



THE CITY OF SAN DIEGO

## Report to the Planning Commission

DATE ISSUED: March 10, 2016 REPORT NO. PC-16-019

ATTENTION: Planning Commission Agenda of March 17, 2016

SUBJECT: THE COTTAGES AT 8010- PROJECT NO. 387418  
PROCESS FOUR

OWNER/  
APPLICANT: FMRE, LLC, a California Limited Liability Company

### SUMMARY

Issue: Should the Planning Commission approve the demolition of a three unit apartment building and the construction of a residential condominium development consisting six detached single family dwelling units with garages on a 0.28 acre site located at 8010 La Jolla Shores Drive in the La Jolla Shores Planned District within the La Jolla Community Plan and Local Coastal Program Area?

#### Staff Recommendations:

1. ADOPT Mitigated Negative Declaration No. 387418, and ADOPT the Mitigation, Mitigation, Monitoring, and Reporting Program; and
2. APPROVE Coastal Development Permit No. 1353304; and
3. APPROVE Site Development Permit No. 1353305; and
4. APPROVE Tentative Map No.1392914.

Community Planning Group Recommendation: On June 4, 2015, the La Jolla Community Planning Association voted 12-0-1 to recommend approval of the project with no conditions (Attachment 12).

Other Recommendations: On June 16, 2015, the La Jolla Shores Advisory Board voted 4-0-0 to recommend approval of the project with no conditions (Attachment 13).

Environmental Review: A Mitigated Negative Declaration No. 387418 has been prepared for the project in accordance with State of California Environmental Quality Act Guidelines, which address potential impacts to Historical Resources (Archaeology). A Mitigation, Monitoring and Reporting Program would be implemented with this project, which will

reduce the potential impacts to below a level of significance.

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.

Code Enforcement Impact: None with this action.

Housing Impact Statement: The 0.28 acre project site is located at 8010 La Jolla Shores Drive in the MF1 zone of the La Jolla Shores Planned District within the La Jolla Community Plan and Local Coastal Program Area. The MF1 zoning designation is a multi-family residential zone that requires 2,200 square feet of lot area per dwelling unit. The community plan designates the proposed project site for Medium Density Residential 15-30 dwelling units per acre (du/ac). The project site, occupying 0.28 acres, could accommodate 6 dwelling units based on the underlying zone and 4-8 dwelling units based on the La Jolla Community Plan.

This project is subject to the requirements of the City's Inclusionary Affordable Housing Regulations (Chapter 14, Article 2, Division 13 of the San Diego Municipal Code), and the payment of Affordable Housing fees are due at the time of building permit issuance.

## BACKGROUND

The 0.28 acre project site is located at 8010 La Jolla Shores Drive (Attachment 1 and 2), in the MF1 zone of the La Jolla Shores Planned District (Attachment 3) within the La Jolla Community Plan and Local Coastal Program Area (Attachment 4), the Coastal Overlay Zone (Non-Appealable Area 2), the Coastal Height Limitation Overlay Zone, the Parking Impact Overlay Zone (Coastal and Beach Impact Areas), the Residential Tandem Parking Overlay Zone, and the Transit Area Overlay Zone. The MF1 zoning designation is a multi-family residential zone that requires 2,200 square feet of lot area per dwelling unit. The community plan designates the proposed project site for Medium Density Residential 15-30 dwelling units per acre (du/ac). The project site, occupying 0.27 acres, could accommodate 6 dwelling units based on the underlying zone and 4-8 dwelling units based on the La Jolla Community Plan (LJCP).

The site is approximately 31 feet above Mean Sea Level and is not located within the 100-year floodplain or any Special Flood Hazard area. The project site is not located within or adjacent to the Multiple Species Conservation Program Multiple Habitat Planning Area and does not contain Environmentally Sensitive Lands as defined in San Diego Municipal Code (SDMC) Section 113.0103. The project site is an interior lot with frontage on La Jolla Shores Drive, and is located approximately 1,672 feet from the Pacific Ocean. The property is not located between the sea and the first public roadway paralleling the sea, and La Jolla Shores Drive at this location is not designated as a physical accessway or view corridor; therefore, will not encroach upon any physical accessway or view corridor. The site does not contain intermittent or partial vistas, viewsheds or scenic overlooks as identified within the adopted LJCP and Local Coastal Program Land Use Plan, nor are there existing or potential views to the ocean through the site.

The parcel has been previously graded and developed with a three unit apartment building and detached five space garage structure, which were constructed in 1910. A historical assessment was performed and City staff determined that the property and the associated structure would not be

considered historically or architecturally significant in terms of architectural style, appearance, design, or construction associated with important persons or events in history. In addition, the property does not meet local designation criteria as an individually significant resource under any adopted Historical Resources Board Criteria.

The surrounding properties have been previously graded and developed. The property to the north, south and west contain multi-family development and are zoned MF1 of the LJSFD and the community plan designates the site as Medium Density Residential use at 15-30 du/ac. The properties to the east contain single family residences and are zoned SF of the LJSFD and the community plan designates the sites as Very Low Medium Density Residential use at 0-5 du/ac.

## DISCUSSION

### Project Description:

The project proposes the demolition of an existing three unit apartment building and detached five space garage structure, and the construction of a residential condominium development consisting of six three-story detached single family dwelling units with attached two car garages. The project proposes three floor plans consisting of two 1,523 square foot units, two 1,548 square foot units, and two 1,763 square foot units, and all containing two bedrooms. The project incorporates a roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 50 percent of the project's projected energy consumption, in conformance with the criteria of the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program.

The project proposes a maximum building height of 29 feet 5.6 inches, which complies with the zoning regulations and the Coastal Height Limitation Overlay Zone. The project is not requesting nor does it require any deviations or variances from the applicable regulations, and is consistent with the recommended land use designation, design guidelines, and development standards in effect for this site.

Development of the proposed project requires the following approvals: Process 2 Coastal Development Permit for development within the Non-Appealable Area of the Coastal Overlay Zone, Process 3 Site Development Permit for development within the La Jolla Shores Planned District, and a Process 4 Tentative Map for the development of six residential condominiums and a request to waive the overhead utility undergrounding requirements. In accordance with SDMC Section 112.0103 governing the Consolidation of Processing, the applications have been consolidated for processing at the highest level of authority for that development. Because the project utilizes renewable technologies and qualifies as a Sustainable Building, the land use approvals have been processed through the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program.

### Project Related Issues:

Undergrounding Utility Waiver- The project site is located within Council District One. SDMC Section 144.0240(b)(5) allows the subdivider to apply for a waiver from the requirement to underground the existing overhead utilities within the boundary of the subdivision or within the abutting public rights-of-way. City staff has determined that the waiver of the requirements to underground privately owned utility systems and services facilities qualifies under the guidelines of SDMC Section

144.0242(c)(1)(B) as follows: The conversion involves a short span of overhead facility (less than a full block in length) and would not represent a logical extension to an underground facility.

The neighborhood currently contains power poles and overhead utility lines within an existing public utility easement that runs along the western property line. The proposed subdivision utilities shall be undergrounded and the waiver is being requested for the requirement to underground adjacent utilities serving the surrounding properties. The City's Undergrounding Master Plan designates the site within Block 1L, and is estimated for construction in May 2040.

#### Environmental Analysis:

A Mitigated Negative Declaration No. 387418 has been prepared for the project in accordance with State of California Environmental Quality Act Guidelines, which address potential impacts to Historical Resources (Archaeology). The surface of the project area was highly obscured by development and the area contains colluvial deposits that could be covering or obscuring cultural features. The Native American Heritage Commission has no records of known cultural resources in the project area; however, it is possible that secondary deposits of cultural material that might contain human remains are present because the project area is within the La Jolla Shores Archaeological Study Area. Therefore, archaeological and Native American monitoring during ground disturbing activities are required. With the implementation of the historical resources monitoring program, potential impacts on historical resources would be reduced to below a level of significance.

#### Community Plan Analysis:

The site is located within the LJCP area and the project site is designated as Medium Density Residential use at 15-30 du/ac in the Community Plan. The project site, occupying 0.28 acres, could accommodate 4-8 dwelling units based on the LJCP.

The Residential Element of the LJCP contains policies for new development in order to avoid extreme and intrusive changes to the residential scale of the neighborhood, especially between new and older structures. The plan recommends that bulk and scale be controlled through the application of development regulations, such as setbacks and building height. The plan also recommends that visual relief, such as offsetting planes, articulation, and variations in front setbacks, be applied to provide a transition in scale between surrounding development. The existing residences immediately south and north of the site are two-story pitched roof structures, however, the other homes along the block and within the immediate vicinity are one-, two- and three-stories. The project complies with the maximum allowable height of the zone, and complies with the required setbacks. In addition, the project provides articulation along the facades, architectural projections, a varied roof line, and uses of wood siding. These features aid in reducing perceived bulk and scale and are an adequate transition between the proposed development and the surrounding development.

The sustainability energy goal of the General Plan Conservation Element is to increase the local energy independence through conservation, efficient community design, reduced consumption and efficient production and development of energy supplies that are diverse, efficient, environmentally sound, sustainable, and reliable. The project integrates sustainable features in the design

construction and landscaping in conformance with the policy. The project is well designed and addresses the street with windows, doors and garden areas. The single-family dwelling units fit within the character of the surrounding community.

Conclusion:

The project meets all applicable regulations and policy documents, and staff finds the project consistent with the recommended land use, design guidelines, and development standards in effect for this site per the adopted LJCP and Local Coastal Program Land Use Plan, SDMC, and the General Plan. In addition, proposed development will materially assist in reducing impacts associated with fossil fuel energy use by utilizing alternative energy resources, self-generation and other renewable technologies (e.g. photovoltaic) to generate electricity needed by the buildings and its occupants.

ALTERNATIVE:

1. ADOPT Mitigated Negative Declaration No. 387418, and ADOPT Mitigation, Mitigation, Monitoring, and Reporting Program; and APPROVE Coastal Development Permit No. 1353304, Site Development Permit No. 1353305, and Tentative Map No.1392914, with modifications.
2. DO NOT ADOPT Mitigated Negative Declaration No. 387418, and DO NOT ADOPT Mitigation, Mitigation, Monitoring, and Reporting Program; and DENY Coastal Development Permit No. 1353304, Site Development Permit No. 1353305, and Tentative Map No.1392914, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



Elyse W. Lowe  
Deputy Director  
Development Services Department

  
Jeffrey A. Peterson  
Development Project Manager  
Development Services Department

LOWE/JAP

Attachments:

1. Location Map
2. Aerial Photograph
3. Zoning Map
4. Community Plan Land Use Map
5. Project Data Sheet
6. Draft CDP and SDP Resolution with Findings
7. Draft CDP and SDP Permit with Conditions
8. Draft TM Resolution with Findings
9. Draft TM Conditions

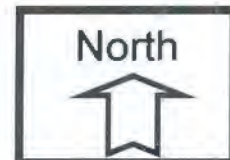
10. Draft MND Environmental Resolution with MMRP
11. Project Plan
12. Community Planning Group Recommendation
13. La Jolla Shores Advisory Board Recommendation
14. Ownership Disclosure Statement

Internal Order No. 24005086



## Location Map

The Cottages at 8010- Project No. 387418  
8010 La Jolla Shores Drive

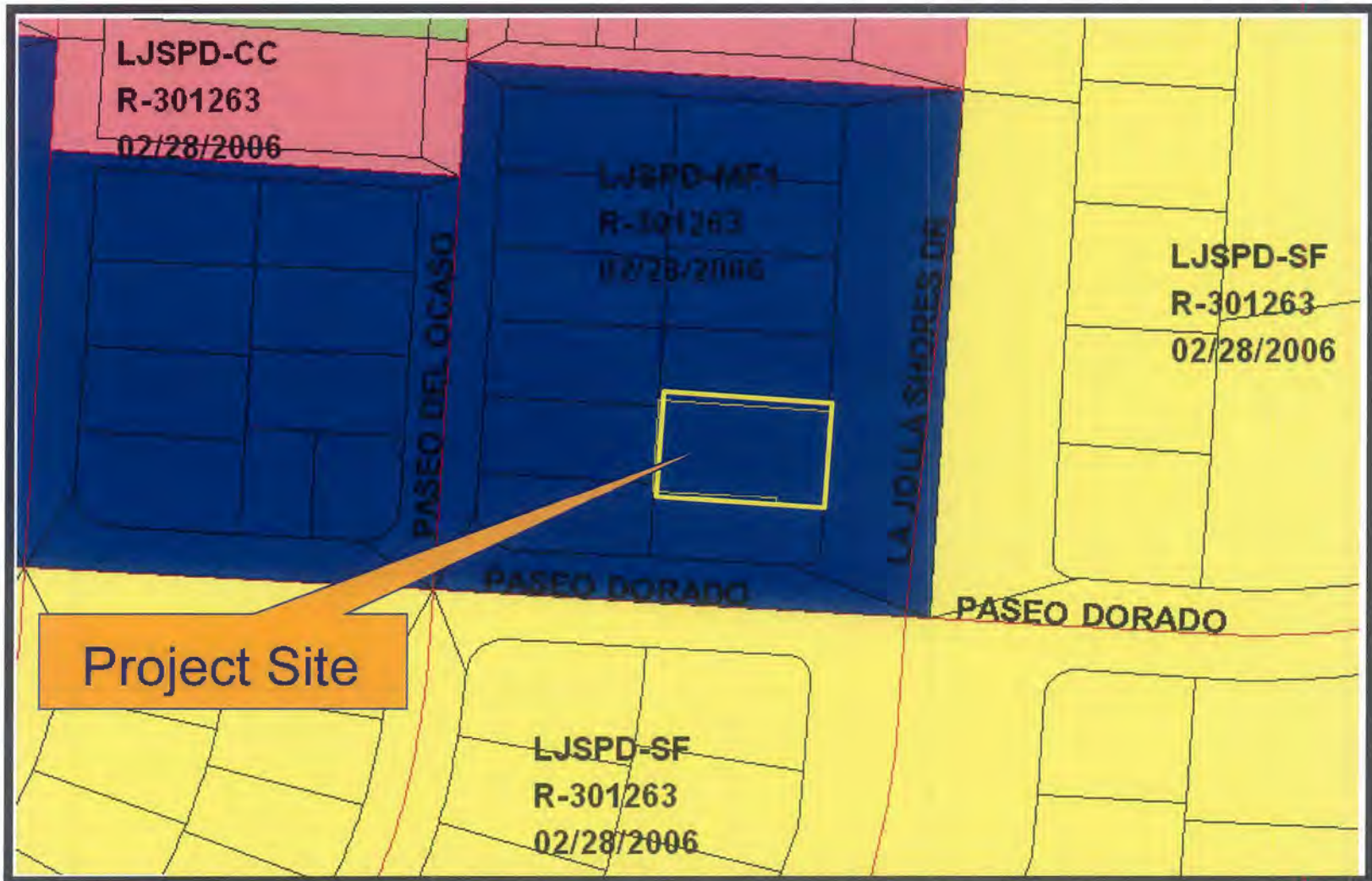




## Aerial Photograph

The Cottages at 8010- Project No. 387418  
8010 La Jolla Shores Drive

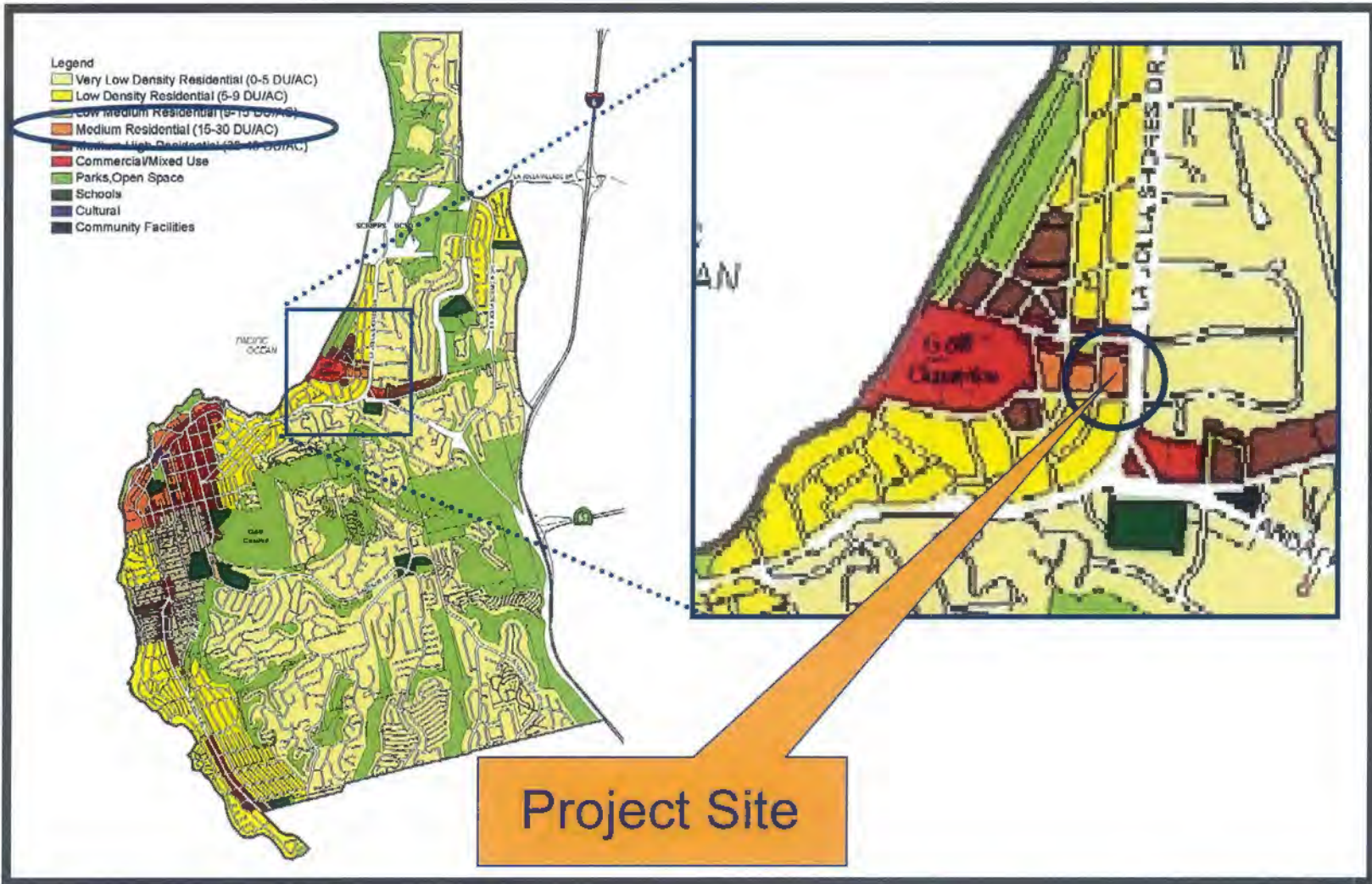




## Zoning Map

The Cottages at 8010- Project No. 387418  
8010 La Jolla Shores Drive





## La Jolla Community Plan Land Use Map

The Cottages at 8010- Project No. 387418  
8010 La Jolla Shores Drive



## PROJECT DATA SHEET

<b>PROJECT NAME:</b>	The Cottages at 8010- Project No. 387418	
<b>PROJECT DESCRIPTION:</b>	Demolition of a three unit apartment building and garage structure, and the construction of six detached single family dwelling units with garages on a 0.28 acre site located at 8010 La Jolla Shores Drive.	
<b>COMMUNITY PLAN AREA:</b>	La Jolla	
<b>DISCRETIONARY ACTIONS:</b>	Coastal Development Permit, Site Development Permit, and Tentative Map	
<b>COMMUNITY PLAN LAND USE DESIGNATION:</b>	Medium Density Residential at 15-30 dwelling units per acre	
<b><u>ZONING INFORMATION:</u></b> <b>ZONE:</b> MF1- LJSPD <b>HEIGHT LIMIT:</b> 30-foot maximum height limit <b>LOT SIZE:</b> Any size legal lot <b>FLOOR AREA RATIO:</b> NA <b>LOT COVERAGE:</b> 50 percent <b>FRONT SETBACK:</b> General Conformity to the Neighborhood <b>SIDE SETBACK:</b> General Conformity to the Neighborhood <b>STREETSIDE SETBACK:</b> NA <b>REAR SETBACK:</b> General Conformity to the Neighborhood <b>PARKING:</b> 12		
<b><u>ADJACENT PROPERTIES:</u></b>	<b>LAND USE DESIGNATION &amp; ZONE</b>	<b>EXISTING LAND USE</b>
<b>NORTH:</b>	Medium Density Residential; MF1	Multi-Family Residence
<b>SOUTH:</b>	Medium Density Residential; MF1	Multi-Family Residence
<b>EAST:</b>	Very Low Density Residential; SF	Single Family Residence
<b>WEST:</b>	Medium Density Residential;	Multi-Family Residence
<b>DEVIATIONS OR VARIANCES REQUESTED:</b>	None	
<b>COMMUNITY PLANNING GROUP RECOMMENDATION:</b>	On June 4, 2015, the La Jolla Community Planning Association voted 12-0-1 to recommend approval of the project. On June 16, 2015, the La Jolla Shores Advisory Board voted 4-0-0 to recommend approval of the project.	

PLANNING COMMISSION  
 RESOLUTION NUMBER \_\_\_\_\_  
 COASTAL DEVELOPMENT PERMIT NO. 1353304  
 SITE DEVELOPMENT PERMIT NO. 1353305  
**THE COTTAGES AT 8010- PROJECT NO. 387418 [MMRP]**

WHEREAS, FMRE, LLC, a California Limited Liability Company, Owner, and Permittee, filed an application with the City of San Diego for a Coastal Development Permit [CDP] and Site Development Permit [SDP], for the demolition of an existing three unit apartment building and detached five space parking structure and the construction of a residential condominium development consisting of six three-story detached single family dwelling units with attached two-car garages on a 0.28 acre site. The project proposes three floor plans consisting of two 1,523 square foot units, two 1,548 square foot units, and two 1,763 square foot units, and all containing two bedrooms; and

WHEREAS, the project site is located at 8010 La Jolla Shores Drive in the MF1 zone within the La Jolla Shores Planned District within the La Jolla Community Planning area, Coastal Overlay Zone (Non-Appealable Area 2), Coastal Height Limitation Overlay Zone, Parking Impact Overlay Zone (Coastal and Beach Impact Areas), Residential Tandem Parking Overlay, and Transit Area Overlay Zone; and

WHEREAS, the property is legally described as: Lot 12 and 13 and that portion of Lot 14 in Block 7 of La Jolla Shores Unit 1, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 1913, filed in the Office of the County Recorder of San Diego County, June 3, 1926; said portion of Lot 14 being specifically described as follows: all of that port of said Lot 14 lying North of a line beginning at a point on the West line of said Lot 14, North 2°55' East 44.91 feet from the Southwest corner of said lot, thence South 87°05' East parallel with the South line of said lot, 81.44 feet, thence South 2°55' West 3 feet, thence South 87°05' East 28.56 feet to the East line of said Lot 14; and

WHEREAS, on March 17, 2016, the Planning Commission of the City of San Diego considered Coastal Development Permit No. 1353304 and Site Development Permit No. 1353305, pursuant to the Land Development Code of the City of San Diego; NOW, THEREFORE,

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

That the Planning Commission adopts the following written Findings, dated March 17, 2016.

**I. Coastal Development Permit - Section 126.0708(a)**

- 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; and**

The 0.28 acre project site is located at 8010 La Jolla Shores Drive. The project proposes the demolition of an existing three unit apartment building and detached five space garage structure, and the construction of a residential condominium development consisting of six three-story detached single family dwelling units with attached two car garages. The project proposes three floor plans consisting of two 1,523 square foot units, two 1,548 square foot units, and two 1,763 square-foot units, and all containing two bedrooms. The project incorporates a roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 50 percent of the project's projected energy consumption, in conformance with the criteria of the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program.

The project site is an interior lot with frontage on La Jolla Shores Drive, and is located approximately 1,672 feet from the Pacific Ocean. The property is not located between the sea and the first public roadway paralleling the sea, and La Jolla Shores Drive at this location is not designated as a physical accessway or view corridor; therefore, will not encroach upon any physical accessway or view corridor. The site does not contain intermittent or partial vistas, viewsheds or scenic overlooks as identified within the adopted La Jolla Community Plan (LJCP) and Local Coastal Program Land Use Plan.

The project proposes a maximum building height of 29 feet 5.6 inches, which complies with the regulations of the Coastal Height Limitation Overlay Zone (CHLOZ). The project is not requesting nor does it require any deviations or variances from the applicable regulations, and is consistent with the recommended land use designation, design guidelines, and development standards in effect for this site. Therefore, the development has been designed to meet the development regulations of the underlying zone and would enhance and protect any public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program Land Use Plan.

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

The 0.28 acre project site is located at 8010 La Jolla Shores Drive. The project site is an interior lot with frontage on La Jolla Shores Drive, and is located approximately 1,672 feet from the Pacific Ocean. The property is not located between the sea and the first public roadway paralleling the sea. The site is approximately 31 feet above Mean Sea Level (MSL), and is not located within the 100-year floodplain or any Special Flood Hazard area. The property is not within or adjacent to the Multiple Species Conservation Program (MSCP) Multiple Habitat Planning Area (MHPA) and does not contain any other type of Environmentally Sensitive Lands (ESL) as defined in San Diego Municipal Code (SDMC) Section 113.0103.

A Mitigated Negative Declaration (MND) No. 387418 has been prepared for the project in accordance with State of California Environmental Quality Act (CEQA) Guidelines, which address potential impacts to Historical Resources (Archaeology). A Mitigation, Monitoring and Reporting Program (MMRP) would be implemented with this project,

which will reduce the potential impacts to below a level of significance. Therefore, the proposed coastal development would not adversely affect ESL.

**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; and**

The project site is located at 8010 La Jolla Shores Drive in the MF1 zone of the La Jolla Shores Planned District within the La Jolla Community Plan and Local Coastal Program Area, the Coastal Overlay Zone (Non-Appealable Area 2), and the CHLOZ. The MF1 zoning designation is a multi-family residential zone that requires 2,200 square feet of lot area per dwelling unit. The community plan designates the proposed project site for Medium Density Residential 15-30 dwelling units per acre (du/ac). The project site, occupying 0.28 acres, could accommodate 6 dwelling units based on the underlying zone and 4-8 dwelling units based on the LJCP.

The project site is an interior lot with frontage on La Jolla Shores Drive, and is located approximately 1,672 feet from the Pacific Ocean. The property is not located between the sea and the first public roadway paralleling the sea, and La Jolla Shores Drive at this location is not designated as a physical accessway or view corridor; therefore, will not encroach upon any physical accessway or view corridor. The site does not contain intermittent or partial vistas, viewsheds or scenic overlooks as identified within the adopted LJCP and Local Coastal Program Land Use Plan.

The project proposes a maximum building height of 29 feet 5.6 inches, which complies with the regulations of the CHLOZ. The project is not requesting nor does it require any deviations or variances from the applicable regulations, and is consistent with the recommended land use designation, design guidelines, and development standards in effect for this site. Therefore, the development is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program.

**4. For every Coastal Development Permit issued for any coastal development between the nearest public road and the sea or the shoreline of any body of water located within the Coastal Overlay Zone the coastal development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act.**

The 0.28 acre project site is located at 8010 La Jolla Shores Drive. The project site is an interior lot with frontage on La Jolla Shores Drive, and is located approximately 1,672 feet from the Pacific Ocean. The property is not located between the sea and the first public roadway paralleling the sea. Therefore, the proposed development does not have to comply with the public access and recreation policies of Chapter 3 of the California Coastal Act.

## **II. Site Development Permit - Section 126.0504**

### **A. Findings for all Site Development Permits**

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

The project site is located at 8010 La Jolla Shores Drive in the MF1 zone of the La Jolla Shores Planned District within the La Jolla Community Plan and Local Coastal Program Area, the Coastal Overlay Zone (Non-Appealable Area 2), and the CHLOZ. The MF1 zoning designation is a multi-family residential zone that requires 2,200 square feet of lot area per dwelling unit. The community plan designates the proposed project site for Medium Density Residential 15-30 du/ac. The project site, occupying 0.28 acres, could accommodate 6 dwelling units based on the underlying zone and 4-8 dwelling units based on the LJCP.

The project proposes the demolition of an existing three unit apartment building and detached five space garage structure, and the construction of a residential condominium development consisting of six three-story detached single family dwelling units with attached two car garages. The project proposes three floor plans consisting of two 1,523 square foot units, two 1,548 square foot units, and two 1,763 square-foot units, and all containing two bedrooms. The project incorporates a roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 50 percent of the project's projected energy consumption, in conformance with the criteria of the Affordable/ In-Fill Housing and Sustainable Buildings Expedite Program.

The project is not requesting nor does it require any deviations or variances from the applicable regulations, and is consistent with the recommended land use designation, design guidelines, and development standards in effect for this site. Therefore, the proposed residential development would not adversely affect the applicable land use plan.

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

The 0.28 acre project site is located at 8010 La Jolla Shores Drive. The project proposes the demolition of an existing three unit apartment building and detached five space garage structure, and the construction of a residential condominium development consisting of six three-story detached single family dwelling units with attached two car garages.

The project site is an interior lot with frontage on La Jolla Shores Drive, and is located approximately 1,672 feet from the Pacific Ocean. The property is not located between the sea and the first public roadway paralleling the sea. The site is approximately 31 feet above MSL, and is not located within the 100-year floodplain or any Special Flood Hazard area. The property is not within or

adjacent to the MSCP MHPA and does not contain any other type of ESL as defined in SDMC Section 113.0103.

A MND No. 387418 has been prepared for the project in accordance with CEQA Guidelines, which address potential impacts to Historical Resources (Archaeology). A MMRP would be implemented with this project, which will reduce the potential impacts to below a level of significance and are conditions of the approval.

The permit for the project includes various conditions and referenced exhibits of approval relevant to achieving project compliance with the applicable regulations of the SDMC in effect for this project. Such conditions within the permit have been determined as necessary to avoid adverse impacts upon the health, safety and general welfare of persons residing or working in the surrounding area. The project shall comply with the development conditions in effect for the subject property as described in Coastal Development Permit (CDP) No. 1353304 and Site Development Permit (SDP) No. 1353305, and other regulations and guidelines pertaining to the subject property per the SDMC. Prior to issuance of any building permit for the proposed development, the plans shall be reviewed for compliance with all Building, Electrical, Mechanical, Plumbing and Fire Code requirements, and the owner/permittee shall be required to obtain grading and public improvement permits. 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 0.28 acre project site is located at 8010 La Jolla Shores Drive. The project proposes the demolition of an existing three unit apartment building and detached five space garage structure, and the construction of a residential condominium development consisting of six three-story detached single family dwelling units with attached two car garages. The project proposes three floor plans consisting of two 1,523 square foot units, two 1,548 square foot units, and two 1,763 square-foot units, and all of the units will contain two bedrooms. The project incorporates a roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 50 percent of the project's projected energy consumption, in conformance with the criteria of the Affordable/ In-Fill Housing and Sustainable Buildings Expedite Program.

The project is not requesting nor does it require any deviations or variances from the applicable regulations, and is consistent with the recommended land use designation, design guidelines, and development standards in effect for this site. Therefore, the proposed residential development complies with the applicable regulations of the Land Development Code (LDC).

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Coastal Development Permit No. 1353304 and Site Development Permit No. 1353305 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 1353304 and 1353305, a copy of which is attached hereto and made a part hereof.

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Jeffrey A. Peterson  
Development Project Manager  
Development Services

Adopted on: March 17, 2016

Internal Order No. 24005086

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

**WHEN RECORDED MAIL TO**  
**PROJECT MANAGEMENT**  
**PERMIT CLERK**  
**MAIL STATION 501**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24005086

**COASTAL DEVELOPMENT PERMIT NO. 1353304**  
**SITE DEVELOPMENT PERMIT NO. 1353305**  
**THE COTTAGES AT 8010- PROJECT NO. 387418 [MMRP]**  
**PLANNING COMMISSION**

This Coastal Development Permit No. 1353304 and Site Development Permit No. 1353305 is granted by the Planning Commission of the City of San Diego to FMRE, LLC, a California Limited Liability Company, Owner, and Permittee, pursuant to San Diego Municipal Code [SDMC] Sections 126.0504 and 126.0708. The 0.28 acre site is located at 8010 La Jolla Shores Drive in the MF1 zone within the La Jolla Shores Planned District within the La Jolla Community Planning area, Coastal Overlay Zone (Non-Appealable Area 2), Coastal Height Limitation Overlay Zone, Parking Impact Overlay Zone (Coastal and Beach Impact Areas), Residential Tandem Parking Overlay, and Transit Area Overlay Zone. The project site is legally described as: Lot 12 and 13 and that portion of Lot 14 in Block 7 of La Jolla Shores Unit I, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 1913, filed in the Office of the County Recorder of San Diego County, June 3, 1926; said portion of Lot 14 being specifically described as follows: all of that port of said Lot 14 lying North of a line beginning at a point on the West line of said Lot 14, North 2°55' East 44.91 feet from the Southwest corner of said lot, thence South 87°05' East parallel with the South line of said lot, 81.44 feet, thence South 2°55' West 3 feet, thence South 87°05' East 28.56 feet to the East line of said Lot 14.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee for the demolition of an existing three-unit apartment building and detached five-space parking garage structure and the construction of a residential condominium development consisting of six three-story detached two-bedroom dwelling units with attached two-car garages; described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated March 17, 2016, on file in the Development Services Department.

The project shall include:

- a. Demolition of an existing three unit apartment building and detached five space parking structure and the construction of a residential condominium development consisting of six three-story detached single family dwelling units with attached two-car garages. The project proposes three floor plans consisting of two 1,523 square foot units, two 1,548 square foot units, and two 1,763 square foot units, and all containing two bedrooms;
- b. Landscaping (planting, irrigation and landscape related improvements);
- c. Off-street parking;
- d. A roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 50 percent of the project's projected energy consumption, in conformance with the criteria of the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program; and;
- f. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

#### **STANDARD REQUIREMENTS:**

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by **March 31, 2019**.
2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
  - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
  - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.

4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
7. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.
8. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.
9. All of the conditions contained in this Permit have been considered and were determined-necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

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

10. The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify Owner/Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owner/Permittee shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or

obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, Owner/Permittee shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Owner/Permittee regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

#### **ENVIRONMENTAL/MITIGATION REQUIREMENTS:**

11. 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.

12. The mitigation measures specified in the MMRP and outlined in MITIGATED NEGATIVE DECLARATION, NO. 387418 shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL MITIGATION REQUIREMENTS.

13. The Owner/Permittee shall comply with the MMRP as specified in MITIGATED NEGATIVE DECLARATION, NO. 387418, 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:

#### **Historical Resources (Archaeology)**

#### **AFFORDABLE HOUSING REQUIREMENTS:**

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

#### **ENGINEERING REQUIREMENTS:**

15. This Coastal Development Permit No. 1353304 and Site Development Permit No. 1353305 shall comply with all conditions of the Final Map for the Tentative Map No.1392914.

16. The project proposes to export 93 cubic yards of material from the project site. All excavated material listed to be exported, shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2009 edition and Regional Supplement Amendments adopted by Regional Standards Committee.

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

18. Prior to foundation inspection, the Owner/Permittee shall submit a building pad certification signed by a Registered Civil Engineer or a Licensed Land Surveyor, certifying that the pad elevation based on USGS datum is consistent with Exhibit "A," satisfactory to the City Engineer.
19. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, to close the non-utilized portions of the existing driveway with current City Standard curb, gutter and sidewalk, adjacent to the site on La Jolla Shores Drive, satisfactory to the City Engineer.
20. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the construction of a new current City Standards 12 foot wide concrete driveway, adjacent to the site on La Jolla Shores Drive, satisfactory to the City Engineer.
21. Prior to the issuance of any construction permit, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent Best Management Practice (BMP) maintenance, satisfactory to the City Engineer.
22. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction Best Management Practices (BMPs) necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the San Diego Municipal Code, into the construction plans or specifications.
23. Prior to the issuance of any construction permit the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Appendix E of the City's Storm Water Standards.

#### **LANDSCAPE REQUIREMENTS:**

24. Prior to issuance of any engineering permits for grading, the Owner/Permittee shall submit complete construction documents for the revegetation and hydroseeding of all disturbed land in accordance with the Landscape Standards and to the satisfaction of the Development Services Department. All plans shall be in substantial conformance to this permit (including Environmental conditions) and Exhibit "A," on file in the Office of the Development Services Department.
25. In the event that a foundation only permit is requested, the Owner/Permittee shall submit a site plan or staking layout plan identifying all landscape areas consistent with Exhibit "A," Landscape Development Plan, on file in the Office of the Development Services Department. These landscape areas shall be clearly identified with a distinct symbol, noted with dimensions and labeled as 'landscaping area.'
26. Prior to issuance of any construction permits for structures, the Owner/Permittee shall submit complete landscape and irrigation construction documents consistent with the Landscape Standards to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit "A," Landscape Development Plan, on file in

the Development Services Department. Construction plans shall show, label, and dimension a 40 sq-ft area around each tree which is unencumbered by hardscape and utilities as set forth under LDC 142.0403(b)(5).

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, consistent with the Landscape Standards unless long-term maintenance of said landscaping will be the responsibility of a Landscape Maintenance District or other approved entity. All required landscape shall be maintained in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees is not permitted unless specifically noted in this Permit.

28. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction document plans is damaged or removed during demolition or construction, the Owner/Permittee shall repair and/or replace in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or Final Inspection.

#### **PLANNING/DESIGN REQUIREMENTS:**

29. 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.

30. Prior to the issuance of building permits, construction documents shall fully illustrate the incorporation of a roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 50 percent of the project's projected energy consumption, in conformance with the criteria of the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program.

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

32. The Owner/Permittee shall post a copy of each approved discretionary Permit or Tentative Map in its sales office for consideration by each prospective buyer.

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.

#### **TRANSPORTATION REQUIREMENTS**

34. No fewer than 12 off-street automobile parking spaces (with 13 off-street automobile parking spaces provided) shall be permanently maintained on the property within the approximate location shown on the project's Exhibit "A." Further, all on-site parking space dimensions and aisle widths shall be in compliance with requirements of the San Diego Municipal Code (SDMC), and shall not be converted and/or utilized for any other purpose,

unless otherwise authorized in writing by the appropriate City decision maker in accordance with the SDMC.

35. All non-bedroom areas identified within each 2-bedroom dwelling unit, as shown on the Exhibit "A," shall not be converted to any other use including a bedroom at any time, unless otherwise authorized in writing by the appropriate City decision maker, a building permit is obtained, and parking is provided in accordance with the SDMC, satisfactory to the City Engineer.

**PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:**

36. Prior to the issuance of any construction permit authorizing the encroachment of private improvements within a public ROW or easement, the Owner/Permittee shall obtain a City approved Encroachment Maintenance and Removal Agreement (EMRA) for all proposed encroachments and file it/them with the County Recorder. Such encroachments include, but are not limited to: private utilities, landscaping, enriched paving, and electrical conduits.

37. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of all public water and sewer facilities are to be in accordance with established criteria in the most current City of San Diego Water and Sewer Design Guides.

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

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

**INFORMATION ONLY:**

- 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 March 17, 2016, and Resolution No. PC-\_\_\_\_\_.

Permit Type/PTS Approval No.: CDP No. 1353304 &  
SDP No. 1353305  
Date of Approval: March 17, 2016

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES  
DEPARTMENT

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Jeffrey A. Peterson  
Development Project Manager

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

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**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.

FMRE, LLC, a California Limited Liability Company  
Owner/Permittee

By \_\_\_\_\_  
Tim Barzal  
Managing Member of LLC

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

RESOLUTION NUMBER R-\_\_\_\_\_

DATE OF FINAL PASSAGE \_\_\_\_\_

TENTATIVE MAP NO. 1392914, THE COTTAGES AT 8010-  
PROJECT NO. 387418 [MMRP]

WHEREAS, FMRE, LLC, a California Limited Liability Company, Subdivider, and SAN DIEGO LAND SURVEYING & ENGINEERING, INC., Surveyor, submitted an application to the City of San Diego for a tentative map (Tentative Map No. 1392914) for the Cottages at 8010[Project], and to waive the requirement to underground existing overhead utilities. The project site is located at 8010 La Jolla Shores Drive in the MF1 zone within the La Jolla Shores Planned District within the La Jolla Community Planning area, Coastal Overlay Zone (Non-Appealable Area 2), Coastal Height Limitation Overlay Zone, Parking Impact Overlay Zone (Coastal and Beach Impact Areas), Residential Tandem Parking Overlay, and Transit Area Overlay Zone. The property is legally described as: Lot 12 and 13 and that portion of Lot 14 in Block 7 of La Jolla Shores Unit 1, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 1913, filed in the Office of the County Recorder of San Diego County, June 3, 1926; said portion of Lot 14 being specifically described as follows: all of that portion of said Lot 14 lying North of a line beginning at a point on the West line of said Lot 14, North 2°55' East 44.91 feet from the Southwest corner of said lot, thence South 87°05' East parallel with the South line of said lot, 81.44 feet, thence South 2°55' West 3 feet, thence South 87°05' East 28.56 feet to the East line of said Lot 14; and

WHEREAS, the Map proposes the Subdivision of a 0.28 acre site into a 6 unit residential condominium development; and

WHEREAS, the project complies with the requirements of a preliminary soils and/or geological reconnaissance report pursuant to the Subdivision Map Act and Section 144.0220 of the San Diego Municipal Code [SDMC] of the City of San Diego; and

WHEREAS, the subdivision is a condominium project as defined in Section 1351 of the Civil Code of the State of California and filed pursuant to the Subdivision Map Act. The total number of condominium dwelling units is six; and

WHEREAS, the requested underground waiver of the existing overhead facilities, qualifies under the San Diego Municipal Code Section 144.0242(c) Waiver of the Requirements to Underground Privately Owned Utility Systems and Services Facilities in that: the conversion involves a short span of overhead facility (less than a full block in length) and would not represent a logical extension to an underground facility; and

WHEREAS, on March 17, 2016, the Planning Commission of the City of San Diego considered Tentative Map No. 1392914, including the waiver of the requirement to underground existing overhead utilities, and pursuant to Section(s) 125.0440, and 144.0240 of the SDMC and Subdivision Map Act Section 66426, received for its consideration written and oral presentations, evidence having been submitted, and heard testimony from all interested parties at the public hearing, and the Planning Commission having fully considered the matter and being fully advised concerning the same; NOW THEREFORE,

BE IT RESOLVED by the Planning Commission of the City of San Diego, that it adopts the following findings with respect to Tentative Map No. 1392914:

**1. The proposed subdivision and its design or improvement are consistent with the policies, goals, and objectives of the applicable land use plan (SDMC section 125.0440(a) and Subdivision Map Action Sections 66473.5, 66474(a), and 66474(b)).**

The project site is located at 8010 La Jolla Shores Drive in the MF1 zone of the La Jolla Shores Planned District within the La Jolla Community Plan and Local Coastal Program Area, the Coastal Overlay Zone (Non-Appealable Area 2), and the Coastal Height Limitation Overlay Zone (CHLOZ). The MF1 zoning designation is a multi-family residential zone that requires 2,200 square feet of lot area per dwelling unit. The community plan designates the proposed project site for Medium Density Residential 15-30 dwelling units per acre (du/ac). The project site, occupying 0.28 acres, could accommodate 6 dwelling units based on the underlying zone and 4-8 dwelling units based on the La Jolla Community Plan (LJCP).

The project proposes the demolition of an existing three unit apartment building and detached five space garage structure, and the construction of a residential condominium development consisting of six three-story detached single family dwelling units with attached two car garages. The project proposes three floor plans consisting of two 1,523 square foot units, two 1,548 square foot units, and two 1,763 square-foot units, and all containing two bedrooms. The project incorporates a roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 50 percent of the project's projected energy consumption, in conformance with the criteria of the Affordable/ In-Fill Housing and Sustainable Buildings Expedite Program.

The project is not requesting nor does it require any deviations or variances from the applicable regulations, and is consistent with the recommended land use designation, design guidelines, and development standards in effect for this site. Therefore, the proposed residential subdivision is consistent with the policies, goals, and objectives of the applicable land use plan.

**2. The proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code (SDMC section 125.0440(b)).**

The 0.28 acre project site is located at 8010 La Jolla Shores Drive. The project proposes the demolition of an existing three unit apartment building and detached five space garage structure, and the construction of a residential condominium development consisting of six three-story detached single family dwelling units with attached two car garages. The project proposes three floor plans consisting of two 1,523 square foot units, two 1,548 square foot units, and two 1,763 square-foot units, and all of the units will contain two bedrooms. The project incorporates a roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 50 percent of the project's projected energy consumption, in conformance with the criteria of the Affordable/ In-Fill Housing and Sustainable Buildings Expedite Program.

The neighborhood currently contains power poles and overhead utility lines within an existing public utility easement that runs along the western property line. The proposed subdivision shall be undergrounded and the waiver is being requested for the requirement to underground adjacent overhead utilities serving the surrounding properties. The City's Undergrounding Master Plan designates the site within Block 1L, and is estimated for construction in May 2040. SDMC Section 144.0240(b)(5) allows the subdivider to apply for a waiver from the requirement to underground the existing overhead utilities within the boundary of the subdivision or within the abutting public rights-of-way. The waiver of the requirements to underground privately owned utility systems and services facilities qualifies under the guidelines

of SDMC Section 144.0242(c)(1)(B) as follows: The conversion involves a short span of overhead facility (less than a full block in length) and would not represent a logical extension to an underground facility.

The project is not requesting nor does it require any deviations or variances from the applicable regulations, and is consistent with the recommended land use designation, design guidelines, and development standards in effect for this site. Therefore, the proposed residential subdivision complies with the applicable zoning and development regulations of the Land Development Code (LDC).

**3. The site is physically suitable for the type and density of development (SDMC section 125.0440(c) and Subdivision Map Act Sections 66474(c) and 66474(d)).**

The project site is located at 8010 La Jolla Shores Drive in the MF1 zone of the La Jolla Shores Planned District within the La Jolla Community Plan and Local Coastal Program Area, the Coastal Overlay Zone (Non-Appealable Area 2), and the CHLOZ. The MF1 zoning designation is a multi-family residential zone that requires 2,200 square feet of lot area per dwelling unit. The community plan designates the proposed project site for Medium Density Residential 15-30 du/ac. The project site, occupying 0.28 acres, could accommodate 6 dwelling units based on the underlying zone and 4-8 dwelling units based on the LJCP.

The project proposes the demolition of an existing three unit apartment building and detached five space garage structure, and the construction of a residential condominium development consisting of six three-story detached single family dwelling units with attached two car garages. The project site is an interior lot with frontage on La Jolla Shores Drive, and is located approximately 1,672 feet from the Pacific Ocean. The property is not located between the sea and the first public roadway paralleling the sea. The site is approximately 31 feet above Mean Sea Level (MSL) and is not located within the 100-year floodplain or any Special Flood Hazard area. The property is not within or adjacent to the Multiple Species Conservation Program (MSCP) Multiple Habitat Planning Area (MHPA) and does not contain any other type of Environmentally Sensitive Lands (ESL) as defined in SDMC Section 113.0103.

A Mitigated Negative Declaration (MND) No. 387418 has been prepared for the project in accordance with State of California Environmental Quality Act (CEQA) Guidelines, which address potential impacts to Historical Resources (Archaeology). A Mitigation, Monitoring and Reporting Program (MMRP) would be implemented with this project, which will reduce the potential impacts to below a level of significance.

The project is not requesting nor does it require any deviations or variances from the applicable regulations, and is consistent with the recommended land use designation, design guidelines, and development standards in effect for this site. Therefore, the site is physically suitable for the type and density of development.

**4. The design of the subdivision or the proposed improvements is not likely to cause substantial environmental damage or substantially and avoidably injure fish or**

**wildlife or their habitat (SDMC section 125.0440(d) and Subdivision Map Act Section 66474(e)).**

The project site is located at 8010 La Jolla Shores Drive. The project proposes the demolition of an existing three unit apartment building and detached five space garage structure, and the construction of a residential condominium development consisting of six three-story detached single family dwelling units with attached two car garages. The project site is an interior lot with frontage on La Jolla Shores Drive, and is located approximately 1,672 feet from the Pacific Ocean. The property is not located between the sea and the first public roadway paralleling the sea. The site is approximately 31 feet above MSL and is not located within the 100-year floodplain or any Special Flood Hazard area. The property is not within or adjacent to the MSCP MHPA and does not contain any other type of ESL as defined in SDMC Section 113.0103.

A MND No. 387418 has been prepared for the project in accordance with CEQA Guidelines, which address potential impacts to Historical Resources (Archaeology). A MMRP would be implemented with this project, which will reduce the potential impacts to below a level of significance. With the implementation of the MMRP, the subdivision and the proposed improvements would not cause substantial environmental damage or impact fish or wildlife or their habitat.

**5. The design of the subdivision or the type of improvements will not be detrimental to the public health, safety, and welfare (SDMC section 125.0440(e) and Subdivision Map Act Section 66474(f)).**

The 0.28 acre project site is located at 8010 La Jolla Shores Drive. The project proposes the demolition of an existing three unit apartment building and detached five space garage structure, and the construction of a residential condominium development consisting of six three-story detached single family dwelling units with attached two car garages. The project proposes three floor plans consisting of two 1,523 square foot units, two 1,548 square foot units, and two 1,763 square-foot units, and all containing two bedrooms. The project incorporates a roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 50 percent of the project's projected energy consumption, in conformance with the criteria of the Affordable/ In-Fill Housing and Sustainable Buildings Expedite Program.

The project site is an interior lot with frontage on La Jolla Shores Drive, and is located approximately 1,672 feet from the Pacific Ocean. The property is not located between the sea and the first public roadway paralleling the sea. The site is approximately 31 feet above MSL and is not located within the 100-year floodplain or any Special Flood Hazard area. The property is not within or adjacent to the MSCP MHPA and does not contain any other type of ESL as defined in SDMC Section 113.0103.

A MND No. 387418 has been prepared for the project in accordance with CEQA Guidelines, which address potential impacts to Historical Resources (Archaeology). A MMRP would be implemented with this project, which will reduce the potential impacts to below a level of significance and are conditions of the approval.

The permit for the project includes various conditions and referenced exhibits of approval relevant to achieving project compliance with the applicable regulations of the SDMC in effect for this project. Such conditions within the permit have been determined as necessary to avoid adverse impacts upon the health, safety and general welfare of persons residing or working in the surrounding area. The project shall comply with the development conditions in effect for the subject property as described in Tentative Map No. 1392914, and other regulations and guidelines pertaining to the subject property per the SDMC. Prior to issuance of any building permit for the proposed development, the plans shall be reviewed for compliance with all Building, Electrical, Mechanical, Plumbing and Fire Code requirements, and the owner/permittee shall be required to obtain grading and public improvement permits. Therefore, the proposed residential subdivision 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 (SDMC section 125.0440(f) and Subdivision Map Act Section 66474(g)).**

The 0.28 acre project site is located at 8010 La Jolla Shores Drive. The project proposes the demolition of an existing three unit apartment building and detached five space garage structure, and the construction of a residential condominium development consisting of six three-story detached single family dwelling units with attached two car garages. The project site is an interior lot with frontage on La Jolla Shores Drive, and is located approximately 1,672 feet from the Pacific Ocean. The property is not located between the sea and the first public roadway paralleling the sea, and La Jolla Shores Drive at this location is not designated as a physical accessway or view corridor, and therefore will not encroach upon any physical accessway or view corridor. The site does not contain intermittent or partial vistas, viewsheds or scenic overlooks as identified within the adopted LJCP and Local Coastal Program Land Use Plan. There are no other existing easements acquired by the public at large for access through or use of property within the proposed residential subdivision.

**7. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities (SDMC section 125.0440(g) and Subdivision Map Act Section 66473.1).**

The 0.28 acre project site is located at 8010 La Jolla Shores Drive. The project proposes the demolition of an existing three unit apartment building and detached five space garage structure, and the construction of a residential condominium development consisting of six three-story detached single family dwelling units with attached two car garages. The project proposes three floor plans consisting of two 1,523 square foot units, two 1,548 square foot units, and two 1,763 square-foot units, and all containing two bedrooms. The project incorporates a roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 50 percent of the project's projected energy consumption, in conformance with the criteria of the Affordable/ In-Fill Housing and Sustainable Buildings Expedite Program.

The project is not requesting nor does it require any deviations or variances from the applicable regulations, and is consistent with the recommended land use designation, design guidelines, and development standards in effect for this site.

The proposed residential condominium development will materially assist in reducing impacts associated with fossil fuel energy use by utilizing alternative energy resources, self-generation and other renewable technologies (e.g. photovoltaic) to generate electricity needed by the buildings and its occupants. Therefore, the proposed residential subdivision will have the opportunity through building materials, site orientation, architectural treatments, placement and selection of plant materials to provide to the extent feasible, for future passive or natural heating and cooling opportunities.

**8. The decision maker has considered the effects of the proposed subdivision on the housing needs of the region and that those needs are balanced against the needs for public services and the available fiscal and environmental resources (SDMC section 125.0440(h) and Subdivision Map Act Section 66412.3).**

The 0.28 acre project site is located at 8010 La Jolla Shores Drive. The project proposes the demolition of an existing three unit apartment building and detached five space garage structure, and the construction of a residential condominium development consisting of six three-story detached single family dwelling units with attached two car garages. The project proposes three floor plans consisting of two 1,523 square foot units, two 1,548 square foot units, and two 1,763 square-foot units, and all containing two bedrooms. The project incorporates a roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 50 percent of the project's projected energy consumption, in conformance with the criteria of the Affordable/ In-Fill Housing and Sustainable Buildings Expedite Program.

The project is not requesting nor does it require any deviations or variances from the applicable regulations, and is consistent with the recommended land use designation, design guidelines, and development standards in effect for this site.

A MND No. 387418 has been prepared for the project in accordance with CEQA Guidelines, which address potential impacts to Historical Resources (Archaeology). A MMRP would be implemented with this project, which will reduce the potential impacts to below a level of significance and are conditions of the approval.

The decision maker has reviewed the administrative record including the project plans, MND No. 387418, 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 proposed subdivision is consistent with the housing needs anticipated for the LJCP 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. 1392914, and the waiver of the requirement to underground existing overhead utilities, are hereby granted to FMRE, LLC, a California Limited Liability Company, subject to the attached conditions which are made a part of this resolution by this reference.

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Jeffrey A. Peterson  
Development Project Manager  
Development Services

Adopted on: March 17, 2016

Internal Order No. 24005086

PLANNING COMMISSION  
CONDITIONS FOR TENTATIVE MAP NO. 1392914  
THE COTTAGES AT 8010- PROJECT NO. 387418 [MMRP]  
ADOPTED BY RESOLUTION NO. R-\_\_\_\_\_ ON MARCH 17, 2016

**GENERAL**

1. This Tentative Map will expire on **March 31, 2019**.
2. Compliance with all of the following conditions shall be completed and/or assured, to the satisfaction of the City Engineer, prior to the recordation of the Final Map, unless otherwise noted.
3. Prior to the Tentative Map expiration date, a Final Map to subdivide the 0.278-acre property into six (6) 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. 1353304 and Site Development Permit No. 1353305.
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. The Subdivider shall ensure that all onsite utilities serving the subdivision shall be undergrounded with the appropriate permits. The Subdivider shall provide written confirmation from applicable utilities that the conversion has taken place, or provide other means to assure the undergrounding, satisfactory to the City Engineer
8. The Subdivider shall apply for a plumbing permit for the installation of appropriate private back flow prevention device(s), on each water service (domestic, fire and irrigation), in a manner satisfactory to the Public Utilities Director and the City Engineer. BFPDs shall be located above ground on private property, in line with the service and immediately adjacent to the right-of-way.
9. The Subdivider shall provide a letter, agreeing to prepare CC&Rs for the operation and maintenance of all private water and sewer facilities that serve or traverse more than a single condominium unit or lot.
10. 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.

**MAPPING**

11. All subdivision maps in the City of San Diego are required to be tied to the California Coordinate System of 1983 (CCS83), Zone 6, pursuant to section 8801 through 8819 of the California Public Resources Code.
12. The Final Map shall:
  - a. Use the California Coordinate System for its "Basis of Bearings" and express all measured and calculated bearing values in terms of said system. The angle of grid divergence from a true median (theta or mapping angle) and the north point of said map shall appear on each sheet thereof. Establishment of said Basis of Bearings may be by use of existing Horizontal Control stations or astronomic observations.
  - b. Show two measured ties from the boundary of the map to existing Horizontal Control stations having California Coordinate values of First

Order accuracy. These tie lines to the existing control shall be shown in relation to the California Coordinate System (i.e., grid bearings and grid distances). All other distances shown on the map are to be shown as ground distances. A combined factor for conversion of grid-to-ground shall be shown on the map.

### **ENVIRONMENTAL**

13. 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.
14. The mitigation measures specified in the MMRP and outlined in MITIGATED NEGATIVE DECLARATION, NO. 387418 shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL MITIGATION REQUIREMENTS.
15. The Owner/Permittee shall comply with the MMRP as specified in MITIGATED NEGATIVE DECLARATION, NO. 387418, 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:

Historical Resources (Archaeology)

### **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).

Internal Order No. 24005086

PLANNING COMMISSION  
RESOLUTION NO. \_\_\_\_\_  
**THE COTTAGES AT 8010 - PROJECT NO. 387418 [MMRP]**  
MITIGATED NEGATIVE DECLARATION NO. 387418  
ADOPTED ON MARCH 17, 2016

WHEREAS, on October 27, 2014, FMRE, LLC, a California Limited Liability Company, Owner and Permittee, submitted an application to Development Services Department for Coastal Development Permit, Site Development Permit, and Tentative Map for the Cottages at 8010 (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 March 17, 2016; and

WHEREAS, the Planning Commission considered the issues discussed in Mitigated Negative Declaration No. 387418 (Report) prepared for this Project; NOW THEREFORE,

BE IT RESOLVED, by the Planning Commission, that it is certified that the Mitigated Negative Declaration No. 387418 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 Report reflects the independent judgment of the City of San Diego as Lead Agency and that the information contained in said Report, together with any comments received during the public review process, has been reviewed and considered by the Planning Commission in connection with the approval of the Project.

BE IT FURTHER RESOLVED, that the Planning Commission finds on the basis of the entire record 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 Report 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.

By \_\_\_\_\_  
Jeffrey A. Peterson  
Development Project Manager

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

**EXHIBIT A**  
**MITIGATION MONITORING AND REPORTING PROGRAM**  
**THE COTTAGES AT 8010 - PROJECT NO. 387418**

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 Land Development Review Division, 1222 First Avenue, Fifth Floor, San Diego, CA, 92101. All mitigation measures contained in the Mitigated Negative Declaration No. 387418 shall be made conditions of Coastal Development Permit No. 1353304, Site Development Permit No. 1353305, and Tentative Map No. 1392914 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/information/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 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) Number 387418 and /or Environmental Document Number 387418, 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: *Not Applicable*
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
Historical Resources	Archaeology Reports	Archaeology/Historic Site Observation
Bond Release	Request for Bond Release Letter	Final MMRP Inspections Prior to Bond Release Letter

## C. SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS

### HISTORICAL RESOURCES (ARCHAEOLOGY)

#### 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

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.

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 full-time 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 (CSVSR). The CSVSR'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 CSVr 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.

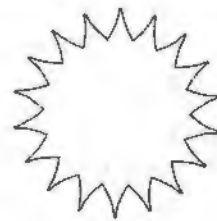
C. Curation of artifacts: Accession Agreement and Acceptance Verification

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.

The above mitigation monitoring and reporting program will require additional fees and/or deposits to be collected prior to the issuance of building permits, certificates of occupancy and/or final maps to ensure the successful completion of the monitoring program.



# THE COTTAGES AT 8010

8010 LA JOLLA SHORES DR.  
LA JOLLA, CA



## COASTAL DEVELOPMENT PERMIT SET

Prepared By:  
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Project Address:  
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Project Name:  
THE COTTAGES AT  
8010

Sheet Title:  
COVER SHEET

Revision 10:  
Revision 9:  
Revision 8:  
Revision 7:  
Revision 6:  
Revision 5:  
Revision 4:  
Revision 3:  
Revision 2: 07-05-2015  
Revision 1: 03-17-2015

Original Date: 07-29-14  
Sheet 1 of 14

**GOLBA ARCHITECTURE**  
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THE COTTAGES AT 8010  
8010 LA JOLLA SHORES DR.  
LA JOLLA, CA 92037



**San Diego**  
T 1.0

## SPECIAL INSPECTIONS:

## GENERAL REQUIREMENTS:

1. THE DESIGNER MUST PROVIDE A COMPLETE AND COMPREHENSIVE LISTING IDENTIFYING IN ONE LOCATION ON THE PLANS ALL WORK REQUIRING SPECIAL INSPECTION. THE LIST MUST BE PROJECT SPECIFIC AND MUST CONFORM TO THE REQUIREMENTS SPECIFIED IN BUILDING NEWSLETTER DS-311, 588 STRUCTURAL DRAWINGS FOR SUMMARY LIST.
2. TWO (2) PROPERLY COMPLETED AND SIGNED COPIES OF THE SPECIAL INSPECTION INSTRUCTIONS MUST BE SUBMITTED AT THE PERMIT SERVICES DIVISION PRIOR TO ISSUANCE OF THE PERMIT.
3. "A CERTIFICATE OF SATISFACTORY COMPLETION OF WORK REQUIRING SPECIAL INSPECTION MUST BE COMPLETED AND SUBMITTED TO THE FIELD INSPECTION DIVISION."
4. "AN APPLICATION FOR OFF-SITE FABRICATION MUST BE SUBMITTED TO THE FIELD INSPECTION DIVISION FOR APPROVAL PRIOR TO FABRICATION."
5. "A CERTIFICATE OF COMPLIANCE FOR OFF-SITE FABRICATION MUST BE COMPLETED AND SUBMITTED TO THE FIELD INSPECTION DIVISION PRIOR TO ERECTION OF PREFABRICATED COMPONENTS."

## SYMBOLS

## SHEET NUMBER

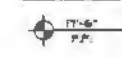
**A15**

SHEET NUMBER  
CATEGORY NUMBER  
DISCIPLINE LETTER

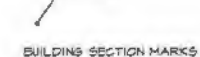
## NORTH ARROW



## ELEVATION MARKS



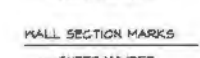
## BUILDING SECTION MARKS



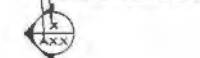
## WALL SECTION MARKS



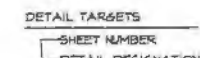
## DETAIL TARGETS



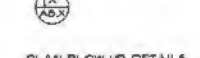
## PLAN BLOW-UP DETAILS



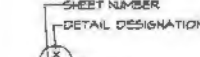
## DETAIL TARGETS



## PLAN BLOW-UP DETAILS



## DETAIL TARGETS



## PLAN BLOW-UP DETAILS



## DETAIL TARGETS



## ABBREVIATIONS

ACOUS.	ACOUSTICAL	MATL.	MATERIAL
A.C.T.	ADJUSTABLE	MAX.	MAXIMUM
ADJ.	ADJUSTABLE	MECH.	MECHANICAL
A.F.P.	AT FINISHED FLOOR	MEMB.	MEMBRANE
AGG.	AGGREGATE	NEET.	NEEDLINE
ALUM.	ALUMINUM	MFR.	MANUFACTURER
ALT.	ALTERNATE	MIN.	MINIMUM
A.P.	ACCESS PANEL	MISC.	MISCELLANEOUS
APPROX.	APPROXIMATE	M.O.	MASONRY OPENING
ARCH.	ARCHITECTURAL	MOV.	MOVABLE
ASPH.	ASPHALT	MTD.	MOUNTED
ASST.	ASSISTANT	MTL.	METAL
AUTO.	AUTOMATIC	MUL.	MULLION
BD.	BOARD	N.	NORTH
BLDG.	BUILDING	N.I.C.	NOT IN CONTRACT
BOT.	BOTTOM	NO.	NUMBER
BUR.	BUILT UP ROOFING	NOM.	NOMINAL
CAB.	CABINET	N.T.S.	NOT TO SCALE
CIRC.	CIRCULATION	O.A.	OVERALL
C.L.	CENTER LINE	O.C.	ON CENTER
C.L.S.	C.E. LINE	O.D.	OUTSIDE DIAMETER
C.L.S.	CEILING	O.F.D.	OVERFLOW DRAIN
CLO.	CLOSET	OFF.	OFFICE
C.M.U.	CONCRETE MASONRY UNIT	OH.	OVERHEAD
COL.	COLUMN	OPNS.	OPENING
CONC.	CONCRETE	OPP.	OPPOSITE
CONF.	CONFERENCE	PAV.	PAVING
CONM.	CONNECTION	P.C.	PRE-CAST
CONSTR.	CONSTRUCTION	P.L.	PLATE
CONT.	CONTINUOUS	PLAM.	PLASTIC LAMINATE
CONTR.	CONTRACTOR	PLAS.	PLASTER
COORD.	COORDINATE	PLBG.	PUMPING
CORR.	CORRIDOR	PLND.	PLYWOOD
CPT.	CARPET	PNT.	PAINT
C.F.	CONTROL JOINT	PNL.	PANEL
C.T.	CERAMIC TILE	POL.	POLISHED
CTR.	CENTER	PROP.	PROPERTY
C.Y.	COLD WATER	P.S.F.	POUNDS PER SQUARE FOOT
DBL.	DOUBLE	P.S.I.	POUNDS PER SQUARE INCH
DEMO.	DEMOLITION	PTD.	PAINTED
DEPT.	DEPARTMENT	PTN.	PARTITION
DIA.	DIAMETER	PT.	POINT
DIAG.	DIAGONAL	QTY.	QUANTITY
DIFF.	DIFFUSER	R.	RUBBER
DIM.	DIMENSION	RECEP.	RECEPTION
DIV.	DIVISION	REINP.	REINFORCING
DN.	DOWN	R.O.W.	RIGHT OF WAY
D.P.	DAMP-PROOFING	R.D.	RADIUS
DR.	DOOR	R.B.	RUBBER BASE
DTL.	DETAIL	R.C.P.	REFLECTED CEILING PLAN
E.	EAST	R.D.	ROOF DRAIN
EA.	EACH	REC.	RECESSED
EL.	ELEVATION	REF.	REFERENCE
ELAS.	ELASTOMERIC	REFR.	REFRIGERATOR
ELEV.	ELECTRICAL	REINP.	REINFORCED
EMER.	EMERGENCY	REQD.	REQUIRED
ENCL.	ENCLOSURE	RESL.	RESULTANT
ENGR.	ENGINEER	REV.	REVISION
ENT.	ENTRANCE	R.F.S.	ROOFING
E.J.	EXPANSION JOINT	R.H.	ROOM
E.PNL.	ELECTRICAL PANEL	R.O.	ROUGH OPENING
EQ.	EQUAL	S.	SOUTH
EQUIP.	EQUIPMENT	SAN.	SANITARY
E.V.C.	ELECTRIC WATER COOLER	SCHED.	SCHEDULE
EXH.	EXHAUST	SECT.	SECTION
EXT.	EXTERIOR	SECUR.	SECURITY
F.D.	FLOOR DRAIN	S.F.	SQUARE FOOT
F.D.N.	FOUNDATION	SHR.	SHOWER
F.F.	FIRE FLOOR	SHT.	SHEET
F.H.G.	FIRE HOSE CABINET	SIM.	SIMILAR
FIN.	FINISH	SL.	SLOPE
FL.	FLOOR	SPCR.	SPECIFICATION
FLX.	FLEXIBLE	SQ.	SQUARE
FLUOR.	FLUORESCENT	S.S.T.	STAINLESS STEEL
FOOT.	FOOT	STA.	STATION
FRON.	FURNITURE	STD.	STANDARD
FURN.	FURNITURE	STL.	STEEL
FUT.	FUTURE	STOR.	STORAGE
GA.	GAUGE	STRUC.	STRUCTURAL
GALV.	GALVANIZED	SUSP.	SUSPENDED
GEN.	GENERAL	SYN.	SYMMETRICAL
GL.	GLASS	T.	TREAD
GRD.	GROUND	T.O.	TOP OF
GR.	GRADE	T.B.	TOP AND BOTTOM
GYP. BD.	GYPSUM BOARD	T.G.	TONGUE AND GROOVE
H.C.	HARD CORE	TEL.	TELEPHONE
H.M.	HOLLOW METAL	TEMP.	TEMPERED
H.M.	HOLLOW METAL	THK.	THICK
H.M.	HOLLOW METAL	TLT.	TOILET
HT.	HEIGHT	TOPG.	TOPOGRAPHY
HVS.	HEATING, VENTILATION	TYP.	TYPICAL
H.V.A.C.	HEATING, VENTILATION	UNEXG.	UNEXHAUSTED
HUL.	HOT WATER	UNFIN.	UNFINISHED
IN.	INCHES	UNO.	UNLESS OTHERWISE NOTED
INCL.	INCLUDED	UTL.	UTILITY
INSL.	INSULATED	VAC.	VACUUM
INT.	INTERIOR	V.C.T.	VENTILATION COMPOSITION TILE
INTERM.	INTERMEDIATE	VENT.	VENTILATION
JAN.	JANITOR	VERT.	VERTICAL
J.T.	JANITOR	VEST.	VESTIBULE
KIT.	KITCHEN	VERIF.	VERIFY IN FIELD
LAM.	LAMINATE	V.I.F.	VOLUME
LAUN.	LAUNDRY	V.T.	VINYL TILE
LAV.	LAVATORY	W.	WATER
L.B.W.	LOAD BEARING WALL	W.C.	WATER CLOSET
L.F.	LINEAR FOOT	W.D.	WOOD
L.T.	LIGHT	W.F.	WIDE FLANGE
MACH.	MACHINE	W.H.	WATER HEATER
MAINT.	MAINTENANCE	W.H.	WINDON
MAS.	MASONRY	W.H.	WIRE MESH
		W.H.	WATERPROOFING
		W.H.	WATER
		W.H.	WELDED WIRE MESH
		YD.	YARD

## VICINITY MAP

NO SCALE



## AREA CALCULATIONS

SQUARE FOOTAGE				
	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	TOTAL
UNIT 1	565 S.F.	724 S.F.	456 S.F.	1,528 S.F.
UNIT 2	254 S.F.	663 S.F.	606 S.F.	1,548 S.F.
UNIT 3	374 S.F.	750 S.F.	681 S.F.	1,768 S.F.
UNIT 4	374 S.F.	750 S.F.	681 S.F.	1,768 S.F.
UNIT 5	254 S.F.	663 S.F.	606 S.F.	1,548 S.F.
UNIT 6	365 S.F.	724 S.F.	456 S.F.	1,528 S.F.
TOTAL LIVING:				9,668 S.F.
F.A.R. LIVING:				9,668 S.F. / 12,124 S.F. = .797

## GARAGE:

UNIT 1	450 S.F.
UNIT 2	444 S.F.
UNIT 3	454 S.F.
UNIT 4	454 S.F.
UNIT 5	444 S.F.
UNIT 6	450 S.F.
TOTAL:	2,716 S.F.

F.A.R. TOTAL: 12,384 S.F. / 12,124 S.F. = 1.02

## COVERAGE

TOTAL LOT COVERAGE: 4,793 SF &lt; 6,060 ALLOWED

## GENERAL PLAN DEVELOPMENT GOALS

THE PROPOSED INFILL DEVELOPMENT PROJECT AT 8464 PASO DEL OCAO RECOGNIZES THE GOALS OF THE CONSERVATION ELEMENT OF THE CITY OF SAN DIEGO'S GENERAL PLAN.

IN EFFORT TO REACH THESE GOALS THE PROJECT WILL EMPLOY THE FOLLOWING:

- SOLAR PHOTO VOLTAGE SYSTEM FOR GENERATING POWER ON SITE.
- HIGH EFFICIENCY LIGHTING OR OCCUPANCY SENSORS WHERE APPLICABLE
- ENERGY STAR APPLIANCES
- DUAL PANE LOW-E GLAZING ON ALL WINDOWS
- USE OF LOW VOC PAINTS AND LOW EMITTING ADHESIVES, COATINGS.
- CARPETS AND OTHER FINISHES WHERE FEASIBLE
- USE OF ENGINEERED WOOD PRODUCTS WHERE APPLICABLE
- NATURAL COOLING/VENTILATION WITH OPERABLE WINDOWS
- WATER CONSERVING NATIVE & PEST RESISTANT PLANTS IN LANDSCAPE DESIGN WHERE FEASIBLE
- USE OF PERMEABLE PAVING WHERE FEASIBLE
- USE OF RAIN SENSOR SHUT OFF DEVICES
- HIGH EFFICIENCY IRRIGATION SYSTEM WITH STATE OF THE ART LOW PRECIPITATION RATE SPRINKLER EQUIPMENT.

## PROJECT DATA

## PROJECT DESCRIPTION:

PROJECT PROPOSES THE DEMOLITION OF A THREE UNIT APARTMENT BUILDING AND DETACHED 5 SPACE GARAGE STRUCTURE LOCATED ON LOTS 12, 13 AND A PORTION OF LOT 14 PER MAP 118. PROJECT PROPOSES CONSTRUCTION OF SIX NEW DETACHED TWO-BEDROOM SINGLE FAMILY COTTAGES WITH ATTACHED TWO CAR GARAGES. SCOPE INCLUDES LANDSCAPE DEVELOPMENT OF THE SITE AS WELL AS ADDITIONAL 4 PARKING SPACES ON GRADE FOR GUEST USE. COTTAGE PLAN A IS A THREE STORY UNIT OF 1528 SQUARE FEET, COTTAGE PLAN B IS A THREE STORY UNIT OF 1548 SQUARE FEET AND COTTAGE PLAN C IS A 1,768 SQUARE FOOT PLAN.

## SITE ADDRESS:

8010 LA JOLLA SHORES DR.  
LA JOLLA, CA 92037

## ASSESSORS PARCEL NUMBER:

346-365-12-00; 346-365-13-00

## LEGAL DESCRIPTION:

LOT 12, 13 AND PORTION OF 14 IN BLOCK 7 OF LA JOLLA SHORES UNIT 1, SAN DIEGO, CA, MAP 118

## EXISTING DISCRETIONARY PERMITS:

NONE

## REQUIRED DISCRETIONARY PERMITS:

COASTAL DEVELOPMENT PERMIT  
SITE DEVELOPMENT PERMIT  
TENTATIVE MAP NO. 134214

## YEAR EXISTING STRUCTURE WAS BUILT:

1910

## EXISTING SOIL CONDITIONS:

PREVIOUSLY GRADED & DISTURBED

## LOT USE:

3-UNIT APARTMENT BUILDING  
SIX DWELLING UNITS

## LOT ZONING:

LUPD-HFI

## OVERLAY ZONE DESIGNATION:

BEACH IMPACT PARKING  
COASTAL HEIGHT OVERLAY ZONE  
COASTAL NON-APPEALABLE OVERLAY ZONE  
RESIDENTIAL TANDEM PARKING OVERLAY ZONE  
TRANSIT AREA OVERLAY ZONE

## LOT SIZE:

LOT 12: 5,505 S.F.  
LOT 13: 5,505 S.F.  
LOT 14: 1,114 S.F.  
TOTAL: 12,124 S.F.

## DENSITY:

PER 1510.0306(A), DENSITY EQUALS 6 UNITS ALLOWED

## MAX LOT COVERAGE:

50 MAX =  
(5,505x.5) = 2,752.5 S.F. ALLOWED LOT 12  
(5,505x.5) = 2,752.5 S.F. ALLOWED LOT 13  
(1,114x.5) = 557.5 S.F. ALLOWED LOT 14  
TOTAL ALLOWED: 6,062.5 S.F.

## OCCUPANCY:

R-3

## BUILDING CODES:

2018 CALIFORNIA RESIDENTIAL CODE,  
2018 CALIFORNIA BUILDING CODE,  
2018 CALIFORNIA ELECTRICAL CODE,  
2018 CALIFORNIA PLUMBING CODE,  
2018 CALIFORNIA MECHANICAL CODE,  
2018 CALIFORNIA GREEN BUILDING CODE,  
2018 CALIFORNIA FIRE CODE

## CONSTRUCTION TYPE:

TYPE VB  
150 FIRE SPRINKLERS THROUGHOUT  
HOUSE AND GARAGE

## NUMBER OF STORIES:

EXISTING:  
PROPOSED:  
2 STORY  
3 STORY - EACH UNIT

## BUILDING HEIGHT:

EXISTING:  
PROPOSED:  
20'-00"  
UNIT 1: 24'-4 1/2"  
UNIT 2: 24'-5 1/2"  
UNIT 3: 24'-5 1/2"  
UNIT 4: 24'-5 1/2"  
UNIT 5: 24'-5 1/2"  
UNIT 6: 24'-4 1/2"

## GEOLOGICAL HAZARD CATEGORY:

52

## RESIDENTIAL PARKING REGS. (BEACH IMPACT PARKING):

PER TABLE 142-05B, SIX DETACHED SINGLE FAMILY HOMES WILL REQUIRE PARKING AT 2 SPACES PER RESIDENCE.

6 UNITS PROPOSED x 2 SPACES REQ'D = 12 TOTAL SPACES REQ'D  
15 SPACES PROPOSED x 12 SPACES REQ'D

## LANDSCAPE REGS. (LA JOLLA SHORES PLANNED DISTRICT):

30% OF PARCEL TO BE LANDSCAPED, MINIMUM

12,124 S.F. x 30 = 3,637 S.F.

PROPOSED LANDSCAPING: 3,711 S.F.

## FIRE HYDRANT MAP

NO SCALE



## SHEET INDEX

## GENERAL

T10 COVER SHEET  
T11 LEGEND AND PROJECT DATA

## ARCHITECTURAL

C10 TOPOGRAPHIC SURVEY  
C11 TENTATIVE MAP  
A00 SITE PLAN  
A10 FLOOR PLANS  
A11 FLOOR PLANS

## A20 EXTERIOR ELEVATIONS

A21 EXTERIOR ELEVATIONS

A22 EXTERIOR ELEVATIONS

A30 BUILDING SECTIONS

## LANDSCAPE

L10 LANDSCAPE DEVELOPMENT PLAN  
L11 LANDSCAPE DEVELOPMENT PLANTING PLAN  
L12 PLANTS & MATERIALS

## PROJECT DIRECTORY

## OWNER:

PHIRE, LLC  
C/O SD HOMES  
2481 MORENA BLVD. 3RD FLOOR  
SAN DIEGO, CA 92104  
TEL: (619) 291-2234

## ARCHITECT:

GOLBA ARCHITECTURE, INC.  
1940 GARNET AVE., SUITE 100  
SAN DIEGO, CA 92104  
TEL: (619) 291-4905  
CONTACT: BRIAN YAMAGATA

## LANDSCAPE:

NERU LANDSCAPE ARCHITECTURE  
428 HORNBLENDE STREET, SUITE 10  
SAN DIEGO, CA 92104  
TEL: (619) 274-3222  
CONTACT: JAMES NERU

## Prepared By:

Brian Yamagata

Golba Architecture

1940 Garnet Ave., Suite 100

San Diego, CA 92104

Office: (619) 231-4905

Fax: (619) 231-3471

## Project Address:

8010 LA JOLLA SHORES DR.

LA JOLLA, CA 92037

## Project Name:

THE COTTAGES AT

8010

## Sheet Title:

PROJECT DATA

Revision 10: 09-08-2015

Revision 9: 07-05-2015

Revision 8: 03-17-2015

Revision 7: 03-17-2015

Revision 6: 03-17-2015

Revision 5: 03-17-2015

Revision 4: 03-17-2015

Revision 3: 03-17-2015

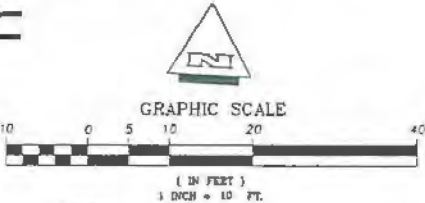
Revision 2: 03-17-2015

Revision 1: 03-17-2015

Original Date: 07-29-14

Sheet 2 of 14

8010 LA JOLLA SHORES DRIVE  
TOPOGRAPHICAL SURVEY  
Project No. 387418



LEGEND:

- INDICATES WATER METER
- INDICATES UTILITY POLE
- INDICATES GAS VALVE/METER
- INDICATES WALL
- INDICATES BACK FLOW PREVENTION VALVE
- INDICATES STREET LIGHT VAULT
- INDICATES BUS STOP SIGN
- INDICATES FINISHED FLOOR
- INDICATES TOP OF WALL
- INDICATES TOP OF CURB
- INDICATES FLOWLINE
- INDICATES TOP OF GRATE
- INDICATES DRAIN INLET
- INDICATES AIR CONDITIONER
- INDICATES PLANTER
- INDICATES WOOD FENCE
- INDICATES WATER SERVICE
- INDICATES SEWER LATERAL
- INDICATES PROPERTY LINE

OWNER/DEVELOPER

FMRE, LLC  
2437 MORENA BLVD. 3  
SAN DIEGO, CALIFORNIA 92110

MARK CHICCHETTO, MANAGING MEMBER

PROFESSIONAL LAND SURVEYOR:

SAN DIEGO LAND SURVEYING & ENGINEERING, INC.  
9665 CHESAPEAKE DRIVE, SUITE 445  
SAN DIEGO, CALIFORNIA 92123 (858) 565-8362  
DRAWING NO. La Jolla Shores Dr 8010 Topo TM

Robert J. Bateman, P.L.S. 7046  
DATED: 3/27/2015



Prepared By:  
SAN DIEGO LAND SURVEYING AND ENGINEERING, INC.  
9665 CHESAPEAKE DRIVE, SUITE 445  
SAN DIEGO, CA 92123-1354  
PHONE: 858-665-8362  
FAX: 858-565-4354 EMAIL: rbateman@sdlee.com

Consultants:

Project Legal Description:  
LOTS 12 AND 13 AND THAT PORTION OF LOT 14 IN  
BLOCK 7 OF LA JOLLA SHORES UNIT NO. 1, IN THE  
CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE  
OF CALIFORNIA, ACCORDING TO MAP THEREOF NO.  
1913, FILED IN THE OFFICE OF THE COUNTY  
RECORDER OF SAN DIEGO COUNTY JUNE 3, 1926,  
DESCRIBED AS FOLLOWS:

ALL NORTH OF A LINE BEGINNING AT A POINT ON THE  
WEST LINE OF LOT 14, NORTH 2°55'00" EAST 44.91  
FEET FROM THE SOUTHWEST CORNER OF SAID LOT,  
THENCE SOUTH 87°05'00" EAST PARALLEL WITH THE  
SOUTH LINE OF SAID LOT, 81.44 FEET; THENCE SOUTH  
2°55'00" WEST 3 FEET; THENCE SOUTH 87°05'00" EAST  
28.56 FEET TO THE EAST LINE OF SAID LOT.

Benchmark:  
CITY OF SAN DIEGO BENCH MARK:  
NORTHWEST BRASS PLUG AT THE INTERSECTION OF  
LA JOLLA SHORES DRIVE AND PASEO DORADO  
ELEVATION = 35.016 M.S.L.

LAMBERT COORDINATES:  
NAD 27 = 250-1691 NAD 83 = 1890-6251  
A.P.N. 346-365-12.13

Project Name:  
8010 La Jolla Shores Drive

Sheet Title:  
Topography Survey  
PTS No. 387418



VICINITY MAP  
NO SCALE

Project Soil Condition: Existing developed site.

Source of Topography:  
Field survey by San Diego Land Surveying on 03-31-2014

Project Permits Required:  
Tentative Map

Project Data:  
Number of Stories: 3  
Proposed use: Residential  
Existing use: Residential  
Zone Designation: LJSFD, MF-1

Project Address:  
8010 La Jolla Shores Drive  
La Jolla, CA 92037

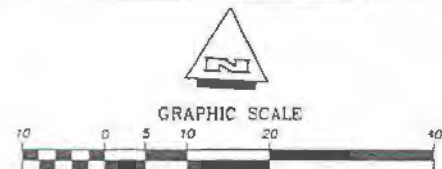
Project Owner:  
FMRE LLC  
2437 Morena Boulevard 3  
San Diego, California 92110

Scale: 1" = 10'  
Original Date: October 22, 2014  
Revised: March 27, 2015  
Revised:

# 8010 LA JOLLA SHORES DRIVE

## TENTATIVE MAP NO. 1392914

### Project No. 387418



- LEGEND:**
- INDICATES FOUND LEAD AND DISC STAMPED "L.S. 4630"
  - INDICATES WATER METER
  - INDICATES BUS STOP SIGN
  - INDICATES CENTERLINE
  - INDICATES WATER LINE
  - INDICATES SEWER LINE
  - INDICATES EXISTING WATER SERVICE
  - INDICATES EXISTING SEWER LATERAL
  - INDICATES PROPERTY LINE / TENTATIVE MAP BOUNDARY
  - INDICATES ROOF DRAIN
  - INDICATES BACK FLOW PREVENTER

**ZONING INFORMATION**

EXISTING ZONE: LA JOLLA SHORES PLANNED DISTRICT, MULTI FAMILY-1 LUSPD MF-1  
 COMMUNITY PLAN NAME: LA JOLLA  
 OVERLAY ZONES: COASTAL HEIGHT OVERLAY ZONE, COASTAL NON-APPEALABLE OVERLAY ZONE

**BASIS OF BEARINGS**

THE BASIS OF BEARINGS FOR THIS SITE PLAN IS THE WESTERLY RIGHT-OF-WAY LINE OF LA JOLLA SHORES DRIVE AS SHOWN ON CORNER RECORD NO. 21174, I.E. S 02° 54' 12" W

- GENERAL NOTES:**
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE, SATISFACTORY TO THE CITY ENGINEER.
  - 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.
  - 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 APPENDIX E OF THE CITY'S STORM WATER STANDARDS.

#### PROFESSIONAL LAND SURVEYOR:

SAN DIEGO LAND SURVEYING & ENGINEERING, INC.  
 9665 CHESAPEAKE DRIVE, SUITE 445  
 SAN DIEGO, CALIFORNIA 92123 (858) 565-8362  
 La Jolla Shores Dr 8010 TM  
 Robert J. Bateman, L.S. 7046  
 EMAIL: rbateman@sdse.com



Prepared By:  
 SAN DIEGO LAND SURVEYING AND ENGINEERING, INC.  
 9665 CHESAPEAKE DRIVE, SUITE 445  
 SAN DIEGO, CA 92123-1354  
 PHONE: 858-565-8362  
 FAX: 858-565-4354 EMAIL: rbateman@sdse.com

#### Consultants:

GOLBA ARCHITECTURE  
 1940 GARNET AVENUE, SUITE 100  
 SAN DIEGO, CA 92108  
 PHONE: 619-231-9905  
 BRIAN YAMAGATA 916-768-1838



#### VICINITY MAP

NO SCALE

Project Soil Condition: Existing developed site.

Source of Topography:  
 Field survey by San Diego Land Surveying on 03-31-2014

Project Permits Required:  
 Tentative Map

Project Data:  
 Number of Stories: 3  
 Proposed use: Residential  
 Existing use: Residential  
 Zone Designation: LUSPD, MF-1

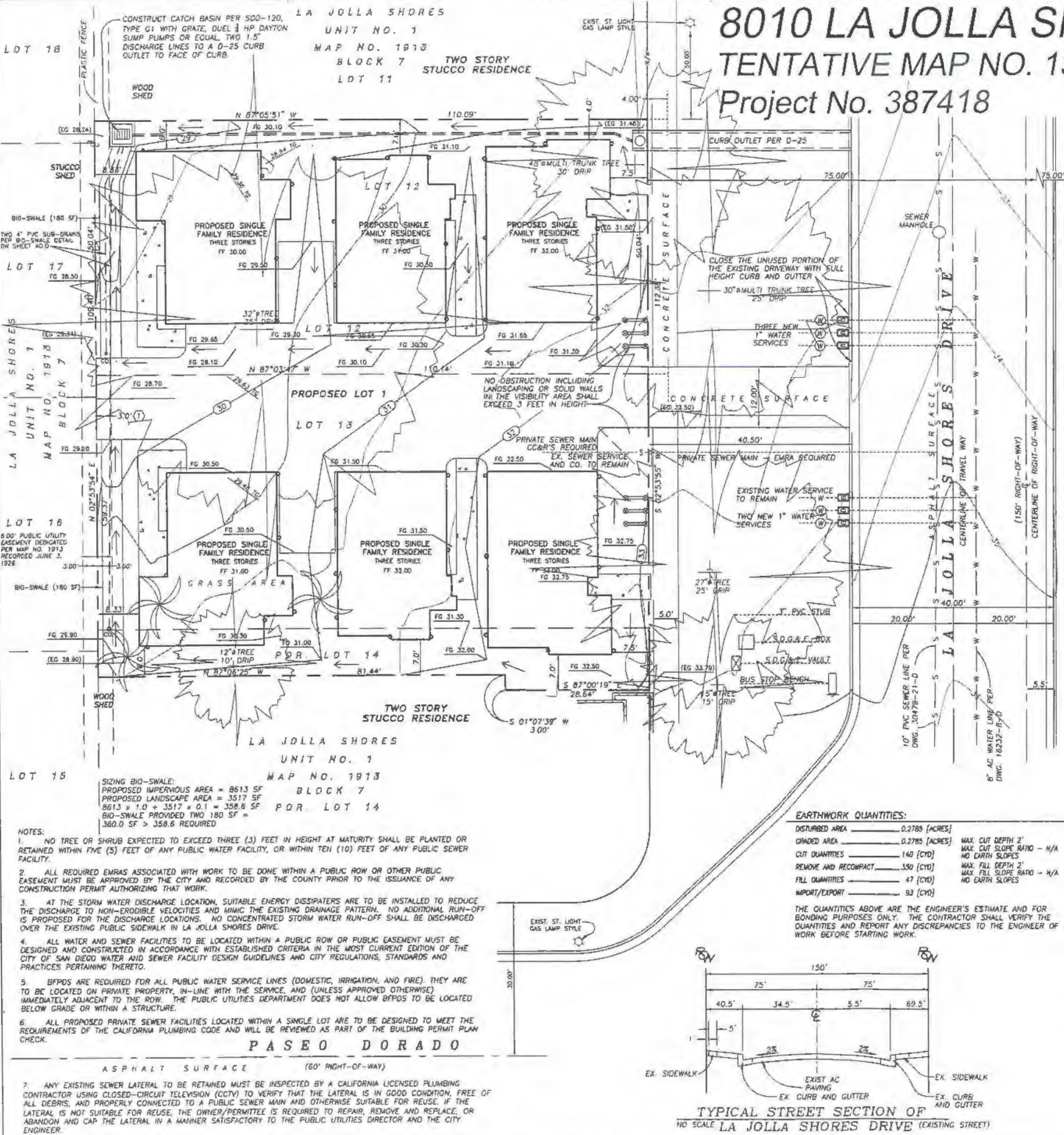
Project Address:  
 8010 La Jolla Shores Drive  
 La Jolla, CA 92037

Project Owner:  
 FMRE LLC  
 2437 MORENA BOULEVARD 3  
 SAN DIEGO, CALIFORNIA 92110

Scale: 1" = 10'  
 Original Date: October 22, 2014  
 Revised: March 27, 2015  
 Revised: August 10, 2015

Tentative Map No. 1392914  
 PTS No. 387418

Sheet 4 of 11



#### CITY OF SAN DIEGO

##### DEVELOPMENT SUMMARY

- SUMMARY OF REQUEST:  
 CREATING 6 CONDOMINIUM DWELLING UNITS  
 COASTAL DEVELOPMENT PERMIT  
 TENTATIVE MAP
- STREET ADDRESS: 8010 LA JOLLA SHORES DR.  
 1/4 N 1/4 OF B/W SIDE  
 BETWEEN CAMINO DEL REPOSO AND PASEO DORADO
- SITE AREA:  
 TOTAL SITE AREA (GROSS) (12,129 SF) (0.2784 AC)  
 NET SITE AREA:
- DENSITY: (RESIDENTIAL)  
 MAXIMUM NO. DWELLING UNITS ALLOWED PER ZONE: 6 UNITS  
 NUMBER OF EXISTING UNITS TO REMAIN ON SITE: 0 UNITS  
 NUMBER OF PROPOSED DWELLING UNITS ON SITE: 6 UNITS  
 TOTAL NUMBER OF UNITS PROVIDED ON THE SITE: 6 UNITS
- YARD/SETBACK  
 FRONT: 4'  
 REAR: 4'  
 SIDE: 4'

PARKING CRITERIA:  
☒ RESIDENTIAL ☐ COMMERCIAL ☐ INDUSTRIAL  
☐ MIXED USE ☐ OTHER  
 TOTAL NUMBER OF SPACES REQUIRED BY ZONE: 7  
 TOTAL NUMBER OF SPACES PROVIDED ON-SITE: 0

##### RESIDENTIAL PARKING SPACE TABLE

CATEGORY OF UNITS	NUMBER PER CATEGORY	REQUIRED PER CATEGORY	TOTAL PER CATEGORY
3 BR UNITS	6	2.5	15
TOTAL REQUIRED			15
TOTAL PROVIDED			16

##### UTILITY TABLE:

BUILDING	TOTAL	UTILITY	OVERHEAD	UNDERGROUND
UNIT 1	1,595	CATV	X	
UNIT 2	1,610	ELECTRIC	X	
UNIT 3	1,678	GAS		X
UNIT 4	1,678	TELEPHONE	X	
UNIT 5	1,610			
UNIT 6	1,595			
TOTAL	9,766			

##### ZONING INFORMATION

EXISTING AND PROPOSED ZONE- MF-1  
 LA JOLLA SHORES COMMUNITY PLAN  
 PARKING IMPACT  
 RESIDENTIAL TANDEN PARKING  
 COASTAL HEIGHT LIMIT  
 COASTAL (CITY)

##### DEVELOPMENT NOTES:

- THIS IS A MAP OF A CONDOMINIUM PROJECT AS DEFINED IN SECTION 4125 ET. SEQ. OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. TOTAL NUMBER OF DWELLING UNITS IS 6.
- NUMBER OF EXISTING LOTS = 2 AND A PORTION OF A THIRD.  
 NUMBER OF PROPOSED LOTS = 1
- THERE IS A BUS STOP ADJACENT TO SITE.
- THERE ARE NO OVERHEAD ELECTRICAL UTILITIES FRONTING THE PROPERTY.

##### MONUMENTATION & MAPPING

ALL PROPERTY CORNERS WILL BE SET AND A SUBDIVISION MAP WILL BE FILED. A DETAILED PROCEDURE OF SURVEY WILL BE SHOWN ON THE SUBDIVISION MAP.

##### EXISTING IMPROVEMENTS

DWG. 30479-21-D  
 DWG. 16232-B-D

##### EXISTING & PROPOSED EASEMENTS:

- AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES GRANTED TO THE CITY OF SAN DIEGO PER MAP NO. 1913 RECORDED JUNE 3, 1926. PLOTTED HEREON.

##### OWNER/DEVELOPER:

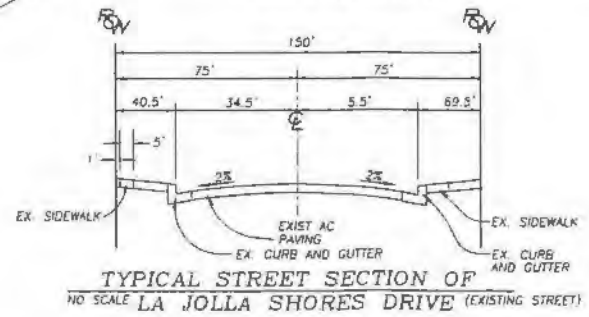
FMRE, LLC  
 2437 MORENA BOULEVARD 3  
 SAN DIEGO, CALIFORNIA 92110

MARK CICCHETTO, MANAGING MEMBER

##### EARTHWORK QUANTITIES:

DISTURBED AREA	0.2785 [ACRES]	MAX. CUT DEPTH 2'
GRADED AREA	0.2785 [ACRES]	MAX. CUT SLOPE RATIO - H/A
CUT QUANTITIES	140 [CYD]	NO EARTH SLOPES
REMOVE AND RECOMPACT	350 [CYD]	MAX. FILL DEPTH 2'
FILL QUANTITIES	47 [CYD]	MAX. FILL SLOPE RATIO - H/A
IMPORT/EXPORT	93 [CYD]	NO EARTH SLOPES

THE QUANTITIES ABOVE ARE THE ENGINEER'S ESTIMATE AND FOR BONDING PURPOSES ONLY. THE CONTRACTOR SHALL VERIFY THE QUANTITIES AND REPORT ANY DISCREPANCIES TO THE ENGINEER OF WORK BEFORE STARTING WORK.



TYPICAL STREET SECTION OF  
 NO SCALE LA JOLLA SHORES DRIVE (EXISTING STREET)

- NOTES:**
- NO TREE OR SHRUB EXPECTED TO EXCEED THREE (3) FEET IN HEIGHT AT MATURITY SHALL BE PLANTED OR RETAINED WITHIN FIVE (5) FEET OF ANY PUBLIC WATER FACILITY, OR WITHIN TEN (10) FEET OF ANY PUBLIC SEWER FACILITY.
  - ALL REQUIRED EMRAS ASSOCIATED WITH WORK TO BE DONE WITHIN A PUBLIC ROW OR OTHER PUBLIC EASEMENT MUST BE APPROVED BY THE CITY AND RECORDED BY THE COUNTY PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT AUTHORIZING THAT WORK.
  - AT THE STORM WATER DISCHARGE LOCATION, SUITABLE ENERGY DISSIPATORS ARE TO BE INSTALLED TO REDUCE THE DISCHARGE TO NON-ERODIBLE VELOCITIES AND MIMIC THE EXISTING DRAINAGE PATTERN. NO ADDITIONAL RUN-OFF IS PROPOSED FOR THE DISCHARGE LOCATIONS. NO CONCENTRATED STORM WATER RUN-OFF SHALL BE DISCHARGED OVER THE EXISTING PUBLIC SIDEWALK IN LA JOLLA SHORES DRIVE.
  - ALL WATER AND SEWER FACILITIES TO BE LOCATED WITHIN A PUBLIC ROW OR PUBLIC EASEMENT MUST BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH ESTABLISHED CRITERIA IN THE MOST CURRENT EDITION OF THE CITY OF SAN DIEGO WATER AND SEWER FACILITY DESIGN GUIDELINES AND CITY REGULATIONS, STANDARDS AND PRACTICES PERTAINING THERE TO.
  - BFPDS ARE REQUIRED FOR ALL PUBLIC WATER SERVICE LINES (DOMESTIC, IRRIGATION, AND FIRE). THEY ARE TO BE LOCATED ON PRIVATE PROPERTY, IN-LINE WITH THE SERVICE, AND (UNLESS APPROVED OTHERWISE) IMMEDIATELY ADJACENT TO THE ROW. THE PUBLIC UTILITIES DEPARTMENT DOES NOT ALLOW BFPDS TO BE LOCATED BELOW GRADE OR WITHIN A STRUCTURE.
  - ALL PROPOSED PRIVATE SEWER FACILITIES LOCATED WITHIN A SINGLE LOT ARE TO BE DESIGNED TO MEET THE REQUIREMENTS OF THE CALIFORNIA PLUMBING CODE AND WILL BE REVIEWED AS PART OF THE BUILDING PERMIT PLAN CHECK.

#### PASEO DORADO

ASPHALT SURFACE (60' RIGHT-OF-WAY)

7. ANY EXISTING SEWER LATERAL TO BE RETAINED MUST BE INSPECTED BY A CALIFORNIA LICENSED PLUMBING CONTRACTOR USING CLOSED-CIRCUIT TELEVISION (CCTV) TO VERIFY THAT THE LATERAL IS IN GOOD CONDITION, FREE OF ALL DEBRIS, AND PROPERLY CONNECTED TO A PUBLIC SEWER MAIN AND OTHERWISE SUITABLE FOR REUSE. IF THE LATERAL IS NOT SUITABLE FOR REUSE, THE OWNER/PERMITEE IS REQUIRED TO REPAIR, REMOVE AND REPLACE OR ABANDON AND CAP THE LATERAL IN A MANNER SATISFACTORY TO THE PUBLIC UTILITIES DIRECTOR AND THE CITY ENGINEER.



A 0.0

**GOLBA ARCHITECTURE** ■ Architecture ■ Space Planning ■ Interior Design  
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Phone: (619) 231-9905 Fax: (619) 231-9905  
E-mail: [info@golba.com](mailto:info@golba.com)

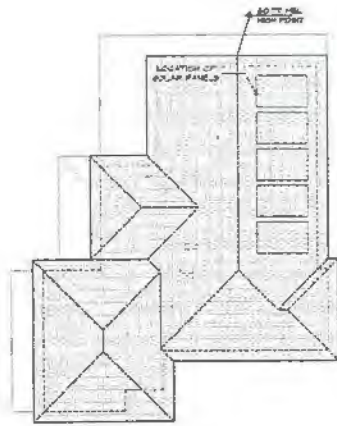
THE COTTAGES AT 8010  
8010 LA JOLLA SHORES DR.  
LA JOLLA, CA 92037

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Architecture ■ Space Planning ■ Interior Design  
1940 Garnet Ave., #100 San Diego, California 92109  
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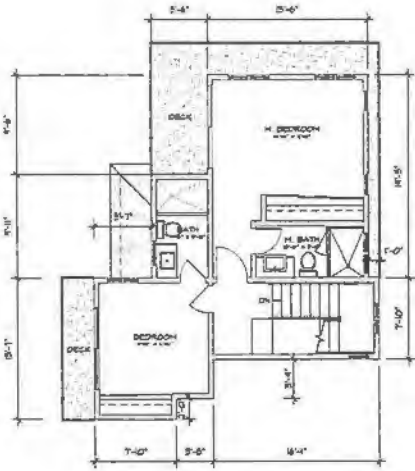
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LA JOLLA, CA 92037



**5120**  
A 1.0



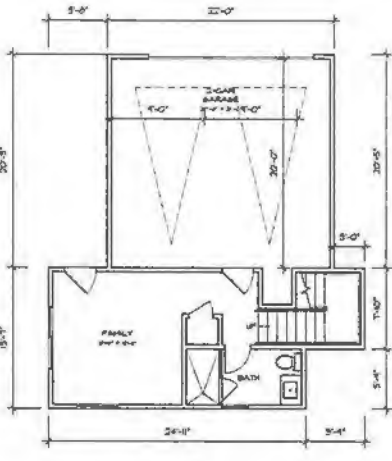
UNIT 3 - ROOF



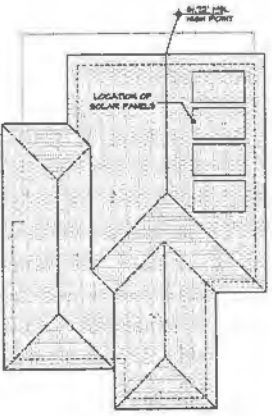
UNIT 3 - THIRD FLOOR



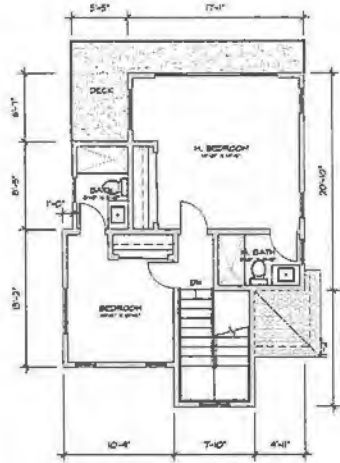
UNIT 3 - SECOND FLOOR



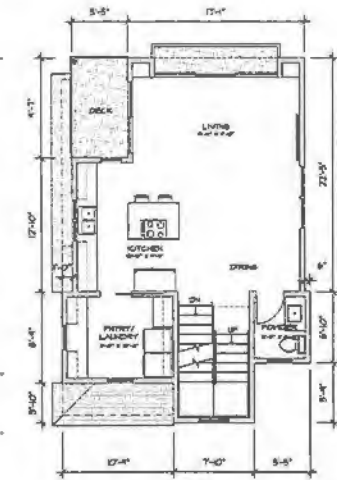
UNIT 3 - FIRST FLOOR



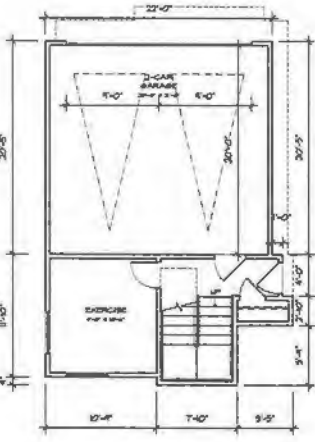
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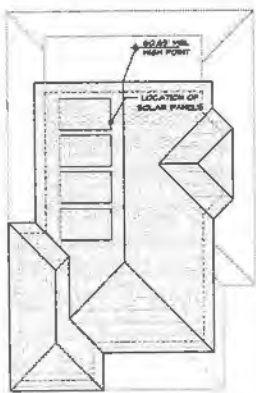
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UNIT 2 - SECOND FLOOR



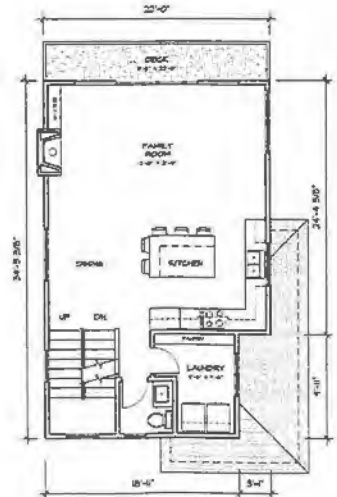
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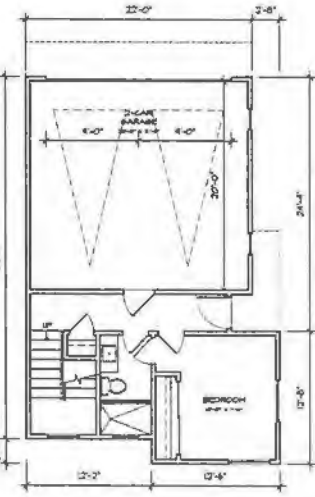
UNIT 1 - ROOF



UNIT 1 - THIRD FLOOR

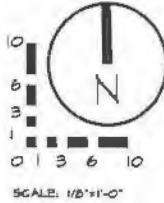


UNIT 1 - SECOND FLOOR



UNIT 1 - FIRST FLOOR

NOTE:  
ROOFTOP EQUIPMENT TO BE  
COORDINATED BY GENERAL  
CONTRACTOR AND SHALL BE  
INSTALLED ACCORDING TO  
HEIGHT LIMITATIONS PER  
PROP. D, TECH BULLETIN  
SDGS-5-4



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8010 LA JOLLA SHORES DR.  
LA JOLLA, CA 92037

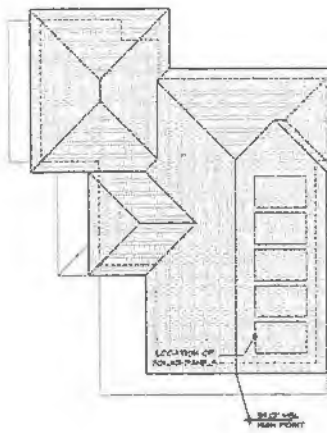
Project Name:  
THE COTTAGES AT  
8010

Revision 10:  
Revision 9:  
Revision 8:  
Revision 7:  
Revision 6:  
Revision 5:  
Revision 4:  
Revision 3:  
Revision 2: 07-05-2015  
Revision 1: 03-17-2015

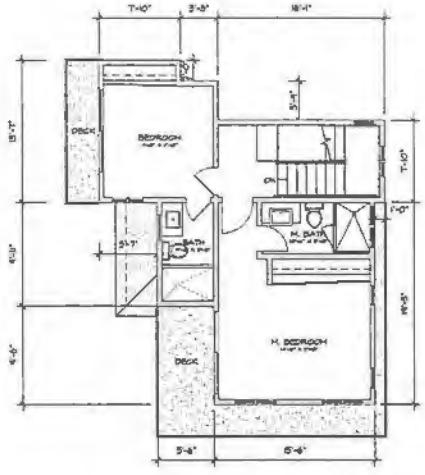
Original Date: 07-29-14  
Sheet 6 of 14

FLOOR PLANS

NOTE:  
ROOFTOP EQUIPMENT TO BE  
COORDINATED BY GENERAL  
CONTRACTOR AND SHALL BE  
INSTALLED ACCORDING TO  
HEIGHT LIMITATIONS PER  
PROP. D, TECH BULLETIN  
BLDG-5-4



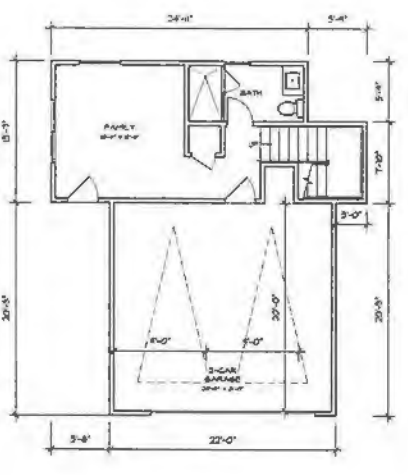
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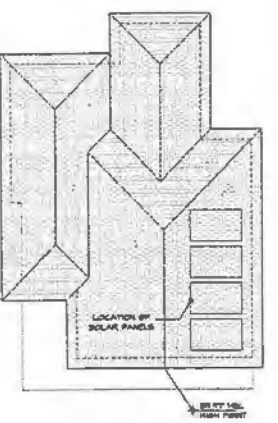
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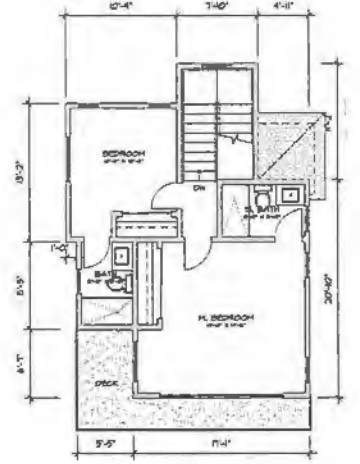
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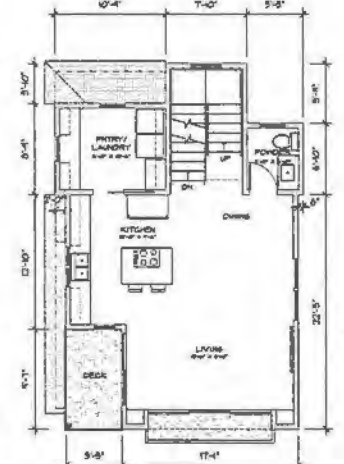
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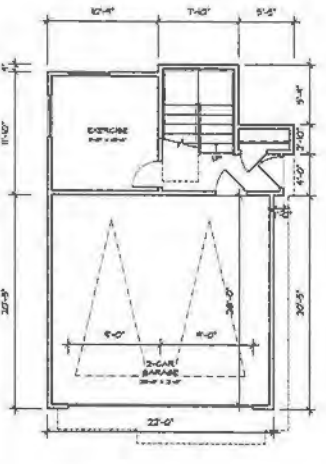
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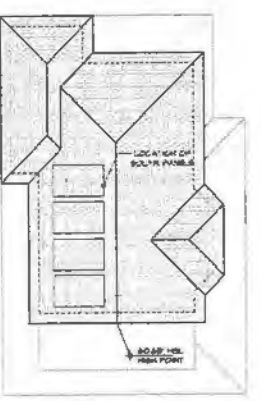
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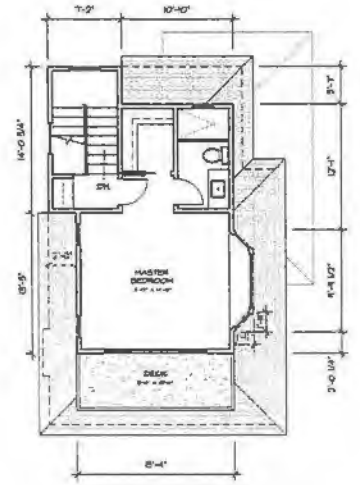
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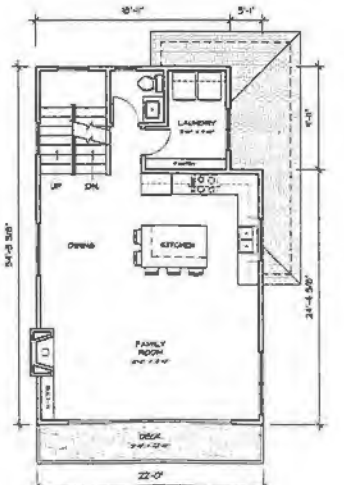
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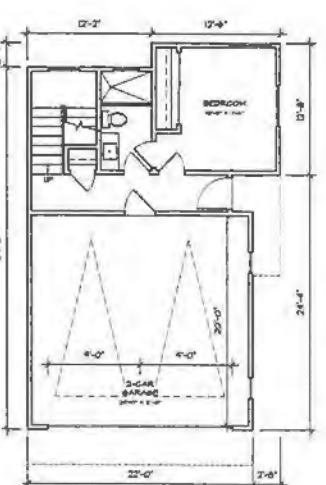
UNIT 6 - ROOF



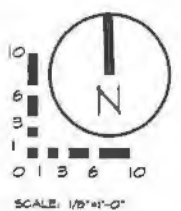
UNIT 6 - THIRD FLOOR



UNIT 6 - SECOND FLOOR



UNIT 6 - FIRST FLOOR



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Project Name:  
THE COTTAGES AT 8010

Revision 10:  
Revision 9:  
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Revision 6:  
Revision 5:  
Revision 4:  
Revision 3:  
Revision 2: 07-05-2015  
Revision 1: 03-17-2015

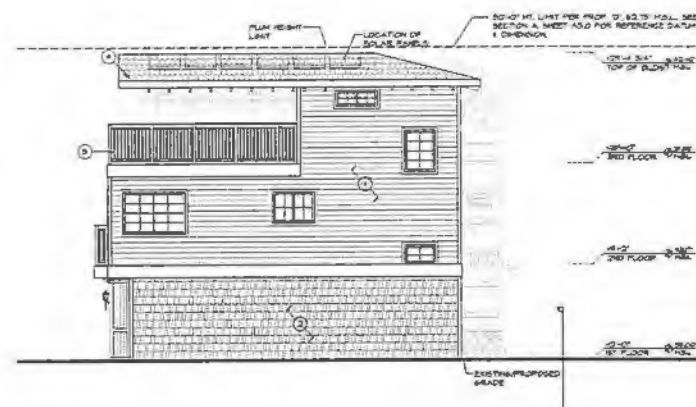
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Sheet 7 of 14

FLOOR PLANS

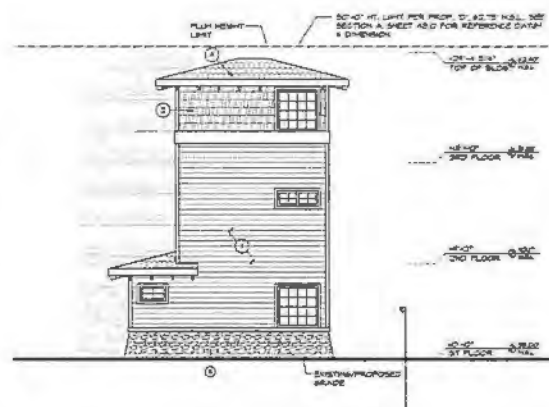
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LA JOLLA, CA 92037





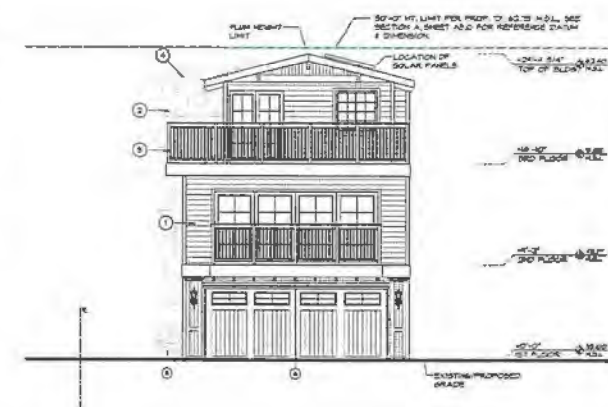
UNIT 1 - WEST ELEVATION



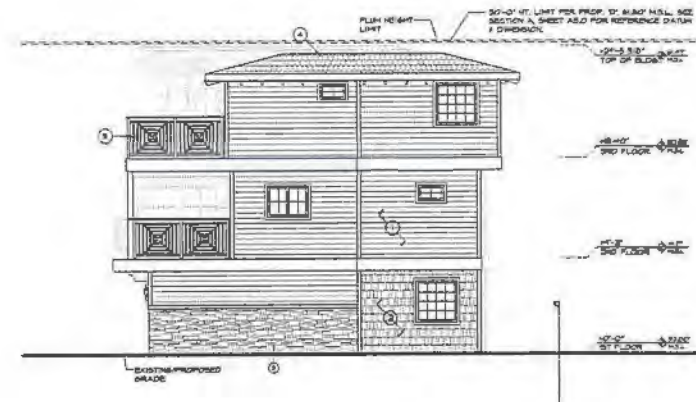
UNIT 1 - SOUTH ELEVATION



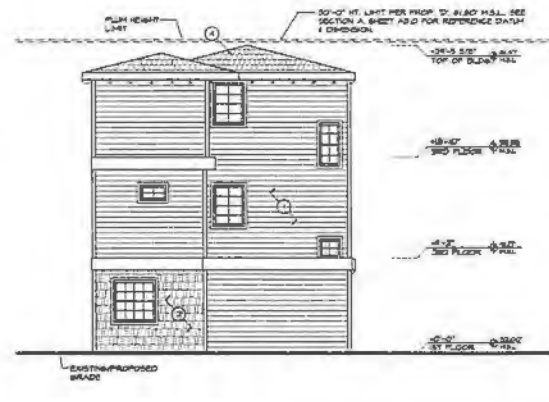
UNIT 1 - EAST ELEVATION



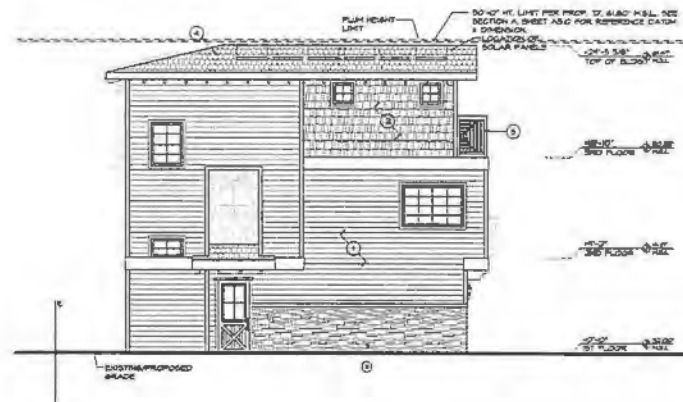
UNIT 1 - NORTH ELEVATION



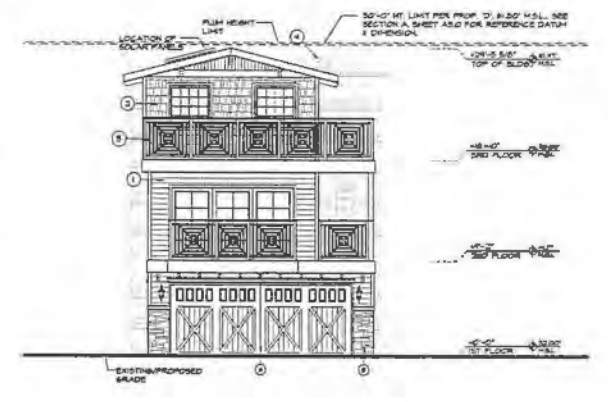
UNIT 2 - WEST ELEVATION



UNIT 2 - SOUTH ELEVATION



UNIT 2 - EAST ELEVATION



UNIT 2 - NORTH ELEVATION

ELEVATION NOTES:

- ① LAP SIDING PER OWNER APPROVAL  
INSTALLED PER MANUF. SPECS. (TYP.)
- ② SHAKE SIDING PER OWNER APPROVAL  
INSTALLED PER MANUF. SPECS. (TYP.)
- ③ STONE VENEER PER MANUF. SPECS. (TYP.)
- ④ TILE ROOF PER OWNER APPROVAL  
INSTALLED PER MANUF. SPECS. (TYP.)
- ⑤ NEW WOOD FRAMED DECK RAILING (TYP.)
- ⑥ ROLL-UP GARAGE DOOR PER OWNER  
APPROVAL INSTALLED PER MANUF. SPECS.  
(TYP.)

COLOR PALETTE:

LAP SIDING: NATURAL EARTH TONES  
SHAKE SIDING: NATURAL EARTH TONES  
ROOF TILE: NATURAL EARTH TONES  
FLASHING/COPING: COPPER

0 1 3 6 10

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

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8010 LA JOLLA SHORES DR.  
LA JOLLA, CA 92037

Project Name:  
THE COTTAGES AT  
8010

Sheet Title:

ELEVATIONS -  
UNITS 1 & 2

Revision 10:  
Revision 9:  
Revision 8:  
Revision 7:  
Revision 6:  
Revision 5:  
Revision 4:  
Revision 3:  
Revision 2: 07-05-2015  
Revision 1: 03-17-2015

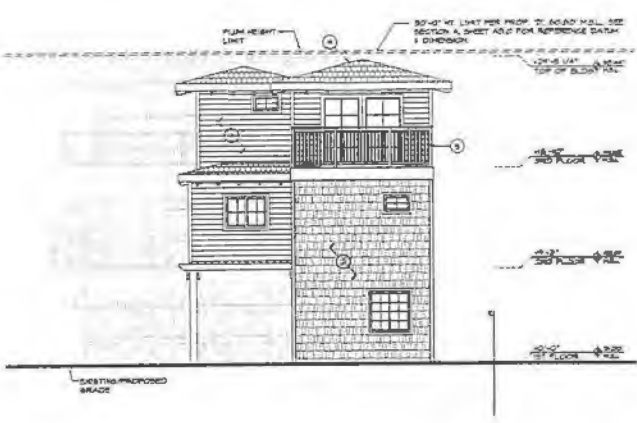
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Sheet B of 14



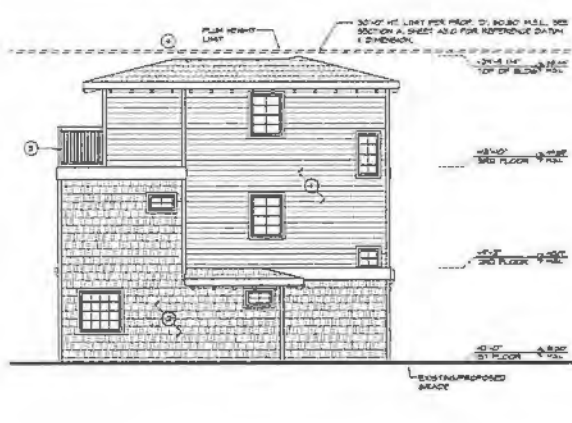
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THE COTTAGES AT 8010  
8010 LA JOLLA SHORES DR.  
LA JOLLA, CA 92037

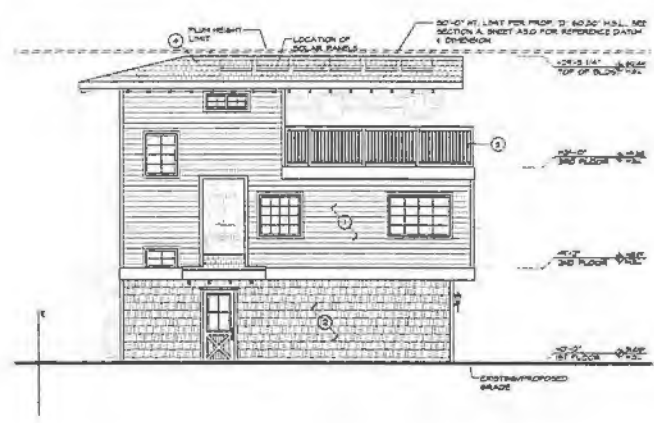
GOLBA ARCHITECTURE inc  
Architecture ■ Space Planning ■ Interior Design  
1940 Garnet Ave., #100 San Diego California 92109  
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UNIT 3 - WEST ELEVATION



UNIT 3 - SOUTH ELEVATION



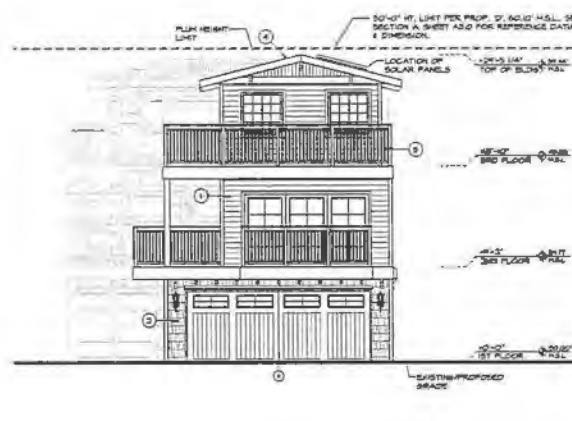
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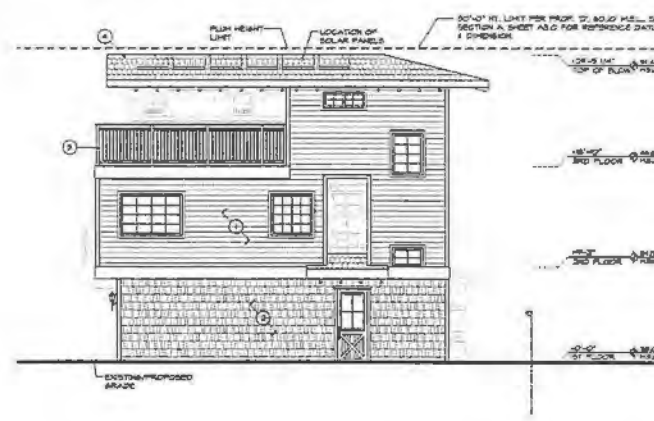
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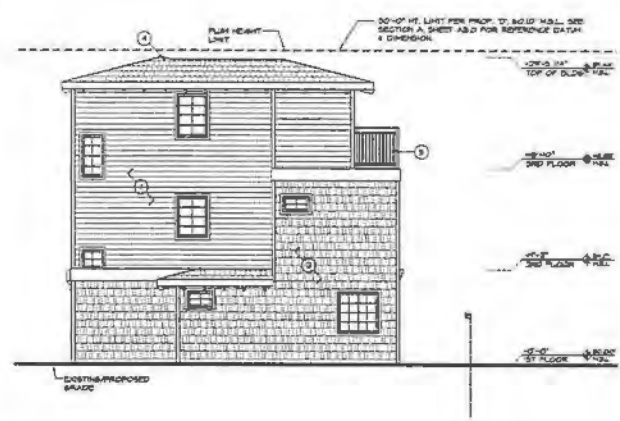
UNIT 4 - WEST ELEVATION



UNIT 4 - SOUTH ELEVATION



UNIT 4 - EAST ELEVATION



UNIT 4 - NORTH ELEVATION

ELEVATION NOTES:

- ① LAP SIDING PER OWNER APPROVAL  
INSTALLED PER MANUF. SPECS. (TYP.)
- ② SHAKE SIDING PER OWNER APPROVAL  
INSTALLED PER MANUF. SPECS. (TYP.)
- ③ STONE VENEER PER MANUF. SPECS. (TYP.)
- ④ TILE ROOF PER OWNER APPROVAL  
INSTALLED PER MANUF. SPECS. (TYP.)
- ⑤ NEW WOOD FRAMED DECK RAILING (TYP.)
- ⑥ ROLL-UP GARAGE DOOR PER OWNER  
APPROVAL INSTALLED PER MANUF. SPECS.  
(TYP.)

COLOR PALETTE:

LAP SIDING:  
SHAKE SIDING:  
ROOF TILE:  
FLASHING/COPING:  
NATURAL EARTH TONES  
NATURAL EARTH TONES  
WOOD  
COPPER

0 1 3 6 10  
SCALE: 1/8"=1'-0"

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8010 LA JOLLA SHORES DR.  
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Project Name:  
THE COTTAGES AT 8010

Sheet Title:  
ELEVATIONS -  
UNITS 3 & 4

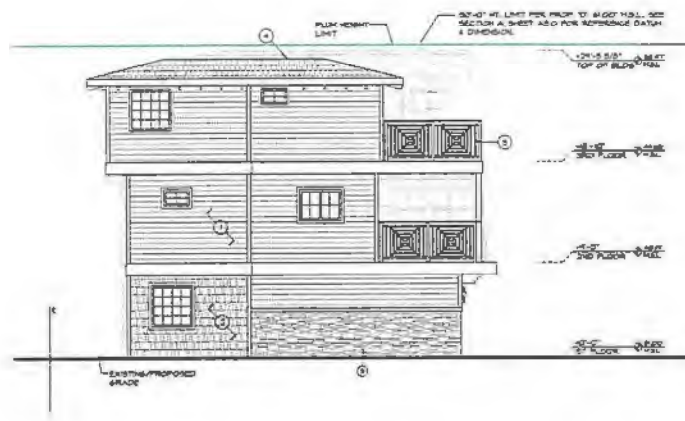
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Revision 9:  
Revision 8:  
Revision 7:  
Revision 6:  
Revision 5:  
Revision 4:  
Revision 3:  
Revision 2: 07-05-2015  
Revision 1: 03-17-2015

Original Date: 07-29-14  
Sheet 9 of 14

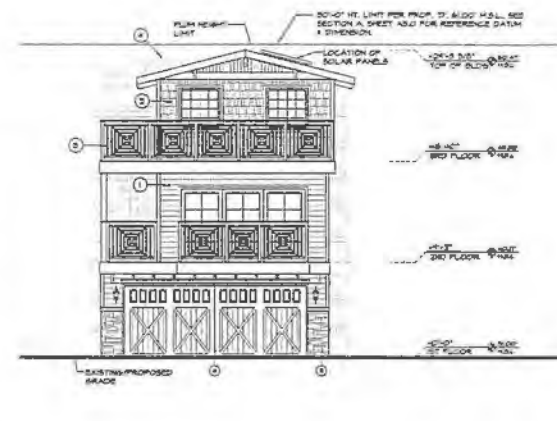
GOLBA ARCHITECTURE inc  
Architecture ■ Space Planning ■ Interior Design  
1940 Garnet Ave. #100 San Diego California 92109  
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THE COTTAGES AT 8010  
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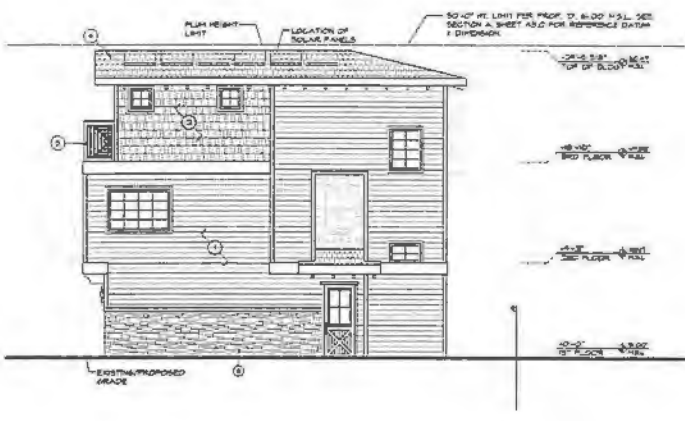




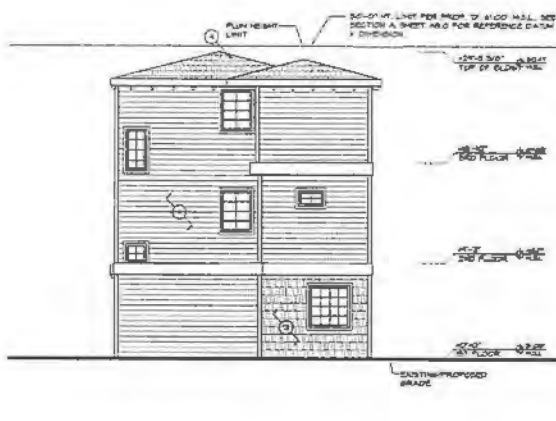
UNIT 5 - WEST ELEVATION



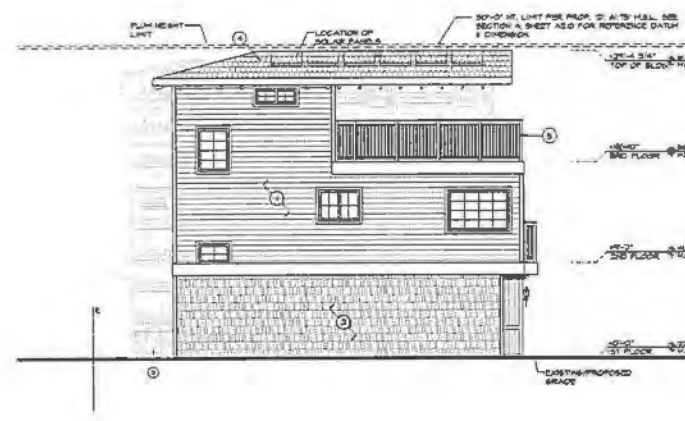
UNIT 5 - SOUTH ELEVATION



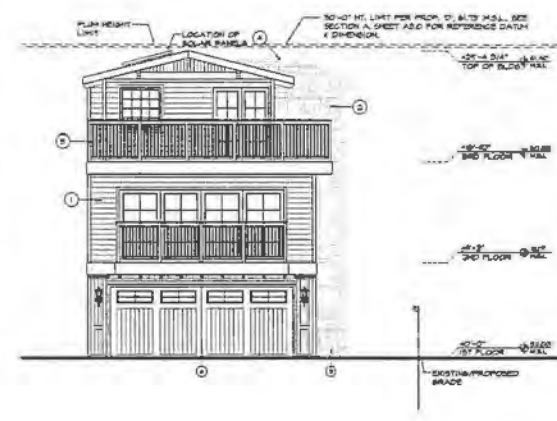
UNIT 5 - EAST ELEVATION



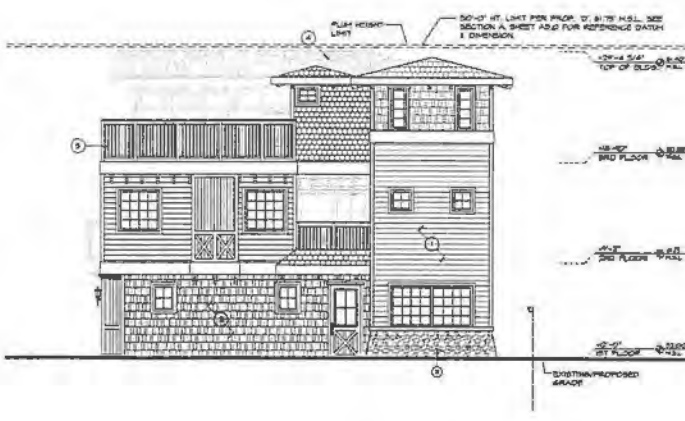
UNIT 5 - NORTH ELEVATION



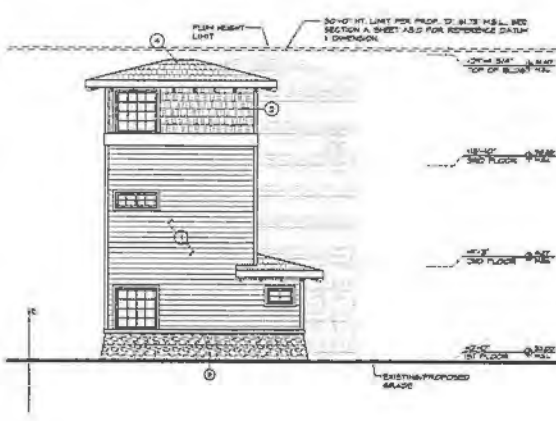
UNIT 6 - WEST ELEVATION



UNIT 6 - SOUTH ELEVATION



UNIT 6 - EAST ELEVATION



UNIT 6 - NORTH ELEVATION

ELEVATION NOTES:

- ① LAP SIDING PER OWNER APPROVAL  
INSTALLED PER MANUF. SPECS. (TYP.)
- ② SHAKE SIDING PER OWNER APPROVAL  
INSTALLED PER MANUF. SPECS. (TYP.)
- ③ STONE VENEER PER MANUF. SPECS. (TYP.)
- ④ TILE ROOF PER OWNER APPROVAL  
INSTALLED PER MANUF. SPECS. (TYP.)
- ⑤ NEW WOOD FRAMED DECK RAILINGS (TYP.)
- ⑥ ROLL-UP GARAGE DOOR PER OWNER  
APPROVAL INSTALLED PER MANUF. SPECS.  
(TYP.)

COLOR PALETTE:

- LAP SIDING
- SHAKE SIDING
- ROOF TILE
- FLASHING/COFFING
- NATURAL EARTH TONES
- NATURAL EARTH TONES
- WOOD
- COPPER

0 1 3 6 10  
SCALE 1/8"=1'-0"

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Project Address:  
8010 LA JOLLA SHORES DR.  
LA JOLLA, CA 92037

Project Name:  
THE COTTAGES AT  
8010

Sheet Title:  
ELEVATIONS -  
UNITS 5 & 6

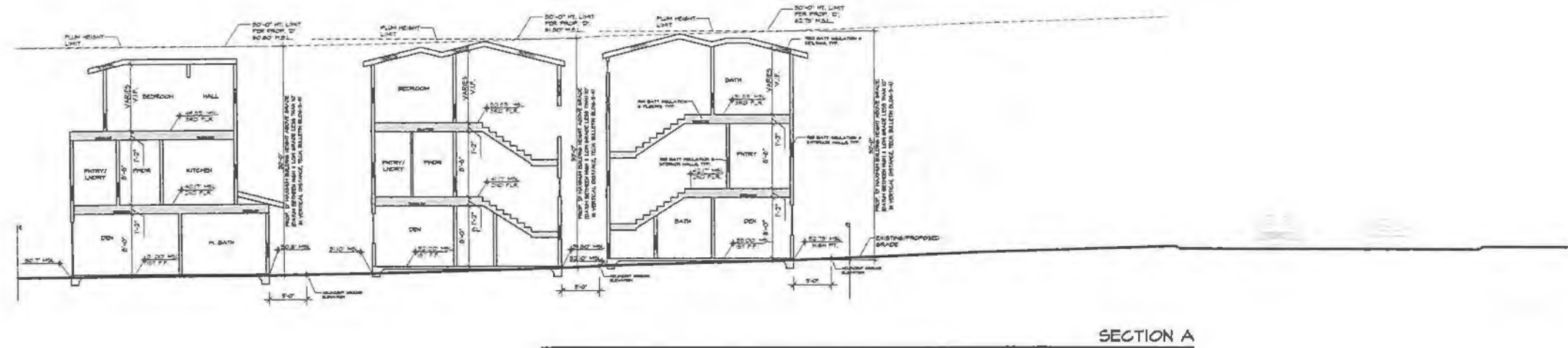
- Revision 10:
- Revision 9:
- Revision 8:
- Revision 7:
- Revision 6:
- Revision 5:
- Revision 4:
- Revision 3:
- Revision 2: 07-05-2015
- Revision 1: 03-17-2015

Original Date: 07-29-14  
Sheet 10 of 14

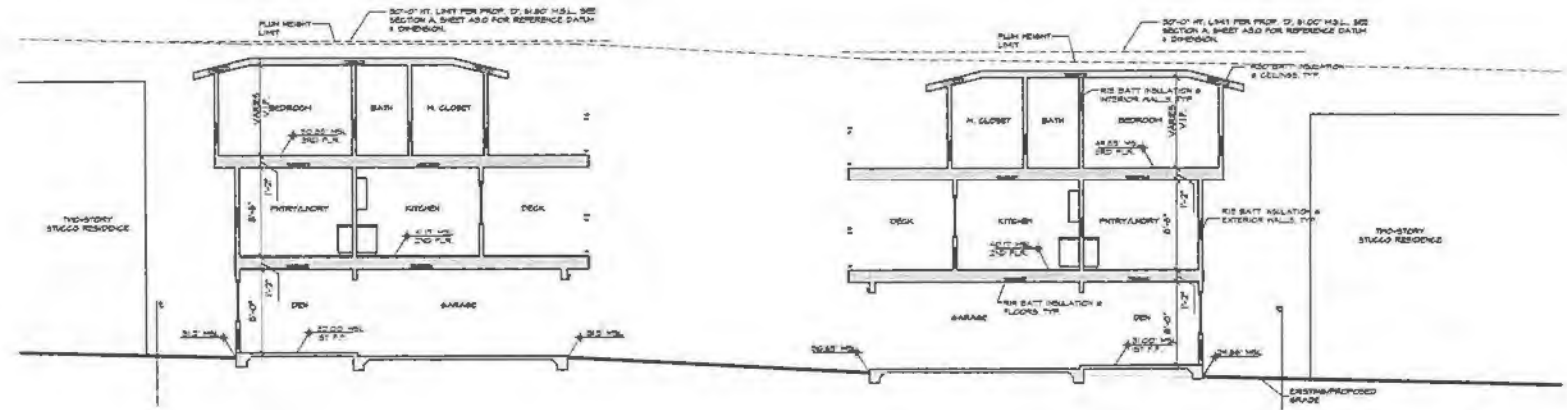
**GOLBA ARCHITECTURE**  
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THE COTTAGES AT 8010  
8010 LA JOLLA SHORES DR.  
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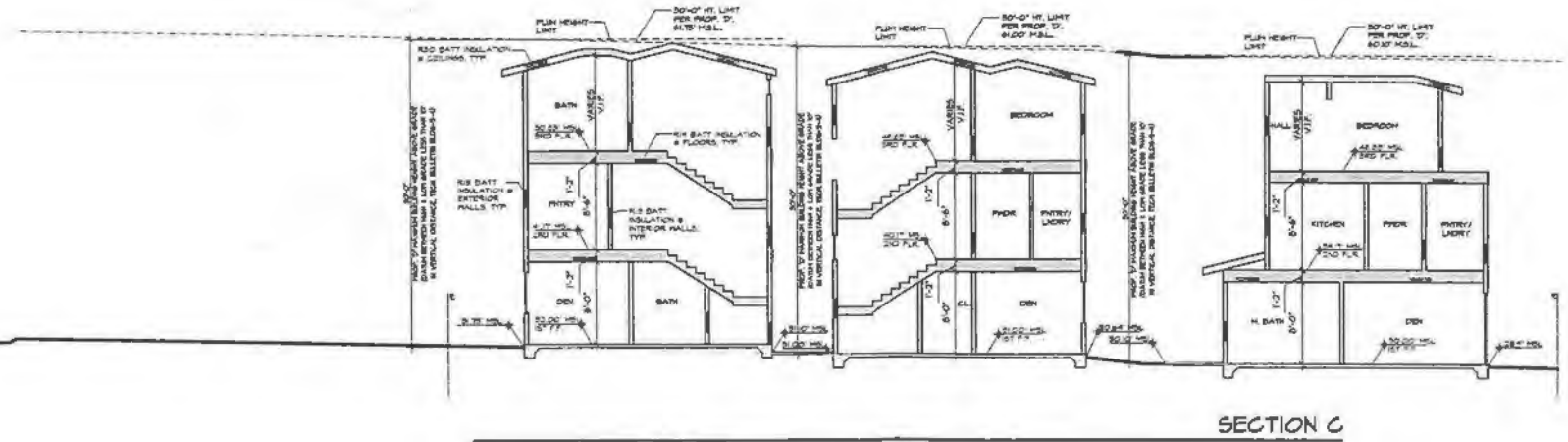




SECTION A



SECTION B



SECTION C

0 1 3 6 10  
SCALE: 1/8"=1'-0"

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SECTIONS

Revision 10:  
Revision 9:  
Revision 8:  
Revision 7:  
Revision 6:  
Revision 5:  
Revision 4:  
Revision 3:  
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Sheet 11 of 14

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LA JOLLA, CA 92037



**golba**  
ARCHITECTURE  
A 3.0

GENERAL NOTES:

1. THE LANDSCAPE PLAN IS FOR GENERAL SITE REFERENCE ONLY. REFER TO OTHER CONSTRUCTION DOCUMENTS FOR COMPLETE SCOPE OF WORK.
2. BEFORE COMMENCING ANY SITE EXCAVATION, VERIFY LOCATIONS OF ALL EXISTING SITE UTILITIES, INCLUDING WATER, SEWER, GAS AND ELECTRICAL LINES. FLAG OR OTHERWISE MARK ALL LOCATIONS AND INDICATE UTILITY TYPE.
3. GRADE SITE TO DIRECT GROUND WATER AWAY FROM BUILDING AND NEW ADDITIONS AND LANDSCAPE DRAINS SHALL BE INSTALLED AT LOW POINTS TO REDUCE RUNOFF CROSSING PATHS AND PAVING.
4. LOCATE REFUSE BIN AT APPROVED ON-SITE LOCATION. CONTRACTOR SHALL DISPOSE OF ALL SITE REFUSE AT CITY-APPROVED LOCATIONS.
5. ALL REQUIRED PLANTING AREAS SHALL BE COVERED WITH MULCH TO A MINIMUM DEPTH OF 2 INCHES, EXCLUDING SLOPES REQUIRING REVEGETATION AND AREAS TO BE PLANTED WITH GROUND COVER. ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL ALSO BE MULCHED TO THIS MINIMUM DEPTH.
6. ALL REQUIRED TREES SHALL HAVE AT LEAST ONE WELL DEFINED TRUNK AND SHALL NORMALLY ATTAIN A MATURE HEIGHT AND SPREAD OF AT LEAST 15 FEET. ALL PROPOSED STREET TREE PALMS SHALL HAVE A MINIMUM OF 10' BROWN TRUNK HEIGHT (BTH).
7. PROPOSED LANDSCAPING SHALL NOT CONFLICT WITH EXISTING UTILITIES.
8. PROPOSED UTILITIES SHALL NOT CONFLICT WITH PROPOSED LANDSCAPING.
9. 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.
10. MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE CONTRACTOR DURING CONSTRUCTION AND MAINTENANCE PERIOD. 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.
11. THE PERMITTEE OR SUBSEQUENT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE IMPROVEMENTS IN THE RIGHT-OF-WAY CONSISTENT WITH THE LA JOLLA SHORES PLANNED DISTRICT ORDINANCE.
12. ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE CITY OF SAN DIEGO'S LAND DEVELOPMENT MANUAL, LANDSCAPE STANDARDS, THE LA JOLLA SHORES PLANNED DISTRICT STANDARDS, AND ALL OTHER CITY AND REGIONAL STANDARDS.

13. ALL REQUIRED LANDSCAPE SHALL BE MAINTAINED IN A DISEASE, WEED AND LITTER FREE CONDITION AT ALL TIMES. SEVERE PRUNING OR "TOPPING" OF TREES IS NOT PERMITTED UNLESS SPECIFICALLY NOTED IN THIS PERMIT.
14. ANY MODIFICATIONS OR CHANGES TO THE "LANDSCAPE PLAN" AND EXISTING OR PROPOSED PLANT MATERIAL, AS SHOWN ON THE APPROVED EXHIBIT "A", LANDSCAPE DEVELOPMENT PLAN, IS PERMITTED PROVIDED THE RESULTING LANDSCAPE MEETS THE MINIMUM AREA REQUIREMENTS OF THE LA JOLLA SHORES PLANNED DISTRICT ORDINANCE.
15. IF ANY REQUIRED LANDSCAPE (INCLUDING EXISTING OR NEW PLANTINGS, HARDSCAPE, LANDSCAPE FEATURES, ETC.) INDICATED ON THE APPROVED CONSTRUCTION DOCUMENTS IS DAMAGED OR REMOVED DURING DEMOLITION OR CONSTRUCTION, 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 OR FINAL INSPECTION.
16. ALL GRADED, DISTURBED OR ERODED AREAS THAT WILL NOT BE PERMANENTLY PAVED OR COVERED BY STRUCTURES SHALL BE PERMANENTLY REVEGETATED AND IRRIGATED AS SHOWN IN TABLE 142-04F AND IN ACCORDANCE WITH THE STANDARDS IN THE LAND DEVELOPMENT MANUAL.
17. PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS, THE OWNER/PERMITTEE SHALL OBTAIN AN ENCROACHMENT MAINTENANCE REMOVAL AGREEMENT, FROM THE CITY ENGINEER, FOR THE PRIVATE LANDSCAPING HEDGE IN THE LA JOLLA SHORES AND CALLE DE LA GARZA RIGHT-OF-WAY. OVERALL HEIGHT OF HEDGE SHALL BE MAINTAINED TO A HEIGHT OF 46" EXCEPT AT THE VISIBILITY AREAS OF THE STREET CORNER AND DRIVEWAY WHERE THE HEDGE SHALL BE MAINTAINED TO A HEIGHT OF 36".

IRRIGATION NOTE:

1. ALL PLANTING AREAS SHALL BE IRRIGATED BY A DEDICATED, BACKFLOW-PREVENTED IRRIGATION SYSTEM, ACCORDING TO PLANT TYPE AND ENVIRONMENTAL EXPOSURE AND SHALL RECEIVE UNIFORM WATER COVERAGE BY MEANS OF A HIGH EFFICIENCY, AUTOMATICALLY CONTROLLED, ELECTRICALLY ACTUATED, UNDERGROUND PIPED SPRINKLER SYSTEM. FOR WATER CONSERVATION AND TO MINIMIZE EROSION, STATE OF THE ART LOW PRECIPITATION RATE SPRINKLER EQUIPMENT SHALL BE USED. IRRIGATION MAINLINE PIPING SHALL BE PVC PLASTIC (TYPE 1120) CLASS 315 PRESSURE PIPE AND LATERAL LINE PIPING SHALL BE SCHEDULE 40 NON-PRESSURE PIPE. PRESSURE LINES SHALL BE INSTALLED 18" DEEP, NON-PRESSURE LINES 12" DEEP. A MASTER VALVE AND FLOW SENSOR SHALL BE INSTALLED TO MINIMIZE DAMAGE IN THE CASE OF A VALVE FAILURE OR MAINLINE BREAK. A SEPARATE HOSE BIB MAINLINE SHALL BE INSTALLED UPSTREAM OF THE MASTER VALVE AND EACH HOSE BIB SHALL BE FITTED WITH AN ATMOSPHERIC VACUUM BREAKER.
2. ALL PROPOSED IRRIGATION SYSTEMS WILL USE AN APPROVED RAIN SENSOR SHUTOFF DEVICE.
3. EXISTING STREET TREES LOCATED IN THE PUBLIC RIGHT-OF-WAY SHALL BE IRRIGATED BY A HOMEOWNER-FUNDED AND MAINTAINED, DEEP WATERING, LOW-VOLUME BUBBLER.

MINIMUM STREET TREE SEPARATION:

IMPROVEMENT	MINIMUM DISTANCE TO STREET TREE
TRAFFIC SIGNALS	20 FEET
UNDERGROUND UTILITY LINES	5 FEET
ABOVE GROUND UTILITY STRUCTURES	10 FEET
DRIVEWAY (ENTRIES)	10 FEET
INTERSECTIONS	25 FEET
SEWER LINES	10 FEET

DRAINAGE NOTES:

1. THE DRAINAGE SYSTEM FOR THIS PROJECT SHALL BE PRIVATE AND WILL BE SUBJECT TO APPROVAL BY THE CITY ENGINEER.
2. ALL DEVELOPMENT SHALL BE CONDUCTED TO PREVENT EROSION AND STOP SEDIMENT AND POLLUTANTS FROM LEAVING THE PROPERTY TO THE MAXIMUM EXTENT PRACTICABLE.
3. ALL ROOF DRAINS AND FLATWORK SHALL DRAIN POSITIVELY INTO STORM DRAINAGE SYSTEM. SURFACE RUNOFF SHALL NOT DRAIN DIRECTLY INTO THE ADJOINING PROPERTY, AND CONSTRUCTION RUNOFF MAY NOT DRAIN INTO THE STORMWATER CONVEYANCE SYSTEM.

LA JOLLA SHORES PDO NOTES:

1. IN THE MULTI-FAMILY ZONE, ALL OF THE PROPERTY NOT USED OR OCCUPIED BY STRUCTURES, UNPLANTED RECREATIONAL AREAS, WALKS AND DRIVEWAYS SHALL BE LANDSCAPED AND MAY INCLUDE NATIVE MATERIALS, AND IN NO CASE SHALL THIS LANDSCAPED AREA BE LESS THAN 30 PERCENT OF THE TOTAL PARCEL AREA. ALL LANDSCAPING AND IRRIGATION SHALL BE DEVELOPED IN CONFORMANCE WITH THE LANDSCAPE GUIDELINES OF THE LAND DEVELOPMENT MANUAL.
2. ALL LANDSCAPING SHALL BE COMPLETED WITHIN 6 MONTHS OF OCCUPANCY OR WITHIN ONE YEAR OF THE NOTICE OF COMPLETION OF A RESIDENCE.
3. ALL LANDSCAPED MATERIALS SHALL BE PERMANENTLY MAINTAINED IN A GROWING AND HEALTHY CONDITION INCLUDING TRIMMING AS APPROPRIATE TO THE LANDSCAPING MATERIAL.

LANDSCAPE CONCEPT STATEMENT




A TRADITIONAL LANDSCAPE OF CLASSIC BEAUTY IS CONCEPTUALIZED FOR THESE FAMILY BEACH COTTAGES IN KEEPING WITH THE CHARACTER OF THIS BEACH NEIGHBORHOOD AND TAILORED TO THE CONDITIONS FOUND ON BUSY LA JOLLA SHORES DRIVE. ARBOR ENTRY GATES, PICKET FENCES WITH ROSES, AND MASONRY WALLS PROVIDE TRADITIONAL TOUCHES. GARDENS OF MIXED FRAGRANT TREES, FLOWERING SHRUBS, AND VINE TRELLISES SOFTEN THE AREA AROUND HOMES. 6' FENCES AND HEDGES PROVIDE PRIVACY FOR REAR YARDS. LOW GROUND COVER WITH STEPSTONES IN THE SIDE YARDS LEAD TO A FOOTBATH AND STORAGE. GRASSCRETE GUEST PARKING AREAS BLEND INTO THE LANDSCAPE WITH BIORETENTION PLANTING. PERVIOUS PAVING FOR WALKWAYS AND REAR PATIOS ASSIST WITH STORM WATER MANAGEMENT. TAKEN AS A WHOLE THE LANDSCAPE WILL PROVIDE A SETTING FOR THE ARCHITECTURAL STYLE, COMPATIBLE WITH THE SURROUNDING NEIGHBORHOOD AND IN CONFORMANCE WITH THE LAND DEVELOPMENT CODE, THE LA JOLLA COMMUNITY PLAN, AND THE LA JOLLA SHORES PLANNED DISTRICT ORDINANCE. ALL LANDSCAPE AREAS WILL BE MAINTAINED BY THE OWNER.

LA JOLLA SHORES PLANNED DISTRICT ORDINANCE LANDSCAPE CALCULATIONS:

MULTI FAMILY LANDSCAPE REQUIREMENTS: LA JOLLA SHORES PLANNED DISTRICT ORDINANCE ALL OF THE LANDSCAPE TO MEET THE 30% AREA REQUIREMENT SHALL BE INSTALLED AS REQUIRED BY THE LA JOLLA SHORES PLANNED DISTRICT ORDINANCE (LDC 1510.0308(C)).	
TOTAL PARCEL AREA:	12,122 S.F.
PLANTING AREA REQUIRED:	3,636 S.F. (30%)
PLANTING AREA PROVIDED:	3,711 S.F. (30.6%)
EXCESS AREA PROVIDED:	77 S.F.

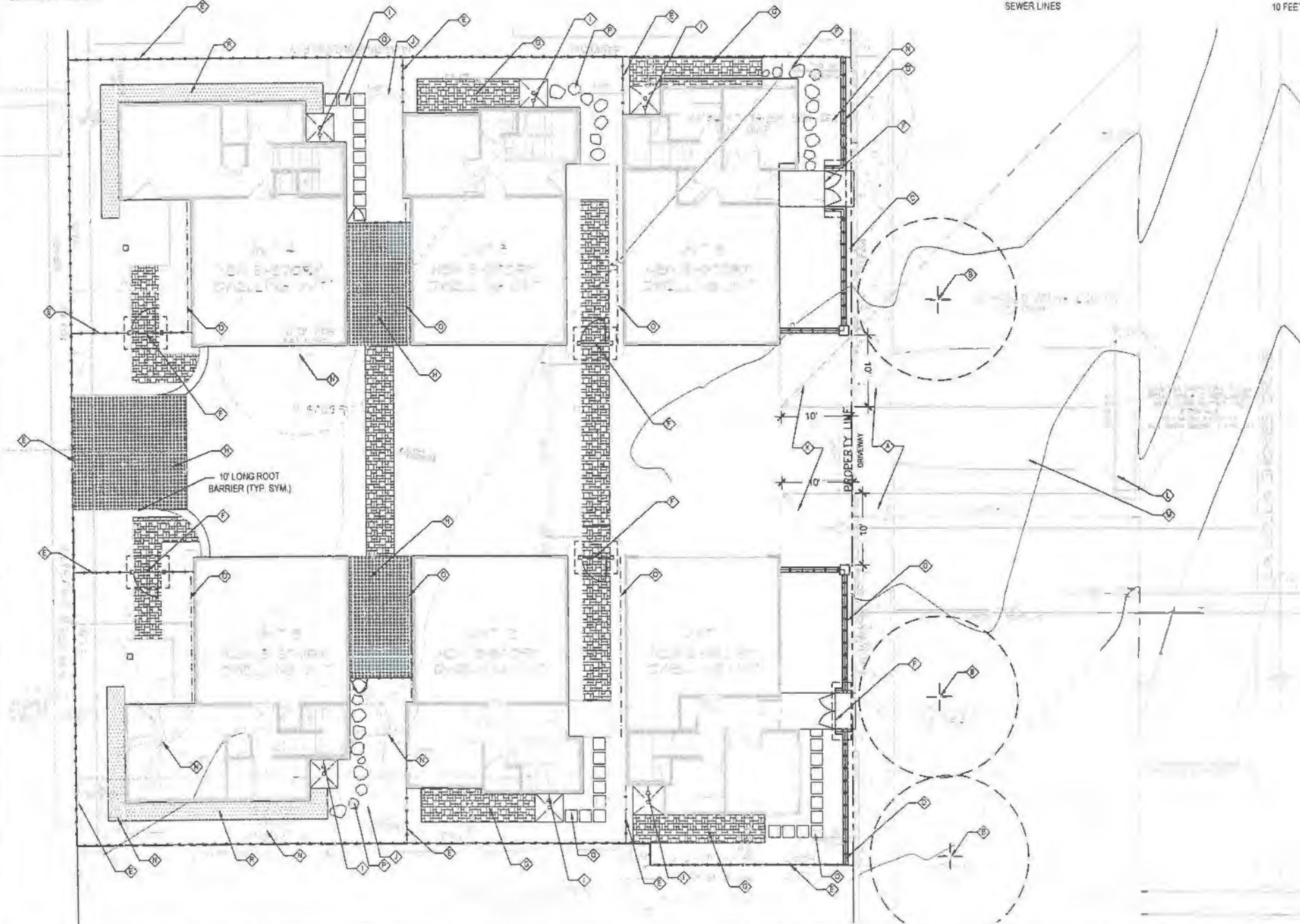
HARDSCAPE LEGEND

PROPOSED HARDSCAPE MATERIAL LEGEND:

 HARDSCAPE PAVING "A" Non-porous paving such as: "Stamped Concrete" "Integral Color Concrete" "Integral Color Concrete with Exposed Aggregate Finish" "Uncolored Concrete with Enhanced Finish"	356 SF	 HARDSCAPE PAVING "C" Porous paving such as: "Turfblock" "Grasspave" "Grasscrete"	564 SF
 HARDSCAPE PAVING "B" Porous paving such as: "Detached Unit Pavers" "Pervious Pavers"	846 SF		

LANDSCAPE KEY NOTES:

- EXISTING PAVING IN RIGHT-OF-WAY TO REMAIN
- EXISTING TREE TO REMAIN - SEE L1.1
- PROPERTY LINE, TYPICAL SYMBOL
- 12" HIGH MASONRY WALL W/ 24" PICKET FENCE ON TOP, PILASTERS WITH DECORATIVE FINIALS
- 6' FENCE, SOLID
- ENTRY ARBOR GATE
- PRIVATE PATIO W/ PERVIOUS PAVING
- GRASSCRETE GUEST PARKING W/ BIORETENTION
- FOOTBATH
- SEE ARCHITECT'S DRAWINGS FOR ADDITIONAL DIMENSIONS
- 10' VISIBILITY AREAS - NO OBSTRUCTION, INCLUDING LANDSCAPING OR WALLS, IN THE VISIBILITY AREAS SHALL EXCEED 3 FEET IN HEIGHT. (FENCE AND PILASTERS NOT TO EXCEED 3' IN THIS LOCATION.)
- EXISTING DRIVEWAY TO BE CLOSED AND REPLACED WITH STANDARD CURB & GUTTER SATISFACTORY TO THE CITY ENGINEER
- NEW DRIVEWAY PER CITY STANDARD DRAWINGS SDG-158 (CONTIGUOUS SIDEWALK), AND SDG-164.
- EXISTING TREES TO BE REMOVED - SEE L1.1
- TRELLIS
- STEP STONES
- CONC PAVERS
- DECOMPOSED GRANITE PATH W/ STEEL EDGING



Project No. - 081010  
Drawn - JS  
Checked - PM  
N LA  
NERI  
LANDSCAPE  
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LANDSCAPE PLANS FOR  
THE COTTAGES @ 8010  
8010 La Jolla Shores Dr.  
La Jolla, California 92037

CITY REVIEW  
SUBMITTAL  
17 MARCH 2015

LANDSCAPE  
DEVELOPMENT  
PLAN

L1.0  
SHEET x OF x

PLANTING LEGEND:

EXISTING PLANT MATERIAL LEGEND:

SYMBOL	BOTANICAL NAME	COMMON NAME
EUC FIC	Eucalyptus ficoides	'Red-Flowering Gum'

SYMBOL	BOTANICAL NAME	COMMON NAME
SCH TER	Schinus terebinthifolius	'Brazilian Pepper'
SCH PAR	Schinus paraguayensis	'Tower Tree'
ARC CUN	Archontophoenix cunninghamiana	'King Palm'

PROPOSED PLANT MATERIAL LEGEND:

FLOWERING TREES	QTY / % / SIZE
Medium scale tree - 25' tall x 25' wide, such as:	2 / 100% / 24" BOX
Albizia julibrissin	'Silk Tree'
Chilopsis salicifolia	'Chilopsis'
Mitella repens	'Ladies Delicate'

FLOWERING TREES	QTY / % / SIZE
Medium scale tree - 30' tall x 15' wide, such as:	4 / 100% / 24" BOX
Azalea californica	'California Azalea'
Arbutus menziesii	'Strawberry Tree'
Cercis occidentalis	'Western Redbud'

PROPOSED PLANT MATERIAL LEGEND:

FLOWERING TREES	QTY / % / SIZE
Small scale tree - 20' tall x 10' wide, such as:	2 / 100% / 24" BOX
Laurus nobilis	'Bay Laurel'
Magnolia grandiflora	'Little Gem Magnolia'
Pyrus calleryana	'Bradford Pear'

EVERGREEN SCREENING HEDGE

Large scale shrub - 6' tall, such as:	100 / 100% / 15 GAL
Escallonia rubra	'Escallonia'
Photinia x fraseri	'Photinia'
Prunus caroliniana	'Carolina Cherry'

EVERGREEN FLOWERING SHRUBS

Medium scale shrub - 8' tall x 8' wide, such as:	23 / 100% / 5 GAL
Abutilon pictum	'Flowering Maple'
Camellia sasanqua	'Camellia'
Rosa floribunda	'Iceberg'

EVERGREEN ACCENT PERENNIALS

Medium scale perennial - 3' tall x 3' wide, such as:	8 / 100% / 5 GAL
Festuca miniata	'Atlas Fescue'
Helictotrichon sempervirens	'Blue Oat Grass'
Miscanthus transmontanus	'Evergreen Miscanthus'

PROPOSED PLANT MATERIAL LEGEND:

EVERGREEN PERENNIAL BORDER	QTY / % / SIZE
Medium scale perennial - 2' tall x 2' wide, such as:	48 / 100% / 1 GAL
Agapanthus 'Peter Pan'	'Dwarf Lily of the Nile'
Dianella tasmanica	'Variegated Flax Lily'
Phormium 'Jack Spratt'	'New Zealand Flax'

EVERGREEN PERENNIALS FOR SHADE

Medium scale perennial - 2' tall x 2' wide, such as:	14 / 100% / 1 GAL
Heuchera 'Santa Ana Cardinal'	'Coral Bells'
Hosta fortunei 'Hyacinthina'	'Plantain Lily'
Philodendron 'Xanadu'	'Cut-Leaf Philodendron'

FLOWERING SHRUBS

Medium scale perennial - 3' x 3', such as:	24 / 100% / 1 GAL
Fuchsia smallandiae	'Blue Daisy'
Lavandula stoechas	'Spanish Lavender'
Polemonium petalatum	'Tidy Geranium'

FLOWERING SHRUBS

Large accent shrub - 6' x 6', such as:	10 / 100% / 5 GAL
Buddleia davidii	'Butterfly Bush'
Abutilon hybrid	'Chinese Lantern'
Alyogyne huegelii	'Blue Hibiscus'
Tibouchina urvilleana	'Princess Flower'

PROPOSED PLANT MATERIAL LEGEND:

EVERGREEN ACCENT VINES (SHADE)	QTY / % / SIZE
Climbing vines - such as:	25 / 100% / 5 GAL
Clematis armandi	'Evergreen Clematis'
Bougainvillea 'La Jolla'	'Bougainvillea'
Rosa 'Cecile Brunner'	'Climbing Rose'
Trachelospermum jasminoides	'Star Jasmine'
Daliscia Rivers	'Trumpet Vine'
Pandorea pandorana	'Wonga Wonga Vine'

EVERGREEN GROUND COVER

Low growing groundcover - 2' tall and spreading, such as:	353 S.F. / 100% / 1 GAL
Fragaria chiloensis	'Beach Strawberry'
Solenandra solanifolia	'Golden Baby Tears'
Thymus praecox 'Edin'	'Elfin Thyme'

FLOWERING ACCENT SHRUBS

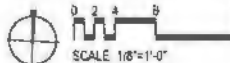
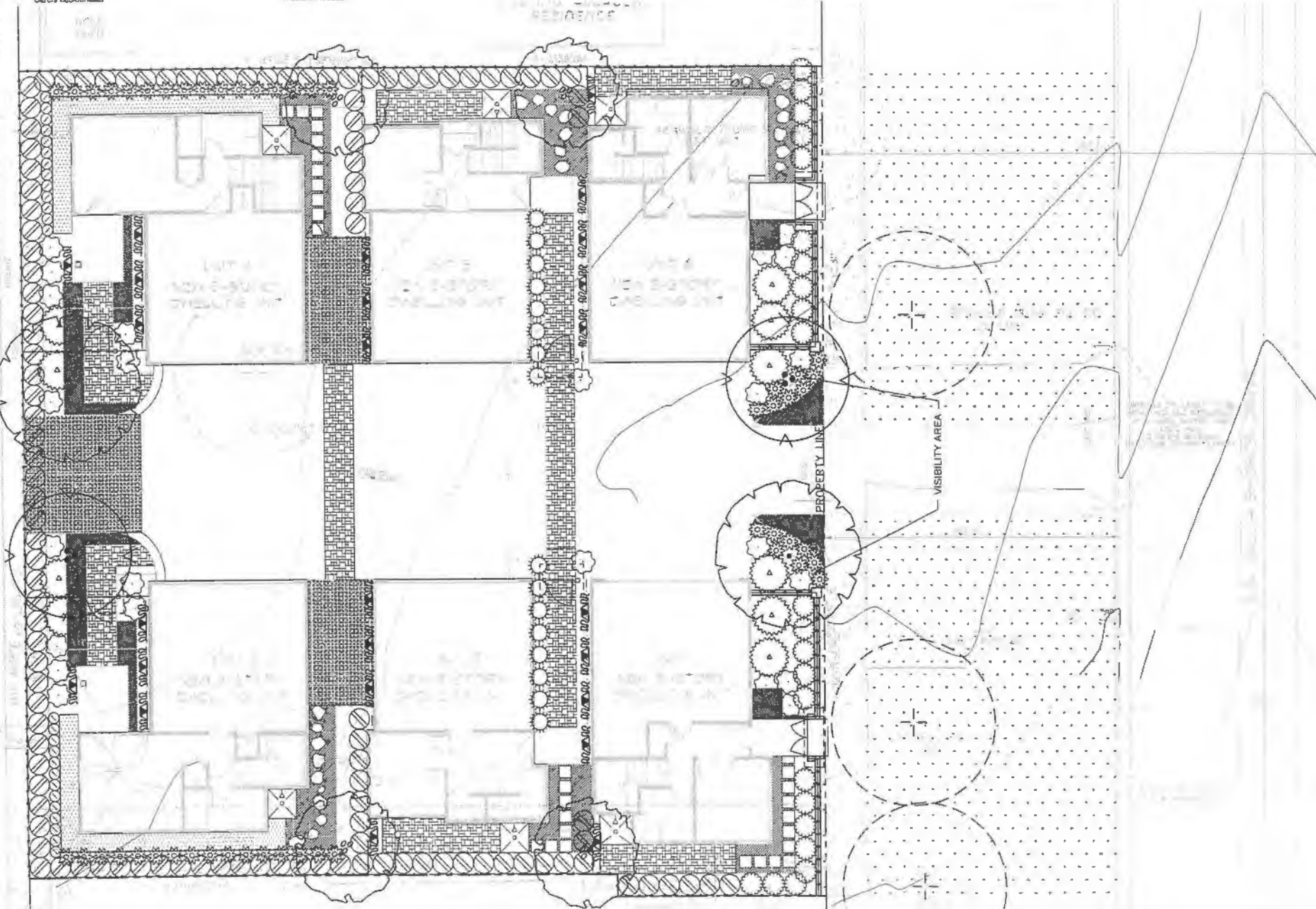
Flowering groundcover - 2' tall x 4' wide, such as:	291 S.F. / 100% / 1 GAL
Achillea millefolium	'Yarrow'
Campanula 'Yankee Point'	'Carmel Campanula'
Lantana camara 'New Gold'	'Lantana'

EVERGREEN GROUND COVER

Low growing groundcover - 12" tall and spreading, such as:	3,538 S.F. / 100% / FLATS
Oxymandya maritima	'Silver Carpet'
Rotundifolia officinalis 'Prostrata'	'Creeping Rosemary'
Vinca minor	'Dwarf Periwinkle'

BIORETENTION

Low growing turf grass - 2" tall and spreading, such as:	564 S.F. / 100% / PLUGS
Bouteloua decumbens 'UC Verde'	'Buffalo Grass'
Carex pensilvanica	'California Meadow Sedge'
Paspalum vaginatum	'Seashore Paspalum'



LANDSCAPE PLANS FOR  
THE COTTAGES @ 8010

8010 La Jolla Shores Dr.  
La Jolla, California 92037

CITY REVIEW  
SUBMITTAL

17 MARCH 2015

LANDSCAPE  
DEVELOPMENT  
PLANTING PLAN

L1.1

SHEET 1 OF 2



SMALL FLOWERING TREE  
Little Gem Magnolia  
*Magnolia grandiflora* 'Little Gem'



SMALL FLOWERING TREE  
Jade Orchid Tree  
*Michelia chunensis*



SMALL FLOWERING TREE  
Strawberry Tree  
*Arbutus unedo* 'Marston'



EVERGREEN SCREENING HEDGE  
Carolina Cherry  
*Prunus caroliniana*



EVERGREEN SCREENING HEDGE  
Escallonia  
*Escallonia rubra*



EVERGREEN SCREENING HEDGE  
Photinia  
*Photinia x fraseri*



VINES  
Bougainvillea  
*Bougainvillea* 'La Jolla'



VINES  
Climbing Rose  
*Rosa 'Cecile Brunner'*



VINES  
Star Jasmine  
*Trachelospermum jasminoides*



VINES  
Clematis  
*Clematis arvensis*



VINES  
Trumpet Vine  
*Duranta River*



VINES  
Wonga Wonga Vine  
*Pentstemon pandorica* 'Golden Showers'



GROUND COVER  
Silver Carpet  
*Dymondia marginata*



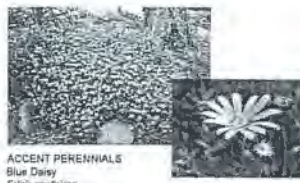
GROUND COVER  
Beach Strawberry  
*Fragaria chiloensis*



GROUND COVER  
Creeping Thyme  
*Thymus praecox* ssp. *arvensis*



ACCENT PERENNIALS  
Blue Flax Lily  
*Dianella isanensis* variegata



ACCENT PERENNIALS  
Blue Daisy  
*Felicia amurensis*



ACCENT PERENNIALS  
Spanish Lavender  
*Lavandula stoechas*



MEDIUM EVERGREEN SHRUBS  
Iceberg Rose  
*Rosa fortbunda* 'White'



MEDIUM EVERGREEN SHRUBS  
Bottlebrush  
*Callistemon viminalis* 'Little John'



MEDIUM EVERGREEN SHRUBS  
Ivy Geranium  
*Pelargonium x hortorum*



BIOREMEDIATION PLANTING  
Santhora  
*Paspalum vaginatum*



BIOREMEDIATION PLANTING  
Buffalo Grass  
*Bouteloua dactyloides* 'VC Verde'



BIOREMEDIATION PLANTING  
Dune Broom  
*Carex pens.*



LARGE ACCENT SHRUB  
Butterfly Bush  
*Buddleja davidii*



LARGE ACCENT SHRUB  
Chinese Lantern  
*Abutilon hybrid*



LARGE ACCENT SHRUB  
Blue Hibiscus  
*Alcazar hybrid*



LARGE ACCENT SHRUB  
Princess Flower  
*Diplazium urticifolium*



EVERGREEN GRASSES  
Atlas Fescue  
*Festuca nivalis*



EVERGREEN GRASSES  
Blue Cat Grass  
*Helictotrichon sempervirens*



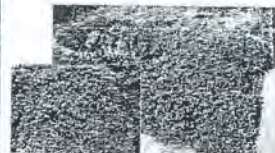
EVERGREEN GRASSES  
Maiden Grass  
*Miscanthus sinensis* 'Gracillimus'



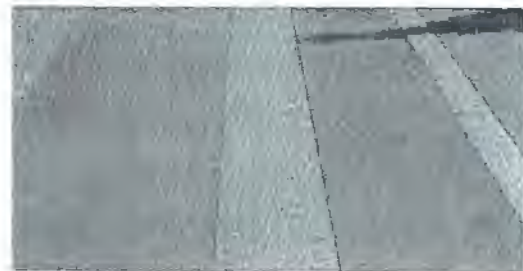
SMALL MOUNDING SHRUBS  
Sagebrush  
*Artemisia tridentata*



SMALL MOUNDING SHRUBS  
Coral Bells  
*Hedera helix*



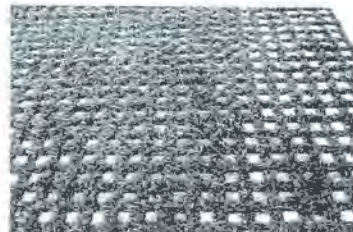
SMALL MOUNDING SHRUBS  
California Lilac  
*Ceanothus gl. hort.* 'Yankee Point'



IMPERVIOUS PAVING



PERMEABLE PAVERS



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LANDSCAPE PLANS FOR  
THE COTTAGES @ 8010  
8010 La Jolla Village Dr.  
La Jolla, California 92037

CITY REVIEW  
SUBMITTAL

25 JULY 2014

PLANTS & MATERIALS

L1.2



# La Jolla Community Planning Association

Regular Meetings: 1<sup>st</sup> Thursday of the Month | La Jolla Recreation Center, 615 Prospect Street

## Contact Us

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President: Joe LaCava

Vice President: Cindy Greatrex

2<sup>nd</sup> Vice President: Bob Steck

Secretary: Helen Boyden

Treasurer: Jim Fitzgerald

## FINAL MINUTES

### Regular Meeting | Thursday, 4 June 2015, 6:00 pm

Trustees present: Patrick Ahern, Helen Boyden, Tom Brady, Mike Costello, Janie Emerson, Jim Fitzgerald, Cindy Greatrex, Joe LaCava, Jim Ragsdale, Glen Rasmussen, Bob Steck, Ray Weiss, Fran Zimmerman

Trustees absent: Bob Collins, Dolores Donovan, David Little, Alex Outwater, Brian Will

**1.0 Welcome and Call to Order** by Joe LaCava, President, who asked those present to silence their mobile devices and that the meeting was being recorded: in audio by the LCPA and in video by a person who does not wish to identify himself.

### 2.0 Adopt the Agenda

**Approved Motion:** To adopt the agenda as posted with the exception that Item 13.0 has been deferred to the LCPA meeting of July 2, 2015. (Steck, Greatrex: 10-0-1)

In favor: Ahern, Boyden, Brady, Costello, Fitzgerald, Greatrex, Ragsdale, Rasmussen, Steck, Weiss

Abstain: LaCava (Chair)

### 3.0 Meeting Minutes Review and Approval: 7 May 2015

**Approved Motion:** To approve the minutes of 7 May 2015 as corrected. (Greatrex, Fitzgerald: 9-0-2)

In favor: Ahern, Boyden, Brady, Costello, Fitzgerald, Greatrex, Ragsdale, Rasmussen, Steck

Abstain: LaCava (Chair), Weiss (absent)

### 4.0 Elected Officials – Information Only

#### 4.1 Council District 1 – Council President Sherri Lightner

Rep: Justin Garver, 619-236-6611, [JGarver@sandiego.gov](mailto:JGarver@sandiego.gov) reported that the La Jolla Shores sewer and water replacement project has stopped, but road repair work will continue through the next week. The adoption of the Mayor's revised budget is on the Monday, June 8 City Council agenda. He distributed city- issued fact sheets about 1) the revised water use reduction protocol which took effect on June 1; and 2) how City departments are responding. Information can be found at <[wastenowater.org](http://wastenowater.org)>

#### 4.2 Mayor's Office – Mayor Kevin Faulconer

Rep: Francis Barraza, 619-533-6397, [FBarraza@sandiego.gov](mailto:FBarraza@sandiego.gov) was not present.

#### 4.3 39<sup>th</sup> Senate District – State Senator Marty Block

Rep: Sarah Fields, 619-645-3133, [Sarah.Fields@sen.ca.gov](mailto:Sarah.Fields@sen.ca.gov) introduced herself as Senator Block's new representative, She stated that all bills introduced in the current session had to clear their house of origin by June 6 or expire. She cited the Senator's bills SB 15 and SB 369. Passage of the State budget is due by June 15.

#### 4.4 78th Assembly District – Speaker of the Assembly Toni Atkins

Rep: Toni Duran, 619-645-3090, [Toni.Duran@asm.ca.gov](mailto:Toni.Duran@asm.ca.gov) was not present.

### 5.0 President's Report – Information only unless otherwise noted.

**5.1 Bylaw Amendment – Status of City Approval.** The LCPA bylaws adopted by the membership on March 6 to conform with the revised policy 600-24 will need approval by the City Council as the City update raised the standard for bylaws amendments approval to 2/3 of the voting body. Most CPGs bylaws amendments are approved by the trustees, but the LCPA's require a majority of the membership voting at a meeting where 20% is

in attendance. CPGs are required to meet the new higher standard irrespective of how their bylaws were previously approved. In order for the LCPA to retain its language and not comply with the new higher standard, the City Council will need to weigh in.

**5.2 Whale Watch Way** The Planning Commission denied the appeal and that is the final action of the City. The City ruled that this project was subject to a recent revision to the SDMC, and this revision did not grandfather in projects already in the pipeline.

**5.3 HLJH Residence, 820 Rushville** – Appeal Hearing, Planning Commission, June 11 (See Item 11.0 below)

**5.4 Whitney Mixed Use** – Appeal Hearing, City Council, date not yet set.

**5.5 Mt. Soledad Park Question** – Responding to Trustee Zimmerman's query: There is no plan to expand the area of the memorial; the speaker quoted misspoke.

**5.6 Torrey Pines Retaining Wall** – In response to LCPA concerns, the City is going to look at other engineering options and see what revision can be made.

**5.7 Short-Term Vacation Rental** – Smart Growth & Land Use Committee Hearing was held May 29<sup>th</sup>. DSD is charged with proposing legislation to amend the SDMC. There were differing viewpoints expressed by Council members.

**5.8 Ad Hoc Committee on Residential Single-Family (RS) Zoning – Ratify Appointments**  
 Appointment: Diane Kane, Angeles Leira, Jim Ragsdale, Sharon Wampler. Others may be added.

Scape:

- \* To conduct work sessions open to the public
- \* To invite the public and the industry to participate to ensure robust discussion
- \* To build community consensus on any proposed zoning or community plan changes
- \* To compare homes built under categorical exemption (51% rule) versus those under CDPs
- \* To consider reconciling generic zoning regulations with the La Jolla Community Plan
- \* To consider amending categorical exemption for coastal development permits

The Chair stated that he was adding Glen Rasmussen to the committee and was still seeking to appoint an architect. None present volunteered.

**Approved Motion: To ratify Diane Kane, Angeles Leira, Jim Ragsdale, Sharon Wampler, and Glen Rasmussen as members of the Ad Hoc Committee on Residential Single-Family (RS) Zoning. (Emerson, Steck: 12-0-1)**

In favor: Ahern, Boyden, Brady, Costello, Emerson, Fitzgerald, Greatrex, Ragsdale, Rasmussen, Steck, Weiss, Zimmerman  
 Abstain: LaCava (Chair)

**5.9 Community Joint Boards and Committees – Ratify appointments by Parent Organizations**

**Approved Motion: To ratify the Parent Organization appointees to the Community Joint Boards and Committees (see attached list) (Ahern, Weiss: 12-0-1)**

In favor: Ahern, Boyden, Brady, Costello, Emerson, Fitzgerald, Greatrex, Ragsdale, Rasmussen, Steck, Weiss, Zimmerman  
 Abstain: LaCava (Chair)

## 6.0 Non-Agenda Comment

Opportunity for public to speak on matters not on the agenda, 2 minutes or less.

**6.1 City of San Diego – Community Planner: Karen Bucey, [KBucey@sandiego.gov](mailto:KBucey@sandiego.gov)** was not present.

**6.2 UCSD - Planner:** Anu Delouri, [adelouri@ucsd.edu](mailto:adelouri@ucsd.edu), <http://commplan.ucsd.edu/> stated that the newest section of the Coastal Meander Trail on the SIO campus was dedicated on June 2. This trail with sweeping views of the ocean and coastline is open to the public and there is some parking available.

### 6.3 Others

**Ray Ellis**, a member of the Del Mar Mesa CPG, thanked the LICPA for its letter of opposition to the One Paseo Project for which a compromise has now been reached. He announced he is a candidate for the open CD1 seat now held by **Sherri Lightner** who is termed out in 2016.

In response to **Bob Whitney's** query about why the LICPA did not appeal the Planning Commission's decision on the Whale Watch project environmental document, **President LaCava** cited the reason given in 5.2 above.

**Phil Merten** stated that in view of the new appeal regulations which set the deadline for Environmental appeals to the date of the decision by the Hearing Officer (or Planning Commission for Process Four applications.) the LICPA needed to be proactive.

### 7.0 Trustee Comment

Opportunity for trustees to comment on matters not on the agenda, 2 minutes or less.

**President LaCava** announced that he too was announcing his candidacy for the Council District One seat and would be stepping down as President of the LICPA but would remain as a trustee. **First Vice President Greatrex** assumed the role of Chair of the meeting.

**Trustee Emerson** thanked the trustees for their opposition to the One Paseo project.

**Trustee Ahern**, representing **Parks and Beaches**, said that in the interest of controlling light pollution only the west side of the Mt. Soledad Memorial will be lit with down lighting and the lights will be turned off and the flag taken down at 10 PM.

In response to **Trustee Rasmussen's** comment that a swimming pool was being included in the remodel of 400 Prospect, it was stated that the project was not reviewed by the LICPA.

**Trustee Costello** stated that the Coastal Commission agenda for June 10, 2015 in Newport Beach includes the proposal to re-authorize use of an existing 4 ft. high, 152 linear ft. guideline rope with 3 ft. opening for beach and ocean access, support posts, foundations and informational signs, on a year-round basis, in perpetuity, to provide a buffer between humans and harbor seals at Children's Pool Beach and suggested that a letter could still be sent opposing such a hearing outside San Diego and asking for a continuation to a meeting to be held locally. He also said he had just received the notice.

**Trustee Fitzgerald** stated that this was not about the closure of the beach during the pupping season, but just the rope itself.

**Trustee LaCava** stated that this matter was not under the LICPA's jurisdiction.

**Trustees Ahern, Boyden, Weiss, Greatrex and Zimmerman** also commented.

**Approved Motion: To add to the agenda an item to consider writing a letter to the Coastal Commission about the above matter. 2/3 in favor required. (Emerson, Costello: 10-2-1)**

In favor: Ahern, Boyden, Brady, Costello, Emerson, LaCava, Ragsdale, Rasmussen, Steck, Zimmerman

Opposed: Fitzgerald, Weiss

Abstain: Greatrex, (Chair)

**Approved Motion: For the LICPA to write a letter to the Coastal Commission asking that the matter of re-authorizing the existing seal rope in perpetuity be continued so that planning groups can hear it and advise, and that the hearing be held in San Diego County. (Costello, Brady: 7-6-0)**

In favor: Ahern, Boyden, Brady, Costello, Greatrex (Chair, breaking a tie), Rasmussen, Steck

Opposed: Emerson, Fitzgerald, LaCava, Ragsdale, Weiss, Zimmerman

Abstain: Greatrex (Chair)

**Trustee Zimmerman** read a statement requesting that reports from the T&T committee be made to the LICPA, querying about the need to be an LICPA member to represent the LICPA on subcommittees, asking how long an initial membership in the LICPA lasted, and inquiring about the leadership of the T&T Committee and the process of her being appointed to an LICPA subcommittee.

**Ed Comartin** also queried on the method of reporting and membership requirements.

Trustee LaCava referred to the LCPA bylaws about LCPA membership and stated that with the departure of Mr Lesser, the Vice Chair of T&T chaired the meeting and that an election for a new Chair would be held at a subsequent meeting. He also stated that the City could make decisions about stops signs and parking without consulting the LCPA or even giving notice. T&T reports to the LCPA via its minutes and it has not met in some recent months. The LCPA and T&T bylaws define the relationship between the two groups. **CD1 Rep Justin Garver** confirmed that the LCPA has the right to review T&T recommendations and report its decisions to the City.

## 8.0 Officers' Reports

### 8.1 Treasurer

Beginning Balance as of 04/01/2015	\$ 318.90	\$ 318.90
Income:		
Collections: May Meeting	\$ 146.00	
CD	0.00	
Total Income	\$ 146.00	\$ 146.00
Expenses:		
Agenda printing	\$ 66.55	
AT&T Telephone	67.38	
Total Expenses:	\$ 133.93	(\$ 133.93)
Ending Balance as of 04/30/2015		\$ 330.97

### 8.2 Secretary

Trustee **Boyden** stated that if you want your attendance recorded today, you should sign in at the back of the room. There are three sign-in lists: white ones for LCPA members and government representatives and a yellow one for guests.

LCPA is a membership organization open to La Jolla residents, property owners and local business owners at least 18 years of age. Eligible visitors wishing to join the LCPA need to submit an application, copies of which are available at the sign-in table or on-line at the LCPA website: [www.lajollacpa.org/](http://www.lajollacpa.org/). We encourage you to join so that you can vote in the Trustee elections and at the Annual Meeting in March.

You are entitled to attend without signing in, but only by providing proof of attendance can you maintain membership or become eligible for election as a trustee. You may document your attendance by signing in at the back, providing the Secretary before the end of the meeting a piece of paper with your printed full name, signature and a statement that you want your attendance recorded, or providing independently verifiable proof of attendance.

You can become a Member after attending one meeting and must maintain your membership by attending one meeting per year. To qualify as a candidate in an election to become a Trustee, a Member must have documented attendance at three LCPA meetings in the preceding 12-month period.

Please note that members who failed to attend a meeting between March of 2014 and February 2015 (and similar for all time periods) have let their membership lapse and will need to submit another application to be reinstated.

## 9.0 Reports from Ad Hoc and non-LCPA Committees - Information only unless noted.

**9.1 Community Planners Committee** <http://www.sandiego.gov/planning/community/cpc/index.shtml>  
recommended that naming rights to trolley stations not be sold but that names should reflect the community or neighborhood.

**9.2 Coastal Access & Parking Board** <http://www.lajollacpa.org/cap.html> No report.

## 10.0 Consent Agenda – Action Item

The public is encouraged to attend and participate in Community Joint Committee & Board meetings before the item/project is considered by the LICPA.

PDO – Planned District Ordinance Committee, Chair Ione Stiegler, 2nd Mon, 4:00 pm

DPR – Development Permit Review Committee, Chair Paul Benton, 2nd & 3rd Tues, 4:00 pm

PRC – La Jolla Shores Permit Review Committee, Interim Chair Phil Merten, 4th Tues, 4:00 pm

T&T – Traffic & Transportation Board, Chair Todd Lesser, 4th Thurs, 4:00 pm

The Consent Agenda allows the LICPA to ratify recommendations of the community joint committees and boards in a single vote with no presentation or debate. It is not a decision regarding the item but a decision whether to accept the recommendation of the committee/board as the recommendation of the LICPA. The public may comment on consent items.

→ See Committee minutes and/or agenda for description of projects, deliberations, and vote.

→ Anyone may request a consent item be pulled for full discussion by the LICPA.

→ Items “pulled” from Consent Agenda are automatically trailed to the next LICPA meeting.

T&T – No meeting in May

### 10.1 Jooste Wines, 5621 La Jolla Boulevard

PDO Recommendation: Project meets PDO requirements. 6-0-0.

### 10.2 401-403-405 Nautilus TM, 401, 403, and 405 Nautilus Street

DPR Recommendation: Findings CAN be made that the proposed project conforms to the La Jolla Community Plan for a Tentative Parcel Map Waiver and Coastal Development Permit, an Amendment to Coastal Development Permit No. 263494 to convert an existing duplex and an under construction residence located at 401, 403, and 405 Nautilus Street to condominium ownership. 4-1-3.

### 10.3 Hudson Residence, 6435 Camino De La Costa

DPR Recommendation: Finding CAN be made that the proposed project conforms to the La Jolla Community Plan and that approval is recommended of the Coastal Development permit to demolish an existing residence and construct a new 5,606 sq ft residence and pool located at 6435 Camino De La Costas. 4-1-1.

### 10.4 Cottages at 8010, 8010 La Jolla Shores Drive

PRC Recommendation: Findings can be made for a CDP and SDP to demolish 3 dwelling units with detached garages and construct 6 total residential units with garages (two 1,633 sq. ft. units, two 1,569 sq. ft units, and two 1,417 sq. ft. units) on a 12,107 sq. ft. lot located in the MF-1 zone of the La Jolla Shores Planned District, at 8010 La Jolla Shores Drive. 6-0-0.

### 10.5 Colony Hill Emergency Slope Repair, 7525 Caminito Avola

PRC Recommendation: Findings can be made for a CDP and SDP for emergency repair of 0.03 acres of failed slope on a vacant HOA lot. 5-1-0.

### 10.6 8389 El Paseo Grande CDP/SDP (Pulled by Peggy Davis)

PRC Recommendation: Findings can be made for a CDP and SDP to demolish an existing residence, and construct a new 5,499 sq. ft. two-story single family residence with attached garage on an 8,613 sq. ft. property in the Single Family Residence Zone of the La Jolla Shores Planned District, Coastal (non-appealable) Overlay Zone, Coastal Height Limit, with the proviso that the street trees must conform to the public view corridor requirement. 6-0-1.

**10.7 T-Mobile Rose Canyon, 7660 Gilman Court**

PRC Recommendation: Findings can be made for issuance of a Neighborhood Use Permit (NUP) and Site Development Permit (SDP) to install a faux shrub to screen existing wireless telecommunication antennas mounted on a 15 foot pole. 6-0-1.

Item 10.6 8389 El Paseo Grande CDP/SDP was pulled by Peggy Davis and will be scheduled for a de novo hearing at the next or subsequent meeting of the LJCPA.

Approved Motion: To accept the recommendation of the PDO Committee for 10.1 Jooste Wines, 5621 La Jolla Boulevard that the project meets PDO requirements; and to accept the recommendations of the DPR Committee for 10.2 401-403-405 Nautilus TM, 401, 403, and 405 Nautilus Street that the findings CAN be made that the proposed project conforms to the La Jolla Community Plan for a Tentative Parcel Map Waiver and Coastal Development Permit, an Amendment to Coastal Development Permit No. 263494 to convert an existing duplex and an under construction residence located at 401, 403, and 405 Nautilus Street to condominium ownership; for 10.3 Hudson Residence, 6435 Camino De La Costa that the finding CAN be made that the proposed project conforms to the La Jolla Community Plan and that approval is recommended of the Coastal Development permit to demolish an existing residence and construct a new 5,606 sq ft residence and pool located at 6435 Camino De La Costa; and to accept the recommendations of the LSPRC for 10.4 Cottages at 8010, 8010 La Jolla Shores Drive that the findings can be made for a CDP and SDP to demolish 3 dwelling units with detached garages and construct 6 total residential units with garages (two 1,633 sq. ft. units, two 1,569 sq. ft. units, and two 1,417 sq. ft. units) on a 12,107 sq. ft. lot located in the MF-1 zone of the La Jolla Shores Planned District, at 8010 La Jolla Shores Drive; for 10.5 Colony Hill Emergency Slope Repair, 7525 Caminito Avola that the findings can be made for a CDP and SDP for emergency repair of 0.03 acres of failed slope on a vacant HOA lot; and for 10.7 T-Mobile Rose Canyon, 7660 Gilman Court that the findings can be made for issuance of a Neighborhood Use Permit (NUP) and Site Development Permit (SDP) to install a faux shrub to screen existing wireless telecommunication antennas mounted on a 15 foot pole and forward the recommendations to the City. (LaCava, Steck: 12-0-1)

In favor: Ahern, Boyden, Brady, Costello, Emerson, Fitzgerald, LaCava, Ragsdale, Rasmussen, Steck, Weiss  
 Zimmerman

Abstain: Greatrex, (Chair)

**11.0 HLJH Residence, 820 Rushville – Action Item**

Consider a re-vote of the previous "Consent Agenda" action in light of Development Permit Review Committee's amendment of the minutes of their December 2014 action. Furthermore, to consider what action LJCPA should take at the June 11<sup>th</sup> Planning Commission appeal hearing.

A Coastal Development Permit and Site Development Permit to demolish an existing single family residence and detached accessory structure and construct a 3,007 sq ft, 2-story single family residence with an 458 sq ft attached garage.

DPR (May '15): Corrected the minutes of Dec 2014 hearing with motion now reading:

"Findings CAN NOT be made for a Coastal Development Permit and Site Development Permit to demolish an existing single family residence and detached accessory structure and construct a 3,007 sq ft, 2-story single family residence with an 458 sq ft attached garage at 820 Rushville St."

See [http://www.lajollacpa.org/minutes/dpr14\\_12report.pdf](http://www.lajollacpa.org/minutes/dpr14_12report.pdf)

See also [http://www.lajollacpa.org/minutes/licpa15\\_0105min.pdf](http://www.lajollacpa.org/minutes/licpa15_0105min.pdf) (Item 10.3)

DPR (May '15): Amended minutes of Dec '14. 5-0-1.

LJCPA (Jan '15): Motion to accept DPR recommendation on consent. 11-0-1.

DPR (Dec '14): Findings cannot be made. 5-4.

Trustee LaCava stated that there had been a complaint about the appeal and the DPR minutes on which the appeal was based and so the LJCPA appeal had been withdrawn. The project was also appealed by a private party. In response to a query by Kim Whitney, he stated that an appeal can be withdrawn, but the item still has to be calendared by the Planning Commission. The DPR amended its December 2014 minutes in May 2015. This action provided additional information so that the LJCPA can decide to rehear the project.

Matt Peterson, representing the applicant, presented some arguments in favor of the project as well as some modifications he wished the LJCPA to consider. Ed Comartin and Trustees LaCava and Costello spoke, saying that any changes to the project should go back to the DPR Committee, but the applicant was unwilling to do this.

Trustee Costello stated that the project was not in concert with the La Jolla Community Plan.

**Approved Motion: To reconsider the LCPA motion of January 2015 on consent in light of the additional information that the DPR has amended its minutes of December 2014 with respect to this item. 2/3 required (LaCava, Fitzgerald: 11-1-1)**

In favor: Ahern, Boyden, Brady, Costello, Emerson, Fitzgerald, LaCava, Ragsdale, Steck, Weiss, Zimmerman

Opposed: Rasmussen

Abstain: Greatrex, (Chair)

**Approved Motion: To accept the DPR recommendation, made in May 2015, that the "Findings CANNOT be made for a Coastal Development Permit and Site Development Permit to demolish an existing single family residence and detached accessory structure and construct a 3,007 sq ft, 2-story single family residence with an 458 sq ft attached garage at 820 Rushville St. and forward the recommendation to the City. (Fitzgerald, Steck: 12-0-1)**

In favor: Ahern, Boyden, Brady, Costello, Emerson, Fitzgerald, LaCava, Ragsdale, Rasmussen, Steck, Weiss  
Zimmerman

Abstain: Greatrex, (Chair)

**12.0 1111 Prospect Street PDP, 1111 Prospect Street – Action Item**

Planned Development Permit to deviate from the development regulations of the La Jolla Planned District to permit 50% office use on the ground floor where a maximum of 25% office use is allowed at an existing 33,485 sf Retail/Office Building located at 1111 Prospect Street. The 0.475 acre site is in Zone 1 of the La Jolla Planned District, Coastal (Non-appealable) Overlay Zone.

(Source: Notice of Application)

*DPR (May '15): Findings CAN be made that the proposed project to grant a Deviation from Table 159-03A of the SDMC is recommended and conforms to the La Jolla Community Plan provided the maximum gross floor area of office space at the ground floor is limited to 35%, including the prorated portion of the common area. 3-2-1.*

Marcella Escobar-Eck, representing the applicant Peter Wagener said that the LJ PDO states that projects should have a minimum of 50% retail and a maximum of 25% office space, but does not specify disposition of the remaining 25%. The applicant is requesting a deviation to permit 50% office space on the ground floor. This is a remodel from the Parisi Hotel, formerly on this site, and the area away from the street is very dark with few windows and is not suitable for any retail use except storage. The proposed plan would devote a 10-foot wide area along the curved plaza frontage to visitor services commercial. Plans for the remodel are constrained by the archways all along the frontage. The owner/applicant has already secured a commitment from a tenant who wishes to utilize the requested office space and would withdraw if it were not permitted by a deviation. The applicant stated that Prospect is not an ideal retail spot and that most retail in the PDO is along Girard. Retail use by consumers is going to shopping centers and the internet and La Jolla Village seems to be becoming a site for offices. There is a 500 hotel bed limit in La Jolla. Planned Development Permits go with the land and so a deviation would be allowed forever, but future tenants would not have to use the office deviation.

Trustees Zimmerman, Fitzgerald, Rasmussen, Ahern, Boyden, Emerson, Costello, LaCava, Weiss commented. Bob Whitney commented. Some of their issues are cited in the paragraph above.

Discussion included citation of the PDO recommendation to the DPR to deny the deviation request. The value of the plaza to the community was cited. Apprehension about the attractiveness of what might be sited in the visitor service commercial area was a theme. Shortage of retail might be due to prohibitively high rents. . Other suggestions for rearranging the space were made, but applicant said he would lose his tenant and the space would be empty.

**Failed Motion: To accept the recommendation of the DPR Committee that the findings CAN be made that the proposed project to grant a Deviation from Table 159-03A of the SDMC is recommended and conforms to the La Jolla Community Plan provided the maximum gross floor area of office space at the ground floor is limited to 35%, including the prorated portion of the common area. (Costello, Ragsdale: 6-6-1)**

In favor: Ahern, Boyden, Costello, Ragsdale, Rasmussen, Steck

Opposed: Brady, Emerson, Fitzgerald, LaCava, Weiss, Zimmerman

Abstain: Greatrex, (Chair)

**Failed Motion: That the findings CANNOT be made for a Planned Development Permit that includes a Deviation from Table 159-03A of the SDMC stating that the project does not conform to the La Jolla Community Plan. (Emerson,**

**Fitzgerald: 6-6-1)**

In favor: Brady, Emerson, Fitzgerald, Ragsdale, Rasmussen, Zimmerman  
 Opposed: Ahern, Boyden, Costello, LaCava, Steck, Weiss  
 Abstain: Greatrex (Chair)

**Failed Motion: That the findings can be made for a PDP with a deviation from the LJ PDO to permit 50% office use providing a 20-foot deep area is maintained for retail development along the Plaza frontage. (LaCava, Emerson: 5-6-2)**

In favor: Boyden, Emerson, LaCava, Ragsdale, Rasmussen  
 Opposed: Ahern, Brady, Costello, Fitzgerald, Steck, Zimmerman  
 Abstain: Greatrex (Chair), Weiss

Therefore, the LJCPA does not have a recommendation for this project and the City will be so informed.

**13.0 Climate Action Plan – Action Item was deferred to the July 2, 2015 LJCPA regular meeting**

Continuation of discussion regarding the City of San Diego's Climate Action Plan. Presented by the Climate Action Campaign.

See <http://www.sandiego.gov/planning/genplan/cap/index.shtml>

**14.0 Shahbaz Residence EOT, 6412 Avenida Manana – Action Item**

Coastal Development Permit (CDP) and Site Development Permit (SDP) to demolish an existing 3,869-square foot residence and construct a new, 7,884-square-foot, 2-story, residence (including garage) on a 0.57-acre site. The site is located at 6412 Avenida Manana (APN No. 351-681-05-00; Lot 17 of Muirlands Map No. 3894), south of Nautilus Street and west of Avenida Wilfredo. The site is in the RS-1-5 Zone and the Coastal (non-appealable area), the Coastal Height Limit, the Residential Tandem Parking, and Transit Area Overlay Zones.

*DPR (May '15): DPR Recommendation: Findings CANNOT be made that the proposed Extension of Time may be approved due to changed circumstances per 126.0111.g.2, as follows: Adjacent new similar construction in the neighborhood is inconsistent with the character, rhythm, scale, style, and size of the existing neighborhood making this project also inconsistent with the Local Coastal Program. The changes in scale are now in sufficient quantity that the character of the neighborhood is affected. The section of the La Jolla Community Plan relating to this change is Policy 2.b, on page 84: "The City should apply the development recommendations that are contained in this plan to all properties in La Jolla in order to avoid extreme and intrusive changes to the residential scale of La Jolla's neighborhoods and to promote good design and harmony within the visual relationships and transitions between new and older structures." 3-2-1.*

Presented by Matt Peterson who said that the LJCPA had approved the project previously and the plans had not changed since the permit was issued. Extensions are allowed up to 72 months. This is a request for a 36 month extension. The reasons for the project not being built were financial.

Piet Van Oj, Leon Pawinski, and Ed Comartin spoke, citing the interim construction of a large home adjacent to this property as the reason for citing a change in circumstance and showed that this large home being built would lead to a change in the character of the neighborhood fulfilling one of the criteria for denial and also that the drawings did not accurately portray the view of the home from below.

Trustee Costello cited the same reason to deny as the above commenters.

Trustee LaCava queried whether just one house could change the circumstances.

Trustees Fitzgerald, Weiss and Brady also spoke.

**Failed Motion: To ratify the DPR Committee's recommendations that the findings cannot be made for an extension of time for the CDP and SDP for the Shahbaz Residence at 6412 Avenida Manana. (Emerson, Zimmerman: 5-7-1)**

In favor: Ahern, Brady, Costello, Emerson, Ragsdale.  
 Opposed: Boyden, Fitzgerald, LaCava, Rasmussen, Steck, Weiss, Zimmerman  
 Abstain: Greatrex (Chair)

**Approved Motion: The findings CAN be made for an extension of time for the CDP and SDP for the Shahbaz residence at 6412 Avenida Manana. (Steck, Fitzgerald: 9-3-1)**

In favor: Boyden, Brady, Fitzgerald, LaCava, Ragsdale, Rasmussen, Steck, Weiss, Zimmerman

Opposed: Ahern, Costello, Emerson  
Abstain: Greatrex (Chair)

**15.0 Adjourn to next LCPA Meeting, Thursday, July 2nd, 6:00 pm**

Trustees present were asked to confirm their ability to attend this holiday weekend meeting. None said they could not.

# La Jolla Shores Planned District (LJSPD) Advisory Board Agenda Item Record

Project: PTS 387418 "The Cottages at 8010" Item: B Date: 6/16/15  
8010 LJ Shores Dr. (in MPF district)

## Applicant:

Presenter: Sasha Varona


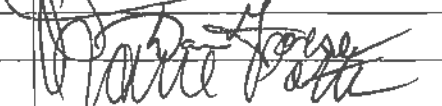

Description: Demolish 3-unit apt-bldg and replace w/ 6 detached  
condos w/ attached  
garages. 1417 front units, 1569 middle units, 1,633 back units.  
3rd floors stepped back. Front units have only 1 BR on 3rd floor;  
Middle and rear units have 2 BR on third floor.  
Total 12 BR & 14 parking permits

## Recommendation


- ☐ A. Minor Project-Process 1. Project conforms to the LJSPD as adopted by the City Council.
- ☒ B. Major Project-Process 3. Project conforms to the LJSPD as adopted by the City Council DD/SP
- ☐ C. Denial. The project does not conform to the LJSPD as adopted by the City Council
- ☐ D. Approval subject to the following modifications to ensure conformity to the LJSPD.

- ☐ E. No recommendation due to a lack of four affirmative votes.
- ☐ F. Concept Review Only

## Board Signatures

Trustee	Approve	Disapprove/Abstain
Dolores Donovan		
Nathaniel Fisher		
Dan Goese		
Jane Potter		
Susan Starr		
Susanne Weissman		

Absentees:

  
 Chairperson



THE CITY OF SAN DIEGO

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

## Ownership Disclosure Statement

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

Project Title

La The Cottages at 8010

Project No. For City Use Only

307418

Project Address:

8010 La Jolla Shores Drive La Jolla CA 92037

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

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

Additional pages attached ☐ Yes ☐ No

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Project Title: <u>The Cottages at SOIC</u>	Project No. (For City Use Only) <u>387418</u>
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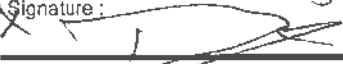
  




**Part II - To be completed when property is held by a corporation or partnership**

**Legal Status (please check):**

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

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

Corporate/Partnership Name (type or print): <u>FMRE LLC</u> <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: <u>2437 Morena Blvd. 3<sup>rd</sup> floor</u> City/State/Zip: <u>San Diego CA 92110</u> Phone No: <u>619-291-2229</u> Fax No: <u>619-291-2230</u> Name of Corporate Officer/Partner (type or print): <u>Tim Barza</u> Title (type or print): <u>Managing Member</u> Signature:  Date: <u>9/3/14</u>	Corporate/Partnership Name (type or print): _____ <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: _____ City/State/Zip: _____ Phone No: _____    Fax No: _____ Name of Corporate Officer/Partner (type or print): _____ Title (type or print): _____ Signature : _____    Date: _____
Corporate/Partnership Name (type or print): _____ <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: _____ City/State/Zip: _____ Phone No: _____    Fax No: _____ Name of Corporate Officer/Partner (type or print): _____ Title (type or print): _____ Signature : _____    Date: _____	Corporate/Partnership Name (type or print): _____ <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: _____ City/State/Zip: _____ Phone No: _____    Fax No: _____ Name of Corporate Officer/Partner (type or print): _____ Title (type or print): _____ Signature : _____    Date: _____
Corporate/Partnership Name (type or print): _____ <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: _____ City/State/Zip: _____ Phone No: _____    Fax No: _____ Name of Corporate Officer/Partner (type or print): _____ Title (type or print): _____ Signature : _____    Date: _____	Corporate/Partnership Name (type or print): _____ <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: _____ City/State/Zip: _____ Phone No: _____    Fax No: _____ Name of Corporate Officer/Partner (type or print): _____ Title (type or print): _____ Signature : _____    Date: _____

 <p><b>State of California</b> <b>Secretary of State</b></p> <p><b>LIMITED LIABILITY COMPANY</b> <b>ARTICLES OF ORGANIZATION</b></p>	LLC-1	File # <b>200925710121</b>
<p><b>ENDORSED - FILED</b> in the office of the Secretary of State of the State of California</p> <p>SEP 10 2009</p>		
<p>A \$70.00 filing fee must accompany this form.</p>		
<p><b>IMPORTANT - Read Instructions before completing this form.</b></p>		<p>This Space For Filing Use Only</p>
<p><b>ENTITY NAME</b> (End the name with the words "Limited Liability Company," or the abbreviations "LLC" or "L.L.C." The words "Limited" and "Company" may be abbreviated to "Ltd." and "Co.," respectively.)</p>		
<p>1. NAME OF LIMITED LIABILITY COMPANY</p> <p>FMRE LLC</p>		
<p><b>PURPOSE</b> (The following statement is required by statute and should not be altered.)</p>		
<p>2. THE PURPOSE OF THE LIMITED LIABILITY COMPANY IS TO ENGAGE IN ANY LAWFUL ACT OR ACTIVITY FOR WHICH A LIMITED LIABILITY COMPANY MAY BE ORGANIZED UNDER THE BEVERLY-KILLEA LIMITED LIABILITY COMPANY ACT.</p>		
<p><b>INITIAL AGENT FOR SERVICE OF PROCESS</b> (If the agent is an individual, the agent must reside in California and both Items 3 and 4 must be completed. If the agent is a corporation, the agent must have on file with the California Secretary of State a certificate pursuant to Corporations Code section 1506 and Item 3 must be completed (leave Item 4 blank).)</p>		
<p>3. NAME OF INITIAL AGENT FOR SERVICE OF PROCESS</p> <p>Timothy Barzal</p>		
<p>4. IF AN INDIVIDUAL, ADDRESS OF INITIAL AGENT FOR SERVICE OF PROCESS IN CALIFORNIA      CITY      STATE      ZIP CODE</p> <p>1333 Camino Del Rio S., Ste. 302      San Diego      CA      92108</p>		
<p><b>MANAGEMENT</b> (Check only one)</p>		
<p>5. THE LIMITED LIABILITY COMPANY WILL BE MANAGED BY:</p> <p><input type="checkbox"/> ONE MANAGER</p> <p><input checked="" type="checkbox"/> MORE THAN ONE MANAGER</p> <p><input type="checkbox"/> ALL LIMITED LIABILITY COMPANY MEMBER(S)</p>		
		
<p><b>ADDITIONAL INFORMATION</b></p>		
<p>6. ADDITIONAL INFORMATION SET FORTH ON THE ATTACHED PAGES, IF ANY, IS INCORPORATED HEREIN BY THIS REFERENCE AND MADE A PART OF THIS CERTIFICATE.</p>		
<p><b>EXECUTION</b></p>		
<p>7. I DECLARE I AM THE PERSON WHO EXECUTED THIS INSTRUMENT, WHICH EXECUTION IS MY ACT AND DEED.</p>		
<p>DATE</p> <p>9-9-09</p>	<p>SIGNATURE OF ORGANIZER</p> <p></p> <p>Timothy Barzal</p> <p>TYPE OR PRINT NAME OF ORGANIZER</p>	
<p>LLC-1 (REV 04/2007) <span style="float: right;">APPROVED BY SECRETARY OF STATE</span></p>		



# State of California

## Secretary of State

L

### STATEMENT OF INFORMATION

(Limited Liability Company)

Filing Fee \$20.00. If this is an amendment, see instructions.

**IMPORTANT — READ INSTRUCTIONS BEFORE COMPLETING THIS FORM**

1. LIMITED LIABILITY COMPANY NAME  
FMRE LLC

This Space For Filing Use Only

#### File Number and State or Place of Organization

2. SECRETARY OF STATE FILE NUMBER 200925710121

3. STATE OR PLACE OF ORGANIZATION (If formed outside of California)  
California

#### No Change Statement

4. If there have been any changes to the information contained in the last Statement of Information filed with the California Secretary of State, or no statement of information has been previously filed, this form must be completed in its entirety.

☐ If there has been no change in any of the information contained in the last Statement of Information filed with the California Secretary of State, check the box and proceed to Item 15.

#### Complete Addresses for the Following (Do not abbreviate the name of the city. Items 5 and 7 cannot be P.O. Boxes.)

5. STREET ADDRESS OF PRINCIPAL EXECUTIVE OFFICE	CITY	STATE	ZIP CODE
2437 Morena Blvd. 3rd Floor	San Diego	CA	92110
6. MAILING ADDRESS OF LLC, IF DIFFERENT THAN ITEM 5	CITY	STATE	ZIP CODE
2437 Morena Blvd. 3rd Floor	San Diego	CA	92110
7. STREET ADDRESS OF CALIFORNIA OFFICE	CITY	STATE	ZIP CODE
2437 Morena Blvd. 3rd Floor	San Diego	CA	92110

#### Name and Complete Address of the Chief Executive Officer, if Any

8. NAME	ADDRESS	CITY	STATE	ZIP CODE
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#### Name and Complete Address of Any Manager or Managers, or if None Have Been Appointed or Elected, Provide the Name and Address of Each Member (Attach additional pages, if necessary.)

9. NAME	ADDRESS	CITY	STATE	ZIP CODE
Timothy Barzal	2437 Morena Blvd. 3rd Floor	San Diego	CA	92110
10. NAME	ADDRESS	CITY	STATE	ZIP CODE
Louis Scotti	2437 Morena Blvd. 3rd Floor	San Diego	CA	92110
11. NAME	ADDRESS	CITY	STATE	ZIP CODE

**Agent for Service of Process** If the agent is an individual, the agent must reside in California and Item 13 must be completed with a California address, a P.O. Box is not acceptable. If the agent is a corporation, the agent must have on file with the California Secretary of State a certificate pursuant to California Corporations Code section 1505 and Item 13 must be left blank.

12. NAME OF AGENT FOR SERVICE OF PROCESS  
Timothy Barzal

13. STREET ADDRESS OF AGENT FOR SERVICE OF PROCESS IN CALIFORNIA, IF AN INDIVIDUAL	CITY	STATE	ZIP CODE
2437 Morena Blvd. 3rd Floor	San Diego	CA	92110

#### Type of Business

14. DESCRIBE THE TYPE OF BUSINESS OF THE LIMITED LIABILITY COMPANY  
Real Estate Investment

15. THE INFORMATION CONTAINED HEREIN, INCLUDING ANY ATTACHMENTS, IS TRUE AND CORRECT.

7/1/2013

Tim Barzal

Manager

DATE

TYPE OR PRINT NAME OF PERSON COMPLETING THE FORM

TITLE

SIGNATURE