



THE CITY OF SAN DIEGO

REPORT TO THE HEARING OFFICER

HEARING DATE: January 29, 2014

REPORT NO. HO 14-002

ATTENTION: Hearing Officer

SUBJECT: HARBACH RESIDENCE
PTS PROJECT NUMBER: 319596

LOCATION: 5372 Calumet Avenue

APPLICANT: Mr. Frank E. Harbach, Owner
Mr. David Dombroski, Architect/Agent

SUMMARY

Issue(s): Should the Hearing Officer approve a Coastal Development Permit and Site Development Permit to demolish an existing single family residence and construct a new two-story over basement single family residence with an attached three car garages in the La Jolla Community Planning Area?

Staff Recommendation -

1. **CERTIFY** Mitigated Negative Declaration No. 319596 and adopt Mitigation Monitoring and Reporting Program and;
2. **APPROVE** Coastal Development Permit No. 1116721 and Site Development Permit No. 1116722.

Community Planning Group Recommendation – On January 8, 2014, the La Jolla Community Planning Association pulled this project from the consent agenda and continued it one month due to a concern of a neighbor. Since that date, the applicant met with the neighbor and resolved the concern. In discussions with Tony Crisafi, the Chair and Joe La Cava the Vice Chair of the group, they both were agreeable to the project moving forward to a Hearing Officer Hearing on January 29, 2014. They will make their formal recommendation at their meeting on February 6, 2014 and would still have the right to file an appeal to the Hearing Officer's Decision if they felt it was needed to at that time (ATTACHMENT 10).

Environmental Review: A Mitigated Negative Declaration (Project No. 319596) has been prepared for the project in accordance with State of California Environmental

Quality Act (CEQA) Guidelines and a Mitigation, Monitoring and Reporting Program (MMRP) would be implemented to reduce the potential impacts to Paleontological Resources to a level below significance.

BACKGROUND

The project site is currently developed with an existing single-family residence, originally built in 1957, located along the west side of Calumet Avenue directly adjacent to the Pacific Ocean. The surrounding properties are fully developed and form a well established single family residential neighborhood. The historic significance of the existing structure was reviewed by Development Services Department's Historical Section, based on the submittal of an historic evaluation report and determined not to be historically significant. The 9,125 square foot lot is relatively flat, except along the western edge which has a coastal bluff drop-off of approximately 32 feet, nearly vertical in grade to the coastline below. The project site is located at 5372 Calumet Avenue, in the RS-1-7 Zone, Coastal Overlay Zone (appealable), Coastal Height Limitation Overlay Zone, Beach Parking Impact Overlay Zone, west of the First Public Roadway and within the La Jolla Community Planning Area (the Site). A Coastal Development Permit is required, by the Land Development Code (Section 126.0702), for proposed development on property within the Coastal Overlay Zone. A Site Development Permit is required, by the Land Development Code (Section 126.0502), for premises containing Environmentally Sensitive Lands – Coastal Bluffs.

DISCUSSION

The project proposes to demolish the existing single family residence and construct an approximate 4,996 square foot, two-story over basement, single family residence with an attached three car garage, swimming pool, spa and patio on the 9,125 square-foot property (the Project). The Site contains coastal bluffs and Geotechnical Investigation was prepared and reviewed in order to analyze bluff stability and any other potential geologic hazards. According to the report, the Site's gross slope stability was found to be adequate with a safety factor over 1.5 and overall the Site was found to be suitable for the Project provided all recommendations outlined in the reports are followed, and are made conditions contained within the draft permit (ATTACHMENT 6). All surface drainage run-off has been designed to direct drainage away from the coastal bluff and to discharge onto Calumet Avenue. During the Project's review with City staff, the applicant has modified the Project to conform to all other development regulations of the RS-1-7 Zone along with the applicable regulations of the Coastal Overlay Zone and the Environmentally Sensitive Lands regulations.

The proposed building elevations indicate the use of exterior plaster and stone veneer walls with custom wood doors and windows and a flat roof. The Project proposes approximately 1,150 cubic yards of soil to be excavated for the proposed basement. The Project is designed to comply with the 30 foot height limit with the height of the portions to the structure being approximately 28 feet 4 inches high.

The Project is located in an area with an identified Scenic Overlook from San Colla Street and potential intermitted views utilizing side yard setback view corridors, as identified within the La Jolla Community Plan and Local Coastal Land Use Plan. The Project was modified to include a 6 foot 4 inch wide view corridor along the south side yard setback area and a 20 foot wide view corridor along the north setback area, in order to be consistent with the Local Coastal Plan. A condition of the draft permit (ATTACHMENT 6) requires that a view corridor easement be recorded on the property prior to building permit issuance. The proposed new structure does not impact any of the identified public vantage point(s) and the modified Project design was found to be in conformance with the La Jolla Community Plan and Local Coastal Land Use Plan. The proposed structure, meets the development setbacks and height limit required by the underlying zone.

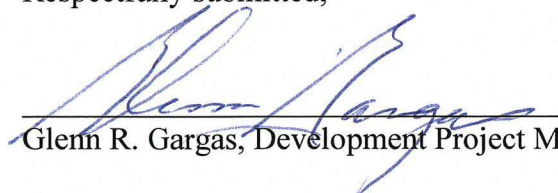
CONCLUSION

Staff has reviewed the proposed Coastal Development Permit, Site Development Permit and determined the Project is consistent with the La Jolla Community Plan and Local Coastal Program Land Use Plan and the applicable Coastal Development regulations. Staff has provided draft findings supporting Coastal Development Permit and Site Development Permit approval (ATTACHMENT 5). Staff recommends the Hearing Officer take the following two actions: (1) Certify Mitigated Negative Declaration No. 319596 and adopt Mitigation Monitoring and Reporting Program; and then (2) Approve the proposed Coastal Development Permit and Site Development Permit as proposed (ATTACHMENT 6).

ALTERNATIVES

1. Modify Permit,
 - a. Certify Mitigated Negative Declaration No. 319596 and adopt Mitigation Monitoring and Reporting Program; then
 - b. Approve Coastal Development Permit No. 1116721 and Site Development Permit No. 1116722, with modifications.
2. Deny Permit,
 - a. Deny Coastal Development Permit No. 1116721 and Site Development Permit No. 1116722, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,


Glenn R. Gargas, Development Project Manager

Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Draft CDP & SDP Permit Resolution with Findings
6. Draft CDP & SDP Permit with Conditions
7. Draft Environmental Resolution with MMRP
8. Project Site Plan
9. Project Plans
10. Community Planning Group Recommendation
11. Ownership Disclosure Statement
12. Copy of Public Notice

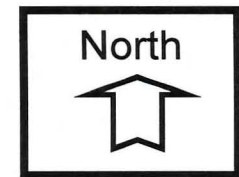


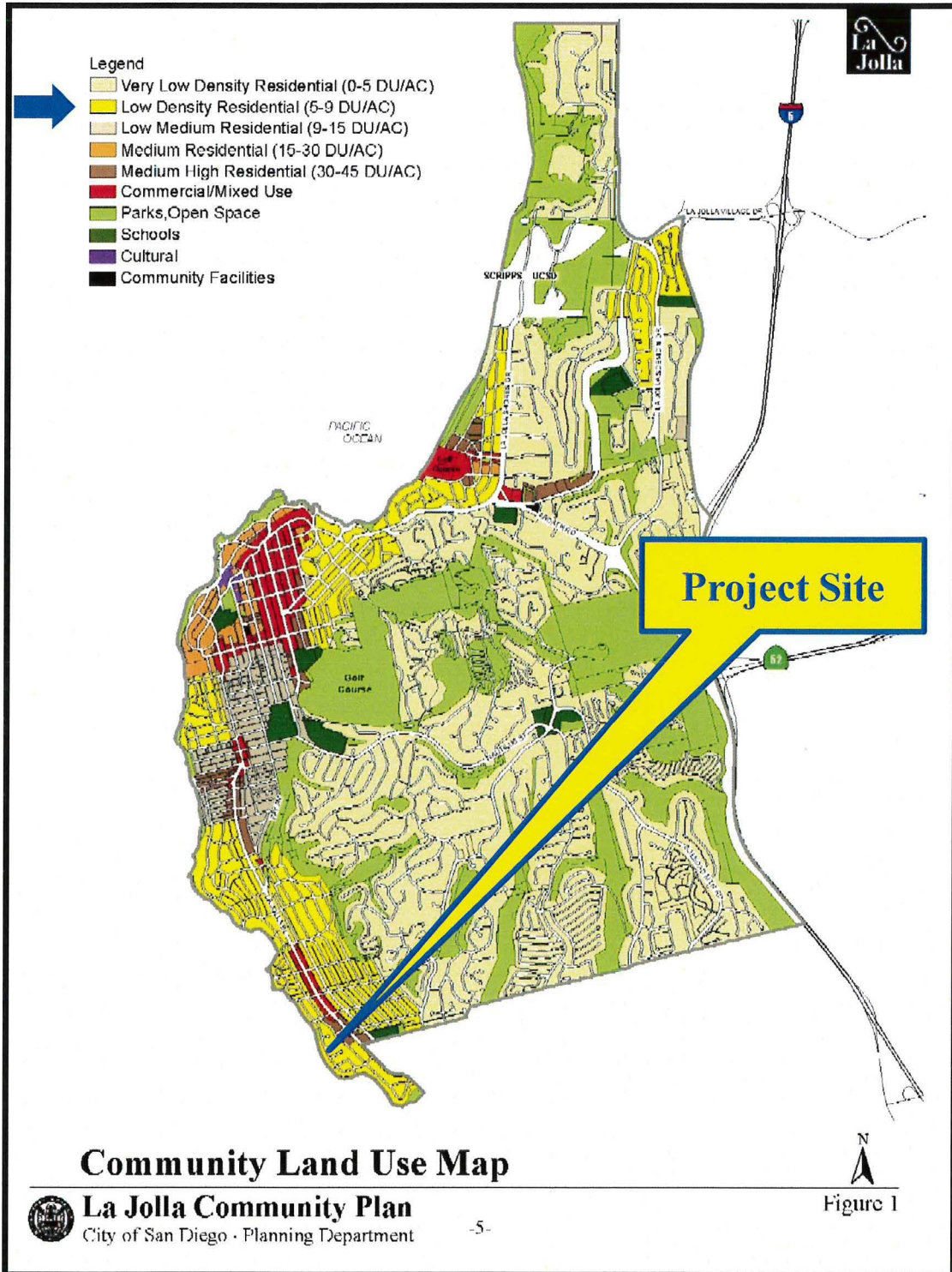
Project Site



Aerial Photo

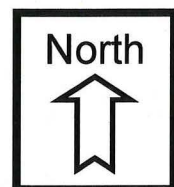
HARBACH RESIDENCE – 5372 CALUMET AVENUE
PROJECT NO. 319596





Land Use Map

HARBACH RESIDENCE – 5372 CALUMET AVENUE
PROJECT NO. 319596 La Jolla



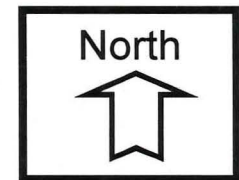


5372 Calumet Avenue



Project Location Map

HARBACH RESIDENCE – 5372 CALUMET AVENUE
PROJECT NO. 319596



PROJECT DATA SHEET

PROJECT NAME:	Harbach Residence – Project No. 319596	
PROJECT DESCRIPTION:	CDP & SDP to demolish an existing residence and construct a new approximately 4,996 square foot single-family residence with a three car garage and swimming pool on a 9,125 square foot property.	
COMMUNITY PLAN AREA:	La Jolla	
DISCRETIONARY ACTIONS:	Coastal Development Permit & Site Development Permit	
COMMUNITY PLAN LAND USE DESIGNATION:	Low Density Residential (5-9 DUs per acre)	
<u>ZONING INFORMATION:</u>		
ZONE: RS-1-7 Zone		
HEIGHT LIMIT: 30/24-Foot maximum height limit.		
LOT SIZE: 5,000 square-foot minimum lot size – existing lot 9,125 sq. ft.		
FLOOR AREA RATIO: 0.55 max. allowed – 0.547 proposed		
FRONT SETBACK: 15 feet min. required – 18 feet proposed		
SIDE SETBACK: 6 feet 4 inches required – 6 feet, 4 inches & 20 feet proposed		
STREETSIDE SETBACK: NA		
REAR SETBACK: 13 feet required – 26 feet proposed		
PARKING: 2 parking spaces required – 5 proposed.		
<u>ADJACENT PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Low Density Residential; RS-1-7 Zone	Single Family Residence
SOUTH:	Low Density Residential; RS-1-7 Zone	Single Family Residence
EAST:	Low Density Residential; RS-1-7 Zone	Single Family Residence
WEST:	None	Pacific Ocean
DEVIATIONS OR VARIANCES REQUESTED:	Proposed 25 foot bluff setback where 40 feet is normally required. Proposed bluff setback is supported by the reviewed	

ATTACHMENT 4

	and accepted Geotechnical Investigation Report.
COMMUNITY PLANNING GROUP RECOMMENDATION:	On January 8, 2014, the La Jolla Community Planning Association pulled this project from their consent agenda and continued it one month to February 6, 2014, due to a concern from a neighbor.

HEARING OFFICER RESOLUTION NO. _____
COASTAL DEVELOPMENT PERMIT NO. 1116721 AND
SITE DEVELOPMENT PERMIT NO. 1116722
HARBACH RESIDENCE - PROJECT NO. 319596 (MMRP)

WHEREAS, Frank E. Harbach, a married man as his sole and separate property, Owner/Permittee, filed an application with the City of San Diego for a permit for demolition of an existing residence and construction of a new two-story over basement single family residence (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit Nos. 1116721 and 1116722), on portions of a 0.20-acre property (the Project);

WHEREAS, the project site is located at 5372 Calumet Avenue, in the RS-1-7 Zone, Coastal (appealable), Coastal Height Limitation Overlay, Sensitive Coastal Overlay, Parking Impact Overlay and within the La Jolla Community Plan area (the Site);

WHEREAS, the Site is legally described as Lot 9, Sun Gold Point, Map No. 3216;

WHEREAS, on January 29, 2014, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. 116721 and Site Development Permit No. 1116722, pursuant to the Land Development Code of the City of San Diego;

BE IT RESOLVED by the Hearing Officer of the City of San Diego as follows:

That the Hearing Officer adopts the following written Findings, dated January 29, 2014.

FINDINGS:

Coastal Development Permit - Section 126.0708

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

The Site is currently developed with an existing single family residence and containing coastal bluffs along the western edge of the property. The Project proposes to demolish an existing residence and construct a, two-story over basement, single family residence in approximately the same location on the lot as the existing residence, and the Project is located directly adjacent to the coastline. The Project is contained within the existing legal lot area, which will not encroach upon any existing or proposed physical access to the coast. The Site is located along a Scenic Roadway (Calumet Avenue) and a Scenic Overlook from San Colla Street, as an identified public view as identified within the La Jolla Community Plan and Local Coastal Land Use Plan. The Project includes a permit condition to preserve the public views down each side yard setback area through the recording of a view easement. The south set back view easement is 6 feet 4 inches in width and the north setback view easement is 20 feet in width. The addition of the view easements to preserve the public view down each side yard setback was found to bring the project

into compliance with the La Jolla Community Plan and Local Coastal Land Use Plan. The Project site is situated along Calumet Avenue, within a well established, fully developed, single family residential neighborhood. The Project meets all of the development standards, such as building setbacks and height limit required by the underlying zone and the Project will protect the identified public view.

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

The Site is currently developed with a single family residence, and contains sensitive coastal resources, coastal bluffs along the western portion of the property. Site drainage from the proposed improved areas of the Site, as illustrated on the Preliminary grading Plan, is designed to drain predominately toward the public street with the use of a pump system. The Project's permit includes a condition requiring a Water Pollution Control Plan to be reviewed and approved by the City Engineer in order to meet the City's Storm Water Standards prior to construction permit issuance. The landscape plan includes drought tolerant plant material in conformance with the Sensitive Coastal Resources Overlay Zone regulations. The environmental review by the City's Environmental Analysis Section determined that the project would not have a significant environmental effect on Environmentally Sensitive Lands - Coastal Bluffs and prepared a Mitigated Negative Declaration, Project No. 319596, in accordance with the California Environmental Quality Act (CEQA). The Project was revised to include mitigation measures to reduce impacts to Paleontological Resources to a level below significant. The project was previously graded and proposes re-grading to approximately 28 percent of the site, primarily within the area of the existing residence which was previously disturbed, and will not adversely affect Environmentally Sensitive Lands.

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

The proposed development to demolish an existing single family residence and construction of a new single family residence is located on a site which has a Low Density Single Family Residential land use designation. The environmental review determined that the project would not have a significant environmental effect on the adjacent Environmentally Sensitive Lands - Coastal Bluffs and prepared a Mitigated Negative Declaration, Project No. 319596, in accordance with the California Environmental Quality Act (CEQA). The project was revised to include mitigation measures to reduce impacts to Paleontological Resources to a level below significant. The project design was also determined to be in compliance with all of the applicable development regulations, primarily those of the RS-1-7 Zone, Environmentally Sensitive Lands Regulations and Coastal Overlay Zone. The project site is located along a Scenic Roadway and adjacent to a "scenic overlook" a public view as identified within the La Jolla Community Plan and Local Coastal Land Use Plan. The project, through a permit condition, includes measures to preserve the public view down each side yard setback area through a recorded view easement. The view easement down the south set back area is 6 feet 4 inches wide and down the north set back area the view easement is 20 feet wide. The addition of the view easements to preserve the public view down each side yard setback was found to bring the project into conformance with the La Jolla Community Plan and Local Coastal Land Use Plan for both the identified Scenic Roadway and Scenic Overlook public views. Due to these factors the Project was found to be in

compliance with the City of San Diego adopted La Jolla Community Plan and the certified Local Coastal Program Land Use Plan

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

The 9,125 square foot site, currently developed with an existing residence, is located within a well developed residential neighborhood directly adjacent to the coastline. The project site is located between the first public road and the sea or coastline. Development of the project will be fully within the private property. There is no identified public access and public recreation area on or adjacent to the project site and these stated resources will not be impaired by the re-development of this site. The proposed single family residential project is accessed from the existing public street, with adequate off street parking. The existing character and pedestrian design of the streets and public walkways will be improved or remain unaltered. The Project conforms to the public access and public recreation policies of Chapter 3 of the California Coastal Act.

Site Development Permit - Municipal Code Section 126.0504

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

The proposed demolition of the existing residence and construction of a new, two-story over basement, single family residence with an attached three-car garage to total approximately 4,996 square-feet of gross floor area will not adversely affect the La Jolla Community Plan, because the proposed development has been found consistent with the plan's residential low density land use designation, La Jolla Community Plan and Local Coastal Land Use Plan, and the RS-1-7 Zone development regulations, allowed density, development regulations for Environmentally Sensitive Lands (Coastal Bluffs) and design recommendations. The 9,125 square foot project site is designated for residential development. The current proposal is to demolish an existing residence and construct a new, two-story over basement, single family residence with attached three-car garage with vehicular access and parking designed to be taken from a driveway off of Calumet Avenue.

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

The proposed demolition of the existing residence and construction of a new, two-story, single family residence with an attached three car garage for a total of approximately 4,996 square-feet of gross floor area has been designed to comply with all of the applicable development regulations, development regulations for Environmentally Sensitive Lands (Coastal Bluffs), including those of the RS-1-7 Zone. The environmental review by the City's Environmental Analysis Section determined that the project would not have a significant environmental effect on the adjacent Environmentally Sensitive Lands - Coastal Bluffs and prepared a Mitigated Negative Declaration, Project No. 319596, in accordance with the California Environmental Quality Act (CEQA). The project was revised to include mitigation measures to reduce impacts to

Paleontological Resources to a level below significant. The environmental review did not find any significant impacts to public health and safety. The proposed single family residence with an attached garage would therefore not be detrimental to the public health, safety and welfare.

3. The proposed development will comply with the applicable regulations of the Land Development Code.

The proposed demolition of an existing residence and construction of a new, two-story over basement, single family residence with an attached garage, to total approximately 4,996 square-feet of gross floor area, will comply to the development regulations of the RS-1-7 Zone, development regulations for Environmentally Sensitive Lands (Coastal Bluffs) and Local Coastal Program for the La Jolla Community Plan area. City staff reviewed the building setbacks, coastal bluff setback, drainage, landscape regulations, the floor area ratio, building height, submitted geologic reports (Geotechnical Investigation, dated Dec. 21, 2012; and a Cycle Issues Response dated June 6, 2013, both prepared by Terra Pacific Consultants) and found that the Project will comply with all of the required development regulations.

B. Supplemental Findings--Environmentally Sensitive Lands

1. The site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands.

The proposed, demolition of the existing residence and construction of a new, two-story over basement, single family residence with an attached three car garage for a total of approximately 4,996 square-feet of gross floor area, will be located directly within the existing area of disturbance or areas of past disturbance and was not found to contain any biological resources on site. Based on staff's review of the proposed grading plans, landscape plans, and the project's Geologic Reports it was determined that the proposed site has adequate geologic stability, and the landscape material will not require any significant irrigation, resulting in a minimum disturbance to the adjacent coastal bluffs (environmentally sensitive lands). Site drainage from the proposed improved areas of the project site, as illustrated on the preliminary grading plan, is designed to drain predominately toward the public street with the use of a pump system. The project's permit includes a condition requiring a Water Pollution Control Plan and a Best Management Practices Maintenance Agreement to be reviewed and approved by the City Engineer in order to meet the City's Storm Water Standards and ongoing permanent BMP maintenance prior to construction permit issuance. During environmental review, it was determined that the project would not have a significant environmental impact to a level of significance. The Environmental Analysis Section prepared a Mitigated Negative Declaration, Project No. 319596, in accordance with the California Environmental Quality Act (CEQA). The project was revised to include mitigation measures to reduce impacts to Paleontological Resources to a level below significant. The site is physically suitable for the design and siting of the Project and the Project will result in minimum disturbance to environmentally sensitive lands.

2. The proposed development will minimize the alteration of natural land forms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards.

The proposed, demolition of the existing residence and construction of a new, two-story over basement, single family residence with an attached three car garage for a total of approximately 4,996 square-feet of gross floor area, will be located directly within the existing area of

disturbance or areas of past disturbance and was not found to contain any biological resources on site. Based on staff's review of the proposed grading plans, landscape plans and the project's Geologic Reports it was determined that the proposed site has adequate geologic stability, that the site is a coastal bluff with a minimum 25 foot coastal bluff setback, and the landscape material will not require any significant irrigation, resulting in a minimum disturbance to the adjacent coastal bluffs (environmentally sensitive lands). Site drainage from the proposed improved areas of the project site, as illustrated on the preliminary grading plan, is designed to drain predominately toward the public street with the use of a pump system. The project's permit includes a condition requiring a Water Pollution Control Plan and a Best Management Practices Maintenance Agreement to be reviewed and approved by the City Engineer in order to meet the City's Storm Water Standards and ongoing permanent BMP maintenance prior to construction permit issuance. The proposed grading for the project is primarily contained within the building footprint for the foundation and lower level of the structure, so the natural land form will remain the same. During environmental review, it was determined that the project would not have a significant environmental impact to a level of significance. The Environmental Analysis Section prepared a Mitigated Negative Declaration, Project No. 319596, in accordance with the California Environmental Quality Act (CEQA). The project was revised to include mitigation measures to reduce impacts to Paleontological Resources to a level below significant. The Project will minimize the alteration of natural land forms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards.

3. The proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands.

The 9,125 square-foot project site is currently developed, with a single-family building and the property has been previously disturbed and was not found to contain any biological resources on site. The environmental review determined that the project would not have a significant environmental effect or impact and prepared a Mitigated Negative Declaration, Project No. 319596, in accordance with the California Environmental Quality Act (CEQA). The project was revised to include mitigation measures to reduce impacts to Paleontological Resources to a level below significant. City staff reviewed the building setbacks, coastal bluff setback of a minimum of 25 feet, drainage, landscape regulations, the floor area ratio, building height, submitted geologic reports and found the proposed development consistent with all of the required development regulations. Thus, the Project will be sited and designed to prevent adversely impacts to environmentally sensitive lands.

4. The proposed development will be consistent with the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan.

The project site contains "Sensitive Coastal Resources – Coastal Bluffs" along the site's western edge, and is within an area that is developed with single family residential development on the other three sides. The subject property has previously been disturbed and was not found to contain any biological resources on site. During the environmental review, it was determined that the project would not have a significant environmental effect or negative impact to a level of significance. The Environmental Analysis Section prepared a Mitigated Negative Declaration, Project No. 319596, in accordance with the California Environmental Quality Act (CEQA). The project was revised to include mitigation measures to reduce impacts to Paleontological Resources to a level below significant. City staff reviewed the building setbacks, coastal bluff setback of a minimum of 25 feet, drainage, landscape regulations, the floor area ratio, building

height, submitted geologic reports and found the proposed development consistent with all of the required development regulations. Thus, the proposed project should not adversely affect environmentally sensitive lands and the project site is not adjacent to lands governed by the Multiple Species Conservation Program Subarea Plan. The Project will be consistent with the Multiple Species Conservation Program Subarea Plan.

5. **The proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply.**

The 9,125 square-foot project site is currently developed, with a single-family building and the property has been previously disturbed and was not found to contain any biological resources on site. The environmental review determined that the project would not have a significant environmental effect or negative impact on the environment and prepared a Mitigated Negative Declaration, Project No. 319596, in accordance with the California Environmental Quality Act (CEQA). The project was revised to include mitigation measures to reduce impacts to Paleontological Resources to a level below significant. City staff reviewed the building setbacks, coastal bluff setback of a minimum of 25 feet, drainage, landscape regulations, the floor area ratio, building height, submitted geologic reports and found the proposed development consistent with all of the required development regulations. Site drainage from the proposed improved areas of the project site, as illustrated on the preliminary grading plan, is designed to drain predominately toward the public street with the use of a pump system. The project's permit includes a condition requiring a Water Pollution Control Plan and a Best Management Practices Maintenance Agreement to be reviewed and approved by the City Engineer in order to meet the City's Storm Water Standards and ongoing permanent BMP maintenance prior to construction permit issuance. Thus, the proposed project should not contribute to the erosion of public beaches or adversely impact local shoreline sand supply.

6. **The nature and extent of mitigation required as a condition of the permit is reasonably related to, and calculated to alleviate, negative impacts created by the proposed development.**

The 9,125 square-foot subject property for the proposed new, two-story over basement, single family residence has previously been disturbed and was not found to contain any biological resources on site. During the environmental review, it was determined that the project would not have a significant environmental effect on the coastal bluffs to a level below significance. The Environmental Analysis Section prepared a Mitigated Negative Declaration, Project No. 319596, in accordance with the California Environmental Quality Act (CEQA). The project was revised to include mitigation measures to reduce impacts to Paleontological Resources to a level below significant. Thus, based on the environmental determination, MND, Project No. 319596, is reasonably related to, and calculated to alleviate, negative impacts created by this proposed single-family residence.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Coastal Development Permit No. 1116721 and Site Development Permit No. 1116722 are hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit Nos. 1116721 and 1116722, a copy of which is attached hereto and made a part hereof.

Glenn R. Gargas
Development Project Manager
Development Services

Adopted on: January 29, 2014.

Job Order No. 24003686

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

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24003686

COASTAL DEVELOPMENT PERMIT NO. 1116721 AND
SITE DEVELOPMENT PERMIT NO. 116722
HARBACH RESIDENCE - PROJECT NO. 319596 (MMRP)
HEARING OFFICER

This Coastal Development Permit No. 1116721 and Site Development Permit No. 1116722 are granted by the Hearing Officer of the City of San Diego to Frank E. Harbach, a married man as his sole and separate property (the Owner/Permittee), pursuant to San Diego Municipal Code [SDMC] sections 126.0702 and 126.0502(a)(2). The 0.20-acre site is located at 5372 Calumet Avenue in the RS-1-7 Zone, Coastal (appealable), Coastal Height Limitation, Sensitive Coastal, Parking Impact Overlay Zones and within the La Jolla Community Plan area. The project site is legally described as: Lot 9, Sun Gold Point, Map No. 3216 (the Site).

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to demolish an existing residence and construct a new two-story single family residence described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated January 29, 2014, on file in the Development Services Department (the Project).

The Project shall include:

- a. Demolition of an existing residence and construction of a 4,996 square-foot, two-story over basement, single family residence with a patio, swimming pool, spa and attached three-car garage on a 9,125 square foot property;
- b. Landscaping (planting, irrigation and landscape related improvements);
- c. Off-street parking;
- d. Site walls, fences, patio, patio cover, swimming pool and spa; and

- e. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by (pending California Coastal Commission appeal period) February ____, 2017.
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 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 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" condition(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo, and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

11. The 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] 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 Mitigated Negative Declaration, No. 319596, 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 Mitigated Negative Declaration, No. 319596, to the satisfaction of the Development Services Department and the City Engineer. Prior to issuance of any construction permit, all conditions of the MMRP shall be adhered to, to the satisfaction of the City Engineer. All mitigation measures described in the MMRP shall be implemented for the following issue areas: **Paleontological Resources**

ENGINEERING REQUIREMENTS:

15. The project proposes to export 1150 cubic yards of material from the project site. All excavated material listed to be exported, shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2009 edition and Regional Supplement Amendments adopted by Regional Standards Committee.

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

17. Prior to foundation inspection, the Owner/Permittee shall submit a building pad certification signed by a Registered Civil Engineer or a Licensed Land Surveyor, certifying that the pad elevation based on USGS datum is consistent with Exhibit 'A', satisfactory to the City Engineer.

18. Prior to the issuance of any building permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for the curb outlet in the Calumet Avenue Right-of-Way.

19. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the construction of a current City Standard SDG-162 12 ft wide Concrete Driveway for Confined Right-of-Way, adjacent to the site on Calumet Avenue.

20. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, to close the non-utilized portions of the existing driveway with current City Standard curb, gutter and sidewalk, adjacent to the site on Calumet Avenue.

21. Prior to the issuance of any construction permit, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.

22. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the San Diego Municipal Code, into the construction plans or specifications.

23. Prior to the issuance of any construction permit the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Appendix E of the City's Storm Water Standards.

LANDSCAPE REQUIREMENTS:

24. Prior to issuance of any engineering permits for grading, Landscape Construction Plans shall be submitted in accordance with the Landscape Standards and to the satisfaction of the Development Services Department. All plans shall be in substantial conformance to this permit (including Environmental conditions) and Exhibit 'A' on file in the Office of the Development Services Department. Construction plans shall take into account a 40 square foot area around each tree to be unencumbered by hardscape and utilities as set forth under LDC 142.0403(b)5.

25. 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 Development Services Department for approval. Improvement plans shall take into account a 40 square foot area around each tree which is unencumbered by utilities. Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees.

26. Prior to issuance of any Certificate of Occupancy, it shall be the responsibility of the Owner/Permittee to install all required landscape and obtain all required landscape inspections.

27. All required landscape shall be maintained in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees is not permitted unless specifically noted in this Permit.

28. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, consistent with the Landscape Standards unless long-term maintenance of said landscaping will be the responsibility of a Landscape Maintenance District or other approved entity.

29. 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 Development Services Department within 30 days of damage or Certificate of Occupancy.

30. Any required planting that dies within 3 years of installation shall be replaced within 30 calendar days of plant death with the same size and species of plant material shown on the approved plan. Required shrubs or trees that die 3 years or more after installation shall be

replaced with 15 gallon size or 60-inch box size material, respectively. Development Services may authorize adjustment of the size and quantity of replacement material where material replacement would occur in inaccessible areas or where the existing plant being replaced is larger than a 15 gallon shrub or 60-inch box tree.

PLANNING/DESIGN REQUIREMENTS:

31. Owner/Permittee shall maintain a minimum of two (2) off-street parking spaces on the property at all times in the approximate locations shown on the approved Exhibit "A." Parking spaces shall comply at all times with the SDMC and shall not be converted for any other use unless otherwise authorized by the appropriate City decision maker in accordance with the SDMC.

32. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.

33. Accessory structures and landscape features customary and incidental to residential uses shall not be closer than 5 feet to the coastal bluff edge provided, however, that these shall be located at grade. Accessory structures and features may be landscaping, walkways unenclosed patios, open shade structures, decks that are less than 3 feet above grade, lighting standards, fences and walls, seating benches, signs, or similar structures and features, excluding garages, carports, buildings, pools spas, and upper floor deck with load bearing support structures.

34. Prior to the commencement of any work or activity authorized by this permit, the Owner/Permittee shall execute a Notice of Hazardous Condition-Indemnification and Hold Harmless Agreement, in a form and content acceptable to the Development Services Department Director, or designated representative which shall provide:

a) that the applicant understands that no new accessory structures and landscape features customary and incidental to residential uses shall be developed within 5 feet of the Bluff Top (as illustrated on approved plan Exhibit "A," dated January 29, 2014, on file in the Office of the Development Services Department or on the face of the Bluff; and

b) that the applicant understands that the site may be subject to extraordinary hazard from coastal bluff erosion and the applicant assumes the liability from such hazards; and

c) the applicant unconditionally waives any claim of liability against the City of San Diego and agrees to defend, indemnify and hold harmless the City of San Diego and its advisors relative to the City of San Diego's approval of the project and for any damage due to natural hazards. This Notice of Hazardous Conditions-Indemnification and Hold Harmless Agreement shall be recorded against title to the property and shall run with the land, binding upon all successor and assigns.

35. Prior to the issuance of any construction permits, the Owner/Permittee shall execute and record a Covenant of Easement which ensures preservation of the Environmentally Sensitive Lands that are outside the allowable development area on the premises as shown on Exhibit "A" for Sensitive Coastal Bluffs, in accordance with SDMC section 143.0152. The Covenant of Easement shall include a legal description and an illustration of the premises showing the development area and the Environmentally Sensitive Lands as shown on Exhibit "A."

36. No development shall be permitted on the coastal bluff face.

37. All development, including buildings and accessory buildings, shall be set back at least 25 feet from the coastal bluff edge.

38. The sensitive coastal bluff has been determined to be stable and given the rate of bluff retreat the proposed development will not be impacted within a reasonable economic life-span, taken to be 75 years. Since the development is approved with a less than-40-foot distance to the coastal bluff edge, future erosion control measures are precluded by this permit.

39. All drainage from the improvements on the premises shall be directed away from any coastal bluff and either into an existing or improved public storm drain system or onto a street developed with a gutter system or public right-of-way designated to carry surface drainage run-off. All drainage from unimproved areas shall be appropriately collected and discharge in order to reduce, control, or mitigate erosion of the coastal bluff.

40. Open fencing and landscaping may be permitted within this visual corridor, provided such improvements do not significantly obstruct public views of the ocean. Landscape within this visual corridor shall be planted and maintained not exceed 3 feet in height in order to preserve public views.

41. Prior to the issuance of any construction permits, the Owner/Permittee shall record a 6 foot 4 inches on south side yard and 20 foot on north side yard –wide View Corridor Easement as shown on Exhibit "A," in accordance with SDMC section 132.0403.

42. Prior to the issuance of any construction permits, the Owner/Permittee shall execute a Notice of Hazardous Condition-Indemnification and Hold Harmless Agreement for Sensitive Coastal Bluffs in accordance with SDMC section 143.0143, in a form and content acceptable to the Director of the Development Services Department, or designated representative, which shall provide: (a) that the Owner/Permittee understands that new accessory structures or landscape features customary and incidental to residential uses are prohibited within 5 feet of the Coastal Bluff Edge or on the face of the Bluff, as illustrated on approved plan Exhibit "A;" (b) that the Owner/Permittee understands that the site may be subject to extraordinary hazard from coastal bluff erosion, and the Owner/Permittee assumes all liability from such hazards; and (c) the Owner/Permittee unconditionally waives any claim of liability against the City of San Diego and agrees to defend, indemnify, and hold harmless the City of San Diego and its advisors relative to the City of San Diego's approval of the project and for any damage due to natural hazards. This Notice of Hazardous Conditions-Indemnification and Hold Harmless Agreement shall be

recorded against title to the property and shall run with the land, binding upon all successors and assigns.

43. 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.

GEOLOGY REQUIREMENTS:

44. Prior to building permit issuance, the Owner/Permittee shall submit a geotechnical investigation report or update letter that specifically addresses the proposed construction plans. The geotechnical investigation report or update letter shall be reviewed for adequacy by the Geology Section of the Development Services Department prior to issuance of any construction permits.

INFORMATION ONLY:

- The issuance of this discretionary use permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary use 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 Hearing Officer of the City of San Diego on January 29, 2014, by Resolution No. _____.

RESOLUTION NUMBER R- _____

ADOPTED ON JANUARY 29, 2014

WHEREAS, on January 29, 2014, Frank Edwin Harbach submitted an application to Development Services Department for a Coastal Development Permit and Site Development Permit to demolish an existing one-story residence located at 5372 Calumet Avenue, and construct a new, 4,996 square-foot, two-story single family residence over a 2,802 square-foot basement (not counted in FAR), with an attached three-car garage, swimming pool, new landscaping, paving, and site walls (The Harbach Residence Project); and

WHEREAS, the matter was set for a hearing to be conducted by the Hearing Officer of the City of San Diego; and

WHEREAS, the issue was heard by the Hearing Officer on January 29, 2014; and

WHEREAS, the Hearing Officer considered the issues discussed in Mitigation Negative Declaration No. 319596 (Declaration) prepared for this Project; NOW THEREFORE,

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

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

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

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

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

By: _____
Glenn R. Gargas, Development Project Manager

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

EXHIBIT A**MITIGATION MONITORING AND REPORTING PROGRAM**

Coastal Development Permit No. 1116721 and Site Development Permit No.1116722

PROJECT NO. 319596

This Mitigation Monitoring and Reporting Program is designed to ensure compliance with Public Resources Code Section 21081.6 during implementation of mitigation measures. This program identifies at a minimum: the department responsible for the monitoring, what is to be monitored, how the monitoring shall be accomplished, the monitoring and reporting schedule, and completion requirements. A record of the Mitigation Monitoring and Reporting Program will be maintained at the offices of the Entitlements Division, 1222 First Avenue, Fifth Floor, San Diego, CA, 92101. All mitigation measures contained in the Mitigated Negative Declaration No.319596 shall be made conditions of Coastal Development Permit No. 1116721 and Site Development Permit No. 1116722 as may be further described below.

MITIGATION, MONITORING AND REPORTING PROGRAM: To ensure that site development would avoid significant environmental impacts, a Mitigation, Monitoring, and Reporting Program (MMRP) is required. Compliance with the mitigation measures shall be the responsibility of the applicant. The mitigation measures are described below.

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

1. Prior to the issuance of a Notice To Proceed (NTP) for a subdivision, or any construction permits, such as Demolition, Grading or Building, or beginning any construction related activity on-site, the Development Services Department (DSD) Director's Environmental Designee (ED) shall review and approve all Construction Documents (CD), (plans, specification, details, etc.) to ensure the MMRP requirements are incorporated into the design.
2. In addition, the ED shall verify that the MMRP Conditions/Notes that apply ONLY to the construction phases of this project are included VERBATIM, under the heading, "**ENVIRONMENTAL/MITIGATION REQUIREMENTS.**"
3. These notes must be shown within the first three (3) sheets of the construction documents in the format specified for engineering construction document templates as shown on the City website:
<http://www.sandiego.gov/development-services/industry/standtemp.shtml>
4. The **TITLE INDEX SHEET** must also show on which pages the "Environmental/Mitigation Requirements" notes are provided.
5. **SURETY AND COST RECOVERY** – The Development Services Director or City Manager may require appropriate surety instruments or bonds from private Permit Holders to ensure the long term performance or implementation of required

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

B. GENERAL REQUIREMENTS – PART II

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

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

Qualified Paleontologist

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

CONTACT INFORMATION:

- a) The PRIMARY POINT OF CONTACT is the **RE** at the **Field Engineering Division – 858-627-3200**
 - b) For Clarification of ENVIRONMENTAL REQUIREMENTS, it is also required to call **RE and MMC at 858-627-3360**
- 2. MMRP COMPLIANCE:** This Project, Project Tracking System (PTS) 282667, shall conform to the mitigation requirements contained in the associated Environmental Document and implemented to the satisfaction of the DSD's Environmental Designee (MMC) and the City Engineer (RE). The requirements may not be reduced or changed but may be annotated (i.e. to explain when and how compliance is being met and location of verifying proof, etc.). Additional clarifying information may also be added to other relevant plan sheets and/or specifications as appropriate (i.e., specific locations, times of monitoring, methodology, etc)

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

- 3. OTHER AGENCY REQUIREMENTS:** Evidence of compliance with all other agency requirements or permits shall be submitted to the RE and MMC for review and acceptance prior to the beginning of work or within one week of the Permit Holder obtaining documentation of those permits or requirements. Evidence shall

include copies of permits, letters of resolution or other documentation issued by the responsible agency.

Not Applicable

- 4. MONITORING EXHIBITS:** All consultants are required to submit, to RE and MMC, a monitoring exhibit on a 11x17 reduction of the appropriate construction plan, such as site plan, grading, landscape, etc., marked to clearly show the specific areas including the **LIMIT OF WORK**, scope of that discipline's work, and notes indicating when in the construction schedule that work will be performed. When necessary for clarification, a detailed methodology of how the work will be performed shall be included.

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

- 5. OTHER SUBMITTALS AND INSPECTIONS:** The Permit Holder/Owner's representative shall submit all required documentation, verification letters, and requests for all associated inspections to the RE and MMC for approval per the following schedule:

Document Submittal/Inspection Checklist

[List all and only project specific required verification documents and related inspections table below]

<i>Issue Area</i>	<i>Document submittal</i>	<i>Assoc Inspection/Approvals/ Notes</i>
General Meeting	Consultant Qualification Letters	Prior to Pre-construction
General Construction Meeting	Consultant Const. Monitoring Exhibits	Prior to or at the Pre-
Paleontology Observation	Paleontology Reports	Paleontology Site
Bond Release	Request for Bond Release letter	Final MMRP Inspections prior to Letter

C. SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS

PALEONTOLOGICAL RESOURCES

I. Prior to Permit Issuance**A. Entitlements Plan Check**

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

B. Letters of Qualification have been submitted to ADD

1. The applicant shall submit a letter of verification to Mitigation Monitoring Coordination (MMC) identifying the Principal Investigator (PI) for the project and the names of all persons involved in the paleontological monitoring program, as defined in the City of San Diego Paleontology Guidelines.
2. MMC will provide a letter to the applicant confirming the qualifications of the PI and all persons involved in the paleontological monitoring of the project.
3. Prior to the start of work, the applicant shall obtain approval from MMC for any personnel changes associated with the monitoring program.

II. Prior to Start of Construction**A. Verification of Records Search**

1. The PI shall provide verification to MMC that a site specific records search has been completed. Verification includes, but is not limited to a copy of a confirmation letter from San Diego Natural History Museum, other institution or, if the search was in-house, a letter of verification from the PI stating that the search was completed.
2. The letter shall introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities.

B. PI Shall Attend Precon Meetings

1. Prior to beginning any work that requires monitoring; the Applicant shall arrange a Precon Meeting that shall include the PI, Construction Manager (CM) and/or Grading Contractor, Resident Engineer (RE), Building Inspector (BI), if appropriate, and MMC. The qualified paleontologist shall attend any grading/excavation related Precon Meetings to make comments and/or suggestions concerning the Paleontological Monitoring program with the Construction Manager and/or Grading Contractor.
 - a. If the PI is unable to attend the Precon Meeting, the Applicant shall schedule a focused Precon Meeting with MMC, the PI, RE, CM or BI, if appropriate, prior to the start of any work that requires monitoring.

2. Identify Areas to be Monitored

Prior to the start of any work that requires monitoring, the PI shall submit a Paleontological Monitoring Exhibit (PME) based on the appropriate construction documents (reduced to 11x17) to MMC identifying the areas to be monitored including the delineation of grading/excavation limits. The PME shall be based on the results of a site specific records search as well as information regarding existing known soil conditions (native or formation).

3. When Monitoring Will Occur
 - a. Prior to the start of any work, the PI shall also submit a construction schedule to MMC through the RE indicating when and where monitoring will occur.
 - b. The PI may submit a detailed letter to MMC prior to the start of work or during construction requesting a modification to the monitoring program. This request shall be based on relevant information such as review of final construction documents which indicate conditions such as depth of excavation and/or site graded to bedrock, presence or absence of fossil resources, etc., which may reduce or increase the potential for resources to be present.

III. During Construction

- A. Monitor Shall be Present During Grading/Excavation/Trenching
 1. The monitor shall be present full-time during grading/excavation/trenching activities as identified on the PME that could result in impacts to formations with high and moderate resource sensitivity. **The Construction Manager is responsible for notifying the RE, PI, and MMC of changes to any construction activities such as in the case of a potential safety concern within the area being monitored. In certain circumstances OSHA safety requirements may necessitate modification of the PME.**
 2. The PI may submit a detailed letter to MMC during construction requesting a modification to the monitoring program when a field condition such as trenching activities that do not encounter formational soils as previously assumed, and/or when unique/unusual fossils are encountered, which may reduce or increase the potential for resources to be present.
 3. The monitor shall document field activity via the Consultant Site Visit Record (CSVSR). The CSVSR's shall be faxed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly (**Notification of Monitoring Completion**), and in the case of ANY discoveries. The RE shall forward copies to MMC.
- B. Discovery Notification Process
 1. In the event of a discovery, the Paleontological Monitor shall direct the contractor to temporarily divert trenching activities in the area of discovery and immediately notify the RE or BI, as appropriate.
 2. The Monitor shall immediately notify the PI (unless Monitor is the PI) of the discovery.
 3. The PI shall immediately notify MMC by phone of the discovery, and shall also submit written documentation to MMC within 24 hours by fax or email with photos of the resource in context, if possible.
- C. Determination of Significance
 1. The PI shall evaluate the significance of the resource.
 - a. The PI shall immediately notify MMC by phone to discuss significance determination and shall also submit a letter to MMC indicating whether additional mitigation is required. The determination of significance for fossil discoveries shall be at the discretion of the PI.
 - b. If the resource is significant, the PI shall submit a Paleontological Recovery Program (PRP) and obtain written approval from MMC. Impacts to

significant resources must be mitigated before ground disturbing activities in the area of discovery will be allowed to resume.

- c. If resource is not significant (e.g., small pieces of broken common shell fragments or other scattered common fossils) the PI shall notify the RE, or BI as appropriate, that a non-significant discovery has been made. The Paleontologist shall continue to monitor the area without notification to MMC unless a significant resource is encountered.
- d. The PI shall submit a letter to MMC indicating that fossil resources will be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that no further work is required.

IV. Night and/or Weekend Work

- A. If night and/or weekend work is included in the contract
 - 1. When night and/or weekend work is included in the contract package, the extent and timing shall be presented and discussed at the precon meeting.
 - 2. The following procedures shall be followed.
 - a. No Discoveries
In the event that no discoveries were encountered during night and/or weekend work, The PI shall record the information on the CSV and submit to MMC via fax by 8AM on the next business day.
 - b. Discoveries
All discoveries shall be processed and documented using the existing procedures detailed in Sections III - During Construction.
 - c. Potentially Significant Discoveries
If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section III - During Construction shall be followed.
 - d. The PI shall immediately contact MMC, or by 8AM on the next business day to report and discuss the findings as indicated in Section III-B, unless other specific arrangements have been made.
- B. If night work becomes necessary during the course of construction
 - 1. The Construction Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin.
 - 2. The RE, or BI, as appropriate, shall notify MMC immediately.
- C. All other procedures described above shall apply, as appropriate.

V. Post Construction

- A. Preparation and Submittal of Draft Monitoring Report
 - 1. The PI shall submit two copies of the Draft Monitoring Report (even if negative), prepared in accordance with the Paleontological Guidelines which describes the results, analysis, and conclusions of all phases of the Paleontological Monitoring Program (with appropriate graphics) to MMC for review and approval within 90 days following the completion of monitoring.
 - a. For significant paleontological resources encountered during monitoring, the Paleontological Recovery Program shall be included in the Draft Monitoring Report.
 - b. Recording Sites with the San Diego Natural History Museum

- The PI shall be responsible for recording (on the appropriate forms) any significant or potentially significant fossil resources encountered during the Paleontological Monitoring Program in accordance with the City's Paleontological Guidelines, and submittal of such forms to the San Diego Natural History Museum with the Final Monitoring Report.
2. MMC shall return the Draft Monitoring Report to the PI for revision or, for preparation of the Final Report.
 3. The PI shall submit revised Draft Monitoring Report to MMC for approval.
 4. MMC shall provide written verification to the PI of the approved report.
 5. MMC shall notify the RE or BI, as appropriate, of receipt of all Draft Monitoring Report submittals and approvals.
- B. Handling of Fossil Remains
1. The PI shall be responsible for ensuring that all fossil remains collected are cleaned and catalogued.
 2. The PI shall be responsible for ensuring that all fossil remains are analyzed to identify function and chronology as they relate to the geologic history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate
- C. Curation of fossil remains: Deed of Gift and Acceptance Verification
1. The PI shall be responsible for ensuring that all fossil remains associated with the monitoring for this project are permanently curated with an appropriate institution.
 2. The PI shall include the Acceptance Verification from the curation institution in the Final Monitoring Report submitted to the RE or BI and MMC.
- D. Final Monitoring Report(s)
1. The PI shall submit two copies of the Final Monitoring Report to MMC (even if negative), within 90 days after notification from MMC that the draft report has been approved.
 2. The RE shall, in no case, issue the Notice of Completion until receiving a copy of the approved Final Monitoring Report from MMC which includes the Acceptance Verification from the curation institution.

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

STORM WATER QUALITY & CONSTR. BMP'S

GENERAL
REFER TO DRAWINGS PREPARED BY CIVIL ENGINEER (2)AD-0204H
THIS PROJECT SHALL COMPLY WITH ALL REQUIREMENTS OF THE STATE PERMIT CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD, SAN DIEGO REGION, CHAPTER NO. 200101, APPLICABLE CHAPTERS AND THE CITY OF SAN DIEGO LAND DEVELOPMENT CODE.

REFER TO DRAWING 03 THIS PROJECT SHALL COMPLY WITH ALL REQUIREMENTS OF THE STATE PERMIT, CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD, SAN DIEGO REGION, CHAPTER NO. 200101, APPLICABLE CHAPTERS AND THE CITY OF SAN DIEGO LAND DEVELOPMENT CODE.

REFERENCES:
http://www.sandiego.gov/water/development/developmentpermits.aspx
http://www.sandiego.gov/development/developmentpermits.aspx

- NOTES 1-8 BELOW SUPPLEMENT MINIMUM REQUIREMENTS FOR CONSTRUCTION BMP'S
1. SUPPLEMENT BMP'S MUST BE INSTALLED TO PREVENT SOIL, MUD OR OTHER CONSTRUCTION DEBRIS FROM BEING TRACKED INTO THE ADJACENT STREET(S) OR STORM WATER CONVEYANCE SYSTEMS DUE TO CONSTRUCTION VEHICLES OR ANY OTHER CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING ANY SUCH DEBRIS THAT MAY BE IN THE STREET AT THE END OF EACH WORK DAY OR AFTER A STORM EVENT THAT CAUSES A BREACH IN THE INSTALLED CONSTRUCTION BMP'S.
2. ALL STOCK PILES OF UNCOMPACTED SOIL AND/OR BUILDING MATERIALS THAT ARE INTENDED TO BE LEFT UNPROTECTED FOR A PERIOD GREATER THAN 72 HOURS MUST BE COVERED WITH EROSION AND SEDIMENT CONTROL DEVICES. SUCH SOIL MUST BE PROTECTED EACH DAY WHEN THE PROBABILITY OF RAIN IS 50% OR GREATER.
3. A CONCRETE WASHOUT SHALL BE PROVIDED ON ALL PROJECTS WHICH PROPOSE THE CONSTRUCTION OF ANY CONCRETE IMPROVEMENTS THAT ARE TO BE REQUIRED BY THIS PLAN.
4. ALL EROSION / SEDIMENT CONTROL DEVICES SHALL BE MAINTAINED IN WORKING ORDER AT ALL TIMES.
5. ALL SLOPES THAT ARE CREATED OR DISTURBED BY CONSTRUCTION ACTIVITY MUST BE PROTECTED AGAINST EROSION AND SEDIMENT TRANSPORT AT ALL TIMES.
6. THE STORAGE OF ALL CONSTRUCTION MATERIALS AND EQUIPMENT MUST BE PROTECTED AGAINST ANY POTENTIAL RELEASE OF POLLUTANTS INTO THE ENVIRONMENT.

- WATER & SEWER
1. EXISTING LATERAL FOR SEWER SHALL BE USED WHERE POSSIBLE. PROVIDE NEW 2" LATERAL & 1 1/2" METER BY CITY POINTS WHERE INDICATED ON PLAN.
2. UTILIZE PROPOSED 1 1/2" WATER METER, WATER METER FOR COMBINED DOMESTIC WATER AND FIRE SPRINKLER SYSTEMS SHALL NOT BE INSTALLED UNTIL THE FIRE SPRINKLER SYSTEM HAS BEEN SUBMITTED AND APPROVED BY THE BUILDING OFFICIAL.
3. HOUSE SHALL BE 100% SPRINKLERED.
4. HOUSE SHALL BEHOLD CONNCT TO EXISTING 4" STUB @ PROPERTY LINE.
5. AFTER THE BUILDING PERMIT HAS BEEN ISSUED, THE OWNER SHALL BE RESPONSIBLE FOR ANY COSTS INCURRED AS A RESULT OF CHANGES TO THE DESIGN OF THE FIRE SPRINKLER SYSTEM WHICH PRODUCE A HIGHER GPM AND LARGER METER SIZE REQUIREMENT.

- ELECTRICAL SERVICE
1. PROVIDE 60 AMP SERVICE PER ELECTRICAL U.N.C. PER A CONTRACTOR.

ENVIRONMENTAL REQUIREMENTS

- 1. THE HARBOR RESIDENCE PROJECT IS SUBJECT TO MITIGATION MONITORING AND REPORTING PROGRAM (M&R) AND SHALL CONFORM TO THE MITIGATION CONDITIONS AS REQUIRED BY THE CITY.
2. THIS PROJECT SHALL REQUIRE A PALEONTOLOGICAL MITIGATION MONITORING AND REPORTING PROGRAM DURING ALL GRADING ACTIVITIES.

STANDARD GRADING NOTES

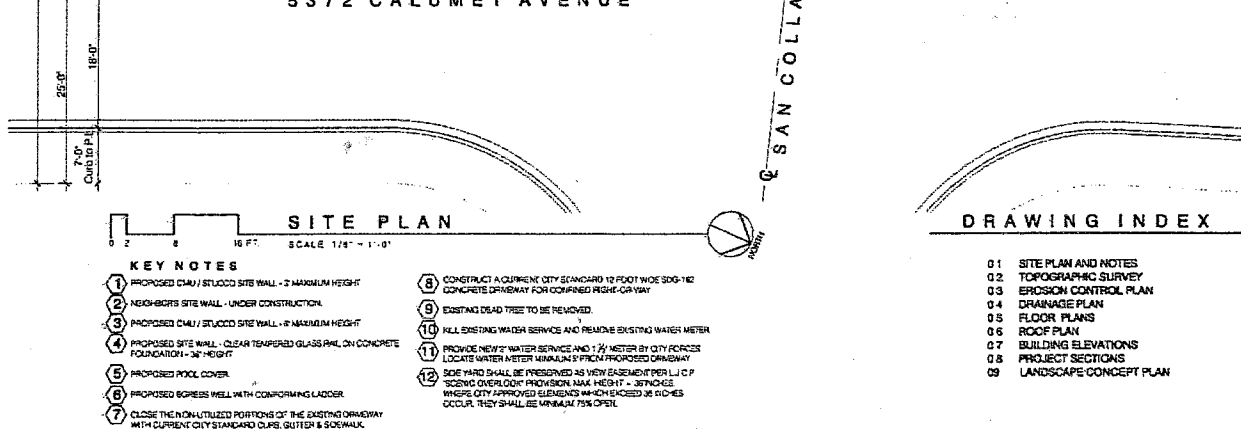
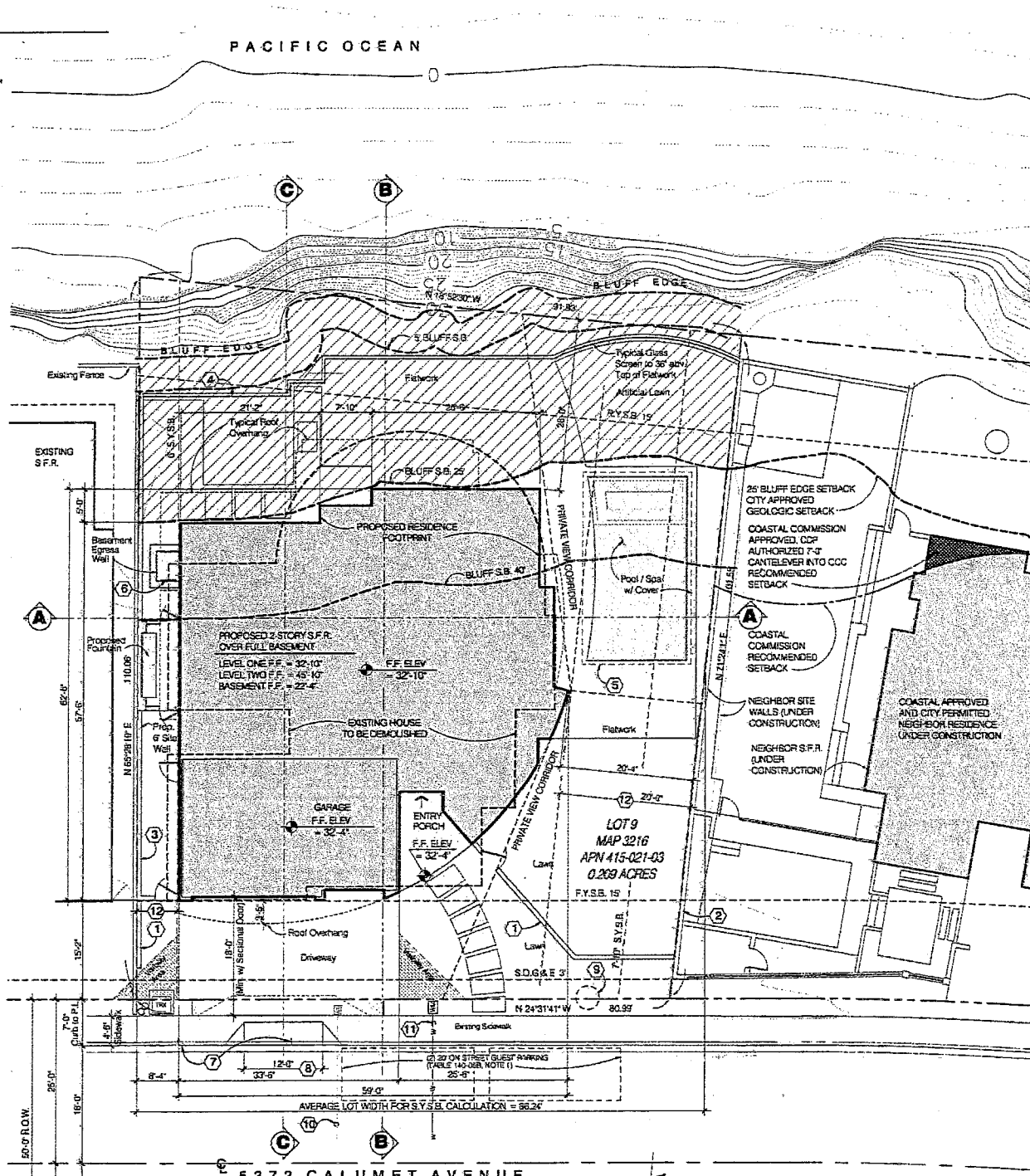
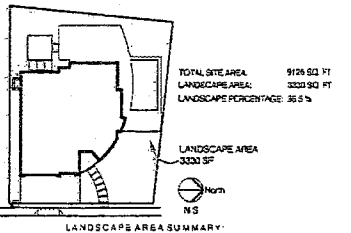
Table with 4 columns: AMOUNT OF SITE TO BE GRADED, MAXIMUM DEPTH OF CUT, MAXIMUM DEPTH OF FILL, MAXIMUM HEIGHT OF CUT SLOPES, SLOPE RATIO, MAXIMUM HEIGHT OF EXPORT / IMPORT SOIL, MAXIMUM LENGTH OF RETAINING / CURB WALLS.

Table with 4 columns: AMOUNT OF CUT, MAXIMUM DEPTH OF CUT, MAXIMUM DEPTH OF FILL, MAXIMUM HEIGHT OF CUT SLOPES, SLOPE RATIO, MAXIMUM HEIGHT OF EXPORT / IMPORT SOIL.

LANDSCAPE NOTES

REFER TO LANDSCAPE CONCEPT PLAN, DRAWING 09, FOR LANDSCAPE NOTES.

- GENERAL
1. SIDE YARD CORRIDORS SHOULD BE FREE OF ALL VEGETATION AND IMPROVEMENTS EXCEPT TREES. DEVELOPMENT TALLER THAN 20 FEET PERMITTED. ANY TREES OVER 2" DBH SHALL BE AT LEAST 75% OPEN TOLERANT.
2. THERE SHALL BE NO WATER FEATURES WITHIN THE GEOLOGICAL SETBACK.
3. THERE SHALL BE NO PERMANENT IRRIGATION SYSTEMS INSTALLED WITHIN THE GEOLOGICAL SETBACK.



BUILDING NOTES

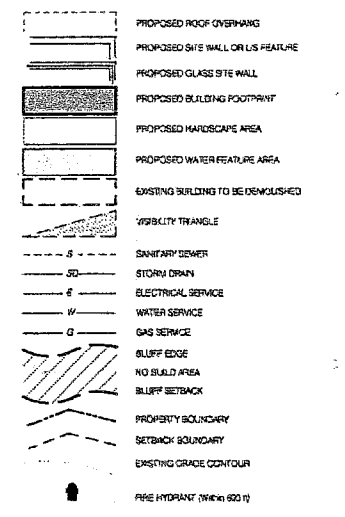
- SCOPE
DEMOLISH EXISTING ONE STORY S.F.R.
CONSTRUCT NEW 2-STORY S.F.R. OVER FULL BASEMENT WITH ATTACHED 2-CAR GARAGE & STORAGE.
CONSTRUCT ASSOCIATED SITE WALLS, POOL, & ASSOCIATED LANDSCAPE.
DEVELOPMENT PERMIT
COASTAL PERMIT REQUIRED
SITE DEVELOPMENT PERMIT REQUIRED
CODES IN EFFECT
RHE 2010 CALIFORNIA BUILDING STANDARDS CODE, CBC TITLE 24
THE 2010 CALIFORNIA RESIDENTIAL CODE
OCCUPANCY CLASS
R-3 RESIDENTIAL
CONSTRUCTION TYPE
U - GARAGE
FIRE PROTECTION
100% SPRINKLERED
ALLOW FLOOR AREA
NOT LIMITED
BUILDING HEIGHT
LIMITED TO 30 FT (RPOF D)
NO. OF STORES
2 OVER BASEMENT
CLIMATE ZONE
7

Table with 3 columns: ZONING DATA, REDUCED UNALLOWED, ACTUAL PROPOSED. Rows include L.O.R. BUILDING SQUARE AREA, LOT COVERAGE, FLOOR AREA RATIO (FAR), LANDSCAPE AREA, HORIZONTAL AREA, PARKING, BUILDING SETBACKS, etc.

AREA SUMMARY

Table with 3 columns: SITE, RESIDENCE HABITABLE AREA, GARAGE, L.O.P. ROSS AREA, BASEMENT, COVERAGE, F.L.O.R. AREA RATIO, COVERAGE.

SYMBOLS



SITE NOTES

- GENERAL
1. RESIDENTIAL TRASH RECEPTACLES TO BE LOCATED IN WALLED CLOSET AREA.
2. NO BUS OR TRUCK STOPS ADJACENT TO SITE.
3. NO BREAKERS OR LOADERS OTHER THAN GARAGE STORAGE.
4. EXISTING EASEMENTS ARE ON THE NORTH AND EAST PORTIONS OF THE SUBJECT PROPERTY.
5. ALL PRIVATE OUTDOOR LIGHTING FIXTURES SHALL BE UNOBSTRUCTIVE, SHIELDED AND ADJUSTED TO FALL ON THE SAME PREMISES WHERE SUCH LIGHTS ARE LOCATED.
6. BUILDING ADDRESS NUMBERS SHALL BE VISIBLE AND LEVEL WITH THE STREET OR ROAD FRONTING THE PROPERTY (APC 901.4.4).
7. THIS PROJECT PROPOSES EXPORT OF 115,000 YARDS OF MATERIAL FROM THE PROJECT SITE. ALL EXPORT MATERIAL MUST BE EXPORTED INTO LEGAL DISPOSAL SITES. THE APPROVAL OF THIS PROJECT DOES NOT ALLOW PROCESSING AND SALVAGE OF THE MATERIAL. ALL SUCH ACTIVITIES REQUIRE A SEPARATE COASTAL PERMIT.
8. THIS PROJECT SHALL COMPLY WITH THE MUNICIPAL CODE REQUIREMENTS FOR HAZARDOUS WASTE MANAGEMENT AND STORAGE. ALL HAZARDOUS WASTE MANAGEMENT AND STORAGE SHALL BE IN ACCORDANCE WITH THE MUNICIPAL CODE, SECTIONS 171.041 & 171.052. HAZARDOUS WASTE MANAGEMENT, PPE, VENT, ANTI-DUST OR OTHER PRODUCTION SHALL NOT EXCEED 30 FEET ABOVE GRADE.
9. ALL DRAWINGS FROM THE IMPROVEMENTS ON THE PREMISES SHALL BE Labeled FROM THE COASTAL BLUFF AND INDICATE A 5' SETBACK FROM THE PUBLIC STREET DRAIN SYSTEM OR ON A STREET DEVELOPED WITH A GUTTER SYSTEM OR PUBLIC HIGHWAY. DESIGNERS TO VERIFY SURFACE DRAINAGE RUN-OFF. ALL DRAINAGE FROM ANY UNIMPROVED AREAS SHALL BE APPROPRIATELY COLLECTED AND DEDICATED IN ORDER TO PREVENT, CONTROL, OR MITIGATE EROSION OF THE COASTAL BLUFF. SEE SECTION 14.03.01.
10. ALL DEVELOPMENT IN NEAR (N) OF THE NEIGHBORING COASTAL BLUFF AREA SHALL COMPLY WITH SECTION 14.03.01 DEVELOPMENT REGULATIONS FOR SENSITIVE COASTAL BLUFFS AND AREAS.
11. NO NEW SEA WALLS WILL BE PERMITTED.
12. NO PRIMARY STRUCTURE WILL BE ALLOWED WITHIN 25 FEET OF THE BLUFF SETBACK.
13. ALL DEVELOPMENT INCLUDING BUILDINGS AND ACCESSORY BUILDINGS SHALL BE SET BACK AT LEAST 5 FEET FROM THE COASTAL BLUFF EDGE.
14. NO ACCESSORY STRUCTURES (POOL, RAMPING, PAVING) AND LANDSCAPE WILL BE ALLOWED WITHIN 5 FEET OF THE COASTAL BLUFF EDGE.
15. NO DEVELOPMENT SHALL BE PERMITTED ON THE COASTAL BLUFF FACE.
16. THIS PROJECT IS LOCATED LESS THAN 40 FEET FROM THE COASTAL BLUFF EDGE. THEREFORE, FUTURE EROSION CONTROL MEASURES ARE REQUIRED.
17. THERE SHALL BE NO PERMANENT REVISIONS INSTALLED WITHIN THE GEOLOGICAL SETBACK.

CONDITIONS

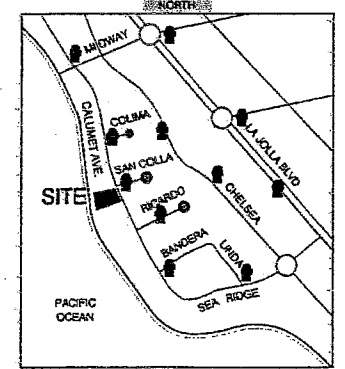
- 1. PRIOR TO THE ISSUANCE OF CONSTRUCTION PERMITS, THE OWNER/PERMITTEE SHALL RECORD A DEED RESTRICTION PRESCRIBING A VISUAL CORRIDOR SETBACK WIDTH (SIDE AND 30 FEET WIDE INTERIOR SIDE) PLANNING FULL LENGTH OF PROPERTY ON ACCORDANCE WITH THE REQUIREMENTS OF SAN DIEGO MUNICIPAL CODE SECTION 132.03005. OPEN FIELDS AND LANDSCAPE MAY BE PERMITTED WITHIN THIS VISUAL CORRIDOR PROVIDED SUCH IMPROVEMENTS DO NOT SIGNIFICANTLY OBSTRUCT PUBLIC VIEWS OF THE OCEAN LANDSCAPE WITHIN THE VISUAL CORRIDOR WHICH ARE PLANTED AND MAINTAINED NOT LESS THAN 10 FEET IN HEIGHT IN ORDER TO PRESERVE PUBLIC VIEWS.
2. PRIOR TO THE ISSUANCE OF ANY BUILDING OR GRADING PERMITS, THE OWNER/PERMITTEE SHALL RECORD A COVENANT OF EASEMENT FOR THE PROTECTION OF ENVIRONMENTALLY SENSITIVE LANDS TO PRESERVE THE COASTAL BLUFF. THE EASEMENT SHALL BE DRAFTED IN ACCORDANCE WITH SECTION 14.03.01 AND 14.03.02.
3. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITTEE SHALL ACQUIRE ANY CONSTRUCTION NEAR ADJACENTLY SENSITIVE LANDS NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (EROSION REGULATIONS) OF THE MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.
4. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITTEE SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE, IN ACCORDANCE WITH THE CITY ENGINEER.
5. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITTEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPP) FOR THE WPP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN ARTICLE 2 OF THE CITY'S STORM WATER MANUAL.
6. PRIOR TO THE ISSUANCE OF CONSTRUCTION PERMITS, OWNER SHALL DISCLOSE A NOTICE OF HAZARDOUS CONDITION - INDICATOR AND HOLD HARMLESS AGREEMENT FOR SENSITIVE COASTAL BLUFFS IN ACCORDANCE WITH SECTION 14.03.01 AND IN ACCORDANCE WITH THE REQUIREMENTS OF SAN DIEGO MUNICIPAL CODE SECTION 14.03.01 AND 14.03.02. THE APPLICANT UNDERSTANDS THAT HIS HIGH ACCESSORY STRUCTURES AND LANDSCAPE FEATURES CUSTOMARY AND INCIDENTAL TO RESIDENTIAL USES SHALL BE DEVELOPED WITHIN FIVE FEET OF THE BLUFF TOP AS ILLUSTRATED ON APPROVED PLAN OR ON THE FACE OF THE BLUFF, AND THAT THE APPLICANT UNDERSTANDS THAT THE SITE MAY BE SUBJECT TO EROSION AND COLLAPSE FROM COASTAL BLUFF EROSION AND THE APPLICANT ASSUMES THE LIABILITY FROM SUCH COLLAPSE AND THAT THE APPLICANT UNDERSTANDS ANY CLAIM OF LIABILITY AGAINST THE CITY OF SAN DIEGO AND AGREES TO DEFEND, INDEMNIFY AND HOLD HARMLESS THE CITY OF SAN DIEGO AND ITS ADVISORS RELATIVE TO THE CITY OF SAN DIEGO'S APPROVAL OF THE PROJECT AND FOR ANY DAMAGE DUE TO NATURAL HAZARDS. THE NOTICE OF HAZARDOUS CONDITION, FIDELITY AND HOLD HARMLESS AGREEMENT SHALL BE RECORDED AGAINST TITLE TO THE PROPERTY AND SHALL RUN WITH THE LAND, BINDING UPON ALL SUCCESSORS AND ASSIGNS.

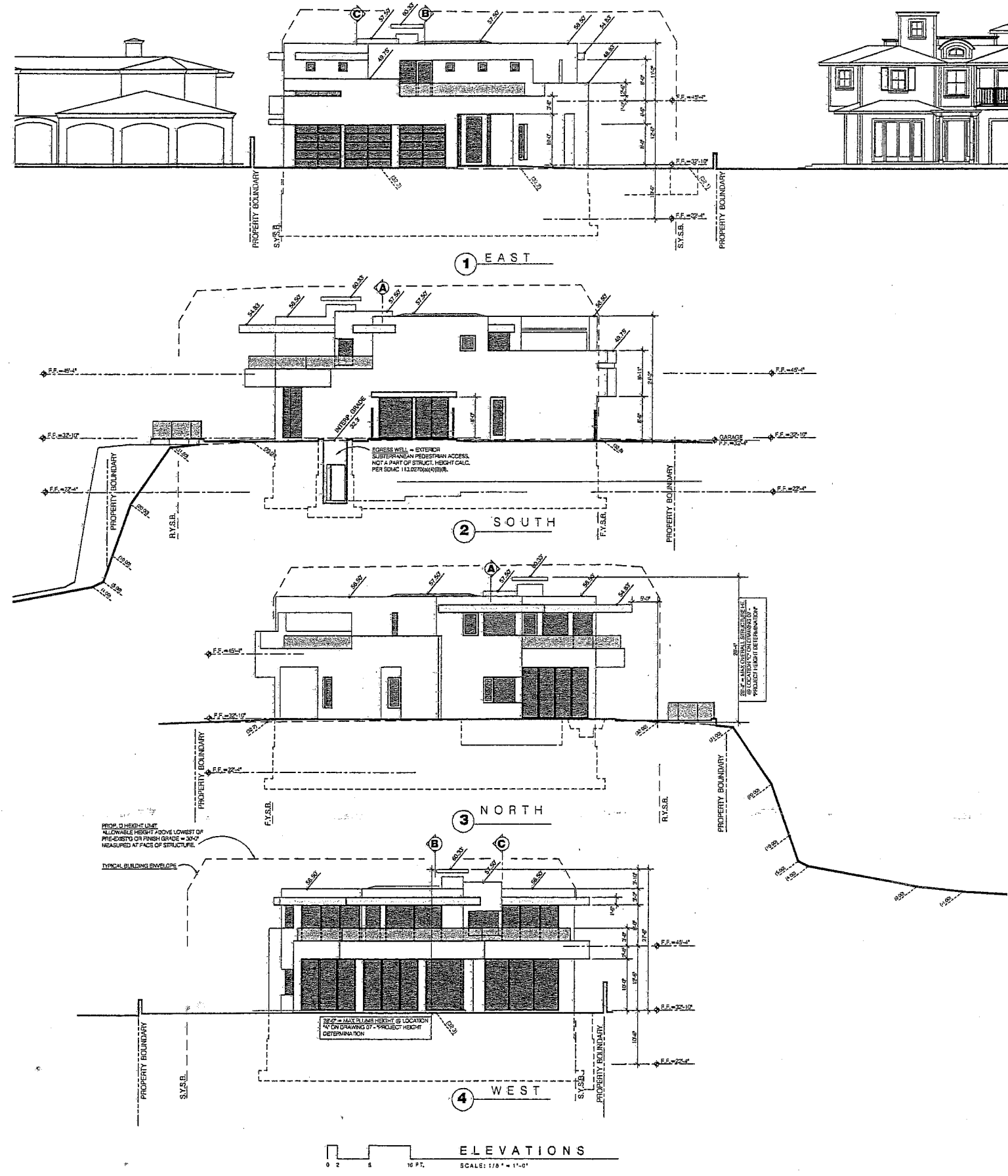
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KEY PLAN, PROJECT DATA, PROJECT ADDRESS, PROJECT OWNER, LEGAL DESCRIPTION, BENEFICIARY, OVERLAY ZONES, EXISTING BUILDING, APPROVALS, PERMITS REQUIRED, ORIGINAL DATE, REVISIONS.

600' HYDRANT MAP





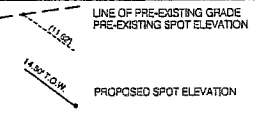
NOTES

1. PROPOSED STRUCTURE SHALL OBSERVE PROPORTION OF 30 FT. HEIGHT LIMIT AND 5:1 SLOPE RATIO (VERTICAL TO HORIZONTAL).
2. THE HIGHEST POINT OF THE ROOF EQUIPMENT, OR ANY VENT PIPE, ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 30 FT. ABOVE GRADE (D.M. 11.03.08).
3. FINISH FLOOR ELEVATIONS TAKEN AS TOP SURFACE OF FLOOR FINISH MATERIAL AND MAY BE INDICATED ON THE DRAWINGS 1:000' OR 1:100.00'
4. CONTRACTOR SHALL VERIFY TOP OF SLAB OR FLOOR FINISH ELEVATION IN ORDER TO PROVIDE CORRECT FINISH FLOOR ELEVATION FOR SURFACES INDICATED BY ARCHITECT AND/OR BY OTHER DESIGNER PRIOR TO START OF CONSTRUCTION.

KEYNOTES

1. EXTERIOR PLASTER WALLS: STONE FINISH W/ FINE SAND TEXTURE & COLOR PER ARCHITECT
2. STONE CLAD EXTERIOR WALLS: STONE FINISH W/ TYPE, COLOR & PATTERN BY ARCHITECT
3. FLAT ROOF: GLASS ASSEMBLY: 1/2" W/ 1/2" ST. STEEL DECKING W/ STONE BALLAST
4. EXTERIOR DECK: MED SET STONE TILES OVER W.P. MEMBRANE
5. FASCIA: COPPER
6. CORNICES: STONE FINISH W/ FINE SAND TEXTURE & COLOR PER ARCHITECT
7. CORNICES: TAG WOOD, SPECIES, PROFILE, STAIN FINISH PER ARCHITECT
8. WINDOWS & DOORS: CUSTOM WOOD UNITS W/ CLEAR, LOW E INSUL UNITS; TEMPERED GLASS ALL DOORS; TEMPERED GLASS WINDOWS AS SCHEDULED; PRIV. UP & SLIDE AND FOLDING OPERATION AS SCHEDULED
9. BALUSTRADES: PREG. SPOUNTS - COPPER CLAD WITH INSULATED SAFETY GLAZING PER SCHEDULE
10. GARAGE DOORS: CUSTOM WOOD SECTIONAL DOOR W/ TEMPERED, TRANSLUCENT GLASS LITES
11. GATES: CUSTOM WOOD UNITS WITH TRANSLUCENT TEMPERED GLASS LITES, COLOR & FINISH BY ARCHITECT
12. CHIMNEY CAP: CUSTOM - 20' O.C., COPPER
13. SITE & PLANTER WALL: STONE CLAD WALL PATTERN TO MATCH RESIDENCE
14. SITE & PLANTER WALL: STONE FINISH W/ FINE SAND TEXTURE & COLOR PER ARCHITECT OVER CALU WALL
15. SITE FENCE & DECK RAILING: 2" MIN. THICK TEMPERED GLASS SCREEN PER PLANS & SPECIFICATIONS
16. WALL MOUNTED LIGHTING FIXTURE
17. CUSTOM WATER FEATURE
18. VEHICLES LIFT FLOOR: 1" LUMBER W/ 2" PROPOSED LIFT
19. DECK LITE WALL: CLEAR TEMPERED GLASS
20. TRUSSES: ALUMINUM TUBING @ 24" O.C.

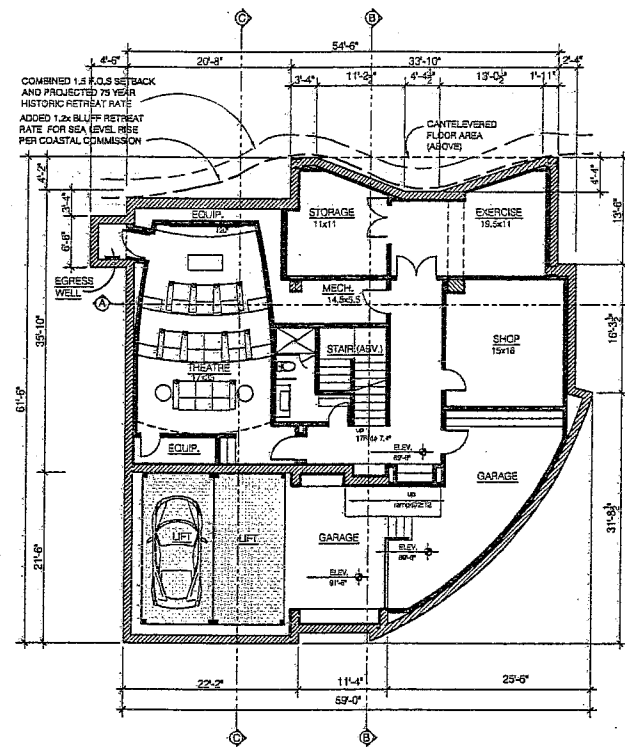
SYMBOLS



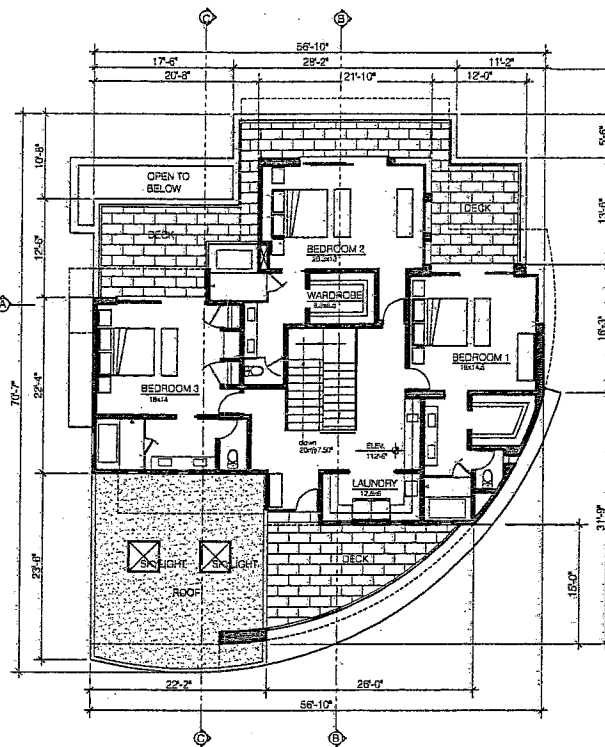
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<p>PREPARED BY: HAYER Architecture Contact: William S. Hayer 445 Marine View Avenue Suite 200 San Mateo, CA 94014 (650) 752-2800 whayer@hayerarchitecture.com</p> <p>PROJECT CONSULTANTS: Structural Engineer: E&O, Inc. 385 Stevens Avenue, Suite 207 Solana Beach, CA 92075 (949) 792-9000</p> <p>Surveyor & Civil Engineer: KAPPA SURVEYING & ENGINEERING, INC. 8707 La Tijera Boulevard La Mesa, CA 91941 (619) 458-1948</p> <p>Soils Engineer: TERRA PACIFIC CONSULTANTS, INC. 12245 World Trade Drive, Suite B San Diego, CA 92128 (619) 521-1190</p> <p>Landscape Architect: DARY STONE Landscape Architect, A.S.L.A. 125 University, Ste. C Carlsbad, CA 92007 (760) 434-3488</p> <p>OVERLAY ZONES: Coastal Overlay Zone Coastal Light Land Overlay Zone Sensitive Coastal Overlay Zone Sensitive Coastal Buffer Beach Parking Limited Overlay Zone Residential Targeted Parking Transit Area First Public Roadway</p> <p>APPROVALS: Municipal Ordinance: P.N.C.</p> <p>PERMITS REQUIRED: Coastal Development Permit Site Development Permit</p>	<p>KEY PLAN</p> <p>PROJECT ADDRESS: 5372 Calaver Avenue La Jolla, CA 92037</p> <p>PROJECT OWNER: EDWIN HARBACH</p> <p>ASSESSORS PARCEL NO.: 415-021-03</p> <p>LEGAL DESCRIPTION: LOT 9 OF SUN GOLD POINT, MAP 3818</p> <p>BENCHMARK: City of San Diego Benchmark, using a metal plug on top of curb at the northeast corner of Calaver Avenue and San Oak Street Elevation = 32.04' Datum = NAD83 (FAD)</p> <p>PROJECT NO.: No.</p> <p>PROJECT NAME: HARBACH RESIDENCE</p> <p>SHEET TITLE: ELEVATIONS</p> <p>SHEET NUMBER: 07</p>	<p>PROJECT DATA: Construction: VS 100% Site/Worked Occupancy: R-3 S.F.F. Cont: 2710 Edition C.U.C. Zoning: RS-17 No. of Stories: 2 Stories over Basement Gross Site Area: 9125 sq. ft. LDP Gross Area: 3019 sq. ft. F.A.R.: 0.549 Geo Hazard Area: 47 & 53 Landscape Area: 3330 sq. ft.</p> <p>EXISTING BUILDING: Status: To Be 100% Deteriorated Occupancy: R-3 S.F.F. Construction: 1958 Soil Condition: Unknown (Bearing Capacity Not Determined)</p> <p>ORIGINAL DATE: 04/20/2011</p> <p>REVISIONS:</p>
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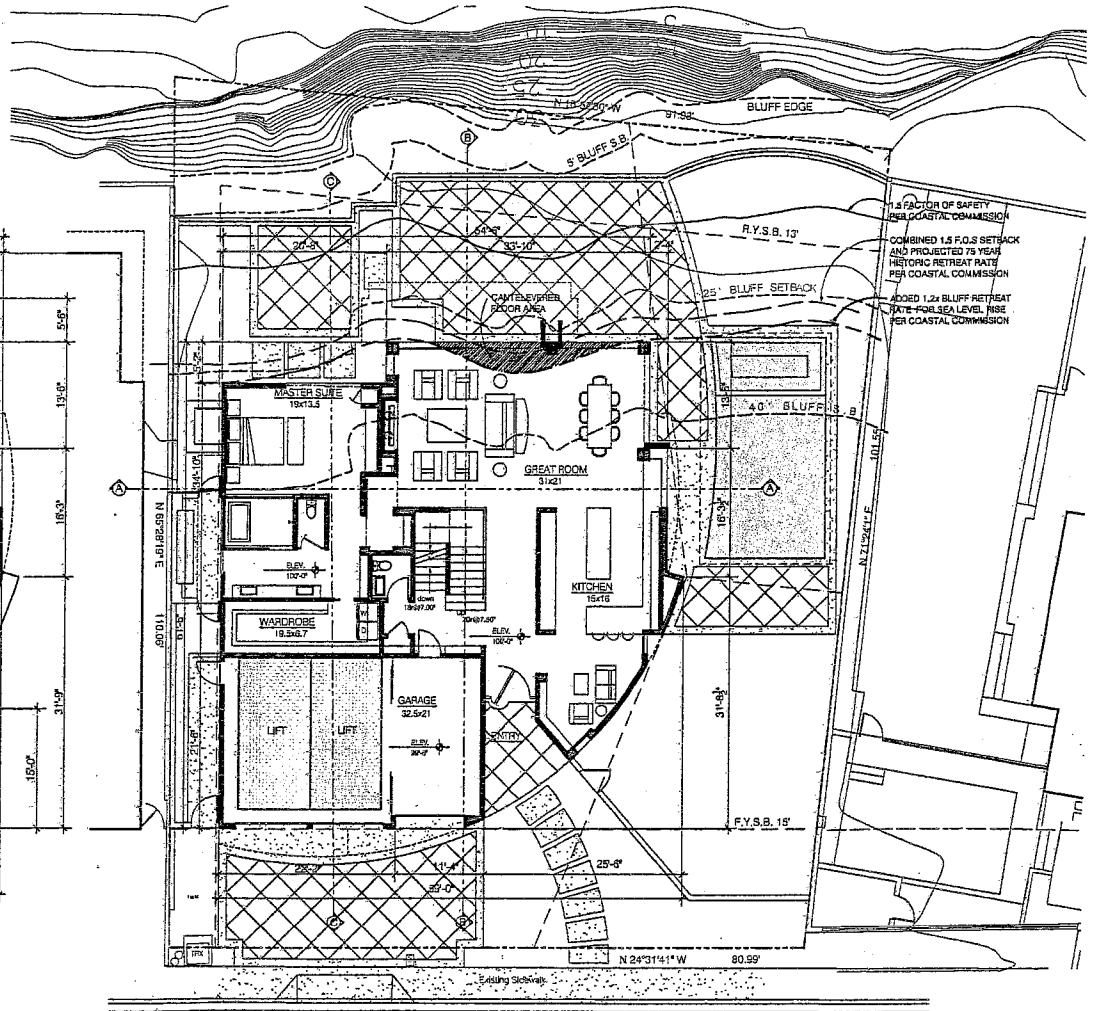
ELEVATIONS
 SCALE: 1/8" = 1'-0"



BASEMENT PLAN

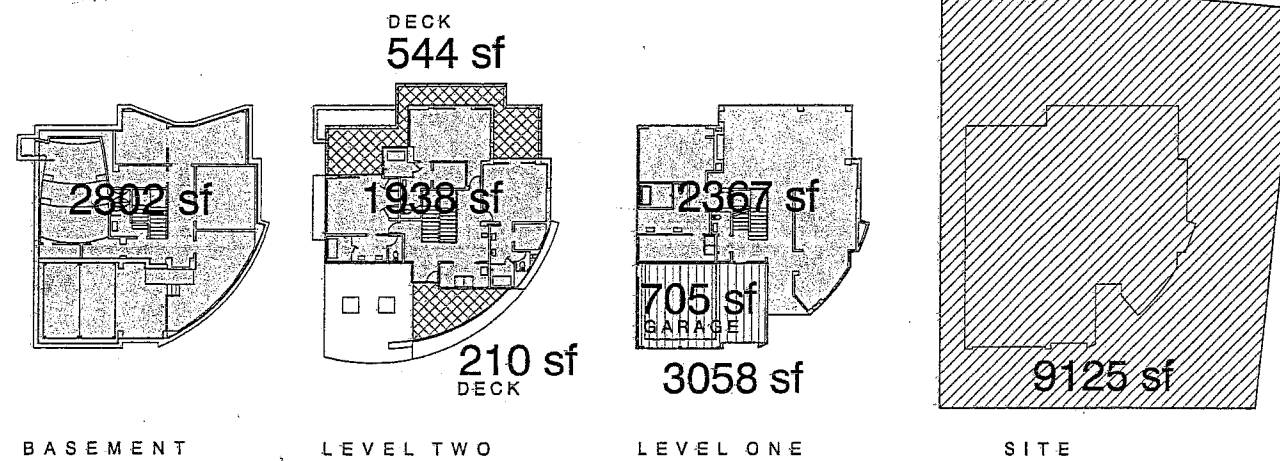


LEVEL TWO PLAN



CALUMET AVENUE

LEVEL ONE PLAN



BASEMENT

LEVEL TWO

LEVEL ONE

SITE

AREA SUMMARY

NO SCALE

<p>PREPARED BY HAYER ARCHITECTURE Contact: William S. Hayer 445 Marine View Avenue Suite 200 Dul Mar, CA 92014 (858) 792 2800 whayer@hayerarch.com</p> <p>PROJECT CONSULTANTS Structural Engineer: EAD, Inc. 512 Via de la Valle Suite 208 Solana Beach, CA 92075 (858) 792 5028</p> <p>Surveyor & Civil Engineer: MARTIN SURVEYING & ENGINEERING, INC. 2707 La Mesa Boulevard La Mesa, CA 92041 (619) 465 2948</p> <p>Soils Engineer: TERRA PACIFIC CONSULTANTS, INC. 12345 Woodbridge Drive, Suite G San Diego, CA 92128 (858) 521 1100</p> <p>Landscape Architect: Gary Stone Landscape Architect, A.S.L.A. 200 North Cedros Avenue Solana Beach, CA 92075 (858) 744-4800</p> <p>OVERLAY ZONES Coastal Overlay Zone Coastal Height Limit Overlay Zone Sanative Coastal Overlay Zone Strikative Coastal Buffer Beach Parking Impact Overlay Zone Residential Triennial Parking Natural Area First Public Right-of-Way</p> <p>EXISTING BUILDING Status: In Use 100% Occupancy Occupancy: R-3 S.F.A. Construction: 1988 Soil Condition: Unknown (Existing) Foundation: Existing</p> <p>APPROVALS: Non-Hazardous Determination: P.A.L.</p> <p>PERMITS REQUIRED: Coastal Development Permit Site Development Permit</p>	<p>KEY PLAN</p> <p>PROJECT DATA Conveyance: V8 Occupancy: R-3 S.F.A. Code: 2019 Edition C.R.C. Zoning: RS-17 No. of Stories: 2 Stories over Basement Gross Site Area: 9125 sq. ft. LOP Gross Area: 5075 sq. ft. F.A.R.: 0.49 Geo Hazardous Area: 47 & 53 Landscape Area: 3330 sq. ft.</p> <p>EXISTING BUILDING Status: In Use 100% Occupancy Occupancy: R-3 S.F.A. Construction: 1988 Soil Condition: Unknown (Existing) Foundation: Existing</p> <p>APPROVALS: Non-Hazardous Determination: P.A.L.</p> <p>PERMITS REQUIRED: Coastal Development Permit Site Development Permit</p>	<p>PROJECT ADDRESS 3272 Calumet Avenue La Jolla, CA 92037</p> <p>PROJECT OWNER EDWIN HARBACH</p> <p>ASSESSOR'S PARCEL NO.: 415-021-03</p> <p>LEGAL DESCRIPTION: LOT 3 OF SUN GOLD POINT, MAP 3219</p> <p>BOUNDARY: City of San Diego Sanborn Map showing a street plug on lots 10 and 11 at the northeast corner of Calumet Avenue and San Cole Street Elevation = 32.324' Datum = NAVD83 (MGL)</p> <p>PROJECT NO.: No.</p> <p>PROJECT NAME: HARBACH RESIDENCE</p> <p>SHEET TITLE: FLOOR PLANS</p> <p>SHEET NUMBER: 05 of 9</p>
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CITY REQUIRED NOTES

MINIMUM TREE SEPARATION DISTANCE:
 IMPROVEMENTS: MINIMUM DISTANCE TO STREET TREE
 TRAFFIC SIGNALS, STOP SIGN 20 FEET
 UNDERGROUND UTILITY LINES 5 FEET (SEWER - 10 FEET)
 ABOVE GROUND UTILITY STRUCTURES (TRANSFORMER, HYDRANT, POLE, ETC.) 10 FEET
 DRIVEWAY 10 FEET
 INTERSECTIONS 25 FEET

ROOT BARRIERS:
 TREE ROOT BARRIERS SHALL BE INSTALLED WHERE TREES ARE PLACED WITHIN 5 FEET OF PUBLIC IMPROVEMENTS INCLUDING CURBS, CURB OR STREET PAVEMENT OR WHERE NEW PUBLIC IMPROVEMENTS ARE PLACED ADJACENT TO EXISTING TREES. ROOT BARRIERS SHALL NOT BE INSTALLED AROUND THE ROOTBALL.

CANOPY TREES:
 ALL CANOPY TREES SHALL BE PROVIDED WITH 40 GAL. FT. ROOT ZONE AND PLANTED IN AN AREA OF WATER PERMEABLE LANDSCAPE AREA. THE MINIMUM DIMENSION OF THIS AREA SHALL BE FIVE FEET.

MAINTENANCE NOTE:
 ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.

STANDARDS:
 ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITYWIDE LANDSCAPE REGULATIONS, THE MOST CURRENT VERSION OF THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL, LANDSCAPE STANDARDS AND OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.

IRRIGATION:
 IRRIGATION SYSTEMS ARE TO BE INSTALLED IN ACCORDANCE WITH THE CRITERIA AND STANDARDS OF THE CITY OF SAN DIEGO LANDSCAPE ORDINANCE SECTION 142.0400 AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL, LANDSCAPE STANDARDS AND OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.

NO "PERMANENT" IRRIGATION SYSTEM SHALL BE INSTALLED WITHIN GEOLOGICAL VULNERABILITY REVEGETATION.

PLANT MATERIAL USED ON OR ADJACENT TO COASTAL BLUFFS SHALL BE NATIVE OR NATURALIZED TO ADDRESS THE NEEDS FOR IRRIGATION BEYOND WATER PLANT ESTABLISHMENT. PERMANENT IRRIGATION IS NOT PERMITTED ON COASTAL BLUFFS.

GENERAL NOTES

- LANDSCAPE NOTES
1. ALL SHRUBS/GRASS/COVER AREAS TO RECEIVE 2" DEPTH SHREDDED BARK MULCH OR 2" DEPTH TAMPED PEA GRAVEL.
 2. ALL LANDSCAPE AREAS TO HAVE POSITIVE DRAINAGE TOWARDS CATCH BASINS/DRAINAGE SWALES.
 3. GRAZE ALL LANDSCAPE AREAS AWAY FROM BUILDINGS AT 25' FOR TREE MINIMUM.
 4. MAINTAIN ALL PLANTING AREAS IN ACCORDANCE WITH A HORTICULTURAL SOIL ANALYSIS.
 5. ALL PLANTED AREAS TO RECEIVE 100% IRRIGATION COVER. - EXCEPTION 1: AREAS IN GEOLOGICAL VULNERABILITY.
 6. THE DOWNSPOUTS INTO DRAINAGE SYSTEM.
 7. INSTALL TO LENGTH OF BIOPARTNER ROOTBALL ALONG FENCE OF ALL PARKING WALLS/PROPERTY LINE WITHIN 9' OF ANY TREE.
 8. THIS PLAN IS PRELIMINARY IN NATURE AND FOR CONCEPTUAL PURPOSES ONLY. IT IS NOT FOR CONSTRUCTION PURPOSES.

REMOVAL LEGEND

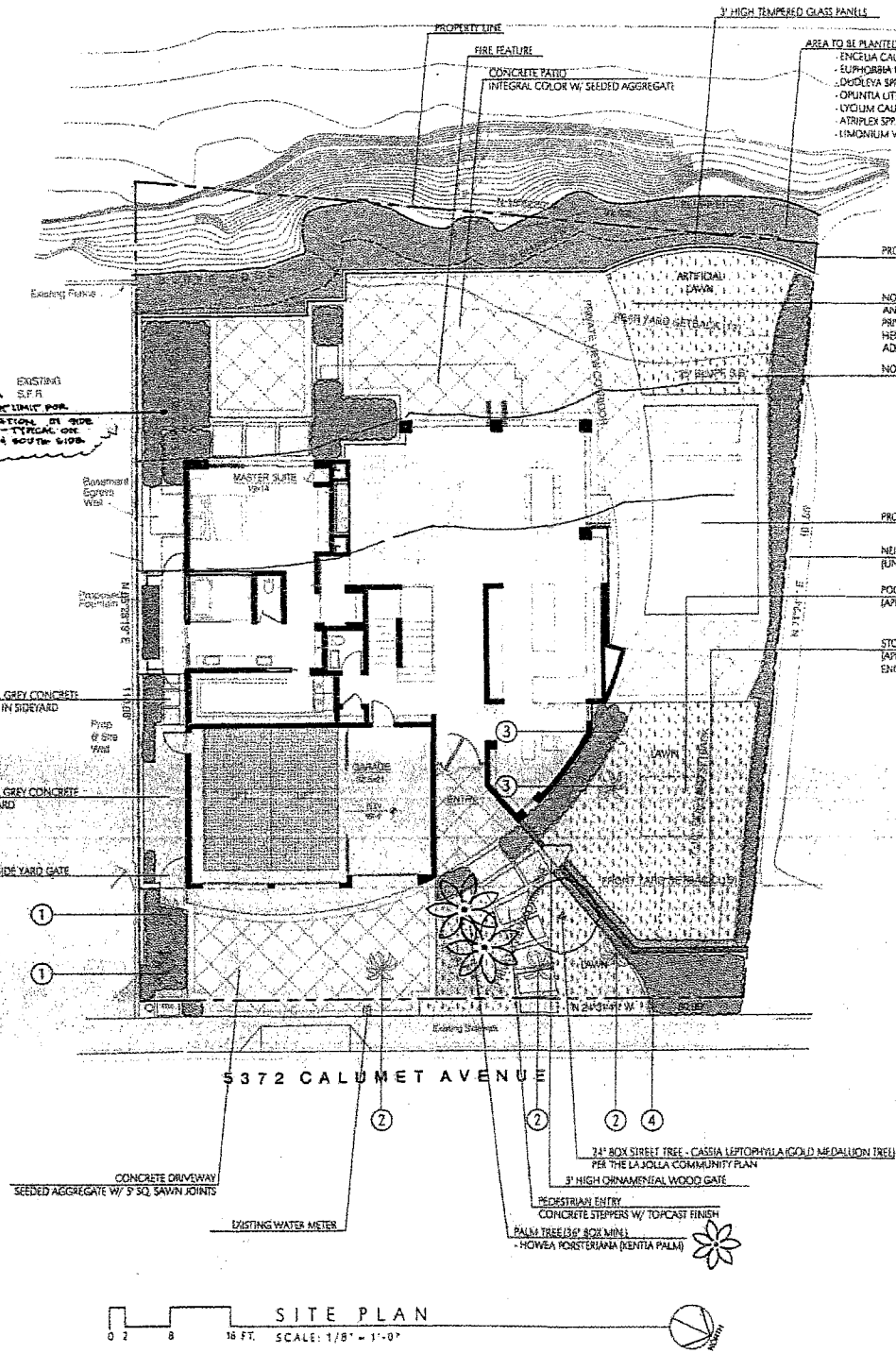
1. PHOENIX ROSEBENTII (Palm Date Palm) TO BE REMOVED BY 6TH MULTI TRUNK
2. ARCHONTOPECHIA CLUNINGHAMIANA (Palm Palm) TO BE REMOVED BY 8TH SINGLE TRUNK
3. WASHINGTONIA ROBUSTA (Mexican Fan Palm) TO BE REMOVED BY 8TH SINGLE TRUNK
4. PINUS TORREYANA (Palm Palm) TO BE REMOVED BY 8TH SINGLE TRUNK

REAR YARD PLANT PALETTE (LOW WATER USE/SUCCULENT)

SPECIES	COMMON NAME	SIZE	SPACING	COMMENT
AECHMEUM CYBE	NO COMMON NAME	1 GAL	18" O.C.	ROSETTE SUCCULENT
AGAVE ATTENUATA	FOXTAIL AGAVE	5 GAL	24" O.C.	ROSETTE SUCCULENT
AGAVE SHAWII / PARVIFLORUS	NO COMMON NAME	3 GAL	18" O.C.	ROSETTE SUCCULENT
AGAVE BLUE-GLOW	BLUE-GLOW AGAVE	3 GAL	24" O.C.	ROSETTE SUCCULENT
AGAVE AMERICANA MEDIA PACTA	CENTURY PLANT	5 GAL	36" O.C.	ROSETTE SUCCULENT
ALOE ABERCROMBII	TREE ALOE	5 GAL	48" O.C.	ROSETTE SUCCULENT
ALOE BURBURI	NO COMMON NAME	5 GAL	24" O.C.	ROSETTE SUCCULENT
ALOE FEROX	NO COMMON NAME	5 GAL	24" O.C.	ROSETTE SUCCULENT
ALOE PULCHER	NO COMMON NAME	5 GAL	24" O.C.	ROSETTE SUCCULENT
KALANCHOE THYRSIFLORA	FLAPJACK	3 GAL	18" O.C.	ROSETTE SUCCULENT
COTYLIS TURBURELIS	CROCHID SPOT ROCKROSE	5 GAL	36" O.C.	FLOWERING SHRUB TO 2'H x 2'H
COTYLIS SCABERIFLORA	ROCKROSE	5 GAL	36" O.C.	FLOWERING SHRUB TO 2'H x 2'H
DASHURION LONGISSIMUM	SOLOID	5 GAL	48" O.C.	ACCENT SHRUB TO 5'H x 5'H
SCHLECHERIA IMBRICATA	HENS & CHICKS	1 GAL	12" O.C.	ROSETTE SUCCULENT GROUND COVER
ERIGONIA KARWINIENSIS	SANTA BARBARA DABBY	1 GAL	18" O.C.	CLUMPING GRASS GROUND COVER
FESTUCA OVINA 'GALUCA'	BLUE RESCUE	1 GAL	12" O.C.	FLOWERING SHRUB TO 3'H x 3'H
LYCOPodium PERZII	STAFFEE	5 GAL	36" O.C.	FLOWERING SHRUB TO 5'H x 5'H
SALVIA GREGERI	AUTUMN SAGE	3 GAL	48" O.C.	ACCENT SHRUB TO 5'H x 5'H
DASHURION LONGISSIMUM	ROSEMARY	1 GAL	12" O.C.	FLOWERING SHRUB GROUND COVER
ROSMARINUS SPP	MEXICAN BUSH SAGE	5 GAL	36" O.C.	FLOWERING SHRUB TO 3'H x 3'H
SALVIA 'SANTA BARBARA'	COAST ROSEMARY	5 GAL	36" O.C.	FLOWERING SHRUB TO 3'H x 3'H
WESTRINGIA FRUITICOSA	BLUE CHALK STICKS	1 GAL	12" O.C.	SUCCULENT GROUND COVER
SENECIO MANDRAUSCAE		1 GAL	12" O.C.	SUCCULENT GROUND COVER

FRONT YARD PLANT PALETTE (LOW/MODERATE WATER USE)

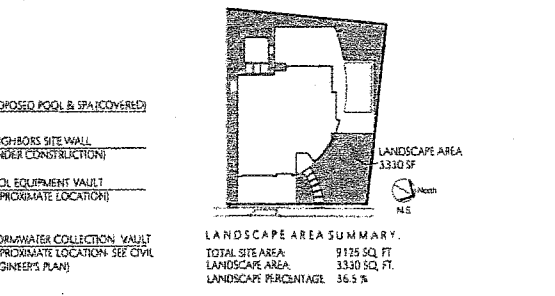
SPECIES	COMMON NAME	SIZE	SPACING	COMMENT
VIBRISNA IMPERIALIS	GIANT BROMELIAD	1 GAL	36" O.C.	ACCENT PLANT
DIANELLA TASHANICA VARIEGATA	VARIEGATED PINK LILY	1 GAL	24" O.C.	ACCENT PLANT
BROMELIAD SPP.	BROMELIAD	1 GAL	24" O.C.	ACCENT PLANT
ANGICOANTHOS SPP.	KANGAROO PAW	1 GAL	24" O.C.	FLOWERING STRAPLEAF SHRUB
PLUMBAGO SPP.	PLUMBAGO	15 GAL	48" O.C.	ACCENT PLANT
LEUCOPHYLLON SPP.	WANDERING JEW	1 GAL	12" O.C.	CLUMPING GRASS
STERILITZA JUNCEA	NARROW BIRD OF PARADISE	1 GAL	30" O.C.	CLUMPING FLOWERING SHRUB
AGAVE ATTENUATA	FOXTAIL AGAVE	5 GAL	36" O.C.	ROSETTE SUCCULENT



AREA TO BE PLANTED USING MARITIME SUCCULENT SCRUB SPECIES:
 - ENCLIA CALIFORNICA (COAST SUNFLOWER)
 - EUPHORBIA MISSEA (CLIFF SPURGE)
 - OPUNTIA SPP. (RIVE FOREVER)
 - OPUNTIA LITTORALIS (PRICKLY PEAR)
 - LYCUM CALIFORNICUM (DESERT THORN)
 - ATRIPLEX SPP. (SALT BUSH)
 - LEMNOLIM VULGARE (SEA LAVENDER)

NO PLANT, TREE, WALL OR FENCE OF ANY KIND OR ANY OTHER TYPE OF STRUCTURE WITHIN THE PRIVATE VIEW CORRIDOR SHALL EXCEED 3' IN HEIGHT ABOVE THE EXISTING ELEVATION OF THE ADJACENT SIDEWALK ON CALUMET AVENUE.

NO IMPROVEMENTS TALLER THAN 35' IN 25' SETBACK ZONE.



PREPARED BY: HAYDEN ARCHITECTURE
 PROJECT CONSULTANTS: STEPHEN PACIFIC CONSULTANTS INC.
 PROJECT OWNER: EDWARD HARBACH
 LEGAL DESCRIPTION: LOT 9 OF SAN GOLD PORT MAP 221A

KEY PLAN: [Diagram showing site location within neighborhood]

EXISTING BUILDING: [Diagram showing existing building footprint]

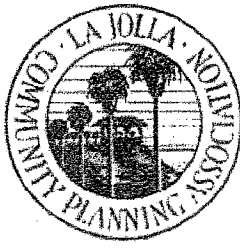
OVERLAY ZONES: [List of zoning regulations]

APPENDICES: [List of additional documents]

DATE: 04/15/2017

STONE
 LANDSCAPE ARCHITECTURE
 1000 W. 15th St.
 San Diego, CA 92101
 619.594.1444

Professional Seal: [Seal of a Licensed Landscape Architect]



PO Box 889, La Jolla, CA 92038
 http://www.LaJollaCPA.org
 Voicemail: 858.456.7900
 info@LaJollaCPA.org

La Jolla Community Planning Association

Regular Meetings: 1st Thursday of the Month
 La Jolla Recreation Center, 615 Prospect Street

President: Tony Crisafi
 Vice President: Joe LaCava
 Second Vice President: Patrick Ahern
 Treasurer: Jim Fitzgerald
 Secretary: Helen Boyden

Wednesday, 8 January 2014

DRAFT MINUTES -- Special Meeting

Trustees Present: Patrick Ahern, Cynthia Bond, Helen Boyden, Tom Brady, Bob Collins, Dan Courtney, Tony Crisafi, Janie Emerson, Jim Fitzgerald, Gail Forbes, Joe LaCava, David Little, Nancy Manno, Myrna Naegle, Bob Steck, Ray Weiss, Frances O'Neill Zimmerman
 Trustee Absent: Phil Merten

1. Welcome and Call To Order: Tony Crisafi, President at 6:04 PM

2. Adopt the Agenda

Approved Motion: To approve the agenda as posted (Emerson, Fitzgerald: 12-0-1)

In favor: Bond, Boyden, Brady, Collins, Emerson, Fitzgerald, Forbes, LaCava, Little, Naegle, Steck, Weiss

Abstain: Crisafi (Chair)

3. Meeting Minutes Review and Approval

Approved Motion: To approve the Minutes of 5 December 2013 as distributed (Collins, Little, 13-0-1)

In favor: Bond, Boyden, Brady, Collins, Emerson, Fitzgerald, Forbes, LaCava, Little, Manno, Naegle, Steck, Weiss

Abstain: Crisafi (Chair)

4. Elected Officials Reports - Information Only

A. **Council District 1 – Council President Pro Tem Sherri Lightner Rep: Erin Demorest, 619.236.7762, edemorest@sandiego.gov** reported that Ave. de la Playa Sewer/Storm Drain renewal is on schedule. La Jolla Cove Lifeguard station construction will begin in January. Children's Pool Lifeguard station work will resume in June after the pupping season. Sewer/Water reconstruction is being done on Coast Blvd between Cave Street and Scripps Park. Street is open, but there is no parking due to construction equipment. Member Daisy Fitzgerald, thanked Ms Demorest for intervening to restore parking on Girard during the holiday shopping season. Street work had started prematurely.

B. **39th Senate District – State Senator Marty Block**

Rep: **Allison Don, 619-645-3133, Allison.don@sen.ca.gov** was not present

C. **78th Assembly District Majority Leader Toni Atkins**

Rep: **Toni Duran, 619-645-3090, Toni.Duran@asm.ca.gov** was not present.

5. Non-Agenda Public Comment - Issues not on the agenda and within LJCPA jurisdiction, two (2) minutes or less

A. **UCSD: Robert Clossin, AICP, Director, Physical and Community Planning: rclossin@ucsd.edu**, is working with the Coastal Commission to get the Venter Institute access changed and to develop the 400' pedestrian trail at SIO to connect to present and future overlooks. They hope to start in a couple of weeks. The trail will be decomposed granite and will adhere to the ADA standards of <= 5% grade.

B. **Joyce Abrams- District 1 Gang Prevention Commission:** distributed and collected a 20-question survey to trustees and attendees asking about awareness of gang activity.

8. President's Report

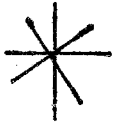
- A. **Children's Pool Beach Closure @ Planning Commission rescheduled to January 16th.**
- B. **Report from Ad Hoc committee on vacation rentals**
1st meeting was Jan. 6th @ 5:00p Minutes provided at this meeting (see attached)
- C. **Hillel Draft EIR review comments extended to Feb. 11th**
- D. **Trustee Elections in March-** In order to run for a Trustee in the March election you must have attended three meetings in the period from March 2013 to February 2014. The candidate forum will be at the February meeting.
- E. **President Crisafi** also requested that committees adhere to the Rec Center closing time or else the LJCPA will be charged for the overtime use

9. Consent Agenda – Ratify or Reconsider Committee Action

Consent Agenda allows the Trustees to ratify actions of our joint committees and boards in a single vote with no presentation or debate. The public may comment on consent items. Anyone may request that a consent item be pulled for reconsideration and full discussion. Items pulled from this Consent Agenda are automatically trailed to the next LJCPA meeting.

- PDO – Planned District Ordinance Committee, Chair Ione Stiegler, 2nd Mon, 4pm
- DPR – Development Permit Review Committee, Chair Paul Benton, 2nd & 3rd Tues, 4pm
- PRC – LJ Shores Permit Review Committee, Chair Helen Boyden, 4th Tues, 4pm
- T&T – Traffic & Transportation Board, Chair Todd Lesser, 4th Thurs, 4pm

No PDO & T&T Meetings in December.



- A. **Harbach Residence** (pulled by John Ellison)
DPR Motion: Findings can be made for an amendment to the Coastal Development Permit and Site Development Permit for a CDP for the single-family residence as presented for 5372 Calumet. 6-0-1
5372 Calumet Avenue- Coastal Development and Site Development Permit (Process 3) for ESL to demolish a one-story, single-family residence and construct a 4,757 square foot, two-story over basement, single-family residence on a 0.20-acre property. The site is located in the RS-1-7, Coastal Overlay (appealable), Coastal Height, Sensitive Coastal (bluffs), Parking Impact Overlay Zones, and First Public Roadway in the La Jolla Community Plan.
- B. **The Reserve** (pulled by Kevin Johnson)
DPR Motion: Findings can be made for the Coastal Development Permit, Planned Development Permit, Site Development Permit (Environmentally Sensitive Lands) and Vesting Tentative Map to subdivide a 25.14 Acre site into three parcels (three Single-Family Dwelling Units). The site is located at 6850 Country Club Drive. 5-0-1-1
6850 Country Club Drive- (Process 4) CDP, PDP, SDP (ESL) and Vesting Tentative Map to subdivide a 25.14 Acre site into three parcels (three SDU). The site is located within Zone RS-1-4/Coastal Overlay (Non-appealable), Coastal Height, Parking Impact, Brush Management, Very High Fire Hazard, Earthquake Fault Buffer, and Open Space Overlay Zones in La Jolla Community Plan.
- C. **Calle De La Garza**
PRC Motion: Findings can be made for a Site Development Permit and a Coastal Development Permit for Project Number: 333421. 8-0-0
8347 La Jolla shores Drive-'SUSTAINABLE EXPEDITE PROGRAM', PROCESS 3 CDP and SDP to demolish a single family residence and construct a new 2-story, 5,990 square foot, single family residence on a 0.22 acre lot located at 8347 La Jolla shores Drive (address will change to Calle de la Garza), in the Single Family Residence Zone of the La Jolla Shores Planned District, Coastal Overlay (non-appealable), Coastal Height Limit and Parking Impact Overlay Zones within the La Jolla Community Plan area.
- D. **Qin Addition** (pulled by the applicant to return to PRC)
PRC Motion: Findings cannot be made to amend the existing Site Development Permit and Coastal Development Permit No. 99-1339, based on the insufficient setbacks on the East and North sides of the property, and the bulk of the project in relation to surrounding neighborhood. The proposed project, due to its form and relationship, will be disruptive of the architectural unity of the neighborhood. 7-0-0



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

Ownership Disclosure Statement

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

Project Title **Project No. For City Use Only**
 HARBACH RESIDENCE 319596

Project Address:
 5372 CALUMET AVENUE, LA JOLLA, CA 92037

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

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

Additional pages attached Yes No

Name of Individual (type or print):
 Frank Edwin Harbach
 Owner Tenant/Lessee Redevelopment Agency
Street Address:
 400 Alton Road #1001
City/State/Zip:
 Miami Beach, FL 33139
Phone No: 708 420 3333 **Fax No:** None
Signature: **Date:** 4/4/2013

Name of Individual (type or print):

 Owner Tenant/Lessee Redevelopment Agency
Street Address:

City/State/Zip:

Phone No: _____ **Fax No:** _____
Signature: _____ **Date:** _____

Name of Individual (type or print):

 Owner Tenant/Lessee Redevelopment Agency
Street Address:

City/State/Zip:

Phone No: _____ **Fax No:** _____
Signature: _____ **Date:** _____

Name of Individual (type or print):

 Owner Tenant/Lessee Redevelopment Agency
Street Address:

City/State/Zip:

Phone No: _____ **Fax No:** _____
Signature: _____ **Date:** _____



THE CITY OF SAN DIEGO

DATE OF NOTICE: January 14, 2014

NOTICE OF PUBLIC HEARING HEARING OFFICER

DEVELOPMENT SERVICES DEPARTMENT

DATE OF HEARING:	JANUARY 29, 2014
TIME OF HEARING:	8:30 A.M.
LOCATION OF HEARING:	Council Chambers, 12th Floor, City Administration Building, 202 C Street, San Diego, California 92101
PROJECT TYPE:	COASTAL DEVELOPMENT PERMIT AND SITE DEVELOPMENT PERMIT, MITIGATED NEGATIVE DECLARATION, PROCESS THREE
PROJECT NO:	<u>319596</u>
PROJECT NAME:	<u>HARBACH RESIDENCE</u>
APPLICANT:	David Dombroski
COMMUNITY PLAN AREA:	La Jolla
COUNCIL DISTRICT:	District One
CITY PROJECT MANAGER:	Glenn Gargas, Development Project Manager
PHONE NUMBER/E-MAIL:	(619) 446-5142 / ggargas@sandiego.gov

As a property owner, tenant, or person who has requested notice, please be advised that the Hearing Officer will hold a public hearing to approve, conditionally approve, or deny an application for a **Coastal Development Permit and Site Development Permit to demolish a one-story, single family residence and construct a 5,010 square foot, two-story over basement, single family residence with an attached three car garage and swimming pool on a 9,125 square foot property. The project site is located at 5372 Calumet Avenue, in the RS-1-7 Zone, Coastal Overlay Zone (appealable), Coastal Height Limitation, Sensitive Coastal Resources (coastal bluffs), Parking Impact Overlay Zones, within the First Public Roadway and within the La Jolla Community Plan area.**

The decision of the Hearing Officer is final unless appealed to the Planning Commission. In order to appeal the decision you must be present at the public hearing and file a speaker slip concerning the application or have expressed interest by writing to the Hearing Officer before the close of the public hearing. The appeal must be made within 10 working days of the Hearing Officer's decision. Please do not e-mail appeals as they will not be accepted. See Information Bulletin 505 "Appeal Procedure", available at www.sandiego.gov/development-services or in person at the Development Services Department, located at

1222 First Avenue, 3rd Floor, San Diego, CA 92101

ATTACHMENT 12

The decision made by the Planning Commission is the final decision by the City.

The certification of an Environmental Impact Report, adoption of a Mitigated Negative Declaration or Negative Declaration may be appealed to the City Council after all other appeal rights have been exhausted. All such appeals must be filed by 5:00 PM within ten (10) business days from the date of the Planning Commission's certification/adoption of the environmental document. Please do not e-mail appeals as they will not be accepted. The proper forms are available from the City Clerk's Office, located on the second floor of the City Administration Building, 202 C Street, San Diego, CA 92101.

Appeals to the Coastal Commission must be filed with the Coastal Commission at 7575 Metropolitan Drive, Suite 103, San Diego, CA 92108. (Phone: 619-767-2370) Appeals must be filed within 10 working days of the Coastal Commission receiving a Notice of Final Action from the City of San Diego, Development Services Department. Please do not e-mail appeals as they will not be accepted. If you want to receive a Notice of Final Action, you must submit a written request to the City Project Manager listed above.

If you wish to challenge the City's action on the above proceedings in court, you may be limited to addressing only those issues you or someone else have raised at the public hearing described in this notice, or written in correspondence to the City at or before the public hearing. If you have any questions after reviewing this notice, you can call the City Project Manager listed above.

This information will be made available in alternative formats upon request. To request an agenda in alternative format or to request a sign language or oral interpreter for the meeting, call Support Services at

(619) 321-3208 at least five working days prior to the meeting to insure availability. Assistive Listening Devices (ALD's) are also available for the meeting upon request.
Internal Order Number: 24003686.

Revised 04/08/10 HRD