

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

WHEN RECORDED MAIL TO

**CITY CLERK
MAIL STATION 2A**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

JOB ORDER NUMBER: 42-1438

PLANNED DEVELOPMENT PERMIT NO. 158095
SITE DEVELOPMENT PERMIT NO. 158094
LOT LINE ADJUSTMENT PARCEL MAP NO. 188004
HILLEL OF SAN DIEGO (MMRP) – PROJECT NO. 6098
CITY COUNCIL

This Planned Development Permit No. 158095 and Site Development Permit No. 158094, is granted by the City Council of the City of San Diego to ROBERT MARSHALL, an Individual, Owner, and HILLEL OF SAN DIEGO, a Religious Corporation, Permittee (Phase I) and CITY OF SAN DIEGO, a Municipal Corporation, Owner, and HILLEL OF SAN DIEGO, a Religious Corporation, Permittee (Phase II), pursuant to San Diego Municipal Code [SDMC] Sections 126.0601, 126.0501 and 103.0300. The 8,882 (post lot-line adjustment) square-foot Phase I site located at 8976 Cliffridge Avenue and the 33,518 (23,518 square-foot developable) square-foot Phase II site is within the triangular area known as Site 653 bounded by La Jolla Village Drive, La Jolla Scenic Way and La Jolla Scenic Drive North in the SF (single-family) zone of the La Jolla Shores Planned District, Coastal Height Limit and Parking Impact Overlay (Campus Impact Area), all within the boundaries of the La Jolla Community Plan. The project site is legally described as: Phase I: Lot 67, La Jolla Highlands, Unit No. 3, Map No. 3528; and Phase II: A Portion of Lot 1299, Pueblo Lands, Miscellaneous Map No. 36.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owners and Permittees to continue to use an existing single-family dwelling for religious offices and related purposes as a Phase I entitlement and to develop a triangular shaped parcel with a 12,000 square-foot Jewish student religious center with a lower level garage of 17,000 square-feet of area as a Phase II entitlement, described and identified by size, dimension, quantity, type, and location on the approved exhibits, dated September 27, 2005, on file in the Development Services Department.

The project or facility shall include:

- a. Phase I: Continued use of a 1,792 square-foot single-family residence and garage/storage structure at 8976 Cliffridge Avenue for religious offices and related use until such time as the proposed Phase II is developed and approved for occupancy; and

Phase II: The development of a two-level Jewish student religious center consisting of an upper level main floor plan use are of 12,000 square-feet and a lower subterranean garage of 17,000 square-feet for the parking of 40 vehicles, trash enclosures and elevators; and

- b. A Lot-line Adjustment Parcel Map for the vacated right-of-way of La Jolla Scenic Drive North between Phase I and Phase II to assure sufficient right-of-way for continued access to the required off-street parking when the Phase I terminates and the structure reverts to residential use.
- c. Landscaping (planting, irrigation and landscape related improvements) with existing landscaping at the residence at 8976 Cliffridge Avenue to be maintained, the 23,518 square-foot Hillel center to be landscaped and maintained in accord with the approved Exhibit 'A' Landscape Plan subject to the conditions contained herein, and the required public benefit 10,000 square-foot area between the Phase I and II sites; and
- d. Off-street parking facilities to be maintained on both the Phase I and II sites as conditioned herein, and the requirement for off-site parking required for the use and events associated with Phase II; and
- e. Fencing, walls, decorative site features and signage; and
- f. Accessory improvements determined by the City Manager to be consistent with the land use and development standards in effect for this site per the adopted community plan, California Environmental Quality Act Guidelines, public and private improvement requirements of the City Engineer, the underlying zone(s), conditions of this Permit, and any other applicable regulations of the SDMC in effect for this site.

STANDARD REQUIREMENTS:

1. Construction, grading or demolition must commence and be pursued in a diligent manner within thirty-six months after the effective date of final approval by the City, following all appeals. Failure to utilize the permit within thirty-six months will automatically void the permit unless an Extension of Time has been granted. Any such Extension of Time must meet all the SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker.
2. No permit for the construction, occupancy or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder
3. Unless this Permit has been revoked by the City of San Diego the property included by reference within this Permit shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the City Manager.

4. This Permit is a covenant running with the subject property and shall be binding upon the Permittee and any successor or successors, and the interests of any successor shall be subject to each and every condition set out in this Permit and all referenced documents.
5. The utilization and continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City of San Diego does not authorize the Permittee for this permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
7. The Owner/Permittee shall secure all necessary building permits. The applicant is informed that to secure these permits, substantial modifications to the building and site improvements to comply with applicable building, fire, mechanical and plumbing codes and State law requiring access for disabled people may be required.
8. Before issuance of any building or grading permits, complete grading and working drawings shall be submitted to the City Manager for approval. Plans shall be in substantial conformity to Exhibit "A," on file in the Development Services Department. No changes, modifications or alterations shall be made unless appropriate application(s) or amendment(s) to this Permit have been granted.
9. All of the conditions contained in this Permit have been considered and have been determined to be necessary in order to make the findings required for this Permit. It is the intent of the City that the holder of this Permit be required to comply with each and every condition in order to be afforded the special rights which the holder of the Permit is entitled as a result of obtaining this Permit.

In the event that any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" condition(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.
10. This Permit may be utilized in phases. Each phase shall be constructed prior to sale or lease to individual owners or tenants to ensure that all development is consistent with the conditions and exhibits approved for each respective phase (per the approved exhibits, dated September 27, 2005).
11. At all bus stops within the project area, if any, the applicant shall be responsible for installing sidewalk improvements where needed to comply with Americans with Disability Act (ADA) requirements and in accordance with standards contained in the City of San Diego Street Design Manual.

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

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

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

14. As conditions of this Planned Development Permit No. 158095 and Site Development Permit No. 158094, the mitigation measures specified in the MMRP, and outlined in the ENVIRONMENTAL IMPACT REPORT NO. 6098, shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL/MITIGATION REQUIREMENTS.

15. The Owner/Permittee shall comply with the Mitigation, Monitoring, and Reporting Program (MMRP) as specified in the ENVIRONMENTAL IMPACT REPORT NO. 6098 satisfactory to the City Manager and City Engineer. Prior to issuance of the first grading permit, all conditions of the MMRP shall be adhered to the satisfaction of the City Engineer. All mitigation measures as specifically outlined in the MMRP shall be implemented for the following issue areas:

Paleontological Resources and Parking

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

17. A Job Order number open to the Land Development Review Division of the Development Services Department shall be required to cover the Land Development Review Division's cost associated with the implementation of the MMRP.

ENGINEERING REQUIREMENTS:

18. Prior to building occupancy, the applicant shall conform to Section 62.0203 of the Municipal Code, "Public Improvement Subject to Desuetude or Damage." If repair or replacement of such public improvements is required, the owner shall obtain the required permits for work in the public right-of-way, satisfactory to the permit-issuing authority.

19. The drainage system proposed for this development, as shown on the approved plans, is subject to approval by the City Engineer.

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

21. Prior to the issuance of any building permits, the applicant shall assure, by permit and bond, the installation of sidewalk on La Jolla Village Drive, La Jolla Scenic Way and La Jolla Scenic Drive North along the property frontage, new curb, gutter and sidewalk along the vacated area at Cliffridge Avenue and La Jolla Scenic Drive North, a connection to the City storm drain in La Jolla Scenic Way, 3 sidewalk underdrains (one in each adjacent street), a pedestrian ramp at La Jolla Village Drive and La Jolla Scenic Way and a 24-foot driveway on La Jolla Scenic Way, all satisfactory to the City Engineer.
22. Prior to the issuance of any construction permits, the applicant shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.
23. Prior to the issuance of any construction permits, the applicant shall incorporate and show the type and location of all post-construction Best Management Practices (BMP's) on the final construction drawings, consistent with the approved Water Quality Technical Report.
24. Prior to the issuance of any construction permits, the applicant shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Appendix E of the City's Storm Water Standards.
25. Prior to the issuance of any building permits, the applicant shall process the street vacation and dedication drawings and drawings for the easement reservations, all satisfactory to the City Engineer.
26. Prior to the issuance of any building permits, the applicant shall obtain an Encroachment Maintenance and Removal Agreement, from the City Engineer, for two (2) D-27 sidewalk underdrains (in La Jolla Village Drive and La Jolla Scenic Drive North) and a connection to the City drain system.

LANDSCAPE REQUIREMENTS:

27. No change, modification or alteration shall be made to the project unless appropriate application or amendment of this Permit shall have been granted by the City.
28. Prior to issuance of any grading permits or construction permits for structures, complete landscape construction documents, including planting plans, irrigation plans, details and notes, shall be submitted to the Development Services Department for approval. The plans shall be in substantial conformance to Exhibit "A", on file in the Office of the Development Services Department.
29. In the event that a foundation only permit is requested by the Permittee or subsequent Owner, a site plan or staking layout plan shall be submitted identifying all landscape areas consistent with Exhibit A Landscape Development Plan, on file in the Office of Development Services. These landscape areas shall be clearly identified with a distinct symbol, noted with dimensions and labeled as landscaping area.
30. Prior to issuance of any engineering permits for right-of-way improvements, complete landscape construction documents for right-of-way improvements shall be submitted to the City Manager for approval. Improvement plans shall take into account a 40 square foot area around each tree which is unencumbered by utilities. Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees.

31. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction document plans is damaged or removed during demolition or construction, it shall be repaired and/or replaced in kind and equivalent size per the approved documents to the satisfaction of the City Manager within 30 days of damage and prior to issuance of a Certificate of Occupancy.

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

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

TRANSPORTATION REQUIREMENTS:

34. The project shall provide an additional 27 off-site parking spaces through a shared parking agreement(s) for Hillel's weekly Shabbat services. The 27 parking spaces shall be available from 1 hour prior to the event until 1 hour after each Shabbat Service.

35. The project shall provide an additional 75 off-site parking spaces through a shared parking agreement(s) for Hillel's special events. The 75 parking spaces shall be available from 1 hour prior to the event until 1 hour after each event.

36. Prior to the issuance of the first building permit, a shared parking agreement shall be provided between Hillel and the off-site parking provider(s) for the required off-site parking spaces, satisfactory to the City of San Diego.

37. Hillel shall provide a shuttle service between the off-site parking location(s) and the Hillel facility for both weekly Friday Shabbat services and the occasional special events. If the off-site location is within 600-feet of the Hillel site, no shuttle service will be required.

38. During Shabbat services and special events, signs shall be placed and maintained in front of the project clearly indicating available parking spaces at the off-site location(s).

39. During Shabbat services and special events, signs shall be placed and maintained at the entrance of the off-site parking location(s) clearly indicating that parking spaces are available for Hillel.

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

41. No fewer than 6 on-site parking spaces shall be maintained on 8976 Cliffridge Avenue (Phase I) in the event that the Hillel project is not constructed on Site 653 (Phase II) in the approximate locations shown on the approved Exhibit "A", on the file in the Development Services Department. Parking

spaces shall comply at all times with the SDMC and shall not be converted for any other use unless otherwise authorized by the City Manager.

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

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

44. Prior to the issuance of the first building permit, applicant shall assure by permit and bond, reconstruction of La Jolla Scenic Drive north along its frontage between La Jolla Scenic Way and Cliffridge Avenue to provide 34 feet of pavement, curb, gutter and sidewalk, with 12 feet curb to property line distance, satisfactory to the City Engineer.

45. The stop sign will remain on Cliffridge Avenue at its intersection with La Jolla Scenic Drive North. A curve warning sign on westbound La Jolla Scenic Drive North in advance of its intersection with Cliffridge Avenue shall be installed satisfactory to the City Engineer.

46. Prior to the issuance of the first building permit, applicant shall assure by permit and bond installation of curve warning signs in advance of the intersection of Cliffridge Avenue / La Jolla Scenic Drive North, satisfactory to the City Engineer.

47. The applicant is required to install a pedestrian ramp on the west side of the intersection of La Jolla Scenic Drive North and Cliffridge Avenue prior to the issuance of the first building permit.

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

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

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

51. The gate to the subterranean garage shall be monitored by Hillel's staff during all gatherings.

52. Prior to the issuance of the first building permit, the applicant must submit a Transportation Demand Management (TDM) Plan. The TDM Plan shall include the following:

- a) Provide staff at both Hillel facility and the off-site location to monitor parking for occasional special events.

b) Publicize the availability of off-site parking and transportation prior to the occasional special events.

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

53. Prior to the expiration of the term of the shared parking agreement, Hillel shall provide a renewed shared parking agreement for the off-site parking requirement to the City of San Diego.

PLANNING/DESIGN REQUIREMENTS:

54. Hillel hours of operation shall be limited to 7:00 A.M. to 10:00 P.M. daily and events will be concluded by 10:00 P.M., allowing for 11:00 P.M. clean up and closing of the facility. Hillel may observe Jewish holidays, customs and ritual practices for High Holiday, Shavuot, Purim, Passover and other Jewish special observances provided that the above hours of operation shall observed and these occasional events shall comply with Condition No. 54 of this Permit.

55. Occasional events will be limited to no more than 12 in a calendar year. Occasional event parking demands will be met by the mitigation outlined in the traffic and parking study that is conditioned upon the project.

56. No fewer than 40 off-street parking spaces shall be maintained on the property at all times in the approximate locations shown on the approved Exhibit "A," on file in the Development Services Department. Parking spaces shall comply at all times with the SDMC and shall not be converted for any other use unless otherwise authorized by the City Manager.

57. There shall be compliance with the regulations of the underlying zone(s) unless a deviation or variance to a specific regulation(s) is approved or granted as a condition of approval of this Permit. Where there is a conflict between a condition (including exhibits) of this Permit and a regulation of the underlying zone, the regulation shall prevail unless the condition provides for a deviation or variance from the regulations. Where a condition (including exhibits) of this Permit establishes a provision which is more restrictive than the corresponding regulation of the underlying zone, then the condition shall prevail.

58. The height(s) of the building(s) or structure(s) shall not exceed those heights set forth in the conditions and the exhibits (including, but not limited to, elevations and cross sections) or the maximum permitted building height of the underlying zone, whichever is lower, unless a deviation or variance to the height limit has been granted as a specific condition of this Permit.

59. 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 Permittee.
60. Any future requested amendment to this Permit shall be reviewed for compliance with the regulations of the underlying zone(s) which are in effect on the date of the submittal of the requested amendment.
61. No building additions shall be permitted unless approved by the City Manager.
62. All signs associated with this development shall be consistent with sign criteria established by the La Jolla Shores Planned District Ordinance.
63. All outdoor lighting shall be adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.
64. The use of textured or enhanced paving shall meet applicable City standards as to location, noise and friction values.
65. The subject property and associated common areas on site shall be maintained in a neat and orderly fashion at all times.
66. Prior to the issuance of building permits, construction documents shall fully illustrate compliance with the Citywide Storage Standards for Trash and Recyclable Materials (SDMC) to the satisfaction of the City Manager. All exterior storage enclosures for trash and recyclable materials shall be located in a manner that is convenient and accessible to all occupants of and service providers to the project, in substantial conformance with the conceptual site plan marked Exhibit "A," on file in the Development Services Department.

LONG-RANGE PLANNING:

67. The cul-de-sac area proposed for vacation shall be retained in perpetuity for public pedestrian and bicycle access. The area shall not be gated or otherwise obstructed to prevent free movement and public access. In addition, the project shall incorporate signage which identify this area as public access to the satisfaction of the City Planner.

WASTEWATER REQUIREMENTS:

68. Prior to issuance of any building permits, the developer shall assure, by permit and bond, the design and construction of realignment of the existing 8" public sewer main at the turn of La Jolla Scenic Drive North and Cliffridge Avenue in a fashion acceptable to the Metropolitan Wastewater Department Director.
69. Prior to issuance of any building permits, the developer shall prepare appropriate public improvement plans for the construction of realignment of the existing 8" sewer main at the turn of La

Jolla Scenic Drive North and Cliffridge Avenue acceptable to the Metropolitan Wastewater Director, reviewed and approved by the Wastewater Plan Check Section.

70. Prior to the final inspection of any building permit, the developer shall have the construction of the realignment of the existing 8" sewer main at the turn of La Jolla Scenic Drive North and Cliffridge Avenue completed per approved plans and satisfactory to the wastewater Department Director and the City Engineer.

71. All proposed public sewer facilities are to be designed and constructed in accordance with established criteria in the most current City of San Diego sewer design guide. Proposed facilities that do not meet the current standards shall be re-designed.

72. All proposed private sewer facilities that serve more than one lot are to be designed and constructed in accordance with established criteria in the most current City of San Diego sewer design guide. Accordingly, improvement drawings and inspection by the Field Engineering Division will be required.

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

74. The project has a parking structure which is below grade, and it is in a zone where the Regional Water Quality Control Board (RWQCB) will not issue permits to discharge pumped ground water. Hence, the underground structure will shall be designed: a) water-tight with no sump pumps, b) to withstand any hydrostatic pressure that may result from surface water percolation or ground water, and c) for hydraulic uplift.

WATER REQUIREMENTS:

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

76. Prior to the issuance of the first building permit, the Owner/Permittee shall assure, by permit and bond, the design and construction of public 16-inch water facilities and the cut, plug and abandonment of the existing public 8-inch water facilities within the La Jolla Scenic Drive North right-of-way, from La Jolla Scenic Way to Torrey Pines Road, and connect to the 16-inch mains all existing water services still in service adjacent to the project, in a manner satisfactory to the Water Department Director and the City Engineer.

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

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

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

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

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

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

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

MAPPING:

84. A Lot-line Adjustment Parcel Map will be filed in conjunction with the vacation of the public right-of-way for that portion of La Jolla Scenic Drive North reverting to Lot 67, La Jolla Highlands Unit No. 3, map No. 3528 and the Portion of Lot 1299, Pueblo Lands, Misc. Map No. 36, for the benefit of Lot 1299 but assuring access to Lot 67 for the required off-street parking, as shown on Exhibit 'A' and to the satisfaction of the City Engineer.

INFORMATION ONLY:

Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this development permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code section 66020.

APPROVED by the City Council of the City of San Diego on September 27, 2005, Resolution No. RR-xxxxxxxxxx.

AUTHENTICATED BY THE CITY MANAGER

By _____

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

[NAME OF COMPANY]
Owner/Permittee

By _____

By _____

**NOTE: Notary acknowledgments
must be attached per Civil Code
section 1180 et seq.**

Rev. 7/15/04 dcj