



THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: October 9, 2008 **REPORT NO. PC-08-119**

ATTENTION: Planning Commission, Agenda of October 16, 2008

SUBJECT: HILLEL OF SAN DIEGO STUDENT CENTER. PROCESS 5

REFERENCE: **REPORT NO. PC-05-004 – Hillel of San Diego**
<http://www.sandiego.gov/planning-commission/pcreports/pc05004hillel.pdf>

OWNER/ Robert Marshall and Hillel of San Diego

APPLICANT: Hillel of San Diego (See Attachment 16)

SUMMARY

Issue: Should the Planning Commission recommend approval to the City Council of a two phased development, with Phase I to retain the existing use of a single-family residence and garage/storage structure for religious offices and related uses; and Phase II the development of a 12,100 square-foot religious student center over a subterranean garage on a vacant 0.77-acre site on the south side of La Jolla Village Drive between Torrey Pines Road and La Jolla Scenic Way within the La Jolla Community Plan?

Staff Recommendation:

1. **Recommend** City Council **Certification** of the Mitigated Negative Declaration No. 149437, and **Adoption** of the Mitigation Monitoring and Reporting Program;
2. **Recommend** City Council Approval of Site Development Permit No. 527861;
3. **Recommend** City Council Approval of Public Right-of-Way Vacation No. 527860; and
4. **Recommend** City Council Approval of Easement Acquisition No. 584509.

Community Planning Group Recommendation: The project site is located within the La Jolla Shores Planned District within the boundaries of the La Jolla Community Planning area. The decision-maker is required to consider the recommendation of the La Jolla Shores Planned District Advisory Board (LJSPDAB) and City staff strongly

recommends that all applicants seek the recommendation of the La Jolla Community Planning Association, the officially recognized Community Planning Group for the La Jolla Community Planning Area.

On September 4, 2008, the La Jolla Community Planning Association (LJCPA) passed two motions; one taking action to recommend denial of the project by a vote of 14-0-0, and the other providing direction to the President of the LJCPA regarding the project's environmental document (See Attachment 14). Please see the Discussion section of the report for more detail.

On September 16, 2008 the La Jolla Shores Planned District Advisory Board (LJSPDAB) voted 4-0 to deny the project (See Attachment 15).

Environmental Review: Mitigated Negative Declaration No. 149437 has been prepared for the project in accordance with State of California Environmental Quality Act (CEQA) Guidelines. A Mitigation, Monitoring and Reporting Program has been prepared and will be implemented which will reduce, to a level of insignificance, any potential impacts identified in the environmental review process.

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

Code Enforcement Impact: The owner/applicant converted the use of the existing single-family residence at 8976 Cliffridge Avenue from residential to religious use without obtaining a required Site Development Permit (SDP). A Code Compliance Case was opened by the City of San Diego Neighborhood Code Compliance Division of the Development Services Department. Approval of this project would remedy the code compliance case.

Housing Impact Statement: The subject properties are designated as Low Density Residential (5-9 dwelling units/acre) in the La Jolla Community Plan. The religious use of the single-family residence at 8976 Cliffridge Avenue has removed one residential dwelling unit from the available housing; however, this situation would be temporary if the project applications are approved by the City Council. The use of the residence at 8976 Cliffridge Avenue would continue as a Phase I use and terminate when the vacant, 0.77-acre portion of the site is available for occupancy under the Phase II development. Upon approval of Phase II, the single-family home would revert back to its original use, and the overall project would not have any permanent housing impacts. The project is not subject to the requirements of the Affordable Inclusionary Housing Ordinance.

BACKGROUND

An almost identical project first came before the Planning Commission on February 10, 2005. After being ultimately heard on March 3, 2005, the Planning Commission voted 5-0 to recommend denial to the City Council. The vote was based on the use not being compatible with the surrounding residential uses; therefore, not being able to make the neighborhood compatibility finding; and while the parking plan could meet the needs for special events, it could not be depended on for the regular operation of the facility. After the addition of numerous

conditions regarding parking and traffic, the City Council ultimately approved the Hillel Student Center on May 9, 2006, by a vote of 6-2.

The May 9, 2006 approval was challenged in court, and a judge ruled that although the project's Mitigated Negative Declaration was the appropriate environmental document, the Mitigated Negative Declaration failed to adequately evaluate the pedestrians crossing La Jolla Village Drive, and the possibility of on-site raptors. The judge's order was challenged by both the applicant and a group of project opponents. Given the pending status of the previous approvals, it was determined that the applicant would be allowed to resubmit a new application addressing the judge's concerns, and process it through the City's review process. Should the current application reach City Council prior to the legal action being resolved on the prior approvals, the prior approvals would be rescinded as a part of the current application, prior to the City Council action on the current application.

The applicant submitted the current Hillel Student Center Project on June 12, 2008. The project scope is generally the same, with the addition of 28 on-site parking spaces supplied by parking lifts, and the incorporation of a roof-mounted photovoltaic system consisting of solar panels and the installation of a fuel cell sufficient to generate at least 30 percent of the project's projected energy consumption, meeting the requirements of City Council Policy 900-14. Each of the project's technical studies was redone, and the two areas of concern raised by the judge's order were addressed in the new traffic and biology studies.

The project site consists of a total area of approximately 42,684 square feet which includes a single family home used for religious purposes located at 8976 Cliffridge Avenue (8,358 square feet existing; 9,166 square feet after the public right-of-way vacation), and the existing adjacent vacant site (15,350 square feet existing; 33,518 square feet after the public right-of-way vacation) which is bound on the north by La Jolla Village Drive, on the east by La Jolla Scenic Way and on the south by La Jolla Scenic Drive North. The project site is located in the Single Family Zone of the La Jolla Shores Planned District within the La Jolla Community Planning Area, Coastal Height Limit Overlay Zone, and the Campus Parking Impact Overlay Zone. Properties to the south and east are designated for residential uses (5-9 dwelling units/acre) and are currently developed with detached single-family homes to the south, and attached single family homes to the east, across La Jolla Scenic Way. Properties to the north and west are designated for Public Facilities/Institutional uses. Properties to the north are developed with the University of California San Diego facilities, and the properties to the west, beyond Torrey Pines Road, are currently vacant. The topography for the existing vacant site is relatively flat and gently slopes to the southeast with steeper grade along La Jolla Village Drive and La Jolla Scenic Way with a grade differential of approximately 14 feet.

The City of San Diego was the previous owner of the 0.77-acre vacant portion of the site. As a condition of sale of the vacant portion of the project site to Hillel, the City Council required a minimum of 10,000 square feet of land area at the intersection of La Jolla Scenic Drive North/Torrey Pines Road be landscaped as a neighborhood amenity, which limits the remaining site area of approximately 23,518 square-feet for the proposed development. This has been incorporated into the applicant's Landscape Development Plan (See Attachment 7).

The vacant portion of the site was designated as residential land use in the La Jolla Community Plan and La Jolla Shores Precise Plan until 1995. In 1995, the land use designation for this portion of the site was changed to open space and remained that way until February of 2004 when the La Jolla Community Plan was amended and the site was again designated to residential use, making it consistent with the SF zoning that had remained over this site. Although the land was designated as Open Space for nine years, it was never dedicated as Parkland or Open Space.

The owner and applicant converted the use of the existing single-family residence at 8976 Cliffridge Avenue from residential to religious use without obtaining a required Site Development Permit (SDP). A Code Compliance Case was opened by the City of San Diego Neighborhood Code Compliance Division of the Development Services Department. Since the applicant has applied for the required SDP as Phase I of the current application, the use of the single-family residence as a religious use has been allowed to continue, pending the outcome of the current application. If Phase II of the application is approved, the religious offices and related use at 8976 Cliffridge Avenue would move into the new 12,100 square-foot facility (Phase II) and the single-family home would revert back to its original use. Should Phase II be denied, the applicant would request the approval of Phase I on a permanent basis.

DISCUSSION

Project Description:

The Hillel Student Center Project consists of an application for a Site Development Permit, Easement Acquisition, and Public Right-of-Way Vacation for a two-phased development to continue the use of an existing single-family dwelling for religious offices and related purposes as a Phase I entitlement; and to develop a vacant triangular shaped parcel on the south side of La Jolla Village Drive between Torrey Pines Road and La Jolla Scenic Way with a 12,100 square-foot, one-story religious student center above a subterranean garage of 17,000 square-feet of area as a Phase II entitlement.

Phase I involves the continued use of a 1,792 square-foot single-family residence and garage/storage structure at 8976 Cliffridge Avenue for religious offices and related use until such time as the proposed Phase II is developed and approved for occupancy. Phase I would include interior improvements to the existing single family residence and construction of a parking lot to allow for the required off-street parking associated with the use of the single family residence. The exterior elevations of the existing residence would not change.

There are two alternatives proposed for providing the required off-street parking spaces. Alternative I would provide six parking spaces; three standard spaces and one accessible space in the vacated cul-de-sac adjacent to the existing single family residence; and the remaining two spaces would be in the existing detached two-car garage existing on the lot (See Attachment 8, Sheet A2.0). This alternative involves construction of temporary sidewalk and parking improvements in the cul-de-sac/right-of-way proposed for vacation. Alternative II would provide six parking spaces; five standard spaces and one accessible space, within the western portion of the existing site (See Attachment 8, Sheet A2.1). This alternative would require the demolition of the existing detached 462 square-foot garage/storage area to provide adequate space for the cars on site.

Phase II involves the development of a two-level religious student center, with an overall height of 22 feet above grade, consisting of an upper level main floor use area of 12,100 square-feet and a lower subterranean garage of 17,000 square-feet for the parking of 68 vehicles, trash enclosures, storage, and elevators. The student center level would contain three multi-purpose rooms, a library, a lounge area, a computer room, student offices, administrative offices, an elevator, a kitchen, storage, two restrooms, and three outdoor patio areas. The garage also includes a mechanical room, elevator, telephone cable room, service lobby and a trash/recycling area. The subterranean parking garage would be located directly beneath the proposed religious student center building. The vehicle entrance and exit would be located off of La Jolla Scenic Way, approximately 140 feet from La Jolla Village Drive, and 100 feet from La Jolla Scenic Drive North.

A previously approved traffic study, *Traffic Generation, Site Access and Parking Evaluation of Hillel Facility at UC San Diego*, dated May 11, 2004 was prepared for the proposed project by Kimley-Horn and Associates, Inc., to analyze the potential impact of the project on the roadway system and on the on-street parking in the area. A new Traffic study was prepared for the current project, *Traffic Impact Analysis, Hillel Facility*, dated July 7, 2008, prepared by Linscott, Law, and Greenspan.

The proposed project is estimated to generate 234 average daily trips on Fridays (Shabbat Services) with 11 morning peak-hour trips and 8 evening peak-hour trips. Other days of the week would be estimated to generate lower traffic volumes. Once a week on a late Friday night, there are 58 trips expected between 9:00PM and 10:00PM.

The project would meet the parking requirements of the Land Development Code by proposing 68 automobile spaces (56 spaces provided within 28 tandem spaces), 3 accessible spaces, 2 motorcycle spaces, and 20 bicycle spaces on site. The 68 vehicle parking spaces would be provided with a 40-space underground parking garage. In addition, the project has provided a shared parking agreement to allow for the use of up to 75 parking spaces for each Friday between 5:00 PM and 12:00 AM for occasional special events.

The exterior elevations of the student center building indicate the use of earth tone colored stucco, stone cladding, masonry blocks, earth tone colored concrete, wood siding, dual-glaze windows, metal trellis, and metal roof. The project design incorporates a roof-mounted photovoltaic system consisting of solar panels and the installation of a fuel cell sufficient to generate at least 30 percent of the project's projected energy consumption, meeting the requirements of City Council Policy 900-14. In addition, the project proposes to meet the standards required to obtain a Leadership in Energy and Environmental Design (LEED) Silver rating.

Proposed grading of the site would consist of 9,200 cubic yards of cut and 400 cubic yards of fill with an average depth of cut of 15 feet. Approximately 8,800 cubic yards of material would be exported offsite. The project proposes seven retaining walls along the southwestern, northern and eastern portions of the site with a maximum height of seven feet.

Landscaping for the proposed project would consist of Torrey Pines, large screening shrubs, medium flowering shrubs, low spreading shrubs, low growing flowering shrubs, groundcover and

hardscape areas. All proposed plants on the project site would be native species. Torrey Pines are proposed along the property line for the project site. Large screening shrubs and medium flowering shrubs are proposed along the outside walls of the proposed building. A combination of groundcover, low spreading shrubs and low growing flowering shrubs are proposed along the proposed building and along the property line with the proposed Torrey Pines. Hardscaped areas are proposed on the north and south portion of the site.

Community Plan Analysis:

The subject properties are designated as Low Density Residential (5-9 du/ac) in the La Jolla Community Plan. Religious uses are commonly found to fit within residential areas without adversely affecting the Land Use Plan. Additionally, the proposed use is permitted by the La Jolla Shores Planned District Ordinance which was adopted specifically to implement the Land Use Plan. The Hillel center is located directly across the street from the University of California and on the northern edge of the adjacent residential neighborhood, making it an appropriate location for the student-related activity.

The proposed development incorporates a number of specific design features which would allow the religious student center to achieve compatibility with the existing residential development in the vicinity. The center utilizes variations in height, textures, and rooflines in order to create the appearance of a series of smaller, individual structures. In addition, lower portions of the structure would be concealed behind landscaped berms which would reduce the overall scale of the structure as viewed from the adjacent residential neighborhood. Torrey Pine trees are proposed as both street trees and in informal groupings around the periphery of the project, and would further screen and soften the structure at maturity. Parking for the facility is located within a subterranean garage and meets the San Diego Municipal Code requirement of 68 vehicle parking spaces. The garage would also be equipped with a loading area, trash and recycling area, and a service elevator, so that any noise and visual impacts associated with these activities would be screened from surrounding residents.

In order to further minimize impacts to the adjacent residential neighborhood, staff has proposed specific conditions limiting the hours of operation for the center and the frequency of large events. The center will be permitted to be open from 7:00 AM to 10:00 PM Monday - Friday, while all post-event cleanup and securing of the center must conclude by 11:00 PM. Weekend hours would be limited to Saturday from 8:00 AM to 10:00 PM and Sunday from 10:00 AM to 6:00 PM unless there is a Jewish Holiday or other occasional special event, where the weekday hours of operation would be allowed.

The number of occasional special events for the first twelve months of operation shall be limited to six. The number may be increased after the first year to a maximum of nine occasional special events per year with the approval of the Development Services Department Director, in his or her sole discretion, where Neighborhood Code Compliance would be in charge of documenting the number of these events.

The project also implements policies of the La Jolla Community Plan which recommend enhanced pedestrian-orientation. Non-contiguous sidewalks are located along the La Jolla Village Drive and La Jolla Scenic Drive North frontages, with Torrey Pine trees and other

landscaping planted between the curb and sidewalk. While screening the project from the adjacent residential neighborhood, this configuration would also buffer pedestrians from automobile traffic to create an environment conducive to walking and transit use. As such, students would be encouraged to use transit or walk from the UC San Diego campus to the student center, reducing automobile traffic and demand for parking at the center. By incorporating the cited design features and the conditions regarding operation of the center, the project implements the policies of the La Jolla Community Plan and would not adversely affect the residential land use designation of the subject properties.

Environmental Analysis:

The City of San Diego conducted an Initial Study, which determined that the proposed project construction could potentially result in significant but mitigable impacts in the areas of Paleontological Resources and Parking. Mitigated Negative Declaration Number 149437 was prepared for the project in accordance with the State of California Environmental Quality Act (CEQA) Guidelines. A Mitigation, Monitoring, and Reporting Program would be implemented which would reduce, to below a level of significance, the potential environmental impacts identified from the environmental review process for Paleontological Resources and Parking

Project-Related Issues:

Community Planning Group Recommendation - The project site is located within the La Jolla Shores Planned District within the boundaries of the La Jolla Community Planning area. The decision-maker is required to consider the recommendation of the La Jolla Shores Planned District Advisory Board (LJSPDAB) and City staff strongly recommends that all applicants seek the recommendation of the La Jolla Community Planning Association, the officially recognized Community Planning Group for the La Jolla Community Planning Area. The project went before both groups and the results of their actions are detailed below.

On September 4, 2008, the La Jolla Community Planning Association (LJCPA) passed two motions; one taking action on the application, and the other providing direction to the President of the LJCPA regarding the project's environmental document (See Attachment 14).

In the first motion, the LJCPA voted 14-0-0 to recommend denial of the subject project, following the recommendations of the La Jolla Traffic and Transportation Board and the La Jolla Shores Permit Review Committee. The LJCPA recommended denial of the project because of:

1. Inadequate transportation plan with impacts on adjacent intersections and pedestrian movements;
2. Detrimental street vacation for which the findings cannot be made;
3. Insufficient parking;

4. Unpermitted use of a Student Center in the La Jolla Shores Planned District Ordinance (LJSPDO); and
5. The project does not meet the green space requirements of the LJSPDO on its own without the public right of way vacations.

In the second motion, the LJCPA voted 14-0-0 to request that the President of the LJCPA send a letter to the City that:

1. Points out the errors in the draft Mitigated Negative Declaration (MND) and
2. Requests an Environmental Impact Report with better analysis of transportation, parking, street vacation, open space, land use, and community character.

On September 16, 2008 the La Jolla Shores Planned District Advisory Board (LJSPDAB) voted 4-0 to recommend denial of the project. Among a list of reasons, the LJSPDAB based their recommendation on traffic, impact on the surrounding neighborhood, non-conforming use as a student center, the proposed street vacation action, and non-use by the nearby single-family residential community.

Staff Response to Community Planning Group Issues – Following each of the LJCPA reasons for their denial recommendation, are responses from staff each issue.

1. Inadequate transportation plan with impacts on adjacent intersections and pedestrian movements - A comprehensive traffic study was completed for the project using City standards. In addition to the base analysis, a worst case analysis in terms of vehicular impact was conducted (assuming all patrons drive to the facility) and a worst case analysis in terms of pedestrian movements was conducted (assuming all patrons walk to the facility). These two extra analyses were conducted above and beyond the typical traffic study analyses. A full analysis of the La Jolla Village Drive/Torrey Pines Road, La Jolla Village Drive/La Jolla Scenic Way, La Jolla Scenic Drive North/Cliffridge Avenue, La Jolla Scenic Way/La Jolla Scenic Drive North, and La Jolla Scenic Drive North/Caminito Deseo intersections was completed in the project's traffic impact analysis. This analysis was completed for the scenarios listed below. No significant impacts were identified in terms of vehicular or pedestrian movements based on City of SD significance criteria.
 - a. Existing
 - b. Existing + cumulative projects
 - c. Existing + cumulative projects + project
 - d. 2030 without project
 - e. 2030 with project
2. Detrimental street vacation for which the findings cannot be made – It is staff's position that the street vacation findings can be made. As noted in the Public Right-of-Way Vacation Resolution (Attachment 9), there is no present or prospective use for the public right-of-way, either for the purpose for which it was originally required, or for any other public use of a like nature that can be anticipated; the public will benefit from the vacation through the improved utilization of the land

made available by the vacation; the vacation does not adversely affect any applicable land use plan; and the public facility for which the public right-of-way was originally acquired will not be detrimentally affected by this vacation.

La Jolla Scenic Drive North is a local street and there is little likelihood that this local street would be widened to the width allowed by the current right-of-way. As designed, La Jolla Scenic Drive North would meet the design standards of the City of San Diego Traffic Design Manual. The applicant would maintain more than 10,000 square feet of landscaped and hardscaped area for public use, both visually and physically, with a bike and pedestrian path, grove of native Torrey Pine Trees, a park bench, trash receptacle, and public drinking fountain. In addition, any liability and maintenance cost would be transferred from the City to the property owner with this vacation. The intended use of the site is consistent with the community plan and SF zone, which allows religious uses by right. Therefore, it is staff's position that the street vacation findings can be made.

3. Insufficient parking – The total parking requirement for proposed project is 74 spaces; with 6 spaces for Phase I and 68 spaces for Phase II. Six parking spaces are proposed for Phase I which meets the requirements of the San Diego Municipal Code. Sixty-eight parking spaces are proposed for Phase II, with 56 of the 68 spaces proposed through the use of parking lifts, which meets the requirements of the San Diego Municipal Code. In addition, the project has been conditioned to require the maintenance of a shared parking agreement with the University of California, San Diego for an additional sixty-seven (67) off-site parking spaces for Hillel's weekly Shabbat services, and up to 75 off-site parking spaces for occasional special events. The additional parking spaces shall be available from 1 hour prior to the event until 1 hour after each event. Should the off-site parking location be more than 600 feet from the subject site, the applicant shall be required to provide a shuttle service between the off-site location and the Hillel facility for both weekly Shabbat services and the occasional, on-site special events. Therefore, the project would meet the parking requirements of the San Diego Municipal Code.
4. Unpermitted use of a Student Center in the La Jolla Shores Planned District Ordinance (LJSPDO) – The project is proposing the development of a 12,100 square foot religious student center, including associated administrative uses and functions. The Hillel project site is within the Single Family (SF) zone in the La Jolla Shores Planned District, which permits churches, temples or buildings of a permanent nature, used primarily for religious purposes. Therefore, the religious student center is an allowable use at this location.
5. The project does not meet the green space requirements of the LJSPDO on its own without the public right of way vacations - The planting area requirement for the LJSPDO is 30 percent of the total lot area as specified in Section 1510.0304(h) of the Land Development Code. Should the public-right-of-way vacation be approved, the subject property would exceed the required amount of green space or landscape planting area by 215 percent. Should the vacated area not be included in the calculation, the planting area would be 78.9 percent of the entire street yard,

exceeding the LJSPDO requirement of 30 percent and the standard Street Yard Requirement of 25 percent as specified in Table 142-04C of the Land Development Code, Landscape Regulations.

Bulk and Scale not consistent with the surrounding development – It is staff’s position that the Hillel project is compatible with the neighboring structures. Phase I involves the continued use of a 1,792 square-foot single-family residence and garage/storage structure at 8976 Cliffridge Avenue for religious offices and related use until such time as the proposed Phase II is developed and approved for occupancy. Alterations to the exterior or the height of the single-family home are not a part of this project, and would require additional review and approval by the City of San Diego, as conditioned in the project’s Site Development Permit. Phase II involves the development of a two-level religious student center, consisting of an upper level main floor use area of 12,100 square-feet and a lower subterranean 17,000 square-foot garage.

As fully discussed in the Community Plan Analysis, the proposed development incorporates a number of specific design features which will allow the religious student center to achieve compatibility with the existing residential development in the vicinity, including variations in design in order to create the appearance of a series of smaller, individual structures; and concealing lower portions of the structure behind landscaped berms which will reduce the overall scale of the structure as viewed from the adjacent residential neighborhood. Torrey Pine trees are proposed as part of the project’s landscaping plan, which would further screen and soften the structure at maturity. In addition, the project’s subterranean garage is houses the project’s loading area, trash and recycling area, and service elevator, so that any noise and visual impacts associated with these activities would be screened from surrounding residents.

The maximum building height for the Hillel facility is 22 feet above the main finish floor elevation. This is well below the allowable 30 feet and is consistent with the adjacent single-family development, including the two-story single family residence on the corner of Cliffridge Avenue and La Jolla Scenic Drive North. Additionally, any of the surrounding single family residences are allowed to develop up to the 30-foot height limit consistent with the allowable building heights within the LJSPDO and the Proposition ‘D’ Coastal Height Limit. The La Jolla Playhouse Theater complex on the University of California, San Diego (UCSD) campus exists across La Jolla Village Drive, approximately 100 yards to the north, and is developed with multi-story structures. The nature and color of the Hillel project’s materials are similar to other structures in the neighborhood, and the design provides landscaping in excess of what is required.

Proposed Deviations – Following each deviation listed below, is staff’s reason (**in bold**) for supporting that deviation. All three deviations seek to reduce the 24-foot width of curb cuts providing access to the project site:

1. Phase I, Alternative 1. A deviation from San Diego Municipal Code (SDMC) Section 142.0560 (j)(1) for minimum width of a non-residential driveway. Temporary deviation from the driveway width requirements, whereas, the applicant is proposing a 12-foot curb cut to access 8976 Cliffridge Avenue where the San

Diego Municipal Code requires 24 feet for a non-residential use. This deviation assumes approval of Phase II and the public right-of-way vacation request. When Phase II is constructed, the religious offices and related use at 8976 Cliffridge Avenue will move into the new 12,100 square-foot facility (Phase II) and the single-family home will revert back to its original use, which only requires a 12-foot curb cut as a residential use.

Staff supports this deviation to a 12 foot wide curb cut because the narrower driveway is temporary in nature which is expected to revert back to a single family residence, reduces the impacts to on-street parking and allows for appropriate separation between the driveway and the required pedestrian ramp which matches the existing pedestrian ramp on the opposite side of the street.

2. Phase I, Alternative 2. A deviation from San Diego Municipal Code (SDMC) Section 142.0560 (j)(1) for minimum width of a non-residential driveway. Permanent deviation from the driveway width requirements, whereas, the applicant is proposing a 20-foot curb cut to access 8976 Cliffridge Avenue where the San Diego Municipal Code requires 24 feet for a non-residential use. This deviation assumes denial of Phase II and the Public Right-of-Way Vacation request, and the permanent use of the single family home at 8976 Cliffridge Avenue as a non-residential use.

Staff supports this deviation to a 20-foot curb cut because the narrower driveway reduces the impacts to on-street parking while still accommodating two-way traffic.

3. Phase II. A deviation from San Diego Municipal Code (SDMC) Section 142.0560 (j)(1) for minimum width of a non-residential driveway. Deviation from the driveway width requirements, whereas, the applicant is proposing a 22-foot curb cut to access the religious student center where the San Diego Municipal Code requires 24 feet for a non-residential use.

Staff supports this deviation to a 22-foot wide curb cut to reduce the impacts to on-street parking and to match the proposed drive aisle as designed for the project still accommodating two-way traffic.

Conclusion:

The continued use of 8976 Cliffridge Avenue as Hillel offices and the proposed 12,100 square-foot religious student center and subterranean parking structure are consistent with the Community Plan land use designation and zoning regulations of the La Jolla Shores Planned District Ordinance, which permit churches, temples or buildings of a permanent nature, used primarily for religious purposes. The Hillel facility's sole function is for religious purposes to promote the Jewish faith spiritually, educationally, and socially to the students at UCSD. All mentioned ancillary uses support the religious purpose and programming of the facility.

The project has been reviewed in accordance with all applicable development regulations and the La Jolla Community Plan and Local Coastal Program, the City's General Plan, and the California Environmental Quality Act. Staff has determined the project complies with the applicable development regulations and would be consistent with the purpose and intent of the underlying zone. Staff believes the religious student center project is well designed and would be an asset to the neighborhood. Staff has provided the required findings to affirm the project and recommends that the Planning Commission recommend to the City Council approval of the project as proposed.


ALTERNATIVES

1. Recommend that the City Council **Certify** Mitigated Negative Declaration No. 149437 and **Adopt** the Mitigation, Monitoring, and Reporting Program; and **Approve** Site Development Permit No. 527861, Public Right-of-Way Vacation No. 527860; and Easement Acquisition No. 584509, **with modifications**.
2. Recommend that the City Council **Not Certify** Mitigated Negative Declaration No. 149437 and **Not Adopt** the Mitigation, Monitoring, and Reporting Program; **Deny** Site Development Permit No. 527861, Public Right-of-Way Vacation No. 527860; and Easement Acquisition No. 584509, **if the findings required to approve the project cannot be affirmed**.
3. Should the Planning Commission vote to **Deny** Site Development Permit No. 527861 and Public Right-of-Way Vacation No. 527860 required for Phase II, it is requested that the Planning Commission Recommend that the City Council **Approve** Site Development Permit No. 527861 to allow the continued use of the single-family home at 8976 Cliffridge Avenue on a permanent basis. This alternative has been covered by the Mitigated Negative Declaration, and sufficiently reviewed by staff.

Respectfully submitted,



Mike Westlake
Program Manager
Development Services Department



Daniel Stricker
Development Project Manager
Development Services Department

BROUGHTON/DES

Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map

4. Project Data Sheets
5. Project Information and Site Plans
6. Civil Engineering Plans
7. Landscape Plans
8. Architectural Plans
9. Draft Right-of-Way Vacation Resolution and Exhibits
10. Draft Permit with Conditions
11. Draft Permit Resolution with Findings
12. Transportation Demand and Parking Management Plan
13. Shared Parking Agreement
14. La Jolla Community Planning Association Recommendation
15. La Jolla Shores Planned District Ordinance Advisory Board Recommendation
16. Ownership Disclosure Statement
17. Project Chronology

Development Services Department
Project Management Division

Aerial Photograph

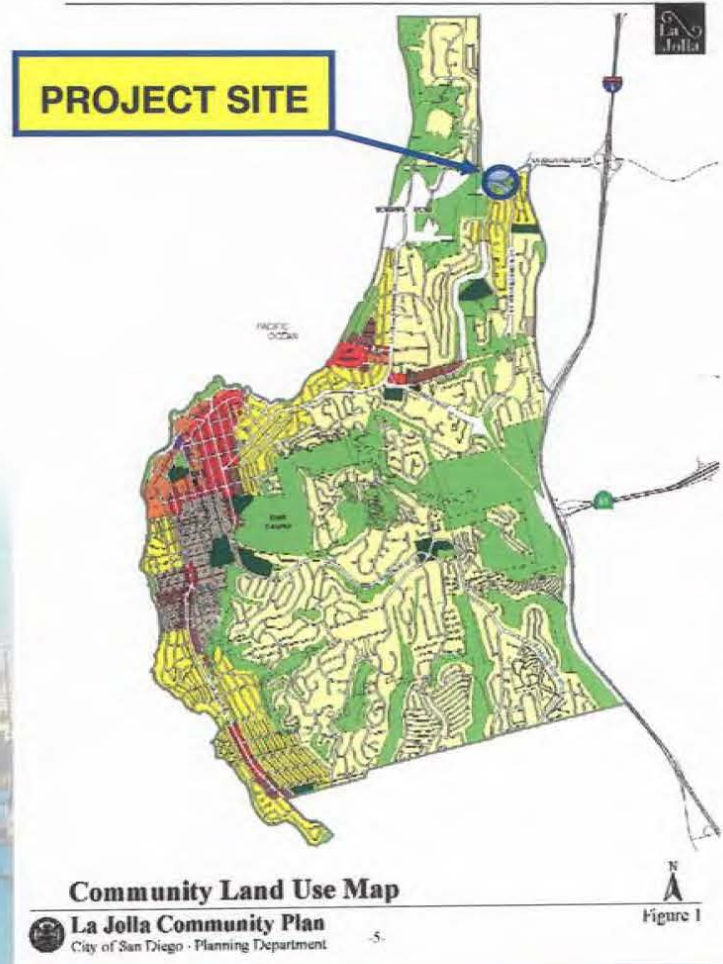


ATTACHMENT 1

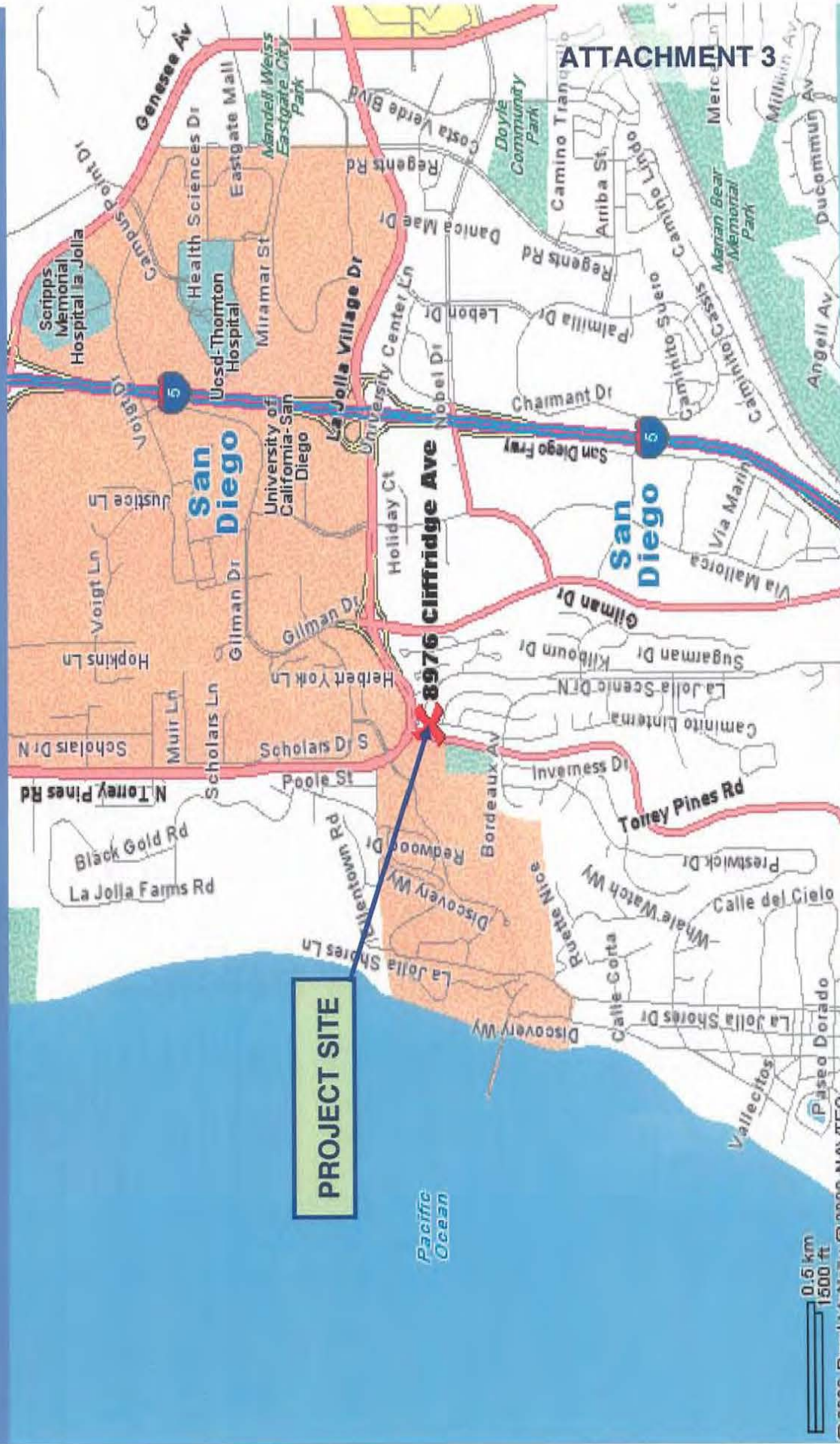
Community Land Use Map

Legend

- Very Low Density Residential (0-5 DU/AC)
- Low Density Residential (5-9 DU/AC)
- Low Medium Residential (9-15 DU/AC)
- Medium Residential (15-30 DU/AC)
- Medium High Residential (30-45 DU/AC)
- Commercial/Mixed Use
- Parks, Open Space
- Schools
- Cultural
- Community Facilities



Development Services Department
Project Management Division



ATTACHMENT 3

Project Location Map

PROJECT DATA SHEET		
PROJECT NAME:	Hillel of San Diego Student Center (Phase I) – Project 149437	
PROJECT DESCRIPTION:	Continue use of an existing single dwelling for religious purposes until Phase II is occupied	
COMMUNITY PLAN AREA:	La Jolla	
DISCRETIONARY ACTIONS:	Site Development Permit, Easement Dedication, and Public Right-of-Way Vacation	
COMMUNITY PLAN LAND USE DESIGNATION:	Low Density Residential (5-9 du/ac)	
<u>ZONING INFORMATION:</u>		
<p style="text-align: center;">ZONE: SF (Single Family) in the La Jolla Shores Planned District. Permits single unit residential, churches, temples and buildings used for religious purposes</p> <p style="text-align: center;">HEIGHT LIMIT: 30 feet</p> <p style="text-align: center;">LOT SIZE: Any size legal lot</p> <p style="text-align: center;">FLOOR AREA RATIO: NA</p> <p style="text-align: center;">FRONT SETBACK: General conformity</p> <p style="text-align: center;">SIDE SETBACK: General conformity</p> <p style="text-align: center;">STREETSIDE SETBACK: General conformity</p> <p style="text-align: center;">REAR SETBACK: General conformity</p> <p style="text-align: center;">PARKING: 6 parking spaces required, 6 parking spaces proposed.</p>		
ADJACENT PROPERTIES:	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Public Facilities/Institutional & RS-1-7 across street	University Campus
SOUTH:	Low Density Residential & SF	Single Detached Dwellings
EAST:	Low Density Residential & SF	Single Attached Dwellings
WEST:	Public Facilities/Institutional & RS-1-7 across street	Vacant
DEVIATIONS OR VARIANCES REQUESTED:	Minimum width of a non-residential driveway. See Permit for more detail.	
COMMUNITY PLANNING GROUP RECOMMENDATION:	<ul style="list-style-type: none"> - On September 4, 2008, the La Jolla Community Planning Association voted 14-0-0 to Deny. - On September 16, 2008, the La Jolla Shores Planned District Advisory Board voted 4-0 to Deny. 	

PROJECT DATA SHEET		
PROJECT NAME:	Hillel of San Diego Student Center (Phase II) – Project 149437	
PROJECT DESCRIPTION:	Construction of a 12,100 square foot religious student center over a 17,000 square foot subterranean parking garage	
COMMUNITY PLAN AREA:	La Jolla	
DISCRETIONARY ACTIONS:	Site Development Permit, Easement Dedication, and Public Right-of-Way Vacation	
COMMUNITY PLAN LAND USE DESIGNATION:	Low Density Residential (5-9 du/ac)	
ZONING INFORMATION:		
<p style="text-align: center;">ZONE: SF (Single Family) in the La Jolla Shores Planned District. Permits single unit residential, churches, temples and buildings used for religious purposes</p> <p style="text-align: center;">HEIGHT LIMIT: 30 feet</p> <p style="text-align: center;">LOT SIZE: Any size legal lot</p> <p style="text-align: center;">FLOOR AREA RATIO: NA</p> <p style="text-align: center;">FRONT SETBACK: General conformity</p> <p style="text-align: center;">SIDE SETBACK: General conformity</p> <p style="text-align: center;">STREETSIDE SETBACK: General conformity</p> <p style="text-align: center;">REAR SETBACK: General conformity</p> <p style="text-align: center;">PARKING: 68 parking spaces required, 68 parking spaces proposed</p>		
ADJACENT PROPERTIES:	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Public Facilities/Institutional & RS-1-7 across street	University Campus
SOUTH:	Low Density Residential & SF	Single Detached Dwellings
EAST:	Low Density Residential & SF	Single Attached Dwellings
WEST:	Public Facilities/Institutional & RS-1-7 across street	Vacant
DEVIATIONS OR VARIANCES REQUESTED:	Minimum width of a non-residential driveway. See Permit for more detail.	
COMMUNITY PLANNING GROUP RECOMMENDATION:	<ul style="list-style-type: none"> - On September 4, 2008, the La Jolla Community Planning Association voted 14-0-0 to Deny. - On September 16, 2008, the La Jolla Shores Planned District Advisory Board voted 4-0 to Deny. 	

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Abbreviations

Table of abbreviations and their meanings, including terms like ANCHOR BOLT, ASPHALTIC CONCRETE, ACQUOS, etc.

General Notes

- 1. DO NOT SCALE DRAWINGS. NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.
2. ALL WORK SHALL COMPLY WITH APPLICABLE CODES INCLUDING BUT NOT LIMITED TO THE UBC, UFC, IBC, IRC, AND ADA.
3. THESE DRAWINGS AND SPECIFICATIONS ARE DIVIDED INTO SECTIONS FOR CONVENIENCE ONLY...

Scope of Work

The Project consists of 2 Phases of Work
Phase 1: Includes the occupancy of Hillel of San Diego in the single family home located at 8976 Cliffridge Avenue. Phase 1 has 2 parking plan alternatives. The preferred alternative is depicted on Sheet A2.0.

Project Data

PHASE 1: Building Code: 2007 California Building Code
Construction Type: Type V, B
Occupancy: B

PHASE 2: Building Code: 2007 California Building Code and 2001 Uniform Building Code
Construction Type: Type V, B with sprinklers
Occupancy: A-3 and B

Zoning Information: La Jolla Community Plan
La Jolla Shores Planned District
Single-Family Zone
Coastal Height Limit, Proposition D'
30'-0" overall height limit

PHASE 1: Existing Use: Single Family House

PHASE 1: Proposed Use: Hillel of San Diego
Office use of Single Family House

PHASE 2: Existing Use: Vacant land

PHASE 2: Proposed Use: 1 story building for primarily religious purposes for Jewish students associated with UCSD over 1 story of subterranean parking

Address & Site Information

PHASE 1: 8976 Cliffridge Avenue
PHASE 2: Intersection of La Jolla Village Drive, La Jolla Scenic Way, and La Jolla Scenic Drive

PHASE 1: Legal Description: Lot 67 of La Jolla Highlands unit NO. 3, in the city of San Diego, County of San Diego, state of California, according to the map here of NO. 3528, filed in the office of the County Recorder of San Diego County, October 19, 1956.

PHASE 1: Assessor's Parcel number: 344-131-01

PHASE 2: Legal Description: Portion of Lot 1295, Miscellaneous Map 36, Pueblo Lands

PHASE 2: Assessor's Parcel number: 344-120-26

Design Team Directory

- Architect: M.W. Steele Group
Civil Engineer: National Engineering
Landscape Architect: David Reed Landscape Architects
Geotechnical: Southern California Soils and Testing
Traffic Consultant: Lincoln, Lam & Greenbaum, Engineers
Acoustic Consultant: URS Inc.
Architectural Consultant: Brian Smith and Associates
Religious Consultant: Nelson Environmental Group

Building Area / Occupancy

Phase 1: Existing and Proposed Coverage: 2,286sf / 8,355sf = 27 % (If Phase 2 is not approved)
Proposed Coverage: 2,286sf / 9,166sf = 25 % (If Phase 2 is approved)

Existing and Proposed Site / Floor Area: (see area/occupancy table below)
Existing and Proposed Site Area = 8,355sf (If Phase 2 is not approved)
Proposed Site Area = 9,166sf (If Phase 2 is approved)

Total Gross Building Area (including garage and storage) = 2,286sf
Total Gross House Area = 1,792sf

Total Net Building Area (including storage) = 2,035sf
Total Net House Area = 1,526sf

Area and Occupancy Tabulation for Phase 1: per CBC Table 1004.1.1
Occupancy load factor for business areas = 1 occupant per 100 gross square feet
Gross House Area = 1,792 / 100 = 17.9 or 18 occupants

Total Net Area: 2,035sf 18 Total Occupancy

Note: Per business area use requirements of the CBC

Phase 2: Existing and Proposed Site / Floor Area:
Site Area without street vacation: 15,355sf
Site Area with street vacation and ROW dedications: 23,518.2 sf

Proposed Ground Floor Area = 12,100 sf
Proposed Coverage of site minus landscaped area = 35 %

Proposed Subterranean garage = 17,000 sf

Parking Calculations

Phase 1: Per Section 142.0330 Table 142-05F:
3 parking spaces required per 1,000sf of floor area
1,792 gross house square feet = 5.8 parking spaces/6

6 parking spaces are required for the use of 8976 Cliffridge Avenue by Hillel of San Diego.

Hillel proposes 2 parking plan Alternatives. The preferred parking plan, "Alternative 1", is depicted on Sheet A2.0. It provides for the parking of 6 spaces on the abandoned cut-de-sac in a temporary condition that will be removed upon issuance of Certificate of Occupancy for Phase 2. Parking Alternative 2 is depicted on Sheet A2.1. This parking plan demolishes the existing garage and constructs a 6 car parking lot behind 8976 Cliffridge Avenue.

Phase 2: Proposed Parking provided:
39 parking spaces + 1 van accessible space + 25 vehicle lifts = 68 spaces total parking spaces

Parking Required:
Per City of San Diego Municipal Code:
1 parking space per 3 seats for religious/assembly use
Per seating plan, 200 seats for religious/assembly use
200/3 = 68

Net On-Street Parking Gain/Loss:
La Jolla Scenic Dr. North: 20 spaces existing
8 spaces proposed
Total of 12 spaces lost due to street vacation

Required Motorcycle Parking:
2 motorcycle spaces provided

Required Motorcycle Parking:
2% of required parking or 2 spaces whichever is greater, per SDMC.
68 spaces x 0.02 = 1.36 spaces < 2 spaces = 2 spaces required

Proposed Bicycle Parking:
20 spaces on bicycle racks provided on site

Required Bicycle Parking:
2% of required parking or 2 spaces whichever is greater, per SDMC.
68 spaces x 0.02 = 1.36 spaces < 2 spaces = 2 spaces required

Project SDP Deviations

- Phase 1 Parking Alternative 1: Required 24' driveway curb cut. 12'-0" wide temporary curb cut provided. Deviation of 12'-0". Refer to Sheet A2.0.
Phase 1 Parking Alternative 2: Required 24'-0" wide driveway cut at the curb line for the office building, with 3-foot flare on each side. Provided 22'-0" with 3-foot flare on each side. Refer to sheet A2.1.
Phase 2 parking: Required 24'-0" wide driveway cut at the curb line for the underground parking garage, with 3-foot flare on each side. Provided 22'-0" with 3-foot flare on each side. Refer to sheet A2.2.

Sheet Index

Table listing sheet titles and their corresponding sheet numbers, including Info sheets, Civil, Landscape, and Architectural sheets.

Table listing architectural sheets and their corresponding sheet numbers, including Phase 1 and Phase 2 alternatives.

Table listing architectural sheets and their corresponding sheet numbers, including Phase 1 and Phase 2 alternatives.

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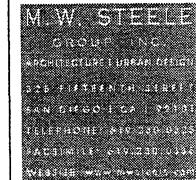
Hillel of San Diego

- Street Vacation
Right of Way Dedication
La Jolla Shores Site Development Permit for Sustainable Building Development with Deviations from Development Regulations
Change of Occupancy Permit
Sustainable Expedite Program

Sustainable Expedite Program

Project will comply with City Council Policy 900-14. Incorporate the U.S. Green Building Council, Leadership in Energy and Environmental Design (LEED) 2.0 Rating System "Silver" Level Certification for commercial development projects.

- LEED and Sustainable Design Features:
1. Public Transportation Access
2. Bicycle Storage and Changing Rooms
3. Restore Habitat
4. Maximized Open Space
5. Stormwater Control
6. Heat Island Effect Reduction - Non-Floor
7. Heat Island Effect Reduction - Roof
8. Light Pollution Reduction
9. Water Efficient Landscaping
10. Innovative Watermeter Technology
11. Water Use Reduction
12. Exceed Title 24 Performance by 15%
13. Storage and Collection of Recyclables
14. Divert Construction Waste from Landfill
15. Use Recycled Content, Min 10%
16. Use Regional Materials, Min 10%
17. Use Rapidly Renewable Materials
18. Use Certified Wood
19. No Smoking
20. Low Emitting Materials (paints, coatings, sealants, carpet...)
21. Enhanced Thermal Comfort
22. Maximized Daylighting

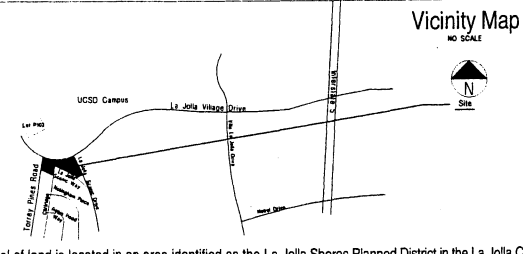


Hillel of San Diego
San Diego, California

- Phase 1: 8976 Cliffridge Avenue
La Jolla, California 92037
Phase 2: Intersection of La Jolla Scenic Way, La Jolla Village Drive and La Jolla Scenic Drive
La Jolla, California 92037

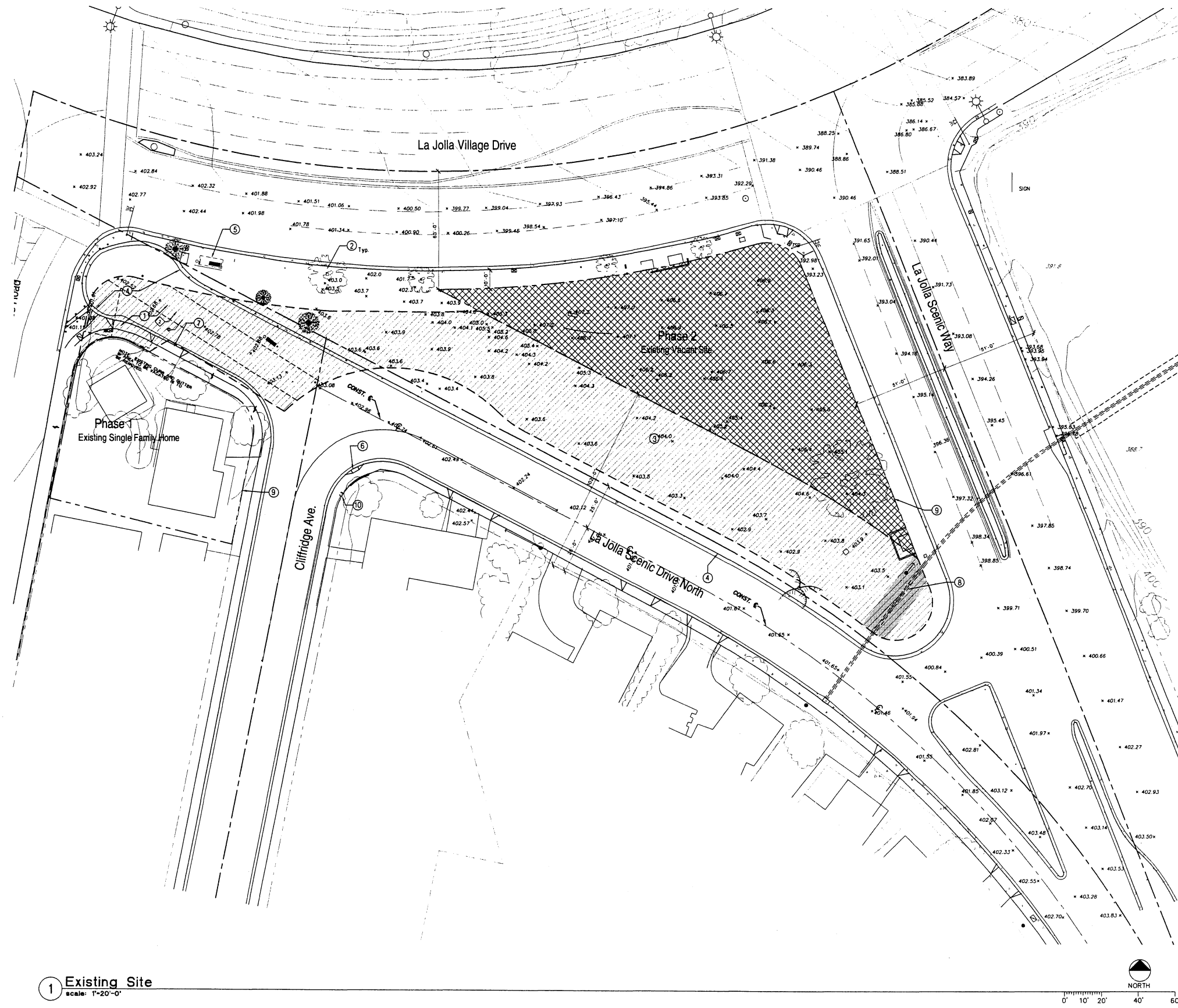
NOT FOR CONSTRUCTION
Sheet Index
Location/Vicinity Maps
Design Team Directory
General Notes

A0.0



This parcel of land is located in an area identified as the La Jolla Shores Planned District in the La Jolla Community Plan (LJCP). It is formerly city land, and the city has subsequently sold the land to Hillel of San Diego pursuant to City Council Resolution R-301433. The land is designated for residential land use in the La Jolla Community Plan, and in the La Jolla Shores Planned District, "Churches, temples, or buildings of a permanent nature, used primarily for religious purposes" are consistent with that designation.

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- Hillel of San Diego
- Street Vacation
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Plan/Site Notes	
①	Existing paving to be removed
②	Refer to landscape drawings for trees to be saved, typ
③	Diagonally Hatched Area is to be vacated
④	Existing curb to be removed
⑤	Existing bus stop to remain
⑥	Existing pedestrian ramp to remain
⑦	Existing driveway to be relocated
⑧	Easement reservation for storm drain
⑨	Existing Property Line
⑩	Existing site sign to be removed

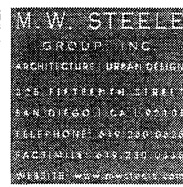
General Notes	
1.	There are no sidewalks surrounding the existing property along La Jolla Scenic Way and La Jolla Scenic Dr North. There is one existing sidewalk along La Jolla Village Drive.
2.	Refer to civil drawings for more information on all easements.

Legend	
Existing Property Line	---
Street Centerline	---
R.O.W. Vacation Boundary	---
Existing Property	[Cross-hatched box]
City of San Diego ROW to be Vacated	[Diagonally hatched box]
Existing Easement to remain, refer to notes for specific situation	[Stippled box]



M.W. Steele

Street Vacation
Right of Way Dedication
La Jolla Shores Site Development Permit for Sustainable Building Development with Deviations from Development Regulations
Change of Occupancy Permit
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Project Number	0735
Original Date	January 21, 2007
Drawn	KW
Checked	KW

Revision 1:	01.21.07 Initial Submittal
Revision 2:	04.25.07 MR
Revision 3:	06.11.07 First Review Cycle
Revision 4:	06.28.07 Traffic Revisions
Revision 5:	07.21.07 Final Submittal
Revision 6:	08.14.07 2nd Submittal
Revision 7:	08.19.07 4th Submittal
Revision 8:	
Revision 9:	
Revision 10:	
Revision 11:	
Revision 12:	

Hillel
of San Diego
San Diego, California

Phase 1:
8976 Cliffridge Avenue
La Jolla, California 92037

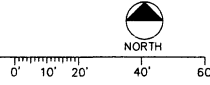
Phase 2:
Intersection of La Jolla Scenic Way,
La Jolla Village Drive
and La Jolla Scenic Drive
La Jolla, California 92037

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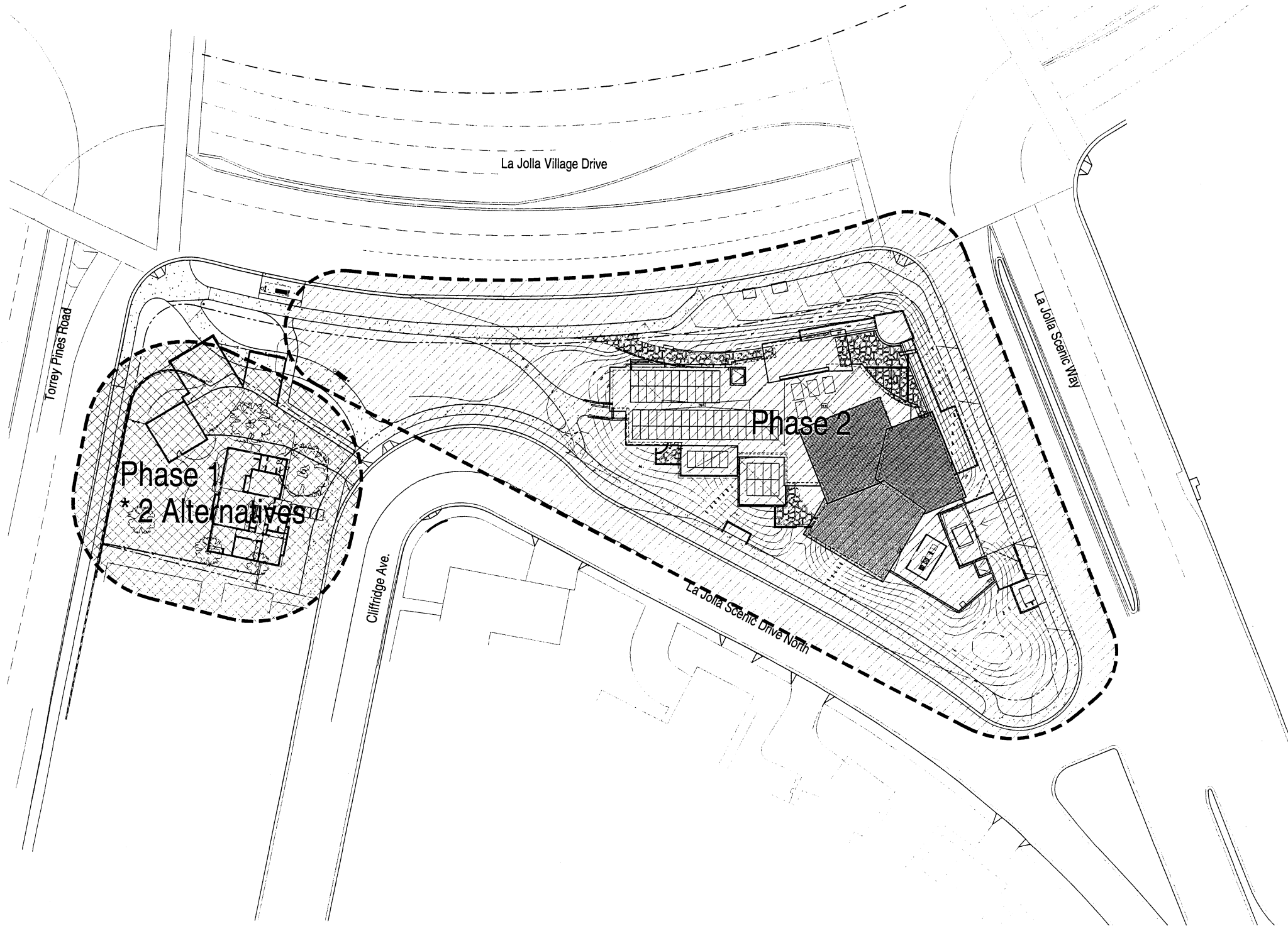
Existing
Site Plan

A1.0

① Existing Site
Scale: 1"=20'-0"



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1 Phasing Plan
scale: 1"=20'-0"

- Hillel of San Diego
- Street Vacation
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Street Vacation
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Project Number	0735
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Revision 2:	04.25.08 AME
Revision 3:	06.11.08 First Review Cycle
Revision 4:	06.26.08 Traffic Revisions
Revision 5:	07.21.08 Final Consideration
Revision 6:	08.14.08 3rd Resubmittal
Revision 7:	08.19.08 4th Resubmittal
Revision 8:	
Revision 9:	
Revision 10:	
Revision 11:	
Revision 12:	

Hillel
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San Diego, California

Phase 1:
8976 Cliffridge Avenue
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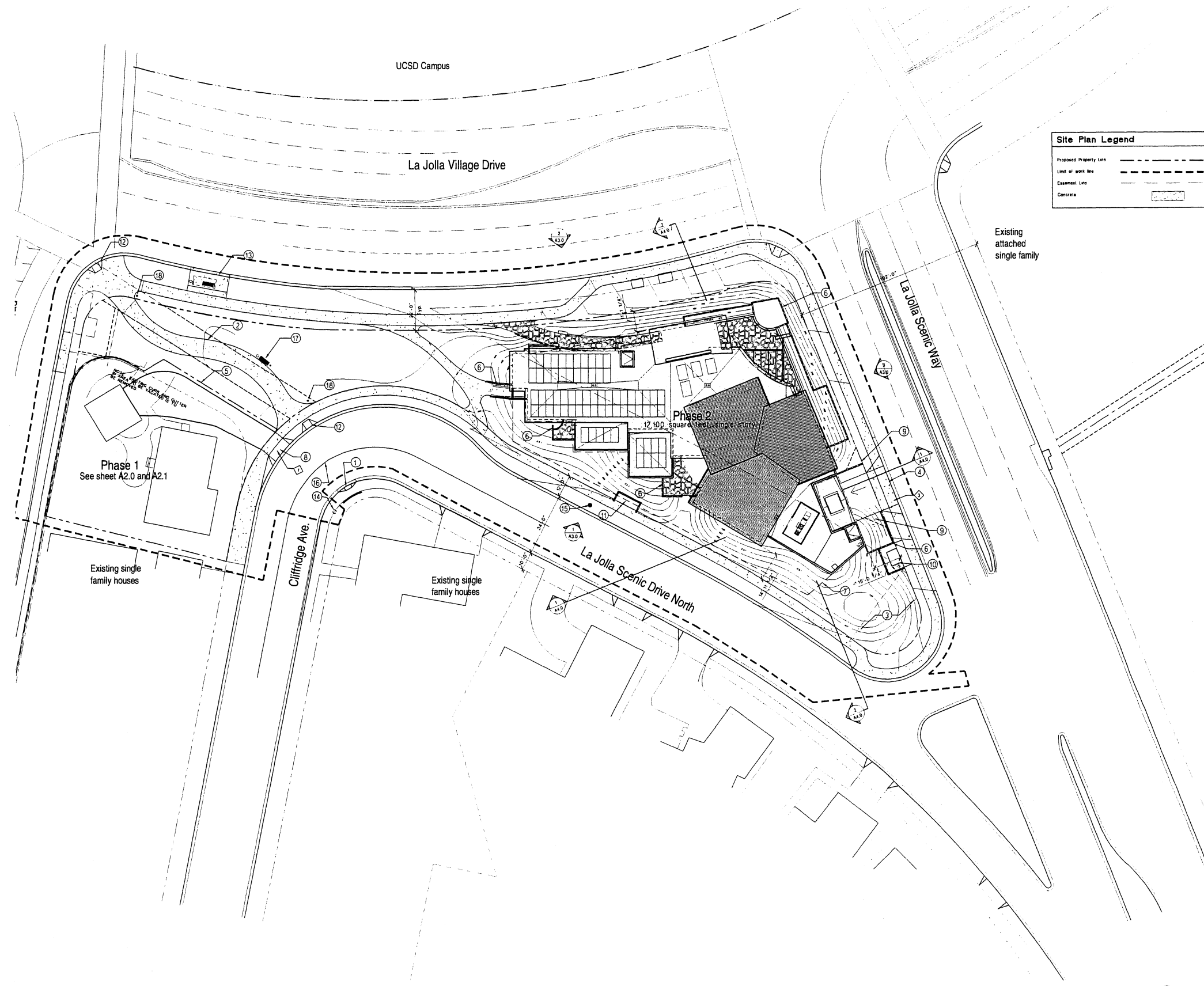
Phase 2:
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Phasing Plan

A1.1

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Site Plan Legend

Proposed Property Line	---
Limit of work line	---
Easement Line	---
Concrete	---

- Hillel of San Diego
- Street Vacation
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Site Plan Notes

1 Existing curb ramp to remain	14 Existing bus stop to remain
2 New Utility Easement, see Civil sheet 7	15 Existing stop sign to be removed
3 Easement Reservation for Storm Drain, see Civil sheet 7	16 Proposed "No Left Turn" sign posted before curb. Refer to general note 11
4 New 22'-0" driveway and curb cut	17 Double-yellow street striping centered in street. Refer to general note 11
5 Adjusted Property Line	18 3 seat bench, trash can and drinking fountain location
6 Retaining wall, typical, see Civil sheet 9 for top and bottom of wall elevations	19 Site sign signage in accordance with sign criteria established by the La Jolla Shores Planned District Ordinance
7 Lot of subterranean garage below, see Arch sheet 12 for more information	
8 New driveway and curbsol, Phase 1	
9 Visibility triangle (10' X 10') no hardscape or landscape higher than 3'-0" per LDC 13.0273	
10 Proposed transformer location	
11 Proposed backflow preventor location	
12 Proposed curb ramp	

- General Notes**
- Refer to civil drawings for existing / proposed utilities, BMP requirements, and site work.
 - Condition of permit: any sign design must comply with sign design regulations in LDC Chapter 14, Article 2, Division 12, LDC 14.0410(d).
 - Provide building address numbers, visible and legible from the street or road fronting the property per PHPS policy (RFC 9014.4).
 - All Phase 2 off-street parking is located within proposed subterranean parking garage.
 - Recycle and Recycling is located in subterranean parking garage.
 - Loading Zone is located in subterranean parking garage.
 - For plan dimensions refer to sheet A2.0-A2.4.
 - Post indicator valves, fire department connections, and alarm bell are to be located on the address / access side of the structures (RFC 10014).
 - For all existing and proposed ROW widths, property line definitions, and curb to property line distances refer to Civil drawings (Conceptual Grading Plan provided by Civil Engineer).
 - For all proposed sidewalk and easement widths refer to Civil drawings (Conceptual Grading Plan provided by Civil Engineer).
 - City of San Diego to verify all proposed street striping and street signage locations, along La Jolla Scenic Dr North & Cliffridge Ave, prior to the issuance of building permit.
 - New building (Phase 2) and subterranean parking garage will be installed in accordance with requirements of the 2007 CBC & MPA 13.

- SDP Deviations**
- Phase 1 parking alternative 1: required 24' driveway curb cut 12'-0" wide curb cut provided. Deviation of 12'-0"
 - Phase 1 parking alternative 2: required 24' wide temporary driveway cut at the curb line for the office building with 3'-0" flare out on each side. 20'-0" driveway with 3'-0" flare out on each side provided.
 - Phase 2 parking: required 24' wide driveway cut at the curb line for the underground parking garage with 3'-0" flare out on each side. 22'-0" driveway with 3'-0" flare out on each side provided.



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Street Vacation
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Revision 1:	01.21.08 Initial submittal
Revision 2:	04.25.08 MR
Revision 3:	06.11.08 Final Review Cycle
Revision 4:	06.26.08 Traffic Presentation
Revision 5:	07.21.08 Civil Resubmittal
Revision 6:	08.14.08 2nd Resubmittal
Revision 7:	09.18.08 4th Resubmittal
Revision 8:	
Revision 9:	
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Revision 11:	
Revision 12:	

Hillel
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Phase 1:
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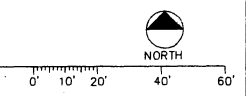
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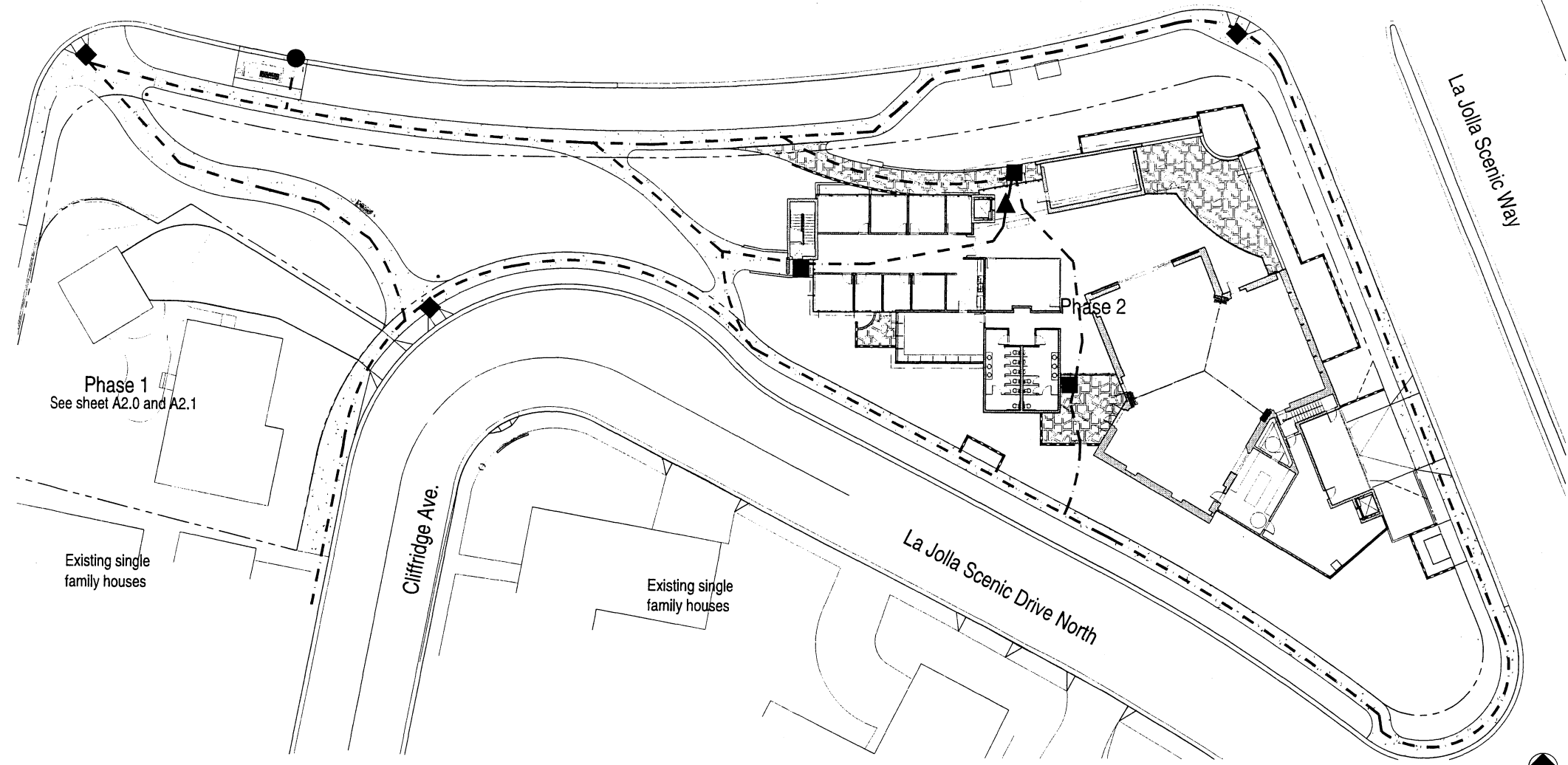
Phase 2:
Proposed Site Plan

A1.2

1 Phase 2 Proposed Site Plan
scale: 1"=20'-0"



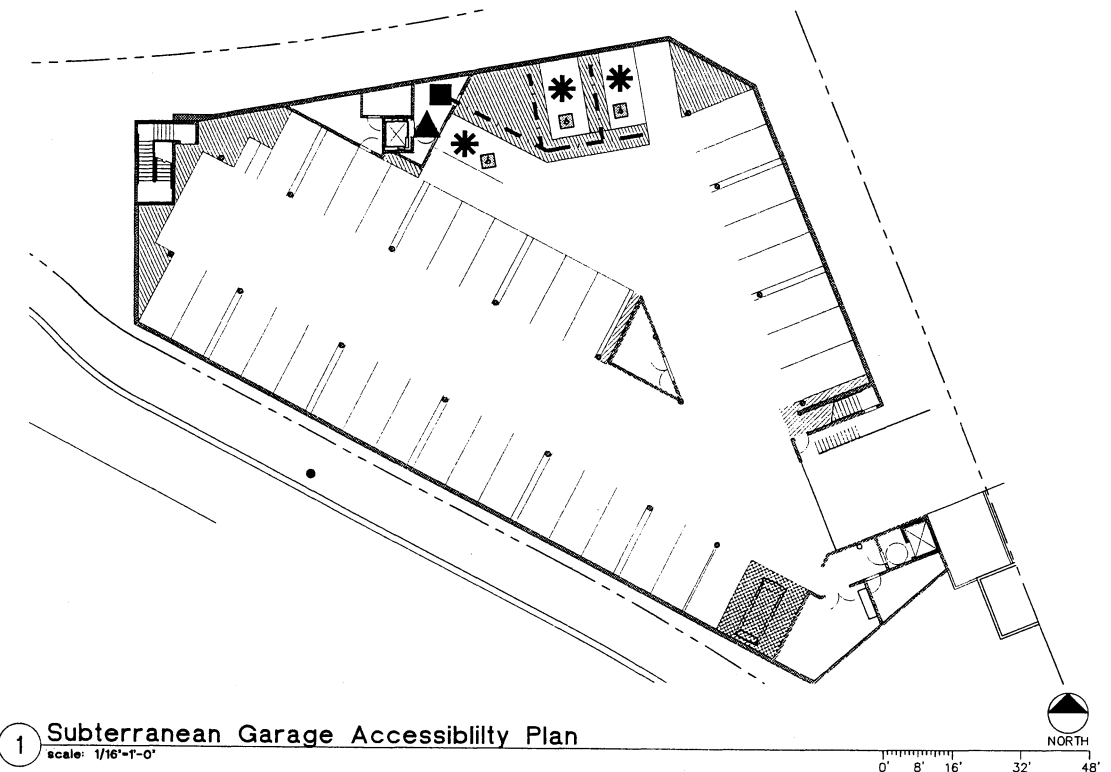
- Hillel of San Diego
- Street Vacation
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 - Sustainable Expedite Program



2 Ground Floor Accessibility Plan
scale: 1/16"=1'-0"

Legend

- Bus Stop: ●
- Accessible Path: - - - - -
- Accessible entry: ■
- Elevator: ▲
- Accessible parking space: *
- Pedestrian ramp: ◆
- Accessible parking strip: [hatched box]
- Loading Area: [cross-hatched box]



1 Subterranean Garage Accessibility Plan
scale: 1/16"=1'-0"

Street Vacation
Right of Way Dedication
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Original Date: January 21, 2007
Drawn: -
Checked: KW

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Hillel
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San Diego, California

Phase 1:
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Phase 2:
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La Jolla, California 92037

Revision 1:	01.21.08 Initial submittal
Revision 2:	04.25.08 MR
Revision 3:	05.11.08 Post Review Cycle
Revision 4:	05.29.08 Traffic Resubmittal
Revision 5:	07.21.08 Full Resubmittal
Revision 6:	08.14.08 3rd Resubmittal
Revision 7:	08.19.08 4th Resubmittal
Revision 8:	
Revision 9:	
Revision 10:	
Revision 11:	
Revision 12:	

NOT FOR CONSTRUCTION

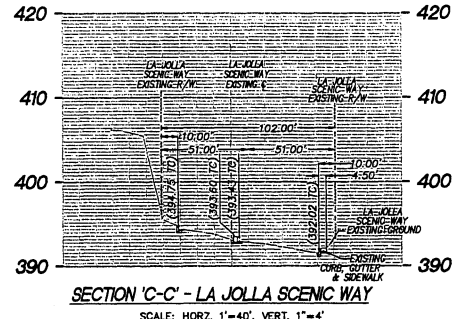
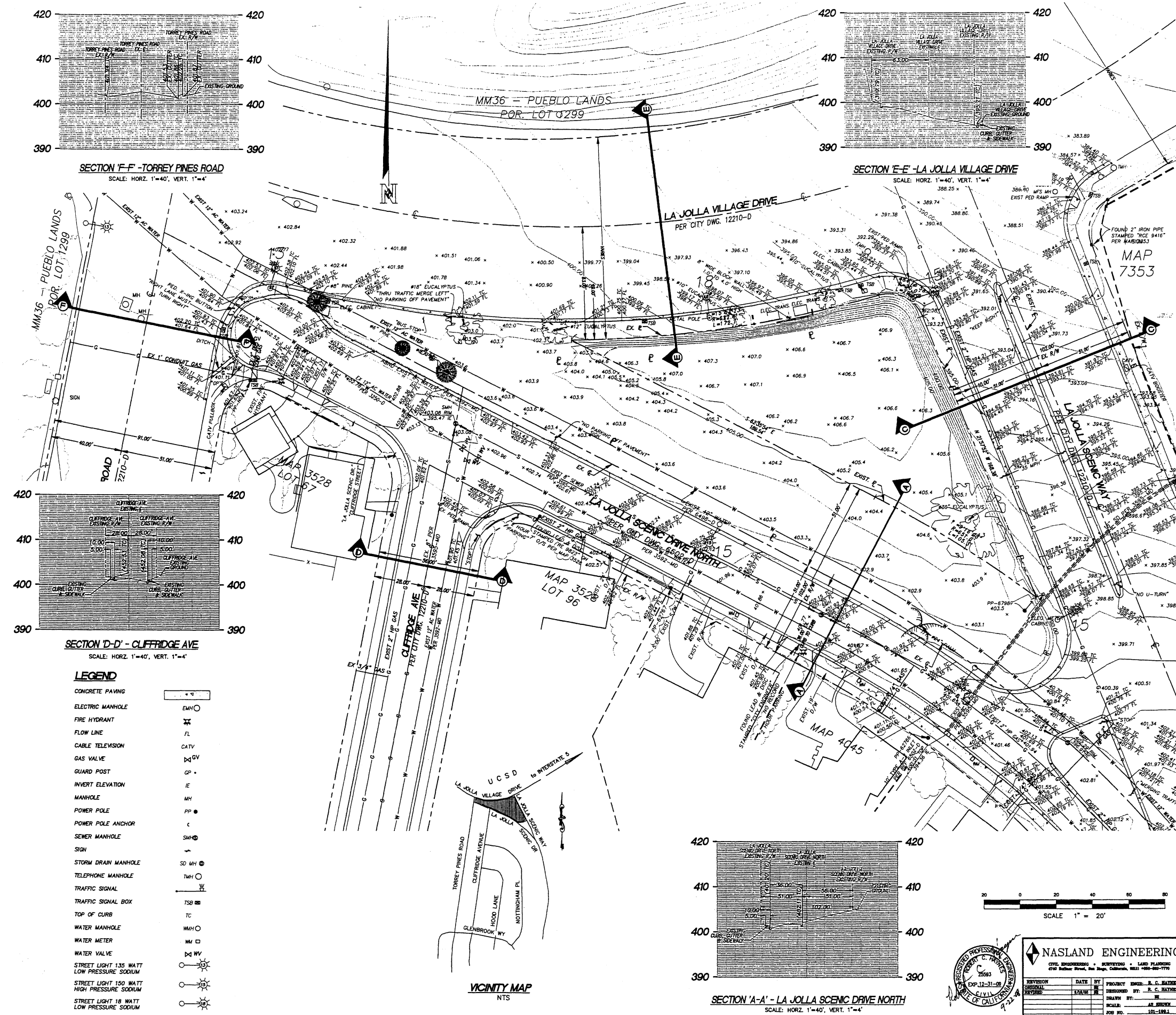
Phase 2:
Accessibility Plan

A1.3

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Hillel of San Diego

- Street Vacation
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BENCH MARK
CITY OF SAN DIEGO BENCH MARK ON THE S.E. CURB RETURN AT LA JOLLA SCENIC & LA JOLLA VILLAGE DR.
LA JOLLA SCENIC WAY
ELEV. = 388.554

TOPOGRAPHIC SOURCE
INFORMATION PROVIDED BY NASLAND ENGINEERING
- FIELD SURVEY MARCH 03, 2003 -

NOTE
BIKE PATH WILL BE PRIVATELY OWNED AND MAINTAINED. PLEASE SEE EMRA # _____

Street Vacation
Right of Way Dedication
La Jolla Shores Site Development Permit for Sustainable Building Development with Deviations from Development Regulations
Change of Occupancy Permit
Sustainable Expedite Program

Project Number:	0735
Original Date:	January 21, 2007
Drawn:	
Checked:	

Revision 1:	01.21.07 Initial Submittal
Revision 2:	04.23.07 MIP
Revision 3:	05.11.07 1st Review Cycle
Revision 4:	05.28.07 Traffic Revisions
Revision 5:	07.21.07 Final Resubmittal
Revision 6:	08.14.07 1st Resubmittal
Revision 7:	09.19.07 2nd Resubmittal
Revision 8:	
Revision 9:	
Revision 10:	
Revision 11:	
Revision 12:	

Hillel
of San Diego
San Diego, California

Phase 1:
8976 Cliffridge Avenue
La Jolla, California 92037

Phase 2:
Intersection of La Jolla Scenic Way,
La Jolla Village Drive
and La Jolla Scenic Drive
La Jolla, California 92037

NOT FOR CONSTRUCTION
EXISTING TOPOGRAPHY
EXISTING CONDITIONS

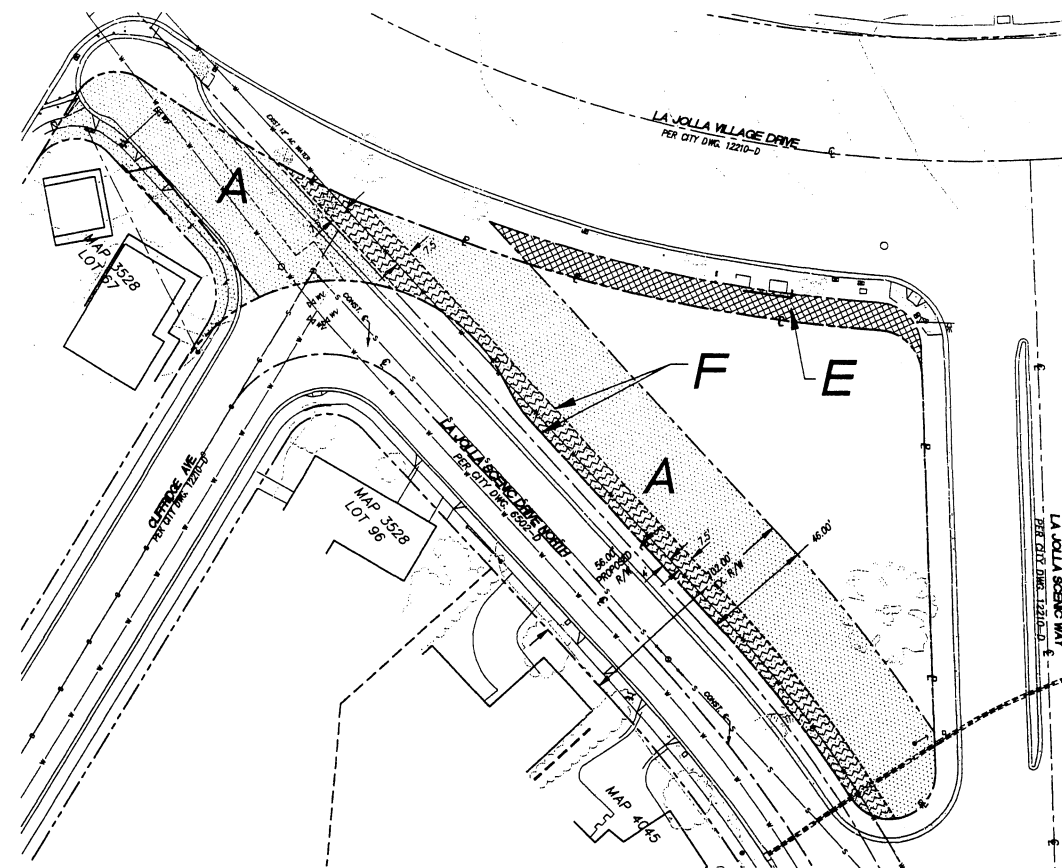
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NASLAND ENGINEERING
CIVIL ENGINEERING • SURVEYING • LAND PLANNING
4740 La Jolla Village Drive, San Diego, California 92037

PROJ. NO.	101-1984
DATE	12/31/08
DESIGNED BY	R. C. HAYNES
DRAWN BY	M. H.
CHECKED BY	A. S. SHOOK
SCALE	AS SHOWN
APP. NO.	101-1984

Hillel of San Diego

- Street Vacation
- Right of Way Dedication
- La Jolla Shores Site Development Permit for Sustainable Building Development with Deviations from Development Regulations
- Change of Occupancy Permit
- Sustainable Expedite Program

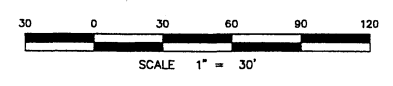
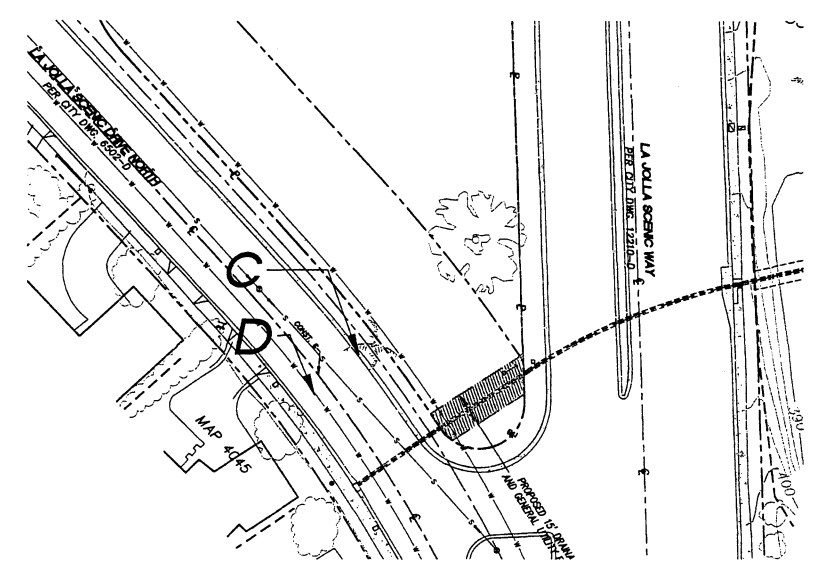
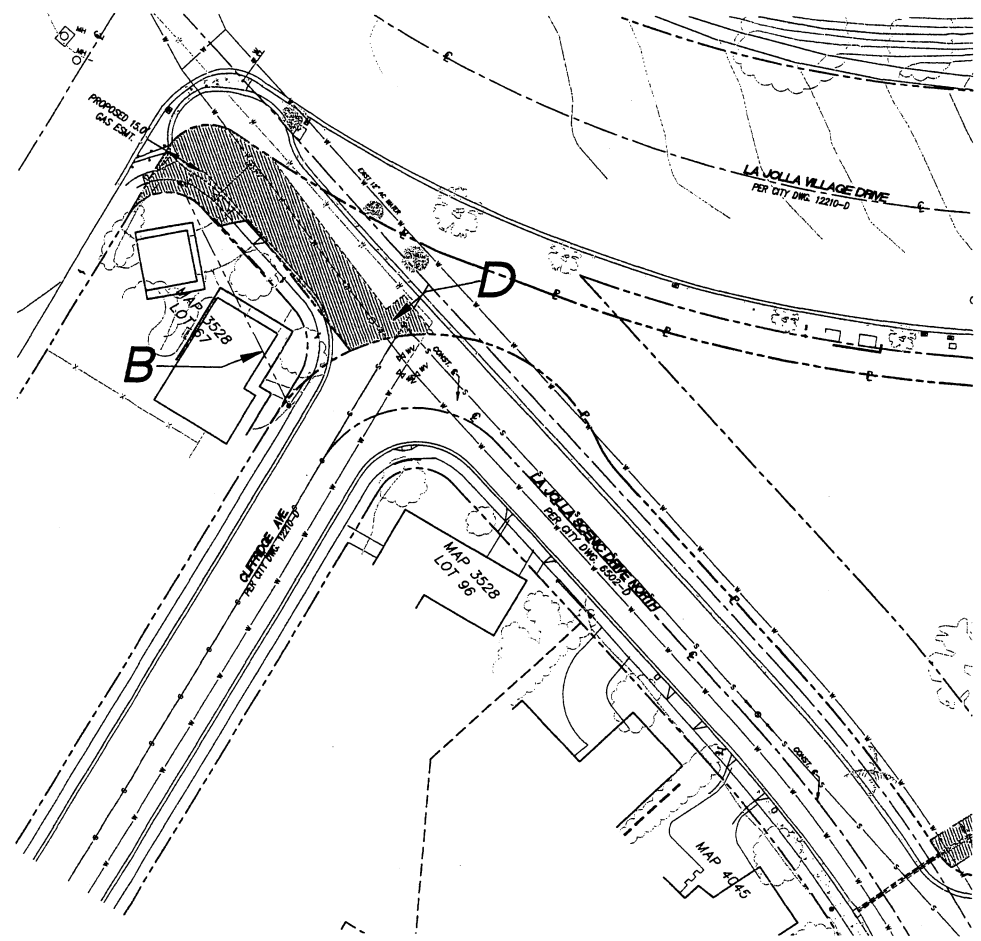


SITE EASEMENTS LEGEND

- A** [Pattern] INDICATES PORTION OF LA JOLLA SCENIC DRIVE NORTH TO BE VACATED WITH THIS PROJECT.
- B** [Pattern] INDICATES EXISTING OVERHEAD UTILITY LINES TO BE RELOCATED INTO "D" UTILITY EASEMENT AT OWNERS EXPENSE.
- C** [Pattern] INDICATES PROPOSED UTILITY EASEMENT TO BE GRANTED
- D** [Pattern] INDICATES PROPOSED UTILITY EASEMENT (NOTED ON PLAN) TO BE RESERVED FROM VACATED STREET
- E** [Pattern] INDICATES PROPOSED RIGHT-OF-WAY DEDICATION
- F** [Pattern] INDICATES PROPOSED TEMPORARY UTILITY EASEMENT TO BE RESERVED FROM STREET VACATION. THE TEMPORARY WATER EASEMENT WILL BE QUIT CLAIMED BY THE CITY UPON COMPLETION OF THE ABANDONMENT OF PORTION OF THE 12" WATER MAIN. (SEE SHT. C-4)

MAPPING NOTE:
A LOT CONSOLIDATION PARCEL MAP WITH STREET VACATIONS, DEDICATIONS, AND EASEMENTS WILL BE PREPARED.

NOTE: FOR BOUNDARY DIMENSIONS AND LIMITS OF ABUTTER'S RELINQUISHMENT OF ACCESS RIGHTS, SEE SHEET #8



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4100 Jeffrey Road, San Diego, California 92116-4877

REVISION	DATE	BY	PROJECT ENGR. R. C. HILLEL
ORIGINAL	12-31-06	W. S. HAYES	
REVISED	5/17/07	W. S. HAYES	
		SCALE: AS SHOWN	
		JOB NO. 101-1894	

Street Vacation
Right of Way Dedication
La Jolla Shores Site Development Permit for Sustainable Building Development with Deviations from Development Regulations
Change of Occupancy Permit
Sustainable Expedite Program

Project Number: 0735
Original Date: January 21, 2007
Drawn: _____
Checked: _____

Revision 1: 01.21.06 Initial submittal
Revision 2: 04.25.06 MR
Revision 3: 06.11.06 First Review Cycle
Revision 4: 06.26.06 Traffic Revisions
Revision 5: 07.21.06 Full Resubmittal
Revision 6: 08.14.06 1st Resubmittal
Revision 7: 08.19.06 4th Resubmittal
Revision 8: _____
Revision 9: _____
Revision 10: _____
Revision 11: _____
Revision 12: _____

Hillel of San Diego
San Diego, California

Phase 1:
8976 Cliffridge Avenue
La Jolla, California 92037

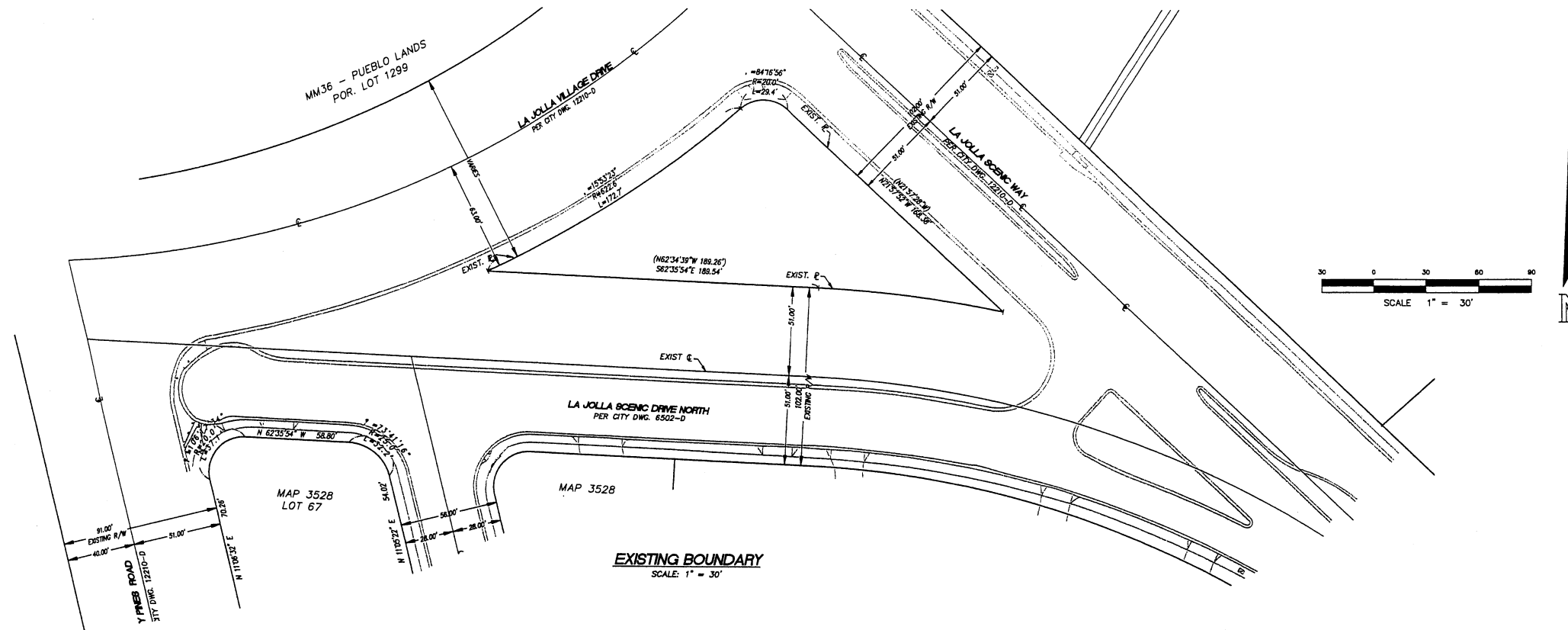
Phase 2:
Intersection of La Jolla Scenic Way,
La Jolla Village Drive
and La Jolla Scenic Drive
La Jolla, California 92037

NOT FOR CONSTRUCTION
PROPOSED STREET VACATION
STREET AND UTILITY EASEMENT
DEDICATIONS

C2.0

Sheet No. 7 of 19

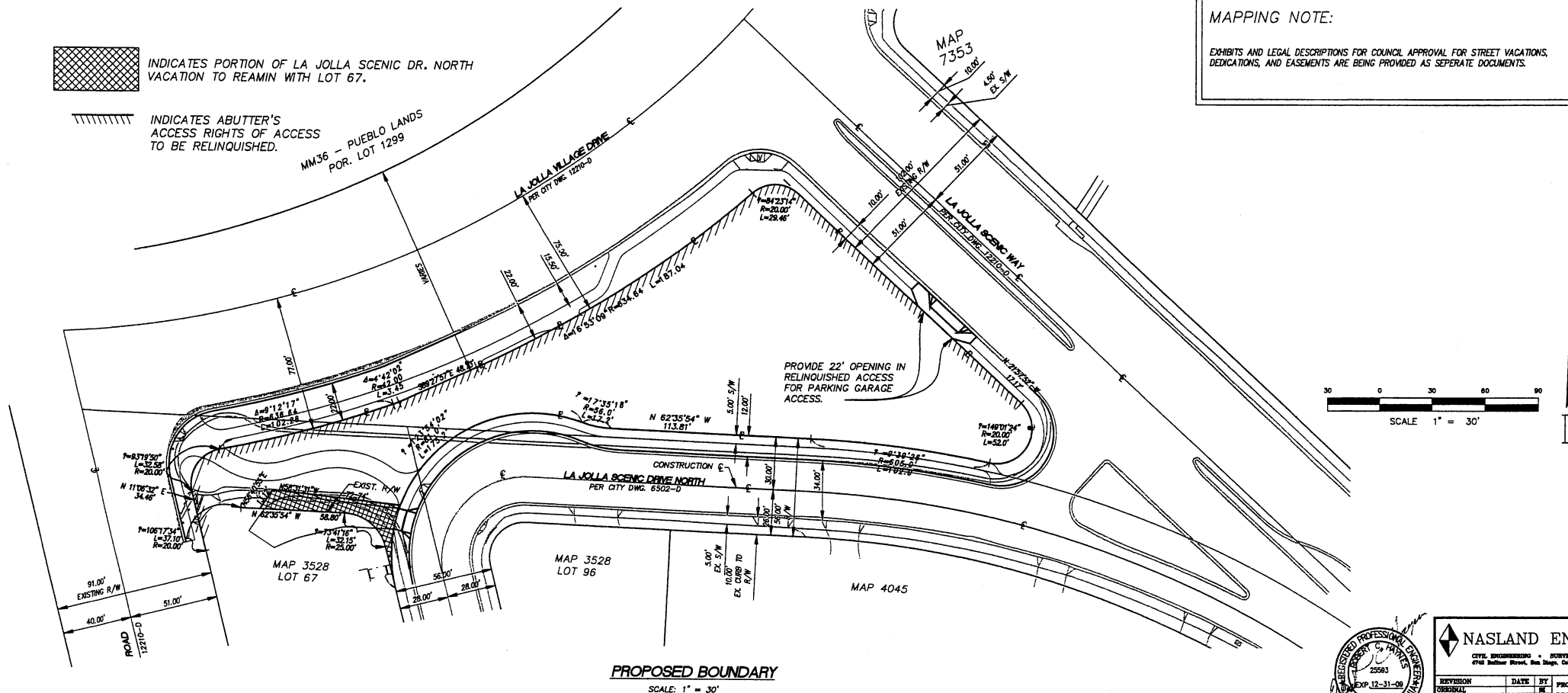
- Street Vacation
- Right of Way Dedication
- La Jolla Shores Site Development Permit for Sustainable Building Development with Deviations from Development Regulations
- Change of Occupancy Permit
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MAPPING NOTE:
EXHIBITS AND LEGAL DESCRIPTIONS FOR COUNCIL APPROVAL FOR STREET VACATIONS, DEDICATIONS, AND EASEMENTS ARE BEING PROVIDED AS SEPARATE DOCUMENTS.

INDICATES PORTION OF LA JOLLA SCENIC DR. NORTH VACATION TO REMAIN WITH LOT 67.

INDICATES ABUTTER'S ACCESS RIGHTS OF ACCESS TO BE RELINQUISHED.



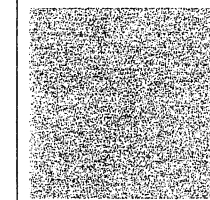
PROPOSED BOUNDARY
SCALE: 1" = 30'



NASLAND ENGINEERING	
CIVIL ENGINEERING • SURVEYING • LAND PLANNING 4740 La Jolla Village Drive, San Diego, California, 92121 • (619) 594-7770	
REVISION	DATE BY
ORIGINAL	1/18/07 RCH
REVISED	
PROJECT ENGINEER: R. C. HAYNES	
DESIGNED BY: R. C. HAYNES	
DRAWN BY: ME	
SCALE: AS SHOWN	
JOB NO.: 101-1924	

*note:
Prior to the February 24, 2004 resubmittal, 8976 Cliffridge Avenue had been submitted with the following revision schedule:

- Revision 1: 08.20.03 Initial submittal
 - Revision 2: 09.12.03 Initial re-submittal
 - Revision 3: 09.26.03 Initial re-submittal
- Street Vacation
Right of Way Dedication
La Jolla Shores Site Development Permit for Sustainable Building Development with Deviations from Development Regulations
Change of Occupancy Permit
Sustainable Expedite Program



Project Number: 0735
Original Date: January 21, 2007
Drawn: -
Checked: -

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- Revision 2: 04.20.06 MR
- Revision 3: 05.11.06 First Review Circle
- Revision 4: 06.26.06 Traffic Revisions
- Revision 5: 07.21.06 Full Resubmittal
- Revision 6: 08.14.06 2nd Resubmittal
- Revision 7: 09.19.06 3rd Resubmittal
- Revision 8: _____
- Revision 9: _____
- Revision 10: _____
- Revision 11: _____
- Revision 12: _____

Hillel
of San Diego
San Diego, California

Phase 1:
8976 Cliffridge Avenue
La Jolla, California 92037

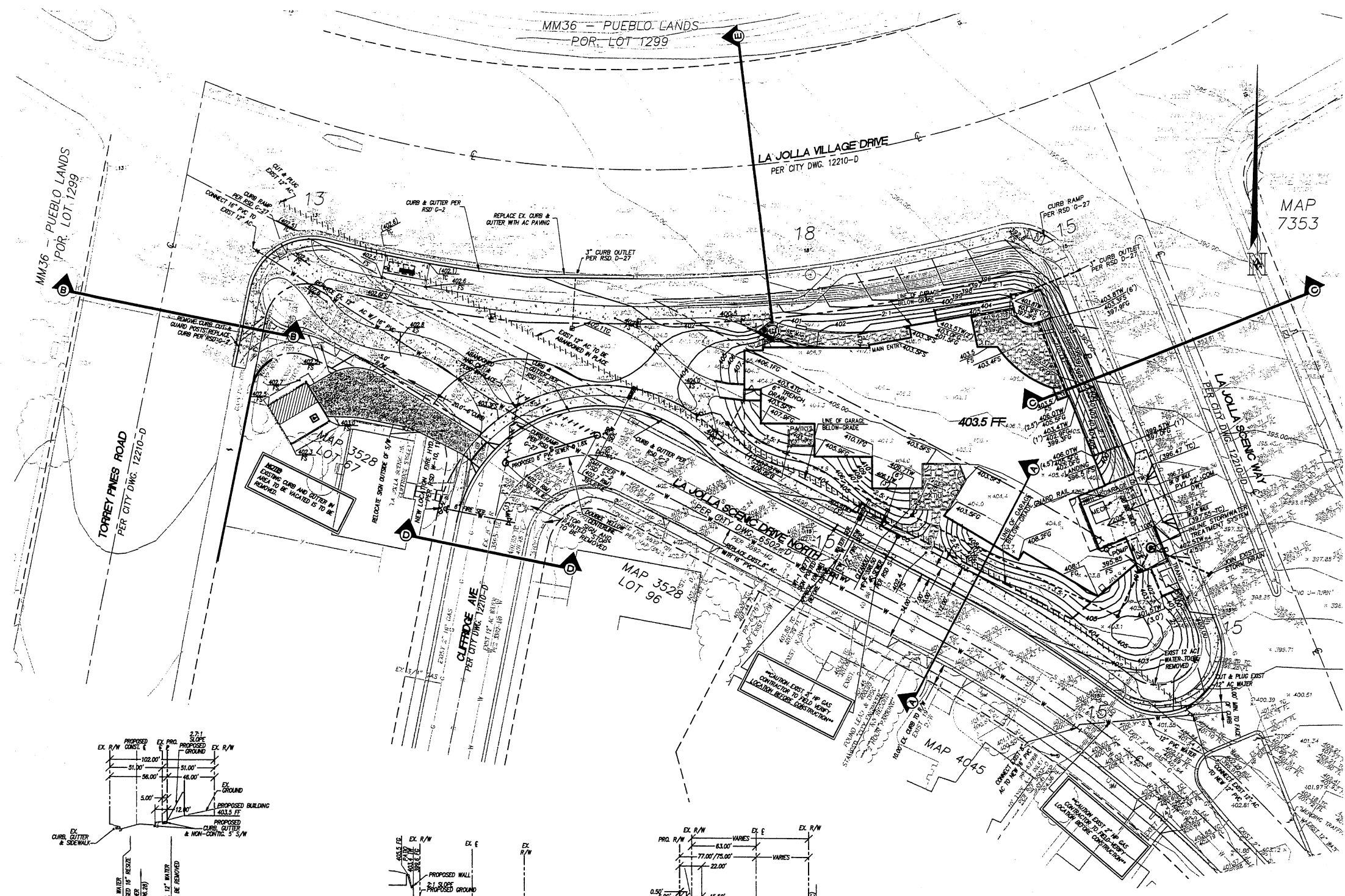
Phase 2:
Intersection of La Jolla Scenic Way,
La Jolla Village Drive
and La Jolla Scenic Drive
La Jolla, California 92037

NOT FOR CONSTRUCTION
EXISTING AND
PROPOSED
BOUNDARIES

C3.0

Hillel of San Diego

- Street Vacation
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- La Jolla Shores Site Development Permit for Sustainable Building Development with Deviations from Development Regulations
- Change of Occupancy Permit
- Sustainable Expedite Program



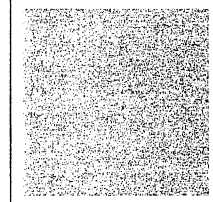
*note:
Prior to the February 24, 2004 resubmittal, 8976 Cliffridge Avenue had been submitted with the following revision schedule:

Revision 1:	08.20.03 Initial submittal
Revision 2:	09.17.03 Initial Re-submittal
Revision 3:	09.25.03 Initial Re-submittal

Street Vacation
Right of Way Dedication
La Jolla Shores Site Development Permit for Sustainable Building Development with Deviations from Development Regulations
Change of Occupancy Permit
Sustainable Expedite Program

Project Number:	0735
Original Date:	January 21, 2007
Drawn:	-
Checked:	-

Revision 1:	05.21.08 Initial submittal
Revision 2:	04.25.08 IFC
Revision 3:	05.11.08 First Review Cycle
Revision 4:	06.26.08 Traffic Revisions
Revision 5:	07.21.08 Final Resubmittal
Revision 6:	08.14.08 3rd Resubmittal
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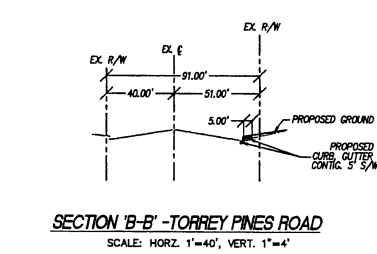
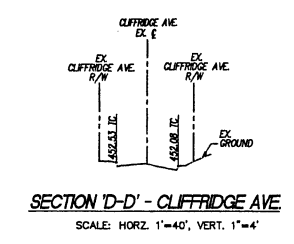
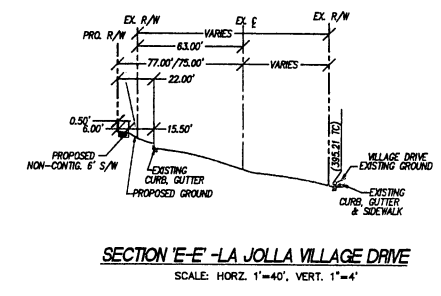
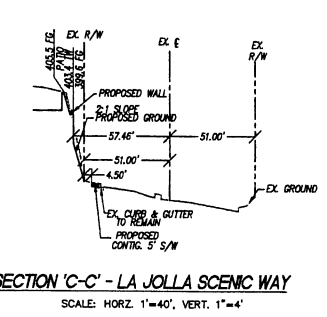
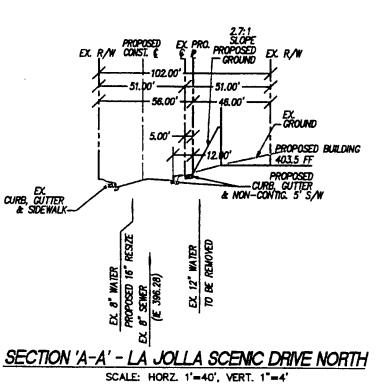
Hillel
of San Diego
San Diego, California

Phase 1:
8976 Cliffridge Avenue
La Jolla, California 92037

Phase 2:
Intersection of La Jolla Scenic Way,
La Jolla Village Drive
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La Jolla, California 92037

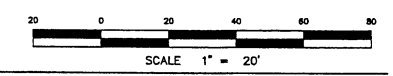
NOT FOR CONSTRUCTION
CONCEPTUAL
GRADING PLAN

C4.0



LEGEND

PROPERTY LINE	---	PRIVATE TRENCH DRAIN (ADA/TRAFFIC RATED GRATE)	---
CENTER LINE	---	SEWER SERVICE LATERAL	S---
RIGHT-OF-WAY LINE	---	SEWER CLEANOUT	---
FINISHED GROUND CONTOUR	---	WATER SERVICE LATERAL	W---
TOP OF WALL	---	WATER SERVICE LATERAL	FW---
RETAINING WALL HEIGHT	---	6" CURB & GUTTER	---
PRIVATE STORM DRAIN	---	PROPOSED SIDEWALK	---
PRIVATE STORM DRAIN INLET	---	PROPOSED PEDESTRIAN RAMP	---
PRIVATE STORM DRAIN CLEANOUT	---		
INLINE STORM WATER TREATMENT SYSTEM	---		



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4780 Balboa Street, San Diego, California, 92161 • 619-594-7770

REVISION	DATE	BY	PROJECT	BY: R. C. HAYTHE
ORIGINAL	1/21/07	RE	DESIGNED BY:	R. C. HAYTHE
			DRAWN BY:	RE
			SCALE:	AS SHOWN
			JOB NO.:	101-1891

Hillel of San Diego

- Street Vacation
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NOTES FOR PHASE I

PORTIONS OF THIS PLAN (I.E. IMPROVEMENTS AROUND THE EXISTING BUILDINGS AND TEMPORARY PARKING) ARE INTENDED AS TEMPORARY IMPROVEMENTS. THE PARTS THAT ARE CONSISTENT WITH THE LANDSCAPE CONCEPT FOR THE OVERALL SITE (I.E. SIDEWALK AND STREETScape ALONG LA JOLLA VILLAGE AND THE UPPER PORTION OF THE PLAN) WILL REMAIN. TEMPORARY IMPROVEMENTS, SUCH AS FENCING OF TEMPORARY PARKING WILL BE REMOVED UPON COMPLETION OF PHASE 2.

MAINTENANCE CRITERIA

TREES SHALL BE WATERED DEEPLY, BUT INFREQUENTLY, TO PROMOTE DEEPER ROOTING AND SHALL BE FERTILIZED AS REQUIRED BY SOUND HORTICULTURAL PRACTICES.

PLANTS SHALL BE PRUNED IN ACCORDANCE WITH PROFESSIONAL TRIMMING STANDARDS TO MAINTAIN THEIR INTENDED SHAPES AND SIZES, AND TO INSURE THE HEALTH OF THE SPECIMEN AND THE SAFETY OF THE PUBLIC.

TREE GUYS AND STAKE TIES SHALL BE INSPECTED AND ADJUSTED PERIODICALLY, AND REMOVED WHEN NECESSARY, TO INSURE THAT THEY ARE ADEQUATELY SURROUNDING THE TREE WITHOUT BINDING TRUNKS OR BRANCHES.

PLANTS SHALL BE PRUNED TO AVOID BLOCKING WALLS, PASSAGEWAYS AND SIGHT DISTANCE VIEWS FOR VEHICULAR TRAFFIC.

DEAD PLANTS SHALL BE REPLACED, DAMAGED BRANCHES SHALL BE REMOVED, AND OVERGROWN AREAS SHALL BE THINNED BY THE SELECTIVE REMOVAL OF UNNECESSARY PLANTS.

SHRUBS AND VINES USED FOR SCREENING TRASH ENCLOSURES AND SERVICE AREAS SHALL BE PRUNED TO MAXIMIZE SCREENING WHILE ALLOWING ACCESS TO THE STORAGE/SERVICE AREAS.

SHRUBS, TREES AND VINES USED TO MEET THE "REMAINING YARD RESIDENTIAL BUFFERING" REQUIREMENT OR FOR SCREENING ADJACENT PROPERTIES SHALL BE KEPT PRUNED SO THEY DO NOT INTERFERE WITH PEDESTRIAN TRAFFIC AND DO NOT ENCROACH EXCESSIVELY ONTO THE ADJACENT PROPERTY.

GENERAL NOTES

1. ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS, THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL, LANDSCAPE STANDARDS AND THE LA JOLLA SHORES PLANNED DISTRICT REGULATIONS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS AS OF THE APPROVED DATE OF THESE PLANS.

2. AN IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED FOR PROPER IRRIGATION, DEVELOPMENT AND MAINTENANCE OF THE VEGETATION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED.

3. MAINTENANCE: ALL REQUIRED 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 WITHIN 30 DAYS.

MINIMUM TREE SEPARATION DISTANCE

A. IMPROVEMENT MINIMUM DISTANCE TO STREET TREE TRAFFIC SIGNALS (STOP SIGNS) - 20 FEET
UNDERGROUND UTILITY LINES - 5 FEET
ABOVE GROUND UTILITY STRUCTURES - 10 FEET
DRIVEWAY ENTRIES - 10 FEET
INTERSECTIONS (INTERSECTION CURB LINES OF TWO STREETS) - 20 FEET

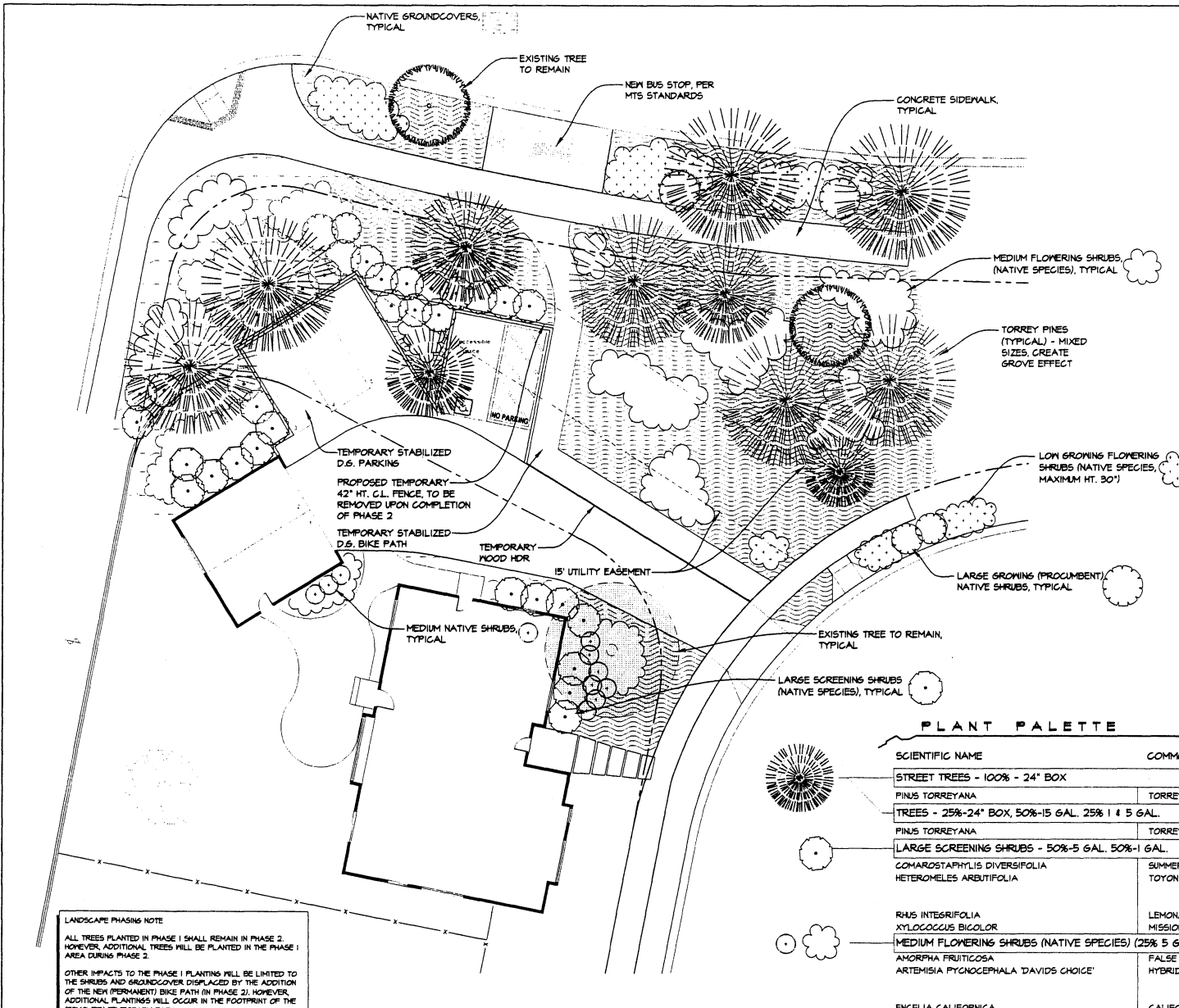
B. LANDSCAPE AREAS FOR TREES. THE OPENINGS FOR TREES PLANTED IN PAVED AREAS SHALL BE A MINIMUM 40 SQUARE FEET IN AREA AND WATER PERMEABLE UNCONSOLIDATED MULCH MATERIALS MUST BE COVERED BY TREE GRATES OR UNATTACHED PAVERS.

IRRIGATION NOTES

THIS PROJECT IS INTENDED TO BE A XERISCAPIC LANDSCAPE. HOWEVER TO COMPLY WITH CITY REGULATIONS, ALL PLANTING AREAS SHALL BE IRRIGATED WITH A PERMANENT AUTOMATIC IRRIGATION SYSTEM USING DRIP IRRIGATION OR LOW PRECIPITATION & PRECIPITATION MATCHED SPRINKLER HEADS. ALL SPRINKLER HEADS IN THE RIGHT-OF-WAY OR WITHIN TWO FEET OF THE SIDEWALK SHALL HAVE EXCESS FLOW VALVES IN THEM AND BE ON VALVES CONTROLLED FROM EACH ADJACENT LOT.

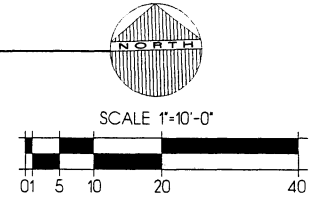
MAINTENANCE NOTES

LANDSCAPE MAINTENANCE SHALL BE PERFORMED ON ALL IMPROVED AREAS OF THE SITE PER THE CRITERIA OF THE CITY OF SAN DIEGO LANDSCAPE STANDARDS, AS WELL AS THE REQUIREMENTS OF THE MAINTENANCE MANUAL AND SPECIFICATIONS OF DAVID REED, LANDSCAPE ARCHITECTS.
THE APPLICANT, HILLEL OF SAN DIEGO - LA JOLLA SHALL BE RESPONSIBLE FOR LONG TERM MAINTENANCE CONTACT: LISA GOLDSTEIN, (858) 550-2210



LANDSCAPE PHASING NOTE
ALL TREES PLANTED IN PHASE I SHALL REMAIN IN PHASE 2. HOWEVER, ADDITIONAL TREES WILL BE PLANTED IN THE PHASE I AREA DURING PHASE 2.
OTHER IMPACTS TO THE PHASE I PLANTINGS WILL BE LIMITED TO THE SHRUBS AND GROUNDCOVER DISPLAYED BY THE ADDITION OF THE NEW (PERMANENT) BIKE PATH (IN PHASE 2). HOWEVER, ADDITIONAL PLANTINGS WILL OCCUR IN THE FOOTPRINT OF THE (REMOVED) TEMPORARY PATH.

LANDSCAPE CONCEPT



PLANT PALETTE

*NOTE: THIS IS A NATIVE PLANT LANDSCAPE

SCIENTIFIC NAME	COMMON NAME	DESCRIPTION	MATURE HEIGHT/SPREAD	O.C. SPACING
STREET TREES - 100% - 24" BOX				
<i>Pinus torreyana</i>	TORREY PINE	LARGE AND OPEN WITH AGE. NATIVE PINE.	50' / 15'-20'	15'-0" MIN.
TREES - 25% - 24" BOX, 50% - 15 GAL, 25% 1 & 5 GAL.				
<i>Pinus torreyana</i>	TORREY PINE	LARGE AND OPEN WITH AGE. NATIVE PINE.	50' / 15'-20'	15'-0" MIN.
LARGE SCREENING SHRUBS - 50% - 5 GAL, 50% - 1 GAL.				
<i>Cornarostaphylis diversifolia</i>	SUMMER HOLLY	EXCELLENT LARGE EVERGREEN SHRUB OR SMALL TREE (8-10' TALL). GOOD WITH SUMMER WATER. MULTI-TRUNKED WITH LEATHERY DARK GREEN LEAVES. PRODUCES WHITE FLOWERS IN SPRING WITH RED BERRIES IN CLUSTERS DURING FALL AND WINTER.	6'-10' / 6'-8'	6'-0"
<i>Heteromeles arbutifolia</i>	TOTON, HOLLYWOOD		12'-18' / 15'-20'	10'-0"
<i>Rhus integrifolia</i>	LEMONADE BERRY		6'-12' / 6'-12'	6'-0"
<i>Xylococcus bicolor</i>	MISSION MANZANITA	DENSE OLIVE GREEN POLYANNE NATIVE.	3'-5' / 3'-5'	2'-6"
MEDIUM FLOWERING SHRUBS (NATIVE SPECIES) (25% 5 GALLON, 75% 1 GALLON)				
<i>Amorpha fruticosa</i>	FALSE INDIGO		6'-8' / 6'	5'-0"
<i>Artemisia pygmaea</i>	HYBRID CALIFORNIA SAGEBRUSH	VERY ATTRACTIVE SILVER COLORED CULTIVAR. TOLERATES SUMMER WATER. SPREADS WELL. RENEWAL PRUNE OR REPLACE AFTER 4 YEARS (IT LOSES FORM).	15'-18' / 6'-12'	2'-6"
<i>Encelia californica</i>	CALIFORNIA ENCELIA	YELLOW DANCY LIKE FLOWERS ON DEEP GREEN LEAVES.	3'-4' / 3'-4'	30"
<i>Galvesia speciosa</i>	ISLAND BUSH SNAPDRAGON		6'-8' / 8'-12'	6'-0"
<i>Isomeris arborea 'dorado'</i>	BLADDER POD	YELLOW SPRAYS OF FLOWERS WITH INTERESTING PODS.	3'-4' / 3'-5'	2'-6"
<i>Mimulus puniceus</i>	MONKEY FLOWER	YELLOW AND ORANGE FLOWERS.	2' / 2'	3'-0"
<i>Salvia winifred gilman</i>	WINIFRED GILMAN HYBRID SAGE		4' / 4'-5'	3'-0"
<i>Solanum xanthi</i>	PURPLE NIGHTSHADE		2'-3' / 3'	2'-6"
LOW SPREADING (PROCU) SHRUBS (NATIVE SPECIES) 25% - 5 GAL, 75% - 1 GAL.				
<i>Artemisia californica 'canyon gray'</i>	HYBRID CALIFORNIA SAGEBRUSH	VERY ATTRACTIVE SILVER COLORED CULTIVAR. TOLERATES SUMMER WATER. SPREADS WELL. RENEWAL PRUNE OR REPLACE AFTER 4 YEARS (IT LOSES FORM).	15'-18' / 6'-12'	15"
<i>Artemisia californica 'montara'</i>	HYBRID COASTAL SAGEBRUSH		1'-2' / 3'-5'	2'-6"
<i>Ceanothus griseus 'horizontalis'</i>	CARMEL CREEPER	ONLY WHERE SPRINKLER COVERAGE IS VERY LIGHT (DRY SPOTS). FRAGRANT LIGHT BLUE FLOWERS ON DEEP GLOSSY GREEN LEAVES. MUST NOT BE OVERWATERED.	18'-30' / 5'-12'	4'-0"
<i>Eriogonum 'dana point'</i>	DANA POINT BUCKWHEAT	PROSTATE FORM OF BUCKWHEAT. PINKISH FLOWER HEADS OPEN TO WHITE AND TURN RUSSET BROWN BY SUMMER'S END.	2' / 5'	4'-0"
<i>Iva haysiana</i>	HAYES IVA		2' / 5'	4'-0"
<i>Ribes viburnifolium</i>	EVERGREEN CURRANT		2'-3' / 10'	8"
<i>Zauschneria californica 'catalina'</i>	CATALINA CALIFORNIA FUCHSIA	DROUGHT TOLERANT GREEN GROUND COVER. ROOTS WELL.	12'-15' / 3'-4'	2'-6"
NATIVE GROUNDCOVERS (100% - ANY SIZE AVAILABLE)				
<i>Camissonia cheiranthifolia ssp. suffruticosa</i>	SUN CUP (BEACH EVENING PRIMROSE)	YELLOW BEACH PRIMROSE		
<i>Camissonia cheiranthifolia</i>	BEACH EVENING PRIMROSE	YELLOW BEACH PRIMROSE		
<i>Centaurium venustum</i>	CANALASIA			
<i>Dudleya edulis</i>	LIVE FOREVER			
<i>Dudleya lanceolata</i>	LANCE LEAFED DUDLEYA	LONG LEAVED GRAY GREEN SUCULENT. FORMS UPRIGHT ROSETTE.		
<i>Linanthus dianthiflorus</i>	GROUND PINK			
<i>Monardella subulabra</i>	MINT BUSH			
<i>Silene laciniata</i>	MEXICAN PINK			
<i>Sisyrinchium bellum</i>	BLUE-EYED GRASS			
<i>Stipa lepidia</i>	FOOTHILL NEEDLE GRASS	SPREAD STIPA BY MANUAL OR OTHER MEANS BEFORE THE HYDROSEEDINGS.		
LOW GROWING FLOWERING SHRUBS (NATIVE SPECIES, MAXIMUM HT. 30")				
<i>Arctostaphylos uva-ursi 'john dourley'</i>	JOHN DOURLEY MANZANITA	SPREADING.	12'-24' / 4'-6'	4'-0"
<i>Artemisia pygmaea 'dauids choice'</i>	HYBRID CALIFORNIA SAGEBRUSH	VERY ATTRACTIVE SILVER COLORED CULTIVAR. TOLERATES SUMMER WATER. SPREADS WELL. RENEWAL PRUNE OR REPLACE AFTER 4 YEARS (IT LOSES FORM).	12'-24' / 36"	2'-6"
<i>Baccharis pilularis 'pigeon point'</i>	PIGEON POINT COYOTE BRUSH	EXCELLENT FIRE ZONE, NATURALIZED. USE AS DRIFTS.	12' / 5'	3'-6"
<i>Ceanothus s. h. 'yankee point'</i>	YANKEE POINT CARMEL CREEPER	ONLY WHERE SPRINKLER COVERAGE IS VERY LIGHT (DRY SPOTS). FRAGRANT LIGHT BLUE FLOWERS ON DEEP GLOSSY GREEN LEAVES. MUST NOT BE OVERWATERED.	24'-36' / 6'	4'-6"
<i>Lotus scoparius</i>	DEERWEED, BIRD'S FOOT TREFOL		24' / 36"	2'-6"
<i>Salvia mellifera 'terra seca'</i>	TERRA SECA SAGE	PROSTRATE FORM OF BLACK SAGE.	12'-24' / 6'	4'-6"

M.W. STEELE ARCHITECTURE & DESIGN
2201 BROADWAY, SUITE 100
SAN DIEGO, CA 92108
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FAX: 619.594.0123
WWW.MWSTEELGROUP.COM

Street Vacation
Right of Way Dedication
La Jolla Shores Site Development Permit for Sustainable Building Development with Deviations from Development Regulations
Change of Occupancy Permit
Sustainable Expedite Program

Project Number: 0735
Digital Date: January 21, 2007
Drawn: AS/AP
Checked:

Hillel of San Diego
San Diego, California

Phase 1:
8976 Cliffridge Avenue
La Jolla, California 92037

Phase 2:
Intersection of La Jolla Scenic Way,
La Jolla Village Drive
and La Jolla Scenic Drive
La Jolla, California 92037

NOT FOR CONSTRUCTION
LANDSCAPE CONCEPT PLAN

L-1

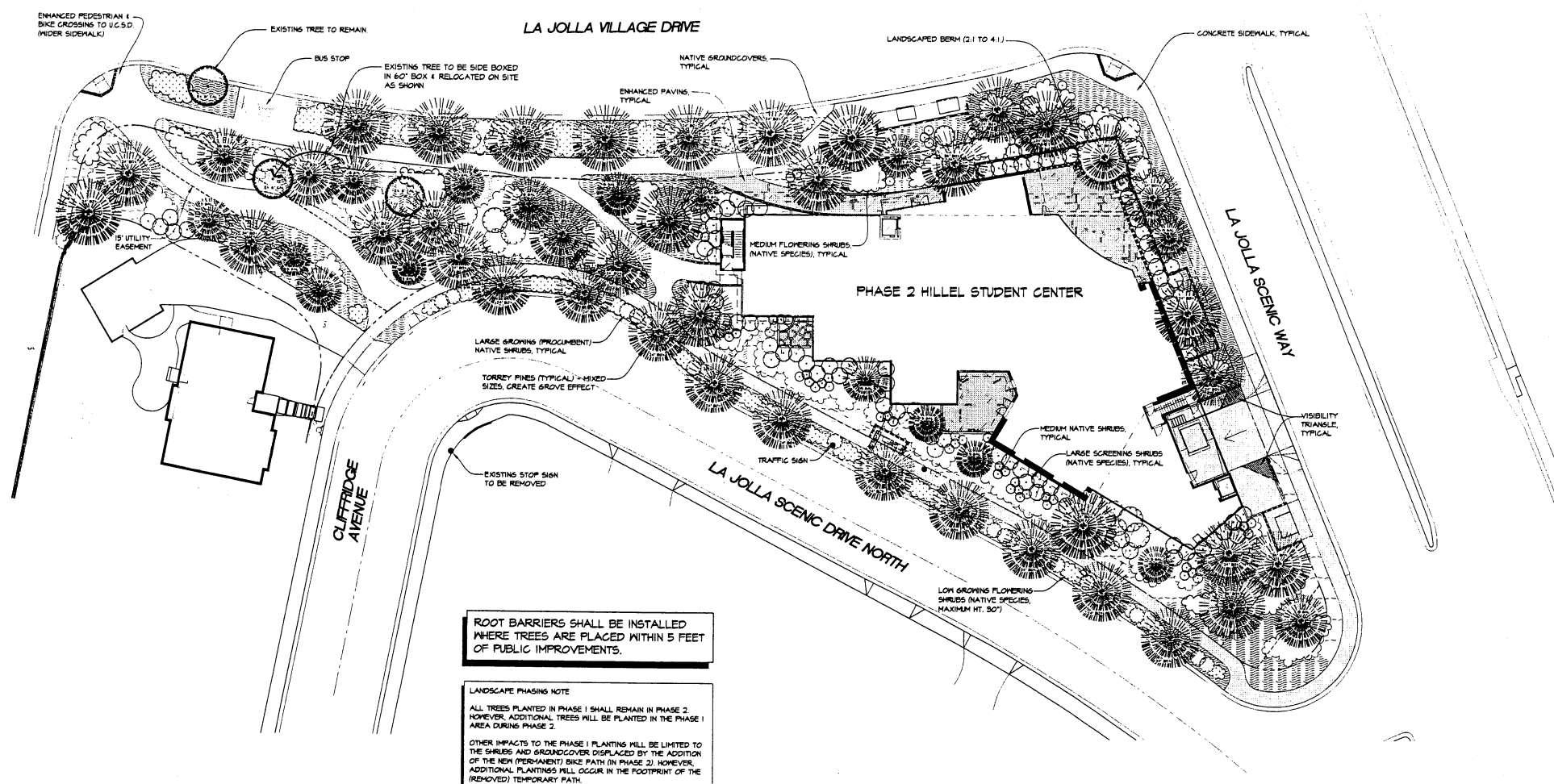
DAVID REED LANDSCAPE ARCHITECTS
2171 INDA STREET SUITE A
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STATE OF CALIFORNIA
LICENSED LANDSCAPE ARCHITECT
NO. 13000
EXPIRES 12/31/08

PHASE 1

Hillel of San Diego

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ROOT BARRIERS SHALL BE INSTALLED WHERE TREES ARE PLACED WITHIN 5 FEET OF PUBLIC IMPROVEMENTS.

LANDSCAPE PHASING NOTE
 ALL TREES PLANTED IN PHASE 1 SHALL REMAIN IN PHASE 2. HOWEVER, ADDITIONAL TREES WILL BE PLANTED IN THE PHASE 1 AREA DURING PHASE 2.
 OTHER IMPACTS TO THE PHASE 1 PLANTING WILL BE LIMITED TO THE SHRUBS AND GROUNDCOVER DISPLACED BY THE ADDITION OF THE NEW (PERMANENT) BIKE PATH (IN PHASE 2). HOWEVER, ADDITIONAL PLANTINGS WILL OCCUR IN THE FOOTPRINT OF THE (REMOVED) TEMPORARY PATH.

LANDSCAPE CALCULATIONS

STREET YARD

TOTAL AREA = 17,188 SQ. FT.
 PLANTING AREA REQUIRED = 17,188 X 25% = 4,297 SQ. FT.
 PLANTING AREA PROVIDED = 19,565 SQ. FT. = 78.9%
 * EXCEEDS PLANTING AREA REQUIREMENTS BY 215% (4,268 SQ. FT.)
 PLANTING POINTS REQUIRED = 17,188 SQ. FT. X 0.05 = 860 POINTS
 PLANTING POINTS PROVIDED = 1,045 POINTS

1 EXISTING 6" CAL. TORREY PINE	250 POINTS
1 EXISTING 6" CAL. TORREY PINE	200 POINTS
(1) 5 6AL TREES * 5 PTS=	35 POINTS
(1) 15 6AL TREES * 10 PTS=	70 POINTS
(4) 24" BOX TREES * 20 PTS=	180 POINTS
(5) 36" BOX TREES * 50 PTS=	250 POINTS
	995 POINTS

REMAINING YARD

TOTAL AREA = 5,501 SQ. FT.
 PLANTING AREA REQUIRED = 5,501 SQ. FT. X 30% = 1,651 SQ. FT.
 PLANTING AREA PROVIDED = 4,474 SQ. FT. = 81.3%
 * EXCEEDS PLANTING AREA REQUIREMENTS BY 170% (28,29 SQ. FT.)
 PLANTING POINTS REQUIRED = 5,501 SQ. FT. X 0.05 = 276 POINTS
 PLANTING POINTS PROVIDED = 300 POINTS

(4) 36" BOX TREES * 50 PTS=	200 POINTS
(4) 24" BOX TREES * 20 PTS=	80 POINTS
(1) 15 6AL TREE * 10 PTS=	10 POINTS
(2) 5 6AL TREE * 5 PTS=	10 POINTS
	300 POINTS

PHASE 2 CONCEPT

THIS PASSIVE, NATIVE HABITAT GARDEN SET WITHIN A GROVE OF TORREY PINES, IS DEDICATED TO THOSE INDIVIDUALS WHO HELPED SAVE, FOSTER, STUDY, CELEBRATE AND OTHERWISE BEFRIEND THIS RARE SPECIES OF TREE THAT IS UNIQUE TO LA JOLLA.

MAINTENANCE CRITERIA

TREES SHALL BE WATERED DEEPLY, BUT INFREQUENTLY, TO PROMOTE DEEPER ROOTING, AND SHALL BE FERTILIZED AS REQUIRED BY SOUND HORTICULTURAL PRACTICES.
 PLANTS SHALL BE PRUNED IN ACCORDANCE WITH PROFESSIONAL TRIMMING STANDARDS TO MAINTAIN THEIR INTENDED SHAPES AND SIZES, AND TO INSURE THE HEALTH OF THE SPECIMEN AND THE SAFETY OF THE PUBLIC.
 TREE SAWS AND STAKE TIES SHALL BE INSPECTED AND ADJUSTED PERIODICALLY, AND REMOVED WHEN NECESSARY, TO INSURE THAT THEY ARE ADEQUATELY SURROUNDING THE TREE WITHOUT GIRDLING TRUNKS OR BRANCHES.
 PLANTS SHALL BE PRUNED TO AVOID BLOCKING WALLS, PASSAGEWAYS AND SIGHT DISTANCE VIEWS FOR VEHICULAR TRAFFIC.
 DEAD PLANTS SHALL BE REPLACED, DAMAGED BRANCHES SHALL BE REMOVED, AND OVERGROWN AREAS SHALL BE THINNED BY THE SELECTIVE REMOVAL OF UNNECESSARY PLANTS.
 SHRUBS AND VINES USED FOR SCREENING TRASH ENCLOSURES AND SERVICE AREAS SHALL BE PRUNED TO MAXIMIZE SCREENING WHILE ALLOWING ACCESS TO THE STORAGE/SERVICE AREAS.
 SHRUBS, TREES AND VINES USED TO MEET THE "REMAINING YARD RESIDENTIAL BUFFERING" REQUIREMENT OR FOR SCREENING ADJACENT PROPERTIES SHALL BE KEPT PRUNED SO THEY DO NOT INTERFERE WITH PEDESTRIAN TRAFFIC AND DO NOT ENCROACH EXCESSIVELY ONTO THE ADJACENT PROPERTY.

GENERAL NOTES

1. ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS, THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL, LANDSCAPE STANDARDS AND THE LA JOLLA SHORES PLANNED DISTRICT REGULATIONS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS AS OF THE APPROVED DATE OF THESE PLANS.
 2. AN IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED FOR PROPER IRRIGATION, DEVELOPMENT AND MAINTENANCE OF THE VEGETATION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED.
 3. MAINTENANCE: ALL REQUIRED 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 WITHIN 90 DAYS.

MINIMUM TREE SEPARATION DISTANCE

A. IMPROVEMENT/MINIMUM DISTANCE TO STREET TREE, TRAFFIC SIGNALS (STOP SIGNS) - 20 FEET
 UNDERGROUND UTILITY LINES - 5 FEET
 ABOVE GROUND UTILITY STRUCTURES - 10 FEET
 DRIVEWAY ENTRIES - 10 FEET
 INTERSECTIONS (INTERSECTION CURB LINES OF TWO STREETS) - 25 FEET
 B. LANDSCAPE AREAS FOR TREES, THE OPENINGS FOR TREES PLANTED IN PAVED AREAS SHALL BE A MINIMUM 40 SQUARE FEET IN AREA AND WATER PERMEABLE UNCONSOLIDATED MULCH MATERIALS MUST BE COVERED BY TREE GRATES OR UNATTACHED PAVERS.

IRRIGATION NOTES

THIS PROJECT IS INTENDED TO BE A XERISCAPIC LANDSCAPE. HOWEVER, TO COMPLY WITH CITY REGULATIONS, ALL PLANTING AREAS SHALL BE IRRIGATED WITH A PERMANENT AUTOMATIC IRRIGATION SYSTEM, USING DROPP IRRIGATION OR LOW PRECIPITATION & PRECIPITATION MATCHED SPRINKLER HEADS. ALL SPRINKLER HEADS IN THE RIGHT-OF-WAY OR WITHIN TWO FEET OF THE SIDEWALK SHALL HAVE EXCESS FLOW VALVES IN THEM AND BE ON VALVES CONTROLLED FROM EACH ADJACENT LOT.

MAINTENANCE NOTES

LANDSCAPE MAINTENANCE SHALL BE PERFORMED ON ALL IMPROVED AREAS OF THE SITE, PER THE CRITERIA OF THE CITY OF SAN DIEGO LANDSCAPE STANDARDS, AS WELL AS THE REQUIREMENTS OF THE MAINTENANCE MANUAL, AND SPECIFICATIONS OF DAVID REED, LANDSCAPE ARCHITECTS.
 THE APPLICANT, HILLEL OF UCSD - LA JOLLA, SHALL BE RESPONSIBLE FOR LONG TERM MAINTENANCE. CONTACT: LISA GOLDSTEIN, (858) 550-2210

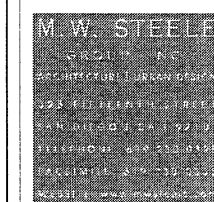


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PHASE 2

FOR PLANT PALETTE, SEE SHEET L-3

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Revision 3:	06.11.08 First Review Cycle
Revision 4:	06.26.08 Traffic Deviations
Revision 5:	07.21.08 2nd Resubmittal
Revision 6:	08.14.08 3rd Resubmittal
Revision 7:	09.19.08 4th Resubmittal
Revision 8:	
Revision 9:	
Revision 10:	
Revision 11:	
Revision 12:	

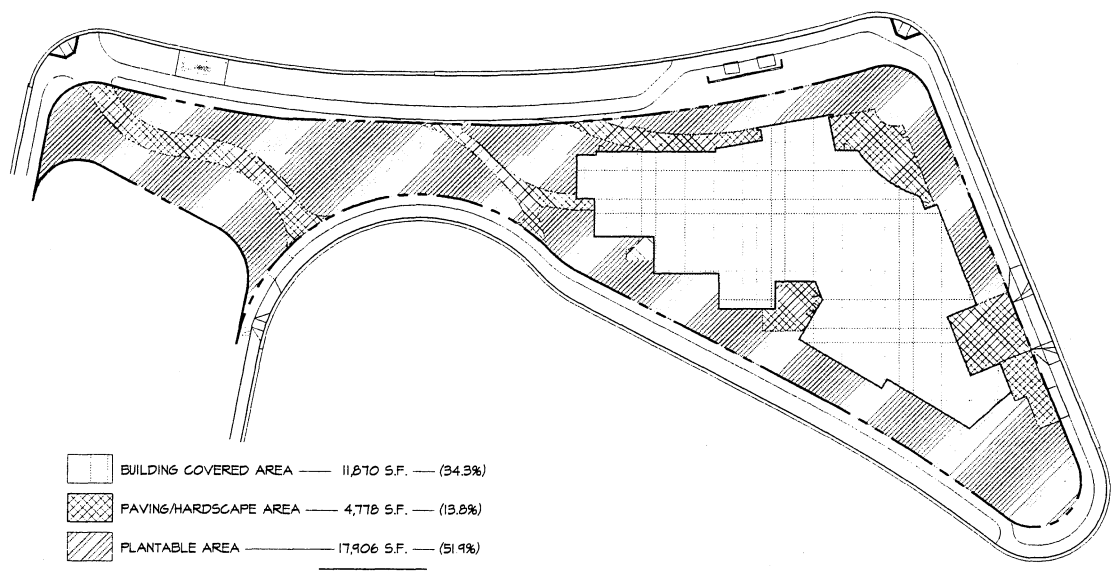
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 LANDSCAPE CONCEPT PLAN

L-2

PLANT PALETTE PHASE 2

*NOTE: THIS IS A NATIVE PLANT LANDSCAPE

SCIENTIFIC NAME	COMMON NAME	DESCRIPTION	MATURE HEIGHT/SPREAD	O.C. SPACING
STREET TREES - 100% - 24" BOX				
FINUS TORREYANA	TORREY PINE	LARGE AND OPEN WITH AGE. NATIVE PINE	50' / 15'-20'	15'-0" MIN
TREES - 25%-24" BOX, 50%-15 GAL, 25% 1 & 5 GAL				
FINUS TORREYANA	TORREY PINE	LARGE AND OPEN WITH AGE. NATIVE PINE	50' / 15'-20'	15'-0" MIN
LARGE SCREENING SHRUBS - 50%-5 GAL, 50%-1 GAL				
COMAROSTAPHYLIS DIVERSIFOLIA	SUMMER HOLLY	EXCELLENT LARGE EVERGREEN SHRUB OR SMALL TREE (SU 8-10' TALL) GOOD WITH SUMMER WATER. MULTI-TRUNKED WITH LEATHERY DARK GREEN LEAVES. PRODUCES WHITE FLOWERS IN SPRING WITH RED BERRIES IN CLUSTERS DURING FALL AND WINTER.	6-10' / 6-8' 12-18' / 15'-20'	6'-0" 10'-0"
HETEROMELES ARBUTIFOLIA	TOYON, HOLLYWOOD			
RHUS INTEGRIFOLIA	LEMONADE BERRY		6'-12' / 6'-12'	6'-0"
XYLOCCOCUS BICOLOR	MISSION MANZANITA		3'-5' / 3'-5'	2'-6"
MEDIUM FLOWERING SHRUBS (NATIVE SPECIES) (25% 5 GALLON, 15% 1 GALLON)				
AMORPHIA FRUITICOSA	FALSE INDIGO		6'-8' / 6'	5'-0"
ARTEMISIA PYCNOCEPHALA 'DAVIDS CHOICE'	HYBRID CALIFORNIA SAGEBRUSH	VERY ATTRACTIVE SILVER COLORED CULTIVAR. TOLERATES SUMMER WATER. SPREADS WELL. RENEWAL PRUNE OR REPLACE AFTER 4 YEARS (IT LOSES FORM).	15'-18" / 6'-12"	2'-6"
ENCELIA CALIFORNICA	CALIFORNIA ENCELIA	YELLOW DAISY LIKE FLOWERS ON DEEP GREEN LEAVES.	3'-4' / 3'-4'	30"
GALVESIA SPECIOSA	ISLAND BUSH SNAPDRAGON		6'-8" / 8'-12"	6'-0"
ISOMERIS ARBOREA 'DORADO'	BLADDER POD		3'-4' / 3'-5'	2'-6"
MIMULUS PUNICEUS	MONKEY FLOWER	YELLOW SPRAYS OF FLOWERS WITH INTERESTING PODS.	2' / 2'	
SALVIA WINIFRED GILMAN	WINIFRED GILMAN HYBRID SAGE	YELLOW AND ORANGE FLOWERS.	4' / 4'-5'	3'-0"
SOLANUM XANTHUM	PURPLE NIGHTSHADE		2'-3' / 3'	2'-6"
LOW SPREADING (PROCUMBENT) SHRUBS (NATIVE SPECIES) 25%- 5GAL, 15%- 1 GAL.				
ARTEMISIA CALIFORNICA 'CANYON GRAY'	HYBRID CALIFORNIA SAGEBRUSH	VERY ATTRACTIVE SILVER COLORED CULTIVAR. TOLERATES SUMMER WATER. SPREADS WELL. RENEWAL PRUNE OR REPLACE AFTER 4 YEARS (IT LOSES FORM).	15'-18" / 6'-12"	15"
ARTEMISIA CALIFORNICA 'MONTANA'	HYBRID COASTAL SAGEBRUSH		1'-2' / 3'-5'	2'-6"
CEANTHUS GRISEUS 'HORIZONTALIS'	CARMEL CREEPER	ONLY WHERE SPRINKLER COVERAGE IS VERY LIGHT (DRY SPOTS). FRAGRANT LIGHT BLUE FLOWERS ON DEEP GLOSSY GREEN LEAVES. MUST NOT BE OVERWATERED.	18"-30" / 3'-12"	4'-0"
ERIOGONUM 'DANA POINT'	DANA POINT BUCKWHEAT	PROSTRATE FORM OF BUCKWHEAT. PINKISH FLOWER HEADS OPEN TO WHITE AND TURN RUSSET BROWN BY SUMMERS' END.	2' / 5'	4'-0"
IVA HAYESIANA	HAYES IVA		2' / 5'	4'-0"
RIBES VIBURNIFOLIUM	EVERGREEN CURRANT	DRY TOLERANT GREEN GROUNDCOVER. ROOTS WELL.	2'-3' / 10'	8"
ZAUSCHNERIA CALIFORNICA 'CATALINA'	CATALINA CALIFORNIA FUCHSIA		12'-15" / 3'-4'	2'-6"
NATIVE GROUNDCOVERS (100% - ANY SIZE AVAILABLE)				
CAMISSONIA CHEIRANTHIFOLIA SSP. SUFFRUTICOSA	SUN CUP (BEACH EVENING PRIMROSE)	YELLOW BEACH PRIMROSE.		
CAMISSONIA CHEIRANTHIFOLIA	BEACH EVENING PRIMROSE	YELLOW BEACH PRIMROSE.		
CENTAURIUM VENUSTUM	CANCHALAGUA			
DUDLEYA EDULIS	LIVE FOREVER			
DUDLEYA LANCEOLATA	LONG LEAFED DUDLEYA	LONG LEAFED GRAY GREEN SUCCULENT. FORMS UPRIGHT ROSETTE.		
LINANTHUS DIANTHIFLORUS	GROUND PINK			
MONARDELLA SUBSLABRA	MINT BUSH			
SILENE LACINATE	MEXICAN PINK			
SISYRINCHUM BELLUM	BLUE-EYED GRASS			
STIPA LEPIDA	FOOTHILL NEEDLE GRASS	SPREAD STIPA BY MANUAL OR OTHER MEANS BEFORE THE HYDROSEEDING.		
LOW GROWING FLOWERING SHRUBS (NATIVE SPECIES, MAXIMUM HT. 30")				
ARCTOSTAPHYLIS INSULARIS 'JOHN DOURLEY'	JOHN DOURLEY MANZANITA	SPREADING.	12'-24" / 4'-6"	4'-0"
ARTEMISIA PYCNOCEPHALA 'DAVIDS CHOICE'	HYBRID CALIFORNIA SAGEBRUSH	VERY ATTRACTIVE SILVER COLORED CULTIVAR. TOLERATES SUMMER WATER. SPREADS WELL. RENEWAL PRUNE OR REPLACE AFTER 4 YEARS (IT LOSES FORM).	12'-24" / 36"	2'-6"
BACCHARIS PILLULARIS 'PIGEON POINT'	PIGEON POINT COYOTE BRUSH	EXCELLENT FIRE ZONE. NATURALIZED. USE AS DRIFTS.	12' / 5'	3'-6"
CEANTHUS S. H. 'YANKEE POINT'	YANKEE POINT CARMEL CREEPER	ONLY WHERE SPRINKLER COVERAGE IS VERY LIGHT (DRY SPOTS). FRAGRANT LIGHT BLUE FLOWERS ON DEEP GLOSSY GREEN LEAVES. MUST NOT BE OVERWATERED.	24"-36" / 6"	4'-6"
LOTUS SCOPARIUS	DEERWEED, BIRD'S FOOT TREFOLI		24" / 36"	2'-6"
SALVIA MELIFERA 'TERRA SECA'	TERRA SECA SAGE	PROSTRATE FORM OF BLACK SAGE.	12'-24" / 6"	4'-6"



BUILDING COVERED AREA — 11,870 S.F. — (34.3%)
 PAVING/HARDSCAPE AREA — 4,718 S.F. — (13.8%)
 PLANTABLE AREA — 17,906 S.F. — (51.9%)
TOTAL SITE AREA — 34,554 S.F. — (100%)

LANDSCAPE AREA DIAGRAM, PHASE 2
NTS

- Hillel of San Diego
- Street Vacation
- Right of Way Dedication
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Street Vacation
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M.W. STEELE GROUP, INC.
ARCHITECTURE / LANDSCAPE ARCHITECTURE

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Hillel
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- NOT FOR CONSTRUCTION
- LANDSCAPE CONCEPT PLAN
- Revision 1: 01.21.08 Initial submittal
 - Revision 2: 04.25.08 MFR
 - Revision 3: 06.11.08 Final Client Review, Castle
 - Revision 4: 06.26.08 Traffic, Permits, etc.
 - Revision 5: 07.21.08 Full Resubmittal
 - Revision 6: 08.14.08 3rd Resubmittal
 - Revision 7: 08.19.08 4th Resubmittal
 - Revision 8: _____
 - Revision 9: _____
 - Revision 10: _____
 - Revision 11: _____
 - Revision 12: _____

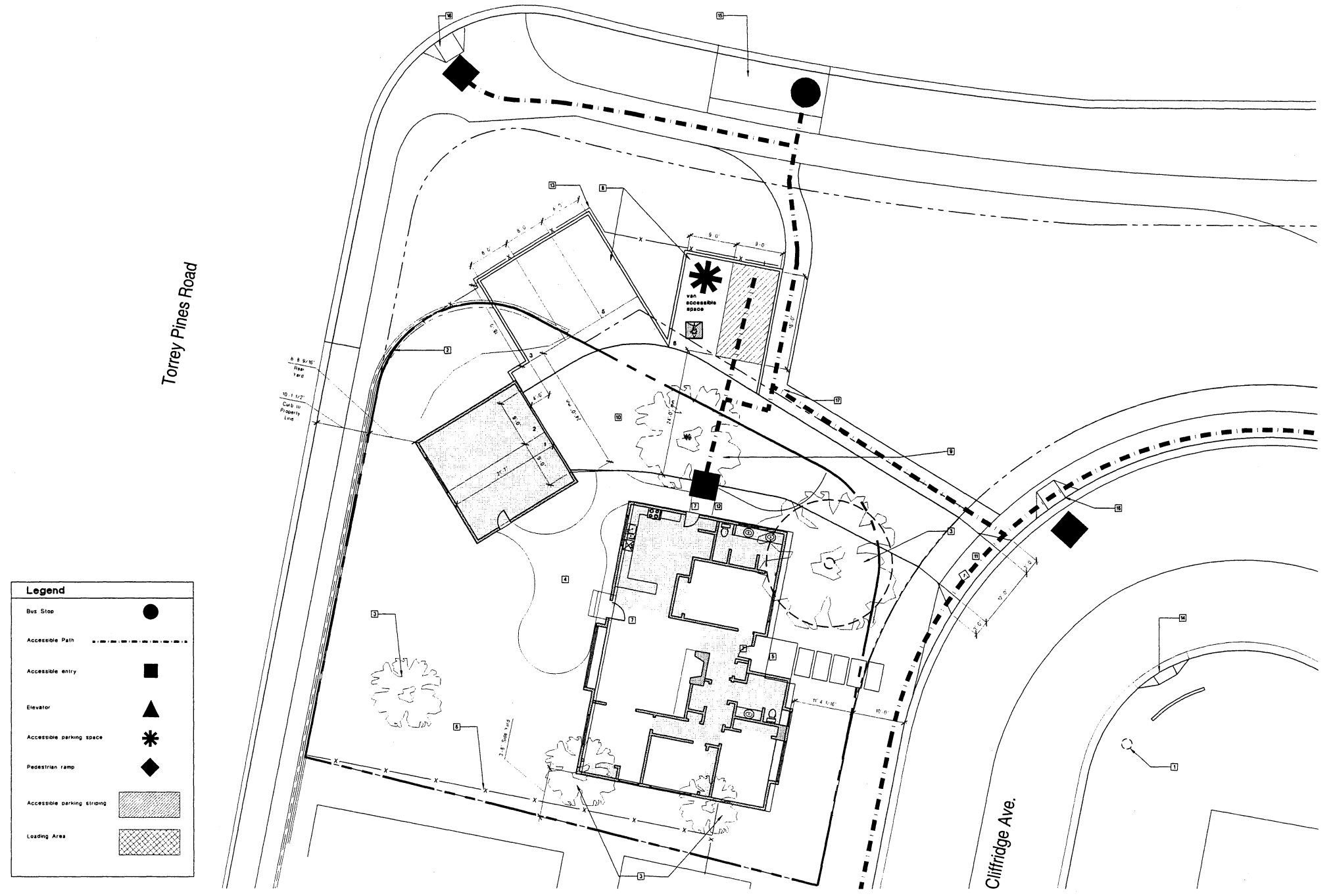
L-3

PHASE 2



2171 INDIAN STREET SUITE A
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Legend	
Bus Stop	●
Accessible Path	--- --
Accessible entry	■
Elevator	▲
Accessible parking space	*
Pedestrian ramp	◆
Accessible parking strong	[Hatched Box]
Loading Area	[Cross-hatched Box]

1 Phase 1: Parking Alternative 1: Temporary Parking until Phase 2 complete
 scale: 1/8"=1'-0"

Notes:
Parking Alternative 1: Provide 6 parking spaces in the abandoned cul-de-sac. This alternative involves the construction of a temporary sidewalk and parking improvements in the abandoned cul-de-sac/right of way, if the street vacation is approved as part of the Site 653 Project. This alternative assumes that Hillel's application for the Site 653 Site Development Permit and application for street vacation will be approved.
Parking Alternative 2: This alternative provides for satisfying the parking requirements on site. This alternative provides for demolition of the existing garage at the House and construction of 6 parking spaces on the site of the House Project as depicted on site plan Sheet A2.1, submitted herewith. We would propose that this alternative be required only if the Site 653 application and corresponding street vacation is denied.

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Site Plan Notes	
1	Existing stop sign to be removed
2	Existing CMU wall
3	Existing tree to remain
4	Existing patio
5	Existing walk way
6	Existing fence
7	Exit door (3'-0" x 6'-8")
8	Temporary paving, to be removed at completion of Phase 2
9	Existing tree to be removed
10	New concrete driveway
11	New curb cut
12	Accessible path and entry
13	Proposed 42" high fence for screening
14	Existing curb ramp to remain
15	Existing bus stop to remain
16	Proposed pedestrian ramp
17	Temporary bike and pedestrian path during Phase 1

SDP Deviations	
◇	Phase 1 parking alternative 1 required 24' driveway curb cut 3'-0" flare out on each side 20'-0" driveway with 3'-0" flare out on each side provided.
◇	Phase 1 parking alternative 2 required 24' wide temporary driveway cut at the curb line for the office building with 3'-0" flare out on each side 20'-0" driveway with 3'-0" flare out on each side provided.
◇	Phase 2 parking required 24' wide driveway cut at the curb line for the underground parking garage with 3'-0" flare out on each side 22'-0" driveway with 3'-0" flare out on each side provided.



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 Client: NW

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Revision 2:	04.25.08 MR
Revision 3:	06.11.08 Final Review Circle
Revision 4:	06.26.08 Traffic Permits
Revision 5:	07.23.08 Civil Resubmittal
Revision 6:	08.14.08 3rd Resubmittal
Revision 7:	08.19.08 4th Resubmittal
Revision 8:	
Revision 9:	
Revision 10:	
Revision 11:	
Revision 12:	

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NOT FOR CONSTRUCTION

Phase 1:
 Alternative "1"
 Parking Plan

A2.0

S:\Drawings\0735 - Hillel La Jolla\AutoCAD\Discretionary\Fourth Full re-submittal - 080919A-21_Phase 1 Plan.dwg, HP LaserJet 5000DN.pcc3



1 Phase 1: Parking Alternative 2 (If Phase 2 Development of Site 653, for Hillel, is not approved)
scale: 1/8"=1'-0"

Notes:

Parking Alternative 1: Provide 6 parking spaces in the abandoned cul-de-sac. This alternative involves the construction of a temporary sidewalk and parking improvements in the abandoned cul-de-sac/right of way, if the street vacation is approved as part of the Site 653 Project. This alternative assumes that Hillel's application for the Site 653 Site Development Permit and application for street vacation will be approved.

Parking Alternative 2: This alternative provides for satisfying the parking requirements on site. This alternative provides for demolition of the existing garage at the House and construction of 6 parking spaces on the site of the House Project as depicted on site plan Sheet A2.1, submitted herewith. We would propose that this alternative be required only if the Site 653 application and corresponding street vacation is denied.

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Site Plan Notes	
[1]	Existing Sign
[2]	Existing C.M.U. wall
[3]	Existing tree to remain
[4]	Existing garage to be demolished
[5]	Existing walk way
[6]	Existing fence
[7]	Exit Door (3'-0" x 6'-8")
[8]	New concrete parking lot
[9]	Existing Tree to be Removed
[10]	New Concrete Driveway
[11]	New curb cut.
[12]	Accessible path and entry
[13]	Existing bus stop to remain
[14]	New pedestrian ramp
[15]	Existing stop sign to remain
SDP Deviations	
◇	Phase 1 parking alternative 1 required 24' driveway curb cut 12'-0" wide curb cut provided. Deviation of 12'-0"
◇	Phase 1 parking alternative 2 required 24' wide temporary driveway cut at the curb line for the office building, with 2'-0" flare out on each side. 20'-0" driveway with 3'-0" flare out on each side provided.
◇	Phase 2 parking required 24' wide driveway cut at the curb line for the underground parking garage, with 2'-0" flare out on each side. 22'-0" driveway with 2'-0" flare out on each side provided.



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Revision 5:	07.21.08 Full Plans/Section
Revision 6:	08.14.08 2nd Plans/Section
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Phase 1:
Alternative 2
Parking Plan

A2.1

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◆	Phase 3 parking required 24' wide driveway cut at the curb line for the underground parking garage, with 3'-0" flare out on each side. 27'-0" driveway with 3'-0" flare out on each side provided.

Garage Areas	
Parking area	15,147sf
Loading Zone	270sf
Trash/Recycling	289sf
Telephone & Cable/ Mechanical	354sf
Stairs	309
Elevator Equipment Rooms	328sf
Lobbies	163sf
Total Gross Area	17,000 sf
Total Standard Parking Spaces	37
Accessible parking spaces	3
Lift parking spaces	28
Total Parking Spaces	68

Hatch Pattern denotes parking spaces with lift device for second vehicle



Street Vacation
Right of Way Dedication
La Jolla Shores Site Development Permit for Sustainable Building Development with Deviations from Development Regulations
Change of Occupancy Permit
Sustainable Expedite Program

Project Number:	0725
Original Date:	January 21, 2007
Drawn:	ZA
Checked:	JA

Revision 1:	01.21.07 Initial submittal
Revision 2:	04.25.07 MFR
Revision 3:	05.11.07 First Review Cycle
Revision 4:	06.26.07 Traffic Revisions
Revision 5:	07.21.07 Full Reassembly
Revision 6:	08.14.07 2nd Preliminary
Revision 7:	09.19.07 4th Preliminary
Revision 8:	
Revision 9:	
Revision 10:	
Revision 11:	
Revision 12:	

Hillel of San Diego
San Diego, California

Phase 1:
8976 Cliffridge Avenue
La Jolla, California 92037

Phase 2:
Intersection of La Jolla Scenic Way,
La Jolla Village Drive
and La Jolla Scenic Drive
La Jolla, California 92037

NOT FOR CONSTRUCTION

Phase 2:
Subterranean
Parking Garage

A2.2

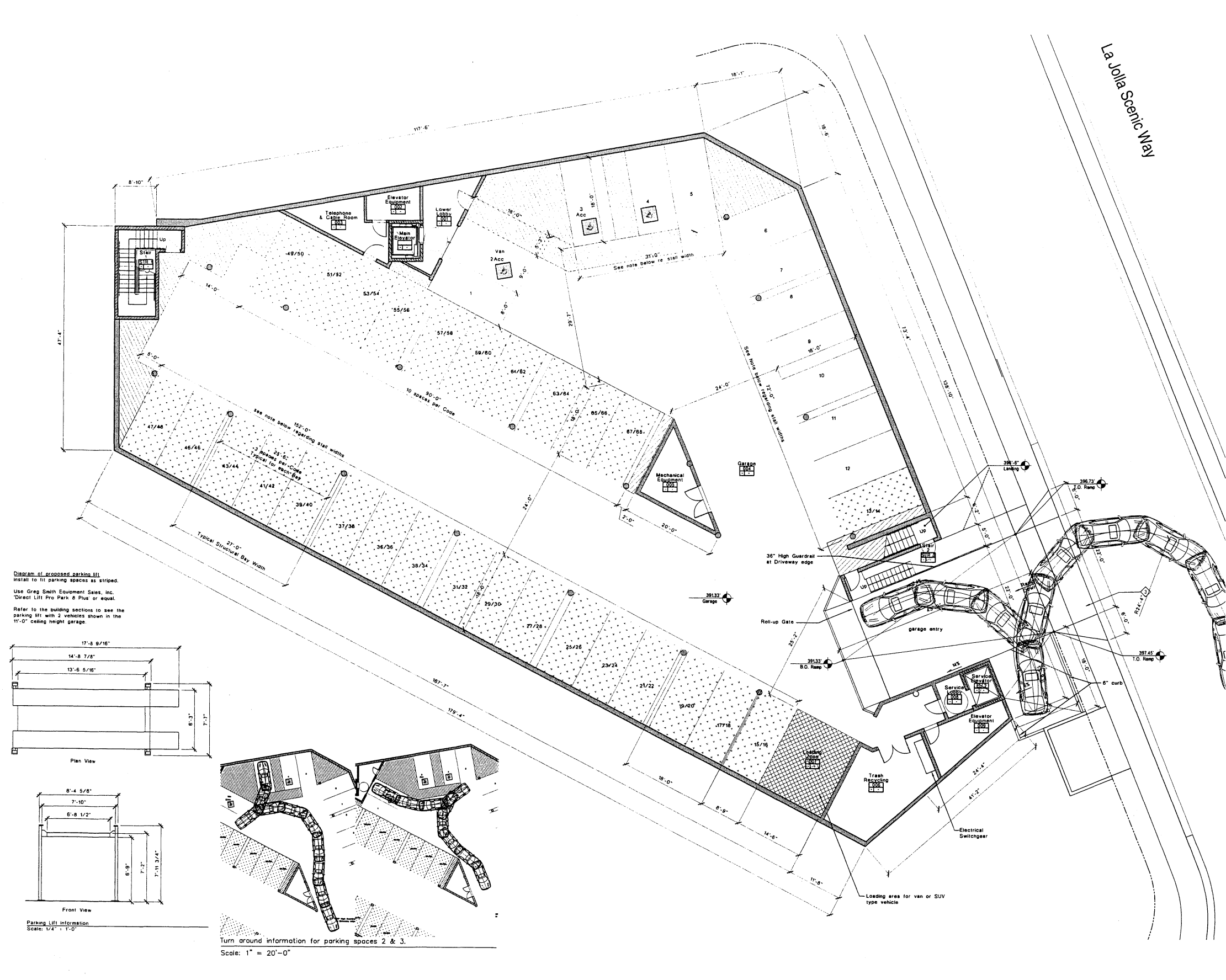
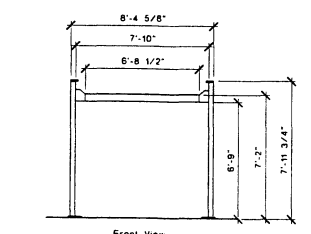
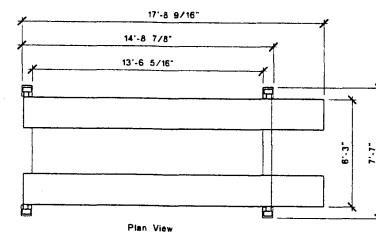
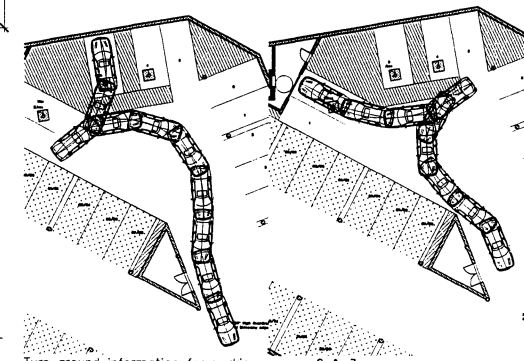


Diagram of proposed parking lift installed to lift parking spaces as striped. Use Greg Smith Equipment Sales, Inc. Direct Lift Pro Park & Plus or equal. Refer to the building sections to see the parking lift with 2 vehicles shown in the 11'-0" ceiling height garage.

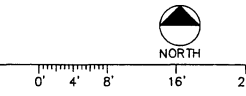


Parking Lift Information
Scale: 1/4" = 1'-0"

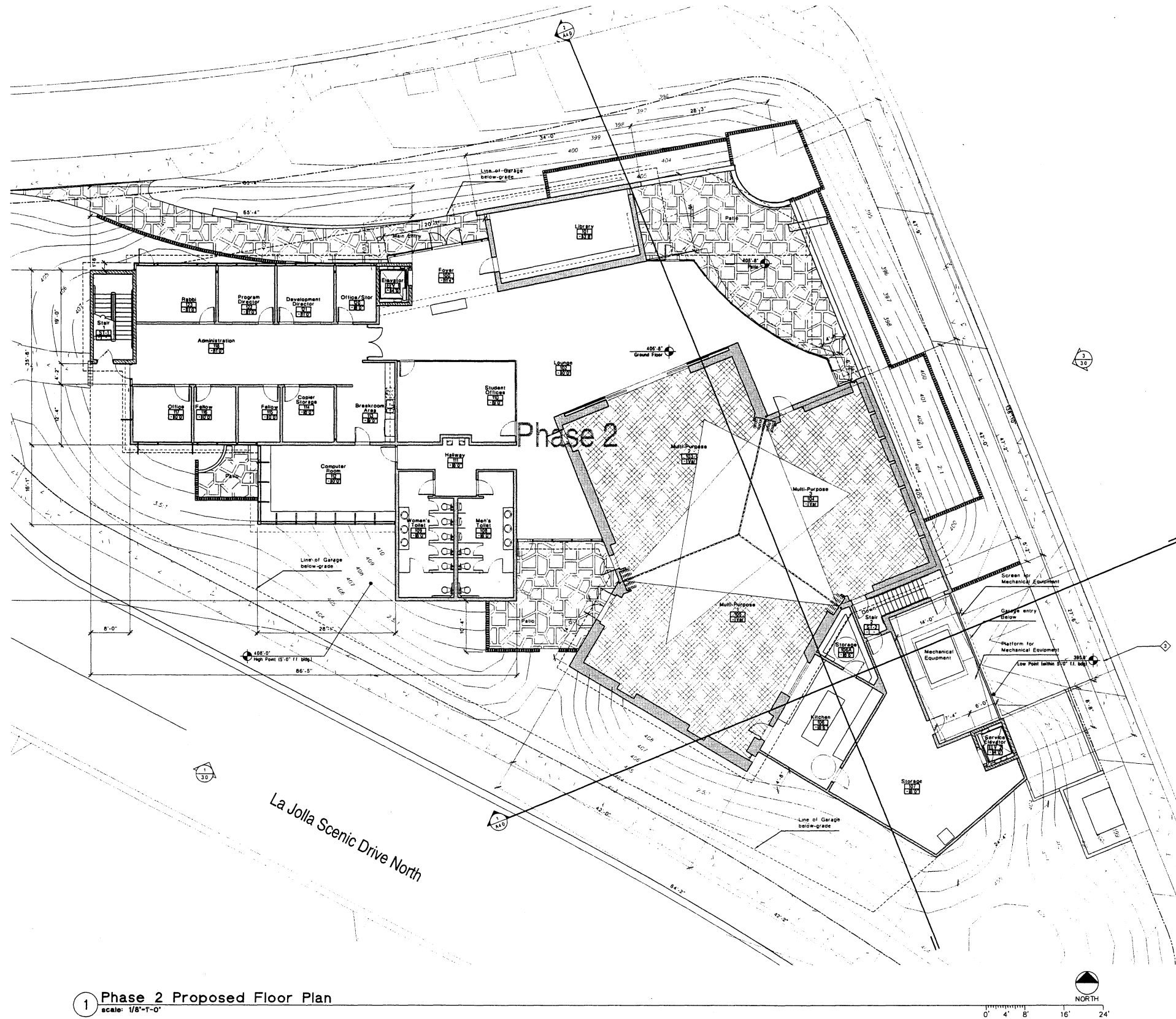


Turn around information for parking spaces 2 & 3.
Scale: 1" = 20'-0"

1 Phase 2 Proposed Subterranean Parking Garage
scale: 1/8"=1'-0"



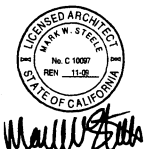
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1 Phase 2 Proposed Floor Plan
scale: 1/8"=1'-0"

- Hillel of San Diego
- Street Vacation
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SDP Deviations	
◆	Phase 1 parking alternative 1 required 24' driveway curb out 12'-0" wide curb out provided. Deviation of 12'-0".
◆	Phase 1 parking alternative 2 required 24' wide temporary driveway curb out at the curb line for the office building, with 3'-0" flare out on each side. 20'-0" driveway with 3'-0" flare out on each side provided.
◆	Phase 2 parking required 24' wide driveway curb out at the curb line for the underground parking garage, with 3'-0" flare out on each side. 22'-0" driveway with 3'-0" flare out on each side provided.
Ground Floor Areas	
Entry Lounge Area	2,239 sf
Multi-Purpose 1	1,319 sf
Multi-Purpose 2	1,199 sf
Multi-Purpose 3	1,063 sf
Administration	1,821 sf
Library	400 sf
Student Offices	381 sf
Computer Room	419 sf
Storage	818 sf
Kitchen	360 sf
Women's Toilet	263 sf
Men's Toilet	263 sf
Total Net Floor Area	10,508 sf
Total Gross Floor Area	12,100 sf



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Street Vacation
Right of Way Dedication
La Jolla Shores Site Development Permit for Sustainable Building Development with Deviations from Development Regulations
Change of Occupancy Permit
Sustainable Expedite Program

Project Name	0735
Original Date	January 21, 2007
Drawn	
Checked	KW
Revision 1:	01.21.08 Initial Submittal
Revision 2:	04.23.08 MRB
Revision 3:	05.11.08 First Review Cycle
Revision 4:	06.26.08 Traffic Revisions
Revision 5:	07.21.08 Full Re-submittal
Revision 6:	08.14.08 2nd Review Cycle
Revision 7:	09.19.08 4th Review Cycle
Revision 8:	
Revision 9:	
Revision 10:	
Revision 11:	
Revision 12:	

Hillel of San Diego
San Diego, California

Phase 1:
8976 Cliffridge Avenue
La Jolla, California 92037

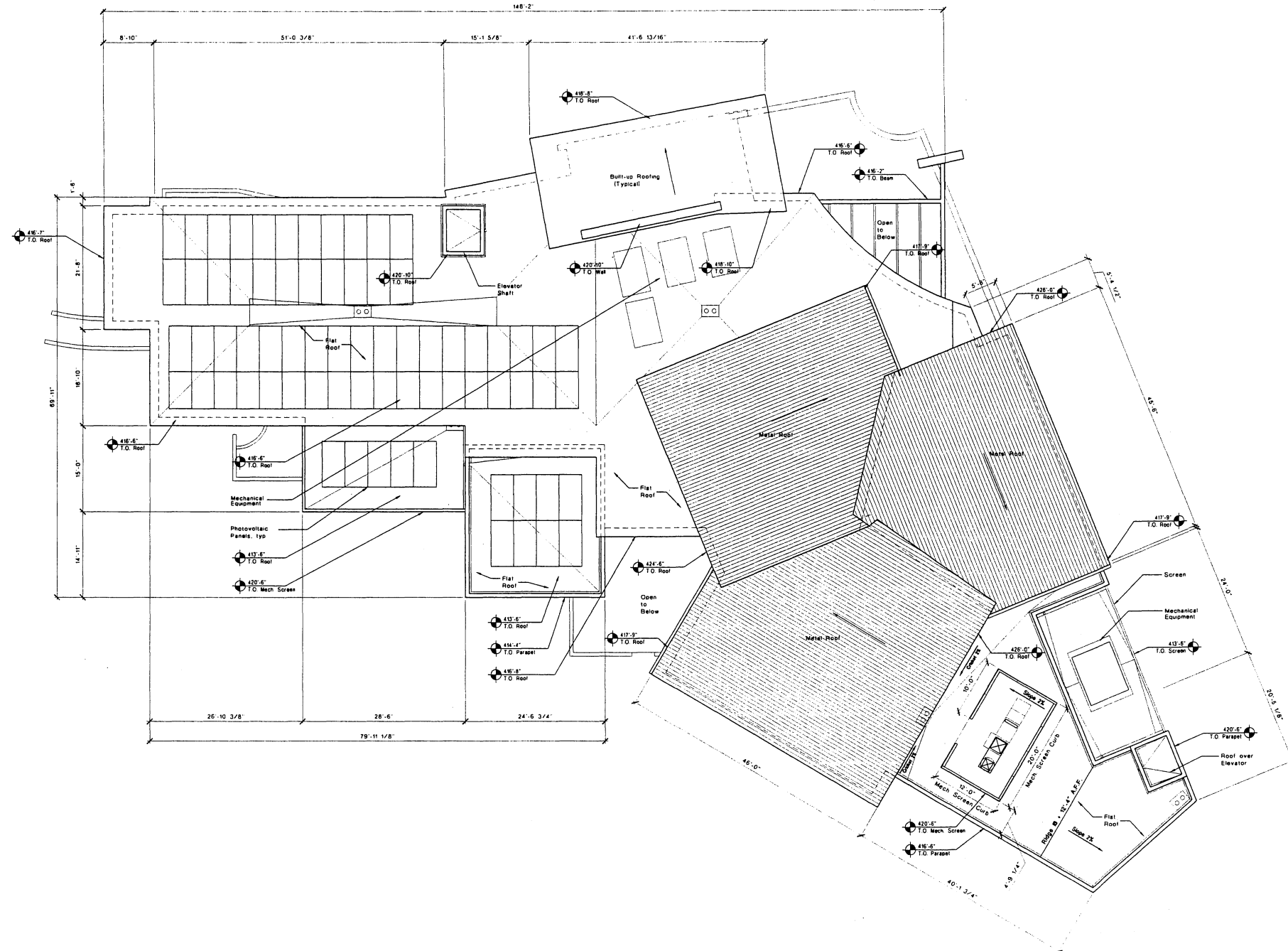
Phase 2:
Intersection of La Jolla Scenic Way,
La Jolla Village Drive
and La Jolla Scenic Drive
La Jolla, California 92037

NOT FOR CONSTRUCTION

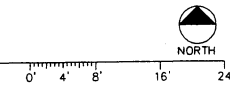
Phase 2:
Proposed
Floor Plan

A2.3

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1 Phase 2 Proposed Roof Plan
scale: 1/8"=1'-0"



- Hillel of San Diego
- Street Vacation
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Street Vacation
Right of Way Dedication
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Project Number	0735
Original Date	January 31, 2007
Drawn	SO
Checked	KW

Revision 1:	01.21.08 Initial Submittal
Revision 2:	04.22.08 MB
Revision 3:	06.11.08 Final Review Copy
Revision 4:	06.26.08 Traffic Responder
Revision 5:	07.21.08 Full Resubmittal
Revision 6:	08.14.08 2nd Resubmittal
Revision 7:	09.12.08 4th Resubmittal
Revision 8:	
Revision 9:	
Revision 10:	
Revision 11:	
Revision 12:	

Hillel
of San Diego
San Diego, California

Phase 1:
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Phase 2:
Intersection of La Jolla Scenic Way,
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and La Jolla Scenic Drive
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NOT FOR CONSTRUCTION

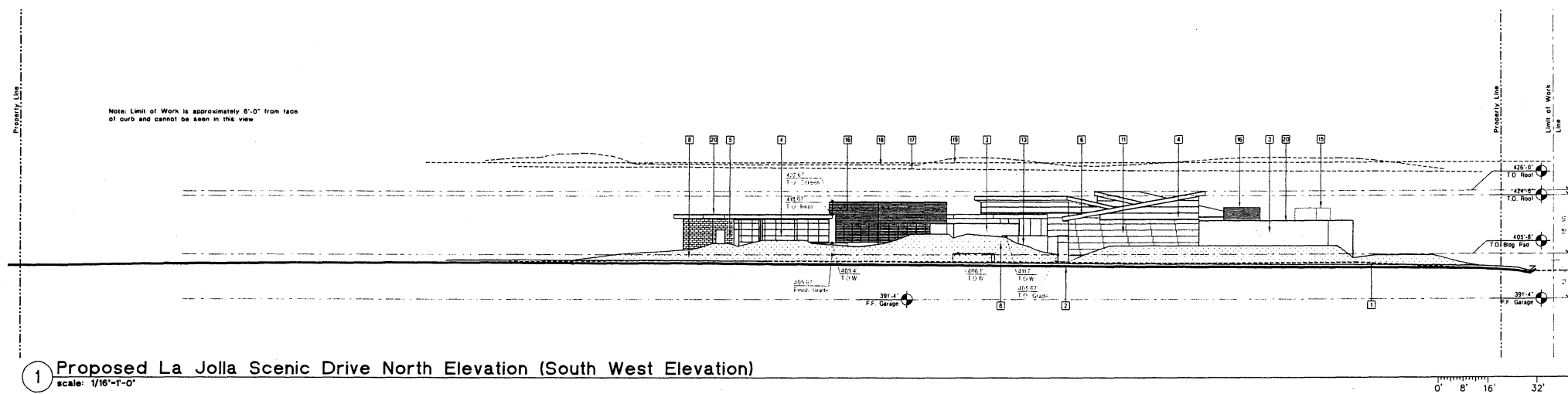
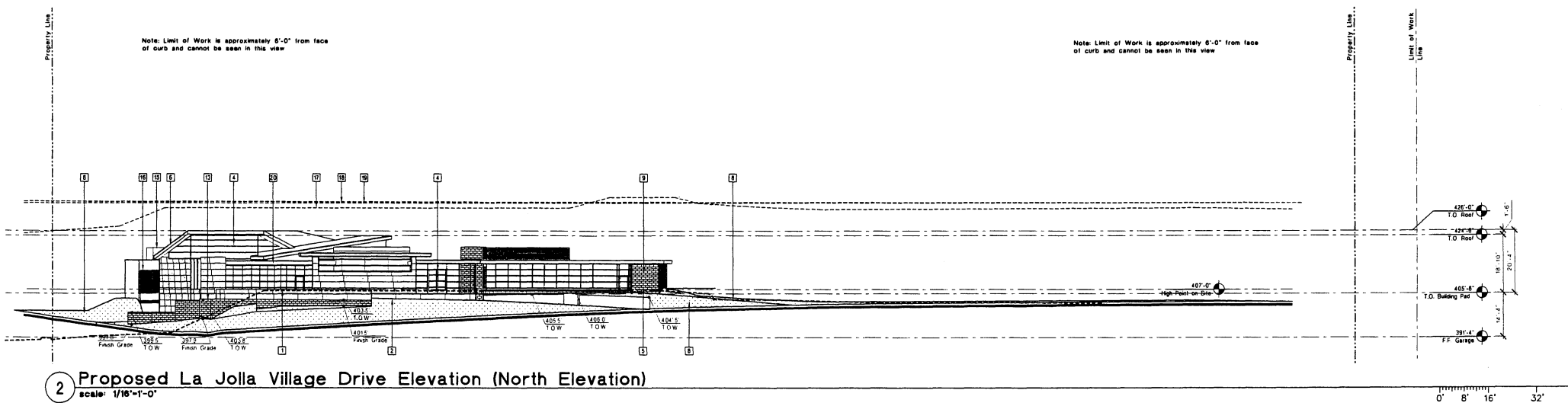
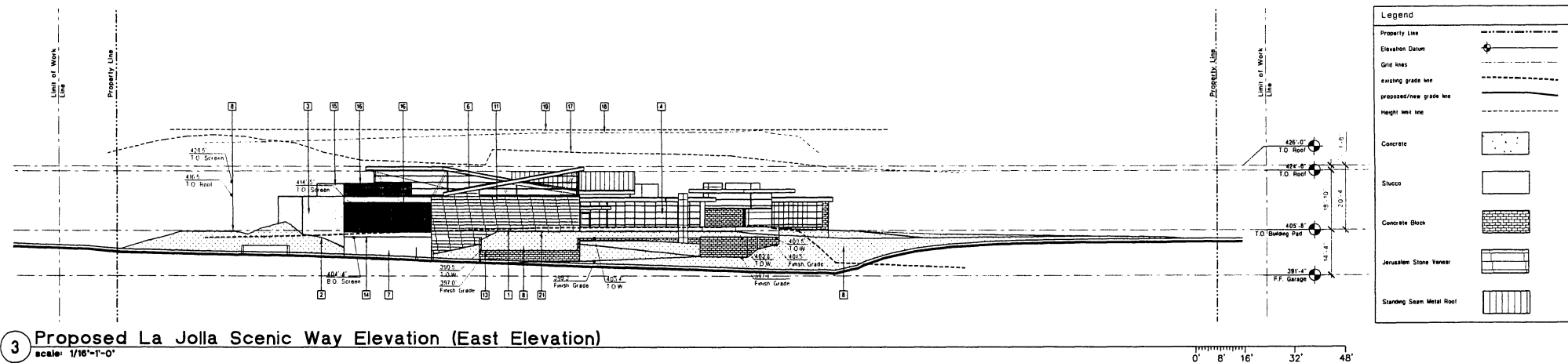
Phase 2:
Proposed
Roof Plan

A2.4

Sheet No. 17 of 19

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- Hillel of San Diego
- Street Vacation
- Right of Way Dedication
- La Jolla Shores Site Development Permit for Sustainable Building Development with Deviations from Development Regulations
- Change of Occupancy Permit
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Elevation Notes	
1	Existing Grade
2	Proposed Grade
3	Succo - earth tone colors
4	Grazing
5	Concrete Block - earth tone colors
6	Metal Roofing
7	Subterranean Parking Garage
8	Landscaping refer to Landscape Concept Plan for all Paving and Plant materials
9	Stairs to Garage
10	Not Used
11	Show / Veneer
12	Not Used
13	Retaining Wall
14	Gate
15	Elevator
16	Mechanical screen
17	Height Limit: 30'-0" Plan Line from Existing or Fresh Grade, whichever is lower
18	Height Limit: 30'-0" Overall Height Limit
19	Height Limit: Coastal Height Limit, Prop. D
20	Flat Roof
21	Existing slope

General Notes	
1	Building colors will be earth tones with accent colors.



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Street Vacation
Right of Way Dedication
La Jolla Shores Site Development Permit for Sustainable Building Development with Deviations from Development Regulations
Change of Occupancy Permit
Sustainable Expedite Program

Project Number: 0735
Original Date: January 21, 2007
Drawn: KWZA
Checked: JA

- Revision 1: 01.21.08 Initial Submittal
- Revision 2: 02.25.08 MR
- Revision 3: 06.11.08 First Review Cycle
- Revision 4: 06.26.08 Traffic Dimensions
- Revision 5: 02.21.09 Full Resubmittal
- Revision 6: 08.14.09 2nd Resubmittal
- Revision 7: 09.19.09 4th Resubmittal
- Revision 8:
- Revision 9:
- Revision 10:
- Revision 11:
- Revision 12:

Hillel of San Diego
San Diego, California

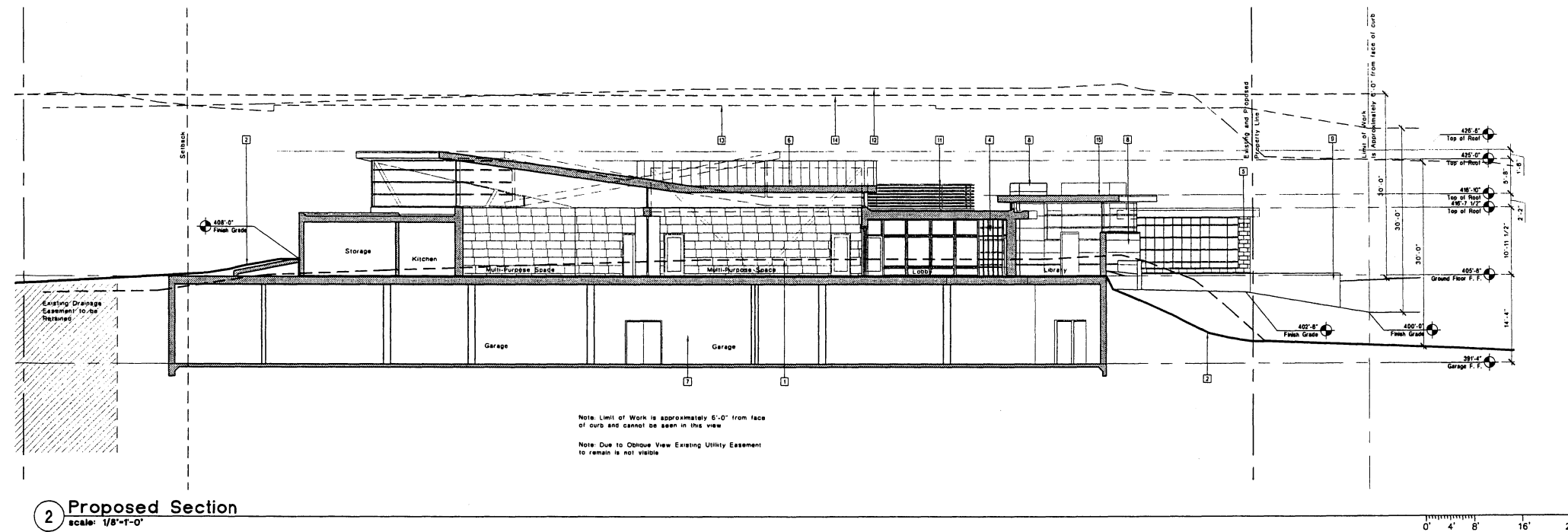
Phase 1:
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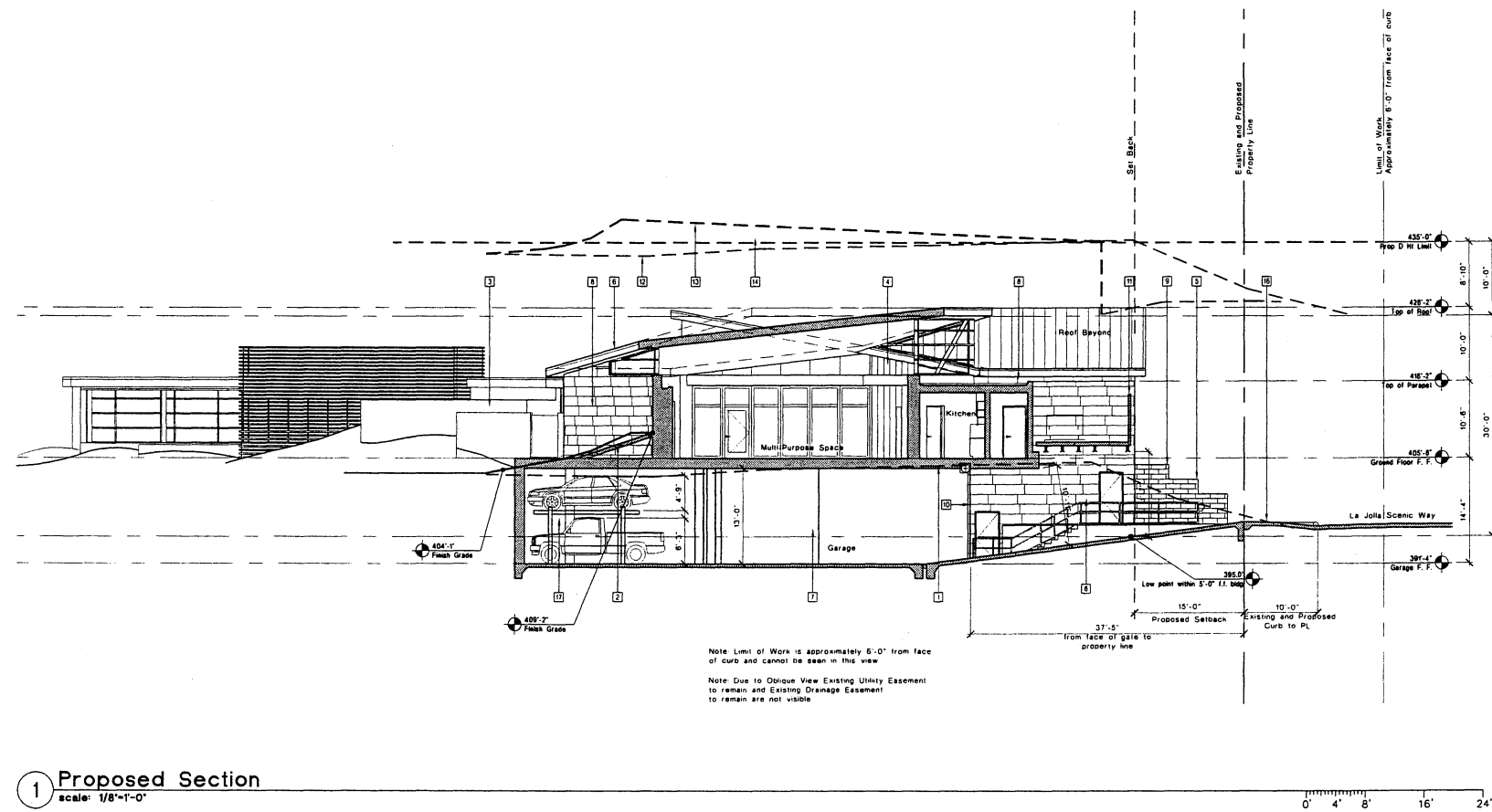
NOT FOR CONSTRUCTION

Phase 2:
Proposed Elevations

A3.0



2 Proposed Section
scale: 1/8"=1'-0"



1 Proposed Section
scale: 1/8"=1'-0"

- Hillel of San Diego
- Street Vacation
- Right of Way Dedication
- La Jolla Shores Site Development Permit for Sustainable Building Development with Deviations from Development Regulations
- Change of Occupancy Permit
- Sustainable Expedite Program

Section Notes	
1	Existing Grade
2	Proposed Grade
3	Stucco - earth tone colors
4	Cladding
5	Concrete Block - earth tone colors
6	Metal Roofing
7	Subterranean Parking Garage
8	Stone / Veneer
9	Retaining Wall
10	Gate
11	Mechanical screen
12	Height Limit: 30'-0" Plus Line from Existing or Finish Grade, whichever is lower
13	Height Limit: 30'-0" Overall Height Limit
14	Height Limit: Coastal Height Limit, Prop. 13
15	Flat Roof
16	Existing slope
17	Parking Lift

General Notes	
1	Building colors will be earth tones with accent colors.



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Street Vacation
Right of Way Dedication
La Jolla Shores Site Development Permit for Sustainable Building Development with Deviations from Development Regulations
Change of Occupancy Permit
Sustainable Expedite Program

Project Number: 0725
Original Date: January 21, 2007
Drawn: KWZA
Checked: JA

- Revision 1: 01.21.08 Initial submit
- Revision 2: 04.23.08 MFL
- Revision 3: 05.11.08 East System Circle
- Revision 4: 06.26.08 Traffic Revisions
- Revision 5: 07.21.08 Full Resubmittal
- Revision 6: 08.14.08 2nd Resubmittal
- Revision 7: 09.19.08 4th Resubmittal
- Revision 8: _____
- Revision 9: _____
- Revision 10: _____
- Revision 11: _____
- Revision 12: _____

Hillel of San Diego
San Diego, California

Phase 1:
8976 Cliffridge Avenue
La Jolla, California 92037

Phase 2:
Intersection of La Jolla Scenic Way,
La Jolla Village Drive
and La Jolla Scenic Drive
La Jolla, California 92037

NOT FOR CONSTRUCTION

Phase 2:
Proposed
Sections

A4.0

(R-2008-___)

RESOLUTION NUMBER R-_____

ADOPTED ON _____

WHEREAS, California Streets and Highways Code section 8330 et seq. provides a procedure for the summary vacation of public street easements by City Council resolution where the easement is no longer required; and

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

WHEREAS, the affected property owner has requested the vacation of a portion of La Jolla Scenic Drive North (Project No. 149437, Approval No. 527860), to unencumber this property as approved by Site Development Permit No. 527861; and

WHEREAS, as a part of this action the property owner is relinquishing abutter's rights on the south side of La Jolla Village Drive, between Torrey Pines Road to La Jolla Scenic Way, and on a portion of the west side of La Jolla Scenic Way, between La Jolla Scenic Drive North and La Jolla Village Drive, as shown on Drawing No. No. 00116-C, marked as Exhibit "B;" and

WHEREAS, the City Council finds that:

(a) there is no present or prospective public use for the public right-of-way, either for the facility for which it was originally acquired, or for any other public use of a like nature that can be anticipated;

(b) the public will benefit from the action through improved use of the land made available by the vacation;

(c) the vacation does not adversely affect any applicable land use plan or; and

(d) the public facility for which the public right-of-way was originally acquired will not be detrimentally affected by this vacation; NOW, THEREFORE,

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

1. That the public right-of-way easement located within the La Jolla Community Plan area in connection with Site Development Permit No. 527861, as more particularly described in the legal description marked as Exhibit "A" and as shown on Drawing No. 00116-C, marked as Exhibit "B", and on file in the office of the City Clerk as Document No. RR-_____ -1 is ordered vacated.

2. That said public right-of-way vacation is conditioned on the following, satisfactory to the City Engineer. In the event these conditions are not completed within three years following the adoption of this resolution, then this resolution shall become void and be of no further force or effect.

a. Prior to the recordation of the public right-of-way vacation, the Applicant shall cut, plug and abandon the existing public 12-inch water facilities within the La Jolla Scenic Drive North

right-of-way to be vacated, in a manner satisfactory to the Water Department Director and the City Engineer.

b. Prior to the recordation of the public right-of-way vacation, the Applicant shall assure, by permit and bond, the design and construction of new public 16-inch water facilities and the cut, plug and abandonment of the existing public 8-inch water facilities within the La Jolla Scenic Drive North right-of-way and appropriate water easement, from La Jolla Scenic Way to Torrey Pines Road, in a manner satisfactory to the Water Department Director and the City Engineer.

c. Prior to the recordation of the public right-of-way vacation, the Applicant shall assure, by permit and bond, the installation/replacement of fire hydrants at locations and in a manner satisfactory to the Fire Marshal, the Water Department Director and the City Engineer.

d. Prior to the recordation of the public right-of-way vacation, Applicant shall assure, by permit and bond, the reconnection all existing water services still in use to the new 16-inch facilities adjacent to the project site, in a manner satisfactory to the Water Department Director and the City Engineer.

e. The Applicant shall retain an acceptable water easement over the 16-inch water facilities within the vacated La Jolla Scenic Drive North right-of-way, from Cliffridge Avenue to Torrey Pines Road, for exclusive use of public water mains with no appurtenances, in a manner satisfactory to the Water Department Director and the City Engineer. The minimum easement width shall be 15-feet-wide.

f. The Applicant agrees to design and construct all required public water facilities in accordance with established criteria in the most current edition of the City of San Diego Water Facility Design Guidelines and City regulations, standards and practices pertaining thereto.

g. Prior to the recordation of the public right-of-way vacation, Applicant shall assure, by permit and bond, the design and construction of the realignment of the existing 8" public sewer main at the intersection of La Jolla Scenic Drive North and Cliffridge Avenue, satisfactory to the Director of Public Utilities.

h. Prior to the recordation of the public right-of-way vacation the Applicant agrees to relocate all San Diego Gas and Electric Facilities into a general utilities easement to be reserved from the portion of La Jolla Scenic Drive North to be vacated.

i. Prior to the recordation of the public right-of-way vacation the Applicant agrees to relocate all Time-Warner Facilities into a general utilities easement to be reserved from the portion of La Jolla Scenic Drive North to be vacated.

j. A public access easement to the satisfaction of the City Engineer linking La Jolla Scenic Drive North and Torrey Pines Road shall be retained in perpetuity for public pedestrian and bicycle access. The area shall not be gated or otherwise obstructed to prevent free movement and public access. In addition, the project shall incorporate signage which identifies this area as public access to the satisfaction of the Development Services Director.

3. That the Development Services Department shall cause a certified copy of this resolution, with attached exhibits, to be recorded in the office of the County Recorder.

4. The City Engineer shall advise the City Clerk of the completion of the conditions listed in number 2 above. After completion of the conditions, the City Clerk shall cause a certified copy of this resolution, with attached legal description marked as Exhibit "A" and as shown on Drawing No. 00116-C, marked as Exhibit "B," attested by the City Engineer under seal to be recorded in the Office of the County Recorder.

APPROVED: MICHAEL AGUIRRE, City Attorney

By _____

Deputy City Attorney

Orig.Dept: DSD
J.O. 43-0376
Drawing No. _____-C
R-2008-___

EXHIBIT "A"
LEGAL DESCRIPTION

STREET VACATION – LA JOLLA SCENIC DRIVE AND GENERAL UTILITY AND ACCESS EASEMENT RESERVED FROM STREET VACATION SOUTHEASTERLY OF TORREY PINES ROAD

STREET DEDICATION -- LA JOLLA VILLAGE DRIVE SOUTHEASTERLY OF TORREY PINES ROAD AND EASEMENT DEDICATION

PARCEL 'A'

THAT PORTION OF LA JOLLA SCENIC DRIVE, DEDICATED FOR STREET PURPOSES BY RESOLUTION 150337, RECORDED OCTOBER 3, 1958 DOCUMENT NO. 163406 O.R., TOGETHER WITH THAT PORTION OF LA JOLLA SCENIC DRIVE AND TORREY PINES ROAD BOTH DEDICATED PER LA JOLLA HIGHLANDS UNIT NO. 3, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 3528, FILED IN THE OFFICE OF THE COUNTY, OCTOBER 19, 1956.

VACATING THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF LA JOLLA VILLAGE DRIVE (FORMALLY MIRAMAR ROAD) DEDICATED FOR STREET PURPOSES BY RESOLUTION NO. 186827 RECORDED APRIL 5, 1966 DOCUMENT NO. 56775 OF OFFICIAL RECORDS, SAID POINT ALSO BEING A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF SAID LA JOLLA SCENIC DRIVE DEDICATED FOR STREET PURPOSES BY RESOLUTION 150337, RECORDED OCTOBER 3, 1958 DOCUMENT NO. 163406 O.R.; THENCE SOUTHERLY ON THE NORTHERLY RIGHT OF WAY LINE OF SAID LA JOLLA SCENIC DRIVE, SOUTH 62°35'54" EAST, 24.94 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE SOUTH 62°35'54" EAST, 164.60 FEET TO THE BEGINNING OF A TANGENT 651.00 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY; THENCE ALONG THE ARC OF SAID CURVE WESTERLY AND SOUTHERLY THROUGH A CENTRAL ANGLE OF 09°16'03", AN ARC DISTANCE OF 105.30 FEET TO A POINT HEREIN DESCRIBED AS **POINT 'A'** ALSO BEING A POINT ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF LA JOLLA SCENIC WAY DEDICATED PER RESOLUTION 150337, RECORDED OCTOBER 3, 1958 AS DOCUMENT NO. 163406 O.R., A RADIAL TO SAID POINT BEARS NORTH 36°40'09" EAST; THENCE SOUTHERLY ON SAID RIGHT OF WAY LINE SOUTH 21°57'52" EAST, 17.17 FEET TO THE BEGINNING OF A TANGENT 20.00 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY; THENCE ALONG THE ARC OF SAID CURVE SOUTHERLY AND WESTERLY THROUGH A CENTRAL ANGLE OF 149°01'24", AN ARC DISTANCE OF 52.02 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 605.00 FEET; THENCE ALONG THE ARC OF SAID CURVE NORTHERLY AND WESTERLY THROUGH A CENTRAL ANGLE OF 09°39'26", AN ARC DISTANCE OF 101.97 FEET; THENCE NORTH 62°35'54" WEST, 113.81 FEET TO THE BEGINNING OF A TANGENT 56.00 FOOT RADIUS CURVE,

CONCAVE NORTHEASTERLY; THENCE ALONG THE ARC OF SAID CURVE WESTERLY AND NORTHERLY THROUGH A CENTRAL ANGLE OF 17°35'18", AN ARC DISTANCE OF 17.19 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 81.00 FEET, THENCE WESTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 123°54'02" AN ARC DISTANCE OF 175.16 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF CLIFFRIDGE AVENUE ALSO BEING THE EASTERLY LOT LINE OF LOT 67 PER SAID MAP 3528; DISTANT 24.57 FEET FROM THE SOUTHEASTERLY CORNER OF SAID LOT 67, THENCE NORTHERLY ALONG SAID LOT LINE NORTH 11°05'22" EAST 24.35 FEET TO THE BEGINNING OF TANGENT 25.00 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY; THENCE ALONG THE ARC OF SAID CURVE NORTHERLY AND EASTERLY THROUGH A CENTRAL ANGLE OF 73°41'16", AN ARC DISTANCE OF 32.15 FEET; THENCE NORTH 62°35'54" WEST, 58.80 FEET TO THE TO THE BEGINNING OF A TANGENT 20.00 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY; THENCE ALONG THE ARC OF SAID CURVE WESTERLY AND SOUTHERLY THROUGH A CENTRAL ANGLE OF 106°17'34", AN ARC DISTANCE OF 37.10 FEET TO A POINT HEREIN DESCRIBED AS **POINT 'B'**, ALSO BEING A POINT ON THE EASTERLY RIGHT OF WAY LINE OF TORREY PINES ROAD ALSO BEING THE WESTERLY LINE OF SAID LOT 67, DISTANT 70.20 FROM THE SOUTHWESTERLY CORNER OF SAID LOT 67; THENCE NORTH 11°06'32" EAST, 34.46 FEET TO THE BEGINNING OF A TANGENT 20.00 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY; THENCE NORTHERLY AND EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL OF 93°19'50", AN ARC DISTANCE OF 32.58 FEET TO THE BEGINNING OF A TANGENT REVERSE CURVE, CONCAVE NORTHERLY HAVING A RADIUS OF 636.64 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°12'17", AN ARC DISTANCE OF 102.28 FEET TO THE BEGINNING OF A TANGENT 42.00 FOOT RADIUS CURVE, CONCAVE NORTHERLY; THENCE ALONG THE ARC OF SAID CURVE EASTERLY THROUGH A CENTRAL ANGLE OF 04°42'02", AN ARC DISTANCE OF 3.45 FEET; THENCE NORTH 89°27'57" WEST, 48.73 FEET TO THE TO THE BEGINNING OF A TANGENT 634.64 FOOT RADIUS CURVE, CONCAVE NORTHERLY; THENCE ALONG THE ARC OF SAID CURVE EASTERLY THROUGH A CENTRAL ANGLE OF 02°53'02", AN ARC DISTANCE OF 31.94 FEET TO THE **TRUE POINT OF BEGINNING**.

AREA: 21,278 SQ.FT. 0.488 ACRES MORE OR LESS

PARCEL 'B'

RESERVING FROM SAID VACATION AN EASEMENT FOR GENERAL UTILITY AND ACCESS EASEMENT, DESCRIBED AS FOLLOWS:

BEGINNING AT SAID **POINT "A"**; THENCE SOUTH 21°57'52" EAST, 13.86 FEET ALONG THE SOUTHWESTERLY RIGHT OF WAY OF LA JOLLA SCENIC WAY PER DOCUMENT 56775 RECORDED APRIL 5, 1966 OF O.R.; THENCE SOUTH 36°59'17" WEST, 37.39 FEET TO THE BEGINNING OF A NON TANGENT 20.00 FOOT RADIUS CURVE. CONCAVE NORTHEASTERLY, A RADIAL TO SAID POINT BEARS SOUTH

15°01'26" WEST; THENCE WESTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 22°02'06", AN ARC DISTANCE OF 7.69 FEET TO THE BEGINNING OF A TANGENT REVERSE CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 605.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°42'37", AN ARC DISTANCE OF 7.50 FEET; THENCE NORTH 37°12'32" EAST, 46.00 FEET TO A POINT ON THE ARC OF A NON TANGENT 651.00 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY, A RADIAL TO SAID POINT BEARS NORTH 36°24'34" EAST; THENCE EASTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°15'35", AN ARC DISTANCE OF 2.95 FEET TO THE **POINT OF BEGINNING**.

AREA: 640 SQ.FT. 0.015 ACRES MORE OR LESS

PARCEL 'C'

RESERVING FROM SAID VACATION AN EASEMENT FOR GENERAL UTILITY AND ACCESS EASEMENT, DESCRIBED AS FOLLOWS:

BEGINNING AT SAID POINT "B"; THENCE NORTH 11°06'32" EAST, 34.46 FEET TO THE BEGINNING OF A TANGENT 20.00 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY; THENCE NORTHERLY AND EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL OF 93°19'50", AN ARC DISTANCE OF 32.58 FEET TO THE BEGINNING OF A TANGENT REVERSE CURVE, CONCAVE NORTHERLY HAVING A RADIUS OF 636.64 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°41'48", AN ARC DISTANCE OF 18.85 FEET A RADIAL TO SAID POINT NORTH 12°44'35" WEST; THENCE SOUTH 57°43'15" EAST, 83.50 FEET; THENCE NORTH 32°16'45" EAST, 10.00 FEET; THENCE SOUTH 57°43'15" EAST, 21.42 FEET TO THE BEGINNING OF A NON-TANGENT 81.00 FOOT RADIUS CURVE. CONCAVE SOUTHEASTERLY, A RADIAL TO SAID POINT BEARS NORTH 18°09'49" WEST; THENCE WESTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26°43'35", AN ARC DISTANCE OF 37.78 FEET; THENCE NORTH 58°31'31" WEST, 72.74 FEET; THENCE SOUTH 58°40'55" WEST, 13.12 FEET TO A POINT ON THE NORTHERLY LINE OF LOT 67 OF MAP 3528 RECORDED OCTOBER 19, 1956 O.R.; THENCE ALONG SAID NORTHERLY LOT LINE OF LOT 67 NORTH 62°35'54" WEST, 10.84 FEET TO THE BEGINNING OF A TANGENT 20.00 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 106°17'34", AN ARC DISTANCE OF 37.10 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF TORREY PINES ROAD AS DEDICATED PER SAID MAP 3528, ALSO BEING THE **POINT OF BEGINNING**.

AREA: 3,540 SQ.FT. 0.081 ACRES MORE OR LESS

PARCEL 'D'

STREET DEDICATION – LA JOLLA VILLAGE DRIVE

THAT PORTION OF PUEBLO LOT 1299 OF THE PUEBLO LANDS OF SAN DIEGO, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF MADE JAMES PASCOE IN 1870, A COPY OF WHICH SAID MAP WAS FILED IN THE OFFICE OF COUNTY RECORDER OF SAN DIEGO COUNTY, NOVEMBER 14, 1921 ALSO KNOWN AS MISCELLANEOUS MAP NO. 36.

LYING NORTHEASTERLY OF LA JOLLA SCENIC DRIVE, DEDICATED FOR STREET PURPOSES BY RESOLUTION 150337, RECORDED OCTOBER 3, 1958 DOCUMENT NO. 163406 OF OFFICIAL RECORDS, SOUTHERLY OF LA JOLLA VILLAGE DRIVE (FORMALLY MIRAMAR ROAD) AND WESTERLY OF LA JOLLA SCENIC WAY DEDICATED FOR STREET PURPOSES BY RESOLUTION NO. 186827 RECORDED APRIL 5, 1966 DOCUMENT NO. 56775 OF OFFICIAL RECORDS

EXCEPTING THAT PORTION LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF LA JOLLA SCENIC DRIVE NORTH, SAID POINT BEING DISTANT 24.94 FEET FROM THE WESTERLY CORNER OF SAID LAND, ALSO BEING THE BEGINNING OF AN ARC PARALLEL WITH AND 12.00 FEET SOUTHERLY, MEASURE AT RIGHT ANGLES, TO THE SOUTHERLY RIGHT OF WAY OF LA JOLLA VILLAGE DRIVE; THENCE ALONG SAID ARC 155.09 FEET TO THE BEGINNING OF A TANGENT REVERSE CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 20.00 FEET, A RADIAL TO SAID BEGINNING OF REVERSE CURVE BEARS NORTH 16°21'06" WEST; THENCE EASTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 84°23'14" AN ARC DISTANCE OF 29.46 FEET TO THE WESTERLY RIGHT OF WAY OF LA JOLLA SCENIC WAY AND THE TERMINUS OF SAID LINE.

PARCEL 'E'

EASEMENT DEDICATION – GENERAL UTILITY

THAT PORTION OF PUEBLO LOT 1299 OF THE PUEBLO LANDS OF SAN DIEGO, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF MADE JAMES PASCOE IN 1870, A COPY OF WHICH SAID MAP WAS FILED IN THE OFFICE OF COUNTY RECORDER OF SAN DIEGO COUNTY, NOVEMBER 14, 1921 ALSO KNOWN AS MISCELLANEOUS MAP NO. 36.

LYING NORTHEASTERLY OF LA JOLLA SCENIC DRIVE, DEDICATED FOR STREET PURPOSES BY RESOLUTION 150337, RECORDED OCTOBER 3, 1958 DOCUMENT NO. 163406 OF OFFICIAL RECORDS, SOUTHERLY OF LA JOLLA VILLAGE DRIVE (FORMALLY MIRAMAR ROAD) AND WESTERLY OF LA JOLLA SCENIC WAY DEDICATED FOR STREET PURPOSES BY RESOLUTION NO. 186827 RECORDED

APRIL 5, 1966 DOCUMENT NO. 56775 OF OFFICIAL RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT SAID POINT "A"; THENCE NORTH 21°57'52" WEST, 3.44 FEET ALONG THE SOUTHWESTERLY RIGHT OF WAY OF SAID LA JOLLA SCENIC WAY; THENCE SOUTH 37°12'32" WEST 1.80 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF SAID LA JOLLA SCENIC DRIVE NORTH ALSO BEING THE BEGINNING OF A NON TANGENT 651.00 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY, A RADIAL TO SAID POINT BEARS NORTH 36°24'34" EAST; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°15'35", AN ARC DISTANCE OF 2.95 FEET TO THE **POINT OF BEGINNING**.

AREA: 2 SQ.FT. 0.000 ACRES MORE OR LESS

PARCEL 'F'

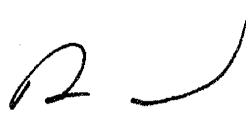
EASEMENT DEDICATION – GENERAL UTILITY

RESERVING FROM SAID VACATION AN EASEMENT FOR GENERAL UTILITY AND ACCESS EASEMENT, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF LA JOLLA VILLAGE DRIVE (FORMALLY MIRAMAR ROAD) DEDICATED FOR STREET PURPOSES BY RESOLUTION NO. 186827 RECORDED APRIL 5, 1966 DOCUMENT NO. 56775 OF OFFICIAL RECORDS, SAID POINT ALSO BEING A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF SAID LA JOLLA SCENIC DRIVE DEDICATED FOR STREET PURPOSES BY RESOLUTION 150337, RECORDED OCTOBER 3, 1958 DOCUMENT NO. 163406 O.R.; THENCE SOUTHERLY ON THE NORTHERLY RIGHT OF WAY LINE OF SAID LA JOLLA SCENIC DRIVE, SOUTH 62°35'54" EAST, 24.94 FEET TO THE BEGINNING OF A NON-TANGENT, 634.64 FOOT RADIUS CURVE, CONCAVE NORTHERLY, A RADIAL LINE TO SAID CURVE BEARS SOUTH 02°20'59" EAST; THENCE DEPARTING SAID NORTHERLY LINE, WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°53'02" A DISTANCE OF 31.94 FEET; THENCE NORTH 89°27'57" WEST 42.82 FEET TO **THE TRUE POINT OF BEGINNING**; THENCE SOUTHERLY ON A LINE WHICH IS PARALLEL WITH AND 34.50 FEET SOUTHWESTERLY, MEASURED AT RIGHT ANGLES, FROM THE NORTHERLY RIGHT OF WAY LINE OF SAID LA JOLLA SCENIC DRIVE SOUTH 62°35'54" EAST FEET 230.92 FEET TO THE BEGINNING OF A TANGENT 616.50 FOOT RADIUS CURVE CONCAVE SOUTHERLY; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°19'42" AN ARC DISTANCE OF 121.89 FEET TO A POINT ON A NON-TANGENT 20.00 FOOT RADIUS CURVE CONCAVE NORTHERLY, A RADIAL LINE TO SAID POINT BEARS NORTH 26°57'28" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°35'18" A DISTANCE OF 22.35 FEET TO THE BEGINNING OF

A 605.00 FOOT RADIUS REVERSE CURVE, CONCAVE SOUTHWESTERLY, SAID CURVE BEING CONCENTRIC WITH AND 46.00 FEET SOUTHWESTERLY OF SAID NORTHERLY RIGHT OF WAY LINE OF SAID LA JOLLA SCENIC DRIVE; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°39'26" A DISTANCE OF 101.97 FEET; THENCE NORTH 62°35'54" WEST FEET 113.81 FEET TO THE BEGINNING OF A TANGENT 56.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°35'18" A DISTANCE OF 17.19 FEET; TO THE BEGINNING OF A REVERSE 81.00 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 46°13'09" A DISTANCE OF 65.34 FEET; THENCE NORTH 62°35'54" WEST FEET 74.03 FEET TO THE BEGINNING OF A NON-TANGENT 636.47 FOOT RADIUS CURVE, CONCAVE NORTHERLY, A RADIAL LINE TO SAID CURVE BEARS SOUTH 07°59'59" WEST; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°45'54" A DISTANCE OF 30.72 FEET TO THE BEGINNING OF A COMPOUND 42.00 FOOT RADIUS CURVE, CONCAVE NORTHERLY; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°42'02" A DISTANCE OF 3.45 FEET; THENCE SOUTH 89°27'57" EAST FEET 5.91 FEET TO THE TRUE POINT OF BEGINNING.

AREA = 4,564.72 SQ. FT. OR 0.105 ACRES MORE OR LESS.



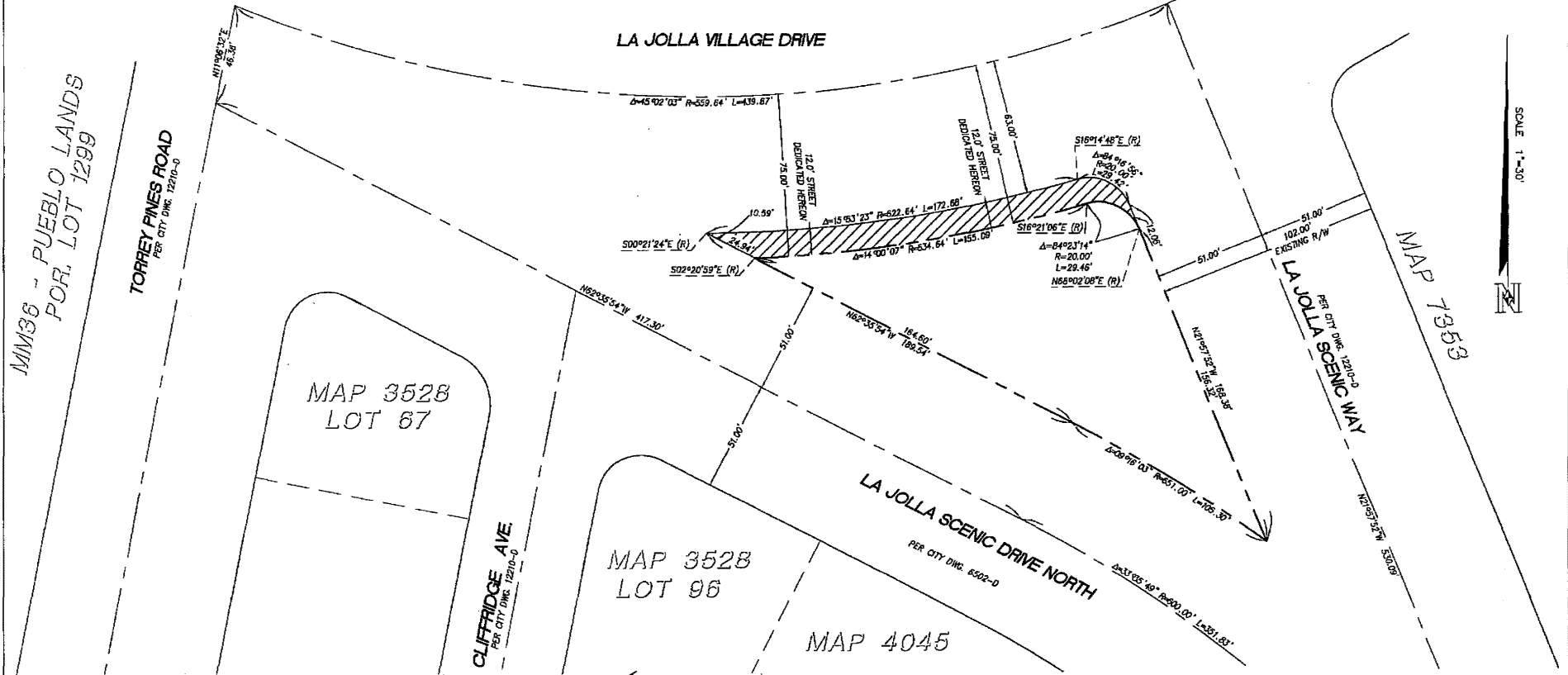
DK NASLAND PLS 5562 10-1-2008 DATE



J.O. NO. 421438
P.T.S. NO 6098
DWG NO

MM36 - PUEBLO LANDS
POR. LOT 1299

SHEET 2 OF 2 SHEETS



SCALE 1"=30'

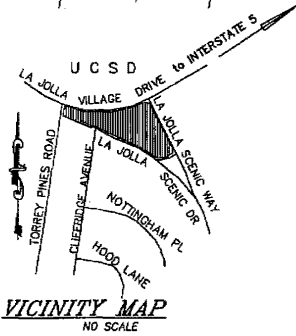


- LEGEND**
- INDICATES STREET DEDICATION AREA: 2,183 SQ.FT. 0.050 ACRES
 - PROPERTY LINE
 - RIGHT OF WAY LINE
 - CENTER LINE

REFERENCE DRAWINGS:

- MAP 4045
- MAP 3528
- MAP 7353
- CITY DRAWING # 6502-D
- CITY DRAWING # 12210-D
- CITY DRAWING # 11292-2-H-D

A.P.N.
344-120-26



STREET DEDICATION HILLEL OF SAN DIEGO - UCSD				
	DESCRIPTION	BY	APPROVED	DATE
	ORIGINAL	MP		7-17-08
	REVISED - NEW EASE	MP		8-12-08
	REVISED - PARCEL C	BH		8-10-08
	REVISED - NEW EASE	MT		8-22-08
	FINAL - SIGNED	MP		10-1-08
<small>STATUS</small>				
CITY OF SAN DIEGO, CALIFORNIA SHEET 1 OF 1 SHEET			J.O. NO.	421438
FOR CITY ENGINEER			PTS NO.	6098
DATE			1896-6255	
DATE			CDS 83 COORDINATES	
DATE			256-1895	
DATE			LAMBERT COORDINATES	

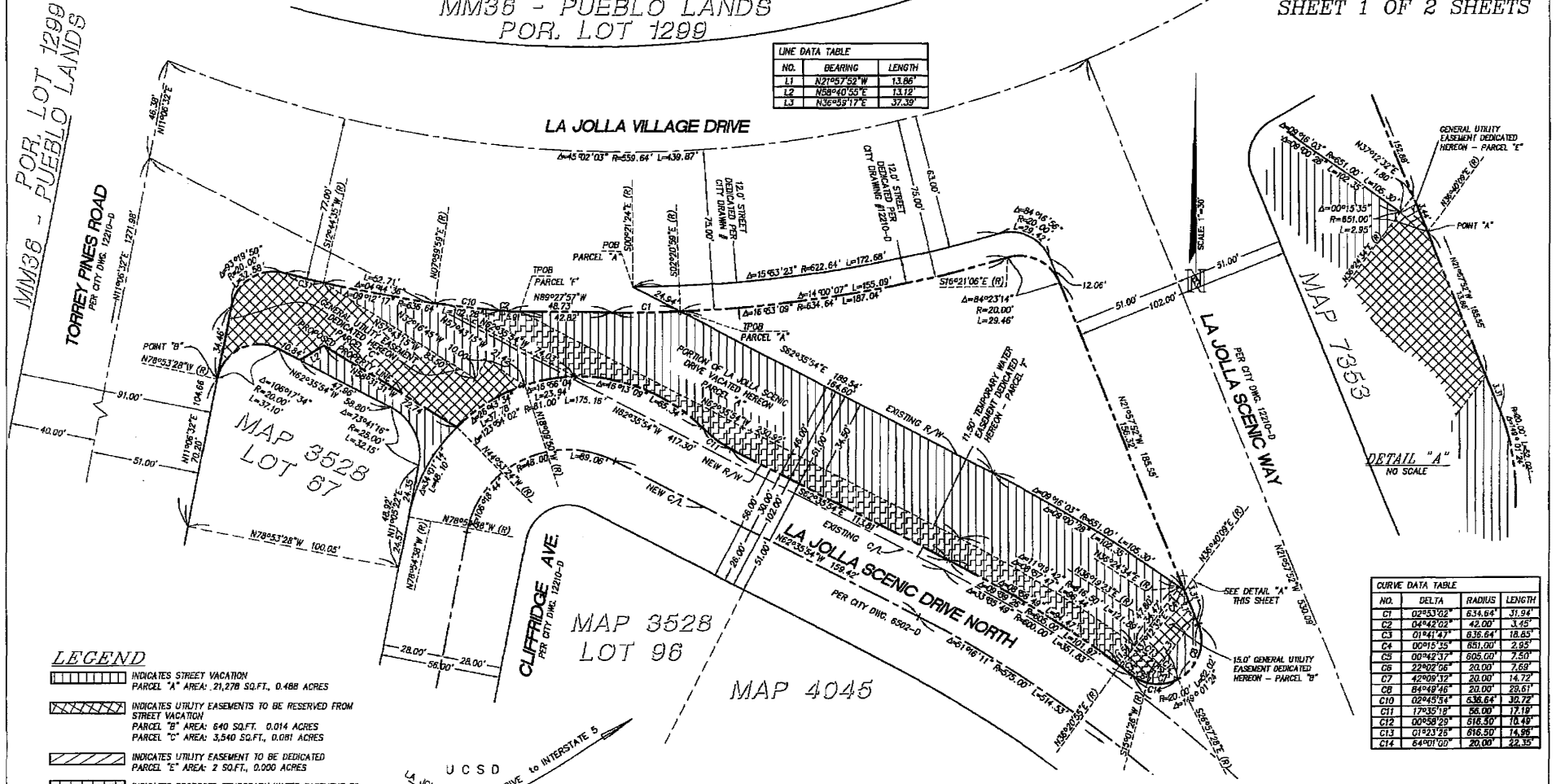
NASLAND ENGINEERING
CIVIL ENGINEERING • SURVEYING • LAND PLANNING
1740 Ruffner Street, San Diego, California, 92111 • 858-292-7770

101-198.2

MM36 - PUEBLO LANDS
POR. LOT 1299

SHEET 1 OF 2 SHEETS

LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	N27°57'53" W	13.66'
L2	N88°40'55" E	13.12'
L3	N36°25'17" E	37.39'



CURVE DATA TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	02°53'02"	634.64'	31.94'
C2	04°42'02"	42.00'	3.45'
C3	01°41'47"	636.64'	18.85'
C4	00°15'35"	651.00'	2.95'
C5	00°42'37"	605.00'	2.50'
C6	22°02'02"	23.00'	7.60'
C7	42°08'32"	30.00'	14.72'
C8	84°48'46"	20.00'	29.61'
C10	02°45'54"	636.64'	30.72'
C11	17°35'18"	56.00'	17.18'
C12	00°38'29"	616.50'	13.19'
C13	01°23'28"	616.50'	14.88'
C14	64°01'00"	30.00'	22.35'

LEGEND

- INDICATES STREET VACATION
PARCEL "A" AREA: 21,278 SQ.FT., 0.488 ACRES
- INDICATES UTILITY EASEMENTS TO BE RESERVED FROM STREET VACATION
PARCEL "B" AREA: 640 SQ.FT., 0.014 ACRES
PARCEL "C" AREA: 3,540 SQ.FT., 0.081 ACRES
- INDICATES UTILITY EASEMENT TO BE DEDICATED
PARCEL "E" AREA: 2 SQ.FT., 0.000 ACRES
- INDICATES PROPOSED TEMPORARY WATER EASEMENT TO BE RESERVED FROM STREET VACATION. THE TEMPORARY WATER EASEMENT WILL BE OUTCLAIMED BY THE CITY UPON COMPLETION OF THE ABANDONMENT OF PORTION OF THE 12" WATER MAIN (SEE SHEET, C-4)
PARCEL "F" AREA: 4,565 SQ.FT. 0.103 ACRES
- PROPOSED PROPERTY LINE
- RIGHT OF WAY LINE
- EXISTING CENTER LINE
- PROPOSED CENTER LINE

REFERENCE DRAWINGS:

MAP 4045
MAP 3528
MAP 7353
CITY DRAWING # 6592-D
CITY DRAWING # 12210-D
CITY DRAWING # 11292-2-H-D

A.P.N.
344-120-26

VICINITY MAP
NO SCALE



**STREET VACATION AND
EASEMENT RESERVATION / DEDICATION
HILLEL OF SAN DIEGO - UCSD**

DESCRIPTION	BY	APPROVED	DATE	FILED
ORIGINAL	MP		7-17-08	
REVISED - NEW EASE	MP		8-12-08	
REVISED - PARCEL C	BH		8-10-08	
REVISED - NEW EASE	MT		9-22-08	
FINAL - SIGNED			10-1-08	

STATUS

NASLAND ENGINEERING
CIVIL ENGINEERING • SURVEYING • LAND PLANNING
4740 Ruffner Street, San Diego, California, 92111 • 658-282-7770

CITY OF SAN DIEGO, CALIFORNIA
SHEET 1 OF 1 SHEET

J.O. NO. **421438**
PTS NO. **6098**
1896-6255
CCS 83 COORDINATES
256-1695
LAMBERT COORDINATES

101-189.2

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

WHEN RECORDED MAIL TO
CITY CLERK
MAIL STATION 2A

SPACE ABOVE THIS LINE FOR RECORDER'S USE

JOB ORDER NUMBER: 43-0276

SITE DEVELOPMENT PERMIT NO. 527861
HILLEL OF SAN DIEGO STUDENT CENTER - PROJECT NO. 149437 - MMRP
CITY COUNCIL DRAFT

This Site Development Permit, No. 527861 is granted by the City Council of the City of San Diego to ROBERT MARSHALL, Trustee, Owner, and HILLEL OF SAN DIEGO, a California nonprofit Corporation, Permittee (Phase I) and HILLEL OF SAN DIEGO, a California nonprofit Corporation, Owner and Permittee (Phase II), pursuant to San Diego Municipal Code [SDMC] Section 126.0504. The 9,166 square-foot Phase I site (after proposed dedications and vacations) is located at 8976 Cliffridge Avenue. The 33,518 square-foot (0.77-acre) Phase II site (after proposed dedications and vacations) is located within the triangular area bounded by La Jolla Village Drive, La Jolla Scenic Way, and La Jolla Scenic Drive North. Both sites are located in the Single Family (SF) Zone of La Jolla Shores Planned District, Coastal Height Limit Overlay Zone, Campus Parking Impact Overlay Zone, and within the La Jolla Community Plan.

The project site is legally described as: Phase I: Lot 67 of La Jolla Highlands, Unit No. 3, in the City of San Diego, County of San Diego, State of California, according to the map thereof, No. 3528, filed in the office of the County Recorder of San Diego County. Phase II: A Portion of Lot 1299, Pueblo Lands, Miscellaneous Map No. 36.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owners and Permittee to continue to use an existing single-family dwelling for religious offices and related purposes as a Phase I entitlement and to develop a triangular shaped parcel with a 12,100 square-foot religious student center with a lower level garage of 17,000 square-feet of area as a Phase II entitlement, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"], dated _____, 2008, on file in the Development Services Department.

The project shall include:

- a. Phase I: Continued use of a 1,792 square-foot single-family residence and garage/storage structure at 8976 Cliffridge Avenue for religious offices and related use until such time as the proposed Phase II is developed and approved for occupancy;
- b. Phase II: The development of a two-level religious student center consisting of an upper level main floor use area of 12,100 square-feet and a lower subterranean garage of 17,000 square-feet for the parking of 68 vehicles, trash enclosures and elevators;
- c. Deviations:
 - 1). Phase I, Alternative 1. A deviation from San Diego Municipal Code (SDMC) Section 142.0560 (j)(1) for minimum width of a non-residential driveway. This would be a temporary deviation from the driveway width requirements, whereas, the applicant is proposing a 12-foot curb cut to access the single-family home at 8976 Cliffridge Avenue where the San Diego Municipal Code requires 24 feet for a non-residential use. This deviation assumes approval of Phase II and the public right-of-way vacation request. When Phase II is constructed, the religious offices and related use at 8976 Cliffridge Avenue will move into the new 12,100 square-foot facility (Phase II) and the single-family home would revert back to its original use, which only requires a 12-foot curb cut as a residential use.
 - 2). Phase I, Alternative 2. A deviation from San Diego Municipal Code (SDMC) Section 142.0560 (j)(1) for minimum width of a non-residential driveway. This would be a permanent deviation from the driveway width requirements, whereas, the applicant is proposing a 20-foot curb cut to access 8976 Cliffridge Avenue where the San Diego Municipal Code requires 24 feet for a non-residential use. This deviation assumes denial of Phase II and the Public Right-of-Way Vacation request, and the permanent use of the single-family home at 8976 Cliffridge Avenue as a non-residential use.
 - 3). Phase II. A deviation from San Diego Municipal Code (SDMC) Section 142.0560 (j)(1) for minimum width of a non-residential driveway. Deviation from the driveway width requirements, whereas, the applicant is proposing a 22-foot curb cut to access Phase II where the San Diego Municipal Code requires 24 feet for a non-residential use.
- d. Landscaping (planting, irrigation and landscape related improvements) with existing landscaping at the residence at 8976 Cliffridge Avenue to be maintained; the 12,100 square-foot religious student center to be landscaped and maintained in accordance with the approved Exhibit 'A' Landscape Plan subject to the conditions contained herein; and the required public benefit 10,000 square-foot landscaped area between the Phase I and II sites;
- e. Off-street parking facilities to be maintained on both the Phase I and II sites as conditioned herein, and the requirement for off-site parking required for the use and events associated with Phase II;

- f. Fencing, walls, decorative site features and signage;
- g. Installation of a bike path linking La Jolla Scenic Drive North with Torrey Pines Road;
- h. A roof-mounted photovoltaic system consisting of solar panels, in addition to the installation of a fuel cell, sufficient to generate at least 30 percent of the proposed project's projected energy consumption, as established by Council Policy 900-14; and
- i. Accessory improvements determined by the Development Services Department to be consistent with the land use and development standards in effect for this site per the adopted community plan, California Environmental Quality Act Guidelines, public and private improvement requirements of the City Engineer, the underlying zone(s), conditions of this Permit, and any other applicable regulations of the SDMC in effect for this site.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. Failure to utilize and maintain utilization of this permit as described in the SDMC will automatically void the permit 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.
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. Unless this Permit has been revoked by the City of San Diego the property included by reference within this Permit shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the Development Services Department.
4. This portion of the Permit covering Phase II is a covenant running with the subject property and shall be binding upon the Owner/Permittee and any successor or successors, and the interests of any successor shall be subject to each and every condition set out in this Permit and all referenced documents.
5. Should Phase II not be approved, the portion of the Permit covering Phase I would be a covenant running with the subject property and shall be binding upon the Owner/Permittee and any successor or successors, and the interests of any successor shall be subject to each and every condition set out in this Permit and all referenced documents.

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

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

8. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial modifications to the building and site improvements to comply with applicable building, fire, mechanical and plumbing codes and State law requiring access for disabled people may be required.

9. Construction plans shall be in substantial conformity to Exhibit "A." No changes, modifications or alterations shall be made unless appropriate application(s) or amendment(s) to this Permit have been granted.

10. All of the conditions contained in this Permit have been considered and have been determined to be necessary in order to make the findings required for this Permit. It is the intent of the City that the holder of this Permit be required to comply with each and every condition in order to be afforded the special rights which the holder of the Permit is entitled as a result of obtaining this Permit.

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

11. The applicant 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 applicant of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the applicant 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, applicant 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 applicant 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 applicant shall not be required to pay or perform any settlement unless such settlement is approved by applicant.

12. This Permit may be developed in phases. As described above, Phase I would consist of the continued use of a 1,792 square-foot single-family residence and garage/storage structure at 8976 Cliffridge Avenue for religious offices and related use until such time as the proposed Phase II is developed and approved for occupancy; and Phase II would consist of the development of a two-level religious student center consisting of an upper level main floor use area of 12,100 square-feet and a lower subterranean garage of 17,000 square-feet for the parking of 68 vehicles, trash enclosures and elevators.

13. The Phase I continued use of the single family house at 8976 Cliffridge Avenue for religious purposes shall continue, subject to the applicable conditions of this permit, until Phase II is completed and ready for occupancy. As Phase II is utilized for Hillel purposes, Phase I shall terminate and the owner of the residence will convert the use of the site back to single-family residential use. Should the owner desire to utilize the residence and property for some other use permitted by the SF zone of the La Jolla Shores Planned District, the owner shall apply for a separate Site Development Permit.

14. Should Phase II of the project not be approved, use of the residentially constructed house at 8976 Cliffridge Avenue for religious purposes (Phase I) shall continue as a permanent use.

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

15. Mitigation requirements are tied to the environmental document, specifically the Mitigation, Monitoring, and Reporting Program (MMRP). These MMRP conditions are incorporated into the permit by reference or authorization for the project.

16. The mitigation measures specified in the Mitigation Monitoring and Reporting Program, and outlined in Mitigated Negative Declaration No. 149437, shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL/MITIGATION REQUIREMENTS.

17. The Owner/Permittee shall comply with the Mitigation, Monitoring, and Reporting Program (MMRP) as specified in Mitigated Negative Declaration No. 149437, satisfactory to the Development Services Department and the City Engineer. Prior to issuance of the first grading permit, all conditions of the MMRP shall be adhered to, to the satisfaction of the City Engineer. All mitigation measures as specifically outlined in the MMRP shall be implemented for the following issue areas:

- Paleontological Resources
- Parking

18. Prior to issuance of any construction permit, the Owner/Permittee shall pay the Long Term Monitoring Fee in accordance with the Development Services Fee Schedule to cover the City's costs associated with implementation of permit compliance monitoring.

ENGINEERING REQUIREMENTS:

19. Prior to the issuance of any building permits, the applicant shall obtain a bonded grading permit from the City Engineer for the grading proposed for this project. All grading shall conform to the requirements of the City of San Diego Municipal Code in a manner satisfactory to the City Engineer.

20. Prior to the issuance of any building permits, the applicant shall assure, by permit and bond, the installation of sidewalk on La Jolla Village Drive, La Jolla Scenic Way and La Jolla Scenic Drive North along the property frontage, new curb, gutter and sidewalk along the vacated area at Cliffridge Avenue and La Jolla Scenic Drive North, a pedestrian ramp at La Jolla Village Drive and La Jolla Scenic Way and a 22-foot driveway on La Jolla Scenic Way, all satisfactory to the City Engineer.

21. Prior to the issuance of any building permits, the applicant shall vacate a portion of La Jolla Scenic Drive North, reserving easements for water, sewer and drain pipes, satisfactory to the City Engineer.

22. Prior to the issuance of any construction permits, the applicant shall incorporate and show the type and location of all post-construction Best Management Practices (BMP's) on the final construction drawings, consistent with the approved Water Quality Technical Report.

23. Prior to the issuance of any construction permits, the applicant 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.

24. Prior to the issuance of any building permits, the applicant shall process a lot consolidation parcel map, including the dedication on La Jolla Village Drive, reservations of easements, and a lot line adjustment, all satisfactory to the City Engineer.

25. Prior to the issuance of any building permits, the applicant shall obtain an Encroachment Maintenance and Removal Agreement, from the City Engineer, for sidewalk underdrains (in La Jolla Village Drive and La Jolla Scenic Drive North) and a connection to the City drain system.

26. The drainage system proposed for this development is private and subject to approval by the City Engineer.

MAPPING REQUIREMENTS:

27. Prior to the issuance of any building permits, the applicant shall process a Lot Line Adjustment/Lot Consolidation Parcel Map, including the dedication of La Jolla Village Drive, and the granting or reservation of easements, all satisfactory to the City Engineer.

LANDSCAPE REQUIREMENTS:

28. Prior to issuance of construction permits for grading, the Permittee or Subsequent Owner shall submit landscape construction documents for the revegetation and hydro-seeding of all disturbed land in accordance with the Land Development Manual, 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.

29. Prior to issuance of construction permits for public right-of-way improvements, the Permittee or Subsequent Owner shall submit complete landscape construction documents for right-of-way improvements to the Development Services Department for approval. Improvement plans shall take into account a 40 square-foot area around each tree which is unencumbered by utilities. Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees.

30. In the event that a foundation only permit is requested by the Permittee or Subsequent Owner, a site plan or staking layout plan shall be submitted 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."

31. Prior to issuance of any construction permits for buildings; the Permittee or Subsequent Owner shall submit complete landscape and irrigation construction documents consistent with the Land Development Manual, Landscape Standards to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit "A," Landscape Development Plan, on file in the Office of the Development Services Department.

32. Prior to issuance of any Certificate of Occupancy, it shall be the responsibility of the Permittee or Subsequent Owner to install all required landscape and obtain all required landscape inspections. A "No Fee" Street Tree Permit shall be obtained for the installation, establishment, and on-going maintenance of all street trees.

33. The Permittee or Subsequent Owner shall maintain all landscape in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees is not permitted. The trees shall be maintained in a safe manner to allow each tree to grow to its mature height and spread.

34. The Permittee or Subsequent Owner shall be responsible for the maintenance of all landscape improvements in the right-of-way consistent with the Land Development Manual, Landscape Standards unless long-term maintenance of said landscaping will be the responsibility of a Landscape Maintenance District or other approved entity. In this case, a Landscape Maintenance Agreement shall be submitted for review by a Landscape Planner.

35. 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 Permittee or Subsequent Owner is responsible to repair and/or replace any landscape in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or prior to issuance of a Certificate of Occupancy.

36. Prior to issuance of construction permits for grading; the Permittee or Subsequent Owner shall ensure that all proposed landscaping, shall not include exotic plant species that may be invasive to native habitats. Plant species found within the California Invasive Plant Council's (Cal-IPC) Invasive Plant Inventory and the prohibited plant species list found in "Table 1" of the Landscape Standards shall not be permitted.

PLANNING/DESIGN REQUIREMENTS:

37. 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.

38. Prior to the issuance of building permits, construction documents shall fully illustrate the incorporation of a roof-mounted photovoltaic system consisting of solar panels, in addition to the installation of a fuel cell, sufficient to generate at least 30 percent of the proposed project's projected energy consumption, as established by Council Policy 900-14.

39. All signs associated with this development shall be consistent with sign criteria established by either the approved Exhibit "A" or the La Jolla Shores Planned District sign regulations.

40. 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. Outdoor lighting will be limited to low-voltage lighting for safety and way-finding when the facility is unoccupied.

41. Hillel hours of operation shall be limited to 7:00 AM to 10:00 PM daily allowing for clean up and closing of the facility until 11:00 PM. Hillel may observe Jewish holidays, customs, and ritual practices for High Holiday, Shavuot, Purim, Passover, and other Jewish special observances provided that the above hours of operation are observed and that occasional special events comply with condition 48 of this permit.

42. Weekend hours shall be limited to Saturday from 8:00 AM to 10:00 PM and Sunday from 10:00 AM to 6:00 PM unless there is a Jewish Holiday or other occasional special event, where the typical hours of operation described in condition No. 41 of this permit would be allowed.

43. The building capacity shall be capped at 204 people, and 400 for "occasional special events." An "occasional special event" is any event attended by more than 204 people.

44. There shall be no deliveries or trash pick-up before 8:00 AM on any day.

45. The applicant shall pay for the undergrounding of the two utility lines that are located onsite, and the undergrounding project shall be completed before the issuance of the occupancy permit.
46. The applicant shall add a drinking fountain, trash receptacle, and one three-seat bench that Hillel will maintain. The applicant will maintain a recycling program in its facility.
47. The applicant agrees not to oppose the formation of a maintenance assessment district.
48. The courtyard will not be used for outside gatherings of more than ten (10) people, except for Sukkot and similar religious rituals. This would not preclude visitors from going out on the patio or using the patio during gatherings within the center.
49. No alcohol will be allowed, except for religious rituals.
50. Smoking will not be allowed on the site.
51. Air-conditioning units will be acoustically abated.
52. Outside amplified noise is prohibited.
53. A three-foot glass wall will be added to the patio wall at the northeast corner of the property.
54. Overnight events are prohibited.
55. Use or rental to outside groups for commercial purposes is prohibited.
56. Hillel will advise visitors to the Center of Friday night Shabbat and during occasional special events not to park in the neighborhood and that individuals that fail to comply with this policy will be asked to move their car or to leave the Hillel Center.
57. The applicant agrees to participate in a Neighborhood Advisory Committee consisting of one representative of the University of California at San Diego; two representatives appointed by the La Jolla Shores Association, two representatives appointed by Hillel; one neighborhood resident appointed by the City Council Representative for Council District One, and one neighborhood resident appointed by the Mayor. The Committee shall be formed within thirty (30) days of the issuance of building permits, while working on construction issues as well, and shall work to facilitate appropriate interchange and beneficial collaboration between the applicant and the surrounding community, resolve disputes if possible, and advise the Development Services Department Director and the Mayor of any disputes that are not resolved.
58. The applicant will agree to defend and indemnify the City of San Diego against any actions related to the legality of the sale or lease of the site.

TRANSPORTATION REQUIREMENTS

59. The applicant shall maintain the shared parking agreement dated July 6, 2005 with the Regents of the University of San Diego for an additional sixty-seven (67) off-site parking spaces for Hillel's weekly Shabbat services. The 67 parking spaces shall be available from 1 hour prior to the event until 1 hour after each Shabbat service, to the satisfaction of the City Engineer.
60. The applicant shall maintain the shared parking agreement dated July 6, 2005 with the Regents of the University of San Diego for an additional seventy-five (75) off-site parking spaces for Hillel's occasional special events, with such parking spaces available from 1 hour prior to the event until 1 hour after each event, to the satisfaction of the City Engineer.
61. The applicant shall provide a shuttle service between the off-site parking location(s) and the Hillel facility for both weekly Friday Shabbat services and the occasional special events to the satisfaction of the City Engineer. If the off-site location is within 600-feet of the Hillel site, no shuttle service will be required.
62. The applicant shall provide a minimum of sixty-eight (68) on-site, underground parking spaces. The applicant shall not prohibit any of its staff, visitors, or persons participating in its on-site activities from parking in the garage. The applicant acknowledges that any such closure is grounds for the immediate suspension of all operations by the Development Services Department Director, in his or her sole discretion.
63. In the event of a cancellation of a shared parking agreement, the applicant will immediately suspend any activities with more than 204 people in attendance, which would effectively bring the cap down to what sixty-eight (68) spaces would support, including Shabbat services and occasional special events (which are limited to six times a year for the first year and up to nine times a year thereafter with the approval of the Development Services Department Director) at the facility, until an equivalent parking management plan or shared parking agreement is secured and approved by the Development Services Department Director, in his or her sole discretion and executed by the applicant. In the event of failure of the parking shuttle to operate during any Shabbat services, the applicant will immediately suspend any activities with more than 204 people in attendance at the facility until the shuttle services have been resumed and the resumed operation is approved by the Development Services Department Director, in his or her sole discretion, and executed by the applicant. At any time after the first year of operation of the facility, the Development Services Department Director may, in his or her sole discretion, require that this Shabbat services off-site parking requirement and shuttle requirement be continued or discontinued. This would take sixty-seven (67) parking spaces, in addition to sixty-eight (68) on-site spaces that would be the parking requirement. If for any reason the off-street parking is not satisfied or the shuttle is not available, the occupancy of the facility shall be limited to 204 people, which is what the sixty-eight (68) on-site parking spaces would support.
64. The number of occasional special events for the first twelve months of operation shall be limited to six. The number may be increased after the first year to a maximum of nine occasional special events per year with the approval of the Development Services Department Director, in

his or her sole discretion, where Neighborhood Code Compliance will be in charge of documenting the number of these events.

65. The applicant shall provide signs to be placed and maintained in front of the project clearly indicating available parking spaces at the off-site location(s) during Shabbat services and occasional special events, to the satisfaction of the City Engineer.

66. The applicant shall provide signs to be placed and maintained at the entrance of the off-site parking location(s) clearly indicating the available parking spaces at the off-site location(s) during Shabbat services and special events, to the satisfaction of the City Engineer.

67. No fewer than six (6) temporary parking spaces shall be constructed in the vacated/abandoned portion of La Jolla Scenic Drive North right-of-way (as shown on Exhibit "A") for the use of the 8976 Cliffridge Avenue site (Phase I) and these temporary parking spaces shall be removed and the area restored upon the completion of the project at vacant portion of the site, formerly known as Site 653 (Phase II), to the satisfaction of the City Engineer.

68. No fewer than 6 on-site parking spaces shall be maintained on 8976 Cliffridge Avenue (Phase I) in the event that the Hillel project is not constructed on Site 653 (Phase II) in the approximate locations shown on the approved Exhibit "A", on the file in the Development Services Department and such parking spaces shall comply at all times with the SDMC and shall not be converted for any other use unless otherwise authorized by the City Engineer, to the satisfaction of the City Engineer.

69. No landscape and/or hardscape more than 30-inches in height shall be placed in the visibility triangle as shown on Exhibit "A."

70. Prior to the issuance of the first building permit, applicant shall deposit \$20,000 into a dedicated fund for the express purpose of the Development Services Department enforcement and monitoring of the permit conditions, with the proviso that if the \$20,000 is used for enforcement and drops below \$10,000, it will be replenished back to \$20,000. The fund shall be interest bearing with interest, minus administrative fees, accruing to the Permittee. Two years thereafter, a deposit of \$10,000 per year plus Consumer Price Index may be required at the sole discretion of the Development Services Director in subsequent years. Any portion of this deposit that is unused will be returned to the applicant.

71. Prior to the issuance of the first building permit, applicant shall assure by permit and bond, construction of new pedestrian curb ramps at the intersections of La Jolla Village Drive / La Jolla Scenic Way and Torrey Pines Road / La Jolla Village Drive, satisfactory to the City Engineer.

72. Prior to the issuance of the first building permit, applicant shall assure by permit and bond, reconstruction of La Jolla Scenic Drive North along its frontage between La Jolla Scenic Way and Cliffridge Avenue to provide 34 feet of pavement, curb, and gutter (curb to curb dimension) with an additional 12 feet curb to property line distance that includes the sidewalk for the north portion of La Jolla Scenic Drive North, satisfactory to the City Engineer.

73. The applicant shall install a pedestrian ramp on the west side of the intersection of La Jolla Scenic Drive North and Cliffridge Avenue prior to the issuance of the first building permit, to the satisfaction of the City Engineer.

74. Prior to the issuance of the first building permit, applicant shall assure by permit and bond installation of double yellow center line along the curve on Cliffridge Avenue and La Jolla Scenic Drive North, satisfactory to the City Engineer.

75. Prior to the issuance of the first building permit, applicant shall dedicate approximately 5-feet along project frontage on La Jolla Village Drive (as shown on Exhibit "A") and shall assure by permit and bond, reconstruction of curb, gutter, contiguous and non-contiguous sidewalk, with a 22-foot curb-to- property line distance, satisfactory to the City Engineer.

76. Prior to the issuance of the first building permit, applicant shall assure by permit and bond construction of a 10-foot wide pedestrian/bicycle path between La Jolla Scenic Drive North and Torrey Pines Road, satisfactory to the City Engineer.

77. The gate to the subterranean garage shall be monitored by Hillel's staff during all gatherings and the parking lot attendant shall be present to utilize the parking lifts, to the satisfaction of the City Engineer.

78. The applicant shall provide an on-site parking attendant to oversee the use of the lift parking spaces when the project has visitors expected above the non-lift space spaces required and during these higher demand times, visitors are expected to leave automobile keys to allow for vehicle movement as necessary to utilize the lift equipment within the parking lot, to the satisfaction of the City Engineer.

79. No fewer than 68 on-site parking spaces shall be maintained on the (Phase II) project site in the approximate locations shown on the approved Exhibit "A", on the file in the Development Services Department and such parking spaces shall comply at all times with the SDMC including 28 lift spaces and 3 accessible spaces and shall not be converted for any other use unless otherwise authorized by the City Engineer, to the satisfaction of the City Engineer.

80. At all bus stops within the project area, if any, the applicant shall be responsible for installing sidewalk improvements where needed to comply with Americans with Disability Act (ADA) requirements and in accordance with standards contained in the City of San Diego Street Design Manual.

81. The gate to the subterranean garage shall be monitored by Hillel's staff during all occasional special events.

82. A Transportation Demand and Parking Management (TDPM) Plan has been submitted for the project and includes the following:

- a) Provides staff at both Hillel facility and the off-site location to monitor parking for occasional special events.
- b) Publicizes the availability of off-site parking and transportation prior to the occasional special events.
- c) Annual post-occupancy parking demand study shall be conducted by Hillel for Shabbat services and occasional special services for 3 years after the facility becomes operational, satisfactory to the City Engineer. If post occupancy study indicates need for additional off-site parking, then Hillel shall secure the additional needed parking spaces, satisfactory to the Development Services Director. If post occupancy study indicates that Hillel has no need for the required off-site parking spaces, then those spaces do not need to be provided. The parking demand study should also include an annual summary of the type and frequency of the events that take place at Hillel's facility. The parking demand study should also monitor the use of the on-street parking in the vicinity of the project and eliminate any adverse impact of the project on the on-street parking.

83. The TDPM plan shall be adopted as a condition of this permit and the requirements of the TDPM plan become requirements of this permit. The monitoring program shall be conducted by the applicant and evaluated by the Development Services Director, or his or her designee, at least nine (9) times and no more than 12 times during the first year, and at least three (3) times and no more than five (5) times per year in subsequent years. The monitoring after the first year shall be conducted during times when school is in session and at least once during an occasional special event.

84. Prior to the expiration of the term of the shared parking agreement, Hillel shall provide a renewed shared parking agreement for the off-site parking requirement to the City of San Diego. If after the initial three-year Post Occupancy Evaluation (POE) period, Hillel finds that they no longer require the off-site parking, Hillel must submit a POE to the Development Services Director prior to rescinding the off-site parking agreement(s) per the TDPM plan.

85. The applicant shall notify the La Jolla Shores Association whenever the Traffic and Transportation Committee of the La Jolla Community Planning Association considers issues related to the TDPM plan.

WATER REQUIREMENTS:

86. Prior to the issuance of the first foundation, building or grading permit, the Owner/Permittee shall cut, plug and abandon the existing public 12-inch water facilities within the La Jolla Scenic Drive North right-of-way to be vacated, from La Jolla Scenic Way to Torrey Pines Road, in a manner satisfactory to the Water Department Director and the City Engineer.

87. Prior to the issuance of the first building permit, the Owner/Permittee shall assure, by permit and bond, the design and construction of public 16-inch water facilities and the cut, plug and abandonment of the existing public 8-inch water facilities within the La Jolla Scenic Drive

North right-of-way, from La Jolla Scenic Way to Torrey Pines Road, and connect to the 16-inch mains all existing water services still in service adjacent to the project, in a manner satisfactory to the Water Department Director and the City Engineer.

88. Prior to the issuance of the first building permit, the Owner/Permittee shall assure, by permit and bond, the design and construction of new water service(s), including domestic, fire and irrigation, and the disconnection at the mains of all existing unused water services adjacent to the project site, in a manner satisfactory to the Water Department Director and the City Engineer.

89. Prior to the issuance of any building permits, the Owner/Permittee shall apply for plumbing permit(s) for the installation of private back flow prevention device(s) on all water services to the development, including all domestic, fire and irrigation services, in a manner satisfactory to the Water Department Director and the City Engineer. All backflow prevention devices shall be located above grade and outside of any private structures.

90. Prior to the first final inspection of any building permit for the Hillel of San Diego project, the Owner/Permittee shall install and/or replace fire hydrants at locations satisfactory to the Fire Marshal, the Water Department Director and the City Engineer.

91. Prior to the first final inspection of any building permit for the Hillel of San Diego project, the Owner/Permittee shall design and construct new public water facilities, into acceptable alignments and rights-of-way, in the event any public water facility in the vicinity of the project site loses integrity due to the construction and grading activities associated with this development, in a manner satisfactory to the Water Department Director and the City Engineer.

92. Prior to the first final inspection of any building permit for the Hillel of San Diego project, the Owner/Permittee shall grant acceptable water easements over all public water facilities located outside of fully improved public rights-of-way, in a manner satisfactory to the Water Department Director and the City Engineer. Minimum water easement width, for exclusive use of public water mains with no appurtenances, shall be 15-feet-wide.

93. Prior to the first final inspection of any building permit for the Hillel of San Diego project, all public water facilities necessary to serve this development shall be complete and operational in a manner satisfactory to the Water Department Director and the City Engineer.

94. The Owner/Permittee agrees to design and construct all proposed public water facilities in accordance with established criteria in the most current edition of the City of San Diego Water Facility Design Guidelines and City regulations, standards and practices pertaining thereto. Public water facilities and easements, as shown on approved Exhibit "A," shall be modified at final engineering to comply with standards.

WASTEWATER REQUIREMENTS:

95. Prior to issuance of any building permits, the developer shall assure, by permit and bond, the design and construction of the realignment of the existing 8" public sewer main at the

intersection of La Jolla Scenic Drive North and Cliffridge Avenue, satisfactory to the Metropolitan Wastewater Department Director.

96. Prior to issuance of any building permits, the developer shall prepare appropriate public improvement plans for the construction of the realignment of the existing 8" sewer main at the intersection of La Jolla Scenic Drive North and Cliffridge Avenue, satisfactory to the Metropolitan Wastewater Director, and it shall be reviewed and approved by the Wastewater Plan Check Section.

97. Prior to the issuance of any certificate of occupancy, the developer shall have the construction of the realignment of the existing 8" sewer main at the intersection of La Jolla Scenic Drive North and Cliffridge Avenue completed per approved plans and satisfactory to the Wastewater Department Director and the City Engineer.

98. Prior to the issuance of any certificate of occupancy, the developer shall have the construction of the realignment of the existing 8" sewer main at the intersection of La Jolla Scenic Drive North and Cliffridge Avenue completed per approved plans and satisfactory to the Wastewater Department Director and the City Engineer.

99. The developer shall design and construct all proposed public sewer facilities to the most current edition of the City of San Diego's Sewer Design Guide.

100. Proposed private underground sewer facilities located within a single lot shall be designed to meet the requirements of the California Uniform Plumbing Code and shall be reviewed as part of the building permit plan check.

101. Proposed private underground sewer facilities located within a single lot shall be designed to meet the requirements of the California Plumbing Code and shall be reviewed as part of the building permit plan check.

INFORMATION ONLY:

- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this development 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 §66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the City Council of the City of San Diego on _____ by Resolution Number R-_____.

Site Development Permit No. 527861

Date of Approval:

AUTHENTICATED BY THE DEVELOPMENT SERVICES DEPARTMENT

Daniel Stricker
Development Project Manager

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

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

[NAME OF COMPANY]
Owner/Permittee

By _____
NAME
TITLE

[NAME OF COMPANY]
Owner/Permittee

By _____
NAME
TITLE

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

DRAFT Resolution for Approving/Denying Permits

(R-_____)

RESOLUTION NUMBER R-_____

ADOPTED ON _____

WHEREAS, ROBERT MARSHALL, Trustee, Owner, and HILLEL OF SAN DIEGO, a California nonprofit Corporation, Permittee (Phase I) and HILLEL OF SAN DIEGO, a California nonprofit Corporation, Owner and Permittee (Phase II), filed an application with the City of San Diego for a Site Development Permit [SDP] No. 527861 to allow for the development of a two-phased project to continue the use of an existing single-family dwelling for religious offices and related purposes as a Phase I entitlement; and to develop a vacant triangular shaped, approximately 0.77-acre parcel on the south side of La Jolla Village Drive between Torrey Pines Road and La Jolla Scenic Way with a 12,100 square-foot religious student center with a lower level garage of 17,000 square-feet of area as a Phase II entitlement. Phase I involves the continued use of a 1,792 square-foot single-family residence and garage/storage structure at 8976 Cliffridge Avenue for religious offices and related use until such time as the proposed Phase II is developed and approved for occupancy. Phase II involves the development of a two-level religious student center consisting of an upper level main floor use area of 12,100 square-feet and a lower subterranean garage of 17,000 square-feet for the parking of 68 vehicles, trash enclosures and elevators. Both are located in the SF Zone of La Jolla Shores Planned District within the La Jolla Community Plan, Coastal Height Limit Overlay Zone, Parking Impact Overlay Zone, and Council District 1. Phase I is legally described as Lot 67 of La Jolla Highlands Unit No. 3 in the City of San Diego, County of San Diego, State of California, according to the map thereof No. 3528, filed in the Office of the County Recorder of San Diego County, October 19, 1956. Phase

It is legally described as a portion of Lot 1299, Miscellaneous Map 36, Pueblo Lands. Both sites are within Township 15 South, Range 4 West, San Bernardino Base Meridian, in the La Jolla Community Plan area, in the Single Family (SF) Zone of the La Jolla Planned District; and

WHEREAS, on October 16, 2008, the Planning Commission of the City of San Diego considered SDP No. 527861, and pursuant to Resolution No. _____ -PC voted to recommend City Council approval/denial of the permit; and

WHEREAS, the matter was set for public hearing on _____, 2008 testimony having been heard, evidence having been submitted, and the City Council having fully considered the matter and being fully advised concerning the same; NOW, THEREFORE,

BE IT RESOLVED, by the Council of the City of San Diego, that it adopts the following findings with respect to SDP No. 527861:

Findings 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 proposes the development of a two-phased project to continue the use of an existing single-family dwelling for religious offices and related purposes as a Phase I entitlement; and to develop a vacant triangular shaped parcel on the south side of La Jolla Village Drive between Torrey Pines Road and La Jolla Scenic Way with a 12,100 square-foot religious student center with a lower level garage of 17,000 square-feet of area as a Phase II entitlement. The City Council has required the retention of 10,000 square-feet of landscaping as a public amenity and a bike/pedestrian path required by City staff will separate the new religious student center from the adjacent single-family residence.

The project site consists of a total area of approximately 42,684 square feet which includes a single family home used for religious purposes located at 8976 Cliffridge Avenue (8,358 square feet existing; 9,166 square feet after the public right-of-way vacation), and the existing adjacent vacant site (15,350 square feet existing; 33,518 square feet after the public right-of-way vacation) which is bound on the north by La Jolla Village Drive, on the east by La Jolla Scenic Way and on the south by La Jolla Scenic Drive North. The project site is located in the Single Family Zone of the La Jolla Shores Planned District within the La Jolla Community Planning Area, Coastal Height Limit Overlay Zone, and the Campus Parking Impact Overlay Zone. The project site is not within the Coastal Overlay Zone. The Single Family Zone of the La Jolla Shores Planned District permits use for churches, temples and buildings of a religious nature.

The subject properties are designated as Low Density Residential (5-9 du/ac) in the La Jolla Community Plan. Religious uses are commonly found to fit within residential areas without adversely affecting the Land Use Plan. Additionally, the proposed use is permitted by the La Jolla Shores Planned District Ordinance which was adopted specifically to implement the Land Use Plan. The Hillel center is located directly across the street from the University of California and on the northern edge of the adjacent residential neighborhood, making it an appropriate location for the student-related activity.

The proposed development incorporates a number of specific design features which will allow the religious student center to achieve compatibility with the existing residential development in the vicinity. The center utilizes variations in height, textures, and rooflines in order to create the appearance of a series of smaller, individual structures. In addition, lower portions of the structure are concealed behind landscaped berms which will reduce the overall scale of the structure as viewed from the adjacent residential neighborhood. Torrey Pine trees are proposed as both street trees and in informal groupings around the periphery of the project, and will further screen and soften the structure at maturity. Parking for the facility is located within a subterranean garage and meets the San Diego Municipal Code requirement of 68 vehicle parking spaces. The garage is also equipped with a loading area, trash and recycling area, and a service elevator, so that any noise and visual impacts associated with these activities will be screened from surrounding residents.

In order to further minimize impacts to the adjacent residential neighborhood, staff has proposed specific conditions limiting the hours of operation for the center and the frequency of large events. The center will be permitted to be open from 7:00 AM to 10:00 PM daily, while all post-event cleanup and securing of the center must conclude by 11:00 PM. The number of occasional special events for the first twelve months of operation shall be limited to six. The number may be increased after the first year to a maximum of nine occasional special events per year with the approval of the Development Services Department Director, in his or her sole discretion, where Neighborhood Code Compliance will be in charge of documenting the number of these events.

The project also implements policies of the La Jolla Community Plan which recommend enhanced pedestrian-orientation. Non-contiguous sidewalks are located along the La Jolla Village Drive and La Jolla Scenic Drive North frontages, with Torrey Pine trees and other landscaping planted between the curb and sidewalk. While screening the project from the adjacent residential neighborhood, this configuration would also buffer pedestrians from automobile traffic to create an environment conducive to walking and transit use. As such, students would be encouraged to use transit or walk from the University of California at San Diego (UCSD) campus to the student center, reducing automobile traffic and demand for parking at the center.

The project is consistent with the policies contained in the La Jolla Community Plan to build out residential areas with development that is consistent with the surrounding area's residential character. The project is designed to blend with the scale and character of the surrounding residential uses with, similar setbacks, residential massing, warm materials,

landscape berms and native vegetation. The building maintains a single story scale with a combination of flat and sloping roofs to provide articulation. At a proposed maximum height of 22 feet, the project is well under the 30-foot height limit of the zone.

By incorporating the cited design features and the conditions regarding operation of the center, the project implements the policies of the La Jolla Community Plan and will not adversely affect the applicable land use plans.

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

The project proposes the development of a two-phased project to continue the use of an existing single-family dwelling for religious offices and related purposes as a Phase I entitlement; and to develop a vacant triangular shaped parcel on the south side of La Jolla Village Drive between Torrey Pines Road and La Jolla Scenic Way with a 12,100 square-foot religious student center with a lower level garage of 17,000 square-feet of area as a Phase II entitlement. The City Council has required the retention of 10,000 square-feet of landscaping as a public amenity and a bike/pedestrian path required by City staff will separate the new religious student center from the adjacent single-family residence.

The project site consists of a total area of approximately 42,684 square feet which includes a single family home used for religious purposes located at 8976 Cliffridge Avenue (8,358 square feet existing; 9,166 square feet after the public right-of-way vacation), and the existing adjacent vacant site (15,350 square feet existing; 33,518 square feet after the public right-of-way vacation) which is bound on the north by La Jolla Village Drive, on the east by La Jolla Scenic Way and on the south by La Jolla Scenic Drive North. The project site is located in the Single Family Zone of the La Jolla Shores Planned District within the La Jolla Community Planning Area, Coastal Height Limit Overlay Zone, and the Campus Parking Impact Overlay Zone. The project site is not within the Coastal Overlay Zone. The Single Family Zone of the La Jolla Shores Planned District permits use for churches, temples and buildings of a religious nature.

The City of San Diego conducted an Initial Study, which determined that the proposed project construction could potentially result in significant but mitigable impacts in the areas of Paleontological Resources and Parking. Mitigated Negative Declaration Number 149437 was prepared for the project in accordance with the State of California Environmental Quality Act (CEQA) Guidelines. A Mitigation, Monitoring, and Reporting Program would be implemented which would reduce, to below a level of significance, the potential environmental impacts identified from the environmental review process for Paleontological Resources and Parking

The proposed religious use is permitted in the La Jolla Shores Planned District Single-Family zone and would provide valuable services to UCSD students, the community of La Jolla and the City and County of San Diego. As designed, both phases of the development are compatible in character and scale with surrounding residential uses. In addition, Phase II will transform what is now a vacant, remnant parcel into a park-like amenity at a prominent gateway into the La Jolla community. The project is consistent with the applicable land use plans, complies with the regulations of the California Building Code and would benefit the UCSD and La Jolla communities. The project

proposes to deviate from the regulations governing minimum width of a non-residential driveway. Staff supports the requested deviations as they are minor in nature, in some cases temporary, and reduce the impacts to existing on-street parking. Other than the requested deviations to driveway widths, the project is in conformance to the San Diego Municipal Code. For those reasons, the project would 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.

The project proposes the development of a two-phased project to continue the use of an existing single-family dwelling for religious offices and related purposes as a Phase I entitlement; and to develop a vacant triangular shaped parcel on the south side of La Jolla Village Drive between Torrey Pines Road and La Jolla Scenic Way with a 12,100 square-foot religious student center with a lower level garage of 17,000 square-feet of area as a Phase II entitlement.

The use of the single-family home for religious purposes is proposed to continue until such time that the entitlements for Phase II are approved, and the 12,100 square-foot religious student center is constructed and approved for occupancy. Should Phase II be approved, the religious uses taking place in the single-family home would move into the new 12,100 square-foot facility, and the single-family home would return to a residential use. The existing single-family residence was constructed according to all codes and regulations in effect at the time of construction. Upon entitlement approval, building permits would be processed which would bring the existing single-family home into compliance with California Building Code requirements for the change of occupancy, including an increase in off-site parking.

As allowed through the approval of a Site Development Permit, the applicant is requesting to deviate from the regulations governing minimum width of non-residential driveways. Staff supports the requested deviations as they are minor in nature, in some cases temporary, and reduce the impacts to existing on-street parking.

Other than the proposed deviations described the proposed development would comply with the applicable regulations of the San Diego Municipal Code and be consistent with the recommended land-use, design guidelines, and development standards if effect for this site. The project has been reviewed in accordance with all applicable development regulations and the La Jolla Community Plan and Local Coastal Program, the City's General Plan, and the California Environmental Quality Act, and the permit has been conditioned to meet those requirements. Staff has determined the project complies with the applicable development regulations and would be consistent with the purpose and intent of the underlying zone. Staff believes the religious student center project is well designed and would be an asset to the neighborhood. Therefore, proposed development will comply with the applicable regulations of the Land Development Code.

(m) Supplemental Findings—Deviations for Sustainable Development

- 1. The proposed development will materially assist in accomplishing the goal of providing affordable housing opportunities in economically balanced communities**

throughout the City, and/or the 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, wind, and/or fuel cells) to generate electricity needed by the building and its occupants;

The project proposes the development of a two-phased project to continue the use of an existing single-family dwelling for religious offices and related purposes as a Phase I entitlement; and to develop a vacant triangular shaped parcel on the south side of La Jolla Village Drive between Torrey Pines Road and La Jolla Scenic Way with a 12,100 square-foot religious student center with a lower level garage of 17,000 square-feet of area as a Phase II entitlement.

The applicant is requesting to deviate from the regulations governing minimum width of non-residential driveways. Staff supports the requested deviations as they are minor in nature, in some cases temporary, and reduce the impacts to existing on-street parking.

The San Diego Municipal Code (SDMC) allows flexibility in the application of development regulations (deviations) for sustainable developments where strict application of the base zone development regulations would restrict design options and result in a less desirable project, through the processing of a Site Development Permit. The purpose of these regulations is to provide flexibility in the application of development regulations for projects which 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, wind, and/or fuel cells) to generate electricity needed by the building and its occupants.

The proposed development will materially assist in accomplishing the goal of reducing impacts associated with fossil fuel energy use and meet the requirements of City of San Diego Council Policy 900-14 through the installation of roof mounted photovoltaic panels and a fuel cell to provide 30% of the project's energy use through alternative means.

In addition the project's design proposes to incorporate the U. S. Green Building Council's Leadership in Energy and Environmental Design (LEED) silver design standards for sustainable design.

Therefore, the proposed development will materially assist in accomplishing the goal of reducing impacts associated with fossil fuel energy use by utilizing alternative energy resources.

2. The development will not be inconsistent with the purpose of the underlying zone;
~~and~~

The project proposes the development of a two-phased project to continue the use of an existing single-family dwelling for religious offices and related purposes as a Phase I entitlement; and to develop a vacant triangular shaped parcel on the south side of La Jolla Village Drive between Torrey Pines Road and La Jolla Scenic Way with a 12,100 square-

foot religious student center with a lower level garage of 17,000 square-feet of area as a Phase II entitlement.

The project site is located in the Single Family Zone of the La Jolla Shores Planned District within the La Jolla Community Planning Area, Coastal Height Limit Overlay Zone, and the Campus Parking Impact Overlay Zone, and is designated for residential use in the La Jolla Community Plan. The La Jolla Shores Planned District Ordinance permits churches, temples or buildings of a permanent nature, used primarily for religious purposes in the SF zone. The use of the single-family home for religious purposes is proposed to continue until such time that the entitlements for Phase II are approved, and the 12,100 square-foot religious student center is constructed and approved for occupancy. Should Phase II be approved, the religious uses taking place in the single-family home would move into the new 12,100 square-foot facility, and the single-family home would return to a residential use. Should Phase II not be approved, the single-family home would remain as a religious use indefinitely, as allowed by the La Jolla Shores Planned District Ordinance.

The proposed development incorporates a number of specific design features which will allow the religious student center to achieve compatibility with the existing residential development in the vicinity. The center utilizes variations in height, textures, and rooflines in order to create the appearance of a series of smaller, individual structures. In addition, lower portions of the structure are concealed behind landscaped berms which will reduce the overall scale of the structure as viewed from the adjacent residential neighborhood. Torrey Pine trees are proposed as both street trees and in informal groupings around the periphery of the project, and will further screen and soften the structure at maturity. Parking for the facility is located within a subterranean garage and meets the San Diego Municipal Code requirement of 68 vehicle parking spaces. The garage is also equipped with a loading area, trash and recycling area, and a service elevator, so that any noise and visual impacts associated with these activities will be screened from surrounding residents.

In order to further minimize impacts to the adjacent residential neighborhood, staff has proposed specific conditions limiting the hours of operation for the center and the frequency of large events. The center will be permitted to be open from 7:00 AM to 10:00 PM daily, while all post-event cleanup and securing of the center must conclude by 11:00 PM. The number of occasional special events for the first twelve months of operation shall be limited to six. The number may be increased after the first year to a maximum of nine occasional special events per year with the approval of the Development Services Department Director, in his or her sole discretion, where Neighborhood Code Compliance will be in charge of documenting the number of these events.

The project also implements policies of the La Jolla Community Plan which recommend enhanced pedestrian-orientation. Non-contiguous sidewalks are located along the La Jolla Village Drive and La Jolla Scenic Drive North frontages, with Torrey Pine trees and other landscaping planted between the curb and sidewalk. While screening the project from the adjacent residential neighborhood, this configuration would also buffer pedestrians from automobile traffic to create an environment conducive to walking and

transit use. As such, students would be encouraged to use transit or walk from the UCSD campus to the student center, reducing automobile traffic and demand for parking at the center.

The project is designed to blend with the scale and character of the surrounding residential uses with, similar setbacks, residential massing, warm materials, landscape berms and native vegetation. The building maintains a single story scale with a combination of flat and sloping roofs to provide articulation and meets coverage requirements. At a proposed maximum height of 22 feet, the project is well under the 30-foot height limit of the zone. Therefore, the proposed development will not be inconsistent with the purpose of the underlying zone.

3. Any proposed deviations are appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone.

The project proposes the development of a two-phased project to continue the use of an existing single-family dwelling for religious offices and related purposes as a Phase I entitlement; and to develop a triangular shaped parcel on the south side of La Jolla Village Drive between Torrey Pines Road and La Jolla Scenic Way with a 12,100 square-foot religious student center with a lower level garage of 17,000 square-feet of area as a Phase II entitlement.

The deviations requested within the proposed project affect temporary improvements in Phase I of the project and permanent improvements within Phase II. The first Phase I deviation is a request to deviate from San Diego Municipal Code regulations governing minimum width of a non-residential driveway. This would be a temporary deviation from the driveway width requirements, whereas, the applicant is proposing a 12-foot curb cut to access 8976 Cliffridge Avenue where the San Diego Municipal Code requires 24 feet for a non-residential use. This deviation assumes approval of Phase II and the public right-of-way vacation request. When Phase II is constructed, the religious offices and related use at 8976 Cliffridge Avenue would move into the new 12,100 square-foot facility (Phase II) and the single-family home would revert back to its original use, which only requires a 12-foot curb cut as a residential use.

The second deviation for Phase I is also a request to deviate from San Diego Municipal Code regulations governing minimum width of a non-residential driveway. However, this would be permanent deviation from the driveway width requirements, whereas, the applicant is proposing a 20-foot curb cut to access 8976 Cliffridge Avenue where the San Diego Municipal Code requires 24 feet for a non-residential use. This deviation assumes denial of Phase II and the Public Right-of-Way Vacation request, and the permanent use of the single family home at 8976 Cliffridge Avenue as a non-residential use. The deviation would be necessary to allow the single-family house at 8976 Cliffridge Avenue to have access to the street for the 6 required parking spaces. The deviation is required to preserve an existing mature tree and to allow code required depth of parking spaces. In addition, the deviation allows for the preservation of on street parking as well as maintaining visual consistency with adjacent single family development.

The deviation for Phase II is also a request to deviate from San Diego Municipal Code regulations governing minimum width of a non-residential driveway, whereas, the applicant is proposing a 22-foot curb cut to access the underground parking garage as a part of Phase II where the San Diego Municipal Code requires 24 feet for a non-residential use. The deviation is necessary to allow for shared emergency egress, a turnaround (if denied access to the garage) from the garage and for required number of parking spaces to be provided. This minimizes the building’s encroachment on the site, keeps the driveway as far away from adjacent intersections as possible, and minimizes the loss of on-street parking.

The proposed deviations assist in preserving the single-family nature of the surrounding development rather than emphasizing vehicular access which would increase the amount of impervious surfaces in the area and produce the potential for greater storm water runoff. Therefore, the proposed deviations are appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone

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

BE IT FURTHER RESOLVED, that the recommendation of the Planning Commission is sustained, and Site Development Permit No. 527861 is granted to ROBERT MARSHALL, Trustee, Owner, and HILLEL OF SAN DIEGO, a California nonprofit Corporation, Permittee (Phase I) and HILLEL OF SAN DIEGO, a California nonprofit Corporation, Owner and Permittee (Phase II), under the terms and conditions set forth in the permit attached hereto and made a part hereof.

APPROVED: MICHAEL AGUIRRE, City Attorney

By _____
NAME
Deputy City Attorney

ATTY/SEC. INITIALS
DATE
Or.Dept:Clerk
R-_____
Form=permitr.frm(61203wct)
Reviewed by Daniel Stricker

**Transportation Demand and Parking Management Plan
Hillel Facility for UCSD Students
San Diego, California**

September 19, 2008

Purpose and Need

Hillel of San Diego is proposing to develop Site 653 in the City of San Diego with an approximately 12,100 square foot Hillel Center to serve the Jewish students at UCSD. The Kimley Horn, *Traffic Generation, Site Access and Parking Evaluation of Hillel of San Diego Facility* of May 2004 indicated that a forty (40) space subterranean on-site parking structure previously planned within this project was expected to fully accommodate Hillel's parking needs for its regular weekly events, including its largest weekly event, Friday evening Shabbat services, held throughout the school academic year. The Parking Study was supported by surveys of modes of transportation by UCSD students attending Hillel events, by post occupancy studies at other Hillel facilities, and by the parking impact experience of other Hillel facilities. However, Hillel will provide a minimum of sixty-eight (68) on-site, underground parking spaces to ease the parking impact concerns of the surrounding community and meet the requirements of the San Diego Municipal Code. Hillel is employing parking lifts to achieve this number. Pursuant to providing sixty-eight (68) parking spaces on site, Linscott, Law & Greenspan, Engineers (LLG) provided a new *Traffic Impact Analysis*, dated July 07, 2008 to study the impact of the Hillel facility on the adjacent traffic environment. LLG provided traffic analysis for very "worst case" scenarios of "everybody walking" and "everybody driving" to the Hillel facility on a Friday, which is anticipated to be the day with the most potential impact to the facility and surrounding areas.

Hillel recognizes that the La Jolla Highlands neighborhood has experienced adverse parking impacts due to the growth of the UCSD campus. Hillel is committed to insuring that its new facility will not increase the adverse parking impacts on this residential neighborhood. Therefore, Hillel of San Diego agrees to bind its use of the facility to a Transportation Demand and Parking Management plan (TDPM).

This Transportation Demand and Parking Management (TDPM) plan provides specific, measurable and interactive procedures to mitigate any parking and traffic impacts on the La Jolla Highlands neighborhood. While it is anticipated that the most common methods of traveling to and from the Hillel student center will involve non Single Occupancy Vehicle (SOV) modes of travel (i.e., walking, biking, UCSD shuttle service¹, public transit, carpooling etc.), it is recognized that some vehicles will be used to travel to and from the project. Accordingly, Hillel of San Diego has structured this TDPM plan to minimize or eliminate potential parking impacts associated with the project.

Transportation Demand and Parking Management (TDPM) measures include:

- A parking management strategy to control parking activity.
- Procedures to monitor and quantify the parking activity.
- Methods to validate the Linscott, Law & Greenspan, Engineers *Traffic Impact Analysis* of the Hillel of San Diego Facility dated July 07, 2008 via post-occupancy surveys and evaluations.
- Specific post occupancy modifications to be implemented in the event that the parking activity does or does not indeed significantly impact the La Jolla Highlands neighborhood.
- A mechanism to monitor and respond to feedback from members of the community.

This TDPM plan is a living document. The TDPM plan shall be adopted as a condition of the Site Development Permit. The monitoring program shall be conducted by Hillel in accordance with the *Post-Occupancy Surveys, Evaluations, and Studies* section of this TDPM plan. Hillel will meet with City of San Diego staff 3 years after Hillel opens to adapt and amend this TDPM plan, as needed, based upon the realities of the project's parking activity.

¹ The shuttle has an existing stop within ¼ mile of the facility and operates on a 10 minute frequency during the hours of 7:00 AM and Midnight, Mondays through Fridays and 9:00AM to Midnight on weekends.

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- 1. Transportation Demand and Parking Management Strategy**
- 2. Monitoring and Quantification**
- 3. Post Occupancy Surveys, Evaluations, and Studies**
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Transportation Demand and Parking Management Strategy

This section outlines the methods used to manage the transportation and parking demands of the Hillel attendees during peak use of the facility (i.e., during Shabbat services and Occasional Special Events) after full occupancy of the facility is achieved. The goal of this TDPM plan strategy is to avoid spillover parking on neighboring streets during these activities. This goal will be achieved through the following policies and procedures:

I. Transportation Demand Strategy

- A. Emphasis on alternative modes of transportation**
- B. Remote parking shuttle service and staffing of off-site parking**
- C. Information program**
- D. Hillel student center policies**
- E. Community outreach**

II. Parking Management Strategy

- F. Maximum building occupancy policies**
- G. Shabbat service and Occasional Special Events parking monitoring**
- H. Off-site parking agreements**
- I. Daily parking policy**

- J. Policies pertaining to Occasional Special Events**
- K. Policies pertaining to the garage gate**
- L. Staff parking access**
- M. Monitoring of neighborhood parking**

A. Emphasis on alternative modes of transportation

Students will be encouraged to walk, bike, use the existing UCSD shuttle, and carpool to the facility when feasible.

- Bike racks will be provided within the garage.
- Flyers with information on the UCSD shuttle route will be provided at the Hillel Student Center.
- The UCSD Community Service Officer (CSO) Program system will be publicized and encouraged for people who do not want to walk alone to and from the Hillel student center.

B. Remote parking shuttle service and staffing of off-site parking

Hillel shall provide shuttle service between the off-site parking location(s) and the Hillel facility for both weekly Friday Shabbat services and the Occasional Special Events.

- The remote lot shuttle will drop passengers off within the subterranean parking garage. The shuttle will be provided one hour before to one hour after each event.
- Hillel shall provide staff at both the Hillel facility and the off-site locations to monitor parking for Shabbat services and Occasional Special Events.
 - In the event that the designated off-site parking location is changed for Friday night Shabbat services, Hillel shall provide a parking

attendant at the original location an hour before the scheduled start time until an hour after the scheduled start time, for the first two scheduled events after the location change, to direct any applicable vehicles to the new off-site parking location. Hillel will also publish the change of location on its website and inform students by e-mail and other methods of the change of location as specified under the information program described herein.

- The monitors of the parking locations will have two-way communication capability to ensure shuttle riders are served.
- In the event of failure of the parking shuttle to operate during any Shabbat services or Occasional Special Events, Hillel will immediately suspend any activities with more than 204 people in attendance at the facility until the shuttle service is resumed and the resumed operation is approved by the Mayor/City Manager in his or her sole discretion.

C. Information program

Hillel will implement a comprehensive public information program to educate all Hillel students and visitors about the options for coming and going from the Hillel student center.

- The Shuttle pick-up/drop-off times and route map will be published on Hillel's website and available as a flyer in the Hillel office.
- A flyer will be produced by Hillel regarding transportation options and parking regulations. The flyer will include information on alternative modes of transportation to and from the Hillel student center, locations of off-site parking, recommended pedestrian arrival and departure, and parking permit regulations.
- This information will also be available to the students and general community through Hillel's website.
- Other materials that will include information pertaining to the TDPM plan are the quarterly calendar of events and the weekly Hillel e-mail.
- Hillel will also announce parking availability and regulations during announcements at Friday night Shabbat services.
- Hillel will advise visitors to the center for Friday night Shabbat services and during Occasional Special Events not to park in the neighborhood and that individuals that fail to comply with this policy will be asked to move their car or to leave the Hillel facility. The following will be included on the website and all printed literature:

Please note that parking is available at Hillel on a first come/first serve basis. In order to be good neighbors, we will not allow parking on the surrounding neighborhood streets. Individuals who fail to honor this rule will be denied admission to Hillel. Overflow parking is available for free at [location to be determined] with a shuttle service one hour prior to one hour after Shabbat and Occasional Special Events. For locations please call Hillel or go to <http://hillelsd.org>

D. Hillel student center policies

- Hillel will not rent the facility for community weddings or Bar or Bat Mitzvahs.
- Hillel will not provide or rent the facility for use by other groups.
- Hillel hours of operation shall be limited to 7:00 a.m. to 10:00 p.m. Monday through Friday with events concluding by 10:00 p.m., allowing for 11:00 p.m. clean up and closing of the facility. Weekend hours shall be limited on Saturday from 8:00 a.m. to 10:00 p.m. and on Sunday from 10:00 a.m. to 6:00 p.m. unless there is a Jewish Holiday or Occasional Special Event.

E. Community outreach

- Hillel will be responsible for sending a representative to the La Jolla Community Planning Association's Traffic and Transportation committee at the beginning of each academic quarter (three times a school calendar year) to:
 - Update the community on Hillel's expected quarterly events.
 - Let the community know of any upcoming Occasional Special Events.
 - Update the community on the status of any complaints that have been received through Hillel's website and what response has been initiated.
 - Inform the community how to provide feedback through the website and have available hard-copy forms for those without internet access.
- Hillel shall notify the La Jolla Shores Association of any time that the Traffic and Transportation Committee of the La Jolla Community Planning Association considers issues related to the TDMP plan.
- Hillel agrees to participate in a Neighborhood Advisory Committee consisting of one representative from the University of California San Diego, two representatives appointed by the La Jolla Shores Association, two representatives appointed by Hillel, one neighborhood resident appointed by the City Council Representative for District One, and one neighborhood resident appointed by the Mayor/City Manager.
 - The committee shall be formed within thirty (30) days of the issuance of building permits, while working on construction issues as well, and shall work to facilitate appropriate interchange and beneficial collaboration between Hillel and the surrounding community, resolve disputes if possible, and advise the Development Services Department and the Neighborhood Code Compliance Department and the Mayor/City Manager of any disputes that are not resolved.

F. Maximum building occupancy policies

- The maximum building occupancy shall be 204 people at all times, except for Occasional Special Events.
- Occasional Special Events shall have a maximum occupancy of 400 people. Any event attended by more than 204 people is considered an Occasional Special Event.

G. Shabbat service and Occasional Special Events parking monitoring

- The Hillel facility will have an attendant monitor the garage entry. If the garage is full, vehicles will be directed to the off-site parking location.

H. Off-site parking agreements

- In addition to the sixty-eight (68) spaces provided within the garage, Hillel shall provide an additional sixty-seven (67) off-site parking spaces through shared parking agreement for Hillel's weekly Shabbat services. The sixty-seven (67) parking spaces shall be available from one hour prior to the event until one hour after each Shabbat service. Hillel has entered into a parking agreement with UCSD to satisfy the Shabbat services off site parking requirement.
- Hillel shall provide an additional seventy-five (75) off-site parking spaces through shared parking agreement for Hillel's Occasional Special Events. The seventy-five (75) parking spaces shall be available from one hour prior to the event until one hour after each event. Hillel has entered into a parking agreement with UCSD to satisfy the Occasional Special Event parking requirement.
- Hillel has entered into a shared parking agreement for Shabbat service parking and Occasional Special Events parking with UCSD. Hillel will perform all of its obligations under this agreement and will maintain the agreement in full force and effect. Hillel will not amend or modify the shared parking agreement without the prior approval of the City of San Diego. Hillel will either cause the UCSD agreement to be extended prior to expiration of its term, or will enter into a new shared parking agreement with an off-site parking provider(s) for the required off-site parking spaces, satisfactory to the City of San Diego. In the event of cancellation of a shared parking agreement, Hillel will immediately suspend any activities with more than 204 people in attendance, which would effectively bring the cap down to what sixty-eight (68) spaces would support, including Shabbat services and Occasional Special Events at the facility until an equivalent parking management plan or shared parking agreement is secured and approved by the Mayor/City Manager in his or her sole discretion.
- During Shabbat services and Occasional Special Events, signs shall be placed and maintained in front of the project clearly indicating available parking spaces at the off-site location(s).
- The parking attendant in the subterranean parking garage will provide directions to the offsite parking location and shuttle information.
- During Shabbat services and Occasional Special Events, signs shall be placed and maintained at the entrance of the off-site parking location(s) clearly indicating that parking spaces are available for Hillel.
- If any of the off-site locations are further than 600' from the site, Hillel will provide shuttle service referred to in Section B of the *Transportation Demand Strategy* of this TDPM plan.

I. Daily parking policy

- All visitor parking within the subterranean garage shall be for people visiting the Hillel facility only and shall only be for the duration of their visit to the Hillel facility.
- Two signs will be posted within the parking garage notifying drivers that the garage parking is for Hillel use only and all others will be towed.

J. Policies pertaining to occasional special events

- There will be a maximum of six (6) times during the first twelve (12) months of operation in which Hillel can hold an Occasional Special Event. The maximum number of Occasional Special Events may be increased after the first year to nine (9) times per year with the approval of the Mayor/City Manager, in his or her sole discretion, where the Neighborhood Code Compliance Department will be in charge of supervising the number of these events. The following policies will apply:
 - Hillel will notify neighbors a minimum of three weeks in advance of Occasional Special Events in specific reference to parking accommodations, expected attendance, and the nature of the event.
 - Notice will be made through a direct mailer to all addresses within 300 feet of the Hillel student center and a representative will inform the La Jolla Community Planning Association's Traffic and Transportation committee (see community outreach for scheduled attendance), and the Hillel web site will post any Occasional Special Event information.

K. Polices pertaining to the garage gate

- The subterranean garage gate will generally be kept closed for security purposes.
- The subterranean garage gate will be monitored at all times from within the student center with video and voice equipment for remote-controlled access to visitors, during normal facility hours of operation.
- For Shabbat and Occasional Special Events the subterranean garage gate will be attended by the parking attendant from 1 hour before the event to 1 hour after the event to control access.
- Hillel will not prohibit any of its staff, visitors, or anyone participating in its on-site activities from parking in the garage, unless during Shabbat services or an Occasional Special Event where the garage is full and the remote parking lot and shuttle service are being utilized.

L. Staff parking access

- All staff members will have controlled access to the garage.

M. Monitoring neighborhood parking

- Hillel will monitor the parking activity within the La Jolla Highlands neighborhood by a neighborhood parking monitor from 1 hour before each Shabbat service to 1 hour after each Shabbat service has begun, 4 times per year, for 3 years after occupancy of the facility. The monitor will be authorized to request that any student or visitor who is going to Hillel to move their car out of the surrounding neighborhood.

Monitoring and Quantification

There will be two types of parking monitoring. The first type includes methods by which Hillel will monitor their parking program and the second type includes methods that provide a means for the community to communicate any complaints they have directly to Hillel.

Methods of monitoring parking activity

- Hillel will record the number of parking spaces used/available for each Shabbat and Occasional Special Event at both the on-site parking garage and the off-site parking location.
- Hillel's appointed monitor will collect data on the Shabbat service parking activity within the La Jolla Highlands neighborhood. The monitor will record the number of times students visiting Hillel must be told not to park on the following streets:
 - La Jolla Scenic Drive North (adjacent to the Hillel student center)
 - La Jolla Scenic Way
 - Cliffridge Ave between La Jolla Scenic Drive North and Nottingham Place
 - Nottingham Place
- Hillel will survey the on-street parking use at least nine (9) times and no more than twelve (12) times during the first year of operation and at least three (3) times and no more than five (5) times in subsequent years. The survey will start one hour prior to the beginning of Shabbat services and include measurements each hour until 1 hour after Shabbat services for the following streets:
 - La Jolla Scenic Drive North (adjacent to the Hillel student center)
 - La Jolla Scenic Way
 - Cliffridge Avenue between La Jolla Scenic Drive North and Nottingham Place
 - Nottingham Place

Methods for community feedback

- Hillel will provide means for community feedback through the mail and its website.
- The website will contain a section devoted to parking information and feedback. Community members will be able to download a feedback form and submit it to Hillel either electronically or by mail. Community members will be asked to supply the specific date, time, vehicle license number and nature of their complaint.
- *The link to Hillel's online feedback form is <http://hillelsd.org>*
- For those without internet access, forms can be obtained by mail from Hillel at the facility's future address, to be determined upon issuance of building permits, or, at their location at the time of application, which is:
 - Hillel of San Diego
 - 8976 Cliffridge Avenue
 - La Jolla, California 92037
- In addition, the Hillel representative to the La Jolla Community Planning Association's Traffic and Transportation committee will bring feedback forms to each meeting which a Hillel representative attends (see item E of the *Parking Management Strategy* of this TDPM plan.)

- Feedback forms will be provided to the La Jolla Community Planning Association's Traffic and Transportation committee for distribution at each of their meetings.
- Feedback must be in written form (via internet or hard copy) to be documented.
- Community feedback monitoring shall continue in perpetuity.

Post-Occupancy Surveys, Evaluations, and Studies

- Annual post-occupancy evaluation (or POE) studies shall be conducted by Hillel for Shabbat services and Occasional Special Events for 3 years after the facility becomes operational, satisfactory to the City Engineer and evaluated by the Mayor/City Manager at least nine (9) times and no more than twelve (12) times during the first year of occupancy, and at least three (3) times and no more than five (5) times per year in subsequent years as long as the TDPM plan remains in existence. The monitoring after the first year shall be conducted during times when school is in session and at least once during an Occasional Special Event. Hillel will submit a letter to the City of San Diego Development Services Department Director upon full occupancy to document when full occupancy was taken.
- Hillel will include the information gathered in the monitoring section of this TDPM plan, and the following additional items:
 - Number of cars that are turned away from the subterranean garage or the off-site location during each Shabbat
 - An annual summary of the type and frequency of the events that take place at Hillel's student center.
 - Review and summary of formal complaints that were submitted, with copies of the actual complaints.
 - Measurement of Hillel student on-street parking on the adjacent streets outlined in *Methods of Monitoring Parking Activity* during Shabbat.
 - Observe and survey the users of the off-site parking locations to find out:
 - How is it working?
 - How many cars are parking in the lot on Shabbat?
 - Is there any confusion?
 - Review operations of on-site parking to find out:
 - How many cars were turned away for each Shabbat?
 - How is it working?
 - Is there any confusion?
- Conclusions of the POE shall include:
 - The POE will determine the actual parking demand of the Hillel student center.
 - The POE will determine if there is an adverse impact upon the La Jolla Highlands neighborhood.
 - The POE will determine the validity of the calculated parking demand within the Linscott, Law & Greenspan, Engineers *Traffic Impact Analysis* of the Hillel of San Diego facility dated July 07, 2008.
- Hillel will submit the POE to the City of San Diego City Engineer and copy the La Jolla Community Planning Association's Traffic and Transportation committee.

Post-Occupancy Modifications

This section describes modifications that Hillel will employ depending on the conclusions found in the POE.

- Any modification to the TDPM (Transportation Demand and Parking Management) plan shall require a Process 4 modification to the SDP which can be appealed to the City Council.
- If conditions in the neighborhood change with respect to parking (such as red curbing, residential permit parking etc...) the Mayor/City Manager can modify or eliminate these requirements through a Process 4 modification to the SDP which can be appealed to the City Council.
- If the post occupancy study indicates the need for additional off-site parking, then Hillel shall secure the additional needed parking spaces, satisfactory to the Mayor/City Manager. If the post occupancy study indicates that Hillel has no need for the required off-site parking spaces, then those spaces do not need to be provided, and shared parking agreements can be terminated, through a Process 4 modification to the SDP which can be appealed to the City Council.
- If it is determined that more than 6 vehicles (10% of garage capacity), on average, are turned away from parking within the subterranean parking garage on Shabbat a parking permit policy will be implemented for parking within the subterranean garage during Shabbat services. Parking permit policies will be established in consultation with the Mayor/City Manager but may include the following: Sixty-one (61) free permits will be issued one week prior to the start of each academic quarter. Five (5) non-permitted spaces will be reserved for invited guests. Drivers with ADA needs will not be turned away if they do not have a permit. Two (2) spaces will be reserved for ADA users indefinitely. Up to twenty (20) of the sixty-one (61) permits will be dedicated for “drivers of carpools only”. The remaining forty-one (41) permits will be distributed at Hillel’s discretion based on the priority listing below. No permits will be issued to campus residents or others living within close proximity to campus. Once the permits have all been allocated, students who apply for Shabbat permits will be put on a waiting list and then be directed to park at one of the off-site locations if they still plan to drive to the site.

Priority of permits

- People with ADA needs
 - Carpoolers
 - Off-campus students
 - Others
 - Hillel will reserve the right to revoke a pass for a higher priority user.
- If the offsite parking location is within six hundred (600) feet of the project, no shuttle service shall be required.

Post 3 Year Review

- Any modification to the TDPM (Transportation Demand and Parking Management) plan shall require a Process 4 modification to the SDP which can be appealed to the City Council.

- If Hillel finds that they no longer require the off-site parking after the initial 3 year POE period, Hillel must submit a POE to the Mayor/City Manager prior to rescinding the off-site parking agreement(s).
- If the Mayor/City Manager deems it necessary based upon neighborhood complaints or other legitimate reasons verified by the City Traffic Engineer after the initial 3 year POE period, Hillel must submit a POE to the Mayor/City Manager for review and if necessary implementation of a post occupancy modification.

[END]

LICENSE AGREEMENT BETWEEN
THE REGENTS OF THE UNIVERSITY OF CALIFORNIA
AND
HILLEL OF SAN DIEGO

This License Agreement ("Agreement") is made and entered into this (date to be filled in by UCSD-Real Estate Development after both parties have signed) 6th day of July, 2005, by and between THE REGENTS OF THE UNIVERSITY OF CALIFORNIA, a California corporation, ("Licensor"), on behalf of the San Diego Campus ("UCSD") and HILLEL OF SAN DIEGO, a California non profit corporation ("Licensee").

RECITALS

WHEREAS, Licensor is the owner of real property consisting of various parking lot facilities located at UCSD; and

WHEREAS, Licensee is proceeding with the development of a permanent Hillel Center ("Hillel Center") to serve the Jewish students at UCSD, to be located adjacent to UCSD on La Jolla Village Drive, and in connection with its development and use of the Hillel Center has requested permission for itself, its guests, and employees to use parking facilities in a parking lot at UCSD (the "Premises"), to be designated in accordance with the terms of this Agreement, for Licensee's use during Friday night Shabbat Services ("Shabbat Services") and for special event overflow parking up to 12 times per year ("Special Events") while UCSD is in session, at Licensor's facilities; and

WHEREAS, Licensor desires to grant such permission under the terms and conditions as set forth below:

NOW, THEREFORE, the parties agree as follows:

1 Use. Licensor hereby grants to Licensee, its agents and contractors, a non-exclusive License to enter upon and use the Premises and the right of ingress and egress to and from the Premises, subject to the terms and conditions herein, for the purpose of parking a maximum of sixty seven (67) passenger vehicles owned by Licensee's invitees, guests and employees for Shabbat Services and a maximum of seventy five (75) passenger vehicles owned by Licensee's invitees, guests and employees for Special Events and for providing for pick-up/drop off sites for shuttle services between the Premises and the Hillel Center ("License"). The hours of use permitted in this License shall be each Friday from 5 p.m until 12:00 p.m. for the purpose of Shabbat Services. The hours of use for Special Events shall be subject to the prior designation and approval by Licensor for each requested date and time of use, in accordance with the notice procedures set forth herein. Provided, however, the use of the Premises will be subject to availability for Special Events occurring before 5 p.m. during UCSD's normal academic or work week.

2. Premises.

2.1 The particular parking lot facility to be used as the Premises hereunder shall be designated by Licensor from time to time during the term of this License in the exercise of Licensor's reasonable discretion, with the intent that Licensor shall reasonably designate a parking lot in closest proximity to the Hillel Center that is anticipated to have sufficient parking availability during the date and time of the Licensed use. Licensee has requested use of one of the following Lots P604 or P608 for Shabbat Services. The location of these Lots is depicted on Exhibit A attached hereto and incorporated herein by reference. Licensor and Licensee acknowledge that these facilities currently have adequate parking availability to meet Licensee's need for Shabbat Services; however, availability may change over time and another location for the designated Premises may be more appropriate. Licensor hereby approves one of the above referenced Lots for Shabbat

Services use, subject to Licensor's right to designate another Lot as the Premises for Shabbat Services in accordance with the terms of this paragraph. Licensor and Licensee shall confer on any changes in location of the designated Premises as necessary from time to time.

2.2 The designation of the Premises for Special Events shall be made by Licensor based upon anticipated availability of parking at the proposed location on and at the particular date and time as reasonably determined by Licensor with the intent that Licensor shall reasonably designate a parking lot in closest proximity to the Hillel Center as is reasonably feasible. Licensee shall provide not less than 120 days' notice to Licensor of the date and hours of Licensee's Special Event and Licensor and Licensee shall confer on the appropriate designated Premises for Licensee's use for such Special Event. Licensor shall notify Licensee of the designated Premises for the Special Event at least 30 days prior to the date of the Special Event, provided that Licensee has given adequate notice to Licensor as stated herein.

2.3 Use of any parking lot will be on a non-exclusive basis.

3. Term. The term of this License Agreement shall commence on the date of issuance of a certificate of occupancy (and Licensee shall provide Licensor with written notice thereof) after completion of the Hillel Center (expected between Fall 2006 and Spring 2007) for a period of five (5) years, and shall expire no later than the close of Spring semester in 2012. However, after the expiration of the initial term of this Agreement, this Agreement may be renewed with the written mutual agreement of Licensor and Licensee.

4. Consideration. Licensee shall pay to Licensor a fee for each parking space on the Premises used by Licensee hereunder at the daily or evening parking rate then in effect by Licensor as applicable to the time and date of the event. For instance, Licensor does not currently charge for public parking at the University for weekend use. However, if parking rates or policies are changed in the future, Licensee shall pay the applicable rate then in effect. In addition, Licensor may charge Licensee a standard and customary administrative fee for implementing this Agreement. All payments shall be made within 10 days after the completion of the Licensed use and shall be submitted and made payable to The Regents of the University of California and remitted to:

Director, Operations
 Transportation & Parking Services, 0040
 University of California, San Diego
 9500 Gilman Drive
 La Jolla, CA 92093-0040

5. Conditions Applicable to License. This License is subject to all existing covenants, conditions, reservations, contracts, leases, licenses, easements, encumbrances, restrictions and rights of way with respect to the Premises, whether or not of record.

6. Licensee Responsibilities

Licensee shall:

- A. Accept the Premises on an "as is" condition basis and acknowledge that no further improvements will be made by Licensor.
- B. Limit its use to provide parking on the Premises on the dates and during those times that have been specifically designated by Licensor to event guests, invitees and/or employees. Licensee shall not collect any money on the Premises for parking.

- C. Provide, at its sole cost and expense, appropriate signage as desired, for its temporary parking. Licensee agrees to place such signage on the Premises no earlier than the day of the event and will remove such signage at the conclusion of the event.
- D. At Licensee's option, provide a security guard(s) on site to oversee Premises and direct vehicles during time of the licensed use at its sole cost and expense. It is understood by both parties that the Licensor assumes no responsibility for stolen and/or damaged property on the Premises during the term of this Agreement.
- E. Licensee shall take reasonable steps to advise its employees, invitees and guests that no parking under this Agreement should occur on UCSD land other than the Premises, except pursuant to a valid parking permit approved for such location. Licensee acknowledges that Licensor will cite violators who park on or in non-licensed areas and may, in its election, tow offending vehicles, at the vehicle owner's expense, if warranted.
- F. Assume all responsibility for clean up of the Premises after each use and during the term of this License Agreement, agreeing to leave the Premises in its original condition.
- G. Notify UCSD Campus Police of any unusual occurrence or emergency (858-534-4357).

7. **No Transfer or Assignment.** This License is personal to Licensee. Any attempt to assign this License shall terminate it.
8. **No Interference.** Licensee shall not unreasonably interfere with the normal operation and activities of Licensor, and Licensee shall use such procedures in its activities on the Premises as shall result in the least practical damage to the Premises and inconvenience to Licensor.
9. **Repair and Restoration.** If Licensee, its agents or contractors cause any damage to the Premises or to Licensor's roads, infrastructure or other property and improvements (collectively "Property") in connection with the exercise of the rights under this Agreement. Licensee shall repair and restore the Premises and Property to at least their original condition prior to Licensee's entry to and use of the Premises. At the expiration of each Licensed use, Licensee shall immediately cease use of the Premises. Licensee shall perform the repair and restoration required hereunder prior to or within ten (10) days after the expiration of each Licensed use. In the event that repair and restoration is performed following the termination of this Agreement, the Licensee's Indemnity and Insurance obligations in paragraphs 13 and 14 shall continue until repair and restoration is completed as provided herein.
10. **Breach and Cure.** In the event that the Licensee breaches any of its obligations under this Agreement, Licensee shall have ten (10) days from the receipt of written notice from Licensor specifying the nature of such breach, to cure such breach. If more time is reasonably required for Licensee's performance, then Licensee shall commence performance within such ten (10) day period and, thereafter diligently proceed to completion. If Licensee fails to cure or to commence cure within such ten (10) day period then Licensor shall have the right to terminate this License immediately by serving Licensee with written notice of termination. Licensor shall have, for all defaults in the performance of Licensee's obligations under this License, all rights and remedies available under California law including, but not limited to, actions for damages and specific performance.

- 11 Alteration in Writing. This License supersedes any and all prior understandings and agreements, whether written or oral, between the parties with respect to the subject matter of this License. No alteration or variation of this License shall be valid unless made in writing and signed by Licensor and Licensee.
- 12. Notices. Any notice required hereunder shall be in writing and shall be addressed as follows:

To Licensor:

By U.S. Mail:
 Director
 University of California, San Diego
 Real Estate Development, 0982
 9500 Gilman Drive
 La Jolla, CA 92093-0982

By Hand Delivery:
 Director
 University of California, San Diego
 Real Estate Development
 10280 N. Torrey Pines Road, Suite 365
 La Jolla, CA 92037

With a copy to:

Director, Operations
 University of California., San Diego
 Transportation and Parking Services
 9500 Gilman Drive, 0040
 La Jolla, CA 92093-0040

To Licensee:

Executive Director
 Hillel of San Diego
 8976 Cliffridge Avenue
 La Jolla, CA 92037

Or to such other address as either party may indicate in written notice to the other. All notices and communications given under this License Agreement shall be deemed to have been duly given and received: (i) upon personal delivery, or (ii) as of the third business day after mailing by United States certified mail, return receipt requested, postage prepaid, addressed as set forth above, or (iii) the immediately succeeding business day after deposit (for next day delivery) with Federal Express or other similar overnight courier system, or (iv) 24 hours after facsimile transmittal with confirmation of receipt and followed by personal delivery, United States mail, or overnight delivery as specified in this Paragraph.

- 13. Indemnification. Licensee shall indemnify, defend and hold harmless Licensor, its officers, agents, and employees from and against any claims, damages, costs, expenses, or liabilities (collectively "Claims") arising out of or in any way connected with this License including, without limitation, Claims for loss or damage to any property, or for death or injury to any person or persons but only in proportion to and to the extent that such Claims arise from the negligent or intentional acts or omissions of Licensee its officers, agents, invitees or employees.

14. Insurance.

- 14.1 Licensee's Insurance. Licensee, at its sole cost and expense, shall insure its activities in connection with this License and obtain, keep in force, and maintain insurance as follows:

- A. Commercial Form General Liability Insurance (contractual liability included) with minimum limits as follows:
- | | | |
|------|---|-------------|
| i. | Each Occurrence | \$1,000,000 |
| ii. | Products/Completed Operations Aggregate | \$1,000,000 |
| iii. | Personal and Advertising Injury | \$1,000,000 |
| iv. | General Aggregate | \$2,000,000 |

If the above insurance is written on a claims-made form, it shall continue for three (3) years following termination of this License. The insurance shall have a retroactive date of placement prior to or coinciding with the commencement of the Term of this License.

- B. Business Automobile Liability Insurance for owned, scheduled, non-owned, or hired automobiles with a combined single limit of not less than One Million Dollars (\$1,000,000.00) per occurrence.
- C. Property Insurance, Fire and Extended Coverage Form in an amount sufficient to reimburse Licensee (or all of its equipment, trade fixtures, inventory, fixtures and other personal property located on or in the Premises).
- D. Workers' Compensation as required by California law
- E. Such other insurance in such amounts which from time to time may be reasonably required by the mutual consent of Licensor and Licensee against other insurable risks relating to performance.

The coverages required herein shall not limit the liability of Licensee.

The coverages referred to under A and B of this Section 14.1 shall include University as an additional insured. Such a provision shall apply only in proportion to and to the extent of the negligent acts or omissions of Licensee, its officers, agents, and employees. Licensee, upon the execution of this License, shall furnish University with certificates of insurance evidencing compliance with all requirements. Certificates shall provide for thirty (30) days (ten [10] days for non-payment of premium) advance written notice to University of any material modification, change or cancellation of the above insurance coverages.

14.2 Waiver of Subrogation. Licensee hereby waives any right of recovery against Licensor as a result of loss or damage to the property of Licensee when such loss or damage arises out of an Act of God or any of the property perils included in the classification of fire, extended perils ("all risk" as such term is used in the insurance industry) whether or not such peril has been insured, self-insured, or non-insured.


15. Right of Cancellation. Either Licensee or Licensor has the right to cancel this Agreement at any time, without liability, if services can no longer be provided due to extenuating or unforeseen circumstances. Notice of such cancellation shall be provided by either party to the other, in writing, giving at least 120 days' notice of the intention to cancel the Agreement.
16. Lien Free Condition. Licensee shall not cause or permit any liens to be placed against the Premises or against Licensor's other property as a result of Licensee's exercise of rights under this License. In the event of the filing of any such liens, Licensee shall promptly (but in no event more than 30 days) cause such liens to be removed.

IN WITNESS WHEREOF, the parties hereto have executed this License Agreement as of the date first above written.

ATTACHMENT 13

LICENSEE:

HILLET OF SAN DIEGO,

By: 

Robert B. Lapidus
Vice President of Facilities
Board of Trustees

Date: 6/30/05


LICENSOR:

THE REGENTS OF THE UNIVERSITY OF CALIFORNIA
SEE ATTACHED SIGNATURE PAGE

By: _____
Nancy E. Kossan
Director, UCSD Real Estate Development

Date: _____

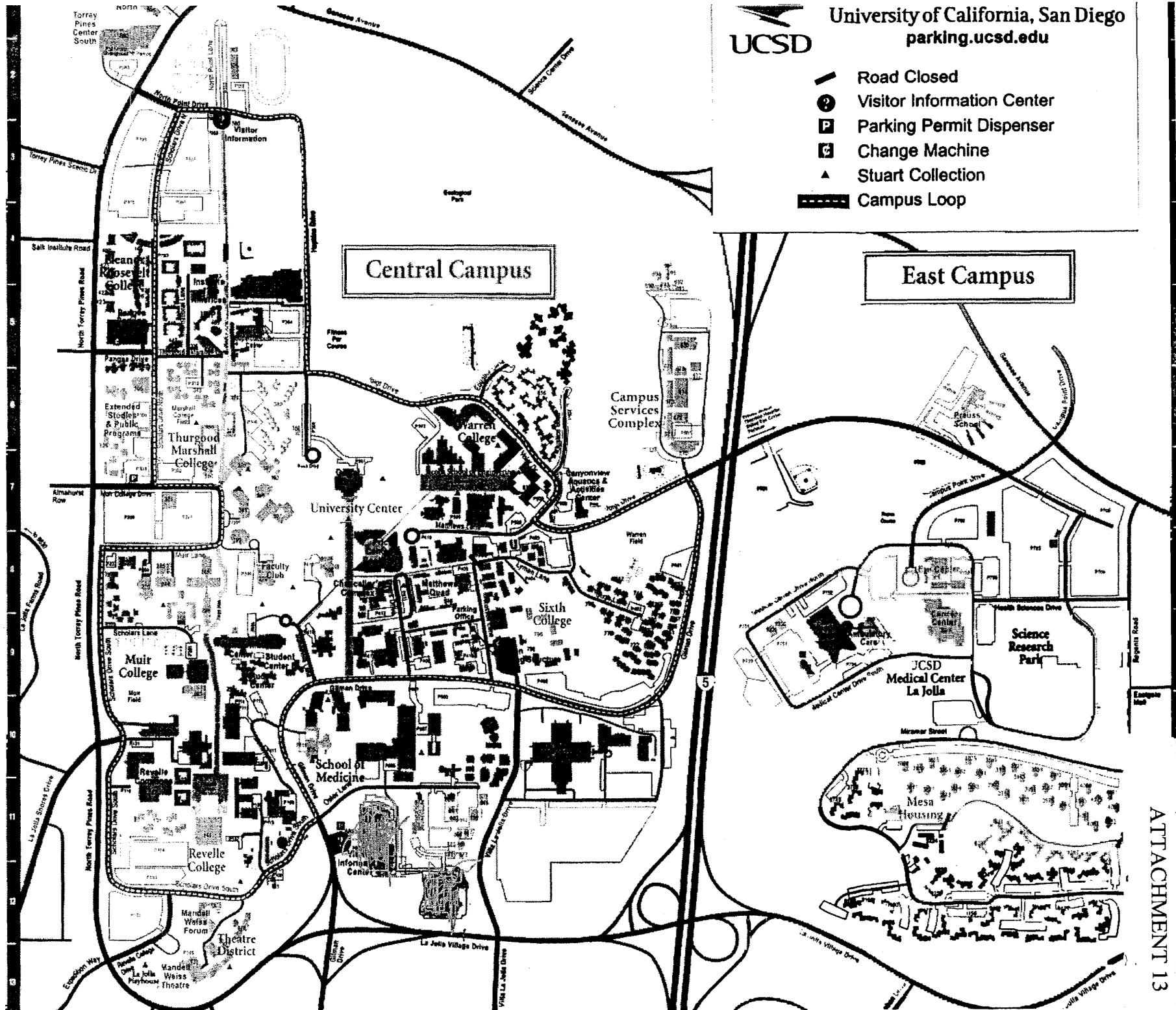
LICENSOR:
THE REGENTS OF THE UNIVERSITY OF CALIFORNIA

By: 
Nancy E. Kossan
Director, UCSD Real Estate Development

Date: 7/6/05



- Road Closed
- Visitor Information Center
- Parking Permit Dispenser
- Change Machine
- Stuart Collection
- Campus Loop





La Jolla Community Planning Association

Regular Meeting – 4 September 2008

- Attention:** Dan Stricker, PM, City of San Diego
- Project:** Hillel Student Center
8976 Cliffridge Avenue **PN: 149437**
- Motion:** Following the recommendations of the La Jolla Traffic and Transportation Board and the La Jolla Shores Permit Review Committee, we move that the LJCPA recommend denial of the project because of:
1. Inadequate transportation plan with impacts on adjacent intersections and pedestrian movements,
 2. Detrimental street vacation for which the findings cannot be made,
 3. Insufficient parking,
 4. Unpermitted use of a Student Center in the La Jolla Shores PDO,
 5. The project does not meet the green space requirements of the LJSPDO on its own without the public right of way vacations
- Vote: 14-0-0**
- Motion:** The President of the LJCPA send a letter to the City that:
1. Points out the errors in the draft Mitigated Negative Declaration (MND) and
 2. Requests an EIR with better analysis of transportation, parking, street vacation, open space, land use, and community character.
- Vote: 14-0-0**
- Submitted by:** *Joseph LaCava* **7 September 2008**
-
- Joe LaCava, President, La Jolla CPA** **Date**

La Jolla Shores Permit Review Committee (8-26-2008)

Deny the project because findings cannot be made to support based on detrimental street vacation, insufficient parking and non-approved use of a student center in the PDO, 4-1-0.

La Jolla Traffic & Transportation Board (7-24-2008)

1. Cannot make findings on street vacation, 3-2-1;
2. Deny project due to parking issues, 4-0-2;
3. Project creates an inadequate transportation plan with impacts on adjacent intersections and pedestrian movements, 4-2-0.

LA JOLLA SHORES PLANNED DISTRICT

Applicant: HILL OF SAN DIEGO Item: #1 9/16/08
 _____ Date: September 16, 2008

To: Planning Director
 From: La Jolla Shores Planned District Advisory Board
 Subject: Proposal Within La Jolla Shores Planned District

The La Jolla Shores Planned District Advisory Board has reviewed the applicant for:

HILL OF SAN DIEGO STUDENT CENTER -
COMMUNITY WOULD TO DENY THE PROJECT -
PARKING, TRAFFIC, IMPACT ON SURROUNDING NEIGHBORHOOD
NON CONFORMING USE AS A STUDENT CENTER, STREET VACATION?
NON-USE BY THE SFR COMMUNITY, AND MORE.

located _____

and recommends:

- A. Approval because of conformity to criteria and design standards adopted by the City Council
- B. Denial because of nonconformity to criteria and design standards adopted by the City Council. (Reasons for nonconformity on reverse side.)
- C. Approval subject to the following modifications to ensure conformity to criteria and design standards adopted by the City Council.

- D. Denial because of lack of four affirmative votes.

Board Signatures

Approving Item: 0

Disapproving Item: 4

~~_____~~

Johnell
Pilgrimage Weisser
Ben Hoese

Absentees:

Johnell
 Chairman



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 Street Vacation

Project Title

Hillel of San Diego Student Center - La Jolla

Project No. For City Use Only

149437

Project Address:

Intersection of La Jolla Scenic Dr & La Jolla Village Drive

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: Hillel of San Diego Student Center - La Jolla **Project No. (For City Use Only)**

Legal Status (please check):

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

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

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee *Site 653*

Street Address: 8976 Cliffridge Avenue

City/State/Zip: La Jolla, CA 92037

Phone No: 619-232-3169 Fax No:

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

Title (type or print): Vice President, Facilities

Signature: *[Signature]* Date: Jan 29, 2008

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

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

Title (type or print):

Signature : Date:

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

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

Title (type or print):

Signature : Date:

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee *8976 Cliffridge Ave*

Street Address: *8976 CLIFFRIDGE AVE*

City/State/Zip: *LA JOLLA, CA 92037*

Phone No: *619-232-3169* Fax No:

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

Title (type or print): *TRUSTEE*

Signature: *[Signature]* Date: *1/29/08*

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

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

Title (type or print):

Signature : Date:

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

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

Title (type or print):

Signature : Date:

Hillel of San Diego

Board of Directors Roster 2007-2008

Executive Committee

Name	Title			
Michael Breslauer	President			
Jodi Abel	VP Development			
Geoffrey Berg	VP Finance			
Lollie Bierman	VP Multi- Campus			
Paul Datnow	VP UCSD			
Jodie Kaplan	VP SDSU			
Bob Lapidus	VP Facilities			
Robert Lawrence	VP Facilities			
Alan Nevin	Secretary			
Joshua Richman	VP Personnel			
Iami Datnow Rosenthal	VP Board development			
Karen Silberman	VP Marketing			
Neal Singer	Past President			
Herb Solomon	Chair Capital Campaign			

Project Chronology

Hillel of San Diego Student Center – Project No. 149437

Date	Action	Description	City Review Time	Applicant Response
6/12/08	First Submittal	Project Deemed Complete After Mandatory Initial Review		
6/30/08	Initial Review Assessment Letter	Issued to Applicant	12 Business Days	
7/21/08	Second Submittal	Submitted by Applicant		14 Business Days
8/5/08	Second Review Assessment Letter	Issued to Applicant	11 Business Days	
8/15/08	Third Submittal	Submitted by Applicant		8 Business Days
8/25/08	Third Review	Issued to Applicant	6 Business Days	
9/25/08	Applicant Works to Resolve All Issues			22 Business Days
10/1/08	Applicant Supplies Required Documents			4 Business Days
10/1/08		Staff Completes Hearing Documents	0 Business Days	
10/16/08 *	Planning Commission Hearing	First Available Hearing		
Total Staff Time			29 Business Days	
Total Applicant Time				48 Business Days
Total Project Running Time		From Deemed Complete to PC Hearing	4 Months, 4 Days	

* After final environmental document and first available Planning Commission Date