REPORT TO THE HEARING OFFICER

HEARING DATE: February 25, 2015
REPORT NO. HO-15-016

ATTENTION: Hearing Officer

SUBJECT: ZAVARO RESIDENCE
PROJECT NUMBER: 327381

LOCATION: 1994 Via Casa Alta

APPLICANT: Sasha Varone, Golba Architecture Inc.

OWNERS: Suhail H. Zavaro and Luna Zavaro (Attachment 10)

SUMMARY

Issue(s): Should the Hearing Officer approve the construction of a single family residence on a vacant 0.51 acre site located at 1994 Via Casa Alta within the La Jolla Community Plan?

Staff Recommendations:

1. CERTIFY Mitigated Negative Declaration (MND) No. 327381, and ADOPT the Mitigation Monitoring and Reporting Program (MMRP); and

2. APPROVE Site Development Permit No. 1144375, Coastal Development Permit No. 1144374, and Variance No. 1424854

Community Planning Group Recommendation: The La Jolla Community Planning Association voted to recommend approval of the project, with no conditions, by a vote of 15-0-1, at their meeting on September 4, 2014 (Attachment 9).

Environmental Review: Mitigated Negative Declaration No. 327381 has been prepared for the project in accordance with the State of California Environmental Quality Act (CEQA) Guidelines. A Mitigation, Monitoring and Reporting Program (MMRP) has been prepared for the project and will be implemented which will reduce any potential impacts identified in the environmental review process, to a level below significance.
BACKGROUND

The 0.51 acre project site is currently vacant. The property is located at 1994 Via Casa Alta in the RS-1-1 Zone, Coastal Height Limitation Overlay Zone, Coastal Overlay Zone (Non-Appealable), and the La Jolla Community Plan and Local Coastal Program area. The site contains Environmentally Sensitive Lands (ESL) in the form of sensitive biological resources, Multiple Habitat Planning Area (MHPA) and steep hillsides (Attachments 1-3).

The site is adjacent to an existing single family residence to the east and a vacant parcel to the west. There are single family residential homes along both sides of Via Casa Alta and across the street of Via Casa Alta.

A Site Development Permit (SDP) is required for development on a site that contains Environmentally Sensitive Lands (ESL). The site contains ESL in the form of sensitive biological resources, Multiple Species Conservation Program (MSCP), MHPA and steep hillsides. Approximately 96 percent of the site has been determined to be steep hillsides. Additionally, the central area of the project site, 0.393 acres, is within the City of San Diego’s MSCP MHPA (Sheet 9 of Attachment 8).

A MHPA Boundary Line Adjustment (BLA) will shift the mapping of the MHPA area to the northern/down slope portion of the site that contains sensitive vegetation; and that has higher biological value than the portion of the site that will be disturbed due to the construction of the home at the top portion of the project site.

A Coastal Development Permit (CDP) is required for development within the Coastal Overlay Zone. A Variance is requested for the reduced front yard setback. The variance would allow a three (3) foot front yard setback where the RS-1-1 requires a 6 foot front yard setback. This variance request reduces the overall impacts to environmentally sensitive lands down slope; therefore, staff supports the variance request for the reduced front yard setback (Attachments 5 and 6).

DISCUSSION

The proposed coastal development would construct a two-story, above basement, 4,843 square foot, single family residence, with 2,491 square feet of exterior deck areas, including a pool and spa on a vacant 0.51 acre site located at 1994 Via Casa Alta. The project site is designated for open space in the La Jolla Community Plan. The Natural Resources and Open Space System element in the plan states that these privately owned areas are generally zoned for very low-intensity residential development (0-5 dwelling units per acre) to provide for reasonable use while preserving portions of the site in open space. In addition, the Natural Resources and Open Space element provides policies aimed at preserving sensitive environmental resources to the fullest extent possible and minimizing land form alteration. The proposed single family residence on a 0.51 acre site is consistent with this designation within the La Jolla community plan.
The proposed residence would contain the following: the second floor (top floor/street level) would provide a three-car garage, storage, two bathrooms, a kitchen, a pantry, living/dining area with exterior decks. The first floor (middle level) would provide five (5) bedrooms and five (5) bathrooms. The basement (bottom level) would provide three bathrooms, one bedroom, storage, a wine room, an office, an exercise room, a game room and a media room. The basement level would contain exterior deck space that would include the proposed pool and spa areas for the development. The residence contains an elevator accessible to each floor of the proposed residence. The residence would have the appearance of being a one-story residence from the street level (Via Casa Alta). The proposed additional levels of the home will step down the hillside.

In addition, the project would construct associated site improvements (i.e. landscaping, hardscape, driveway, pool and deck walls that vary in height from 6'-5” to 10’-5”, earth toned in color, and screened with vegetation that averages six (6) feet in height, a 42 inch high glass guard rail on the north and east side of the pool deck, and a 48 inch high accent wall on the west side of the pool deck). The project would incorporate a photovoltaic system consisting of energy panels sufficient to produce at least 50 percent of the anticipated energy demand from the proposed residence.

The project site is comprised of a descending slope terrain with slopes varying from approximately 1.5:1 to 2:1, and an overall slope height of approximately 134 feet. Elevations range from approximately 784 feet above mean sea level (AMSL) at the southern property line near Via Casa Alta to 650 feet AMSL at the north property line. Native vegetation (Rhus phase-Coastal Sage Scrub) is located on approximately 85 percent of the project site with non native vegetation located on the remainder of the project site located within the proposed development area. The project is not identified nor is it adjacent to an established wildlife corridor; the small urban canyon would not be considered a significant MSCP regional wildlife corridor. The parcel is situated within an existing residential area and is isolated from large blocks of habitat.

The project would result in impacts to 0.077-acre of Rhus phase coastal sage scrub (Tier II). According to the City of San Diego Biology Guidelines, impacts to Tier II (uncommon uplands) that occur inside the MHPA can be mitigated either within or outside of the MHPA. If mitigated within the MHPA the ratio would be 1:1 and if mitigated outside of the MHPA that ratio would be 2:1. Because impacts to Rhus phase coastal sage scrub are below 0.10-acre, the impact is not considered significant and would not require mitigation. Additionally, the proposed development would also result in impacts to 0.062 acres of disturbed areas and .008 acres of urban developed. According to the City’s Biology Guidelines, impacts to Tier IV (Other Uplands) are not considered sensitive and would not require mitigation.

A MHPA Boundary Line Adjustment will preserve the sensitive biological resources at the northern/down slope portion of the site to ensure that no future development occurs in this portion of the site. Additionally, the proposed development is required to place the northern portion of the site within a Covenant of Easement that is mapped within the MHPA. This Covenant of Easement will provide additional lands to the MHPA and restrict future development in this portion of the site. The Covenant of Easement area and MHPA areas overlap.
to ensure no future development occurs at the northern/down slope portion of the site. The MHPA Boundary Line Adjustment would result in the removal of 0.103 acres from the MHPA, and replacement of 0.075 acres currently outside the MHPA resulting in a net loss of 0.028 acres. The project would compensate for the loss of MHPA land by contributing to the City’s Habitat Acquisition Fund at a ratio of 4:1, resulting in a total contribution of 0.112 acres plus a ten percent (10%) administrative fee.

Furthermore, “edge effects” could result because of the potential introduction of drainage, toxics, lighting, noise, invasives, grading, barriers, and brush management that can indirectly affect adjacent habitat and wildlife species. Indirect impacts to the MHPA would be considered significant, but mitigated with application of the MHPA Land Use Adjacency Guidelines (LUAG) as outlined in the City’s MSCP Subarea Plan. Compliance with the MHPA LUAG would reduce impacts to below a level of significance.

The project would implement a modified brush management program where brush management Zone One would include the limit of work/disturbed area north of the proposed residence containing the pool and decks ranging in size from 10’-0” to 31’-2” and where brush management Zone Two would include native area ranging in size from 65’-0” on the western property line to 86’-2” on the eastern property line extending north beyond brush management Zone One. The modified Brush management plan will help reduce impacts to sensitive biological resources in the northern portion of the site. This modified brush management plan has been reviewed and conceptually approved by Landscape and Fire Review staff.

Environmental Analysis:

A Mitigated Negative Declaration No. 327381 has been prepared for the project in accordance with the State of California Environmental Quality Act (CEQA) Guidelines. Implementation of the Mitigation, Monitoring and Reporting Program (MMRP) would reduce impacts to a level below significance in the following categories: Biological Resources and Land Use/MSCP. The following mitigation measures are included in Mitigated Negative Declaration No. 327381 and summarized here.

Biological Resources

Specific mitigation measures would be implemented which would require biological resource protection/monitoring during any grading or earth moving identified in the pre-construction meeting.

Land Use/MSCP

A mitigation measure would be implemented which would require contribution to the City’s Habitat Acquisition Fund at a ratio of 4:1 resulting in a total contribution of 0.112 acre plus a ten percent (10%) administrative fee. The payment into the fund would occur during the grading/permit review stage for the proposed development.
CONCLUSION

Staff has reviewed the application for the Site Development Permit, Coastal Development Permit and Variance and determined the project is consistent with the La Jolla Community Plan, Local Coastal Program and the City of San Diego Land Development Code. Staff recommends that the Hearing Officer approve the requested permits.

ALTERNATIVES

1. Approve Site Development Permit No. 1144375, Coastal Development Permit No. 1144374, and Variance No. 1424854, with modifications.

2. Deny Site Development Permit No. 1144375, Coastal Development Permit No. 1144374, and Variance No. 1424854, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

[Signature]
Laura C. Black AICP, Development Project Manager

Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Draft Permit Resolution with Findings
6. Draft Permit with Conditions
7. Draft Environmental Resolution with MMRP
8. Project Site Plans
9. Community Planning Group Recommendation
10. Ownership Disclosure Statement
11. Project Chronology
Aerial Photo
ZAVARO RESIDENCE- 1994 Via Casa Alta
PROJECT NO. 327381
North
Land Use Map

ZAVARO RESIDENCE - 1994 Via Casa Alta
PROJECT NO. 327381
Project Location Map

ZAVARO RESIDENCE – 1994 Via Casa Alta
PROJECT NO. 327381
# PROJECT DATA SHEET

<table>
<thead>
<tr>
<th>PROJECT NAME:</th>
<th>Zavaro Residence</th>
</tr>
</thead>
<tbody>
<tr>
<td>PROJECT DESCRIPTION:</td>
<td>Construct a two-story, above basement, single family residence located at 1994 Via Casa Alta.</td>
</tr>
<tr>
<td>COMMUNITY PLAN AREA:</td>
<td>La Jolla</td>
</tr>
<tr>
<td>DISCRETIONARY ACTIONS:</td>
<td>Coastal Development Permit and Variance</td>
</tr>
<tr>
<td>COMMUNITY PLAN LAND USE DESIGNATION:</td>
<td>The project site is designated open space. The Natural Resources and Open Space System element in the plan states that these privately owned areas are generally zoned for very low-intensity residential development (0-5 dwelling units per acre) to provide for reasonable use while preserving portions of the site in open space.</td>
</tr>
</tbody>
</table>

## ZONING INFORMATION:

<table>
<thead>
<tr>
<th>ZONE: RS-1-1 (A residential zone allowing 1 dwelling unit per 40,000 square feet of lot area)</th>
</tr>
</thead>
<tbody>
<tr>
<td>HEIGHT LIMIT: 30-Foot maximum height limit / proposed 27' 1&quot; max height</td>
</tr>
<tr>
<td>LOT SIZE: 0.51 acre site</td>
</tr>
<tr>
<td>FLOOR AREA RATIO: 0.45 maximum / 0.22 proposed</td>
</tr>
<tr>
<td>FRONT SETBACK: 6 feet required / 3 feet proposed</td>
</tr>
<tr>
<td>SIDE SETBACK: (0.08) x lot width required = 7 feet proposed = 0.08xlot width</td>
</tr>
<tr>
<td>REAR SETBACK: 25 feet minimum</td>
</tr>
<tr>
<td>PARKING: 2 parking spaces required / 3 parking spaces provided</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>ADJACENT PROPERTIES:</th>
<th>LAND USE DESIGNATION &amp; ZONE</th>
<th>EXISTING LAND USE</th>
</tr>
</thead>
<tbody>
<tr>
<td>NORTH: Residential; RS-1-1</td>
<td>Residential</td>
<td></td>
</tr>
<tr>
<td>SOUTH: Residential; RS-1-1</td>
<td>Residential</td>
<td></td>
</tr>
<tr>
<td>EAST: Residential; RS-1-1</td>
<td>Residential</td>
<td></td>
</tr>
<tr>
<td>WEST: Open Space; RS-1-1</td>
<td>Vacant</td>
<td></td>
</tr>
</tbody>
</table>

## DEVIATIONS OR VARIANCES REQUESTED:

One variance is requested for a reduced front yard setback. Project requests a 3 foot setback where 6 feet is required.

## COMMUNITY PLANNING GROUP RECOMMENDATION:

On September 4, 2014, the La Jolla Community Planning Association voted 15-0-1 to recommend approval of the project with no conditions.
WHEREAS, Suhail H. Zavaro and Luna Zavaro, Owners/Permittees, filed an application with the City of San Diego for a permit to construct a two-story, above 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. 1144375, 1144374 and 1424854), on portions of a 0.51 acre site;

WHEREAS, the project site is located at 1994 Via Casa Alta in the RS-1-1 Zone, Coastal Height Limitation Overlay Zone, Coastal Overlay Zone (Non-Appealable), the La Jolla Community Plan and Local Coastal Program area;

WHEREAS, the project site is legally described as Lot 8 of La Jolla Scenic West, City of San Diego, according to map thereof No. 8482, dated February 2, 1977;

WHEREAS, on February 25, 2015, the Hearing Officer of the City of San Diego considered Site Development Permit No. 1144375, Coastal Development Permit No. 1144374 and Variance No. 1424854, 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 February 25, 2015.

Site Development Permit - Section 126.0504

A. Findings for all Site Development Permits

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

The project proposes the construction of a, two-story above basement, single family residence, on a vacant 0.51 acre site located at 1994 Via Casa Alta. The site is within the RS-1-1 Zone, Coastal Height Limitation Overlay Zone, the Coastal Overlay Zone (Non-Appealable), and the La Jolla Community Plan and Local Coastal Program area. The project site is designated for open space in the La Jolla Community Plan. The Natural Resources and Open Space System element in the plan states that these privately owned areas are generally zoned for very low-intensity residential development (0-5 dwelling units per acre) to provide for reasonable use while preserving portions of the site in open space. In addition, the Natural Resources and Open Space element provides policies aimed at preserving sensitive environmental resources to the fullest extent possible and minimizing land form alteration. The proposed single family residence on a 0.51 acre site is consistent with designation within the community plan; therefore, the proposed development will not adversely affect the applicable land use plan.
2. **The proposed development will not be detrimental to the public health, safety, and welfare; and**

The project proposes the construction of a two-story above basement, single family residence, on a vacant 0.51 acre site located at 1994 Via Casa Alta. The site is within the RS-1-1 Zone, Coastal Height Limitation Overlay Zone, the Coastal Overlay Zone (Non-Appealable), and the La Jolla Community Plan and Local Coastal Program area. The proposed development is compatible with the surrounding single family residential uses and would not be detrimental to the public health, safety and welfare of the surrounding community.

The permit controlling the development proposed for this site contains conditions addressing the project compliance with the City's regulations and policies and other regional, state, and federal regulations to prevent detrimental impacts to the public health, safety, and welfare. Compliance with these regulations along with permit conditions, the Mitigation Monitoring Reporting Program (MMRP), and implementation of project design features would result in a project which will not be detrimental to the public health, safety, and welfare. The proposed grading for the development will not result in soil erosion, silting of lower slopes, slide damage, flooding, severe scarring, or any other geological instability which would affect public health, safety and welfare. The proposed development is consistent with the City's policies and requirements. All Uniform Building, Fire, Plumbing, Electrical, Mechanical Code requirements will be met with the proposed development. Therefore, the proposed development does will not be detrimental to the public health, safety and welfare.

3. **The proposed development will comply with the applicable regulations of the Land Development Code, including any allowable deviations pursuant to the Land Development Code.**

The proposed development complies with the relevant regulations of the Land Development Code. Conditions of approval require compliance with all relevant regulations of the City of San Diego effective for this site and incorporated into Site Development Permit No. 1144375, Coastal Development Permit No. 1144374 and Variance No. 1424854.

The proposed development is requesting a variance to reduce the front yard setback from 6 feet to 3 feet in order to minimize encroachments into the steep hillside and environmentally sensitive lands. The proposed development footprint is sited to minimize impacts to the site. The proposed development is required to place the northern end of the site within a Covenant of Easement that is mapped within the MHPA. This Covenant of Easement will provide additional lands to the MHPA and restrict future development in this portion of the site. Additionally, the lands that will be provided within the Covenant of Easement contain higher biological value than the portion of the site that will be disturbed due to the construction of the home at the top portion of the project site.

The proposed development conforms to the overall policies and regulations of the City of San Diego, including deviations from the Municipal Code, and represents a desirable project for the site and the La Jolla Community.
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 project proposes the construction of a, two-story above basement, single family residence, on a vacant 0.51 acre site located at 1994 Via Casa Alta. The site is within the RS-1-1 Zone, Coastal Height Limitation Overlay Zone, the Coastal Overlay Zone (Non-Appealable), and the La Jolla Community Plan and Local Coastal Program area. The project site contains Environmentally Sensitive Lands (ESL), in the form of sensitive biological resources, Multiple Habitat Planning Area (MHPA) and steep hillsides. The proposed development has been designed to mitigate encroachment into these environmentally sensitive lands. The proposed development is requesting a variance to reduce the front yard setback from 6 feet to 3 feet in order to minimize encroachments into the steep hillside and environmentally sensitive lands. The proposed development footprint is sited to minimize impacts to the site. The proposed development is required to place the northern end of the site within a Covenant of Easement that is mapped within the MHPA. This Covenant of Easement will provide additional lands to the MHPA and restrict future development in this portion of the site. Therefore, 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.

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 project proposes the construction of a, two-story above basement, single family residence, on a vacant 0.51 acre site located at 1994 Via Casa Alta. The site is within the RS-1-1 Zone, Coastal Height Limitation Overlay Zone, the Coastal Overlay Zone (Non-Appealable), and the La Jolla Community Plan and Local Coastal Program area. The La Jolla Community Plan was designed to minimize alterations to natural landforms. The proposed development has been sited to minimize erosion, flood, and fire hazards, including the request for a variance for a reduced front yard setback of 3 feet when the RS-1-1 zone requires 6 feet. The proposed development complies with the Region-wide erosion control plans. Additionally, the project meets all city-wide requirements related to storm water runoff and Best Management Practices (BMPs) related to storm water runoff. The proposed development will result in undue or significant risks from geologic forces based on the review of geotechnical reports provided by the geotechnical consultant and project design measures, including the incorporation of deep caisson foundations to minimize any risk from geologic forces. Therefore, the proposed development will minimize the alteration of natural landforms 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 project proposes the construction of a, two-story above basement, single family residence, on a vacant 0.51 acre site located at 1994 Via Casa Alta. The site is within the RS-1-1 Zone, Coastal Height Limitation Overlay Zone, the Coastal Overlay Zone (Non-Appealable), and the La Jolla Community Plan and Local Coastal Program area. The project site contains Environmentally Sensitive Lands (ESL), in the form of sensitive biological resources, Multiple Habitat Planning
Area (MHPA) and steep hillsides. The proposed development has been designed to mitigate encroachment into these environmentally sensitive lands. The proposed development is requesting a variance to reduce the front yard setback from 6 feet to 3 feet in order to minimize encroachments into the steep hillside and environmentally sensitive lands. The proposed development footprint is sited to minimize impacts to the site. The proposed development is required to place the northern end of the site within a Covenant of Easement that is mapped within the MHPA. This Covenant of Easement will provide additional lands to the MHPA and restrict future development in this portion of the site. Additionally, the lands that will be provided within the Covenant of Easement contain higher biological value than the portion of the site that will be disturbed due to the construction of the home at the top portion of the project site. Therefore, the proposed development will be sited and designed to prevent adverse impacts on any adjacent 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 proposes the construction of a, two-story above basement, single family residence, on a vacant 0.51 acre site located at 1994 Via Casa Alta. The site is within the RS-1-1 Zone, Coastal Height Limitation Overlay Zone, the Coastal Overlay Zone (Non-Appealable), and the La Jolla Community Plan and Local Coastal Program area. The project site lies within the boundaries of the City of San Diego Multiple Species Conservation Plan (MSCP) Subarea and the Multi-Habitat Planning Area (MHPA) is mapped onsite. The MHPA is mapped through the central portion of the lot. In order to develop the project site, a Boundary Line Adjustment (BLA) is required. Furthermore, “edge effects” could result because of the potential introduction of drainage, toxics, lighting, noise, invasives, grading, barriers, and brush management that can indirectly affect adjacent habitat and wildlife species. Indirect impacts to the MHPA would be considered significant, but mitigated with application of the MHPA Land Use Adjacency Guidelines (LUAG) as outlined in the City’s (MSCP) Subarea Plan. Compliance with the MHPA LUAG would reduce impacts to below a level of significance.

Three vegetation communities were identified in the survey area and include: 0.432 acre of Rhus phase coastal sage scrub (Tier II); 0.072 acre of disturbed habitat (Tier IV) containing bare understory; and 0.008 acre of urban/developed (Tier IV). There are no jurisdictional wetlands or water of U.S. within the survey area. The project would not be required to obtain additional permits from the Wildlife Agencies.

No state- or federally-listed plant species or MSCP Narrow Endemic species were observed onsite. Although, no sensitive wildlife species were observed onsite, the species observed (common birds, reptile and small mammal) included those typically found and/or that interface between small open space and urban areas. The California Coastal gnatcatcher, a federally listed threatened species, and an MSCP covered species can typically be found within a coastal sage scrub habitat community. Although the project site contains coastal sage scrub, the California coastal gnatcatcher is not anticipated to occur due to the dense nature of the coastal sage scrub. Therefore, no impacts to plant species and/or wildlife are anticipated.

The project is not identified nor is it adjacent to an established wildlife corridor; the small urban canyon would not be considered a significant MSCP regional wildlife corridor. The parcel is situated between residential development and is isolated from large blocks of habitat.
The project would result in impacts to 0.077-acre of Rhus phase coastal sage scrub (Tier II). According to the City of San Diego Biology Guidelines, impacts to Tier II (uncommon uplands) that occur inside the MHP A can be mitigated either within or outside of the MHP A. If mitigated within the MHP A the ratio would be 1:1 and if mitigated outside of the MHP A that ratio would be 2:1. However, because impacts to Rhus phase coastal sage scrub are below 0.10-acre, the impact is not considered significant and would not require mitigation. The project would also result in impacts to 0.062-acre of disturbed areas and 0.008-acre of urban developed. According to the City’s Biology Guidelines impacts to Tier IV (Other Uplands) are not considered sensitive and would not require mitigation. Therefore, the proposed development is consistent with the City of San Diego’s Multiple Species Conservation Program (MSCP) Subarea Plan.

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

The proposed development is located approximately two (2) miles east from public beaches and the local shoreline. Nevertheless, the proposed development will not alter the drainage patterns in the area and will not concentrate nor redirect runoff. Therefore, the proposed development will 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.**

Pursuant to the California Environmental Quality Act (CEQA), a Mitigated Negative Declaration (MND) No. 327381 has been prepared which identifies mitigation measures to address potentially significant impacts to biological resources and land use/MSCP. All potentially significant impacts will be mitigated to a level less than significant through implementation of the Mitigation and Monitoring Reporting Program (MMRP). Therefore, the nature and extent of the mitigation required as a condition of the permit is reasonably related to, and calculated to alleviate, negative impacts created by the proposed development.

**Coastal Development Permit - Section 126.0708**

**A. Findings for All Coastal Development Permits**

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 project proposes the construction of a, two-story above basement, single family residence, on a vacant 0.51 acre site located at 1994 Via Casa Alta. The site is within the RS-1-1 Zone, Coastal Height Limitation Overlay Zone, the Coastal Overlay Zone (Non-Appealable), and the La Jolla Community Plan and Local Coastal Program area. The residence will have the appearance of a single story residence from Via Casa Alta. The site is not located on the ocean and does not include any existing physical access way or proposed access way to the coast. The project site is
not located within any identified view corridor, public vantage point or physical access route in the La Jolla Community Plan. Furthermore, the proposed development is providing consistent setbacks within this developed area to allow for possible views adjacent to the site and possibly over the site, considering the grade differential of the site and the flat roof proposed for the building. Therefore, the proposed coastal development would not encroach upon any existing physical accessway and would not impact the La Jolla Community Plan or Local Coastal Program.

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

The project proposes the construction of a, two-story above basement, single family residence, on a vacant 0.51 acre site located at 1994 Via Casa Alta. The site is within the RS-1-1 Zone, Coastal Height Limitation Overlay Zone, the Coastal Overlay Zone (Non-Appealable), and the La Jolla Community Plan and Local Coastal Program area. The project site contains Environmentally Sensitive Lands (ESL), in the form of sensitive biological resources, Multiple Habitat Planning Area (MHPA) and steep hillsides. The proposed development has been designed to mitigate encroachment into these environmentally sensitive lands. The proposed development is requesting a variance to reduce the front yard setback from 6 feet to 3 feet in order to minimize encroachments into the steep hillside and environmentally sensitive lands. The proposed development footprint is sited to minimize impacts to the site. The proposed development is required to place the northern end of the site within a Covenant of Easement that is mapped within the MHPA. This Covenant of Easement will provide additional lands to the MHPA and restrict future development in this portion of the site. Additionally, the lands that will be provided within the Covenant of Easement contain higher biological value than the portion of the site that will be disturbed due to the construction of the home at the top portion of the project site. Therefore, the proposed coastal development 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 project proposes the construction of a, two-story above basement, single family residence, on a vacant 0.51 acre site located at 1994 Via Casa Alta. The site is within the RS-1-1 Zone, Coastal Height Limitation Overlay Zone, the Coastal Overlay Zone (Non-Appealable), and the La Jolla Community Plan and Local Coastal Program area. The project site is designated for open space in the La Jolla Community Plan. The Natural Resources and Open Space System element in the plan states that these privately owned areas are generally zoned for very low-intensity residential development (0-5 dwelling units per acre) to provide for reasonable use while preserving portions of the site in open space. In addition, the Natural Resources and Open Space element provides policies aimed at preserving sensitive environmental resources to the fullest extent possible and minimizing land form alteration. The proposed single family residence on a 0.51 acre site is consistent with designation within the community plan; therefore, 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.

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 project proposes the construction of a two-story above basement, single family residence, on a vacant 0.51 acre site located at 1994 Via Casa Alta. The site is within the RS-1-1 Zone, Coastal Height Limitation Overlay Zone, the Coastal Overlay Zone (Non-Appealable), and the La Jolla Community Plan and Local Coastal Program area. The project is not located between the nearest public road and the sea or shoreline.

B. Supplemental Findings—Deviations to Environmentally Sensitive Lands within the Coastal Overlay Zone

1. Based on the economic information provided by the applicant, as well as any other relevant evidence, each use provided for in the Environmentally Sensitive Lands Regulations would not provide any economically viable use of the applicant's property.

The project proposes the construction of a two-story above basement, single family residence, on a vacant 0.51 acre site located at 1994 Via Casa Alta. The site is within the RS-1-1 Zone, Coastal Height Limitation Overlay Zone, the Coastal Overlay Zone (Non-Appealable), and the La Jolla Community Plan and Local Coastal Program area. Pursuant to San Diego Municipal Code (SDMC) Section 143.0142(a)(4)(A) – on premises containing 91 percent of greater of such steep hillsides, the maximum allowable development area is 20 percent of the premise; however, an additional 5 percent encroachment into such steep hillsides may be permitted if necessary to allow an economically viable use, pursuant to the Steep Hillside Guidelines.

The project site is currently a vacant 0.51 acre site containing 96 percent Steep Hillsides. These existing site conditions allow staff to consider encroachment into Steep Hillsides greater than 20 percent, but no greater than 25 percent total, consistent with SDMC Section 143.0142(a)(4)(A). Therefore, the applicant submitted an “Application of Economically Viable Use Deviation” document reviewed and approved by Planning Staff. The project proposes a total Development Area of 23 percent, which includes the proposed single family residence, on-site hardscape, and Brush Management Zone One. Staff supports the proposed coastal development with the total encroachment of 23 percent into Steep Hillsides. An additional consideration made by staff is that the proposed development is required to place the northern end of the site within a Covenant of Easement that is mapped within the MHPA. This Covenant of Easement will provide additional lands to the MHPA and restrict future development in this portion of the site. Additionally, the lands that will be provided within the Covenant of Easement contain higher biological value than the portion of the site that will be disturbed due to the construction of the home at the top portion of the project site.

The proposed coastal development has been designed in accordance with the Steep Hillsides Guidelines by placing the building as close to the top of the slope as possible and by stepping the mass of the building down to follow the contour of the hillside. The proposed development will have the appearance of the single story residence from Via Casa Alta. The proposed coastal development is requesting a Variance for a reduced front yard setback. The variance is requesting a 3 foot front yard setback where 6 feet is required. This request allows the proposed
coastal development to minimize the encroachment into the Environmentally Sensitive Lands further down slope on the project site.

Strict adherence to the Land Development Code would limit the project to a maximum development area of 20 percent. Based on the information submitted by the applicant, if the proposed coastal development were limited to 20% development area, the project would not be economically viable by a significant margin. As proposed, the single family residence will be roughly one half the size of most homes within the immediate area. The average single family residence size along Via Casa Alta is 7,791 square feet, where the proposed coastal development is requesting a 4,843 square foot residence. This home size is the minimum that would make the site economically viable given the existing site constraints. Please note the proposed home would be the newest home in this area and it would also be the smallest home in the neighborhood. Therefore, based on the economic information provided by the applicant, as well as any other relevant evidence, each use provided for in the Environmentally Sensitive Lands Regulations would not provide any economically viable use of the applicant's property.

2. Application of the Environmentally Sensitive Lands Regulations would interfere with the applicant's reasonable investment-backed expectations.

The project proposes the construction of a, two-story above basement, single family residence, on a vacant 0.51 acre site located at 1994 Via Casa Alta. The site is within the RS-1-1 Zone, Coastal Height Limitation Overlay Zone, the Coastal Overlay Zone (Non-Appealable), and the La Jolla Community Plan and Local Coastal Program area. Pursuant to San Diego Municipal Code (SDMC) Section 143.0142(a)(4)(A) – on premises containing 91 percent of greater of such steep hillsides, the maximum allowable development area is 20 percent of the premise; however, an additional 5 percent encroachment into such steep hillsides may be permitted if necessary to allow an economically viable use, pursuant to the Steep Hillside Guidelines.

The project site is currently a vacant 0.51 acre site containing 96 percent Steep Hillsides. These existing site conditions allow staff to consider encroachment into Steep Hillsides greater than 20 percent, but no greater than 25 percent total, consistent with SDMC Section 143.0142(a)(4)(A). Therefore, the applicant submitted an “Application of Economically Viable Use Deviation” document reviewed and approved by Planning Staff. The project proposes a total Development Area of 23 percent, which includes the proposed single family residence, on-site hardscape, and Brush Management Zone One. Staff supports the proposed coastal development with the total encroachment of 23 percent into Steep Hillsides. An additional consideration made by staff is that the proposed development is required to place the northern end of the site within a Covenant of Easement that is mapped within the MHPA. This Covenant of Easement will provide additional lands to the MHPA and restrict future development in this portion of the site. Additionally, the lands that will be provided within the Covenant of Easement contain higher biological value than the portion of the site that will be disturbed due to the construction of the home at the top portion of the project site.

Strict adherence to the 20 percent maximum development area limit on this lot would severely limit the house size. The development area includes Brush Management Zone One and all on-site hardscape. The square footage devoted to Brush Management Zone 1 and hardscape would be the same, regardless of the size of the house. Therefore, in order to reduce the development area, the only place to remove it from would be from the house itself. The proposed design of 4,843
square feet is based on a total of 23 percent development area. For strict compliance, three (3) percent of development area would need to be removed from the proposed development. Three (3) percent of the 0.51 acre lot equates to approximately 669 square feet. To effectively reduce the development area, would be to reduce it on the downhill side. This 669 square feet reduction is a penalty to each of the three floors on the downhill side, effectively removing approximately 2,007 square feet of the house or reducing the proposed 4,843 square foot house to 2,836 square feet.

While some may argue that a 2,836 square foot size single family residence is adequate, the reality is that in this specific setting and location, a home of that size would be approximately one quarter the size of the average home on this street. As proposed, the house of 4,843 square feet is still significantly smaller than the immediate homes and would be the smallest home in the neighborhood. Again, while 2,836 feet may be nice home, the SDMC has the economic relief provision in Section 143.0142 (a)(4)(A) for a reason. This is an application to utilize codified relief already in the SDMC that recognizes some legal lots located in the Coastal Zone may need relief to build a home that is economically viable.

Strict adherence to the 20 percent maximum development area is simply not an economically viable use on this lot. Any small size home will generate staggering costs per foot to construct because the most expensive construction on this lot is the construction located adjacent to the street at the uphill side. This is where the excavation, shoring, retaining walls and caissons are at the costliest and as such, the construction costs, plus the lot cost and permit costs, would create an economic impossibility. Strict compliance with a maximum 20 percent development area would result in a loss of nearly $1,100,000.00 for the property owner. Therefore, the application of the Environmentally Sensitive Lands Regulations would interfere with the applicant’s reasonable investment-backed expectations.

3. The use proposed by the applicant is consistent with the applicable zoning.

The project proposes the construction of a, two-story above basement, single family residence, on a vacant 0.51 acre site located at 1994 Via Casa Alta. The site is within the RS-1-1 Zone, Coastal Height Limitation Overlay Zone, the Coastal Overlay Zone (Non-Appealable), and the La Jolla Community Plan and Local Coastal Program area. The applicable zoning for this site is RS-1-1 which allows for single-family home development. The project is proposing one new single family residence on one legal lot, which equates to (0-5 dwelling units per acre) a very low-intensity residential development consistent with the La Jolla Community Plan. Therefore, the use proposed by the applicant is consistent with the applicable zoning.

4. The use and project design, siting, and size are the minimum necessary to provide the applicant with an economically viable use of the premises.

The project proposes the construction of a, two-story above basement, single family residence, on a vacant 0.51 acre site located at 1994 Via Casa Alta. The site is within the RS-1-1 Zone, Coastal Height Limitation Overlay Zone, the Coastal Overlay Zone (Non-Appealable), and the La Jolla Community Plan and Local Coastal Program area. Pursuant to San Diego Municipal Code (SDMC) Section 143.0142(a)(4)(A) – on premises containing 91 percent of greater of such steep hillsides, the maximum allowable development area is 20 percent of the premise; however, an
additional 5 percent encroachment into such steep hillsides may be permitted if necessary to allow an economically viable use, pursuant to the Steep Hillside Guidelines.

The project site is currently a vacant 0.51 acre site containing 96 percent Steep Hillsides. These existing site conditions allow staff to consider encroachment into Steep Hillsides greater than 20 percent, but no greater than 25 percent total, consistent with SDMC Section 143.0142(a)(4)(A). Therefore, the applicant submitted an “Application of Economically Viable Use Deviation” document reviewed and approved by staff. The project proposes a total Development Area of 23 percent, which includes the proposed single family residence, on-site hardscape, and Brush Management Zone One. Staff supports the proposed coastal development with the total encroachment of 23 percent into Steep Hillsides. An additional consideration made by staff is that the proposed development is required to place the northern end of the site within a Covenant of Easement that is mapped within the MHPA. This Covenant of Easement will provide additional lands to the MHPA and restrict future development in this portion of the site. Additionally, the lands that will be provided within the Covenant of Easement contain higher biological value than the portion of the site that will be disturbed due to the construction of the home at the top portion of the project site.

Strict adherence to the 20 percent maximum development area limit on this lot would severely limit the house size. The development area includes Brush Management Zone One and all on-site hardscape. The square footage devoted to Brush Management Zone 1 and hardscape would be the same, regardless of the size of the house. Therefore, in order to reduce the development area, the only place to remove it from would be from the house itself. The proposed design of 4,843 square feet is based on a total of 23 percent development area. For strict compliance, three (3) percent of development area would need to be removed from the proposed development. Three (3) percent of the 0.51 acre lot equates to approximately 669 square feet. To effectively reduce the development area, would be to reduce it on the downhill side. This 669 square feet reduction is a penalty to each of the three floors on the downhill side, effectively removing approximately 2,007 square feet of the house or reducing the proposed 4,843 square foot house to 2,836 square feet. Therefore, the use and project design, siting, and size are the minimum necessary to provide the applicant with an economically viable use of the premises.

5. The project is the least environmentally damaging alternative and is consistent with all provisions of the certified Local Coastal Program with the exception of the provision for which the deviation is requested.

The project proposes the construction of a, two-story above basement, single family residence, on a vacant 0.51 acre site located at 1994 Via Casa Alta. The site is within the RS-1-1 Zone, Coastal Height Limitation Overlay Zone, the Coastal Overlay Zone (Non-Appealable), and the La Jolla Community Plan and Local Coastal Program area. Pursuant to San Diego Municipal Code (SDMC) Section 143.0142(a)(4)(A) – on premises containing 91 percent of greater of such steep hillsides, the maximum allowable development area is 20 percent of the premise; however, an additional 5 percent encroachment into such steep hillsides may be permitted if necessary to allow an economically viable use, pursuant to the Steep Hillside Guidelines.

The project site is currently a vacant 0.51 acre site containing 96 percent Steep Hillsides. These existing site conditions allow staff to consider encroachment into Steep Hillsides greater than 20 percent, but no greater than 25 percent total, consistent with SDMC Section 143.0142(a)(4)(A).
Therefore, the applicant submitted an “Application of Economically Viable Use Deviation” document reviewed and approved by staff. The project proposes a total Development Area of 23 percent, which includes the proposed single family residence, on-site hardscape, and Brush Management Zone One. Staff supports the proposed coastal development with the total encroachment of 23 percent into Steep Hillsides. An additional consideration made by staff is that the proposed development is required to place the northern end of the site within a Covenant of Easement that is mapped within the MHPA. This Covenant of Easement will provide additional lands to the MHPA and restrict future development in this portion of the site. Additionally, the lands that will be provided within the Covenant of Easement contain higher biological value than the portion of the site that will be disturbed due to the construction of the home at the top portion of the project site.

The proposed coastal development complies with all applicable regulations of the SDMC and the Land Development Code. The proposed coastal development is located in the RS-1-1 zone and is within La Jolla Community Plan and Local Coastal Program area. The project site is designated for open space in the La Jolla Community Plan. The Natural Resources and Open Space System element in the plan states that these privately owned areas are generally zoned for very low-intensity residential development (0-5 dwelling units per acre) to provide for reasonable use while preserving portions of the site in open space. In addition, the Natural Resources and Open Space element provides policies aimed at preserving sensitive environmental resources to the fullest extent possible and minimizing land form alteration. The proposed single family residence on a 0.51 acre site is consistent with designation within the community plan.

The variance request for a reduced front yard setback of 3 feet where the RS-1-1 zone requires 6 feet reduces the proposed development’s impacts to environmentally sensitive lands and allows for additional MHPA lands to be mapped within a Covenant of Easement. Further, allowing the proposed variance would provide a front yard setback consistent with the existing single family residences along the street. Staff supports the requested variance for the reduced front yard setback as allowing the reduced front yard setback will minimize the disturbance to environmentally sensitive lands further down slope. Additionally, the proposed coastal development will provide photovoltaic panels on the roofto generate at least 50 percent of the buildings energy consistent with the City of San Diego’s sustainability policies. Therefore, the project is the least environmentally damaging alternative and is consistent with all provisions of the certified Local Coastal Program with the exception of the provision for which the deviation is requested.

Variance - Section 126.0805

1. There are special circumstances or conditions applying to the land or premises for which the variance is sought that are peculiar to the land or premises and do not apply generally to the land or premises in the neighborhood, and these conditions have not resulted from any act of the applicant after the adoption of the applicable zone regulations;

The project proposes the construction of a, two-story above basement, single family residence, on a vacant 0.51 acre site located at 1994 Via Casa Alta. The site is within the RS-1-1 Zone, Coastal Height Limitation Overlay Zone, the Coastal Overlay Zone (Non-Appealable), and the La Jolla Community Plan and Local Coastal Program area. The project site is one of approximately 14 lots.
located on this steep hillside setting that faces north along the San Diego coastline. The project site is comprised of a descending slope terrain with slopes varying from approximately 1.5:1 to 2:1 with an overall slope height of approximately 134 feet. Elevations within the project site range from approximately 784 feet above mean sea level (AMSL) at the southern property line near Via Casa Alta to 650 feet AMSL at the north property line. Additionally, the project site lies within the boundaries of the City of San Diego Multiple Species Conservation Plan (MSCP) Subarea and the Multi-Habitat Planning Area (MHPA) is mapped onsite. The MHPA is mapped through the central portion of the lot.

The project would result in impacts to 0.077-acre of Rhus phase coastal sage scrub (Tier II). According to the City of San Diego Biology Guidelines, impacts to Tier II (uncommon uplands) that occur inside the MHPA can be mitigated either within or outside of the MHPA. If mitigated within the MHPA the ratio would be 1:1 and if mitigated outside of the MHPA that ratio would be 2:1. However, because impacts to Rhus phase coastal sage scrub are below 0.10-acre, the impact is not considered significant and would not require mitigation. The project would also result in impacts to 0.062-acre of disturbed areas and .008-acre of urban developed. According to the City’s Biology Guidelines impacts to Tier IV (Other Uplands) are not considered sensitive and would not require mitigation.

The subject lot has a minimal to almost no flat area for development and is primarily sloping away from the street and project frontage. The site is a legal lot and the property owner did not create the steep hillside setting that is unique in the adjacent single family residential neighborhood dominated by large single family homes. Therefore, the variance for a reduced front yard setback reduces impacts to environmentally sensitive lands, in the form of sensitive biological resources, Multiple Habitat Planning Area (MHPA) and steep hillsides. In conclusion, there are special circumstances or conditions applying to the land or premises for which the variance is sought that are peculiar to the land or premises and do not apply generally to the land or premises in the neighborhood, and these conditions have not resulted from any act of the applicant after the adoption of the applicable zone regulations.

2. The circumstances or conditions are such that the strict application of the regulations of the Land Development Code would deprive the applicant of reasonable use of the land or premises and the variance granted by the City is the minimum variance that will permit the reasonable use of the land or premises;

The project proposes the construction of a, two-story above basement, single family residence, on a vacant 0.51 acre site located at 1994 Via Casa Alta. The site is within the RS-1-1 Zone, Coastal Height Limitation Overlay Zone, the Coastal Overlay Zone (Non-Appealable), and the La Jolla Community Plan and Local Coastal Program area. The project site is comprised of a descending slope terrain with slopes varying from approximately 1.5:1 to 2:1 with an overall slope height of approximately 134 feet. Elevations within the project site range from approximately 784 feet above mean sea level (AMSL) at the southern property line near Via Casa Alta to 650 feet AMSL at the north property line. Additionally, the project site lies within the boundaries of the City of San Diego Multiple Species Conservation Plan (MSCP) Subarea and the Multi-Habitat Planning Area (MHPA) is mapped onsite. The MHPA is mapped through the central portion of the lot. Strict application of the Land Development Code would increase the amount of impacts to environmentally sensitive lands identified on the project site. The variance request for a reduced front yard setback of 3 feet where the RS-1-1 zone requires 6 feet reduces the proposed
development's impacts to environmentally sensitive lands and allows for additional MHPA lands to be mapped within a Covenant of Easement. Further, allowing the proposed variance would provide a front yard setback consistent with the existing single family residences along the street. Therefore, the circumstances or conditions are such that the strict application of the regulations of the Land Development Code would deprive the applicant of reasonable use of the land or premises and the variance granted by the City is the minimum variance that will permit the reasonable use of the land or premises.

3. The granting of the variance will be in harmony with the general purpose and intent of the regulations and will not be detrimental to the public health, safety, or welfare; and

The project proposes the construction of a two-story above basement, single family residence, on a vacant 0.51 acre site located at 1994 Via Casa Alta. The site is within the RS-1-1 Zone, Coastal Height Limitation Overlay Zone, the Coastal Overlay Zone (Non-Appealable), and the La Jolla Community Plan and Local Coastal Program area. The project site lies within the boundaries of the City of San Diego Multiple Species Conservation Plan (MSCP) Subarea and the Multi-Habitat Planning Area (MHPA) is mapped onsite. The MHPA is mapped through the central portion of the lot. Strict application of the Land Development Code would increase the amount of impacts to environmentally sensitive lands identified on the project site. The variance request for a reduced front yard setback of 3 feet where the RS-1-1 zone requires 6 feet reduces the proposed development's impacts to environmentally sensitive lands and allows for additional MHPA lands to be mapped within a Covenant of Easement. Further, allowing the proposed variance would provide a front yard setback consistent with the existing single family residences along the street.

The proposed single family residence is in harmony with the general area, and would be the smallest home along the street and within the immediate neighborhood. The permit controlling the development proposed for this site contains conditions addressing the project compliance with the City's regulations and policies and other regional, state, and federal regulations to prevent detrimental impacts to the public health, safety, and welfare. Compliance with these regulations along with permit conditions, the Mitigation Monitoring Reporting Program (MMRP), and implementation of project design features would result in a project which will not be detrimental to the public health, safety, and welfare. The proposed development will not result in undue or significant risks from geologic forces based on the review of geotechnical reports provided by the geotechnical consultant and project design measures, including the incorporation of deep caisson foundations to minimize any risk from geologic forces. Therefore, the granting of the variance will be in harmony with the general purpose and intent of the regulations and will not be detrimental to the public health, safety, or welfare.

4. The granting of the variance will not adversely affect the applicable land use plan. If the variance is being sought in conjunction with any proposed coastal development, the required finding shall specify that granting of the variance conforms with, and is adequate to carry out, the provisions of the certified land use plan.

The project proposes the construction of a two-story above basement, single family residence, on a vacant 0.51 acre site located at 1994 Via Casa Alta. The site is within the RS-1-1 Zone, Coastal Height Limitation Overlay Zone, the Coastal Overlay Zone (Non-Appealable), and the La Jolla Community Plan and Local Coastal Program area. The project site lies within the boundaries of
the City of San Diego Multiple Species Conservation Plan (MSCP) Subarea and the Multi-Habitat Planning Area (MHPA) is mapped onsite. The MHPA is mapped through the central portion of the lot. Strict application of the Land Development Code would increase the amount of impacts to environmentally sensitive lands identified on the project site. The variance request for a reduced front yard setback of 3 feet where the RS-1-1 zone requires 6 feet reduces the proposed development’s impacts to environmentally sensitive lands and allows for additional MHPA lands to be mapped within a Covenant of Easement.

Granting this Variance will allow for the proposed single family residence to be reduced in height, reduced in development area, reduced in encroachment into environmentally sensitive lands and generally reduced in mass, bulk and scale, while remaining consistent with the other single family residences in the surrounding neighborhood. Therefore, the granting of the variance will not adversely affect the applicable land use Plan and that granting of the variance conforms with, and is adequate to carry out, the provisions of the certified land use plan.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Site Development Permit No. 1144375, Coastal Development Permit No. 1144374 and Variance No. 1424854, is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit Nos. 1144375, 1144374 and 1424854, a copy of which is attached hereto and made a part hereof.

Laura C. Black, AICP
Development Project Manager
Development Services

Adopted on: February 25, 2015

Job Order No. 24003836
INTERNAL ORDER NUMBER: 24003836

Site Development Permit No. 1144375
Coastal Development Permit No. 1144374
Variance No. 1424854

ZAVARO RESIDENCE - PROJECT NO. 327381 [MMRP]
HEARING OFFICER

This Site Development Permit No. 1144375, Coastal Development Permit No. 1144374 and Variance No. 1424854 is granted by the Hearing Officer of the City of San Diego to Suhail H. Zavaro and Luna Zavaro, Owners/Permittees, pursuant to San Diego Municipal Code [SDMC] sections 126.0504, 126.0708 and 126.0805. The 0.51 acre site is located at 1994 Via Casa Alta in the RS-1-1 Zone, Coastal Height Limitation Overlay Zone, Coastal Overlay Zone (Non-Appealable), the La Jolla Community Plan and Local Coastal Program area. The site contains Environmentally Sensitive Lands (ESL) in the form of sensitive biological resources, Multiple Habitat Planning Area (MHPA) and steep hillsides. The project site is legally described as: Lot 8 of La Jolla Scenic West, City of San Diego, according to map thereof No. 8482, dated February 2, 1977.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to construct a two-story, above basement, single family residence described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated February 25, 2015, on file in the Development Services Department.

The project shall include:

a. Construction of a new 4,843 square foot, two-story above basement, single family residence, with 2,491 square feet of exterior deck areas, including a pool and spa;

b. A Variance for the front yard setback as shown on Exhibit "A";

c. Landscaping (planting, irrigation and landscape related improvements);
d. Off-street parking;

e. A roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 50 percent of the project’s projected energy consumption in accordance with Council Policy 900-14; and

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

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by March 11, 2018.

2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:

   a. The Owner/Permittee sign and return the Permit to the Development Services Department; and

   b. The Permit is recorded in the Office of the San Diego County Recorder.

3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.

4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.

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

6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
7. In accordance with authorization granted to the City of San Diego from the United States Fish and Wildlife Service [USFWS] pursuant to Section 10(a) of the federal Endangered Species Act [ESA] and by the California Department of Fish and Wildlife [CDFW] pursuant to California Fish and Wildlife Code section 2835 as part of the Multiple Species Conservation Program [MSCP], the City of San Diego through the issuance of this Permit hereby confers upon Owner/Permittee the status of Third Party Beneficiary as provided for in Section 17 of the City of San Diego Implementing Agreement [IA], executed on July 16, 1997, and on file in the Office of the City Clerk as Document No. 00-18394. Third Party Beneficiary status is conferred upon Owner/Permittee by the City: (1) to grant Owner/Permittee the legal standing and legal right to utilize the take authorizations granted to the City pursuant to the MSCP within the context of those limitations imposed under this Permit and the IA, and (2) to assure Owner/Permittee that no existing mitigation obligation imposed by the City of San Diego pursuant to this Permit shall be altered in the future by the City of San Diego, USFWS, or CDFW, except in the limited circumstances described in Sections 9.6 and 9.7 of the IA. If mitigation lands are identified but not yet dedicated or preserved in perpetuity, maintenance and continued recognition of Third Party Beneficiary status by the City is contingent upon Owner/Permittee maintaining the biological values of any and all lands committed for mitigation pursuant to this Permit and of full satisfaction by Owner/Permittee of mitigation obligations required by this Permit, in accordance with Section 17.1D of the IA.

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" conditions(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo, and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.
11. The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney’s fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify Owner/Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owner/Permittee shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, Owner/Permittee shall pay all of the costs related thereto, including without limitation reasonable attorney’s fees and costs. In the event of a disagreement between the City and Owner/Permittee regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

12. Mitigation requirements in the Mitigation, Monitoring, and Reporting Program [MMRP] 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. 327381, 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. 327381, 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:

Biological Resources
Land Use/MSCP

ENGINEERING REQUIREMENTS:

15. The project proposes to export 1200 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, 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, Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for the curb outlet in the Via Casa Alta Right-of-Way.

19. Prior to the issuance of any building permits, Owner/Permittee shall assure, by permit and bond to construct a current City Standards 20 feet wide SDG-162 Concrete Driveway for Confined Right-of-Way, adjacent to the site on Via Casa Alta.

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

21. Prior to the issuance of any construction permit, 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.

22. Prior to the issuance of any construction permit, 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.

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

**GEOLOGY REQUIREMENT:**

24. 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 Development Services prior to the issuance of any construction permit.

**LANDSCAPE REQUIREMENTS:**

25. Prior to issuance of any engineering permits for grading, Owner/Permittee shall submit complete construction documents for the revegetation and hydroseeding of all disturbed land in accordance with the Landscape Standards and to the satisfaction of the Development Services Department. All plans shall be in substantial conformance to this permit (including Environmental conditions) and Exhibit 'A,' on file in the Office of the Development Services Department.
26. Prior to issuance of any construction permits for grading, Owner/Permittee shall submit complete Landscape Construction Documents showing the brush management zones on the property in substantial conformance with Exhibit 'A' in accordance with the Landscape Standards and to the satisfaction of the Development Services Department.

27. Prior to issuance of any construction permits for structures, Owner/Permittee shall submit complete landscape and irrigation construction documents consistent with the Landscape Standards to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit 'A,' Landscape Development Plan, on file in the Development Services Department. Construction plans shall show, label, and dimension a 40 sq-ft area around each tree which is unencumbered by hardscape and utilities as set forth under LDC 142.0403(b)(5).

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. 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.

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, Owner/Permittee shall repair and/or replace it in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage.

MULTIPLE SPECIES CONSERVATION PROGRAM:

30. Prior to the issuance of any construction permits, Owner/Permittee shall grant the on-site Multiple Habitat Planning Area [MHPA] to the City's Multiple Species Conservation Program [MSCP] preserve through either fee title to the City, or a covenant of easement granted in favor of the City and the U.S. Fish and Wildlife Service [USFWS] and the California Department of Fish and Wildlife [CDFW], as shown on Exhibit “A.” Conveyance of any land in fee to the City shall require approval from the Park and Recreation Department Open Space Division Deputy Director and shall exclude detention basins or other stormwater control facilities, brush management areas, landscape/revegetation areas, and graded slopes. The Owner/Permittee shall ensure all property approved for conveyance in fee title to the City for MHPA purposes shall be free and clear of all private easements, private encroachments, private agreements and/or liens. Any on-site MHPA lands that are not dedicated in fee title to the City shall grant a covenant of easement in favor of the City, USFWS, and CDFW. The Owner/Permittee shall maintain in perpetuity any MHPA lands granted by covenant of easement unless otherwise agreed to by the City.

31. Prior to issuance of any building permits, Owner/Permittee shall schedule an inspection with the Park and Recreation Department Open Space Division for all property approved for
conveyance in fee title to the City for MHPA purposes. All trash, illegal use and associated structures on the lot(s) shall be removed prior to the City’s acceptance.

PLANNING/DESIGN REQUIREMENTS:

32. Owner/Permittee shall maintain a minimum of two 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.

33. Prior to the issuance of building permits, construction documents shall fully illustrate the incorporation of a roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 50 percent of the project’s projected energy consumption, in accordance with Council Policy 900-14.

34. 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.

35. Prior to the issuance of any construction permits, 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 Biological Resources and Steep Hillsides, 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. 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.

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

37. Prior to the expiration date of the building permit associated with this review, all public water and sewer facilities necessary to serve the building (including water services and sewer laterals) must be connected and operational in a manner satisfactory to the City Engineer and Public Utilities Director.

38. Prior to the issuance of any construction permit, Owner/Permittee shall obtain a building or misc/plumbing permit to install a private above ground backflow prevention device (BFPD) for each water service (domestic, fire, and/or irrigation) serving the property. BFPDs are typically located on private property, in-line with the service, and immediately adjacent to the Right-of-Way. The Public Utilities Department will not allow BFPDs to be located below grade or within a structure.
39. Prior to the issuance of any construction permit, existing public sewer laterals scheduled for reuse must be inspected by a California Licensed Plumbing Contractor using closed-circuit television (CCTV) to verify that the lateral is in good condition, free of all debris, and properly connected to a public sewer main. If the existing sewer lateral is determined to be unsuitable for reuse, the applicant will be required to abandon the existing sewer lateral and cap it at the property line.

40. All proposed public water and sewer facilities, including water services and sewer laterals, must be designed and constructed in accordance with the criteria established in the most current version of the Public Utilities Department's Facility Design Guidelines, City regulations, City standards, and practices pertaining thereto.

41. All proposed private water and sewer facilities must be designed and installed in accordance with the current California Plumbing Code and will be reviewed as part of the building permit plan check process.

42. No trees or shrubs exceeding three (3) feet in height at maturity shall exist within five (5) feet of any public water facilities, or within ten (10) feet of any public sewer facilities

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 February 25, 2015, and Resolution No. XXXX-HO.
Site Development Permit No. 1144375
Coastal Development Permit No. 1144374
Variance No. 1424854
Date of Approval: February 25, 2015

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Laura C. Black, AICP
Development Project Manager

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

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

By ________________________________
Suhail H. Zavaro
Owner/Permittee

By ________________________________
Luna Zavaro
Owner/Permittee

NOTE: Notary acknowledgments must be attached per Civil Code section 1189 et seq.
WHEREAS, on July 24, 2013, Suhail H. Zavaro and Luna Zavaro submitted an application to Development Services Department for a Site Development Permit No. 1144375, Coastal Development Permit No. 1144374 and Variance No. 1424854 for the Zavaro Residence (Project); and

WHEREAS, the matter was set for public 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 February 25, 2015; and

WHEREAS, the Hearing Officer considered the issues discussed in Mitigated Negative Declaration No. 327381 (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 Department staff is directed to file a Notice of Determination with the Clerk of the Board of Supervisors for the County of San Diego.

By: ________________________________
Laura C. Black, AICP
Development Project Manager
Development Services Department

ATTACHMENT: Exhibit A, Mitigation Monitoring and Reporting Program
EXHIBIT A

MITIGATION MONITORING AND REPORTING PROGRAM

Site Development Permit No. 1144375
Coastal Development Permit No. 1144374
Variance No. 1424854

ZAVARO RESIDENCE - PROJECT NO. 327381

This Mitigation Monitoring and Reporting Program has been designed to ensure compliance with Public Resources Code Section 21081.6 during implementation of mitigation measures. This program identifies at a minimum: the entity 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 Development Services Department, 1222 First Avenue, Fifth Floor, San Diego, CA, 92101. All mitigation measures contained in the Mitigated Negative Declaration No. 327381 shall be made conditions of Site Development Permit No. 1144375, Coastal Development Permit No. 1144374 and Variance No. 1424854 as may be further described below.

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

1. Prior to the issuance of a Notice To Proceed (NTP) for a subdivision, or any construction permits, such as Demolition, Grading or Building, or beginning any construction related activity on-site, the Development Services Department (DSD) Director’s Environmental Designee (ED) shall review and approve all Construction Documents (CD), (plans, specification, details, etc.) to ensure the MMRP requirements are incorporated into the design.

2. In addition, the ED shall verify that the MMRP Conditions/Notes that apply ONLY to the construction phases of this project are included VERBATIM, under the heading, “ENVIRONMENTAL/MITIGATION REQUIREMENTS.”

3. These notes must be shown within the first three (3) sheets of the construction documents in the format specified for engineering construction document templates as shown on the City website: http://www.sandiego.gov/development-services/industry/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 Biologist**

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

   **CONTACT INFORMATION:**
   a) The PRIMARY POINT OF CONTACT is the RE at the Field Engineering Division - 858-627-3200
   b) For Clarification of ENVIRONMENTAL REQUIREMENTS, it is also required to call RE and MMC at 858-627-3360

2. **MMRP COMPLIANCE:** This Project, Project Tracking System (PTS) Number 327381 and/or Environmental Document Number 327381, 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:

<table>
<thead>
<tr>
<th>Issue Area</th>
<th>Document Submittal</th>
<th>Associated Inspection/Approvals/Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>General</td>
<td>Consultant Qualification Letters</td>
<td>Prior to Preconstruction Meeting</td>
</tr>
<tr>
<td>General</td>
<td>Consultant Construction Monitoring Exhibits</td>
<td>Prior to or at Preconstruction Meeting</td>
</tr>
<tr>
<td>Land Use</td>
<td>Land Use Adjacency Issues CVSRs</td>
<td>Land Use Adjacency Issue Site Observations</td>
</tr>
<tr>
<td>Biology</td>
<td>Biologist Limit of Work Verification</td>
<td>Limit of Work Inspection</td>
</tr>
<tr>
<td>Biology</td>
<td>Biology Reports</td>
<td>Biology/Habitat Restoration Inspection</td>
</tr>
<tr>
<td>Bond Release</td>
<td>Request for Bond Release Letter</td>
<td>Final MMRP Inspections Prior to Bond Release Letter</td>
</tr>
</tbody>
</table>
C. SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS

LAND USE (MSCP - HABITAT ACQUISITION FUND)
In order to avoid significant direct impacts to biological resources, the following mitigation measures shall be implemented by the project applicant. Compliance with the mitigation measures shall be the responsibility of the applicant.

Prior to Notice to Proceed (NTP) for any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits, the owner/permittee shall contribute to the City of San Diego Habitat Acquisition Fund (HAF) to mitigate for the loss of Multi Habitat Planning Area (MHPA). The MHPA Boundary Line Adjustment (BLA) would result in the removal of 0.103 acre from the MHPA, and replacement of 0.075 acre currently outside the MHPA resulting in a net loss of 0.028 acre. The project would compensate for the loss of MHPA land by contributing to the City’s Habitat Acquisition Fund (HAF) at a ratio of 4:1 resulting in a total contribution of 0.112 acre plus a ten percent (10%) administrative fee.

BIOLOGICAL RESOURCE PROTECTION DURING CONSTRUCTION

I. Prior to Construction
   A. Biologist Verification: The owner/permittee shall provide a letter to the City’s Mitigation Monitoring Coordination (MMC) section stating that a Project Biologist (Qualified Biologist) as defined in the City of San Diego’s Biological Guidelines (2012), has been retained to implement the project’s biological monitoring program. The letter shall include the names and contact information of all persons involved in the biological monitoring of the project.
   
   B. Preconstruction Meeting: The Qualified Biologist shall attend the preconstruction meeting, discuss the project’s biological monitoring program, and arrange to perform any follow up mitigation measures and reporting including site-specific monitoring, restoration or revegetation, and additional fauna/flora surveys/salvage.
   
   C. Biological Documents: The Qualified Biologist shall submit all required documentation to MMC verifying that any special mitigation reports including but not limited to, maps, plans, surveys, survey timelines, or buffers are completed or scheduled per City Biology Guidelines, Multiple Species Conservation Program (MSCP), Environmentally Sensitive Lands Ordinance (ESL), project permit conditions; California Environmental Quality Act (CEQA); endangered species acts (ESAs); and/or other local, state or federal requirements.
   
   D. BCME: The Qualified Biologist shall present a Biological Construction Mitigation/Monitoring Exhibit (BCME) which includes the biological documents in C above. In addition, include: restoration/revegetation plans, plant salvage/relocation requirements (e.g., coastal cactus wren plant salvage,
burrowing owl exclusions, etc.), avian or other wildlife surveys/survey schedules (including general avian nesting and USFWS protocol), timing of surveys, wetland buffers, avian construction avoidance areas/noise buffers/barriers, other impact avoidance areas, and any subsequent requirements determined by the Qualified Biologist and the City ADD/MMC. The BCME shall include a site plan, written and graphic depiction of the project’s biological mitigation/monitoring program, and a schedule. The BCME shall be approved by MMC and referenced in the construction documents.

**E. Avian Protection Requirements:** To avoid any direct impacts to raptors and/or any native/migratory birds, removal of habitat that supports active nests in the proposed area of disturbance should occur outside of the breeding season for these species (February 1 to September 15). If removal of habitat in the proposed area of disturbance must occur during the breeding season, the Qualified Biologist shall conduct a pre-construction survey to determine the presence or absence of nesting birds on the proposed area of disturbance. The pre-construction survey shall be conducted within 10 calendar days prior to the start of construction activities (including removal of vegetation). The applicant shall submit the results of the pre-construction survey to City DSD for review and approval prior to initiating any construction activities. If nesting birds are detected, a letter report or mitigation plan in conformance with the City’s Biology Guidelines and applicable State and Federal Law (i.e. appropriate follow up surveys, monitoring schedules, construction and noise barriers/buffers, etc.) shall be prepared and include proposed measures to be implemented to ensure that take of birds or eggs or disturbance of breeding activities is avoided. The report or mitigation plan shall be submitted to the City for review and approval and implemented to the satisfaction of the City. The City’s MMC Section or RE, and Biologist shall verify and approve that all measures identified in the report or mitigation plan are in place prior to and/or during construction.

**F. Resource Delineation:** Prior to construction activities, the Qualified Biologist shall supervise the placement of orange construction fencing or equivalent along the limits of disturbance adjacent to sensitive biological habitats and verify compliance with any other project conditions as shown on the BCME. This phase shall include flagging plant specimens and delimiting buffers to protect sensitive biological resources (e.g., habitats/flora & fauna species, including nesting birds) during construction. Appropriate steps/care should be taken to minimize attraction of nest predators to the site.

**G. Education:** Prior to commencement of construction activities, the Qualified Biologist shall meet with the owner/permittee or designee and the construction crew and conduct an on-site educational session regarding the need to avoid impacts outside of the approved construction area and to protect sensitive flora and fauna (e.g., explain the avian and wetland buffers, flag system for removal of invasive species or retention of sensitive plants, and clarify acceptable access routes/methods and staging areas, etc.).

**II. During Construction**
A. Monitoring: All construction (including access/staging areas) shall be restricted to areas previously identified, proposed for development/staging, or previously disturbed as shown on “Exhibit A” and/or the BCME. The Qualified Biologist shall monitor construction activities as needed to ensure that construction activities do not encroach into biologically sensitive areas, or cause other similar damage, and that the work plan has been amended to accommodate any sensitive species located during the pre-construction surveys. In addition, the Qualified Biologist shall document field activity via the Consultant Site Visit Record (CSVR). The CSVR shall be e-mailed to MMC on the 1st day of monitoring, the 1st week of each month, the last day of monitoring, and immediately in the case of any undocumented condition or discovery.

B. Subsequent Resource Identification: The Qualified Biologist shall note/act to prevent any new disturbances to habitat, flora, and/or fauna onsite (e.g., flag plant specimens for avoidance during access, etc). If active nests or other previously unknown sensitive resources are detected, all project activities that directly impact the resource shall be delayed until species specific local, state or federal regulations have been determined and applied by the Qualified Biologist.

III. Post Construction Measures

A. In the event that impacts exceed previously allowed amounts, additional impacts shall be mitigated in accordance with City Biology Guidelines, ESL and MSCP, State CEQA, and other applicable local, state and federal law. The Qualified Biologist shall submit a final BCME/report to the satisfaction of the City ADD/MMC within 30 days of construction completion.

LAND USE (MSCP)

I. Prior to issuance of any construction permit or notice to proceed, DSD/ LDR, and/or MSCP staff shall verify the Applicant has accurately represented the project’s design in or on the Construction Documents (CD’s/CD’s consist of Construction Plan Sets for Private Projects and Contract Specifications for Public Projects) are in conformance with the associated discretionary permit conditions and Exhibit “A”, and also the City’s Multi-Species Conservation Program (MSCP) Multi-Habitat Planning Area (MHPA) Land Use Adjacency Guidelines. The applicant shall provide an implementing plan and include references on/in CD’s of the following:

A. Grading/Land Development/MHPA Boundaries: MHPA boundaries on-site and adjacent properties shall be delineated on the CDs. DSD Planning and/or MSCP staff shall ensure that all grading is included within the development footprint, specifically manufactured slopes, disturbance, and development within or adjacent to the MHPA. For projects within or adjacent to the MHPA, all manufactured slopes associated with site development shall be included within the development footprint.
B. **Drainage:** All new and proposed parking lots and developed areas in and adjacent to the MHPA shall be designed so they do not drain directly into the MHPA. All developed and paved areas must prevent the release of toxins, chemicals, petroleum products, exotic plant materials prior to release by incorporating the use of filtration devices, planted swales and/or planted detention/desiltation basins, or other approved permanent methods that are designed to minimize negative impacts, such as excessive water and toxins into the ecosystems of the MHPA.

C. **Toxics/Project Staging Areas/Equipment Storage:** Projects that use chemicals or generate by-products such as pesticides, herbicides, and animal waste, and other substances that are potentially toxic or impactive to native habitats/flora/fauna (including water) shall incorporate measures to reduce impacts caused by the application and/or drainage of such materials into the MHPA. No trash, oil, parking, or other construction/development-related material/activities shall be allowed outside any approved construction limits. Where applicable, this requirement shall incorporate into leases on publicly-owned property when applications for renewal occur. Provide a note in/on the CD’s that states: “All construction related activity that may have potential for leakage or intrusion shall be monitored by the Qualified Biologist/Owners Representative or Resident Engineer to ensure there is no impact to the MHPA.”

D. **Lighting:** Lighting within or adjacent to the MHPA shall be directed away/shielded from the MHPA and be subject to City Outdoor Lighting Regulations per LDC Section 142.0740.

E. **Invasives:** No invasive non-native plant species shall be introduced into areas within or adjacent to the MHPA.

F. **Brush Management:** New development adjacent to the MHPA shall be set back from the MHPA to provide required Brush Management Zone 1 area on the building pad outside of the MHPA. Zone 2 may be located within the MHPA provided the Zone 2 management will be the responsibility of an HOA or other private entity except where narrow wildlife corridors require it to be located outside of the MHPA. Brush management zones will not be greater in size than currently required by the City’s regulations, the amount of woody vegetation clearing shall not exceed 50 percent of the vegetation existing when the initial clearing is done and vegetation clearing shall be prohibited within native coastal sage scrub and chaparral habitats from March 1-August 15 except where the City ADD/MMC has documented the thinning would be consist with the City’s MSCP Subarea Plan. Existing and approved projects are subject to current requirements of Municipal Code Section 142.0412.

**BIOLOGICAL RESOURCES (GENERAL NESTING BIRD)**
To avoid any direct impacts to raptors and/or any native/migratory birds, removal of habitat that supports active nests in the proposed area of disturbance should occur outside of the breeding season for these species (February 1 to September 15). If removal of habitat in the proposed area of disturbance must occur during the breeding season, the Qualified Biologist shall conduct a pre-construction survey to determine the presence or absence of nesting birds on the proposed area of disturbance. The pre-
construction (precon) survey shall be conducted within 10 calendar days prior to the start of construction activities (including removal of vegetation). The applicant shall submit the results of the precon survey to City DSD for review and approval prior to initiating any construction activities. If nesting birds are detected, a letter report or mitigation plan in conformance with the City’s Biology Guidelines and applicable State and Federal Law (i.e. appropriate follow up surveys, monitoring schedules, construction and noise barriers/buffers, etc.) shall be prepared and include proposed measures to be implemented to ensure that take of birds or eggs or disturbance of breeding activities is avoided. The report or mitigation plan shall be submitted to the City DSD for review and approval and implemented to the satisfaction of the City. The City’s MMC Section or RE, and Biologist shall verify and approve that all measures identified in the report or mitigation plan are in place prior to and/or during construction. If nesting birds are not detected during the precon survey, no further mitigation is required.

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.
ZAVARO RESIDENCE
"A NET ZERO ENERGY EFFICIENT SUSTAINABLE DESIGN PROTOTYPE PROJECT"
1994 VIA CASA ALTA
LA JOLLA, CA 92037

RESUBMITTED FOR
COASTAL DEVELOPMENT PERMIT
& SITE DEVELOPMENT PERMIT & VARIANCE
SUSTAINABLE EXPEDITE PROGRAM
SEPTEMBER 5, 2014
FLUOR NOTES (CONT.):

BIDDING NOTES:

1. The Contractor shall, immediately upon receipt of the Notice to Proceed, provide a complete set of Shop Drawings for all subcontractors and suppliers. The Shop Drawings shall include all necessary details for fabrication, assembly, and installation. Shop Drawings shall be furnished to the Architect and each subcontractor and supplier.

ELECTRICAL NOTES:

1. All electrical work shall be in accordance with the National Electrical Code (NEC) and all local codes and ordinances applicable to the work.

2. All electrical systems shall be designed and installed to provide adequate lighting, power, and communication capabilities for the building.

3. All electrical equipment shall be installed in accordance with the manufacturer's specifications and in a manner that complies with all applicable codes and standards.

MECHANICAL NOTES:

1. The mechanical systems shall be designed and installed in accordance with the American Society of Heating, Refrigerating, and Air-Conditioning Engineers (ASHRAE) standards and the National Fire Protection Association (NFPA) codes.

2. All mechanical systems shall be designed to meet the requirements of the building code and the needs of the building occupants.

3. All mechanical systems shall be installed in a manner that complies with all applicable codes and standards.

PLUMBING NOTES:

1. The plumbing systems shall be designed and installed in accordance with the American Society of Mechanical Engineers (ASME) codes and the National Plumbing Code (NPC). The systems shall be designed to meet the needs of the building occupants and comply with all applicable codes and standards.

2. All plumbing systems shall be installed in a manner that complies with all applicable codes and standards.

3. All plumbing systems shall be designed to provide adequate water supply, drainage, and waste disposal capabilities for the building.

VENTILATION NOTES:

1. The ventilation systems shall be designed and installed in accordance with the American Society of Heating, Refrigerating, and Air-Conditioning Engineers (ASHRAE) standards and the National Fire Protection Association (NFPA) codes.

2. All ventilation systems shall be installed in a manner that complies with all applicable codes and standards.

3. All ventilation systems shall be designed to provide adequate ventilation for the building and its occupants.

Specifications:

1. All specifications shall be in accordance with the latest editions of the applicable codes and standards.

2. All specifications shall be provided to the Contractor and each subcontractor and supplier.

3. All specifications shall be used to guide the Contractor and each subcontractor and supplier in the design and installation of the building systems.

4. All specifications shall be reviewed and approved by the Architect prior to the issuance of the Notice to Proceed.
LEGAL DESCRIPTION
LOT 6, LA JOLLA SCENIC WEST, IN THE CITY OF SAN DIEGO, COUNTY OF MEXICO, STATE OF CALIFORNIA. (SEE COPIES OF RECORD AND ALL OTHER APPURTENANCES.)

BASIS OF BEARINGS
THE BASIS OF BEARINGS IS THE CALIFORNIA COORDINATE SYSTEM.

NOTES
1. EASEMENTS, AGREEMENTS, DOCUMENTS AND OTHER MATTERS WHICH AFFECT THE PROPERTY ARE NOT SHOWN. BUT CANNOT BE PLACED TO SCALE WITHOUT REASSESSMENT.
2. DATED JUNE 23, 1995. (REVISED 5-12-14) BENCHMARK NOT SHOWN. NO BENCHMARK PHOTOGRAPH AVAILABLE TO REASSIGN POINT NO. 750 ON RECORD OF SURVEY NO. 14492.
3. ADDRESS FOR THE SUBJECT SITE IS 1994 VIA CASA ALTA, LA JOLLA, CA 92037.
4. THE ASSESSOR PARCEL NUMBER FOR THE SUBJECT PARCEL IS 352-75D-05.
5. THE TOTAL AREA OF THE SUBJECT SITE IS 0.512 ACRES (22,291 S.F.).

ABBREVIATIONS
- CONC: CONCRETE
- CTB: CABLE TELEVISION BOX
- EL: ELEVATION
- EPB: ELECTRIC PANEL BOX
- GM: GAS METER
- SMH: SEWER MANHOLE
- TYP: TYPICAL
- WM: WATER METER
- BENCHMARK: 4" BRASS DISK IN MONUMENT WELf AT THE INTERSECTION OF VIA CAPRI AND HILLSIDE DRIVE.

SCALE: 1" = 20'

Project Name: 1994 VIA CASA ALTA SITE
Sheet Title: SHEET 4 OF 12

Prepared By: CHRISTENSEN ENGINEERING & SURVEYING
Sheet Date: MAY 12, 2014

NOTE: THIS SURVEY WAS PERFORMED BY CHRISTENSEN ENGINEERING & SURVEYING, 7888 SILVERTON AVENUE, SUITE J, SAN DIEGO, CALIFORNIA 92126. (858) 271-9901 (FAX) 271-8912.

LEGAL DESCRIPTION
LOT 6, LA JOLLA SCENIC WEST, IN THE CITY OF SAN DIEGO, COUNTY OF MEXICO, STATE OF CALIFORNIA.

BASIS OF BEARINGS
THE BASIS OF BEARINGS IS THE CALIFORNIA COORDINATE SYSTEM.

NOTES
1. EASEMENTS, AGREEMENTS, DOCUMENTS AND OTHER MATTERS WHICH AFFECT THE PROPERTY ARE NOT SHOWN. BUT CANNOT BE PLACED TO SCALE WITHOUT REASSESSMENT.
2. DATED JUNE 23, 1995. (REVISED 5-12-14) BENCHMARK NOT SHOWN. NO BENCHMARK PHOTOGRAPH AVAILABLE TO REASSIGN POINT NO. 750 ON RECORD OF SURVEY NO. 14492.
3. ADDRESS FOR THE SUBJECT SITE IS 1994 VIA CASA ALTA, LA JOLLA, CA 92037.
4. THE ASSESSOR PARCEL NUMBER FOR THE SUBJECT PARCEL IS 352-75D-05.
5. THE TOTAL AREA OF THE SUBJECT SITE IS 0.512 ACRES (22,291 S.F.).

ABBREVIATIONS
- CONC: CONCRETE
- CTB: CABLE TELEVISION BOX
- EL: ELEVATION
- EPB: ELECTRIC PANEL BOX
- GM: GAS METER
- SMH: SEWER MANHOLE
- TYP: TYPICAL
- WM: WATER METER
- BENCHMARK: 4" BRASS DISK IN MONUMENT WELf AT THE INTERSECTION OF VIA CAPRI AND HILLSIDE DRIVE.

SCALE: 1" = 20'

Project Name: 1994 VIA CASA ALTA SITE
Sheet Title: SHEET 4 OF 12

Prepared By: CHRISTENSEN ENGINEERING & SURVEYING
Sheet Date: MAY 12, 2014

NOTE: THIS SURVEY WAS PERFORMED BY CHRISTENSEN ENGINEERING & SURVEYING, 7888 SILVERTON AVENUE, SUITE J, SAN DIEGO, CALIFORNIA 92126. (858) 271-9901 (FAX) 271-8912.
BOUNDARY OF STEEP HILLSIDES

TOTAL ENCROACHMENT INTO STEEP HILLSIDES, TrP.
TOTAL ENCROACHMENT = 0.415 ACRES
TOTAL PERCENTAGE = 82.83%

NOTE: AREA TO BE INCLUDED IN "GOVERNMENT OF EASEMENT"

BOUNDARY OF EXISTING M.H.F.A. ZONE

NOTE: AREA TO BE INCLUDED IN "GOVERNMENT OF EASEMENT"

BOUNDARY OF ADJUSTED M.H.F.A. ZONE

AREA ADDED TO M.H.F.A. ZONE X 0.215 ACRES
NOTE: AREA TO BE INCLUDED IN "GOVERNMENT OF EASEMENT"

BOUNDARY OF EXISTING M.H.F.A. ZONE

NOTE: AREA TO BE INCLUDED IN "GOVERNMENT OF EASEMENT"

BOUNDARY OF ADJUSTED M.H.F.A. ZONE

AREA REMAINING OF M.H.F.A. ZONE X 0.240 ACRES
NOTE: AREA TO BE INCLUDED IN "GOVERNMENT OF EASEMENT"

BOUNDARY OF ADJUSTED M.H.F.A. ZONE

NOTE: AREA TO BE INCLUDED IN "GOVERNMENT OF EASEMENT"

BOUNDARY OF ADJUSTED M.H.F.A. ZONE

AREA REMAINING OF M.H.F.A. ZONE X 0.240 ACRES
NOTE: AREA TO BE INCLUDED IN "GOVERNMENT OF EASEMENT"

BOUNDARY OF ADJUSTED M.H.F.A. ZONE

NOTE: AREA TO BE INCLUDED IN "GOVERNMENT OF EASEMENT"

BOUNDARY OF ADJUSTED M.H.F.A. ZONE

NOTE: AREA TO BE INCLUDED IN "GOVERNMENT OF EASEMENT"

BOUNDARY OF ADJUSTED M.H.F.A. ZONE

NOTE: AREA TO BE INCLUDED IN "GOVERNMENT OF EASEMENT"

BOUNDARY OF ADJUSTED M.H.F.A. ZONE

NOTE: AREA TO BE INCLUDED IN "GOVERNMENT OF EASEMENT"

BOUNDARY OF ADJUSTED M.H.F.A. ZONE

NOTE: AREA TO BE INCLUDED IN "GOVERNMENT OF EASEMENT"

BOUNDARY OF ADJUSTED M.H.F.A. ZONE

NOTE: AREA TO BE INCLUDED IN "GOVERNMENT OF EASEMENT"

BOUNDARY OF ADJUSTED M.H.F.A. ZONE

NOTE: AREA TO BE INCLUDED IN "GOVERNMENT OF EASEMENT"

BOUNDARY OF ADJUSTED M.H.F.A. ZONE

NOTE: AREA TO BE INCLUDED IN "GOVERNMENT OF EASEMENT"

BOUNDARY OF ADJUSTED M.H.F.A. ZONE

NOTE: AREA TO BE INCLUDED IN "GOVERNMENT OF EASEMENT"

BOUNDARY OF ADJUSTED M.H.F.A. ZONE

NOTE: AREA TO BE INCLUDED IN "GOVERNMENT OF EASEMENT"

BOUNDARY OF ADJUSTED M.H.F.A. ZONE

NOTE: AREA TO BE INCLUDED IN "GOVERNMENT OF EASEMENT"

BOUNDARY OF ADJUSTED M.H.F.A. ZONE

NOTE: AREA TO BE INCLUDED IN "GOVERNMENT OF EASEMENT"

BOUNDARY OF ADJUSTED M.H.F.A. ZONE
GENERAL NOTES:
1. ALL ROOF AND DECK DRAINAGE TO BE ROUTED TO BIOFILTRATION UNIT, PER CIVIL DRAWING, TYPICAL.

PROJECT ADDRESSES:
1094 Via Serra Alta, La Jolla, CA 92037

PROJECT NAME:
Zavaro Residence

Sheet Title: ROOF PLAN

Scale: 1/8"=1'-0"
PROP. ELAVATION:
THE HIGHEST POINT OF THE ROOM, EQUIPMENT, OR ANY OTHER PROJECTION SHALL NOT EXCEED 90 FEET ABOVE GRADE.

Revisions:
- Revision 7: 04-30-14
- Revision 6: 04-25-14
- Revision 5: 03-25-14
- Revision 4: 08-12-14
- Revision 3: 05-29-14
- Revision 2: 04-01-14
- Revision 1: 01-24-14

Zavaro Residence
584 Via Casa Alta
La Jolla, CA 92037

Prepared By:
Golba Architecture
Suite 100
San Diego, CA 92901
Phone: (619) 258-4018
Fax: (619) 258-4745

Project Address:
584 Via Casa Alta
La Jolla, CA 92037

Original Date: 07-02-15

Sheet Title: EXTERIOR ELEVATIONS

Sheet of 22
NOTICE,
THE HIGHEST POINT OF THE
ROOF, EQUIPMENT, OR ANY
VENT PIPE, ANTENNA OR
OTHER PROJECTION SHALL
NOT EXCEED 15'6" ABOVE
GRADE.
SITE + BLDG. SECTION

5'-0" HEIGHT LIMIT

5'-0" OFFSET FROM BLDG. FOR SD M.C. SECTION

NOTE: THE HIGHEST POINT OF THE ROOF, EQUIPMENT, OR ANY RELATED ANTENNA OR VENT PIPE SHALL NOT EXCEED 50 FEET ABOVE GRADE.
CONCEPTUAL NOTES:

PRELIMINARY STATEMENT:
The intent of the design for the landscaping of this residence is to use plant materials that are naturally suited to this location, in the La Jolla area.

A zone of disturbed plant materials is associated with the main line, areas of the residence.

The rear portion of the property beyond the proposed lower deck is a slope with naturalized plantings which would remain undisturbed, except for required brush management practices.

PROPERTY MAINTENANCE, including the back yard, should be done to limit the impact on the MHPA.

EXISTING ALREADY DISTURBED AREA ALONG THE MHPA'S PROPERTY LINE should be maintained, except for required brush management practices.

The rear portion of the property beyond the proposed lower deck is a slope with naturalized plantings which would remain undisturbed, except for required brush management practices.

CONCEPTUAL LANDSCAPE LAYOUT PLAN - UPPER LEVEL

HARDSCAPE AREA CALCULATIONS:

TOTAL REQUIRED FRONT YARD AREA IS 297 SF
TOTAL HARDSCAPED AREA IS 180 SF
PERCENT OF HARDSCAPE IN REQUIRED FRONT YARD IS 45.4%
AREA ADDED TO M.H.P.A. ZONE = 0.075 ACRES
AREA TO BE INCLUDED IN "COVENANT OF EASEMENT"

AREA TO REMAIN OF M.H.P.A. ZONE = 0.29 ACRES
AREA TO BE INCLUDED IN "COVENANT OF EASEMENT"

SEE SHEET 20 FOR CONCEPTUAL LANDSCAPE
LEGE.
SEE SHEET 21 FOR LANDSCAPE
AREA
CALCULATIONS.

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

CONCEPTUAL LANDSCAPE
LAYOUT PLAN - LOWER LEVEL

Prepared By:
Topia
9444 Waples Street, Suite 470
San Diego, CA 92121
Tel: (858) 458-0555
Fax: (858) 458-0554
Contact: Frank Marczynski

Project Address:
199 Via Casa Alta
La Jolla, CA 92037

Sheet Title:
CONCEPTUAL LANDSCAPE
LAYOUT PLAN - LOWER LEVEL

Sheet Date:
Original Date: 06-11-13
19 OF 22
LANDSCAPE AREA CALCULATIONS:

**SYMBOL DESCRIPTION:**
- **UNDISTURBED VEGETATION TO BE REMAIN IN PLACE:** 9,913 S.F. (0.230 ACRES)
- **DISTURBED COASTAL SAGE SCRUB TO BE REVEGETATED:** 763 S.F. (0.027 ACRES)
- **EXISTING VEGETATION TO BE MODIFIED PER CITY OF SAN DIEGO ZONE 2 BRUSH MANAGEMENT REGULATIONS:** 5,990 S.F. (0.138 ACRES) - NO IMPACT
- **EXISTING VEGETATION TO BE MODIFIED PER CITY OF SAN DIEGO ZONE 1 BRUSH MANAGEMENT REGULATIONS:** 4,343 S.F. (0.100 ACRES)

**TOTAL SITE AREA:** 22,291 S.F. (0.512 ACRES)
**TOTAL NON-MPA VEGETATION:** 9,913 + 763 + 5,990 = 17,083 S.F. (0.392 ACRES)
**TOTAL DEVELOPMENTAL IMPACT:** 22,291 - 17,083 = 5,208 S.F. (0.120 ACRES) OR 23% PERCENTAGE OF LANDSCAPE

**TOTAL MPA ZONE:** 0.393 ACRES
**TOTAL MPA REDUCTION AREA:** 0.103 ACRES
**TOTAL MPA AREA REMAINING:** 0.290 ACRES
**TOTAL MPA AREA ADDED:** 0.075 ACRES

**TOTAL ENVIRONMENTALLY SENSITIVE LANDS:** 22,291 S.F. (0.512 ACRES)
**TOTAL STEEP HILLSIDE ENCROACHMENT AREA:** 4,562 S.F. (0.105 ACRES)
**TOTAL PERCENTAGE OF STEEP HILLSIDE ENCROACHMENT AREA:** 21%

**STREET TREE CALCULATIONS:**

- **STREET FRONTAGE:** 100'-0"
- **REQUIRED STREET TREES:**
  - (1) - 24' O.D. PER 30' FOR A TOTAL OF 41 TREES
  - (1) - 10' BROWN TRUNK PALM PER 20' FOR A TOTAL OF 5 PALMS

- **ALLOWED STREET TREES:**
  - (5) - MINIMUM 10' BROWN TRUNK PALM TREES
  - (4) IN RIGHT OF WAY
  - (1) WITHIN 10' OF R.O.W.

**NOTE:** PER SECTION 142.04.09 "WHERE SITE CONDITIONS DO NOT ALLOW FOR THE INSTALLATION OF THE STREET TREES REQUIRED BY THIS SECTION IN THE PARKWAY, TREES MAY BE LOCATED ON THE PRIVATE PROPERTY WITHIN 10' OF THE PROPERTY LINE ALONG THE STREET FRONAGE."
3. **BRUSH MANAGEMENT ZONE ONE** is the area adjacent to the structure or the least flat, drainage and the area of potential flammable and/or non-flammable vegetation, and consist of supported native or non-native vegetation.

4. **BRUSH MANAGEMENT ZONE TWO** is the area between the zone one and the zone one naturalized vegetation and consist of supported native or non-native vegetation and shall be measured from the edge of zone one health vegetation from the building structure to the edge of unburned vegetation.

5. **ZONE ONE** shall be required to be planted with new plant material instead of clearing existing native or naturalized vegetation.

6. **ZONE TWO** shall be planted with new plant material instead of clearing existing native or naturalized vegetation.

7. **ZONE THREE** shall be required to be planted with new plant material instead of clearing existing native or naturalized vegetation.

**BRUSH MANAGEMENT PLAN**

**ZAVOPO RESIDENCE**

1952 Via Casa Alta
La Jolla, California 92037

Prepared By: Frank (858) 458-0554

Project Name: Casa alla

Project Address: Casa alla 92121

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

**Sheet Title:** BRUSH MANAGEMENT PLAN

(Handwritten note: Prepared By= Frank (858) 458-0554)

BRUSH MANAGEMENT ZONE ONE:

1. Zone one shall be required to be planted with new plant material instead of clearing existing native or naturalized vegetation.

2. Zone one shall be required to be planted with new plant material instead of clearing existing non-combustible vegetation.

3. Zone one shall be required to be planted with new plant material instead of clearing existing naturalized vegetation.

4. Zone one shall be required to be planted with new plant material instead of clearing existing non-combustible vegetation.

**ZONE TWO:**

1. Zone two shall be required to be planted with new plant material instead of clearing existing native or naturalized vegetation.

2. Zone two shall be required to be planted with new plant material instead of clearing existing non-combustible vegetation.

3. Zone two shall be required to be planted with new plant material instead of clearing existing naturalized vegetation.

4. Zone two shall be required to be planted with new plant material instead of clearing existing non-combustible vegetation.

**ZONE THREE:**

1. Zone three shall be required to be planted with new plant material instead of clearing existing native or naturalized vegetation.

2. Zone three shall be required to be planted with new plant material instead of clearing existing non-combustible vegetation.

3. Zone three shall be required to be planted with new plant material instead of clearing existing naturalized vegetation.

4. Zone three shall be required to be planted with new plant material instead of clearing existing non-combustible vegetation.
Attention: Laura Black, PM, City of San Diego

Project: Zavaro Residence
1994 Via Casa Alta
PN: 327381

Motion: To accept the recommendations of the DPR for Zavaro Residence, 1994 Via Casa Alta that the Findings CAN be made for a Coastal Development Permit and SDP for construction of a new 4,843 square foot, two-story above basement, single family residence, with 2,491 square feet of exterior deck areas, including a pool and spa, on a vacant 22,291 square foot lot located at 1994 Via Casa Alta.

Vote: 15-0-01

Submitted by: Joe LaCava, President
LJCPA
4 Sept 2014
# Ownership Disclosure Statement

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

<table>
<thead>
<tr>
<th>Project Title</th>
<th>Project No. for City Use Only</th>
</tr>
</thead>
<tbody>
<tr>
<td>Zavaro Residence</td>
<td>327301</td>
</tr>
</tbody>
</table>

**Project Address:**

1994 Via Casa Alta, La Jolla, CA 92037

### Part 1: 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. 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):

<table>
<thead>
<tr>
<th>Name of Individual (type or print):</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sun Hail Zavaro</td>
</tr>
<tr>
<td>Owner</td>
</tr>
<tr>
<td>Street Address:</td>
</tr>
<tr>
<td>300 South Picket St, Suite 102</td>
</tr>
<tr>
<td>Encinio, CA 92020</td>
</tr>
<tr>
<td>Phone No.:</td>
</tr>
<tr>
<td>619.851.5552</td>
</tr>
<tr>
<td>Signature:</td>
</tr>
<tr>
<td>5-29-13</td>
</tr>
</tbody>
</table>

#### Name of Individual (type or print):

<table>
<thead>
<tr>
<th>Name of Individual (type or print):</th>
</tr>
</thead>
<tbody>
<tr>
<td>Luna Zavaro</td>
</tr>
<tr>
<td>Owner</td>
</tr>
<tr>
<td>Street Address:</td>
</tr>
<tr>
<td>300 South Picket St, Suite 102</td>
</tr>
<tr>
<td>Encinio, CA 92020</td>
</tr>
<tr>
<td>Phone No.:</td>
</tr>
<tr>
<td>Signature:</td>
</tr>
<tr>
<td>5-29-13</td>
</tr>
</tbody>
</table>

### Additional pages attached

- **Yes**
- **No**

#### Name of Individual (type or print):

<table>
<thead>
<tr>
<th>Name of Individual (type or print):</th>
</tr>
</thead>
<tbody>
<tr>
<td>[ ] Owner</td>
</tr>
<tr>
<td>Street Address:</td>
</tr>
<tr>
<td>City/State/Zip:</td>
</tr>
<tr>
<td>Phone No.:</td>
</tr>
<tr>
<td>Signature:</td>
</tr>
<tr>
<td>Date:</td>
</tr>
</tbody>
</table>

#### Name of Individual (type or print):

<table>
<thead>
<tr>
<th>Name of Individual (type or print):</th>
</tr>
</thead>
<tbody>
<tr>
<td>[ ] Owner</td>
</tr>
<tr>
<td>Street Address:</td>
</tr>
<tr>
<td>City/State/Zip:</td>
</tr>
<tr>
<td>Phone No.:</td>
</tr>
<tr>
<td>Signature:</td>
</tr>
<tr>
<td>Date:</td>
</tr>
</tbody>
</table>

---

Printed on recycled paper. Visit our web site at [www.sandiego.gov/development-services](http://www.sandiego.gov/development-services)

Upon request, this information is available in alternative formats for persons with disabilities.
<table>
<thead>
<tr>
<th>Date</th>
<th>Action</th>
<th>Description</th>
<th>City Review Time (Working Days)</th>
<th>Applicant Response Time (Working Days)</th>
</tr>
</thead>
<tbody>
<tr>
<td>07/24/2013</td>
<td>First Submittal</td>
<td>Project Deemed Complete</td>
<td></td>
<td></td>
</tr>
<tr>
<td>08/29/2013</td>
<td>First Assessment Letter</td>
<td></td>
<td>26 days</td>
<td></td>
</tr>
<tr>
<td>04/01/2014</td>
<td>Second Submittal</td>
<td></td>
<td></td>
<td>140 days</td>
</tr>
<tr>
<td>04/28/2014</td>
<td>Second Assessment Letter</td>
<td></td>
<td>18 days</td>
<td></td>
</tr>
<tr>
<td>05/23/2014</td>
<td>Third Submittal</td>
<td></td>
<td>19 days</td>
<td></td>
</tr>
<tr>
<td>06/06/2014</td>
<td>Third Assessment Letter</td>
<td></td>
<td>9 days</td>
<td></td>
</tr>
<tr>
<td>08/05/2014</td>
<td>Fourth Submittal</td>
<td></td>
<td>41 days</td>
<td></td>
</tr>
<tr>
<td>08/15/2014</td>
<td>Fourth Assessment Letter</td>
<td></td>
<td>8 days</td>
<td></td>
</tr>
<tr>
<td>09/05/2014</td>
<td>Fifth Submittal</td>
<td></td>
<td>14 days</td>
<td></td>
</tr>
<tr>
<td>09/19/2014</td>
<td>Fifth Review Completed/ Reviews Complete</td>
<td></td>
<td>10 days</td>
<td></td>
</tr>
<tr>
<td>09/22/2014</td>
<td>Environmental Determination - MND</td>
<td></td>
<td>1 day</td>
<td></td>
</tr>
<tr>
<td>10/31/2014</td>
<td>Draft MND</td>
<td></td>
<td>29 days</td>
<td></td>
</tr>
<tr>
<td>01/14/2015</td>
<td>Final MND</td>
<td></td>
<td>45 days</td>
<td></td>
</tr>
<tr>
<td>02/25/2015</td>
<td>Hearing Officer - Public Hearing</td>
<td></td>
<td>28 days</td>
<td></td>
</tr>
<tr>
<td></td>
<td>TOTAL STAFF TIME</td>
<td></td>
<td>174 days</td>
<td></td>
</tr>
<tr>
<td></td>
<td>(Does not include City Holidays or City Furlough)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>TOTAL APPLICANT TIME</td>
<td></td>
<td>214 days</td>
<td></td>
</tr>
<tr>
<td></td>
<td>(Does not include City Holidays or City Furlough)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>TOTAL PROJECT RUNNING TIME</td>
<td></td>
<td>388 days = 1 year and 0.9 months</td>
<td></td>
</tr>
</tbody>
</table>