THE CITY OF SAN DIEGO

Report to the Historical Resources Board

DATE ISSUED: June 12, 2024 REPORT NO. HRB-24-015

HEARING DATE: June 27, 2024

SUBJECT: **ITEM #2 – 6110 Camino de la Costa Coastal Development Permit/Site Development Permit/Neighborhood Development Permit**

RESOURCE INFO: California Historical Resources Inventory Database (CHRID) link

APPLICANT: JMan at the Q, L.P. a California limited partnership; represented by Matthew Segal and Chandra Slaven

LOCATION: 6110 Camino de la Costa, La Jolla Community Plan Area, Council District 1
APN 357-141-0500

DESCRIPTION: Consider the historical resources section, recommendations, findings, and mitigation measures of the environmental document and findings associated with the Site Development Permit (SDP) as presented and consider the inclusion of additional permit conditions related to a designated historical resource if needed.

STAFF RECOMMENDATION

Recommend to the Planning Commission approval of the historical resources section, recommendations, findings, and mitigation measures of the environmental document and findings associated with the SDP related to the designated resource located at 6110 Camino de la Costa (HRB #1481, the Herbert York/ Herbert Palmer House/ La Casa de Los Amigos) as presented.

BACKGROUND

San Diego Municipal Code (SDMC) Section 126.0504(b)(2) requires a recommendation from the Historical Resources Board (HRB) prior to a Planning Commission decision on an SDP when a historical district or designated historical resource is present. The HRB has adopted the following procedure for making recommendations to decision-makers (Historical Resources Board Procedures, Section II.D):

> When the HRB is taking action on a recommendation to a decision-maker, the Board shall make a recommendation on only those aspects of the matter that relate to the historical aspects of the project. The Board's recommendation action(s) shall relate to the cultural resources section, recommendations, findings, and mitigation measures of the final

environmental document, the SDP findings for historical purposes, and/or the project's compliance with the Secretary of the Interior's Standards for Treatment of Historic Properties. If the Board desires to recommend the inclusion of additional conditions, the motion should include a request for staff to incorporate permit conditions to capture the Board's recommendations when the project moves forward to the decision maker.

The project proposes the demolition of the Herbert York / Herbert Palmer House / La Casa de Los Amigos (HRB #1481 "Resource"), constructed in 1924 in the Spanish Colonial Revival style. The property has continuously been used as a single-family residence since its construction. The Resource is located on a coastal bluff within the La Jolla Hermosa neighborhood of the La Jolla community and consists of a two-story residence and detached garage with maid's quarters. The residence was designed by Master Architect Herbert Palmer and was previously owned and occupied by nuclear physicist Herbert York from 1964 to 2009.

The property was reviewed by the HRB and designated as Site #1481 on January 26, 2023, under Criteria A, B, C and D. Regarding Criterion A, the property was designated as a special element of the historical and architectural development of the La Jolla community with a period of significance of 1924. The Resource is the oldest intact residential structure in La Jolla Hermosa, the first subdivision within the La Jolla community oriented towards attracting year-round residents. It also reflects the Spanish Revival influence that dominates the subdivision and is the only known structure designed by Master Architect Herbert Palmer within La Jolla Hermosa. The Resource was designated under Criterion B for its association with Herbert York with a period of significance of 1964-1970, 1972-1979 and 1983-2009. The Resource was York's residence during the most productive years of his life as a national security advisor, advocate for the elimination of nuclear arms and proponent of international conflict resolution. The property was also designated under Criterion C as an example of the Spanish Colonial Revival style with a period of significance of 1924. Character defining features of the style present on the property include a stucco exterior, red clay tile roof, varied roof forms including gabled, hipped and flat, two-story tower, courtyard, arcades with arched openings, arched wood entry door, arched windows, stucco chimney, wood windows, and decorative clay attic vents. Lastly, the Resource was designated under Criterion D as a notable work of Master Architect Herbert Palmer with a period of significance of 1924. The Resource was determined to be significant as an excellent example of Palmer's work in the Spanish Colonial Revival style; a substyle of the Mediterranean Revival designs that Palmer is known to have specialized. The designation included the stone wall on the coastal bluff and stucco site wall on Camino de la Costa. A full discussion regarding the historic significance of the Resource is available in the Historical Resources Technical Report (Attachment 5).

PROJECT DESCRIPTION

The applicant proposes to demolish the designated historic two-story residence and construct a new 8,649-square-foot two-story dwelling unit with a basement, a swimming pool, a spa, and associated hardscape and landscape improvements. The applicant proposes to retain the historic garage structure (with structural modifications), demolish the interior of the garage to accommodate for automobile lifts, proposes new dual garage door openings facing east (towards Camino de la Costa), retain the existing driveway gate, and retain the existing site wall except for portions within the side yard setbacks. The existing driveway and curb cut will be removed and a new eighteen-foot (18'-0")

wide driveway curb cut and driveway are proposed from Camino de la Costa directly to the existing garage structure. The full development plans are included in Attachment 1.

The 0.37-acre project site is in the RS-1-5 zone, the Coastal Overlay (Appealable) Zone, the Coastal Height Limit Overlay Zone and the First Public Roadway within the La Jolla Hermosa neighborhood of the La Jolla Community Plan (LJCP). La Jolla Hermosa consists of single-dwelling unit residential homes on 5,000 – 7,000 square-foot lots (LJCP, pg. 75). The LJCP designates the project site as Low Density Residential allowing five to nine dwelling units per acre (5-9 du/ac). The Resource is located along Camino de la Costa which allows "easiest natural access to shoreline in the area, scenic vista point, and good access to La Jolla Boulevard" (LJCP, Subarea G: La Jolla Hermosa).

The LJCP establishes the strategy for the preservation of historical resources as part of La Jolla's continued development. Historic buildings are identified under a three-tiered system based on their classification. The Herbert York/ Herbert Palmer House/ La Casa de Los Amigos is a locally listed property. The following are some key applicable LJCP Goals and Policies, and City of San Diego General Plan Housing Element Goals and Policies for the project:

- Balanced Communities – 5.f: The City should develop a variety of regulatory tools and incentives to encourage the retention and use of designated historic resources for affordable housing (LJCP, pg. 71).

- Heritage Resources – Goal: Preserve the heritage of La Jolla by identifying structures or natural features within the community that are important local landmarks or that hold community-wide significance and by designating them as historic sites (LJCP, p. 109).

- Heritage Resources – Policy 1: The City should protect sites of significant archaeological, architectural and historical value within the residential and commercial areas of La Jolla for their scientific, education and heritage values.

- Heritage Resources – Policy 3: The City should encourage the adaptive reuse of historic structures to encourage their retention in order to preserve the structural integrity, usefulness and potential historic value of these buildings. Relocation of a historic structure to another site within the community should be utilized only after all other means to retain the structure on the original site have been exhausted, and the action has been deemed to meet the Secretary of Interior Standards criteria.

- Housing Element - Goal 2: Improve the existing housing stock.

ANALYSIS

The redevelopment of the project site cannot be determined consistent with the Secretary of the Interior's Standards (Standards) due to the total demolition of the designated historical structure. Therefore, the proposed development and reuse of the Resource is, by definition, a substantial

alteration requiring an SDP, consistent with SDMC Section 143.0251. Specific SDP Supplemental Findings pursuant to SDMC Section 126.0505 (i)(1-3) Supplemental Findings – Historical Resources Deviations for Substantial Alteration of a Designated Historical Resource or Within a Historical District are required for projects proposing substantial alterations to a designated historical resource or within a historical district, including findings that require analysis of alternatives that could minimize the potential adverse effects on the Resource.

The required SDP Supplemental Findings regarding the project's proposed substantial alteration to the Herbert York/ Herbert Palmer House/ La Casa de Los Amigos and supporting information are below.

1. **There are no feasible measures, including a less environmentally damaging alternative, that can further minimize the potential adverse effects on the designated historical resource or historical district.**

   The Herbert York/ Herbert Palmer House/ La Casa de Los Amigos (HRB #1481) was designated in January 2023 under Criterion A for its association with the early development of the La Jolla Hermosa neighborhood, under Criterion B for its association with nuclear physicist Herbert York, under Criterion C as an example of the Spanish Colonial Revival style and under Criterion D as a notable work of Master Architect Herbert Palmer. The Resource's significance, particularly under Criterion A, is closely associated with the La Jolla Hermosa neighborhood due to its coastal bluff location and for being the oldest intact residential structure in La Jolla Hermosa.

   The conditions of the project site and the regulations applicable to the site are complex and provide significant limitations for development, and include not only the presence of a designated historical resource, but also substantial structural concerns, the requirements of the Coastal Act, and an environmentally sensitive coastal bluff on the site.

   The applicant explored various options for rehabilitating the existing Resource; however, during a structural investigation (Attachment 2) geological and structural reports concluded that the "structure is in a state of disrepair and distress which should be remedied as soon as possible. Substantial repairs and retrofit/replacement are required and, if elected, should be performed prior to new owner occupation of the residence." According to the structural investigation, the poor structural integrity of the building would make rehabilitation of the Resource as a residence infeasible unless significant structural repairs occurred.

   The western portion of the main residence is currently located on the coastal bluff within the bluff edge setback. For the main residence to retain its historic location, any new development on the site or structural upgrades would need to be conducted in such a way that it would allow the structure to retain its previously conforming status and avoid demolition of the portion of the Resource located within the bluff setback. Previously conforming status of a structure located on a premises that contains or abuts a coastal bluff edge shall terminate upon "destruction, demolition or removal of 50 percent or more of the capacity of the lateral or vertical load resisting system of the previously conforming structure." As documented in the structural report, the extensive foundation repairs required to stabilize the structure would require removal of at least 60 percent or more of

the lateral or vertical load system which would cause the structure to lose its previously conforming status. Termination of the previously conforming status would require any structures on the site to conform to current development standards and would involve the removal of the western portion of the Resource within the coastal bluff setback.

From a regulatory standpoint, it is feasible to retain a larger portion of the historic structure; however, a deviation to the coastal bluff setback would be required. This would have to be considered from a variety of perspectives including that of coastal development, development on a site with environmentally sensitive lands, and modifications to a designated historical resource. The deviation would result in a project that is inconsistent with the certified local coastal program land use plan and the goals and policies established for the preservation of coastal resources, namely coastal bluffs. Furthermore, the deviation would require additional findings to be made for deviations to the environmentally sensitive regulations. One such finding aims to establish that there are no feasible measures that can further minimize potential adverse effects on environmentally sensitive lands. As seen by the project put forth, it is evident there are feasible measures that further minimize potential adverse impacts to environmentally sensitive lands through compliance with the required coastal bluff setback. Therefore, the alternative that would have the least environmentally damaging impact, retaining and rehabilitating the Resource on site without relocation of a portion of the structure would require deviations from both the coastal bluff setback and the environmentally sensitive lands regulations.

The proposed project (Base Project – Alternative 1) includes the total demolition of the Resource for the development of an 8,649-square-foot two-story dwelling unit with a basement, a swimming pool and a spa, and associated hardscape and landscape improvements. In order to minimize adverse impacts to the Resource, the applicant proposes to retain the historic garage structure (with internal and external structural modifications), demolish the interior of the garage to accommodate for automobile lifts, build new dual garage door openings facing east (towards Camino de la Costa), retain the existing driveway gate, and retain the existing site wall except for portions within the side yard setbacks which will be removed to provide the required Coastal View Corridors. The existing driveway and curb cut will be removed and a new eighteen-foot (18’-0”) driveway curb cut and driveway are proposed from Camino de la Costa directly to the existing garage structure. The proposed demolition of the Resource is not consistent with the Standards.

In order to provide a less environmentally damaging alternative, the applicant explored the option to retain the existing historic garage and site wall; however, the existing driveway would be non-functional without adding garage doors that face directly onto Camino de la Costa. The existing driveway leading to the existing garage doors facing north consumes most of the space within the front yard and restricts the amount of landscape within the front yard.

Additionally, the project site is restricted by the coastal bluff edge, identified as Environmentally Sensitive Lands (ESL), which requires a forty-foot setback (unless the City Manager may permit structures to be located between twenty-five feet (25’-0”) and forty-feet (40’-0”) from the bluff edge where the evidence contained in a geology report indicates that the site is stable enough to support the development at the proposed distance from the

coastal bluff edge and the project can be designed so that it will not be subject to or contribute to significant geologic instability throughout the anticipated life span of the primary structures, and no shoreline protection is required per SDMC 143.0143(f)(1). Therefore, the proposed Base Project would need to be pushed landward towards the front yard on Camino de la Costa. The radius required for vehicular access to the existing garage entry leaves the existing driveway impassable. Subsequently, the installation of garage doors facing east directly towards Camino de la Costa and the development of a new 18-foot-wide curb cut and driveway would facilitate vehicle access to and from the residence and allow for a landscaped front yard.

An economic analysis of four different alternatives, including the Base Project (Alternative 1), was prepared in an Economic Feasibility Study (Feasibility Study) (Attachment 3) prepared by JMAN Investments, Inc. Alternative 2 studied the removal of the portions of the Resource within the forty-foot (40'-0") coastal bluff setback and rehabilitation of the remaining sections of the building, including the garage and site wall, to conform with current standards. Alternative 3 studied the on-site relocation of the single-family residence behind the forty-foot (40'-0") bluff edge setback, the preservation of the garage and site wall, and the rehabilitation of the remaining building sections to conform to habitable standards Alternative 4 studied the on-site partial relocation and preservation of the northern wing and dormer of the existing single-family residence, the preservation of the garage and site wall, the removal of the remaining residence within the forty-foot (40'-0") bluff edge setback, and the construction of a new two-story and basement structure. Alternative 5 studied the complete relocation of the entire Resource within the La Jolla's Hermosa community. Alternative 6 studied the removal of all portions of the historic structure within the 25'-0" setback and the construction of a two-story addition on the east elevation. While the Base Project has the most negative impact on the historical resource, it is the only economically feasible project given the constraints of the site, including the coastal bluff and setback, and structural deficiencies of the existing structure requiring repair that would cause the Resource to lose its previously conforming status. The following six alternatives were evaluated for their respective Total Net Development Profit and Development Margin versus that of the Base Project (Alternative 1), which is summarized in the table below:

Alternative	Description	Total Sqft	Impact to Resource
Base Project (Alternative 1)	Development of a 8,649-square-foot two-story dwelling unit with a basement, a swimming pool and a spa, structural modification to the existing garage and site wall, and associated hardscape and landscape improvements.	8,649	Total demolition of historic single-dwelling-unit, structural modification of the garage to accommodate new doors and automobile lifts, removal of portions of the site wall.
Alternative 2	Partial removal of the Resource within the forty-foot (40'-0")	1,453	Partial removal of the main residence, retention of portions of

	coastal bluff setback and rehabilitate the remaining sections of the Resource.		the structure outside the coastal bluff setback including the existing garage and site wall.
Alternative 3	On-site relocation of the Resource to behind the forty-foot (40'-0") coastal bluff setback and rehabilitate the remaining sections.	3,994	Removal of the courtyard, removal of portions of structure flanking each side of the entryway and archways along the northern and southern wings. Retention of the existing garage and site wall.
Alternative 4	Partial removal of the Resource within the forty-foot (40'-0") coastal bluff setback, on-site partial relocation of the northern wing, construction of a new two-story structure.	8,099	Removal of the courtyard. Partial relocation and preservation of the northern wing and dormer. Addition of a new two-story plus basement structure. Retention of the existing garage and site wall.
Alternative 5	Complete off-site relocation of the Resource to a different location within La Jolla Hermosa community.	5,086	Retention of the entire Resource in new location.
Alternative 6	Partial removal of the Resource within the twenty-five-foot (25'-0" coastal bluff setback and construction of a two-story addition on the east façade.	4,051	Partial removal of the main residence, impacts to the courtyard, addition of a new second story, retention of portions of the structure outside the coastal bluff setback including the existing garage and site wall.

According to the Feasibility Study, the applicant has assumed a $700.00 per square foot construction cost for the Base Project (Alternative 1) and Alternative 2, and $800.00 per square foot construction cost for Alternatives 3, 4 and 6 due to the relocation, storage, and the adoption of the existing structures to new foundations. The cost per square-foot is based on the applicant's professional and recent construction experience and industry information of $700 to $1,000 per square foot for high-end custom homes. Additionally, the Feasibility Study identifies recent sales in the area and used a $3,000.00 per square foot sales price, which reflects the median sales price of homes recently sold on Camino de la Costa. The Feasibility Study concludes that the Base Project (Alternative 1) is the only economically feasible option among those presented and that the other less environmentally damaging alternatives studied are not economically feasible.. The Feasibility Study provided project performance in the form of a Development Margin of 11.61% or $3,013,382.00 for the Base Project (Alternative 1).

According to the Feasibility Study:

- Alternative 2 is not economically feasible. Upon completion of the partial removal of the residence that exists within the coastal bluff edge setback and the rehabilitation of the

remaining portion of the Resource results in a house that is only 1,453 square feet. When compared to the cost of construction and acquisition, the resulting residence value is $4,359,000 representing a net development loss of $11,386,661 or -261.22% and would not support the total project costs associated with this alternative. Furthermore, this alternative proposes a significant adverse impact to the Resource because it proposes demolition of the majority of the main residence to the point where it will no longer retain historical integrity as it relates to HRB Criteria A, B, C and D.

- Alternative 3 is not economically feasible. Upon completion of the partial removal of the north and south wings and the relocation and rehabilitation of the western portion of the Resource, the resultant house is 3,994 square feet. When compared to the cost of construction and acquisition, the resulting residence value is $11,982,000 representing a net development loss of $6,800,678 or -56.76% and would not support the total project costs associated with this alternative. Furthermore, this alternative proposes a significant adverse impact to the Resource because it proposes the demolition of the north and south wings, relocation of a large portion of the main residence and would also result in the loss of the courtyard and the property would no longer retain historic integrity as it relates to HRB Criteria A, B, C and D.

- Alternative 4 is not economically feasible. Upon completion of the partial removal of the residence, relocation of the north wing and construction of a new two-story with basement structure, the resultant house is 8,099 square feet. When compared to the cost of construction and acquisition, the resulting residence value is $24,297,000 representing a net development gain of $1,074,169.000 or 4.42% and would not meet the necessary return on investment for financing. Furthermore, this alternative proposes a significant adverse impact to the Resource because it proposes the demolition of the majority of the resource and it's architecturally character defining features, the relocation of the north wing, and the loss of the courtyard. The property would no longer retain historic integrity as it relates to HRB Criteria A, B, C and D.

- Alternative 5 is not economically feasible. In order to retain its historic significance under Criterion A, the resource would need to be relocated within the La Jolla's Hermosa neighborhood. Relocation of the Resource to a location outside of La Jolla Hermosa and away from the coast has a significant impact on the property's ability to retain its historic significance under HRB Criterion A. As of October 2023, available properties in La Jolla Hermosa are listed for the following costs, $17,000,000.00, $16,800,000.00, $38,000,000.00 and $16,800,000.00 and all the residences consume a majority of the footprint of the site, not allowing for the relocation of the Resource. To relocate the Resource to one of these sites would require the existing home on one of these properties to be demolished and the land excavated to accommodate the relocated Resource. The Resource would then have to be segmented and relocated piece by piece and then restored. For this analysis, the applicant has examined taking the least expensive property available at $16,800,000.00 and assumed the existing 5,674 square-foot house would be demolished and the site cleared. The applicant has assumed the cost of $1,000.00 a square foot due to the demolition, site work, additional foundations, and relocation of the Resource. We have assumed the existing property value when vacant would be $9,375,000.00 and provided this as development value in our economic analysis. When compared to the cost of construction and acquisition, the resulting

residence and vacant property value is a combined $24,633,000.00 representing a net development loss of $25,982,897 or -170.29% and would not support the total project costs associated with this alternative. Relocation of the resource would impact its integrity of location, setting and feeling as it relates to its significance under Criteria A and B; however, it would have less of an adverse impact on the historical resource than the base project because it would retain integrity of design, materials and workmanship as it relates to Criteria C and D. Although Alternative 5 is a less environmentally damaging alternative, it is not economically feasible.

- Alternative 6 is not economically feasible. Upon completion of the removal of the western portion of the basement, ground level and level 2 dormer the home has only 1979 square feet of occupiable space. In order to provide a path to feasibility with this footprint retaining the existing courtyard this Alternative proposes to add back 2,072 square feet over the entirety of the ground level retain structure. When compared to the cost of construction and acquisition, the resulting residence value is $12,153,000 representing a net development loss of $6,679,891 or -54.96% margin.

As demonstrated by the Economic Feasibility Study, the Base Project is the only economically feasible option due to historical resource designation, the location of the historical resource, the constraints of the coastal bluff edge setback requirements, and the Total Net Development Profit and Development Margin. Therefore, for these reasons, there are no feasible measures, including a less environmentally damaging alternative that can further minimize the potential adverse effects on the designated historical resource.

2. The deviation is the minimum necessary to afford relief and accommodate the development and all feasible measures to mitigate for the loss of any portion of the historical resource have been provided by the applicant; and

The City's Historical Resources Regulations require that all designated historical resources be maintained consistent with the Standards. The proposed project is a substantial alteration that is not consistent with the Standards; therefore, a deviation from the Historical Resources Regulations is being requested. As demonstrated by the Economic Feasibility Study prepared by the applicant, demolition of the Resource is the minimum deviation from the City's Historical Resources Regulations necessary to afford relief and accommodate the development of the site due to restraints of the coastal bluff setback.

While the proposed development will result in substantial alterations to the Resource, the proposed project will take steps to mitigate this impact. Historical resource mitigation measures have been developed for adoption within the Casa de la Amigos Draft Environmental Impact Report (Project No. PRJ-1066101, Attachment 4), with which the Base Project has been evaluated and deemed necessary. The Mitigation Monitoring and Reporting Program (MMRP) for the Resource requires the implementation of a documentation program submitted to City Historic Resources Division staff for review and approval, implementation of the Treatment Plan (Attachment 7), architectural salvage and a Monitoring Plan, and interpretive signage to ensure appropriate implementation of the Base Project. Additionally, the project has been designed to further minimize impacts to the Resource while still accommodating development.

In order to mitigate the impacts to the Resource, the applicant will be required to submit Historic American Building Survey (HABS) documentation prior to the issuance of a demolition permit. The HABS documentation shall include detailed drawings, photo documentation and written documentation of the Resource consistent with National Park Service guidance. A copy of this documentation will be archived with the City and other depositories as outlined in the MMRP.

The Treatment Plan and accompanying drawings outline how the remaining historic elements, including the garage and site wall, will be modified to accommodate the new development. Portions of the site wall will be removed to accommodate Coastal View Corridor requirements, but the remainder of the wall will be repaired and restored consistent with the Standards. The garage will be modified to accommodate new, historically appropriate garage doors on Camino de la Costa and a portion of the rear staircase and wall will be removed to accommodate construction of the new residence. The existing garage door opening will be infilled with glazing to indicate its historic location. Roof tiles salvaged from the house will be used to reroof the garage.

Prior to the issuance of the demolition permit, the applicant shall assess the Resource and create a Salvage Plan that indicates architectural elements that are proposed for salvage. These elements shall include, but are not limited to, decorative medallions on the exterior of the main residence and roof tiles. Once the items for salvage are identified, the Project's qualified historic preservation professional (QHPP) shall submit this information to the City's Heritage Preservation Section for approval. Following the City's approval of the Salvage Plan, the QHPP in concert with the City's Heritage Preservation Section, shall notify local preservation groups via email concerning the availability of the salvaged materials. Interested parties shall make arrangements to pick up the materials after they have been removed from the property. The applicant shall be responsible for storing the salvaged materials in an appropriate climate-controlled storage space for ninety (90) days after the notice is given to interested parties.

The Monitoring Plan establishes specific timeframes within the construction timeline of the Project in which a Historical Monitor will be present. The Monitor will document these visits to the site and submit reports to City staff for review. A pre-construction meeting will be held on-site in to clarify selective demolition methods, including the identification of elements proposed for salvage, and protection of the garage and site wall during construction.

An interpretive signage display panels or storyboards shall be installed in a publicly visible location, near the northern corner of the property, in the public sidewalk right-of-way. The installation shall describe the history and significance of Casa De Los Amigos under Criteria A, B, C, and D. The installation shall be reviewed and approved by the City's Heritage Preservation Staff.

Therefore, the project is designed with the minimum necessary deviations to afford relief from the restrictions of the Historical Resources Regulations and accommodate the

development and all feasible measures to mitigate for the loss of any portions of the historical resource have been provided by the applicant.

3. **The denial of the proposed development would result in economic hardship to the owner. For purposes of this finding, "economic hardship" means there is no reasonable beneficial use of the property and it is not feasible to derive a reasonable economic return from the property.**

   As discussed above, adaptive reuse of the existing historical residence is infeasible due to the building's poor structural integrity. Any attempts to upgrade the building to meet current life and safety standards would cause it to lose its previously conforming status in the coastal bluff setback and would require demolition of the portion of the structure within the setback. Due to the high purchase price of the property, $11,500,000, acquisition of the property without the relief provided by a deviation from the City's Historical Resources Regulations would result in an economic hardship to the owner as set forth in the Alternatives analyzed.

   An economic analysis of five different alternatives was prepared, including the Base Project (Alternative 1), in an Economic Feasibility Study conducted by JMAN Investments, Inc, which determined that the Base Project is the only feasible option among those analyzed and is the only one to provide a economic return from the property based upon market appropriate performance metrics. The table below summarizes the conclusions of the JMAN analysis for each alternative.

Alternative	Total Square Footage	Total Net Development Profit	Development Margin Min: 10%
Base (Alternative 1)	**8,649**	**$3,013,382**	**11.61%**
2	1,453	-$11,386,661	-261.22%
3	3,994	-$6,800,678	-56.76%
4	8,099	$1,074,169	4.42%
5	5,086	-$25,982,900	-170.29%
6	4,051	-$6,679,891	-54.96%

The Economic Feasibility Study defined project performance in the form of total net development profit and assumed that a 10% gross margin on sale would be required to make the project economically feasible and to qualify for project financing. The Base Project (Alternative 1) including construction of a new 8,649 square foot residence and resulted in a $3,013,382.00 net profit or a 11.61% development margin which exceeds the 10% development margin required to make the project feasible. In Alternative 2, removal of the portion of the house within the costal bluff setback results in a much smaller residence of only 1,453 square feet which would be worth significantly less than the current value of the property. The cost of acquiring the property combined with estimated construction costs would result in a net loss of development profit of $11,386,661.00 and a –261.22% development margin which would make this alternative economically infeasible. In Alternative 3, on-site relocation of the portion of the structure within the coastal bluff

setback would result in a 3,994 square foot residence. In this scenario, the high cost of construction combined with the high purchase price of the property would result in a net loss of development profit of -$6,800,678 because the resulting residence would be smaller and of less value than the existing structure. The development margin would be –56.76% making this alternative economically infeasible. In Alternative 4, partial demolition of the historic structure, on-site relocation of the north wing and construction of a two-story with basement addition would result in a 8,099 square foot residence. The total net development profit from this scenario would be $1,074,169.00, which is a 4.42% development margin. The development margin falls short of the 10% required to qualify for project financing and makes this alternative economically infeasible. Alternative 5 proposes the off-site relocation of the historic structure to another parcel within the La Jolla Hermosa neighborhood and construction of a new residence on the project site. The high cost of purchasing a receiver lot for the historic resource combined with the construction costs associated with relocation and construction of a new residence on the project site results in a total loss of $25,982,900 and a –170.29% development margin making it economically infeasible. Alternative 6 includes partial demolition of the historic structure and the construction of a new addition mostly above the remainder of the historic residence, which would result in a 4,051 square foot residence. The total net loss of profit would be -$6,679,891, a –54.96% development margin, which would make this alternative economically infeasible.

Since all analyzed alternatives to the Base Project failed to meet the minimum thresholds for financial feasibility, there is no other reasonable beneficial use of the property from which to derive a reasonable economic return besides the Base Project as demonstrated above. There are no reasonable beneficial uses of the Resource without a substantial alteration of the Resource. Therefore, it is not feasible to derive a reasonable economic return from the property without substantial alteration and the denial of this proposed development would result in economic hardship for the owner.

City Staff from the City Planning and Development Services Departments believes that there is sufficient evidence to support the SDP Supplemental Findings related to the designated historical resource. In addition, Staff believes that the proposed mitigation measures of the MMRP and draft permit conditions (Attachment 9) are sufficient to reduce the identified impacts to the Herbert York/ Herbert Palmer House/ La Casa de Los Amigos residence.

CONCLUSION

Staff recommends that the HRB recommend to the Planning Commission adoption of the historical resources section, recommendations, findings, and mitigation measures of the environmental document and findings associated with the SDP related to the designated historic resource.

Martin Mendez
Development Project Manager
Development Services Department

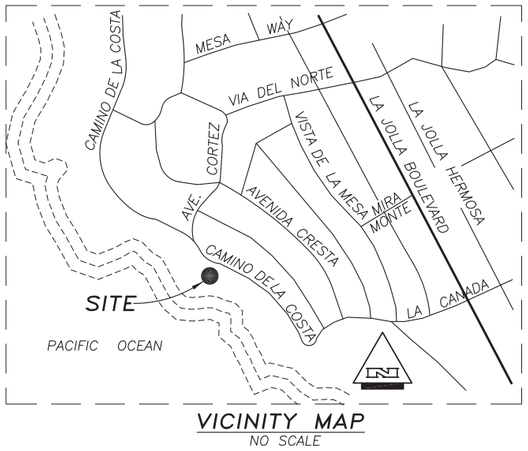
Suzanne Segur
Senior Planner/ HRB Liaison
City Planning Department

Attachment(s):

1. Development Plans
2. Structural Reports
3. Economic Feasibility Study
4. Draft Environmental Impact Report No. 380611/SCH No. 2016061023
5. Historic Resources Technical Report
6. Historic Monitoring Plan
7. Treatment Plan Drawings
8. Treatment Plan Text
9. Draft Permit

ATTACHMENT 1

VICINITY MAP



VICINITY MAP
NO SCALE

PROJECT DESCRIPTION

A COASTAL DEVELOPMENT PERMIT AND SITE DEVELOPMENT PERMIT TO DEMOLISH AN EXISTING HISTORICALLY DESIGNATED 3,036 SQUARE-FOOT (SF) 2-STORY RESIDENCE AND CONSTRUCT A NEW 2-STORY 8,649 SF RESIDENCE WITH A BASEMENT LOCATED AT 6110 CAMINO DE LA COSTA. THE PROJECT WOULD ALSO INCLUDE A SWIMMING POOL AT GROUND LEVEL, A SPA AT THE LOWER LEVEL AND ASSOCIATED SITE IMPROVEMENTS (I.E. HARDSCAPE AND LANDSCAPING). THE PROJECT WOULD PRESERVE THE EXISTING WALL ALONG THE FRONTAGE OF THE SITE AND DETACHED GARAGE IN PLACE.

THE PROPOSED DEVELOPMENT WOULD INCLUDE LANDSCAPE IMPROVEMENTS INCLUDING HEDGES ALONG THE FRONTAGE OF THE SITE AND EDGES OF THE SITE ADJACENT TO THE NEIGHBORING PROPERTIES ON THE NORTH AND SOUTH. LANDSCAPING WOULD ALSO INCLUDE TREES, SUCCULENTS, AND SHRUBS IN THE FRONT PORTION OF THE SITE. THE SITE WOULD BE ACCESSIBLE FROM A NEW DRIVEWAY OFF CAMINO DE LA COSTA AND THE PROJECT WOULD CONNECT TO EXISTING UTILITIES WITHIN CAMINO DE LA COSTA. DRAINAGE WOULD BE DIRECTED AWAY FROM THE COASTAL BLUFF AND DIRECTED INTO THE EXISTING STORM DRAIN SYSTEM.

THE PROPOSED PROJECT WOULD ALSO INCLUDE REMOVAL OF THE EXISTING WALLS AND STAIRS WEST OF THE BLUFF EDGE AND WOULD PRESERVE ALL PORTIONS OF THE LOT WEST OF THE BLUFF EDGE AS ENVIRONMENTALLY SENSITIVE LANDS (SENSITIVE COASTAL BLUFF) WITHIN A COVENANT OF EASEMENT. THE COVENANT OF EASEMENT WOULD INCLUDE LAND USE RESTRICTIONS WITH THE INTENT TO PRECLUDE FUTURE DEVELOPMENT AND TO PRESERVE THE AREA.

THE PROPOSED RESIDENCE WOULD BE A MAXIMUM HEIGHT OF 30 FEET WITHIN THE 30-FOOT COASTAL HEIGHT LIMIT. THE RESIDENCE WOULD INCLUDE CAST IN PLACE NATURAL GREY WALLS, FROSTED & CLEAR GLASS LINED BY BLACK METAL, WOOD PANELS, DECORATIVE METAL & STONE SCREENING, METAL ENTRY AND SLIDING GATES.

THE TOTAL AREA WITHIN THE PROJECT SITE TO BE GRADED IS 0.17 ACRES, OR 46.3% OF THE PROJECT SITE. GRADING WOULD REQUIRE APPROXIMATELY 1155 CUBIC YARDS OF CUT (150 CUBIC YARDS OF NATIVE SOIL AND 1005 CUBIC YARDS OF ARTIFICIAL FILL), AND 20 CUBIC YARDS OF FILL, RESULTING IN A NET EXPORT OF 1135 CUBIC YARDS OF SOIL.

PROJECT TEAM

OWNER:
JMAN AT THE Q, L.P.
2121 SUNSET BLVD
SAN DIEGO, CA 92103
619-993-6269
CONTACT: MATTHEW SEGAL
EMAIL: MRMATTHEWSEGAL@GMAIL.COM

APPLICANT DEVELOPER:
JMAN INVESTMENTS INC
2121 SUNSET BLVD
SAN DIEGO, CA 92103
619-993-6269
CONTACT: MATTHEW SEGAL
EMAIL: MRMATTHEWSEGAL@GMAIL.COM

ARCHITECT:
JONATHAN SEGAL FAIA
2121 SUNSET BLVD
SAN DIEGO, CA 92103
619-993-6269
CONTACT: MATTHEW SEGAL
EMAIL: MRMATTHEWSEGAL@GMAIL.COM

STRUCTURAL ENGINEER
DCI ENGINEERS
101 W. BROADWAY STE 1260
SAN DIEGO, CALIFORNIA 92101
619-400-1704
CONTACT: JON DECK
EMAIL:JDECK@DCI-ENGINEERS.COM

GEOTECHNICAL ENGINEER 1
CHRISTIAN WHEERER ENGINEERING
3980 HOME AVENUE
SAN DIEGO, CA 92105
619-550-1721
CONTACT: DAVID RUSSELL
EMAIL: DRUSSEL@CHRISTIANWHEELER.COM

GEOTECHNICAL ENGINEER 2
GEOSOILS INC
18451 COLLIER AVE SUITE A
LAKE ELSINORE, CA, 92530
951-471-0700
CONTACT: BRYAN E. RODRIGUEZ
EMAIL: WMACK@PLSAENGINEERING.COM

CIVIL ENGINEER:
PASCO LARET SUITER
535 N HWY 101
SOLANA BEACH, CA 92075
858-259-8212
CONTACT: WILL MACK
EMAIL: BRODRIGUEZ@GEOSOILSINC.COM

ELECTRICAL ENGINEER:
NEDC, INC
3103 FALCON STREET SUITE J
SAN DIEGO, CA 92103
619-278-0076
CONTACT: DAVID NUTTER
EMAIL: DAVID@NEDINC.NET

PROJECT DATA

PROJECT ADDRESS:
6110 CAMINO DE LA COSTA, LA JOLLA, CA 92037

LEGAL DESCRIPTION:
TEN (10) AND ELEVEN (11), IN BLOCK ONE-A, IN LA JOLLA HERMOSA, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1810, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY, NOVEMBER 21, 1924; EXCEPTING FROM THE ABOVE-DESCRIBED PROPERTY THAT PORTION THEREOF HERETOFORE OR NOW LYING BELOW THE MEAN HIGH TIDE LINE OF THE PACIFIC OCEAN.

EASEMENTS NO EXISTING EASEMENTS ON SITE

PERMITS REQUIRED:
DISCRETIONARY PERMIT
PMT-3169345 COASTAL DEVELOPMENT PERMIT (CDP)
PMT-3169346 SITE DEVELOPMENT PERMIT (SDP)
PMT-3275100 NEIGHBORHOOD DEVELOPMENT PERMIT (NDP)

PROJECT # 1066101

APN:
357-141-05-00

USE / STRUCTURES ON SITE:
EXISTING: SINGLE FAMILY RESIDENCE
PRIMARILY CONSTRUCTED IN 1924
PROPOSED REHABILITATION/ REMOVAL OF HISTORIC RESOURCE
HERBERT YORK/ HERBERT PALMER / CASA DE LOS AMIGOS
PROPOSED USE: SINGLE FAMILY RESIDENCE

ZONE:
RS-1-5
COASTAL OVERLAY ZONE (COZ) CST-APP
COASTAL OVERLAY ZONE FIRST PUBLIC ROADWAY
COASTAL HEIGHT LIMIT OVERLAY ZONE (CHLOZ)
PARKING IMPACT OVERLAY ZONE - COASTAL & BEACH IMPACT
SENSITIVE COASTAL OVERLAY ZONE: SCOZ-CB
TRANSIT AREA OVERLAY ZONE
TRANSIT PRIORITY AREA
COASTAL BLUFF EDGE
GEOLOGICAL HAZARD CATEGORY 12 & 43

TYPE OF CONSTRUCTION: TYPE IIIA

OCCUPANCY CLASSIFICATION R-3

LOT SIZE: 16,058.31 sq ft
0.368 acres

BASE ZONING DENSITY: 1 DU PER 8000 SQ FT = 1
MAX PER LOT - 1DU

F.A.R
ALLOWED RESIDENTIAL: INTERIOR LOT COVERAGE 40%
PERMITTED FAR: 16058.31 X 0.48 7708 SQ FT

FAR

BASEMENT	EXEMPT PER 113.0234
GROUND LEVEL LEVEL 1	3320
LEVEL 2	3323
TOTAL	**6643 < 7708**

SETBACKS:
FRONT REQUIRED: 20 FT
PROPOSED: VARIES DUE TO PREVIOUSLY CONFORMING STRUCTURE(S)
20'-0" FOR NEW DEVELOPMENT
SIDE REQUIRED: VARIES DUE TO PREVIOUSLY CONFORMING STRUCTURE(S)
7' - 1" FEET PER 113.0243(C) FOR NEW DEVELOPMENT
PROPOSED: NORTH = 7'-1"
SOUTH = 7'-1" (NEW CONSTRUCTION)
REAR YARD REQUIRED 20 FEET
PROPOSED VARIES 78 FEET TO 110 FEET

FRONT YARD HARDSCAPE AND MAXIMUM PAVING §131.0447
SEE DIAGRAM T1.0
REQUIRED MAX: 60%
PROPOSED HARDSCAPE: 39%

BUILDING AREA:
ALLOWED: FAR GOVERNED
SUBTERRANEAN LEVEL 3138 SQ FT
LEVEL 1 2761 SQ FT
LEVEL 2 2750 SQ FT
TOTAL 8649 SQ FT
GARAGE AREA 499 SQ FT

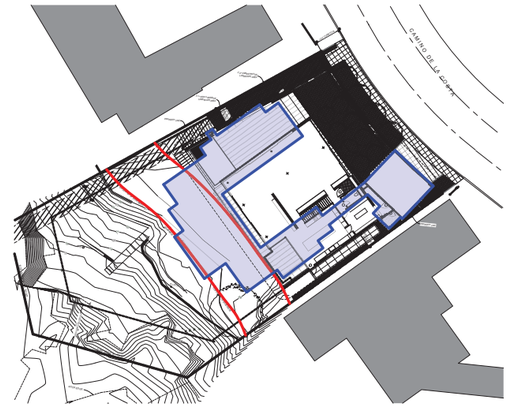
HEIGHT:
PROPOSED MAX: 30'-0" AT PLUMB LINE
MAX HEIGHT ALLOWED 30'-0" PLUMB LINE + 10'-0"

PARKING:
REQUIRED: 2 SPACES + TWO GUEST
PROPOSED: 2 SPACES + TWO GUEST
4 TOTAL PARKING LOCATIONS

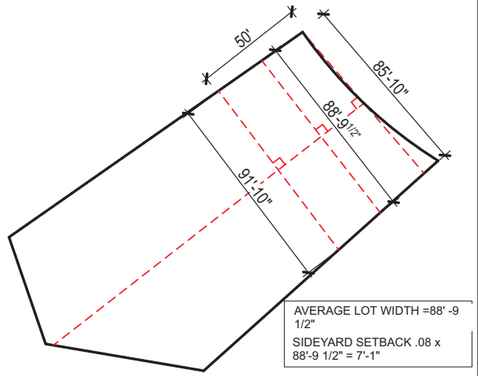
MODIFICATIONS

DRIVEWAY WIDTH PER §142.0560 TABLE 142-05M (PARKING IMPACT)
REQUIRED MAX 12'-0"
PROPOSED 18'-0"
VISIBLITY TRIANGLE §113.0273 DIAGRAM 113.02SS
PROPOSED REDUCED

SITE DIAGRAM



EXISTING VS PROPOSED



SIDE YARD CALCULATION

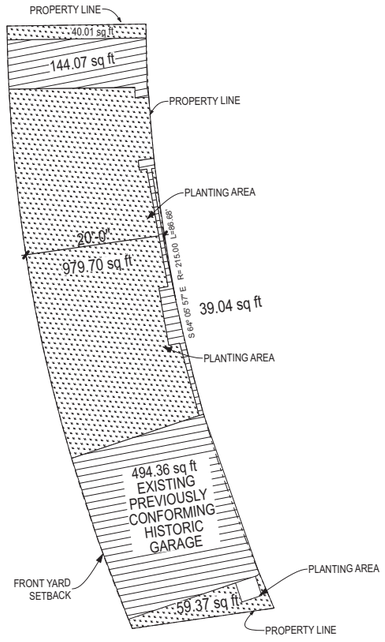
SHEET INDEX

FIRE HYDRANT MAP

FRONT YARD HARDSCAPE CALC

FRONT YARD HARDSCAPE:
COMPLIES WITH THE 60% MAXIMUM ALLOWED FOR PAVING AND HARDSCAPE WITHIN THE FRONT YARD PER SDMC §131.0447

TOTAL FRONT YARD AREA:	1765 SF
TOTAL FRONT YARD PREVIOUSLY CONFORMING STRUCTURE:	614 SF
PLANTING AREA REQUIRED:	706 SF
PLANTING AREA PROVIDED:	40 + 980 + 59 = 1079 SF
COMPLIANCE:	1079 > 706 = OK



N

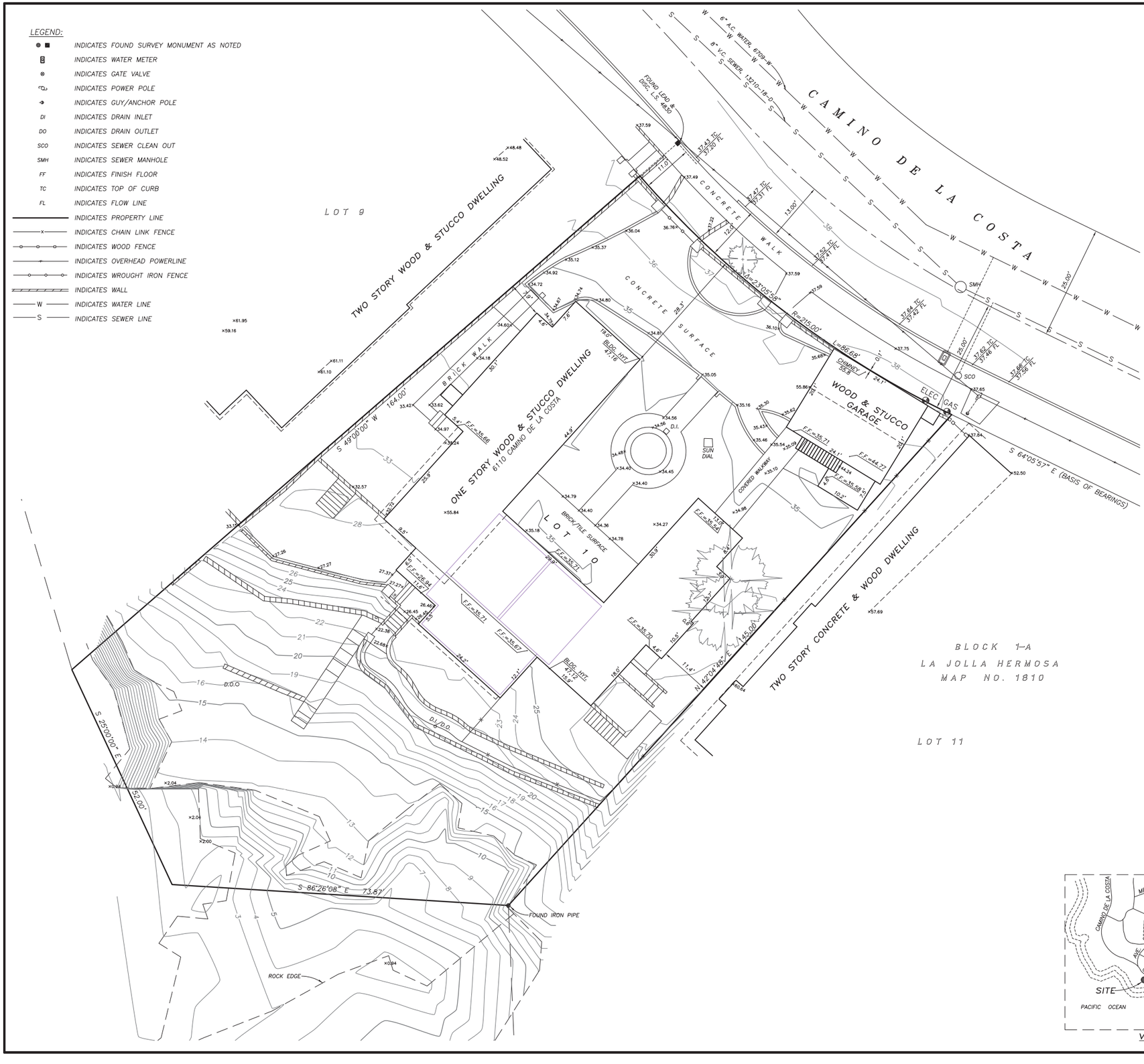
CAMINO DE LA COSTA
6110 CAMINO DE LA COSTA

JONATHAN SEGAL / FAIA
3000 Upas Street Suite 101 San Diego, CA 92104

LICENSED ARCHITECT JONATHAN SEGAL FAIA No. C-29228 REN STATE OF CALIFORNIA

PROJECT # 1066101
SHEET TITLE: TITLE SHEET
SCALE:
DATE: 6/15/2022
REVISION 1: 2/1/2023
REVISION 2: 6/14/2023
REVISION 3: 10/9/2023
REVISION 4: 11/29/2023
REVISION 5: 1/9/24
REVISION 6: 1/12/24
FINAL DOCUMENT 2/26/24
SHEET NAME: T1.0

ATTACHMENT 1



LEGAL DESCRIPTION:

LOT 10 (10), IN BLOCK ONE–A, IN LA JOLLA HERMOSA, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1810, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, NOVEMBER 21, 1924; EXCEPTING FROM THE ABOVE–DESCRIBED PROPERTY THAT PORTION THEREOF HERETOFORE OR NOW LYING BELOW THE MEAN HIGH TIDE LINE OF THE PACIFIC OCEAN.

BASIS OF ELEVATION:

WESTERLY BRASS PLUG
CAMINO DE LA COSTA AND AVENIDA CRESTA
ELEVATION = 57.044 M.S.L.

NOTES REGARDING PRELIMINARY REPORT:

THIS A.L.T.A./N.S.P.S. LAND TITLE SURVEY IS BASED ON THE DESCRIPTIONS FURNISHED IN LAWYERS TITLE COMPANY, PRELIMINARY REPORT, ORDER NO. 322311061, DATED AS OF JANUARY 27, 2022.

ITEM NO. 5 OF SAID REPORT INDICATES THE PROPERTY IS SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS, RECORDED DECEMBER 19, 1924 IN BOOK 1038, PAGE 423 OF DEEDS. NOT PLOTTABLE.

PROPERTY NOTES:

1. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE SOUTHWESTERLY RIGHT OF WAY LINE OF CAMINO DE LA COSTA PER MAP NO. 1810, I.E. S 64°05'57" E
2. THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN LAWYERS TITLE COMPANY PRELIMINARY REPORT ORDER NO. 322311061, WITH AN EFFECTIVE DATE OF JANUARY 27, 2022 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID PRELIMINARY REPORT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT OF THE SUBJECT PROPERTY.
3. THE NUMBER OF STRIPED PARKING SPACES WITHIN THE BOUNDARY OF THE PROPERTY IS 0.
4. THE PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION 'X' (NON–SPECIAL FLOOD HAZARD AREA) BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON FLOOD INSURANCE RATE MAP NO. 06073C1584H, WITH A DATE OF IDENTIFICATION OF DECEMBER 20, 2019, FOR COMMUNITY NO. 060295, IN SAN DIEGO COUNTY, STATE OF CALIFORNIA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH THE PROPERTY IS SITUATED.
5. THE TOTAL AREA OF THE SUBJECT PROPERTY IS 16,058.31 SQUARE FEET / 0.368 ACRES.
6. THERE IS NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITION.

SURVEYORS CERTIFICATE:

TO: JMAN INVESTMENTS AND LAWYERS TITLE COMPANY

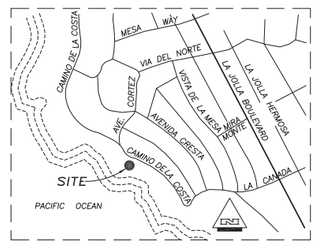
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 2, 3, 4, 5, 7(a), 7(b), 7(c), 8, 9, 13, 14, 16, AND 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON FEBRUARY 7, 2022.

DATE OF PLAT: FEBRUARY 14, 2022

Robert J. Bateman

ROBERT J. BATEMAN
PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. 7046
EMAIL: rbateman@sdlse.com

PROFESSIONAL LAND SURVEYOR
ROBERT J. BATEMAN
No. 7046
CALIFORNIA



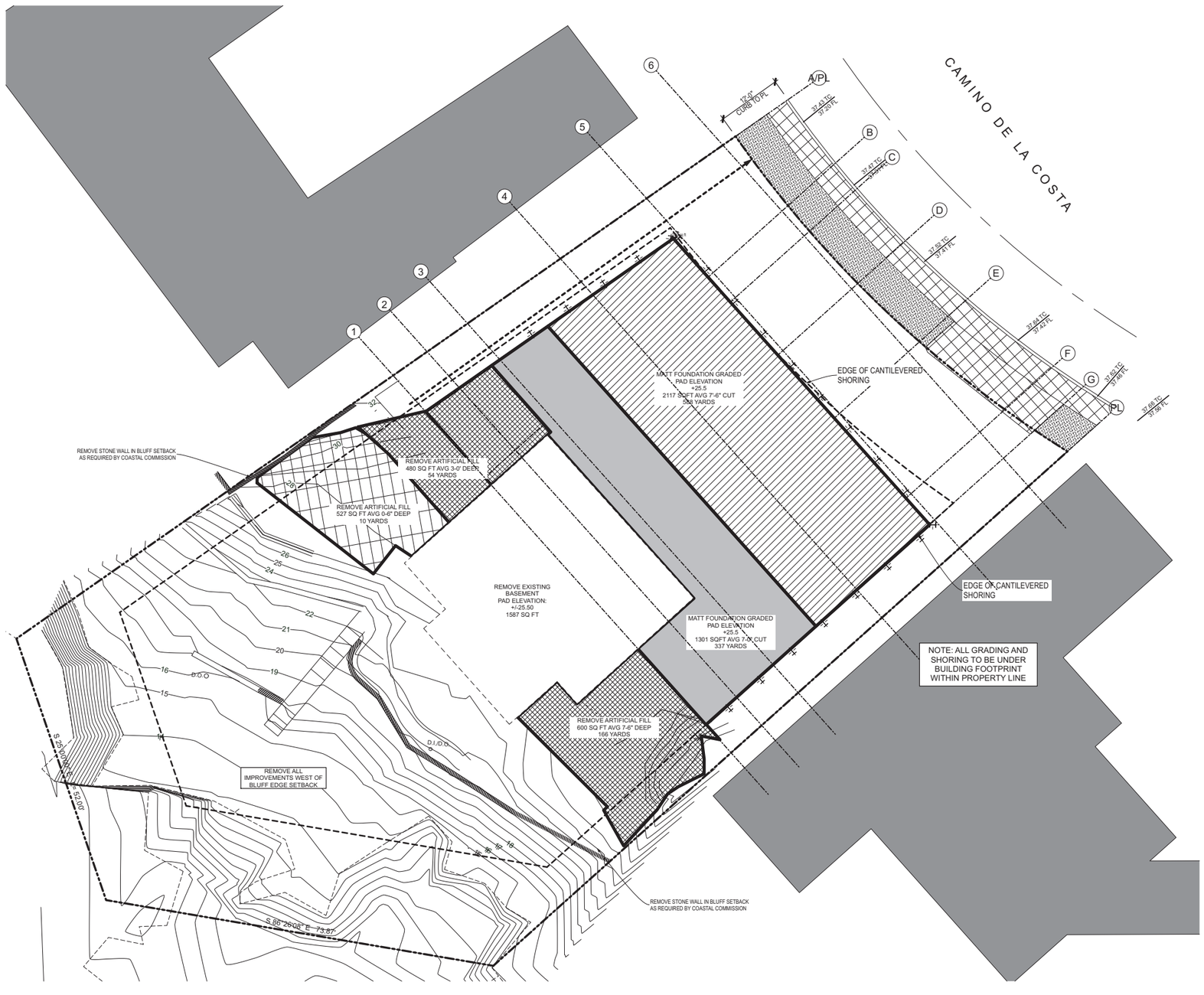
A.L.T.A./N.S.P.S. LAND TITLE SURVEY		
For the exclusive use of: JMAN INVESTMENTS 3000 UPAS STREET, SUITE 101 SAN DIEGO, CALIFORNIA 92104		
San Diego Land Surveying & Engineering, Inc. 7028 Convoy Court, San Diego, CA 92111–1017 Phone: (858) 565–8362 Fax: (858) 565–4354		
Date: 2/14/2022	Revised:	Revised:
Scale: 1"=10'	Drawn by: R.J.B.	Sheet 1 of 1 Sheet
Drawing: Camino De La Costa 6110	A.P.N. 357–141–05	

CAMINO DE LA COSTA
6110 CAMINO DE LA COSTA

JONATHAN SEGAL / FAIA
3000 Upas Street Suite 101 San Diego, CA 92104

LICENSED ARCHITECT
JONATHAN SEGAL FAIA
No. C-22228
STATE OF CALIFORNIA

PROJECT #	1066101
SHEET TITLE:	SURVEY
SCALE:	
DATE:	6/15/2022
REVISION 1:	2/1/2023
REVISION 2:	6/14/2023
REVISION 3:	10/9/2023
REVISION 4:	11/29/2023
REVISION 5:	1/9/24
REVISION 6:	1/12/24
FINAL DOCUMENT	2/26/24
SHEET NAME:	T1.1



GRADING PLAN
SCALE: 1" = 10'

IMPERVIOUS AREA SUMMARY TABLE

ONSITE

TOTAL DISTURBANCE AREA .....8,029 SF
EXISTING AMOUNT OF IMPERVIOUS AREA.....6,235 SF
PROPOSED AMOUNT OF IMPERVIOUS AREA .....5,755 SF

OFF-SITE (PUBLIC IMPROVEMENTS)

TOTAL DISTURBANCE AREA .....550 SF
EXISTING AMOUNT OF IMPERVIOUS AREA.....579 SF
PROPOSED AMOUNT OF IMPERVIOUS AREA .....662 SF
SEWER AND WATER LINES EXCAVATION.....12 yards

ON-SITE

ALL GRADING TO BE UNDER THE FOOTPRINT OF THE STRUCTURE

TOTAL AMOUNT OF SITE TO BE GRADED..... 0.17 ACRES
PERCENTAGE OF SITE AREA.....46.3%
MAXIMUM DEPTH OF CUT.....12 FEET
AMOUNT OF BACKFILL .....20 yards
MAXIMUM DEPTH OF FILL .....3 FEET
MAXIMUM HEIGHT OF FILL SLOPE .....N/A
AMOUNT OF SOIL EXPORT..... 1155 YDS
RETAINING LENGTH.....230 FEET

TOTAL AMOUNT OF NATIVE SOIL
TO BE EXCAVATED.....150 yards

TOTAL AMOUNT OF ARTIFICIAL FILL TO
TO BE EXCAVATED.....1005 yards

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

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

ENCROACHMENT MAINTENANCE AND REMOVAL AGREEMENT (EMRA) WILL BE REQUIRED FOR ALL PRIVATE IMPROVEMENTS

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

NOTE:
PROPOSED DRIVEWAY PER CITY STANDARD SDG-159

PER SDMC 143.0143(d) ALL DRAINAGE FROM THE IMPROVEMENTS ON THE PREMISES SHALL BE DIRECTED AWAY FROM COASTAL BLUFF AND DIRECTED INTO EXISTING STORM DRAIN SYSTEM.

ATTACHMENT 1

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CAMINO DE LA COSTA

6110 CAMINO DE LA COSTA

JONATHAN SEGAL / FAIA
3000 Upas Street Suite 101 San Diego, CA 92104

LICENSED ARCHITECT
JONATHAN SEGAL FAIA
No. C-9228
STATE OF CALIFORNIA

PROJECT #
1066101

SHEET TITLE:
GRADING PLAN

SCALE:

DATE:
6/15/2022

REVISION 1:
2/1/2023

REVISION 2:
6/14/2023

REVISION 3:
10/9/2023

REVISION 4:
11/29/2023

REVISION 5:
1/9/24

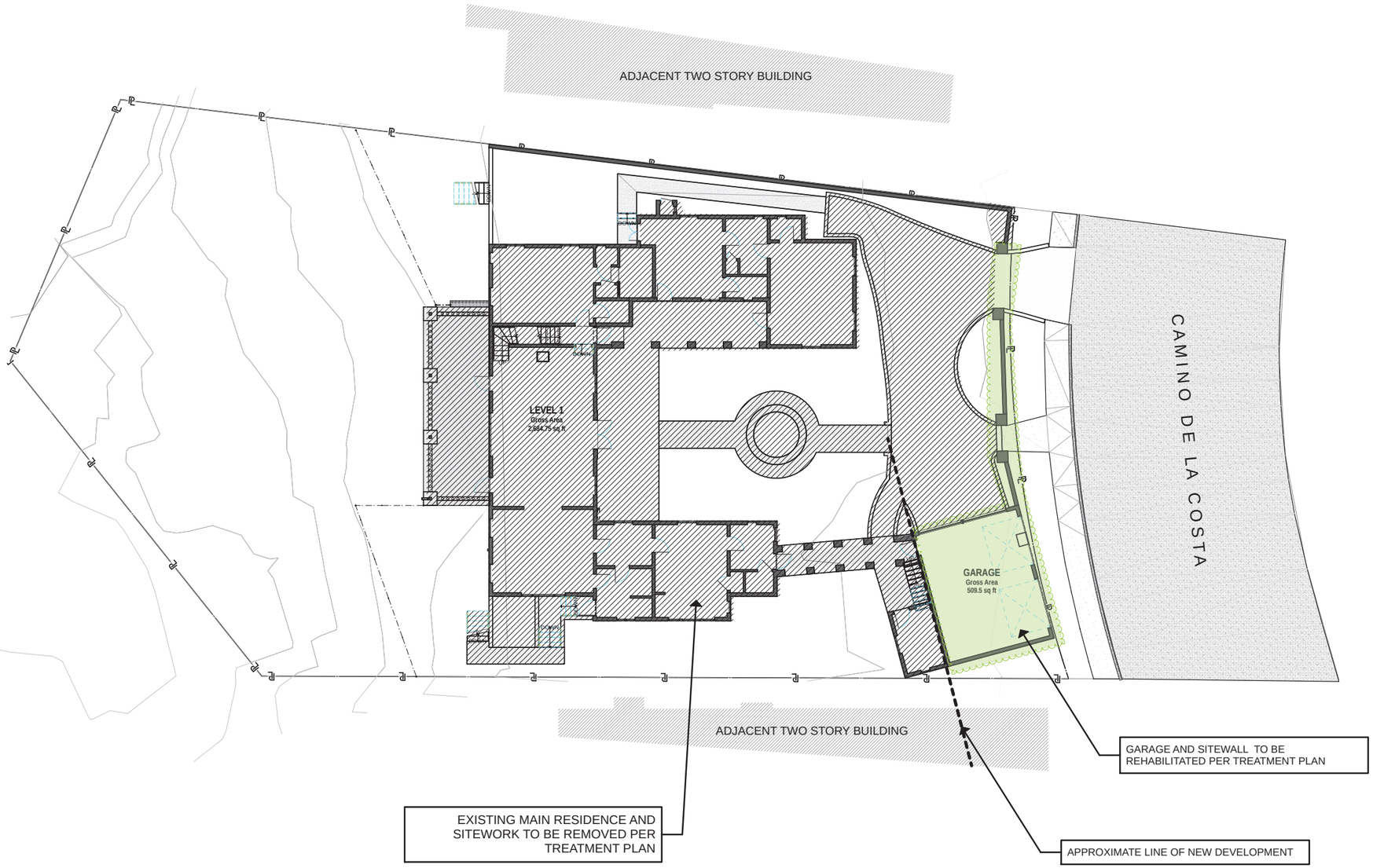
REVISION 6:
1/12/24

FINAL DOCUMENT
2/26/24

SHEET NAME:

T1.2

ATTACHMENT 1



DEMOLITION AND REMOVAL PLAN
SCALE: 1' = 1'-0"

CAMINO DE LA COSTA

6110 CAMINO DE LA COSTA

JONATHAN SEGAL / FAIA
3000 Upas Street Suite 101 San Diego, CA 92104

LICENSED ARCHITECT JONATHAN SEGAL FAIA No. C-28228 STATE OF CALIFORNIA

PROJECT #
1066101

SHEET TITLE:
DEMOLITION PLAN

SCALE:

DATE:
6/15/2022

REVISION 1:
2/1/2023

REVISION 2:
6/14/2023

REVISION 3:
10/9/2023

REVISION 4:
11/29/2023

REVISION 5:
1/9/24

REVISION 6:
1/12/24

FINAL DOCUMENT
2/26/24

SHEET NAME:

T1.3

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

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

ENCROACHMENT MAINTENANCE AND REMOVAL AGREEMENT (EMRA) WILL BE REQUIRED FOR ALL PRIVATE IMPROVEMENTS SUCH AS A STEPS, DRIVEWAY, CURB CUT, AND LANDSCAPING WITHIN PUBLIC RIGHT OF WAY (ROW) SUBJECT TO CITY ENGINEER APPROVAL.

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

IF A 3" OR LARGER WATER METER IS REQUIRED FOR THIS PROJECT, THE OWNER/PERMITTEE SHALL CONSTRUCT THE NEW METER AND PRIVATE BACKFLOW DEVICE ON SITE ABOVE GROUND, WITHIN AN ADEQUATELY SIZED WATER EASEMENT, IN A MANNER SATISFACTORY TO THE PUBLIC UTILITIES DIRECTOR AND THE CITY ENGINEER.

EASEMENTS:
NO EXISTING EASEMENTS ON SITE

TRANSIT STOPS:
NO EXISTING TRANSIT STOPS ADJACENT TO SITE

BUILDING ADDRESS:
PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER FHPS POLICY P-00-6 (UFC 901.4.4)

ATTACHMENT 1

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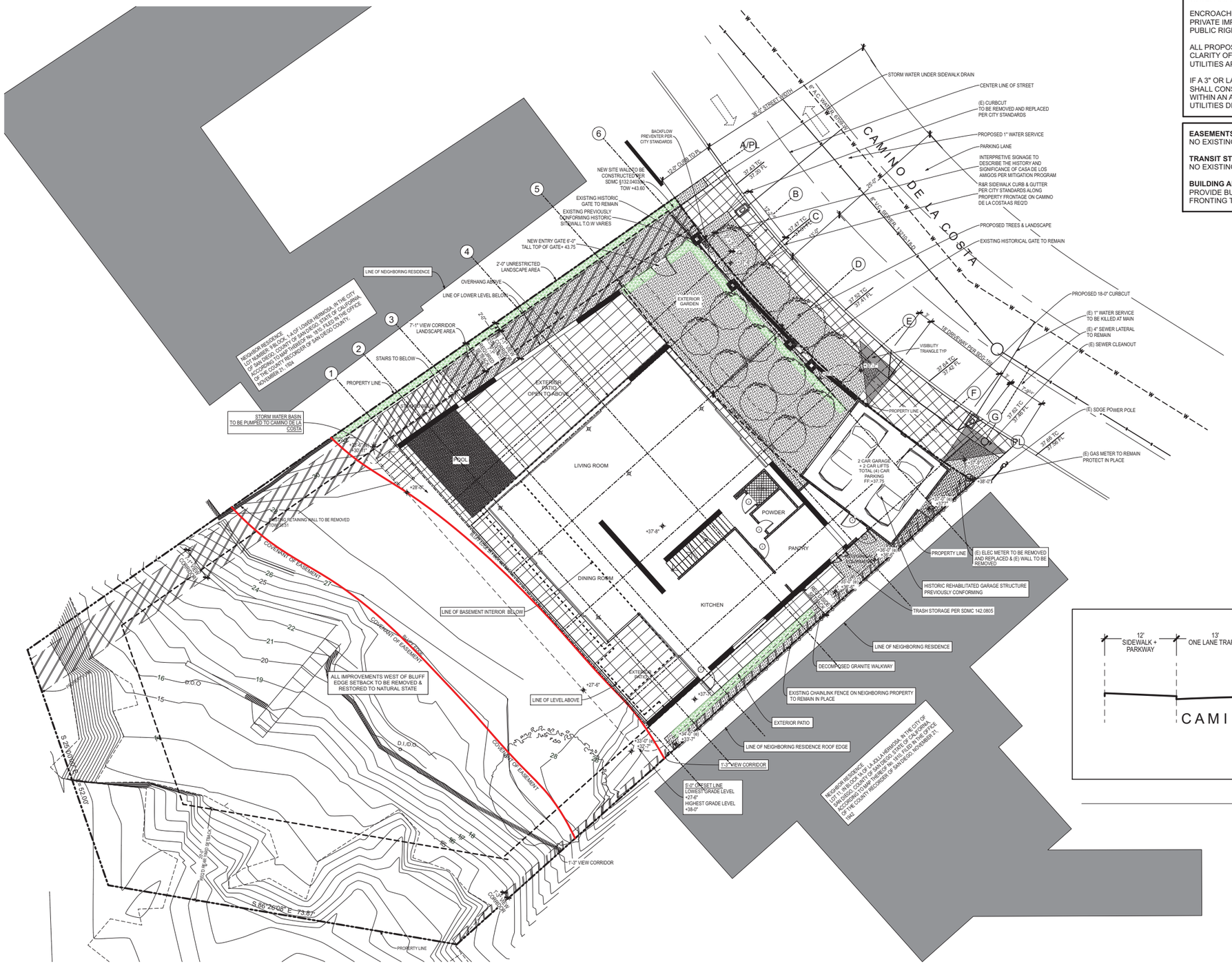
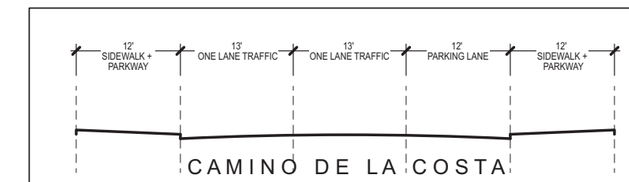


SITE PLAN
SCALE: 1" = 10'



CAMINO DE LA COSTA STREET SECTION
SCALE: 1/8" = 1'-0"

CAMINO DE LA COSTA

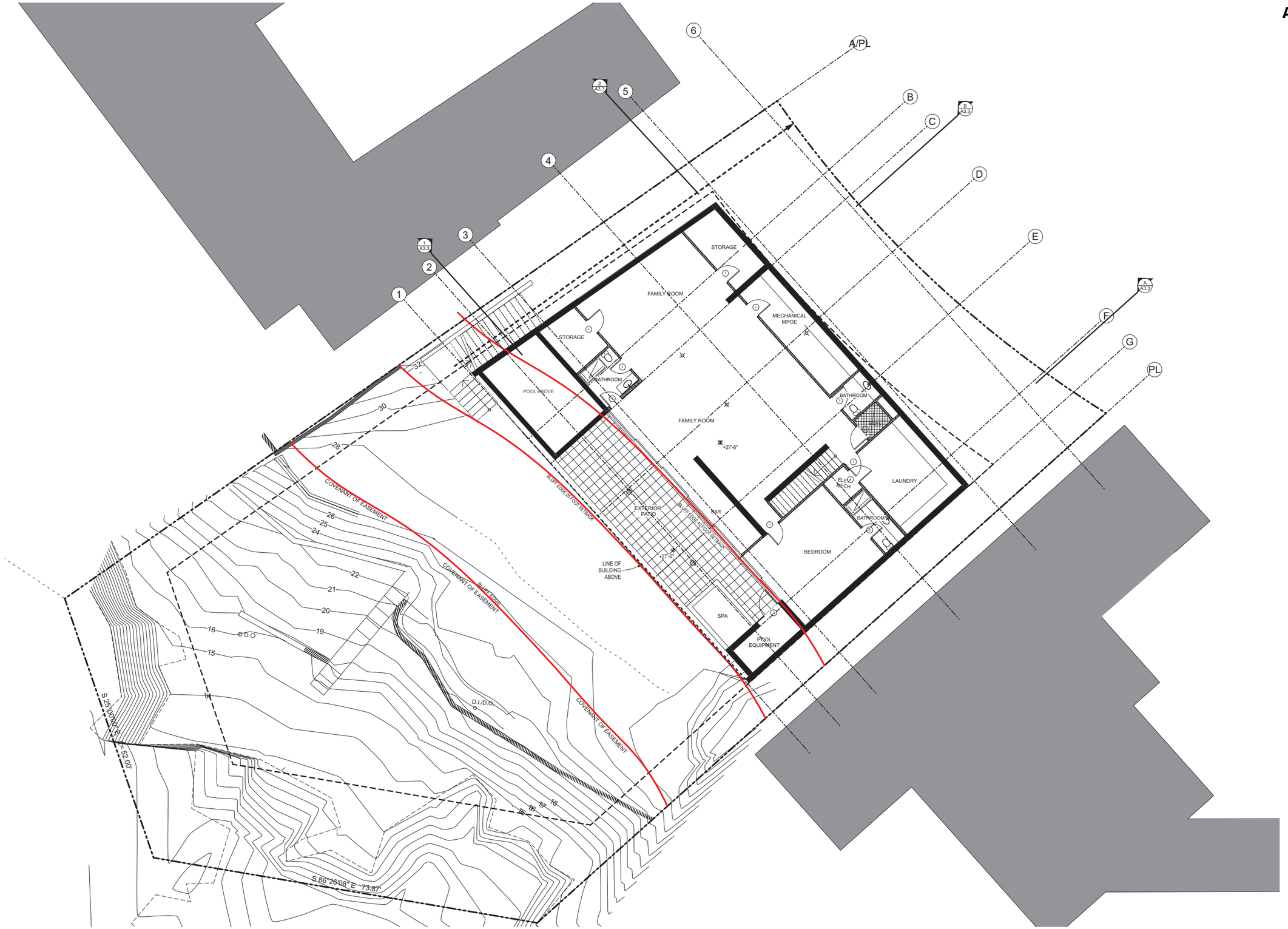
6110 CAMINO DE LA COSTA

JONATHAN SEGAL / FAIA
3000 Upas Street Suite 101 San Diego, CA 92104

LICENSED ARCHITECT JONATHAN SEGAL FAIA No. C-19228 STATE OF CALIFORNIA

PROJECT #	1066101
SHEET TITLE:	SITE PLAN
SCALE:	
DATE:	6/15/2022
REVISION 1:	2/1/2023
REVISION 2:	6/14/2023
REVISION 3:	10/9/2023
REVISION 4:	11/29/2023
REVISION 5:	1/9/24
REVISION 6:	1/12/24
FINAL DOCUMENT	2/26/24
SHEET NAME:	A0.0

ATTACHMENT 1



T/BASEMENT LEVEL
SCALE: 1/8" = 1'-0"

CAMINO DE LA COSTA

6110 CAMINO DE LA COSTA

JONATHAN SEGAL / FAIA
3000 Upas Street Suite 101 San Diego, CA 92104

LICENSED ARCHITECT
JONATHAN SEGAL FAIA
No. C-29228
REN
STATE OF CALIFORNIA

PROJECT #
1066101

SHEET TITLE:
BASEMENT LEVEL

SCALE:

DATE:
6/15/2022

REVISION 1:
2/1/2023

REVISION 2:
6/14/2023

REVISION 3:
10/9/2023

REVISION 4:
11/29/2023

REVISION 5:
1/9/24

REVISION 6:
1/12/24

FINAL DOCUMENT
2/26/24

SHEET NAME:

A1.0

ATTACHMENT 1

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

CAMINO DE LA COSTA

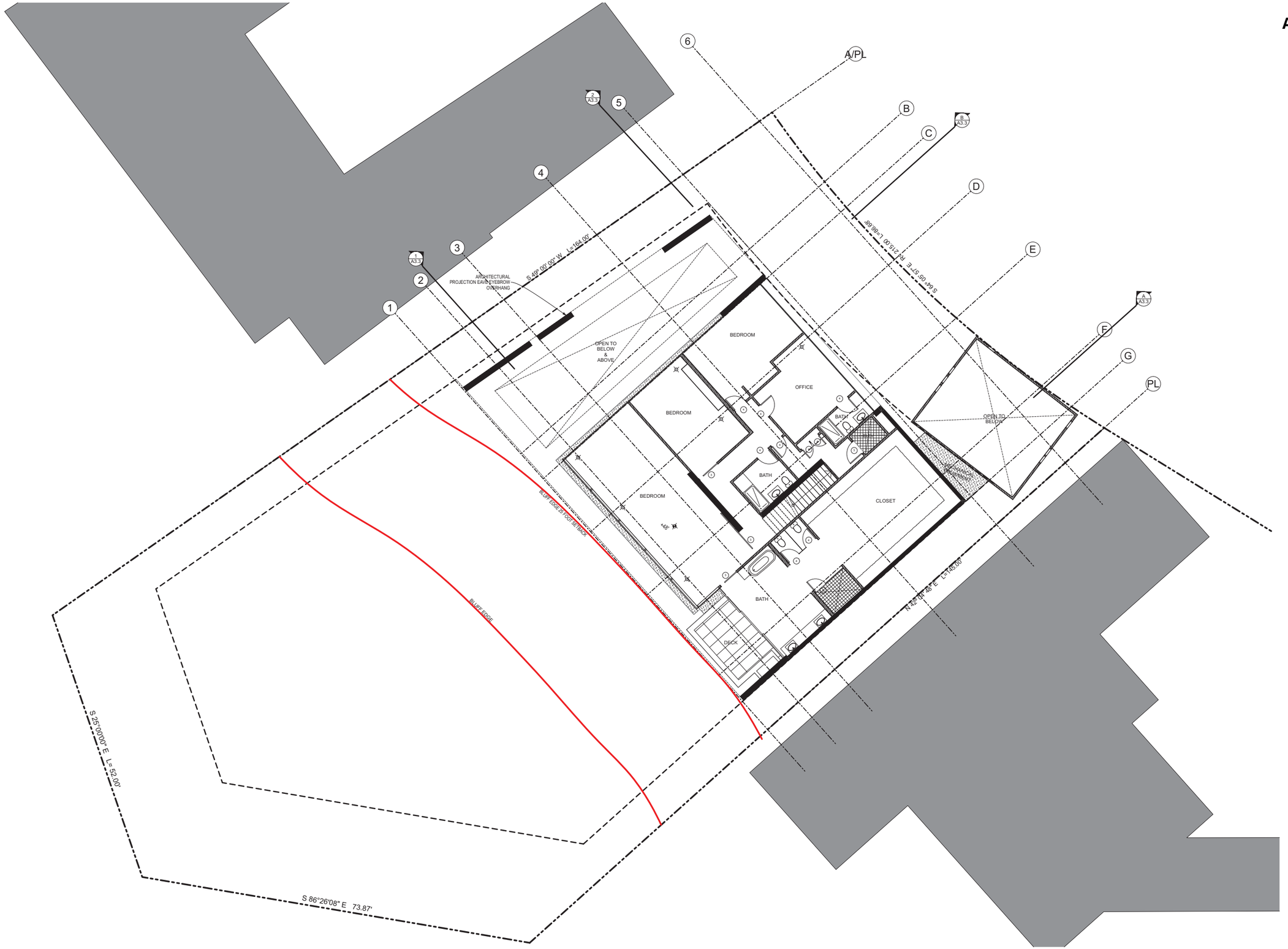
6110 CAMINO DE LA COSTA

JONATHAN SEGAL / FAIA
3000 Upas Street Suite 101 San Diego, CA 92104

LICENSED ARCHITECT JONATHAN SEGAL, FAIA No. C-29228 STATE OF CALIFORNIA

PROJECT #	1066101
SHEET TITLE:	GROUND LEVEL
SCALE:	
DATE:	6/15/2022
REVISION 1:	2/1/2023
REVISION 2:	6/14/2023
REVISION 3:	10/9/2023
REVISION 4:	11/29/2023
REVISION 5:	1/9/24
REVISION 6:	1/12/24
FINAL DOCUMENT	2/26/24
SHEET NAME:	A1.1

ATTACHMENT 1



SECOND LEVEL
SCALE: 1/8" = 1'-0"
A1.2

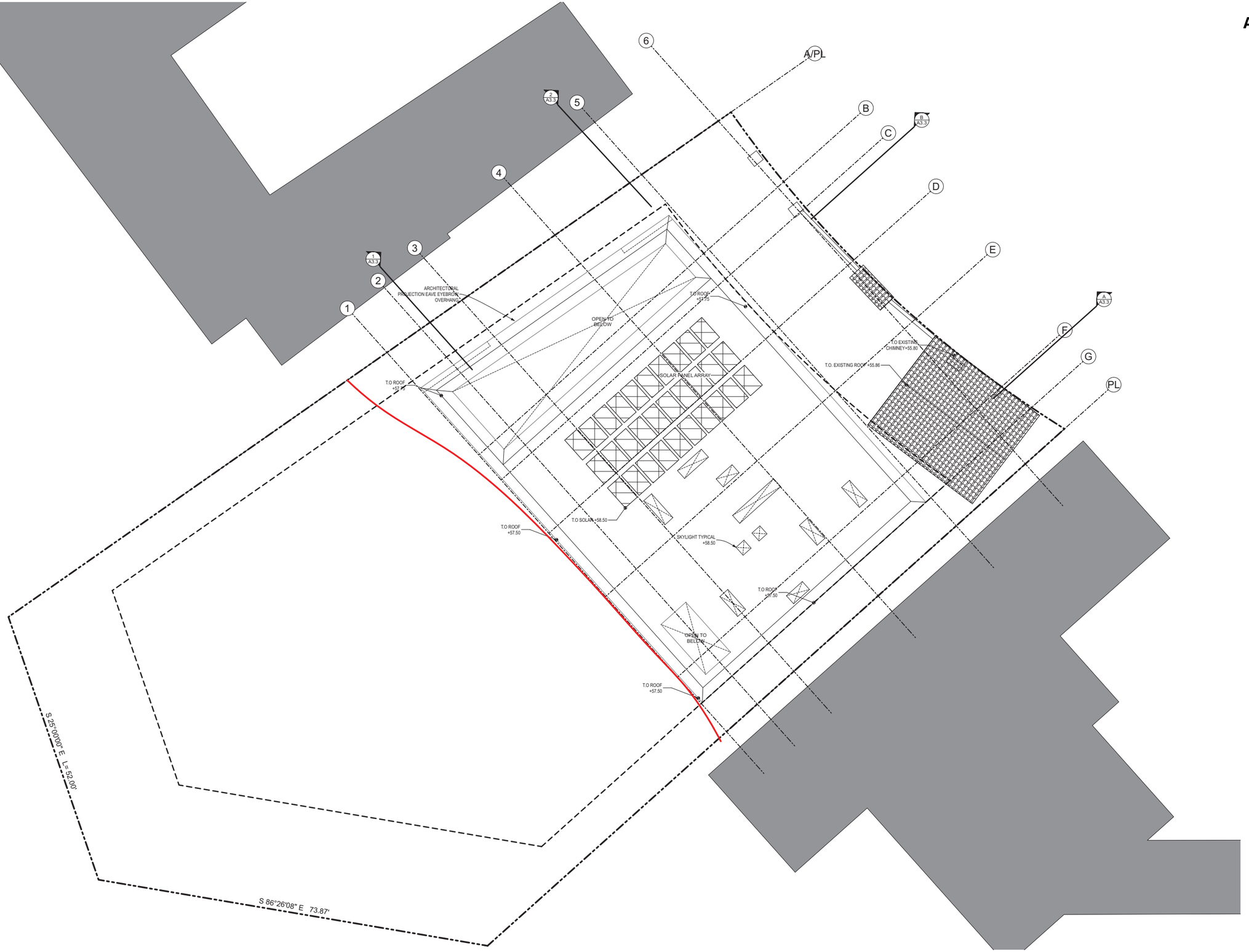
CAMINO DE LA COSTA
6110 CAMINO DE LA COSTA

JONATHAN SEGAL / FAIA
3000 Upas Street Suite 101 San Diego, CA 92104

LICENSED ARCHITECT JONATHAN SEGAL FAIA NO. C-28228 STATE OF CALIFORNIA

PROJECT #	1066101
SHEET TITLE:	LEVEL 2
SCALE:	
DATE:	6/15/2022
REVISION 1:	2/1/2023
REVISION 2:	6/14/2023
REVISION 3:	10/9/2023
REVISION 4:	11/29/2023
REVISION 5:	1/9/24
REVISION 6:	1/12/24
FINAL DOCUMENT	2/26/24
SHEET NAME:	A1.2

ATTACHMENT 1



ROOF

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

A1.3

CAMINO DE LA COSTA

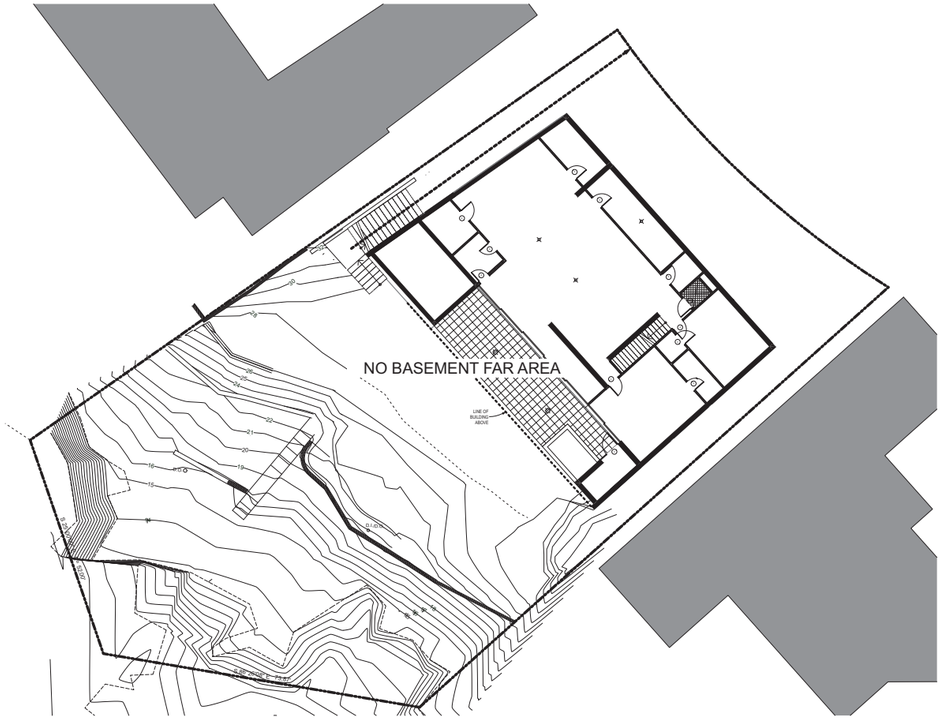
6110 CAMINO DE LA COSTA

JONATHAN SEGAL / FAIA
3000 Upas Street Suite 101 San Diego, CA 92104

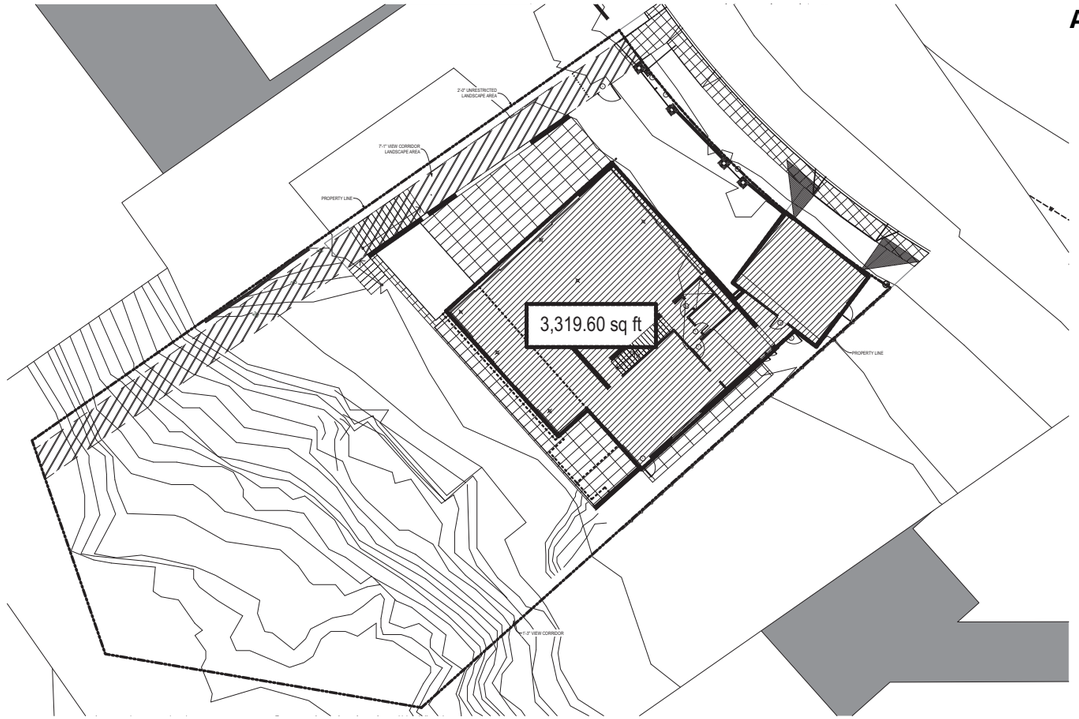
LICENSED ARCHITECT JONATHAN SEGAL FAIA No. C-28228 STATE OF CALIFORNIA

PROJECT #	1066101
SHEET TITLE:	ROOF
SCALE:	
DATE:	6/15/2022
REVISION 1:	2/1/2023
REVISION 2:	6/14/2023
REVISION 3:	10/9/2023
REVISION 4:	11/29/2023
REVISION 5:	1/9/24
REVISION 6:	1/12/24
FINAL DOCUMENT	2/26/24
SHEET NAME:	A1.3

ATTACHMENT 1



BASEMENT LEVEL
SCALE: 1/16" = 1'-0"

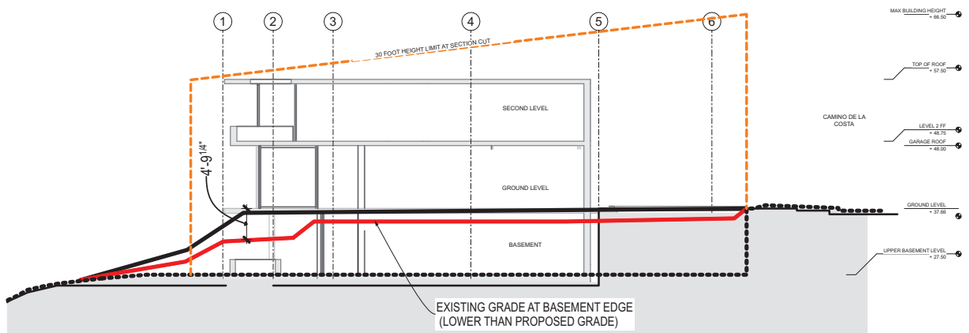


GROUND LEVEL
SCALE: 1/16" = 1'-0"

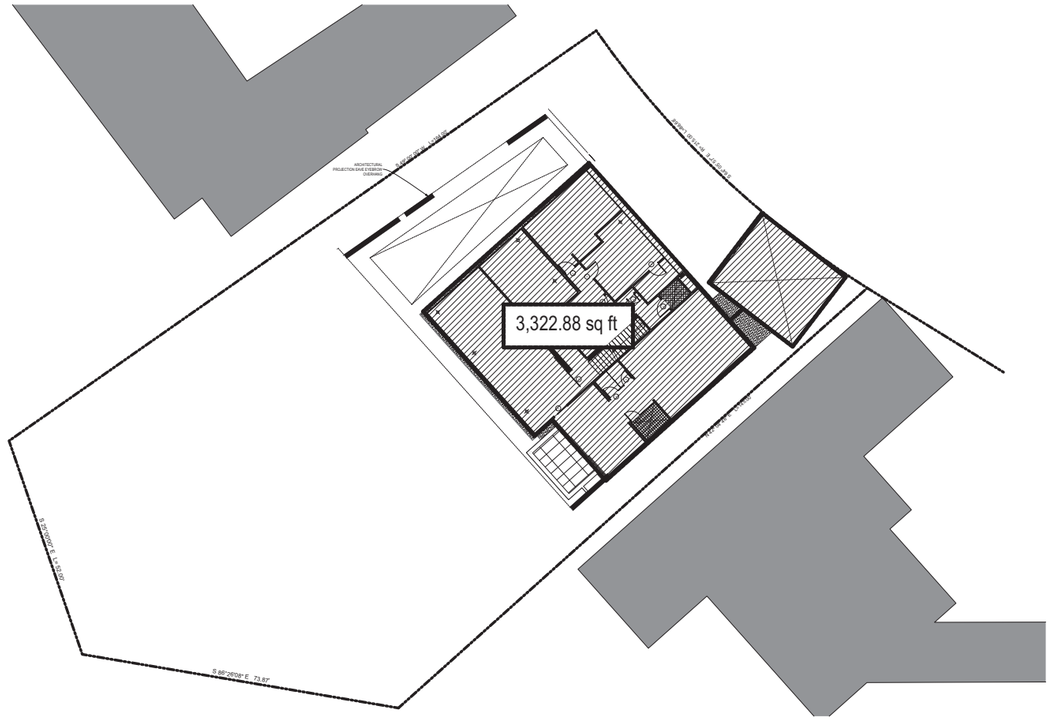
NOTE: BASEMENT AREA EXCLUDED IN GROSS FLOOR AREA PER SDMC SECTION 113.0234 & DIAGRAM 113-02J BASEMENTS WITH 5% OR MORE SLOPE

FAR:

BASEMENT LEVEL	:0000 SQFT
LEVEL 1 (GROUND LEVEL)	:3320 SQFT
LEVEL 2	:3323 SQFT
TOTAL FAR	:6643 SQ FT
ALLOWED FAR	:7708 SQ FT
COMPLIANCE	6643 < 7708 SQ FT



SECTION FAR DIAGRAM LONG
SCALE: 3/32" = 1'-0"



SECOND LEVEL
SCALE: 1/16" = 1'-0"

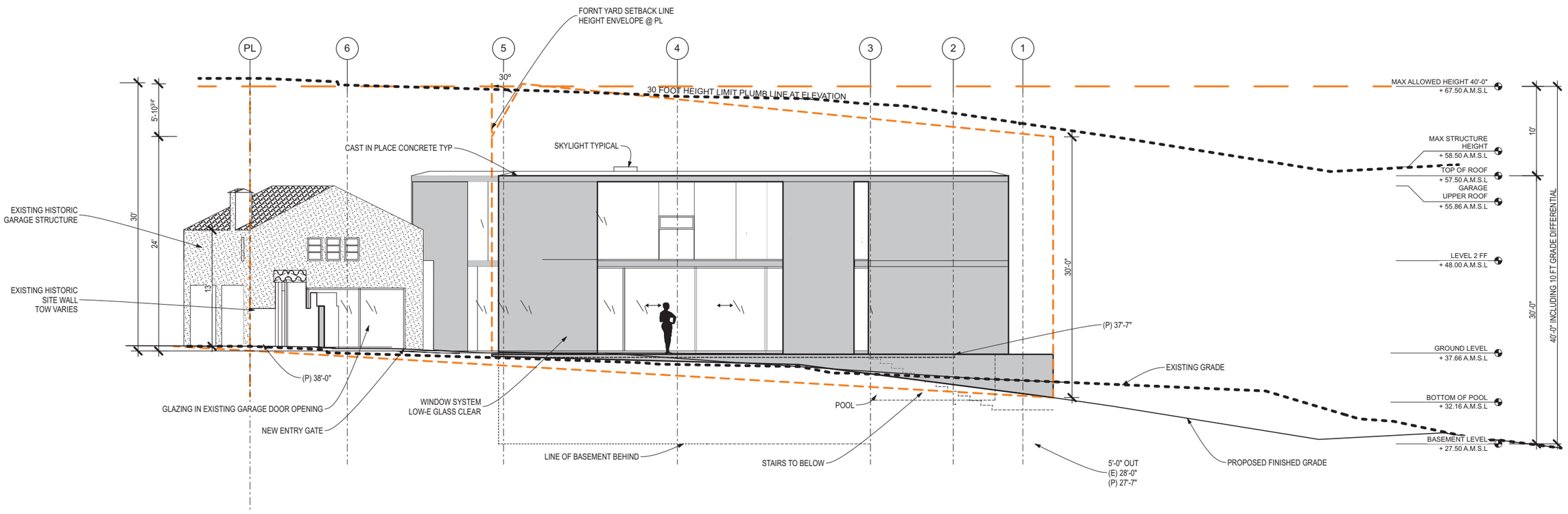
CAMINO DE LA COSTA

6110 CAMINO DE LA COSTA

JONATHAN SEGAL / FAIA
3000 Upas Street Suite 101 San Diego, CA 92104

LICENSED ARCHITECT JONATHAN SEGAL FAIA NO. C-29228 STATE OF CALIFORNIA

PROJECT #	1066101
SHEET TITLE:	FAR DIAGRAM
SCALE:	
DATE:	6/15/2022
REVISION 1:	2/1/2023
REVISION 2:	6/14/2023
REVISION 3:	10/9/2023
REVISION 4:	11/29/2023
REVISION 5:	1/9/24
REVISION 6:	1/12/24
FINAL DOCUMENT	2/26/24
SHEET NAME:	A1.4



NORTH
SCALE: 3/16" = 1'-0"

N

CAMINO DE LA COSTA

6110 CAMINO DE LA COSTA

JONATHAN SEGAL / FAIA
3000 Upas Street Suite 101 San Diego, CA 92104

LICENSED ARCHITECT JONATHAN SEGAL FAIA No. C-9228 STATE OF CALIFORNIA

PROJECT #
1066101

SHEET TITLE:
NORTH ELEVATION

SCALE:

DATE:
6/15/2022

REVISION 1:
2/1/2023

REVISION 2:
6/14/2023

REVISION 3:
10/9/2023

REVISION 4:
11/29/2023

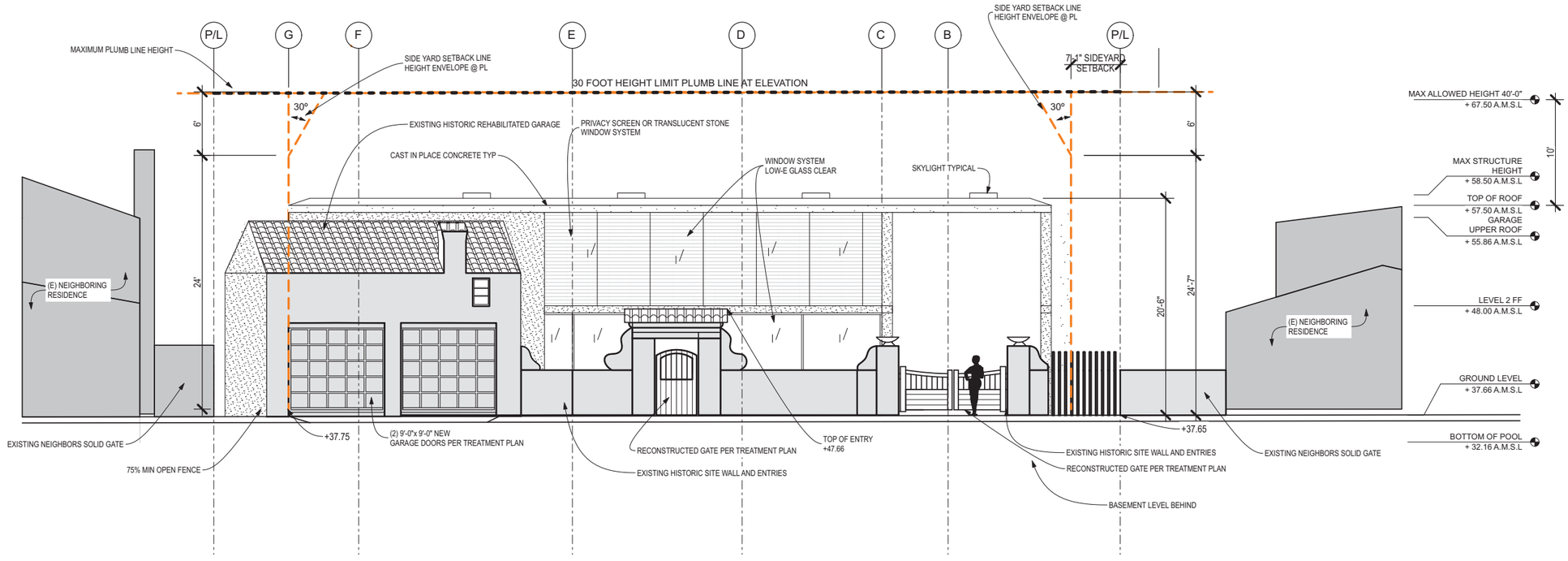
REVISION 5:
1/9/24

REVISION 6:
1/12/24

FINAL DOCUMENT
2/26/24

SHEET NAME:

A2.0



EAST
SCALE: 3/16" = 1'-0"

N

CAMINO DE LA COSTA

6110 CAMINO DE LA COSTA

JONATHAN SEGAL / FAIA
3000 Upas Street Suite 101 San Diego, CA 92104

LICENSED ARCHITECT JONATHAN SEGAL FAIA No. C-9228 STATE OF CALIFORNIA

PROJECT #
1066101

SHEET TITLE:
EAST ELEVATION

SCALE:

DATE:
6/15/2022

REVISION 1:
2/1/2023

REVISION 2:
6/14/2023

REVISION 3:
10/9/2023

REVISION 4:
11/29/2023

REVISION 5:
1/9/24

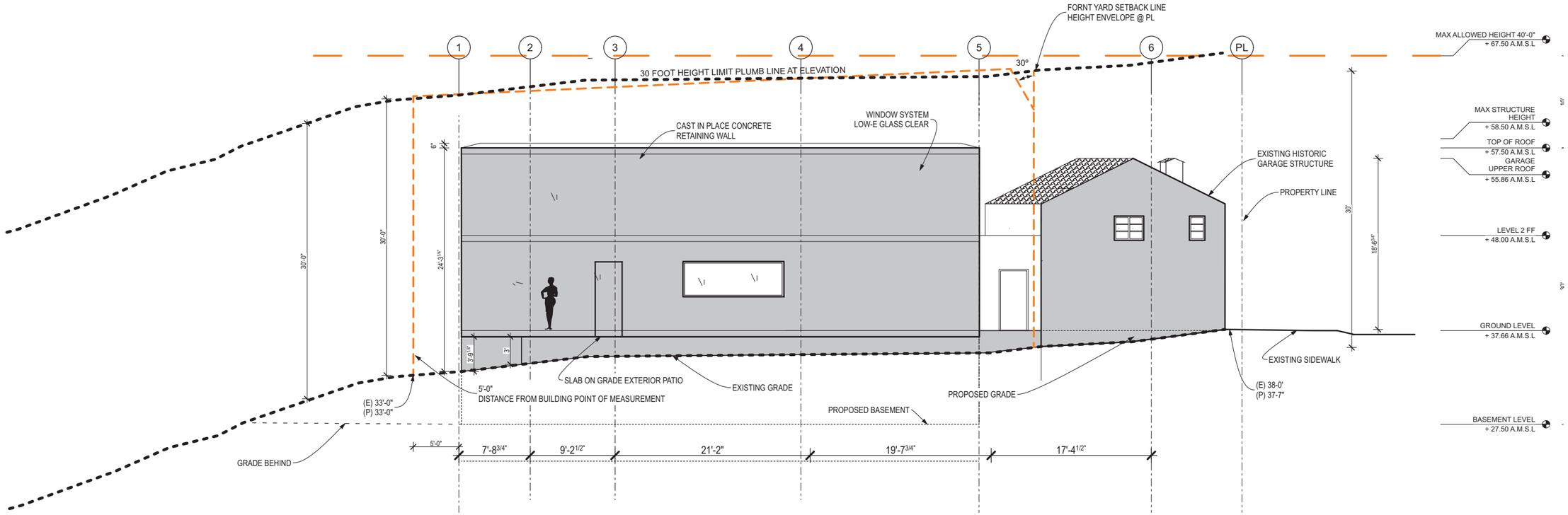
REVISION 6:
1/12/24

FINAL DOCUMENT
2/26/24

SHEET NAME:

A2.1

ATTACHMENT 1



SOUTH
SCALE: 3/16" = 1'-0"

CAMINO DE LA COSTA

6110 CAMINO DE LA COSTA

JONATHAN SEGAL / FAIA
3000 Upas Street Suite 101 San Diego, CA 92104

LICENSED ARCHITECT
JONATHAN SEGAL FAIA
No. C-9228
REN. 08/31/2025
STATE OF CALIFORNIA

PROJECT #
1066101

SHEET TITLE:
SOUTH ELEVATION

SCALE:

DATE:
6/15/2022

REVISION 1:
2/1/2023

REVISION 2:
6/14/2023

REVISION 3:
10/9/2023

REVISION 4:
11/29/2023

REVISION 5:
1/9/24

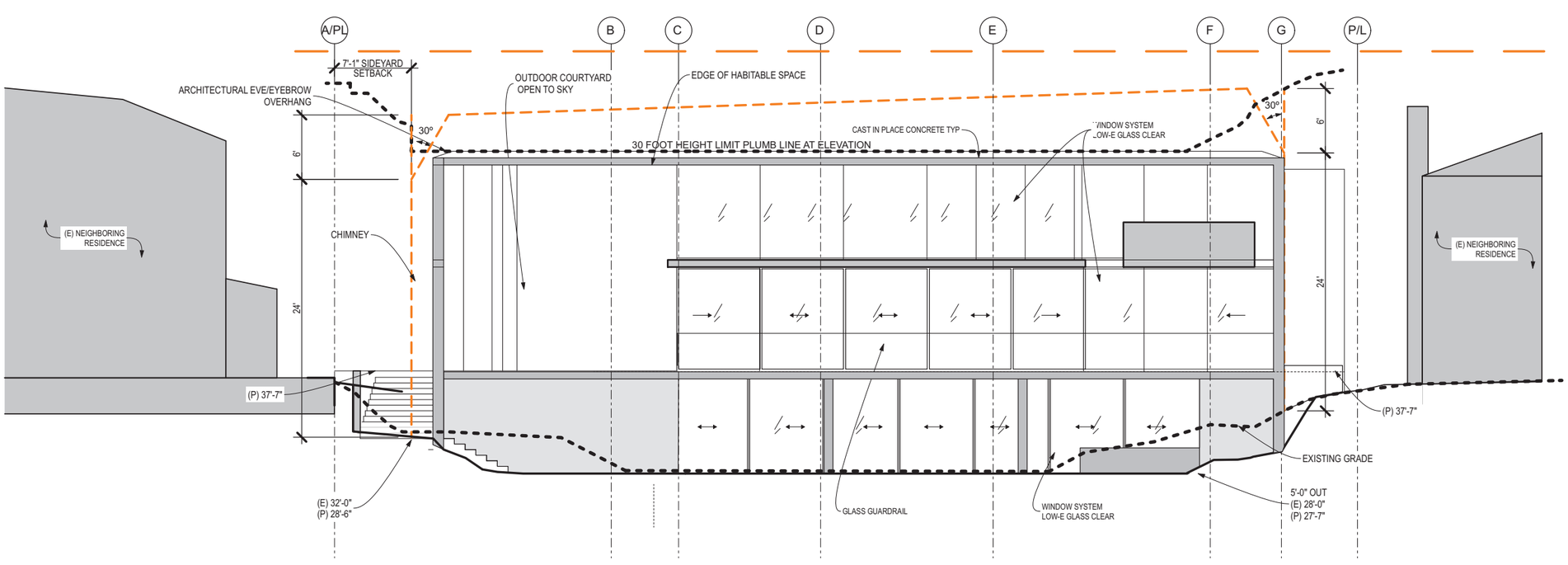
REVISION 6:
1/12/24

FINAL DOCUMENT
2/26/24

SHEET NAME:

A2.2

ATTACHMENT 1



WEST
SCALE: 3/16" = 1'-0"

CAMINO DE LA COSTA

6110 CAMINO DE LA COSTA

JONATHAN SEGAL / FAIA
3000 Upas Street Suite 101 San Diego, CA 92104

LICENSED ARCHITECT JONATHAN SEGAL FAIA NO. C-29228 STATE OF CALIFORNIA

PROJECT #
1066101

SHEET TITLE:
WEST ELEVATION

SCALE:

DATE:
6/15/2022

REVISION 1:
2/1/2023

REVISION 2:
6/14/2023

REVISION 3:
10/9/2023

REVISION 4:
11/29/2023

REVISION 5:
1/9/24

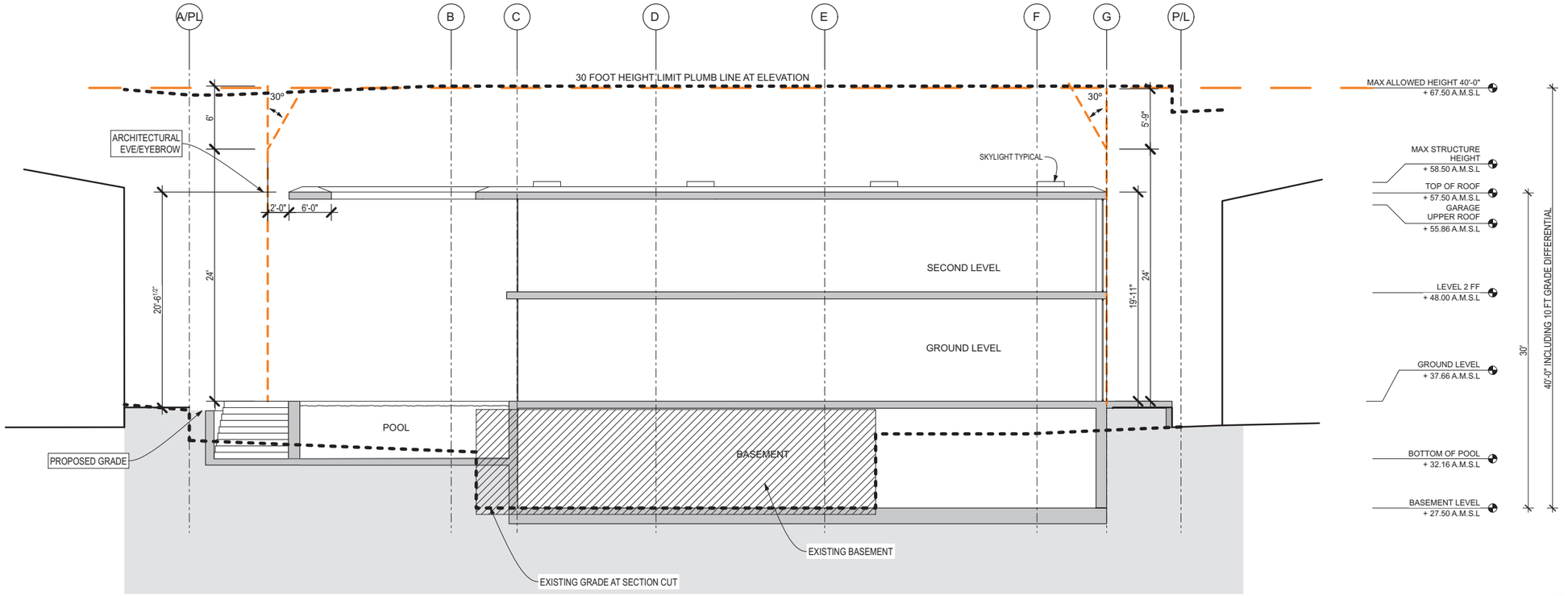
REVISION 6:
1/12/24

FINAL DOCUMENT
2/26/24

SHEET NAME:

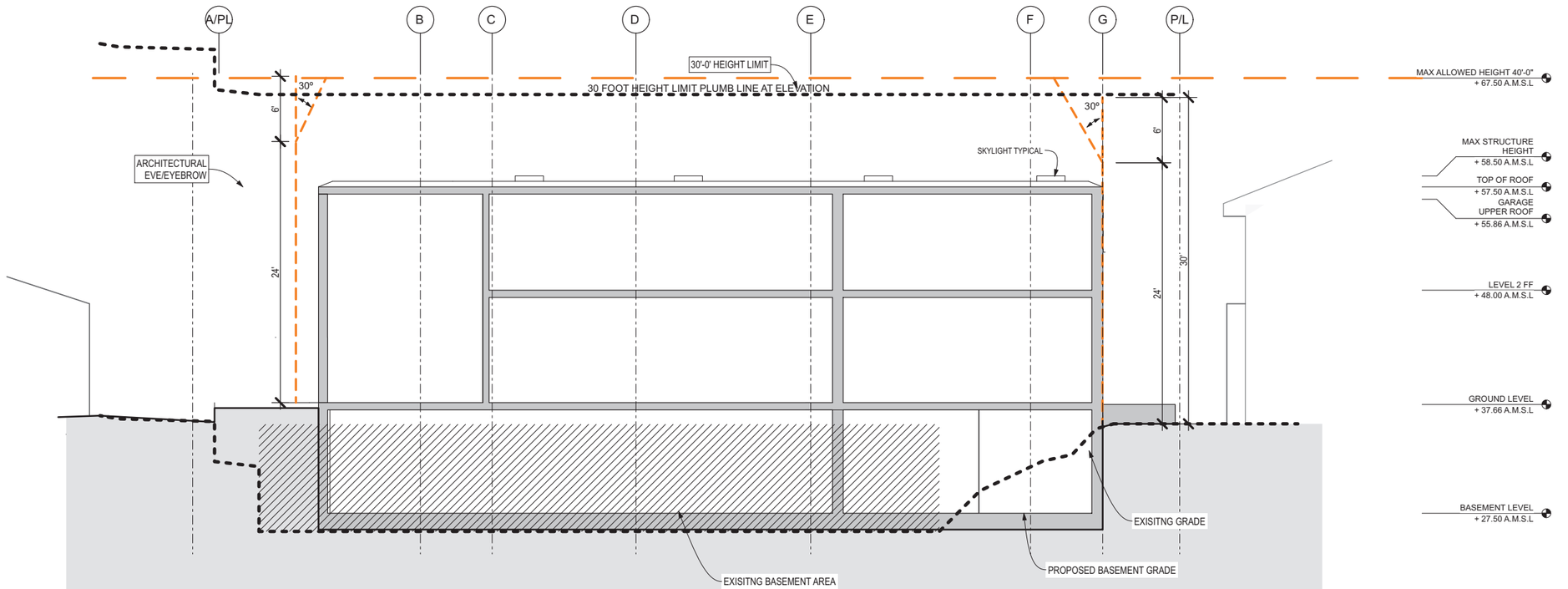
A2.3

ATTACHMENT 1



NORTH
SCALE: 3/16" = 1'-0"

1
A3.0



NORTH
SCALE: 3/16" = 1'-0"

2

N

CAMINO DE LA COSTA

6110 CAMINO DE LA COSTA

JONATHAN SEGAL / FAIA
3000 Upas Street Suite 101 San Diego, CA 92104

LICENSED ARCHITECT JONATHAN SEGAL FAIA No. C-19228 STATE OF CALIFORNIA

PROJECT #
1066101

SHEET TITLE:
NORTH SOUTH SECTION

SCALE:

DATE:
6/15/2022

REVISION 1:
2/1/2023

REVISION 2:
6/14/2023

REVISION 3:
10/9/2023

REVISION 4:
11/29/2023

REVISION 5:
1/9/24

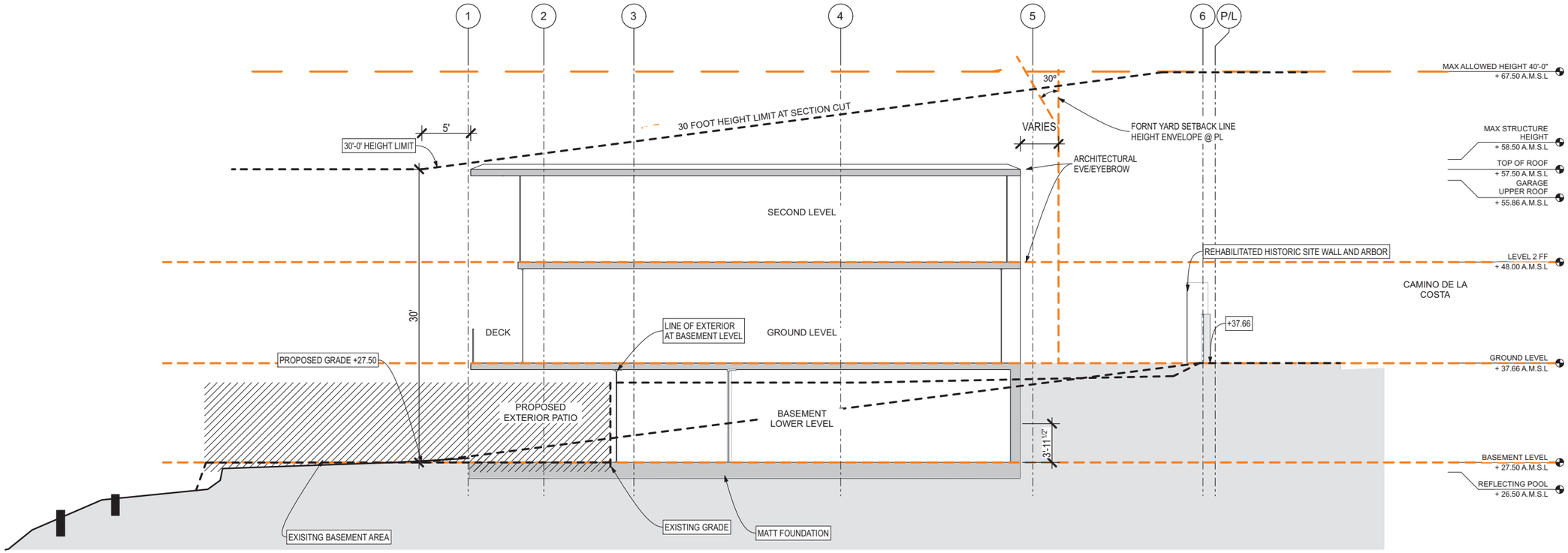
REVISION 6:
1/12/24

FINAL DOCUMENT
2/26/24

SHEET NAME:

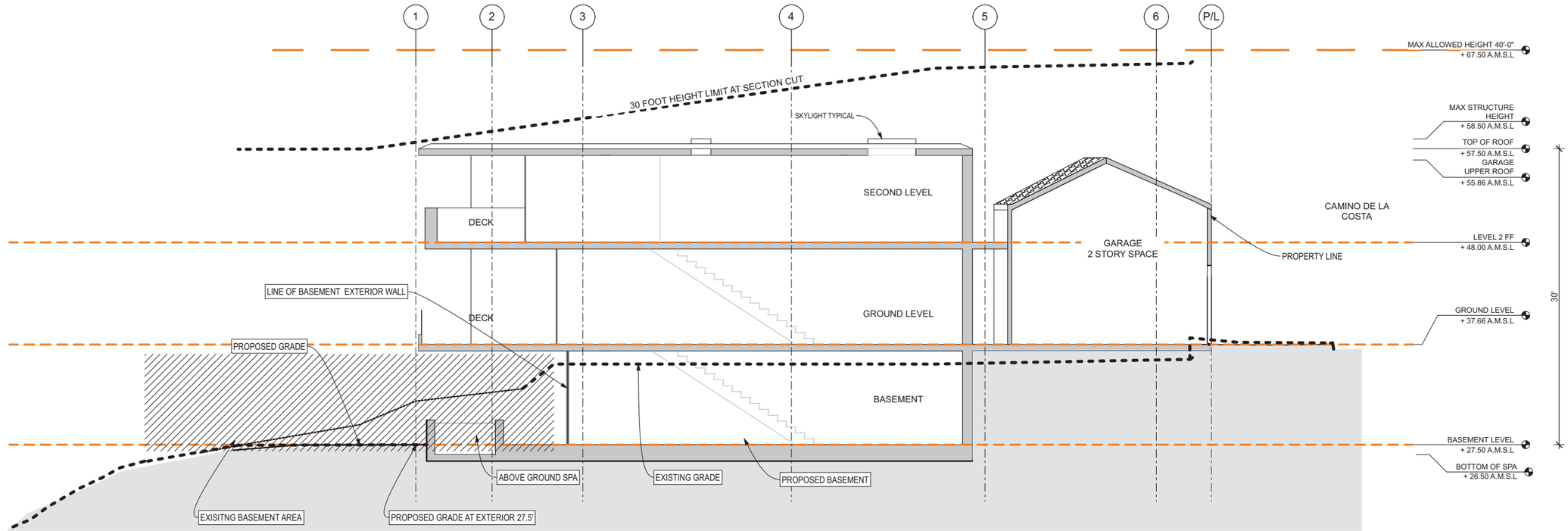
A3.0

ATTACHMENT 1



A

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



B

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

N

CAMINO DE LA COSTA

6110 CAMINO DE LA COSTA

JONATHAN SEGAL / FAIA
3000 Upas Street Suite 101 San Diego, CA 92104

LICENSED ARCHITECT
JONATHAN SEGAL FAIA
No. C-9228
STATE OF CALIFORNIA

PROJECT #	1066101
SHEET TITLE:	SECTION EAST WEST
SCALE:	
DATE:	6/15/2022
REVISION 1:	2/1/2023
REVISION 2:	6/14/2023
REVISION 3:	10/9/2023
REVISION 4:	11/29/2023
REVISION 5:	1/9/24
REVISION 6:	1/12/24
FINAL DOCUMENT	2/26/24
SHEET NAME:	

A3.1

ATTACHMENT 1

LANDSCAPE

	OPTION	SCIENTIFIC NAME	COMMON NAME	QTY	CONTAINER SIZE	MATURE SIZE
	1	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	30	5 GALLON	3'H x 3'W
	1	PYRUS KAWAKAMII	EVERGREEN PEAR	8	24" BOX	20'H x 15'W
	1	JACARANDA MIMOSII/OLIA	JACARANDA	4	24" BOX	30'H x 15'W
	1	FICUS BENJAMINA	FICUS	100	5 GALLON	6-10' H
	1	ALOE SATIA	CORAL ALOE	12	5 GALLON	12-18"H
	2	ERIOGONUM FASCICULATUM	CALIFORNIA BUCKWHEAT	12	5 GALLON	12-18"H
	1	ALOE SATIA	CORAL ALOE	12	5 GALLON	12-18"H
	2	SEDUM RUPESTRE 'ANGELINA'	ANGELINA STONECROP	12	5 GALLON	12-18"H

DECOMPOSED GRANITE MULCH PERMEABLE PAVERS

NOTES:

All landscape and irrigation shall conform to the standards of the City-Wide Landscape Regulations and the City of San Diego Land Development Manual Landscape Standards and all other landscape related City and Regional Standards.

Maintenance: All required landscape areas shall be maintained by Owner. Landscape and irrigation areas in the public right-of-way shall be maintained by Owner. The landscape areas shall be maintained free of debris and litter, and all plant material shall be maintained in a healthy growing condition. Diseased or dead plant material shall be satisfactorily treated or replaced within 30 days of a final landscape inspection."

Trees shall be maintained so that all branches over pedestrian walkways are 6 feet above the walkway grade and branches over vehicular travel ways are 16 feet above the grade of the travel way per SDMC 142.0403(b)(11)

A minimum root zone of 40sf in area shall be provided for all trees. The minimum dimension for this area shall be 5 feet, per SDMC 142.0403(b)(5)

Tree root barriers shall be installed where trees are placed within 5 feet of public improvements including walks, curbs, or street pavements or where new public improvements are placed adjacent to existing trees. The root barrier will not wrap the root ball".

All pruning shall comply with the standards of the American National Standards Institute (ANSI) for tree care operations and the International Society of Arboriculture (ISA) for tree pruning. Topping of trees is not permitted.

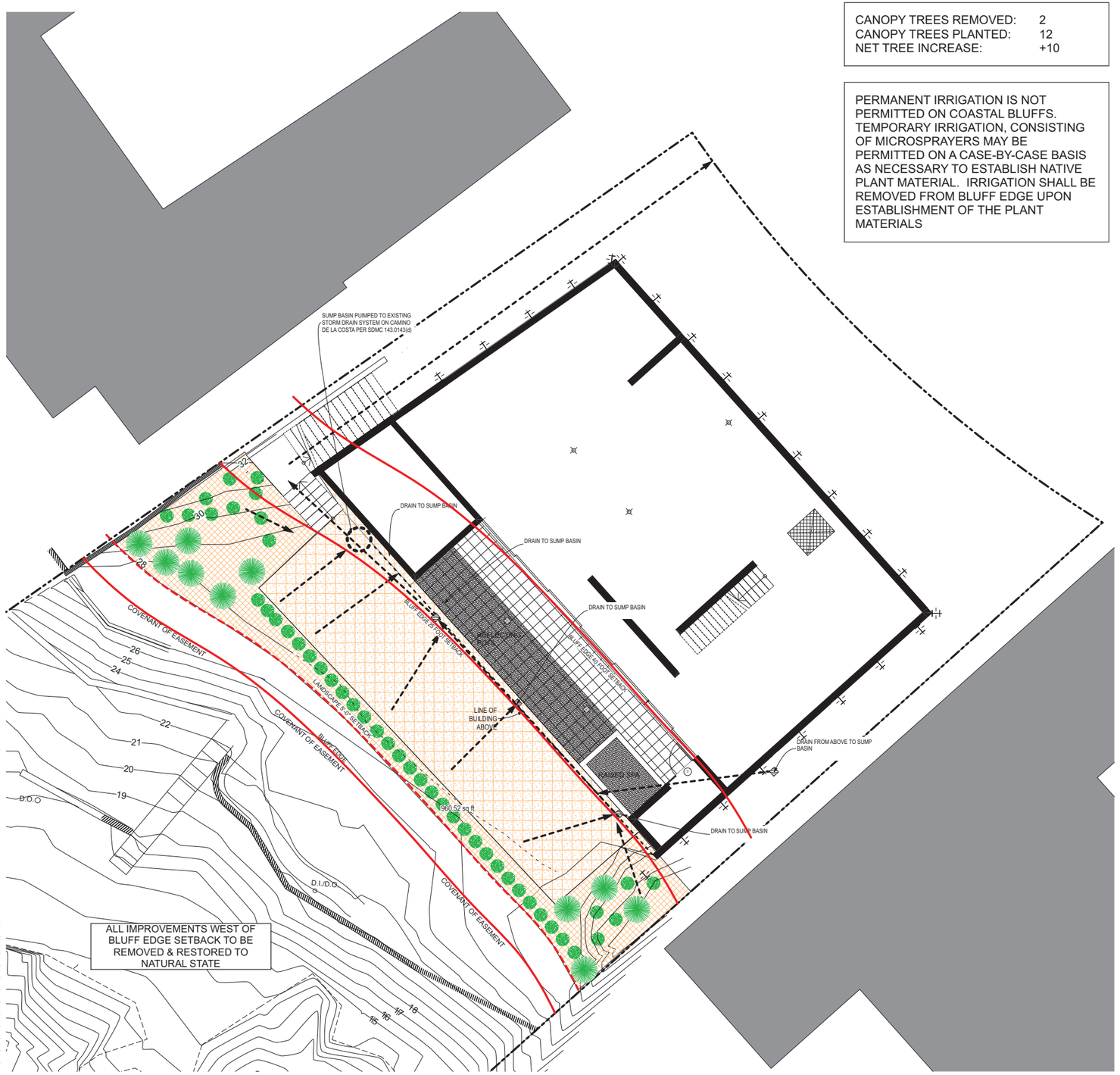
Mulch: All required planting areas and all exposed soil areas without vegetation shall be covered with mulch to a minimum depth of 3 inches, excluding slopes requiring revegetation per SDMC 142.0411.

MINIMUM TREE SEPARATION DISTANCE
Traffic signals / stop signs - 20 feet
Underground utility lines - 5 feet (10' for sewer)
Above ground utility structures - 10 feet
Driveway (entries) - 10 feet (5' for residential streets < 25mph) Intersections (intersecting curb lines of two streets) - 25 feet

Maximum Applied Water Allowance (MAWA)								
ETWU = [(ETo)(0.62)][(PF/IE x HA/IE) + SLA] =		gallons per year						
ETo	40	Evaptranspiration (inches per year)						
CONV FACTOR	0.62							
PF	0.1	plant factor						
HA	2609	total hydrozone area sq ft						
IE	0.81	Irrigation Efficiency						
		(.81 for Drip Systems)						
SLA	0	Special Landscsape Area						
	14,874	Total Gallons Allowed						
Controller No	Hydrozone No	Valve Circuit	Plant Factor	Hydrozone Area in SF	Irrigation Methoc	Irrigation Effiency	% Total Landscape	Allowed Gallons
1	1	1	0.2	995	Microsprayers	0.75	38.14%	8773.7
2	2	2	0.1	1003	Drip	0.81	38.44%	3791.3
3	3	3	0.1	198	Drip	0.81	7.59%	748.4
4	4	4	0.1	413	Drip	0.81	15.83%	1561.1

Estimated Total Water Use (ETWU)							
Hydrozone	ETo	Factor	Plant Factor	Hydrozone Area	Irrigation Efficiency	Special Lanscape Aea	Gallons
	(Annual Inches)	(Conversion)	(PF)	(HA)	(IE)	(SLA)	(ETWU)
1-MicroSprayer	40	0.62	0.2	995	0.75	0	6580
2-Drip	40	0.62	0.1	1003	0.81	0	3071
3-Drip	40	0.62	0.1	198	0.81	0	606
4-Drip	40	0.62	0.1	413	0.81	0	1264
			Total Area=	2,609			
						ETWU Total =	11,522

MWELO Requirement		
ETWU Total	<	MAWA
11,522	<	14,874



CANOPY TREES REMOVED:	2
CANOPY TREES PLANTED:	12
NET TREE INCREASE:	+10

PERMANENT IRRIGATION IS NOT PERMITTED ON COASTAL BLUFFS. TEMPORARY IRRIGATION, CONSISTING OF MICROSPRAYERS MAY BE PERMITTED ON A CASE-BY-CASE BASIS AS NECESSARY TO ESTABLISH NATIVE PLANT MATERIAL. IRRIGATION SHALL BE REMOVED FROM BLUFF EDGE UPON ESTABLISHMENT OF THE PLANT MATERIALS

N

BASEMENT LEVEL LANDSCAPE
SCALE: 1/8" = 1'-0"

CAMINO DE LA COSTA

6110 CAMINO DE LA COSTA

JONATHAN SEGAL/ FAIA
3000 Upas Street Suite 101 San Diego, CA 92104

LICENSED ARCHITECT JONATHAN SEGAL FAIA No. C-9228 REN. STATE OF CALIFORNIA

PROJECT #
1066101

SHEET TITLE:
LANDSCAPE
BASEMENT LEVEL

SCALE:

DATE:
6/15/2022

REVISION 1:
2/1/2023

REVISION 2:
6/14/2023

REVISION 3:
10/9/2023

REVISION 4:
11/29/2023

REVISION 5:
1/9/24

REVISION 6:
1/12/24

FINAL DOCUMENT
2/26/24

SHEET NAME:

L1.0

ATTACHMENT 1

COVENANT OF EASEMENT AREA
SCALE: 1" = 20'

GROUND LEVEL LANDSCAPE
SCALE: 1/8" = 1'-0"

N

CAMINO DE LA COSTA

6110 CAMINO DE LA COSTA

JONATHAN SEGAL / FAIA
3000 Upas Street Suite 101 San Diego, CA 92104

LICENSED ARCHITECT JONATHAN SEGAL FAIA No. C-9228 REN STATE OF CALIFORNIA

PROJECT #
1066101

SHEET TITLE:
LANDSCAPE
GROUND LEVEL

SCALE:

DATE:
6/15/2022

REVISION 1:
2/1/2023

REVISION 2:
6/14/2023

REVISION 3:
10/9/2023

REVISION 4:
11/29/2023

REVISION 5:
1/9/24

REVISION 6:
1/12/24

FINAL DOCUMENT
2/26/24

SHEET NAME:

L1.1

May 19, 2023

Jonathan Segal FAIA
Attn: Matthew Segal
3000 Upas Street
Suite 101
San Diego, CA 92104

Re: 6110 Camino De La Costa

Dear Matthew:

Upon thorough examination and evaluation of the lateral and vertical load-resisting components of the subject residence and structure, it is our professional assertion that a significant majority, estimated to be at least 60%, and potentially reaching approximately 65% to 70%, of the lateral or vertical load systems necessitate complete removal and replacement. Furthermore, we anticipate that upon further investigation through the application of destructive testing methodologies, the percentage of lateral and vertical load member systems requiring removal, retrofitting, and replacement may surpass 70%. These extensive replacement measures arise from the current condition of the structure and the need to embed all new structural systems securely into the native soil per Christian Wheeler's Geotechnical Investigation dated July 15th 2022.

The magnitude of these foundational repairs is indispensable in rendering the historic structure safe for habitation, albeit at the cost of relinquishing its previously conforming status. Pursuant to the San Diego Municipal Code (SDMC) Section 127.0106(d)(2), any act of destruction, demolition, or removal that involves 50 percent or more of the capacity of the lateral or vertical load-resisting system in a previously conforming structure shall result in the termination of its previously conforming status.

Therefore, based on our professional judgment, it is our opinion that the subject structure does not qualify for any exceptions or exclusions, as the requisite extent of structural modifications to establish safety would inevitably compromise its previously conforming status.

In addition to the concerns mentioned above regarding the foundations and lateral load systems of the residence and structure, it is crucial to address the additional failures observed in various site elements. Our comprehensive assessment has revealed significant instability in several site features, including site walls, site stairs, slab on grade, fountain, and other site improvements. These elements exhibit signs of degradation and visual failures that mirror the compromised condition of the house's foundations.

Considering the magnitude of the structural issues affecting the site walls, site stairs, slab on grade, fountain, and other site improvements, it is our professional opinion that the removal and replacement of these components are imperative to ensure the overall

stability and safety of the entire property. The continued use and occupancy of the residence in its present state pose a severe risk to occupants and visitors, necessitating comprehensive remediation measures.

Therefore, based on the extensive degradation and visual failures observed in both the structural foundations of the house and the associated site elements, it is our professional recommendation that all affected components, including but not limited to the foundations, site walls, site stairs, slab on grade, fountain, and other site improvements, undergo thorough removal and replacement to mitigate safety concerns and restore the property to a habitable and secure condition.

Sincerely,
DCI Engineers

Jonathan Deck, PE, SE
Associate Principal

DCI ENGINEERS

DCI ENGINEERS

Structural Review of Field Conditions

DATE:	April 18, 2023	JOB #:	
PROJECT:	6110 Camino De La Costa	WEATHER:	Overcast
LOCATION:	La Jolla, CA		
PRESENT:	Matthew Segal (on site videos and photos); Jonathan Deck (review of videos and photos)		

This updated document dated April 18, 2023 is intended as a supplement to the August 9, 2022 Field Report and March 10, 2023 Structural Review of Field Conditions. All guidance, recommended repairs, conditions are still applicable for the previously reviewed portion. This review is intended to address the additional information provided for the foundation & crawlspace under the western portion of the existing building as well as the garage, site walls, and other site improvements in the form of added commentary on the HABS drawing markup.

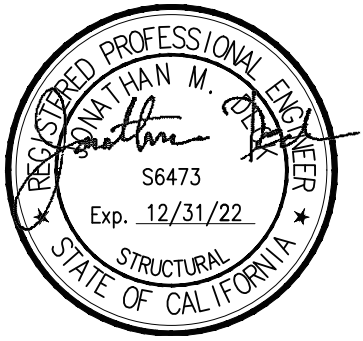
On April 18, 2023, DCI Engineers was provided additional photos of the western portion of the existing residence, site walls, and garage located at 6110 Camino De La Costa in La Jolla, CA. These portions of the primary building were described in the previous review of field conditions report on March 10, 2023. However, the commentary was not yet added to the prior report in the form of markups on the HABS plan. DCI's opinion is that the western portion exhibits similar degradation as the portions observed in the August 9, 2022 report. DCI's opinion is that the observations and recommendations noted in the previous report are also applicable for this portion of the building. In addition, photos were provided showing various site improvements and the garage which were added to the HABS markups

Sincerely,

DCI Engineers

Jonathan Deck, PE, SE

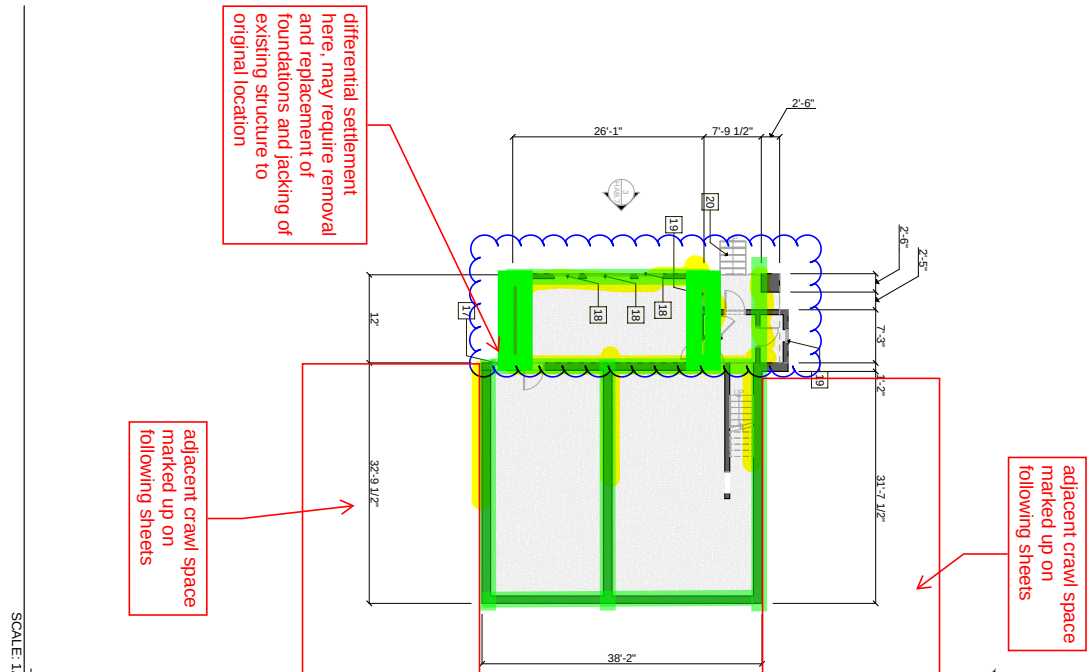
Associate Principal



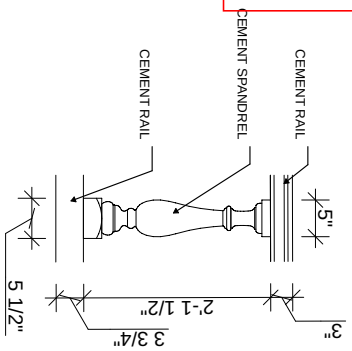
Enclosures : Additional Photos (Figure A and B on page 2) and markups to HABS.2 and HABS.3 drawings

Figure A - Stairs Failing, Offset in Building Walls, Cracking in Multiple Site Walls

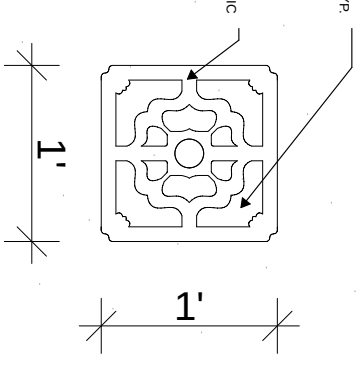
Figure B - Cracking in Garage Ceiling, Doors Racking



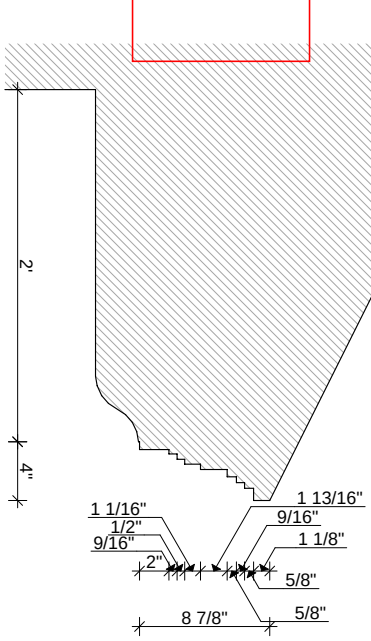
-1 Basement
SCALE: 1/8" = 1'-0"



CEMENT RAILING
SCALE: 1 1/2" = 1'-0"



DECORATIVE MEDALLIONS
SCALE: 3" = 1'-0"



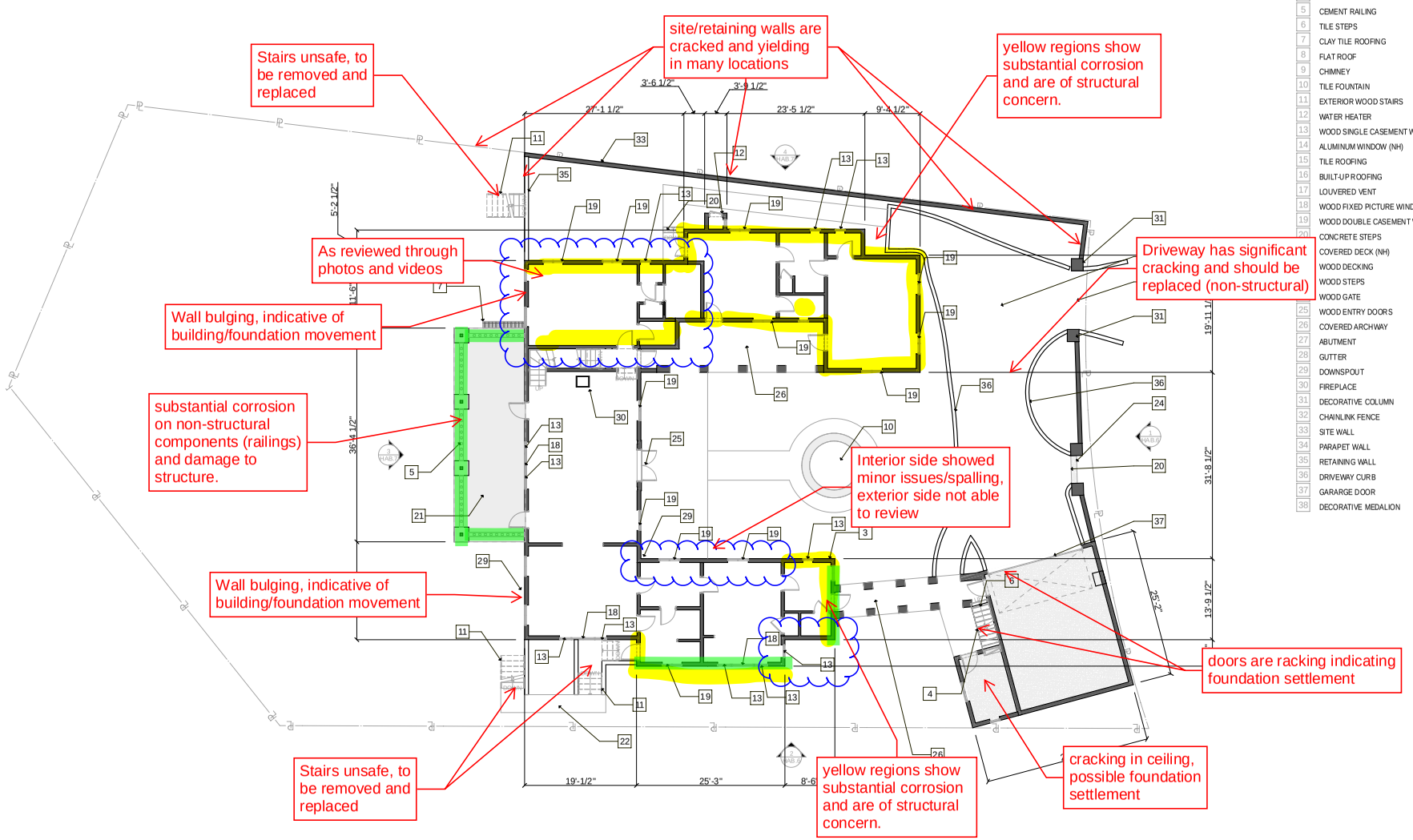
EAVE PROFILE
SCALE: 3" = 1'-0"

KEYNOTES

1	CONCRETE DRIVEWAY
2	PAINTED CONCRETE WALK/PAVING
3	STUCCO SIDING
4	CEMENT RAILING
5	METAL RAILING
6	TILE STEPS
7	CLAY TILE ROOFING
8	FLAT ROOF
9	CHIMNEY
10	TILE FOUNTAIN
11	EXTERIOR WOOD STAIRS
12	WATER HEATER
13	WOOD SINGLE CASEMENT WINDOW
14	ALUMINUM WINDOW (NH)
15	TILE ROOFING
16	BUILT-UP ROOFING
17	LOUVERED VENT
18	WOOD FIXED PICTURE WINDOW
19	WOOD DOUBLE CASEMENT WINDOW
20	CONCRETE STEPS
21	COVERED DECK (NH)
22	WOOD DECKING
23	WOOD STEPS
24	WOOD GATE
25	WOOD ENTRY DOORS
26	COVERED ARCHWAY
27	ABUTMENT
28	GUTTER
29	DOWNSPOUT
30	FIREPLACE
31	DECORATIVE COLUMN
32	CHAINLINK FENCE
33	SITE WALL
34	PARAPET WALL
35	RETAINING WALL
36	DRIVEWAY CURB
37	GARAGE DOOR
38	DECORATIVE MEDALION

SHEET: HABS.2	-1. BASEMENT	REVISIONS	ARCHITECT: JONATHAN SEGAL FAIA 3000 UPAS STREET SUITE 101 SAN DIEGO, CA 92104 619-993-6269 www.jonathansegalarchitect.com
		DATE: 3/2023 SCALE:	PROJECT: CASA DE LOS AMIGOS HRB# XXX 6110 CAMINO DE LA COSTA LA JOLLA, CA 92037 357-141-05-00 PROJECT #: 106610
			NORTH

ATTACHMENT 2



KEYNOTES

1	CONCRETE DRIVEWAY
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30	FIREPLACE
31	DECORATIVE COLUMN
32	CHAINLINK FENCE
33	SITE WALL
34	PARAPET WALL
35	RETAINING WALL
36	DRIVEWAY CURB
37	GARARGE DOOR
38	DECORATIVE MEDALION

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

NORTH

PROJECT:
CASA DE LOS AMIGOS
HRB# XXX
6110 CAMINO DE LA COSTA
LA JOLLA, CA 92037
357-141-05-00
PROJECT #: 106610

ARCHITECT:
JONATHAN SEGAL FAIA
3000 UPAS STREET SUITE 101
SAN DIEGO, CA 92104
619-993-6269 www.jonathansegalarchitect.com

REVISIONS

MARK	DATE	DESCRIPTION

DATE: 3/1/23
SCALE
1. LEVEL 1

HABS.3
SHEET

DCI ENGINEERS

Structural Review of Field Conditions

DATE:	March 10, 2023	JOB #:	
PROJECT:	6110 Camino De La Costa	WEATHER:	Overcast
LOCATION:	La Jolla, CA		
PRESENT:	Matthew Segal (on site videos and photos); Ryan Slaybaugh (review of videos and photos)		

This updated document dated March 10, 2023 is intended as a supplement to the August 9, 2022 Field Report. All guidance, recommended repairs, conditions are still applicable for the previously reviewed portion. This review is intended to address the additional information provided for the foundation & crawlspace under the western portion of the existing building.

On March 10, 2023, DCI Engineers was provided photos and videos of the western portion of the existing residence located at 6110 Camino De La Costa in La Jolla, CA. This portion of the building was not accessed in the prior visit. DCI's opinion is that the western portion exhibits similar degradation as the portions observed in the August 9, 2022 report. DCI's opinion is that the observations and recommendations noted in the previous report are also applicable for this portion of the building.

Sincerely,

DCI Engineers

Ryan Slaybaugh, PE, SE
Principal

More specific observations from the March 10, 2023 are shown and described in the following Figures A, B & C.

Figure A - Rebar Corrosion, Cracking and Spalling in Concrete Grade Beams at Western Portion of Building

Figure B - Spalling, corrosion, delamination and displacement in a foundation beam.

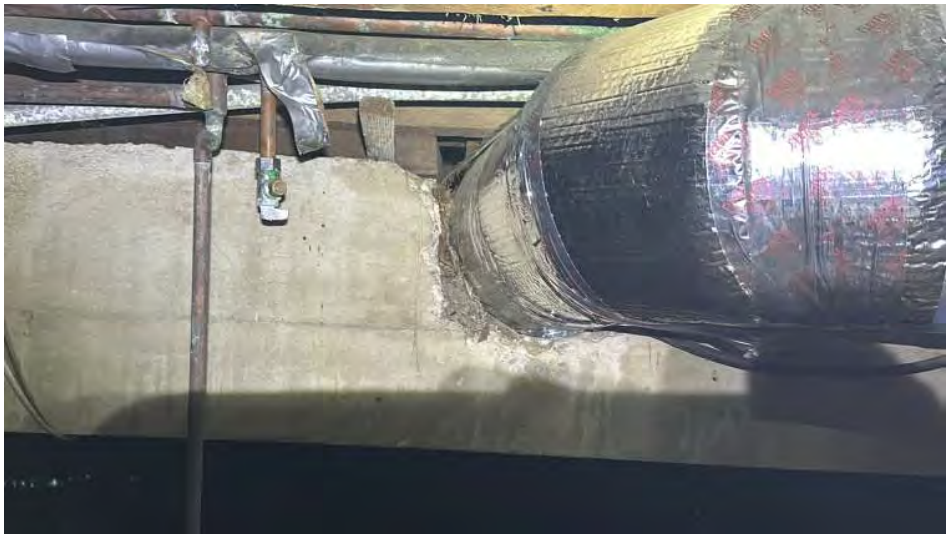


Figure C - Notch in foundation beam to accommodate ductwork.

DCI ENGINEERS

Field Report

DATE:	August 9, 2022	JOB #:	
PROJECT:	6110 Camino De La Costa	WEATHER:	Sunny
LOCATION:	La Jolla, CA		
PRESENT:	Jonathan Deck (DCI Engineers), Matthew Segal (JSAIA)		

On August 9, 2022, DCI Engineers performed a site visit to the existing residence located at 6110 Camino De La Costa in La Jolla, California with the intent of providing a limited visual structural assessment of the building. The information included in this report is intended to provide guidance to the owner as to the general condition, potential required or recommended repairs, and future life of the building based upon limited observation. It is not intended to assess all portions of the structure or serve as a warranty or guarantee of future performance. If repairs are elected to be performed, intrusive methods may be required to expose portions of the structure to provide access to fully assess all elements.

The residence is a three story, single family, light-framed structure with a detached garage. The main/entry level is at grade when approached from the street (east), though is the second story of the house. Stairs lead down to a partial lower level which daylights towards the ocean (west). Access to crawlspace is via an exterior door, viewed from the interior space, or from a hatch in the floor of one of the main level bedroom closets. A partial third floor is accessed via a stair off of the primary living room.

South Wing Observations – The crawlspace below the south wing was observed from the inside and outside. On the inside, specifically on the east wall there was substantial cracking, spalling, and corrosion of reinforcing in concrete beam and column systems supporting the house (Figure 1).

Figure 1 – Rebar Corrosion, Cracking and Spalling in Concrete Grade Beams at South Wing

It appeared that some reinforcing had lost a significant portion of effective area to corrosion and beams were noted to be deflecting. Beams are in contact with soil in many locations, condition of blind side of beams was not able to be viewed or verified.

Figure 2 – Reinforcing shows substantial loss of area, Grade beams in South Wing

Figure 3 – Substantial Diagonal Crack (Shear), Spalling of Concrete, Corrosion of Rebar in South Wing Grade Beams.

On the west side, the damage is not as substantial in walls and beams. However, both walls and beams do have a significant number of cracks. Locations and types of cracks appears to indicate settlement of the western portion of the structure.

Figure 4 – Smaller Cracks in Grade Beam on Southwest side.

Figure 5 – Smaller Crack in Grade Beam/Column interface on Southwest Side

Figure 6 – West wall of South Wing, Wall on right slopes down towards the west with gap size increasing to the west. West portion of building appears to have settled and been shimmed to re-level structure above.

The exterior of the south wing shows numerous cracks and evidence of settlement/building movement.

Figure 7 – Southwest Corner, Exterior, Appears to show patching of finish with movement of structure above relative to concrete walls/beams below.

Figure 8 – Exterior Patio Area and Surrounding Walls Cracking and showing signs of settlement/distress.

North Wing Observations – The crawlspace below the north east wing was observed from the inside and outside. On the inside, the majority of grade beams and columns showed significant damage and deterioration. Some grade beam reinforcing had deteriorated completely, and no cross section remained.

Figure 9 – Rebar Corrosion, Cracking and Spalling in Concrete Column and grade beam at North Wing. Note that both corners are spalling substantially as is blind side of beam.

Figure 10 – Opposite End of Grade Beam shown in Figure 9 showing substantial spalling and corrosion

Figure 11 – Opposite Side of Column shown in Figure 10 showing substantial deterioration.

Figure 12 – Grade Beam showing deterioration and flexural failure and deflection.

Figure 13 – Grade Beam and column showing significant deterioration. Reinforcement in corner has corroded and is completely broken.

Figure 14 – Grade Beam showing significant spalling and corrosion. Reinforcement in bottom of beam is siginificantly corroded and exposed to soil. Beam is noticeable sagging.

Additional Observations – The lowest level in the middle of the residence is interior space being used as storage. There is less structure visible, but cracking is evident in concrete walls which appears to indicate some settlement/building movement.

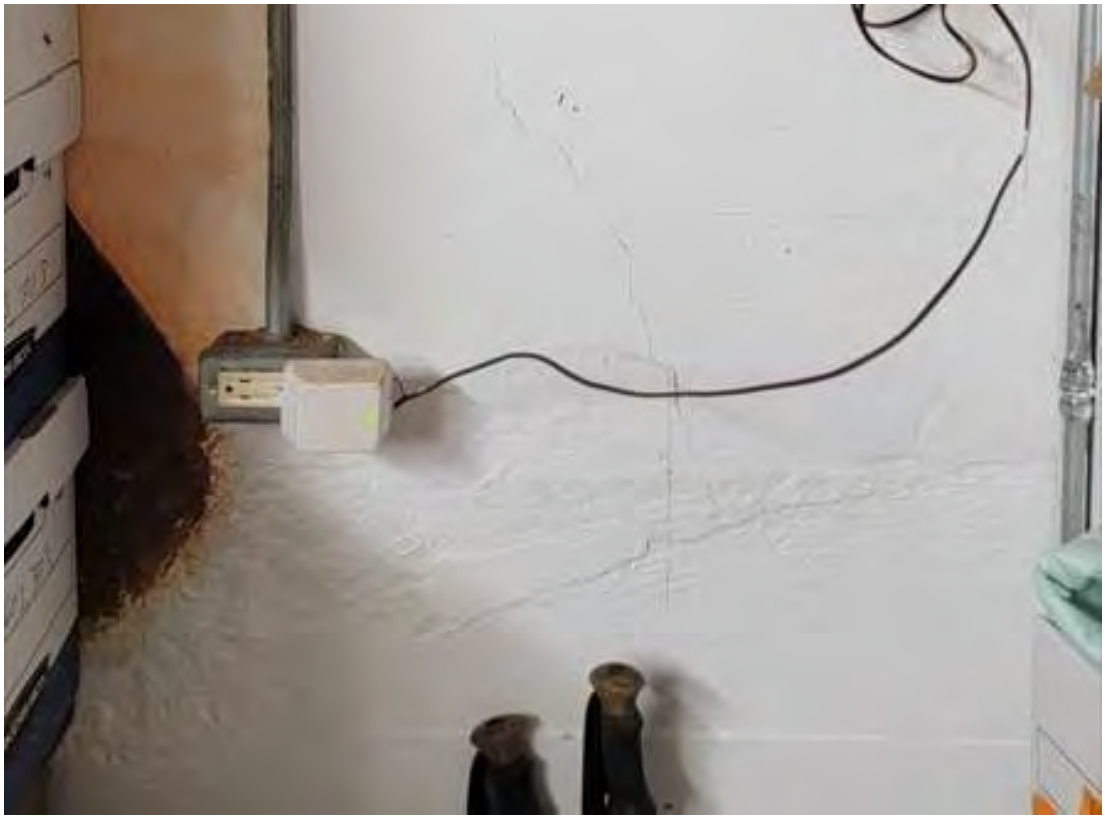


Figure 14 – Cracking of concrete basement walls in central lower level.

Figure 15 – Cracking of stair ceiling between main level and upper level. Cracking is indicative of building movement/settlement.

Conclusions and Recommendations –

1. The grade beam and column foundation structure is showing signs of substantial corrosion and deterioration in a large percentage of structural elements. Some beams are in advanced stages of flexural failure and appear to be deflecting to and resting upon soil. Other beams are exhibiting shear cracks and are in various stages of failure. Multiple columns have substantial spalling and corrosion in reinforcing and could begin to fail in compression as spalling continues or in shear in a seismic event. While a complete failure of any element may not be imminent, the substructure is in a stage of significant distress which will eventually result in structural failure and should be addressed as soon as is viable. It is our opinion that the majority of the beam and column substructure will require some level of repair or replacement. Possible levels of repair/replacement are described below and need to be assessed on an element-by-element basis.

   a. Minor Cracking – Clean elements of soil and debris and take samples of concrete to determine chloride/salt content. If chloride content is within acceptable range, seal cracks and concrete surfaces. This fix is anticipated to be applicable to some walls and those beams/columns in the south wing in the best condition.

   b. Moderate to Substantial Cracking/Corrosion – Clean elements of soil and debris. Remove loose material and corroded steel and test chloride/salt content of concrete. If required, chloride extraction techniques should be used to return concrete to acceptable ranges. Cleaned reinforcing should be epoxy painted and concrete patched back to original dimensions with non-shrink repair grout. Carbon fiber or fiber glass reinforcing should be applied to exterior of beams to replace all corroded reinforcing. In columns, added wraps should be provided to provide confinement per current code. This fix is anticipated to apply to the majority of beams/columns in the substructure. Note that these retrofit methods often have limited life span and will likely ultimately require complete removal and replacement in the future.

   c. Substantial or Extreme Cracking/Corrosion – Some elements appear to be in a condition beyond that which is typically repaired/retrofitted and should be removed and replaced.

2. The structure is showing evidence of settlement and movement throughout. In addition to the retrofit/replacement of existing substructure elements, DCI would recommend a more complete grid of beams and columns be installed to aid in control of future building movement and settlement. Movement of the structure is evident in structural and non-structural elements and should be addressed to prevent further deterioration of the residence. Finishes and other non-structural elements should be removed as needed to completely assess the condition of the structure beneath.

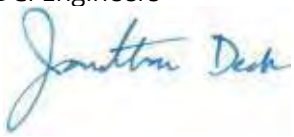
Summary -

The structure is in a state of disrepair and distress which should be remedied as soon as possible. Substantial repairs and retrofit/replacement are required and, if elected, should be performed prior to new owner occupation of the residence. A qualified contractor will be required in combination with a licensed structural engineer and geotechnical engineer in order to establish the entire scope of retrofit and replacement.

If you have any questions regarding this memorandum, or are prepared to move forward with a retrofit, please do not hesitate to contact us.

Sincerely,

DCI Engineers



Jonathan Deck, PE, SE
Associate Principal

CHRISTIAN WHEELER
ENGINEERING

February 8, 2023

JMAN Investments, LLC
3000 Upas Street
San Diego, California 92104
Attention: Mr. Mathew Segal

CWE 2220191.02

Subject: **Foundation Recommendations for the Remodel of Existing Single-Family Residence 6110 Camino de la Costa, La Jolla, California**

References: 1) Report of Preliminary Geotechnical Investigation, Proposed Single-Family Residence, 6110 Camino de la Costa, La Jolla, California, Prepared by Christian Wheeler Engineering, CWE 2220191.01, dated July 15, 2022.
2) Field Report, 6110 Camino de la Costa, prepared by DCI ENGINEERS, dated August 9, 2022.

Dear Mr. Segal:

In accordance with your request, we have prepared this report to provide supplemental geotechnical recommendations for the repair/replacement of the existing foundation system of the existing single-family residence at the subject site.

As presented in the Summary section of the referenced field report from DCI ENGINEERS:

> "The structure is in a state of disrepair and distress which should be remedied as soon as possible. Substantial repairs and retrofit/replacement are required and, if elected, should be performed prior to new owner occupation of the residence. A qualified contractor will be required in combination with a licensed structural engineer and geotechnical engineer in order to establish the entire scope of retrofit and replacement."

As presented in the Conclusions section of our referenced geotechnical report, which was prepared for a new residence and improvements at the site:

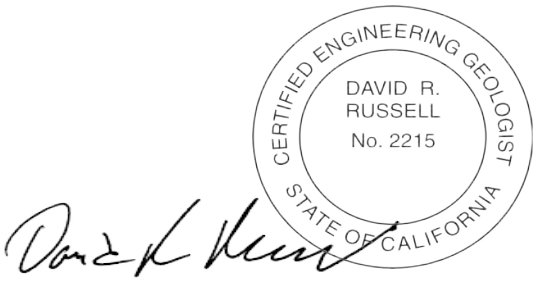
> "The existing potentially compressible fill materials and uppermost portions of the old paralic deposits are considered unsuitable, in their present condition for the support of settlement sensitive improvements. These materials extend to a maximum estimated combined depth of about 9 feet below existing grade. However, they may be deeper in areas of the site not investigated. In order to mitigate this condition, it is recommended that proposed foundations to support the proposed structure and swimming pool be deepened such that they bear entirely on the underlying competent Point Loma Formation deposits."

Should the foundation system of the existing residence, which was noted to be in a state of disrepair and distress (DCI, 2022), be remedied either as part of a remodel of the residence or a foundation repair/stabilization, the findings of our previous investigation indicate that all new and/or underpinned foundations should be deepened such that they bear upon competent sedimentary deposits of the Point Loma Formation. As noted above and presented in our referenced geotechnical report (including as presented on Geologic Cross Sections A-A' and B-B' included on Plate No. 2 of that report), the depth to competent bearing strata beneath the existing residence ranges from about 5 feet to 10+ feet.

Underpinning of existing foundation elements or new foundations to remedy the distressed foundation system should be designed by a qualified structural engineer in accordance with the recommendations presented on pages 17 through 20 of our referenced geotechnical report.

If you have questions after reviewing this report, please do not hesitate to contact our office. This opportunity to be of professional service is sincerely appreciated.

Respectfully submitted,
CHRISTIAN WHEELER ENGINEERING



Daniel B. Adler, RCE #36037

David R. Russell, CEG #2215

DRR:DBA
cc: mrmatthewsegal@gmail.com

6110 Camino De La Costa
San Diego, CA 92037

Economic Feasibility Study

June 4th 2024

November 29th 2023

City of San Diego Development Services
City of San Diego Historical Resources

6110 Camino De La Costa – Economic Alternative Analysis

JMAN Investments Inc is currently in the entitlement phase of redeveloping a 16,058.31 square foot site that currently houses a single-family home, considered of historical significance by the City of San Diego. The Site located at 6110 Camino De La Costa, San Diego CA 92037 ("Subject Site"), between the Pacific Ocean and Camino De La Costa is in what is considered the Lower Hermosa District of La Jolla.

Jonathan Segal FAIA have completed an economic analysis of various development alternatives for the property. The purpose of this analysis is to analyze the Proposed Project and the financial impacts and economic feasibility of the development alternatives for the City's assessment of whether there is substantial evidence to support a Site Development Permit Supplemental Findings for a Historical Resources Deviation for Substantial Alteration of a Designated Historical Resource pursuant to (i) Supplemental Findings – Historical Resources Deviation for Substantial Alteration of a Designated Historical Resource Within or Within a Historical District A Site Development Permit required in accordance with San Diego Municipal Code Section 125.0505(i), our report concludes the following:

- There are no feasible measures, including a less environmentally damaging alternative, that can further minimize the potential adverse effects on the designated resource or historical district.
- The deviation is the minimum necessary to afford relief and accommodate the development and all feasible measures to mitigate for the loss of any portion of the historical resource that have been provided by the applicant.
- The denial of the proposed development would result in economic hardship to the Owner. For purposes of this finding, "economic hardship" means there is no reasonable beneficial use of a property, and it is not financially feasible to derive a reasonable economic return from the property.

Unfortunately, this residence in its current location violates the bluff setback requirements (SDMC 143.0143(f)) and only exists legally today by reason of grandfathering provisions. The work necessary to fix the unsafe conditions would terminate the grandfathering under subsection §127.0104 (e)(1) and (2), thereby making it illegal by reason of its proximity to the coastal bluff. The full extent of the danger posed by this home has been emphasized to the City by the Coastal Commission: "The home currently extends beyond the bluff edge, and may be at risk from erosion now or within a short time frame."(January 5, 2023 email from Diana Lilly, Coastal Commission, to Gary Geiler and Raymond Abalos, et. al.) According to DCI engineers report dated May 19th 2023 "Upon thorough examination and evaluation of the lateral and vertical load-resisting components of the subject residence and structure, it is our professional

assertion that a significant majority, estimated to be at least 60%, and potentially reaching approximately 65% to 70%, of the lateral or vertical load systems necessitate complete removal and replacement. Furthermore, we anticipate that upon further investigation through the application of destructive testing methodologies, the percentage of lateral and vertical load member systems requiring removal, retrofitting, and replacement may surpass 70%. These extensive replacement measures arise from the current condition of the structure and the need to embed all new structural systems securely into the native soil per Christian Wheeler's Geotechnical Investigation dated July 15th 2022".

Accordingly, the applicant cannot propose to keep the home in its erosion exposed location, and from a structural point of view it can't be saved and still be grandfathered. The Coastal Commission has stated it will not support the structural remediation and alteration if it exceeds the quantities in the Municipal Code, as it will then be considered "Development", thus triggering a Site Development Permit process, and subsequent removal of the offending structure. The removal would destroy the historical value because it requires demolition of over 60% of the home.

We have thus analyzed the Proposed Project and four development alternatives for the property which include:

Alternative 1: Base Project

This alternative involves retention and adaptation of the existing garage structure, the front site wall and entries, the removal of the remaining existing residence, and the construction of a new, two-story plus basement, 8,649 square-foot single-family residence. The new residence will feature a four-car garage, two on-site parking spaces, five bedrooms, five full bathrooms, a large family room space, two powder rooms, as well as exterior patio and garden spaces. The residence will be of high-quality concrete construction and will incorporate the necessary bluff edge setback, in accordance with California Coastal Commission and geotechnical guidelines. In addition, the home will incorporate high efficiency plumbing, mechanical and electrical systems, and will be predominantly operated by a large Solar PV array located on the rooftop with a focus on energy neutrality. Further, in order to comply with current storm water and bluff edge requirements, the structure will prevent storm water from leaving the developed area, thus reducing continued deterioration of the bluff edge. *(See Attached Alternative #1 Graphic in Appendix).*

Retention and Adaptation of the Existing Garage, Street side site walls and entries and Removal of the remaining existing single-family residence and the construction of a new, single-family residence.

Alternative #2: Partial Removal

This alternative involves the partial removal of the existing single-family residence within the 40'-0" Bluff Edge setback and rehabilitating the remaining building section to accommodate habitable standards.

This alternative would result in the removal of approximately 73% of the home's habitable square footage, and would include the removal of 2 existing bedrooms, living room, family room, dining room, and kitchen. New foundations, excavation, retaining walls and sitework would be required. The integrity of the structure would be substantially impacted by the removal of the home's front door and fountain, courtyard, archways on the northern side of the entryway, dormer, and western elevation, including the balcony, ocean facing windows, and bluff edge access *(See Attached Alternative #2 Graphic in Appendix).*

Remove the portion of the residence within the 40'0" Bluff Edge setback and rehabilitate the remaining building section to habitable standards.

Alternative #3: On-Site Relocation & Partial Removal

This alternative involves relocation of the existing single-family residence behind the 40'-0" Bluff Edge setback on site and rehabilitating the remaining building section to accommodate habitable standards.

This alternative would substantially impact the integrity of the structure by requiring the removal of the courtyard, lower one-story portions flanking each side of the entry way, and archways along the northern and southern sides of the entryway. In addition, this alternative would require the removal of the fountain and forecourt (resulting in a single driveway area), and move the position of the existing dormer close to the garage (in terms of proximity and height). Further, new foundations, excavation, retaining walls and sitework would be required. *(See Attached Alternative #3 Graphic in Appendix).*

Relocate the residence on site behind the 40'0" Bluff Edge setback.

Alternative #4: On-Site Relocation & Partial Removal

This alternative involves the partial relocation and preservation of the northern wing and dormer of the existing residence, preservation of the garage, and the removal of the remaining single-family residence within the 40'-0" Bluff Edge setback an adapting new two story plus basement structure to the preserved portions.

This alternative would result in the removal of approximately 50% of the original home's habitable square footage, and would include the removal of the living room, family room, dining room, and kitchen. New foundations, substantial excavation, retaining walls and sitework would be required for the relocated portion and the new construction portion of the residence. The integrity of the structure would be substantially impacted by the removal of the home's front door and fountain, courtyard, archways on the northern side of the entryway, dormer, and western elevation, including the balcony, ocean facing windows, and bluff edge access. In addition, the relocated northern wing would have no relief from the new two-story structure and the dormer would be buried within additional new square footage in an attempt to build enough additional square footage to make the alternative feasible. This would in turn only leave two ground floor elevations exposed

and intact diminishing all of the historic character defining features and providing no relief on the Camino De La Costa entry. The northern wing elevations partially retained in this alternative provide minimal character defining features. Due to the infill of new structure to the south the archways facing the courtyard would be buried. In addition, the driveway access across the site would be prohibitively restricted additional garage doors would have to be located on the streetside elevation to allow feasible access and the existing garage doors would not allow for any offsite parking requirements due to the proximity of the relocated building and the required swing of the driveway entry gates. *(See Attached Alternative #4 Graphic in Appendix).*

Relocate the Northern Wing of the residence on site behind the 40'0" Bluff Edge setback and construct a new residence.

Alternative #5: Off-Site Relocation

This alternative involves the relocation of the existing single-family residence off site to an altogether different location within La Jolla's Lower Hermosa community.

This alternative has examined the area in, and around, the location of the existing residence and has determined that there are no vacant, oceanfront properties within the Lower Hermosa community upon which to move the structure. Further, there are no properties within this area which could accept a similarly situated and designed, oceanfront residence.

Our approach to this alternative is therefore to demolish another home in the area to provide a clear lot for relocation. There are four occupied properties currently available for sale as shown as Alternative #5 Graphic 2 in the Appendix.

Due to the footprint of the house and requirement for a sloped lot to accommodate the design of the house it would require the total demolition of one of these existing homes and the home would require to be segmented for transport. It is also very unlikely that the similar sloping terrain could be achieved, and the significance of the home would likely involve the burial of the lower level as a traditional basement. In addition, the existing homes on these other properties will most likely share a similar situation with the reduced bluff edge setbacks and the homes current proximity to the bluff edge will be difficult to address.

(See Attached Alternative #5 Graphic in Appendix).

Purchase and demolish a habitable house on a nearby available waterfront property large enough to accommodate historic residence and relocate historic residence to this site.

Alternative 6: Partial Removal, Level 2 Addition (reduced bluff edge setback)

This alternative proposes the removal of the western portion of the basement, ground level, and level 2 dormer and leave the home with only 1,979 square feet of occupiable

space. This alternative proposes the addition of 2,072 square feet over the entirety of the ground level and retaining the existing courtyard.

The proposed changes would not only affect the visual aesthetics but also alter the home's overall experience. The proposed alternative would fundamentally change the essence of the courtyard, eroding its character-defining features and disrupting the historical narrative embedded within the property. Moreover, the introduction of two-story elements would create a disproportion in scale, fundamentally altering the relationship between the house and its surroundings. This departure from the original design would diminish the historical significance and compromise the architectural integrity that defines the property's unique identity.

Furthermore, the proposed substantial additions and demolition west of the 25-foot setback would undoubtedly change the perception of the house from both the Pacific Ocean and Camino De La Costa elevations. The western elevation of the home would be particularly affected, where the removal of significant features such as the deck, basement, dormer, awning, windows, and doors would result in a notable absence of character-defining elements.

This alternative's proposal of a reduced setback scenario presents complexities from both a California Coastal Commission and bluff edge environmental integrity standpoint. The proposed alternative involves the removal of the western portion of the existing home beyond the 25-foot bluff edge setback and the construction of a new level 2 occupiable space over this existing structure, necessitating substantial new structural foundation work. Thorough examination of the existing foundation's condition is imperative, given its age and potential deterioration. Structural engineers must meticulously assess its load-bearing capacity and integrity to determine if it can withstand the additional weight and structural demands of the new level. The foremost challenge lies in rectifying the deficiencies and failures of the existing foundation to adequately support the additional load imposed by the second story. This often necessitates extensive reinforcement or complete replacement of the foundation to ensure structural stability and safety.

The integration of old and new structures introduces complexities, potentially requiring caissons, deep spread footings, or a mix of multiple types of structural foundations working in unison. In addition, with the removal of the portion of the home west of the 25-foot setback, this alternative is left with a new structural edge of the house for both shear and gravity loads. While part of the original home will be maintained, the existing footings and grade beams will have to be repaired to accommodate the modifications and work in tandem with the new footings required for the second-level addition.

This demands redesign and adjustment from both architectural and structural perspectives. Furthermore, implementing these solutions will inevitably result in more damage to the bluff top from drilling, excavation, and the addition of concrete and rebar in the form of footings. Careful management of excavation and construction activities is essential to prevent further damage to the already compromised foundation and surrounding environment. Measures to minimize disturbance and soil destabilization must be implemented to mitigate the risk of settlement or instability.

Adding a second story to a 1920s home with deficient and failing foundations demands meticulous evaluation, strategic planning, and expert execution. It involves rectifying existing structural deficiencies, ensuring compatibility between old and new elements, addressing lateral stability concerns, and mitigating risks associated with construction activities to achieve a safe and structurally sound outcome. Additionally, the implementation of these solutions will unavoidably result in significant and serious damage to the bluff top. This is why we suggest if the existing main house is retained especially with additional occupiable space added to it, it is suggested that we are landward of the 40-foot setback to provide a lower impact on short and long-term bluff damage

(See Attached Alternative #6 Graphic in Appendix).

Demolition of the existing residence beyond the reduced 25'0" Bluff Edge setback, remodel and adapt the addition of an entire new second story.

Conclusions of Economic Feasibility

We have analyzed the project performance of the Proposed Project for the property. The Proposed Project includes construction of a new 8,649 sq foot residence and the preservation of the existing garage, street garage and front door entry's and Camino De La Costa site wall.

We have assumed in all cases a flat $700.00 per square foot construction cost for alternatives 1 & 2 and have used 800$ a square foot for alternatives 3 & 4 due to the additional cost of relocation, storage, and adapted the existing structures to new foundations. We believe based on the varying conditions of these alternatives this is an adequate construction cost per a square foot for each scenario. Based on our professional and recent construction experience and industry information $700.00-$1000 a square foot is the norm for high-end custom homes. Therefore, we believe that this should be a commercially reasonable cost to either remodel, relocate and demolish, or to construct a new residence as each alternative provides its own intricacies and subsequent construction costs that that will balance out.

According to recent sales in the area as shown in exhibit "A" attached, we have used a $3,000.00 a square foot sales price which reflects the median sales price of homes recently sold on Camino De La Costa. We believe we can attribute this for all alternatives due to the varying conditions of each alternatives plan, square foot, and the base square footage of the waterfront property.

Through our economic analysis we have determined that only the Proposed Project is economically feasible. This project is estimated to generate a forecasted development return of 11.61% or $3,013,382.00. The next closest alternative, alternative 4, instead offers a 4.42% margin and an overall development profit of $1,074,169. Note all of these development margins do not include a brokers sales fee which will further reduce all development margins by the industry commission standard of 2-5%.

Based on our experience developing over 30 new projects in the City of San Diego over the past 30 years, five single family residences, acting as an expert witness in all forms of

construction defect litigation representing owners, architects, real estate agents, and other tradespeople it is our experience that a single family residential development would need to exceed a 10% gross margin on sale in order to be economically feasible and to qualify for project financing.

The table on the following page summarizes the impacts of the Proposed Project under each of the 5 Alternatives. None of the alternatives achieve the required minimum development return of 10% which demonstrates these alternatives are not economically feasible.

Approach to Analysis

To determine the impact to the project, we have prepared financial proformas for the five alternatives and compared the performances to the Proposed Project Proforma. In each Proforma we have assumed the following:

- A construction period of 18 months was used for all Alternatives
- Construction cost for all projects based on $700.00 per habitable square foot for alternatives 1 & 2, $800.00 per habitable square foot for alternatives 3 and 4, $1000.00 a square foot for alternative 5 due to the complexity of the alternatives
- Permit fees based on size and complexity of Alternative
- Structural Engineering fees based on size and complexity of Alternative
- Interest rates based on 8.5% and a 1% origination fee based on current market conditions and volatility of economic environment.
- A sales price of $3,000 per square foot for all Alternatives was used for Fair Market Value
- The following summarizes the financial Proformas we have prepared for analyzing the project, which are included in the Appendix.

Alternative 1 is economically feasible and provides a $3,013,382.00 or 11.61% development margin which exceeds the 10% development margin required to make this project feasible.

Alternative 2 is not economically feasible. Upon completion of the partial removal of the residence that exists within the bluff edge setback and the rehabilitation of the remaining portion of the residence allows for a house that is only 1453 square feet. Although houses of this size do exist in La Jolla, they typically exist on secondary streets and lots 3,500 square feet or less. When compared to the cost of construction and acquisition, the resulting residence value is $4,359,000 representing a net development loss of $11,386,661 or -261.22% and would not support the total project costs associated with this Alternative. In fact, we believe in this scenario the value of vacant property would exceed the value of the property with the 1453 square foot residence but be less than the purchase price of the property. In addition, with a house of this size inhibiting any additional development on this site the 1453 square foot house would be detrimental to its sale potential and value of the property.

Alternative 3 is not economically feasible. Upon completion of the partial removal of the north and south wings and the relocation and rehabilitation of the western portion of the structure the resultant house is 3994 square feet. When compared to the cost of construction and acquisition, the resulting residence value is $11,982,000 representing a net development loss of $6,800,678 or -56.76% and would not support the total project costs associated with this Alternative.

Alternative 4 is not economically feasible. Upon completion of the partial removal of the north and south wings and the relocation and rehabilitation of the western portion of the structure the resultant house is 5382 square feet. When compared to the cost of construction and acquisition, the resulting residence value is $16,146,000 representing a net development gain of $1,074,169.000 or 4.42% and would not support the total project costs associated with this Alternative.

Alternative 5 Is not economically feasible. In the lower hermosa area of La Jolla waterfront property comes at a premium. As of October 2023, properties are listed for the following costs, $17,000,000.00, $16,800,000.00, $38,000,000.00 and $16,800,000.00 and all of the residences consume a majority of the footprint of the site not allowing for the relocation of the Camino de la Costa Residence. To relocate the home to one of these sites would require the existing home on these properties to be demolished, the land excavated to accommodate the relocated structure. After the land was prepared the historic structure would have to be segmented and relocated piece by piece and then restored. For this analysis we examined taking the least expensive property available at $16,800,000.00 and assumed the existing 5,674 sq foot house would be demolished and site cleared. We have assumed the cost of $1,000.00 a square foot due to the complexity of the additional demolition, site work, additional foundations, and relocation. We have assumed the existing property value when vacant would be $9,375,000.00 and provided this as development value in our economic analysis. When compared to the cost of construction and acquisition, the resulting residence and vacant property value is a combined $24,633,000.00 representing a net development loss of $25,982,897 or -170.29% and would not support the total project costs associated with this Alternative.

Alternative 6 Is not economically feasible. Upon the completion of the partial removal of the area west of the reduced 25 foot bluff edge setback and the addition of the second level square footage the resultant house is 4051 square feet. When compared to the cost of construction and acquisition the resulting residence value is 12,153,000.00 or a net development loss of $6,679,891$ or -54.96% and would not support the total project costs associated with this alternative.

Appendix

Development Economic Feasibility Summary			
Base Project - Alternative 1			
Retention Adaptation of Garage + Street Walls With New Residence			
Total Square footage	8,649.00		
Total Cost of Construction	$6,357,015		
Total Development Cost	$22,933,618		
Total Value	$25,947,000		
Total Net Development Profit	**$3,013,382**	11.61%	Margin
Alternative 2			
Remove Portion in Bluff Edge Setback + Rehab Remaining			
Total Square footage	1,453.00		
Total Cost of Construction	$1,067,955		
Total Development Cost	$15,745,661		
Total Value	$4,359,000		
Total Net Development Profit	**-$11,386,661**	-261.22%	Margin
Difference from Base Project ($)	**-$14,400,044**		
Difference from Base Project (%)	**-377.87%**		
**NOTE land value would be in excess of House value on a Sq Ft basis			
Alternative 3			
On Site Relocation + Partial Removal + New Construction			
Total Square footage	3,994.00		
Total Cost of Construction	$3,354,960		
Total Development Cost	$18,782,678		
Total Value	$11,982,000		
Total Net Development Profit	**-$6,800,678**	-56.76%	Margin
Difference from Base Project ($)	**-$9,814,061**		
Difference from Base Project (%)	**-325.68%**		
Alternative 4			
On Site Relocation + Partial Removal + New Construction			
Total Square footage	8,099.00		
Total Cost of Construction	$6,803,160		
Total Development Cost	$23,222,831		
Total Value	$24,297,000		
Total Net Development Profit	**$1,074,169**	4.42%	Margin
Difference from Base Project ($)	**-$1,939,214**		
Difference from Base Project (%)	**-64.35%**		
Alternative 5			
Off-Site Relocation + Vacant Lot			
Total Square footage	5,086.00		
Total Cost of Construction	$5,340,300		
Total Development Cost	$41,240,900		
Total Value Relocated House	$15,258,000		
Total Value Vacant Lot	$9,375,000		
Total Net Development Profit	**-$25,982,900**	-170.29%	Margin
Difference from Base Project ($)	**-$25,982,896**		
Difference from Base Project (%)	**-862.25%**		
Alternative 6			
Partial Removal + New Construction			
Total Square footage	4,051.00		
Total Cost of Construction	$3,402,840		
Total Development Cost	$18,832,891		
Total Value	$12,153,000		
Total Net Development Profit	**-$6,679,891**	-54.96%	Margin
Difference from Base Project ($)	**-$9,693,273**		
Difference from Base Project (%)	**-321.67%**		

Appendix

Camino Base Project						
Restoration and Adaptation of Existing Garage and Site wall into New Residence						
6110 Camino De La Costa						
	Site area			16068	sf	
	Parking Spaces			4		
	Total House Sq Ft			**8649**	sf	
	TOTAL DEVELOPMENT COSTS				**$22,933,618**	
	CAPITAL REQUIRED				**$22,933,618**	
	Anticipated Value	$3,000.00	SF		**$25,947,000**	
	Total Margin				**$3,013,382**	
ACQUISITION						
	site acquisition				**$11,500,000**	
total site acquisition						**$11,500,000**
CONSULTANTS						
	architect		10% of construction costs		$635,702	
	structural engineer		flat fee		$120,000	
	landscape architect				$50,000	
	electrical				$50,000	
	plumbing				$50,000	
	mechanical				$50,000	
	Fire				$12,000	
	civil				$50,000	
	Paleontologist + Geologist				$45,000	
	soils testing/engineering				$32,500	
total consultants						**$1,095,202**
PERMITS AND FEES						
	building permits				$150,000	
	engineering permits				$45,000	
total permits						**$195,000**
CONSTRUCTION						
	Total Construction	$700	rentable sq ft		**$6,054,300**	
	Contingency			**5.00%**	**$302,715**	
total construction						**$6,357,015**
DEVELOPMENT EXPENSES						
	Legal, Accouting, Insurance, Expendibles				$75,000	
	Property Taxes		1.5	years	$215,625	
total development /marketing expenses						**$290,625**
INTEREST ON CAPITAL						
	Loan Origination Fee		$22,933,618	1.00%	$229,336	
	Appraisal/FUND CONTROL/loan docs				$50,000	
	Interest for loan			8.50%	$2,924,036	
	Soft cost contingency			10%	$292,404	
total costs interest and loan						**$3,495,776**
TOTAL CONSTRUCTION AND DEVELOPMENT COSTS						**$22,933,618**
CONSTRUCTION LOAN						**$0**

Appendix

Alternative 2						
Partial Removal of Single Family Residence in Bluff Edge Setback						
6110 Camino De La Costa						
	Site area			16068	sf	
	Parking Spaces			4		
	Total House Sq Ft			**1453**	sf	
	TOTAL DEVELOPMENT COSTS				**$15,745,661**	
	CAPITAL REQUIRED				**$15,745,661**	
	Anticipated Value	$3,000.00	SF		**$4,359,000**	
	Total Margin				**-$11,386,661**	
ACQUISITION						
	site acquisition				**$11,500,000**	
total site acquisition						**$11,500,000**
CONSULTANTS						
	architect		10% of construction costs		$106,796	
	structural engineer		flat fee		$45,000	
	landscape architect				$50,000	
	electrical				$15,000	
	plumbing				$15,000	
	mechanical				$15,000	
	Fire				$12,000	
	civil				$50,000	
	Paleontologist + Geologist				$45,000	
	soils testing/engineering				$32,500	
total consultants						**$386,296**
PERMITS AND FEES						
	building permits				$40,000	
	engineering permits				$45,000	
total permits						**$85,000**
CONSTRUCTION						
	Total Construction	$700	rentable sq ft	*includes demolition	**$1,017,100**	
	Contingency			**5.00%**	**$50,855**	
total construction						**$1,067,955**
DEVELOPMENT EXPENSES						
	Legal, Accouting, Insurance, Expendibles				$75,000	
	Property Taxes		1.5	years	$215,625	
total development /marketing expenses						**$290,625**
INTEREST ON CAPITAL						
	Loan Origination Fee		$15,745,661	1.00%	$157,457	
	Appraisal/FUND CONTROL/loan docs				$50,000	
	Interest for loan			8.50%	$2,007,572	
	Soft cost contingency			10%	$200,757	
total costs interest and loan						**$2,415,786**
TOTAL CONSTRUCTION AND DEVELOPMENT COSTS						**$15,745,661**
CONSTRUCTION LOAN						**$0**

Appendix

Alternative 3						
Relocation of Portion of Structure to behind 40'-0" Bluff Edge Setback						
6110 Camino De La Costa						
	Site area			16068	sf	
	Parking Spaces			4		
	Total House Sq Ft			**3994**	sf	
	TOTAL DEVELOPMENT COSTS				**$18,782,678**	
	CAPITAL REQUIRED				**$18,782,678**	
	Anticipated Value	$3,000.00	SF		**$11,982,000**	
	Total Margin				**-$6,800,678**	
ACQUISITION						
	site acquisition				**$11,500,000**	
total site acquisition						**$11,500,000**
CONSULTANTS						
	architect		10% of construction costs		$335,496	
	structural engineer		flat fee		$85,000	
	landscape architect				$50,000	
	electrical				$15,000	
	plumbing				$15,000	
	mechanical				$15,000	
	Fire				$12,000	
	civil				$50,000	
	Paleontologist + Geologist				$45,000	
	soils testing/engineering				$32,500	
total consultants						**$654,996**
PERMITS AND FEES						
	building permits				$65,000	
	engineering permits				$45,000	
total permits						**$110,000**
CONSTRUCTION						
	Total Construction	$800	rentable sq ft		**$3,195,200**	
	Contingency			**5.00%**	**$159,760**	
total construction						**$3,354,960**
DEVELOPMENT EXPENSES						
	Legal, Accouting, Insurance, Expendibles				$75,000	
	Property Taxes		1.5	years	$215,625	
total development /marketing expenses						**$290,625**
INTEREST ON CAPITAL						
BANK	Loan Origination Fee		$18,782,678	1.00%	$187,827	
	Appraisal/FUND CONTROL/loan docs				$50,000	
	Interest for loan			8.50%	$2,394,792	
	Soft cost contingency			10%	$239,479	
total costs interest and loan						**$2,872,097**
TOTAL CONSTRUCTION AND DEVELOPMENT COSTS						**$18,782,678**

Appendix

Alternative 4						
On Site Relocation behind 40' Bluff Edge Setback + Partial Removal + New Construction						
6110 Camino De La Costa						
	Site area			16068	sf	
	Parking Spaces			2		
	Total House Sq Ft			**8099**	sf	
	TOTAL DEVELOPMENT COSTS				**$23,222,831**	
	CAPITAL REQUIRED				**$23,222,831**	
	Anticipated Value	$3,000.00	SF		**$24,297,000**	
	Total Margin				**$1,074,169**	
ACQUISITION						
	site acquisition				**$11,500,000**	
total site acquisition						**$11,500,000**
CONSULTANTS						
	architect		10% of construction costs		$680,316	
	structural engineer		flat fee		$65,000	
	landscape architect				$50,000	
	electrical				$15,000	
	plumbing				$15,000	
	mechanical				$15,000	
	Fire				$12,000	
	civil				$50,000	
	Paleontologist + Geologist				$45,000	
	soils testing/engineering				$32,500	
total consultants						**$979,816**
PERMITS AND FEES						
	building permits				$65,000	
	engineering permits				$45,000	
total permits						**$110,000**
CONSTRUCTION						
	Total Construction	$800	rentable sq ft		**$6,479,200**	
	Contingency			**5.00%**	**$323,960**	
total construction						**$6,803,160**
DEVELOPMENT EXPENSES						
	Legal, Accouting, Insurance, Expendibles				$75,000	
	Property Taxes		1.5	years	$215,625	
total development /marketing expenses						**$290,625**
INTEREST ON CAPITAL						
	Loan Origination Fee		$23,222,831	1.00%	$232,228	
	Appraisal/FUND CONTROL/loan docs				$50,000	
	Interest for loan	18 Months		8.50%	$2,960,911	
	Soft cost contingency			10%	$296,091	
total costs interest and loan						**$3,539,230**
TOTAL CONSTRUCTION AND DEVELOPMENT COSTS						**$23,222,831**

Appendix

Alternative 6						
On Site Retention behind 25' Bluff Edge Setback + Partial Removal + New Construction						
6110 Camino De La Costa						
	Site area			16068	sf	
	Parking Spaces			2		
	Total House Sq Ft			**4051**	sf	
	TOTAL DEVELOPMENT COSTS				**$18,832,891**	
	CAPITAL REQUIRED				**$18,832,891**	
	Anticipated Value	$3,000.00	SF		**$12,153,000**	
	Total Margin				**-$6,679,891**	
ACQUISITION						
	site acquisition				**$11,500,000**	
total site acquisition						**$11,500,000**
CONSULTANTS						
	architect		10% of construction costs		$340,284	
	structural engineer		flat fee		$75,000	
	landscape architect				$50,000	
	electrical				$15,000	
	plumbing				$15,000	
	mechanical				$15,000	
	Fire				$12,000	
	civil				$50,000	
	Paleontologist + Geologist				$45,000	
	soils testing/engineering				$32,500	
total consultants						**$649,784**
PERMITS AND FEES						
	building permits				$65,000	
	engineering permits				$45,000	
total permits						**$110,000**
CONSTRUCTION						
	Total Construction	$800	rentable sq ft		**$3,240,800**	
	Contingency			**5.00%**	**$162,040**	
total construction						**$3,402,840**
DEVELOPMENT EXPENSES						
	Legal, Accouting, Insurance, Expendibles				$75,000	
	Property Taxes		1.5	years	$215,625	
total development /marketing expenses						**$290,625**
INTEREST ON CAPITAL						
	Loan Origination Fee		$18,832,891	1.00%	$188,329	
	Appraisal/FUND CONTROL/loan docs				$50,000	
	Interest for loan	18 Months		8.50%	$2,401,194	
	Soft cost contingency			10%	$240,119	
total costs interest and loan						**$2,879,642**
TOTAL CONSTRUCTION AND DEVELOPMENT COSTS						**$18,832,891**
CONSTRUCTION LOAN						**$0**

CMA Summary Report

RESIDENTIAL Summary Statistics

High	Low	Average	Median
LP:$38,000,000	$579,000	$9,252,111	$4,650,000
SP:$0	$0	$0	$0

RESIDENTIAL - Active

Number of Properties: 9

Num	MLS #	Status	Style	FllAdd	ZipArea	Beds	TotB	LotSFApx	EstSF	DOM	LP	LP/EstSF
1	22-199323	ACT	DET	253 Kolmar St	LA JOLLA (92037)	3	3	2,431	1,870	178	$579,000	$309.63
2	230002335	ACT	DET	5608 Abalone Pl	LA JOLLA (92037)	3	2	4,446	1,670	35	$2,895,000	$1,733.53
3	200000852	ACT	DET	5641 CHELSEA AVE	LA JOLLA (92037)	3	2	4,107	1,280	1159	$4,250,000	$3,320.31
4	230002981	ACT	DET	6423 Avenida Cresta	LA JOLLA (92037)	5	5	10,056	3,362	23	$4,495,000	$1,337.00
5	220023662	ACT	DET	5650 Dolphin Pl	LA JOLLA (92037)	2	2	2,982	1,200	176	$4,650,000	$3,875.00
7	230004364	ACT	DET	5845 Camino De La Costa	LA JOLLA (92037)	5	5	8,995	3,790	2	$6,000,000	$1,583.11
8	230001062	ACT	DET	6106 Camino de la Costa	LA JOLLA (92037)	3	5	17,173	5,674	53	$16,800,000	$2,960.87
9	230004322	ACT	DET	6308 Camino De La Costa	LA JOLLA (92037)	6	10	29,185	10,260	3	$38,000,000	$3,703.70
Avg						**3**	**4**	**9290**	**3542**	**185**	**$9,252,111**	**$2,315.44**
Min						**2**	**2**	**2431**	**1200**	**2**	**$579,000**	**$309.63**
Max						**6**	**10**	**29185**	**10260**	**1159**	**$38,000,000**	**$3,875.00**
Med						**3**	**4**	**4446**	**2778**	**37**	**$4,650,000**	**$2,015.84**

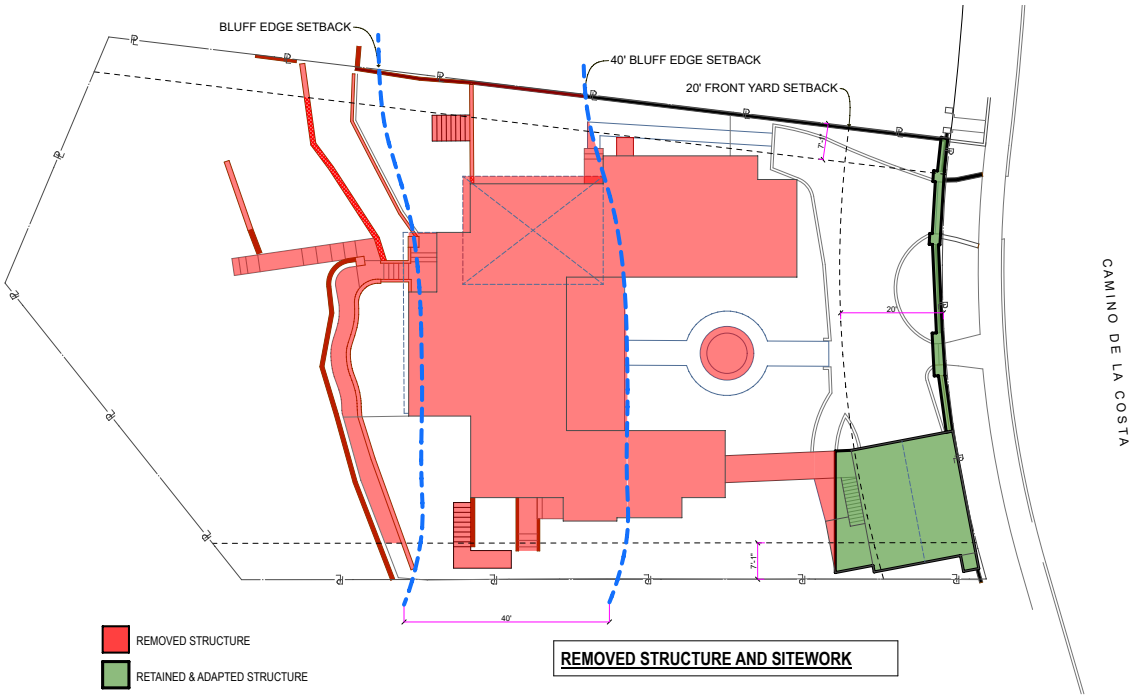
Information Provided Courtesy Of:

Ross B Clark
DRE Lic#: CA 01830849
858-442-2643
Compass - Office: 858-277-3325

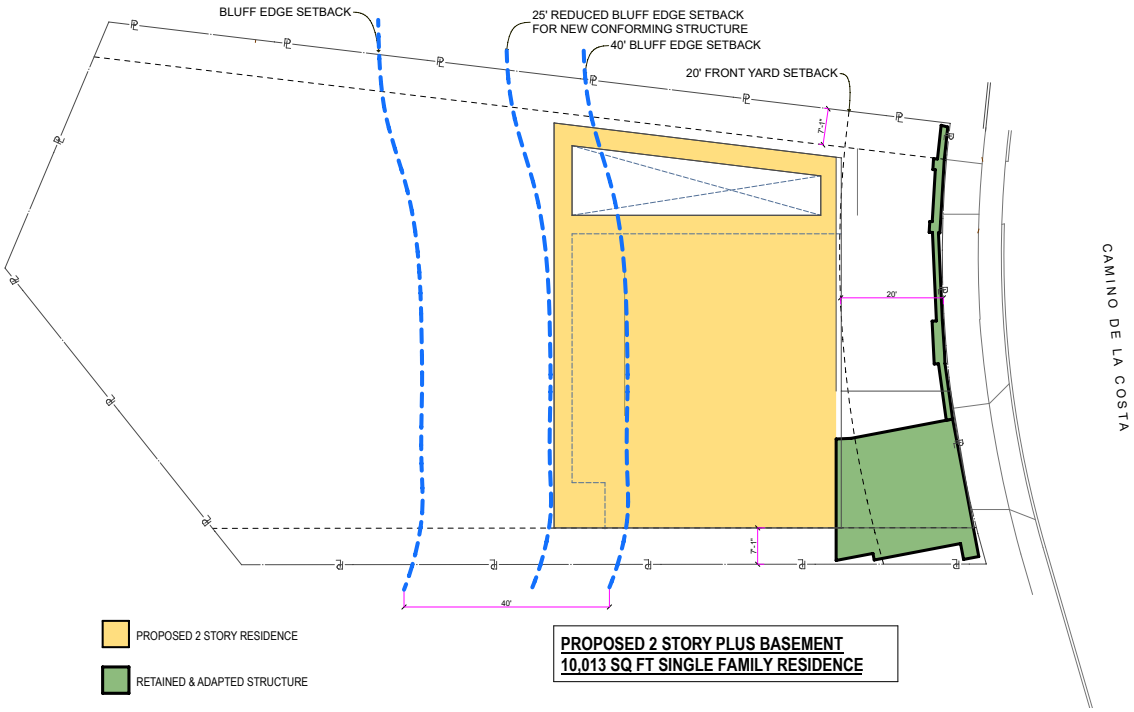
Search Criteria: Area (Minor)=92037 AND Class=RE AND Listing Visibility Type=MLS Listing,Coming Soon AND Map=Polygon AND Status=ACT,BOM AND Type=DET

03/10/2023 06:12 PM

Appendix



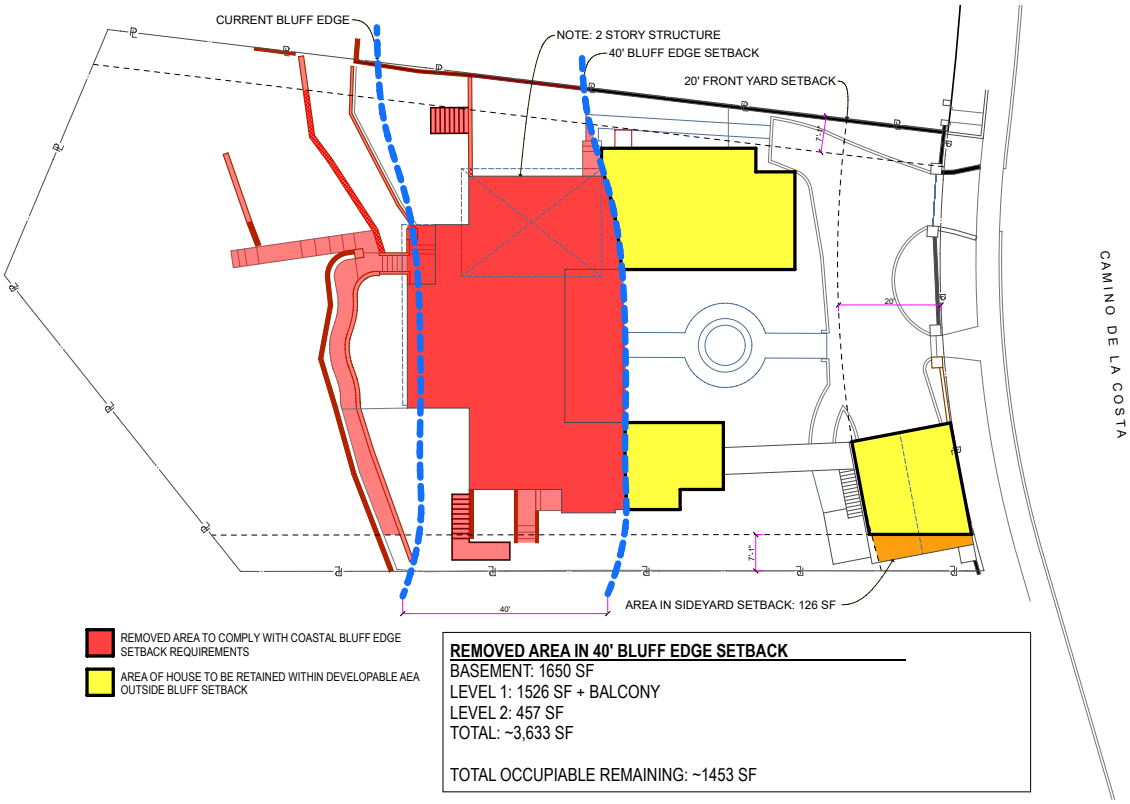
REMOVED STRUCTURE AND SITEWORK



PROPOSED 2 STORY PLUS BASEMENT
10,013 SQ FT SINGLE FAMILY RESIDENCE

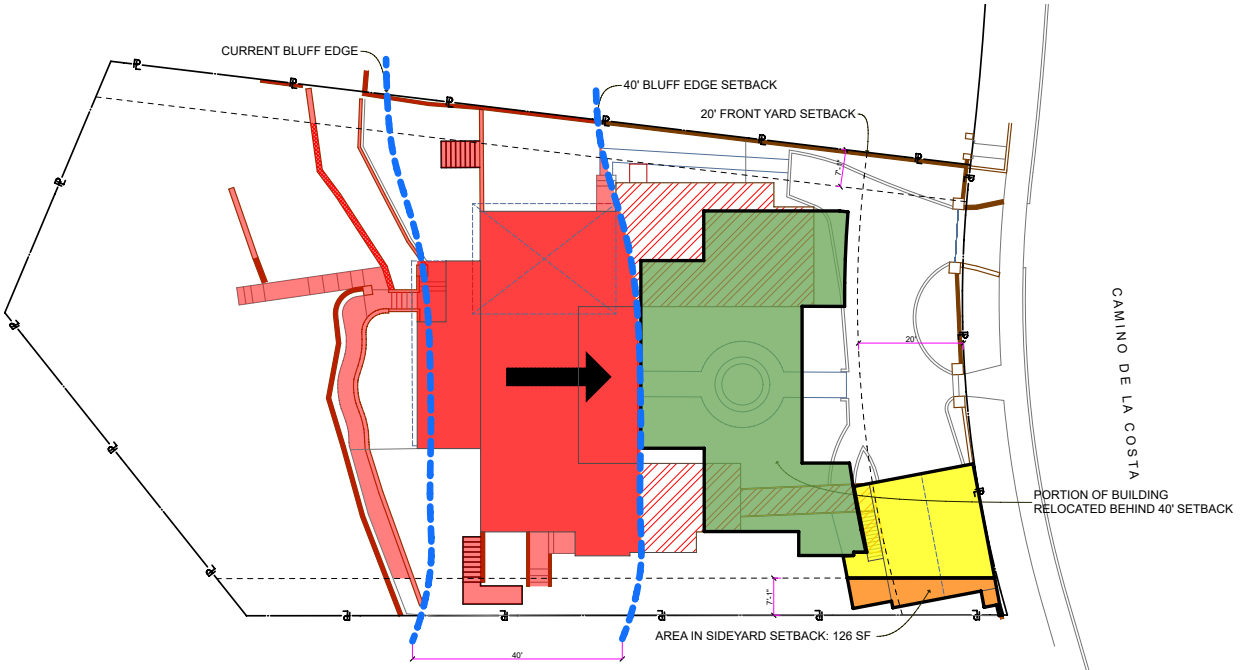
ALTERNATIVE #1

Appendix



Alternative #2

Appendix



REMOVED AREA TO COMPLY WITH COASTAL BLUFF EDGE SETBACK REQUIREMENTS

RELOCATED STRUCTURE FROM BLUFF EDGE SETBACK

AREA WITHIN COASTAL REQUIRED VIEW CORRIDOR

EXISTING STRUCTURE TO BE DEMOLISHED TO ALLOW FOR RELOCATED STRUCTURE TO BE ADAPTED INTO THE SITE

AREA OF HOUSE TO BE RETAINED WITHIN DEVELOPABLE AEA OUTSIDE BLUFF SETBACK

RELOCATED EXISTING PORTION OF STRUCTURE TO BEHIND 40' SETBACK

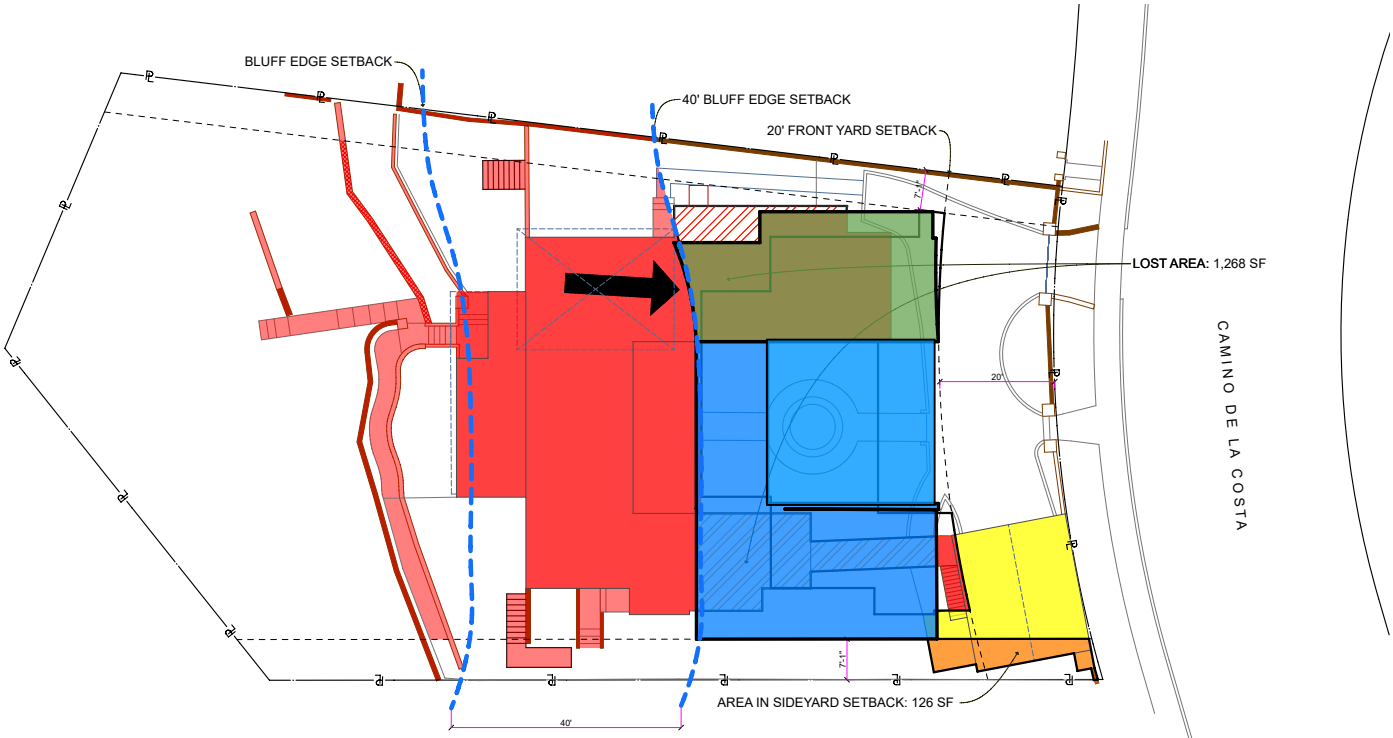
LOST SF OF HOME TO ADAPT RELOCATED STRUCTURE: 1,048 SF

RELOCATED PORTION LEVEL 1: 1482 SF+ BALCONY
RELOCATED BASEMENT: 1650 SF
RELOCATED LEVEL 2: 457 SQ FT

RESULTING HOME SF: 3994 SF

Alternative #3

Appendix



REMOVED AREA TO COMPLY WITH COASTAL BLUFF EDGE SETBACK REQUIREMENTS

RELOCATED STRUCTURE FROM BLUFF EDGE SETBACK W/ UPPER AND LOWER LEVEL & PARTIAL BASEMENT

NEW STRUCTURE ADAPTED TO NORTH WING RELOCATION

AREA WITHIN COASTAL REQUIRED VIEW CORRIDOR

AREA WITHIN COASTAL REQUIRED VIEW CORRIDOR

AREA OF HOUSE TO BE RETAINED WITHIN DEVELOPABLE AREA OUTSIDE OF BLUFF EDGE SETBACK

RELOCATED AND PRESERVED NORTH WING WITH NEW SOUTH WING AND CONNECTING STRUCTURE

LOST SQ FT OF HOME TO ADAPT RELOCATED STRUCTURE

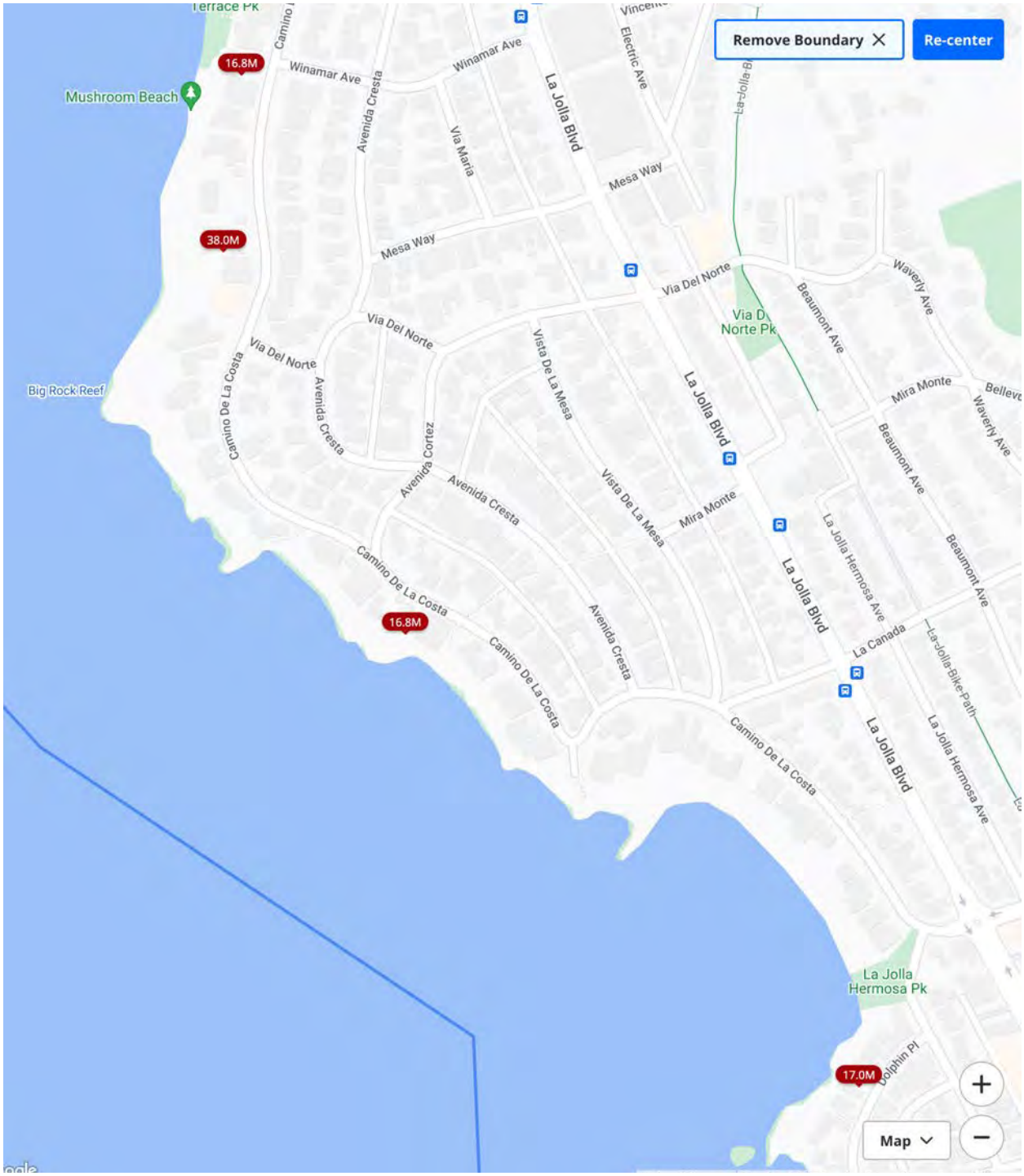
RELOCATED NORTH WING LEVEL 1 : 917 SF
RELOCATED NORTH WING LEVEL 2: 457 SF
SQ FT OF NEW PROPOSED LEVEL 1: 2102 SQ FT
SQ FT OF NEW PROPOSED LEVEL 2: 2102 SQ FT
SQ FT OF PROPOSED BASEMENT:2102 SQ FT
SQ FT NORTH WING BASEMENT: 419 SQ FT
RESULTING HOME: 8099 SQ FT

Alternative #4

Appendix

Alternative #5

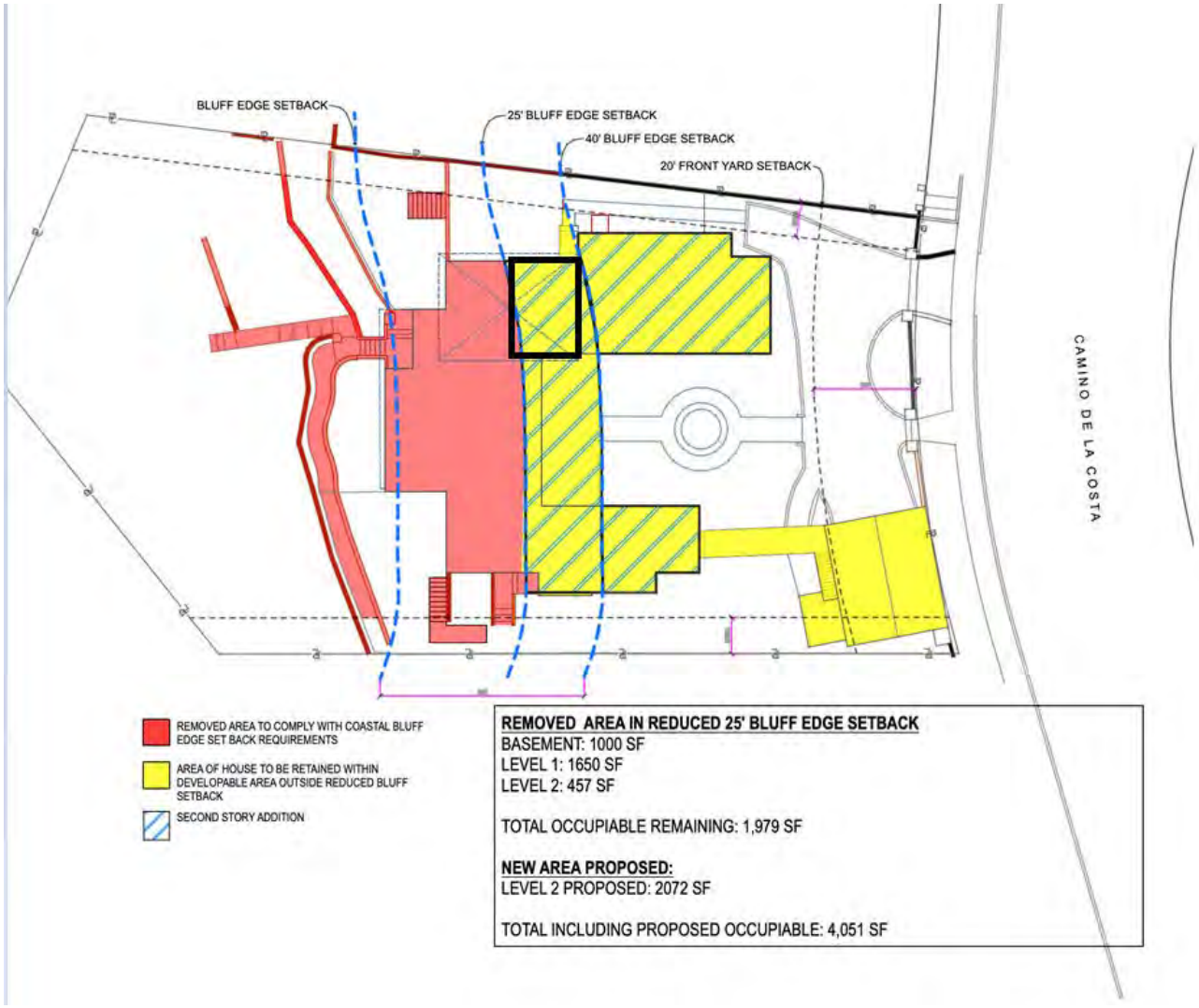
Appendix



Alternative #5 Graphic 2

Currently on the market waterfront properties. (October 9th 2023)

Appendix



Alternative #6

ATTACHMENT 4

(La Jolla) 6110 Camino de la Costa / PRJ-1066101 / Draft Environmental Impact Report / SCH NO. 2023070270, Notice of Availability and Appendices can be found on the following website posted on May 16, 2024: https://www.sandiego.gov/ceqa/draft

The following is a link to the Draft Environmental Impact Report PRJ-1066101/SCH No. 2023070270:
https://www.sandiego.gov/sites/default/files/2024-05/dsd_1066101-draft-environmental-impact-report.pdf

HISTORICAL RESOURCE TECHNICAL REPORT FOR CASA DE LOS AMIGOS

6110 CAMINO DE LA COSTA
LA JOLLA, CALIFORNIA

Project No. PRJ-1066101

Submitted to:

City of San Diego
Development Services Department
1222 First Avenue, MS 501
San Diego, California 92101

Prepared for:

JMAN Investments, Inc.
3000 Upas Street #101
San Diego, California 92104

Prepared by:

BFSA Environmental Services,
a Perennial Company
14010 Poway Road, Suite A
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April 26, 2022; Revised November 1, 2022; Revised June 16, 2023, Revised January 12th 2024

BFSA Environmental Services
A Perennial Company

Archaeological Database Information

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Report Date:	April 26, 2022; Revised November 1, 2022; Revised June 16, 2023 , Revised Jan 12th 2024
Report Title:	Historical Resource Technical Report for Casa de los Amigos, 6110 Camino De La Costa, La Jolla, California (Project No. PRJ-1066101)
Prepared for:	JMAN Investments, Inc. 3000 Upas Street #101 San Diego, California 92104
Submitted to:	City of San Diego Development Services Department 1222 First Avenue, MS 501 San Diego, California 92101
USGS Quadrangle:	*La Jolla*, *California* (7.5 minute)
Study Area:	6110 Camino De La Costa
Key Words:	USGS *La Jolla, California* topographic quadrangle; City of San Diego; historic structure evaluation; eligible for listing on the SDRHR and CRHR under HRB Criterion A/CRHR Criterion 1 (La Jolla Hermosa), HRB Criterion B/CRHR Criterion 2 (Dr. Herbert York), HRB Criterion C/CRHR Criterion 3 (Spanish Revival style), and HRB Criterion D San Diego Master Architect Herbert Palmer); not eligible under any NRHP; additional mitigation measures may be required to mitigate any adverse effects.

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I. EXECUTIVE SUMMARY

As part of a Site Development Permit, the City of San Diego has required the preparation of a Historical Resource Technical Report for the single-family residence and detached garage at 6110 Camino De La Costa in La Jolla, California (referred to herein as Casa de los Amigos). In order to comply with the City's request, BFSA Environmental Services, a Perennial Company (BFSA) was contracted to complete the historical evaluation of the buildings, which were constructed in 1924, to determine if they constitute historic resources, as defined by City of San Diego Historical Resources Board (HRB) eligibility criteria (Appendix E of the guidelines), National Register of Historic Places (NRHP), and California Register of Historical Resources (CRHR) criteria. The evaluation would also provide a determination as to whether the proposed demolition of the residence (the detached garage and front entry gate would be retained) would have an adverse effect on the built environment.

The project is located at 6110 Camino De La Costa in the La Jolla community of the city of San Diego, San Diego County, California. The buildings are located on Assessor's Parcel Number (APN) 357-141-05 with a legal description that describes the property as:

> Lot 10, in Block 1A, in La Jolla Hermosa, in the city of San Diego, county of San Diego, state of California, according to map thereof no. 1810, filed in the Office of the County Recorder of Said San Diego County, November 21, 1924;
>
> Excepting from the above-described property, that portion thereof heretofore or now lying below the mean high tide line of the Pacific Ocean.

BFSA evaluated the architectural and historic significance of the buildings in conformance with San Diego Municipal Code Section 143.0212, the California Environmental Quality Act (CEQA), and City of San Diego HRB eligibility criteria.

Casa de los Amigos is a two-story, asymmetrical, Spanish Revival-style, single-family residence with a detached garage with a maid's quarters above designed by San Diego Master Architect Herbert E. Palmer. The Notice of Completion for the property (see Appendix A) indicates that construction of the buildings was completed on December 31, 1924. Since that time, the residence has undergone alterations primarily on the west façade consisting of the extension and partial enclosure of the rear balcony and construction of a finished basement below between 1934 and 1939 and the replacement of four original windows on the west façade after 1946. Despite these alterations, the building was evaluated as retaining six of the seven aspects of integrity. Due to modifications to the original property and surrounding parcels, Casa de los Amigos does not retain the integrity of the setting.

Casa de los Amigos has been determined eligible for listing on the San Diego Register of Historical Resources (SDRHR) and CRHR under HRB Criterion A and CRHR Criterion 1 as the only residence in La Jolla Hermosa designed by San Diego Master Architect Herbert E. Palmer; HRB Criterion B and CRHR Criterion 2 for its association with Herbert York; HRB Criterion C and CRHR Criterion 3 as a good example of the Spanish Revival architectural style; and HRB Criterion D as a notable example of the work of San Diego Master Architect Herbert E. Palmer. Casa de los Amigos was determined ineligible for nomination to the NRHP due to its loss of original setting. Because Casa de los Amigos has been evaluated as eligible for listing on the SDRHR and the CRHR, the proposed project will constitute a negative impact on the historic resource (demolition). Retention of the detached garage and the preparation of Historic American Buildings Survey (HABS) documentation (including drawings, photos, and written history) would reduce the impacts; however, the impacts would still remain significant and unavoidable. Adherence to *The Secretary of the Interior's Standards for the Treatment of Historic Properties* (SOI's Standards for Historic Properties) (Grimmer 2017) for the retention of the garage will enable the property to appear as it did from the street view.

II. INTRODUCTION

Report Organization

The purpose of this study is to evaluate the potential historic and/or architectural significance of Casa de los Amigos in the community of La Jolla, city of San Diego, California. As part of the environmental review, the City of San Diego has required an evaluation of the existing single-family residence with detached garage to determine if the buildings are potentially significant, and to determine whether or not they are eligible for local designation. Because this project requires approval from the City of San Diego, CEQA and City of San Diego HRB eligibility criteria were used for this evaluation. Therefore, criteria for listing on the SDRHR, the CRHR, and the NRHP are the appropriate measures of significance.

Project Area

Casa de los Amigos is located entirely within the boundaries of APN 357-141-05 at 6110 Camino De La Costa. Maps of the project location are provided in Appendix C. The property is located within a developed, coastal, residential neighborhood along the west side of the 6100 block of Camino De La Costa. The project parcel slopes toward the ocean to the west. The property includes the residence, detached garage with maid's quarter's above, and a fishpond.

Project Personnel

This evaluation was conducted by Brian F. Smith and Jennifer R.K. Stropes (Appendix E). Word processing, editing, and graphics production services were provided by BFSA staff.

III. PROJECT SETTING

Physical Project Setting

The project is located in the La Jolla Hermosa neighborhood of La Jolla. The open coast habitat at this part of the coast is characterized by alternating rocky foreshore and sandy beaches. The biological setting observed in the vicinity of the project currently consists of non-native ornamental trees, shrubs, and grasses.

The natural setting during the prehistoric occupation of the project area offered a rich nutritional resource base. Fresh water was probably obtainable on a year-round basis from the pond and springs at the foot of Ardath Canyon. Historically, the property may have contained species representative of the coastal sage scrub community (Beauchamp 1986). The La Jolla area provided a rich environment capable of supporting a moderately dense prehistoric population of hunter/gatherers, such as the La Jolla Complex cultural horizon and the more recent Kumeyaay (Smith and Moriarty 1983, 1985; Smith and Pierson 1996). Such population densities likely required considerable foraging along the shoreline and in the surrounding drainages and mesas to sustain seasonal occupations. This would have included the area currently under study and the adjacent mesas and shoreline.

Historical Overview

Exploration Period (1530 to 1769)

The historic period around San Diego Bay began with the landing of Juan Rodriguez Cabrillo and his men in 1542 (Chapman 1921). Sixty years after the Cabrillo expeditions (1602 to 1603), an expedition under Sebastian Vizcaíno made an extensive and thorough exploration of the Pacific coast. Although his voyage did not extend beyond the northern limits of the Cabrillo track, Vizcaíno had the most lasting effect upon the nomenclature of the coast. Many of Vizcaíno's place names throughout the region have survived to the present time, whereas nearly every one of Cabrillo's has faded from use. For example, Cabrillo named the first port at which he stopped in the (now) United States "San Miguel"; 60 years later, Vizcaíno changed the port name to "San Diego" (Rolle 1969).

Spanish Colonial Period (1769 to 1821)

The Spanish occupation of the claimed territory of Alta California took place during the reign of King Carlos III of Spain (Engelhardt 1920). Jose de Gálvez, a powerful representative of the king in Mexico, conceived the plan to colonize Alta California and thereby secure the area for the Spanish (Rolle 1969). The effort involved both military and religious components, where the overall intent of establishing forts and missions was to gain control of the land and the native inhabitants through conversion. Actual colonization of the San Diego area began on July 16, 1769

when the first Spanish exploring party, commanded by Gaspar de Portolá (with Father Junípero Serra in charge of religious conversion of the native populations), arrived by the overland route to San Diego to secure California for the Spanish (Palou 1926). The natural attraction of the San Diego harbor and the establishment of a military presence solidified its importance to the Spanish colonization of the region and the growth of the civilian population.

Missions were constructed from San Diego to the area as far north as San Francisco. The mission locations were based upon a number of important territorial, military, and religious considerations. Grants of land were made to those who applied, but many tracts reverted back to the government due to lack of use. As an extension of territorial control by the Spanish Empire, each mission was placed so as to command as much territory and as large a population as possible. While primary access to California during the Spanish Period was by sea, the route of El Camino Real served as the land route for transportation, commercial, and military activities within the colony. This route was considered to be the most direct path between the missions (Rolle 1969; Caughey 1970). As increasing numbers of Spanish and Mexican peoples, as well as the later Americans during the Gold Rush, settled in the area, the Native American populations diminished as they were displaced or decimated by disease (Carrico and Taylor 1983).

Mexican Period (1821 to 1846)

On September 16, 1810, Father Miguel Hidalgo y Costilla started a revolt against Spanish rule. He and his untrained Native American followers fought against the Spanish but were unsuccessful and Father Hidalgo was executed. After this setback, Father José Morales led the revolutionaries, but he too failed and was executed. These two men are still symbols of Mexican liberty and patriotism. After the Mexican-born Spanish and the Catholic Church joined the revolution, Spain was finally defeated in 1821. Mexican Independence Day is celebrated on September 16 of each year, signifying the anniversary of the start of Father Hidalgo's revolt. The revolution had repercussions in the northern territories, and by 1834, all of the mission lands had been removed from the control of the Franciscan Order under the Acts of Secularization. Without proper maintenance, the missions quickly began to disintegrate, and after 1836, missionaries ceased to make regular visits inland to minister the needs of the Native Americans (Engelhardt 1920). Large tracts of land continued to be granted to those who applied or who had gained favor with the Mexican government. Grants of land were also made to settle government debts and the Mexican government was called upon to reaffirm some older Spanish land grants shortly before the Mexican-American War of 1846 (Moyer 1969).

Anglo-American Period (1846 to Present)

California was invaded by United States troops during the Mexican-American War from 1846 to 1848. The acquisition of strategic Pacific ports and California land was one of the principal objectives of the war (Price 1967). At the time, the inhabitants of California were practically defenseless and they quickly surrendered to the United States Navy in July 1847 (Bancroft 1886).

The cattle ranchers of the "counties" of southern California prospered during the cattle boom of the early 1850s. They were able to "reap windfall profit … pay taxes and lawyer's bills … and generally live according to custom" (Pitt 1966). However, cattle ranching soon declined, contributing to the expansion of agriculture. With the passage of the "No Fence Act," San Diego's economy shifted from raising cattle to farming (Robinson 1948). The act allowed for the expansion of unfenced farms, which was crucial in an area where fencing material was practically unavailable. Five years after its passage, most of the arable lands in San Diego County had been patented as either ranchos or homesteads, and growing grain crops replaced raising cattle in many of the county's inland valleys (Blick 1976; Elliott 1883 [1965]).

By 1870, farmers had learned to dry farm and were coping with some of the peculiarities of San Diego County's climate (*San Diego Union* 1868; Van Dyke 1886). Between 1869 and 1871, the amount of cultivated acreage in the county rose from less than 5,000 acres, to more than 20,000 acres (*San Diego Union* 1872). Of course, droughts continued to hinder the development of agriculture (Crouch 1915; *San Diego Union* 1870; Shipek 1977). Large-scale farming in San Diego County was limited by a lack of water and the small size of arable valleys. The small urban population and poor roads also restricted commercial crop growing. Meanwhile, cattle continued to be grazed in parts of inland San Diego County. In the Otay Mesa area, for example, the "No Fence Act" had little effect upon cattle farmers because ranches were spaced far apart and natural ridges kept the cattle out of nearby growing crops (Gordinier 1966).

During the first two decades of the twentieth century, the population of San Diego County continued to grow. The population of the inland county declined during the 1890s, but between 1900 and 1910, it rose by about 70 percent. The pioneering efforts were over, the railroads had broken the relative isolation of southern California, and life in San Diego County had become similar to other communities throughout the west. After World War I, the history of San Diego County was primarily determined by the growth of San Diego Bay. In 1919, the United States Navy decided to make the bay the home base for the Pacific Fleet (Pourade 1967), as did the aircraft industry in the 1920s (Heiges 1976). The establishment of these industries led to the growth of the county as a whole; however, most of the civilian population growth occurred in the north county coastal areas, where the population almost tripled between 1920 and 1930. During this time period, the history of inland San Diego County was subsidiary to that of the city of San Diego, which had become a Navy center and an industrial city (Heiges 1976). In inland San Diego County, agriculture became specialized and recreational areas were established in the mountain and desert areas. Just before World War II, urbanization spread to the inland parts of the county.

Project Area and Vicinity

The origin of the name La Jolla, most researchers agree, is a variation of the original "La Hoya," which literally translated from Spanish means "pit, hole, grave, or valley." The equivalent American translation is "river basin" (Castillo and Bond 1975). The city surveyor, James Pascoe, spelled it "La Joya" on his map of city land in 1870, which translates as "the jewel." The location

of La Hoya (or La Joya) was consistently shown as the canyon in which the southern portion of Torrey Pines Road is presently located. The first post office was established on February 28, 1888 and closed on March 31, 1893, but reopened as "Lajolla" (one word) on August 17, 1894. On June 19, 1905, the name of the post office was changed to "La Jolla" (two words) (Salley 1977).

The first purchase of Pueblo Lands in this area occurred on February 27, 1869, when the City of San Diego sold Pueblo Lot 1261 to Samuel Sizer. On the same day, the City sold Pueblo Lot 1259 to Daniel Sizer. Both lots, which sold for $1.25 per acre, were located south of "La Hoya Valley." When Sizer's agricultural development to the south is described in the *San Diego Union* (1869), the canyon is referred to as "La Hoya." By the 1870s, excursions to the point and cove were offered by the Horton House in their Concord Coach, a stagecoach drawn by four horses (*San Diego Union* 1932).

The boom of the 1880s extended to La Jolla in the form of the construction of a hotel and rental cottages (Randolph 1955). Initially, water supplies were unreliable, consisting of only two sources: a small well in Rose Canyon and a small pipeline connected to the Pacific Beach water supply. Reliable transportation to La Jolla came with the extension of the San Diego, Old Town, and Pacific Beach Railway to La Jolla in 1894. This narrow-gauge railroad was responsible for bringing passengers and prefabricated cottages (on flat cars) to the growing community (Randolph 1955). The railroad was dismantled in 1919, but not before an unsuccessful experiment with a gasoline-powered rail car (known locally as the "Red Devil") was conducted.

As the number of residences and businesses increased in La Jolla, so did the need for public services. On July 10, 1888, the San Diego City Council passed an ordinance providing for the disposal for garbage, night soil, dead animals, ashes, and rubbish (Document 101817). In 1909, natural gas was brought to La Jolla, and in 1911, electricity was made available to the community (Randolph 1955). An electric railway provided service to La Jolla between 1924 and 1940. In 1918, street paving began, and by 1922, the Girard Street business section was completely paved.

Visitors to La Jolla enjoyed the park at Alligator Head from the earliest days of stagecoach excursions. Trees and shrubs were planted around the park, but a months-long failure of the water supply in 1890 caused many of the plants to die. During the 1890s, the park was the focus of construction for guest cottages and hotels, such as the La Jolla Beach House, which indicates that developmental impacts to prehistoric archaeological resources, as well as impacts from increased visitation, occurred during this early period. Randolph (1955) wrote about a Native American settlement at La Jolla (probably archaeological Site SDI-39/W-1), which was supported by Native American informants and the recovery of several artifacts, including metates, stone utensils, and other relics from La Jolla Cove. As the development of La Jolla continued, other subdivisions and plots were converted from farming and/or grazing to residential use. A photograph showing La Jolla Cove in 1894 is provided in Plate 1.

Plate 1: La Jolla Cove in 1894.
(Photograph courtesy of the San Diego Historical Society)

The earliest notable development in this area was the construction of the Spindrift Inn in 1916. Roy Clarke Rose built the inn as a bathhouse and restaurant using lumber salvaged from the ruins of the Congretional Church (Plate 2). Rose and the original renters, a Mr. and Mrs. Wilder, decided to name the inn "Spindrift" for "the wind driven foam from the breast of the waves" (Hannay n.d.).

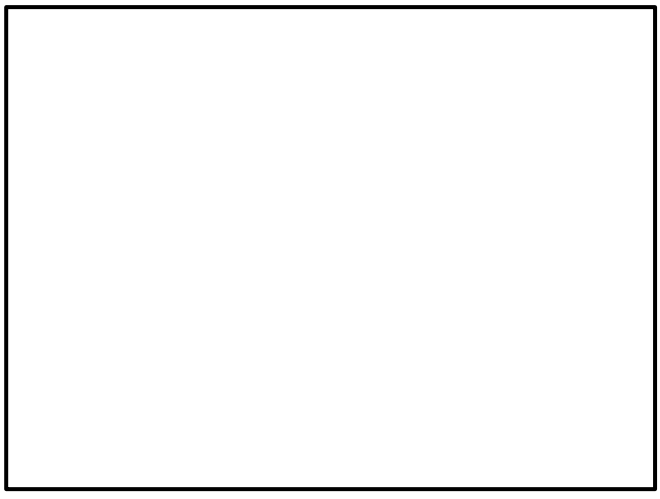


Plate 2: The Spindrift Inn prior to completion in 1916.
(Photograph courtesy of Hannay n.d.)

Peter and Margaret Hannay purchased the inn in 1922. According to Margaret Hannay, "at that time Spindrift was at the end of nowhere"; only a trail ran down to the inn, which was widened when homes began to be built in the area (Hannay n.d.).

The Pelican Club (a social club) was established around the same time as the inn, where club members would meet approximately once a month before gathering afterward at different members' residences for cocktails. The club was originally organized by W.L. Maloon, Dr. Truman A. Parker, W.L. Peete, and Ivan Rice. The

original members included W.C. Crandall, John R.E. Sumner, William Trump, and Billy Woods. Later members included Laurence Burdick, H.G. Lazelle, William McDonald, Remsen McGinnis, J. Lewis Morse, William E. Pate, Thomas A. Rothwell, F.P. Sherwood, A.B. Smith, E.C. Stimpson, H.U. Sverdup, Keith Trask, Dr. T. Wayland Vaughn, Morris T. Weeks, and William C. Zimmerman (Randolph 1955). The last meeting of the Pelican Club was held in 1937 and the Hannays sold the inn shortly thereafter (Hannay n.d.).

In 1926, the initial development of the La Jolla Beach and Yacht Club (Plate 3) took place immediately adjacent to the Spindrift Inn. The board of governors, who helped sponsor the $1,000,000 project, included Charles H. Bencini, A.J. Bickerstaff, Arthur H. Braly, T.A. Davis, Arthur D. Dodworth, George Harbaugh, William Kettner, J.D. Marsden, Sherman A. Paddock, Robert B. Stacy-Judd, and Will J. Thayer (*San Diego Union* 1926). Designed by Hollywood architect Robert B. Stacy-Judd as a "unique architectural adaptation of [an] ancient Mayan building method," the La Jolla Beach and Yacht Club facility was opened in 1927 (*San Diego Union* 1927). The La Jolla Beach and Yacht Club and the Spindrift Inn gained in popularity in the 1920s and 1930s and were successful in spite of the Depression that gripped the country between the stock market crash of 1929 and the opening of World War II.

Plate 3: La Jolla Beach and Yacht Club in 1927.
(Photograph courtesy of the San Diego Historical Society)

In 1935, Frederick William Kellogg purchased the La Jolla Beach and Yacht Club and transferred ownership to himself and his wife, Florence Scripps Kellogg, niece of Ellen Browning Scripps. After taking ownership, Kellogg renamed the facility the La Jolla Beach and Tennis Club and built four tennis courts, an Olympic-sized swimming pool, and 42 apartments (Randolph 1955). Once the apartments were complete, Kellogg began a remodel of the Spindrift Inn to convert it into a restaurant. Kellogg "knocked a hole through the wall" of the Spindrift Inn and built the Marine Room dining room immediately adjacent to the inn (Daly-Lipe and Dawson 2002). However, Kellogg passed away in 1940 before the project was complete. His son, William J. Kellogg, ultimately finished the remodel and the new Marine Room restaurant opened in 1941 (Daly-Lipe and Dawson 2002). A year later, the windows were smashed in by rising surf caused by a winter storm. Each time that the windows would be replaced after a storm, they were smashed in again by the surf (Plate 4). In 1948, the Spindrift Lounge was constructed and the plate glass was replaced with Herculite three-fourth-inch glass (Olten et al. 2011).

Plate 4: The Marine Room during a storm in 1944.
(Photograph courtesy of the Marine Room)

During World War II, two military training camps came to La Jolla (Camp Callan and Camp Elliot) and two emplacements on Mount Soledad and one on the beach in La Jolla were established (Pierson 2001). Although these military installations were replaced after the Korean War with the University of California at San Diego campus and the expansion of the Scripps Institution of Oceanography, La Jolla's economic base gained a substantial business element. This trend continues with ever-present tourism playing a significant part in the local economy. The residential population has historically included permanent and seasonal residents, many of whom have achieved a significant degree of financial and historical notoriety and success.

IV. METHODS AND RESULTS

Archival Research

Records relating to the ownership and developmental history of this project were sought to fulfill the requirements of Appendix E of the City of San Diego HRB guidelines, as well as to identify any associated historic persons and events or architectural significance. Records research was conducted at the BFSA research library, the San Diego History Center, La Jolla Historical Society, and the offices of the San Diego Assessor/County Recorder/County Clerk. Sanborn Fire Insurance maps were accessed at the San Diego Public Library; however, the parcel is outside of the coverage area. Title records for the property were also obtained, including documentation obtained from California Lot Book, Inc. Appendix C contains maps of the property, including a City of San Diego 800' Scale Engineering Map, historic USGS maps from 1904, 1943, 1953, and 1967, a current USGS project location map, the original subdivision map, the current Assessor's parcel map (Figures 1 to 8). No original plans could be located and are not on file at the La Jolla Historical Society.

Historic Context: La Jolla Hermosa

The 6110 Camino De La Costa property was developed within the La Jolla Hermosa neighborhood in 1924. According to Jamison (1985):

> On May 21, 1923 La Jolla Properties, Inc. filed Articles of Incorporation with the State of California. The company owned $220,000 in capital stock. Eleven local businessmen and developers became members of the Board of Directors. Each

director purchased one share of stock at $100, totaling $1100, and proceeded to buy, develop, and sell real estate in La Jolla, California.

On June 17, 1923 La Jolla Properties, Inc. announced the opening of a new subdivision named La Jolla Hermosa. The Balfour Company[3] became the exclusive sales firm for the tract, and the owners designated Frank Turnbull[4] President and Tract Manager.

In October, 1923 Tract Engineer, Clarence P. Day, filed a map which outlined the locations of the lots for La Jolla Hermosa. The back of the map listed eight restrictions placed upon the buyer of a Hermosa lot.

In the six months following incorporation, La Jolla Properties, Inc. had already begun to develop and improve land purchased along the shoreline bordered by Bird Rock at the south, Via Del Norte to the north, and La Jolla Boulevard to the east. Land development throughout San Diego maintained a rapid pace. Encouraged by the success of the 1923 Mission Beach development plan of John D. Spreckels, and the resurgence of real estate sales, business interests throughout San Diego wanted a share of the profits. The eleven owners of La Jolla Hermosa harbored similar notions.

La Jolla Hermosa lots ranged from 75 to 80 front feet, extending some 150 feet in depth. The ocean-front lots sold for approximately $2,000. All lot prices included public utility access, paved streets, curbs, sidewalks, and alleys.

Hermosa lot owners had to comply with building restrictions. There would be only one house per lot. The residence could not cost less than $8,000 to construct. The building had to face the street. The property could not contain fowl, goats, cows, or other farm animals. All occupants other than servants or employees had to be Caucasian. The restrictions prohibited walls, fences, or hedges exceeding five feet. Construction would be done using only new materials, and the dwelling had to remain unoccupied until completion. All plans had to be approved by the tract architect.

Many responsibilities lay ahead for Tract Architect, Edgar V. Ullrich in 1924. The critical success of the Casa de Manana resort hotel advanced his reputation as an architect among those who lived in or visited the San Diego area. The hotel became a prototype for Ullrich designs. Ullrich designed the first homes built in Hermosa and landscaped much of the tract development.

As the tract architect for the La Jolla Hermosa subdivision, Ullrich:

> … continued the regional interest, encouraged by the 1915-16 Panama-California Exposition in Balboa Park to preserve San Diego's Spanish influenced history. Most designs followed the Spanish revival architectural style, introducing American craftsman influences. Ullrich would oversee the team of Herbert Mann and Thomas Shepherd, the talented Herbert Palmer and in the 1930s Cliff May. Lilian Rice and Florence Palmer turned to Tudor styles for inspiration, and Rice introduced the Bay Area Craftsman element with its use of rock, native redwoods, and sensitivity to site. (McArthur 2016)

As Jamison (1985) explains:

> Frank Turnbull had duties of his own. As Tract Manager, Turnbull oversaw the improvement installation plan. In April, 1924 a contract for 416,000 square feet of 4-inch concrete made headlines as the largest paving contract of one job in San Diego history. As a final touch, Turnbull planted palm trees along the newly paved streets of Hermosa. Tract improvements reached completion in November, 1924 and totaled $250,000.
>
> La Jolla Hermosa hosted many visitors on October 4, 1924. One of several open houses sponsored by Balfour Company took place on this day. Visitors received color prints of the subdivision, suitable for framing. Public curiosity and knowledge of Hermosa heightened. Local newspapers reported the $25,000 purchase of 275 front feet of ocean-front property by a man from Long Beach, the largest individual sale of seaside property in the history of San Diego.

According to the *Evening Tribune* (1924):

> "The finest sub-division in southern California" is the open claim of La Jolla-Hermosa, the new 850-acre residential district between Bird Rock and La Jolla being developed by La Jolla Properties, Inc., and marketed by the Balfour company of La Jolla …
>
> La Jolla-Hermosa, meaning "beautiful La Jolla," is approximately three-quarters of a mile long and embraces a highly scenic area of ocean front with both ledge and beach formation, and a direct view to see unobstructed in every direction. Clarence Day of Pasadena, nationally noted as a civil and landscape engineer, landscaped the new tract. Day laid out Oak Knolls at Pasadena and other widely noted projects,

> including work for C. P. Huntington and Frank Wells, the Los Angeles developer, but he says that La Jolla-Hermosa is his masterpiece …
>
> Already sidewalks and curbs are being installed, paved concrete streets and alleys will follow soon and then such other improvements as bordering the boulevard and streets with trees, shrubs and ornamental street lamps and probably a system of arches and pergolas. A bridle bath is planned as well as a private park for the use of residents and their guests. The boulevard is now being widened for greater beauty and a feature of the tract will be an elaborate terraced walk descending by a series of steps at short intervals to the ocean …

According to the Notice of Completion, the 6110 Camino De La Costa residence and detached garage were designed by architect Herbert E. Palmer, who is described as:

> The most travelled and cosmopolitan of Hermosa architects … trained in architecture at Buckingham Palace and [having] lived in India, New York, and Maryland. Palmer worked with Frank Lloyd Wright for a time yet found the "innovative concepts" wanting. His La Jolla residential and commercial buildings followed the Mediterranean style. From 1926 to 1930 Palmer designed the Arcade Building at 7908 Girard. He also designed the "Pink House," "House of Legends," the Janis home, the Bulgar home, and the Murphy home, all located in La Jolla. The Casa de los Amigos represents the only Hermosa home designed by Palmer. (Jamison 1985)

Timekeeper, the La Jolla Historical Society Magazine, notes:

> The 1920s were one of the most prosperous and progressive decades in the history of La Jolla as wealthy denizens – many from the silver mining fortunes of Colorado – descended on new developments along the shorelines and hillsides to build fancy residences and resort-like hotels design by architects specializing in Spanish Revival/Mediterranean, Tudor and Cape Cod-inspired architecture. Real estate boomed. The first electric railroad car zipped between La Jolla and downtown San Diego, running conveniently through the new La Jolla Hermosa tract. (Olten 2016)

As more lots were developed:

> La Jolla Hermosa managed to remain solvent and profitable because the tract followed, and perhaps set, the rules governing subdivision success. James W. Muir spoke of an architectural pattern which defined the La Jolla community.

"There is little display and people usually keep the magnificence of their homes inside. Many a wonderful inner court is there in La Jolla concealed by straight-sided exterior walls. A stroll past the Hermosa designs of Ullrich, Shepherd, May, and Palmer left little doubt of such a pattern. Restraint struck a common chord among real estate analysts. The *San Diego Union* attributed the success of the "comprehensive development and home building program" of La Jolla Properties, Inc. to the restrictions established in 1923. Muir said that limitation establishes property value. Frank Turnbull maintained in February, 1928 that financial and architectural restrictions guaranteed high investment value. In June, 1928 a large number of La Jolla residents appeared in social registers; the community boasted the highest "notability rate" per capita of any place in the nation. From the outset Hermosa advertisements focused on this sector of the public.

These tenets, established by the founders of La Jolla Hermosa, remained intact as the subdivision moved into the 1930s and beyond. Initiated by the triumph of the original Hermosa and the certainty of a profitable Unit Two, La Jolla Properties had valid reason in its attempt to enhance the stately reputation of Hermosa with a business and community center. The project never materialized beyond the Administration and Fine Arts Building for lack of funding. In October, 1929 the financial hardships wrought by the Depression greatly affected real estate in San Diego and La Jolla Hermosa.

La Jolla Hermosa generated profits for La Jolla Properties, Inc. The tract was and remains a textbook example of business acumen and understanding. Rapidly developed in 1923, Hermosa established an early lead in the competitive subdivision battles to follow. From the beginning, La Jolla Hermosa proved viable. The extensive improvement program, the building restrictions, the availability of the finest architects provided for a sound and feasible investment. La Jolla Properties targeted its audience. The advertisements appealed to a distinct class of people and higher lot prices virtually guaranteed purchase by upper income families. And finally, the development furnished only first class amenities. The seaside location, the 4-inch concrete paved roads and alleys, the carefully planted palm trees contributed to the excellent reputation acquired by the tract. La Jolla Hermosa proved to those in its wake the ability of a subdivision to establish community identity and reap financial rewards in the process. (Jamison 1985)

History of the Property: Ownership and Development

The chain of title for the property indicates that Robert E. Pilcher purchased the parcel from La Jolla Properties, Inc. in 1924. According to the Notice of Completion, Pilcher had the 6110

Camino De La Costa single-family residence and detached garage constructed the same year. The Notice of Completion lists the architect as Herbert E. Palmer and a 1924 newspaper article featured Palmer's original drawing of the residence (Plate 5).

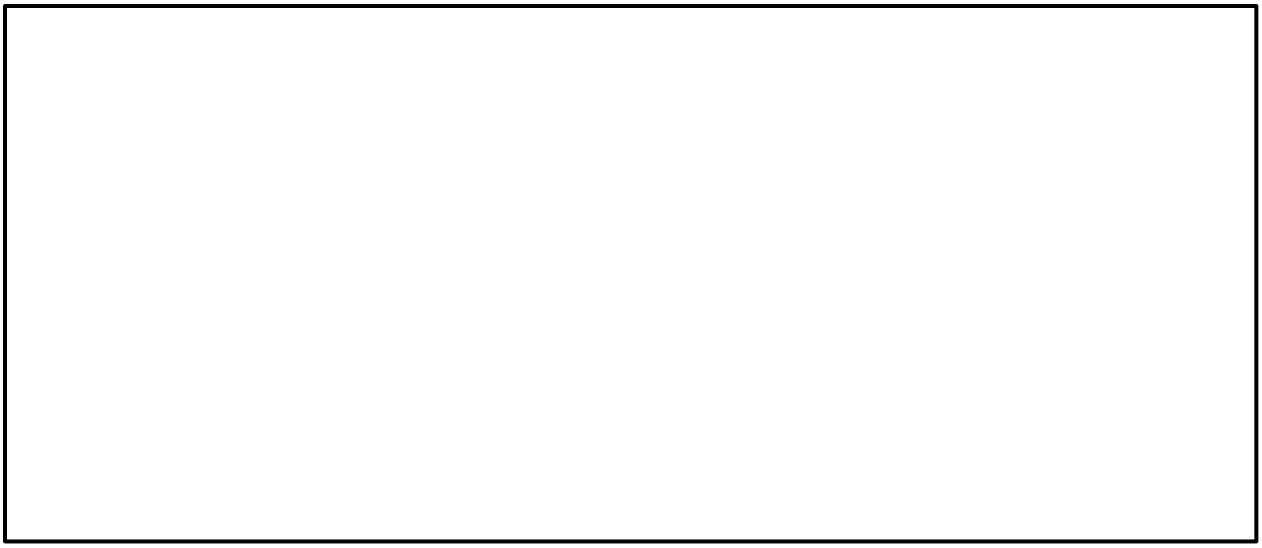


Plate 5: Original drawing of the west façade of Casa de los Amigos in 1924.
(Drawing courtesy of the Evening Tribune 1924)

Pilcher and his wife Lena lived at the property until 1934 (with Florence Eichler in 1932, who worked as their maid), when they sold the property to Elizabeth H. Fisher. "R.E. Pilcher manufactured pipe organs in St. Louis, Missouri. The Casa de los Amigos provided a summer home for his family. Pilcher installed four pipe organs in La Jolla and San Diego churches. St. James-By-The Sea Church at 743 Prospect housed one of these organs" (Jamison 1985).

The 1934 additions on the Residential Building Record could have been constructed while the property was owned by the Pilchers or Fisher. However, it is most likely that they were done by Fisher, who had two plumbing fixtures installed in March 1934 (*San Diego Union* 1934a) and May 1934, taking "possession of her newly remodeled summer home on Camino de la Costa avenue for the season" (*San Diego Union* 1934b).

Fisher was married to Walter Harrison Fisher and the year she purchased the home she was "on the jury of awards for the Los Angeles Art association all-California art exhibition" that opened at the Biltmore salon in Los Angeles that May (*San Diego Union* 1934b). She lived at the property until 1941. After her husband Walter died, she lived at the home with caretakers in 1935 and with William A. Selbert (married to Mattie L.) in 1938.

Arno S. and Edith S. Winther bought the property in 1941; however, according to directory listings, they are only listed as living at the property from 1944 until 1950. In 1942, the property was rented out to Mrs. Harold Bottomly of Merchantville, New Jersey. "Her daughter, Cally; son, Fred, and daughter-in-law, Mrs. Harold Bottomly jr." also stayed at the home along with her granddaughter, Barbara (*San Diego Union* 1942a). Bottomly's son, Harold Bottomly, Jr. came to

stay with the family in October 1942 while on leave from the Navy where he "was at the controls of a carrier-based dive bomber" (*San Diego Union* 1942b). Harold Bottomly, Jr. had "been in the navy since his graduation from the naval academy in 1937" (*San Diego Union* 1942b). In 1942 and 1943, while owned by the Winthers, H.S. and Grace E. Bottomley and M. John, who worked in insurance on Fay Avenue and Prospect Street lived at the property. In 1944, gardener Charles Reaves and his wife Ella M. rented from the Winthers.

According to the *Arizona Republic* (1949):

> Winther was born in Fergus Falls Minn., in 1882. He received a mining engineer degree at the University of Minnesota in the class of 1903.
>
> Winther had been an engineer for the Bingham and Tintic Mining Company of Utah; chief engineer of Cerro de Pasco Mining Company, Peru; superintendent of the Utah Consolidated Mining Company, Utah; manager united Comstock Mines Company, Nevada; general manager California Zinc Company; general manager Rawling Mines, Inc., Colorado; general manager Anna Beaver Mines Okla.; general manager Rhokaua Corporation, Rhodesia, Africa; and manager Bwana Mkubura, Rhodesia, Africa.
>
> In 1946 he became general manager of the Miami Copper Company. From 1942 to 1943 he was instrumental in bringing Castle Dome Copper into production.

Winther is listed in the 1949 city directory as a consulting mining engineer. By 1950, Edith Winther was living at the property alone following Arno's death in 1949.

In 1951, Edith Winther remarried. Her new husband was retired Major General Arch Howard of the United States Marine Corps (*San Diego Union* 1951). A year later, her mother, Mary Bennett, passed away at Casa de los Amigos; however, it is not clear if she resided there or was just visiting. Bennett had come to La Jolla from West Point, New York in 1941 (*San Diego Union* 1952). In 1957 and 1961, Jessie Sangster lived with the Howards.

Upon Edith Winther Howard's death in 1963 (*San Diego Union* 1963a), Herbert F. and Sybil D. York purchased the property "from the First National Bank, executor of the will of the late Edith S. Howard" in 1964 (*San Diego Union* 1964). Herbert York was a nuclear physicist:

> … born on November 24, 1921, in Rochester, New York. He received his B.S. and M.S. from the University of Rochester in 1943, and his Ph.D. from the University of California in 1949. Upon leaving Rochester, he joined the Manhattan Project as a physicist at Ernest Lawrence's Radiation Laboratory at Berkeley and at the Oak Ridge, Tennessee's Y-12 plant, where he worked on the electromagnetic separation of uranium 235.

> After World War II ended, York completed his doctoral studies at Berkeley and co-discovered the neutral pi meson. (AJ Software & Multimedia 2020)

In 1947, York married Sybil Marie Dunford of Berkeley, California. Dunford was the daughter of Mr. and Mrs. Phillips A. Dunford and a former student at the University of California (*Democrat and Chronicle* 1947). Following their marriage, Herbert York:

> … became an assistant professor of physics [at Berkeley] in 1950 and oversaw the expansion of the California Radiation Laboratory to become the Lawrence Livermore Laboratory, of which in 1952 he became the first director. In addition, he has held numerous positions in government, including Chief Scientist of the Advanced Research Projects Agency, Director of Defense Department Research and Engineering. (AJ Software & Multimedia 2020)

"From 1958 to 1961 he was director of research and engineering for the Defense Department" (*San Diego Union* 1965a). A 1959 article in the *Ventura County Star-Free Press* describes the position as the "supervisor over programs that run about seven billion dollars a year," which represent "most of this country's total investment in dreaming up and developing weapons of the future." York was described as "responsible to the secretary of defense, who must rely largely on York's recommendations in making policy decisions" (*Ventura County Star-Free Press* 1959).

In August 1960, "while he was director of defense research and engineering in Washington, D.C." he suffered a heart attack (*Los Angeles Times* 1963). "During his convalescence he was offered the chancellorship [at the University of California at San Diego {UCSD}] and decided that prospects for continued improvement of his health would permit him to accept the post" (*Los Angeles Times* 1963). He accepted the position and served as the first Chancellor of UCSD from 1961 to 1964 while he resided at the first chancellor's house at 7510 Pepita Way. In 1963, however, he resigned, stating "My health has not improved in the manner I had anticipated. There is a gap between the demands of the chancellorship and my ability to meet them, and this gap will increase as time goes on" (*Los Angeles Times* 1963). "Dr. York said that at the request of Dr. Clark Kerr, president of the University of California, he would "remain on the job until his successor" was "named, a process expected to require several months" (*Los Angeles Times* 1963). Upon his resignation he "expressed hope" that he would be able to "remain with the university devoting part of his time to administrative work and the remainder to an academic role" (*Los Angeles Times* 1963). In addition to his time as chancellor:

> In the 1960s he was an adviser to the Arms Control and Disarmament Agency. During the Carter administration he was a delegate at the strategic arms talks with

> the Soviet Union in Geneva and chief United States negotiator in unsuccessful talks with the Soviet Union to impose a comprehensive nuclear test ban. (Grimes 2009)

At the end of 1964, York was replaced by Dr. John Galbraith as chancellor of the university. Due to stepping down from the role of chancellor, the Yorks were required to move from "University House, his UC-owned residence at 7510 Pepita Way in La Jolla" (*San Diego Union* 1963b). The couple then purchased Casa de los Amigos at 6110 Camino De La Costa. Following his resignation, York still worked for the university as a physics professor (*San Diego Union* 1965b). In 1965, he was head of a 12-member United States delegation in "Santiago, Chile for a United Nations conference on the application of science and technology to Latin America's economic progress" (*San Diego Union* 1965c).

In 1967, Casa de los Amigos was included in the University Family Architectural Tour (Plate 6) hosted by the "People-to-People interest group of Oceanids" (*San Diego Union* 1967). The group that hosted the tour was "interested in bringing about cultural, scientific and material exchanges between the UCSD campus and similar institutions in other countries" (*San Diego Union* 1967).

—Staff Photos by Roger Wrenn

Admiring an attractive feature of "Casa de los Amigos," one of the homes on the University Family Architectural Tour Nov. 15, are, from left, Mmes. T. A. Price, William G. VanDorn and James R. Arnold, members of Oceanids' People-to-People group, sponsor of the tour.

Plate 6: View of the east façade of Casa de los Amigos and the courtyard fountain in 1967.
(Photograph courtesy of the San Diego Union 1967)

In 1969, while serving as chair of the UCSD physics department (*San Diego Union* 1969a), York testified before the Senate Armed Services Committee/Senate Foreign Relations subcommittee regarding the Safeguard ABM (antiballistic missile system) (Plate 7). "Nitze, the No. 2 Pentagon chief in the final days of the Johnson Administration, said if the Soviets" developed "an ABM and the United States" did "not, it could well result in an unstable situation with consequent grave dangers not only to the United States, but to the rest of the world. But he said approval of Nixon's proposed Sentinel ABM system meant to protect U.S. offensive missile sites, would enhance effective arms control agreement with Russia" (*Press-Telegram* 1969).

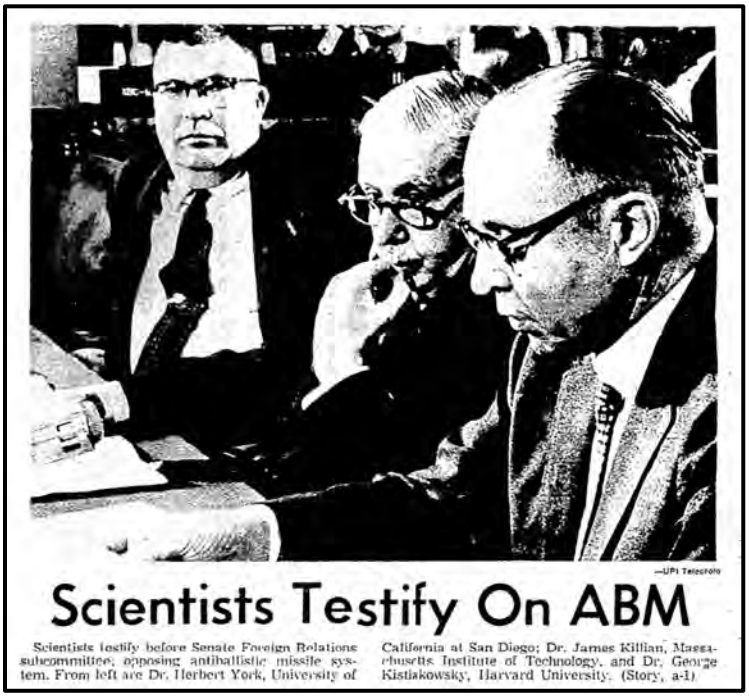


Plate 7: Herbert York (left) testifying at the Senate Foreign Relations subcommittee in 1969.
(Photograph courtesy of the San Diego Union 1969b)

"Nitze was one of four witnesses testifying before the Senate Armed Services Committee," which was responsible for approving or disapproving the "$6.6-billion ABM proposal" (*Press-Telegram* 1969). "Two nuclear physicists, Dr. Herbert York and Dr. Wolfgang Panofsky, urged rejection of the Sentinel on grounds it was technically unworkable" (*Press-Telegram* 1969).

In June 1969, York spoke "on "The ABM and the Arms Race" before the World Affairs Council of San Diego" at El Cortez Hotel (*San Diego Union* 1969c). He also joined 13 Nobel Prize winners and acted as co-chairman with former White House science advisor Donald Hornig "in a new scientific group opposed to President Nixon's proposed deployment of the Safeguard anti-ballistic missile (ABM) system. They said they doubted Safeguard would work as planned and would probably lessen rather than increase American security" (*San Diego Union* 1969d):

> "At the present time," York said, "we face the most promising opportunity that we have had in years to bring the strategic arms race to a halt by mutual agreement with the Soviet Union.
>
> "That opportunity will not last, particularly if ABM and other new strategic systems are deployed …

> "Further, we believe there is no need for an ABM deployment at this time, that the one planned is poorly designed for the purposes it is to serve and that we could have little confidence in it." (*San Diego Union* 1969d)

Despite York's urgings to abandon the system, the program was approved and construction began on two ABM facilities. However:

> The SALT I ABM treaty signed in Moscow on 26 May 1972 was of immense consequence for Safeguard, and its effects were felt immediately. The treaty permitted only one ABM site located within American Minuteman fields, but the United States was building two. On 27 May 1972 the Secretary of Defense directed a suspension of all Safeguard construction at Malmstrom and all future work at other sites except Grand Forks. But a permanent termination of contracts, dismantling or destruction of extraneous sites, and reorientation of the program could not take place until the Senate ratified the treaty, and this took four months. (Novak 2021)

Following the Senate hearing, York became vice chancellor of UCSD (*San Diego Union* 1970a). On April 30, 1970, York spoked at a rally at UCSD "billed as a dialogue between professors, administrators and students on the topic of 'war research' on campus" (*San Diego Union* 1970a). York admitted that classified research was done off campus by university professors, mainly at facilities on Point Loma. "York said that it was difficult to determine what research was used for military purposes and what was purely scientific. 'The only way to be sure is to eliminate all Department of Defense-funded projects and all classified research,' he said" (*San Diego Union* 1970a).

Following the rally, "about 50 student militants occupied the Institute for Pure and Applied Physics at UCSD" (*San Diego Union* 1970a). "The militants, including several non-students, took over the building at Muir College after marching from [the] rally on the nearby Revelle campus" (*San Diego Union* 1970a). The students were "demanding an end to all classified research at the university … [and] Dr. Herbert York … promised the militants he would provide such a list" (*San Diego Union* 1970a).

In July 1970, York was appointed acting chancellor of UCSD when Dr. William J. McGill, UCSD's third chancellor, accepted the presidency of Columbia University in New York (*San Diego Union* 1970b). "York served as Chancellor of the University of California, San Diego … from 1970 to 1972" (AJ Software & Multimedia 2020).

While serving as chancellor for the second time, the Yorks resided at University House rather than Casa de los Amigos (Jackson 1970). Although no city directory could be located for 1970, Lucy Dunford lived at Casa de los Amigos in 1971. In 1972, when Herbert York's chancellorship was complete, directories indicate that the Yorks moved back into Casa de los

Amigos. In 1972, York was a member of President Carter's blue ribbon commission studying military pay "to study ways of 'curbing the rising and almost uncontrollable costs' of military manpower" (*San Diego Union* 1977). Other members of the commission included:

> … retired Army Gen. William E. DePuy; retired Air Force Lt. Gen. Benjamin O. Davis, Jr.; Walter H. Page, president of Morgan Guaranty Trust Co.; Jane C. Pfeiffer, a vice president of International Business Machines Corp., and Thomas Ehrlich, former dean of Stanford Law School.
>
> Also John H. Filer, chief executive officer for Aetna Life and Casualty Co., and Philip A. Odeen, vice president of Wilson Sporting Goods of Illinois.
>
> The commission is headed by Charles J. Zwick, a banker and former director of the Bureau of the Budget. (*San Diego Union* 1977)

In 1978, York was named as one of several "famous scientists" who worked in San Diego (*San Diego Union* 1978). "After a long career in Washington as national security adviser for six American presidents, York suddenly, in 1979, found himself in a more active role – eyeball-to-eyeball with Soviet negotiators" (*San Diego Union* 1981).

"Under the Carter administration, he was the United States ambassador to the Comprehensive Test Ban Treaty talks in Geneva, where he led an attempt to establish a comprehensive nuclear test ban with the USSR" (IGCC 2022). During this time, York lived in Switzerland. In 1983, after returning to his teaching position at UCSD (*San Diego Union* 1981), York "founded the Institute on Global Conflict and Cooperation, an organization, based at the university, that organized research and seminars on conflict resolution and promoted international efforts to avoid war" (Grimes 2009). From this point on, Herbert York resided at Casa de los Amigos (Plate 8) until his death in 2009.

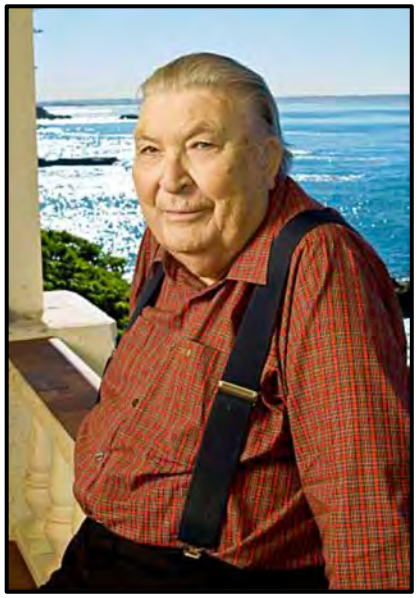


Plate 8: Herbert York on the west façade balcony of Casa de los Amigos. *(Photograph courtesy of Kuruvila 2009)*

He also served as "chairman of the Scientific and Academic Advisory Committee, which oversees activities at both Livermore and Los Alamos National Laboratories" (AJ Software & Multimedia 2020). According to the *New York Times*:

In 1990, with Sanford Lakoff, he published "A Shield in Space?: Technology,

Politics and the Strategic Defense Initiative," a highly regarded analysis of President Ronald Reagan's proposed Star Wars missile defense system. In 1995 he published "Arms and the Physicist." (Grimes 2009)

In 2001, York was diagnosed with leukemia and passed away in 2009 (Kuruvila 2009). After his death, Harold Brown, secretary of defense under President Carter, stated "Herb York's life was an unsurpassed record of achievement in science, education, and national security" (Kuruvila 2009). York was survived by Sybil and his children Rachel York, Cynthia York, and David Winters. Ownership of the property remained in Herbert York's name until it passed to Rachel D. York as the sole successor trustee in 2021. The full ownership records for the property are provided in Table 1.

Table 1

Title Records for 6110 Camino De La Costa (APN 357-141-05)

Seller	Buyer	Year
La Jolla Properties, Inc.	R.E. Pilcher	1924
R.E. Pilcher and Lena W. Pilcher	Gilbert E. Love	1932
Gilbert E. Love	R.E. Pilcher and Lena W. Pilcher	1932
R.E. Pilcher and Lena W. Pilcher	Elizabeth H. Fisher	1934
Elizabeth H. Fisher	Arno S. Winther and Edith S. Winther	1941
Arno S. Winther	Edith S. Winther	1950
First National Bank of San Diego, as executor of the will of Edith S. Howard, aka Edith S. Winther	Herbert F. York and Sybil D. York	1964
Herbert F. York and Sybil D. York	Herbert F. York and Sybil D. York, Trustee	1989
Herbert Frank York	Rachel D. York, Sole Successor Trustee	2021

Herbert E. Palmer

"Herbert 'Herbie' E. Palmer was born in Sandringham, England, in 1879. His mother was a lady-in-waiting at the court of Queen Victoria. His father was rumored to be the Prince of Wales, who became known as King Edward VII" (Feeley et al. 2020). Palmer served "as a British Army intelligence officer during the Boer War" (Williams et al. n.d.) and immigrated to the United States

in 1912, working first as an engineer in Maryland then an architect in New York (Feeley et al. 2020). According to the *San Diego Reader*:

> Palmer … came to California in 1923 after travels to South Africa and India. He had hoped to build a much larger school of architecture in the same style, over which he would have presided, but The Great Depression dashed Palmer's plans and his chosen school site was instead built out as the La Jolla Beach and Tennis Club. He remained in the area and became known for Mediterranean Revival designs that received acclaim throughout La Jolla. (Rice 2020)

"In 1923, he married Florence Buchanan and the two moved to La Jolla, where they established their professional practice as 'Palmer and Palmer, architects and builders'" (Feeley et al. 2020). The couple divorced in 1926 and formed separate practices (Feeley et al. 2020). "'Palmer became known for emphasizing outdoor activity areas such as garden courtyards and terraces, as well as for adding artistic elements" (Rice 2020). "From 1926 to 1930 Palmer designed the Arcade Building at 7908 Girard. He also designed the "Pink House," "House of Legends," the Janis home, the Bulgar home, and the Murphy home, all located in La Jolla. The Casa de los Amigos represents the only Hermosa home designed by Palmer" (Jamison 1985).

Palmer is recognized by the City of San Diego as a master architect. Notable buildings designed by Palmer include (Feeley et al. 2020):

- McClintock Storage Warehouse/Bekins Building built in 1925 at 1202-1210 Kettner Boulevard (HRB #145)
- Darlington House at 7441 Olivetas Avenue in 1925 (HRB #327)
- Ella Strong Denison House at 373 San Gorgonio Street in 1927 (HRB #400)
- H.R. and Olga McClintock/Herbert Palmer & Milton Sessions House at 7755 Sierra Mar Drive. In 1927 (HRB #866)
- Casa De Las Joyas (personal residence) at 7902 Roseland Drive in 1932 (HRB #1067)

"Palmer's 'legacy is more extensive than initially thought. His most elaborate remaining home besides the Taj [Casa de las Joyas] is the Casa de los Amigos, a rambling, oceanfront Spanish style residence on Camino de la Costa, the home of UCSD chancellor Herbert York'" (Williams et al. n.d.).

Field Survey

BFSA conducted a photographic documentation survey on February 25, 2022 (Plates 9 to 31). Preparation of architectural descriptions was conducted in the field and supplemented using the photographic documentation. Additional information was drawn from supplemental research efforts and incorporated into this report.

Description of Surveyed Resources

According to the Residential Building Record and Notice of Completion, the Casa de los Amigos single-family residence and detached garage/maid's quarters at 6110 Camino De La Costa were constructed in 1924. No original plans could be located and are not on file at the La Jolla Historical Society. The residence was originally built using standard frame construction on a concrete foundation with a stucco exterior. The residence was designed in a "U" shape around a central courtyard. Windows were originally wood-framed casements with screens, many of which featured an arched, fixed-pane window above the casement portion and a majority have been retained. The front door on the east façade (Plate 9), between the north and south wings, and the two doors leading to the balcony on the west façade are original and are arched at the top (Plate 10).

The roof of the residence is cut up with parapeted flat, shed, gabled, and hipped sections. The flat roof sections are covered in composite roofing while the shed, hipped, and gabled sections feature clay tile shingles. The flat-roofed portions of the building feature flat-topped pillars at the corners. Square, decorative clay attic vents are located near the roofline of the flat-roofed portions and in the corner pillars. The north and south wings feature the flat roof sections with shed roofs located just below the parapet. The gabled roof sections are located on the two-story detached garage/maid's quarters, on the covered, arcaded walkway connecting the south wing to the maid's quarters, and on the central wing. The only hipped roof section is located on the two-story tower at the northwest corner of the residence (Plate 11). This section features decorative rafter tails that resemble Italianate-style brackets.

Originally on the west façade of the residence was an open balcony with classical-style balusters set between three larger stucco supports. Three large planters were located on top of each of stucco support. Also on the west façade, the second-floor tower windows featured wrought iron balconies and all windows on the west façade exhibited fabric awnings (Plate 12). The front door on the east façade (see Plate 11) and the windows on the south façade of the residence also featured fabric awnings (Plate 13).

When developed in 1924, the property also featured a tiled fishpond in the interior courtyard (see Plates 6, 14, and 15), a gazebo at the southwest corner, and a stucco privacy wall along the eastern edge that included a double wood gate for vehicles and a smaller pedestrian gate with a side-gabled roof above. On either side of the driveway gate were planters that resemble those on the balcony (see Plate 11). The planters and pedestrian gate are still extant. The current driveway gate is not original and was replaced sometime after 1927 (Plates 16 and 17). The gazebo was removed when the lot to south of the subject property was developed in the 1990s.

Plate 9

Close-Up of the Original Front Door on the East Façade of the Residence, Facing Southwest

6110 Camino De La Costa

(Photograph courtesy of Zillow)

Plate 10

West Façade of the Residence Showing the Original Arched Doors and Windows, Facing Northeast

6110 Camino De La Costa

Plate 11

1927 View of the East Façade of the Residence, Facing Southwest

6110 Camino De La Costa

(Photograph courtesy of the San Diego History Center)

Plate 12

1924 to 1934 View of the West Façade of the Residence, Facing East

6110 Camino De La Costa

(Photograph courtesy of the San Diego History Center)

Plate 13

1927 View of the South Façade of the Residence, Facing Northwest

6110 Camino De La Costa

(Photograph courtesy of the San Diego History Center)

Plate 14

Aerial Overview of Casa de los Amigos, Facing South

6110 Camino De La Costa

Plate 15

Close-Up View of the Tiled Fishpond in the Central Courtyard

6110 Camino De La Costa

Plate 16

East Façade of Casa de los Amigos, Facing Southwest

6110 Camino De La Costa

Plate 17

View of the Non-Original Driveway Gate, Facing North

6110 Camino De La Costa

The building record indicates that additions to the residence were built between 1934 and 1939 and consist of extension of the rear balcony to the north; partial enclosure of the balcony extension; construction of a shed roof over the new and original portions of the balcony; and enclosure of the previously open space below the balcony into a finished basement. As part of the 1934 to 1939 work, the original balcony was extended approximately 11 feet to the north, covering a portion of the tower. The partial balcony enclosure included the construction of a shed roof that covers the southernmost windows on the west façade of the tower and the additional enclosure of the northernmost portion of the balcony using fixed-pane glass. The planters originally located on top of the railing were replaced with simple support posts for the roof. A circa 1938 photograph indicates that the balcony modifications were completed by 1939 (Plate 18). A photograph taken prior to the modifications indicates that the area below the balcony was originally open, but by 1946, contained several multi-pane windows (see Plates 12 and 19). At that time, the first-floor window on the balcony was infilled and the second-floor window appears to have remained intact, albeit partially covered by the balcony roof (Plates 20 and 21).

Sometime after 1946, the original first-floor, wood-framed, multi-pane casement windows on the west façade of the tower (Plates 22 and 23), the first floor south of the balcony (Plate 24), and the 1934 to 1946 windows on the west façade of the finished basement were replaced with fixed-pane windows in the same openings (see Plates 9 and 25).

According to the *San Diego Union* (1965d):

> The York residence, known as Casa de los Amigos, is of the old Spanish type, as the name indicates, and is the oldest home on the tour.
>
> Fitting with the Spanish, or Early California tradition, is a covered arcade or breezeway with arches, linking the garage to the house.
>
> A wide walk leading to the front entrance encircles a tile fountain and is surrounded by roses on the sides. Trees, shrubs and paths to the rough oceans surfside create a beautiful natural setting at the rear of this home, accessible from an extended side terrace.
>
> There is also a beautiful view from the rear balcony. Because of the slope of the lot, this is a two-level home which appears to be a single-story from the street front.

Although the description indicates that the building is a "two-level home," the finished basement is only located below the balcony and, as such, the residence is primarily a single story. The only true two-story portion of the building is the tower at the northwest corner (see Plate 9).

Plate 18

Circa 1938 Aerial Overview of Casa de los Amigos Showing the West Façade Balcony Modifications, Facing Southeast

6110 Camino De La Costa

Plate 19

1946 View of the West Façade of the Residence (Right), Facing Northeast

6110 Camino De La Costa

(Photograph courtesy of the San Diego History Center)

Plate 20

View of the Infilled (Bottom) and Partially Covered (Top)
Windows on the West Façade of the Residence, Facing Northwest

6110 Camino De La Costa

Plate 21

Close-Up View of the Infilled and Partially Covered Windows on the West Façade of the Residence

6110 Camino De La Costa

Plate 22

View of the Non-Original, First-Floor Window on the West Façade of the Tower, Facing North

6110 Camino De La Costa

Plate 23

Close-Up View of a Non-Original, First-Floor Window on the West Façade of the Tower

6110 Camino De La Costa

Plate 24

Two Non-Original, First-Floor Windows on the West Façade of the Residence, Facing Southeast

6110 Camino De La Costa

Plate 25

View of Non-Original Windows on the West Façade of the Residence, Facing Northeast

6110 Camino De La Costa

The detached garage and maid's quarters is located at the southeast corner of the property at the end of the arcaded south wing walkway. The building is two stories high and features a side-gabled roof. The garage door is located on the north façade and access to the second-floor maid's quarters is located on the west façade via a staircase with a wrought iron railing (Plate 26). The west façade of the building features a shed-roofed, single-story bumpout over which the staircase leads to the second floor. The second floor exhibits two arched openings at the southwest corner of the west façade and another at the same corner on the south façade.

Other modifications made to the property since its construction include replacement of the door to the garage located beneath the arcaded walkway with a wood-framed, full-lite, jalousie-windowed door (Plate 27); addition of wrought iron grilles on the arcaded south façade of the north wing of the residence (Plate 28); insertion of half windows on the arcaded walkway of the south wing of the residence (Plates 29 and 30); and replacement of the original garage door (Plate 31). While the date of the door replacements is unknown, Rachel York indicated that the grilles were added to the arches by the Yorks when she was a teenager (personal communication, 2022). As such, the grilles were likely added in the 1970s. The glass inserts were added prior to 1965, as they are visible in a 1965 photograph published in the *San Diego Union* (see Plate 29).

V. SIGNIFICANCE EVALUATIONS

When evaluating a historic resource, integrity is the authenticity of the resource's physical identity clearly indicated by the retention of characteristics that existed during its period of significance. It is important to note that integrity is not the same as condition. Integrity directly relates to the presence or absence of historic materials and character-defining features, while condition relates to the relative state of physical deterioration of the resource. In most instances, integrity is more relevant to the significance of a resource than condition; however, if a resource is in such poor condition that original materials and features may no longer be salvageable, then the resource's integrity may be adversely impacted. The seven aspects of integrity used in evaluating a historic resource are:

1. **Location** is the place where a resource was constructed or where an event occurred.

2. **Design** results from intentional decisions made during the conception and planning of a resource. Design includes form, plan, space, structure, and style of a property.

3. **Setting** applies to a physical environment, the character of a resource's location, and a resource's relationship to the surrounding area.

4. **Materials** comprise the physical elements combined or deposited in a particular pattern or configuration to form a property.

Plate 26

West Façade of the Detached Garage and Maid's Quarters, Facing Northeast

6110 Camino De La Costa

Plate 27

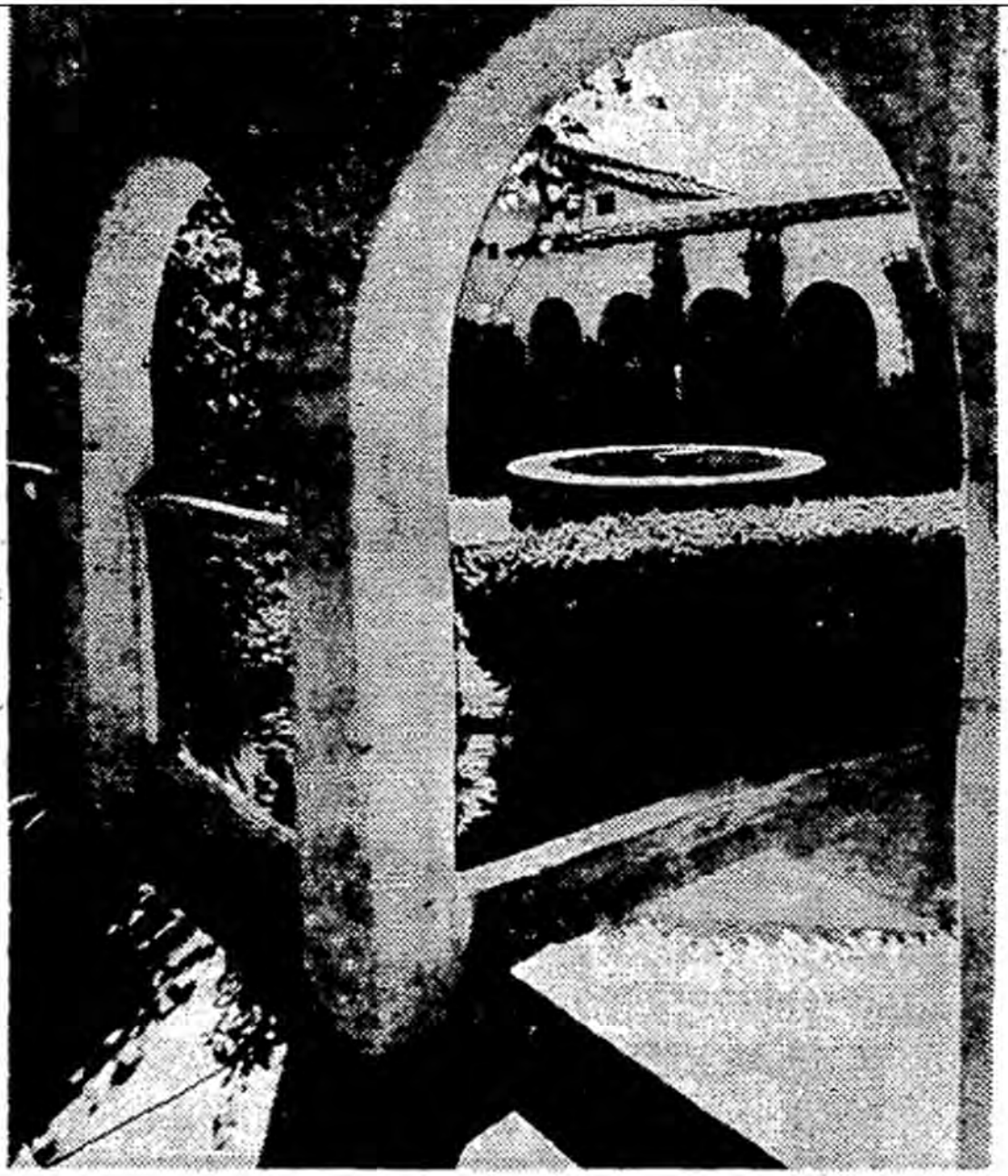
View of the Non-Original Door Leading to the Garage From the South Wing of the Residence, Facing Northeast

6110 Camino De La Costa

Plate 28

South Façade of the North Wing of the Residence, Facing Northwest

6110 Camino De La Costa



ARCHED ARCADES accent the old Spanish style of design at Dr. and Mrs. Herbert F. York's home, 6110 Camino de la Costa, to be shown on tour.

Plate 29

1965 View of the Arcaded Walkways on the Residence, Facing Northwest. Note the Half Window in the Arch to the Left.

6110 Camino De La Costa

(Photograph courtesy of the San Diego Union 1965d)

Plate 30

View of the Half Windows on the South Wing of the Residence, Facing Northwest

6110 Camino De La Costa

Plate 31

North Façade of the Detached Garage and Maid's Quarters, Facing Southeast

6110 Camino De La Costa

5. **Workmanship** consists of the physical evidence of crafts employed by a particular culture, people, or artisan, which includes traditional, vernacular, and high styles.

6. **Feeling** relies upon present physical features of a property to convey and evoke an aesthetic or historic sense of past time and place.

7. **Association** directly links a property with a historic event, activity, or person of past time and place, and requires the presence of physical features to convey the property's character.

In order to assess each aspect of integrity when evaluating Casa de los Amigos, the following steps were taken, as required in the City of San Diego *Guidelines for the Application of Historical Resources Board Designation Criteria,* Land Development Manual, Historical Resources Guidelines, Appendix E, Part 2, Adopted August 27, 2009, and in accordance with the recommendations presented in the *National Register Bulletin: How to Apply the National Register Criteria for Evaluation* (Andrus and Shrimpton 2002):

1. ***Integrity of location*** *is the place where a resource was constructed or where an event occurred* (City of San Diego 2009a). Integrity of location was assessed by reviewing historical records and aerial photographs in order to determine if the buildings had always existed at their present locations or if they had been moved, rebuilt, or their footprints significantly altered. According to the Notice of Completion and Residential Building Record, the Casa de los Amigos residence and detached garage/maid's quarters were constructed in 1924 in their current locations. Historic aerial photographs indicate that the buildings have not been moved or their locations otherwise impacted in any way. Therefore, the buildings retain integrity of location.

2. ***Integrity of design*** *results from intentional decisions made during the conception and planning of a resource. Design includes form, plan, space, structure, and style of a property (*City of San Diego 2009a). Integrity of design was assessed by evaluating the spatial arrangement of the buildings and any unique architectural features present. The Casa de los Amigos buildings were originally designed in the Spanish Revival architectural style in 1924. Since their construction, modifications made include: extension of and partial enclosure of the rear balcony on the west façade of the residence; replacement of four original casement windows on the west façade of the residence; replacement of the pedestrian door leading from the south wing of the residence to the detached garage/maid's quarters; replacement of the garage door; insertion of wrought iron security grilles in the arches on the south façade of the north wing of the residence; insertion of glass panes in the arches of the south

wing on the residence; and alteration of the landscaping. Although these modifications introduced new materials, they did not alter the overall form, plan, space, structure, or style of the buildings. Therefore, the buildings retain integrity of design.

3. ***Integrity of setting*** *applies to a physical environment, the character of a resource's location, and a resource's relationship to the surrounding area* (City of San Diego 2009a). Integrity of setting was assessed by inspecting the elements of the property, which include topographic features, open space, views, landscapes, vegetation, man-made features, and relationships between buildings and other features. Casa de los Amigos is located in the La Jolla Hermosa neighborhood of La Jolla, which was platted in 1924. When the residence and detached garage/maid's quarters were completed in 1924, only a handful of lots in La Jolla Hermosa had been developed, including the property immediately northwest and the property two parcels to the southeast. Those two residences were also designed in the Spanish Revival style. In addition, the parcel immediately southeast of Casa de los Amigos was vacant and part of the original property until 1993, when it was developed with a large residence. Between 1946 (see Plate 19) and 1953, the parcels immediately east began to be developed. By 1964, all surrounding parcels were developed except the one immediately southeast of Casa de los Amigos. At an unknown date after 1946, the residence to the immediate northwest was modified to be two stories. Due to the alteration of the northwest residence into a much larger, taller structure, and the development of the previously vacant parcel to the southeast with a large, modern residence, the setting of Casa de los Amigos was negatively impacted (see Plate 14). In addition, the original landscaping in the central courtyard is no longer present as it has died or become overgrown. Currently, only the Pacific Ocean to the west remains the same. Therefore, the buildings do not retain integrity of setting.

4. ***Integrity of materials*** *comprise[s] the physical elements combined or deposited in a particular pattern or configuration to form a property* (City of San Diego 2009a). Integrity of materials was assessed by determining the presence or absence of original building materials, as well as the possible introduction of materials, which may have altered the architectural design of the buildings. The Casa de los Amigos buildings were originally designed in the Spanish Revival architectural style in 1924. Since their construction, modifications made include: extension of and partial enclosure of the rear balcony on the west façade of the residence; replacement of four original casement windows on the west façade of the residence; replacement of the pedestrian door leading from the south wing of the residence to the detached garage/maid's quarters; replacement of the garage door; insertion of wrought iron security grilles in the arches

on the south façade of the north wing of the residence; insertion of glass panes in the arches of the south wing on the residence; and alteration of the landscaping. Although these modifications introduced new materials, the pattern and configuration of the property remained the same and most original doors, most original windows, and the outward appearance of the buildings have been retained. Most modifications made to the buildings are reversible and did not negatively impact character-defining features of the Spanish Revival style. Therefore, the buildings retain integrity of materials.

5. ***Integrity of workmanship*** *consists of the physical evidence of crafts employed by a particular culture, people, or artisan, which includes traditional, vernacular, and high styles* (City of San Diego 2009a). Integrity of workmanship was assessed by evaluating the quality of the architectural features present. Casa de los Amigos was designed by San Diego Master Architect Herbert Palmer and exhibits evidence of his high style of design, including: the arrangement of the residence around the central courtyard with the tiled fishpond at the center; arches on the south façade of the north wing and the arcaded walkway of the south wing of the residence; arched doors and windows in the central wing of the residence; decorative ceiling vents; balusters on the rear balcony of the residence; a wing wall off the northwest corner of the residence; and the decorative privacy wall at the east end of the property with the covered pedestrian gate and planters on either side of the driveway gate. Although some other original elements were removed, such as the decorative iron balconies at the windows on the west façade of the tower, enough original elements remain that the buildings still retain integrity of workmanship.

6. ***Integrity of feeling*** *relies upon present physical features of a property to convey and evoke an aesthetic or historic sense of past time and place* (City of San Diego 2009a). Integrity of feeling was assessed by evaluating whether or not the resources' features, in combination with their setting, convey an aesthetic sense of the property in 1924 when the buildings were constructed. Although Casa de los Amigos no longer retains integrity of setting due to the loss of the vacant parcel to the south and the construction of large residences on all sides, the modifications made to the residence are primarily located on the west façade. Since it is rare that the building would be experienced from the ocean side rather than the street and land side, these modifications are not experienced by the individual when visiting the property. The visual appearance of the residence and detached garage/maid's quarters from the street and courtyard, as well as the interior of the residence, conveys an aesthetic and historic sense of the 1920s. Therefore, the buildings retain integrity of feeling.

7. ***Integrity of association*** *directly links a historic property with a historic event, activity, or person of past time and place; and requires the presence of physical features to*

convey the property's historic character (City of San Diego 2009a). Integrity of association was assessed by evaluating whether the buildings were ever directly associated with important events or individuals. Casa de los Amigos was one of the first residences built in the La Jolla Hermosa neighborhood and one of the few that has remained relatively unchanged since its completion in 1924, except for the rear balcony modifications. Unlike many other residences in the neighborhood, the balcony modifications did not substantially alter the building's integrity of design, materials, workmanship, and feeling, and, as such, the property retains integrity of association.

Casa de los Amigos was also the home of nuclear physicist Dr. Herbert York. Although many of York's achievements were accomplished prior to living at the property, during the time that he lived at Casa de los Amigos he was a physics professor at UCSD; was nominated for and served a second term as UCSD chancellor; testified before the Senate Armed Services Committee as a specialist in nuclear physics in regards to the ABM proposal; served as ambassador to the Comprehensive Test Ban Treaty talks in Geneva; founded the Institute on Global Conflict and Cooperation; served as chairman of the Scientific and Academic Advisory Committee; and published two books, "A Shield in Space?: Technology, Politics and the Strategic Defense Initiative" and "Arms and the Physicist." For his scientific contributions to the field of nuclear physics and his active role in attempting to curtail the use of nuclear weapons, primarily while living at Casa de los Amigos, York is considered a significant individual. Since the residence appears as it did when York lived there between 1965 and 2009, except for possibly landscaping changes, Casa de los Amigos retains integrity of association.

Because this project requires approval from the City of San Diego, CEQA and City of San Diego HRB eligibility criteria were used for this evaluation. Therefore, criteria for listing on the SDRHR, the CRHR, and the NRHP were used to measure the significance of the resources.

City of San Diego HRB Eligibility Evaluation

A historic resource must be significant at the local, state, or national level, under one or more of the following criteria in order to be eligible for designation on the SDRHR:

- **City of San Diego HRB Criterion A:**
  It exemplifies or reflects special elements of the city's, a community's, or a neighborhood's historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping, or architectural development.

  The key distinction provided by the City in HRB Criterion A is that in order for structures or built candidates to be considered historically significant they must be

characterized as exemplifying or reflecting "special elements" of development. The *Guidelines for the Application of Historical Resources Board Designation Criteria* state:

> Special elements of development refer to a resource that is distinct among others of its kind or that *surpass the usual in significance* [italics added]. It is not enough for a resource to simply reflect an aspect of development, as all buildings, structures, and objects do.

Consideration for designation, therefore, is established based upon whether or not the buildings exemplify or reflect special elements of the types of development listed under Criterion A.

Casa de los Amigos was constructed in 1924 in the Spanish Revival architectural style. For the evaluation of the buildings under City of San Diego HRB Criterion A, the following aspects of development were considered:

- **Historical Development:** *Historical development shall exemplify or reflect a special or unique aspect of the city's general historical development; or shall exemplify or reflect a unique aspect of the city's histor*y (City of San Diego 2009a). Casa de los Amigos was constructed in 1924 in the La Jolla Hermosa neighborhood, which was platted that same year. Moomjian (2017) and Pekarek and Lowe (2016) discuss the La Jolla Hermosa neighborhood in regard to the Charlotte Gary Barnum House at 5805 Camino De La Costa (HRB #1257), located south of Casa de los Amigos. The La Jolla Hermosa neighborhood was "the largest subdivision not only in La Jolla, but by 1927, in all of San Diego" (Moomjian 2017). "La Jolla Hermosa was La Jolla's first planned residential community and was uniquely intended for year-round residency" (Pekarek and Lowe 2016). In addition, "In contrast to the small vacation cottages built in the Barber Tract, or in the La Jolla Village, La Jolla Hermosa was oriented toward year-round residents" (Moomjian 2017). "[T]he *La Jolla Light* reported in April 1925 that by this time, two homes and a sales office had been completed in La Jolla Hermosa" (Moomjian 2017). Casa de los Amigos was one of the two homes first completed in the neighborhood December 1924. When it was constructed, "all designs had to be approved by the Tract Architect, Edgar Ullrich" (Moomjian 2017). As such, although the residence was designed by Herbert Palmer rather than tract architect Edgar Ullrich, Ullrich was responsible for approving Palmer's design for the home. However, while Casa de los Amigos was one of the first residences built in La

Jolla Hermosa, it did not serve as a precedent for any of the other residences since the requirement that the building design be reviewed by Ullrich was instituted prior to its design and construction. Casa de los Amigos is representative of the design aesthetic of La Jolla Hermosa and its development, but so too are the other residences built in the neighborhood in the 1920s and 1930s. Therefore, Casa de los Amigos is not significant under HRB Criterion A with respect to historical development.

- **Archaeological Development:** *Archaeological development may be prehistoric or historic in nature but must exemplify archaeological development through subsurface deposits and may include associated surface features* (City of San Diego 2009a). Casa de los Amigos is not associated with any known archaeological sites and is therefore not significant with any respect to archaeological development.

- **Cultural/Social Development:** *Cultural development shall exemplify or reflect development that is associated with a group of people linked together by shared values, beliefs, and historical associations, or are properties associated with significant achievement in the visual and fine arts (painting, sculpture, architecture, theater, dance, music), literature, philosophy, religion, science, mathematics, the social studies, or any of the disciplines that are commonly associated with public and private institutions of higher learning and/or academic inquiry. Social development shall exemplify or reflect development that is associated with relations and interactions with others* (City of San Diego 2009a). Historical research conducted for Casa de los Amigos did not reveal any persons or events associated with cultural or social development within the local area or the region. Historical research did reveal, however, that the residence and detached garage/maid's quarters are associated Dr. Herbert York, nuclear physicist and advocate for the cessation of nuclear weapon use. Although the property is clearly associated with Dr. York, Casa de los Amigos is not the site of any significant achievements in nuclear physics, since his most important work conducted while he lived in the home was at UCSD, in Geneva, Switzerland, in Washington, D.C., or at other locations where he gave lectures on his position regarding the use of nuclear arms. Therefore, Casa de los Amigos is not significant with respect to any form of cultural or social development.

- **Economic Development:** *Economic development shall exemplify or reflect development associated with the local, regional, state, or national economy or*

economics, including manufacturing, labor and agriculture, maritime, and transportation industries (City of San Diego 2009a). Casa de los Amigos is not associated with any patterns of economic development reflecting local or regional economic patterns or industries, and therefore, is not significant with respect to any form of economic development.

- **Political Development:** *Political development shall exemplify or reflect development associated with politics or the political atmosphere, including women's suffrage, neighborhood activism, labor organizations, and the civil rights movement associated with ethnic and gay/lesbian issues* (City of San Diego 2009a). Casa de los Amigos is not associated with any political movements or individuals associated with politics and is therefore not significant with respect to any form of political development.

- **Aesthetic Development:** *Aesthetic development shall exemplify or reflect development associated with an artistic arrangement in theory or practice* (City of San Diego 2009a). Casa de los Amigos is not associated with any aesthetic pattern or arrangement that reflects any noteworthy design elements and is therefore not significant with respect to any form of aesthetic development.

- **Engineering Development:** *Engineering development shall exemplify or reflect development associated with engineering* (City of San Diego 2009a). The engineering design of Casa de los Amigos is not associated with any unusual or unique engineering design or development and is therefore not significant with respect to any form of engineering development.

- **Landscape Development:** *Landscape development shall exemplify or reflect development associated with garden and park design, subdivision design, or ecosystem/habitat restoration and may include professionally applied standards or design ingenuity within landscape disciplines* (City of San Diego 2009a). Casa de los Amigos was originally designed with a landscaped central courtyard that included a lawn, a tiled fishpond, and ornamental hedges, a side yard consisting of a lawn with a gazebo, and ornamental hedges along the southern perimeter. Over time the courtyard became overgrown, and the ornamental hedges are no longer extant. Currently, the property includes various shrubs and trees that were planted in the 1940s and later and the side yard is now developed with a large residence. As none of the original landscaping remains except for the tiled fishpond at the center of the courtyard and the rock-lined walkway along the western side of the residence, the property

is not significant with respect to any form of landscape development.

- **Architectural Development:** *Architectural development shall exemplify or reflect development associated with the city's built environment, especially that designed and constructed by non-architects, including real estate developers, contractors, speculators, homeowners, and others associated with the building industry* (City of San Diego 2009a). As stated previously, Casa de los Amigos was constructed in 1924 in the La Jolla Hermosa neighborhood, which was platted that same year. Moomjian (2017) and Pekarek and Lowe (2016) discuss the La Jolla Hermosa neighborhood in regard to the Charlotte Gary Barnum House at 5805 Camino De La Costa (HRB #1257), located south of Casa de los Amigos. The La Jolla Hermosa neighborhood was "the largest subdivision not only in La Jolla, but by 1927, in all of San Diego" (Moomjian 2017). "La Jolla Hermosa was La Jolla's first planned residential community and was uniquely intended for year-round residency" (Pekarek and Lowe 2016). In addition, "In contrast to the small vacation cottages built in the Barber Tract, or in the La Jolla Village, La Jolla Hermosa was oriented toward year-round residents" (Moomjian 2017). "[T]he *La Jolla Light* reported in April 1925 that by this time, two homes and a sales office had been completed in La Jolla Hermosa" (Moomjian 2017). Casa de los Amigos was one of the two homes first completed in the neighborhood in December 1924. When it was constructed, "all designs had to be approved by the Tract Architect, Edgar Ullrich" (Moomjian 2017) and, as a result, the residence was designed by Herbert Palmer and approved by tract architect Edgar Ullrich. "The Casa de los Amigos represents the only Hermosa home designed by Palmer" (Jamison 1985), making it unique among the other buildings, which were designed by Ullrich, Herbert Mann, Thomas Shepherd, Cliff May, Lillian Rice, and Florence Palmer. As the only Herbert E. Palmer residence located within La Jolla Hermosa, Casa de los Amigos is significant under HRB Criterion A with respect to architectural development.

Since Casa de los Amigos is the only residence in La Jolla Hermosa designed by San Diego Master Architect Herbert Palmer, it is eligible for designation under City of San Diego HRB Criterion A with respect to architectural development.

- **City of San Diego HRB Criterion B:**
  It is identified with persons or events significant in local, state, or national history.

Historical research revealed that Casa de los Amigos is not associated with any specific

historic events in local, state, or national history. However, the property is associated with Dr. Herbert York, nuclear physicist and advocate for the elimination of nuclear arms. As stated previously, although many of York's achievements were accomplished while living in New York and Berkeley, and while working on the Manhattan Project, during the time he lived at Casa de los Amigos, he was a physics professor at UCSD; was nominated for and served a second term as UCSD chancellor; testified before the Senate Armed Services Committee as a specialist in nuclear physics in regards to the ABM proposal; served as ambassador to the Comprehensive Test Ban Treaty talks in Geneva; founded the Institute on Global Conflict and Cooperation; served as chairman of the Scientific and Academic Advisory Committee; and published two books, "A Shield in Space?: Technology, Politics and the Strategic Defense Initiative" and "Arms and the Physicist." While most of his scientific contributions to the field of nuclear physics occurred prior to moving to San Diego, his active role in attempting to curtail the use of nuclear weapons occurred while he was living at Casa de los Amigos. Since most of his advocacy work was not directly associated with his professorship or chancellorship at UCSD, his home at Casa de los Amigos, rather than his UCSD office or the first chancellor's residence at 7510 Pepita Way, is best associated with his achievements while living in San Diego. Therefore, Casa de los Amigos is eligible for designation under City of San Diego HRB Criterion B.

- **City of San Diego HRB Criterion C:**
  It embodies distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship.

  According to the City of San Diego HRB designation guidelines, this criterion applies to resources significant for their physical design or method of construction. To embody the distinctive characteristics of a style, type, period, or method of construction refers to the way in which a property was conceived, designed, or fabricated by an individual, a group of people, or a culture. Distinctive characteristics are those physical features or traits that commonly recur in individual styles, types, periods, or methods of construction.

  In order to qualify under this criterion, a resource must embody distinctive characteristics of an architectural style, a type of construction, a recognized construction period, or an identifiable method of construction, as established through accepted bodies of scholarly and professional work. Comparison to other resources of the same style, type, period, or method of construction is not required unless scholarly

work has not been done on a particular property type or unless surviving examples of a property type are extremely rare.

It is important to note that Criterion C states that a resource must embody the distinctive characteristics of a style, type, period, or method of construction; it does not state that the resource must be a unique or distinguished example of a style, type, period, or method of construction. Resources that do not embody the distinctive characteristics of a style, type, period, or method of construction, as supported by established sources, do not qualify.

According to McAlester (2015), the Spanish Revival style was a result of borrowing from the entire history of Spanish architecture, including the Moorish, Byzantine, Gothic, and Renaissance styles. Prior to the 1915 Panama-California Exposition, which was held in San Diego, Spanish styles generally consisted of free adaptations of the Mission style. Bertram Grosvenor Goodhue, the designer of the exhibit, previously authored a detailed study of Spanish Colonial architecture and was interested in emphasizing the richness of Spanish precedents found across Latin America. Many architects went directly to Spain for their inspiration and the style evolved even further into the Spanish Colonial Revival style. McAlester (2015) notes that there are five principal subtypes of the Spanish Revival style: side-gabled roof, cross-gabled roof, combined hipped-and-gabled roofs, hipped roof, and flat roof. Casa de los Amigos is best defined as both the combined hipped-and-gabled roof and flat roof subtypes. McAlester (2015) states:

> … some landmark examples have rambling, compound plans in which different units have separate roof forms of varying heights arranged in an irregular, informal pattern. Typically both hipped and gabled roofs are used in combination, a pattern which mimics the varied roof forms of Spanish villages.

McAlester (2015) also notes that "about 10 percent of Spanish Revival houses have flat roofs with parapeted walls. These typically show combinations of one- and two-story units. Narrow, tile-covered shed roofs are typically added above entryways or projecting windows."

In addition to the five subtypes, McAlester (2015) also identifies five characteristics primarily associated with Spanish Revival-style buildings. The following characteristics of the Spanish Revival style, noted in McAlester (2015), have been specifically applied to Casa de los Amigos:

1. *Low-pitched roof, usually with little or no eave overhang*

   Casa de los Amigos possesses four different roof forms: flat, gabled, hipped, and shed. The gabled, hipped, and shed roofs are covered in clay tiles and exhibit very little eave overhang. The hipped roof portion features decorative rafter tails reminiscent of Italianate brackets. Therefore, Casa de los Amigos does possess this character-defining feature.

2. *Red tile roof covering*

   Casa de los Amigos possesses a red tile roof covering on the hipped and gabled portions of the roof and, therefore, does possess this character-defining feature.

3. *One or more prominent arches placed above door or principal window*

   Casa de los Amigos features several arched doors and windows, primarily on the central, western wing of the residence. Casa de los Amigos, therefore, does possess this character-defining feature.

4. *Wall surface usually stucco*

   Casa de los Amigos features a stucco exterior and, therefore, does possess this character-defining feature.

5. *Façade normally asymmetrical*

   Although the residence is "U"-shaped, Casa de los Amigos features an asymmetrical façade due to the tower at the northwest corner and, therefore, does possess this character-defining feature.

Casa de los Amigos possesses all five character-defining features of Spanish Revival construction.

Casa de los Amigos also features "doors leading to exterior gardens, patios, and balconies" that are "paired and glazed with multiple panes of rectangular glass" and the "large focal window" on the west façade of the residence. The residence also features

"other typical details" including "tile-roofed (and otherwise decorated chimney tops); brick or tile vents; fountains; arcaded walkways" and a "square tower" (McAlester 2015). Although the original cantilevered iron balconies on the tower were removed, the rear balcony was modified, and windows on the west façade were replaced, these elements only account for a small number of the character-defining features of Casa de los Amigos and it still retains enough integrity to convey the architectural style. Therefore, Casa de los Amigos is eligible for designation under City of San Diego HRB Criterion C.

- **City of San Diego HRB Criterion D:**
  It is representative of the notable work or a master builder, designer, architect, engineer, landscape architect, interior designer, artist, or craftsman.

  Casa de los Amigos was designed by San Diego Master Architect Herbert Palmer. It is the only Palmer-designed residence in the La Jolla Hermosa community and has been described as "[h]is most elaborate remaining home besides the Taj [Casa de las Joyas] … a rambling, oceanfront Spanish style residence on Camino de la Costa" (Williams et al. n.d.). Although the rear balcony was extended and partially enclosed and four original windows on the west façade of the residence have been replaced, all modifications conform with the Secretary of the Interior's (SOI) Standards for the Treatment of Historic Properties and could be reversed without damaging character-defining features and original stylistic elements. As such, Casa de los Amigos is still considered a notable work of San Diego Master Architect Herbert Palmer and is eligible for designation under HRB Criterion D.

- **City of San Diego HRB Criterion E:**
  It is listed on or has been determined eligible by the National Park Service for listing on the NRHP, or is listed or has been determined eligible by the State Historic Preservation Office for listing on the State [California] Register of Historical Resources.

  Casa de los Amigos is not listed on the NRHP or the CRHR, nor has the property been formally determined eligible for either register. Therefore, the building is not eligible for designation under City of San Diego HRB Criterion E.

- **City of San Diego HRB Criterion F:**
  It is a finite group of resources related to one another in a clearly distinguishable way or is a geographically definable area or neighborhood containing improvements, which have a special character, historical interest, or aesthetic value, or which

represent one or more architectural period(s) or style(s) in the history and development of the city.

No historic district presently exists for the La Jolla Hermosa subdivision or the La Jolla community in general. In addition, many of the residences surrounding Casa de los Amigos no longer portray their association with the historic La Jolla Hermosa subdivision, which originally illustrated progressive changes in real estate development, planning practices, and cultural taste. Therefore, Casa de los Amigos is not eligible for designation under City of San Diego HRB Criterion F.

CRHR/NRHP Evaluation

In order for a historic resource to be considered eligible for listing on the CRHR or the NRHP, it must be determined significant at the local, state, or national level, under one or more of the below criteria. Resources significant under any of these criteria must also possess integrity of location, design, setting, materials, workmanship, feeling, and association to be considered eligible for listing on the NRHP.

- **CRHR Criterion 1/NRHP Criterion A:**
  It is associated with events that have made a significant contribution to the broad patterns of history and cultural heritage.

  As stated previously in the evaluation under City of San Diego HRB Criterion A, Casa de los Amigos was constructed in 1924 in the La Jolla Hermosa neighborhood, which was platted that same year. Moomjian (2017) and Pekarek and Lowe (2016) discuss the La Jolla Hermosa neighborhood in regard to the Charlotte Gary Barnum House at 5805 Camino De La Costa (HRB #1257), located south of Casa de los Amigos. The La Jolla Hermosa neighborhood was "the largest subdivision not only in La Jolla, but by 1927, in all of San Diego" (Moomjian 2017). "La Jolla Hermosa was La Jolla's first planned residential community and was uniquely intended for year-round residency" (Pekarek and Lowe 2016). In addition, "In contrast to the small vacation cottages built in the Barber Tract, or in the La Jolla Village, La Jolla Hermosa was oriented toward year-round residents" (Moomjian 2017). "[T]he *La Jolla Light* reported in April 1925 that by this time, two homes and a sales office had been completed in La Jolla Hermosa" (Moomjian 2017). Casa de los Amigos was one of the two homes first completed in the neighborhood December 1924. When it was constructed, "all designs had to be approved by the Tract Architect, Edgar Ullrich" (Moomjian 2017) and, as a result, the residence was designed by Herbert Palmer and approved by tract architect Edgar Ullrich. "The Casa de los Amigos represents the only Hermosa home designed by Palmer" (Jamison 1985), making it unique among the other

buildings, which were designed by Ullrich, Herbert Mann, Thomas Shepherd, Cliff May, Lillian Rice, and Florence Palmer. As the only Herbert E. Palmer residence located within La Jolla Hermosa, Casa de los Amigos is significant at the local level and eligible for designation on the CRHR under Criterion 1. Because Casa de los Amigos no longer retains integrity of setting, it is not eligible for nomination to the NRHP under Criterion A.

- **CRHR Criterion 2/NRHP Criterion B:**
  It is associated with the lives of persons important in our past.

  As stated previously in the evaluation under City of San Diego HRB Criterion B, Casa de los Amigos is associated with Dr. Herbert York, nuclear physicist and advocate for the elimination of nuclear arms. Although many of York's achievements were accomplished while living in New York and Berkeley, and while working on the Manhattan Project, during the time York lived at Casa de los Amigos he was a physics professor at UCSD; was nominated for and served a second term as UCSD chancellor; testified before the Senate Armed Services Committee as a specialist in nuclear physics in regards to the ABM proposal; served as ambassador to the Comprehensive Test Ban Treaty talks in Geneva; founded the Institute on Global Conflict and Cooperation; served as chairman of the Scientific and Academic Advisory Committee; and published two books, "A Shield in Space?: Technology, Politics and the Strategic Defense Initiative" and "Arms and the Physicist." While most of his scientific contributions to the field of nuclear physics occurred prior to moving to San Diego, his active role in attempting to curtail the use of nuclear weapons occurred while he was living at Casa de los Amigos. Since most of his advocacy work was not directly associated with his professorship or chancellorship at UCSD, his home at Casa de los Amigos, rather than his UCSD office or the first chancellor's residence at 7510 Pepita Way, is best associated with his achievements while living in San Diego. Therefore, Casa de los Amigos is eligible for designation on the CRHR under Criterion 2. However, because the building no longer retains integrity of setting, it is not eligible for nomination to the NRHP under Criterion B.

- **CRHR Criterion 3/NRHP Criterion C:**
  It embodies the distinctive characteristics of a type, period, region, or method of construction; represents the work of an important creative individual; or possesses high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

  In order to evaluate Casa de los Amigos under CRHR Criterion 3/NRHP Criterion C,

BFSA based the review upon the recommended criteria listed in the *National Register Bulletin: How to Apply the National Register Criteria for Evaluation* (Andrus and Shrimpton 2002). This review is based upon the evaluation of the integrity of the building followed by the assessment of distinctive characteristics. Casa de los Amigos was determined to retain six of the seven aspects of integrity when evaluating historic resources. It was determined to not retain integrity of setting. However, Casa de los Amigos is representative of the work of San Diego Master Architect Herbert Palmer and the modifications since its initial construction have not negatively impacted the original design. Therefore, the buildings still embody the distinctive characteristics of the original Spanish Revival-style design and construction and are eligible for designation on the CRHR under Criterion 3. However, because Casa de los Amigos does not possess integrity of setting, it is not eligible for nomination to the NRHP under Criterion 3.

- **CRHR Criterion 4/NRHP Criterion D:**
  It has yielded, or may be likely to yield, information important in prehistory or history.

  It is unlikely that Casa de los Amigos, as it presently exists, could contribute additional information beyond that which is presented in this report, which could be considered important to the history of the local area or the state, or would be of any scientific value. Although Casa de los Amigos is associated with Dr. Herbert York, further research would not provide any additional information pertinent to the history of the city of San Diego or the state of California. Therefore, Casa de los Amigos is not eligible for designation on the CRHR under Criterion 4 or the NRHP under Criterion D.

VI. FINDINGS AND CONCLUSIONS

Casa de los Amigos was designed by San Diego Master Architect Herbert Palmer as a Spanish Revival-style residence and detached garage/maid's quarters. Since their construction in 1924, modifications made include: extension of and partial enclosure of the rear balcony on the west façade of the residence; replacement of four original casement windows on the west façade of the residence; replacement of the pedestrian door leading from the south wing of the residence to the detached garage/maid's quarters; replacement of the garage door; insertion of wrought iron security grilles in the arches on the south façade of the north wing of the residence; insertion of glass panes in the arches of the south wing on the residence; and alteration of the landscaping. These modifications, however, conform with the SOI's Standards for the Treatment of Historic Properties and have not negatively affected the historic integrity of the buildings, which still retain six out of seven original aspects of integrity. As such, Casa de los Amigos has been determined eligible for listing on the SDRHR under Criterion A (architectural development), Criterion B

(significant person), Criterion C (architecture), and Criterion D (master architect), and the CRHR under Criterion 1 (significant events), Criterion 2 (significant person), and Criterion 3 (architecture). However, to be considered eligible for listing on the NRHP, resources significant under any criteria must also possess integrity of location, design, setting, materials, workmanship, feeling, and association. Casa de los Amigos does not possess integrity of setting and, as such, it is not eligible for designation on the NRHP.

Impacts Discussion

In order to determine whether the planned demolition of the residence would pose a negative adverse impact to the historic resource, the proposed design has been evaluated under *The Secretary of the Interior's Standards for Rehabilitation* (SOI's Standards for Rehabilitation).

CEQA Impacts

In determining potential impacts to historic resources under CEQA §15064.5, a "project with an effect that may cause a substantial adverse change in the significance of a historical resource is a project that may have significant effect on the environment." A "substantial adverse change" means "demolition, destruction, relocation, or alteration of the resource such that the significance of a historical resource would be materially impaired" (Public Resources Code § 5020.1[q]). Generally, a project that follows the SOI's Standards for Historic Properties shall be considered to have mitigated impacts to a historic resource to a level less than significant.

Direct or indirect effects can occur to eligible historic resources with the implementation of the project. Direct effects can include alteration, demolition, or removal of buildings, structures, and cultural landscape elements. Direct effects can also include the addition of new buildings, structures, or infill elements that would alter the historic setting, the site lines, or view corridors from one point to another by changing spatial relationships of buildings to each other along with landscape elements.

As the project would demolish part of the locally designated and CRHR-eligible historical resource, impacts would be mitigated to the extent feasible through the implementation of mitigation measures HR-1, HR-2, and HR-4; however, impacts associated with the demolition of the residence would remain significant and unavoidable. Impacts associated with rehabilitating the detached garage and front entry would be reduced to less than significant with mitigation measure HR-3

City of San Diego Significance Thresholds

The City of San Diego's CEQA Significance Determination Thresholds identifies various activities that will cause damage or have an adverse effect upon resources (City of San Diego 2011).

1. Direct Impacts
    a. ***Demolition:*** The proposed project includes the demolition of the residence. However, the detached garage and entry gate surrounding the property will be retained.

2. Indirect Impacts
    a. Indirect impacts were considered to determine if the project would cause the introduction of visual, audible, or atmospheric effects that are out of character with a historic resource or alter its setting. The project is not expected to have a significant indirect or cumulative impact to historic resources due to the built-up nature of the area, new or recent development surrounding the property, lack of sensitive resources (including historic districts), and limited viewsheds.

The Secretary of the Interior's Standards for Rehabilitation

The SOI's Standards for Rehabilitation (Department of Interior regulations, 36 CFR 67) pertain to historic buildings of all materials, construction types, sizes, and occupancy, and encompass the exterior and the interior, related landscape features, and the building's site and environment, as well as attached, adjacent, or related new construction. The SOI's Standards for Rehabilitation are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

1. *A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*

    Casa de los Amigos was designed as a Spanish Revival-style residence and detached garage/maid's quarters in 1924 and the property has been used as such since its construction. The project proposes replacement of the residence and retention of the the detached garage and entry gate.

2. *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*

    The detached garage and front entry gate to the property, both visible from the street, will be retained.

3. *Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*

    The proposed work is limited to minor but necessary modifications to the existing garage by removing the second floor and moving the garage doors to be street-facing. The northernmost portion of the Camino de la Costa site wall will be removed to

comply with Coastal Overlay Zone view corridor side yard setback requirements, and if possible, the column motif will be preserved. All efforts will be made to ensure maintaining the historical significance of each through the following design parameters:

Garage Door Architectural Description:
The new garage doors located on the streetside elevation will be 9'-0" x 9'-0", and the design will reflect a simplistic wood panel design painted to match the stucco of the rehabilitated structure. These two new garage doors will provide a balance between differentiation and compatibility to maintain the historic character and the identity of the building. The specific garage door design will be coordinated with David Marshall of Heritage Architecture. The existing garage door location will be infilled, and during rehabilitation, a reveal in the stucco will provide the symbolic memory of the previous garage door location.

Fence and Wall Description:
The northernmost portion of the Camino de la Costa site wall will be removed to comply with Coastal Overlay Zone view corridor side yard setback requirements, and if possible, the column motif will be preserved. The open fencing to be installed in its place will provide a balance between differentiation and compatibility to maintain the historic character and the identity of the site wall. This open fencing will not exceed 6-0" in height and will have at least 75% of the vertical surface area of each 6-foot section open to light, and if possible, the column motif will be preserved.

4. *Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*

   Casa de los Amigos was determined to retain six of the seven aspects of integrity when evaluating historic resources. It was determined not to retain the integrity of setting. However, the Casa de los Amigos property is representative of the work of San Diego Master Architect Herbert Palmer and the modifications since its initial construction have not negatively impacted the original design. Therefore, the building still embodies the distinctive characteristics of the original Spanish Revival-style design and construction. While the detached garage and entry gate will be retained, the project proposes the demolition of the residence, which will be mitigated through HABS recordation.

5. *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.*

   Prior to demolition of the residence, distinctive representative architectural features shall be identified and, if feasible, salvaged for reuse in relation to the proposed plan or perhaps moved to another location on-site as provided in the SOI's Standards. If

reuse on-site is not feasible, opportunities shall be made for the features to be donated to various interested historical or archival repositories.

6. *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*

   Since the residence shall be demolished as part of the project, no materials shall be repaired or replaced. The detached garage and privacy wall surrounding the property are in good condition and do not require repair or replacement of any missing features.

7. *Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.*

   No chemical or physical treatments are planned for cleansing the buildings.

8. *Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.*

   No known archaeological resources are located within the project boundaries.

9. *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

   No additions or alterations are planned for the detached garage.

10. *New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

    No additions or alterations are planned for the detached garage.

Mitigation Measures

The following measures shall be implemented in accordance with Chapter 14, Article 3, Division 2, Historical Resources Regulations of the Land Development Code (LDC) to reduce the project's historical resource impacts to the extent feasible. As the project would demolish part of the locally designated and CRHR-eligible historical resource, impacts would be mitigated to the extent feasible through the implementation of mitigation measures HR-1, HR-2, and HR-4; however, impacts associated with the demolition of the residence would remain significant and unavoidable. Impacts associated with rehabilitating the detached garage and front entry would be reduced to less than significant with mitigation measure HR-3.

HR-1: Historic American Building Survey (HABS) Documentation.

Prior to the issuance of a demolition permit for the residence, Casa De Los Amigos shall be documented to Historic American Building Survey (HABS) Level II standards according to the outline format described in the *Historic American Building Survey Guidelines for Preparing Written Historical Descriptive Data.* The documentation shall be undertaken by a qualified professional who meets the Secretary of the Interior's *Professional Qualification Standards* (36 CFR, part 61) for history or architectural history. The documentation shall contain the following:

- Measured Drawings: Drawings produced according to HABS guidelines depicting existing conditions or other relevant features of historic buildings, sites, structures, objects, or landscapes.

- Photographic Documentation: Documentation should follow the Photographic Specification–Historic American Building Survey, including 15 to 20 archival quality, large-format photographs of the exterior and interior of the building and its architectural elements. Construction techniques and architectural details should be documented, especially noting the measurements, hardware, and other features that tie architectural elements to a specific date.

- HABS Historical Report: A written historical narrative and report completed according to the HABS Historical Report Guidelines. Following completion of the HABS documentation and approval by the HRB, the documentation shall be placed on file with the City of San Diego, the San Diego History Center, and the San Diego Central Library.

HR-2: Salvage.

Prior to demolition, architectural materials from the site shall be made available for donation to the public. **Materials to become architectural salvage shall include historic-period elements, including the original clay roof tiles, the entry gate arbor wood roof beams and clay tiles, and the decorative medallions at the roofline of the main structure.** The key exterior and interior elements inventory shall be developed before the demolition or grading permit issuance. The materials shall be removed prior to or during demolition. Contaminated, unsound, or decayed materials shall not be included in the salvage program nor be available for future use. Once the items for salvage are identified, the project applicant's qualified historic preservation

professional (QHPP) shall submit this information to the City's Historical Resource Section for approval. Following that, the QHPP, in concert with the City's Historical Resources Section, shall notify the La Jolla Community Planning Group, the La Jolla Historic Society, the University of California, San Diego, and local preservation groups via email concerning the availability of the salvaged materials. Interested parties shall make arrangements to pick up the materials after they have been removed from the property. The project applicant shall be responsible for storing the salvaged materials in an appropriate climate-controlled storage space for an appropriate period of time, as determined through consultation with the City's Historical Resources Section. Prior to any plans to no longer use the storage space, the applicant will provide the City's Historical Resources Section with an inventory of any materials that were not donated to any interested parties and measures to be taken by the project applicant to dispose of these materials.

HR-3: Rehabilitation Work and Monitoring Plan.

Rehabilitation work shall be overseen by a construction monitor trained in the protection of historic structures. Rehabilitation work on the detached garage and front entry gate shall adhere to *U.S. Secretary of the Interior Standards for Rehabilitation*. Prior to the start of rehabilitation work, a monitoring plan shall be prepared by the project proponent and submitted to the City Development Services Department for review and approval. The monitoring plan shall designate a qualified historic monitor and set forth a plan for protecting the historic elements of the project that would be retained during construction and rehabilitation activities. The monitoring plan shall detail the proposed rehabilitation work for the project, with steps identified for each portion of the preparation, rehabilitation, and restoration of the detached garage and front entry gate.

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No other feasible measures to mitigate the loss of any portion of the historical resource have been identified.

Conclusion

The proposed 6110 Camino de la Costa project will result in a project that with a significant impact on a designated historical resource as Casa de los Amigos, located at 6110 Camino de la Costa in the La Jolla community of San Diego, will be demolished. Although impacts would be mitigated to the extent feasible with the measures listed below which will reduce impacts on the historical resource, impacts would not be less than significant after mitigation. Impacts associated with demolition of the residence would remain significant and unavoidable.

1. Preparation of HABS documentation of the building,
2. Rehabilitation Work and Monitoring Plan.
3. Key exterior and interior architectural materials will be salvaged, as feasible, and donated to interested parties.

4. Installation of Interpretive Signage that will be visible and accessible to the public explaining the building's historical significance under Criterion A, B, C, and D for which the Casa de los Amigos received its designation.

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VIII. APPENDICES

Appendix A: Building Development Information
Appendix B: Ownership and Occupant Information
Appendix C: Maps
Appendix D: DPR Forms
Appendix E: Preparers' Qualifications

APPENDIX A

Building Development Information

County Assessor's Building Record

ATTACHMENT 5

COUNTY ASSESSOR
SAN DIEGO CO. CALIFORNIA

RESIDENTIAL BUILDING RECORD

SHEET 1 OF 1 SHEETS

PARCEL [redacted] 141-35

ADDRESS 6110 CAMINO DE LA COSTA

66 C 1832

DESCRIPTION OF BUILDING

CLASS & SHAPE	CONSTRUCTION	STRUCTURAL	EXTERIOR	ROOF	LIGHTING	AIR CONDITION
D 7.5+7&D	Light	X Frame	X Stucco on	X Flat 1/8 Pitch	X Wiring	X Heating Cooling
	Sub-Standard	" x "		X Gable 3/8	K.T. Conduit	X Forced Clean'g
ARCHITECTURE	X Standard	Sheathing	Siding " x "	X Hip 1/4	B.X. Cable	Gravity Humid.
	Above-Standard	Concrete Block		Shed 1/4	Fixtures	Wall Unit
1+ Stories	Special	B.& B. T.& G.		Cut Up	Few Cheap	
TYPE		Brick	Shingle	Dormers	X Avg. X Med.	Floor Unit
Use Design	FOUNDATION	Adobe	Shake	Raft. " x "	Many Special	Zone Unit
X Single X	X Concrete	X Floor Joist:	B.& B. T.& G.	Gutters		X Central "
Double	Reinforced	X 1ST: " x "			PLUMBING	
Duplex	Brick	X 2ND " x "	Brick	Shingle	Poor X Std. Spec.	
Apartment	Wood	Sub-Floor	Stone	Shake		Oil Burner
Flat-Court	Piers	Concrete Floor	WINDOWS	X Tile	1 Sink	
Motel			D.H. X Casement	Tile Trim	1 Laundry	M-B.T.U.
		Insulated Ceilings	Metal Sash	X Compo.;	1 Water Htr.-Auto.	X Fireplace
1 Units	Light Heavy	Insulated Walls	X Screens	Compo. Shingle	Water-Softner	

ROOM AND FINISH DETAIL

ROOMS	FLOORS B	1	2	FLOOR FINISH Material	Grade	TRIM	INTERIOR FINISH Walls	Ceilings
All		X	X	HWD	A	S	INT.	STC.
Ent. Hall								
Living		1						
Dining		1						
Bed		2	2					
Bed								
Kitchen		1		LIN	G	S	PLT	EV
Drain Bd.	Material: MI			Lgth:	Ft.	Splash:	MI	

CONSTRUCTION RECORD

Permit No.	Permit For	Amount	Date	EFFEC. YEAR	APPR. YEAR	NORMAL % GOOD Age	Remain'g Life	Table	%	RATING (E,G,A,F,P) Cond.	Arch. Attr.	Func. Plan	Con-form	Storage Space Cupb'd	Closet	Work-m'nshp
N.P.	D&G	Built	1925	1928	1964	36	27	R60	57	E	G	G	G	A	A	G
N.P.	ADDNS.	Built 1934-1939			1969	41	24	R60	51	G	A	-	A	-	-	A
					1972	44	21	R66	48							
					75					G						

BATH DETAIL

Fl.	No.	FINISH Floors	Walls	FIXTURES Wc.	Lo.	Tub	Type	Grade	SHOWER St.	Q.T.	G.D.	Finish
1	2	TI	PLYEN	1	1	1	DLC	G		X		PL.TI
B.	1½	CONC.	PLYEN	1	1		DLC	G				
D/G	1	TI	PLYEN	1	1	1	DLO	A				

SPECIAL FEATURES

	Book Cases		Built in Refrig.
	Shutters		" " Oven & Plate
1	Vent Fan	1	" " Dishwasher

Venetian Blinds

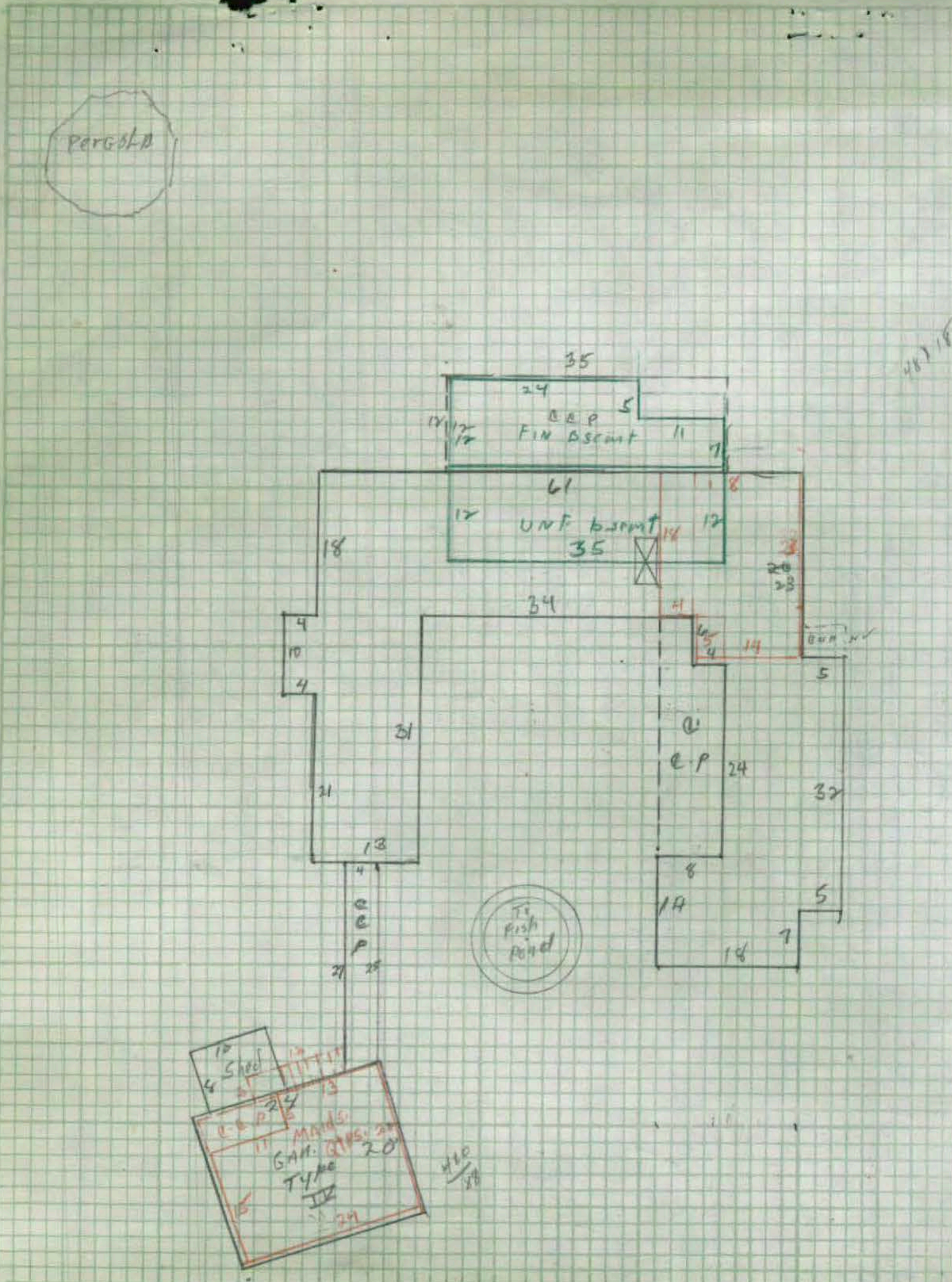
L.A. MASON & Pets

COMPUTATION

Appraiser & Date		1-2-64		69		1972											
Unit	Area	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost
Res. 1st Flr.	2277	10.30	23453	12.20	27779	1410	32106										
Res. 2nd Flr.	394	8.80	3467	12.30	4846	1420	5595										
A.C.			1500.		1500		1650										
F.P.			650		650		715										
Stoie C-C-P's	834	3.50	2919		2919		2919										
Fin Bsemt.	365	6.50	2372		2372		2372										
Unf. Bsemt.	420	4.50	1890.		1890		1890										
GAR.	480	3.10	1488		1488	590	2832										
Shed	80	3.60	288.		288		288										
Maids Qtrs.	425	6.76	2847		2847		2847										
Yd. Imps.			1860.		1860		1860										
TOTAL			42734		48439		55074										
NORMAL % GOOD			57.	x/c	60	+10% DC	48										
R.C.L.N.D			24358		29063		26436										

A 3-54 RG 70

ATTACHMENT 5



MISCELLANEOUS STRUCTURES

Structure	Found.	Cons.	Ext.	Roof	Floor.	Int.	Size, etc.
Conc blK	W	Alls.	Fish	Pond	Flat ([illegible])		1860
Percol	A						

(10x4) + (13x49) - 677 **COMPUTATIONS** D7.5+16

(48x18) + (5x14) - 934 BF 10.00

19x1 . = 19 .16 cov @ .02 .32

(18x7)+(23x7) = 287 10.32

.15x24 = 360

2277/342 2277

2nd fl = 14x5 = 70 BF 880

18x18 - 324

394/82

CCP = 11x5 55

13x3 39

8x24 192

4x6 24

35x12 420

Remarks: $\frac{27+25}{2}$ x4 = 104 / 234

DNE 4-3-75 BF

Notice of Completion

terminate this contract and enter into possession of said premises, if the said party of the second part shall fail to replenish said stock to ---------- the required amount for a period of twenty-four hours.

It is further agreed that the title to the property herein agreed to be sold and purchased shall remain in the vendor until full payment has been made and that the said party of the second part shall have no interest therein which he can mortgage, hypothecate or otherwise---------- dispose of until the said final payment has been made; and said party of the second part shall keep insured all of said property described in this contract to the extent of Two Thousand Dollars ($2,000.00), insured in the name of the vendor with the purchaser clause thereto attached.

The property herein agreed to be bought and sold is described as the pool hall and business known as the AVIATION Billiard Parlor situated at 4109 University Avenue, East San Diego, California, together with the pool tables, furniture, furnishings, equipment, stock in trade therein ------ situated as per the inventory attached hereto.

IN WITNESS WHEREOF the parties hereto have set their hands in duplicate this 15th day of December, 1924.

Alice C. Haverley
Party of the First Part

Harry L Haverley
Party of the Second Party

STATE OF CALIFORNIA)
) ss
COUNTY OF SAN DIEGO.)

ON THIS 15th day of December, 1924, before me, Glen H. Munkelt, a Notary Public in and for the said County of San Diego, State of California, residing therein, duly commissioned and sworn, personally appeared ALICE C. HAVERLEY and HARRY L. HAVERLEY, personally known to me to be the persons whose names are subscribed to the within instrument, and they duly acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at my office in the County of San Diego, the day and year in this certificate first above written.

NOTARY PUBLIC Glen H. Munkelt CAL. SAN DIEGO CO.

Glen H Munkelt
Notary Public in and for the County
of San Diego, State of California.

Recorded at request of G. H. Munkelt Jan 7 1925 at 37 Min. past 10 o'clock A. M. 859
Fee $1.40 John H. Ferry, County Recorder

COMPARED

-------000000000000------

NOTICE OF COMPLETION

STATE OF CALIFORNIA,
County of San Diego,) SS.

R. E. Pilcher being first duly sworn, deposes and says: That he is now and was upon the 31st day of December, 1924, and at all times herein mentioned has been the owner in fee simple of that certain real property situated in the city of San Diego, County of San Diego, State of California, and particularly described as follows,

towit:

Lot 10 of Block 1 of La Jolla Hermosa, city of San Diego, state of California;

THAT, as such owner of said land, affiant, within six months last past entered into a contract with Herbert E. Palmer for the erection and construction, upon the land above described, of a certain building, to-wit:

a dwelling house and garage; and in connection with the building of said dwelling house and garage, but independent of said contract, has caused a fence and other structures to be built upon said premises;

THAT said/ building and said fence and other structures, has been constructed and the same were actually completed on the 31st day of December, 1924.

THIS notice is given in pursuance of the provisions of Section 1187, of the Code of Civil Procedure, of this State.

Subscribed and Sworn to before me this 6th day of January, 1925.

R. E. Pilcher

Elden McFarland

Notary Public in and for the County of San Diego, State of California.

Recorded at request of R. E. Pilcher Jan 7. 1925 at 11 o'clock A. M.

874 Fee $1.00

John H. Ferry, County Recorder.

By L. B. Woodard, Deputy.

----------0000000000----------

NOTICE OF COMPLETION

STATE OF CALIFORNIA,)
) SS.
County of San Diego,)

James W. Smith being first duly sworn, deposes and says: That he is now and was upon the first day of November, 1924, the owner in fee simple of that certain real property situated in the County of San Diego, State of California, and particularly described as follows, to-wit:

East Half of Lot "S" in Block Eight and East Half of Lot "T" in Block Eight of Davis Subdivision of Lots Eight and Nine in Block "M" of Teralta, according to map thereof No. 506, filed in the office of the County Recorder of said San Diego County March 14, 1888.

THAT as such owner of said land, affiant, about the sixth day of November, 1924, entered into a contract with myself for the erection and construction, upon the land above described, of a certain building, to-wit:

Two Three-room and Bath frame cottages and two frame garages.

THAT said building has been duly constructed and the same was actually completed on the 6th day of January 1925.

THAT notice is given pursuance of the provisions of Section 1187, of the Code of Civil Procedure, of this State.

Subscribed and sworn to before me, this 7th day of January, 1925.

James W. Smith

Harriet I. Erb

Notary Public in and for the County of San Diego, State of California.

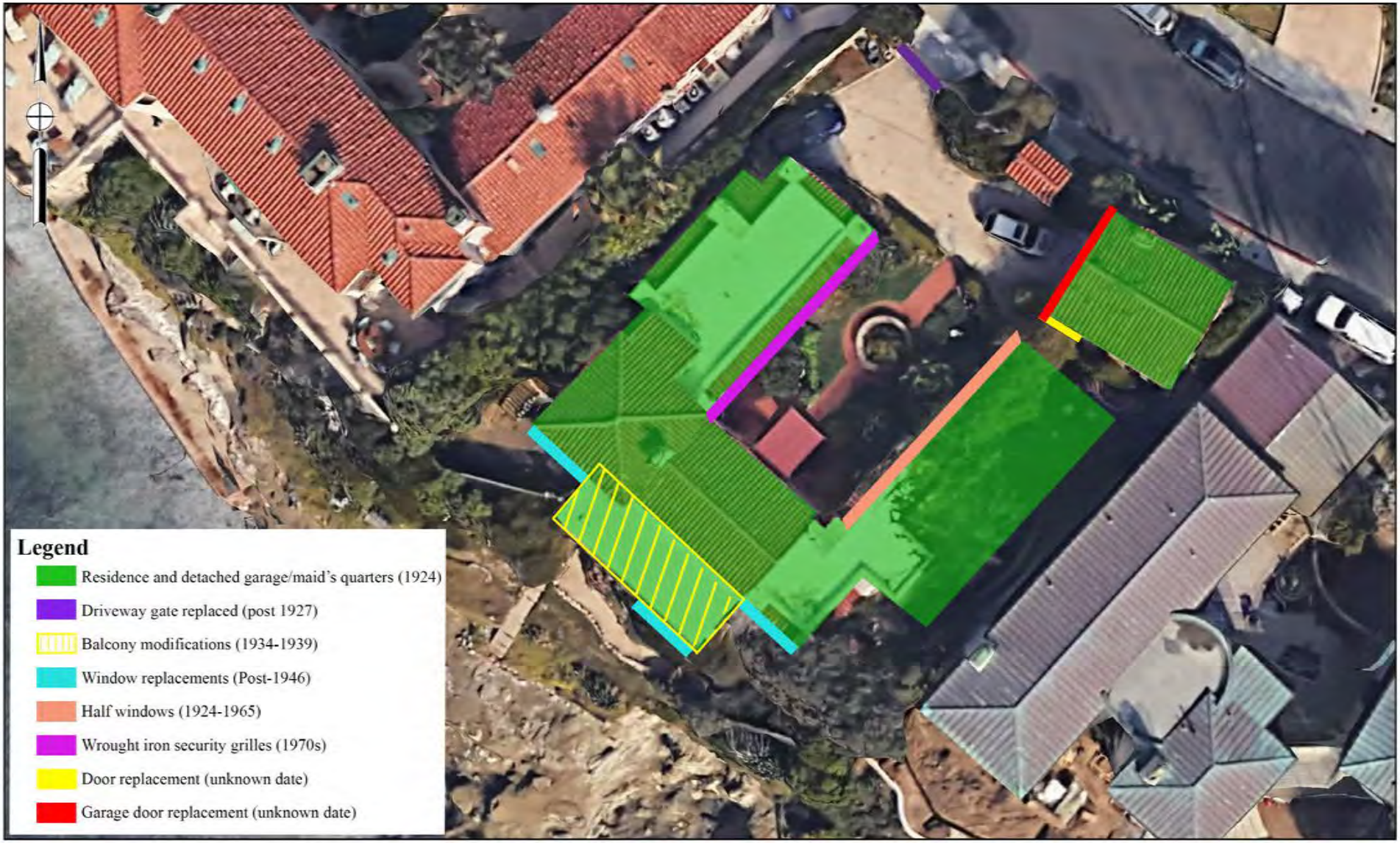
Water/Sewer Connection Records

(Could Not Be Located)

Construction Permits

Site Plan With Footprint

ATTACHMENT 5



Site Plan With Footprint

6110 Camino De La Costa

Lot Block Book Page

The San Diego County Assessor Lot Block Book Page shows the first year with assessed improvements as being 1925.

Index to Property in La Jolla Hermosa **Addition** Sub. of W. Part of P.L. 1773 — **San Diego County, California.** See Map Book No. — Page No. 1810 — 168A

THE LAST NAME GIVEN IS THE ONE TO WHOM PROPERTY IS ASSESSED — THE LAST VALUE GIVEN IS THE ASSESSED VALUE FOR THE PRESENT YEAR

To Whom Assessed, 1925	To Whom Assessed, 1926	To Whom Assessed, 1927	Description or Boundary for Assessment	Lot	Blk	Value 1925	Value of Improvements 1926
Hayes R.M.	Brooks Fr Edw D.		1927 [illegible]	1	1	300	2400
La Jolla Properties Inc.				2		1200	
				3		1200	
				4		1070	
				5		1070	
	Johnston Lewis R			6		770	
	Arkley John R			7	1	1400	
La Jolla Properties Inc.				8	1A	1200	
Wiltsea Nora: Halpin Wiltsea	N.A.	Wilcox Nora H.		9		1070	1060 / 1440
Pilcher R.E.				10		1070	1440
"				11		1070	
La Jolla Properties Inc.		Gersh H LeRoy		12	1A	1200	
La Jolla Properties Inc.				13	1B	900	
				14		900	
		Jackson W R		15		840	
				16		960	
				17		1070	
Richards Mabel W. / La Jolla Properties Inc.		Powell Chas S		18	1B	1200	
La Jolla Properties Inc.		De Voin F.S.		1	2	1200	
				2		900	
				3		1080	
				4		960	
				5		900	
Hicks Geo C.				6		960	
La Jolla Properties Inc.				7		780	
				8		770	
				9		770	
				10	2	770	
				A	2	900	
La Jolla Properties Inc.		Manson Elizabeth H.		11	2A	770	
		Barkley Mary Georgeanna		12		840	
				13		770	
				14		900	
		Aldridge H.M. & C.E.		15		660	
				16		270	
				17	2A	300	

La Jolla Hermosa 168A

ATTACHMENT 5

Previous Historical Resource Survey Forms

(Could Not Be Located)

APPENDIX B

Ownership and Occupant Information

Chain of Title

Chain of Title

6110 Camino De La Costa (APN 357-141-05)

Seller	Buyer	Year
La Jolla Properties, Inc.	R.E. Pilcher	1924
R.E. Pilcher and Lena W. Pilcher	Gilbert E. Love	1932
Gilbert E. Love	R.E. Pilcher and Lena W. Pilcher	1932
R.E. Pilcher and Lena W. Pilcher	Elizabeth H. Fisher	1934
Elizabeth H. Fisher	Arno S. Winther and Edith S. Winther	1941
Arno S. Winther	Edith S. Winther	1950
First National Bank of San Diego, as executor of the will of Edith S. Howard, aka Edith S. Winther	Herbert F. York and Sybil D. York	1964
Herbert F. York and Sybil D. York	Herbert F. York and Sybil D. York, Trustee	1989
Herbert Frank York	Rachel D. York, Sole Successor Trustee	2021

City Directory Listing of Occupants

City Directory
6110 Camino De La Costa

Year	Name	Occupation
1924	Book Not Available	
1925	Book Not Available	
1926	Address Not Listed	
1927	Address Not Listed	
1928	Address Not Listed	
1929	Address Not Listed	
1930	Address Not Listed	
1931	Pilcher Robt E (Lena)	-
1932	Pilcher R E (o)	-
	Eichler Florence	maid
1933	Pilcher Robt E (Lena)	
	Raussa Francisco	hsmn
1934	Address Not Listed	
1935	Fisher Eliz H Mrs (o)	-
	Ingel L (Gullvig V)	caretkr
1936	Address Not Listed	
1937	Fisher Eliz H (wid Walter)	-
1938	Fisher Eliz H (wid Walter)	-
	Selbert Wm A (Mattie L)	caretkr
1939	Fisher Eliz H (wid Walter)	-
1940	Fisher Eliz H (wid Walter)	-
1941	Fisher Eliz H (wid Walter)	-
1942	Bottomley H S (Grace E)	-
1943	John M	Ins 7931 Fay and 1031 Prospect
1944-1945	Winther Arno S (Edith S)	-
	Reaves Chas (Ella M) (rent)	gdnr
1946	Book Not Available	
1947-1948	Winther Arnold S (Edith)	-
1949	Winther Arno S (Edith S)	consulting mining eng
1950	Winther Edith S (wid A S)	-
1951	Book Not Available	
1952	Howard Arch F (Edith S)	Maj Genl USMC (ret)
1953	Howard A F (Edith S)	Maj Genl USMC (ret)
1954	Howard A F (Edith S)	Maj Genl USMC (ret)
1955	Howard A F (Edith S)	Maj Genl USMC (ret)
1956	Howard Arch F (Edith)	-
1957	Howard Arch F (Edith)	-
	Sangster Jessie Mrs	

Year	Name	Occupation
1958	Howard Arch F	
1959	Address Not Listed	
1960	Address Not Listed	
1961	Howard Arch F (Edith)	-
	Sangster Jessie Mrs	
1962	Howard Arch F (Edith)	-
1963	Book Not Available	
1964	Howard Arch F	retd
1965	York Herbert F (Sybil S)	Chancellor Scripps Institution
1966	Book Not Available	
1967-1968	Book Not Available	
1969	Book Not Available	
1970	Book Not Available	
1971	Dunford Lucy G (Wid Phillips)	retd
1972	York Herbert F	-
1973	York Herbert F	-
1974	Villalpando M Antonia Mrs	
1975	Book Not Available	
1976	York Herbert F Jr	-
	York Herbert F & Sybil D	prof U C S D
1977	Book Not Available	
1978	York Herbert F & Sybil D	prof U C S D
1979	Book Not Available	
1980	York Herbert F & Sybil D	prof U C S D
1981	Athena Lam	-
	M A Villalpando	
	Herbert F York	
1982	Athena Lam	-
	M A Villalpando	
	Herbert F York	
1983	Athena Lam	-
	M A Villalpando	
	Herbert F York	
1984	Athena Lam	-
	M A Villalpando	
	Herbert F York	
1985	Athena Lam	-
	M A Villalpando	
	Herbert F York	
1986	Athena Lam	-
	Herbert F York	

Year	Name	Occupation
1987	Athena Lam	-
	Herbert F York	
1988	Christopher Canote	-
	Herbert F York	
1989	Christopher Canote	-
	Herbert F York	
1990	Book Not Available	
1991	Book Not Available	
1992	Christopher Canote	-
	Herbert F York	
1993	Christopher Canote	-
	Herbert F York	
1994	Christopher Canote	-
	Herbert F York	
1995	Christopher Canote	-
	Herbert F York	
1996	Christopher Canote	-
	Herbert F York	
1997	Christopher Canote	-
	Herbert F York	
1998-1999	Christopher Canote	-
	Herbert F York	
2000	Christopher Canote	-
	Herbert F York	
2001	Christopher Canote	-
	Herbert F York	
2002	Christopher Canote	-
	Herbert F York	
2003	Christopher Canote	-
	Herbert F York	
2004	Christopher Canote	-
	Herbert F York	
2005	Christopher Canote	-
	Herbert F York	
2006	Christopher Canote	-
	Herbert F York	
2007	Christopher Canote	-
	Herbert F York	
2008	Christopher Canote	-
	Herbert F York	
2009	Christopher Canote	-

Year	Name	Occupation
	Herbert F York	
2010	XXXX	-
2011	Christopher Canote	-
	Herbert F York	
2012	Christopher Canote	-
	Herbert F York	
2013	Christopher Canote	-
	Herbert F York	
2014	Herbert F York	-
2015	Herbert F York	-
2016	Herbert F York	-
2017	Antonia Villalpando	-
	Herbert York	
	Herbert F York	
2018	Christopher Canole	-
	Cynthia D York	
	Herbert York	
2019	Daniel Schatz-Miller	-
2020	Daniel Schatz-Miller	-
2021	Sybil York	-
	Sophie York Williams	

Copy of the Deed from Date of Construction

DEED BOOK 1038

423

Photographed By M. DULAC, Deputy Recorder

Recorded at request of H.A. Amoe Dec 19 1924 at 17 min. past 11 o'clock A.M.
John A. Ferry, County Recorder
54183. Fee $1.40 By H.C. Parsons, Deputy

----------00000000----------

I, H.A. Culburg,
This property being my separate property
For and in consideration of the sum of Ten Dollars,
DO HEREBY GRANT TO William Keithley and Maude Keithley, his wife and Charles Garrison
ALL THAT REAL PROPERTY situated in the city of San Diego County of San Diego, State of California, bounded and described as follows:
Lots Twenty, (20) and Twenty-one (21) in Block Thirty-seven, (37) of Lexington Park, according to Map thereof No. 1936, filed in the office of the County Recorder of said San Diego County, June 15th 1917.
This deed made and accepted subject to restrictions of record.
Subject to State and County taxes for the year 1924-25.
TO HAVE AND TO HOLD the above granted and described premises unto the said Grantees their heirs and assigns forever.
WITNESS my hand and seal this 18th day of December, 1924.
Signed and executed in Presence of H.A. Culburg (Seal)
E.D. Black X X
50¢

STATE OF CALIFORNIA)
) ss.
County of San Diego.)

On this 18th day of December, 1924 before me, May C. Bleiler a Notary Public, in and for said County and State, personally appeared H.A. Culberg known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same.
Witness my hand and Official Seal, the day and year in this certificate first above written.

May C. Bleiler

May C. Bleiler
Notary Public in and for said County and State.

Recorded at request of Chas. Garrison Dec 19 1924 at 18 min. past 11 o'clock A.M.
John A. Ferry, County Recorder
54184. Fee $1.10 By L.B. Woodard, Deputy

12/20/1924 #54300
Deed Book 1038, Page 423

----------0000----------

LA JOLLA PROPERTIES, INC., a corporation, of the City of San Diego, County of San Diego, State of California, for and in consideration of the sum of Ten Dollars, does hereby grant to
E.E. PILCHER
ALL THAT REAL PROPERTY situated in the City of San Diego, County of San Diego, State of California, bounded and described as follows:
LOTS TEN (10) AND ELEVEN (11) in BLOCK ONE A (1A) of LA JOLLA HERMOSA,

according to map thereof #1810, filed in the office of the County Recorder of said San Diego County, November 21st, 1924.

This deed and conveyance is made upon and subject to the following conditions, covenants, restrictions, and reservations affecting said real property, to-wit

First: Said property shall be used only and exclusively for single private residential purposes, and no part thereof for business or commercial purposes, and no more than one residence or dwelling house shall be erected or permitted on any one lot in said tract or subdivision at any one time, and such buildings shall not be used for any other than single private residential purposes, such use for said purposes, however, to include a garage or garages, and other reasonably necessary outbuildings.

Second: Any such residence building erected on the lot hereinbefore described shall cost not less than FIFTEEN THOUSAND Dollars,($15,000.00).

Third: Such residence building shall be so constructed, and at all times so maintained, that the front thereof shall face upon the street, avenue, or highway in front of the lot on which the same shall be erected.

Fourth: No fowls, goats, cows, or other farm animals shall at any time be permitted to be kept upon said property, or any part thereof.

Fifth: No part of said property, or any buildings thereon, shall be used or occupied by any person not belonging to the Caucasian race, either as owner, lessee, licensee, tenant, or in any other capacity than that of servent or employee.

Sixth: No fence, wall or hedge or like obstruction, exceeding five feet in height, shall be placed or permitted on any part of said premises in front of the front line of the aforesaid residence building.

Seventh: No residence or other building on said property shall in any manner be occupied while in the course of construction, nor until made to comply with all the requirements and conditions hereof, nor shall such residence building when completed be used for other than the purposes hereinbefore specified. The work of constructing any building shall be prosecuted diligently and continuously from the commencement thereof until the same is fully completed. Each building, fence, wall, or structure placed on any part of said premises shall be constructed thereon from new material only, and not from old or second-hand material, and no building wholly or partially constructed elsewhere shall be moved to, or placed upon, said property.

Eighth: Before the placing or construction on said property of any building or buildings, there shall be furnished to, and approved by, a tract architect selected by the Grantor herein, complete plans and specifications for such buildings, (including their position and location on the property), and for the landscaping or improvement, if any, of the portions of said property not occupied by such buildings, and said building or buildings shall be erected and maintained wholly in accordance with such approved plans and specifications, and also in conformity with the conditions and restrictions herein contained.

The foregoing conditions, restrictions and reservations shall apply to and be binding upon the Grantee and Grantees, legal representatives and successors in interest, and shall also inure to the benefit of each and every lot in said tract or subdivision, and to the benefit of the owner or owners of each and every such lot in said tract or subdivision, so as to give each owner or owners the right of enforcing the same.

In the event of a breach or violation of any one or more of the foregoing

conditions, restrictions or covenants, all the legal and equitable title hereby conveyed, as respects the lot or lots affected thereby shall be forfeited to and revert to the Grantor, or its successor in interest, who shall thereupon have the right of immediate re-entry upon said premises; provided, however, that any such breach or forfeiture of title or re-entry shall not defeat or render invalid the lien of any mortgage or deed of trust made in good faith for value upon such lot or upon any buildings thereon; provided, however, that any such breach, or the continuance thereof, may be, enjoined, abated, or remedied by appropriate proceedings, and provided also that each of the foregoing conditions, restrictions and covenants shall remain at all times in full force and effect as against any and all owners of said premises, or any part thereof, or any interest therein, whether such ownership or interest be acquired by foreclosure of any such lien or by any other manner of purchase, devise, inheritance, or otherwise.

This deed is also made subject to all taxes and public assessments becoming a lien on said property after DECEMBER 31st, 1924.

IN WITNESS WHEREOF; Said corporation grantor has caused this deed to be signed by its Vice President and Secretary and its corporate seal to be affixed hereto this FIFTH day of DECEMBER, 1924.

La Jolla Properties, Inc. California Incorporated 1923.

La Jolla Properties, Inc.
Sam D. Porter Vice-President
Attest: T.A. Rife Secretary.

STATE OF CALIFORNIA,)
) ss.
County of San Diego.)

U.T.Ins. Co. of S.D. Dec 19 1924 San Diego,Cal.
55. 45. 42.

On this 11th day of December, 1924, before me, I. L. Leszynsky, a Notary Public in and for said County and State, personally appeared Sam D. Porter known to me to be the Vice President, and T.A. Rife known to me to be the Secretary of the grantor corporation that executed the within instrument, known to me to be the persons who executed the within instrument on behalf of the grantor corporation therein named, and acknowledged to me that such corporation executed the same.

I.L. Leszynsky

I.L. Leszynsky
Notary Public in and for said County and State.

Recorded at request of Union Title Insurance Co. Dec 20 1924 at 9 o'clock A.M.

John H. Perry, County Recorder
By H.C. Parsons, Deputy

54300. Fee $1.50

----------00000----------

THIS INDENTURE, Made this 17th day of December A.D. 1924

BETWEEN Duncan MacKinnon of the City and County of San Francisco State of California the party of the first part, and Angus MacKinnon of the same place the party of the second part,

WITNESSETH: That the said part_ of the first part, for and in consideration of the sum of Ten Dollars, lawful money of the United States of America, to him in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, [illegible] by these presents [illegible] grant, bargain, sell, convey and confirm unto the said party of the second part, and to his heirs and assigns forever, all those certain lots, pieces or parcels of land situate, lying and being in the County of San Diego State of California

APPENDIX C

Maps

Figure 1

Project Location Map

6110 Camino De La Costa

Shown on The City of San Diego 1" to 800' Scale Engineering Map

Figure 2

1943 USGS Map

6110 Camino De La Costa

USGS *Southern California* Quadrangle (1:250,000 series)

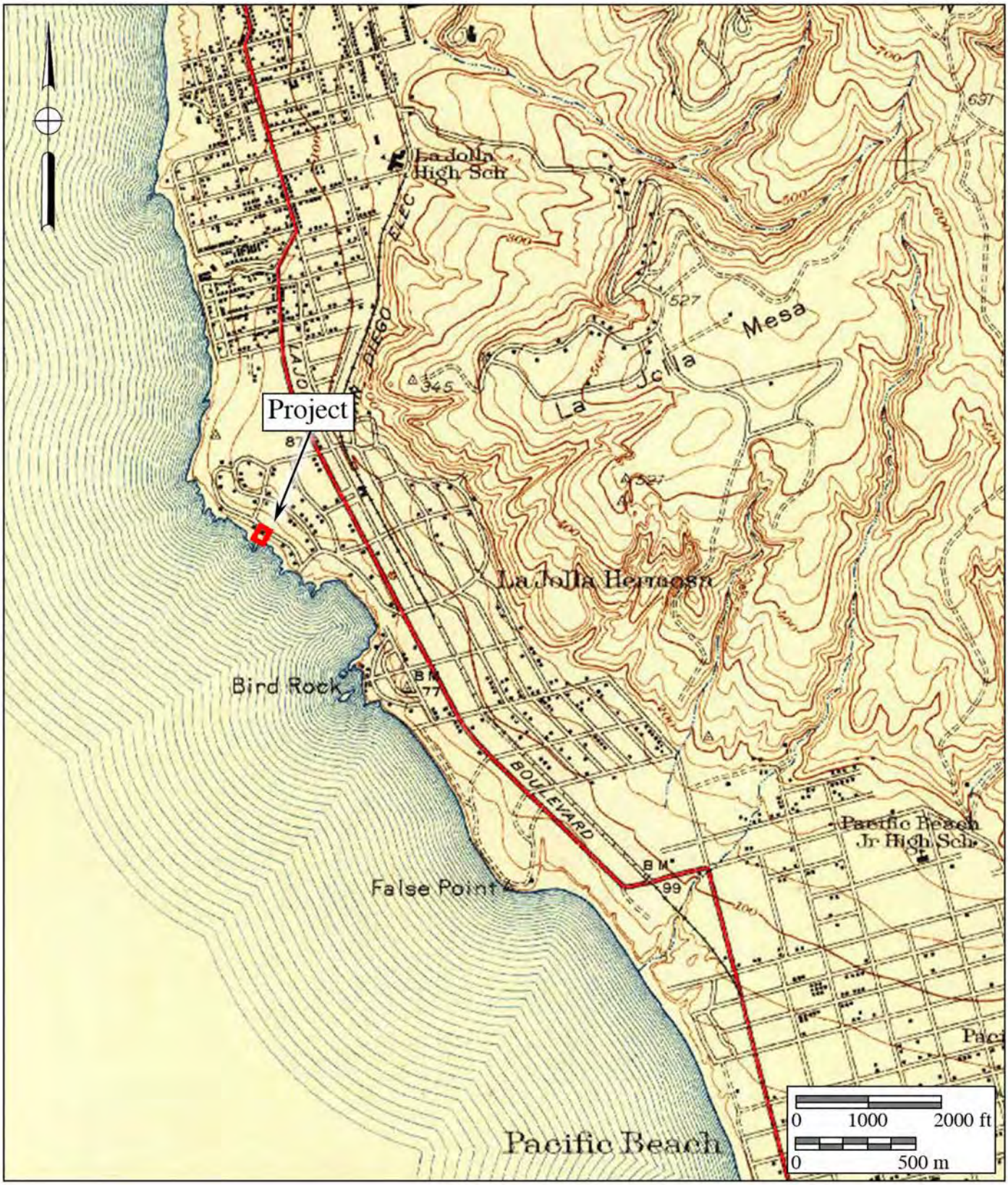


Figure 3

1943 USGS Map

6110 Camino De La Costa

USGS *La Jolla* Quadrangle (1:24,000 series)

Figure 4

1953 USGS Map

6110 Camino De La Costa

USGS *La Jolla* Quadrangle (1:24,000 series)

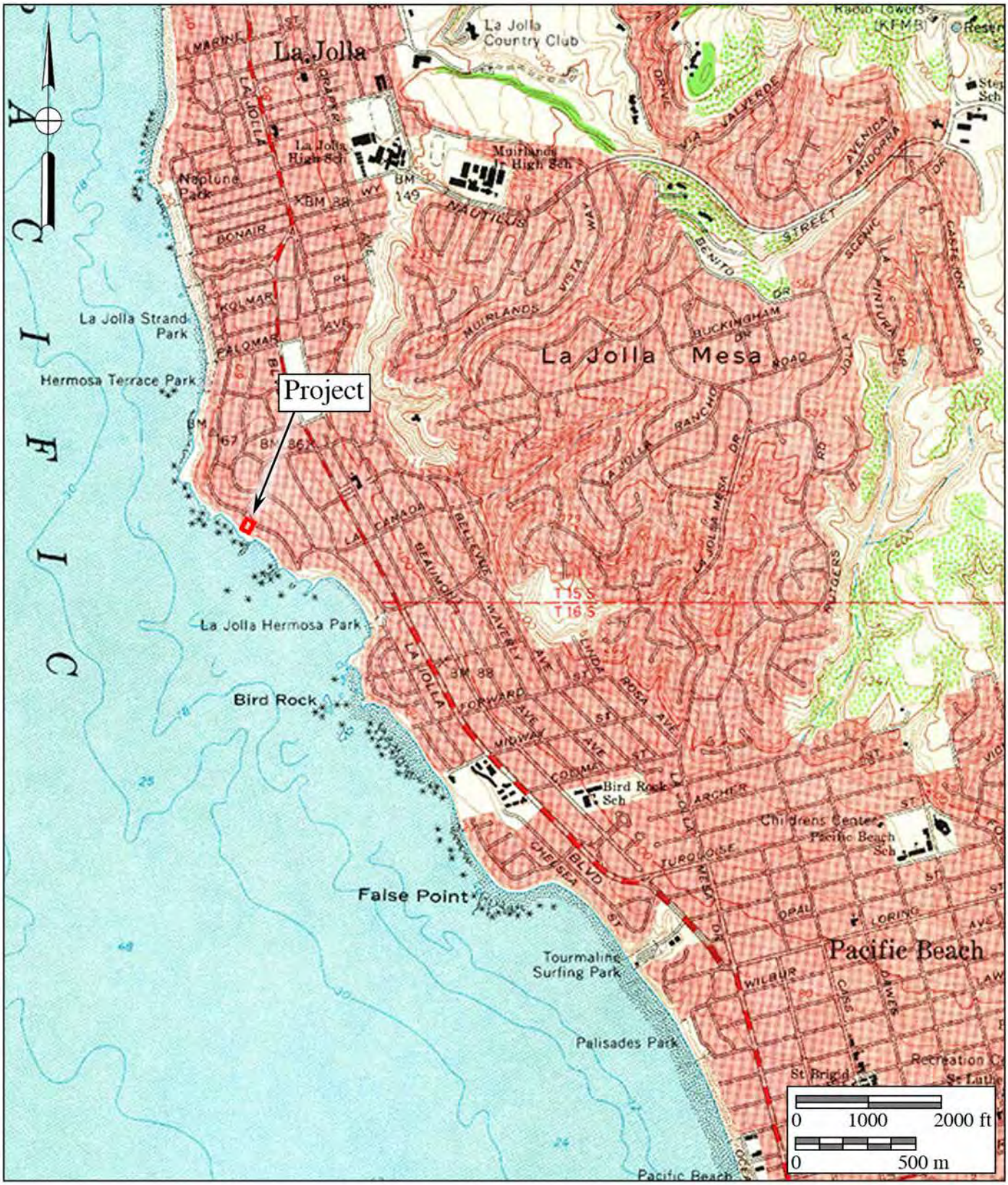


Figure 5

1967 USGS Map

6110 Camino De La Costa

USGS *La Jolla* Quadrangle (1:24,000 series)

Figure 6

Current USGS Map

6110 Camino De La Costa

USGS *La Jolla OE W* Quadrangle (1:24,000 series)

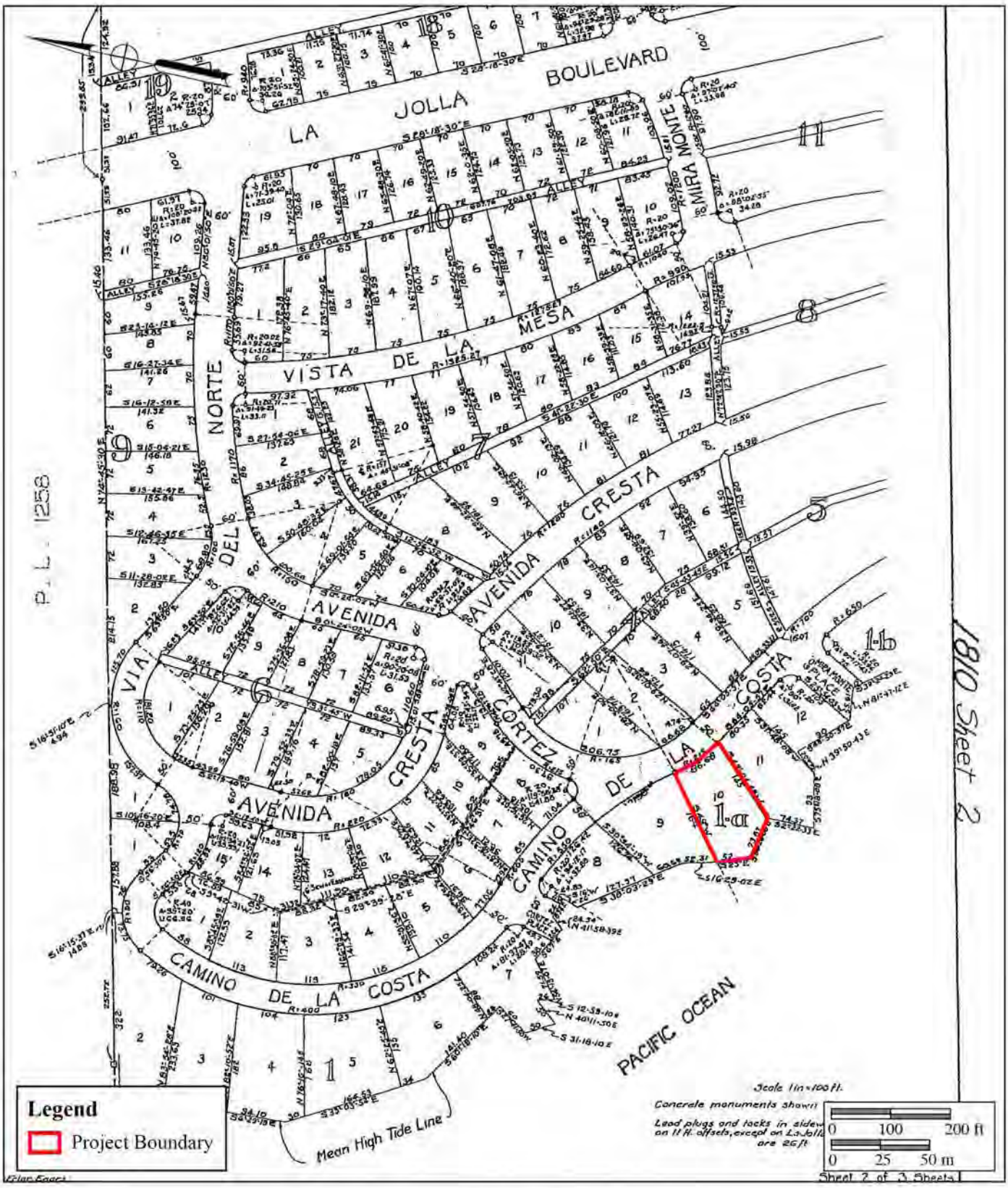


Figure 7

Original 1927 Subdivision Map With Site Location

6110 Camino De La Costa

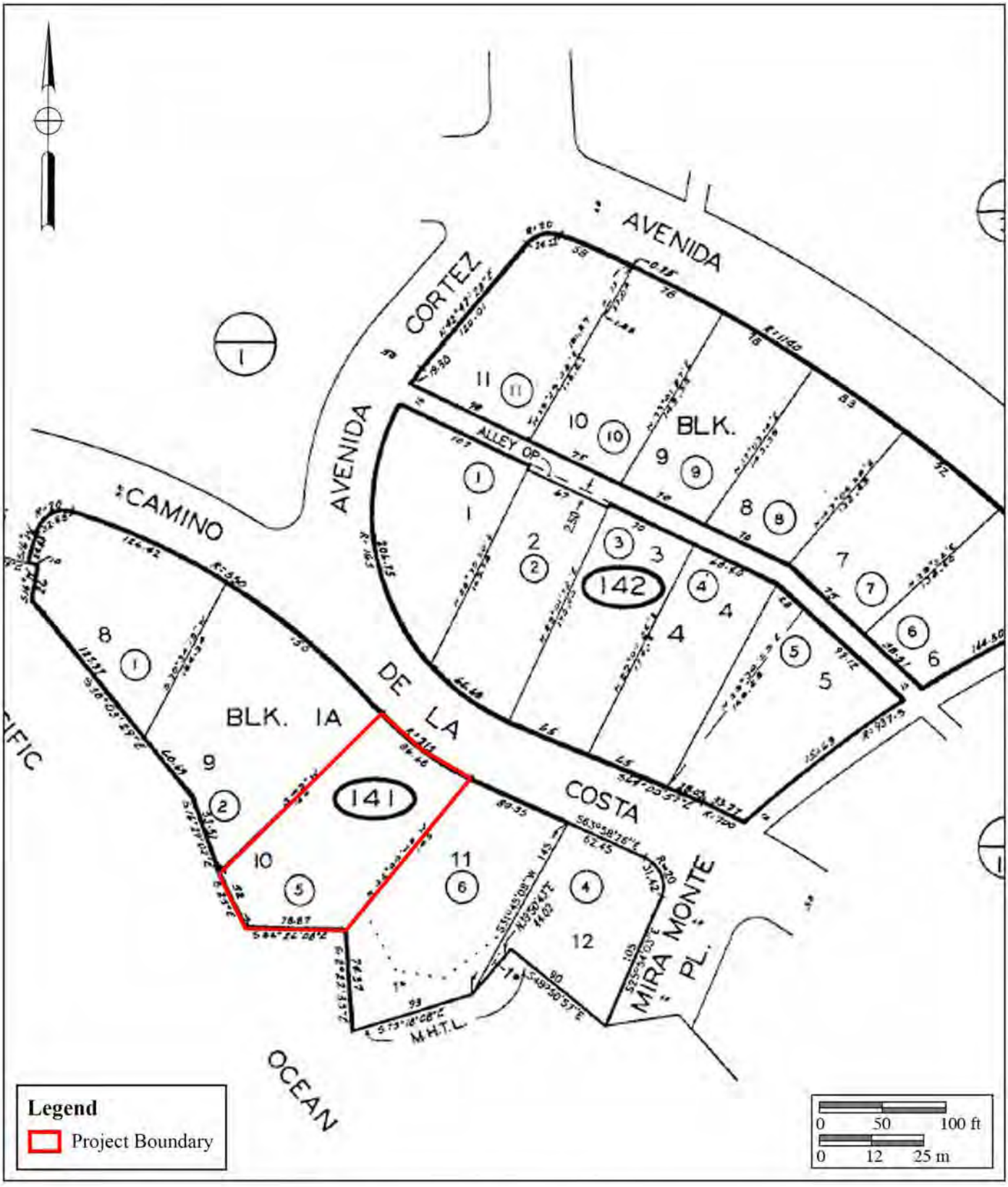


Figure 8

Current Assessor's Parcel Map

6110 Camino De La Costa

1886/1887 Sanborn Map

(Map Not Available)

1906 Sanborn Map

(Map Not Available)

1921 Sanborn Map

(Map Not Available)

1940 Sanborn Map

(Map Not Available)

1950 Sanborn Map

(Map Not Available)

1956 Sanborn Map

(Map Not Available)

APPENDIX D

DPR Forms

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 3CS; 5S3

Other Listings
Review Code **Reviewer** **Date**

 ***Resource Name or #:** Casa de los Amigos (6110 Camino De La Costa)

P1. Other Identifier:

***P2. Location:** ■ **Not for Publication** ☐ **Unrestricted** ***a. County:** San Bernardino

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad:** *La Jolla, California* **Date:** 1975 **T** 15 S **R** 4 W (projected); M.D. **B.M.** San Bernardino

c. Address: 6110 Camino De La Costa City: San Diego Zip: 92037

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Casa de los Amigos is located within Assessor's Parcel Number 357-141-05 and includes "Lot 10, in Block 1A, in La Jolla Hermosa, in the city of San Diego, county of San Diego, state of California, according to map thereof no. 1810, filed in the Office of the County Recorder of Said San Diego County, November 21, 1924; Excepting from the above-described property that portion thereof heretofore or now lying below the mean high tide line of the Pacific Ocean." The residence and detached garage/maid's quarters are located at 61 10 Camino De La Costa, south of the intersection of Avenida Cortez and Camino De La Costa in the La Jolla neighborhood of the city of San Diego, San Diego County, California.

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The Casa de los Amigos single-family residence and detached garage/maid's quarters at 6110 Camino De La Costa were constructed in 1924 using standard frame construction on a concrete foundation, with a stucco exterior in a "U" shape around a central courtyard. Windows were originally wood-framed casements with screens, most of which featured an arched, fixed-pane window above the casement portion and have been retained. The original front door is located on the east façade, between the north and south wings, and two doors leading to the balcony on the west façade are original and arched at the top. The residence roof is cut up with parapeted flat, shed, gabled, and hipped sections. The flat roof sections are covered in composite roofing while the shed, hipped, and gabled sections feature clay tile shingles. The flat-roofed portions of the building feature flat-topped pillars at the corners. Square, decorative clay attic vents are located near the roofline of the flat-roofed portions and in the corner pillars. The north and south wings feature the flat roof sections with shed roofs located just below the parapet. The gabled roof sections are located on the two-story detached garage/maid's quarters, on the covered, arcaded walkway connecting the south wing to the maid's quarters, and on the central wing. The only hipped roof section is located on the two-story tower at the northwest corner of the residence, which features decorative rafter tails that resemble Italianate-style brackets.

P5a. Photo or Drawing

***P3b. Resource Attributes:** (List attributes and codes)
HP2. Single-family property

***P4. Resources Present:** ■Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #)
Aerial overview of the residence and detached garage/maid's quarters, facing south, 2022

***P6. Date Constructed/Age and Sources:**
1924/Residential Building Record and Notice of Completion
■Historic ☐Prehistoric ☐Both

***P7. Owner and Address:**
JMAN Investments, Inc.
3000 Upas Street #101
San Diego, California 92104

***P8. Recorded by:** (Name, affiliation, and address)
Elena C. Goralogia
Brian F. Smith and Associates, Inc.
14010 Poway Road, Suite A
Poway, California 92064

***P9. Date Recorded:** 4/26/22

***P10. Survey Type:** (Describe) Historic Structure Evaluation

***P11. Report Citation:** (Cite survey report and other sources, or enter "none") Jennifer R.K. Stropes and Brian F. Smith, Historical Resource Technical Report for Casa de los Amigos, 6110 Camino De La Costa, La Jolla, California, Brian F. Smith and Associates, Inc., report in progress, 2022

***Attachments:** ☐NONE ■Location Map ☐Sketch Map ■Continuation Sheet ■Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record Photograph Record ☐ Other (List):

State of California — The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI #
CONTINUATION SHEET	Trinomial

 ***Resource Name or #:** Casa de los Amigos (6110 Camino De La Costa)

***Recorded by:** Elena C. Goralogia ***Date:** 4/26/22 ■ Continuation ☐ Update

The west façade of the residence originally featured open balcony with classical-style balusters between three larger stucco supports. The second-floor tower windows on the west façade featured wrought iron balconies and all windows on the west and east façades and the front door exhibited fabric awnings. When developed in 1924, the property featured an interior courtyard tiled fishpond, a gazebo at the southwest corner, and a stucco privacy wall along the eastern edge that included a double wood gate for vehicles, which was replaced sometime after 1927, and a smaller pedestrian gate with a side-gabled roof above. Planters on the sides of the driveway gate and pedestrian gate are still extant. The gazebo was removed when the lot to the south of the subject property was developed in the 1990s. The building record indicates that modifications occurred between 1934 and 1939 that include: extension to the north and partial enclosure of the rear balcony; construction of a shed roof over the new and original portions of the balcony; and enclosure of the previously open space below the balcony into a finished basement. Sometime after 1946, the original first-floor, wood-framed, multi-pane casement windows on the west façade of the tower, the first floor south of the balcony, and the 1934 to 1946 windows on the west façade of the finished basement were replaced with fixed-pane windows in the same openings.

The detached garage/maid's quarters is located at the southeast corner of the property at the end of the arcaded south wing walkway, is two stories high, and features a side-gabled roof. The garage door is located on the north façade and access to the second-floor maid's quarters is located on the west façade via a staircase with a wrought iron railing. The west façade of the building features a shed-roofed, single-story bumpout over which the staircase leads to the second floor. The second floor exhibits two arched openings at the southwest corner of the west façade and another at the same corner on the south façade.

State of California — The Resources Agency **Primary #**
DEPARTMENT OF PARKS AND RECREATION **HRI #**

BUILDING, STRUCTURE, AND OBJECT RECORD

 ***NRHP Status Code**: 3CS; 5S3

***Resource Name or #:** Casa de los Amigos (6110 Camino De La Costa)

B1. Historic Name: Casa de los Amigos
B2. Common Name: Casa de los Amigos
B3. Original Use: Single-family residential B4. Present Use: Single-family residential
***B5. Architectural Style:** Spanish Revival
***B6. Construction History:** (Construction date, alterations, and date of alterations) Residence and detached garage/maid's quarters constructed in **1924;** half windows added to the north façade of the south wing arcaded walkway **between 1924 and 1965;** driveway gate replaced **post-1927;** balcony on the west façade of the residence modified **between 1934 and 1939;** windows replaced on the west façade of the residence **post-1946;** wrought iron security grilles added to the south façade of the north wing arcaded walkway in the **1970s;** garage door and pedestrian door leading to the detached garage/maid's quarters from the south wing of the residence at **unknown dates.**
***B7. Moved?** ■**No** ☐**Yes** ☐**Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Herbert E. Palmer b. Builder: Unknown
***B10. Significance** **Theme:** N/A **Area:** La Jolla Hermosa Subdivision
Period of Significance: 1924 **Property Type:** Single-family residential **Applicable Criteria:** City of San Diego HRB Criteria A, B, C, and D; CRHR Criteria 1, 2, and 3
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Casa de los Amigos was constructed in 1924 in the Spanish Revival architectural style. The residence and detached garage/maid's quarters were determined to retain integrity of location, design, materials, workmanship, feeling, and association, but not setting. Casa de los Amigos has been determined eligible for listing on the San Diego Register of Historical Resources (SDRHR) and California Register of Historical Resources (CRHR) under City of San Diego Historical Resources Board (HRB) Criterion A and CRHR Criterion 1 as one of the first residences completed in the La Jolla Hermosa community (significant events and historical and architectural development); HRB Criterion B and CRHR Criterion 2 for its association with Herbert York (significant person); HRB Criterion C and CRHR Criterion 3 as a good example of the Spanish Revival architectural style (architecture); and HRB Criterion D as a notable example of the work of San Diego Master Architect Herbert E. Palmer (master architect). Casa de los Amigos was determined ineligible for nomination to the NRHP due its loss of original setting. See Stropes and Smith (2022) for further historic context and evaluation information.

B11. Additional Resource Attributes (List attributes and codes): None
***B12. References:** See Stropes and Smith (2022) for additional references
B13. Remarks: None
***B14. Evaluator:** Elena C. Goralogia
***Date of Evaluation:** 4/26/22

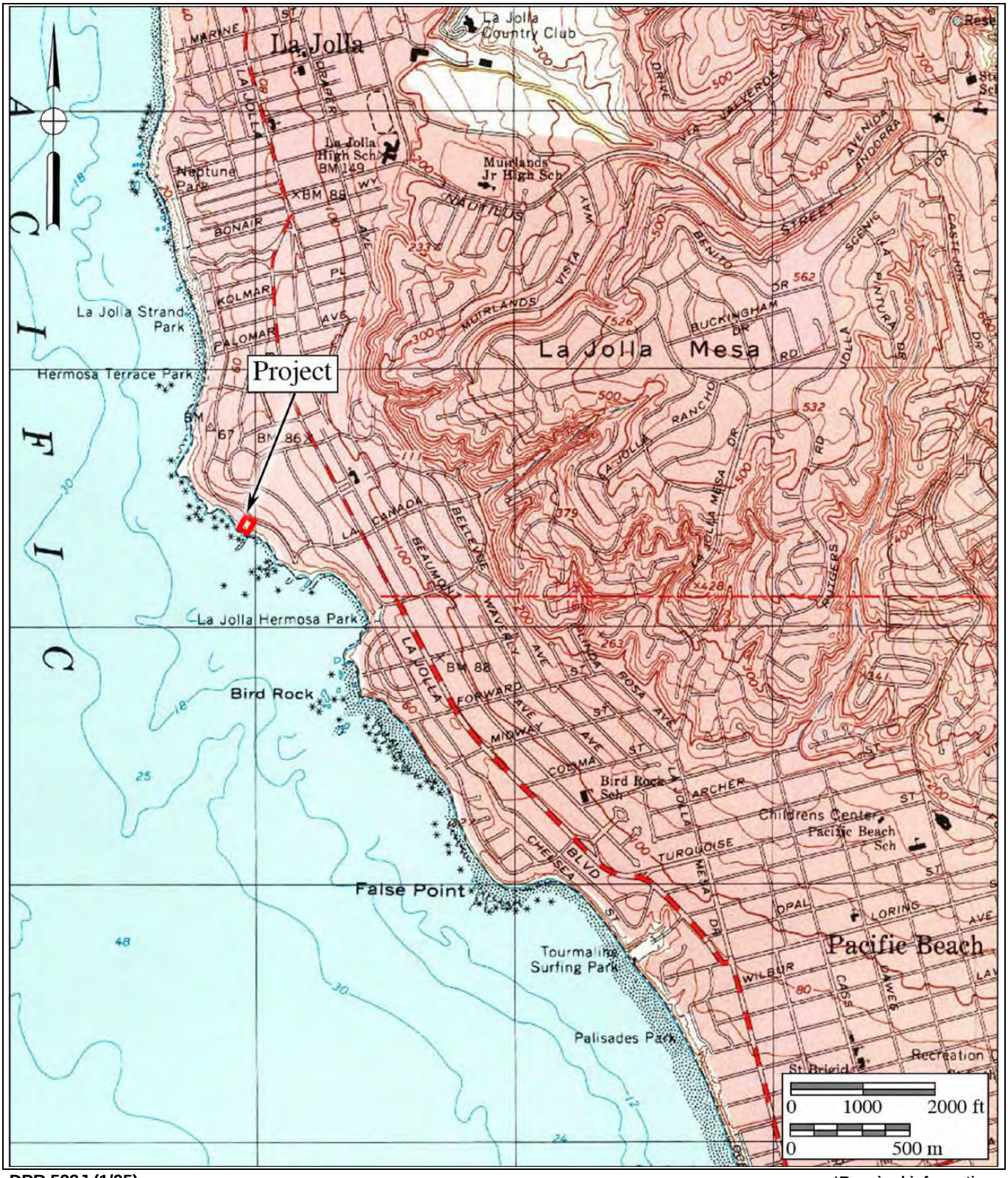
State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Primary #
HRI #
Trinomial

***Resource Name or #:** Casa de los Amigos (6110 Camino De La Costa)

***Map Name:** USGS *La Jolla, California* Quadrangle (7.5-minute series) ***Scale:** 1:24,000 ***Date of Map: NA (Digital)**



*Required information

APPENDIX E

Preparers' Qualifications

Brian F. Smith, MA

Owner, Principal Investigator

Brian F. Smith and Associates, Inc.
14010 Poway Road • Suite A •
Phone: (858) 679-8218 • Fax: (858) 679-9896 • E-Mail: bsmith@bfsa-ca.com

Education

Master of Arts, History, University of San Diego, California	1982
Bachelor of Arts, History, and Anthropology, University of San Diego, California	1975

Professional Memberships

Society for California Archaeology

Experience

Principal Investigator — 1977–Present
Brian F. Smith and Associates, Inc. — Poway, California

Brian F. Smith is the owner and principal historical and archaeological consultant for Brian F. Smith and Associates. Over the past 32 years, he has conducted over 2,500 cultural resource studies in California, Arizona, Nevada, Montana, and Texas. These studies include every possible aspect of archaeology from literature searches and large-scale surveys to intensive data recovery excavations. Reports prepared by Mr. Smith have been submitted to all facets of local, state, and federal review agencies, including the US Army Corps of Engineers, the Bureau of Land Management, the Bureau of Reclamation, the Department of Defense, and the Department of Homeland Security. In addition, Mr. Smith has conducted studies for utility companies (Sempra Energy) and state highway departments (CalTrans).

Professional Accomplishments

These selected major professional accomplishments represent research efforts that have added significantly to the body of knowledge concerning the prehistoric life ways of cultures once present in the Southern California area and historic settlement since the late 18th century. Mr. Smith has been principal investigator on the following select projects, except where noted.

Downtown San Diego Mitigation and Monitoring Reporting Programs: Large numbers of downtown San Diego mitigation and monitoring projects, some of which included Broadway Block (2019), 915 Grape Street (2019), 1919 Pacific Highway (2018), Moxy Hotel (2018), Makers Quarter Block D (2017), Ballpark Village (2017), 460 16th Street (2017), Kettner and Ash (2017), Bayside Fire Station (2017), Pinnacle on the Park (2017), IDEA1 (2016), Blue Sky San Diego (2016), Pacific Gate (2016), Pendry Hotel (2015), Cisterra Sempra Office Tower (2014), 15th and Island (2014), Park and G (2014), Comm 22 (2014), 7th and F Street Parking (2013), Ariel Suites (2013), 13th and Marker (2012), Strata (2008), Hotel Indigo (2008), Lofts at 707 10th Avenue Project (2007), Breeza (2007), Bayside at the Embarcadero (2007), Aria (2007), Icon (2007), Vantage Pointe (2007), Aperture (2007), Sapphire Tower (2007), Lofts at 655 Sixth Avenue (2007), Metrowork (2007), The Legend (2006), The Mark (2006), Smart Corner (2006), Lofts at 677 7th Avenue (2005), Aloft on Cortez Hill (2005), Front and Beech Apartments (2003), Bella Via Condominiums (2003), Acqua Vista Residential Tower (2003), Northblock Lofts (2003), Westin Park Place Hotel (2001), Parkloft

Apartment Complex (2001), Renaissance Park (2001), and Laurel Bay Apartments (2001).

1900 and 1912 Spindrift Drive: An extensive data recovery and mitigation monitoring program at the Spindrift Site, an important prehistoric archaeological habitation site stretching across the La Jolla area. The project resulted in the discovery of over 20,000 artifacts and nearly 100,000 grams of bulk faunal remains and marine shell, indicating a substantial occupation area (2013-2014).

San Diego Airport Development Project: An extensive historic assessment of multiple buildings at the San Diego International Airport and included the preparation of Historic American Buildings Survey documentation to preserve significant elements of the airport prior to demolition (2017-2018).

Citracado Parkway Extension: A still-ongoing project in the city of Escondido to mitigate impacts to an important archaeological occupation site. Various archaeological studies have been conducted by BFSA resulting in the identification of a significant cultural deposit within the project area.

Westin Hotel and Timeshare (Grand Pacific Resorts): Data recovery and mitigation monitoring program in the city of Carlsbad consisted of the excavation of 176 one-square-meter archaeological data recovery units which produced thousands of prehistoric artifacts and ecofacts, and resulted in the preservation of a significant prehistoric habitation site. The artifacts recovered from the site presented important new data about the prehistory of the region and Native American occupation in the area (2017).

The Everly Subdivision Project: Data recovery and mitigation monitoring program in the city of El Cajon resulted in the identification of a significant prehistoric occupation site from both the Late Prehistoric and Archaic Periods, as well as producing historic artifacts that correspond to the use of the property since 1886. The project produced an unprecedented quantity of artifacts in comparison to the area encompassed by the site, but lacked characteristics that typically reflect intense occupation, indicating that the site was used intensively for food processing (2014-2015).

Ballpark Village: A mitigation and monitoring program within three city blocks in the East Village area of San Diego resulting in the discovery of a significant historic deposit. Nearly 5,000 historic artifacts and over 500,000 grams of bulk historic building fragments, food waste, and other materials representing an occupation period between 1880 and 1917 were recovered (2015-2017).

Archaeology at the Padres Ballpark: Involved the analysis of historic resources within a seven-block area of the "East Village" area of San Diego, where occupation spanned a period from the 1870s to the 1940s. Over a period of two years, BFSA recovered over 200,000 artifacts and hundreds of pounds of metal, construction debris, unidentified broken glass, and wood. Collectively, the Ballpark Project and the other downtown mitigation and monitoring projects represent the largest historical archaeological program anywhere in the country in the past decade (2000-2007).

4S Ranch Archaeological and Historical Cultural Resources Study: Data recovery program consisted of the excavation of over 2,000 square meters of archaeological deposits that produced over one million artifacts, containing primarily prehistoric materials. The archaeological program at 4S Ranch is the largest archaeological study ever undertaken in the San Diego County area and has produced data that has exceeded expectations regarding the resolution of long-standing research questions and regional prehistoric settlement patterns.

Charles H. Brown Site: Attracted international attention to the discovery of evidence of the antiquity of man in North America. Site located in Mission Valley, in the city of San Diego.

Del Mar Man Site: Study of the now famous Early Man Site in Del Mar, California, for the San Diego Science Foundation and the San Diego Museum of Man, under the direction of Dr. Spencer Rogers and Dr. James R. Moriarty.

Old Town State Park Projects: Consulting Historical Archaeologist. Projects completed in the Old Town State Park involved development of individual lots for commercial enterprises. The projects completed in Old Town include Archaeological and Historical Site Assessment for the Great Wall Cafe (1992), Archaeological Study for the Old Town Commercial Project (1991), and Cultural Resources Site Survey at the Old San Diego Inn (1988).

Site W-20, Del Mar, California: A two-year-long investigation of a major prehistoric site in the Del Mar area of the city of San Diego. This research effort documented the earliest practice of religious/ceremonial activities in San Diego County (circa 6,000 years ago), facilitated the projection of major non-material aspects of the La Jolla Complex, and revealed the pattern of civilization at this site over a continuous period of 5,000 years. The report for the investigation included over 600 pages, with nearly 500,000 words of text, illustrations, maps, and photographs documenting this major study.

City of San Diego Reclaimed Water Distribution System: A cultural resource study of nearly 400 miles of pipeline in the city and county of San Diego.

Master Environmental Assessment Project, City of Poway: Conducted for the City of Poway to produce a complete inventory of all recorded historic and prehistoric properties within the city. The information was used in conjunction with the City's General Plan Update to produce a map matrix of the city showing areas of high, moderate, and low potential for the presence of cultural resources. The effort also included the development of the City's Cultural Resource Guidelines, which were adopted as City policy.

Draft of the City of Carlsbad Historical and Archaeological Guidelines: Contracted by the City of Carlsbad to produce the draft of the City's historical and archaeological guidelines for use by the Planning Department of the City.

The Mid-Bayfront Project for the City of Chula Vista: Involved a large expanse of undeveloped agricultural land situated between the railroad and San Diego Bay in the northwestern portion of the city. The study included the analysis of some potentially historic features and numerous prehistoric

Cultural Resources Survey and Test of Sites Within the Proposed Development of the Audie Murphy Ranch, Riverside County, California: Project manager/director of the investigation of 1,113.4 acres and 43 sites, both prehistoric and historic—included project coordination; direction of field crews; evaluation of sites for significance based on County of Riverside and CEQA guidelines; assessment of cupule, pictograph, and rock shelter sites, co-authoring of cultural resources project report. February- September 2002.

Cultural Resources Evaluation of Sites Within the Proposed Development of the Otay Ranch Village 13 Project, San Diego County, California: Project manager/director of the investigation of 1,947 acres and 76 sites, both prehistoric and historic—included project coordination and budgeting; direction of field crews; assessment of sites for significance based on County of San Diego and CEQA guidelines; co-authoring of cultural resources project report. May-November 2002.

Cultural Resources Survey for the Remote Video Surveillance Project, El Centro Sector, Imperial County: Project manager/director for a survey of 29 individual sites near the U.S./Mexico Border for proposed video surveillance camera locations associated with the San Diego Border barrier Project—project coordination and budgeting; direction of field crews; site identification and recordation; assessment of potential impacts to cultural resources; meeting and coordinating with U.S. Army Corps of Engineers, U.S. Border Patrol, and other government agencies involved; co-authoring of cultural resources project report. January, February, and July 2002.

Cultural Resources Survey and Test of Sites Within the Proposed Development of the Menifee West GPA, Riverside County, California: Project manager/director of the investigation of nine sites, both prehistoric and historic—included project coordination and budgeting; direction of field crews; assessment of sites

for significance based on County of Riverside and CEQA guidelines; historic research; co-authoring of cultural resources project report. January-March 2002.

Cultural Resources Survey and Test of Sites Within the Proposed French Valley Specific Plan/EIR, Riverside County, California: Project manager/director of the investigation of two prehistoric and three historic sites—included project coordination and budgeting; survey of project area; Native American consultation; direction of field crews; assessment of sites for significance based on CEQA guidelines; cultural resources project report in prep. July-August 2000.

Cultural Resources Survey and Test of Sites Within the Proposed Development of the Menifee Ranch, Riverside County, California: Project manager/director of the investigation of one prehistoric and five historic sites—included project coordination and budgeting; direction of field crews; feature recordation; historic structure assessments; assessment of sites for significance based on CEQA guidelines; historic research; co-authoring of cultural resources project report. February-June 2000.

Salvage Mitigation of a Portion of the San Diego Presidio Identified During Water Pipe Construction for the City of San Diego, California: Project archaeologist/director—included direction of field crews; development and completion of data recovery program; management of artifact collections cataloging and curation; data synthesis and authoring of cultural resources project report in prep. April 2000.

Enhanced Cultural Resource Survey and Evaluation for the Tyrian 3 Project, La Jolla, California: Project manager/director of the investigation of a single-dwelling parcel—included project coordination; assessment of parcel for potentially buried cultural deposits; authoring of cultural resources project report. April 2000.

Enhanced Cultural Resource Survey and Evaluation for the Lamont 5 Project, Pacific Beach, California: Project manager/director of the investigation of a single-dwelling parcel—included project coordination; assessment of parcel for potentially buried cultural deposits; authoring of cultural resources project report. April 2000.

Enhanced Cultural Resource Survey and Evaluation for the Reiss Residence Project, La Jolla, California: Project manager/director of the investigation of a single-dwelling parcel—included project coordination; assessment of parcel for potentially buried cultural deposits; authoring of cultural resources project report. March-April 2000.

Salvage Mitigation of a Portion of Site SDM-W-95 (CA-SDI-211) for the Poinsettia Shores Santalina Development Project and Caltrans, Carlsbad, California: Project archaeologist/ director—included direction of field crews; development and completion of data recovery program; management of artifact collections cataloging and curation; data synthesis and authoring of cultural resources project report in prep. December 1999-January 2000.

Survey and Testing of Two Prehistoric Cultural Resources for the Airway Truck Parking Project, Otay Mesa, California: Project archaeologist/director—included direction of field crews; development and completion of testing recovery program; assessment of site for significance based on CEQA guidelines; authoring of cultural resources project report, in prep. December 1999-January 2000.

Cultural Resources Phase I and II Investigations for the Tin Can Hill Segment of the Immigration and Naturalization Services Triple Fence Project Along the International Border, San Diego County, California: Project manager/director for a survey and testing of a prehistoric quarry site along the border—NRHP eligibility assessment; project coordination and budgeting; direction of field crews; feature recordation; meeting and coordinating with U.S. Army Corps of Engineers; co-authoring of cultural resources project report. December 1999-January 2000.

Mitigation of a Prehistoric Cultural Resource for the Westview High School Project for the City of San Diego, California: Project archaeologist/ director—included direction of field crews; development and completion of data recovery program including collection of material for specialized faunal and botanical analyses; assessment of sites for significance based on CEQA guidelines; management of artifact collections cataloging and curation; data synthesis; co-authoring of cultural resources project report, in prep. October 1999-January 2000.

Mitigation of a Prehistoric Cultural Resource for the Otay Ranch SPA-One West Project for the City of Chula Vista, California: Project archaeologist/director—included direction of field crews; development of data recovery program; management of artifact collections cataloging and curation; assessment of site for significance based on CEQA guidelines; data synthesis; authoring of cultural resources project report, in prep. September 1999-January 2000.

Monitoring of Grading for the Herschel Place Project, La Jolla, California: Project archaeologist/ monitor—included monitoring of grading activities associated with the development of a single- dwelling parcel. September 1999.

Survey and Testing of a Historic Resource for the Osterkamp Development Project, Valley Center, California: Project archaeologist/ director—included direction of field crews; development and completion of data recovery program; budget development; assessment of site for significance based on CEQA guidelines; management of artifact collections cataloging and curation; data synthesis; authoring of cultural resources project report. July-August 1999.

Survey and Testing of a Prehistoric Cultural Resource for the Proposed College Boulevard Alignment Project, Carlsbad, California: Project manager/director —included direction of field crews; development and completion of testing recovery program; assessment of site for significance based on CEQA guidelines; management of artifact collections cataloging and curation; data synthesis; authoring of cultural resources project report, in prep. July-August 1999.

Survey and Evaluation of Cultural Resources for the Palomar Christian Conference Center Project, Palomar Mountain, California: Project archaeologist—included direction of field crews; assessment of sites for significance based on CEQA guidelines; management of artifact collections cataloging and curation; data synthesis; authoring of cultural resources project report. July-August 1999.

Survey and Evaluation of Cultural Resources at the Village 2 High School Site, Otay Ranch, City of Chula Vista, California: Project manager/director —management of artifact collections cataloging and curation; assessment of site for significance based on CEQA guidelines; data synthesis; authoring of cultural resources project report. July 1999.

Cultural Resources Phase I, II, and III Investigations for the Immigration and Naturalization Services Triple Fence Project Along the International Border, San Diego County, California: Project manager/director for the survey, testing, and mitigation of sites along border—supervision of multiple field crews, NRHP eligibility assessments, Native American consultation, contribution to Environmental Assessment document, lithic and marine shell analysis, authoring of cultural resources project report. August 1997- January 2000.

Phase I, II, and II Investigations for the Scripps Poway Parkway East Project, Poway California: Project archaeologist/project director—included recordation and assessment of multicomponent prehistoric and historic sites; direction of Phase II and III investigations; direction of laboratory analyses including prehistoric and historic collections; curation of collections; data synthesis; coauthorship of final cultural resources report. February 1994; March-September 1994; September-December 1995.

Jennifer R.K. Stropes, MS, RPA

Senior Archaeologist/Historian/Faunal Analyst
Brian F. Smith and Associates, Inc.
14010 Poway Road • Suite A •
Phone: (858) 484-0915 • Fax: (858) 679-9896 • E-Mail: jenni@bfsa-ca.com

Education

Master of Science, Cultural Resource Management Archaeology **2016**

St. Cloud State University, St. Cloud, Minnesota

Bachelor of Arts, Anthropology **2004**

University of California, Santa Cruz

Specialized Education/Training

Archaeological Field School **2014**

Pimu Catalina Island Archaeology Project

Research Interests

California Coastal / Inland Archaeology

Historic Structure Significance Eligibility

Human Behavioral Ecology

Zooarchaeology

Historical Archaeology

Taphonomic Studies

Experience

Senior Archaeologist/Historian/Faunal Analyst **November 2006–Present**
Brian F. Smith and Associates, Inc.

Writing, editing, and producing cultural resource reports for both California Environmental Quality Act and National Environmental Policy Act compliance; recording and evaluating historic resources, including historic structure significance eligibility evaluations, Historical Resource Research Reports, Historical Resource Technical Reports, and Historic American Buildings Survey/Historic American Engineering Record preparation; faunal, prehistoric, and historic laboratory analysis; construction monitoring management; coordinating field surveys and excavations; and laboratory management.

UC Santa Cruz Monterey Bay Archaeology Archives Supervisor **December 2003–March 2004**
Santa Cruz, California

Supervising intern for archaeological collections housed at UC Santa Cruz. Supervised undergraduate interns and maintained curated archaeological materials recovered from the greater Monterey Bay region.

Faunal Analyst, Research Assistant **June 2003–December 2003**
University of California, Santa Cruz

Intern assisting in laboratory analysis and cataloging for faunal remains collected from CA-MNT-234. Analysis included detailed zoological identification and taphonomic analysis of prehistoric marine and terrestrial mammals, birds, and fish inhabiting the greater Monterey Bay region.

Archaeological Technician, Office Manager **January 2000-December 2001**
Archaeological Resource Management

Conducted construction monitoring, field survey, excavation, report editing, report production, monitoring coordination and office management.

Certifications

City of San Diego Certified Archaeological and Paleontological Monitor

40-Hour Hazardous Waste/Emergency Response OSHA 29 CFR 1910.120 (e)

Scholarly Works

Big Game, Small Game: A Comprehensive Analysis of Faunal Remains Recovered from CA-SDI-11,521, 2016, Master's thesis on file at St. Cloud University, St. Cloud, Minnesota.

Technical Reports

Kraft, Jennifer R.

2012 *Cultural Resources Monitoring Report for the Pottery Court Project (TPM 36193) City of Lake Elsinore*. Prepared for BRIDGE Housing Corporation. Report on file at the California Eastern Information Center.

Kraft, Jennifer R. and Brian F. Smith

2016 *Cultural Resources Survey and Archaeological Test Plan for the 1492 K Street Project City of San Diego.* Prepared for Trestle Development, LLC. Report on file at the California South Coastal Information Center.

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2016 *Historic Structure Assessment for 8585 La Mesa Boulevard City of La Mesa, San Diego County, California. APN 494-300-11.* Prepared for Silvergate Development. Report on file at the City of La Mesa Planning Department.

2016 *Phase I Cultural Resource Survey for the 9036 La Jolla Shores Lane Project City of San Diego Project No. 471873 APN 344-030-20.* Prepared for Eliza and Stuart Stedman. Report on file at the California South Coastal Information Center.

2016 *Phase I Cultural Resources Survey for the Beacon Apartments Project City of San Diego Civic San Diego Development Permit #2016-19 APN 534-210-12.* Prepared for Wakeland Housing & Development Corporation. Report on file at the California South Coastal Information Center.

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2015 *Cultural Resource Monitoring Report for the Sewer and Water Group 687B Project, City of San Diego.* Prepared for Ortiz Corporation. Report on file at the California South Coastal Information Center.

2015 *Cultural Resource Testing Results for the Broadway and Pacific Project, City of San Diego.* Prepared for BOSA Development California, Inc. Report on file at the California South Coastal Information Center.

2015 *Historic Structure Assessment for the StorQuest Project, City of La Mesa, (APN 494-101-14-00)*. Prepared for Real Estate Development and Entitlement. Report on file at the City of La Mesa.

2015 *Mitigation Monitoring Report for the 1905 Spindrift Remodel Project, La Jolla, California.* Prepared for Brian Malk and Nancy Heitel. Report on file at the California South Coastal Information Center.

2015 *Mitigation Monitoring Report for the Cisterra Sempra Office Tower Project, City of San Diego.* Prepared for SDG-Left Field, LLC. Report on file at the California South Coastal Information Center.

2015 *Results of a Cultural Resources Testing Program for the 15th and Island Project City of San Diego.* Prepared for Lennar Multifamily Communities. Report on file at the City of San Diego Development Services Department.

2014 *Cultural Resource Monitoring Report for the Cesar Chavez Community College Project.* Prepared for San Diego Community College District. Report on file at the California South Coastal Information Center.

2014 *Cultural Resource Monitoring Report for the Grantville Trunk Sewer Project, City of San Diego.* Prepared for Cass Construction, Inc. Report on file at the California South Coastal Information Center.

2014 *Cultural Resource Monitoring Report for the Pacific Beach Row Homes Project, San Diego, California.* Prepared for Armstrong Builders, Inc. Report on file at the California South Coastal Information Center.

2014 *Cultural Resource Monitoring Report for the Sewer and Water Group 761 Project, City of San Diego.* Prepared for Burtech Pipeline. Report on file at the California South Coastal Information Center.

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2014 *Historic Structure Assessment, 11950 El Hermano Road, Riverside County.* Prepared for Forestar Toscana, LLC. Report on file at the California Eastern Information Center.

2014 *Historic Structure Assessment, 161 West San Ysidro Boulevard, San Diego, California (Project No. 342196; APN 666-030-09)*. Prepared for Blue Key Realty. Report on file at the California South Coastal Information Center.

2014 *Historic Structure Assessment for 8055 La Mesa Boulevard, City of La Mesa (APN 470-582-11-00).* Prepared for Lee Machado. Report on file at the City of La Mesa.

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2014 *Mitigation Monitoring Report for the Celadon (9th and Broadway) Project.* Prepared for BRIDGE Housing Corporation. Report on file at the California South Coastal Information Center.

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2013 *Cultural Resource Monitoring Report for the Alvarado Trunk Sewer Phase III Project, City of San Diego.* Prepared for Ortiz Corporation General Engineering Contractors. Report on file at the California South Coastal Information Center.

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2013 *Cultural Resource Monitoring Report for the Harbor Drive Trunk Sewer Project, City of San Diego*. Prepared for Burtech Pipeline. Report on file at the California South Coastal Information Center.

2013 *Cultural Resource Monitoring Report for the Old Town Community Church Project, 2444 Congress Street, San Diego, California 92110.* Prepared for Soltek Pacific, Inc. Report on file at the California South Coastal Information Center.

2013 *Historic Structure Assessment, 2603 Dove Street, San Diego, California (APN) 452-674-32).*

Prepared for Barzal and Scotti Real Estate Corporation. Report on file at the California South Coastal Information Center.

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2013 *Mitigation Monitoring Report for the 7th and F Street Parking Project, City of San Diego*. Prepared for DZI Construction. Report on file at the California South Coastal Information Center.

2013 *Mitigation Monitoring Report for the 1919 Spindrift Drive Project*. Prepared for V.J. and Uma Joshi. Report on file at the California South Coastal Information Center.

Smith, Brian F. and Jennifer R. **Kraft**

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2016 *Historical Resource Research Report for the 4921 Voltaire Street Building, San Diego, California Project No. 471161.* Prepared for Sean Gogarty. Report on file at the City of San Diego Development Services Department.

2016 *Historical Resource Research Report for the 5147 Hilltop Drive Building, San Diego, California Project No. 451707.* Prepared for JORGA Home Design. Report on file at the City of San Diego Development Services Department.

2016 *Historical Resource Research Report for the Midway Drive Postal Service Processing and Distribution Center 2535 Midway Drive San Diego, California 92138 Project No. 507152.* Prepared for Steelwave, LLC. Report on file at the City of San Diego Development Services Department.

2016 *Historic Resource Technical Report for 9036 La Jolla Shores Lane La Jolla, California Project No. 471873.* Prepared for Eliza and Stuart Stedman. Report on file at the City of San Diego Development Services Department.

2015 *Cultural Resource Mitigation Monitoring Program for the Urban Discovery Academy Project.* Prepared for Davis Reed Construction, Inc. Report on file at the City of San Diego Development Services Department.

2015 *Cultural Resource Survey and Archaeological Test Plan for the 520 West Ash Street Project, City of San Diego.* Prepared for Lennar Multifamily Communities. Report on file at the City of San Diego Development Services Department.

2015 *Cultural Resource Survey and Archaeological Test Plan for the 1919 Pacific Highway Project City of San Diego City Preliminary Review PTS #451689 Grading and Shoring PTS #465292*. Prepared for Wood Partners. Report on file at the City of San Diego Development Services Department.

2015 *Historical Resource Research Report for 16929 West Bernardo Drive, San Diego, California.* Prepared for Rancho Bernardo LHP, LLC. Report on file at the City of San Diego Development Services Department.

2015 *Historical Resource Research Report for the 2002-2004 El Cajon Boulevard Building, San Diego,*

California 92014. Prepared for T.R. Hale, LLC. Report on file at the California South Coastal Information Center.

2015 *Historical Resource Research Report for the 4319-4321 Florida Street Building, San Diego, California 92104.* Prepared for T.R. Hale, LLC. Report on file at the California South Coastal Information Center.

2015 *Historic Resource Technical Report for 726 Jersey Court San Diego, California Project No. 455127.* Prepared for Chad Irwin. Report on file at the California South Coastal Information Center.

2015 *Islenair Historic Sidewalk Stamp Program for Sewer and Water Group 3014, City of San Diego*. Prepared for Ortiz Corporation. Report on file at the California South Coastal Information Center.

2014 *Historical Resource Research Report for 2850 Sixth Avenue, San Diego, California (Project No. 392445).* Prepared for Zephyr Partners – RE, LLC. Report on file at the City of San Diego Development Services Department.

Smith, Brian F., Tracy A. Stropes, Tracy M. Buday, and Jennifer R. **Kraft**

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2015 *Mitigation Monitoring and Reporting Program for the 1912 Spindrift Drive – Landscape Improvements Project, La Jolla, California.* Prepared for Darwin Deason. Report on file at the California South Coastal Information Center.

Stropes, J.R.K. and Brian F. Smith

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2020 *Historical Resource Research Report for the 6375 Avenida Cresta Building, San Diego, California 92037.* Prepared for Jeffrey and Anne Blackburn. Report on file at the City of San Diego.

2019 *Mitigation Monitoring Report for the 915 Grape Street Project, City of San Diego. Prepared for Bayview SD, LLC.* Report on file at the City of San Diego Development Services Department.

2019 *Cultural Resources Survey Report for the Grove Residences Project, Rancho Santa Fe, San Diego County, California.* Prepared for Beach City Builders, Inc. Report on file at the County of San Diego.

2019 *Historical Resource Analysis Report for the 169 and 171 Fifth Avenue Buildings, City of Chula Vista, San Diego County, California.* Prepared for Turner Impact Capital. Report on file at the City of Chula Vista.

2019 *Historic Structure Assessment for the 1409 South El Camino Real Building, San Clemente, California.* Prepared for Shoreline Dental Studio. Report on file at the City of San Clemente.

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2019 *Historic Structure Assessment for the 125 Mozart Avenue Building, Cardiff, California.* Prepared for Brett Farrow. Report on file at the City of Encinitas.

2019 *Cultural Resources Study for the Fontana Santa Ana Industrial Center Project, City of Fontana, San Bernardino County, California.* Prepared for T&B Planning, Inc. Report on file at the California South Central Coastal Information Center.

2019 *Historical Resource Technical Report for 817-821 Coast Boulevard South, La Jolla, California.* Prepared for Design Line Interiors. Report on file at the City of San Diego.

2019 *Historical Resource Research Report for the 3829 Texas Street Building, San Diego, California 92014.* Prepared for Blue Centurion Homes. Report on file at the California South Coastal Information Center.

2018 *Historical Resource Research Report for the 3925-3927 Illinois Street Building, San Diego, California 92104.* Prepared for Park Pacifica, LLC. Report on file at the City of San Diego.

Contributing Author /Analyst

2015 Faunal Analysis and Report Section for *Cultural Resource Data Recovery and Mitigation Monitoring Program for Site SDI-10,237 Locus F, Everly Subdivision Project, El Cajon, California* by Tracy A. Stropes and Brian F. Smith. Prepared for Shea Homes. Report on file at the California South Coastal Information Center.

2011 Faunal Analysis and Report Section for *A Cultural Resource Data Recovery Program for SDI-4606 Locus B for St. Gabriel's Catholic Church, Poway, California* by Brian F. Smith and Tracy A. Stropes. Prepared for St. Gabriel's Catholic Church. Report on file at the California South Coastal Information Center.

2010 Faunal Analysis and Report Section for *An Archaeological Study for the 1912 Spindrift Drive Project, La Jolla, California* by Brian F. Smith and Tracy A. Stropes. Prepared for Island Architects. Report on file at the California South Coastal Information Center.

2010 Faunal Analysis and Report Section for *Results of a Cultural Mitigation and Monitoring Program for Robertson Ranch: Archaic and Late Prehistoric Camps near the Agua Hedionda Lagoon* by Brian F. Smith. Prepared for McMillan Land Development. Report on file at the California South Coastal Information Center.

2009 Faunal Identification for "An Earlier Extirpation of Fur Seals in the Monterey Bay Region: Recent Findings and Social Implications" by Diane Gifford-Gonzalez and Charlotte K. Sunseri. *Proceedings of the Society for California Archaeology, Vol. 21, 2009*

Jonathan Segal FAIA

MONITORING PLAN

Date: January 10, 2024

Project: 6110 Camino De La Costa, La Jolla, CA 92037

Project Team:

D: Developer: JMAN INVESTMENTS INC
PA: Project Architect: Jonathan Segal FAIA
HA: Historic Architect Jonathan Segal FAIA
HAM: Historic Architect Monitor: Jonathan Segal FAIA
PI: Principle Investigator: Jonathan Segal FAIA
CM: Construction Manager: Jonathan Segal FAIA
BI: Building Inspector: City of San Diego Development Services: Environmental and Historical Staff
RE: Resident Engineer: Jon Deck, DCI Engineers

Property Description:

Casa de los Amigos is a two-story, asymmetrical, Spanish Revival-style, single-family residence with a detached garage with a maid's quarters above designed by San Diego Master Architect Herbert E. Palmer. In January 2023, the property was designated as City of San Diego Historical Site # 1481.

- The property on which the Casa De Los Amigos is located is part of a proposed redevelopment project called "6110 Camino De La Costa," which will consist of removing the existing main historic residence and retaining the existing garage, structure and street side site wall and entry gates. The proposed development project includes the construction of an approximately 8,649-square-foot two-story residence with a basement. Site improvements will include hardscape and removal of all existing improvements in the bluff edge setback. To facilitate the construction of the adjacent underground basement and 2-story residence, the garage structure will be temporarily braced as required. Finally, the site wall will also be monitored during construction.

Monitoring at SITE: 6110 Camino De La Costa, Assessor's parcel # 357-141-05.

1. Overview of Treatment Plan and Monitoring Plan (HAM, HA, PI, PA, CM, BI, D).

   Issue: Preconstruction meeting as related to historic resource on site. Discuss general methods of protection of garage structure, site wall and entry structure , non-historic additions, removal of the rear porch entry stairs of the garage, and removal/disposal work of the main historical residence, The monitoring team will review and identify the historic and non-historic elements proposed

for salvage per the treatment plan on the main historic residence and garage, via an itemized inventory.

2. Final Review of preparation of garage and site wall resource for rehabilitation, and main historical residence for removal(HAM, HA, CM, HM)

Preparation of Resource for Rehabilitation of Garage and Site Wall (HAM, HA, CM).

1. Rehabilitation: (HAM, HA, CI, BI)

   Issue: Review removal of slab on grade, infill existing garage door with new window glazing, removal of the second floor, and cut in of new garage doors with resource present. Overview of Treatment Plan for rehabilitation of resource, Architectural, Landscaping, and Engineering Documents.

2. Continuing monitoring of structure as required by construction activity (HAM, HA, CM)

   Issue: Review protection of resource every 3 months or as required; if damage occurs, issue a report documenting the damage.

3. Completion of construction activity (HAM, HA, CM)

   Issue: Review rehabilitation of resource in accordance with the Treatment Plan and Architectural, Landscaping, and Engineering Documents.

Preparation of Main Residence Resource for Removal and Disposal (HAM, HA, CM).

1. Salvage: (HAM, HA, CI, BI)

   a. Issue: carefully remove and store all historic features defined in the treatment plan and store per treatment plan.

2. Continuing monitoring of structure as required by removal activity (HAM, HA, CM)

   a. Issue: Document any new or unknown discoveries during demolition for review.
   b. Prepare Individual Monitoring report and submit to (BI) if any new

3. Final Monitoring (HAM, HA, CM, D)

a. Issue: Final punch list of items to complete according to Treatment Plan and Architectural, Landscaping and Engineering Documents.

Reporting During Monitoring (HAM, BI, PI, D)**:**

Monitoring reports shall be submitted to (BI) after each major monitoring activity.

Individual reports will be submitted to summarize the following activities as applicable:

1. Preconstruction meeting
2. Preparation of garage and site wall for construction
3. Completion of construction activity
4. Completion of salvage plan
5. Demolition of historic structure
6. Any significant issues that occur during construction

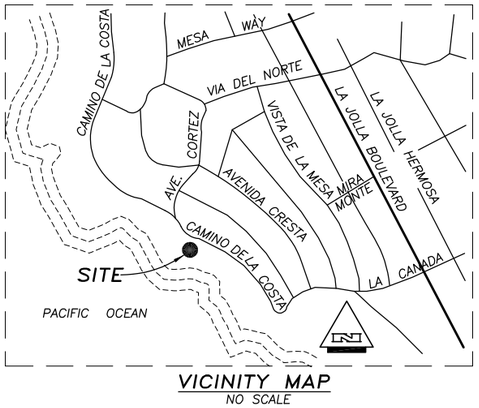
Final Reporting (HAM, BI, PI, D)**:**

1. Draft Report (HAM, BI, PI, D)

    a. Issue: Draft report of monitor process to be submitted to BI for review.

2. Final Report (HAM, BI, PI, D)

    a. Issue: Final report of monitoring process, submit to PI for distribution to City of San Diego Development Services Department, San Diego History Center for archiving.



PROJECT DESCRIPTION:

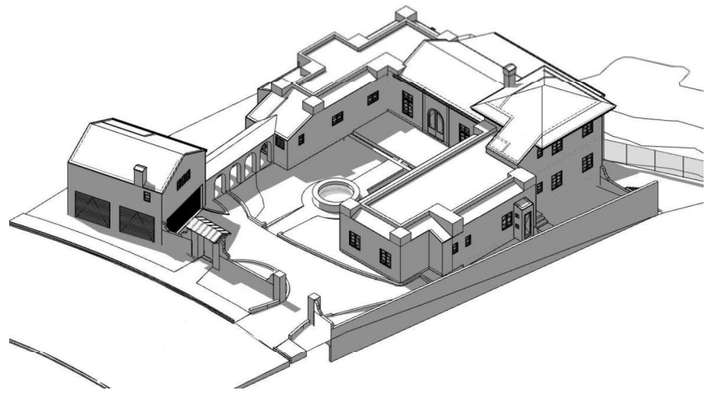
A COASTAL DEVELOPMENT PERMIT AND SITE DEVELOPMENT PERMIT TO DEMOLISH AN EXISTING HISTORICALLY DESIGNATED 3,036 SQUARE-FOOT (SF) 2-STORY RESIDENCE AND CONSTRUCT A NEW 2-STORY 9,200 SF RESIDENCE WITH A BASEMENT LOCATED AT 6110 CAMINO DE LA COSTA. THE PROJECT WOULD ALSO INCLUDE A POOL UNDER THE PROPOSED RESIDENCE AND ASSOCIATED SITE IMPROVEMENTS (I.E. HARDSCAPE AND LANDSCAPING). THE PROJECT WOULD PRESERVE THE EXISTING WALL ALONG THE FRONTAGE OF THE SITE AND DETACHED GARAGE IN PLACE.

THE PROPOSED DEVELOPMENT WOULD INCLUDE LANDSCAPE IMPROVEMENTS INCLUDING HEDGES ALONG THE FRONTAGE OF THE SITE AND EDGES OF THE SITE ADJACENT TO THE NEIGHBORING PROPERTIES ON THE NORTH AND SOUTH. LANDSCAPING WOULD ALSO INCLUDE TREES, SUCCULENTS, AND SHRUBS IN THE FRONT PORTION OF THE SITE. THE SITE WOULD BE ACCESSIBLE FROM A NEW DRIVEWAY OFF CAMINO DE LA COSTA AND THE PROJECT WOULD CONNECT TO EXISTING UTILITIES WITHIN CAMINO DE LA COSTA. DRAINAGE WOULD BE DIRECTED AWAY FROM THE COASTAL BLUFF AND DIRECTED INTO THE EXISTING STORM DRAIN SYSTEM.

THE PROPOSED PROJECT WOULD ALSO INCLUDE REMOVAL OF THE EXISTING WALLS AND STAIRS WEST OF THE BLUFF EDGE AND WOULD PRESERVE ALL PORTIONS OF THE LOT WEST OF THE BLUFF EDGE AS ENVIRONMENTALLY SENSITIVE LANDS (SENSITIVE COASTAL BLUFF) WITHIN A COVENANT OF EASEMENT. THE COVENANT OF EASEMENT WOULD INCLUDE LAND USE RESTRICTIONS WITH THE INTENT TO PRECLUDE FUTURE DEVELOPMENT AND TO PRESERVE THE AREA.

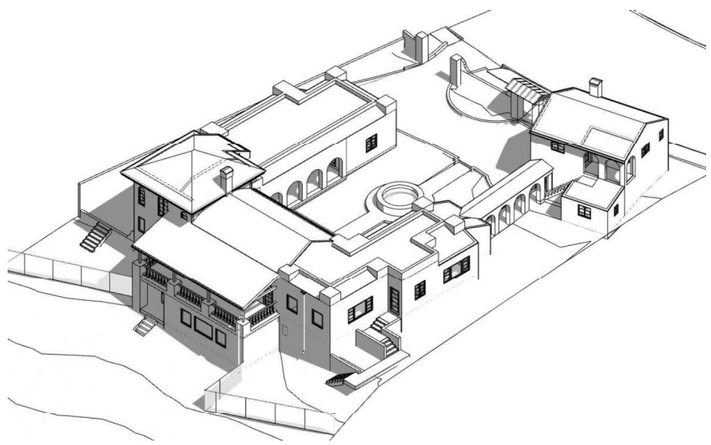
THE PROPOSED RESIDENCE WOULD BE A MAXIMUM HEIGHT OF 30 FEET WITHIN THE 30-FOOT COASTAL HEIGHT LIMIT. THE RESIDENCE WOULD INCLUDE CAST IN PLACE NATURAL GREY WALLS, FROSTED GLASS LINED BY BLACK METAL, WOOD PANELS, DECORATIVE METAL SCREENING, METAL ENTRY AND SLIDING GATES.

TREATMENT PLAN



NE Axonometry

SHEET INDEX



SW Axonometry

NORTH

PROJECT:
CASA DE LOS AMIGOS
HRB# 1481
6110 CAMINO DE LA COSTA
LA JOLLA, CA 92037
357-141-05-00
PROJECT #: 106610

ARCHITECT:
JONATHAN SEGAL FAIA
3000 UPAS STREET SUITE 101
SAN DIEGO, CA 92104
619-993-6269 www.jonathansegalarchitect.com

REVISIONS

MARK	DATE	DESCRIPTION

DATE: 11/29/23 10:20 AM
SCALE:

COVER SHEET

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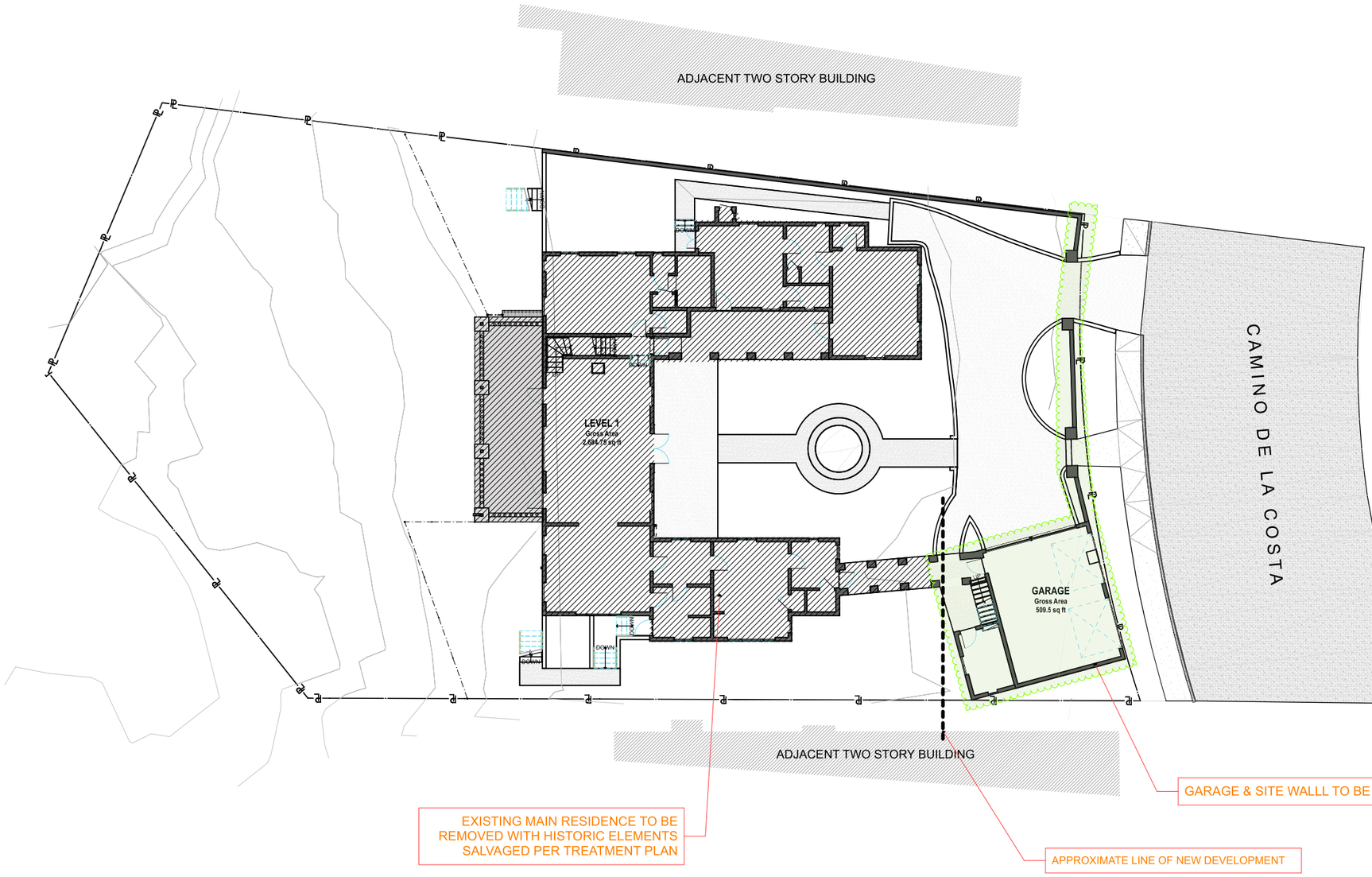
SHEET



1. SITE PLAN
SCALE: 1" = 10'

KEYNOTES

1. CONCRETE DRIVEWAY
2. PAINTED CONCRETE WALK/PAVING
3. STUCCO SIDING
4. METAL RAILING
5. CEMENT RAILING
6. TILE STEPS
7. CLAY TILE ROOFING
8. FLAT ROOF
9. CHIMNEY
10. TILE FOUNTAIN
11. EXTERIOR WOOD STAIRS
12. WATER HEATER
13. WOOD SINGLE CASEMENT WINDOW
14. ALUMINUM WINDOW (NH)
15. TILE ROOFING
16. BUILT-UP ROOFING
17. LOUVERED VENT
18. WOOD FIXED PICTURE WINDOW
19. WOOD DOUBLE CASEMENT WINDOW
20. CONCRETE STEPS
21. COVERED DECK (NH)
22. WOOD DECKING
23. WOOD STEPS
24. WOOD GATE
25. WOOD ENTRY DOORS
26. COVERED ARCHWAY
27. ABUTMENT
28. GUTTER
29. DOWNSPOUT
30. FIREPLACE
31. DECORATIVE COLUMN
32. CHAINLINK FENCE
33. SITE WALL
34. PARAPET WALL
35. RETAINING WALL
36. DRIVEWAY CURB
37. GARARGE DOOR
38. DECORATIVE MEDALION
39. FABRIC AWNING

NORTH

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REVISIONS

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DATE: 11/29/23 10:29 AM
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SITE PLAN

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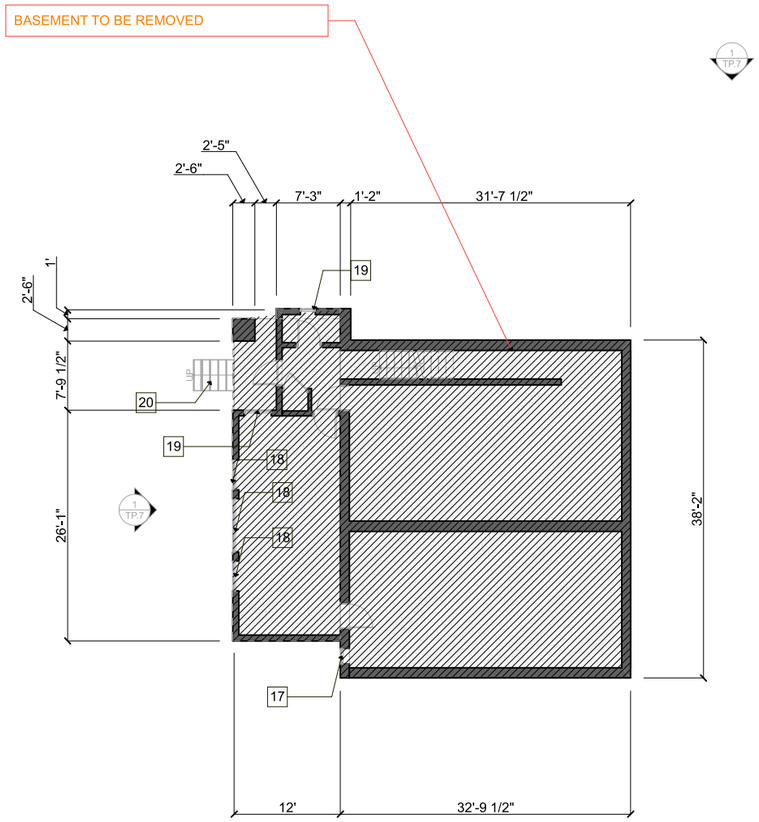

-1. Basement
SCALE: 1/8" = 1'-0"

1

KEYNOTES

1 CONCRETE DRIVEWAY
2 PAINTED CONCRETE WALK/PAVING
3 STUCCO SIDING
4 METAL RAILING
5 CEMENT RAILING
6 TILE STEPS
7 CLAY TILE ROOFING
8 FLAT ROOF
9 CHIMNEY
10 TILE FOUNTAIN
11 EXTERIOR WOOD STAIRS
12 WATER HEATER
13 WOOD SINGLE CASEMENT WINDOW
14 ALUMINUM WINDOW (NH)
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16 BUILT-UP ROOFING
17 LOUVERED VENT
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35 RETAINING WALL
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37 GARARGE DOOR
38 DECORATIVE MEDALION
39 FABRIC AWNING

NORTH

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CASA DE LOS AMIGOS
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6110 CAMINO DE LA COSTA
LA JOLLA, CA 92037
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PROJECT #: 106610

ARCHITECT:
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REVISIONS

MARK	DATE	DESCRIPTION

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-1 BASEMENT

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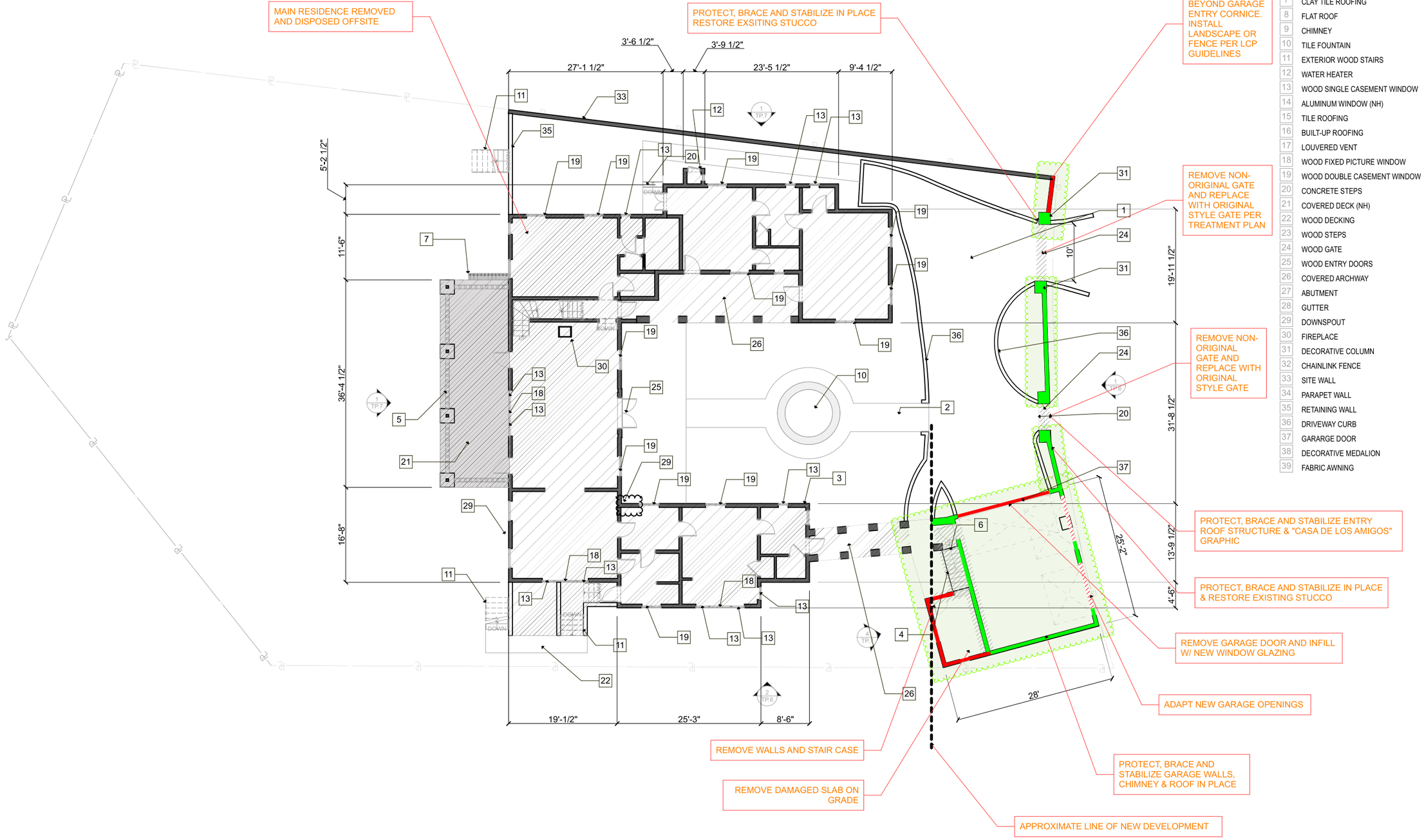

0. Level 1
SCALE: 1/8" = 1'-0"

1

KEYNOTES

1	CONCRETE DRIVEWAY
2	PAINTED CONCRETE WALK/PAVING
3	STUCCO SIDING
4	METAL RAILING
5	CEMENT RAILING
6	TILE STEPS
7	CLAY TILE ROOFING
8	FLAT ROOF
9	CHIMNEY
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11	EXTERIOR WOOD STAIRS
12	WATER HEATER
13	WOOD SINGLE CASEMENT WINDOW
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NORTH

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REVISIONS

MARK	DATE	DESCRIPTION

DATE: 11/29/23 10:21 AM
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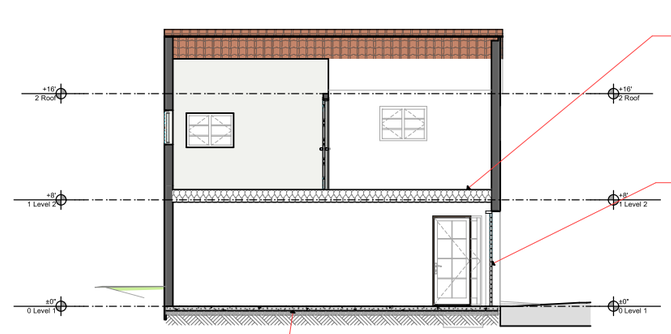
LEVEL 1

TP.3
SHEET

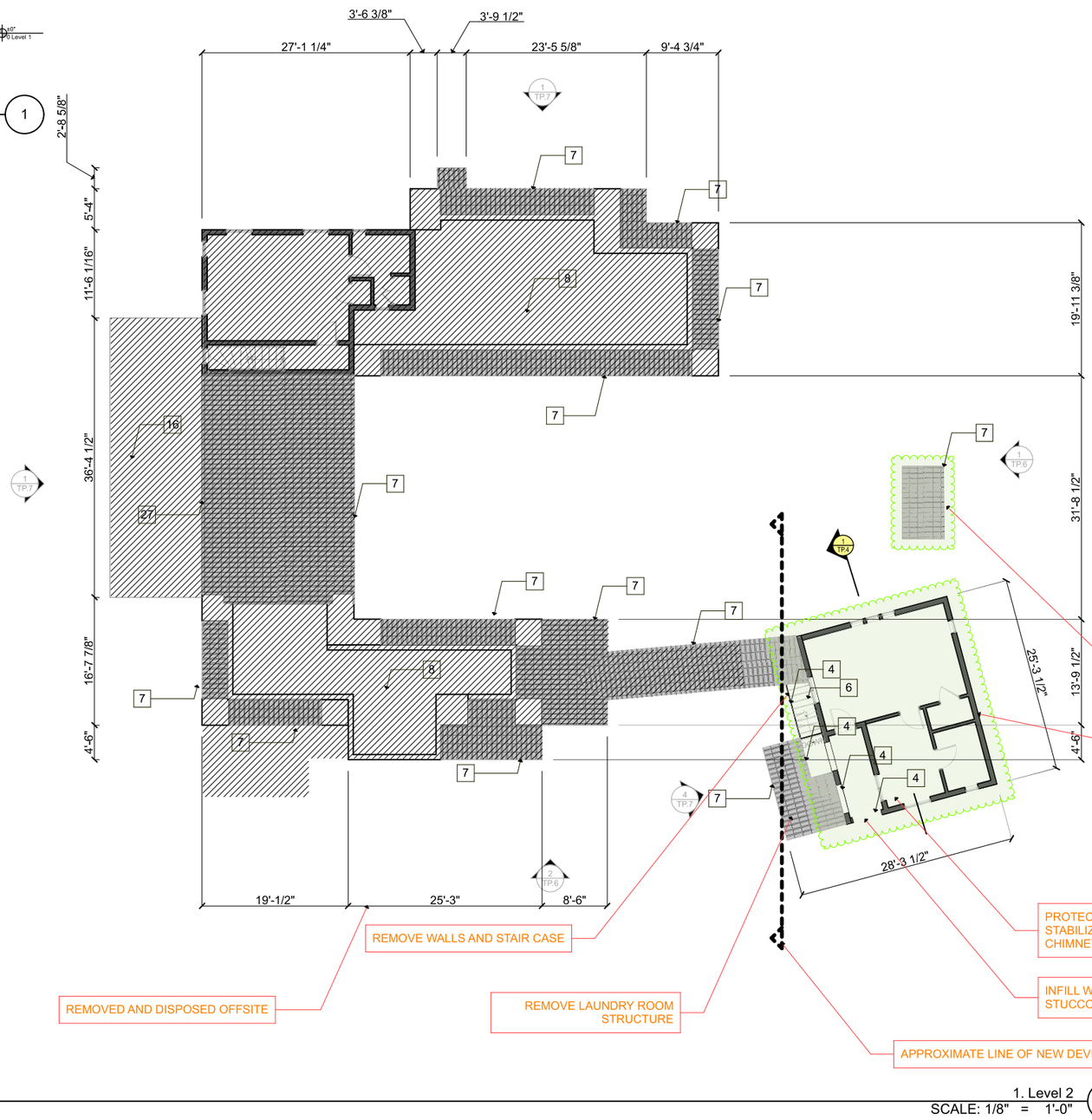


REMOVE FLOOR & SECTION FLOOR INTERIOR WALLS BRACE AS REQUIRED

INFILL GARAGE DOOR WITH NEW WINDOW GLAZING

REPAIR FOUNDATION AND SLAB ON GRADE AS REQUIRED

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



PROTECT, BRACE AND STABILIZE ENTRY ROOF STRUCTURE NOTE: "CASA DE LOS AMIGOS" GRAPHIC IS NON-ORIGINAL AND WILL BE REMOVED

PROTECT, BRACE AND STABILIZE IN PLACE & RESTORE EXISTING STUCCO

PROTECT, BRACE AND STABILIZE GARAGE WALLS, CHIMNEY & ROOF IN PLACE

INFILL WALLS WITH IN-KIND STUCCO AND LEAVE REVEAL

APPROXIMATE LINE OF NEW DEVELOPMENT

REMOVE WALLS AND STAIR CASE

REMOVED AND DISPOSED OFFSITE

REMOVE LAUNDRY ROOM STRUCTURE

1. Level 2
SCALE: 1/8" = 1'-0"

KEYNOTES

1 CONCRETE DRIVEWAY
2 PAINTED CONCRETE WALK/PAVING
3 STUCCO SIDING
4 METAL RAILING
5 CEMENT RAILING
6 TILE STEPS
7 CLAY TILE ROOFING
8 FLAT ROOF
9 CHIMNEY
10 TILE FOUNTAIN
11 EXTERIOR WOOD STAIRS
12 WATER HEATER
13 WOOD SINGLE CASEMENT WINDOW
14 ALUMINUM WINDOW (NH)
15 TILE ROOFING
16 BUILT-UP ROOFING
17 LOUVERED VENT
18 WOOD FIXED PICTURE WINDOW
19 WOOD DOUBLE CASEMENT WINDOW
20 CONCRETE STEPS
21 COVERED DECK (NH)
22 WOOD DECKING
23 WOOD STEPS
24 WOOD GATE
25 WOOD ENTRY DOORS
26 COVERED ARCHWAY
27 ABUTMENT
28 GUTTER
29 DOWNSPOUT
30 FIREPLACE
31 DECORATIVE COLUMN
32 CHAINLINK FENCE
33 SITE WALL
34 PARAPET WALL
35 RETAINING WALL
36 DRIVEWAY CURB
37 GARARGE DOOR
38 DECORATIVE MEDALION
39 FABRIC AWNING

NORTH

PROJECT:
CASA DE LOS AMIGOS
HRB# 1481
6110 CAMINO DE LA COSTA
LA JOLLA, CA 92037
357-141-05-00
PROJECT #: 106610

ARCHITECT:
JONATHAN SEGAL FAIA
3000 UPAS STREET SUITE 101
SAN DIEGO, CA 92104
619-993-6269 www.jonathansegalarchitect.com

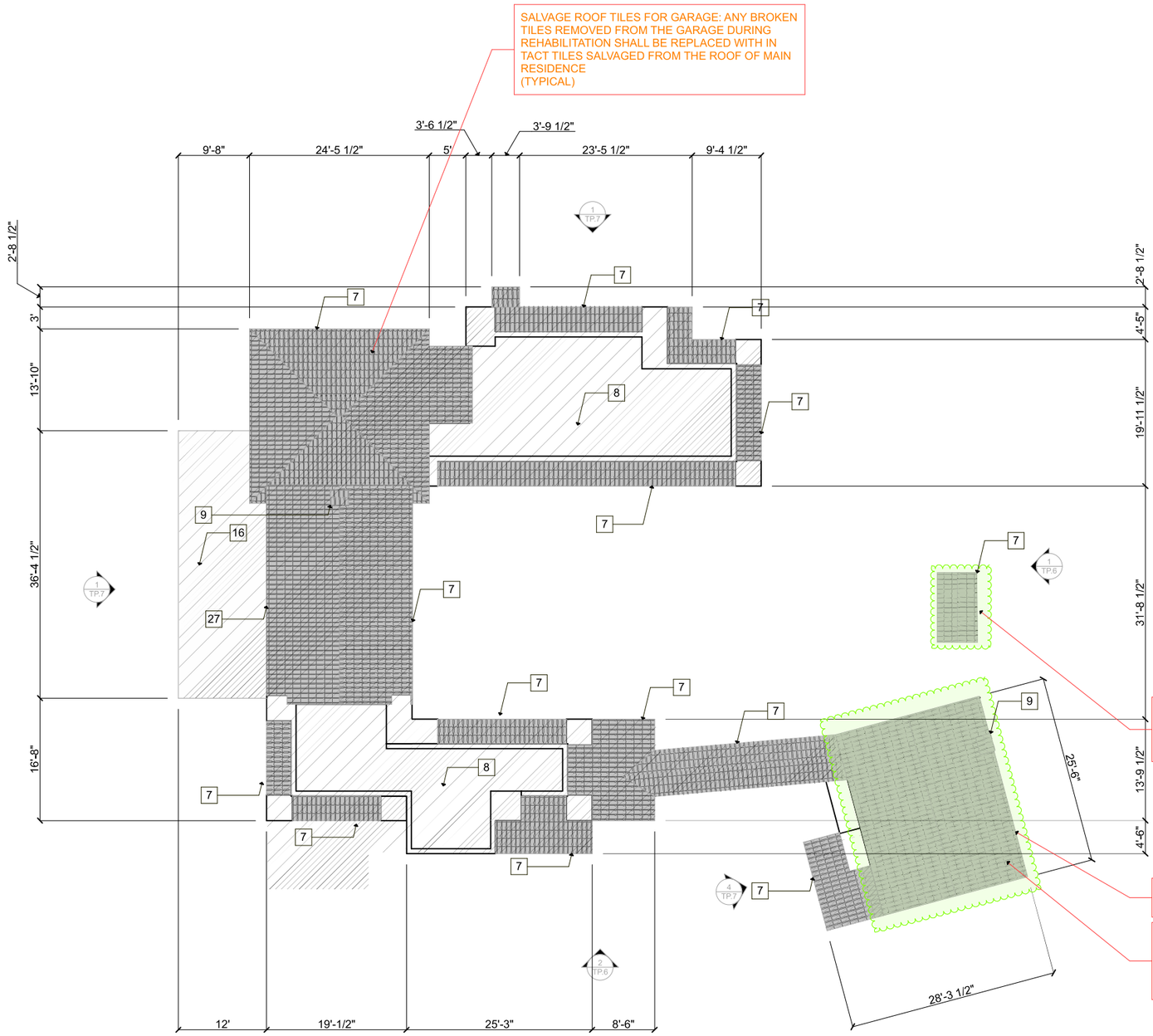
REVISIONS

MARK	DATE	DESCRIPTION

DATE: 11/29/23 10:21 AM
SCALE:

LEVEL 2

TP.4
SHEET



2. Roof
SCALE: 1/8" = 1'-0"

KEYNOTES

1 CONCRETE DRIVEWAY
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NORTH

PROJECT:
CASA DE LOS AMIGOS
HRB# 1481
6110 CAMINO DE LA COSTA
LA JOLLA, CA 92037
357-141-05-00
PROJECT #: 106610

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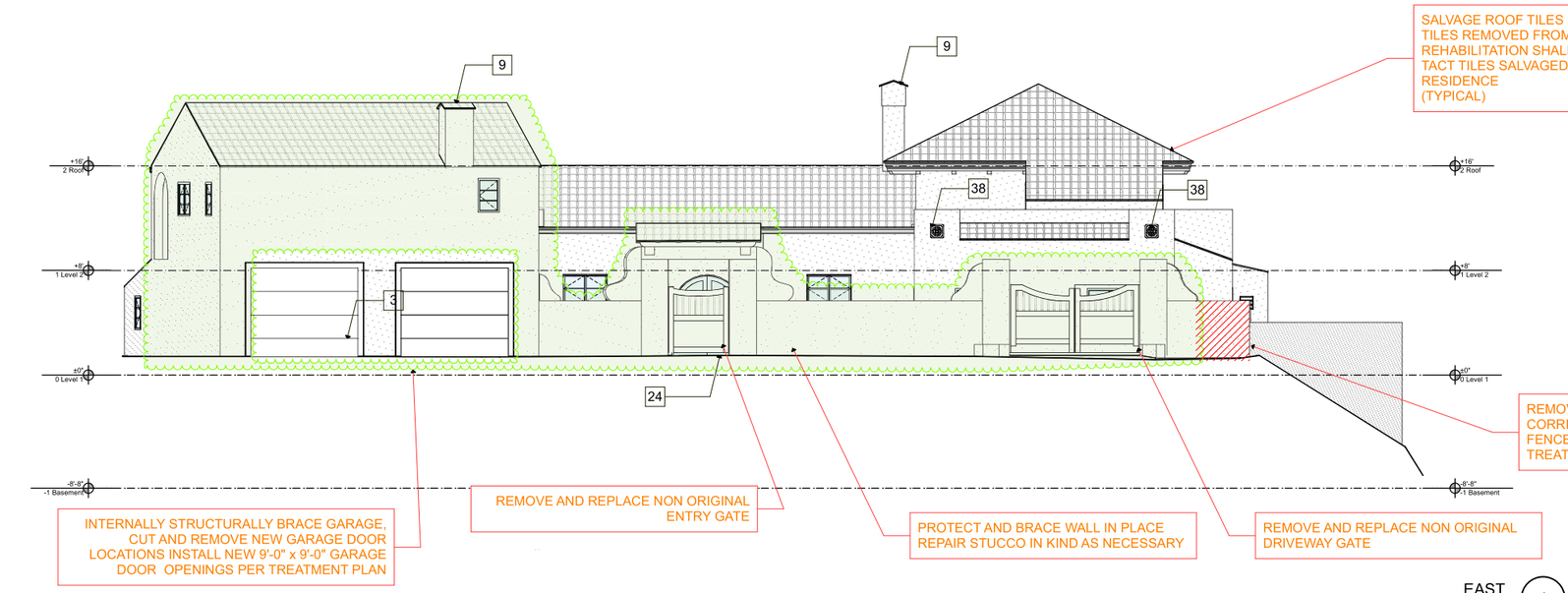
REVISIONS

MARK	DATE	DESCRIPTION

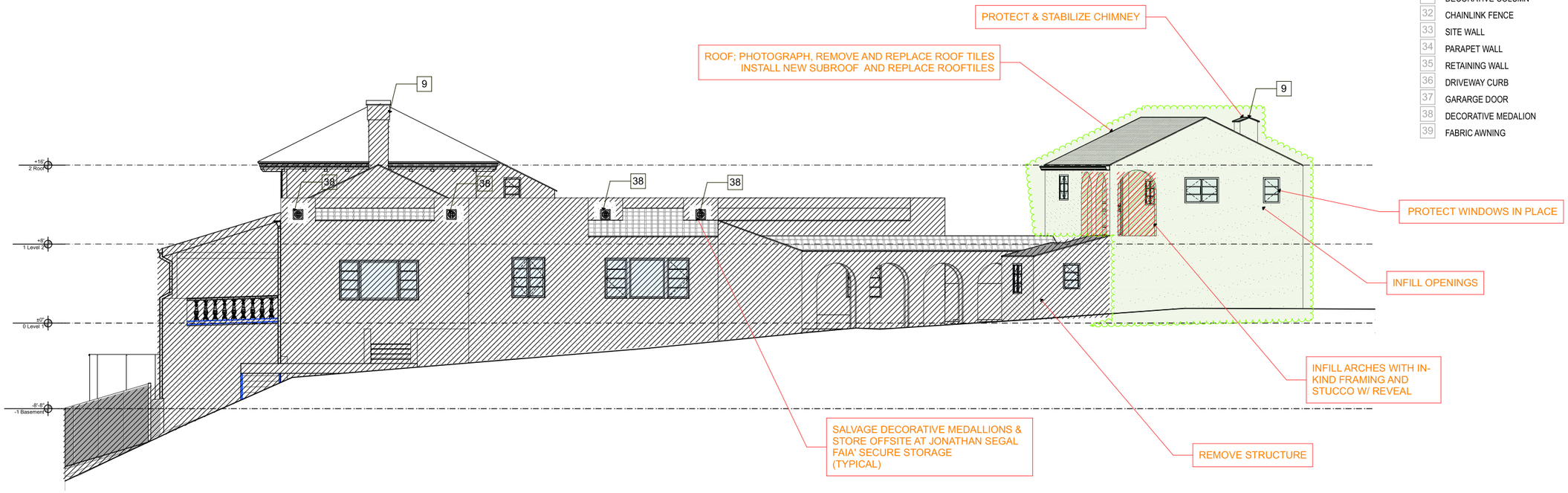
DATE: 11/29/23 10:21 AM
SCALE:

ROOF

TP.5
SHEET



EAST
SCALE: 3/16" = 1'-0"
1



SOUTH
SCALE: 3/16" = 1'-0"
2

KEYNOTES

1 CONCRETE DRIVEWAY
2 PAINTED CONCRETE WALK/PAVING
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34 PARAPET WALL
35 RETAINING WALL
36 DRIVEWAY CURB
37 GARARGE DOOR
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39 FABRIC AWNING

NORTH

PROJECT:
CASA DE LOS AMIGOS
HRB# 1481
6110 CAMINO DE LA COSTA
LA JOLLA, CA 92037
357-141-05-00
PROJECT #: 106610

ARCHITECT:
JONATHAN SEGAL FAIA
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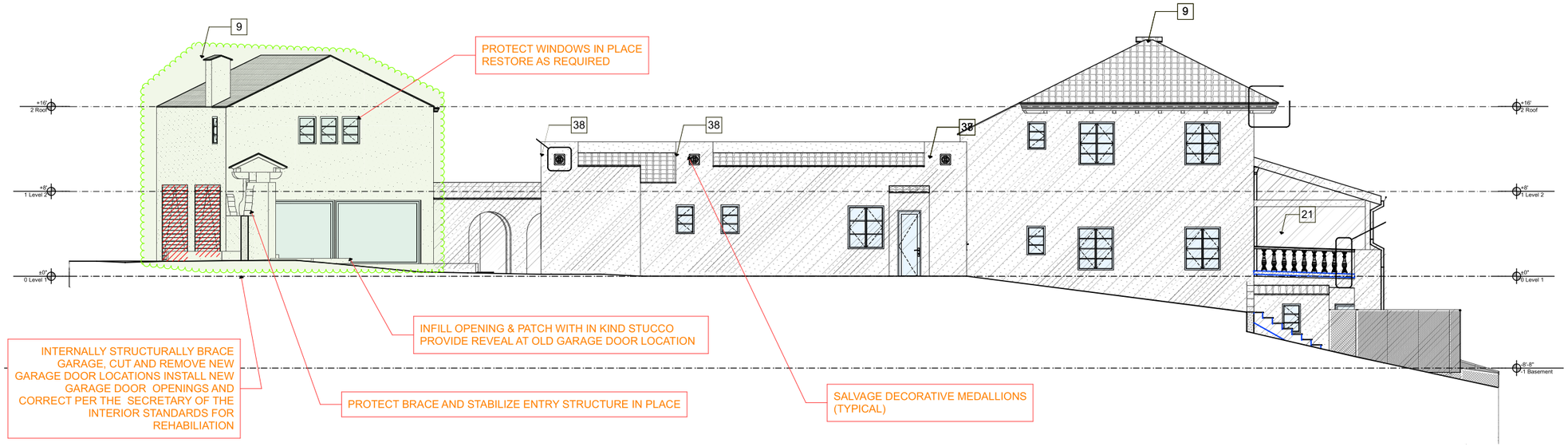
REVISIONS

MARK	DATE	DESCRIPTION

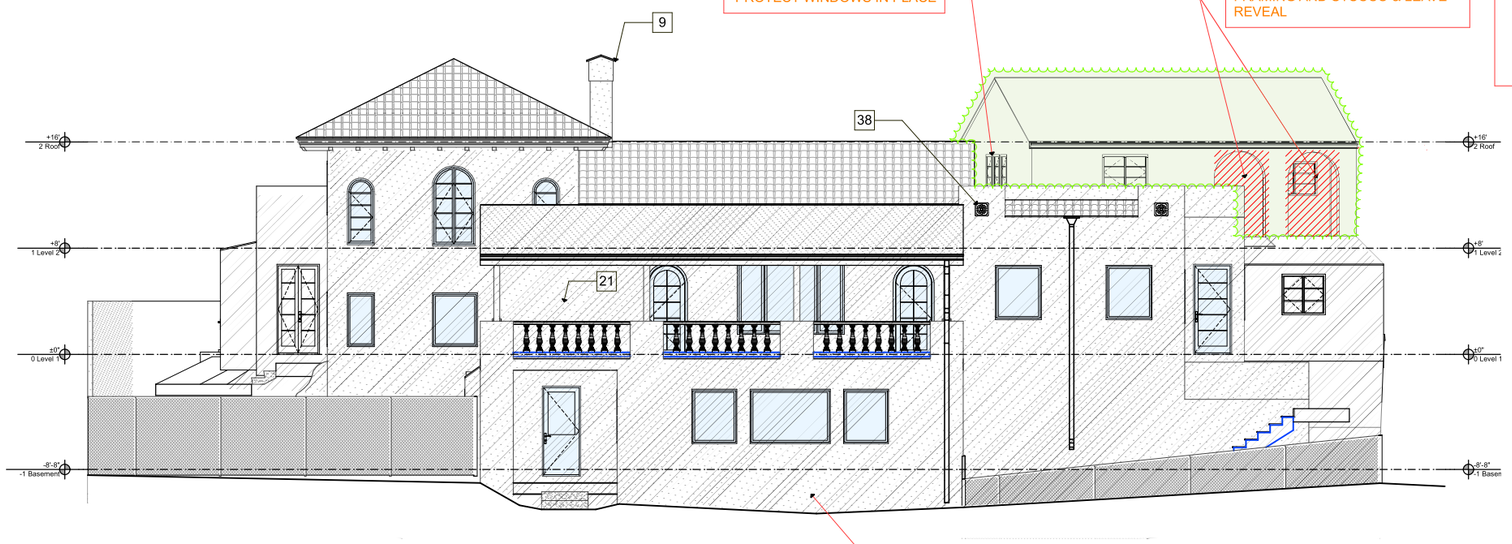
DATE: 11/29/23 10:21 AM
SCALE:

ELEVATIONS

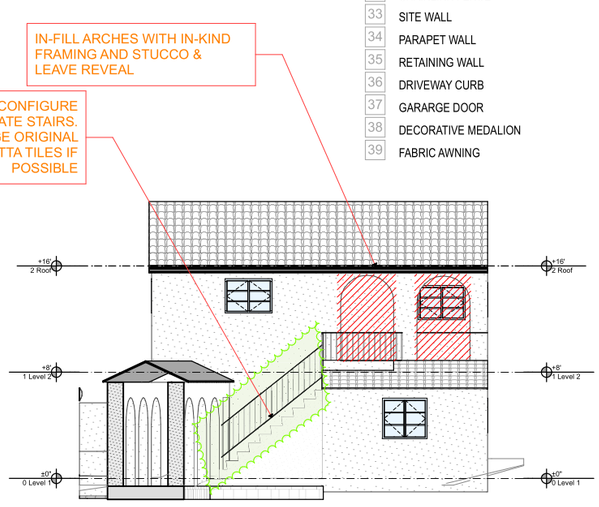
TP.6
SHEET



NORTH
SCALE: 3/16" = 1'-0"
2



WEST
SCALE: 3/16" = 1'-0"
1



PARTIAL WEST GARAGE ELEVATION
SCALE: 3/16" = 1'-0"
4

KEYNOTES

1	CONCRETE DRIVEWAY
2	PAINTED CONCRETE WALK/PAVING
3	STUCCO SIDING
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NORTH

PROJECT:
CASA DE LOS AMIGOS
HRB# 1481
6110 CAMINO DE LA COSTA
LA JOLLA, CA 92037
357-141-05-00
PROJECT #: 106610

ARCHITECT:
JONATHAN SEGAL FAIA
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REVISIONS

MARK	DATE	DESCRIPTION

DATE: 11/29/23 10:28 AM
SCALE:

ELEVATIONS

TP.7
SHEET

6110 Camino De La Costa
Casa De Los Amigos
HRB #1481
TREATMENT PLAN
January 10th 2024

PROJECT DESCRIPTION:

LA JOLLA Neighborhood Development Permit, Coastal Development Permit, Site Development Permit and Variance to demolish an existing designated historic 2-story residence (HRB Site #1481) and construct a new 2-story 8,649-square-foot residence with a basement within the coastal bluff. The project seeks to preserve the existing historic detached garage (with modifications) to mitigate the impacts on a designated historic resource; the applicant proposes to relocate the existing garage doors to the street facing easterly. The project seeks a variance to deviate from the driveway regulations of the Land Development Code at 6110 Camino de la Costa. The 0.37-acre site is in the RS-1-5 zone with Environmentally Sensitive Lands, Coastal Overlay (Appealable) Zone, Coastal Height Limit Overlay Zone, First Public Roadway Overlay, Parking Impact Overlay Zone (PIOZ-Coastal-Impact, PIOZ-Beach- Impact), Complete Communities Mobility Choices (CCMC-Mobility Zone 2), Sensitive Coastal Overlay Zone (SCOZ-CB), Paleontological Sensitivity Area, Transit Area Overlay Zone, and Transit Priority Area within the La Jolla Community Plan area, Council District 1.

The proposed development would include landscape improvements, including hedges along the frontage of the site and edges of the site adjacent to the neighboring properties on the north and south. Landscaping would also include trees, succulents, and shrubs in the front portion of the site. The site would be accessible from a new driveway off Camino De La Costa, and the project would connect to existing utilities within Camino De La Costa. Drainage would be directed away from the coastal bluff and directed into the existing storm drain system.

The proposed project would also include the removal of the existing walls and stairs west of the bluff edge and would preserve all portions of the lot west of the bluff edge as environmentally sensitive lands (sensitive coastal bluff) within a covenant of easement. The covenant of easement would include land use restrictions with the intent to preclude future development and preserve the area.

The proposed residence would be a maximum height of 30 feet within the 30-foot coastal height limit. The residence would include cast-in-place natural grey walls, frosted glass lined by black metal, wood panels, decorative metal screening, metal entry, and sliding gates.

The overall excavation consists of 1,155 cubic yards. The native soil to be excavated is limited to 150 yards, whereas the artificial fill to be excavated will be 1,005 cubic yards.

SUMMARY OF EXISTING HISTORICAL FEATURES - GARAGE:

Exterior:
Historically significant exterior features and finishes should be preserved and protected in accordance with *The Standards.* Existing historic exterior features include:

- Casement divided lite windows.
- Chimney clay vent details.
- Clay roof tiles.
- Entry gate arbor wood roof beams and clay tiles.

Interior:
The interior of the building retains a low degree of historical integrity and has no consequential design elements to preserve.

Non-Historic Features:
The Casa De Los Amigos Home retains a degree of historical integrity. Alterations have been completed since the construction of the building in 1924. Non-historic exterior features on both the garage and the main house to be removed include the following:

- Aluminum/Plastic window screens.
- Front entry gate.
- Front Driveway Entry Gate.
- Garage Doors.
- Garage Side Door.

All other existing building features and finishes on the exterior of the building are historic, and they contribute to the historical character of the building.

SUMMARY OF EXISTING HISTORICAL FEATURES – MAIN RESIDENCE:

Exterior:
Historically significant exterior features and finishes should be preserved and protected in accordance with *The Standards.* Existing historic exterior features include:

- Casement divided lite windows (main historic residence windows are beyond repair due to proximity to salty ocean air and long-term neglect).
- Clay roof tiles.
- Decorative Medallions at the roofline of the main structure.

Interior:
The interior of the building retains a low degree of historical integrity and has no consequential design elements to preserve.

Non-Historic Features:
The Casa De Los Amigos Home retains a degree of historical integrity. Alterations have been completed since the construction of the building in 1924. Non-historic exterior features on both the garage and the main house to be removed include the following:

- Oceanside porch extension and modern decking material.

- Front porch steps.
- Aluminum/Plastic window screens.
- Aluminum Windows.
- Water heater structure on the exterior of the north elevation.
- Tile on the exterior central fountain.
- Roofing material on flat roofs.
- Metal screen infills of arched walkways.
- Rear porch and rear porch steps.
- Side porch ramp.
- Rear porch doors.

All other existing building features and finishes on the exterior of the building are historic, and they contribute to the historical character of the building.

SECTION 1: REHABILITATION STRATEGY FOR EXISTING ELEMENTS: THE GARAGE AND SITE WALL

INTRODUCTION:

The implementation of this Treatment Plan for the garage and site wall, the salvage of architectural elements, and the retention and rehabilitation of the garage as facilitated by a qualified Historic Architect. Construction Observation Services will be provided by the Project Architect and Historic Architect, Master Architect Jonathan Segal FAIA. The project shall be completed in accordance with the mitigation, monitoring, and reporting program for this project. This Treatment Plan is accompanied by schematic drawings, which depict the proposed exterior restoration of the building and, **importantly, acknowledge the need for salvage.**

This process of retaining the garage on site will be in compliance with The Secretary of the Interior's Standards for the Treatment of Historic Properties (*The Standards*), specifically the standards for rehabilitation.

Removal of Existing Garage Door Opening and Additional New Garage Doors and Opening:

The original garage would be non-functional without adding new doors that face the street. The reasons are as follows:

- The existing driveway, which leads to the current north garage door, is behind the front site wall and consumes the entire site adjacent to the street. If this paved driveway were to remain, there would be no ability to landscape the front yard, as is required.
- The original landscaped front yard for this house was located south of the property, but that area is now occupied by an adjacent house.
- The buildable area has been reduced due to the newly determined bluff edge setback. This includes the dedication of 6,150 square feet of Environmental

Sensitive Land (ESL). Therefore, to make the new residence viable, it must push landward up against the front yard setback. Due to this compression landward, the radius required for vehicular access to the existing garage entry garage leaves the existing driveway impassible.

The only manner to utilize the garage for vehicles and have a landscaped front yard is to add garage doors to the east (street) façade. The following design changes are offered to reduce the visual impact of the new garage doors and comply with *The Standards.*

- The new garage doors located on the streetside elevation will be 9'-0" x 9'-0", and the design will reflect a simplistic wood panel design painted to match the stucco of the rehabilitated structure. These two new garage doors will provide a balance between differentiation and compatibility to maintain the historic character and the identity of the building. The specific garage door design will be coordinated with David Marshall of Heritage Architecture. The existing garage door location will be infilled during rehabilitation with window glazing and will provide the symbolic memory of the previous garage door location.

Other considerations:

- The current east wall of the garage is a two-story stucco façade with one small upper window with a faux chimney above. It presents a harsh and unwelcoming face to the street that is an outlier for the neighborhood, which has mostly open front yards. Adding garage doors to this blank façade is consistent with other Spanish Revival homes and would help connect the new house to the street.
- The new garage doors would be easily reversible (*Rehabilitation Standard #10*) if a future owner chose to bring back the plain stucco facade.
- All windows on the exterior northwest, northeast, and south elevations except for the second level porch will be protected in place and will not be affected.
- The new doors on the side façade should blend as seamlessly as possible into the stucco wall in order to minimize the impact of this change to the garage.
- Gates will be restored to historic appearance. After the garage roof is repaired, any broken tiles removed from the garage roof prior to construction should be replaced with tiles salvaged from the roof of the main residence.

Temporary shoring installation for the garage and site wall will be required along the western wall of the existing garage for the construction of the newly proposed basement. Upon removal of the main house structure and completion of shoring installation, the garage will have temporary bracing installed. New garage door openings will be created by modifying the eastern elevation of the garage along Camino De La Costa, and internal permanent concealed structural bracing will be installed for structural longevity. The original garage door on the northern elevation will be infilled and covered over, and the exterior skin will match the existing garage and site wall stucco. In addition, the exterior skin will match the existing garage and site wall stucco. The new doors on the side façade will blend as seamlessly as possible into the stucco wall in order to minimize the impact of this change to the garage.

The interior rehabilitation will require the removal and of the existing second-floor studio floor assembly to allow for garage automobile height clearances and automotive lifts to provide an additional two guest parking spaces, and structural bracing will take this into consideration. The interior of the garage and above garage studio have no character-defining features, and all interior drywall finishes will be rehabilitated. All windows on the exterior northwest, northeast, and south elevations except for the second level porch will be protected in place and will not be affected. The chimney structure and tile roof structure will be protected in place.

This process of retaining the garage on site will be in compliance with The Secretary of the Interior's Standards for the Treatment of Historic Properties (The Standards), specifically the standards for rehabilitation.

Interior Second Story, Rear Steps, and Second Level Entry:

The interior rehabilitation will require the removal and of the existing second-floor studio floor assembly to allow for garage automobile height clearances and automotive lifts to provide an additional two guest parking spaces, and structural bracing will take this into consideration. The interior of the garage and above garage studio have no character-defining features, and all interior drywall finishes will be rehabilitated. All windows on the exterior northwest, northeast, and south elevations except for the second level porch will be protected in place and will not be affected. The chimney structure and tile roof structure will be protected in place.

The second-story access staircase and exterior porch will be removed to allow for a connection to the proposed residence and ceiling clearance for the required automobile guest parking automobile lifts. In addition, the home will require this area removed for structural and water steadfastness tied into the new structure adjacent.

The Existing Northernmost Portion of the Site Wall:

The northernmost portion of the Camino de la Costa street site wall will be removed to comply with Coastal Overlay Zone view corridor side yard setback requirements, and if possible, the column motif will be preserved. The new entry to the residence is proposed at this location and open fencing setback from the property line will be installed. This open fencing will not exceed 6-0" in height and will have at least 75% of the vertical surface area of each 6-foot section open to light.

The Existing Street Entry Gate:

Recreate the original single hung and driveway entry gates from historic photos. The gates will be braced and protected as required and remain in place as required. Both the single-hung and dual garage entry gates are not original and have been significantly altered. These will be removed and replaced in compliance with The Secretary of the Interior's Standards for the Treatment of Historic Properties (*The Standards*), specifically

the standards for reconstruction and restoration. The significant character-defining features, the decorative medallions and roof tiles, will be salvaged.

REHABILITATION STRATEGY:

During the development of the site, the garage and site wall will be rehabilitated on site, and the main historic residence will be removed.

Temporary shoring installation will be required around the entirety of the property and around the southwest perimeter of the garage. Upon removal of the main house structure and completion of shoring installation, the garage will have temporary bracing installed. New garage door openings will be created by modifying the eastern elevation of the garage along Camino De La Costa, and internal permanent concealed structural bracing will be installed for structural longevity. The original garage door on the northern elevation be infilled with window glazing.

The interior rehabilitation will require the removal and of the existing second-floor studio floor assembly to allow for garage automobile height clearances and automotive lifts to provide an additional two guest parking spaces, and structural bracing will take this into consideration. The interior of the garage and above garage studio have no character-defining features, and all interior drywall finishes will be rehabilitated. The rear steps and structure below will be carefully removed when joining the adjacent new construction for structural tie-in. In addition, the rooftop structure on the second level balcony concealed by the garage roof and neighboring structures will be removed as well to allow for proper head clearances, structural tie-in, and waterproofing to prevent long-term structure damage.

All windows on the exterior northwest, northeast, and south elevations except for the second level porch will be protected in place and will not be affected. The chimney structure and tile roof structure will be protected in place.

This process of retaining the garage on site will be in compliance with The Secretary of the Interior's Standards for the Treatment of Historic Properties (*The Standards*), specifically the standards for rehabilitation.

The Site Wall and Street Site Entry

The site wall along Camino De La Costa and the gates will be braced and protected as required and remain in place. Both the single-hung and dual garage entry gates are not original and have been significantly altered. These will be removed and replaced, and the wall will be in compliance with The Secretary of the Interior's Standards for the Treatment of Historic Properties (*The Standards*), specifically the standards for reconstruction and restoration.

PREPARATION, REHABILITATION, RESTORATION REQUIREMENTS:

1. **Preparation of the Garage and Site Wall Structures Prior to Construction:**
   Coordination Meeting & Monitoring: Prior to the start of any work, the Project Architect and Historic Architect / Monitor shall meet on-site to review the scope of removal, salvage, and temporary bracing. Through the course of all work, the contractor shall notify the Historic Architect / Monitor of the discovery of any architectural elements on site. The Historic Architect / Monitor shall evaluate the significance of such material prior to determining the appropriate treatment in compliance with *The Secretary of the Interior's Standards for Restoration.*

   Construction monitoring shall be provided prior to the preparation of the building for relocation. The Construction Monitor shall provide a Consultant Site Visit Record summarizing the field conditions and any recommendations for compliance with *The Standards.*

   Temporary Shoring: The contractor shall provide and maintain necessary shoring to protect and stabilize the building during the construction as required. Means and methods for temporary shoring will be determined by the contractor and the implementation of these procedures shall occur after review by the Project Architect. The Project Architect shall outline any proposed points of entry and attachment for anchors or beams. Historic stucco or trim affected by the attachment of temporary shoring shall be removed prior to installation of shoring, catalogued, labeled, and securely stored in a weather-tight lockable container pending reinstallation at the final site.

   Roof: Roofing tiles will be removed and stored in a weather-tight lockable container adjacent to the building pending reinstallation after the existing failing sub-roof is removed and replaced.

   Windows: All windows shall be protected by ¾" exterior grade plywood prior to relocation installed without causing damage to the existing historic windows, frames, and trim as required.

   Doors: The existing non-original garage door will be removed and disposed of offsite, and the opening will be infilled for with new window glazing.

   Cast in Place Concrete Foundation: The foundation will be removed and replaced as necessary.

   Chimney: Prior to elevation, the chimney roof tiles will be treated in accordance with the remainder of the roof.

   Rear Steps and Upper Porch: The rear steps and second-story porch will be documented, altered, and removed. The stair terracotta steps will be salvaged if possible.

2. **Protection Measures:**
   Security: A chain-link security fence will be added at the job site for security, and additional wireless security cameras will also be placed around the job site. These temporary protection measures, along with monitoring and visual inspection of the exterior of the building, will be provided weekly by the Monitor.

   Monitoring: Construction monitoring shall be provided to ensure that the building is secured and adequately mothballed. The Monitor shall complete a Consultant Site Visit Record summarizing the field conditions and any recommendations for compliance with *The Standards*.

   Should the equipment not safely dimensionally pass through the existing historic driveway entry gate, equipment may be craned into the site for access. The historic driveway entry motifs will be protected with plywood prior to the commencement of construction.

3. **Building Rehabilitation:**
   The structure's exterior will be rehabilitated and repaired per *The Secretary of the Interior's Standards for Rehabilitation.*

   Additional internal structural supports will be added to the structure to stabilize the building prior to the removal of the level 2 floor diaphragm and the addition of the two garage doors along the Camino De La Costa streetside eastern elevation. Although not visible from the exterior, the ground-level floor of the structure will be increased to meet the street elevation.

   The proposed new garage door location structure and skin will be marked and removed, and new garage doors will be installed per the Secretary of the Interior's Standards for Rehabilitation.

   The western side of the structure will be structurally connected to the proposed residence per structural engineer details and weatherproofed accordingly.

   Construction Monitoring: Periodic construction monitoring shall be provided during the restoration process. Following each site visit, the construction monitor shall provide a Consultant Site Visit Record summarizing field conditions and any recommendations for compliance with *The Standards.*

   Restoration Design: The future restoration of the building shall be completed in accordance with *The Standards.* The design team shall include the services of a historic architect that meets the Secretary of the Interior's Professional Qualification Standards. The restoration design will require review and approval by the City of San Diego Development Services Department and the Historical Resources Board staff and or Design Assistance Subcommittee.

REHABILITATION RECOMMENDATIONS:

Roof: A new sub-roof will be installed before reinstalling the original roofing tiles as required. If required, original roofing tiles from the main portion of the house to be removed may be salvaged as replacements.

Foundation: Due to the new garage entries off of Camino De La Costa, the interior elevation may be adapted to meet new grade requirements and or additional structural requirements due to long-term neglect and environmental damage as necessary.

Exterior Walls: Repair deteriorated wood structural elements. The stucco will be repaired and patched in a like-kind, and the building is to be repainted using a similar to the existing historic color scheme. At the original garage door location, new window glazing will be installed to preserve the memory of the opening.

Chimney: Repair and repaint other wood features using the historic color scheme.

Windows: Repair and repaint other wood features using the historic color scheme. Restore existing historic windows to working condition and add weather-stripping as necessary. Repair the exterior using the historic color scheme and repaint the interior of the windows.

Interior: Remove the existing level 2 floor assembly. Install new drywall, paint the interior, repair any damaged drywall or walls, and, where feasible, preserve and protect the remaining character-defining interior features and finishes in the restored building.

Site Wall: Repair deteriorated stucco and patch with like-kind.

Entry Gates: Recreate the original single hung and driveway entry gates from historic photos.

Mechanical, Plumbing, Electrical Systems and Fire Protection Systems: Design and install a new HVAC system, install new lighting and electrical, and install a new approved fire sprinkler system to meet current building codes.

SECTION 2: REMOVAL OF EXISTING MAIN HISTORIC RESIDENCE

INTRODUCTION:

During the development of the site, the main house will be removed and disposed of offsite. This Treatment Plan is accompanied by schematic drawings depicting the proposed exterior materials to be salvaged on the main historic residence.

PREPARATION, SALVAGE AND REMOVAL REQUIREMENTS:

Before starting any work, the Project Architect and Historic Architect / Monitor shall meet on-site to review the scope of removal and salvage of the main historic residence.

Through the course of all work, the contractor shall notify the Historic Architect / Monitor of the discovery of any architectural elements on site. The Historic Architect / Monitor shall evaluate the significance of such material prior to determining the appropriate treatment in compliance with *The Secretary of the Interior's Standards for Restoration.*

Construction monitoring shall be provided prior to the preparation of the building for demolition and removal. The Construction Monitor shall provide a Consultant Site Visit Record summarizing the field conditions and any recommendations for compliance with *The Standards.*

Salvage:

Roof: Roofing tiles will be removed and stored in a weather-tight lockable container adjacent to the building in the event replacement tiles are required for damaged tiles for the garage rehabilitation and or donated or salvaged to local historical societies or the University of California, San Diego.

Decorative Medallions: Decorative medallions will be salvaged, safely transported, and stored off-site at Jonathan Segal FAIA's office temporary secure storage area for donation to the University of California San Diego or local historical societies.

SUMMARY OF APPLICABLE STANDARDS AND GUIDELINES:

Any work undertaken on the historic Casa De Los Amigos Home, including the proposed elevation and subsequent rehabilitation, shall be completed in compliance with *The Secretary of the Interior's Standards for the Treatment of Historic Properties (The Standards).* There are separate standards for acquisition, protection, stabilization, preservation, rehabilitation, restoration, and reconstruction. Rehabilitation has been identified as the appropriate treatment for the Casa De Los Amigos Home due to the use of the property being consistent with what it was historically and the general overall condition of the property.

Standards for Rehabilitation

1. *A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*
2. *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*
3. *Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*
4. *Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*
5. *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.*
6. *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacing a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and materials where possible. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*
7. *Chemical or physical treatments, such as sandblasting that cause damage to historic materials, shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.*
8. *Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.*
9. *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*
10. *New additions and adjacent or related new construction shall be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment will be unimpaired.*

The City of San Diego will use *The Standards* as a guideline for confirming the appropriateness of the proposed restoration work for the building. Since the Casa De Los Amigos Home is a designated historical resource, the provisions of the California Historical Building Code are also applicable to all future Rehabilitation work.

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

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

INTERNAL ORDER NUMBER: 24009320 SPACE ABOVE THIS LINE FOR RECORDER'S USE

COASTAL DEVELOPMENT PERMIT NO. PMT-3169345
SITE DEVELOPMENT PERMIT NO. PMT-3169346
NEIGHBORHOOD DEVELOPMENT PERMIT NO. PMT-3275100
6110 CAMINO DE LA COSTA PROJECT NO. PRJ-1066101 MMRP
PLANNING COMMISSION

This Coastal Development Permit No. PMT-3169345, Site Development Permit No. PMT-3169346, and Neighborhood Development Permit No. PMT-3275100 is granted by the Planning Commission of the City of San Diego to JMAN at the Q, L.P. a California limited partnership, Owner, and Permittee, pursuant to San Diego Municipal Code [SDMC] Sections 126.0702, 126.0502, 143.0251and 126.0402. The 0.37-acre project site is located at 6110 Camino de la Costa in the RS-1-5 (Residential Single Unit) Base Zone, Coastal (Appealable) Overlay Zone, Coastal Height Limit Overlay Zone, First Public Roadway, Parking Impact Overlay Zone (PIOZ Coastal Impact and Beach Impact), Complete Communities Mobility Choices (CCMC) Mobility Zone 2, Sensitive Coastal Overlay Zone – Coastal Bluff (SCOZ-CB), Transit Area Overlay Zone, Transit Priority Area and Paleontological Sensitivity Area within the La Jolla Community Plan area, Council District 1. The project site is legally described as: LOT 10 IN BLOCK 1-A, IN LA JOLLA HERMOSA, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1810, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY, NOVEMBER 21, 1924.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner and Permittee JMAN at the Q, L.P. a California limited partnership, Owner and Permittee to demolish an existing designated historic two-story residence (Historic Resources Board [HRB] Site No. 1481) and construct an 8,649 square-foot two-story dwelling unit with a basement, a swimming pool, a spa, and associated hardscape and landscape improvements within the sensitive coastal bluff described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated [INSERT Approval Date] , on file in the Development Services Department.

The project shall include:

a. The demolition of an existing designated historic 3,036-square-foot two-story residence and internal demolition and exterior structural modifications to an existing 510-square-foot detached two-car garage (HRB Site #1481). The demolition of sections of the existing site wall within the side yard setbacks, the removal of an existing twelve-foot and two-inch

(12'-2") driveway and driveway apron, the removal of existing walls and stairs within the coastal bluff (west of the project site), and the demolition of associated hardscape and landscape.

b. The retention of an existing designated historic garage structure with structural modification to the easterly exterior side (facing Camino de la Costa). The retention of the site wall with the exception of portions within the side yard setbacks.

c. The construction of an 8,649 square-foot two-story dwelling unit with a basement, a swimming pool, a spa, associated hardscape and landscape improvements. The addition of a new eighteen-foot (18'-0") wide driveway, and driveway apron from Camino de la Costa leading to the existing garage structure. The addition of two new garage doors facing easterly towards Camino de la Costa, and the installation of automobile lifts within the garage to provide four (4) vehicle parking spaces.

d. The reservation of a seven-foot one-inch (7'-1") view corridor within the northern side yard setback. The preservation of a one-foot three-inch (1'-3") view corridor within the southern side yard setback.

e. The project includes the following modifications:

    1. A modification from SDMC Section 142.0560 to propose an eighteen-foot (18'-0") driveway width when the maximum allowed is twelve-foot (12'-0") to the satisfaction of the City Engineer.
    2. A modification from SDMC Section 113.0273 to reduce the visibility triangle for a driveway where the minimum visibility triangle is ten feet by ten feet (10'-0" x 10'-0"), and the installation of convex mirror(s) adjacent to the garage door openings, and/or pedestrian-alerting devices to the satisfaction of the City Engineer.

b. Landscaping (planting, irrigation and landscape related improvements);

c. Public and private accessory improvements shall include:

    1. Removal of an existing twelve-foot two-inch (12'-2") driveway, and driveway apron and the repair of sidewalk, curb and gutter per City standards along Camino de la Costa.
    2. The addition of a new eighteen-foot (18'-0") wide driveway, and driveway apron per City standards along Camino de la Costa.
    3. Proposed one-inch (1") water service per City Standards.
    4. Proposed new backflow preventor per City Standards.
    5. Interpretive sign(s) to describe the history and significance of Casa De Los Amigos per the Historic Resource Mitigation Program.
    6. The installation of convex mirror(s) adjacent to the garage door openings, and/or pedestrian-alerting devices satisfactory to the City Engineer.

d. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36-month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by [ENTER DATE typically 3 years, including the appeal time].

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

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

a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and

b. The Permit is recorded in the Office of the San Diego County Recorder.

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

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

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

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

8. The Owner/Permittee shall secure all necessary building or demolition permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and

site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

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

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

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

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

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

12. Mitigation requirements in the Mitigation, Monitoring, and Reporting Program [MMRP] for **Environmental Impact Report (EIR) No. 1066101/SCH No. 2023070270** shall apply to this Permit. These MMRP conditions are hereby incorporated into this Permit by reference.

13. The mitigation measures specified in the MMRP and outlined in **EIR NO. SCH No. 2023070270**, shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL MITIGATION REQUIREMENTS.

14. The Owner/Permittee shall comply with the MMRP as specified in **EIR NO. 1066101/SCH NO. 2023070270**, to the satisfaction of the Development Services Department and the City Engineer and/or Mitigation Monitoring Coordination, as applicable. All mitigation measures described in the MMRP shall be implemented for the following issue areas:

- Historical Resources

CLIMATE ACTION PLAN REQUIREMENTS:

15. Owner/Permittee shall comply with the Climate Action Plan (CAP) Consistency Checklist stamped as Exhibit "A." Prior to issuance of any construction permit, all CAP strategies shall be noted within the first three (3) sheets of the construction plans under the heading “Climate Action Plan Requirements” and shall be enforced and implemented to the satisfaction of the Development Services Department.

LANDSCAPE REQUIREMENTS:

16. Prior to the issuance of any building or demolition permit for grading, the Owner/Permittee shall submit complete construction documents for the revegetation and hydro-seeding of all disturbed land in accordance with the City of San Diego Landscape Standards, Storm Water Design Manual, and to the satisfaction of the Development Services Department. All plans shall be in substantial conformance to this permit (including Environmental conditions) and Exhibit “A,” on file in the Development Services Department.

17. Prior to the issuance of any building or demolition permit for public improvements, the Owner/Permittee shall submit complete landscape construction documents for right-of-way improvements to the Development Services Department for approval. Improvement plans shall show, label, and dimension a 40-square-foot area around each tree which is unencumbered by utilities. Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees.

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

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

PLANNING REQUIREMENTS:

20. Owner/Permittee shall maintain a minimum of four (4) off-street parking spaces on the property at all times consistent with Exhibit "A." Parking spaces shall comply with the SDMC and shall not be converted for any other uses unless otherwise authorized by the appropriate decision maker in accordance with the SDMC.

21. 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.

22. 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.

23. Prior to issuance of any building or demolition permits, the Owner/Permittee shall execute and record a Covenant of Easement which ensures preservation of the Environmentally Sensitive Lands that are outside of the allowable development area on the premises as shown on "Exhibit A."

24. Prior to the issuance of any building or demolition permits, the Owner/Permittee shall execute and record View Corridor Easement(s) for the preservation of public view corridors of not less than the required side yard setback of seven-feet one-inch (7'-1") along the northerly property line and the existing side yard setback of one-foot three-inches (1'-3") along the southerly property line, as shown on "Exhibit A."

25. In accordance with the requirements of the SDMC, the Owner/Permittee waives all rights to shoreline protective devices associated with the subject property.

26. Assumption of Risk

Assumption of Risk, Waiver of Liability, and Indemnity Agreement. By acceptance of this permit, the applicants acknowledge and agree (i) that the site may be subject to hazards from erosion, wave action, and coastal bluff collapse; (ii) to assume the risks to the applicants and the property that is the subject of this permit of injury and damage from such hazards in connection with this permitted development; (iii) to unconditionally waive any claim of damage or liability against the City, its officers, agents, and employees for injury or damage from such hazards; and (iv) to indemnify and hold harmless the City, its officers, agents, and employees with respect to the City's approval of the project against any and all liability, claims, demands, damages, costs (including costs and fees incurred in defense of such claims), expenses, and amounts paid in settlement arising from any injury or damage due to such hazards.

27. Future Removal Plan

Monitoring and Future Removal of New Development. Prior to issuance of the Coastal Development Permit (CDP), the applicants shall submit to the Development Services Department (DSD), Geotechnical Division a plan prepared by a licensed geologist or geotechnical engineer familiar and experienced in shoreline processes, and it shall provide for a schedule and methodology for monitoring and reporting on the location of the blufftop edge in relation to the existing residence. In addition, the plan shall provide a detailed description of how the new development, including the basement, will be removed if and when it becomes threatened. The plan shall include, at a minimum, the following:

A. Reference Points. Provisions for establishing, prior to construction, numbered monuments or surveyed points of measurement (reference points) to be located along the seaward edge of the approved development with a minimum of points at 25-foot increments, as well as at the most downcoast and most upcoast portions of the seaward edge of the approved development, including underground infrastructure.

B. Measurement Episodes. Provisions for a licensed surveyor, in coordination with a certified engineering geologist, civil engineer, and/or geotechnical engineer familiar and experienced in shoreline processes, to conduct measurements in feet of the linear distance, measured perpendicular from the shoreline, between the established reference points and the blufftop edge. Measurements shall be taken within ten calendar days of the date of issuance of the CDP Permit No. PMT-3169345, every five years from the date of issuance of the CDP, and within five calendar days after any event that results in the blufftop edge eroding inland five feet or more, but no government agency has ordered that the structures not be occupied. The plan shall provide for a methodology consistent with standard surveying and blufftop delineation methods for determining the location of the blufftop edge and documenting distances on land. The results of each measurement episode shall be summarized in a report and submitted to the Development Services Department within a three-month period from the date of the measurements as a Single Discipline Preliminary Review by the City of San Diego Development Services Department's Geotechnical Division.

Each measurement episode shall also be documented through identification of:

I. The date of the measurement;
II. The person making the measurement and their qualifications;
III. Tidal and weather details for the times and dates of the measurement episode, including each date/time associated with each photo taken; and
IV. Photos in color, in hard copy 8.5" by 11" and electronic jpg formats or equivalent, and at a scale and resolution that allows for comparison by the naked eye between photos of the same location taken at different times of:

a. The area between each reference point and the blufftop edge, providing full photographic coverage of the blufftop area between each reference point and the blufftop edge;

b. Each reference point and the surrounding area; and

c. The point on the blufftop edge from which each measurement derives and the surrounding area, including photos from both the blufftop and a beach vantage so as to provide full photographic coverage of the bluff face itself and the bluff edge. The photo documentation shall be accompanied by a site plan that identifies the location and orientation of each photo, each view of which shall be numbered. Measurement episodes shall include photos from the same vantage points each time to the extent feasible, and shall include additional vantage points and coverage as necessary to document the required photographic area.

C. Removal Plan. Provisions for the development described in CDP No. 3169345 in the event the development becomes threatened. The removal plan shall provide for detailed options including removal of the residential structure, relocation of part of the structure, and moving of the structure landward of the bluff-top setback.

ENGINEERING REQUIREMENTS:

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

29. Prior to the issuance of any building or demolition permit, the Owner/Permittee shall obtain an Encroachment Maintenance and Removal Agreement (EMRA), from the City Engineer, for all private improvements such as landscape/irrigation in Camino De La Costa right-of-way.

30. Prior to the issuance of any building or demolition permit, the Owner/Permittee shall assure by permit and bond the construction of curb/gutter, and sidewalk per current city standards adjacent to the site on Camino De La Costa, satisfactory to the City Engineer.

31. Prior to the issuance of any building or demolition permit, the Owner/Permittee shall assure, by permit and bond, the closure of the existing driveway and restore curb/gutter, and sidewalk per current City Standards.

32. Prior to the issuance of any building or demolition permit, the Owner/Permittee shall assure by permit and bond the construction of an additional maximum-width, eighteen-foot (18'-0") driveway per current City Standards adjacent to the site on Camino De La Costa, satisfactory to the City Engineer.

33. Prior to the issuance of any building or demolition permit, the Owner/Permittee shall enter into an agreement to indemnify, protect and hold harmless the City, its officials and employees from any and all claims, demands, causes or action, liability or loss because of the modified site visibility triangles and width of the driveway.

34. Prior to the issuance of any building or demolition permit, the Owner/Permittee shall install convex mirror(s) adjacent to the garage door openings, and/or pedestrian-alerting devices, satisfactory to the City Engineer. The mirrors and/or devices shall be placed to facilitate the detection of pedestrians, vehicles or other obstructions when exiting the garage.

GEOLOGY REQUIREMENTS:

35. Prior to the issuance of any building or demolition permits (either grading or building permit), the Owner/Permittee shall submit a geotechnical investigation report prepared in accordance with the City's "Guidelines for Geotechnical Reports" that specifically addressed the proposed construction plans. The geotechnical investigation report shall be review for adequacy by the Geology Section of Development Services prior to the issuance of any construction permit.

HISTORIC REQUIREMENTS:

36. The Owner/Permittee shall incorporate the Treatment Plan as approved by City Heritage Preservation staff into all construction drawings submitted during the ministerial permitting phase. Heritage Preservation staff will confirm that the Treatment Plan is incorporated into the plans prior to the issuance of each building or demolition permit.

37. Prior to the issuance of a building or demolition permit , the Historical American Building Survey (HABS) documentation as approved by City Heritage Preservation staff shall be submitted for archival storage with the City of San Diego HRB, South Coastal Information Center, the California Room of the City of San Diego Public Library, the San Diego Historical Society, and/or other historical society group(s).

38. Prior to the issuance of a building or demolition permit, the Owner/Permittee shall submit a Salvage Plan prepared by a qualified historic preservation professional (QHPP) to City Historical Resources staff for review and approval. The Salvage Plan shall catalogue and identify elements proposed for removal and shall include historic-period elements, including the original clay roof tiles and decorative medallions at the roofline of the main structure. The materials shall be removed prior to or during demolition. Contaminated, unsound or decayed materials shall not be included in the salvage program nor be available for future use. Once the items for salvage are identified, the QHPP shall submit this information to the City's Historical Resource Section for approval. Salvaged material will be first used to replace any damaged pieces on the garage or site wall rehabilitation as required. Following the City's approval of the Salvage Plan, the QHPP, in concert with the City's Historical Resources Section, shall notify the La Jolla Community Planning Group, the La Jolla Historic Society, the University of California, San Diego Historical Archives, and local preservation groups via email concerning the availability of the salvaged materials. Interested parties shall make arrangements to pick up the materials after they have been removed from the property. The project applicant shall be responsible for storing the salvaged materials in an appropriate climate-controlled storage space for no more than 90 days after proper notice is given to the above parties. Prior to any plans to no longer use the storage space, the applicant will provide the City's Historical Resources Section with an inventory of any materials that were not donated to any interested parties and measures to be taken by the project applicant to dispose of these materials.

39. During construction of the Project, the Owner/Permittee shall implement the Monitoring Plan as approved by HRB and City Heritage Preservation staff. The Project's Principal Investigator shall

send monitoring reports as described in the Monitoring Plan to the City's Mitigation Monitoring staff and Heritage Preservation staff.
The Principal Investigator may submit a detailed letter to City staff prior to the start of work or during construction requesting a modification to the Monitoring Plan. This request shall be based on relevant information and site conditions.

40. The Owner/Permittee shall create interpretive sign(s) as approved by t Heritage Preservation staff. The signage shall be installed at the site in a publicly visible location by the applicant prior to the certificate of occupancy. The Owner/Permittee shall be responsible for funding and implementation of the long-term management of the signage in perpetuity.

WATER AND SEWER REQUIREMENTS:

41. Prior to the issuance of any building or demolition permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of new water and sewer service(s) outside of any driveway or drive aisle and the abandonment of any existing unused water and sewer services within the right-of-way adjacent to the project site, in a manner satisfactory to the Public Utilities Department and the City Engineer.

42. Owner/Permittee shall apply for a plumbing permit for the installation of appropriate private back flow prevention device(s), on each water service (domestic, fire and irrigation), in a manner satisfactory to the Public Utilities Department and the City Engineer. BFPDs shall be located above ground on private property, in line with the service and immediately adjacent to the right-of-way.

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

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

INFORMATION ONLY:

- The issuance of this discretionary permit alone does not allow the immediate commencement or continued operation of the proposed use on site. Any operation allowed by this discretionary permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.

- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.

- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Planning Commission of the City of San Diego on [INSERT Approval Date] and [Approved Resolution Number].

Coastal Development Permit No. 3169345
Site Development Permit No. 3169346
Neighborhood Development Permit No. 3275100
Date of Approval: [APPROVAL DATE]

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

_____
Jose Bautista
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.

JMAN at the Q, L.P.,
a California Limited Partnership
Owner/Permittee

By _____
Jonathan Segal
Manager

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