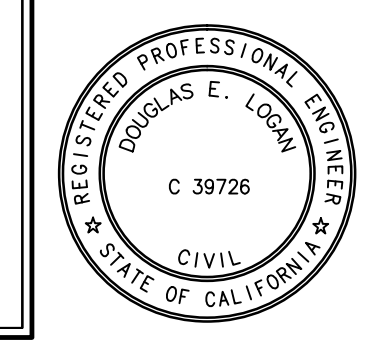
ENGINEER OF WORK

I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT AND THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT.

Douglas E. Logan
DOUGLAS E. LOGAN
C. 39726

DATE: 08/31/22
EXPIRES: 12/31/23

RANCHO COASTAL ENGINEERING & SURVEYING
SINGLE SOURCE DEVELOPMENT CONSULTANT
310 VIA VERA CRUZ, #205
SAN MARCOS, CA. 92078
(760) 510-3152 Ph / (760) 510-3153 Fax



EXISTING TOPO AFTER DEMOLITION

C-2

PRELIMINARY - NOT FOR CONSTRUCTION

PROPOSED GRADING & DRAINAGE PLAN

CDP NO: 2491344
SDP NO: 2491348
TM NO: 2491349

MUNICIPAL CODE NOTE:
PER MUNICIPAL CODE 142.0610 (a) PUBLIC IMPROVEMENTS WILL BE REQUIRED

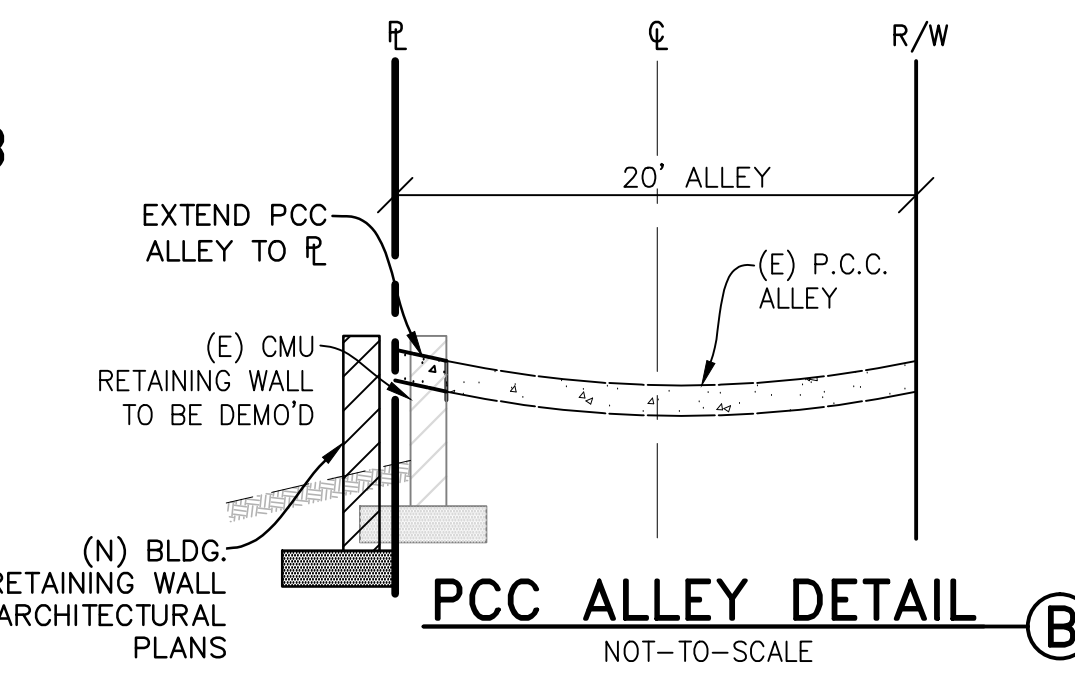
NEIGHBORHOOD DEVELOPMENT APPROVAL #2584745

EXISTING LEGEND

- BOUNDARY
- CONCRETE
- FLOW LINE
- KEYSTONE WALL
- CMU WALL
- TREE
- CONCRETE
- ① WATER VALVE
- ② PACIFIC BELL PEDESTAL
- ③ WATER METER
- ④ SEWER CLEANOUT
- ⑤ CATV PEDESTAL
- ⑥ BACKFLOW PREVENTER
- ⑦ CHIMNEY
- ⑧ WOOD SHED
- ⑨ DRAIN
- ⑩ IRRIGATION CONTROL VALVE
- ⑪ POWERPOLE
- ⑫ VAULT
- ⑬ INLET
- ⑭ AT&T PEDESTAL
- x 50.00 SPOT ELEVATION
- x R=50.00 RIDGE SPOT ELEVATION

EMRA NOTE:
THIS PROJECT WILL BE CONDITIONED TO OBTAIN AN ENCROACHMENT MAINTENANCE AND REMOVAL AGREEMENT (EMRA) FOR ALL PRIVATE AND NON STANDARD IMPROVEMENTS WITHIN THE PUBLIC RIGHT OF WAY

NOTE
ALL SPOT ELEVATIONS SHOWN ON RAISED WOOD DECKS ARE ABOVE GROUND



PROPOSED TOWNHOMES
BASEMENT/GARAGE FF=65.0'
LOWER LEVEL FF=78.5'
MAIN LEVEL FF=89.5'

PROPOSED LEGEND

- AREA OF ADDITION
- PERVIOUS PAVERS
- AREA DRAINS
- 4" PVC DRAIN PIPES
- 3" SIDEWALK UNDERDRAIN PER D-27
- RETAINING WALL
- ROOF DRAINS

PROPOSED IMPERVIOUS AREA

ROOFS:	9,450	SQFT
DRIVEWAY:	0	SQFT
HARDSCAPE:	0	SQFT
TOTAL AREA:	9,450	SQFT
IMPERVIOUS AREA PRIOR TO CONSTRUCTION:	9,925	SQFT
IMPERVIOUS AREA AFTER CONSTRUCTION:	9,450	SQFT
INCREASE IN IMPERVIOUS AREA:	0	SQFT
IMPERVIOUS AREA REPLACED:	0	SQFT

WATER & SEWER NOTE:

- THE EXISTING WATER SERVICE AND SEWER LATERALS WILL REMAIN AND BE USED FOR THE EXISTING FRONT 3 HOUSES.
- THE PROPOSED WATER AND SEWER WILL BE USED FOR THE NEW TOWNHOMES.

WATER SERVICE NOTE:

ALL PUBLIC DOMESTIC WATER SERVICE LINE DIAMETERS ARE PROVIDED FOR CLARITY OF INTENT ONLY. ACTUAL SERVICE LINE DIAMETERS WILL BE BASED UPON THE PROJECT'S APPROVED WATER METER DATA CARD.

RANCHO COASTAL ENGINEERING & SURVEYING
SINGLE SOURCE DEVELOPMENT CONSULTANT
310 VIA VERA CRUZ, #205
SAN MARCOS, CA. 92078
(760) 510-3152 Ph / (760) 510-3153 Fax

ENGINEER OF WORK

I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT AND THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT.
Douglas E. Logan
DOUGLAS E. LOGAN
C 39726
DATE: 08/31/22
EXPIRES: 12/31/23



PROPOSED GRADING & DRAINAGE PLAN

C-3

EARTHWORK QUANTITIES

CUT = 4,685 C.Y. +/- FILL = 345 C.Y. +/-
EXPORT = 4,340 C.Y. +/-

EARTHWORK QUANTITIES NOTE:

THE QUANTITIES OF CUT/FILL SHOWN HEREON WERE CALCULATED USING REASONABLE ENGINEERING METHODS AND ON A THEORETICAL BASIS ONLY. THEY DO NOT INCLUDE VOLUMES FOR CLEARING/GRUBBING, SHRINKAGE AND/OR SWELLING WHICH CAN/WILL INEVITABLY AFFECT THESE QUANTITIES. THE QUANTITIES ESTIMATED ARE FOR USE IN CALCULATING THE FEES AND BONDS REQUIRED BY THE PUBLIC AGENCY. GRADING CONTRACTOR TO BE RESPONSIBLE FOR DETERMINING THEIR OWN GRADING QUANTITIES.

GRADING TABULATIONS

- TOTAL LOT SIZE = 0.44 AC.
- DISTURBED AREA = 0.38 AC.
- AMOUNT OF CUT = 4,685 C.Y.
- MAX. DEPTH OF CUT = 20 FT. *DEPTH OF CUT IS MAINLY FOR BASEMENT WALLS
- AMOUNT OF FILL = 345 C.Y.
- MAX DEPTH OF FILL = 7 FT.
- MAX HEIGHT OF CUT & FILL = 18 FT.
- RETAINING WALL LENGTH = 202
- EXISTING IMPERVIOUS AREA = 9,925 S.F.
- EXISTING PERVIOUS AREA = 9,455 S.F.
- PROPOSED IMPERVIOUS AREA = 9,450 S.F.
- PROPOSED PERVIOUS AREA = 9,930 S.F.

EASEMENTS:

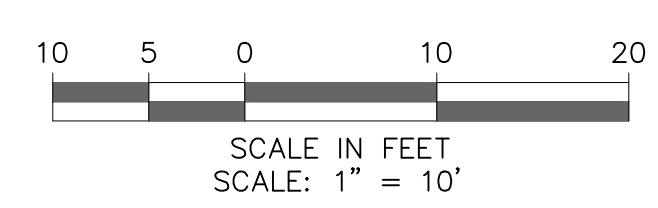
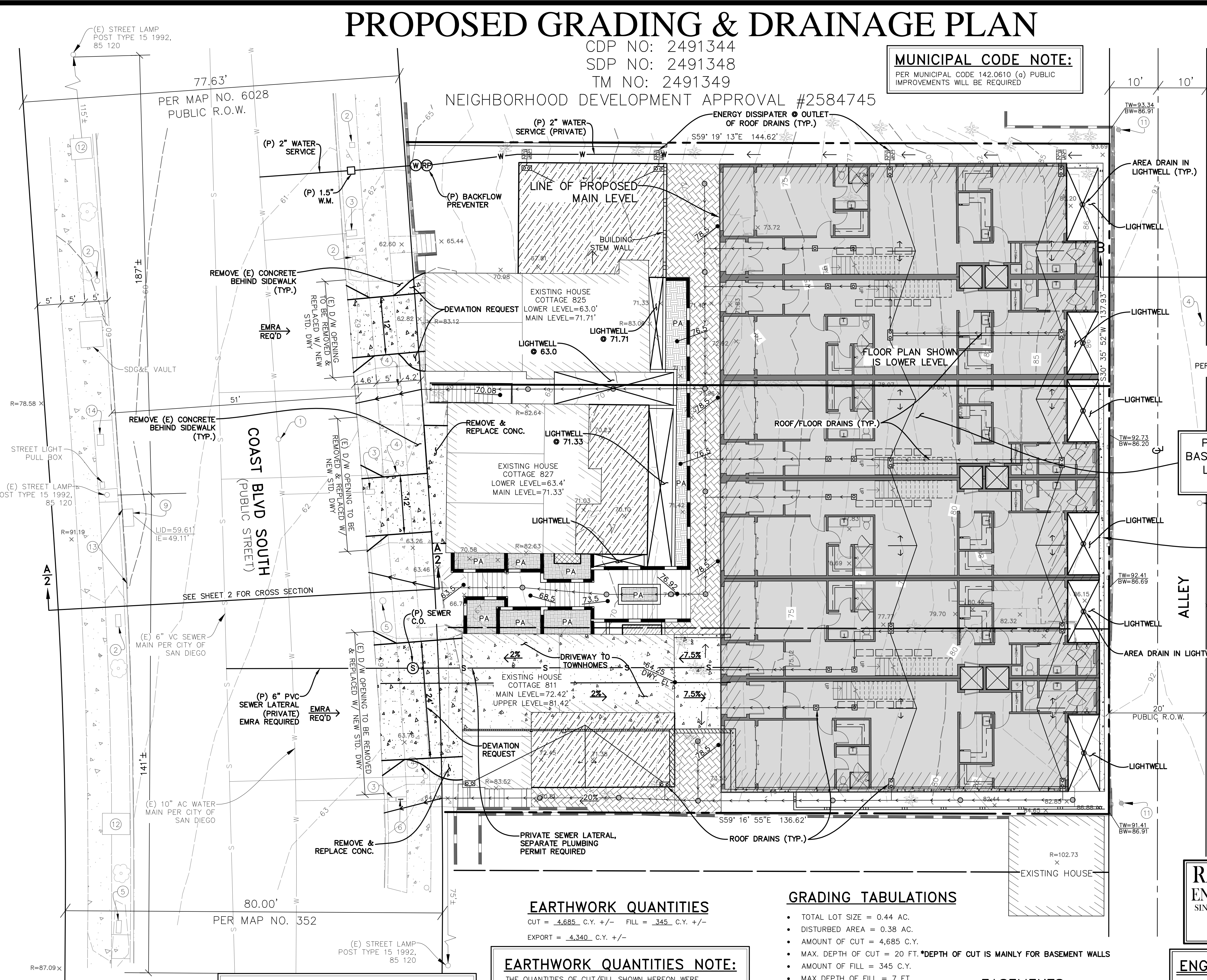
AN EASEMENT FOR SEWER AND INCIDENTAL PURPOSES BETWEEN C.O. NICHOLS AND R.H. THORPE, GUARDIAN OF THE ESTATE OF MILDRED LEAVEY PER DOCUMENT RECORDED AUGUST 21, 1909 IN BOOK 473, PAGE 96 OF DEEDS. THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.

STREET LIGHTS NOTE:

- ALL EXISTING STREET LIGHTS TO BE UPGRADED IF REQUIRED, TO MEET CITY STANDARDS
- STREET LIGHT TYPE: IND, WATTAGE: 85, VOLTAGE: 125, LUMINAR: LOW PRESSURE SODIUM

CONSTRUCTION PERMIT NOTE:

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



PRELIMINARY - NOT FOR CONSTRUCTION
ENGINEER'S NAME: RANCHO COASTAL ENGINEERING & SURVEYING
PHONE NO. (760) 510-3152 // EMAIL: DOUG@CESD.COM



WILL & FOTSCH ARCHITECTS
1298 PROSPECT STREET, SUITE 2S, LA JOLLA, CA 92037 - (o) 858-224-2486



JOB #: 1811

COAST BLVD
811-827 COAST BLVD S, LA JOLLA, CA 92037

DATE:	ISSUE:
10/08/2021	INITIAL SUBMITTAL
03/19/2021	SECOND SUBMITTAL
09/28/2021	THIRD SUBMITTAL
4	
5	

PREPARED BY:	Revision 14:
Name:	Revision 13:
WILL & FOTSCH ARCHITECTS	Revision 12:
Contact: Andy Fotsch	Revision 11:
1298 Prospect Street, Ste. 2S	Revision 10:
La Jolla, CA 92037	Revision 09:
Phone:	Revision 08:
(858) 224-2486	Revision 07:
Street Address:	Revision 06:
811-827 Coast Blvd, South	Revision 05:
La Jolla, CA 92037	Revision 04:
APN: 350-070-10-00	Revision 03:
350-070-11-00	Revision 02:
Project Name:	Revision 01:
COAST BLVD	Original Date:
Sheet Title:	10-16-2020
DEMO SITE PLAN	Sheet: 2 of 24

A0.0
DEMO SITE PLAN

06/07/2022

WALL LEGEND

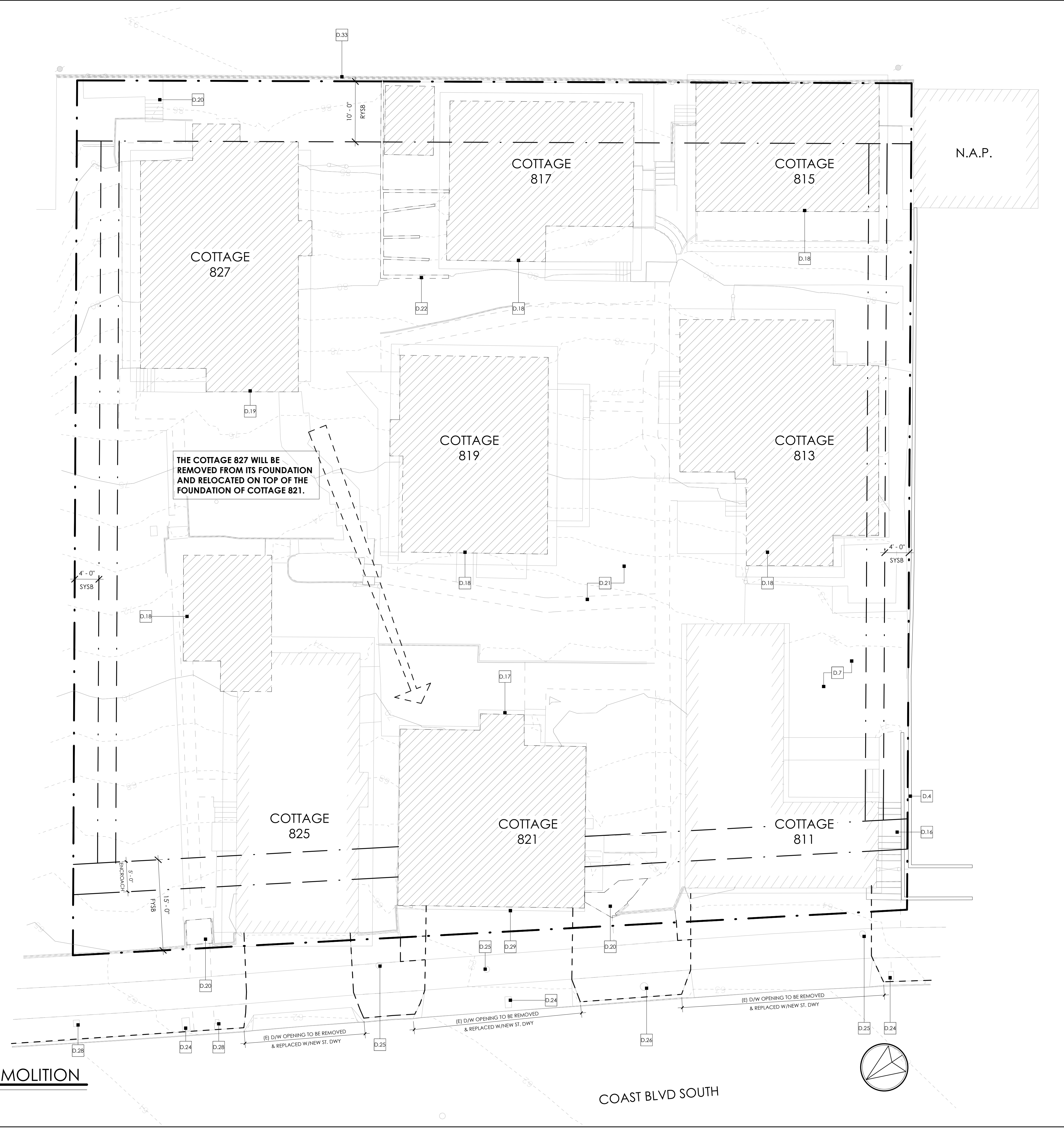
- NEW CONSTRUCTION WALL
- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE DEMOLISHED

PLEASE REFER TO SHEETS A0.1, A0.2, A0.3 AND A0.4 FOR FURTHER INFORMATION REGARDING DEMOLITION WORK FOR EXISTING COTTAGES

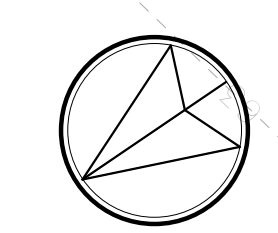
KEYNOTES

- D.4 EXISTING RETAINING WALL TO BE REMAIN
- D.7 EXISTING HARDSCAPE/EARTH TO REMOVE TO RECEIVE NEW CONCRETE SLAB
- D.16 EXISTING STAIR TO REMAIN
- D.17 DASHED UPPER LEVEL 821 TO BE REMOVED
- D.18 DASHED BUILDINGS TO BE DEMOLISHED
- D.19 FOUNDATION TO BE REMOVED
- D.20 EXISTING STAIR AND HARDSCAPE TO BE REMOVED
- D.21 DEMOLISHED COMPLETELY. PREP SITE FOR NEW PROPOSED WORD
- D.22 REMOVE ALL SITE WORK U.O.N. TYP.
- D.24 EXISTING WATER METER
- D.25 EXISTING SEWER CLEANOUT
- D.26 EXISTING CATV PEDESTAL
- D.28 PACIFIC BELL PEDESTAL
- D.29 GARAGE LEVEL TO REMAIN
- D.33 EXISTING RETAINING WALL IN ALLEY TO BE REMOVED WITH A PERMITTED EMRA

CITY STANDARD TITLE BLOCK

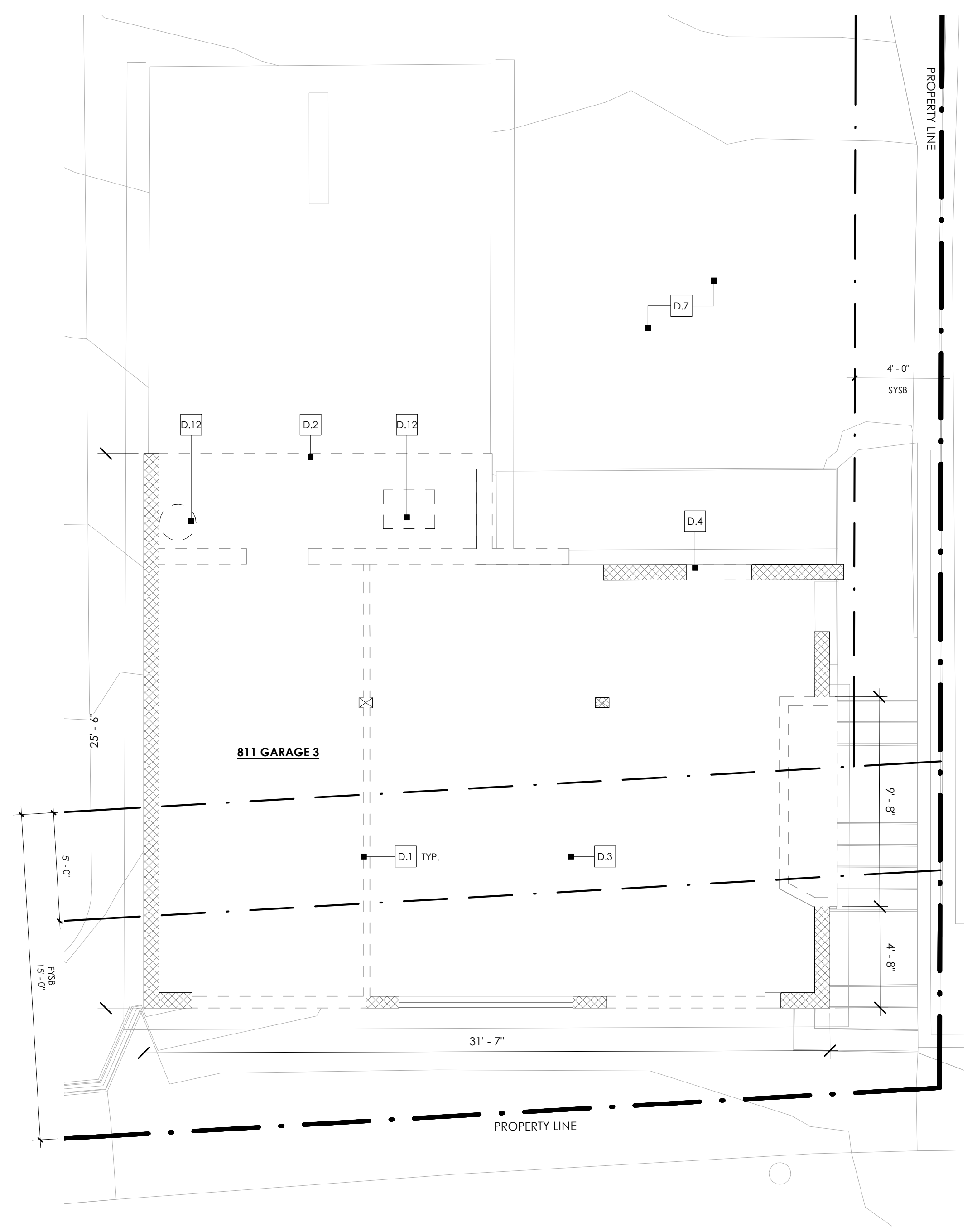


1 SITE PLAN DEMOLITION
SCALE = 1/8" = 1'-0"



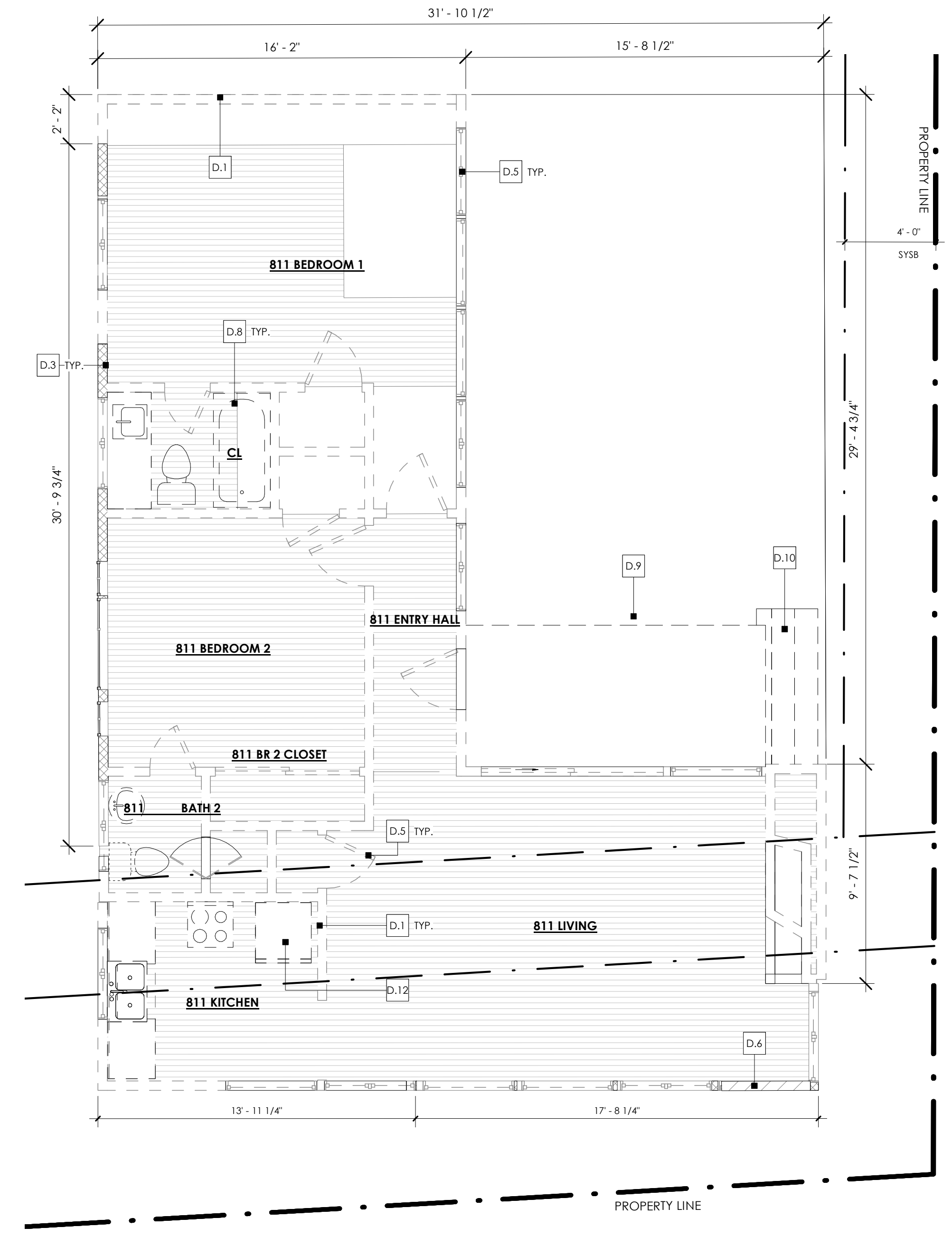
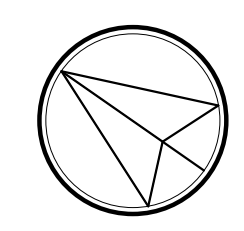


JOB #: 1811



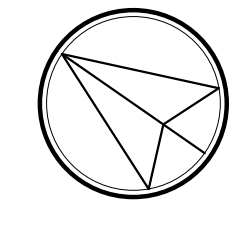
1 COTTAGE 811 LOWER LEVEL - DEMO

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



2 COTTAGE 811 MAIN LEVEL - DEMO

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



WALL MATRIX CALCULATION	KEYNOTES	PLAN NOTES	WALL LEGEND	CITY STANDARD TITLE BLOCK
	D.1 EXISTING INTERIOR/EXTERIOR WALL TO BE REMOVED PROVIDE TEMPORARY SHORING AS REQUIRED D.2 EXISTING RETAINING WALL TO BE REMOVED PROVIDE TEMPORARY SHORING AS REQUIRED D.3 EXISTING INTERIOR/EXTERIOR WALL TO REMAIN, PROTECTED IN PLACE. D.4 EXISTING RETAINING WALL TO BE REMAIN D.5 EXISTING DOOR / WINDOW TO BE REMOVED D.6 EXISTING OPENING TO BE IN-FILLED D.7 EXISTING HARDSCAPE/EARTH TO REMOVE TO RECEIVE NEW CONCRETE SLAB D.8 EXISTING PLUMBING TO BE REMOVED D.9 EXISTING WOOD DECK TO BE REMOVED D.10 EXISTING WOOD STAIR TO BE REMOVED D.12 EXISTING EQUIPMENT/APPLIANCE TO BE REMOVED		■ NEW CONSTRUCTION WALL ▤ EXISTING WALL TO REMAIN - - - EXISTING WALL TO BE DEMOLISHED	PREPARED BY: Name: WILL & FOTSCH ARCHITECTS Contact: Andy Fotsch 1298 Prospect Street, Ste. 2S La Jolla, CA 92037 Phone: (858) 224-2486 Street Address: 811-827 Coast Blvd, South La Jolla, CA 92037 APN: 350-070-10-00 350-070-11-00 Project Name: COAST BLVD Sheet Title: DEMOLITION PLANS COTTAGE 811 Revision 14: Revision 13: Revision 12: Revision 11: Revision 10: Revision 09: Revision 08: Revision 07: Revision 06: Revision 05: Revision 04: Revision 03: Revision 02: Revision 01: 3-19-2021 10-16-2020 Original Date: 10-16-2020 Sheet: 3 of 24

DATE:	ISSUE:
10/08/2021	INITIAL SUBMITTAL
03/19/2021	SECOND SUBMITTAL
09/28/2021	THIRD SUBMITTAL
4	
5	

A0.1
DEMOLITION
PLANS COTTAGE
811
06/07/2022

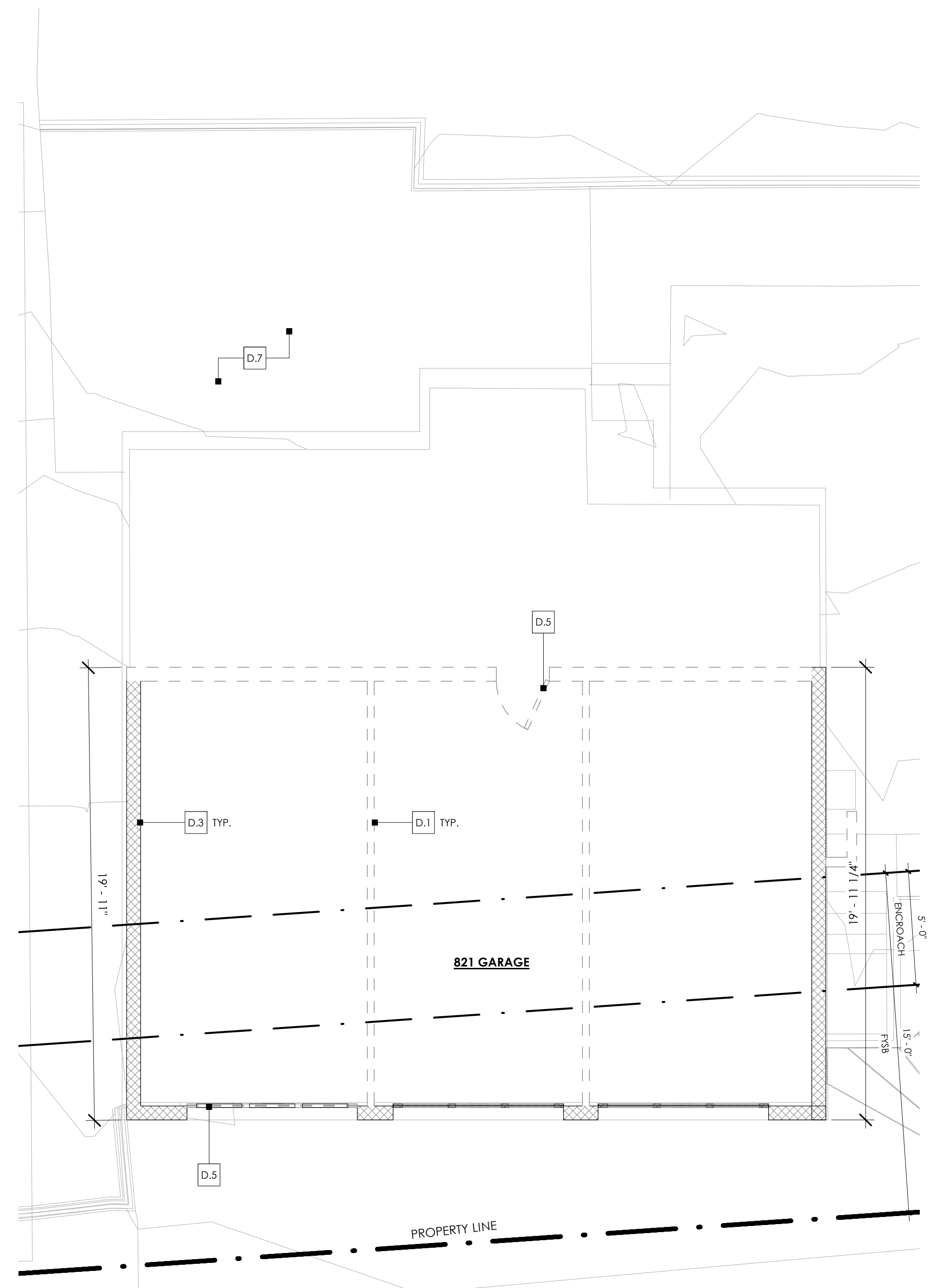
COPYRIGHT WILL & FOTSCH ARCHITECTS, 2022. 06/07/2022 14:15:47 BIM 360://811 Coast Blvd South - Demolition / COAST BLVD.BEP.PLT



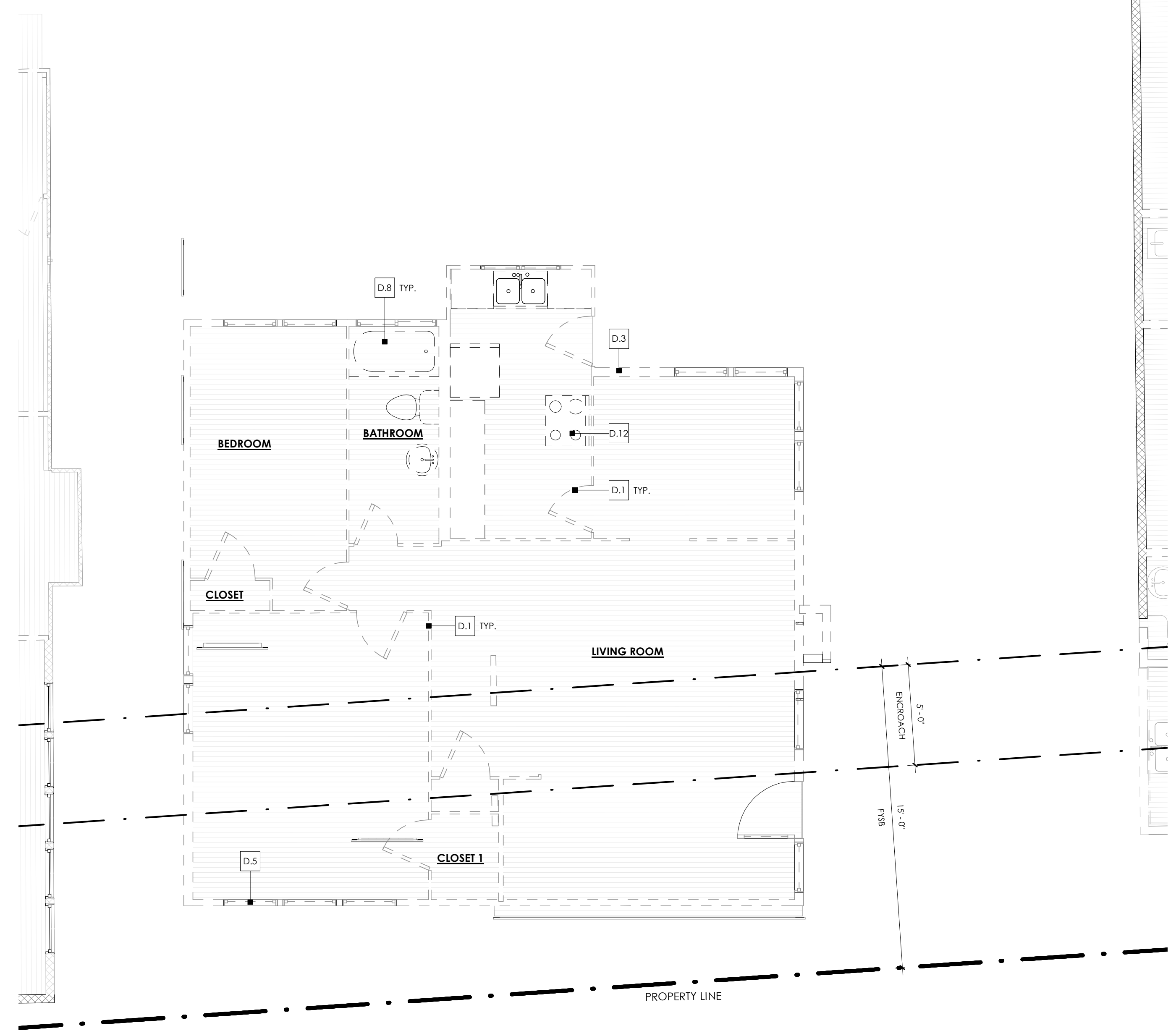
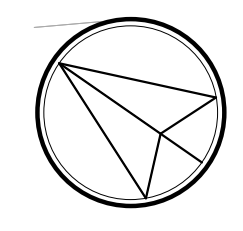
JOB #: 1811

DATE:	ISSUE:
10/08/2021	INITIAL SUBMITTAL
03/19/2021	SECOND SUBMITTAL
09/28/2021	THIRD SUBMITTAL
4	
5	

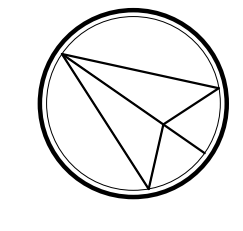
A0.2
DEMOLITION
PLANS COTTAGE
821
06/07/2022



1 COTTAGE 821 LOWER LEVEL - DEMO
SCALE = 1/4" = 1'-0"



2 COTTAGE 821 MAIN LEVEL - DEMO
SCALE = 1/4" = 1'-0"



COTTAGE 821 UPPER LEVEL TO BE COMPLETELY DEMOLISHED TO RECEIVE COTTAGE 827 UPPER LEVEL

WALL MATRIX CALCULATION

KEYNOTES

PLAN NOTES

WALL LEGEND

CITY STANDARD TITLE BLOCK

- D.1 EXISTING INTERIOR/EXTERIOR WALL TO BE REMOVED PROVIDE TEMPORARY SHORING AS REQUIRED
- D.3 EXISTING INTERIOR/EXTERIOR WALL TO REMAIN, PROTECTED IN PLACE.
- D.5 EXISTING DOOR / WINDOW TO BE REMOVED
- D.7 EXISTING HARDSCAPE/EARTH TO REMOVE TO RECEIVE NEW CONCRETE SLAB
- D.8 EXISTING PLUMBING TO BE REMOVED
- D.12 EXISTING EQUIPMENT/APPLIANCE TO BE REMOVED

- NEW CONSTRUCTION WALL
- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE DEMOLISHED

PREPARED BY:
Name: WILL & FOTSCH ARCHITECTS
Contact: Andy Fotsch
1298 Prospect Street, Ste. 2S
La Jolla, CA 92037
Phone: (858) 224-2486
Street Address: 811-827 Coast Blvd, South
La Jolla, CA 92037
APN: 350-070-10-00
350-070-11-00
Project Name: COAST BLVD
Sheet Title: DEMOLITION PLANS COTTAGE 821

Revision 14:
Revision 13:
Revision 12:
Revision 11:
Revision 10:
Revision 09:
Revision 08:
Revision 07:
Revision 06:
Revision 05:
Revision 04:
Revision 03:
Revision 02:
Revision 01:

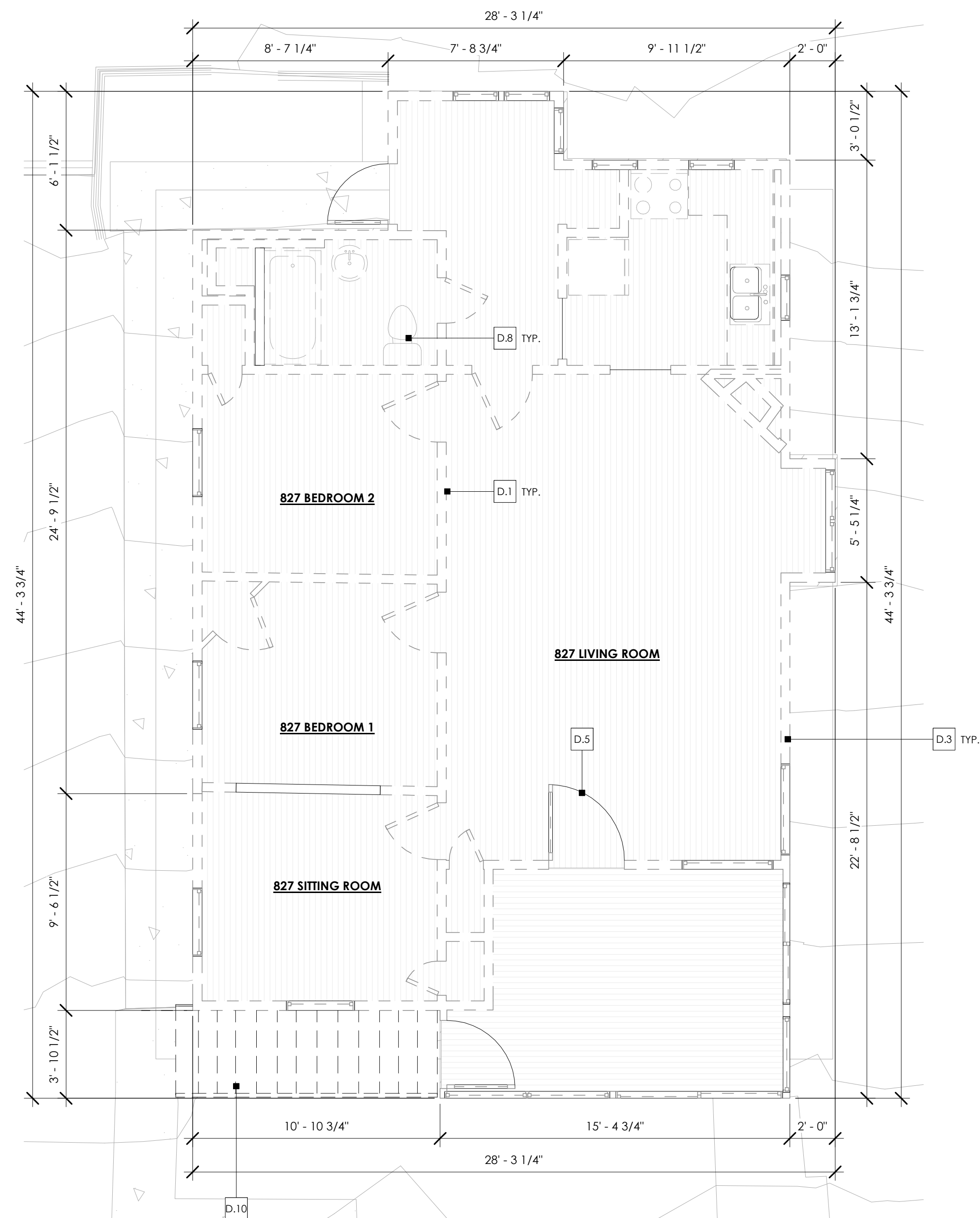
3-19-2021
10-16-2020

Original Date: 10-16-2020
Sheet: 4 of: 24

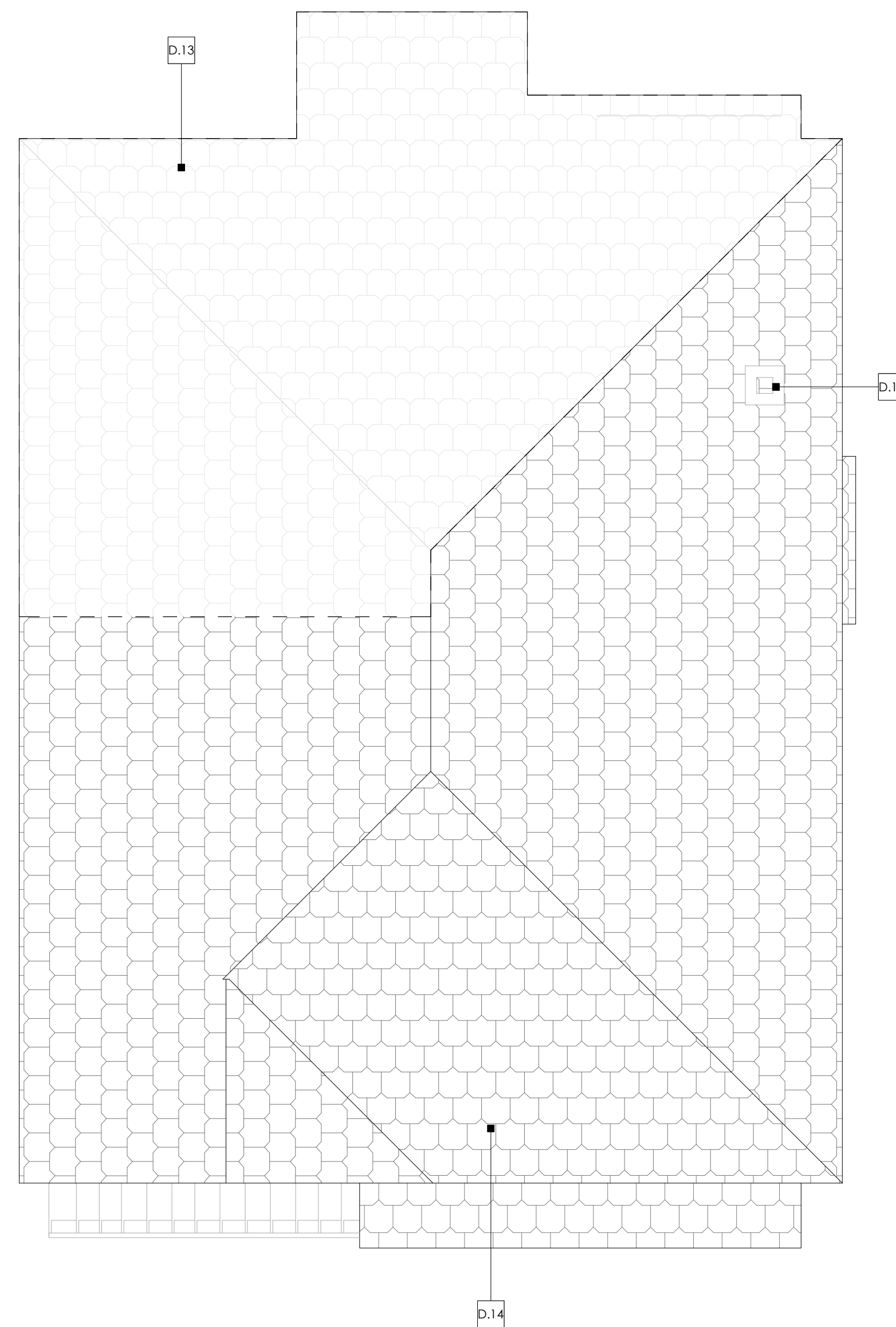
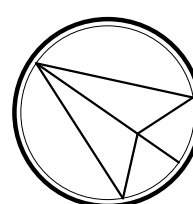
C:\Users\afotsch\OneDrive\Documents\Projects\811-827 Coast Blvd\811-827 Coast Blvd.dwg



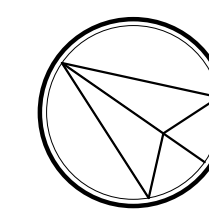
JOB #: 1811



1 | 827 MAIN LEVEL - DEMO
SCALE = 1/4" = 1'-0"



2 | 827 ROOF LEVEL - DEMO
SCALE = 1/4" = 1'-0"



COTTAGE 827 UPPER LEVEL TO BE RELOCATED TO THE TOP OF COTTAGE 821 LOWER LEVEL

WALL MATRIX CALCULATION	KEYNOTES	PLAN NOTES	WALL LEGEND	CITY STANDARD TITLE BLOCK
	D.1 EXISTING INTERIOR/EXTERIOR WALL TO BE REMOVED PROVIDE TEMPORARY SHORING AS REQUIRED D.3 EXISTING INTERIOR/EXTERIOR WALL TO REMAIN, PROTECTED IN PLACE. D.5 EXISTING DOOR / WINDOW TO BE REMOVED D.8 EXISTING PLUMBING TO BE REMOVED D.10 EXISTING WOOD STAIR TO BE REMOVED D.13 EXISTING ROOF TO BE REMOVED D.14 EXISTING ROOF TO REMAIN D.15 EXISTING CHIMNEY TO BE REMOVED		■ NEW CONSTRUCTION WALL ▤ EXISTING WALL TO REMAIN - - - EXISTING WALL TO BE DEMOLISHED	PREPARED BY: Name: WILL & FOTSCH ARCHITECTS Contact: Andy Fotsch 1298 Prospect Street, Ste. 2S La Jolla, CA 92037 Phone: (858) 224-2486 Street Address: 811-827 Coast Blvd, South La Jolla, CA 92037 APN: 350-070-10-00 350-070-11-00 Project Name: COAST BLVD Sheet Title: DEMOLITION PLANS COTTAGE 827 Revision 14: Revision 13: Revision 12: Revision 11: Revision 10: Revision 09: Revision 08: Revision 07: Revision 06: Revision 05: Revision 04: Revision 03: Revision 02: Revision 01: 3-19-2021 10-16-2020 Original Date: 10-16-2020 Sheet: 05 of: 24

DATE:	ISSUE:
10/08/2021	INITIAL SUBMITTAL
03/19/2021	SECOND SUBMITTAL
09/28/2021	THIRD SUBMITTAL
4	
5	

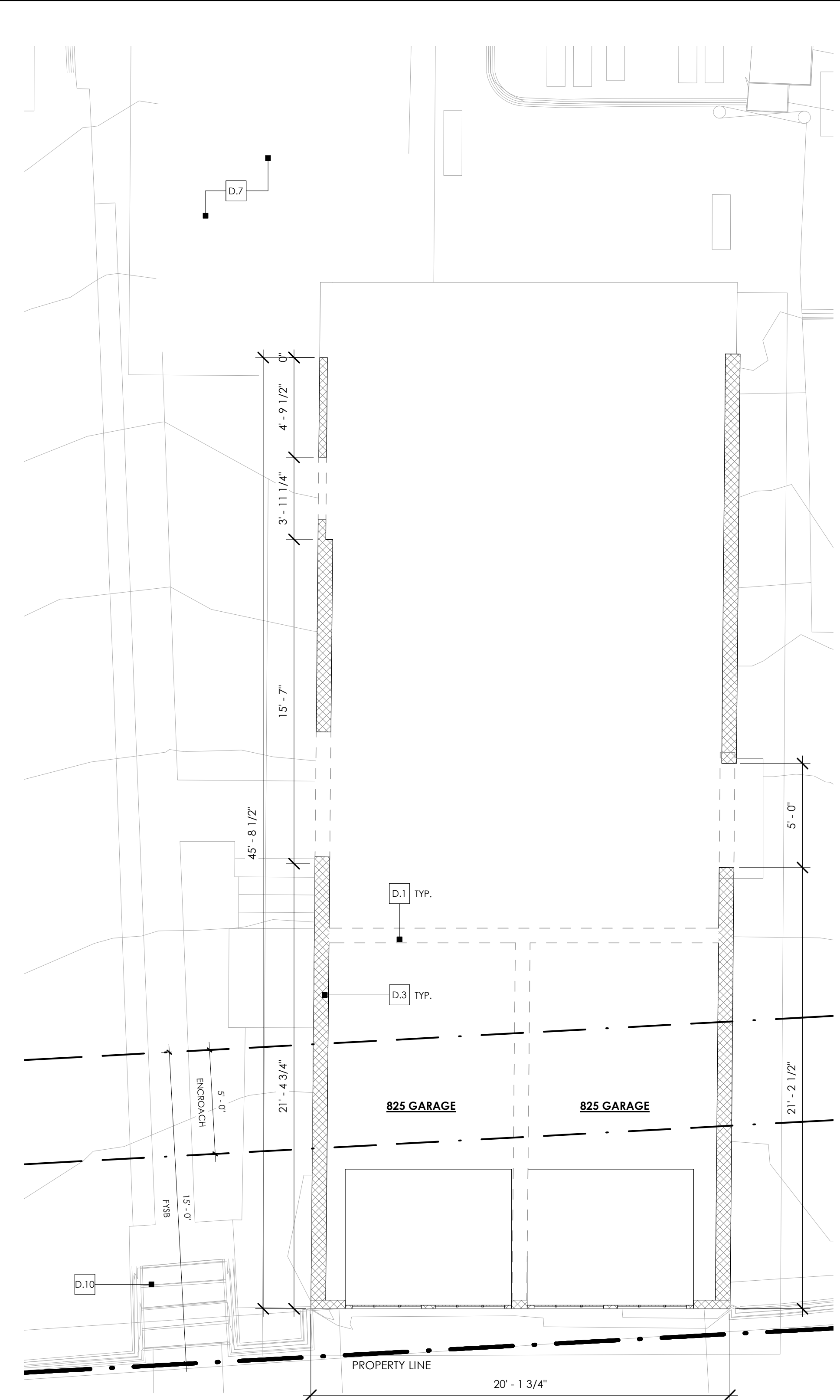
Copyright Will & Fotsch Architects 2021



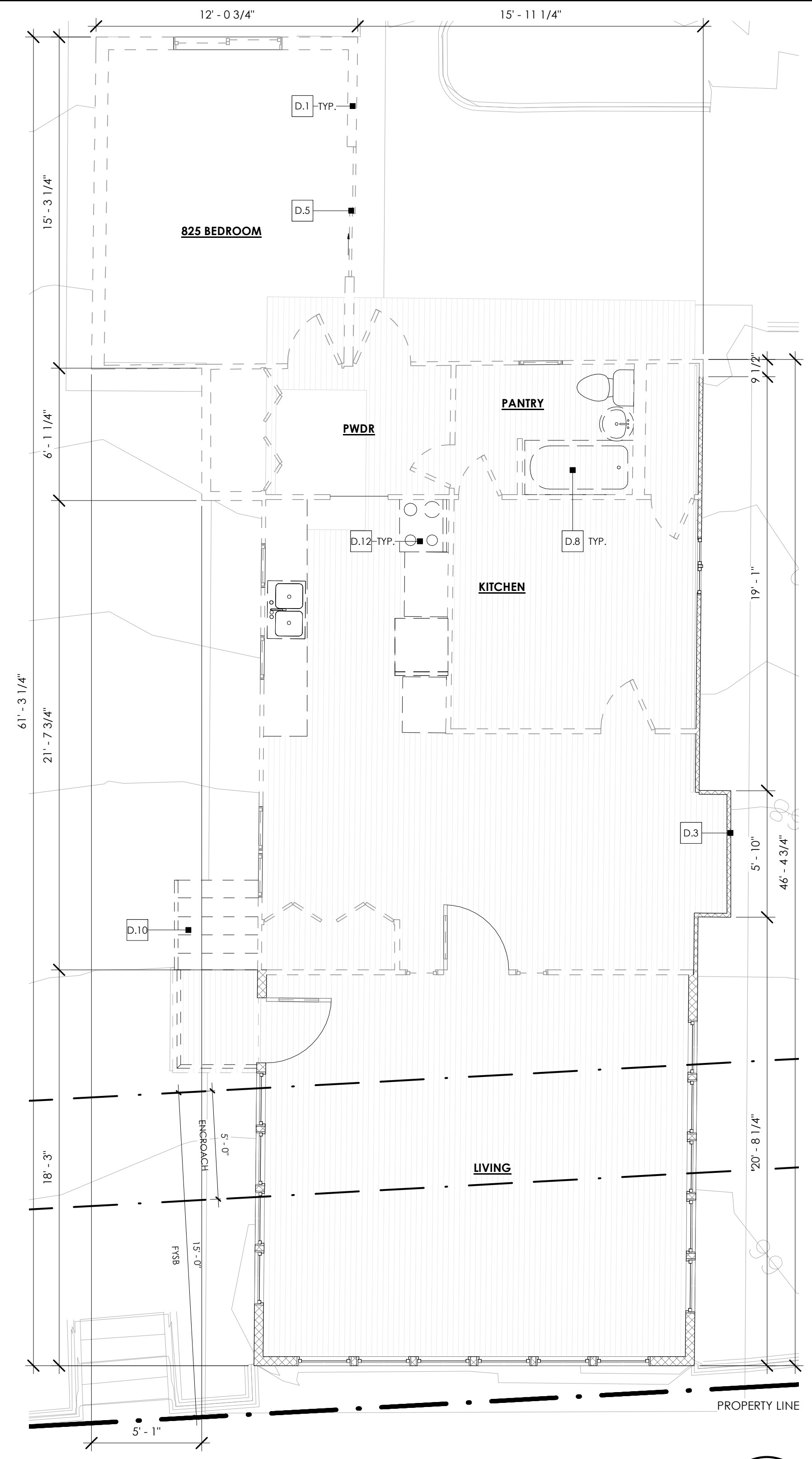
JOB #: 1811

DATE:	ISSUE:
10/08/2021	INITIAL SUBMITTAL
03/19/2021	SECOND SUBMITTAL
09/28/2021	THIRD SUBMITTAL
4	
5	

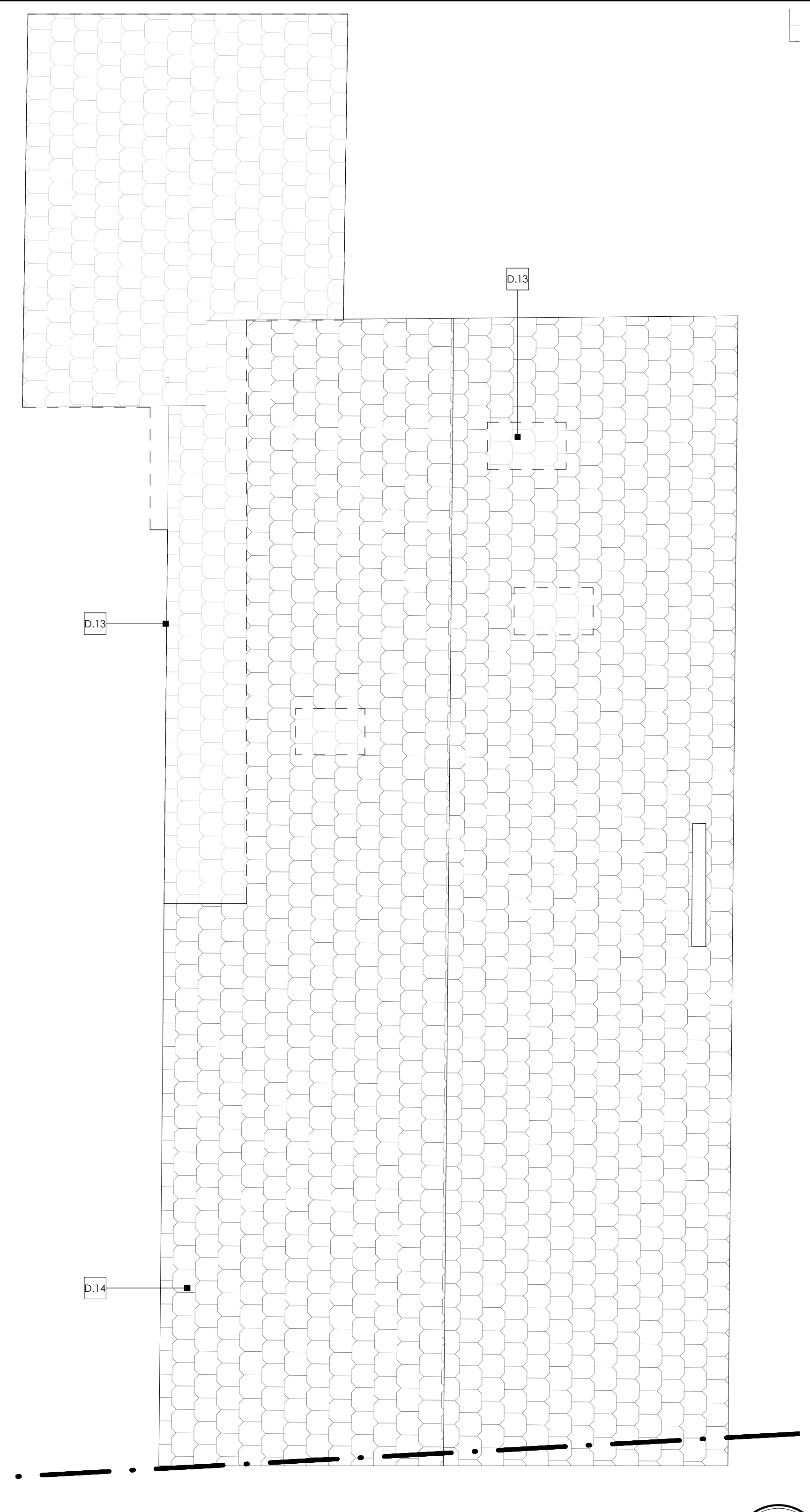
A0.4
DEMOLITION PLANS COTTAGE 825
06/07/2022



1 COTTAGE 825 LOWER LEVEL - DEMO
SCALE = 1/4" = 1'-0"



2 COTTAGE 825 MAIN LEVEL - DEMO
SCALE = 1/4" = 1'-0"



3 COTTAGE 825 ROOF PLAN - DEMO
SCALE = 1/4" = 1'-0"

WALL MATRIX CALCULATION

KEYNOTES

PLAN NOTES

WALL LEGEND

CITY STANDARD TITLE BLOCK

- D.1 EXISTING INTERIOR/EXTERIOR WALL TO BE REMOVED PROVIDE TEMPORARY SHORING AS REQUIRED
- D.3 EXISTING INTERIOR/EXTERIOR WALL TO REMAIN, PROTECTED IN PLACE.
- D.5 EXISTING DOOR / WINDOW TO BE REMOVED
- D.7 EXISTING HARDSCAPE/EARTH TO REMOVE TO RECEIVE NEW CONCRETE SLAB
- D.8 EXISTING PLUMBING TO BE REMOVED
- D.10 EXISTING WOOD STAIR TO BE REMOVED
- D.12 EXISTING EQUIPMENT/APPLIANCE TO BE REMOVED
- D.13 EXISTING ROOF TO BE REMOVED
- D.14 EXISTING ROOF TO REMAIN

- NEW CONSTRUCTION WALL
- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE DEMOLISHED

PREPARED BY:
Name: WILL & FOTSCH ARCHITECTS
Contact: Andy Fotsch
1298 Prospect Street, Ste. 2S
La Jolla, CA 92037

Phone:
(858) 224-2486

Street Address:
811-827 Coast Blvd, South
La Jolla, CA 92037
APN: 350-070-10-00
350-070-11-00

Project Name:
COAST BLVD

Sheet Title:
DEMOLITION PLANS COTTAGE 825

Revision 14:
Revision 13:
Revision 12:
Revision 11:
Revision 10:
Revision 09:
Revision 08:
Revision 07:
Revision 06:
Revision 05:
Revision 04:
Revision 03:
Revision 02:
Revision 01:

3-19-2021
10-16-2020
10-16-2020

Sheet: 06 of: 24

NOT DATE AND TIME: 2022-06-07 14:13:31 - B:\36077\8111-827 Coast Blvd South - Demolition\1 - COAST BLVD.DWG



JOB #: 1811

DATE:	ISSUE:
10/08/2021	INITIAL SUBMITTAL
03/19/2021	SECOND SUBMITTAL
09/28/2021	THIRD SUBMITTAL
4	
5	

A1.0
SITE PLAN

06/07/2022

LEGEND

- PROPOSED NEW BUILDING AREA (TOWNHOMES)
- AREA OF EXISTING RESIDENCE
- AREA TO BE DEMOLISH
- AREA OF ADDITION

- ### SITE NOTES
- ADDRESS NUMBERS; STREET NUMBERS; APPROVED NUMBERS AND/ OR ADDRESSES SHALL BE PLACES ON ALL NEW AND EXISTING BUILDINGS AND AT APPROPRIATE ADDITIONAL LOCATIONS AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROADWAY. FRONTING THE PROPERTY FROM EITHER DIRECTION OF APPROACH. SAID NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND, AND SHALL MEET THE FOLLOWING MIN. STANDARDS AS TO SIZE: 4" HIGH WITH A 1/2" STROKE WIDTH FOR RESIDENTIAL BUILDINGS, 8" HIGH WITH A 1/2" STROKE FOR COMMERCIAL AND MULTI-FAMILY RESIDENTIAL BUILDINGS, 12" HIGH WITH A 1" STROKE FOR INDUSTRIAL BUILDINGS. ADDITIONAL NUMBERS SHALL BE REQUIRED WHERE DEEMED NECESSARY BY FIRE MARSHAL, SUCH AS REAR ACCESS DOORS, BUILDING CORNERS AND ENTRANCES TO COMMERCIAL CENTERS.
 - AUTOMATIC FIRE SPRINKLERS SYSTEMS: ONE AND TWO FAMILY DWELLINGS: STRUCTURES SHALL BE PROTECTED BY AN AUTOMATIC FIRE SPRINKLER SYSTEM DESIGNED AND INSTALLED TO THE SATISFACTION OF THE FIRE DEPARTMENT. PLANS FOR THE AUTOMATIC FIRE SPRINKLER SYSTEM SHALL BE APPROVED BY THE FIRE DEPARTMENT.
 - SMOKE DETECTORS/ CARBON MONOXIDE ALARMS/ FIRE SPRINKLER SYSTEMS: SMOKE DETECTORS/ CARBON MONOXIDE ALARMS/FIRE SPRINKLERS SHALL BE INSPECTED BY THE CITY OF SAN DIEGO FIRE DEPARTMENT
 - CLASS "A" ROOF: ALL STRUCTURES SHALL BE PROVIDED WITH A CLASS "A" ROOF COVERING TO SATISFACTION OF THE CITY OF SAN DIEGO FIRE DEPARTMENT.
 - WALKING DISTANCE TO NEAREST BUS STOP: 1.170 FEET
 - SEPARATE BUILDING PERMITS MUST BE OBTAINED FOR THE FOLLOWING PROPOSED WORK WRITTEN BELOW UNLESS EXEMPTED BY SECTION 129.0203 AND 129.0303 AND 129.0403 AND 129.0404 OF THE SAN DIEGO MUNICIPAL CODE. -ADDITION, REMODEL, RELOCATION OF THE EXISTING BUILDINGS/COTTAGES - NEW BUILDINGS
 - PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT THE OWNER/PERMITEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP). THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN PART 2 CONSTRUCTION BMP STANDARDS CHAPTER 4 OF THE CITIES STORM WATER STANDARDS.
 - IF THERE ARE NO PUBLIC OR PRIVATE WATER, SEWER, OR GENERAL UTILITY EASEMENTS ON THE PROPERTY ASSOCIATED WITH THIS DEVELOPMENT, PLEASE SO STATE ON THE SITE PLAN.
 - PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT THE OWNER/PERMITEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP). THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN PART 2 CONSTRUCTION BMP STANDARDS CHAPTER 4 OF THE CITIES STORM WATER STANDARDS.

- ### KEYNOTES
- 0.3 CENTER LINE OF THE STREET
 - 0.5 EXISTING STAIRS TO REMAIN - REFINISH AS REQUIRED
 - 0.9 EXISTING SEWER CLEANOUT
 - 10.10 EXISTING CATV PEDESTAL
 - 0.11 EXISTING WATER VALVE
 - 0.13 LIGHTWELL
 - 0.15 LINE OF PROPOSED LOWER LEVEL
 - 0.16 LINE OF PROPOSED MAIN LEVEL
 - 0.20 POWER POLE
 - 0.21 EXISTING RETAINING WALL
 - 0.22 DECK WALKWAY AT TOWNHOME LEVEL
 - 0.24 ADJACENT NAP, TYP.
 - 0.26 NEW FENCE
 - 0.31 THERE WILL BE A DIFFERENTIATION IN MATERIALS TO CLEARLY SHOW SEPARATION BETWEEN PEDESTRIAN AREA AND DRIVE ASILE
 - 0.32 EXISTING RETAINING WALL TO BE REMOVED AND REPLACED PER CIVIL DRAWINGS

CITY STANDARD TITLE BLOCK

PREPARED BY: WILL & FOTSCH ARCHITECTS
 Name: WILL & FOTSCH ARCHITECTS
 Contact: ANDY FOTSCH
 1298 Prospect Street, Ste. 2S
 La Jolla, CA 92037
 Phone: (858) 224-2486

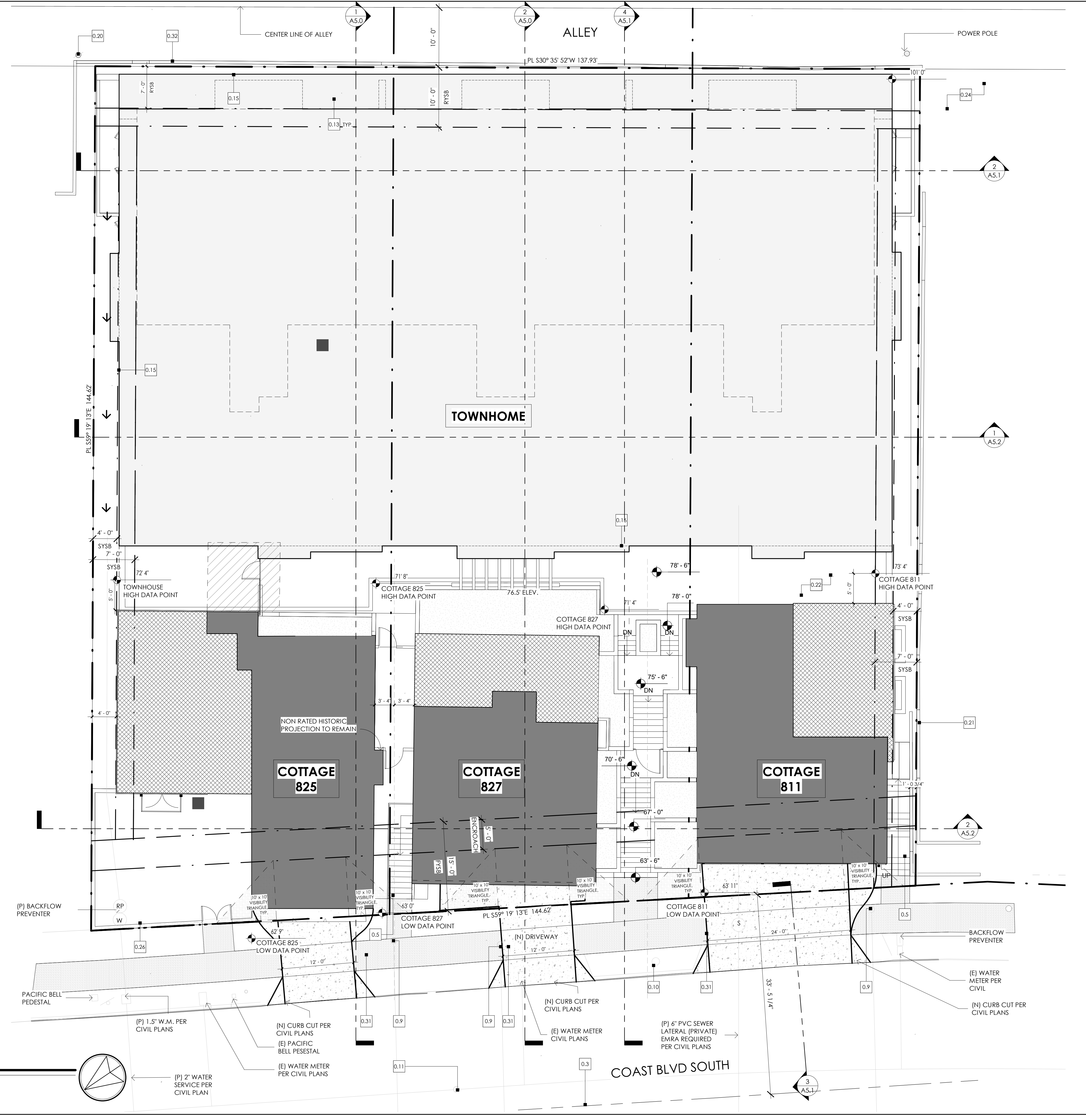
Revision 14:
 Revision 13:
 Revision 12:
 Revision 11:
 Revision 10:
 Revision 09:
 Revision 08:
 Revision 07:
 Revision 06:
 Revision 05:
 Revision 04:
 Revision 03:
 Revision 02:
 Revision 01:

Street Address:
 811-827 Coast Blvd. South
 La Jolla, CA 92037
 APN: 350-070-10-00
 350-070-11-00

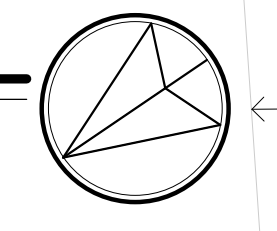
Project Name:
 COAST BLVD

Original Date: 10-16-2020
 3-19-2021
 10-16-2020

Sheet: 07 of 24



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





JOB #: 1811

DATE:	ISSUE:
10/08/2021	INITIAL SUBMITTAL
03/19/2021	SECOND SUBMITTAL
09/28/2021	THIRD SUBMITTAL
4	
5	

A1.1
SITE PLAN & LOWER LEVEL

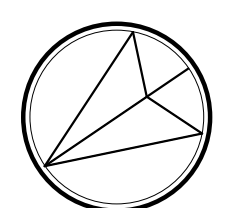
06/07/2022

LEGEND

- PROPOSED NEW BUILDING AREA (TOWNHOMES)
- AREA OF EXISTING RESIDENCE
- AREA TO BE DEMOLISH
- AREA OF ADDITION



1 SITE PLAN - MAIN LEVEL
SCALE = 1/8" = 1'-0"



CITY STANDARD TITLE BLOCK

PREPARED BY:	Revision 14:
Name:	Revision 13:
WILL & FOTSCH ARCHITECTS	Revision 12:
Contact: Andy Fotsch	Revision 11:
1298 Prospect Street, Ste. 2S	Revision 10:
La Jolla, CA 92037	Revision 09:
Phone:	Revision 08:
(858) 224-2486	Revision 07:
Street Address:	Revision 06:
811-827 Coast Blvd, South	Revision 05:
La Jolla, CA 92037	Revision 04:
APN: 350-070-10-00	Revision 03:
350-070-11-00	Revision 02:
Project Name:	Revision 01:
COAST BLVD	3-19-2021
Sheet Title:	10-16-2020
SITE PLAN	Original Date:
Sheet: 08 of 24	



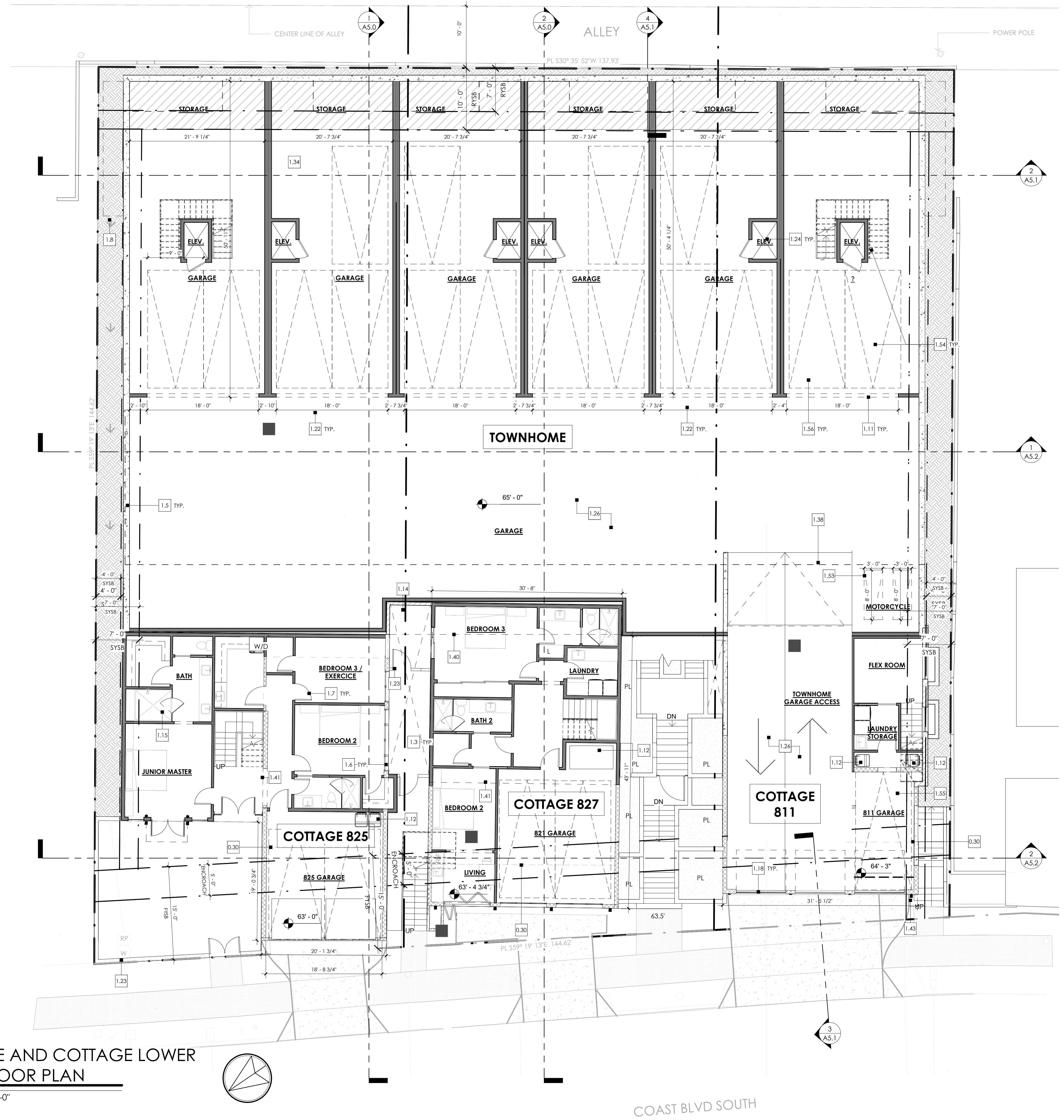
JOB #: 1811

DATE:	ISSUE:
10/08/2021	INITIAL SUBMITTAL
03/19/2021	SECOND SUBMITTAL
09/28/2021	THIRD SUBMITTAL
4	
5	

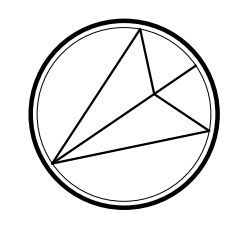
A2.0
GARAGE AND COTTAGE LOWER LEVEL PLAN
06/07/2022

KEYNOTES

- 0.30 LINE OF FAR EXEMPT
- 1.3 EXTERIOR WALL: 2X WOOD STUD, EXTERIOR FINISH PER EXTERIOR ELEVATION
- 1.5 RETAINING WALL
- 1.6 WINDOW, TYP.
- 1.7 DOOR, TYP.
- 1.8 LINE OF FLOOR ABOVE
- 1.11 LINE OF BEAM/SOFFIT ABOVE
- 1.12 TRASH CAN & RECYCLING LOCATIONS
- 1.14 LIGHTWELL
- 1.15 WALK-IN SHOWER
- 1.18 GARAGE DOOR
- 1.22 PARKING TO BE 19'-0" x 9'-0" CLEAR
- 1.23 FENCE AND GATE, MAX HEIGHT 6'-0"
- 1.24 ELEVATOR
- 1.26 DRIVEWAY TO TOWNHOME GARAGE - REFER TO CIVIL DRAWINGS FOR FURTHER INFORMATION ON RAMP SLOPE
- 1.34 STORAGE TO BE FULLY ENCLOSED, MIN 240 CUBIC FEET, WITH MIN. 7 FT HORIZONTAL DIMENSION
- 1.38 GARAGE ACCESS
- 1.40 DASHED LINE INDICATES PLANTER ABOVE
- 1.41 DASHED LINE INDICATES LINE OF EXISTING HOME FOOTPRINT
- 1.43 EXISTING STAIRS TO REMAIN - REFINISH AS REQUIRED
- 1.53 MOTORCYCLE PARKING PER SDMC TABLE 142-05C
- 1.54 TANDEM SPACES FOR UNIT ABOVE
- 1.55 DESIGNATED PARKING SPACE FOR 811
- 1.56 UNASSIGNED PARKING



1 GARAGE AND COTTAGE LOWER LEVEL FLOOR PLAN
SCALE = 1/8" = 1'-0"



CITY STANDARD TITLE BLOCK

PREPARED BY:	Revision 14:
Name:	Revision 13:
WILL & FOTSCH ARCHITECTS	Revision 12:
Contact: Andy Fotsch	Revision 11:
1298 Prospect Street, Ste. 2S	Revision 10:
La Jolla, CA 92037	Revision 09:
Phone:	Revision 08:
(858) 224-2486	Revision 07:
Street Address:	Revision 06:
811-827 Coast Blvd, South	Revision 05:
La Jolla, CA 92037	Revision 04:
APN: 350-070-10-00	Revision 03:
350-070-11-00	Revision 02:
Project Name:	Revision 01:
COAST BLVD	3-19-2021
Sheet Title:	Original Date:
GARAGE AND COTTAGE LOWER LEVEL PLAN	10-16-2020
Sheet:	09 of 24

COAST BLVD SOUTH



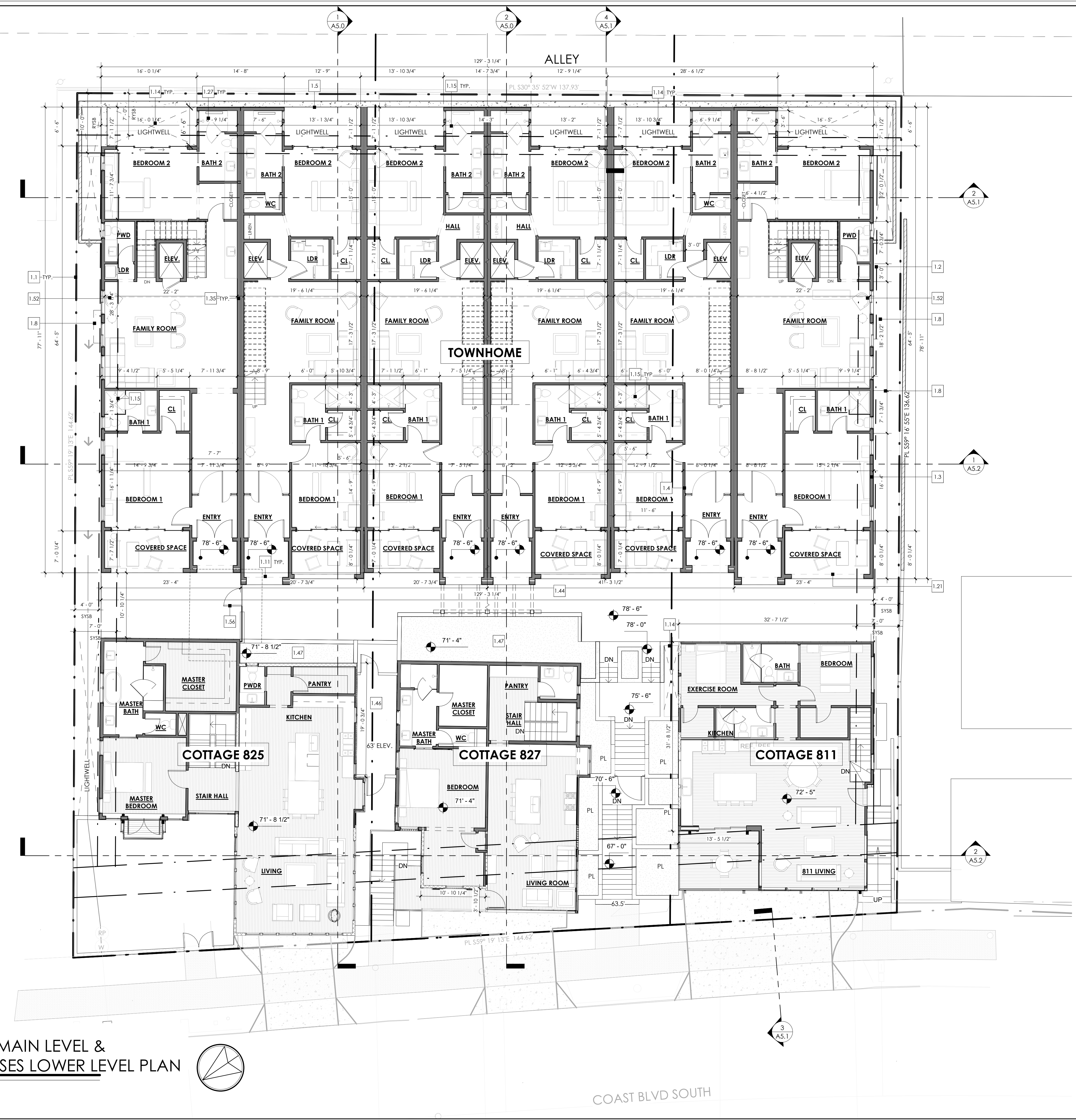
JOB #: 1811

DATE:	ISSUE:
10/08/2021	INITIAL SUBMITTAL
03/19/2021	SECOND SUBMITTAL
09/28/2021	THIRD SUBMITTAL
4	
5	

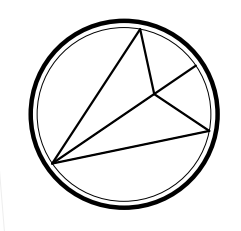
A2.1
TOWNHOUSE LOWER LEVEL AND COTTAGES MAIN LEVEL
06/07/2022

KEYNOTES

- 1.1 PROPERTY LINE
- 1.2 SETBACK LINE, TYP
- 1.3 EXTERIOR WALL: 2X WOOD STUD, EXTERIOR FINISH PER EXTERIOR ELEVATION
- 1.4 INTERIOR WALL: 2X WOOD STUD FRAMING, 5/8" GWB THROUGHOUT
- 1.5 RETAINING WALL
- 1.8 LINE OF FLOOR ABOVE
- 1.11 LINE OF BEAM/SOFFIT ABOVE
- 1.14 LIGHTWELL
- 1.15 WALK-IN SHOWER
- 1.21 42" GUARDRAIL PER ELEVATIONS
- 1.27 SHOWER DRAIN
- 1.35 INTERIOR WALL: 2X WOOD STUD FRAMING, 5/8" GWB THROUGHOUT WITH 2 HR FIRE RATE
- 1.44 TOWNHOME WALKWAY ACCESS
- 1.45 2 STORY TALL LIGHTWELL
- 1.47 PLANTER PER LANDSCAPE
- 1.52 LINE OF FAR EXEMPT
- 1.56 UNASSIGNED PARKING



1 COTTAGE MAIN LEVEL & TOWNHOUSES LOWER LEVEL PLAN
SCALE = 1/8" = 1'-0"



CITY STANDARD TITLE BLOCK

PREPARED BY:	Revision 14:
Name:	Revision 13:
WILL & FOTSCH ARCHITECTS	Revision 12:
Contact: Andy Fotsch	Revision 11:
1298 Prospect Street, Ste. 2S	Revision 10:
La Jolla, CA 92037	Revision 09:
Phone:	Revision 08:
(858) 224-2486	Revision 07:
Street Address:	Revision 06:
811-827 Coast Blvd. South	Revision 05:
La Jolla, CA 92037	Revision 04:
APN: 350-070-10-00	Revision 03:
350-070-11-00	Revision 02:
Project Name:	Revision 01:
COAST BLVD	3-19-2021
Sheet Title:	Original Date:
TOWNHOUSE LOWER LEVEL AND COTTAGES MAIN LEVEL	10-16-2020
Sheet:	10 of 24



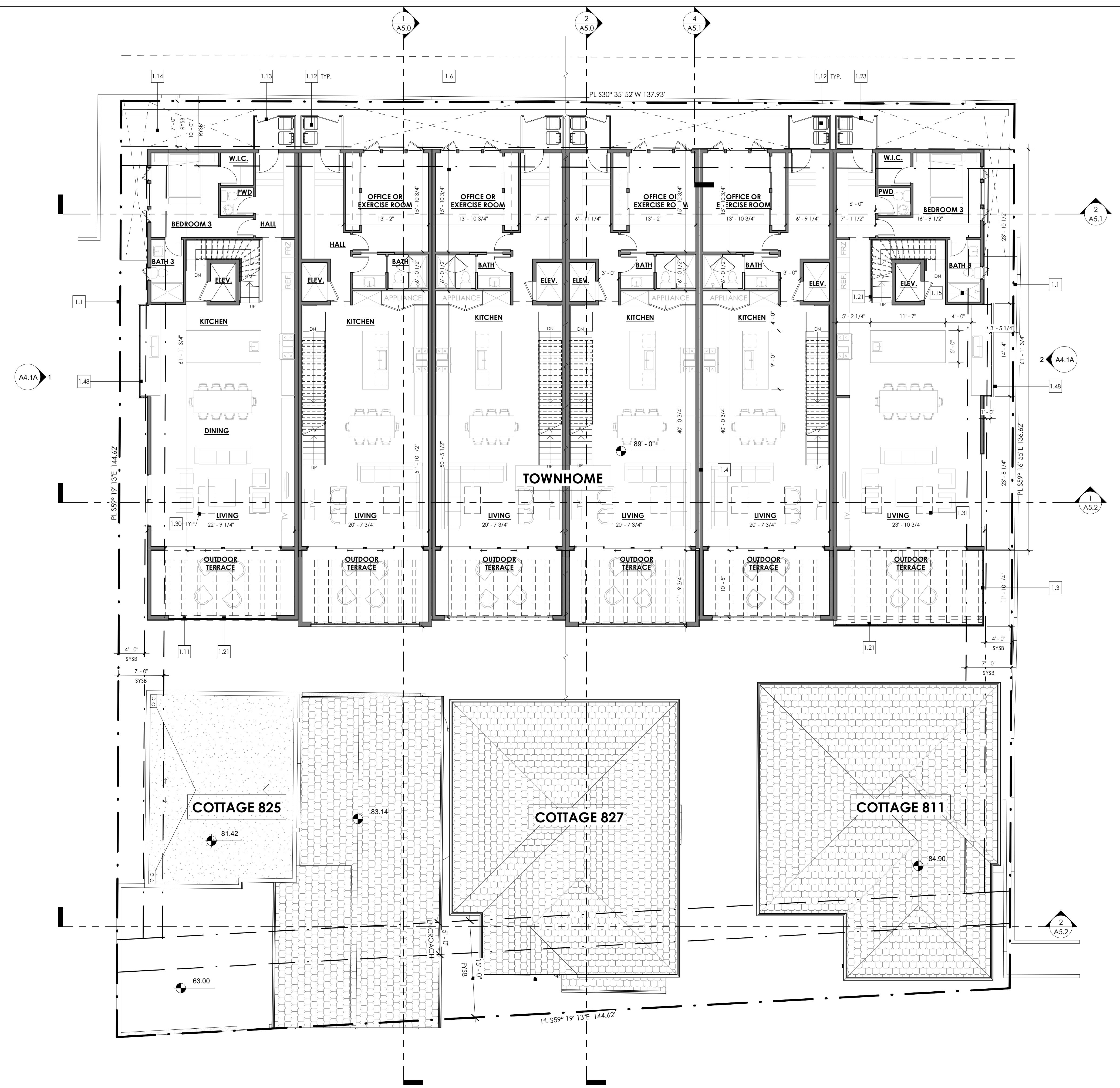
JOB #: 1811

DATE:	ISSUE:
10/08/2021	INITIAL SUBMITTAL
03/19/2021	SECOND SUBMITTAL
09/28/2021	THIRD SUBMITTAL
4	
5	

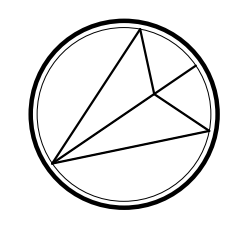
A2.2
TOWNHOUSE
MAIN LEVEL AND
COTTAGES UPPER
LEVEL
06/07/2022

KEYNOTES

- 1.1 PROPERTY LINE
- 1.3 EXTERIOR WALL: 2X WOOD STUD, EXTERIOR FINISH PER EXTERIOR ELEVATION
- 1.4 INTERIOR WALL: 2X WOOD STUD FRAMING, 5/8" GWB THROUGHOUT
- 1.6 WINDOW, TYP.
- 1.11 LINE OF BEAM/SOFFIT ABOVE
- 1.12 TRASH CAN & RECYCLING LOCATIONS
- 1.13 DECK/PATIO
- 1.14 LIGHTWELL
- 1.15 WALK-IN SHOWER
- 1.21 42" GUARDRAIL PER ELEVATIONS
- 1.23 FENCE AND GATE, MAX HEIGHT 6'-0"
- 1.30 WALKABLE SKYLIGHT ABOVE TYP.
- 1.31 WALKABLE SKYLIGHT TYP.
- 1.48 ARCHITECTURAL PROJECTION BAY WINDOW PER SDMC 131.0461(a)(3)



1 TOWNHOUSE MAIN LEVEL PLAN
SCALE = 1/8" = 1'-0"



CITY STANDARD TITLE BLOCK

PREPARED BY:	Revision 14:
Name:	Revision 13:
WILL & FOTSCH ARCHITECTS	Revision 12:
Contact: Andy Fotsch	Revision 11:
1298 Prospect Street, Ste. 2S	Revision 10:
La Jolla, CA 92037	Revision 09:
Phone:	Revision 08:
(858) 224-2486	Revision 07:
Street Address:	Revision 06:
811-827 Coast Blvd, South	Revision 05:
La Jolla, CA 92037	Revision 04:
APN: 350-070-10-00	Revision 03:
350-070-11-00	Revision 02:
Project Name:	Revision 01:
COAST BLVD	3-19-2021
Sheet Title:	Original Date:
TOWNHOUSE MAIN LEVEL	10-16-2020
AND COTTAGES UPPER LEVEL	Sheet: 11 of 24



JOB #: 1811

DATE:	ISSUE:
10/08/2021	INITIAL SUBMITTAL
03/19/2021	SECOND SUBMITTAL
09/28/2021	THIRD SUBMITTAL
4	
5	

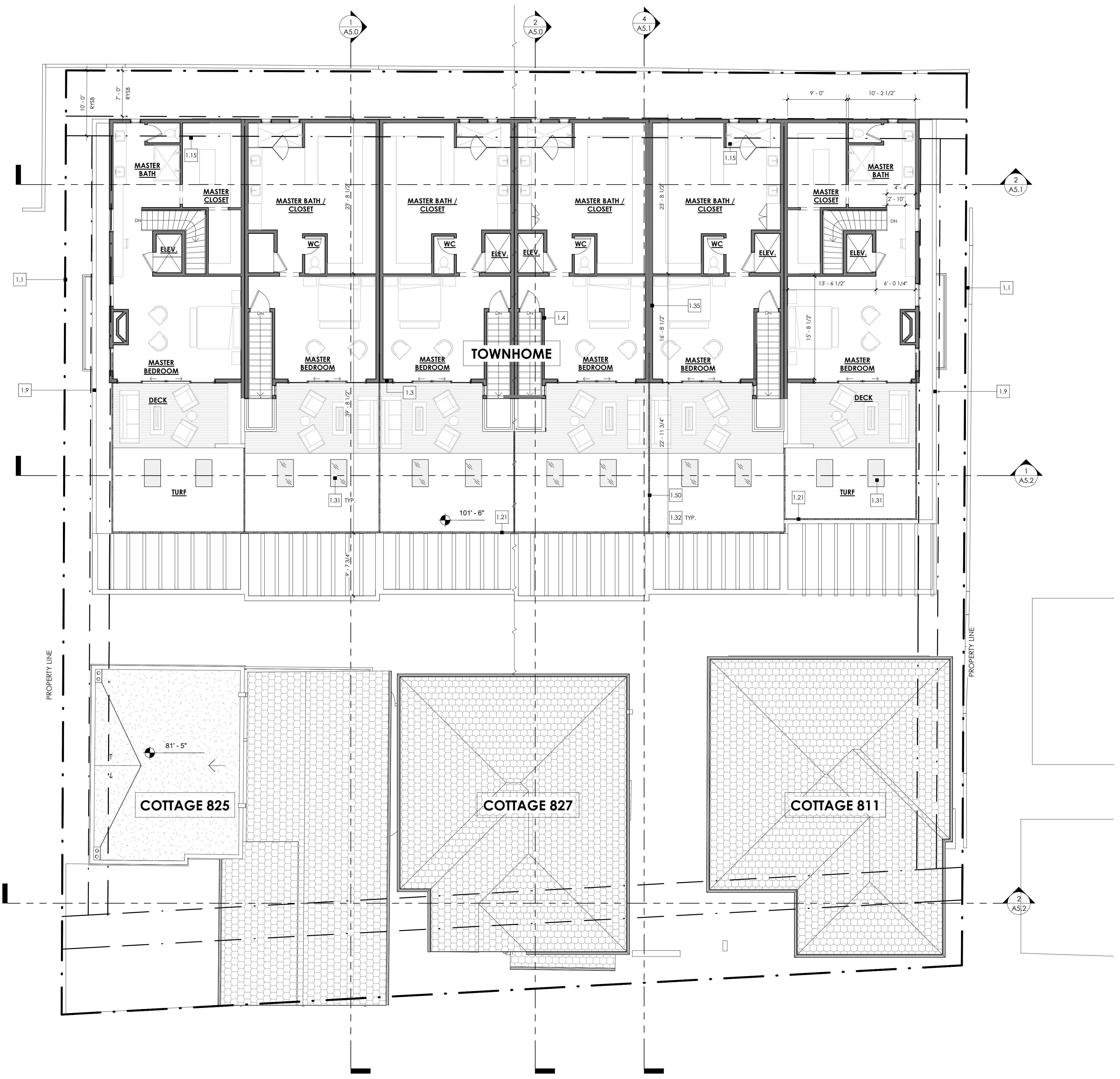
A2.3

TOWNHOUSES UPPER LEVEL PLAN

06/07/2022

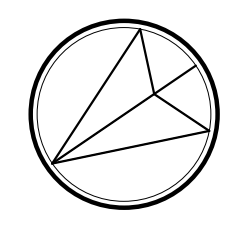
KEYNOTES

- 1.1 PROPERTY LINE
- 1.3 EXTERIOR WALL: 2X WOOD STUD, EXTERIOR FINISH PER EXTERIOR ELEVATION
- 1.4 INTERIOR WALL: 2X WOOD STUD FRAMING, 5/8" GWB THROUGHOUT
- 1.9 LINE OF FLOOR BELOW
- 1.15 WALK-IN SHOWER
- 1.21 42" GUARDRAIL PER ELEVATIONS
- 1.31 WALKABLE SKYLIGHT TYP.
- 1.32 TERF
- 1.35 INTERIOR WALL: 2X WOOD STUD FRAMING, 5/8" GWB THROUGHOUT WITH 2 HR FIRE RATE
- 1.50 42" FENCE
- 1.51 OPEN TRELIS PER ELEVATION AND SECTIONS



1 COTTAGES ROOF PLAN & TOWNHOUSES UPPER LEVEL PLAN

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



CITY STANDARD TITLE BLOCK

PREPARED BY:	Revision 14:
Name:	Revision 13:
WILL & FOTSCH ARCHITECTS	Revision 12:
Contact: Andy Fotsch	Revision 11:
1298 Prospect Street, Ste. 2S	Revision 10:
La Jolla, CA 92037	Revision 09:
Phone:	Revision 08:
(858) 224-2486	Revision 07:
Street Address:	Revision 06:
811-827 Coast Blvd, South	Revision 05:
La Jolla, CA 92037	Revision 04:
APN: 350-070-10-00	Revision 03:
350-070-11-00	Revision 02:
Project Name:	Revision 01:
COAST BLVD	10-16-2020
Sheet Title:	Original Date:
TOWNHOUSES UPPER LEVEL	10-16-2020
PLAN	Sheet: 12 of 24



WILL & FOTSCH ARCHITECTS
1298 PROSPECT STREET, SUITE 2S, LA JOLLA, CA 92037 - (O) 858-224-2486



JOB #: 1811

COAST BLVD
811-827 COAST BLVD S, LA JOLLA, CA 92037

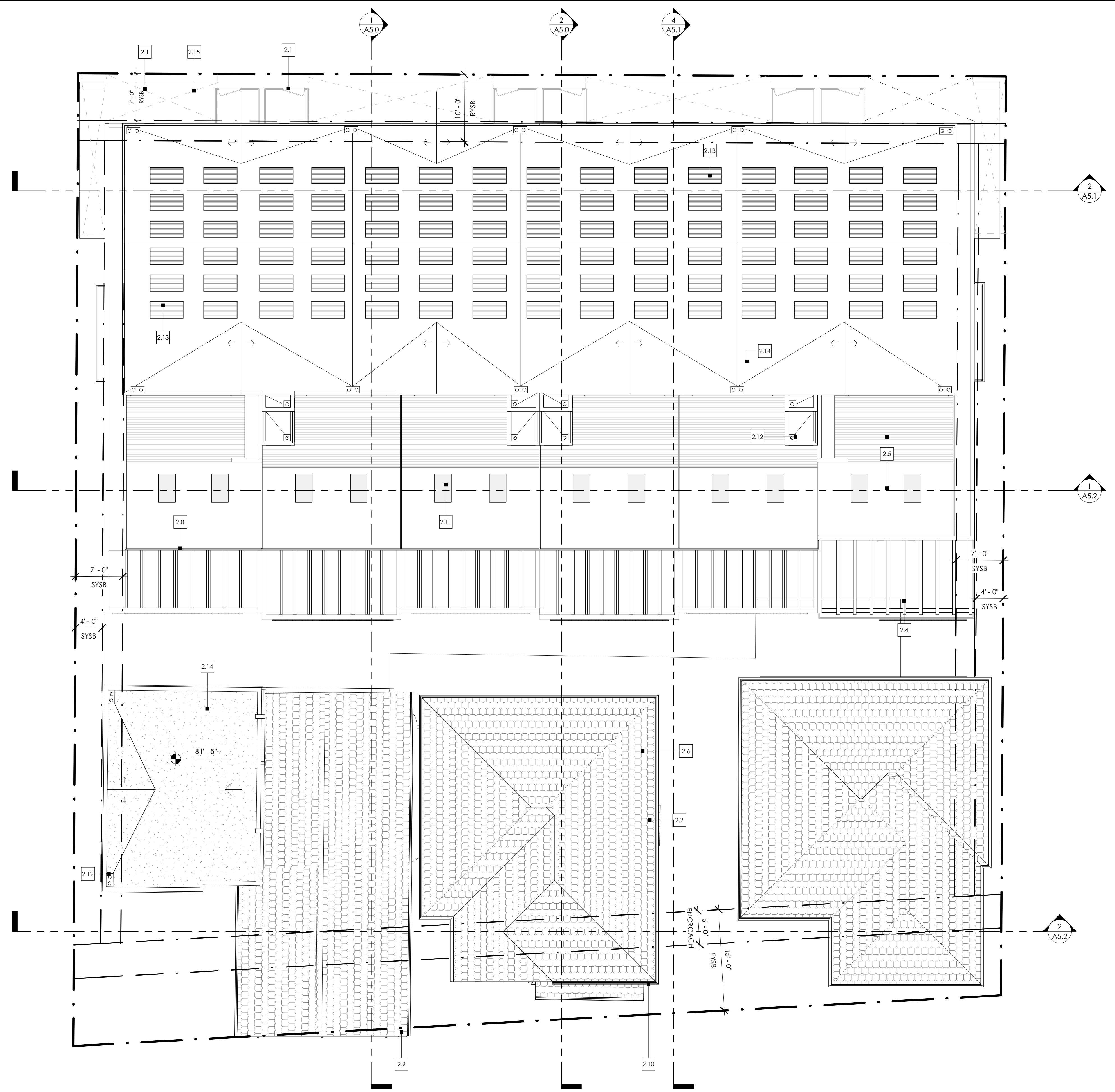
DATE:	ISSUE:
10/08/2021	INITIAL SUBMITTAL
03/19/2021	SECOND SUBMITTAL
09/28/2021	THIRD SUBMITTAL
4	
5	

A2.4
ROOF PLAN

06/07/2022

KEYNOTES

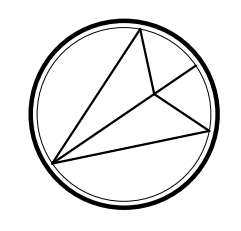
- 2.1 LINE OF BUILDING BELOW
- 2.2 CHIMNEY
- 2.3 DECK
- 2.4 OPEN TRELLIS PER ELEVATIONS
- 2.5 TURF AND DECK AREA TO AREA DRAINS
- 2.6 SHINGLE ROOF
- 2.8 42" HIGH GUARDRAIL
- 2.9 ROOF ENCROACHMENT PER SDMC 131.0461
- 2.10 GUTTER
- 2.11 WALKABLE SKYLIGHT
- 2.12 ROOF DRAIN
- 2.13 SOLAR PANEL
- 2.14 FLAT ROOF 1.4" PER FOOT SLOPE
- 2.15 LIGHTWELL



CITY STANDARD TITLE BLOCK

PREPARED BY:	Revision 14:
Name:	Revision 13:
WILL & FOTSCH ARCHITECTS	Revision 12:
Contact: Andy Fotsch	Revision 11:
1298 Prospect Street, Ste. 2S	Revision 10:
La Jolla, CA 92037	Revision 09:
Phone:	Revision 08:
(858) 224-2486	Revision 07:
Street Address:	Revision 06:
811-827 Coast Blvd, South	Revision 05:
La Jolla, CA 92037	Revision 04:
APN: 350-070-10-00	Revision 03:
350-070-11-00	Revision 02:
Project Name:	Revision 01:
COAST BLVD	3-19-2021
Sheet Title:	Original Date:
ROOF PLAN	10-16-2020
Sheet:	13 of 24

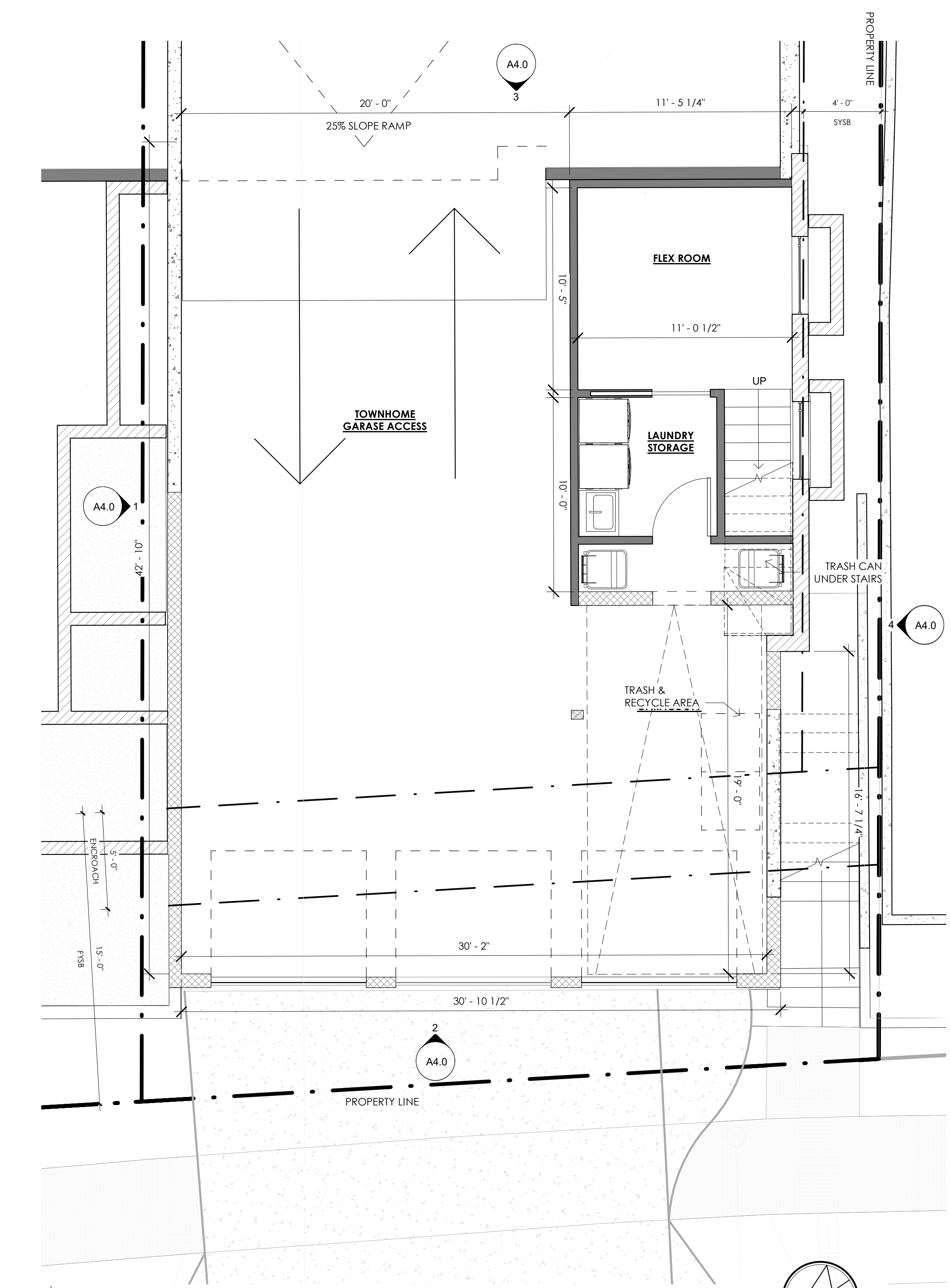
1 ROOF PLAN
SCALE = 1/8" = 1'-0"



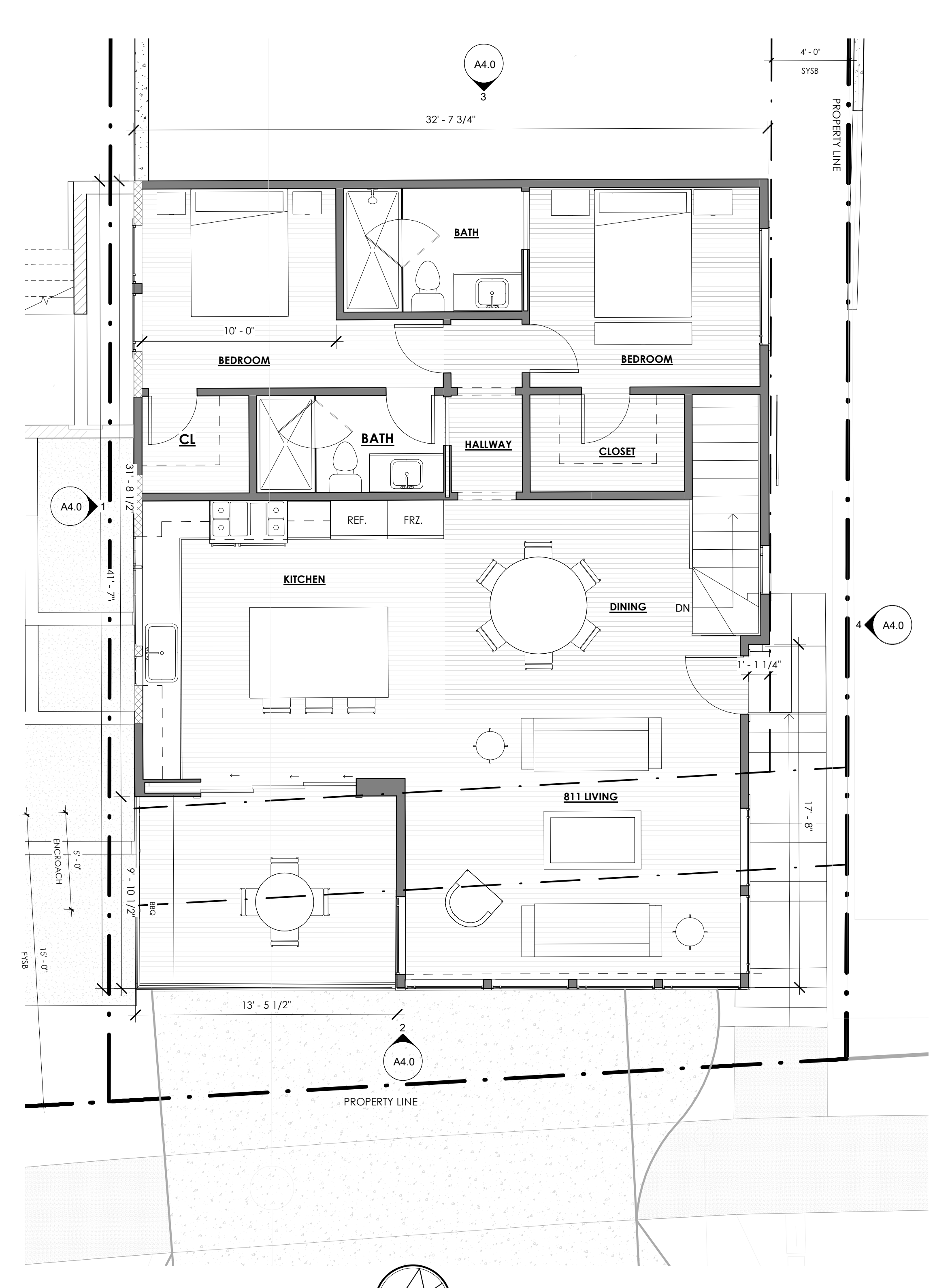
DATE PLOTTED: 2022-06-07 10:41:15 - B:\36577\811 Coast Blvd South - Drawings\1 - COAST BLVD.RVT



JOB #: 1811



1 COTTAGE 811 LOWER LEVEL
SCALE = 1/4" = 1'-0"



2 COTTAGE 811 MAIN LEVEL
SCALE = 1/4" = 1'-0"

WALL LEGEND

- NEW CONSTRUCTION WALL
- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE DEMOLISHED

CITY STANDARD TITLE BLOCK

PREPARED BY: WILL & FOTSCH ARCHITECTS
 Contact: Andy Fotsch
 1298 Prospect Street, Ste. 2S
 La Jolla, CA 92037
 Phone: (858) 224-2486
 Street Address: 811-827 Coast Blvd, South
 La Jolla, CA 92037
 APN: 350-070-10-00
 350-070-11-00
 Project Name: COAST BLVD
 Sheet Title: COTTAGE 811

Revision 14: INITIAL SUBMITTAL
 Revision 13: SECOND SUBMITTAL
 Revision 12: THIRD SUBMITTAL
 Revision 11:
 Revision 10:
 Revision 09:
 Revision 08:
 Revision 07:
 Revision 06:
 Revision 05:
 Revision 04:
 Revision 03:
 Revision 02:
 Revision 01:

3-19-2021
 10-16-2020

Sheet: 14 of 24

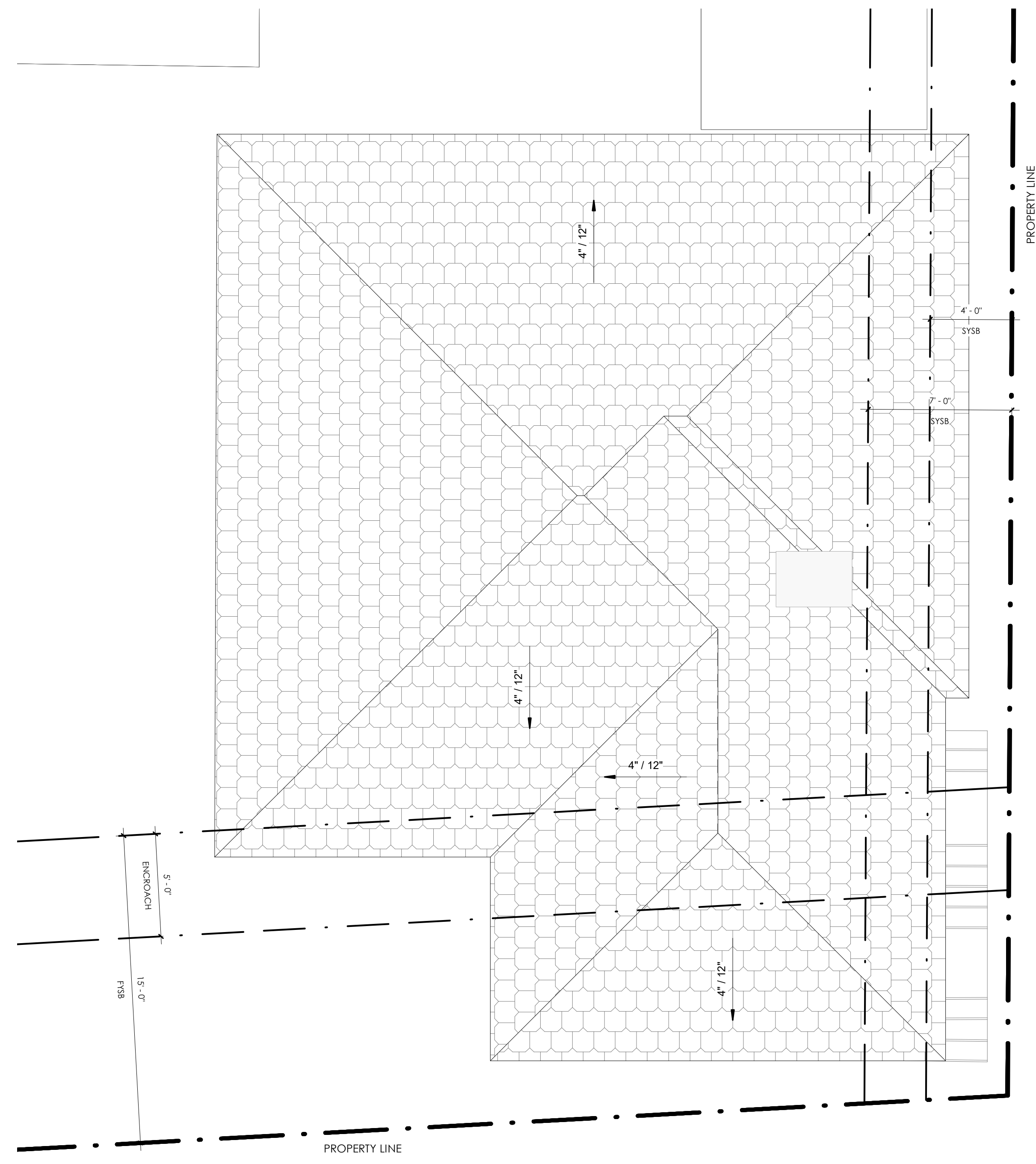
A2.5a
COTTAGE 811
PLANS



JOB #: 1811

DATE:	ISSUE:
10/08/2021	INITIAL SUBMITTAL
03/19/2021	SECOND SUBMITTAL
09/28/2021	THIRD SUBMITTAL
4	
5	

A2.5b
COTTAGE 811
PLANS



1 COTTAGE 811 - ROOF LEVEL
SCALE = 1/4" = 1'-0"

WALL LEGEND

- NEW CONSTRUCTION WALL
- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE DEMOLISHED

CITY STANDARD TITLE BLOCK

PREPARED BY: WILL & FOTSCH ARCHITECTS
 Contact: Andy Fotsch
 1298 Prospect Street, Ste. 2S
 La Jolla, CA 92037
 Phone: (858) 224-2486
 Street Address: 811-827 Coast Blvd, South
 La Jolla, CA 92037
 APN: 350-070-110-00
 350-070-11-00
 Project Name: COAST BLVD
 Sheet Title: COTTAGE 811

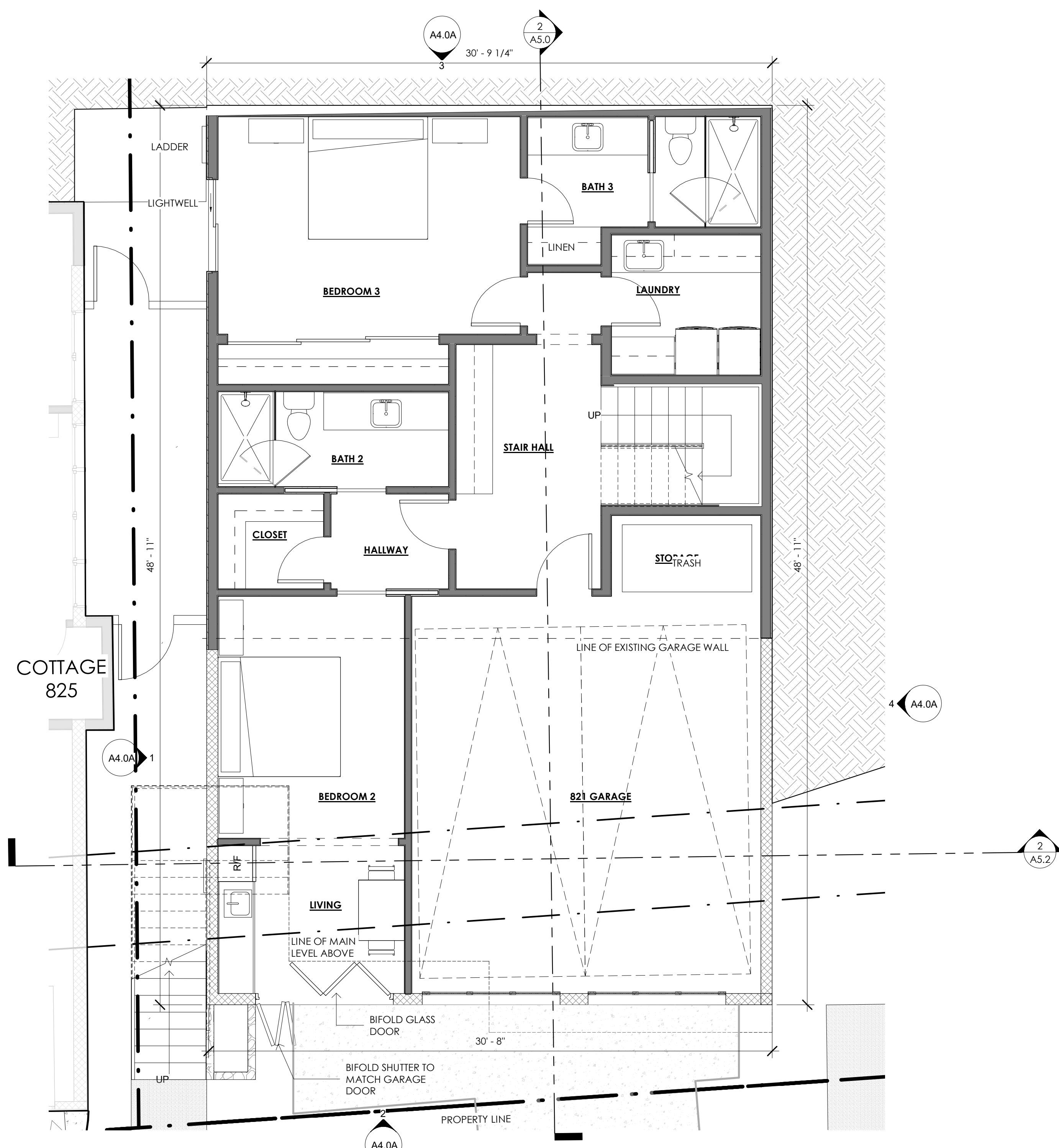
Revision 14:
Revision 13:
Revision 12:
Revision 11:
Revision 10:
Revision 09:
Revision 08:
Revision 07:
Revision 06:
Revision 05:
Revision 04:
Revision 03:
Revision 02:
Revision 01:

3-19-2021
10-16-2020

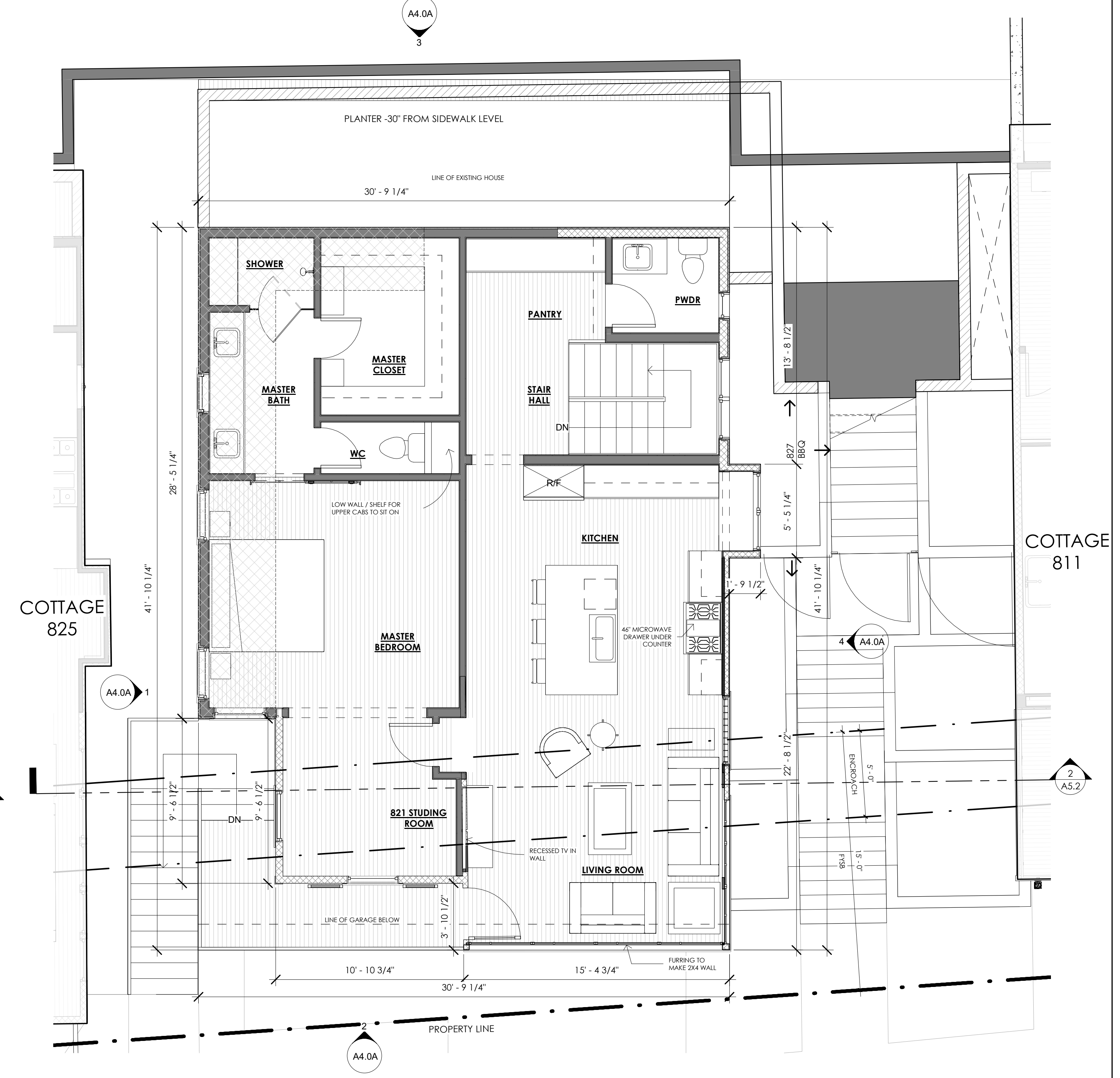
Original Date: 10-16-2020
 Sheet: 15 of 24



JOB #: 1811



1 827 LOWER LEVEL
SCALE = 1/4" = 1'-0"



2 COTTAGE 827 MAIN LEVEL
SCALE = 1/4" = 1'-0"

WALL LEGEND

- NEW CONSTRUCTION WALL
- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE DEMOLISHED

CITY STANDARD TITLE BLOCK

PREPARED BY:
WILL & FOTSCH ARCHITECTS
Contact: Andy Fotsch
1298 Prospect Street, Ste. 2S
La Jolla, CA 92037
Phone:
(858) 224-2486
Street Address:
811-827 Coast Blvd, South
La Jolla, CA 92037
APN: 350-070-10-00
350-070-11-00
Project Name:
COAST BLVD
Sheet Title:
COTTAGE 827

Revision 14:
Revision 13:
Revision 12:
Revision 11:
Revision 10:
Revision 09:
Revision 08:
Revision 07:
Revision 06:
Revision 05:
Revision 04:
Revision 03:
Revision 02:
Revision 01:

3-19-2021
10-16-2020
16 of 24

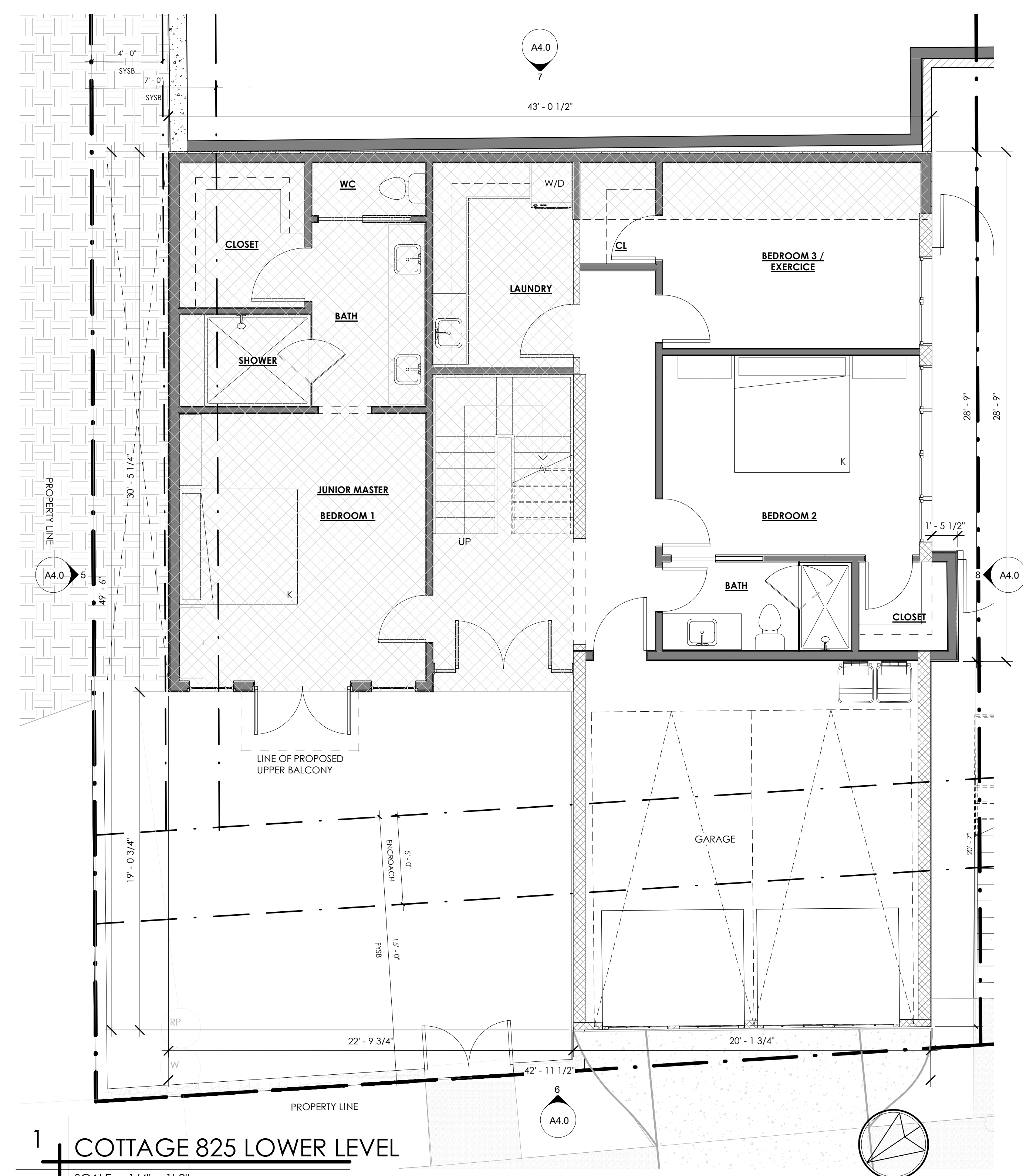
DATE:	ISSUE:
10/08/2021	INITIAL SUBMITTAL
03/19/2021	SECOND SUBMITTAL
09/28/2021	THIRD SUBMITTAL
4	
5	

A2.6
COTTAGE 827
PLANS



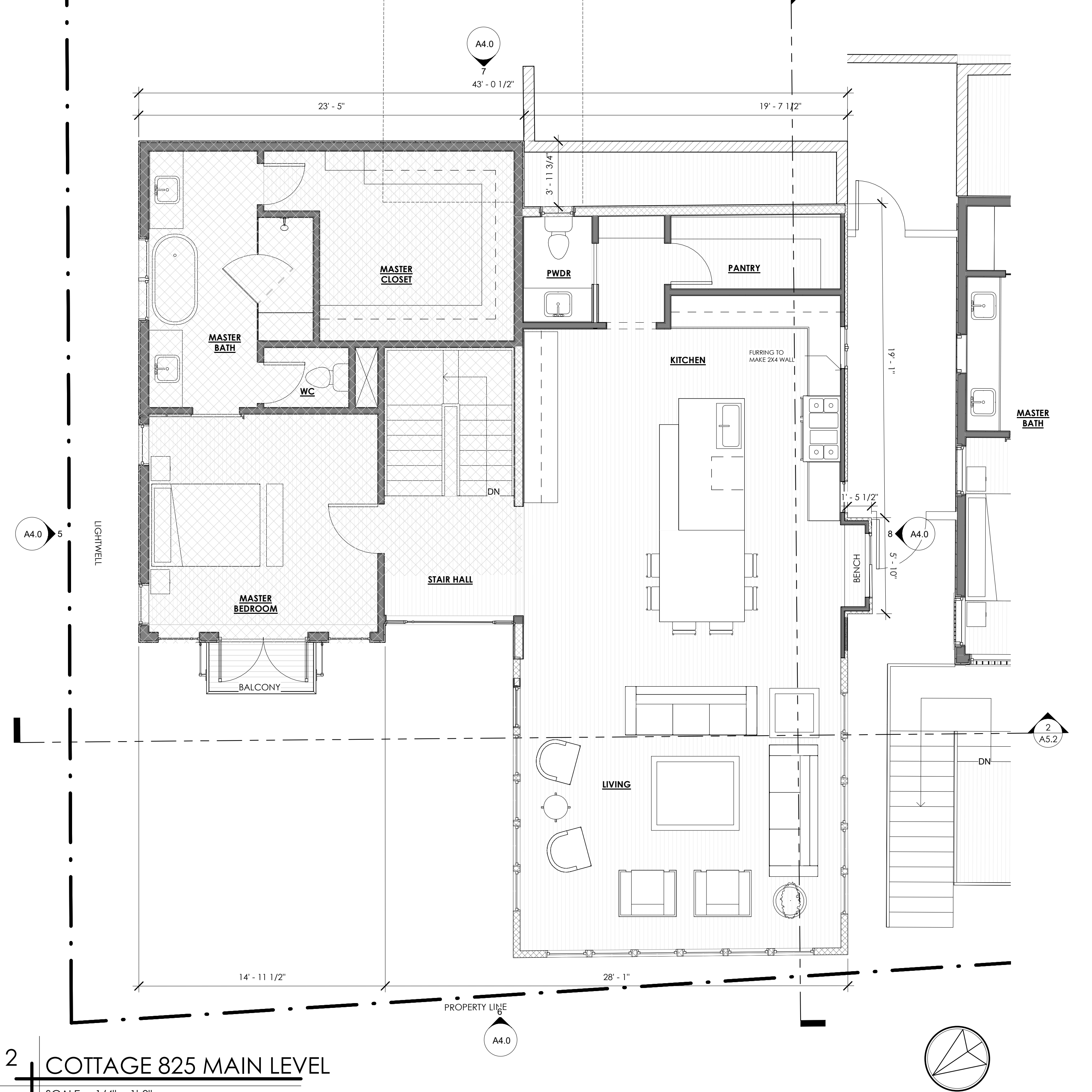
JOB #: 1811

DATE:	ISSUE:
10/08/2021	INITIAL SUBMITTAL
03/19/2021	SECOND SUBMITTAL
09/28/2021	THIRD SUBMITTAL
4	
5	



1 COTTAGE 825 LOWER LEVEL

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



2 COTTAGE 825 MAIN LEVEL

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

WALL LEGEND

- NEW CONSTRUCTION WALL
- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE DEMOLISHED

CITY STANDARD TITLE BLOCK

PREPARED BY:
Name: WILL & FOTSCH ARCHITECTS
Contact: Andy Fotsch
1298 Prospect Street, Ste. 2S
La Jolla, CA 92037
Phone: (858) 224-2486
Street Address:
811-827 Coast Blvd, South
La Jolla, CA 92037
APN: 350-070-10-00
350-070-11-00
Project Name:
COAST BLVD
Sheet Title:
COTTAGE 825

Revision 14:
Revision 13:
Revision 12:
Revision 11:
Revision 10:
Revision 09:
Revision 08:
Revision 07:
Revision 06:
Revision 05:
Revision 04:
Revision 03:
Revision 02:
Revision 01:

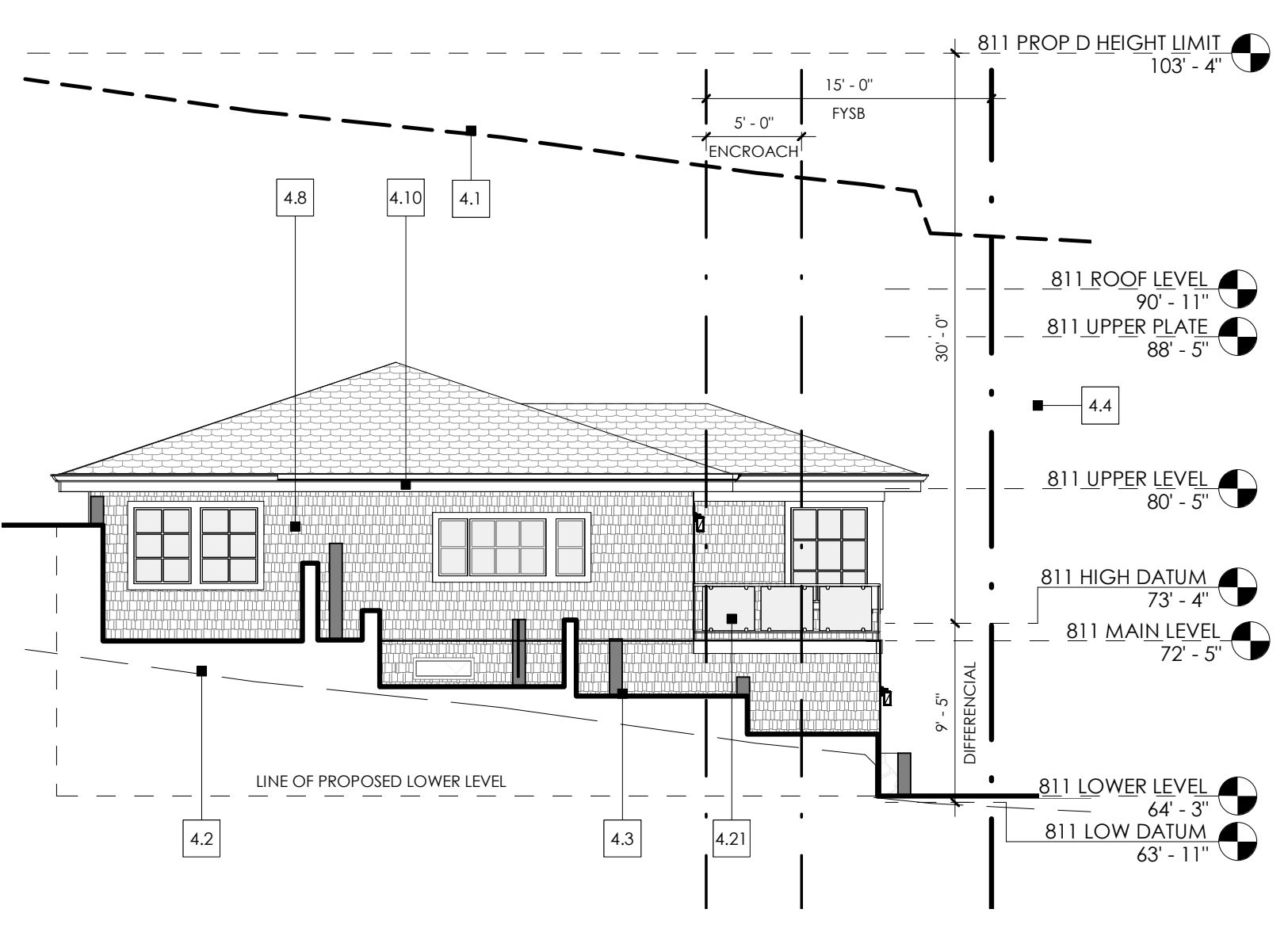
3-19-2021
10-16-2020

Sheet: 17 of 24

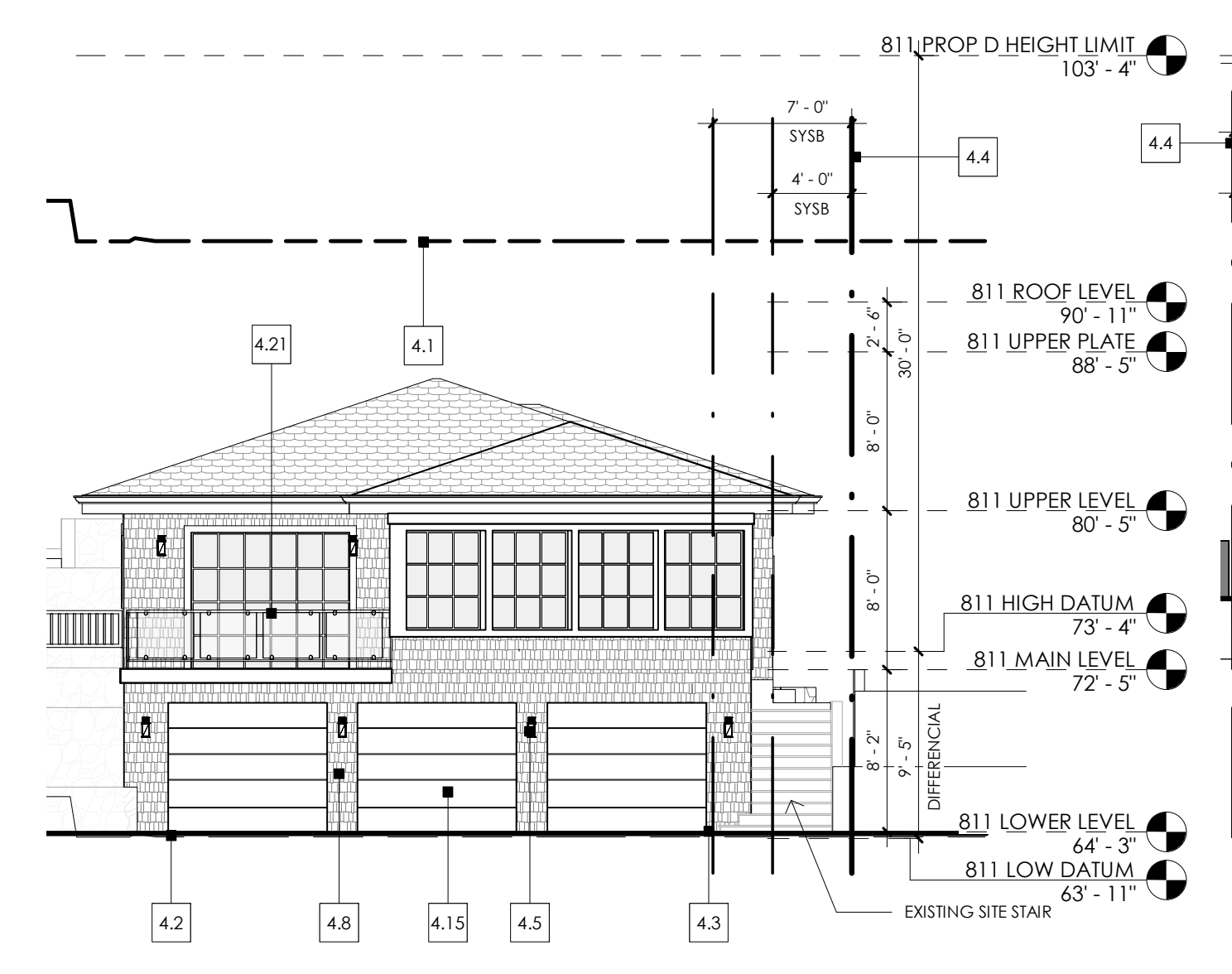
NOT DATE AND TIME: 2022-06-07 10:45:21 - B:\360\71811-COAST BLVD SOUTH - DRAWING\1-COAST BLVD.RVT



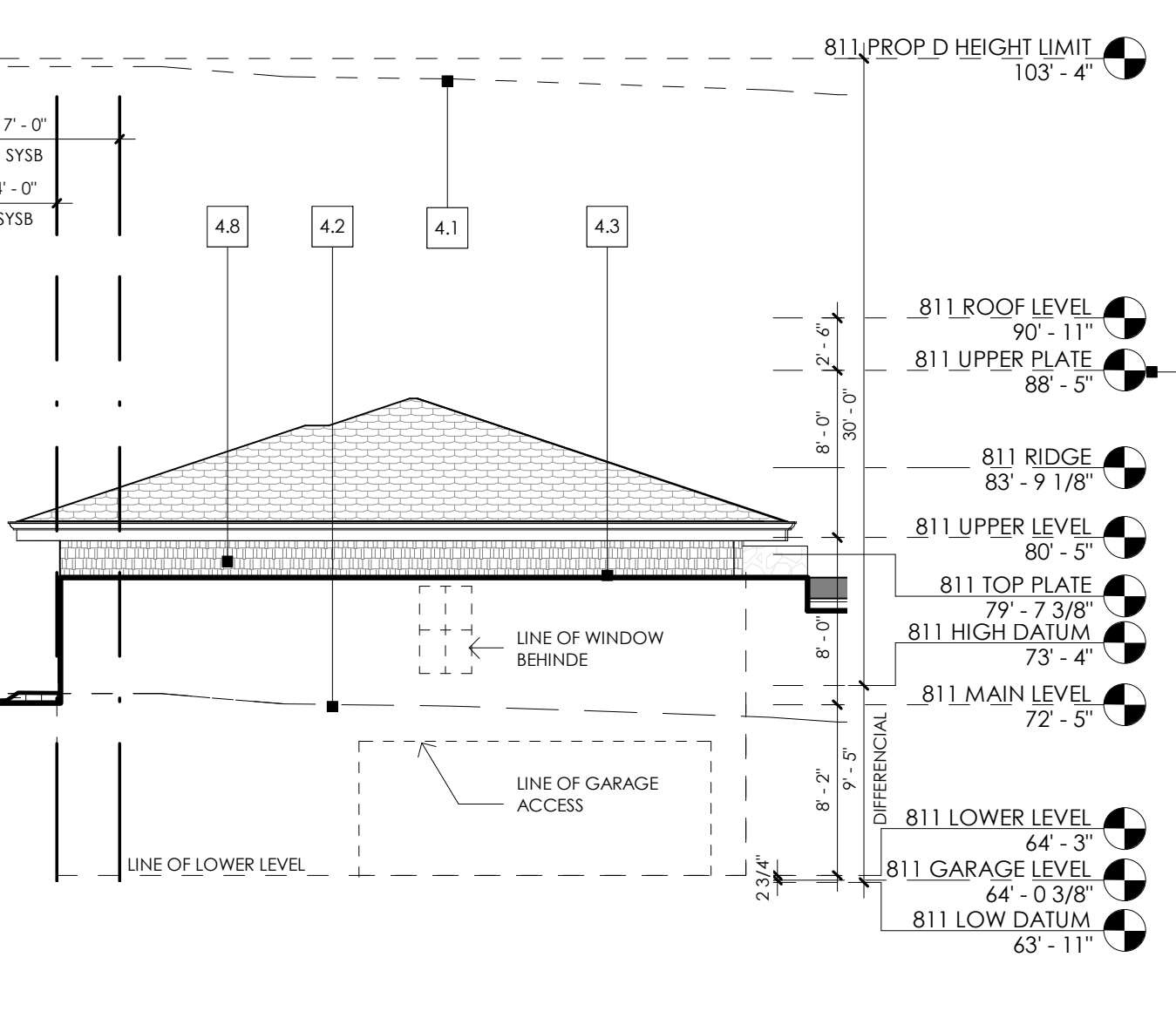
JOB #: 1811



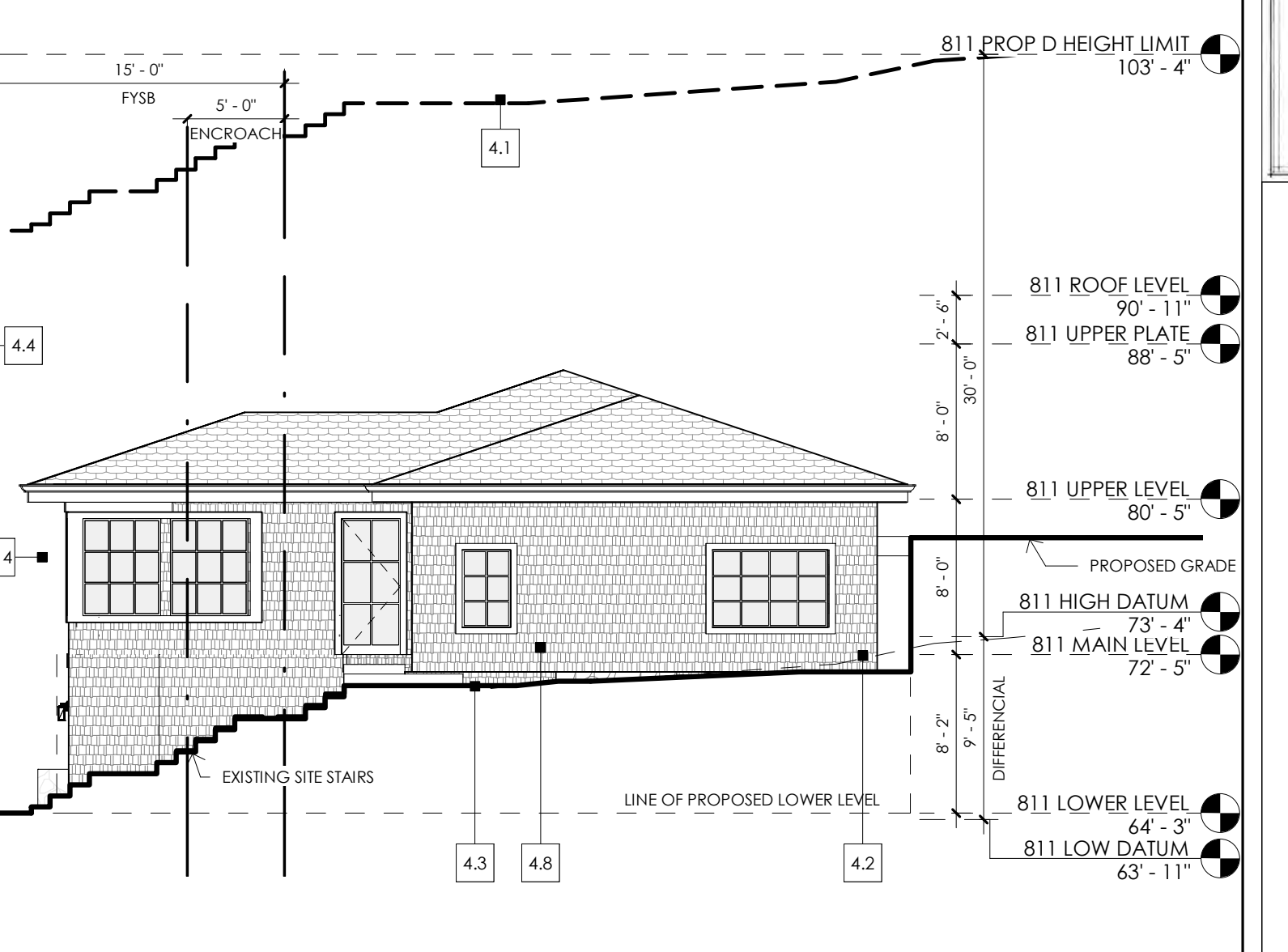
1 COTTAGE 811 - EAST ELEVATION
SCALE = 1/8" = 1'-0"



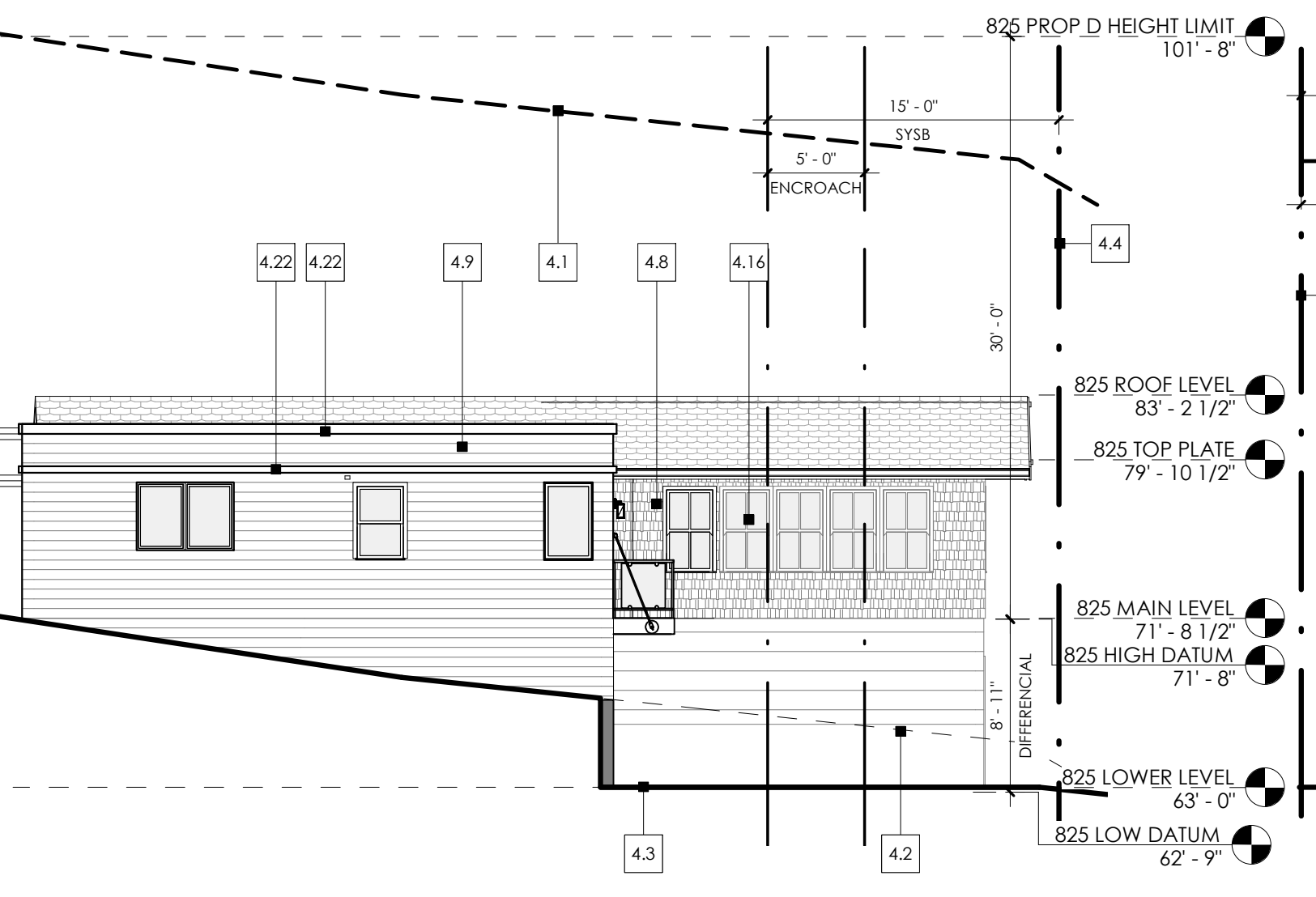
2 COTTAGE 811 - NORTH ELEVATION
SCALE = 1/8" = 1'-0"



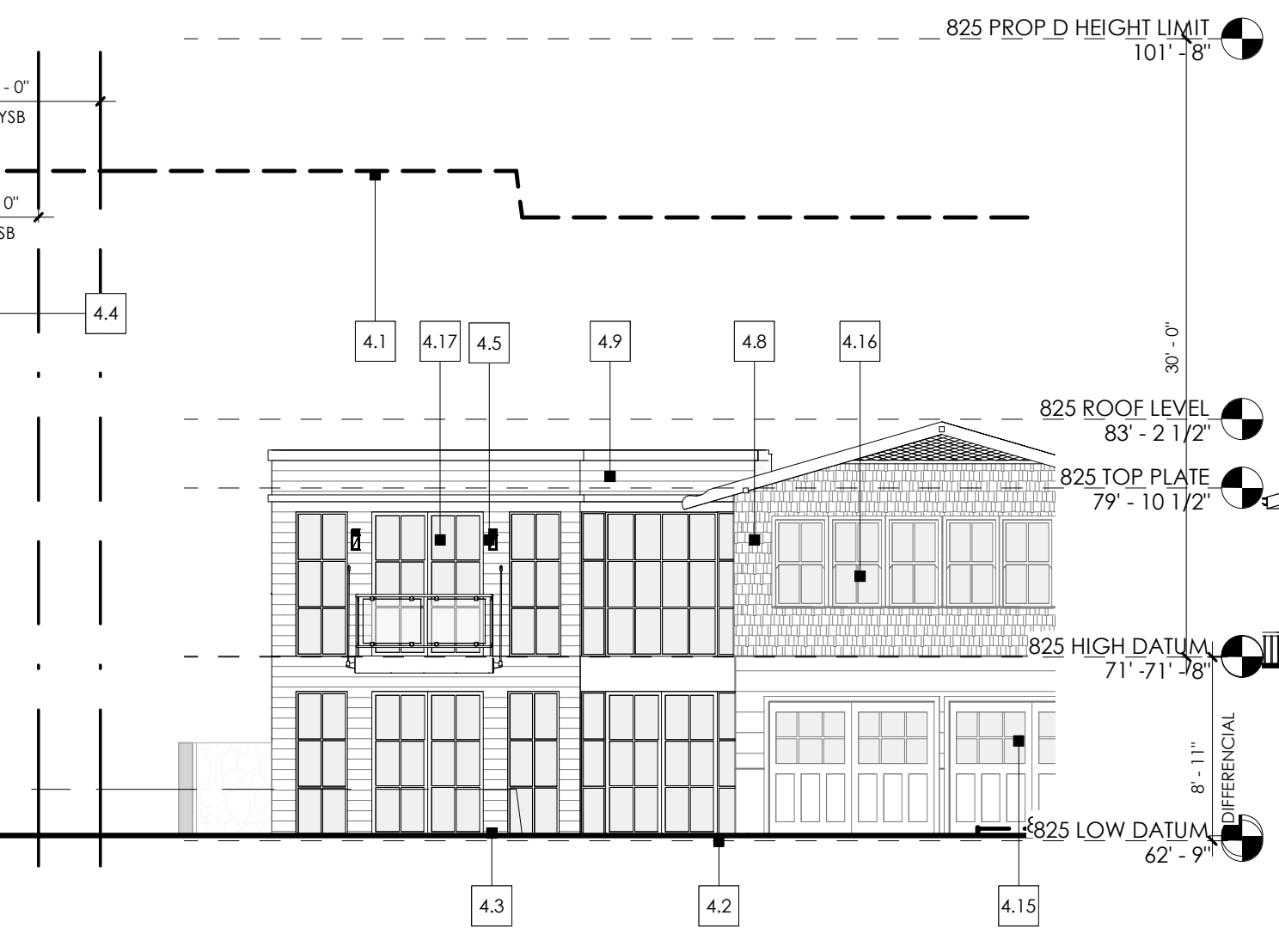
3 COTTAGE 811 - SOUTH ELEVATION
SCALE = 1/8" = 1'-0"



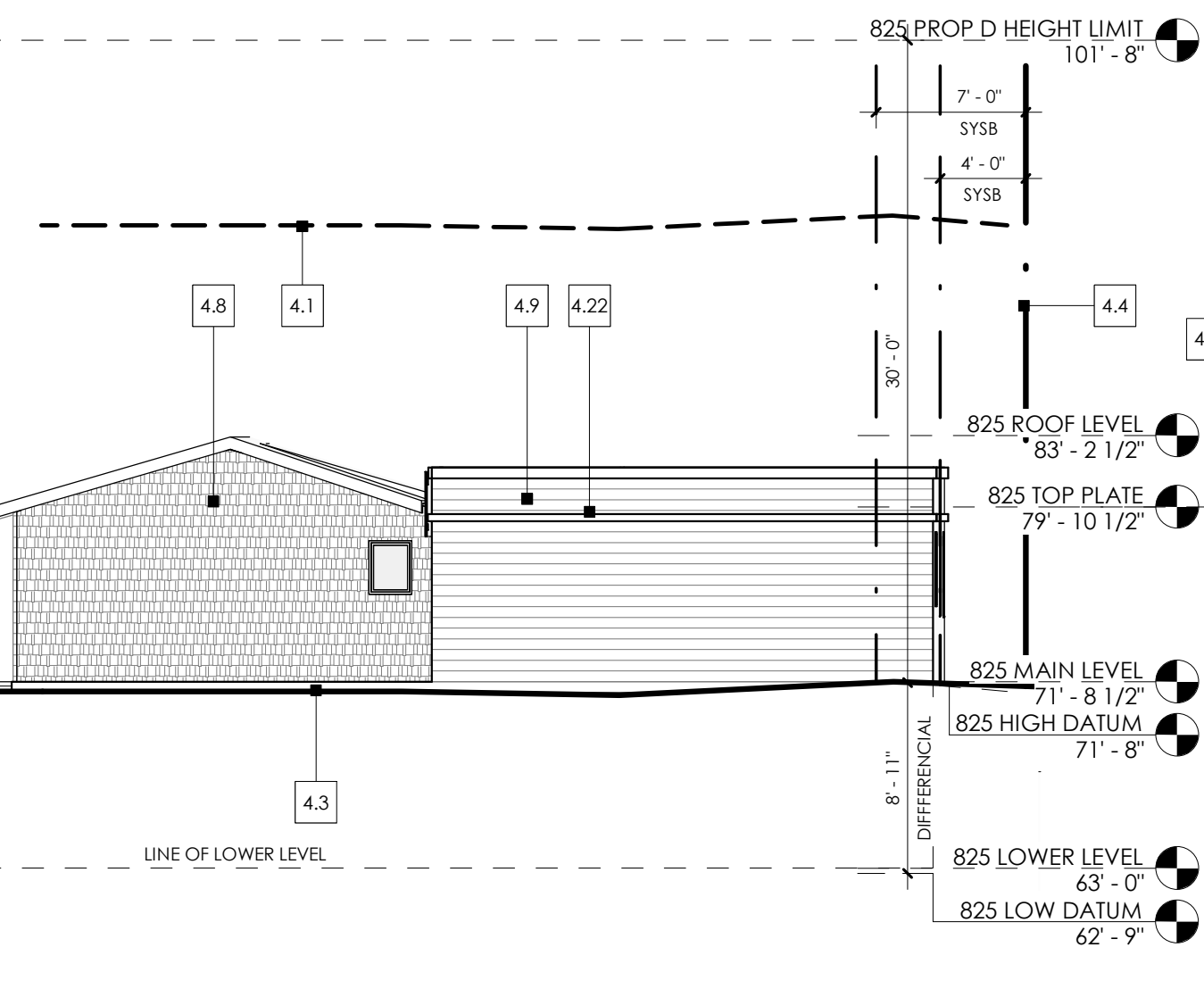
4 COTTAGE 811 - WEST ELEVATION
SCALE = 1/8" = 1'-0"



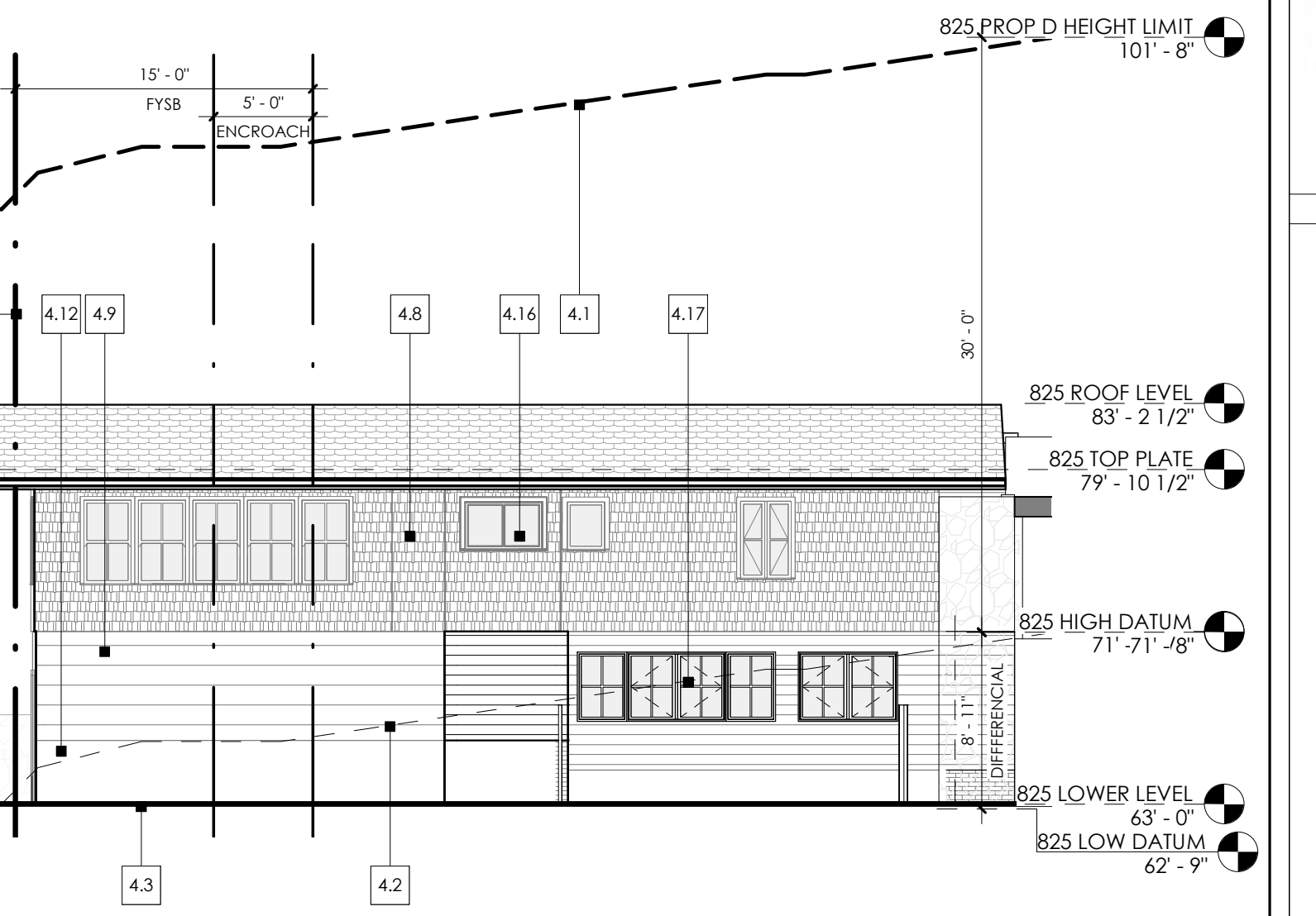
5 COTTAGE 825 - EAST ELEVATION
SCALE = 1/8" = 1'-0"



6 COTTAGE 825 - NORTH ELEVATION
SCALE = 1/8" = 1'-0"



7 COTTAGE 825 - SOUTH 1/8
SCALE = 1/8" = 1'-0"



8 COTTAGE 825 - WEST 1/8
SCALE = 1/8" = 1'-0"

KEYNOTES

- 4.1 LINE OF 30'-0" HEIGHT LIMIT
- 4.2 LINE OF EXISTING GRADE AT BUILDING LINE
- 4.3 LINE OF PROPOSED GRADE AT BUILDING LINE
- 4.4 PROPERTY LINE
- 4.5 LIGHT FIXTURE PER RCP
- 4.8 WOOD SHINGLE FINISH
- 4.9 WOOD CLADDING
- 4.10 METAL FASCIA COLOR BLACK
- 4.12 PAINTED WHITE BRICK TYP.
- 4.14 METAL FINISH TO MATCH WIN/DOOR
- 4.15 (E) GARAGE DOOR TO REMAIN
- 4.16 (E) WIN/DOOR TO REMAIN
- 4.17 (N) WIN/DOOR PER SCHEDULE
- 4.21 GLASS RAILING TO BE 42"
- 4.22 STUCCO HOLDING

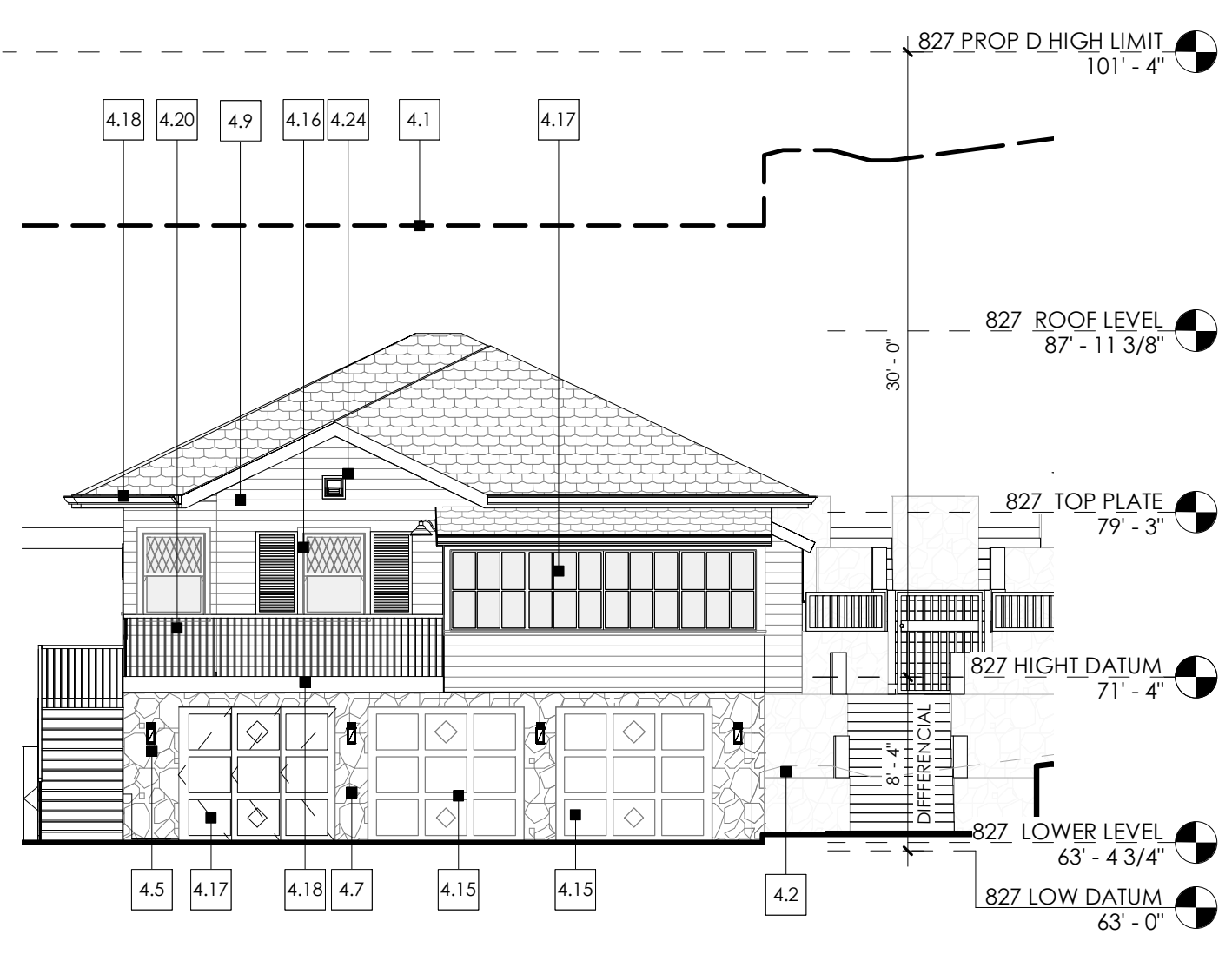
CITY STANDARD TITLE BLOCK

PREPARED BY: Name: WILL & FOTSCH ARCHITECTS Contact: Andy Fotsch 1298 Prospect Street, Ste. 2S La Jolla, CA 92037 Phone: (858) 224-2486 Street Address: 811-827 Coast Blvd. South La Jolla, CA 92037 APN: 350-070-10-00 350-070-11-00 Project Name: COAST BLVD Sheet Title: COTTAGES EXTERIOR ELEVATIONS	Revision 14: Revision 13: Revision 12: Revision 11: Revision 10: Revision 09: Revision 08: Revision 07: Revision 06: Revision 05: Revision 04: Revision 03: Revision 02: Revision 01:	3-19-2021 10-16-2020 18 of 24
---	--	-------------------------------------

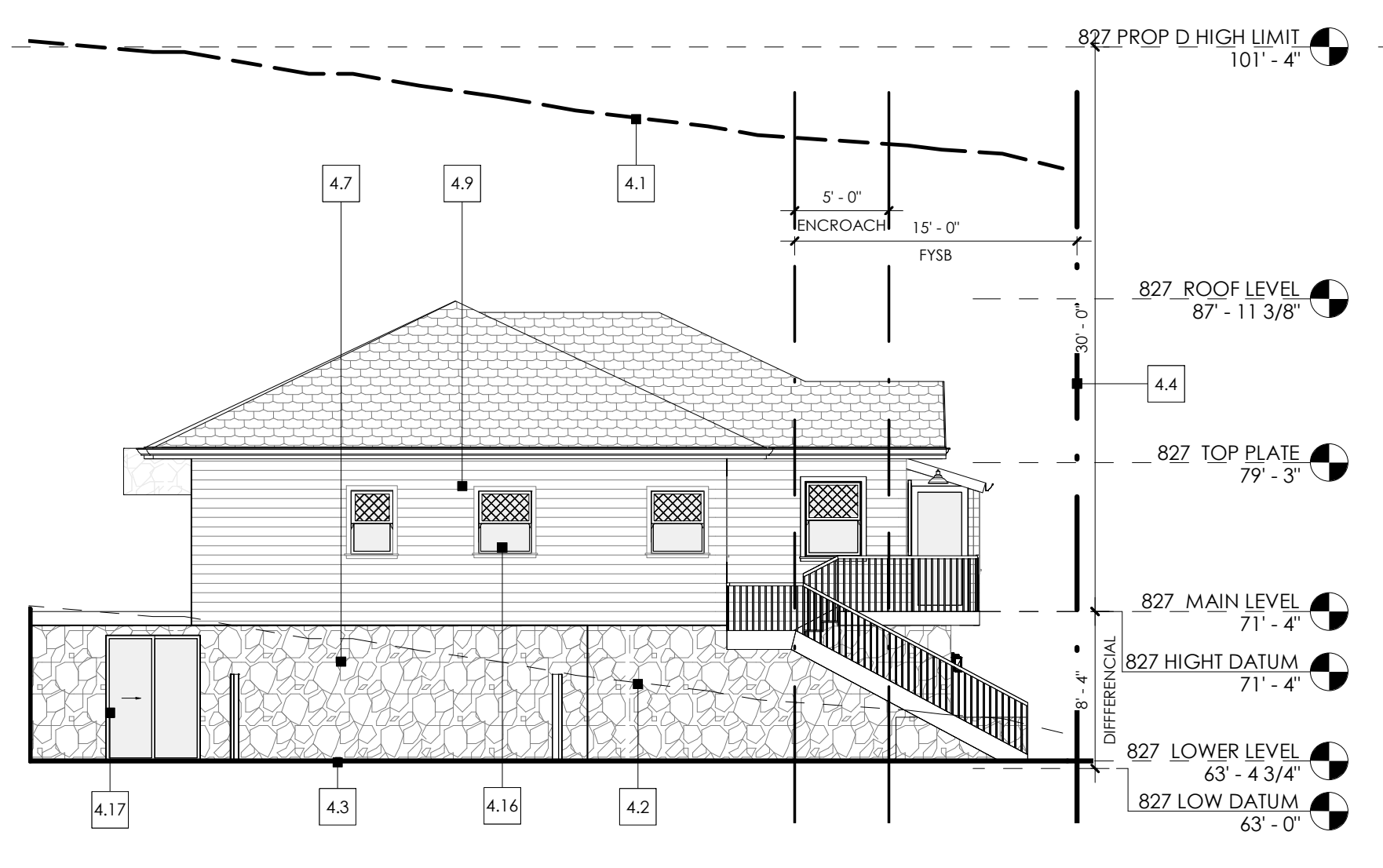
DATE:	ISSUE:
10/08/2021	INITIAL SUBMITTAL
03/19/2021	SECOND SUBMITTAL
09/28/2021	THIRD SUBMITTAL
4	
5	



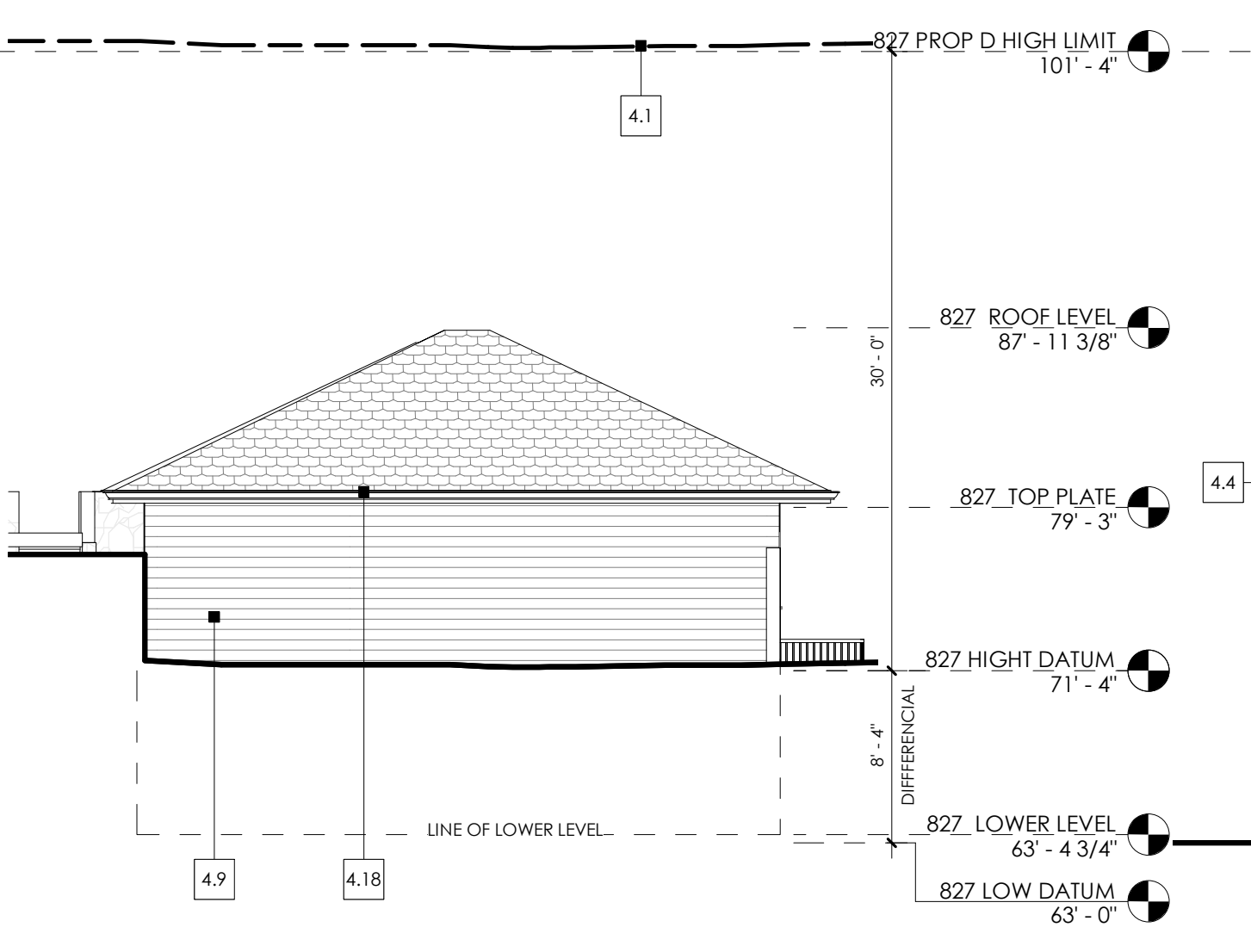
JOB #: 1811



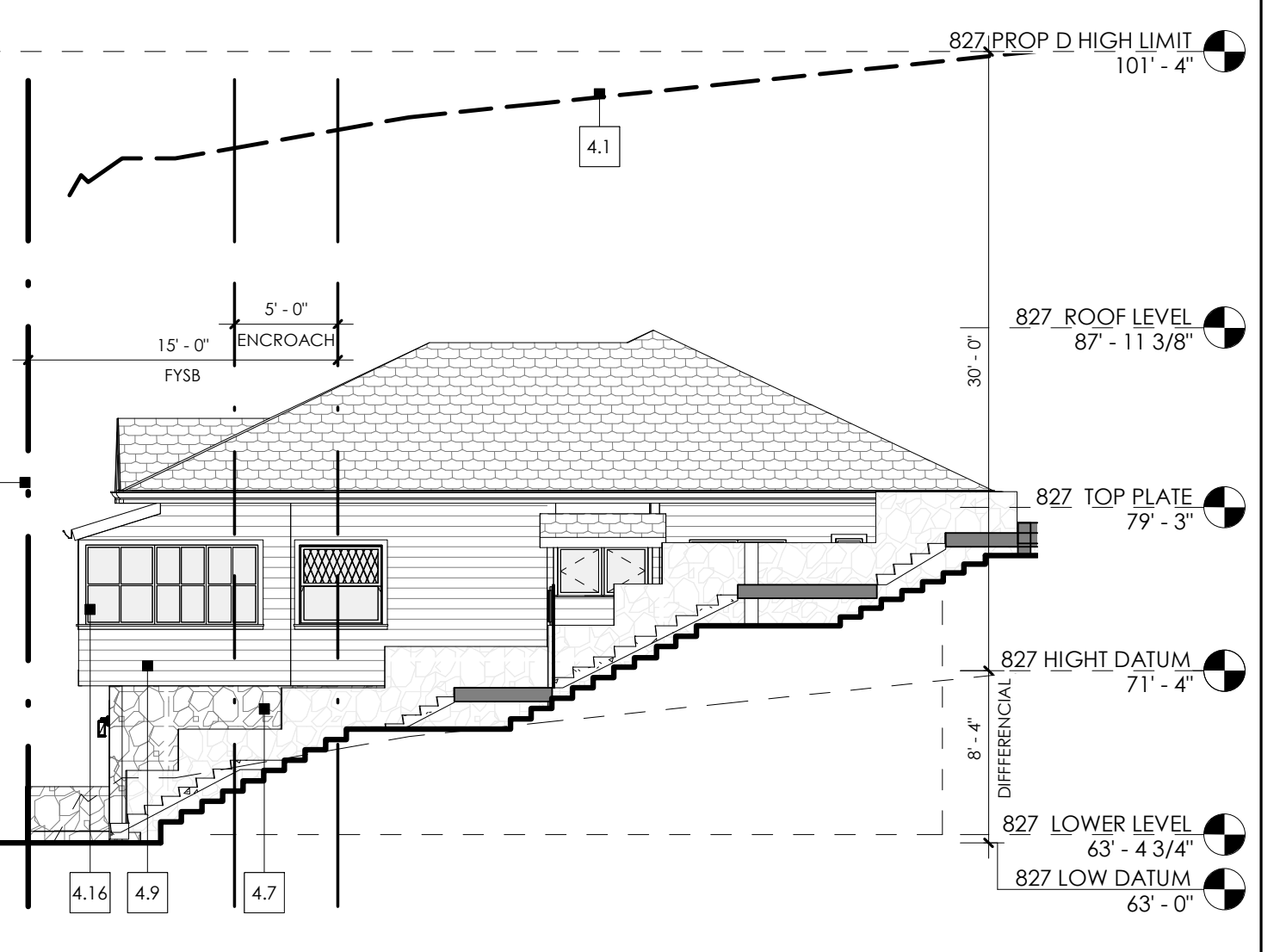
2 | COTTAGE 827 - NORTH 1/8
SCALE = 1/8" = 1'-0"



1 | COTTAGE 827 - EAST 1/8
SCALE = 1/8" = 1'-0"



3 | COTTAGE 827 - SOUTH 1/8
SCALE = 1/8" = 1'-0"



4 | COTTAGE 827 - WEST 1/8
SCALE = 1/8" = 1'-0"

KEYNOTES

- 4.1 LINE OF 30'-0" HEIGHT LIMIT
- 4.2 LINE OF EXISTING GRADE AT BUILDING LINE
- 4.3 LINE OF PROPOSED GRADE AT BUILDING LINE
- 4.4 PROPERTY LINE
- 4.5 LIGHT FIXTURE PER RCP
- 4.7 COBBLE STONE FINISH PER ARCHITECT
- 4.9 WOOD CLADDING
- 4.15 (E) GARAGE DOOR TO REMAIN
- 4.16 (E) WIN/DOOR TO REMAIN
- 4.17 (N) WIN/DOOR PER SCHEDULE
- 4.18 METAL GUTTER
- 4.20 VERTICAL PICKET RAILING
- 4.24 (E) ATIC VENT

CITY STANDARD TITLE BLOCK

PREPARED BY: WILL & FOTSCH ARCHITECTS
Contact: Andy Fotsch
1298 Prospect Street, Ste. 2S
La Jolla, CA 92037
Phone: (858) 224-2486
Street Address: 811-827 Coast Blvd, South
La Jolla, CA 92037
APN: 350-070-10-00
Project Name: COAST BLVD
Sheet Title: COTTAGES EXTERIOR ELEVATIONS

Revision 14:
Revision 13:
Revision 12:
Revision 11:
Revision 10:
Revision 09:
Revision 08:
Revision 07:
Revision 06:
Revision 05:
Revision 04:
Revision 03:
Revision 02:
Revision 01:

3-19-2021
10-16-2020

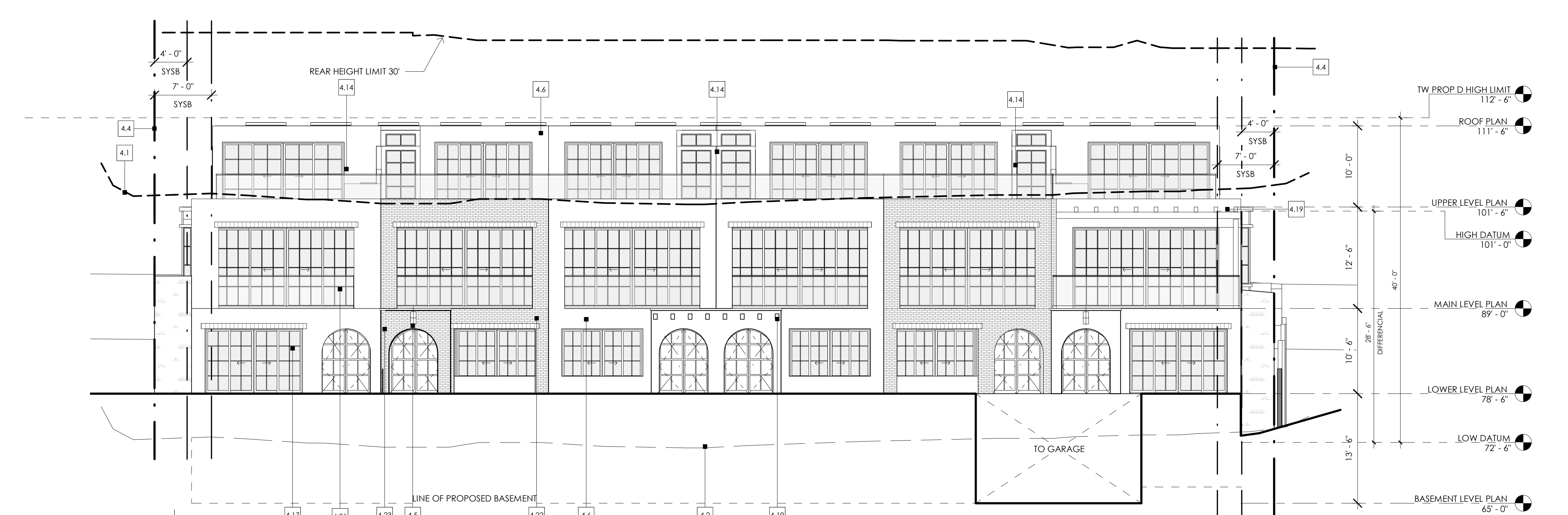
Original Date: 10-16-2020
Sheet: 19 of 24

DATE:	ISSUE:
10/08/2021	INITIAL SUBMITTAL
03/19/2021	SECOND SUBMITTAL
09/28/2021	THIRD SUBMITTAL
4	
5	

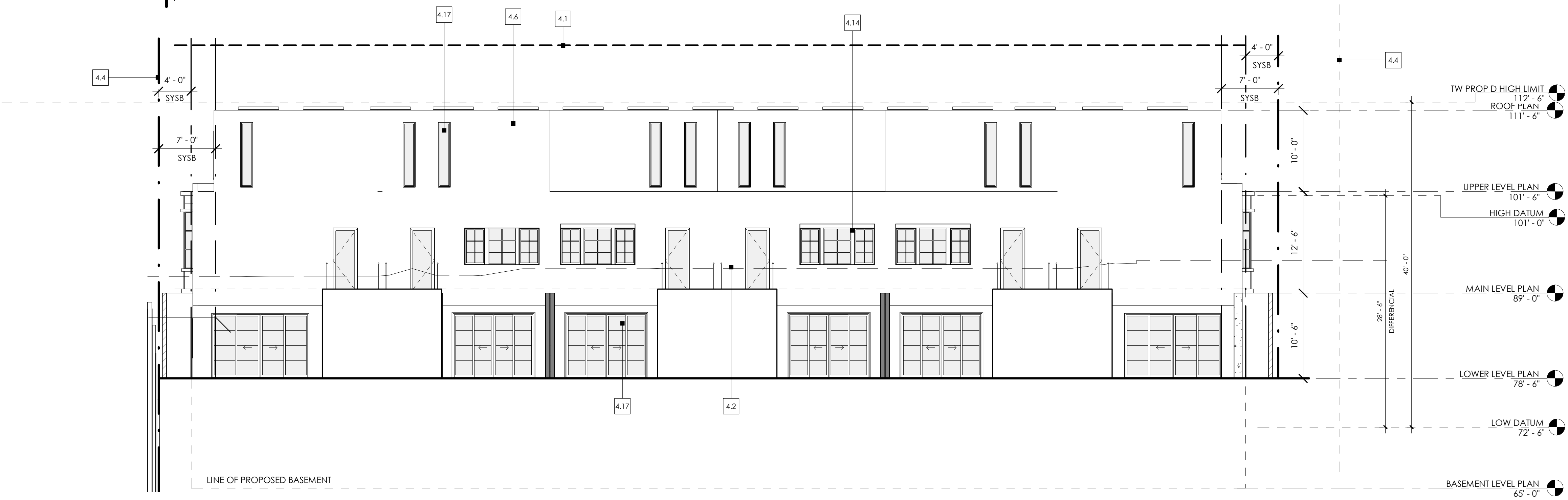
A4.0A
COTTAGE EXTERIOR ELEVATIONS
06/07/2022



JOB #: 1811



1 | TONWHOUSE ELEVATION - WEST
SCALE = 1/8" = 1'-0"



2 | TONWHOUSE ELEVATION - EAST
SCALE = 1/8" = 1'-0"

KEYNOTES

- 4.1 LINE OF 30'-0" HEIGHT LIMIT
- 4.2 LINE OF EXISTING GRADE AT BUILDING LINE
- 4.4 PROPERTY LINE
- 4.5 LIGHT FIXTURE PER RCP
- 4.6 STUCCO FINISH: TWO COAT ACRYLIC ULTRA SMOOTH FINISH COLOR TBD.
- 4.14 METAL FINISH TO MATCH WIN/DOOR
- 4.17 (N) WIN/DOOR PER SCHEDULE
- 4.19 TRELLIS PER RCP
- 4.21 GLASS RAILING TO BE 42"
- 4.22 STUCCO MOLDING
- 4.23 BRICK FINISH PER ARCHITECT

CITY STANDARD TITLE BLOCK

PREPARED BY: WILL & FOTSCH ARCHITECTS
Contact: Andy Fotsch
1298 Prospect Street, Ste. 2S
La Jolla, CA 92037
Phone: (858) 224-2486
Street Address: 811-827 Coast Blvd, South
La Jolla, CA 92037
APN: 350-070-10-00
350-070-11-00
Project Name: COAST BLVD
Sheet Title: TOWNHOUSE EXTERIOR ELEVATIONS

Revision 14:
Revision 13:
Revision 12:
Revision 11:
Revision 10:
Revision 09:
Revision 08:
Revision 07:
Revision 06:
Revision 05:
Revision 04:
Revision 03:
Revision 02:
Revision 01:

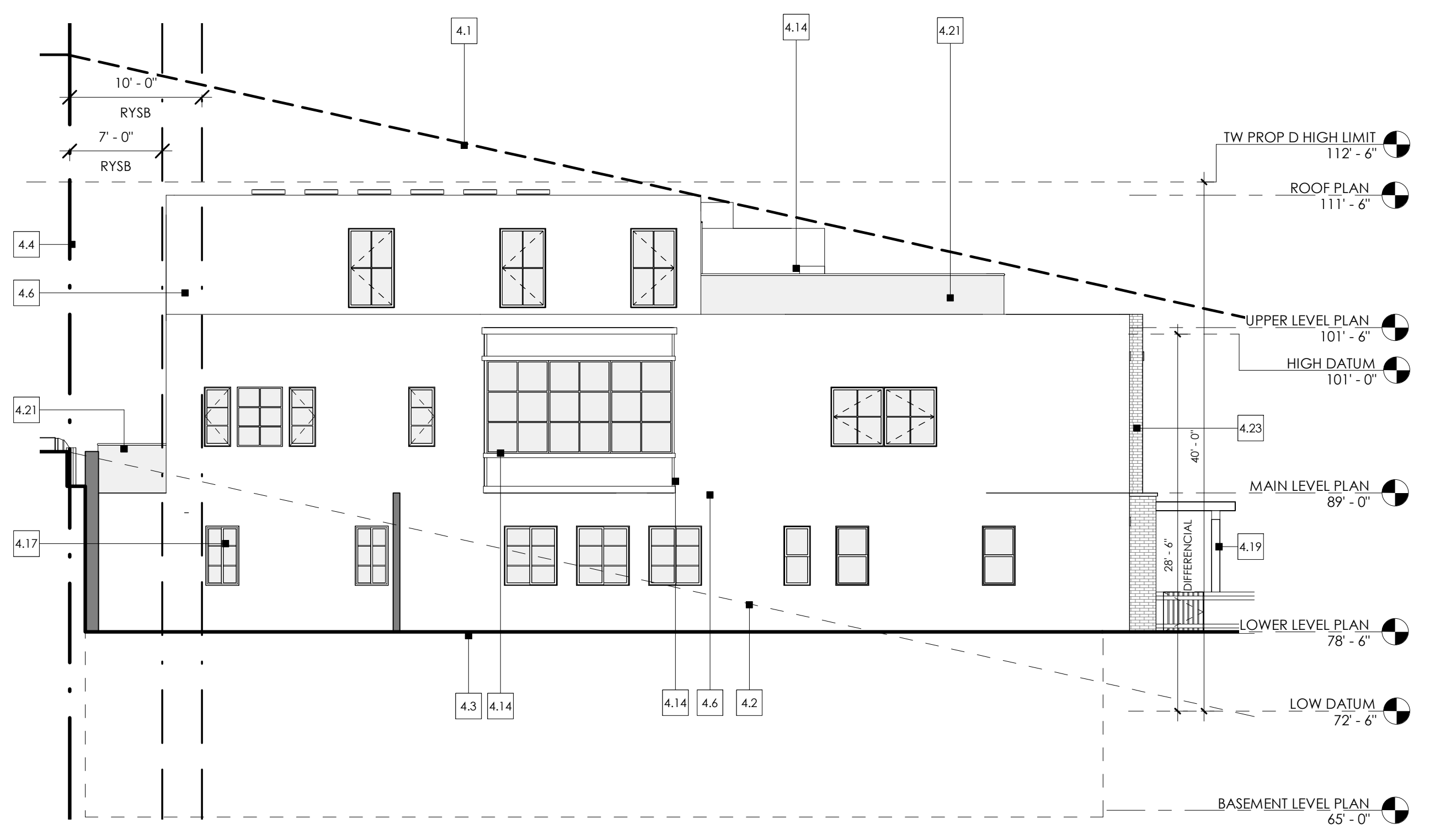
3-19-2021
10-16-2020

Sheet: 20 of 24

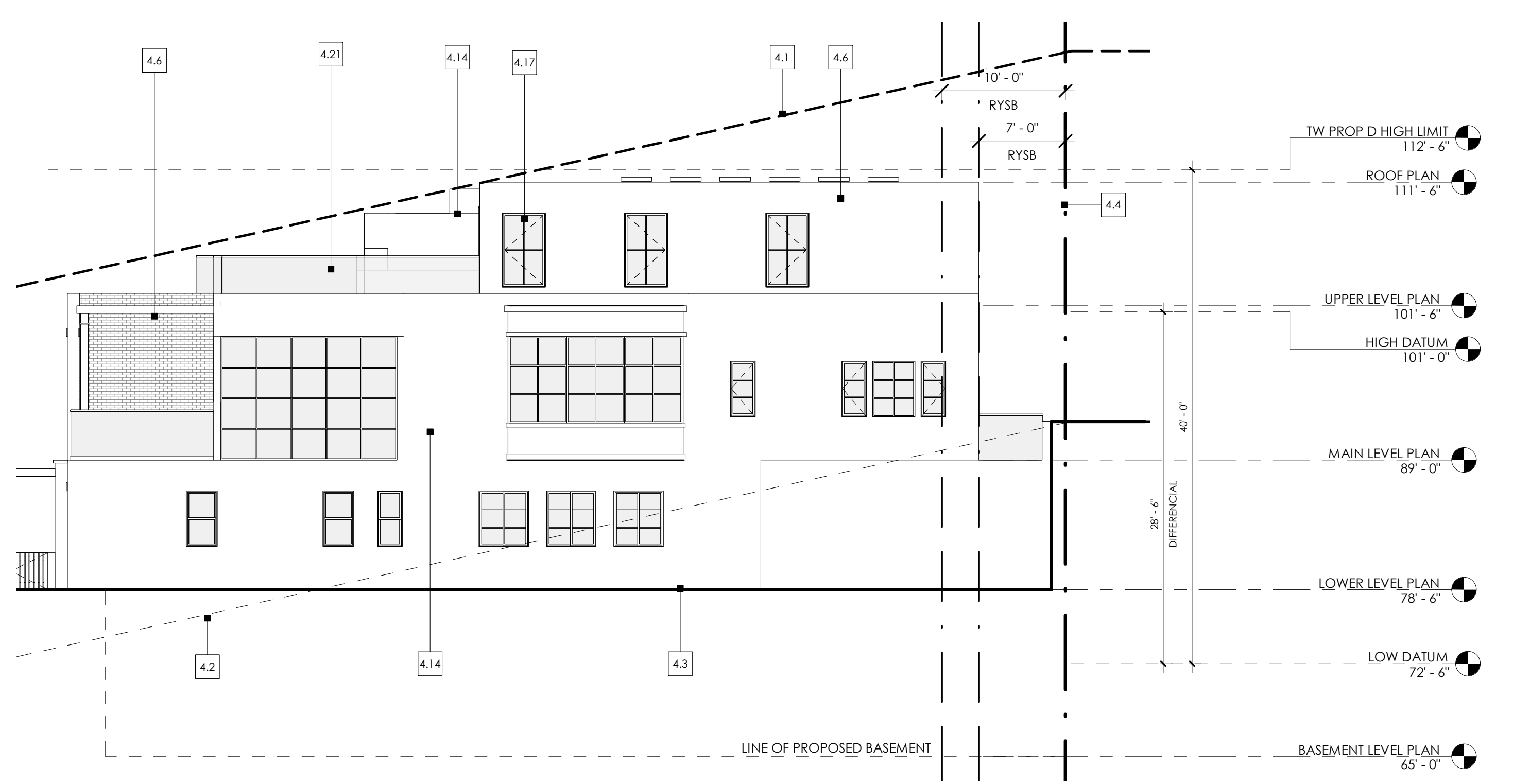
DATE:	ISSUE:
10/08/2021	INITIAL SUBMITTAL
03/19/2021	SECOND SUBMITTAL
09/28/2021	THIRD SUBMITTAL
4	
5	



JOB #: 1811



1 | TOWNHOUSE ELEVATION - NORTH
SCALE = 1/8" = 1'-0"



2 | TOWNHOUSE ELEVATION - SOUTH
SCALE = 1/8" = 1'-0"

PLAN NOTES KEYNOTES CITY STANDARD TITLE BLOCK

PLAN NOTES	KEYNOTES	CITY STANDARD TITLE BLOCK
	4.1 LINE OF 30'-0" HEIGHT LIMIT 4.2 LINE OF EXISTING GRADE AT BUILDING LINE 4.3 LINE OF PROPOSED GRADE AT BUILDING LINE 4.4 PROPERTY LINE 4.6 STUCCO FINISH: TWO COAT ACRYLIC ULTRA SMOOTH FINISH COLOR TBD. 4.14 METAL FINISH TO MATCH WIN/DOOR 4.17 (N) WIN/DOOR PER SCHEDULE 4.19 TRELLIS PER RCP 4.21 GLASS RAILING TO BE 42" 4.23 BRICK FINISH PER ARCHITECT	PREPARED BY: WILL & FOTSCH ARCHITECTS Contact: Andy Fotsch 1298 Prospect Street, Ste. 2S La Jolla, CA 92037 Phone: (858) 224-2486 Street Address: 811-827 Coast Blvd, South La Jolla, CA 92037 APN: 350-070-10-00 350-070-11-00 Project Name: COAST BLVD Sheet Title: TOWNHOUSE EXTERIOR ELEVATIONS

REVISION	DATE	DESCRIPTION
Revision 14:		
Revision 13:		
Revision 12:		
Revision 11:		
Revision 10:		
Revision 09:		
Revision 08:		
Revision 07:		
Revision 06:		
Revision 05:		
Revision 04:		
Revision 03:		
Revision 02:	3-19-2021	
Revision 01:	10-16-2020	
Original Date:	10-16-2020	
Sheet:	21 of 24	

DATE	ISSUE
10/08/2021	INITIAL SUBMITTAL
03/19/2021	SECOND SUBMITTAL
09/28/2021	THIRD SUBMITTAL
4	
5	



JOB #: 1811

DATE:	ISSUE:
10/08/2021	INITIAL SUBMITTAL
03/19/2021	SECOND SUBMITTAL
09/28/2021	THIRD SUBMITTAL
4	
5	

PREPARED BY: WILL & FOTSCH ARCHITECTS
Contact: Andy Fotsch
1298 Prospect Street, Ste. 2S
La Jolla, CA 92037
Phone: (858) 224-2486
Street Address: 811-827 Coast Blvd. South
La Jolla, CA 92037
APN: 350-070-10-00
350-070-11-00
Project Name: COAST BLVD
Sheet Title: BUILDING SECTIONS

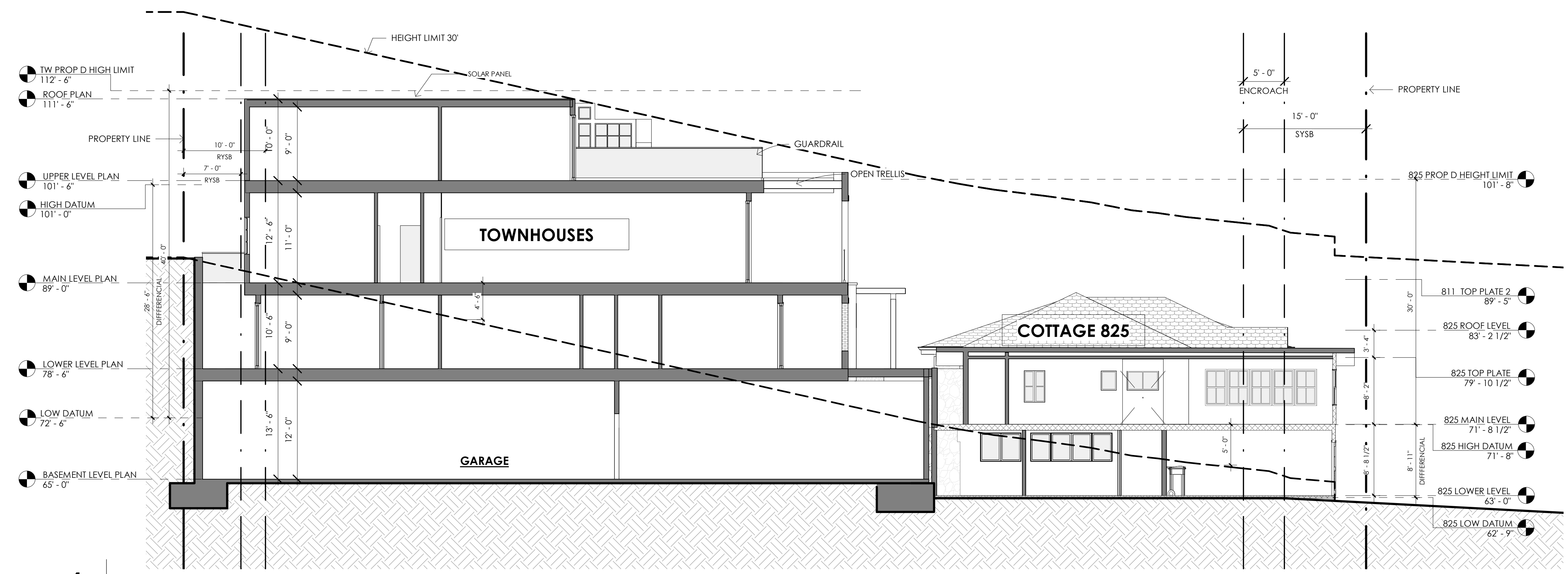
Revision 14:
Revision 13:
Revision 12:
Revision 11:
Revision 10:
Revision 09:
Revision 08:
Revision 07:
Revision 06:
Revision 05:
Revision 04:
Revision 03:
Revision 02:
Revision 01:

3-19-2021
10-16-2020

Original Date: 10-16-2020

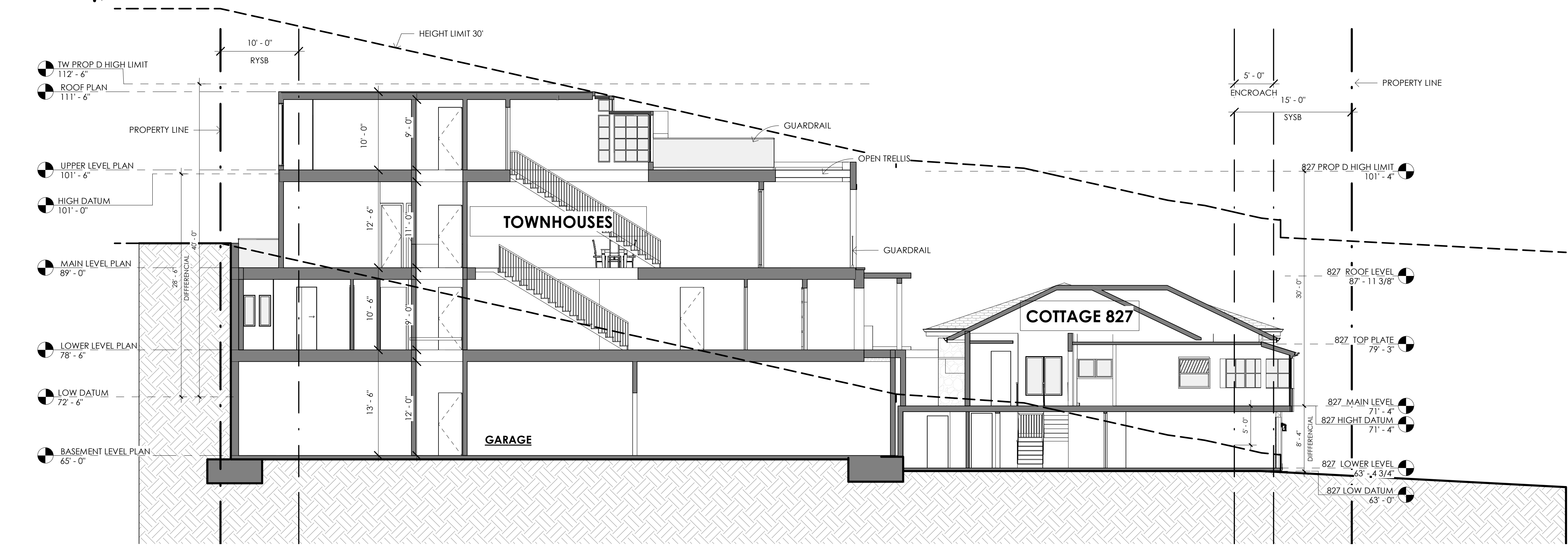
Sheet: 22 of 24

A5.0
BUILDING SECTIONS
06/07/2022



1 SITE SECTION

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



2 SITE SECTION

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

CITY STANDARD TITLE BLOCK

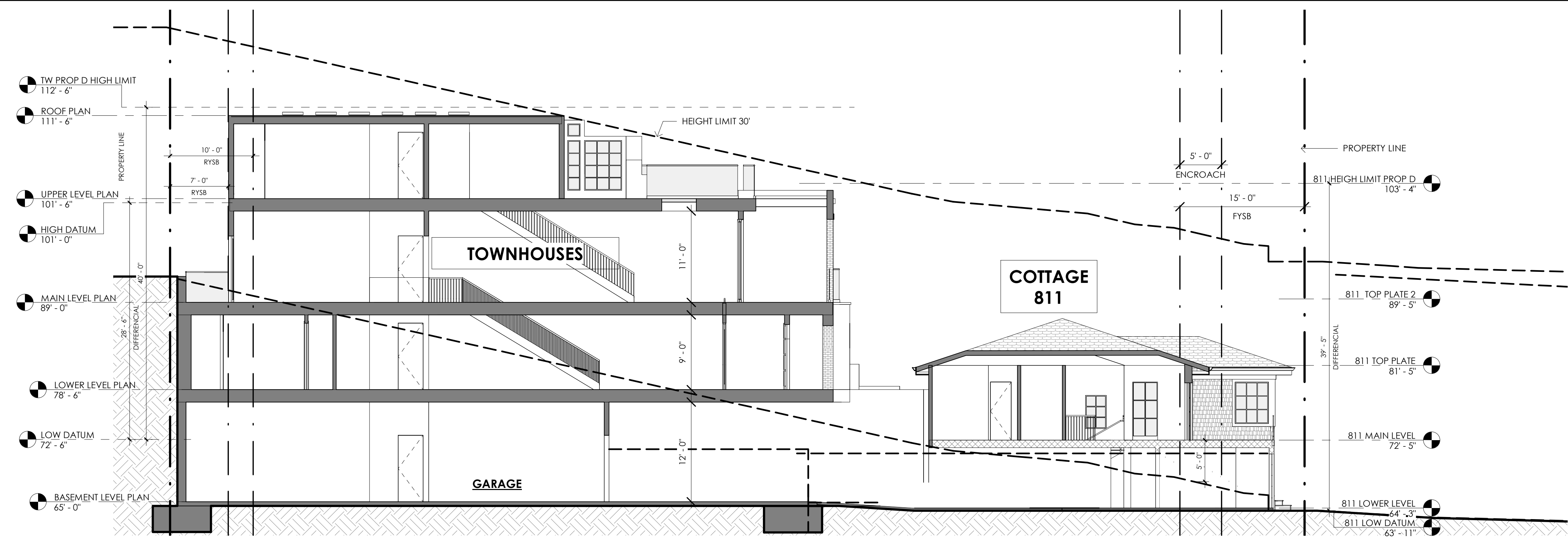


JOB #: 1811

CITY STANDARD TITLE BLOCK

DATE:	ISSUE:
10/08/2021	INITIAL SUBMITTAL
03/19/2021	SECOND SUBMITTAL
09/28/2021	THIRD SUBMITTAL
4	
5	

PREPARED BY:	Revision 14:
Name:	Revision 13:
WILL & FOTSCH ARCHITECTS	Revision 12:
Contact: Andy Folsch	Revision 11:
1298 Prospect Street, Ste. 2S	Revision 10:
La Jolla, CA 92037	Revision 09:
Phone:	Revision 08:
(858) 224-2486	Revision 07:
Street Address:	Revision 06:
811-827 Coast Blvd, South	Revision 05:
La Jolla, CA 92037	Revision 04:
APN: 350-070-10-00	Revision 03:
350-070-11-00	Revision 02:
Project Name:	Revision 01:
COAST BLVD	3-19-2021
Sheet Title:	Original Date: 10-16-2020
BUILDING SECTIONS	Sheet: 23 of 24

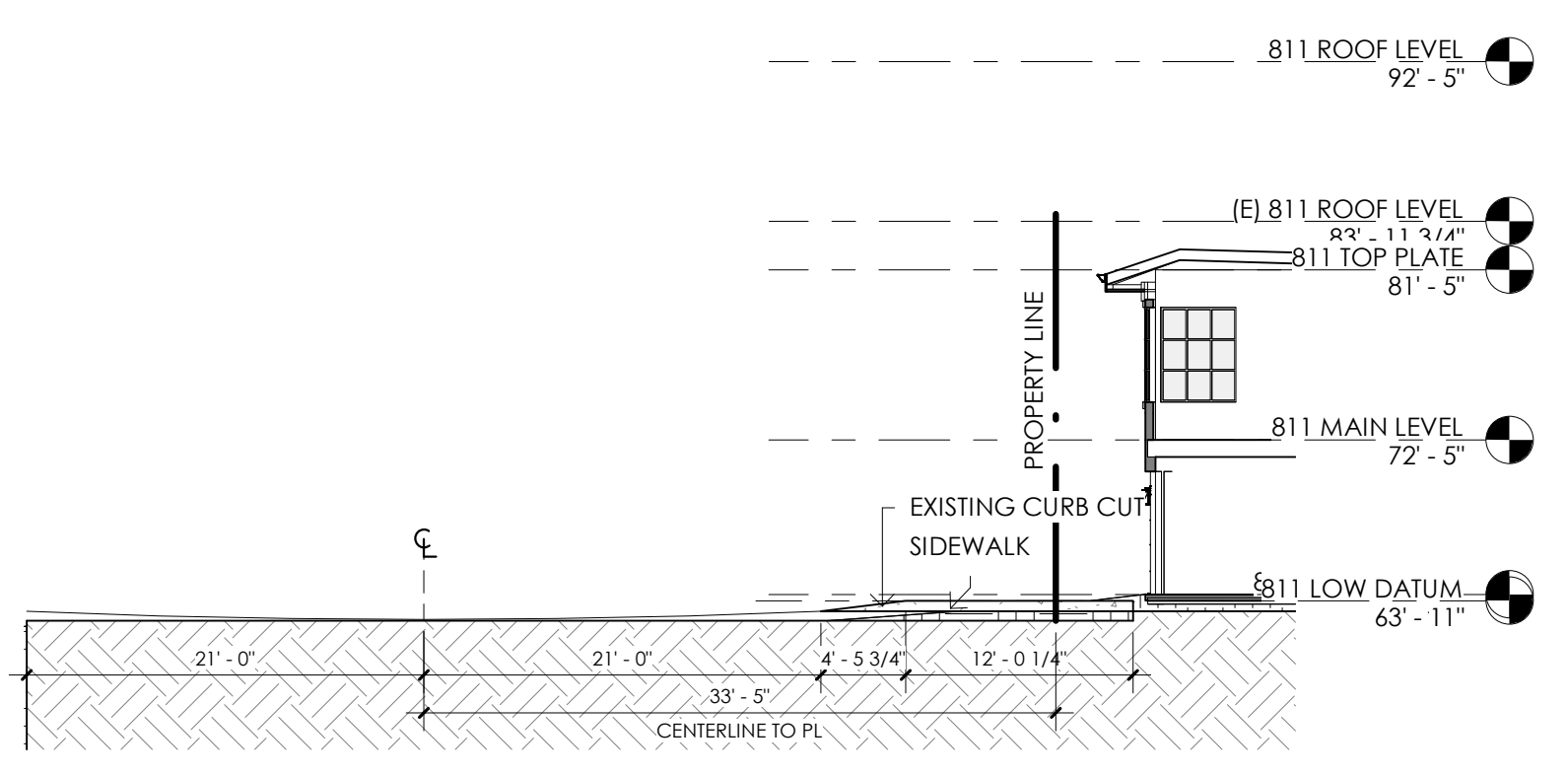


1 SECTION 3
SCALE = 1/8" = 1'-0"

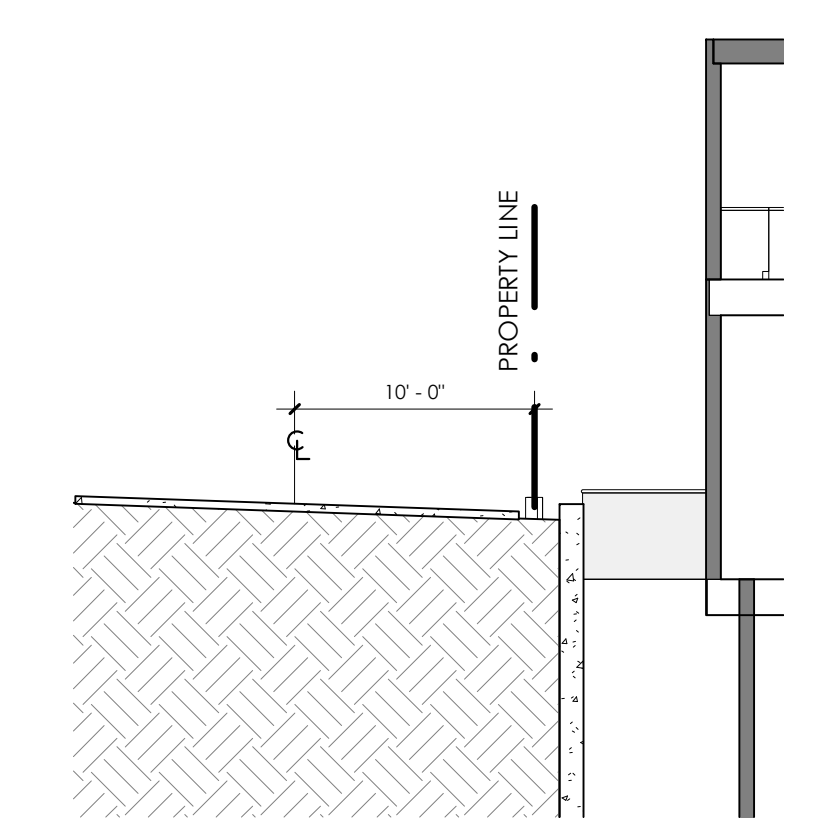


2 SECTION 4
SCALE = 1/8" = 1'-0"

3 STREET CROSS SECTION
SCALE = 1" = 10'-0"



4 ALLEY CROSS SECTION
SCALE = 1/8" = 1'-0"





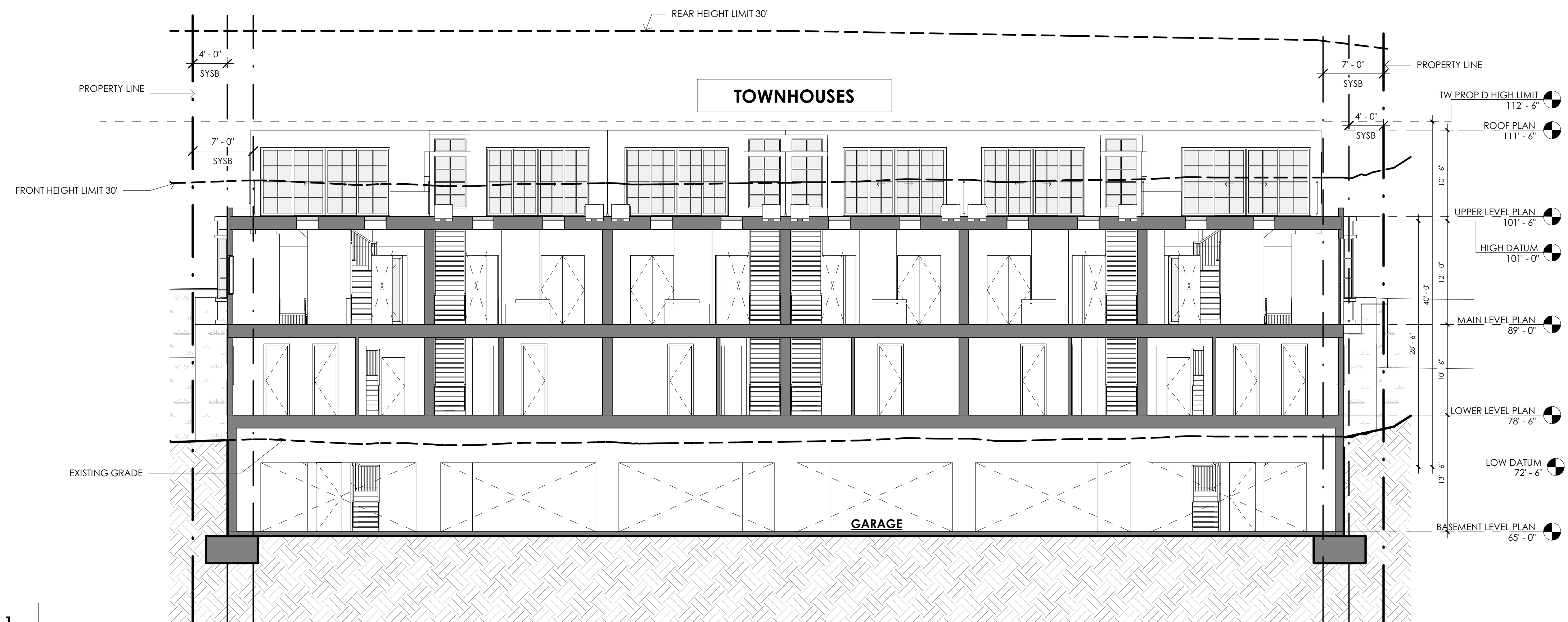
JOB #: 1811

CITY STANDARD TITLE BLOCK

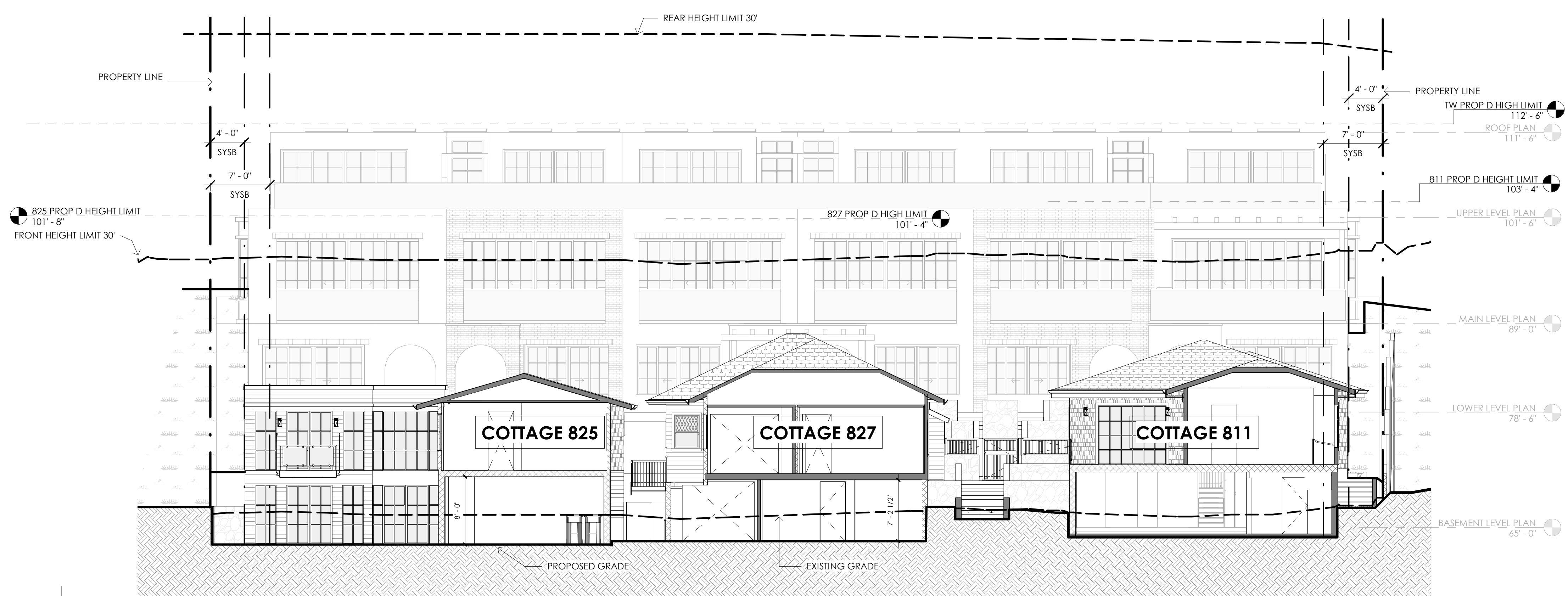
PREPARED BY: Name: WILL & FOTSCH ARCHITECTS Contact: Andy Folsch 1298 Prospect Street, Ste. 2S La Jolla, CA 92037	Phone: (858) 224-2486	Street Address: 811-827 Coast Blvd. South La Jolla, CA 92037 APN: 350-070-10-00	Project Name: COAST BLVD	Sheet Title: BUILDING SECTIONS	Revision 14: Revision 13: Revision 12: Revision 11: Revision 10: Revision 09: Revision 08: Revision 07: Revision 06: Revision 05: Revision 04: Revision 03: Revision 02: Revision 01:	Issue: 10/08/2021 INITIAL SUBMITTAL 03/19/2021 SECOND SUBMITTAL 09/28/2021 THIRD SUBMITTAL 4 5	3-19-2021 10-16-2020 10-16-2020	Original Date: 10-16-2020	Sheet: 24 of 24
--	--------------------------	--	-----------------------------	-----------------------------------	--	---	---------------------------------------	------------------------------	--------------------

A5.2
BUILDING SECTIONS

06/07/2022



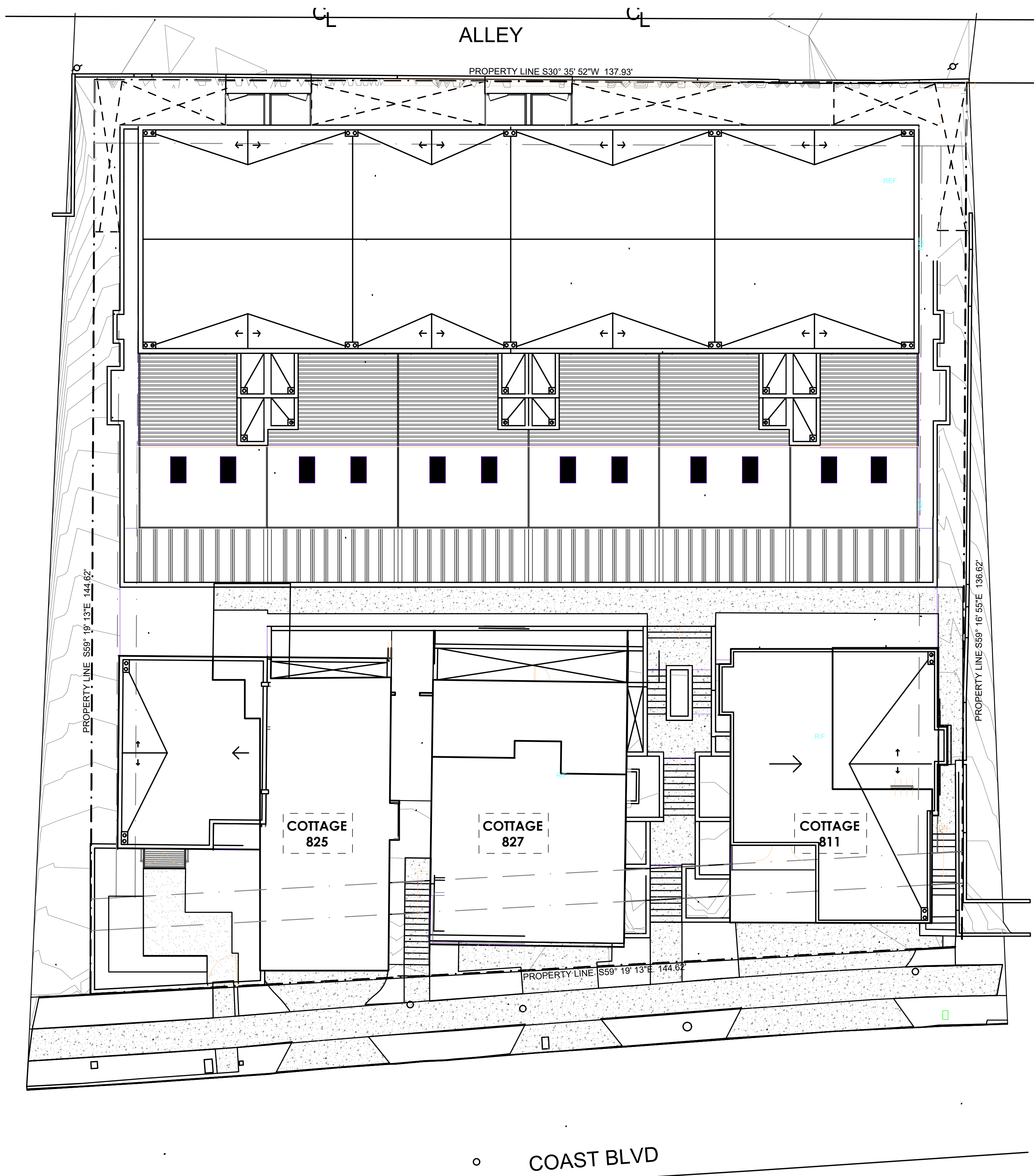
1 SITE SECTION
SCALE = 1/8" = 1'-0"



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

LANDSCAPE ARCHITECTURAL PLANS FOR: COAST BLVD SOUTH PROJECT

811-827 COAST BLVD,
LA JOLLA, CA 92037



PROJECT INFO

ARCHITECT
WILL & FOTSCH ARCHITECTS
1298 PROSPECT ST., SUITE 2S
LA JOLLA, CA 92037
858-224-2486
WWW.WILLANDFOTSCH.COM

LANDSCAPE ARCHITECT
OCOTILLO DESIGN GROUP
417 E CARMEL ST, STE 100
SAN MARCOS, CA 92078
OCOTILLODESIGNGROUP.COM

CIVIL ENGINEER
RANCHO COASTAL ENGINEERING
310 VIA VERA CRUZ, SUITE 205
SAN MARCOS, CA 92078
WWW.RCESD.COM
7605103152

I AM FAMILIAR WITH THE REQUIREMENTS FOR LANDSCAPE AND IRRIGATION PLANS CONTAINED IN THE CITY OF NATIONAL CITY WATER EFFICIENT LANDSCAPE REGULATIONS (LUC CHAPTER 4 SECTION 18.44.190). I HAVE PREPARED THIS PLAN IN COMPLIANCE WITH THOSE REGULATIONS. I CERTIFY THAT THE PLAN IMPLEMENTS THOSE REGULATIONS TO PROVIDE EFFICIENT USE OF WATER.

Mark Leone 03/02/21
MARK LEONE
LANDSCAPE ARCHITECT RLA# 5724 EXP 9/30/19

A STATEMENT VERIFYING THAT THE LANDSCAPING AND IRRIGATION WERE INSTALLED AS ALLOWED IN THE APPROVED LANDSCAPE AND IRRIGATION PLAN, ALL RECOMMENDED APPROVED SOIL AMENDMENTS IDENTIFIED IN THE SOIL MANAGEMENT REPORT WERE IMPLEMENTED, THE INSTALLED IRRIGATION SYSTEM IS FUNCTIONING AS DESIGNED AND APPROVED, THE IRRIGATION CONTROL SYSTEM WAS PROPERLY PROGRAMMED IN ACCORDANCE WITH THE IRRIGATION SCHEDULE, AND THE PERSON OPERATING THE SYSTEM HAS RECEIVED ALL REQUIRED MAINTENANCE AND IRRIGATION PLANS.

"AS-BUILT" PLANS SUBMITTED BY THE LANDSCAPE DESIGN PROFESSIONAL OF RECORD SHOWING THE CHANGES WHEN THERE HAVE BEEN SIGNIFICANT CHANGES TO THE LANDSCAPE PLAN DURING THE INSTALLATION OF LANDSCAPING OR IRRIGATION DEVICES OR IRRIGATION SYSTEM COMPONENTS

Mark Leone 03/02/21
MARK LEONE
LANDSCAPE ARCHITECT RLA# 5724 EXP 9/30/19

SHEET LEGEND

- LI-1.00 COVER SHEET
- LI-1.01 IRRIGATION PLAN & LEGEND
- LI-1.02 IRRIGATION NOTES & LEGEND
- LI-1.03 IRRIGATION DETAILS
- LI-1.04 IRRIGATION DETAILS
- LI-1.05 HYDROZONE PLAN & WATER CALCS
- LI-1.06 IRRIGATION SPECIFICATIONS
- LP-2.01 PLANTING PLAN & LEGEND
- LP-2.02 PLANTING DETAILS
- LP-2.03 PLANTING NOTES & LANDSCAPE CALCS
- LP-2.04 LANDSCAPE CALCS

SCOPE OF WORK:

- 1. NEW PROPOSED IRRIGATION AND PLANTING

PROJECT NOTES:

1. ROUTINELY INSPECT IRRIGATION SYSTEM FOR FAILURE AND REPAIR PROMPTLY. REPLACE COMPONENTS WITH EQUAL OR BETTER THAN APPROVED MATERIALS.
2. ROUTINELY INSPECT PLANT MATERIAL FOR DISEASED/ DEAD PLANTS, REPLACE AS NEEDED.
3. ROUTINELY INSPECT LANDSCAPE AREAS TO GUARD AGAINST RUNOFF & EROSION.
4. ROUTINELY INSPECT LANDSCAPED AREA FOR INVASIVE SPECIES
5. REPLENISH MULCH AS NEEDED TO MAINTAIN 3" MINIMUM
6. ADD SOIL AMENDMENT TO LANDSCAPE AREAS AS NEEDED TO MAINTAIN PLANT HEALTH
7. OPERATE & MAINTAIN THE LANDSCAPING & IRRIGATION SYSTEM CONSISTENT WITH THE MAWA
8. PROPERTY OWNER WILL BE RESPONSIBLE FOR ALL MAINTENANCE.

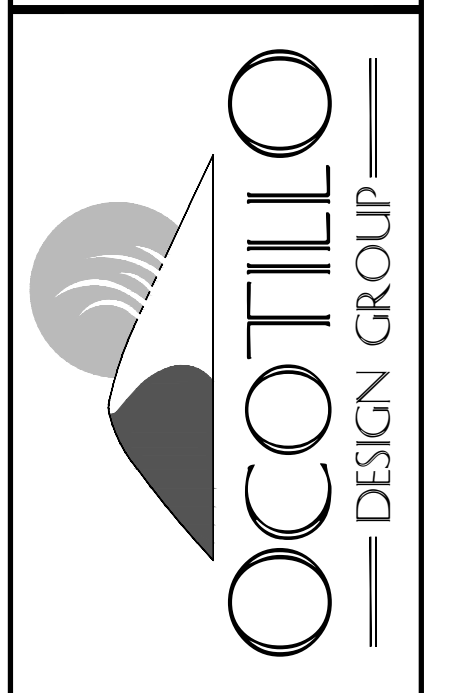
ABBREVIATIONS LEGEND

TEXT/SYMBOL	DESCRIPTION		
PL	EXIST. PROPERTY LINE	CMU	CONC. MASONRY UNIT
O.C.	ON CENTER	ALT.	ALTERNATING
EXIST.	EXISTING	CLR.	CLEARANCE
CONC.	CONCRETE	FT.	FOOT
P.I.P.	POURED IN PLACE	IN.	INCH
D.G.	DECOMPOSED GRANITE	TYP.	TYPICAL
MIN.	MINIMUM	GPH	GALLON PER HOUR
MAX.	MAXIMUM	ASOP	AS SHOWN ON PLANS
ADJ.	ADJACENT	TBD	TO BE DETERMINED
H.P.	HIGH POINT	D.L.	DRAINLINE
L.P.	LOW POINT	TOS	TOP/TOE OF SLOPE
F.L.	FLOW LINE	PA	PLANTING AREA
T.O.W.	TOP OF WALL	WWM	WELDED WIRE MESH

DIG ALERT CALL: TWO WORKING DAYS BEFORE YOU DIG 0' 5' 10' 20' Scale: 0'-1" = 10'-0"

COVER SHEET

LANDSCAPE ARCHITECT:
OCOTILLO DESIGN GROUP, INC
417 E CARMEL ST, STE 100
SAN MARCOS, CA. 92078
OCOTILLODESIGNGROUP.COM
LIC. NO. 5724



COAST BLVD SOUTH
PROJECT
811-827 COAST BLVD,
LA JOLLA, CA 92037

THESE PLANS WERE CREATED USING BASIC FIELD MEASUREMENTS WITH TAPE MEASURE. VERIFY ALL MEASUREMENTS AND CODE COMPLIANCE PRIOR TO CONSTRUCTION.

REVISIONS:

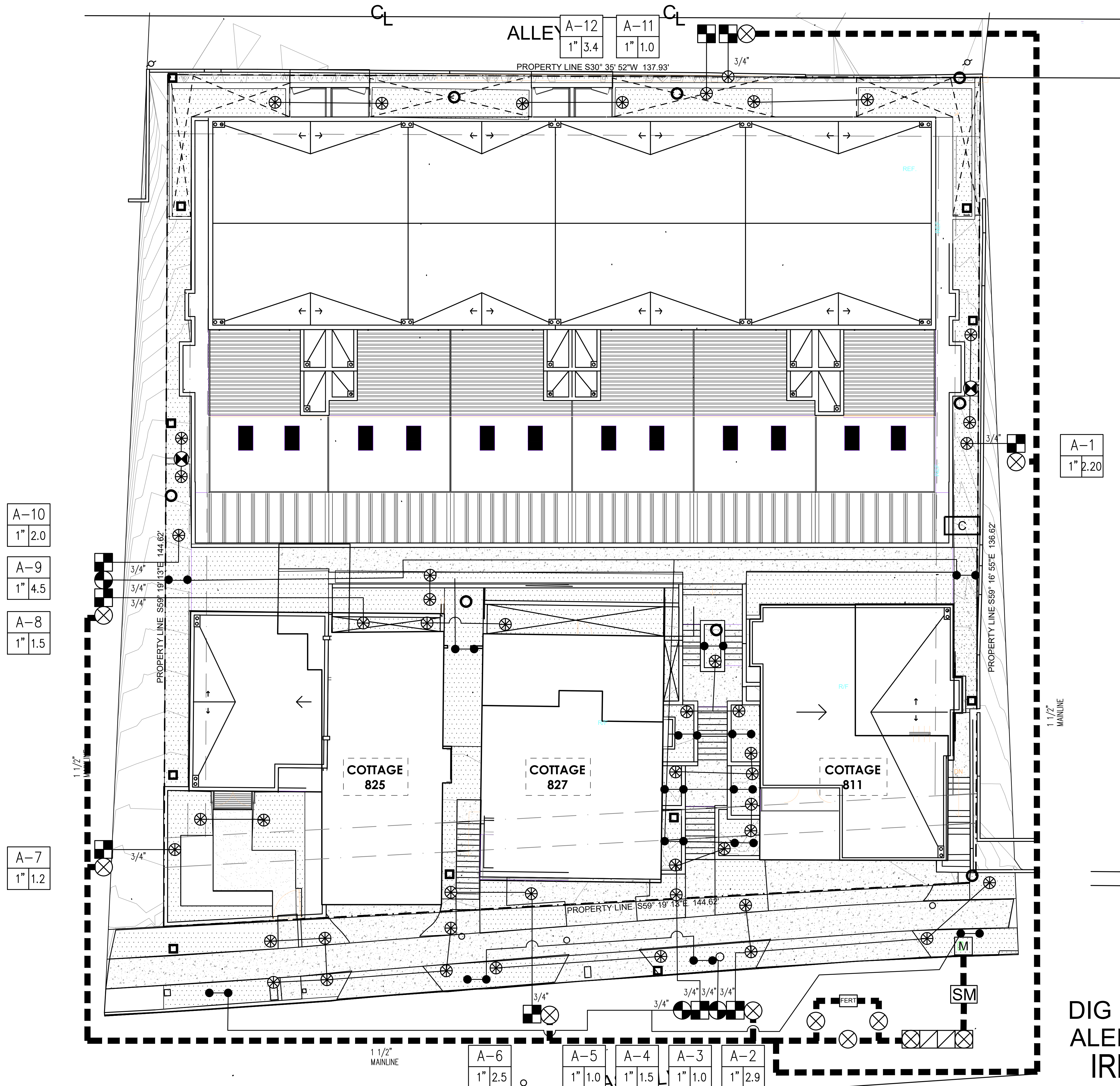
▲	03-08-21
▲	06-18-21
▲	12-02-21

SUBMITTALS:

▲	03-08-21
▲	06-18-21
▲	12-02-21

DATE: 06-03-22

SHEET NUMBER
LI-1.00



DECLARATION OF RESPONSIBILITY

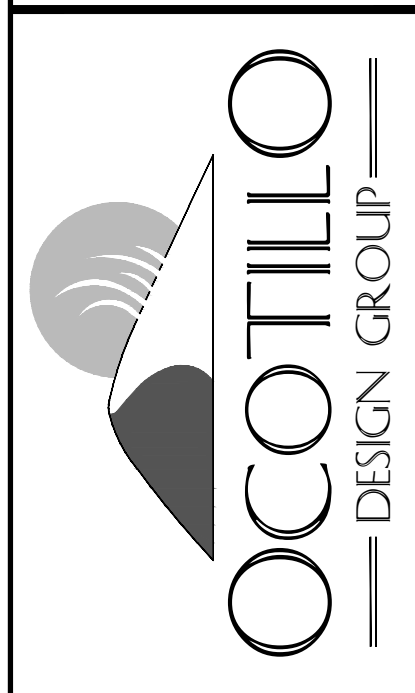
I AM FAMILIAR WITH THE REQUIREMENTS FOR LANDSCAPE AND IRRIGATION PLANS CONTAINED IN THE CITY OF SAN DIEGO LANDSCAPE WATER CONSERVATION REGULATIONS, IN TITLE 8, DIVISION 6, CHAPTER 7, OF THE SAN DIEGO COUNTY CODE OF REGULATORY ORDINANCES. I HAVE PREPARED THIS PLAN IN COMPLIANCE WITH THOSE REGULATIONS. I CERTIFY THAT THE PLAN IMPLEMENTS THOSE REGULATIONS TO PROVIDE EFFICIENT USE OF WATER.

Mark A. Leone 03/02/21
 MARK LEONE DATE
 LANDSCAPE ARCHITECT RLA# 5724

DIG ALERT **CALL: TWO WORKING DAYS BEFORE YOU DIG**
 Undergroud Service Alert North Scale: 0'-1" = 8'-0"

IRRIGATION PLAN & LEGEND

LANDSCAPE ARCHITECT:
 OCOTILLO DESIGN GROUP, INC
 417 E CARMEL ST, STE 100
 SAN MARCOS, CA. 92078
 OCOTILLODESIGNGROUP.COM
 LIC. NO. 5724



COAST BLVD SOUTH PROJECT
 811-827 COAST BLVD,
 LA JOLLA, CA 92037

THESE PLANS WERE CREATED USING BASIC FIELD MEASUREMENTS WITH TAPE MEASURE. VERIFY ALL MEASUREMENTS AND CODE COMPLIANCE PRIOR TO CONSTRUCTION.

REVISIONS:

▲	06-17-21
▲	12-02-21

SUBMITTALS:

▲	03-08-21
▲	06-18-21
▲	12-02-21

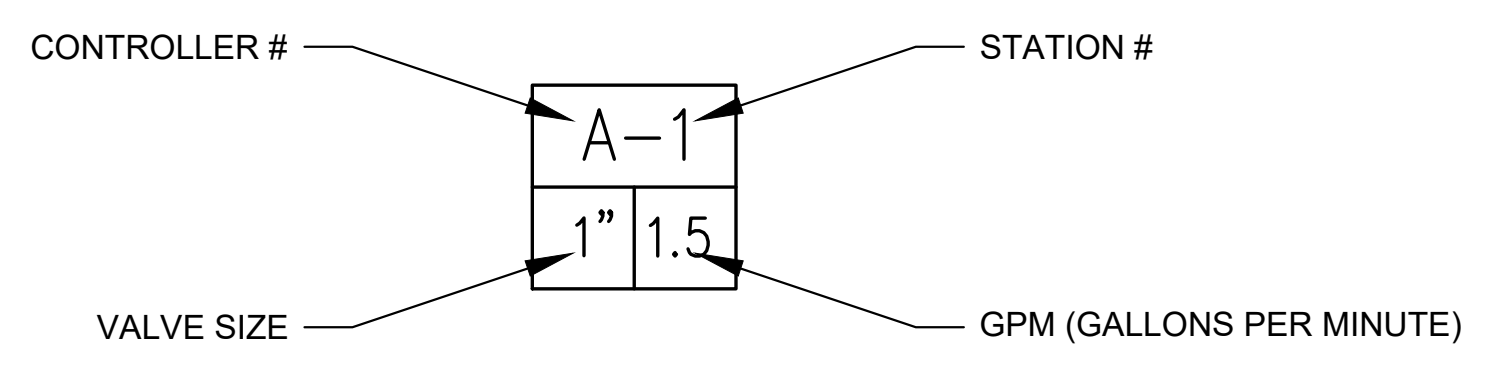
DATE: 06-03-22

SHEET NUMBER
LI-1.01

IRRIGATION NOTES

1. ALL IRRIGATION SYSTEMS SHALL MEET OR EXCEED THE CLCA INDUSTRY STANDARDS.
2. OVERHEAD IRRIGATION
 - 2.1. MPR ROTATOR HEADS NEXT TO DRIVEWAYS AND WALKWAYS MUST BE ADJUSTED TO NOT PRODUCE OVERSPRAY ONTO THE HARD SURFACES.
 - 2.2. ALL HEADS (15' RADIUS OR LESS) SHALL BE SPACED NO FURTHER THAN 45% OF THE SPRAY DIAMETER TO ACCOUNT FOR AREA WIND CONDITIONS. SPACING FOR LARGE MPR ROTATORS (25' RADIUS OR GREATER) SHALL NOT EXCEED 50% OF THE SPRAY DIAMETER. ALL OVERHEAD SPRAY IRRIGATION SYSTEMS SHALL BE LAID OUT AND INSTALLED TO ACHIEVE 100% DOUBLE COVERAGE.
 - 2.3. OVERHEAD IRRIGATION HEADS MAY NOT THROW WATER DIRECTLY ONTO ANY ROADWAY, WALKWAY, OR PAVED SURFACE.
3. IRRIGATION ZONING.
 - 3.1. CONTRACTOR TO PROPOSE ZONE LAYOUT AND PROPOSED WATER SAVING IRRIGATION TYPE AND MANUFACTURER. INSTALL SYSTEMS THAT ACHIEVE FULL COVERAGE.
 - 3.2. IT IS RECOMMENDED THAT ALL PLANTER AREAS NEAR THE HOUSE AND ALL PLANTER AREAS THAT ARE FLAT GRADES, SHALL RECEIVE NETAFIM DRIP TUBING.
 - 3.3. IF THE OWNER'S DOG IS SEEN TO BE A POTENTIAL PROBLEM FOR DIGGING UP THE DRIP LINES THEN THE NEXT BEST OPTION WOULD BE UTILIZE HUNTER MPR POP UP SPRINKLERS THROUGHOUT - UTILIZING ALL DIFFERENT MATCHED PRECIPITATION RATE NOZZLES FOR EACH AREA. TURF AREAS INCLUDED.
4. 6.5.4 IRRIGATION EQUIPMENT
 - 4.1. PLANTED AREAS SHALL HAVE THE FOLLOWING GENERAL TYPES OF IRRIGATION EQUIPMENT INSTALLED:
 - 4.1.1. SHRUB AREAS: MPR POP UP HEADS, OR NETAFIM SUBSURFACE IRRIGATION SYSTEM. HEIGHT OF SPRINKLER HEAD, ABOVE GRADE, SHALL BE AS LOW AS POSSIBLE AND POSITIONED FROM WALKS AS NOT TO PRESENT A PEDESTRIAN SAFETY HAZARD. ALL HEADS SHALL BE ADJUSTABLE AS TO DIAMETER OF COVERAGE.
 - 4.1.2. LAWN AREAS: MPR ROTATOR POP UP, SET FLUSH WITH FINISHED GRADE. ALL HEADS SHALL BE ADJUSTABLE AS TO DIAMETER OF COVER.
 - 4.1.3. SLOPE AREAS: SHALL BE IRRIGATED WITH LOW PRECIPITATION MPR SPRINKLER HEADS AND CHECK VALVES SHALL BE PROVIDED TO PREVENT HYDROSTATIC RUNOFF. LATERAL LINES SHALL BE INSTALLED PARALLEL WITH CONTOURS. PROVIDE SEPARATE REMOTE CONTROL VALVES FOR SPRINKLERS LINES OPERATING SYSTEMS AT THE TOP, TOE, AND INTERMEDIATE AREAS OF

- SLOPES WHEREVER PRACTICAL. ANTI-DRAIN VALVES (IN LINE OR UNDER SPRINKLER HEADS) SHALL BE INSTALLED ON ALL SLOPES GREATER THAN 5%)
- 4.1.4. DRIP IRRIGATION: INSTALL SUB SURFACE PVC LATERALS WITH RISERS AT APPROX EVERY ZONE. UTILIZE NETAFIM IRRIGATION DISBURSEMENT THAT PROVIDES THE BEST APPLICATION OF WATER TO THE PLANT, WITH THE LEAST POSSIBLE WASTE OF WATER.
 - 4.2. ALL PIPING SHALL BE INSTALLED BELOW FINISH GRADE AS A PERMANENT FACILITY, UNLESS MAIN LINES ARE REQUIRED TO BE ELEVATED FOR BACKFLOW PREVENTION. PRESSURIZED MAIN LINES SHALL HAVE A MINIMUM 18 INCHES OF SOIL COVERING. NON-PRESSURIZED SPRINKLER LATERAL LINES SHALL HAVE A MINIMUM 12 INCHES OF SOIL COVERING. FITTINGS SHALL BE HEAVY WEIGHT OF COMPATIBLE MATERIALS TO THE PIPE. ALL PIPING IS TO BE GLUED AT CONNECTIONS.
 - 4.3. BACKFLOW ASSEMBLY SHALL MEET ALL LOCAL CODE REGULATIONS AND BE SUPPLIED WITH VALVES FOR TESTING. IT SHALL NOT BE INSTALLED IN LAWN AREAS OR FORM A PEDESTRIAN OBSTRUCTION, AND SHALL NOT BE HIGHLY VISIBLE.
 - 4.4. IRRIGATION SYSTEM IS TO BE COMPLETELY SEPARATE FROM THE HOUSE SERVICE AND PROTECTED WITH AN APPROVED BACKFLOW PREVENTER.
 - 4.5. SIZE ALL PIPE AFTER VALVES TO ACHIEVE LESS THAN 5 FT/SEC VELOCITY AND UTILIZE SCH 40 OR CLASS 315 FOR ALL MAINLINES AND SCHEDULE 40 FOR ALL LATERAL LINES.
 - 4.6. PROVIDE SCH 40 SLEEVES OR SDR 35 SLEEVES 2X THE DIAMETER OF THE PVC PIPE TO BE INSTALLED UNDER ALL HARDSCAPE AND SCH. 80 UNDER ALL HARDSCAPE DRIVING AREAS.
 - 4.7. PROVIDE LAMINATED MAP OF ACTUAL IRRIGATION ZONES INSTALLED. REDUCE TO 8-1/2 AND 11 SIZE TO ME MOUNTED INSIDE CONTROLLER.
 5. IRRIGATION PLAN IS A GRAPHIC REPRESENTATION ONLY AS TO LOCATION OF EQUIPMENT AND VALVES, CONTRACTOR TO USE BEST JUDGEMENT IN THE FIELD AS TO EXACT LOCATION OF EQUIPMENT AND VALVES
 6. ALL REMOTE CONTROL VALVES SHALL BE LOCATED IN SHRUB AREAS UNLESS OTHERWISE NOTED
 7. ANY EXISTING IRRIGATION COMPONENTS ON SITE SHALL BE LOCATED BY THE CONTRACTOR PRIOR TO COMMENCING WORK AND SIZE AND WORKING CAPACITY SHALL BE FIELD VERIFIED
 8. ALL ABOVE GROUND IRRIGATION MUST BE 24" FROM ANY HARDSCAPE SURFACES
 9. DRIP IRRIGATION
 - 9.1. ALL DRIP LINE TUBING IS TO BE INSTALLED 2-3" BELOW FINISHED GRADE AND COVERED WITH 3" OF MULCH
 10. IRRIGATION CALLOUT



IRRIGATION SCHEDULE						
SYMBOL	DESCRIPTION	MANUFACTURER	MODEL	PSI	GPM	DETAIL
1/4 1/3 1/2 F					1/4 1/3 1/2 F	
●	BUBBLER	HUNTER	RZWS-XX-25-CV	30	0.25	B / LI-1.04
⋯	DRIP AREA	NETAFIM	18HCVXR - 18' LINE/ROW SPACING	35	-	0.77 H / LI-1.04
SYMBOL	DESCRIPTION	MANUFACTURER	MODEL	REMARKS		DETAIL
M	XX" METER	EXISTING	EXISTING	EXISTING PROTECT IN PLACE. FIELD VERIFY LOCATION AND SIZE		-
SM	1" SUB METER	RAINBIRD	FMDXXXB	INSTALL PER MANUFACTURES SPECIFICATIONS		-
⊗	BACKFLOW	FEBCO	825YA-XX"	INSTALL PER MUNICIPALITIES STANDARDS W/ PRESSURE REGULATOR		C / LI-1.03
PR	PRESSURE REGULATOR	WILKINS	1-70XLXX	INSTALL PER MUNICIPALITIES STANDARDS W/ PRESSURE REGULATOR		G / LI-1.03
C	CONTROLLER	HUNTER	XXXXXXXXXXXXXX	INSTALL ON EXTERIOR ACCESSIBLE LOCATION		A / LI-1.03
WS	SOLAR SYNC	HUNTER	WSS-SEN	INSTALL PER MANUFACTURES SPECIFICATIONS		A / LI-1.03
MV	MASTER VALVE	HUNTER	ICV-XXXG-FS	INSTALL PER DETAIL		F / LI-1.03
FS	FLOW SENSOR	HUNTER	FLOW CLICK-FCT-XXX	INSTALL PER DETAIL		H / LI-1.03
FIZ	LIQUID FERTILIZER INJECTOREZ-FLO		EZ-XXX-CX	INSTALL PER DETAIL		J / LI-1.03
HB	HOSE BIB	BUCKNER-SUPERIOR	I400	INSTALL PER DETAIL		I / LI-1.03
⊗	BALL VALVE	NIBCO	T-FP-600	INSTALL PER DETAIL		D / LI-1.03
□	VALVE BOX	CARSON	TRUSSTXXXX	INSTALL PER DETAIL, SIZE BASED ON VALVE TO BE INSTALLED		-
⊗	REMOTE CONTROL VALVE	HUNTER	ICV-XXXG-FS	INSTALL PER DETAIL, SIZE PER CALLOUT		A / LI-1.04
⊗	DRIP REMOTE CONTROL VALVE ASSEMBLY	HUNTER	ICZ-XXX	INSTALL PER DETAIL, SIZE PER CALLOUT		G / LI-1.04
⊗	DRIP CONNECTION	NETAFIM	TL075MA	INSTALL PER DETAIL		K / LI-1.04
○	DRIP AIR RELEASE VALVE	NETAFIM	TLAVRV	INSTALL PER DETAIL		I / LI-1.04
□	DRIP END FLUSH VALVE	NETAFIM	TLFV-1	INSTALL PER DETAIL		J / LI-1.04
—	MAINLINE	PVC	SCHEDULE 40 (3/4" - 1 1/2") SCHEDULE 315 (2" PLUS)	INSTALL PER DETAIL		B / LI-1.03
—	CONTROL WIRE	PAIGE	#14 GAUGE	INSTALL PER DETAIL		B / LI-1.03
—	LATERAL LINE	PVC	SCHEDULE 40 PVC	INSTALL PER DETAIL		B / LI-1.03
---	SLEEVE	PVC	SCHEDULE 40 PVC SCHEDULE 80 PVC (DRIVEN AREAS) THAT IS TO BE SLEEVED, ALL SLEEVES TO EXTEND 18" BEYOND HARDSCAPE EDGE	TWO TIMES THE OUTSIDE DIAMETER OF THE PIPE		B / LI-1.03

DECLARATION OF RESPONSIBILITY

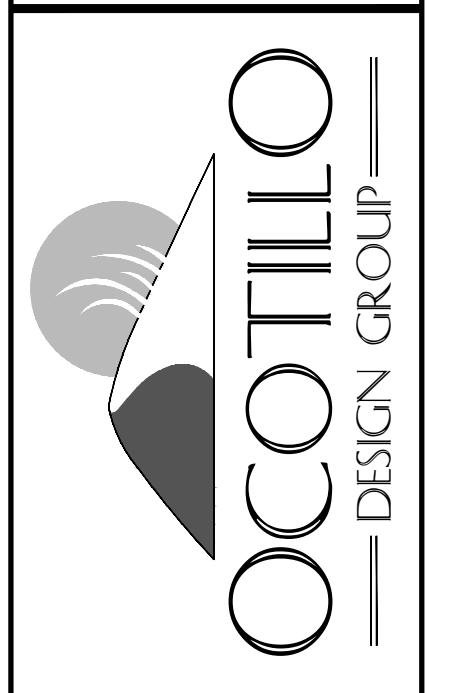
I AM FAMILIAR WITH THE REQUIREMENTS FOR LANDSCAPE AND IRRIGATION PLANS CONTAINED IN THE CITY OF SAN DIEGO LANDSCAPE WATER CONSERVATION REGULATIONS, IN TITLE 8, DIVISION 6, CHAPTER 7, OF THE SAN DIEGO COUNTY CODE OF REGULATORY ORDINANCES. I HAVE PREPARED THIS PLAN IN COMPLIANCE WITH THOSE REGULATIONS. I CERTIFY THAT THE PLAN IMPLEMENTS THOSE REGULATIONS TO PROVIDE EFFICIENT USE OF WATER.

Mark A. Leone 03/02/21
 MARK LEONE DATE
 LANDSCAPE ARCHITECT RLA# 5724



IRRIGATION WATER CALCULATIONS

LANDSCAPE ARCHITECT:
 OCOTILLO DESIGN GROUP, INC
 417 E CARMEL ST, STE 100
 SAN MARCOS, CA. 92078
 OCOTILLODESIGNGROUP.COM
 LIC. NO. 5724



COAST BLVD SOUTH PROJECT
 811-827 COAST BLVD,
 LA JOLLA, CA 92037

THESE PLANS WERE CREATED USING BASIC FIELD MEASUREMENTS WITH TAPE MEASURE. VERIFY ALL MEASUREMENTS AND CODE COMPLIANCE PRIOR TO CONSTRUCTION.

REVISIONS:

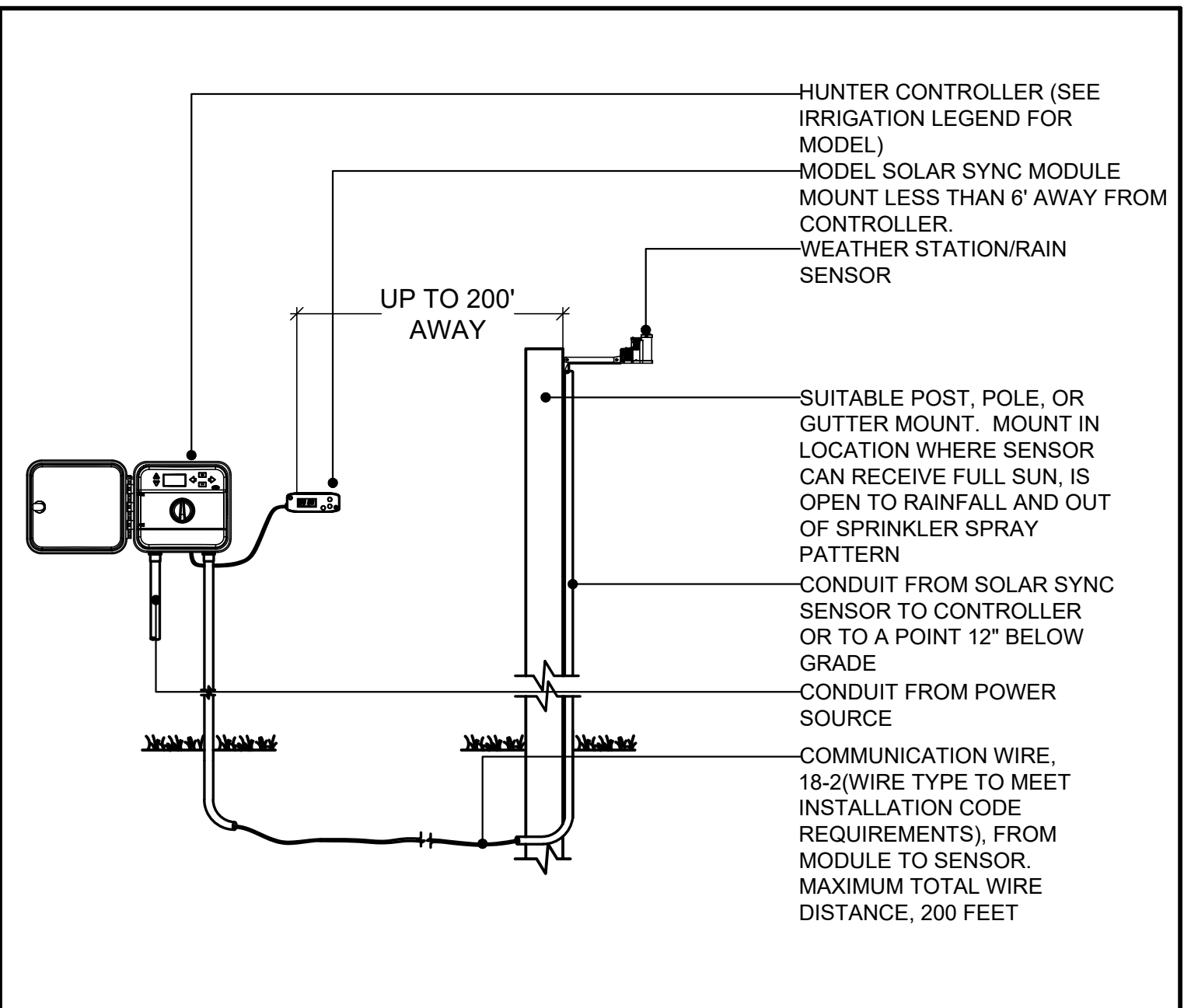
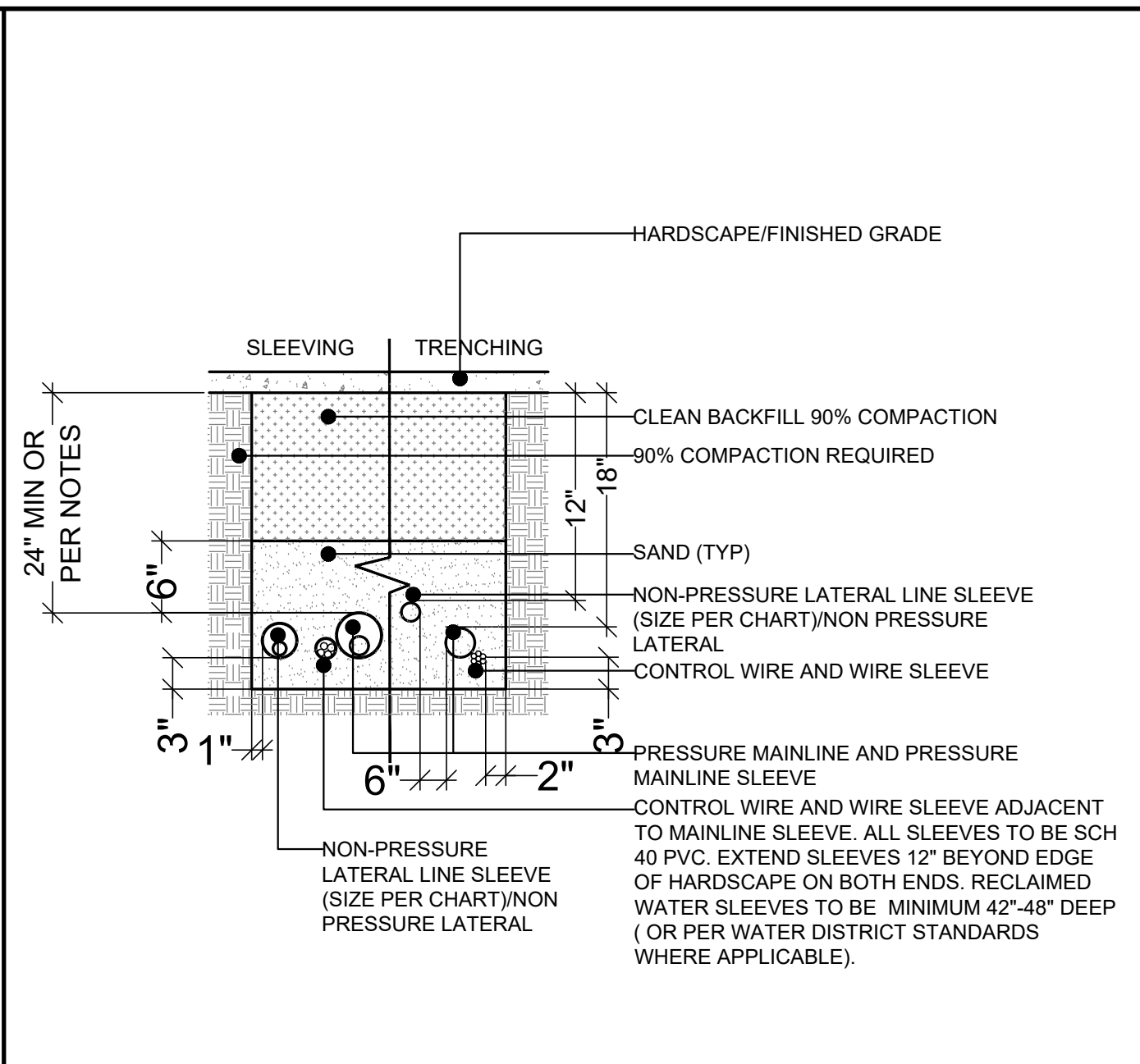
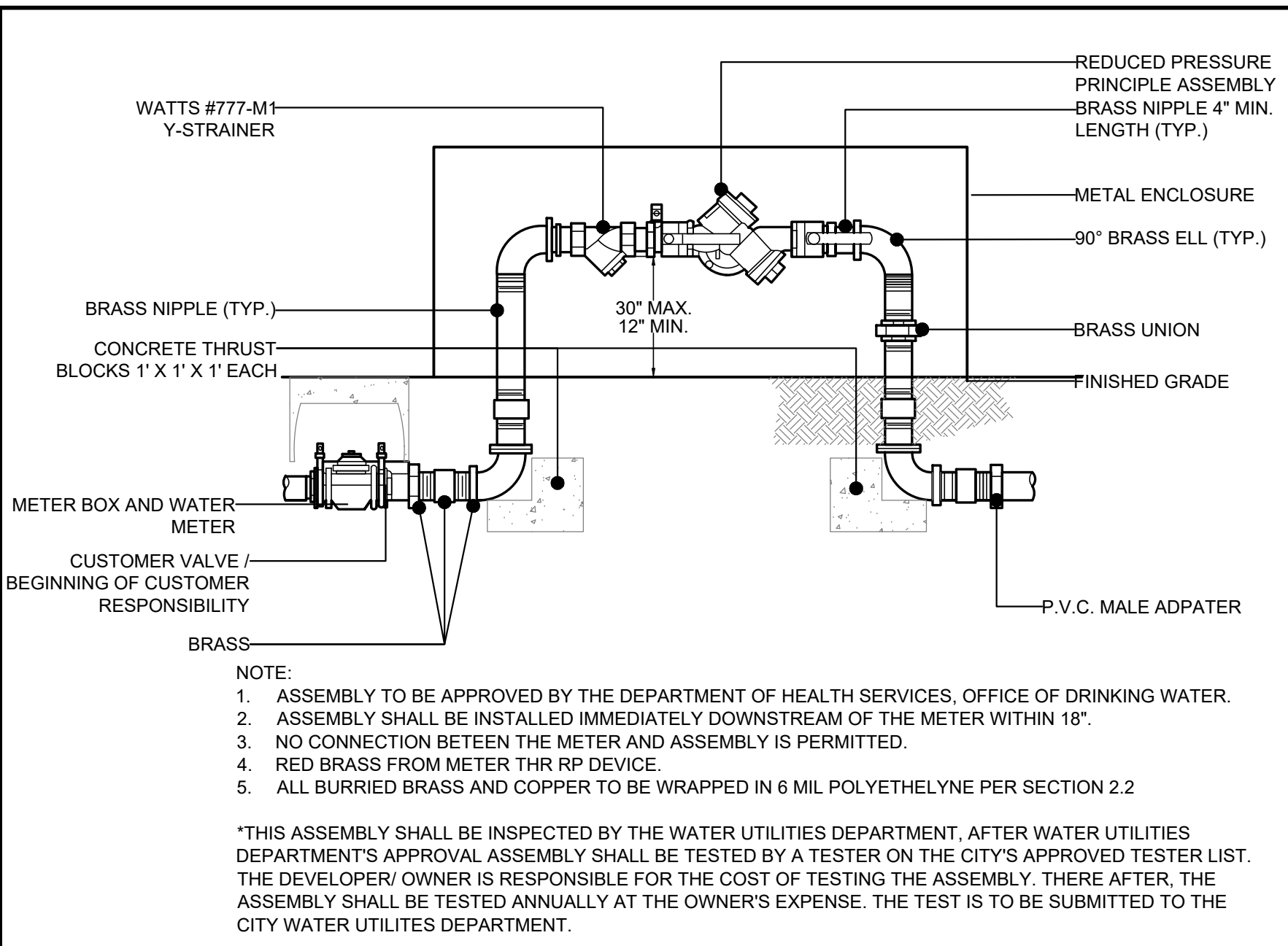
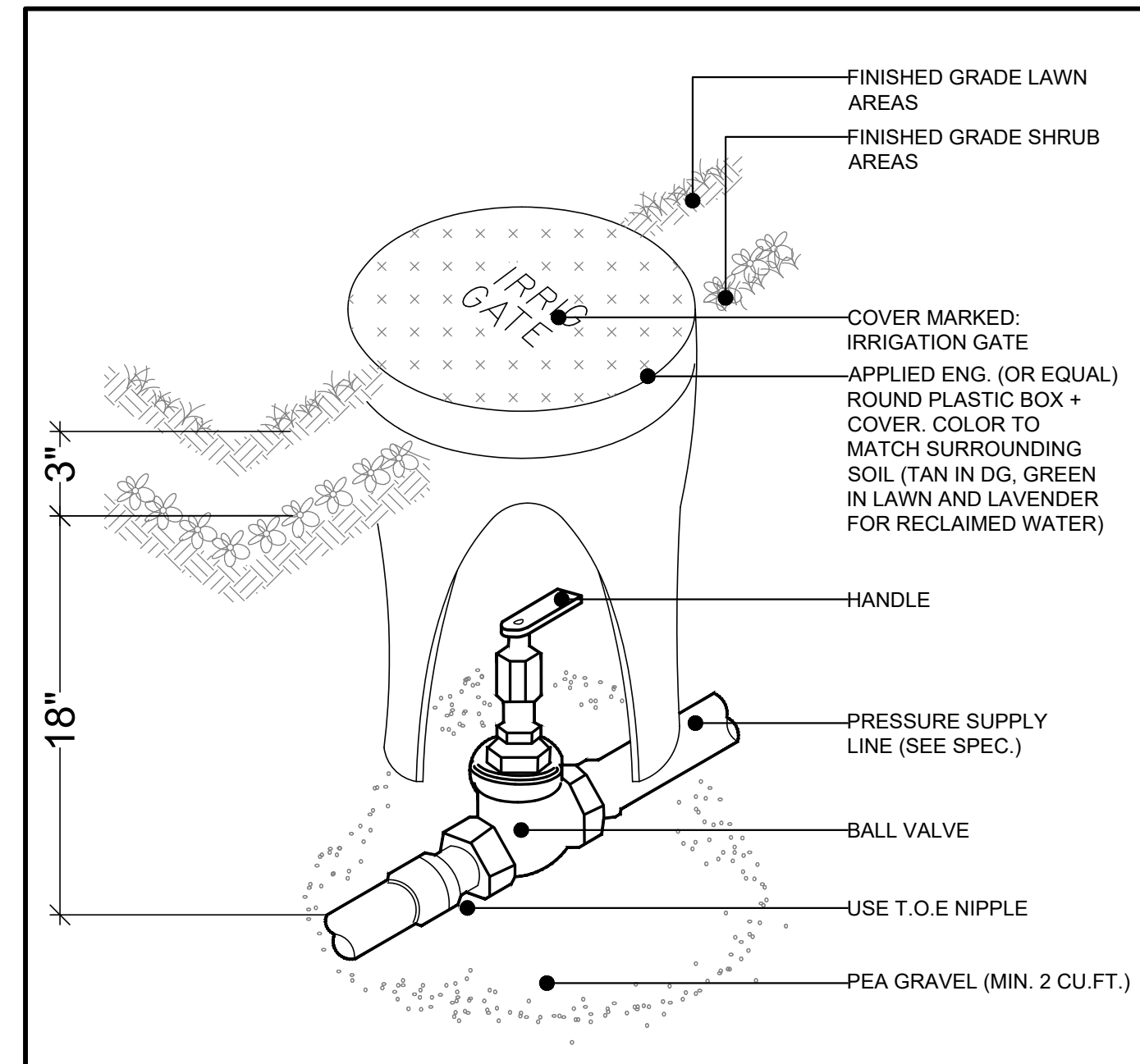
▲	06-17-21
▲	12-02-21

SUBMITTALS:

▲	03-08-21
▲	06-18-21
▲	12-02-21

DATE: 06-03-22

SHEET NUMBER
LI-1.02

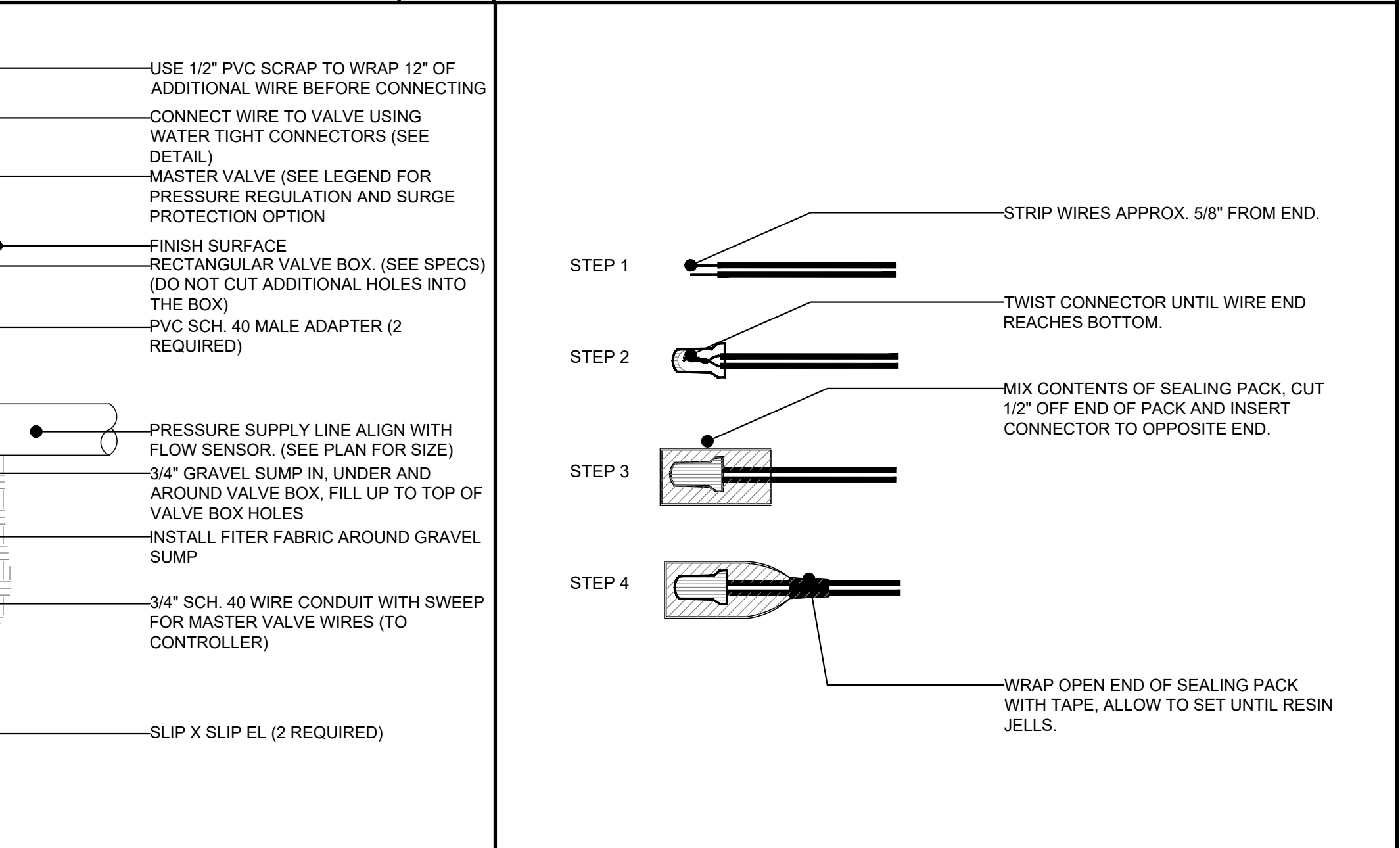
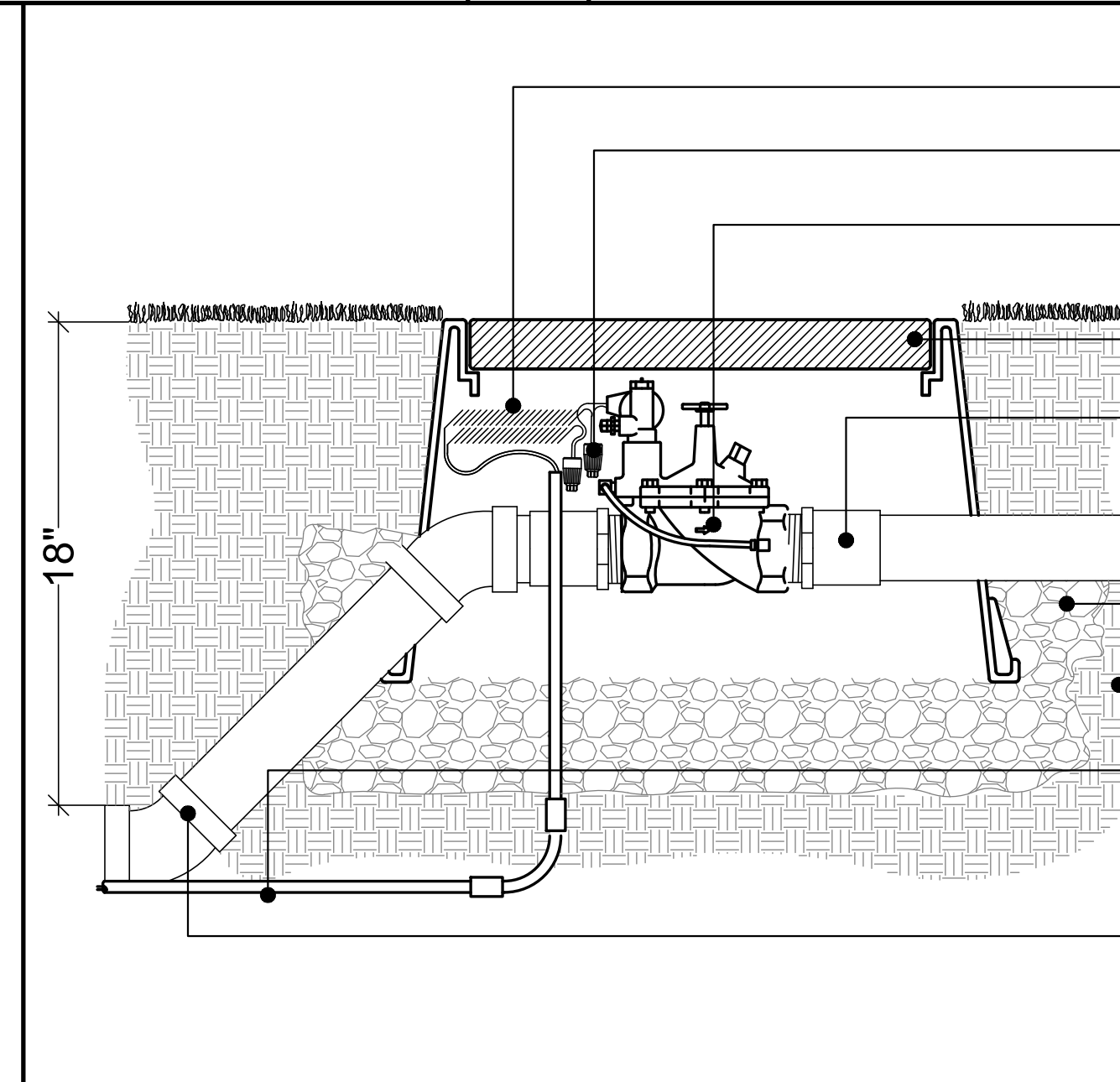
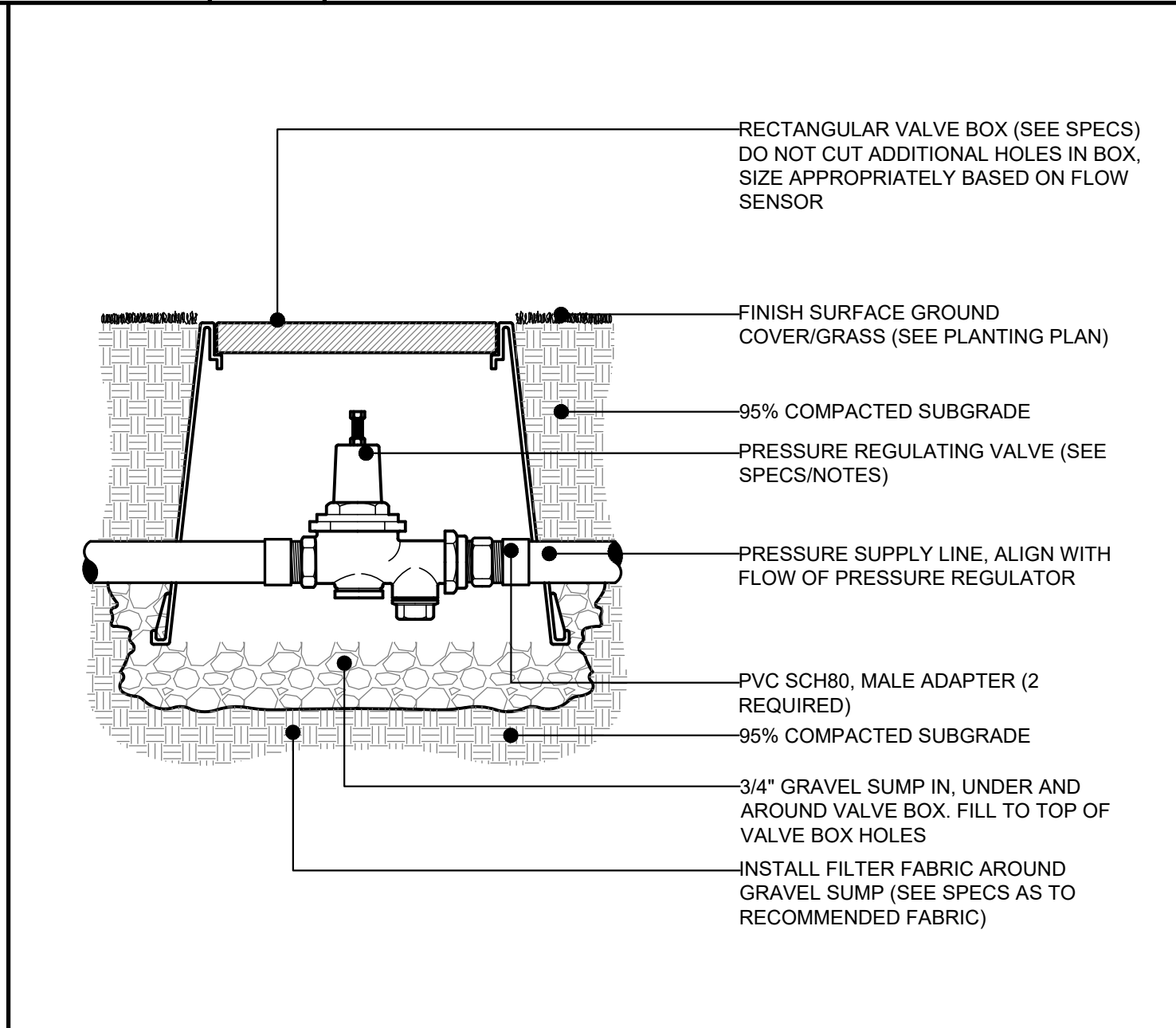
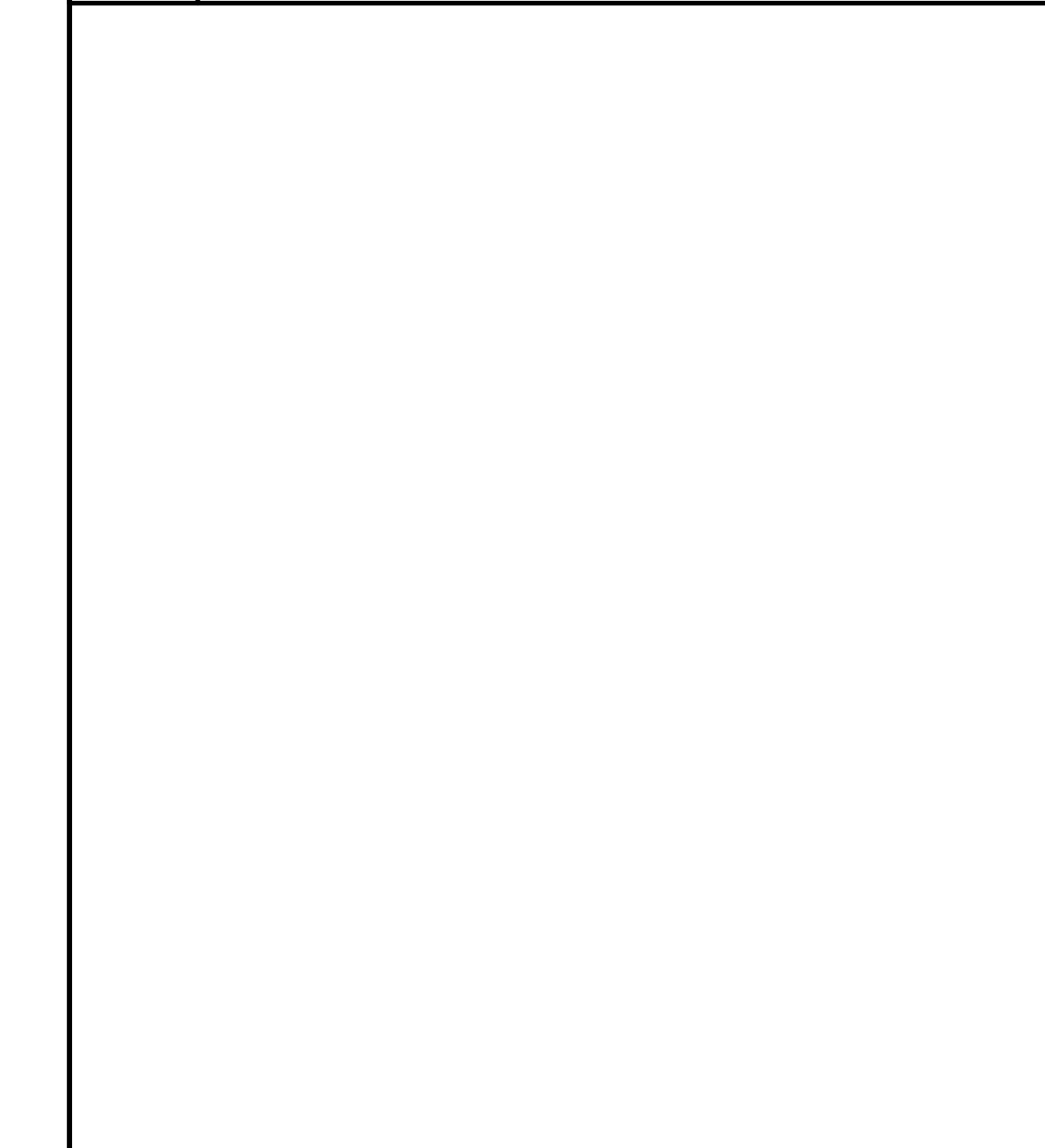


D BALL VALVE

C BACKFLOW PREVENTOR

B TRENCHING & SLEEVING

A AUTOMATIC CONTROLLER

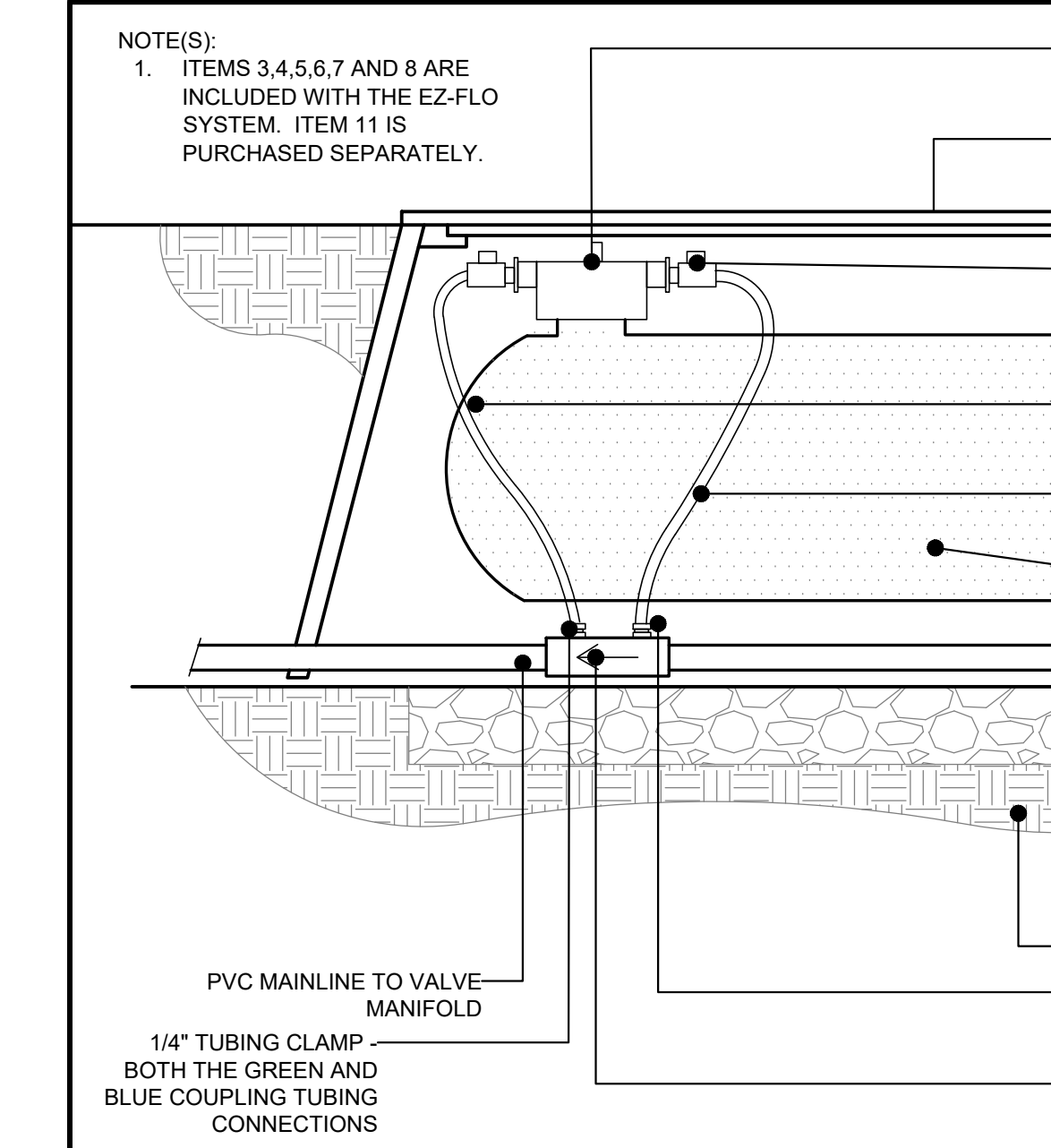


G PRESSURE REGULATOR

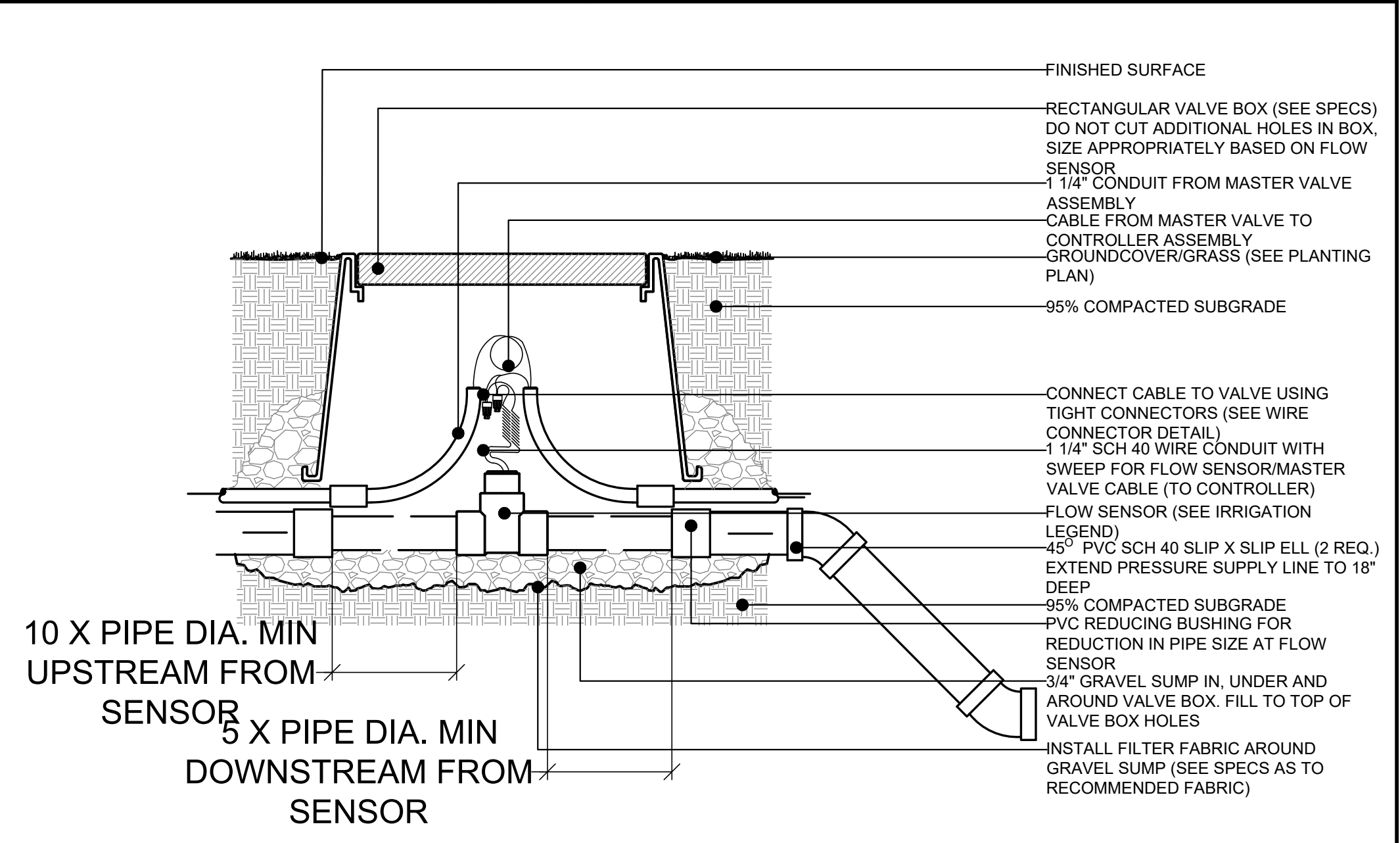
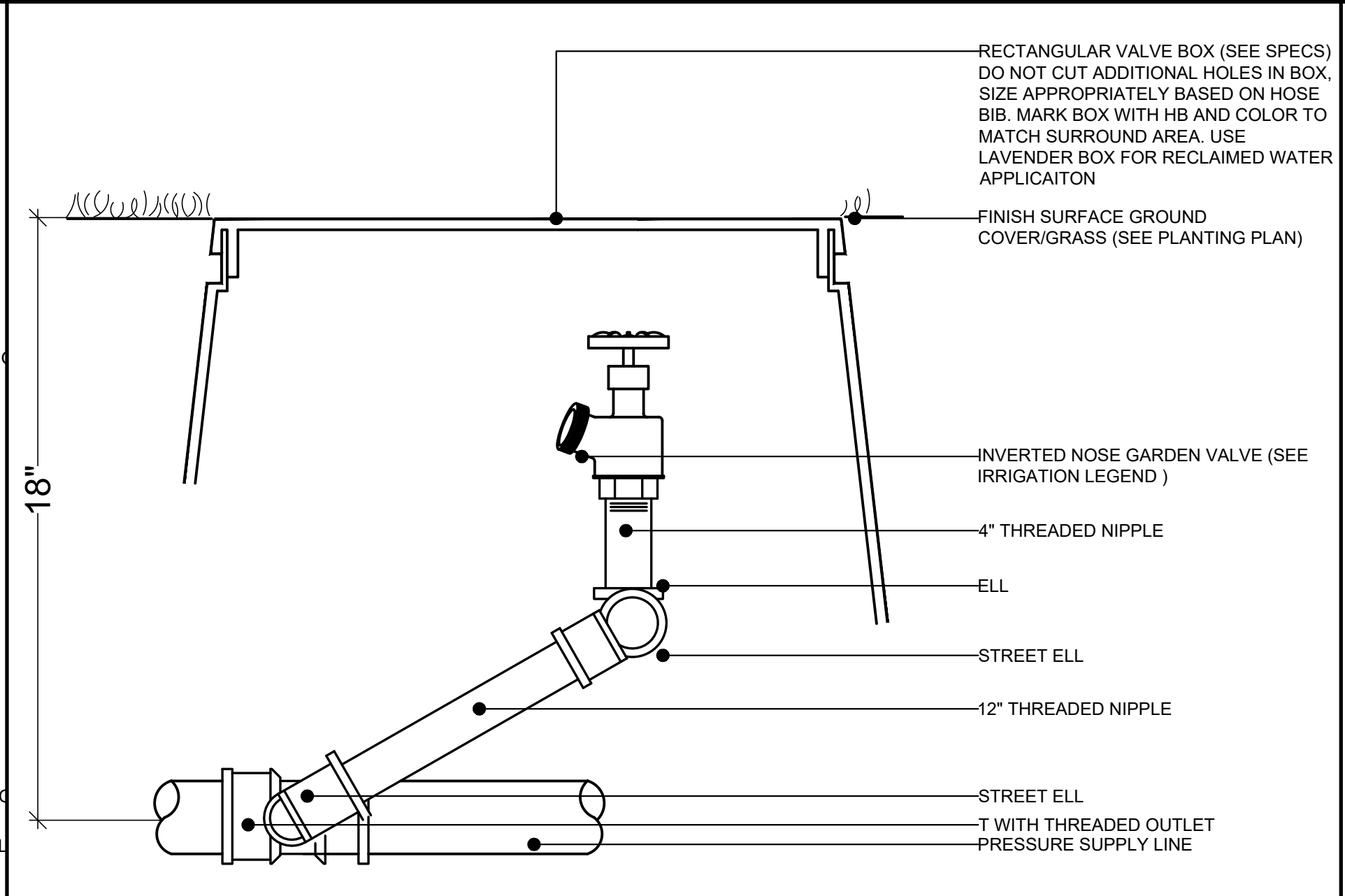
F MASTER VALVE

E WIRE CONNECTORS

H FLOW SENSOR



I HOSE BIB

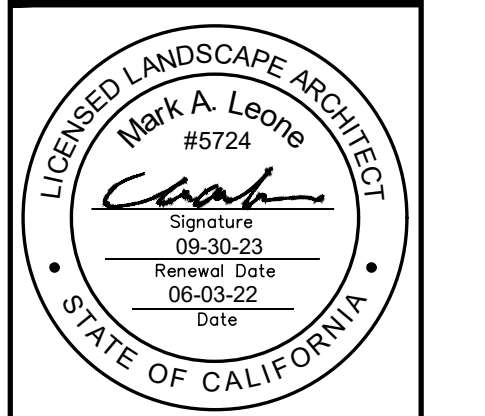


J EZ FLOW FERTILIZER INJECTOR

I HOSE BIB

H FLOW SENSOR

LANDSCAPE ARCHITECT:
OCOTILLO DESIGN GROUP, INC
417 E CARMEL ST, STE 100
SAN MARCOS, CA. 92078
OCOTILLODESIGNGROUP.COM
LIC. NO. 5724



COAST BLVD SOUTH PROJECT
811-827 COAST BLVD,
LA JOLLA, CA 92037

THESE PLANS WERE CREATED USING BASIC FIELD MEASUREMENTS WITH TAPE MEASURE. VERIFY ALL MEASUREMENTS AND CODE COMPLIANCE PRIOR TO CONSTRUCTION.

REVISIONS:

▲	06-17-21
▲	12-02-21

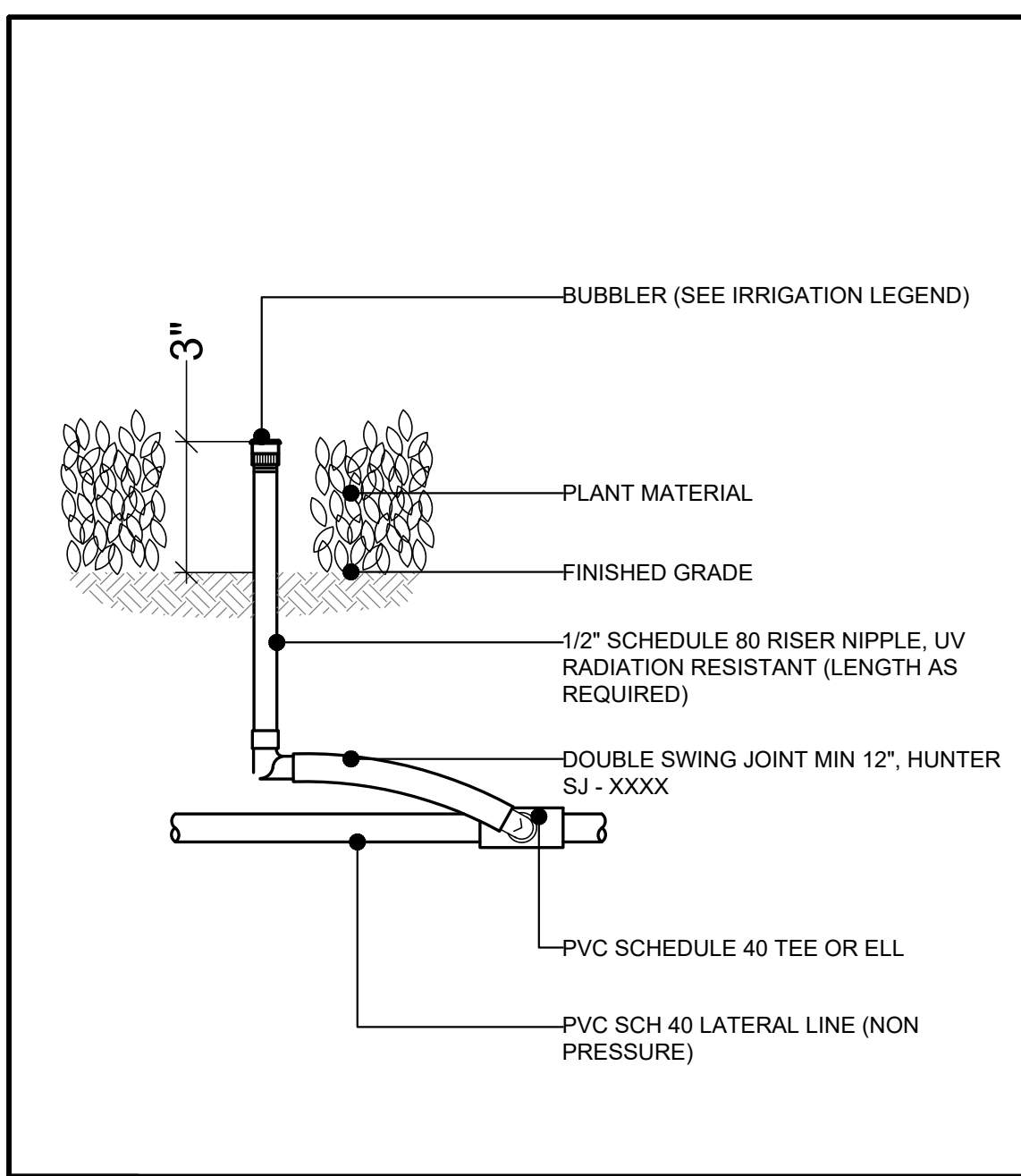
SUBMITTALS:

▲	03-08-21
▲	06-18-21
▲	12-02-21

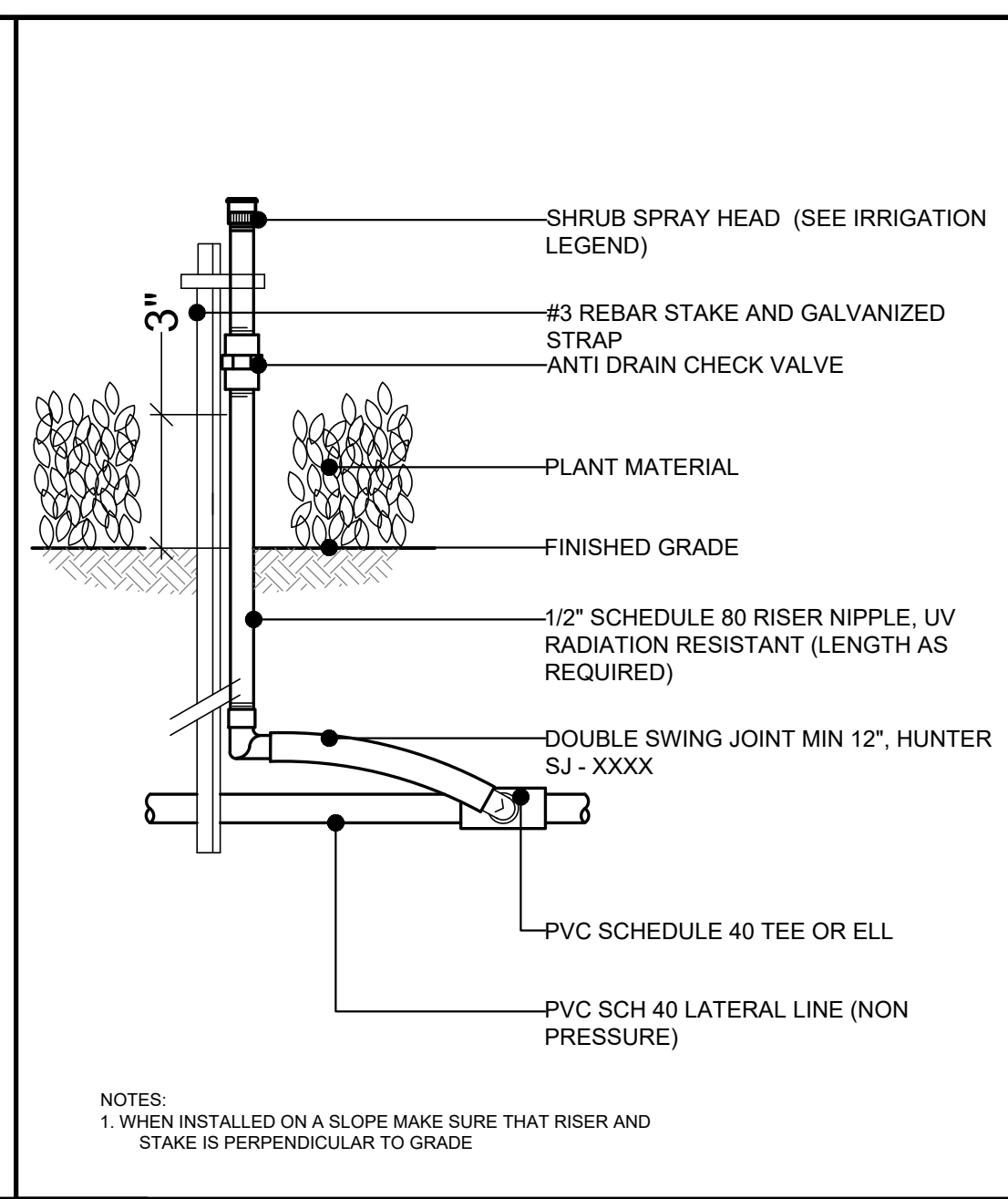
DATE: 06-03-22

SHEET NUMBER
LI-1.03

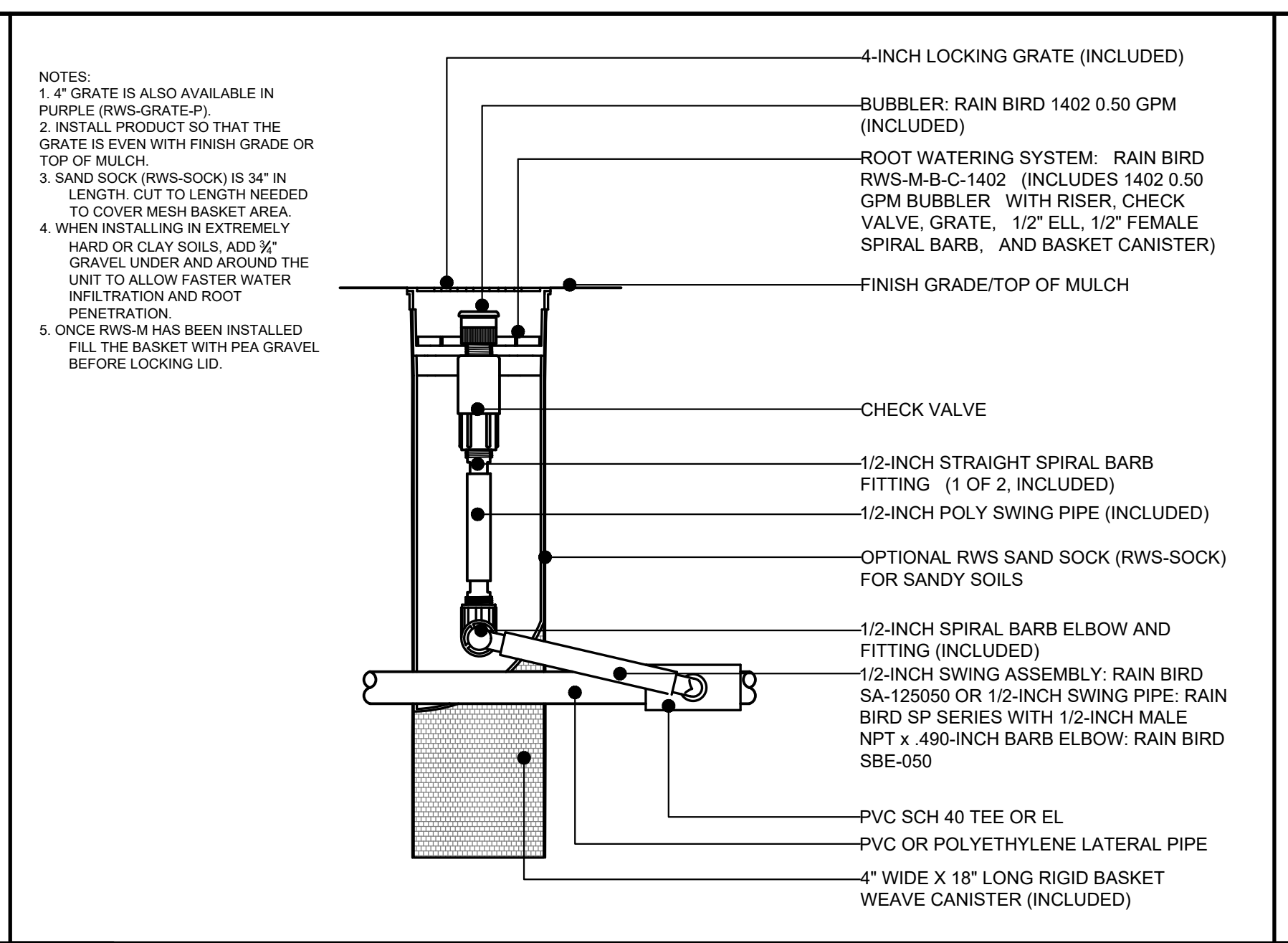
DIG ALERT IRRIGATION DETAILS
CALL: TWO WORKING DAYS BEFORE YOU DIG 811
Underground Service Alert



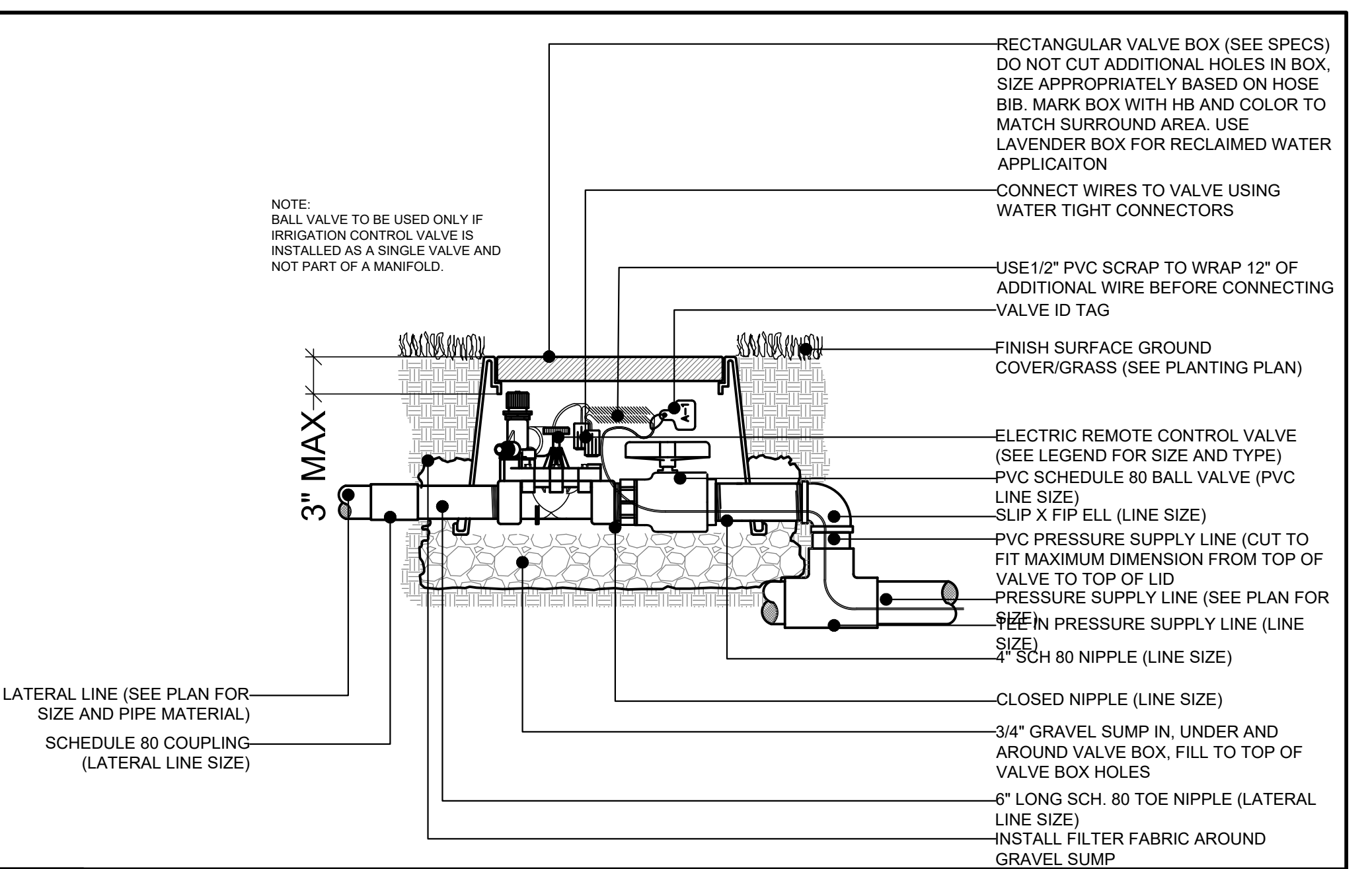
D BUBBLER FOR POT



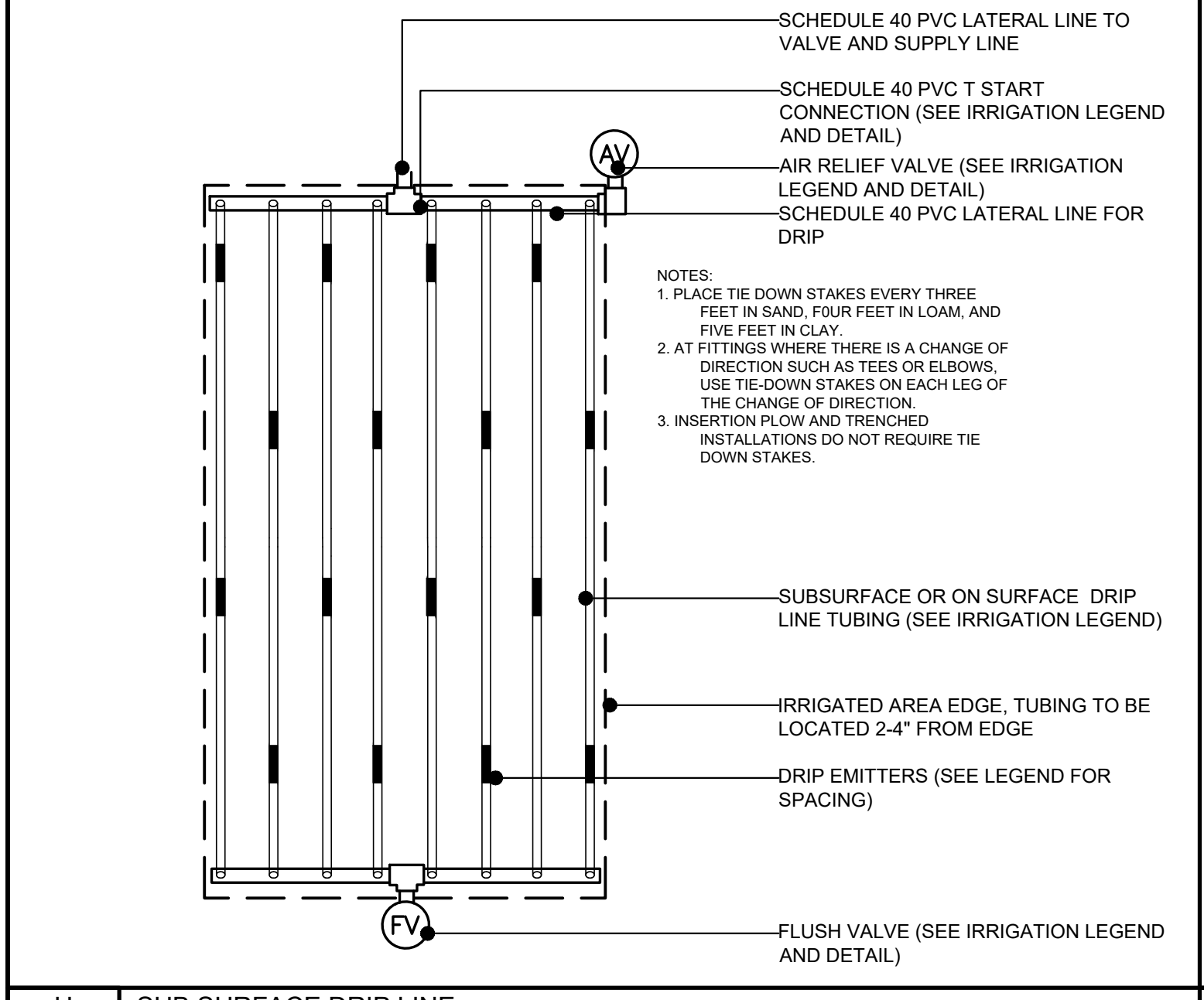
C BUBBLER ON RISER



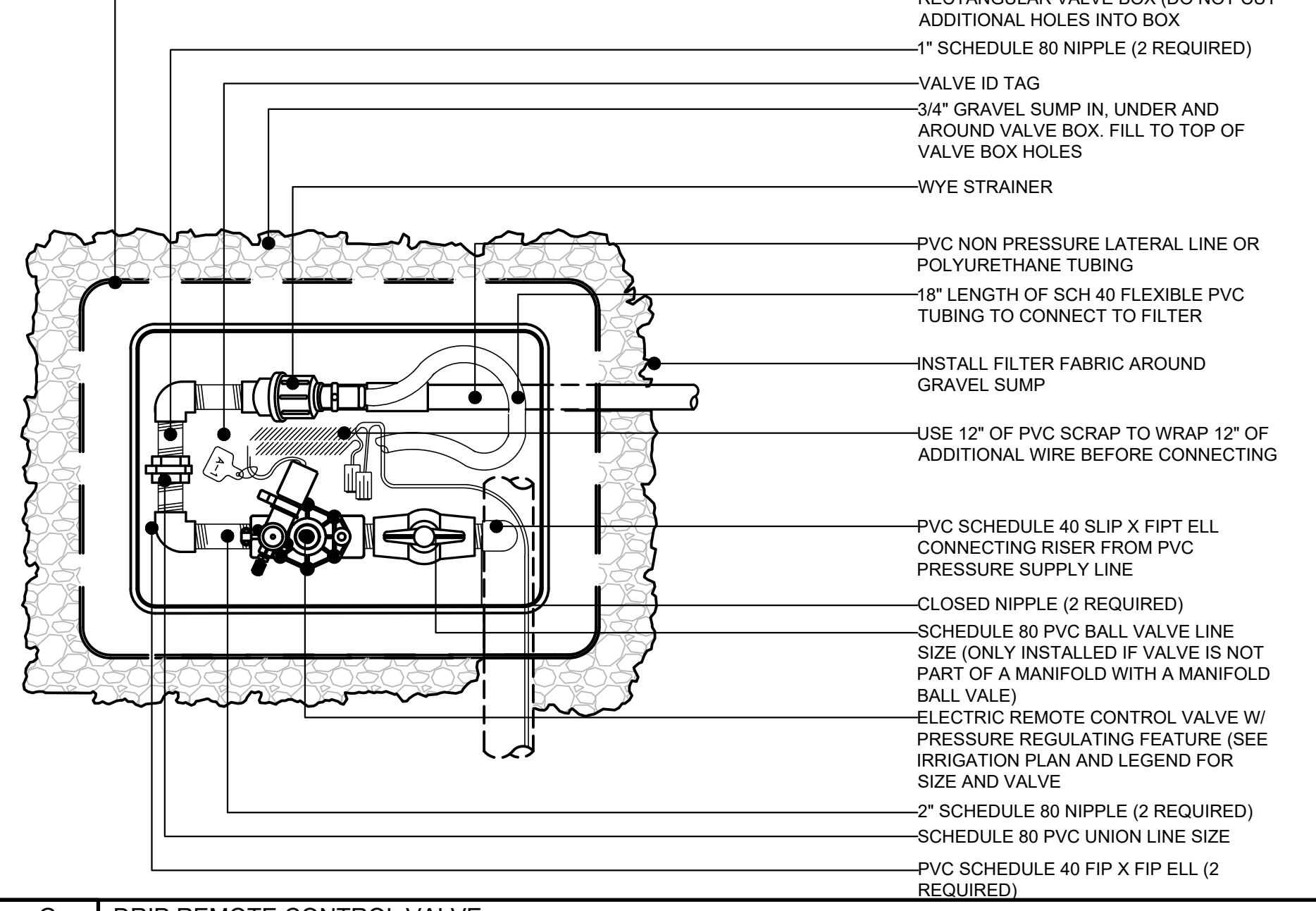
B TREE BUBBLER



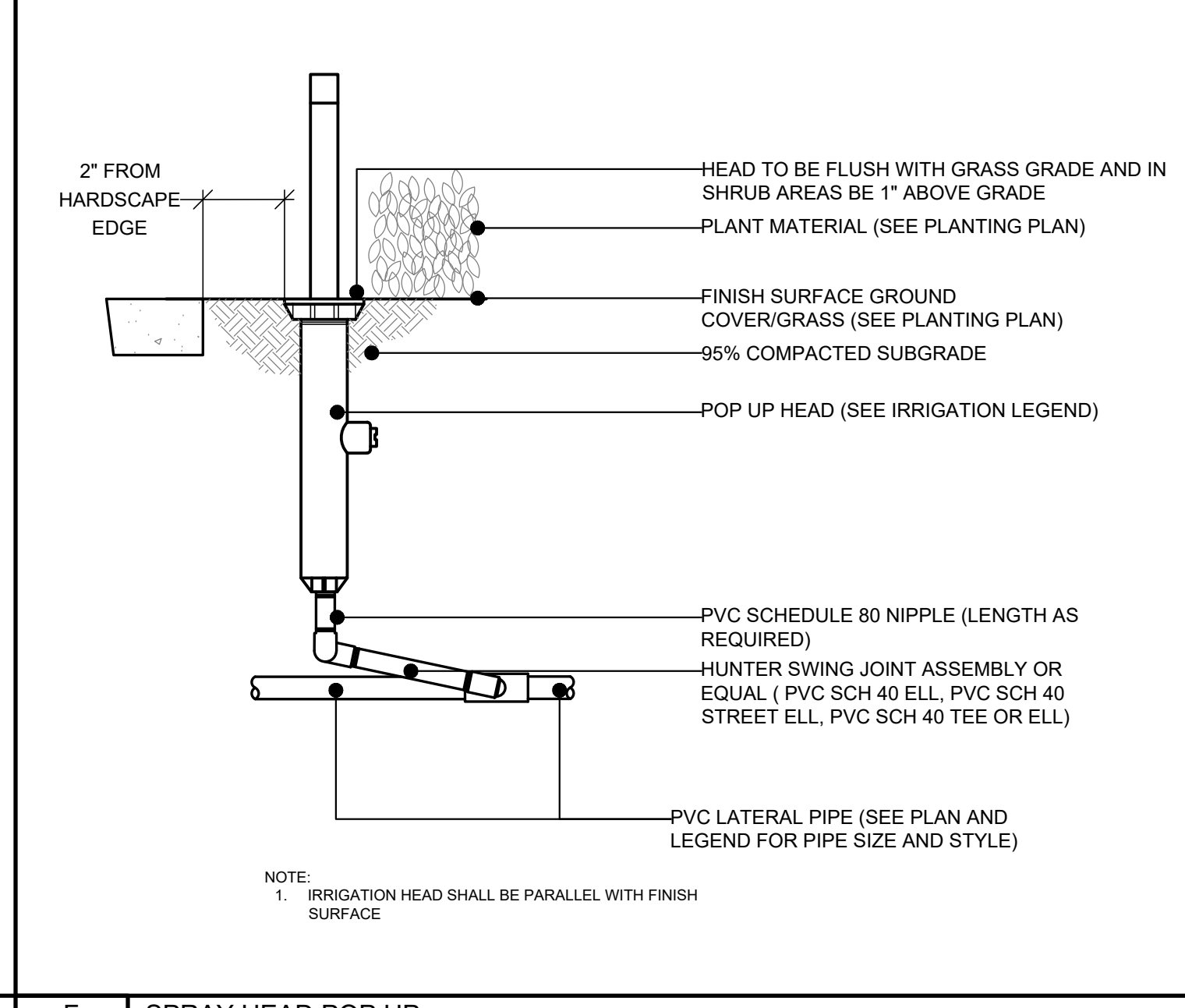
A REMOTE CONTROL VALVE



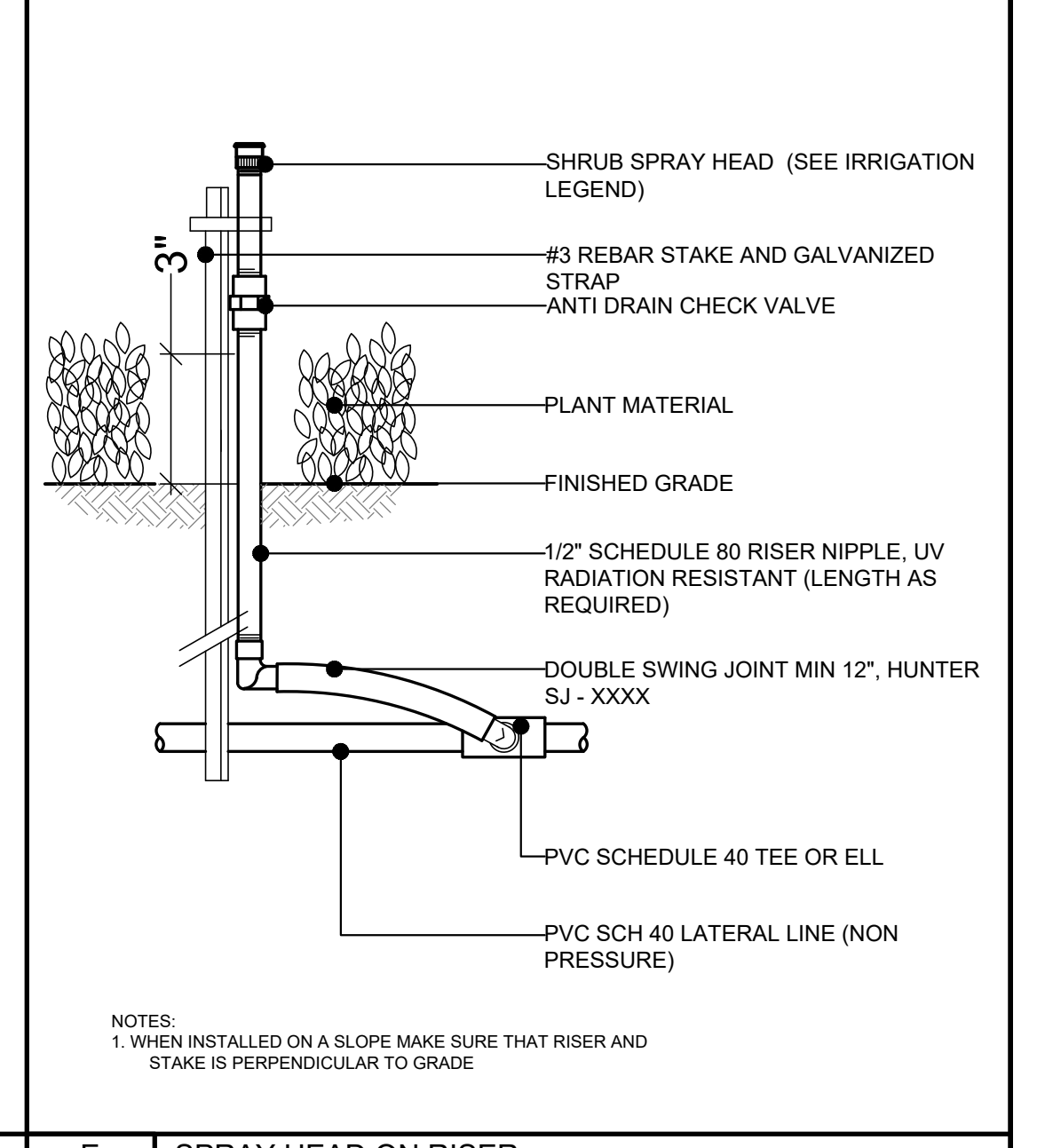
H SUB SURFACE DRIP LINE



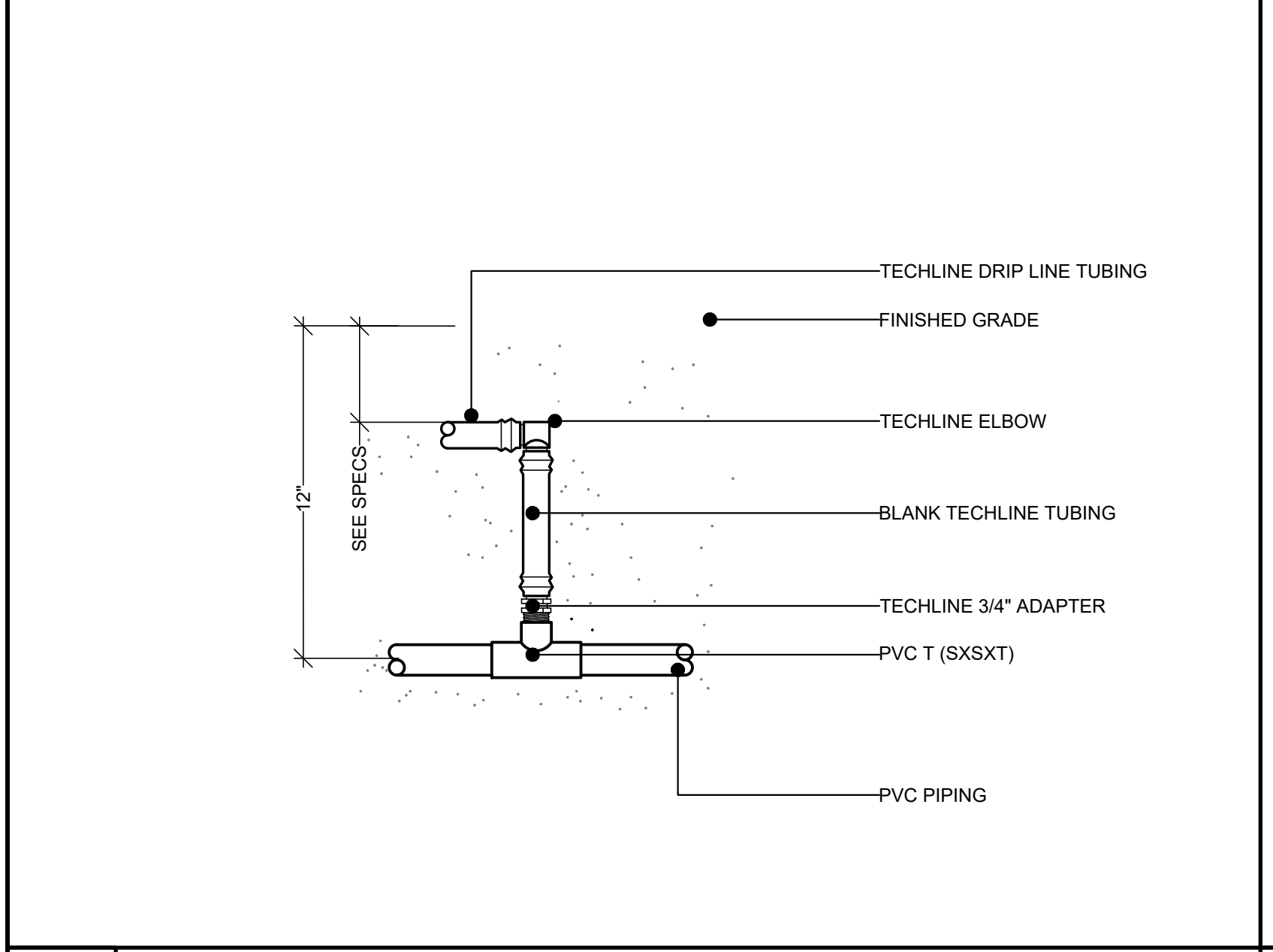
G DRIP REMOTE CONTROL VALVE



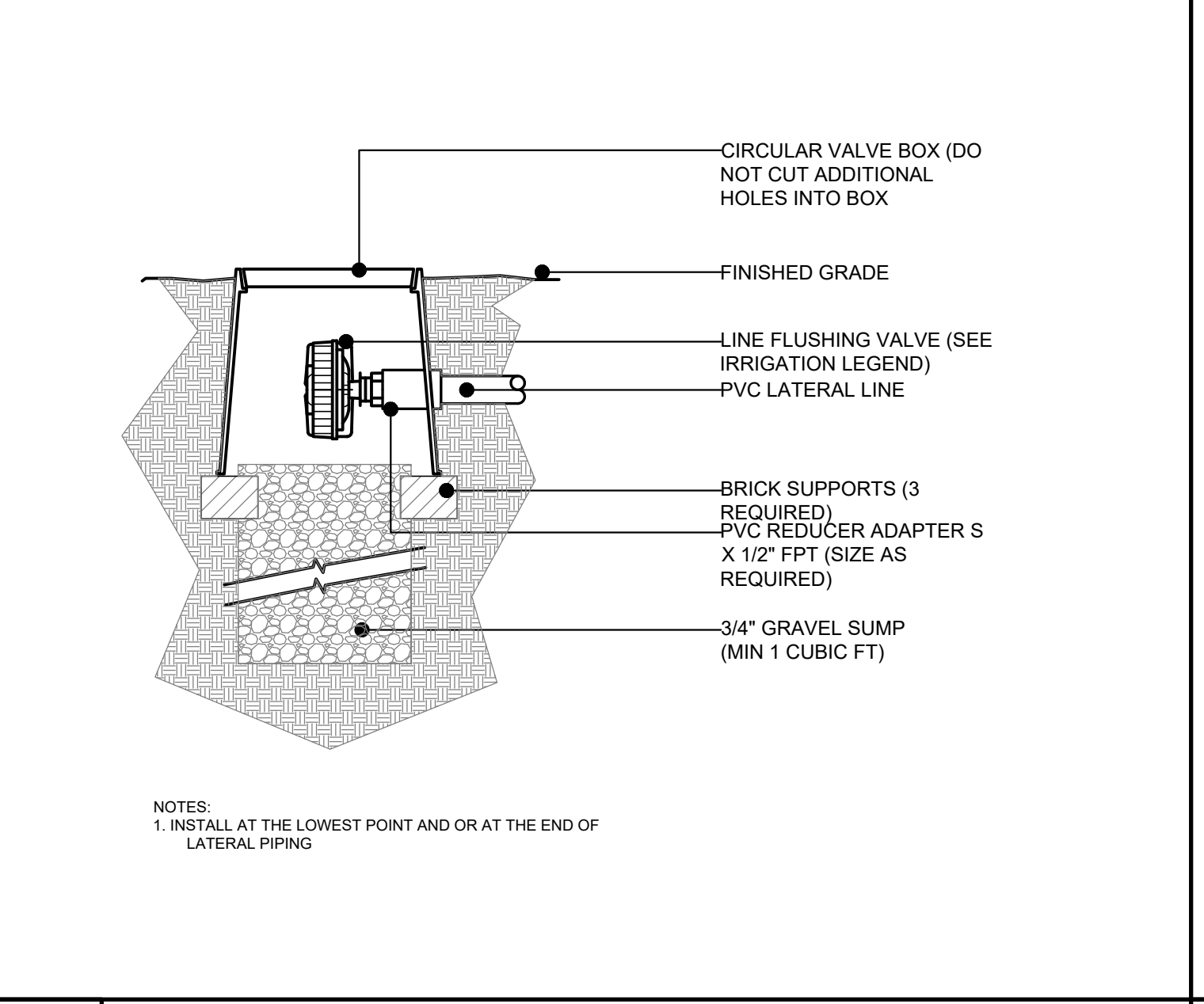
F SPRAY HEAD POP UP



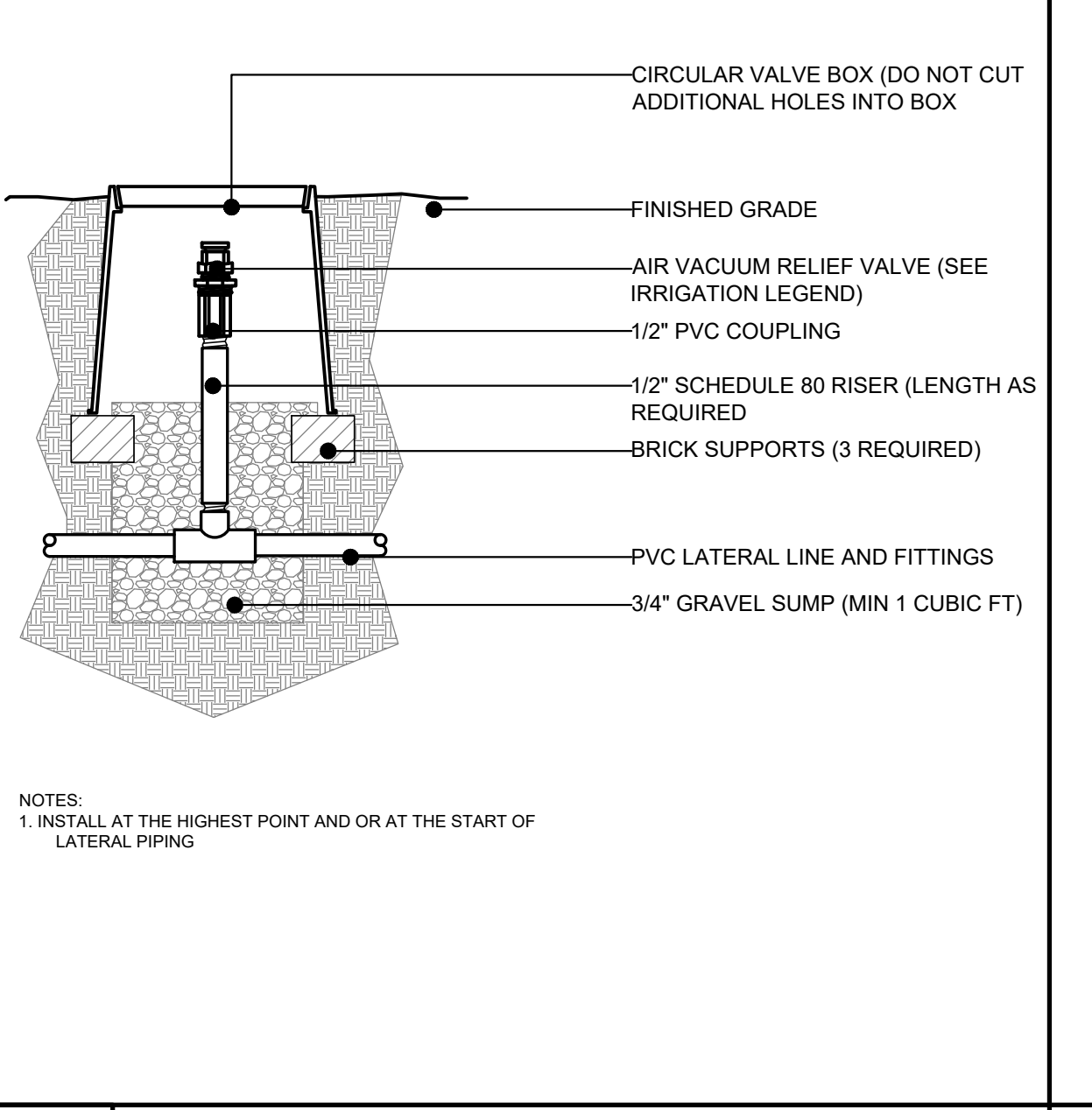
E SPRAY HEAD ON RISER



K DRIP START CONNECTION



J DRIP AUTOMATIC FLUSH



I DRIP AIR RELIEF VALVE

DECLARATION OF RESPONSIBILITY

I AM FAMILIAR WITH THE REQUIREMENTS FOR LANDSCAPE AND IRRIGATION PLANS CONTAINED IN THE CITY OF SAN DIEGO LANDSCAPE WATER CONSERVATION REGULATIONS, IN TITLE 8, DIVISION 6, CHAPTER 7, OF THE SAN DIEGO COUNTY CODE OF REGULATORY ORDINANCES. I HAVE PREPARED THIS PLAN IN COMPLIANCE WITH THOSE REGULATIONS. I CERTIFY THAT THE PLAN IMPLEMENTS THOSE REGULATIONS TO PROVIDE EFFICIENT USE OF WATER.

Mark A. Leone 03/02/21
 MARK LEONE DATE
 LANDSCAPE ARCHITECT RLA# 5724

LANDSCAPE ARCHITECT:
 OCOTILLO DESIGN GROUP, INC
 417 E CARMEL ST, STE 100
 SAN MARCOS, CA. 92078
 OCOTILLODESIGNGROUP.COM
 LIC. NO. 5724



COAST BLVD SOUTH
 PROJECT
 811-827 COAST BLVD,
 LA JOLLA, CA 92037

THESE PLANS WERE CREATED USING BASIC FIELD MEASUREMENTS WITH TAPE MEASURE. VERIFY ALL MEASUREMENTS AND CODE COMPLIANCE PRIOR TO CONSTRUCTION.

REVISIONS:

▲	06-17-21
▲	12-02-21

SUBMITTALS:

▲	03-08-21
▲	06-18-21
▲	12-02-21

DATE: 06-03-22
 SHEET NUMBER
 LI-1.04

DIG ALERT CALL: TWO WORKING 811 DAYS BEFORE YOU DIG Undergound Service Alert

IRRIGATION DETAILS

but is not limited to: inspection, system tune-up, system test with distribution uniformity or emission uniformity, reporting overspray or runoff that causes overland flow, and preparation of an irrigation schedule.

Landscape Area: The entire premises less the area of building footprints, non-irrigated portions of parking lots, driveways, hardscapes (as defined in Land Development Code Section 113.0103), and areas designated for habitat preservation or Brush Management Zone 2.

Maximum Applied Water Allowance (MAWA) Water Budget -: The upper limit of annual applied water for the established landscaped area expressed in gallons per year. It is based upon the area's reference evapotranspiration (ET_o), the evapotranspiration adjustment factor (ETAF), and the size of the landscape area.

Plant Factor: A factor that when multiplied by the average inches per year evapotranspiration rate, estimates the amount of water used by plants. Plant water use calculations are based on the current Water Use Classification of Landscape Species (WUCOLS) list published by the University of California Cooperative Extension and the California Department of Water Resources: http://ucanr.edu/sites/WUCOLS/Download_WUCOLS_IV_List/

Plant Water Use	Plant Factor	Also includes
Very Low	0.0 to 0.1	
Low	0.1-0.3	Artificial Turf; Temporary Irrigation
Moderate	0.4-0.6	
High	0.7-1.0	Water features
Special Landscape Area	1.0	

Special Landscape Area: Areas used for active and passive recreation areas, areas solely dedicated to the production of fruits and vegetables, and areas irrigated with reclaimed water.

2. DETERMINE THE WATER BUDGET

MAWA Water Budget Calculation

The MAWA Water Budget is calculated using the following calculation formula:
 MAWA Water Budget = (ET_o)(0.62)[(ETAF x LA) + ((1-ETAF) x SLA)] = gallons per year

For residential landscape areas = (ET_o)(0.62)[(0.55)(LA) + (0.45)(SLA)]
 For non-residential landscape areas = (ET_o)(0.62)[(0.45)(LA) + (0.55)(SLA)]

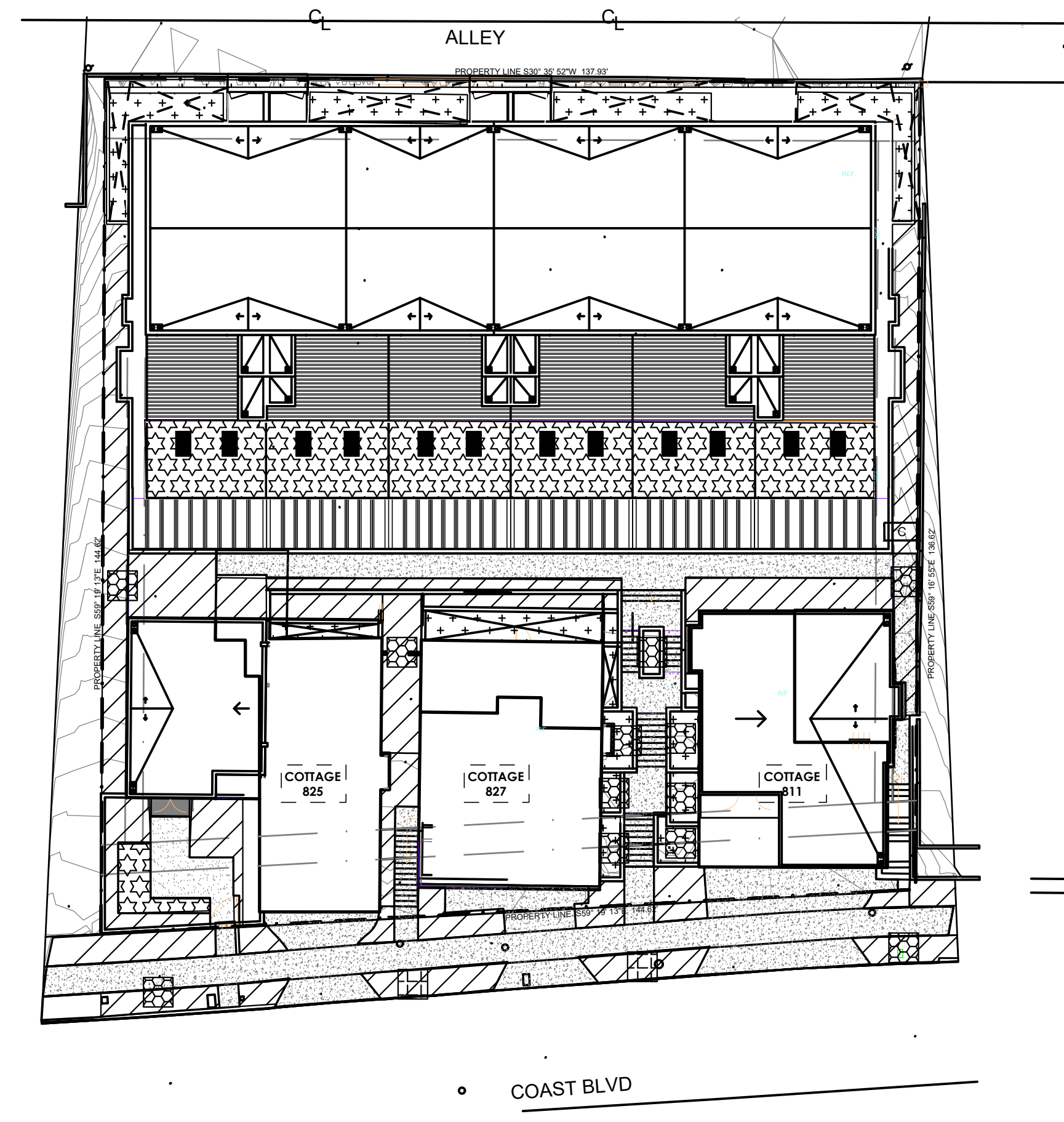
MAWA = (ET_o)(0.62)[(0.45)(5373)]
 = (25.42)(2417)
 = 61,516 50

Legend for MAWA Water Budget Calculation Formula

Symbol	Description of Symbol
ET _o	Evapotranspiration (inches per year); see Table 6 or ET _o Map
0.62	Conversion factor to gallons
ETAF	Evapotranspiration Adjustment Factor
0.55 for residential landscape areas; 0.45 for non-residential landscape areas	
LA	Landscape Area (square feet)
1- ETAF	Additional Evapotranspiration Adjustment Factor for Special Landscape Areas and Reclaimed Water
0.45 for residential landscape areas; 0.55 for non-residential landscape areas	
SLA	Special Landscape Area (square feet)

In the calculation below provide the values for the water budget calculation used for the proposed project. The ET_o for the calculation may be based on the precise location of the project using the ET_o Map or based on the ET_o for the Community Planning Area in Table 6 of the Landscape Standards each of which follows.

MAWA Water Budget calculation = (ET_o)(0.62) [(ETAF)(LA) + (1-ETAF)(SLA)] = gallons per year



Legend for Estimated Total Water Use (ETWU) Calculation Formula

Symbol	Description of Symbol
ET _o	Evapotranspiration (inches per year)
0.62	Conversion factor to gallons
PF	Plant Factor
HA	Hydrozone Area ³ -(square feet)
IE	Irrigation Efficiency (0.81 for Drip System devices) (0.75 for Overhead Spray devices)
SLA	Special Landscape Area (square feet)

Then plug in the numbers from each controller/hydrozone into the ETWU equation. Then total the gallons per year of each controller/hydrozone for the Estimated Total Water Use per year. **The total ETWU cannot exceed the total Water Budget-MAWA.**

Controller No.	ETWU [(ET _o)(0.62)][(PF x HA ³) + SLA]	Result in Gallons per Year
1	[(41)(0.62)][(0.1x2350/0.81)]	7370
2	[(41)(0.62)][(0.4x953/0.81)]	11,947
3	[(41)(0.62)][(0.1x50/0.81)]	157
4	[(41)(0.62)][(0.4x300/0.81)]	3765
5	[(41)(0.62)][(0.1x1720/0.81)]	5330
Total ETWU gallons per year		28,569

Use the following table to track information about each controller in the system.

Controller No.	Hydrozone No.	Valve Circuit	Plant Factor (PF)	Hydrozone Area in s.f. (HA)	Irrigation Method	Irrigation Efficiency (IE)	% Total Landscape Area
1	1		0.1	2350	DRIP	0.81	66
2	2		0.4	953	DRIP	0.81	18
3	3		0.1	50	BUBBLER	0.81	2
4	4		0.4	300	BUBBLER	0.81	14
5	5		0.1	1720	-	0.81	14
				5373	Total		100

HYDROZONE SCHEDULE

SYMBOL	HYDROZONE	PLANT WATER USE	IRRIGATION METHOD	AREA SF
	HYDROZONE 1	LOW SHRUBS	DRIP	2350 SF
	HYDROZONE 2	MOD SHRUBS	DRIP	953 SF
	HYDROZONE 3	LOW TREE	BUBBLERS	50 SF
	HYDROZONE 4	MOD TREES	BUBBLERS	300 SF
	HYDROZONE 5	ARTIFICIAL TURF	-	1720 SF
TOTAL AREA				5373 SF

DECLARATION OF RESPONSIBILITY

I AM FAMILIAR WITH THE REQUIREMENTS FOR LANDSCAPE AND IRRIGATION PLANS CONTAINED IN THE CITY OF SAN DIEGO LANDSCAPE WATER CONSERVATION REGULATIONS, IN TITLE 8, DIVISION 6, CHAPTER 7, OF THE SAN DIEGO COUNTY CODE OF REGULATORY ORDINANCES. I HAVE PREPARED THIS PLAN IN COMPLIANCE WITH THOSE REGULATIONS. I CERTIFY THAT THE PLAN IMPLEMENTS THOSE REGULATIONS TO PROVIDE EFFICIENT USE OF WATER.

MARK LEONE
 LANDSCAPE ARCHITECT RLA# 5724

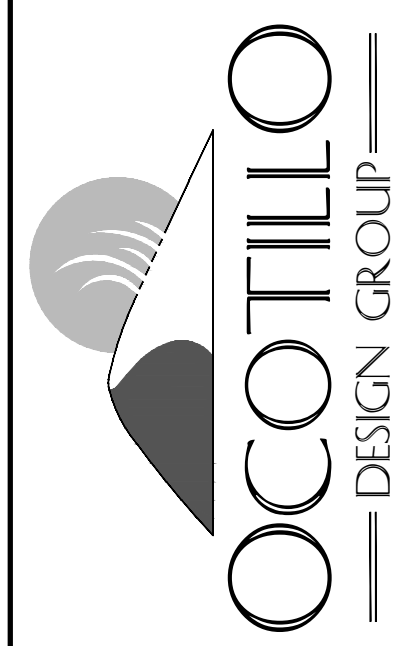
03/02/21

DATE

DIG ALERT CALL: TWO WORKING DAYS BEFORE YOU DIG Scale: 0'-1" = 20'-0"

IRRIGATION HYDROZONE PLAN, LEGEND & NOTES

LANDSCAPE ARCHITECT:
 OCOTILLO DESIGN GROUP, INC
 417 E CARMEL ST, STE 100
 SAN MARCOS, CA. 92078
 OCOTILLODESIGNGROUP.COM
 LIC. NO. 5724



COAST BLVD SOUTH PROJECT
 811-827 COAST BLVD,
 LA JOLLA, CA 92037

THESE PLANS WERE CREATED USING BASIC FIELD MEASUREMENTS WITH TAPE MEASURE. VERIFY ALL MEASUREMENTS AND CODE COMPLIANCE PRIOR TO CONSTRUCTION.

REVISIONS:

▲	06-17-21
▲	12-02-21

SUBMITTALS:

▲	03-08-21
▲	06-18-21
▲	12-02-21

DATE: 06-03-22

SHEET NUMBER

LI-1.05

ALLEY

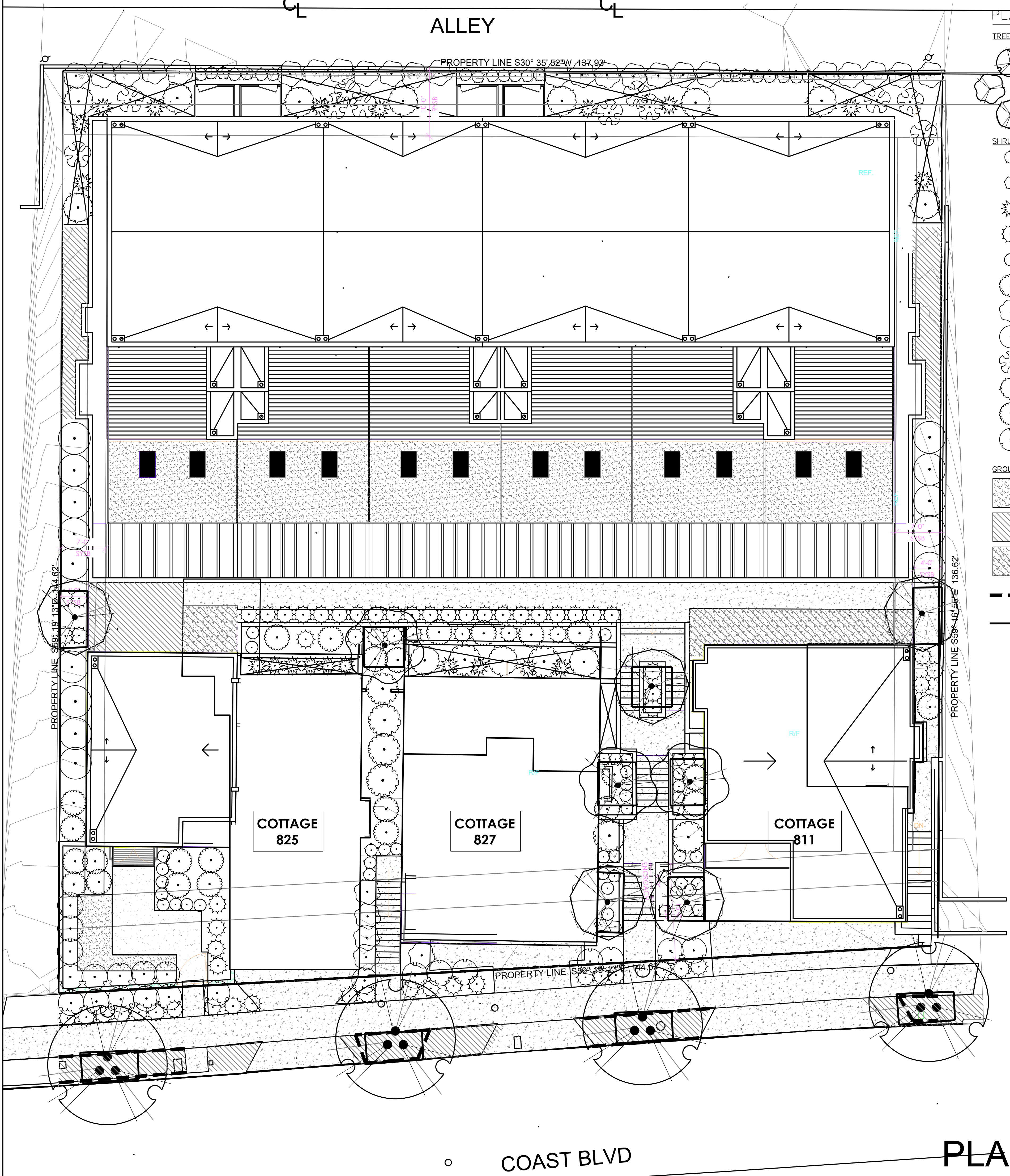
PROPERTY LINE S30° 35' 52"W 137.93'

PLANT_SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	QTY	REMARKS
	Cassia leptophylla	Gold Medallion Tree	36" Box	M	4	
	Lagerstroemia indica x fauriei 'Natchez'	Natchez Crape Myrtle Multi-Trunk	36" Box	M	3	
	Magnolia grandiflora 'Little Gem'	Dwarf Southern Magnolia	36" Box		5	
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	QTY	REMARKS
	Agapanthus x 'Little White Bird'	Little White Bird African Lily	5 gal.	M	40	
	Buxus microphylla	Littleleaf Boxwood	5 gal.	M	12	
	Clivia miniata	Bush Lily	5 gal.	M	20	
	Dietes vegeta	African Iris	5 gal.	L	65	
	Gaura lindheimeri	Gaura	5 gal.	L	19	
	Hydrangea macrophylla	Largeleaf Hydrangea	5 gal.	M	8	
	Ligustrum japonicum 'Texanum'	Wax Leaf Privet	15 gal.		29	
	Olea europaea 'Little Ollie' TM	Little Ollie Olive	15 gal.	L	14	
	Polystichum munitum	Western Sword Fern	5 gal.	M	11	
	Rhaps excelsa	Lady Palm	15 gal.	M	12	
	Rosa x 'Iceburg'	Iceburg White Rose	5 gal.	M	25	
	Westringia fruticosa 'Smokey'	Smokey Westringia	15 gal.	L	22	
GROUND COVERS	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	QTY	REMARKS
	Artificial Turf Tiger Turf Diamond Light Spring		Roll		1,515 sf	
	Carissa macrocarpa 'Green Carpet'	Green Carpet Natal Plum	1 gal.	L	723 sf	
	Rosa acicularis 'Flower Carpet White' TM	White Groundcover Rose	1 gal.	L	256 sf	
	ROOT BARRIER	BIO BARRRIER 24"DEPTH				
	40 SQFT UNDISTURBED BY HARDSCAPE AND UTILITIES					

CITY OF SAN DIEGO NOTES:

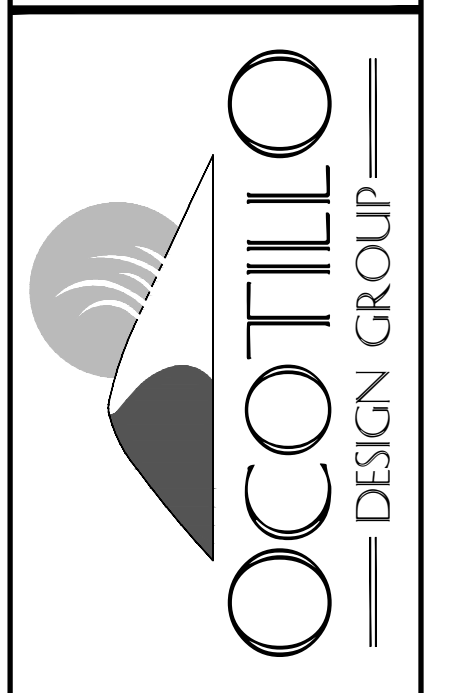
- IF ANY REQUIRED LANDSCAPE INDICATED ON THE APPROVED CONSTRUCTION DOCUMENT PLANS IS DAMAGED OR REMOVED, IT SHALL BE REPAIRED AND/OR REPLACED IN KIND AND EQUIVALENT SIZE PER THE APPROVED DOCUMENTS TO THE SATISFACTION OF THE DEVELOPMENT SERVICES DEPARTMENT WITHIN 30 DAYS OF DAMAGE
- ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.
- TREE ROOT BARRIERS SHALL BE INSTALLED WHERE TREES ARE PLACED WITHIN 5 FEET OF PUBLIC IMPROVEMENTS INCLUDING WALKS, CURBS, OR STREET PAVEMENTS OR WHERE NEW PUBLIC IMPROVEMENTS ARE PLACED ADJACENT TO EXISTING TREES. THE ROOT BARRIER WILL NOT WRAP AROUND THE ROOT BALL." PLEASE CLEARLY IDENTIFY THE INSTALLATION OF ROOT BARRIERS IN THE LOCATIONS SUBJECT TO THESE CONDITIONS PER 142.0403(B)
- MULCH: 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.
- IRRIGATION: AN AUTOMATIC, ELECTRICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED BY LDC §142.0403(C) FOR PROPER IRRIGATION, DEVELOPMENT, AND MAINTENANCE OF THE VEGETATION IN A HEALTHY, DISEASE-RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED." ALSO, INDICATE THE TYPE(S) OF IRRIGATION SYSTEM(S) PROPOSED; I.E. SPRAY, DRIP, ETC
- MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY OWNER. LANDSCAPE AND IRRIGATION AREAS IN THE PUBLIC RIGHT-OF-WAY SHALL BE MAINTAINED BY OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER, AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.
- 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 WAY PER THE SAN DIEGO MUNICIPAL CODE §142.0403(B)(10).
- LANDSCAPING AND WATERING SYSTEM AS REQUIRED BY THE LA JOLLA SHORES REVIEW BOARD SHALL BE INSTALLED WITHIN 6 WEEKS FOLLOWING OCCUPANCY OF THE PREMISES
- ALL LANDSCAPED MATERIAL SHALL BE PERMANENTLY MAINTAINED IN A GROWING AND HEALTHY CONDITION INCLUDING TRIMMING AS APPROPRIATE TO THE LANDSCAPE MATERIAL.
- A MINIMUM ROOT ZONE OF 40SF IN AREA SHALL BE PROVIDED FOR ALL TREES. THE MINIMUM DIMENSION FOR THIS AREA SHALL BE 5 FEET, PER SDMC §142.0403(B)(5)
- EXISTING TREES TO REMAIN ON SITE WITHIN 10-FT OF THE AREA OF WORK WILL BE PROTECTED IN PLACE. THE FOLLOWING PROTECTION MEASURES WILL BE PROVIDED:
 - A BRIGHT YELLOW OR ORANGE TEMPORARY FENCE WILL BE PLACED AROUND EXISTING TREES AT THE DRIP LINE.
 - STOCKPILING, TOPSOIL DISTURBANCE, VEHICLE USE, AND MATERIAL STORAGE OF ANY KIND IS PROHIBITED WITHIN THE DRIP LINE.
 - A TREE WATERING SCHEDULE WILL BE MAINTAINED AND DOCUMENTED DURING CONSTRUCTION.
 - ALL DAMAGED TREES WILL BE REPLACED WITH ONE OF EQUAL OR GREATER SIZE
- ALL PRUNING SHALL COMPLY WITH THE STANDARDS OF THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) FOR TREE CARE OPERATIONS AND THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) FOR TREE PRUNING. TOPPING OF TREES IS NOT PERMITTED.



DIG ALERT CALL: TWO WORKING DAYS BEFORE YOU DIG Scale: 0'-1" = 8'-0"

PLANTING PLAN, LEGEND AND NOTES

LANDSCAPE ARCHITECT:
 OCOTILLO DESIGN GROUP, INC
 417 E CARMEL ST, STE 100
 SAN MARCOS, CA. 92078
 OCOTILLODESIGNGROUP.COM
 LIC. NO. 5724



COAST BLVD SOUTH
 PROJECT
 811-827 COAST BLVD,
 LA JOLLA, CA 92037

THESE PLANS WERE CREATED USING BASIC FIELD MEASUREMENTS WITH TAPE MEASURE. VERIFY ALL MEASUREMENTS AND CODE COMPLIANCE PRIOR TO CONSTRUCTION.

REVISIONS:

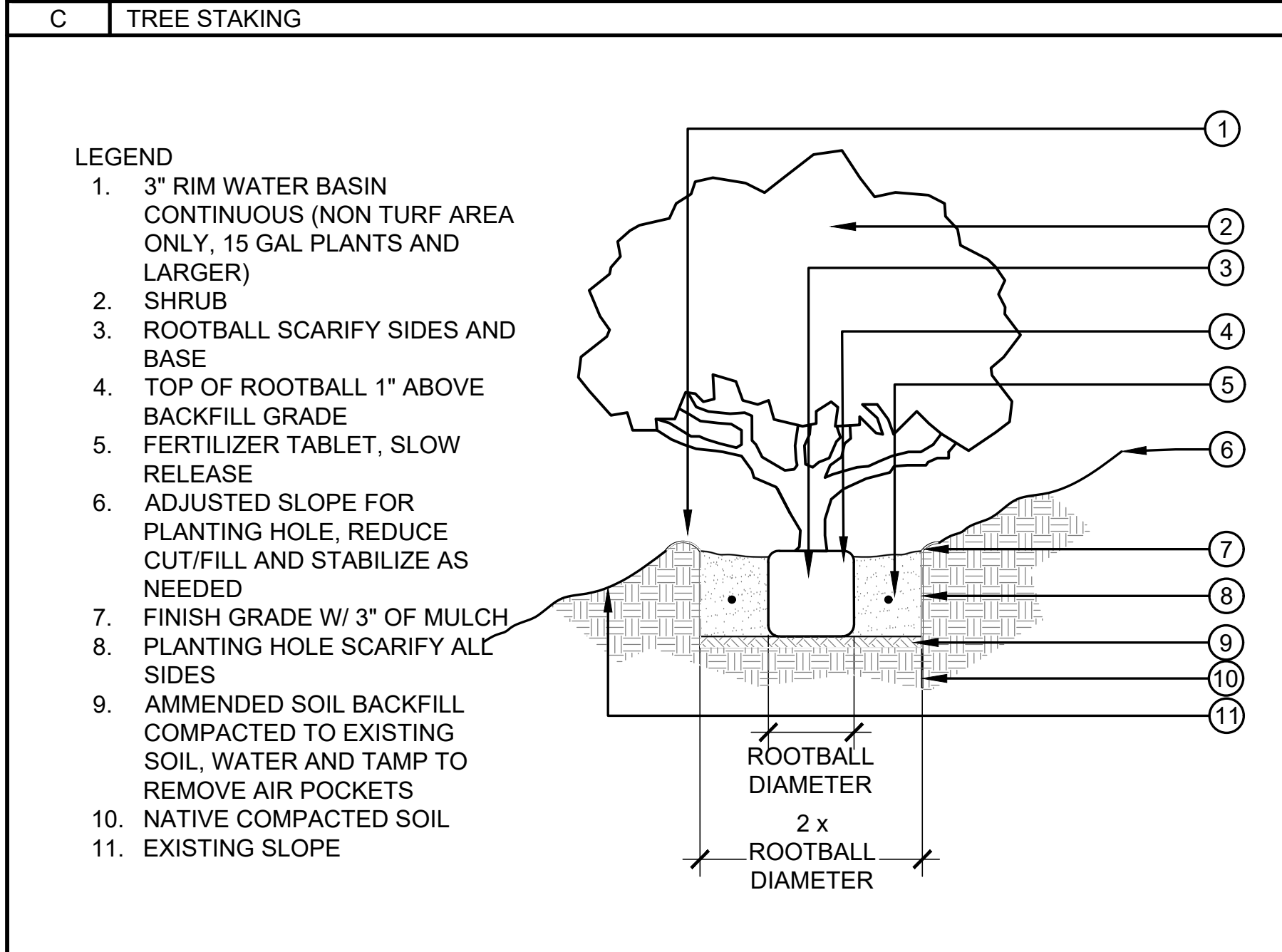
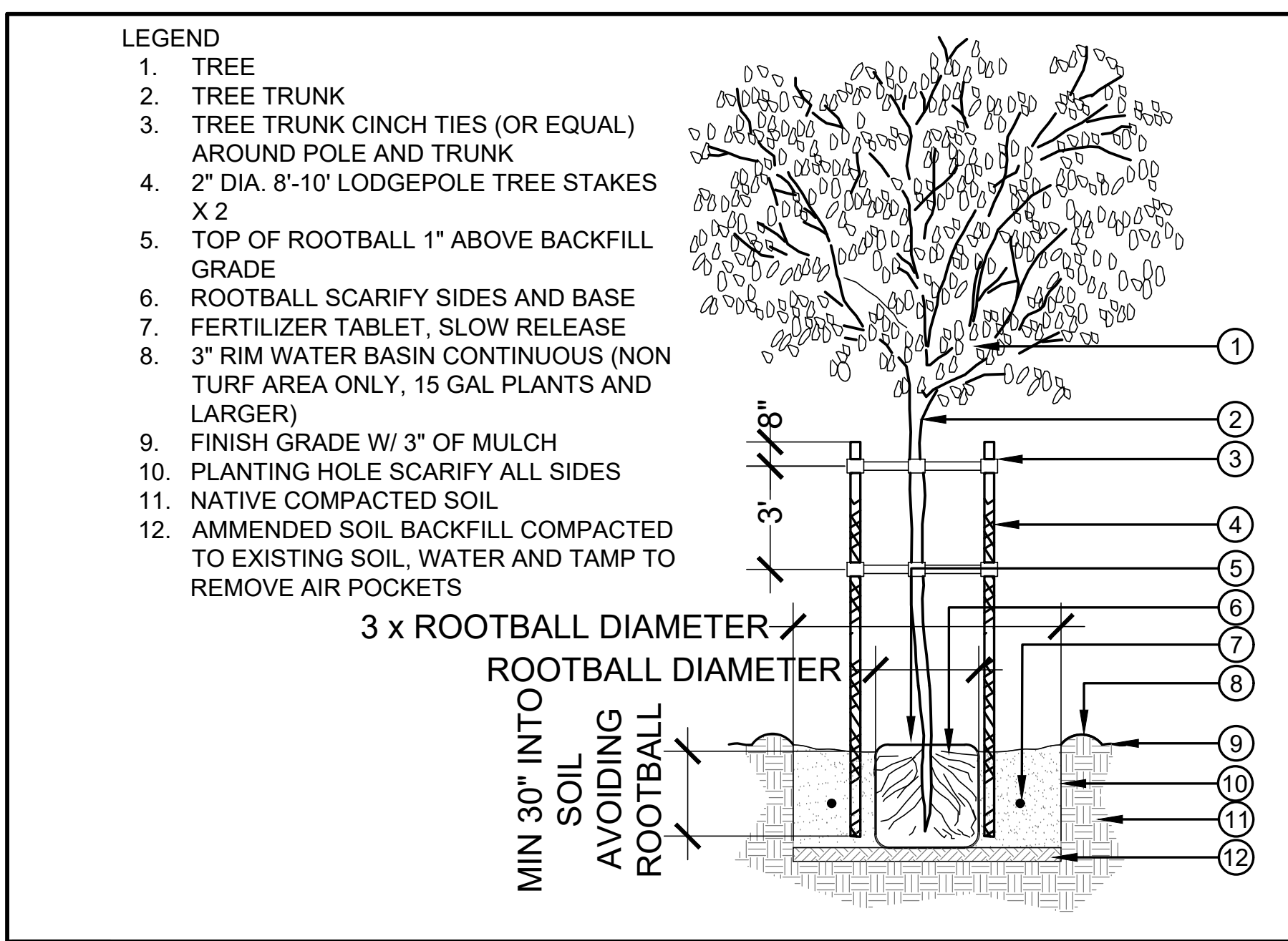
▲	06-17-21
▲	12-02-21

SUBMITTALS:

▲	03-08-21
▲	06-18-21
▲	12-02-21

DATE: 06-03-22

SHEET NUMBER
LP-2.01

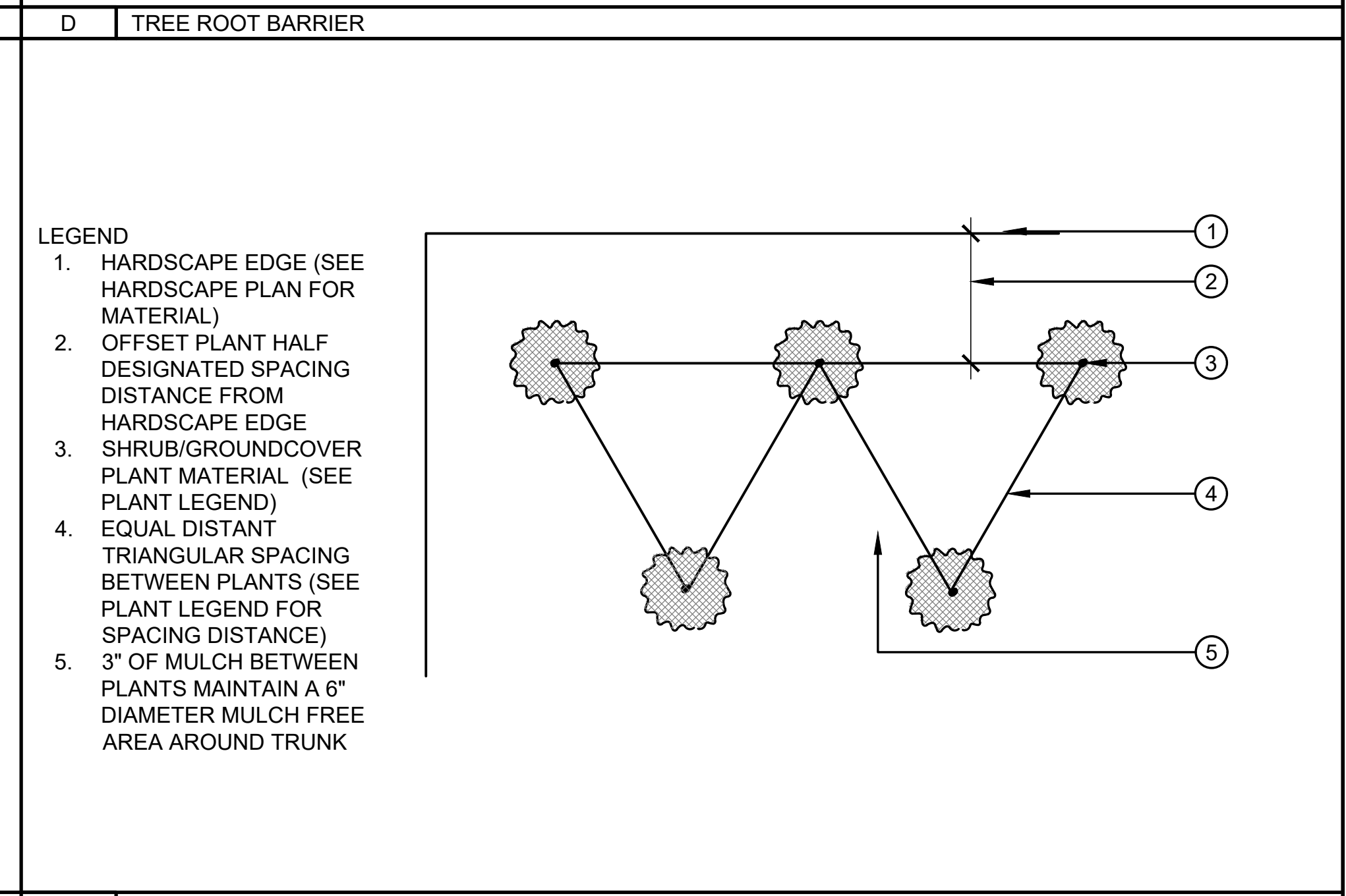
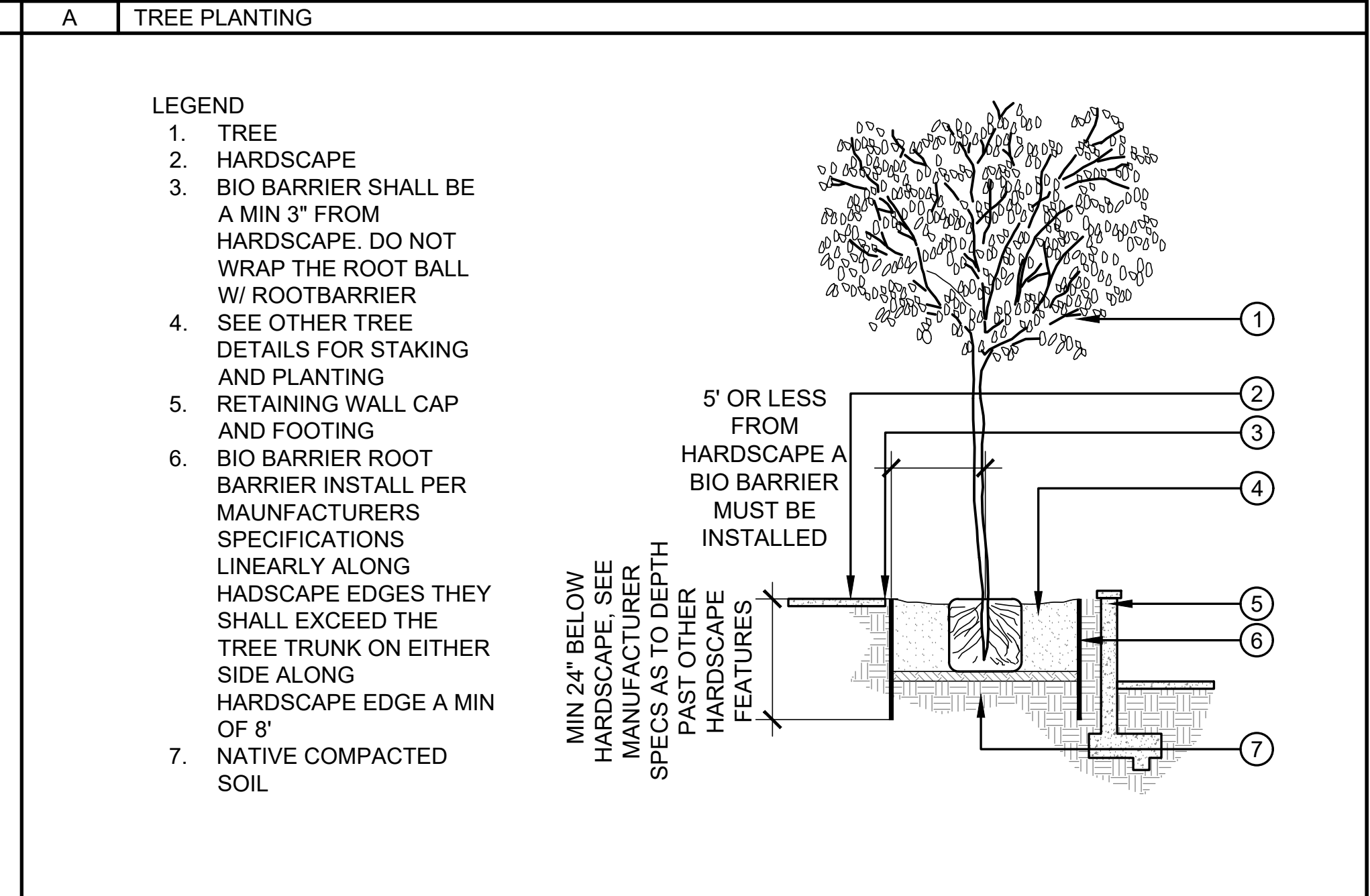
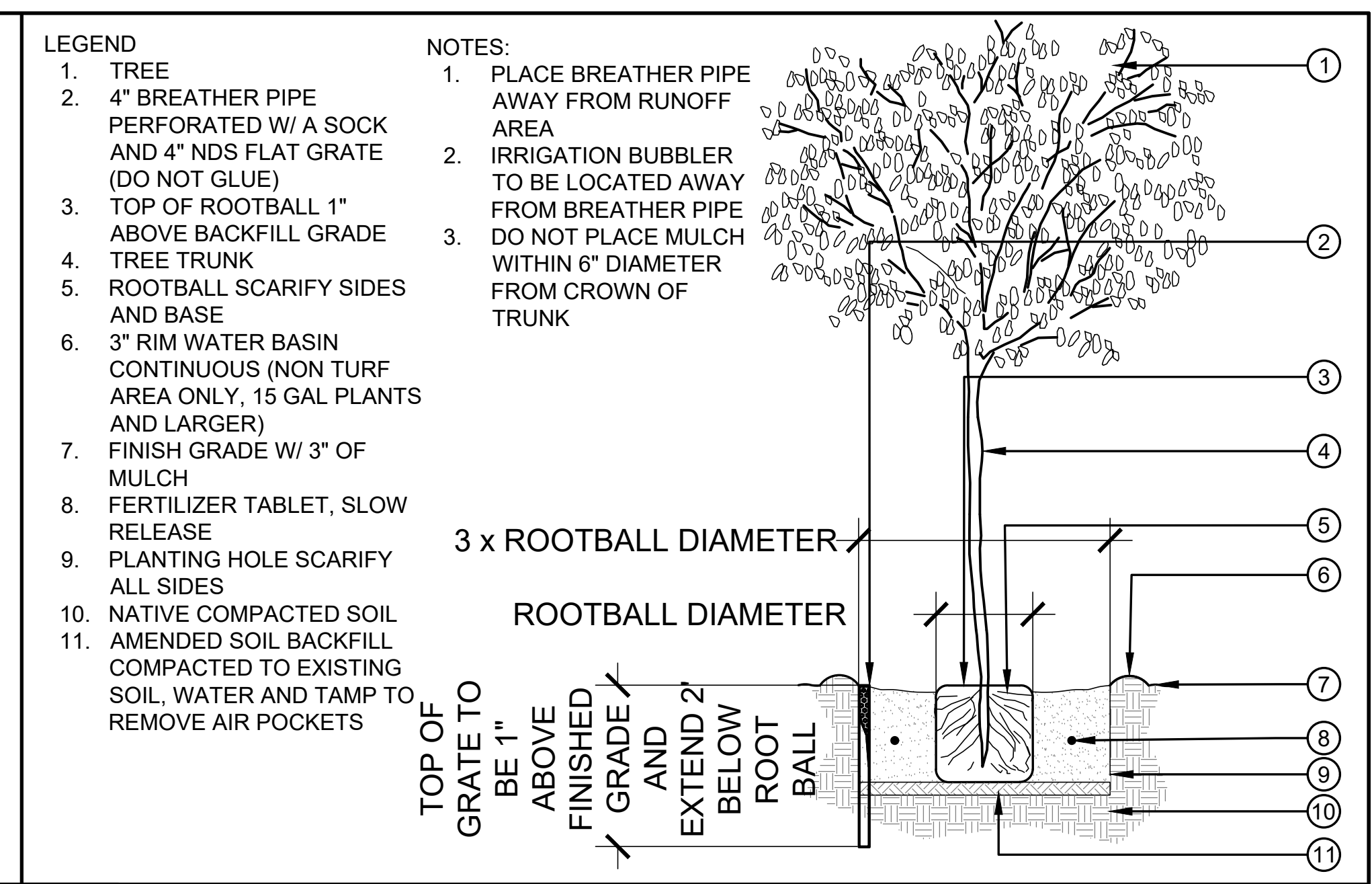
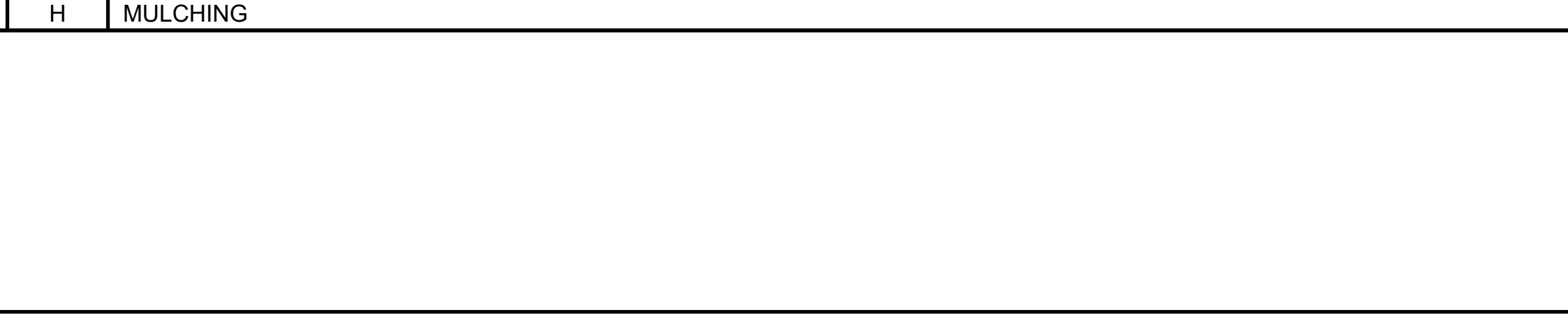
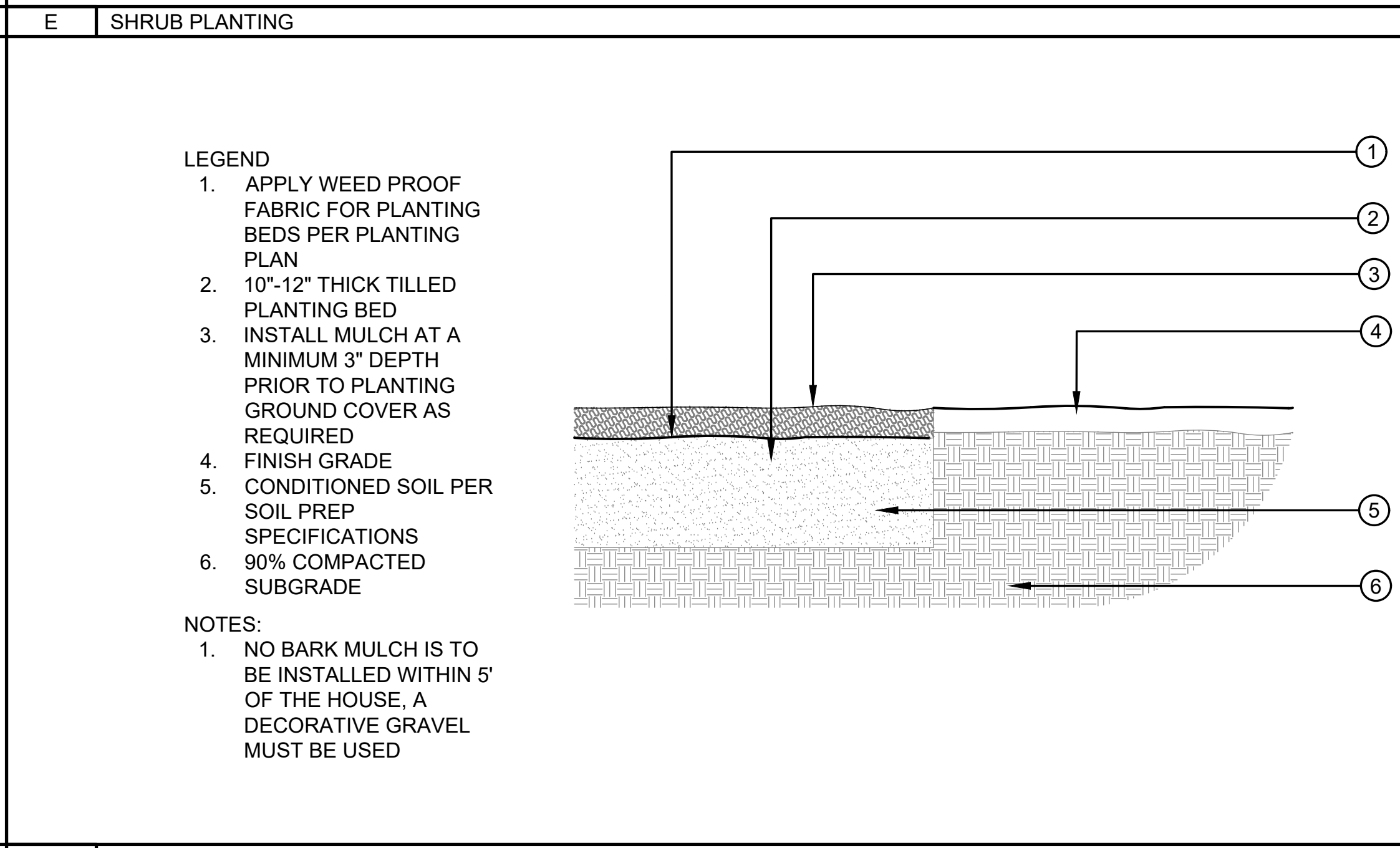
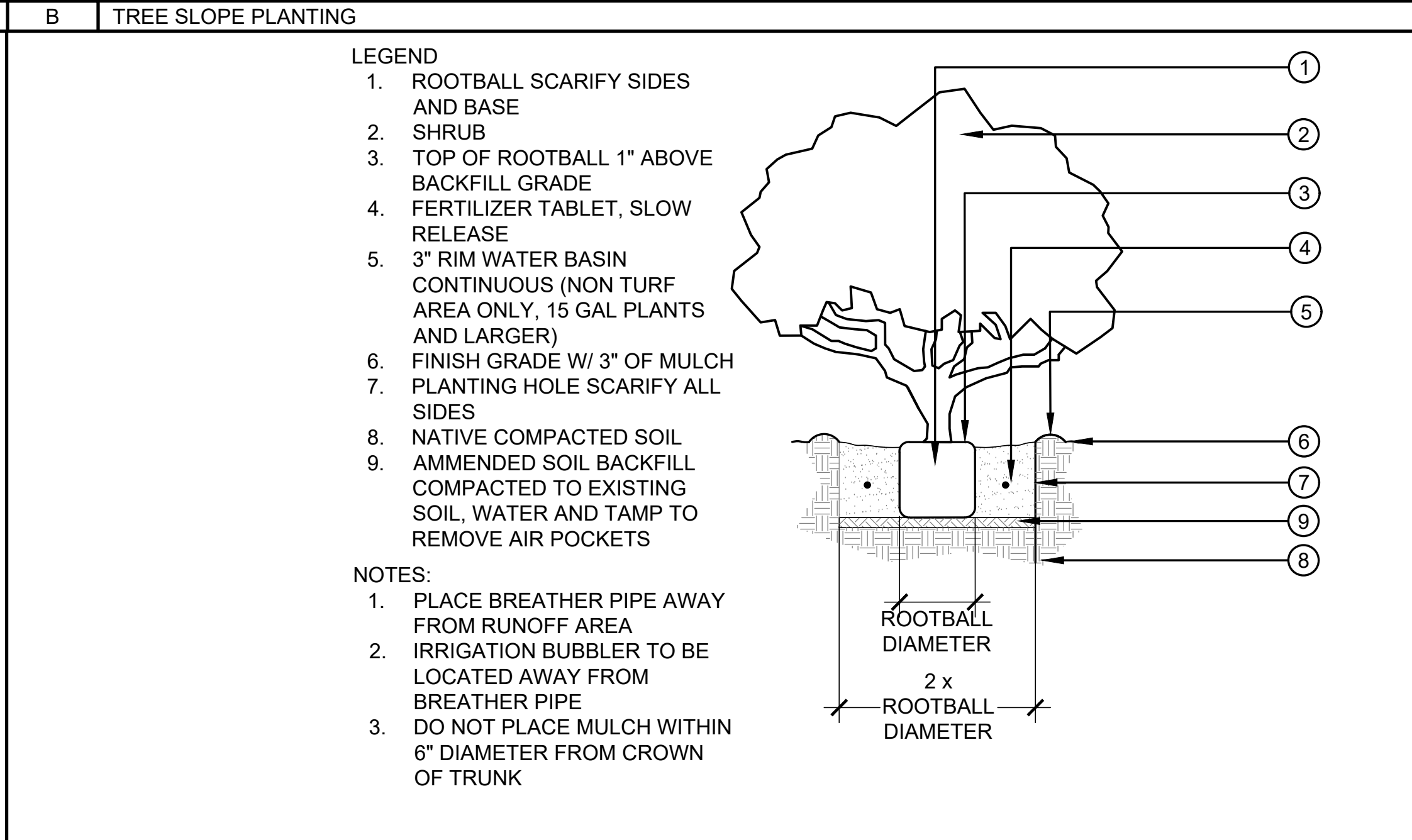
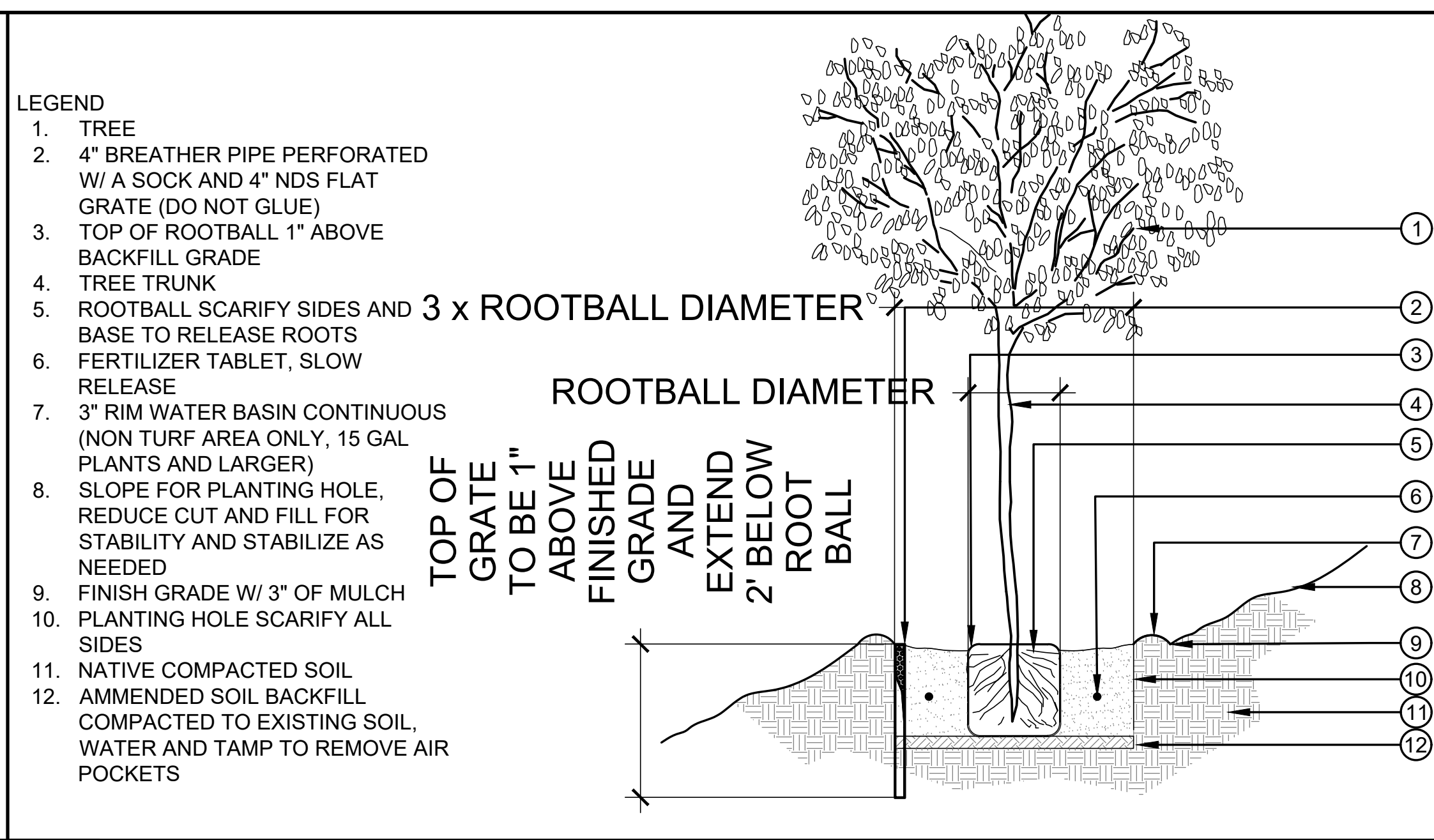
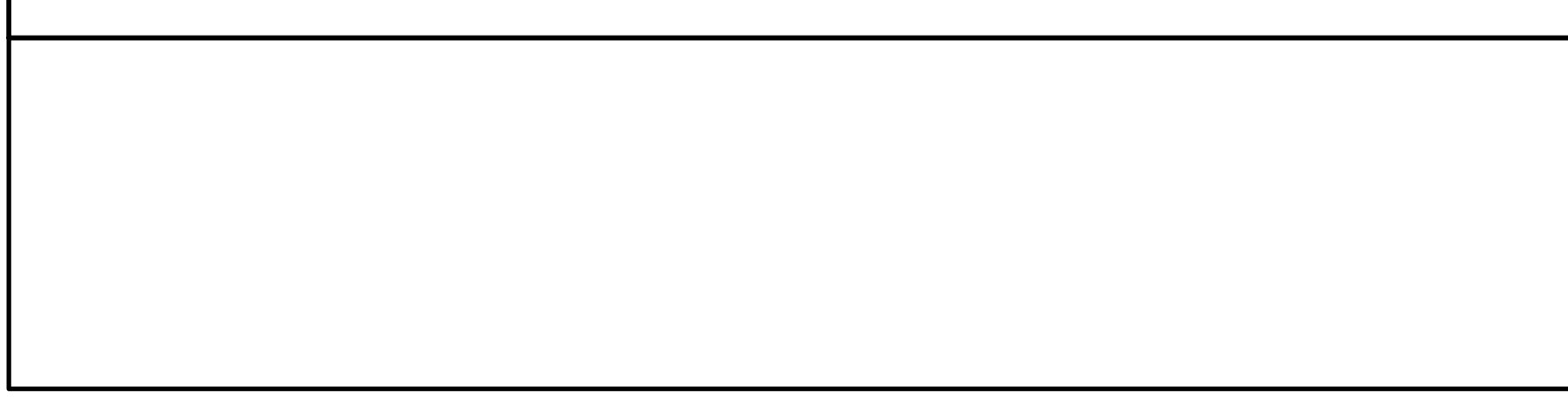


MAINTENANCE RESPONSIBILITY NOTE:

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 DEVELOPEMENT 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.

MINIMUM TREE SEPARATION DISTANCE:

IMPROVEMENT	MINIMUM DISTANCE TO STREET TREE
TRAFFIC SIGNALS (STOP SIGN)	20 FEET
UNDERGROUND UTILITY LINES	5 FEET
ABOVE GROUND UTILITY STRUCTURES	10 FEET
DRIVEWAY (ENTRIES) (5 FEET ON RESIDENTIAL STREETS RATED AT 25 MPH OR LOWER)	10 FEET
INTERSECTIONS (INTERSECTING CURB LINES OF 2 STREETS)	25 FEET
SEWER LINES	10 FEET



LANDSCAPE ARCHITECT:
 OCOTILLO DESIGN GROUP, INC
 417 E CARMEL ST, STE 100
 SAN MARCOS, CA. 92078
 OCOTILLODESIGNGROUP.COM
 LIC. NO. 5724



COAST BLVD SOUTH
 PROJECT
 811-827 COAST BLVD,
 LA JOLLA, CA 92037

THESE PLANS WERE CREATED USING BASIC FIELD MEASUREMENTS WITH TAPE MEASURE. VERIFY ALL MEASUREMENTS AND CODE COMPLIANCE PRIOR TO CONSTRUCTION.

REVISIONS:

▲	06-17-21
▲	12-02-21

SUBMITTALS:

▲	03-08-21
▲	06-18-21
▲	12-02-21

DATE: 06-03-22

SHEET NUMBER
 LP-2.02



PLANTING DETAILS

Provide the following information on the Landscape Plans. The Landscape Calculations determine the planting area and plant points required by the Landscape Regulations, Chapter 14, Article 2, Division 4 of the Land Development Code. Refer to §142.0403 Table 142-04B for proposed and existing plant point schedule.

- At least one-half of the required planting points shall be achieved with trees.
- If any of the requirements of Landscape Regulations, Section 142.0405(a) 1, 2, and 3 apply to your project, provide a written summary explaining how requirements are being met.

STREET YARD [§142.0404 - §142.0405]		
Planting Area Required	Planting Area Provided	Excess Area Provided
Total Area (a) 2220 sq. ft. x 25% = (b) 555 sq. ft.	(c) 843 sq. ft.	(d-a) 288 sq. ft.
Plant Points Required	Plant Points Provided	Excess Points Provided
Total Area (a) 2220 sq. ft. x 0.05* = (b) 111 points	(c) 460 points	(d-a) 349 points
*Increase point rate to 0.10 when loading docks are located along more than 25% of the street wall length. [§142.0405(d)(2)]		Plant Points Achieved with Trees (50%)
		200 points

FAÇADE PLANTING AREA [§142.0404 - §142.0405]		
Planting Area Required	Planting Area Provided	Excess Area Provided
Length of Street Wall _____ ft. x 50% x 10* = _____ sq. ft.	_____ sq. ft.	_____ sq. ft.
*Planting area must have a minimum width of 10 ft. [§142.0405(d)(1)]		
Plant Points Required	Plant Points Provided	Excess Points Provided
Planting Area Required _____ sq. ft. x 0.50 = _____ points*	_____ points	_____ points
*The facade planting area shall be planted with a combination of trees and shrubs. [§142.0405(d)(1)]		

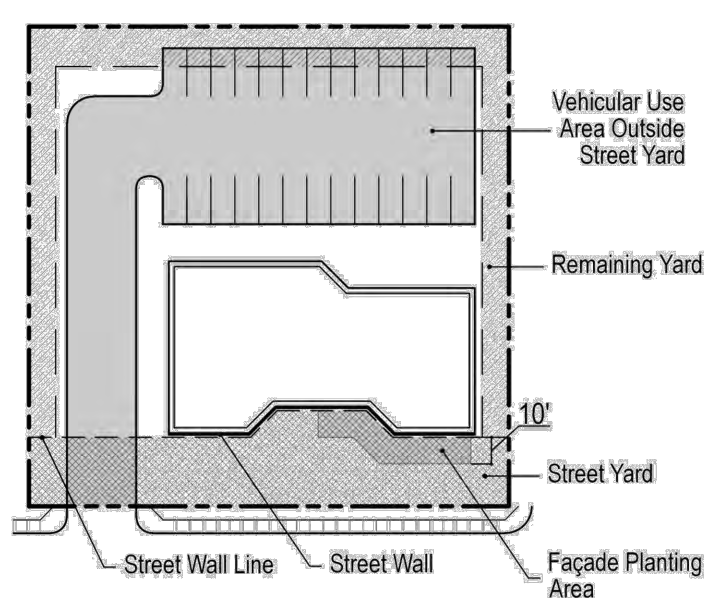
REMAINING YARD [§142.0404 - §142.0405]		
Planting Area Required	Planting Area Provided	Excess Area Provided
Length of Property Lines Adjacent to Remaining Yard 370 ft. x 5* = 1850 sq. ft.	1780 sq. ft.	70 sq. ft.
*Planting area must have a minimum width of 5 ft. [§142.0405(d)(3)]		
Plant Points Required	Plant Points Provided	Excess Points Provided
Planting Area Required 1268 sq. ft. x 0.50 = 634 points	640 points	6 points

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

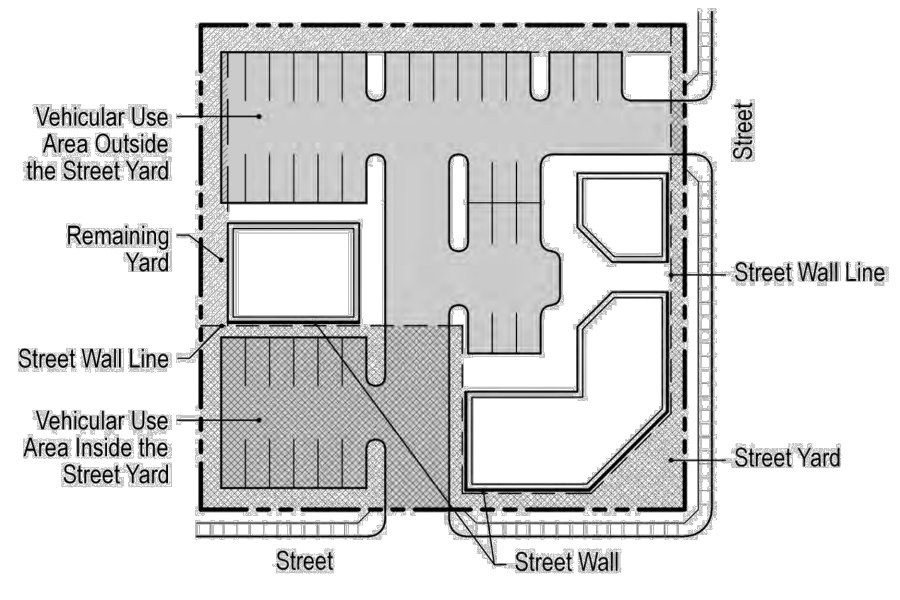
D5-7 (08-20)

Page 2 of 2 City of San Diego - Development Services Department - DS-7

ADDITIONAL YARD PLANTING AND POINT REQUIREMENTS - IF APPLICABLE		
Planting Area Reduction [§142.0405(a)(3)]	Maximum Reduced Planting Area	Excess Points Required
Planting Area Required (a) _____ sq. ft. x 25% = (b) _____ sq. ft.	(c) _____ sq. ft.	(d-b) _____ points



Example 1: Street Yard, Remaining Yard, Vehicular Use Area, and Façade Planting Area

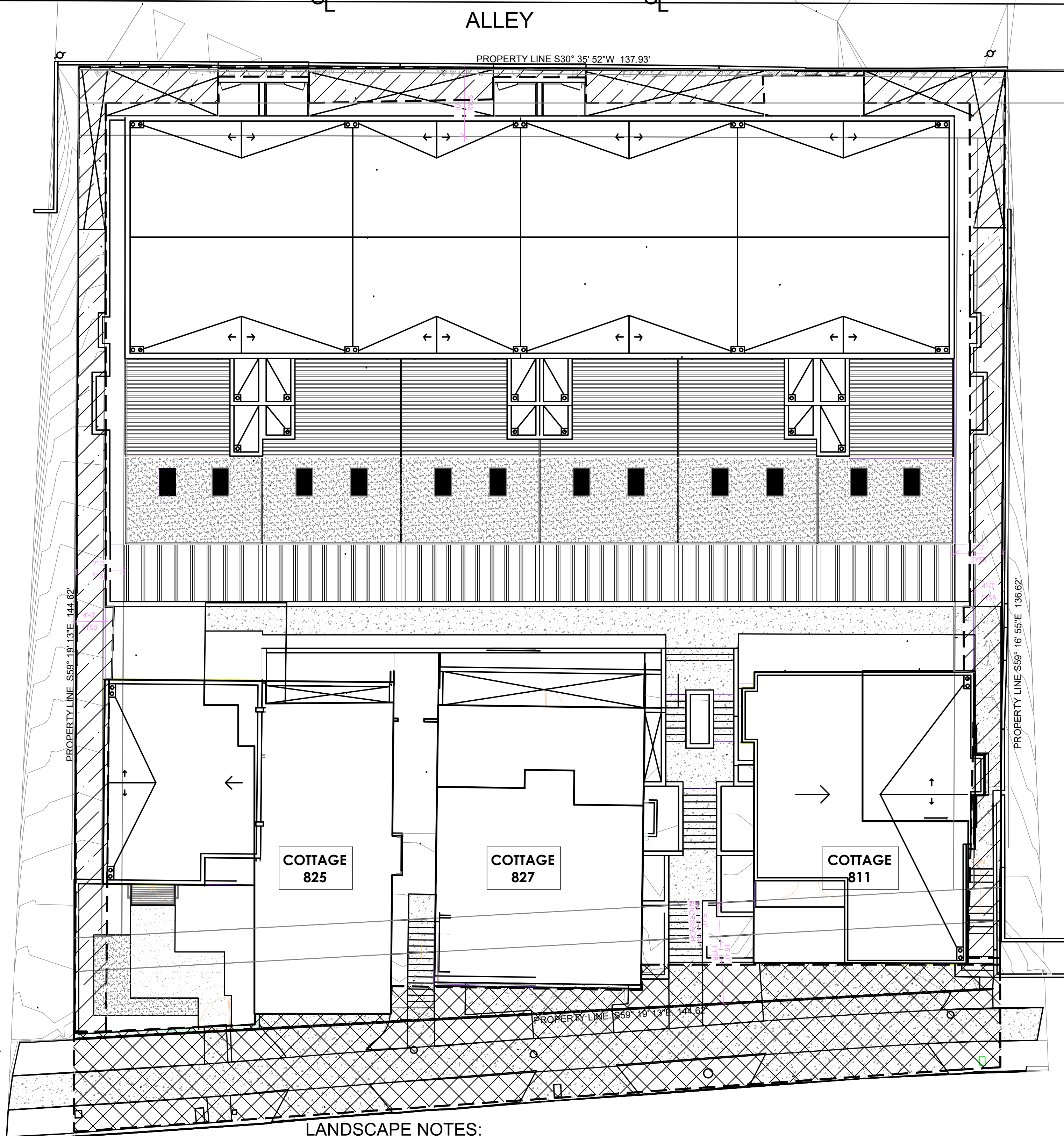


Example 2: Street Yard, Remaining Yard, and Vehicular Use Area (Not Shown: Façade Planting Area)

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

D5-7 (08-20)

- PLANTING SPECIFICATIONS:**
- A TREE PROTECTION**
- ALL EXISTING TREES SHOWN ON THE PLAN SHALL BE TAGGED AND IDENTIFIED BY THE CONTRACTOR PRIOR TO START OF WORK.
 - ALL EXISTING TREES THAT ARE TO REMAIN SHALL BE PROTECTED AT ALL TIMES FROM DAMAGE. ALL DAMAGE BY THE CONTRACTOR TO THE EXISTING PLANTS SHALL BE REPLACED BY CONTRACTOR AT HIS EXPENSE
- B TREE SEPARATION**
- NO TREES OR SHRUBS EXCEEDING THREE FEET IN HEIGHT AT MATURITY SHALL BE INSTALLED WITHIN TEN FEET OF ANY PUBLIC WATER AND SEWER FACILITIES.
 - TREES INSTALLED WITHIN 10 FEET OF PRIVATE WATER LINES SHALL HAVE A ROOT BARRIER (BIO-BARRIER, 19.5" DEPTH) INSTALLED ADJACENT TO LINE FOR PROTECTION FROM TREE ROOTS
- C PLANT MATERIAL**
- ALL TREES, SHRUBS, AND GROUND COVER SHALL BE SHAPELY, HEALTHY, WELL ROOTED, AND FREE OF DISEASE.
 - PLANT ARE TO BE OF SIZE AND TYPE SPECIFIED ON THESE DRAWINGS. THE OWNER AND THE LANDSCAPE ARCHITECT RESERVE THE RIGHT TO REJECT ANY PLANT MATERIAL THAT DOES NOT COMPLY.
 - SUBSTITUTIONS FOR THE PLANT SPECIES AND SIZE WILL NOT ME ALLOWED WITHOUT PRIOR WRITTEN CONSENT OF THE OWNER AND LANDSCAPE ARCHITECT.
 - ALL PLANTS SHALL BE CONTINUOUSLY MAINTAINED BY THE LANDSCAPE CONTRACTOR WHILE AWAITING PLANTING. ALL PLANTS SHALL BE STORED AND PROTECTED FROM DRYING AND ALL OTHER INJURY.
 - ALL ONE (1) GALLON PLANTS WILL BE PLANTED WITH AMENDED BACKFILL MIX AND TWO 5-GRAM FOOD TABS. (USE 1-3 CUBIC FOOT BAG OF COMPOST PER (20) 1-GALLON PLANTS). ALL FIVE (5) GALLON PLANTS WILL BE PLANTED WITH AMENDED BACKFILL MIX AND FOUR 5-GRAM FOOD TABS. ALL 15 GALLONS WILL BE PLANTED WITH EIGHT 5-GRAM FOOD TABS. (24") BOX TREES WITH 16 5-GRAM FOOD TABS. ALL PLANT TABLETS WILL BE PLACED IN PLANTING PITS AT PROPER DEPTH DEPENDENT ON THE SPECIFIC PLANT SEE TREE PLANTING AND SHRUB PLANTING DETAILS
 - 3" SOLID PIPES WITH 3/8" DRILLED HOLES EVER 4". (2) WILL BE INSTALLED IN EACH 24" BOX AND ABOVE PLANT/TREE, A MIN. OF 4" BELOW THE ROOT BALL AND 2" ABOVE FINAL GRADE WITH A 3" CAP PER PIPE. "U" CONFIGURATION DRAIN PIPES MAY BE REQUIRES ON 36" AND LARGER BOX TREES.
 - DO NOT DAMAGE PLANT ROOT BALL DURING TRANSPORTATION OR PLANTING PROCESS.
 - CROWN OF PLANT SHALL BE MIN 1/2" HIGHER, AFTER THE NEW PLANTED PLAN HAS SETTLED IN THE PIT, THAN THE ADJACENT SOIL.
- D FINISH GRADE**
- ALL PLANTS SHALL E SO THAT THEY BARE THE SAME RELATIONSHIP OR HIGHER TO THE REQUIRED FINISHED GRADE AS THEY BORE TO THE NATURAL GRADE BEFORE BEING TRANSPLANTED. EACH PLANT SHALL BE PLANTED IN THE CENTER OF THE PIT AND BACKFILLED WITH PREPARED SOIL. NO PLANTS SHALL BE PLANTED WITHOUT DRAINAGE FROM CROWN.
 - PLANTING AREAS ADJACENT TO PAVED AREAS SHALL HAVE A FINISH GRADE 1" BELOW ADJACENT PAVED SURFACE.
 - ALL PLANTS AND TREES WILL HAVE WATER BASINS AROUND THE PERIMETER OF THE ROOT BALL SEE PLANTING DETAILS
 - FINISH GRADE WILL BE 4" MINIMUM BELOW BUILDING FINISH FLOOR ELEVATION OR 2 1/2" BELOW SCREED UNLESS OTHERWISE SPECIFIED.
- E PLANT PITS**
- PLANT PITS SHALL BE DUG WITH LEVEL BOTTOMS, TWICE THE WIDTH (2X) OF THE CONTAINER OR ROOTBALL.
 - GROUND COVER SHALL BE AT THE SPACING INDICATED, IN A TRIANGULAR PATTERN, AND NOT BE PLANTED IN STRAIT ROWS.
 - ALL ROCK AND DEBRIS 1 1/2" AND LARGER SHALL BE REMOVED FROM PLANTING HOLES
- F TREE STAKING**
- PLACE STAKE AS CLOSE AS POSSIBLE TO TREE WITHOUT DAMAGE TO ROOTBALL.
 - TREE SHALL BE SUPPORTED IN AT LEAST TWO LOCATIONS USING "CINCH TIES" OR EQUAL.
 - ALL SINGLE TRUNK AND STANDARD TREES, THAT REQUIRE STAKING, MUST BE STAKED WITH DOUBLE LODGE POLES AND TIED WITH APPROVED TIES.
- G MULCHING**
- SHREDDED BARK MULCH SHALL BE INSTALLED AT A MINIMUM OF 3" THICK LAYER
 - SHREDDED BARK MULCH SHALL NOT BE INSTALLED WITHIN 12" OF ANY STRUCTURES
 - A GRAVEL OR DECORATIVE ROCK SHALL BE USED WITHIN 12" OF ANY STRUCTURES, GRAVEL MULCH SHALL BE A COHESIVE COLOR WITH THE HOUSE
 - MULCH SHALL BE AGRISERVICE FOREST MULCH OR EQUAL PLEASE VERIFY WITH LANDSCAPE ARCHITECT PRIOR TO INSTALL IF DEFERENT FROM SPECIFIED MULCH ABOVE
- H. SOD**
- ALL SOIL UNDER PROPOSED SOD IS TO BE ROLLED AND WATERED PRIOR TO SOD INSTALLATION.
 - ALL SOD SHALL BE DELIVERED AND INSTALLED SAME DAY.
- I. GROUND COVER**
- ALL GROUND COVER AREAS WILL BE PLANTED WITH TRIANGULAR SPACING SEE PLANTING LEGEND AS TO ON CENTER SPACING OF WACH SHRUB, STAYING A MINIMUM 6" FROM ANY PLANT AND SURFACE EDGES (I.E. CONCRETE, BRICK, AND WALK ON BARK).
 - ALL GROUND COVER WILL BE PLANTED WITH ONE 5-GRAM FOOD TAB.
 - ALL GROUND COVER ROWS SHALL BE STRAIGHT.



LANDSCAPE NOTES:

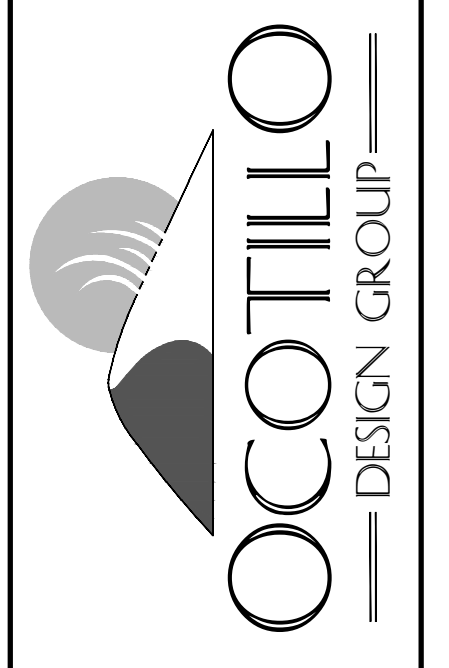
- ALL TREES, SHRUBS, AND GROUND COVER SHALL BE SHAPELY, HEALTHY, WELL ROOTED, AND FREE OF DISEASE.
- PLANT ARE TO BE OF SIZE AND TYPE SPECIFIED ON THESE DRAWINGS. THE OWNER AND THE LANDSCAPE ARCHITECT RESERVE THE RIGHT TO REJECT ANY PLANT MATERIAL THAT DOES NOT COMPLY.
- SUBSTITUTIONS FOR THE PLANT SPECIES AND SIZE WILL NOT ME ALLOWED WITHOUT PRIOR WRITTEN CONSENT OF THE OWNER AND LANDSCAPE ARCHITECT.
- ALL PLANTS SHALL BE CONTINUOUSLY MAINTAINED BY THE LANDSCAPE CONTRACTOR WHILE AWAITING PLANTING. ALL PLANTS SHALL BE STORED AND PROTECTED FROM DRYING AND ALL OTHER INJURY.
- EACH PLANT SHALL BE PLANTED IN THE CENTER OF THE PIT AND BACKFILLED WITH PREPARED SOIL. NO PLANTS SHALL BE PLANTED WITHOUT DRAINAGE FROM CROWN.
- PLANT PITS SHALL BE DUG WITH LEVEL BOTTOMS, TWICE THE WIDTH (2X) OF THE CONTAINER OR ROOTBALL.
- GROUND COVER SHALL BE AT THE SPACING INDICATED, IN A TRIANGULAR PATTERN, AND NOT BE PLANTED IN STRAIT ROWS.
- IF ANY REQUIRED LANDSCAPE (INCLUDING EXISTING OR NEW PALNTING, HARDSCAPE, LANDSCAPE FEATURES, ETC) INDICATED ON THE APPROVED CONSTRUCTION DOCUMENT PLANS IS DAMAGED OR REMOVED, IT SHALL BE REPAIRED AND/OR REPLACED IN KIND AND EQUIVALENT SIZE PER THE APPROVED DOCUMENTS TO THE SATISFACTION OF THE DEVELOPMENT SERVICES DEPARTMENT WITHIN 30 DAYS OF DAMAGE.

DIG ALERT CALL: TWO WORKING 811 DAYS BEFORE YOU DIG

Underground Service Alert

PLANTING NOTES & LANDSCAPE CALCS

LANDSCAPE ARCHITECT:
OCOTILLO DESIGN GROUP, INC
417 E CARMEL ST, STE 100
SAN MARCOS, CA. 92078
OCOTILLODESIGNGROUP.COM
LIC. NO. 5724



COAST BLVD SOUTH PROJECT
811-827 COAST BLVD,
LA JOLLA, CA 92037

THESE PLANS WERE CREATED USING BASIC FIELD MEASUREMENTS WITH TAPE MEASURE. VERIFY ALL MEASUREMENTS AND CODE COMPLIANCE PRIOR TO CONSTRUCTION.

REVISIONS:

▲	06-17-21
▲	12-02-21

SUBMITTALS:

▲	03-08-21
▲	06-18-21
▲	12-02-21

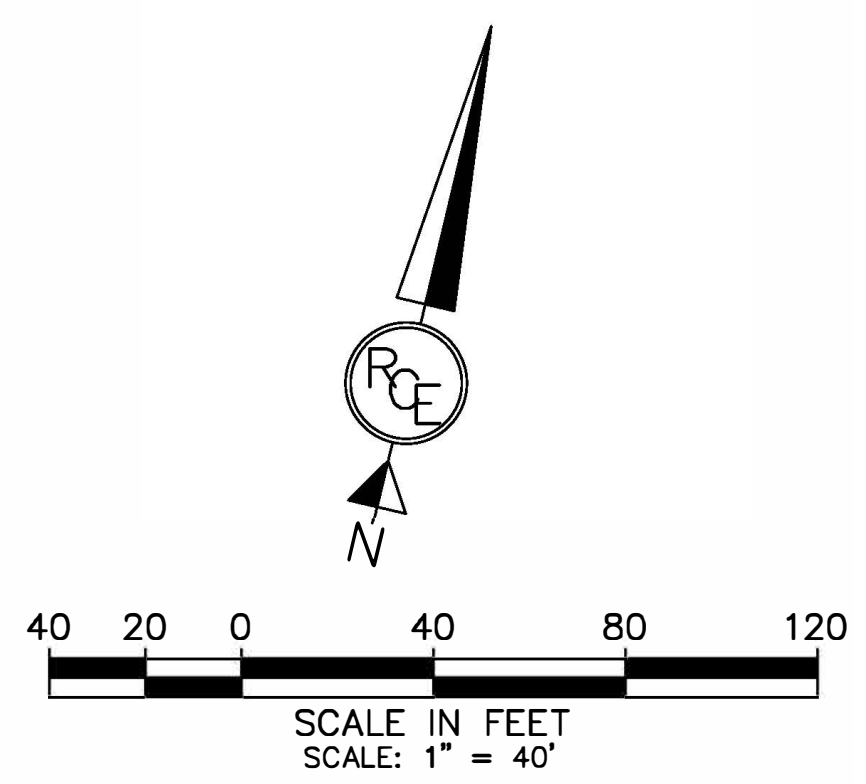
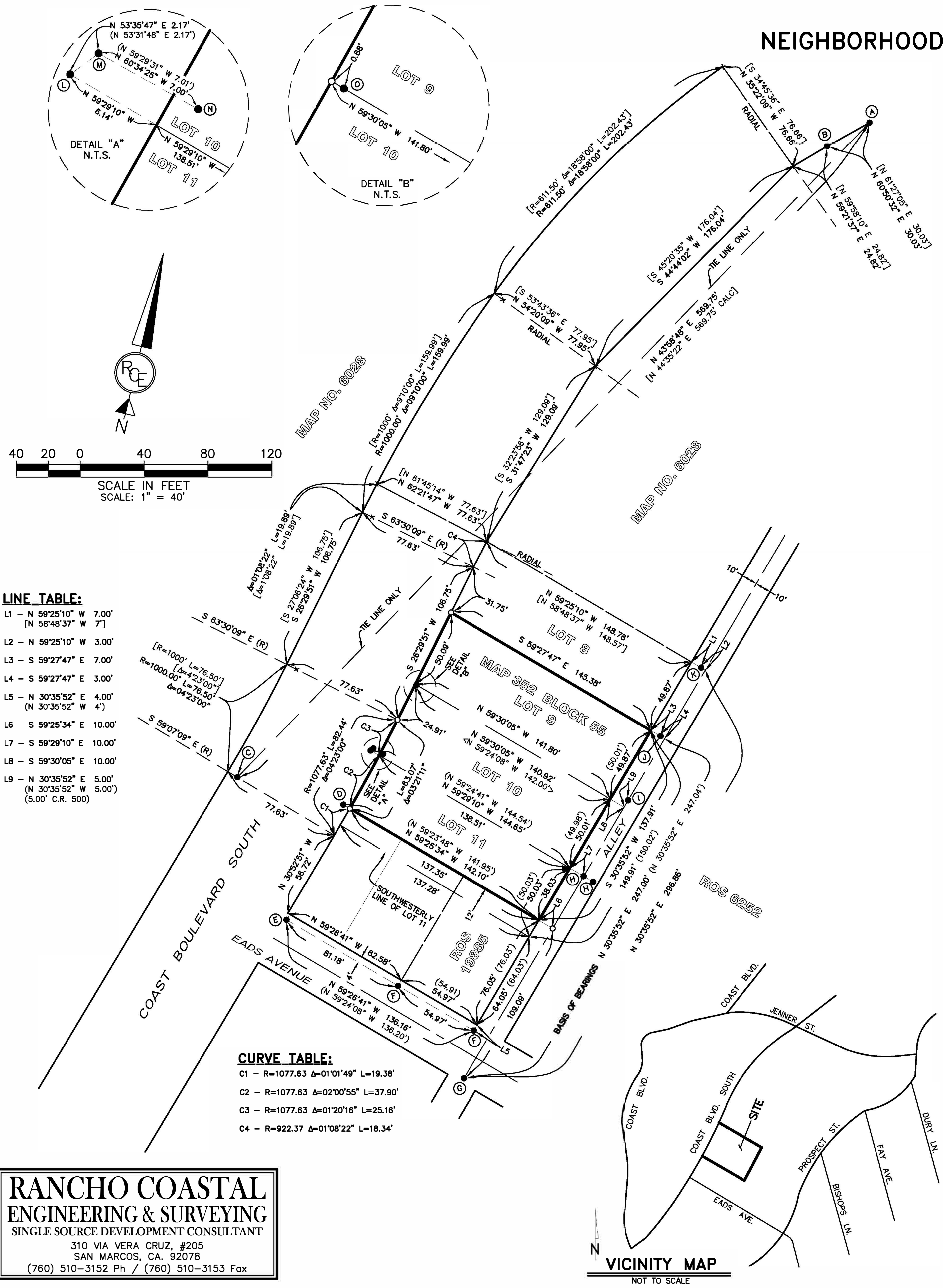
DATE: 06-03-22

SHEET NUMBER
LP-2.03

TENTATIVE MAP

CDP No.: 2491344
SDP No.: 2491348
TM No.: 2491349

NEIGHBORHOOD DEVELOPMENT APPROVAL #2584745



LINE TABLE:

L1	- N 59°25'10" W 7.00'
	[N 58°48'37" W 7']
L2	- N 59°25'10" W 3.00'
L3	- S 59°27'47" E 7.00'
L4	- S 59°27'47" E 3.00'
L5	- N 30°35'52" E 4.00'
	(N 30°35'52" W 4')
L6	- S 59°25'34" E 10.00'
L7	- S 59°29'10" E 10.00'
L8	- S 59°30'05" E 10.00'
L9	- N 30°35'52" E 5.00'
	(N 30°35'52" W 5.00')
	(5.00' C.R. 500)

CURVE TABLE:

C1	- R=1077.63 Δ=01°01'49" L=19.38'
C2	- R=1077.63 Δ=02°00'55" L=37.90'
C3	- R=1077.63 Δ=01°20'16" L=25.16'
C4	- R=922.37 Δ=01°08'22" L=18.34'

RANCHO COASTAL ENGINEERING & SURVEYING
SINGLE SOURCE DEVELOPMENT CONSULTANT
310 VIA VERA CRUZ, #205
SAN MARCOS, CA. 92078
(760) 510-3152 Ph / (760) 510-3153 Fax

VICINITY MAP
NOT TO SCALE

- BOUNDARY SURVEY LEGEND:**
- INDICATES FOUND MONUMENT. SEE FOUND MONUMENT LEGEND FOR DESCRIPTION.
 - INDICATES FUTURE SURVEY MONUMENT TO BE SET BY FINAL MAP
 - × INDICATES SEARCHED FOR AND NOT FOUND
 - (R) - INDICATES RADIAL BEARING
 - () - RECORD DATA PER RECORD OF SURVEY NO. 19885
 - [] - RECORD DATA PER MAP NO. 6028
 - < > - RECORD DATA PER RECORD OF SURVEY NO. 6252

- FOUND MONUMENT LEGEND:**
- (A) FOUND 2" IRON PIPE W/ DISC "RCE 7808" PER MAP NO. 6028
 - (B) FOUND LEAD & DISC "RCE 7808" PER MAP NO. 6028
 - (C) FOUND LEAD & DISC "RCE 7808" ON A 7.00' OFFSET FROM THE RIGHT OF WAY LINE PER MAP NO. 6028
 - (D) FOUND LEAD AND TACK AS SHOWN ON RECORD OF SURVEY NO. 19885, ACCEPTED AS POINT ON THE EXTENSION OF THE 12.00' OFFSET LINE TO THE SOUTHWESTERLY LINE OF LOT 11
 - (E) FOUND LEAD AND TACK AS SHOWN ON RECORD OF SURVEY NO. 19885, ACCEPTED AS 4.00' OFFSET TO THE RIGHT OF WAY OF EADS AVENUE
 - (F) FOUND LEAD & DISC "LS 7927" PER RECORD OF SURVEY NO. 19885
 - (G) FOUND LEAD & TACK AS SHOWN ON CORNER RECORD 500, CORNER RECORD 671, MAP 6028, MAP 14746, AND RECORD OF SURVEY 19885
 - (H) FOUND LEAD & DISC "RCE 9416" AS SHOWN ON RECORD OF SURVEY NO. 19885
 - (I) FOUND LEAD & DISC "LS 5016" PER CORNER RECORD NO. 500 AS SHOWN ON MAP NO. 14746, RECORD OF SURVEY NO. 19885
 - (J) FOUND LEAD & DISC "RCE 7808" AS SHOWN ON RECORD OF SURVEY NO. 19885
 - (K) FOUND HOLE IN CONCRETE ALLEY AT A 7.00' OFFSET FROM THE ALLEY RIGHT OF WAY, ACCEPTED AS POINT ON THE EXTENSION OF THE NORTHEASTERLY LINE OF LOT 8 OF MAP NO. 352 PER MAP NO. 6028
 - (L) FOUND LEAD & TACK AS SHOWN ON RECORD OF SURVEY NO. 19885, ACCEPTED AS POINT ON EXTENSION OF LOT LINE OF LOTS 10/11
 - (M) FOUND LEAD & TACK AS SHOWN ON RECORD OF SURVEY NO. 19885
 - (N) FOUND LEAD & DISC "LS 2341" ON TOP OF WALL AS SHOWN ON RECORD OF SURVEY NO. 19885
 - (D) FOUND LEAD & TACK ON TOP OF WALL AS SHOWN ON RECORD OF SURVEY NO. 6252, ACCEPTED AS POINT ON LOT LINE OF LOTS 9/10

BASIS OF BEARINGS:
THE BASIS OF BEARINGS FOR THIS SURVEY IS THE RECORD OF SURVEY NO. 19885 FILED SEPTEMBER 7, 2007 AS FILE NO. 2007-0592113. I.E. NORTH 30°35'52" EAST

LEGAL DESCRIPTION:
LOTS 9, 10 AND A PORTION OF 11 IN BLOCK 55 OF LA JOLLA PARK, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA ACCORDING TO MAP THEREOF NO. 352, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MARCH 22, 1887.
EXCEPTING FROM SAID LOT 11 THE SOUTHWEST 12.00 FEET THEREOF.

ZONING INFORMATION:
ZONE: LRD-5
COMMUNITY PLAN: LA JOLLA
OVERLAY ZONES: COASTAL HEIGHT LIMIT, COASTAL OVERLAY, PARKING IMPACT, RESIDENTIAL TANDEM PARKING, TRANSIT AREA

BUILDING SETBACKS:
FRONT SETBACK: 15' W/ 5' ENCROACHMENT FOR MAX 50'
STREET SETBACK: 10' W/ 3' ENCROACHMENT FOR MAX 50'
INT. SIDE SETBACK: 4', 7' FOR BUILDINGS > 20' TALL
REAR SETBACK: 15', ALONG ALLEY MAY BE REDUCED TO 10'

EASEMENTS:
AN EASEMENT FOR SEWER AND INCIDENTAL PURPOSES BETWEEN C.O. NICHOLS AND R.H. THORPE, GUARDIAN OF THE ESTATE OF MILDRED LEAVEY PER DOCUMENT RECORDED AUGUST 21, 1909 IN BOOK 473, PAGE 96 OF DEEDS.
THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.

OWNERSHIP INFORMATION:
800 COAST, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
1320 MURLANDS DRIVE
LA JOLLA, CA 92037

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 CONDOMINIUM UNITS IS 9.

MAPPING NOTE:
A FINAL MAP SHALL BE FILED AT THE COUNTY RECORDER'S OFFICE PRIOR TO THE EXPIRATION OF THE TENTATIVE PARCEL 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.

MAPPING AREA:
19,399.68 SQ. FT. / 0.445 ACRES

SURVEYOR OF WORK
I HEREBY DECLARE THAT I AM THE SURVEYOR OF WORK FOR THIS PROJECT AND THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT.
Jake D. Logan
JAKE D. LOGAN DATE: 08/31/2022
L 9042 EXPIRES: 09/30/2023



TENTATIVE MAP
CITY OF SAN DIEGO RCE-7779
APN: 350-070-10 & 11
PROJECT NAME & SITE ADDRESS:
800 COAST, LLC
811-827 COAST BOULEVARD SOUTH
LA JOLLA, CA 92037
C.C.S.: LC = 248-1683 / CCS 83 = 1888-6243

BOUNDARY SURVEY
M-1

PRELIMINARY - NOT FOR CONSTRUCTION
ENGINEER'S NAME: RANCHO COASTAL ENGINEERING & SURVEYING
PHONE NO. (760) 510-3152 // EMAIL: DDUG@RCESD.COM

TENTATIVE MAP

(EXISTING SITE CONDITIONS)

CDP No.: 2491344

SDP No.: 2491348

TM No.: 2491349

NEIGHBORHOOD DEVELOPMENT APPROVAL #2584745

LOT 8

LOT 9

LOT 10

LOT 12

POR. LOT 11

BLOCK 55
MAP NO. 352

LOT 23

LOT 22

LOT 21

LOT 20

LOT 19

LEGEND

- BOUNDARY
- CONCRETE
- FLOW LINE
- WOOD FENCE
- OVERHANG
- KEYSTONE WALL
- CMU WALL
- GATE
- TREE
- CONCRETE
- BRICK
- RAISED WOOD DECK
- COTTAGE TO BE DEMOLISHED

- ① WATER VALVE
- ② PACIFIC BELL PEDESTAL
- ③ WATER METER
- ④ SEWER CLEANOUT
- ⑤ CATV PEDESTAL
- ⑥ BACKFLOW PREVENTER
- ⑦ CHIMNEY
- ⑧ WOOD SHED
- ⑨ DRAIN
- ⑩ IRRIGATION CONTROL VALVE
- ⑪ POWER POLE
- X 50.00 SPOT ELEVATION
- X R=50.00 RIDGE SPOT ELEVATION

NOTE

- ALL SPOT ELEVATIONS SHOWN ON RAISED WOOD DECKS ARE ABOVE GROUND

REMAINING COTTAGE INFORMATION

COTTAGE	LEVEL	SQ. FT.
811	GARAGE	249 SF
	LOWER MAIN	505 SF
	UPPER	1,226 SF
825	LOWER MAIN	380 SF
	MAIN	1,581 SF
827	LOWER MAIN	435 SF
	MAIN	1,495 SF

BUILDING SETBACKS:

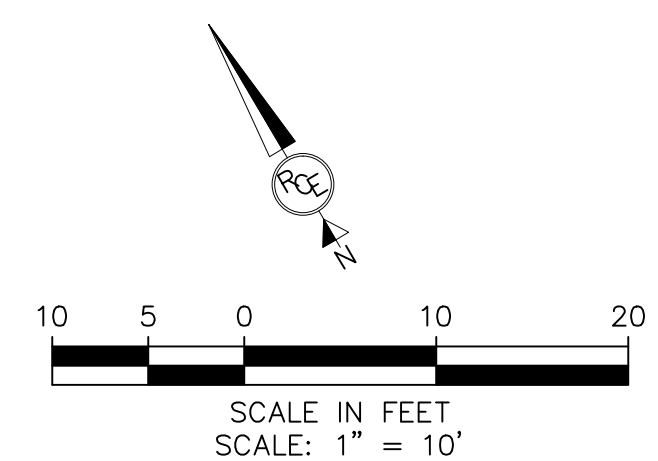
FRONT SETBACK: 15' W/ 5' ENCROACHMENT FOR MAX 50'
 STREET SETBACK: 10' W/ 3' ENCROACHMENT FOR MAX 50'
 INT. SIDE SETBACK: 4', 7' FOR BUILDINGS > 20' TALL
 REAR SETBACK: 15', ALONG ALLEY MAY BE REDUCED TO 10'

STREET LIGHTS NOTE:

- ALL EXISTING STREET LIGHTS TO BE UPGRADED IF REQUIRED, TO MEET CITY STANDARDS
- STREET LIGHT TYPE: IND, WATTAGE: 85, VOLTAGE: 125, LUMINAR: LOW PRESSURE SODIUM

EMRA NOTE:

THIS PROJECT WILL BE CONDITIONED TO OBTAIN AN ENCROACHMENT MAINTENANCE AND REMOVAL AGREEMENT (EMRA) FOR ALL PRIVATE AND NON STANDARD IMPROVEMENTS WITHIN THE PUBLIC RIGHT OF WAY



EXISTING SITE CONDITIONS

M-2

PRELIMINARY - NOT FOR CONSTRUCTION

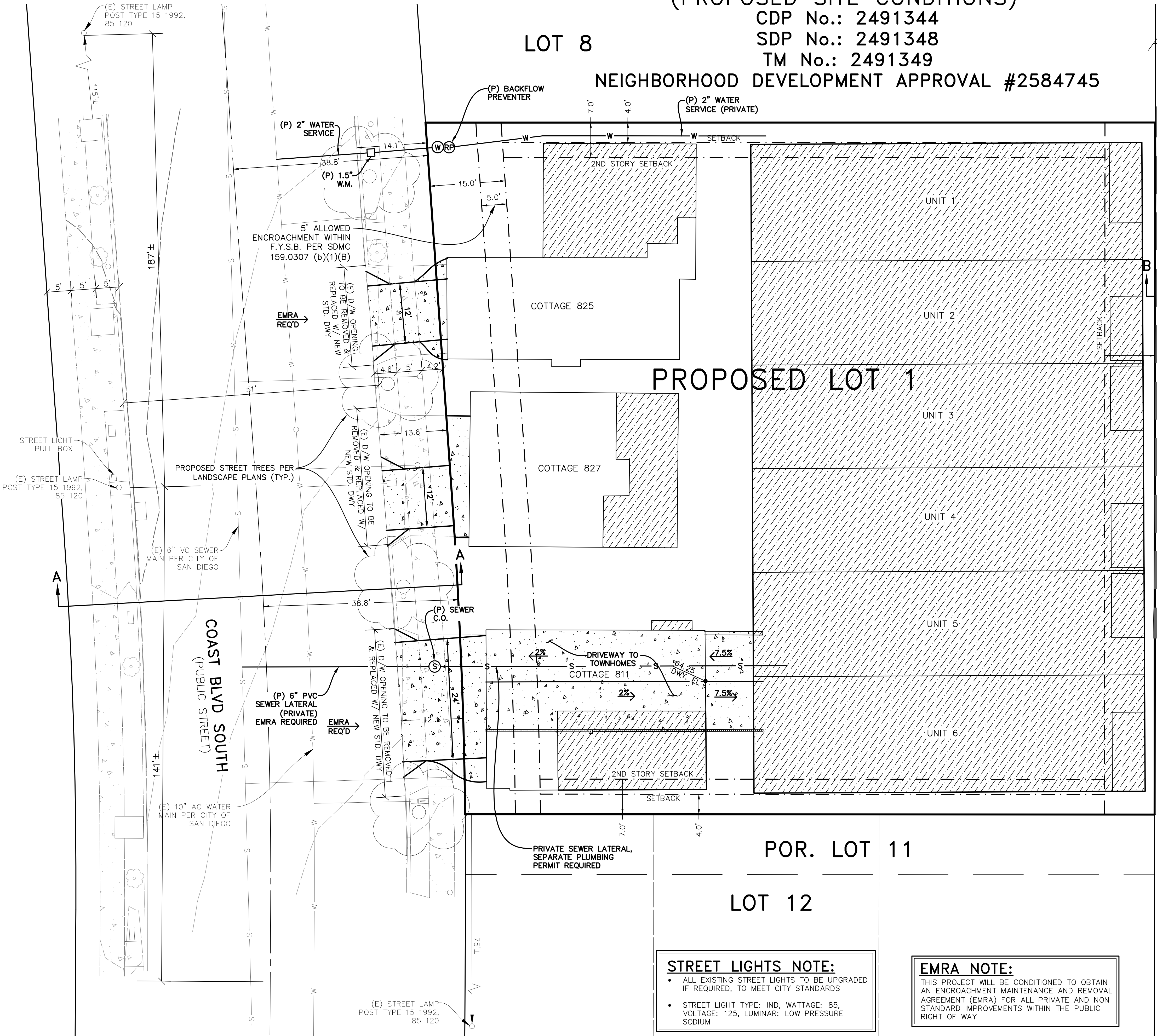
ENGINEER'S NAME: RANCHO COASTAL ENGINEERING & SURVEYING
PHONE NO. (760) 510-3152 // EMAIL: DOUG@CESD.COM

TENTATIVE MAP (PROPOSED SITE CONDITIONS)

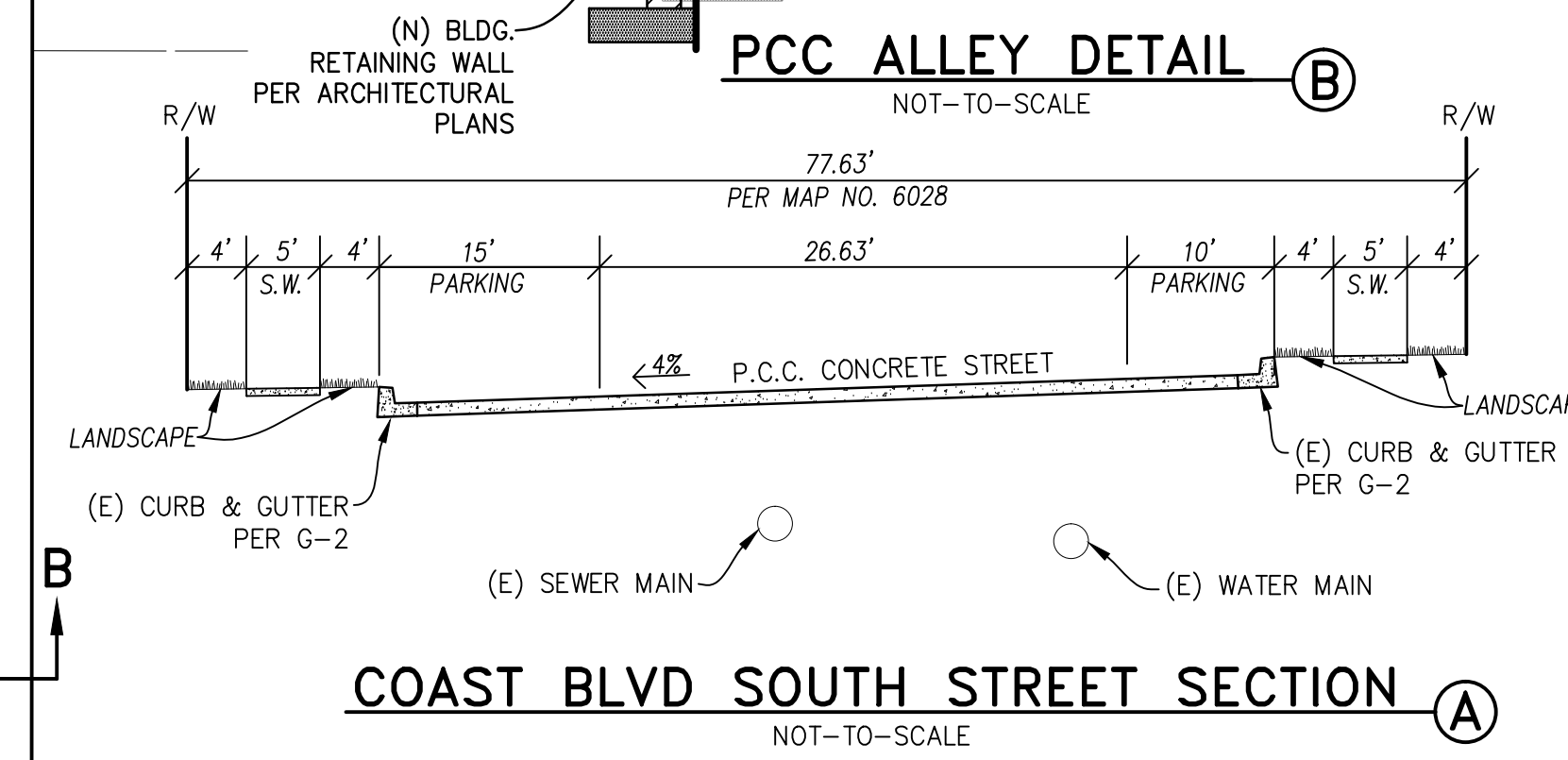
CDP No.: 2491344
SDP No.: 2491348
TM No.: 2491349

NEIGHBORHOOD DEVELOPMENT APPROVAL #2584745

LOT 8



LOT 23



BUILDING SETBACKS:
 FRONT SETBACK: 15' W/ 5' ENCROACHMENT FOR MAX 50'
 STREET SETBACK: 10' W/ 3' ENCROACHMENT FOR MAX 50'
 INT. SIDE SETBACK: 4'. 7' FOR BUILDINGS > 20' TALL
 REAR SETBACK: 15', ALONG ALLEY MAY BE REDUCED TO 10'

UNIT SQ. FT.

UNIT	LEVEL	SQ. FT.
1	GARAGE	1,134 SF
	LOWER MAIN	1,566 SF
	UPPER	1,475 SF
2	GARAGE	1,045 SF
	LOWER MAIN	1,392 SF
	UPPER	803 SF
3	GARAGE	1,045 SF
	LOWER MAIN	1,392 SF
	UPPER	803 SF
4	GARAGE	1,045 SF
	LOWER MAIN	1,392 SF
	UPPER	803 SF
5	GARAGE	1,045 SF
	LOWER MAIN	1,392 SF
	UPPER	803 SF
6	GARAGE	1,134 SF
	LOWER MAIN	1,566 SF
	UPPER	1,475 SF
811	GARAGE	249 SF
	LOWER MAIN	505 SF
	UPPER	1,226 SF
825	GARAGE	380 SF
	LOWER MAIN	1,690 SF
	UPPER	1,581 SF
827	GARAGE	435 SF
	LOWER MAIN	1,495 SF
	UPPER	1,186 SF

ALLEY

LOT 21

LOT 20

LOT 19

POR. LOT 11

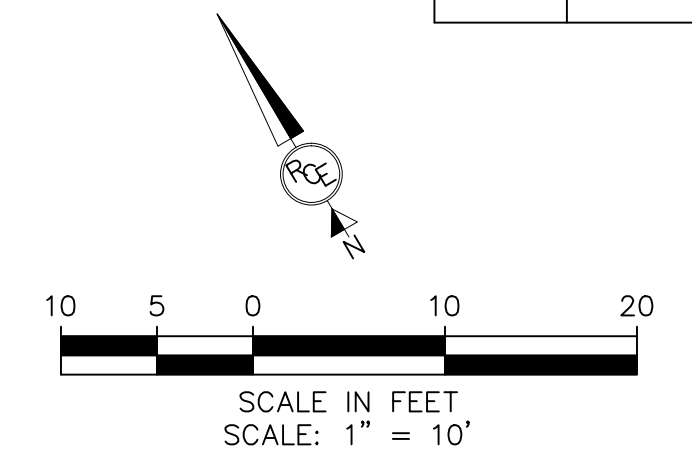
LOT 12

STREET LIGHTS NOTE:

- ALL EXISTING STREET LIGHTS TO BE UPGRADED IF REQUIRED, TO MEET CITY STANDARDS
- STREET LIGHT TYPE: IND, WATTAGE: 85, VOLTAGE: 125, LUMINAR: LOW PRESSURE SODIUM

EMRA NOTE:

THIS PROJECT WILL BE CONDITIONED TO OBTAIN AN ENCROACHMENT MAINTENANCE AND REMOVAL AGREEMENT (EMRA) FOR ALL PRIVATE AND NON STANDARD IMPROVEMENTS WITHIN THE PUBLIC RIGHT OF WAY




PROPOSED SITE CONDITIONS

M-3

PRELIMINARY - NOT FOR CONSTRUCTION

ENGINEER'S NAME: RANCHO COASTAL ENGINEERING & SURVEYING
PHONE NO. (760) 510-3152 // EMAIL: DOUG@CESD.COM

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		<h2 style="text-align: center;">Community Planning Committee Distribution Form</h2>
Project Name: 811-827 Coast Blvd (Historic Rehab & Townhomes)		Project Number: 677297/Fotsch/Will	
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 checked="" type="checkbox"/> Vote to Approve <input type="checkbox"/> Vote to Approve with Conditions Listed Below <input type="checkbox"/> Vote to Approve with Non-Binding Recommendations Listed Below <input type="checkbox"/> Vote to Deny			Date of Vote: December 01, 2022
# of Members Yes 14	# of Members No 0	# of Members Abstain 1	
Conditions or Recommendations: This project is highly consistent with the goals of the LJCP and the LJVPDO, and we recommend that the City should make the necessary findings to issue the requested CDP, SDP, NDP, and TM to consolidate 2 lots into 1, the demolition of 813-821 Coast Blvd S (5 structures), the remodel/addition			
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)			
NAME: Suzanne Baracchini			
TITLE: LJCPA Trustee/Secretary		DATE: December 03, 2022	
<i>Attach additional pages if necessary (maximum 3 attachments).</i>			

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

	<p>City of San Diego Development Services 1222 First Ave., M5 302 San Diego, CA 92101 (619) 446-5000</p>	<h1 style="margin:0;">Ownership Disclosure Statement</h1>	<p>FORM DS-318</p> <p>October 2017</p>
---	--	---	--

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

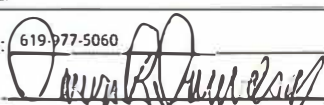
Project Title: The Residences at Eight Hundred Coast **Project No. For City Use Only:** _____
Project Address: 811-827 Coast Blvd South, La Jolla, CA 92037

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


Corporation Limited Liability -or- General - What State? _____ Corporate Identification No. 83-2439745
 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: 800 Coast LLC / Dawn R. Davidson, Manager Owner Tenant/Lessee Successor Agency
 Street Address: 1302 Camino Del Mar
 City: Del Mar State: CA Zip: 92014
 Phone No.: 619-977-5060 Fax No.: _____ Email: ddavidson@dawndavidsondesign.com
 Signature:  Date: 10/27/2022
 Additional pages Attached: Yes No

Applicant

Name of Individual: Andrew T. Fotsch Owner Tenant/Lessee Successor Agency
 Street Address: 1298 Prospect Street, Suite 2S
 City: La Jolla State: CA Zip: 92037
 Phone No.: 858-224-2486 Fax No.: _____ Email: andy@willandfotsch.com
 Signature:  Date: 12/08/2022
 Additional pages Attached: Yes No

Other Financially Interested Persons

Name of Individual: _____ Owner Tenant/Lessee Successor Agency
 Street Address: _____
 City: _____ State: _____ Zip: _____
 Phone No.: _____ Fax No.: _____ Email: _____
 Signature: _____ Date: _____
 Additional pages Attached: Yes No

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of SAN DIEGO

On OCTOBER 27, 2022 before me SARAH BANCROFT, Notary Public

personally appeared DAWN R. DAUBSON

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Handwritten Signature]

Place Notary Seal and/or Stamp Above

Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document:

Document Date: Number of Pages:

Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer(s)

Signer's Name:

Signer's Name:

Corporate Officer - Title(s):

Corporate Officer - Title(s):

Partner - Limited General

Partner - Limited General

Individual Attorney in Fact

Individual Attorney in Fact

Trustee Guardian or Conservator

Trustee Guardian or Conservator

Other:

Other:

Signer is Representing:

Signer is Representing: