



THE CITY OF SAN DIEGO

REPORT TO THE HEARING OFFICER

HEARING DATE: June 17, 2015 REPORT NO. HO 15-078

ATTENTION: Hearing Officer

SUBJECT: 7949 LOWRY CDP
PTS PROJECT NUMBER: 383989

LOCATION: 7949 Lowry Terrace

APPLICANT: Mr. and Mrs. Jerome and Eleanor Navarra, Owner
Mr. R. Douglas Mansfield, Architect/Agent

SUMMARY

Issue(s): Should the Hearing Officer approve a Coastal Development Permit and Site Development Permit for demolition of an existing residence and construction of a new, single-story, single family residence with an attached three car garage in the La Jolla Community Planning Area?

Staff Recommendation –

1. CERTIFY Mitigated Negative Declaration No. 383989 and ADPOT the Mitigation Monitoring and Reporting Program; and
2. APPROVE Coastal Development Permit No. 1349375 and Site Development Permit No. 1349376.

Community Planning Group Recommendation – The La Jolla Community Planning Association voted 11-0-1 to recommend approval the project at their meeting on January 5, 2015. There were no conditions with this recommendation (ATTACHMENT 11).

Other Community Planning Groups – On January 20, 2015, the La Jolla Shores Advisory Board voted 4 – 0 to recommend approval of this proposed project.

Environmental Review: – A Mitigated Negative Declaration (Project No. 383989) has been prepared for the project in accordance with State of California Environmental Quality Act (CEQA) Guidelines; and a Mitigation, Monitoring and Reporting Program (MMRP) would be implemented to reduce the potential impacts to Cultural Resources (Archeology) to a level below significance.

BACKGROUND

The project site is currently developed with an existing single-story single-family residence, originally built in 1960, located at the south east corner of El Paseo Grande and Lowry Terrace approximately four blocks from the Pacific Ocean. The surrounding properties are fully developed and form a well established single family residential neighborhood. Historical Resources staff previously determined that the property / structures are not individually designated resources and are not located within a designated historic district. Furthermore, the property does not meet designation criteria as a significant resource under any adopted Historical Resources Board Criteria.

The 14,220 square foot lot is a fairly level and fully disturbed property containing no Environmentally Sensitive Lands. The project site is located at 7949 Lowry Terrace, in the SF Zone of the La Jolla Shores Planned District, Coastal Overlay Zone (non-appealable), Coastal Height Limitation Overlay Zone, Coastal Parking Impact Overlay Zone, east of the First Public Roadway and within the La Jolla Community Planning Area. A Coastal Development Permit is required, by the Land Development Code (Section 126.0702), for proposed development on property within the Coastal Overlay Zone. A Site Development Permit is required, by the Land Development Code (Section 1510.0201), for major development within the La Jolla Shores Planned District.

DISCUSSION

The project proposes demolition of the existing residence and construction of a, single story, 7,603 square foot, single family residence with a 1,655 square foot basement and an attached three car garage on the 14,220 square-foot property. The project site has been fully disturbed by past development and the site does not contain any form of environmentally sensitive resources. The proposed new single family residence is located all within the previously developed portion of the property. The proposed new residential structure, meets the development setbacks and height limit required by the SF Zone of the La Jolla Shores Planned District Ordinance. All surface drainage run-off is conveyed through an existing drain system which was designed to direct drainage towards the public street discharging onto Lowry Terrace. During the project's review with City staff, the applicant has modified the project to conform to all other development regulations of the SF Zone of the La Jolla Shores Planned District along with the applicable regulations of the Coastal Overlay Zone.

The proposed building elevations indicate the use of omega color stucco exterior walls with portions of stained dark walnut wood rafter tails and beams, decorative tile, metal clad wood windows/doors and two piece clay tile hipped roof. The project proposes 650 cubic yards of cut grading and 150 cubic yards of fill, with 500 cubic yards of export. The project is designed to

comply with the 30 foot height limit with the height of the portion to the structure being at the maximum 30 feet height limit.

The project is located approximately four blocks from the coastline and is not in an area containing any identified public views or potential intermittent or partial vista views, as identified within the La Jolla Community Plan and Local Coastal Land Use Plan (ATTACHMENT 10). Also the project site is not located in an area identified for public access to the coastline. This project development will be contained fully within the existing legal lot area and will not negatively impact any identified public access or public view. Due to the fact that the proposed new single family structure was found to be in conformance with the La Jolla Community Plan and Local Coastal Land Use Plan.

CONCLUSION

Staff has reviewed the proposed Coastal Development Permit, Site Development Permit and determined the project is consistent with the La Jolla Community Plan and Local Coastal Program Land Use Plan and the applicable Coastal Development regulations. Staff has provided draft findings supporting Coastal Development Permit and Site Development Permit approval (ATTACHMENT 5). Staff recommends the Hearing Officer Approve the proposed Coastal Development Permit and Site Development Permit as proposed (ATTACHMENT 6).

ALTERNATIVES

1. Approve Coastal Development Permit No. 1349375 and Site Development Permit No. 1349376, with modifications.
2. Deny Coastal Development Permit No. 1349375 and Site Development Permit No. 1349376, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,


Glenn R. Gargas, Development Project Manager

Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Draft CDP & SDP Permit Resolution with Findings
6. Draft CDP & SDP Permit with Conditions
7. Environmental Resolution

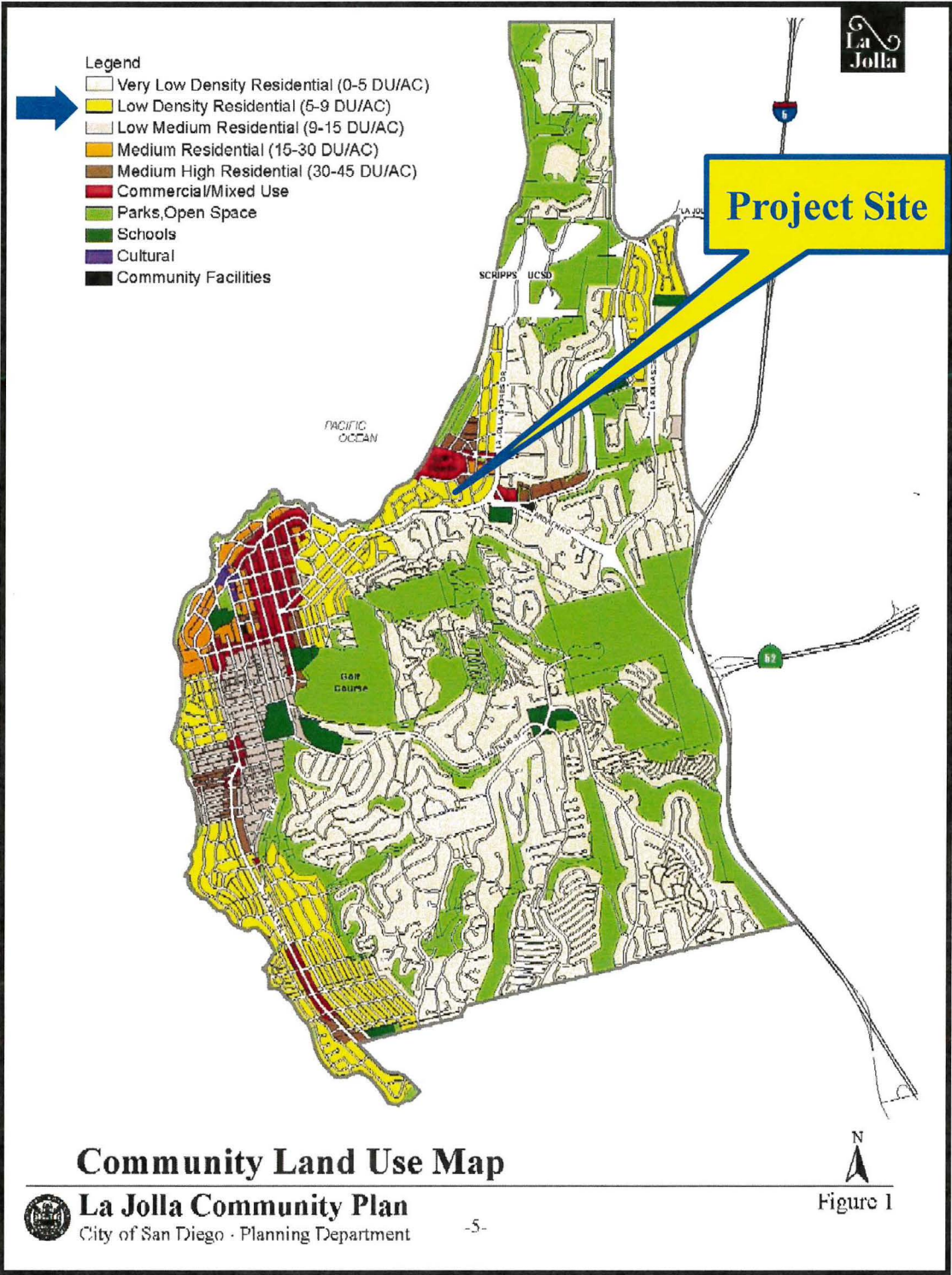
8. Project Site Plan
 9. Project Plans
 10. La Jolla Community Plan – Figure 9 – Identified Public Vantage Points
 11. Community Planning Group Recommendation
 12. Ownership Disclosure Statement
 13. Copy of Public Notice
- .



Aerial Photo

7949 LOWRY CDP 7949 LOWRY TERRACE
PROJECT NO. 383989





Land Use Map

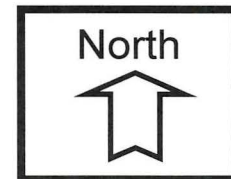
7949 LOWRY CDP – 7949 LOWRY TERRACE
PROJECT NO. 383989 La Jolla





Project Location Map

7949 LOWRY CDP – 7949 LOWRY TERRACE
PROJECT NO. 383989



PROJECT DATA SHEET

PROJECT NAME:	7949 Lowry CDP – Project No. 383989	
PROJECT DESCRIPTION:	CDP & SDP for demolition of an existing residence and construction of a 7,603 square-foot single-family residence with a three car garage on a 14,220 square foot property.	
COMMUNITY PLAN AREA:	La Jolla	
DISCRETIONARY ACTIONS:	Coastal Development Permit & Site Development Permit	
COMMUNITY PLAN LAND USE DESIGNATION:	Low Density Residential (5-9 DUs per acre)	
<u>ZONING INFORMATION:</u>		
ZONE: SF Zone La Jolla Shores Planned District		
HEIGHT LIMIT: 30/24-Foot maximum height limit.		
LOT SIZE: Approx. 12,000 square-foot minimum lot size – existing lot 14,220 sq. ft.		
FLOOR AREA RATIO: NA – 0.53 proposed		
FRONT SETBACK: 15 feet proposed		
SIDE SETBACK: 4 feet proposed		
STREETSIDE SETBACK: 15 feet proposed		
REAR SETBACK: 4 feet proposed		
PARKING: 2 parking spaces required – 3 proposed.		
<u>ADJACENT PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Low Density Residential; SF Zone La Jolla Shores PDO	Single Family Residence
SOUTH:	Low Density Residential; SF Zone La Jolla Shores PDO	Single Family Residence
EAST:	Low Density Residential; SF Zone La Jolla Shores PDO	Single Family Residence
WEST:	Low Density Residential;	Single Family Residence

ATTACHMENT 4

	SF Zone La Jolla Shores PDO	
DEVIATIONS OR VARIANCES REQUESTED:	None	
COMMUNITY PLANNING GROUP RECOMMENDATION:	The La Jolla Community Planning Association voted 11-0-1 to recommended approval the project at their January 20, 2015 meeting	

HEARING OFFICER RESOLUTION NO. _____
COASTAL DEVELOPMENT PERMIT NO. 1349375 AND
SITE DEVELOPMENT PERMIT NO. 1349376
7949 LOWRY CDP - PROJECT NO. 383989

WHEREAS, Mr. Jerome V. Navarra and Eleanor S. Navarra, Trustees of the Jerome V. Navarra Family Trust dated August 31, 1988, Owner/Permittee, filed an application with the City of San Diego for a permit for the demolition of an existing residence and construction of a new, single-story, single family residence (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit Nos. 1349375 and 1349376), on portions of a 14,220 square-foot property;

WHEREAS, the project site is located at 7949 Lowry Terrace, in the SF Zone of the La Jolla Shores Planned District, Coastal (non-appealable) Overlay Zone, Coastal Height Limitation Overlay Zone, Beach Parking Impact Overlay Zone and within the La Jolla Community Plan area;

WHEREAS, the site is legally described as Lot 12, La Jolla Vista Unit No. 3, Map No. 3037;

WHEREAS, on June 17, 2015, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. 1349375 and Site Development Permit No. 1349376, 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 June 17, 2015.

FINDINGS:

Coastal Development Permit - Section 126.0708

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

The project site is currently developed with an existing, single family residence and this project proposes to demolish the structure and construct a new single-story single family residence. The new proposed 7,603 square foot structure is centered approximately in the same location on the lot as the existing residence, and the project site is located approximately four blocks from the coastline. The proposed project is contained within the existing legal lot area, which will not encroach upon any existing or proposed physical access to the coast. The project site is not located within the First Public Roadway (Paseo Dorado) and there is no identified public access to the beach on or adjacent to the project site. There are no public views on or adjacent to the project site, as identified within the La Jolla Community Plan and Local Coastal Land Use Plan. The Project site is situated at the south east corner of El Paseo Grande and Lowry Terrace, within a well established, fully developed, single family residential neighborhood. The proposed project

meets all of the development standards, such as building setbacks and height limit required by the underlying SF Zone of the La Jolla Shores Planned District. Thus the proposed new residential structure will not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway identified in the La Jolla Local Coastal Program land use plan; and the proposed new single story residence will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the La Jolla Community Plan and Local Coastal Program Land Use Plan.

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

The project site is currently developed with a single family residence, which has been fully graded and developed in the past. The site does not contain environmentally sensitive resources on any portion of the property. The project proposes to demolish the structure and construct a new single-story single family residence, which includes an attached three car garage in approximately the same location on the lot as the existing residence. Site drainage is designed to drain toward the public street. The project's permit includes a condition requiring a Water Pollution Control Plan to be reviewed and approved by the City Engineer in order to meet the City's Storm Water Standards prior to construction permit issuance. A Water Quality Study, "7949 Lowry Terrace", dated December 5, 2014, was prepared by JP Engineering, concluding that the proposed LID and Source Control BMPs have been shown to address mitigation measures to protect water quality to the maximum extent practicable. The environmental analysis conducted by the City's Environmental Analysis Section determined that the project would not have a significant environmental effect, which included an analysis of the project's potential impact on environmentally sensitive lands, and prepared a Mitigated Negative Declaration, Project No. 383989, with mitigation measures for Cultural Resources (Archeology). The project site was previously graded and the new structure proposes 650 cubic yards of cut, 150 cubic yards of fill and 500 cubic yards of export grading. Thus, this proposed development, the demolition of the existing residence and construction of a new residence will not adversely affect Environmentally Sensitive Lands.

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

The proposed development to demolish an existing single family structure and construct a new single-story single family residence is located on a site which has a Low Density Residential (5-9 DU/AC) land use designation. The environmental analysis conducted by the City's Environmental Analysis Section determined that the project would not have a significant environmental effect, which included an analysis of the project's potential impact on environmentally sensitive lands, and prepared a Mitigated Negative Declaration, Project No. 383989, with mitigation measures for Cultural Resources (Archeology). The driveway width was reduced to 12 feet to comply with the Parking Impact Overlay Zone. The project design was also determined to be in compliance with all of the applicable development regulations, primarily those of the SF- Zone of the La Jolla Shores Planned District and Coastal Overlay Zone. The project site is located approximately four blocks from the coastline and there are no identified public views on or within the area of the project site, as identified within the La Jolla Community Plan and Local Coastal Land Use Plan. The Plan illustrates Identified Public Vantage Points in

Figure 9, pages 46 and 47, with nothing shown for this project site. The project site is not located in an area identified as containing any form of public access to the beach. Project development will be contained fully within the existing legal lot area and will not negatively impact any identified public access. Due to these factors the proposed demolition of an existing single family structure and construct a new single-story single family residence complies with the City of San Diego's adopted La Jolla Community Plan and Local Coastal Program Land Use Plan.

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

The 14,220 square foot site, currently developed with an existing residence, is located within a well developed residential neighborhood approximately four blocks from the coastline. The project site is located one block south west of Paseo Dorado (the first Public Roadway) and is not located between the first public road and the sea or coastline. Redevelopment of the project will be fully within the private property. There is no identified public access and public recreation area on or adjacent to the project site. This project development will not negatively impact the identified public access and these stated resources will not be impaired by the demolition and construction type of re-development of this site. The proposed single family residential project is accessed from the existing public street, with adequate off street parking. The driveway width was reduced to 12 feet to comply with the Parking Impact Overlay Zone. The existing character and pedestrian design of the streets and public walkways will be improved or remain unaltered. The Project conforms to the public access and public recreation policies of Chapter 3 of the California Coastal Act.

Site Development Permit - Municipal Code Section 126.0504

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

The proposed demolition of an existing single family structure and construct a new single-story single family residence with an attached three-car garage will not adversely affect the La Jolla Community Plan, because the proposed development has been found consistent with the plan's residential low density land use designation, La Jolla Community Plan and Local Coastal Land Use Plan, and the SF Zone of the La Jolla Shores Planned District development regulations, allowed density and design recommendations. The 14,220 square foot project site is designated for residential development. The current proposal is to demolish an existing single family structure and construct a new single-story single family residence with attached three car garage with vehicular access and parking designed to remain and taken from a driveway off of El Paseo Grande. Thus, this demolition of an existing single family structure and construct a new single-story single family residence will not adversely affect the La Jolla Community land use plan.

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

The proposed demolish an existing single family structure and construct a new single-story single family residence with an attached three car garage has been designed to comply with all of the

applicable development regulations, including those of the SF Zone of the La Jolla Shores Planned District and the Coastal Overlay Zone. The environmental analysis conducted by the City's Environmental Analysis Section determined that the project would not have a significant environmental effect, which included an analysis of the project's potential impact on to public health and safety, and prepared a Mitigated Negative Declaration, Project No. 383989, with mitigation measures for Cultural Resources (Archeology). The environmental analysis did not find any significant impacts to public health and safety. Plus the proposed demolition and construction will be required to comply with all current building, plumbing and electrical codes. Thus proposed residential redevelopment of the site would therefore not be detrimental to the public health, safety and welfare.

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

The proposed demolish an existing single family structure and construct a new single-story single family residence with an attached three-car garage, will comply with the development regulations of the SF Zone of the La Jolla Shores Planned District, Coastal Overlay Zone and Local Coastal Program for the La Jolla Community Plan area. There is no proposed variance or deviation to any applicable regulation of the Land Development Code. City staff reviewed the building setbacks, drainage, lot coverage, building mass, building height, submitted Water Quality report, dated December 5, 2014, submitted Cultural Resource Survey, prepared by Laguna Mountain Environmental, Inc., dated March, 2015, and found that the project will comply with all of the required development regulations.

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BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Coastal Development Permit No. 1349375 and Site Development Permit No. 1349376 are hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit Nos. 1349375 and 1349376, a copy of which is attached hereto and made a part hereof.

Glenn R. Gargas
Development Project Manager
Development Services

Adopted on: June 17, 2015.

Job Order No. 24005002

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

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24005002

COASTAL DEVELOPMENT PERMIT NO. 1349375 AND
SITE DEVELOPMENT NO. 1349376
7949 LOWRY CDP - PROJECT NO. 383989
HEARING OFFICER

This Coastal Development Permit No. 1349375 and Site Development Permit No. 1349376 are granted by the Hearing Officer of the City of San Diego to Mr. Jerome V. Navarra and Eleanor S. Navarra, Trustees of the Jerome V. Navarra Family Trust dated August 31, 1988, Owner / Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0707 and 1510.0201. The 14,220 square-foot site is located at 7949 Lowry Terrace, in the SF Zone of the La Jolla Shores Planned District, Coastal (non-appealable), Coastal Height Limitation, Beach Parking Impact Overlay Zones and within the La Jolla Community Plan area. The project site is legally described as: Lot 12, La Jolla Vista Unit No. 3, Map No. 3037.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to demolish an existing single family residence and construct a new single family residence described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated June 17, 2015, on file in the Development Services Department.

The project shall include:

- a. Demolish an existing residence and construction of a 7,603 square foot single family residence with a 1,655 square foot basement on a 14,220 square foot property;
- b. Landscaping (planting, irrigation and landscape related improvements);
- c. Off-street parking;
- d. Site Walls; and

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

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by July 2, 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 signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. 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. 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.

8. 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.

9. All of the conditions contained in this Permit have been considered and were determined-necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

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

10. 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:

11. 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.

12. The mitigation measures specified in the MMRP and outlined in Mitigated Negative Declaration, No. 383989, shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL MITIGATION REQUIREMENTS.

13. The Owner/Permittee shall comply with the MMRP as specified in Mitigated Negative Declaration, No. 383989, 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: Cultural Resources (Archeological)

ENGINEERING REQUIREMENTS:

14. The project proposes to export 500 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.

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

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

17. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, close the non-utilized portions of the driveways with current City Standard curb, gutter and sidewalk, adjacent to the site on El Paseo Grande and Lowry Terrace, satisfactory to the City Engineer.

18. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the construction of a current City Standards maximum 12 ft wide concrete driveway, adjacent to the site on El Paseo Grande, satisfactory to the City Engineer.

19. The Owner/Permittee shall reconstruct the existing curb ramp at the southeast corner of El Paseo Grande and Lowry Terrace, with current City Standard curb ramp Standard Drawing SDG-134 with truncated domes.

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

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

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

LANDSCAPE REQUIREMENTS:

23. Prior to issuance of any engineering permits for grading, the Owner/Permittee shall submit complete construction documents for the revegetation and hydroseeding of all disturbed land in accordance with the City of San Diego Landscape Standards, Stormwater Design Manual, and to the satisfaction of the Development Services Department. All plans shall be in substantial conformance to this permit (including Environmental conditions) and Exhibit 'A,' on file in the Office of the Development Services Department.

24. Prior to issuance of construction permits for structures, the Owner/Permittee shall submit a Landscape Construction Plan consistent with Approved Exhibit "A," Landscape Development Plan. The Landscape Construction Plan shall show the required 30% landscaped area in a crosshatch pattern labeled "Landscape Area per the La Jolla Shores PDO, 1510.0304(h)." The plan shall provide tabulation of required and actual landscape area provided. The plan shall also show the location of the required Street Trees as per Section 142.0610 of the Land Development Code, Public Facility Regulations.

25. Modifications or changes to the Landscape Construction Plan, including existing or proposed plant material and hardscape, shall be permitted provided the resulting landscape still meets the minimum area requirements of the La Jolla Shores Planned District Ordinance and conforms to the City-wide Grading Regulations and Public Facilities Regulations.

26. The Permittee/Owner shall be responsible for the maintenance of all required landscape improvements, including in the right-of-way, consistent with the Landscape Standards. 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.

27. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction document plans is damaged or removed during demolition or construction, it shall be repaired and/or replaced in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or Final Inspection.

PLANNING/DESIGN REQUIREMENTS:

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

29. 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.

30. 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.

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 June 17, 2015, by Resolution No. _____ .

DRAFT

RESOLUTION NUMBER R-
ADOPTED ON

WHEREAS, on September 25, 2014, Mr. and Mrs. Jerome and Eleanor Navarra, submitted an application to Development Services Department for a Coastal Development Permit and Site Development Permit for the 7949 Lowry CDP (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 June 17, 2017; and

WHEREAS, the Hearing Officer considered the issues discussed in Mitigated Negative Declaration No. 383989 (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 Serviced Department staff is directed to file a Notice of Determination with the Clerk of the Board of Supervisors for the County of San Diego regarding the Project

APPROVED: [JAN GOLDSMITH, CITY ATTORNEY or DEVELOPMENT PROJECT MANAGER]

By: _____
[NAME], [DEPUTY CITY ATTORNEY or DEVELOPMENT PROJECT MANAGER]

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

MND Resolution Form for Any Decision Maker

EXHIBIT A

MITIGATION MONITORING AND REPORTING PROGRAM

COASTAL DEVELOPMENT PERMIT NO. 1349375 and Site Development Permit No.
1349376

PROJECT NO. 383989

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. 383989 shall be made conditions of **[INSERT PERMITS/APPROVALS/ENTITLEMENTS/ACTIONS]** 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:

Archeologist, Native American Monitor

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) # 383989 and /or Environmental Document # 383989, 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. **NONE**

4. MONITORING EXHIBITS

All consultants are required to submit , to RE and MMC, a monitoring exhibit on a 11x17 reduction of the appropriate construction plan, such as site plan, grading, landscape, etc., marked to clearly show the specific areas including the **LIMIT OF WORK**, scope of that discipline's

work, and notes indicating when in the construction schedule that work will be performed. When necessary for clarification, a detailed methodology of how the work will be performed shall be included.

Note:

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

5. OTHER SUBMITTALS AND INSPECTIONS:

The Permit Holder/Owner's representative shall submit all required documentation, verification letters, and requests for all associated inspections to the RE and MMC for approval per the following schedule:

Document Submittal/Inspection Checklist

<i>Issue Area</i>	<i>Document submittal</i>	<i>Assoc Inspection/Approvals/Notes</i>
General	Consultant Qualification Letters	Prior to Pre-construction meeting
General	Consultant Const. Monitoring Exhibits	Prior to or at the Pre-Construction meeting
Archaeology	Archaeology Reports	Archaeology/Historic site observation
Bond Release	Request for Bond Release letter	Final MMRP inspections prior to Bond Release Letter

C. SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS

HISTORICAL RESOURCES (ARCHAEOLOGY)

I. Prior to Permit Issuance

A. Entitlements Plan Check

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

B. Letters of Qualification have been submitted to ADD

1. The applicant shall submit a letter of verification to Mitigation Monitoring Coordination (MMC) identifying the Principal Investigator (PI) for the project and the names of all persons involved in the archaeological monitoring program, as defined in the City of San Diego Historical Resources Guidelines (HRG). If applicable, individuals involved in the archaeological monitoring program must have completed the 40-hour HAZWOPER training with certification documentation.
2. MMC will provide a letter to the applicant confirming the qualifications of the PI and all persons involved in the archaeological monitoring of the project meet the qualifications established in the HRG.
3. Prior to the start of work, the applicant must obtain written approval from MMC for any personnel changes associated with the monitoring program.

II. Prior to Start of Construction

A. Verification of Records Search

1. The PI shall provide verification to MMC that a site specific records search (1/4 mile radius) has been completed. Verification includes, but is not limited to a copy of a confirmation letter from South Coastal Information Center, or, if the

search was in-house, a letter of verification from the PI stating that the search was completed.

2. The letter shall introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities.
 3. The PI may submit a detailed letter to MMC requesting a reduction to the ¼ mile radius.
- B. PI Shall Attend Precon Meetings
1. Prior to beginning any work that requires monitoring; the Applicant shall arrange a Precon Meeting that shall include the PI, Native American consultant/monitor (where Native American resources may be impacted), Construction Manager (CM) and/or Grading Contractor, Resident Engineer (RE), Building Inspector (BI), if appropriate, and MMC. The qualified Archaeologist and Native American Monitor shall attend any grading/excavation related Precon Meetings to make comments and/or suggestions concerning the Archaeological Monitoring program with the Construction Manager and/or Grading Contractor.
 - a. If the PI is unable to attend the Precon Meeting, the Applicant shall schedule a focused Precon Meeting with MMC, the PI, RE, CM or BI, if appropriate, prior to the start of any work that requires monitoring.
 2. Identify Areas to be Monitored
 - a. Prior to the start of any work that requires monitoring, the PI shall submit an Archaeological Monitoring Exhibit (AME) (with verification that the AME has been reviewed and approved by the Native American consultant/monitor when Native American resources may be impacted) based on the appropriate construction documents (reduced to 11x17) to MMC identifying the areas to be monitored including the delineation of grading/excavation limits.
 - b. The AME shall be based on the results of a site specific records search as well as information regarding existing known soil conditions (native or formation).
 3. When Monitoring Will Occur
 - a. Prior to the start of any work, the PI shall also submit a construction schedule to MMC through the RE indicating when and where monitoring will occur.
 - b. The PI may submit a detailed letter to MMC prior to the start of work or during construction requesting a modification to the monitoring program. This request shall be based on relevant information such as review of final construction documents which indicate site conditions such as depth of excavation and/or site graded to bedrock, etc., which may reduce or increase the potential for resources to be present.

III. During Construction

- A. Monitor(s) Shall be Present During Grading/Excavation/Trenching
1. The Archaeological Monitor shall be present full-time during all soil disturbing and grading/excavation/trenching activities which could result in impacts to archaeological resources as identified on the AME. **The Construction Manager is responsible for notifying the RE, PI, and MMC of changes to any construction activities such as in the case of a potential safety concern within the area being monitored. In certain circumstances OSHA safety requirements may necessitate modification of the AME.**

2. The Native American consultant/monitor shall determine the extent of their presence during soil disturbing and grading/excavation/trenching activities based on the AME and provide that information to the PI and MMC. If prehistoric resources are encountered during the Native American consultant/monitor's absence, work shall stop and the Discovery Notification Process detailed in Section III.B-C and IV.A-D shall commence.
 3. The PI may submit a detailed letter to MMC during construction requesting a modification to the monitoring program when a field condition such as modern disturbance post-dating the previous grading/trenching activities, presence of fossil formations, or when native soils are encountered that may reduce or increase the potential for resources to be present.
 4. The archaeological and Native American consultant/monitor shall document field activity via the Consultant Site Visit Record (CSVSR). The CSVSR's shall be faxed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly (**Notification of Monitoring Completion**), and in the case of ANY discoveries. The RE shall forward copies to MMC.
- B. Discovery Notification Process
1. In the event of a discovery, the Archaeological Monitor shall direct the contractor to temporarily divert all soil disturbing activities, including but not limited to digging, trenching, excavating or grading activities in the area of discovery and in the area reasonably suspected to overlay adjacent resources and immediately notify the RE or BI, as appropriate.
 2. The Monitor shall immediately notify the PI (unless Monitor is the PI) of the discovery.
 3. The PI shall immediately notify MMC by phone of the discovery, and shall also submit written documentation to MMC within 24 hours by fax or email with photos of the resource in context, if possible.
 4. No soil shall be exported off-site until a determination can be made regarding the significance of the resource specifically if Native American resources are encountered.
- C. Determination of Significance
1. The PI and Native American consultant/monitor, where Native American resources are discovered shall evaluate the significance of the resource. If Human Remains are involved, follow protocol in Section IV below.
 - a. The PI shall immediately notify MMC by phone to discuss significance determination and shall also submit a letter to MMC indicating whether additional mitigation is required.
 - b. If the resource is significant, the PI shall submit an Archaeological Data Recovery Program (ADRP) which has been reviewed by the Native American consultant/monitor, and obtain written approval from MMC. Impacts to significant resources must be mitigated before ground disturbing activities in the area of discovery will be allowed to resume. **Note: If a unique archaeological site is also an historical resource as defined in CEQA, then the limits on the amount(s) that a project applicant may be required to pay to cover mitigation costs as indicated in CEQA Section 21083.2 shall not apply.**

- c. If the resource is not significant, the PI shall submit a letter to MMC indicating that artifacts will be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that that no further work is required.

IV. **Discovery of Human Remains**

If human remains are discovered, work shall halt in that area and no soil shall be exported off-site until a determination can be made regarding the provenance of the human remains; and the following procedures as set forth in CEQA Section 15064.5(e), the California Public Resources Code (Sec. 5097.98) and State Health and Safety Code (Sec. 7050.5) shall be undertaken:

A. Notification

1. Archaeological Monitor shall notify the RE or BI as appropriate, MMC, and the PI, if the Monitor is not qualified as a PI. MMC will notify the appropriate Senior Planner in the Environmental Analysis Section (EAS) of the Development Services Department to assist with the discovery notification process.
2. The PI shall notify the Medical Examiner after consultation with the RE, either in person or via telephone.

B. Isolate discovery site

1. Work shall be directed away from the location of the discovery and any nearby area reasonably suspected to overlay adjacent human remains until a determination can be made by the Medical Examiner in consultation with the PI concerning the provenance of the remains.
2. The Medical Examiner, in consultation with the PI, will determine the need for a field examination to determine the provenance.
3. If a field examination is not warranted, the Medical Examiner will determine with input from the PI, if the remains are or are most likely to be of Native American origin.

C. If Human Remains **ARE** determined to be Native American

1. The Medical Examiner will notify the Native American Heritage Commission (NAHC) within 24 hours. By law, **ONLY** the Medical Examiner can make this call.
2. NAHC will immediately identify the person or persons determined to be the Most Likely Descendent (MLD) and provide contact information.
3. The MLD will contact the PI within 24 hours or sooner after the Medical Examiner has completed coordination, to begin the consultation process in accordance with CEQA Section 15064.5(e), the California Public Resources and Health & Safety Codes.
4. The MLD will have 48 hours to make recommendations to the property owner or representative, for the treatment or disposition with proper dignity, of the human remains and associated grave goods.
5. Disposition of Native American Human Remains will be determined between the MLD and the PI, and, if:
 - a. The NAHC is unable to identify the MLD, OR the MLD failed to make a recommendation within 48 hours after being notified by the Commission; OR;

- b. The landowner or authorized representative rejects the recommendation of the MLD and mediation in accordance with PRC 5097.94 (k) by the NAHC fails to provide measures acceptable to the landowner, THEN,
 - c. In order to protect these sites, the Landowner shall do one or more of the following:
 - (1) Record the site with the NAHC;
 - (2) Record an open space or conservation easement on the site;
 - (3) Record a document with the County.
 - d. Upon the discovery of multiple Native American human remains during a ground disturbing land development activity, the landowner may agree that additional conferral with descendants is necessary to consider culturally appropriate treatment of multiple Native American human remains. Culturally appropriate treatment of such a discovery may be ascertained from review of the site utilizing cultural and archaeological standards. Where the parties are unable to agree on the appropriate treatment measures the human remains and items associated and buried with Native American human remains shall be reinterred with appropriate dignity, pursuant to Section 5.c., above.
- D. If Human Remains are **NOT** Native American
- 1. The PI shall contact the Medical Examiner and notify them of the historic era context of the burial.
 - 2. The Medical Examiner will determine the appropriate course of action with the PI and City staff (PRC 5097.98).
 - 3. If the remains are of historic origin, they shall be appropriately removed and conveyed to the San Diego Museum of Man for analysis. The decision for internment of the human remains shall be made in consultation with MMC, EAS, the applicant/landowner, any known descendant group, and the San Diego Museum of Man.

V. **Night and/or Weekend Work**

- A. If night and/or weekend work is included in the contract
- 1. When night and/or weekend work is included in the contract package, the extent and timing shall be presented and discussed at the precon meeting.
 - 2. The following procedures shall be followed.
 - a. No Discoveries

In the event that no discoveries were encountered during night and/or weekend work, the PI shall record the information on the CSV and submit to MMC via fax by 8AM of the next business day.
 - b. Discoveries

All discoveries shall be processed and documented using the existing procedures detailed in Sections III - During Construction, and IV – Discovery of Human Remains. Discovery of human remains shall always be treated as a significant discovery.
 - c. Potentially Significant Discoveries

If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section III - During Construction and IV-Discovery of Human Remains shall be followed.

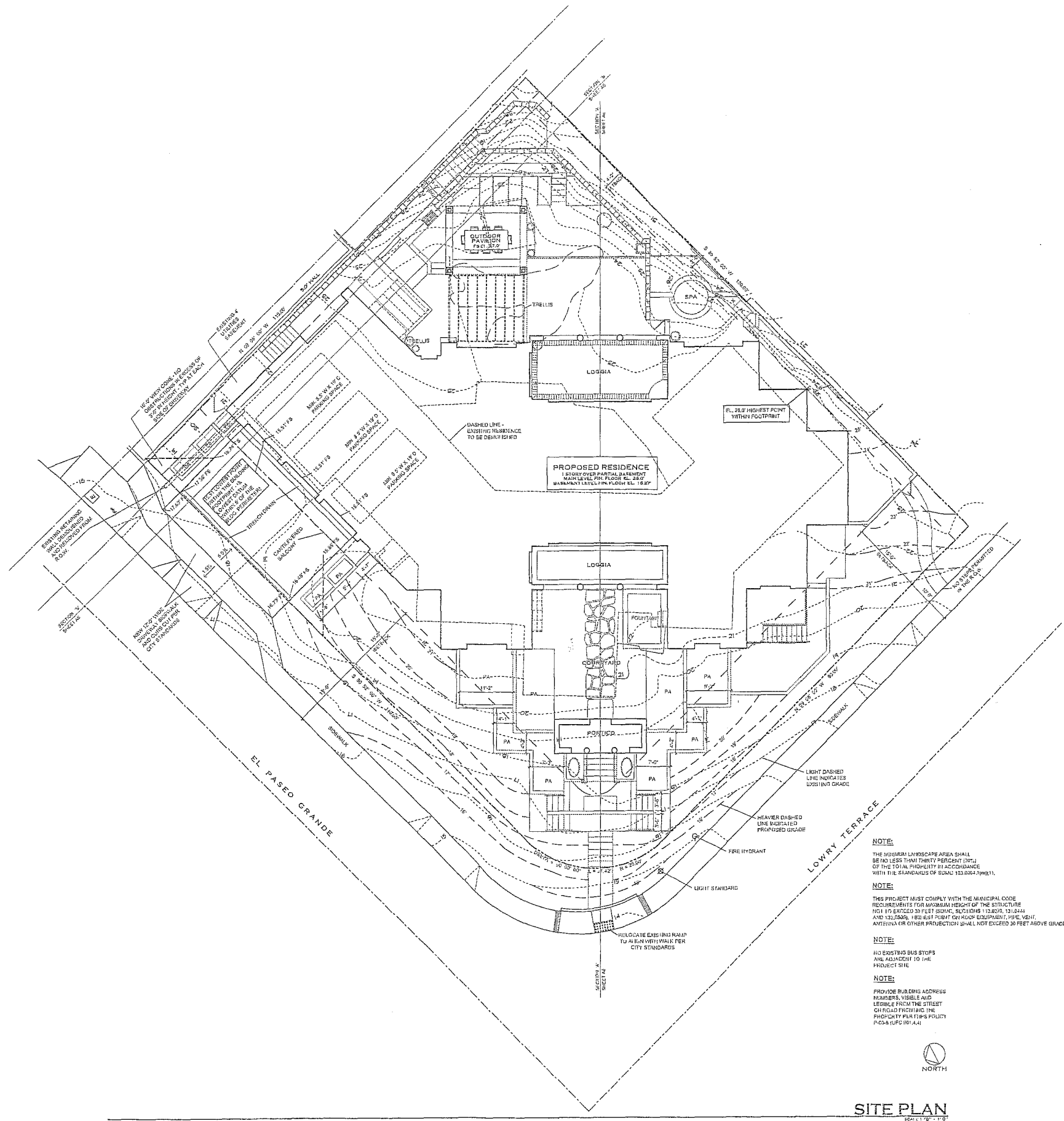
- d. The PI shall immediately contact MMC, or by 8AM of the next business day to report and discuss the findings as indicated in Section III-B, unless other specific arrangements have been made.
- B. If night and/or weekend work becomes necessary during the course of construction
 - 1. The Construction Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin.
 - 2. The RE, or BI, as appropriate, shall notify MMC immediately.
- C. All other procedures described above shall apply, as appropriate.

VI. Post Construction

- A. Preparation and Submittal of Draft Monitoring Report
 - 1. The PI shall submit two copies of the Draft Monitoring Report (even if negative), prepared in accordance with the Historical Resources Guidelines (Appendix C/D) which describes the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program (with appropriate graphics) to MMC for review and approval within 90 days following the completion of monitoring. **It should be noted that if the PI is unable to submit the Draft Monitoring Report within the allotted 90-day timeframe resulting from delays with analysis, special study results or other complex issues, a schedule shall be submitted to MMC establishing agreed due dates and the provision for submittal of monthly status reports until this measure can be met.**
 - a. For significant archaeological resources encountered during monitoring, the Archaeological Data Recovery Program shall be included in the Draft Monitoring Report.
 - b. Recording Sites with State of California Department of Parks and Recreation
 - The PI shall be responsible for recording (on the appropriate State of California Department of Park and Recreation forms-DPR 523 A/B) any significant or potentially significant resources encountered during the Archaeological Monitoring Program in accordance with the City's Historical Resources Guidelines, and submittal of such forms to the South Coastal Information Center with the Final Monitoring Report.
 - 2. MMC shall return the Draft Monitoring Report to the PI for revision or, for preparation of the Final Report.
 - 3. The PI shall submit revised Draft Monitoring Report to MMC for approval.
 - 4. MMC shall provide written verification to the PI of the approved report.
 - 5. MMC shall notify the RE or BI, as appropriate, of receipt of all Draft Monitoring Report submittals and approvals.
- B. Handling of Artifacts
 - 1. The PI shall be responsible for ensuring that all cultural remains collected are cleaned and catalogued
 - 2. The PI shall be responsible for ensuring that all artifacts are analyzed to identify function and chronology as they relate to the history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate.
 - 3. The cost for curation is the responsibility of the property owner.
- C. Curation of artifacts: Accession Agreement and Acceptance Verification

1. The PI shall be responsible for ensuring that all artifacts associated with the survey, testing and/or data recovery for this project are permanently curated with an appropriate institution. This shall be completed in consultation with MMC and the Native American representative, as applicable.
 2. The PI shall include the Acceptance Verification from the curation institution in the Final Monitoring Report submitted to the RE or BI and MMC.
 3. When applicable to the situation, the PI shall include written verification from the Native American consultant/monitor indicating that Native American resources were treated in accordance with state law and/or applicable agreements. If the resources were reinterred, verification shall be provided to show what protective measures were taken to ensure no further disturbance occurs in accordance with Section IV – Discovery of Human Remains, Subsection 5.
- D. Final Monitoring Report(s)
1. The PI shall submit one copy of the approved Final Monitoring Report to the RE or BI as appropriate, and one copy to MMC (even if negative), within 90 days after notification from MMC that the draft report has been approved.
 2. The RE shall, in no case, issue the Notice of Completion and/or release of the Performance Bond for grading until receiving a copy of the approved Final Monitoring Report from MMC which includes the Acceptance Verification from the curation institution.

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.



PROJECT SUMMARY	
COASTAL DEVELOPMENT REGULATIONS AND SITE DEVELOPMENT PERMITS FROM SAN DIEGO COUNTY HEALTH DEPARTMENT, SITE WALLS AND ADJACENT ASH FOR GRADING AND CONSTRUCTION OF A NEW SINGLE FAMILY RESIDENCE AND GARAGE, SITE WALLS AND ADJACENT.	
SHEET INDEX	
ARCHITECTURAL (1) TS TITLE SHEET, PROJECT INFORMATION AND SITE PLAN (2) A2 MAIN LEVEL FLOOR PLAN (3) A3 BASEMENT GARAGE LEVEL (4) A4 EXTERIOR ELEVATIONS (5) A5 EXTERIOR ELEVATIONS (6) A6 SECTIONS (7) AT ROOF PLAN (8) A7 OUTDOOR PAVILION PLAN, ROOF PLAN AND ELEVATIONS (9) A8 ROOF PLAN OVERLAY WITH TOPOGRAPHY BELOW (10) A10 MAIN LEVEL GRAF DIAGRAM (11) A11 BASEMENT LEVEL GRAF DIAGRAM CIVIL (12) C1 PRELIMINARY GRADING PLAN SHEET 1 (13) C2 PRELIMINARY GRADING PLAN SHEET 2 (14) C3 TOPOGRAPHY AND BOUNDARY SURVEY SHEET 3 LANDSCAPE (15) L1.1 MATERIAL LAYOUT PLAN (16) L1.2 DESIGN IMAGE PLAN (17) L2.1 PLANNING PLAN	
PROJECT DIRECTORY	
OWNER:	JERRY AND ELEANOR NAVARRA FAMILY TRUST 7949 LOWRY TERRACE LA JOLLA, CA 92037
ARCHITECT:	R. DOUGLAS MANSFIELD ARCHITECT, INC. 138 W. PORTAL SAN DIEGO, CA 92107 951.542.8200 DOUG.MANSFIELD@RDMARCHITECT.COM
LANDSCAPE ARCHITECT:	THERESA CLARK LANDSCAPE STUDIO 2120 85TH AVENUE CAPITOL HILL, CA 92024 949.584.6471 THERESA.CLARK@TCLANDSCAPE.COM
CIVIL ENGINEER:	J.F. ENGINEERING, INC. 440 HENSON COURT, SUITE 105 SAN DIEGO, CA 92111 619.592.2177 JF@JFENGINEERING.COM
PROJECT DATA:	
PROJECT ADDRESS:	7949 LOWRY TERRACE LA JOLLA, CA 92037
PLAN AREA:	LA JOLLA SHORES PLANNED DISTRICT
PARCEL NUMBER:	345-82-01-00
LOT NUMBER:	LOT 12 TR 2077
LEGAL DESCRIPTION:	LOT 12 OF LA JOLLA VISTA UNIT NO. 3, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 3037, FILED IN THE OFFICE OF THE RECORDER OF SAN DIEGO COUNTY, NOVEMBER 8, 1962
TYPE OF CONSTRUCTION:	TYPE VIII
ZONING DESIGNATION:	LEP-8F
OVERLAY ZONES:	COASTAL (CTV), COASTAL HEIGHT (CHT), PARKING IMPACT, RESIDENTIAL TOWNHOMES, TRANSPORT AREA
BUILDING OCCUPANCY GROUP:	R3, U
NUMBER OF STORIES:	1 STORY OF BASEMENT
SITE AREA:	14,375 S.F. (1/2 ACRE)
YEAR CONSTRUCTED:	1996
SEISMOLOGICAL HAZARD CATEGORY:	II
AREA TABULATION	
CONVENTIONAL AREA CALCULATION:	
MAIN LEVEL	8,265.54 S.F.
BASEMENT LEVEL	1,959.73 S.F.
TOTAL CONDITIONED	6,305.81 S.F.
GARAGE/MECH GROUPS:	
COVERED GARAGE	1,745.00 S.F.
HOUSE FOOTPRINT	5,560.81 S.F.
FRONT LOGGIA	1,320.00 S.F.
REAR LOGGIA	248.00 S.F.
DRIVING AREA	384.00 S.F.
OUTDOOR PAVILION	287.00 S.F.
COVERED AREA	6,287.00 S.F.
COVERED %	44.2%
SFA CALCULATION:	
MAIN LEVEL	8,265.54 S.F.
BASEMENT LEVEL	1,959.73 S.F.
TOTAL CONDITIONED	7,905.27 S.F.
1" INCLUDES PARTIAL BASEMENT (PER DIAGRAM 113-02), LOGGIAS MINUS 10 SF CREDIT FOR OPEN SIDES PER DIAGRAM 113-02D, PAVILION FLOOR OVER GREAT ROOM (PER DIAGRAM 113-02D).	
PROPOSED GFA / LOT AREA:	7,603.85 SF / 14,375 SF .53
1" CITY STANDARD FOR LOTS 10,000 SF TO 15,000 SF:	.60
VICINITY MAP	
SET DATES	
INITIAL DESIGN SUBMITTAL:	03.11.14
CONCEPT DESIGN REVIEW SUBMITTAL:	03.28.14
PERMITS (ALL CITY AND COUNTY) SUBMITTAL:	12.05.14
CONCEPT DESIGN REVIEW SUBMITTAL:	02.03.15
PERMITS (DR, PLANNING) SET, LIMIT CLASSIFICATIONS:	
08.04.14 Orig. 09.09.14 Rev. 12.05.14 Rev. 02.09.15 Rev.	
TS / SITE PLAN SHEET 1 OF 17 JOB NO. 1317-00	
R · DOUGLAS I MANSFIELD N ARCHITECT C	

CLIENT: JERRY AND ELEANOR NAVARRA FAMILY TRUST
 PROJECT: 7949 LOWRY TERRACE
 LOCATION: LA JOLLA, CALIFORNIA

NOTE:
 THE MINIMUM LANDSCAPE AREA SHALL BE NO LESS THAN THIRTY PERCENT (30%) OF THE TOTAL PROJECT AREA BY ACCORDANCE WITH THE STANDARDS OF SDMC 183.024-1100(1).

NOTE:
 THE PROJECT MUST COMPLY WITH THE MUNICIPAL CODE REQUIREMENTS FOR MAXIMUM HEIGHT OF THE STRUCTURE NOT TO EXCEED 20 FEET (20M), SUCH AS 12.020, 12.040 AND 12.050, 180 FEET (55M) ON ROOF COURSE, FIRE VENT, ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 30 FEET ABOVE GRADE.

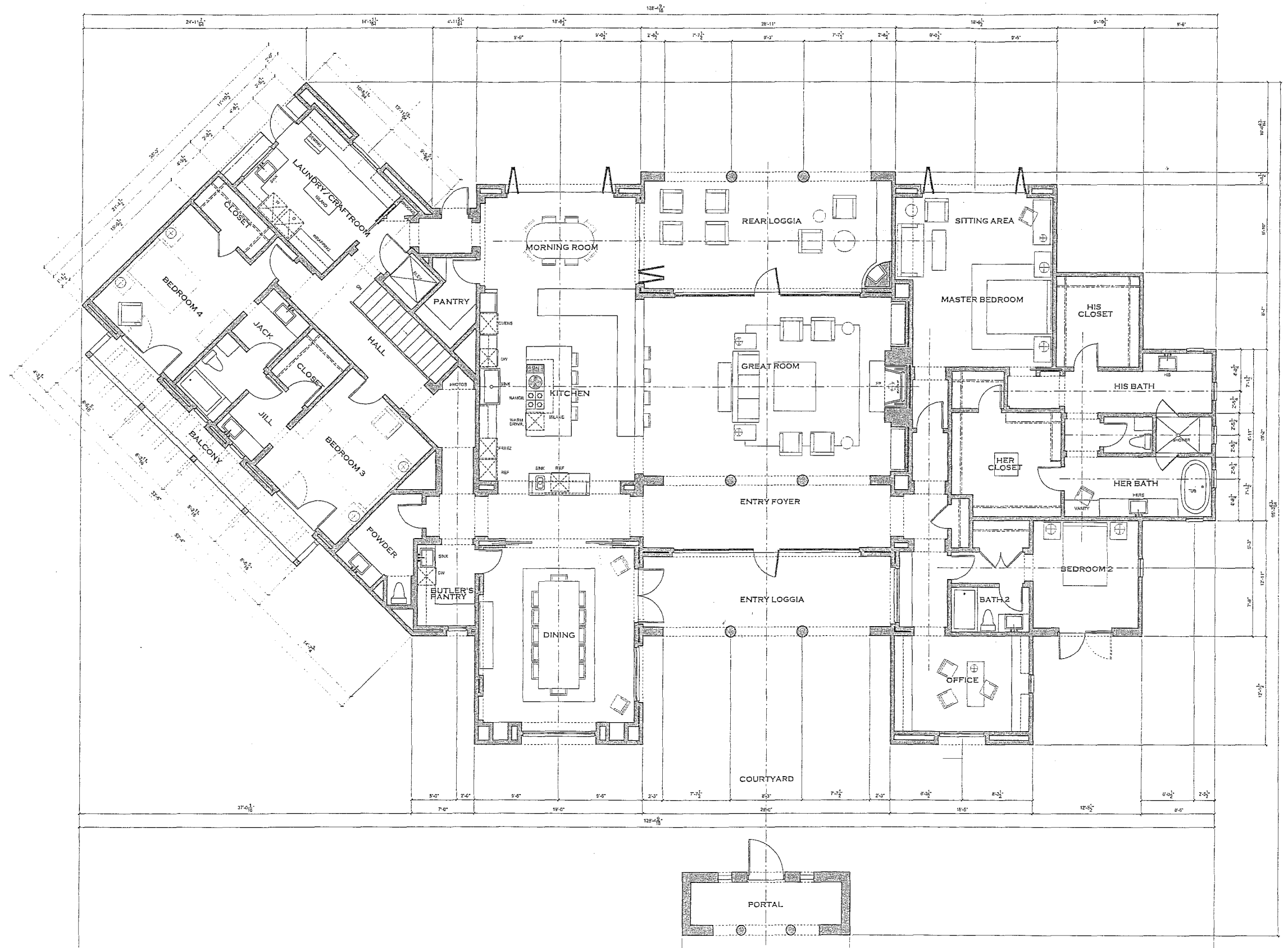
NOTE:
 NO EXISTING BUS STOPS ARE ADJACENT TO THE PROJECT SITE.

NOTE:
 PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER FIRE POLICY PCS-A (UPC 161.4).

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



08.04.14 Orig.
 09.09.14 Rev.
 12.05.14 Rev.
 02.09.15 Rev.
 TS
 SHEET 1 OF 17
 JOB NO. 1317-00



CLIENT: JERRY AND ELEANOR NAVARRA FAMILY TRUST
 PROJECT: 7949 LOWRY TERRACE
 LOCATION: LA JOLLA, CALIFORNIA

* FIRST FLOOR PLAN



08.04.14 Orig.
 09.08.14 Rev.
 02.08.15 Rev.

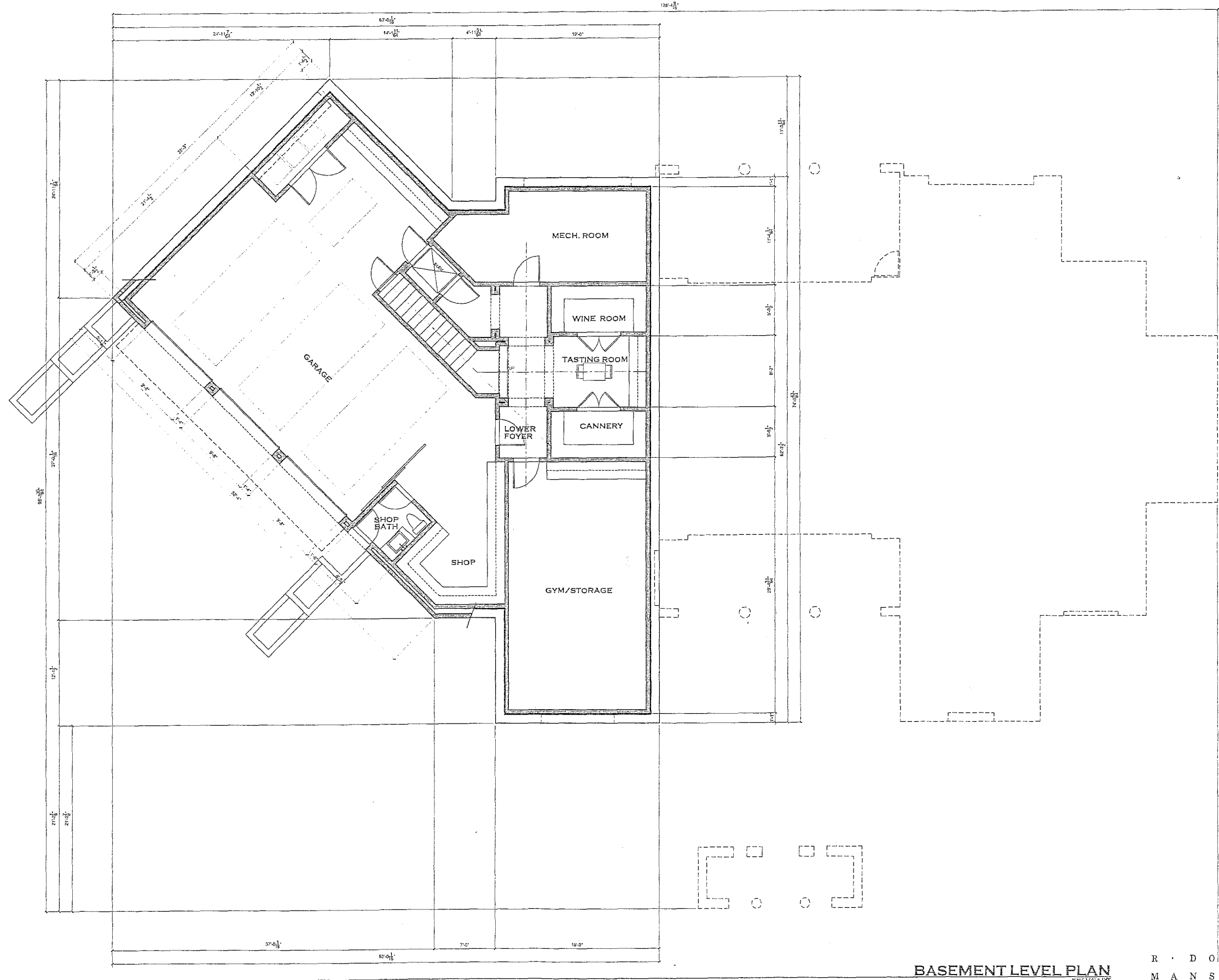
A2
 SHEET 2 OF 14

JOB NO. 1317.00

MAIN LEVEL PLAN

R · DOUGLASS I
 MANSFIELD N
 ARCHITECT C

101 W. FL PORTALS 244 DEBORATE, CA 92017 761.512.8418



BASEMENT LEVEL PLAN

R · D O U G L A S
 I
 M A N S F I E L D
 N
 A R C H I T E C T
 C

CLIENT: JERRY AND ELEANOR NAVARRA FAMILY TRUST
 PROJECT: 7949 LOWRY TERRACE
 LOCATION: LA JOLLA, CALIFORNIA

• BASEMENT FLOOR PLAN

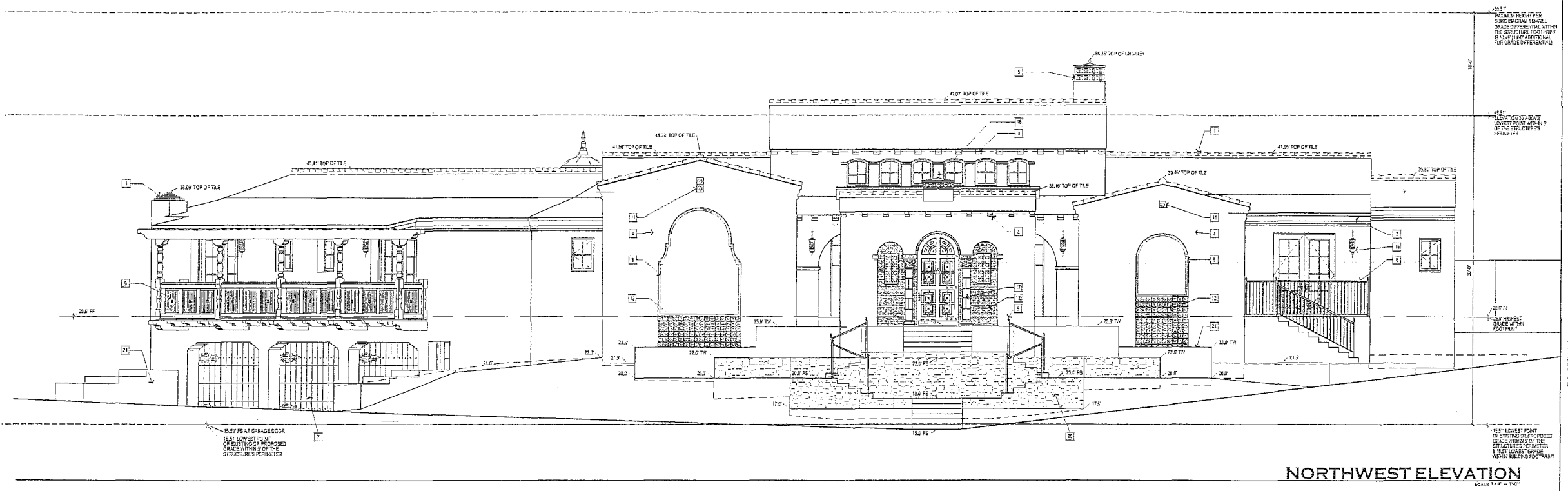


08.04.14 Orig.
 08.06.14 Rev.
 12.05.14 Rev.
 02.03.15 Rev.

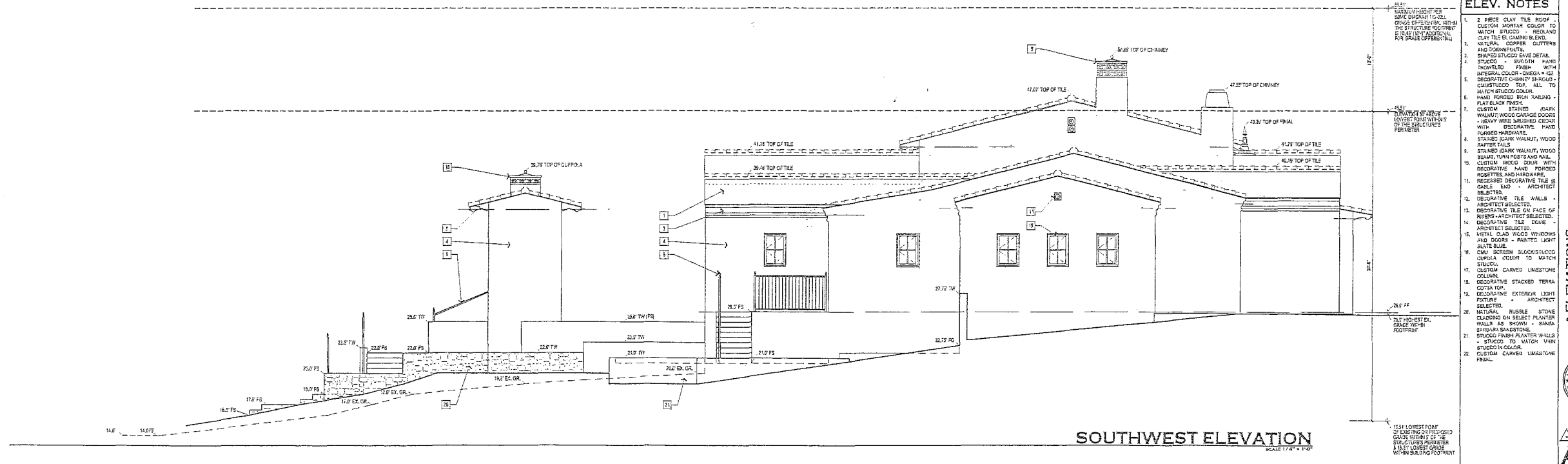
A3
 SH-7.3 OF 14

JOB NO. 131720

CLIENT: JERRY AND ELEANOR NAVARRA FAMILY TRUST
 PROJECT: 7949 LOWRY TERRACE
 LOCATION: LA JOLLA, CALIFORNIA



NORTHWEST ELEVATION
 SCALE 1/8" = 1'-0"



SOUTHWEST ELEVATION
 SCALE 1/8" = 1'-0"

ELEV. NOTES

1. 2" WIDE CLAY TILE ROOF - CUSTOM MORTAR COLOR TO MATCH STUCCO - REDLAND CLAY TILE LAMING BLEND.
2. NATURAL COPPER GUTTERS AND DOWNSPOUTS.
3. SHAPED STUCCO EAVE DETAIL.
4. STUCCO - SANDY PINK TROWELED FINISH WITH REDLAND COLOR - ONIDA #121.
5. DECORATIVE CHIMNEY SHROUD - CUSTOM TOP - ALL TO MATCH STUCCO COLOR.
6. HAND FORGED IRON RAILING - FLAT BLACK FINISH.
7. CUSTOM STAINED OAK WALNUT WOOD GARAGE DOORS - HEAVY WIRE BRUSHED CEDAR WITH RECREATING HAND FURNED HARDWARE.
8. STAINED OAK WALNUT WOOD PAPER TAIL.
9. STAINED OAK WALNUT WOOD BEAMS, TURN PIGS AND RAIL.
10. CUSTOM WOOD DOOR WITH RECREATING HAND FORGED ROSETTES AND HARDWARE.
11. RECREATING DECORATIVE TILE IS GABLE END - ARCHITECT SELECTED.
12. DECORATIVE TILE WALLS - ARCHITECT SELECTED.
13. DECORATIVE TILE ON FACE OF RISER - ARCHITECT SELECTED.
14. DECORATIVE TILE DGAE - ARCHITECT SELECTED.
15. VENEER OAK WOOD WINDOWS AND DOORS - PAINTED LIGHT SLATE BLUE.
16. CMU SCREEN STUCCO STUCCO DUPLA COLOR TO MATCH STUCCO.
17. CUSTOM CARVED LIMESTONE COLUMN.
18. DECORATIVE STACKED TERRA COTTA TOP.
19. DECORATIVE EXTERIOR LIGHT FIXTURE - ARCHITECT SELECTED.
20. NATURAL RUBBLE STONE CLAUDE ON SELECT PLANTER WALLS - BROWN - BARRA BARBARA SANDSTONE.
21. STUCCO FINISH PLASTER WALLS - STUCCO TO MATCH MAIN STUCCO IN COLOR.
22. CUSTOM CARVED LIMESTONE FINIAL.

ELEVATIONS



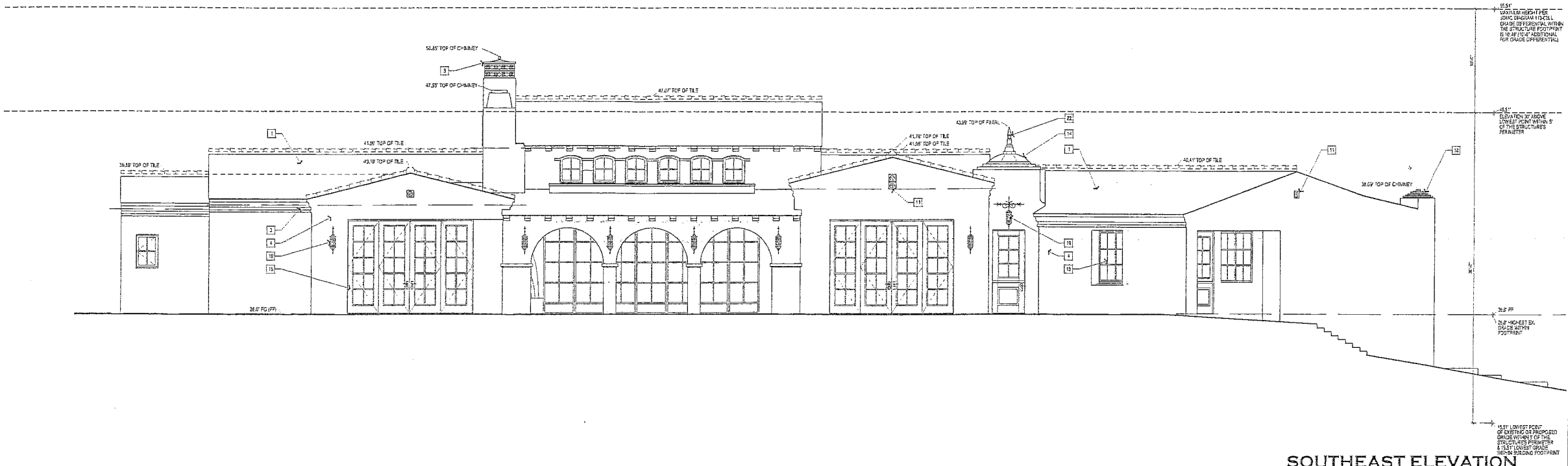
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 09.08.14 Rev.
 12.05.14 Rev.
 02.09.15 Rev.

A4
 SHT. 4 OF 14
 JOB NO. 131700

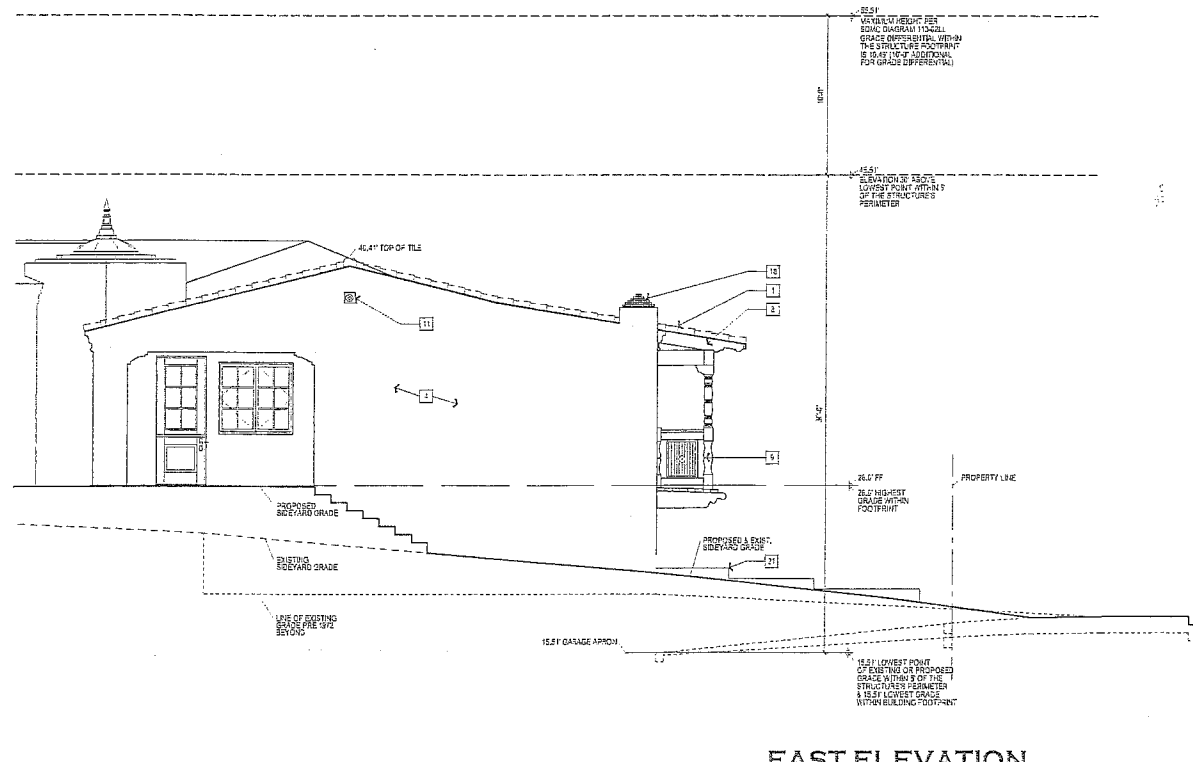
R · DOUGLAS I
 ARCHFIELD
 ARCHITECT

100 W. 51 STREET SAN CLEMENTE, CA 92673 TEL: 949.319.0128

CLIENT: JERRY AND ELEANOR NAVARRA FAMILY TRUST
 PROJECT: 7949 LOWRY TERRACE
 LOCATION: LA JOLLA, CALIFORNIA



SOUTHEAST ELEVATION
 SCALE 1/8" = 1'-0"



EAST ELEVATION
 SCALE 1/8" = 1'-0"



NORTH ELEVATION
 SCALE 1/8" = 1'-0"

ELEV. NOTES

1. 3 PLY CLAY TILE ROOF - CUSTOM MORTAR COLOR TO MATCH STUCCO - REDLAND CLAY TILE & CHIMNEY BANDS
2. NATURAL COPPER GUTTERS AND DOWNPIPES
3. SHARPE STUCCO EDGE DETAIL
4. STUCCO - 5/8" X 3/4" HAND TROWEL FINISH WITH INTERNAL CORNER LINES & 4" DECORATIVE CHIMNEY SHRILL - STUCCO TOP, ALL TO MATCH STUCCO COLOR.
5. HAND FORGED IRON RAILING - FLAT BLACK FINISH.
6. CUSTOM STAINED DARK WALNUT WOOD SHARPE DOORS - HEAVY WIRE BRASS CEDAR WITH DECORATIVE HAND FORGED HARDWARE
7. STAINED DARK WALNUT WOOD RAFTER TAIL
8. STAINED DARK WALNUT WOOD BEAMS, TIE BEETS AND SKI.
9. CUSTOM WOOD DOOR WITH DECORATIVE HAND FORGED RUSSETTES AND HARDWARE
10. RECEIVED DECORATIVE TILE @ CORNER END - ARCHITECT SELECTED
11. DECORATIVE TILE WALLS - ARCHITECT SELECTED
12. DECORATIVE TILE ON FACE OF RISERS - ARCHITECT SELECTED
13. DECORATIVE TILE CORNER - ARCHITECT SELECTED
14. METAL CLAD WOOD WINDOWS AND DOORS - PAINTED LIGHT SLATE BLUE
15. DARK SCREEN BLOCKSTUCCO COPULA COLOR TO MATCH STUCCO
16. CUSTOM CARVED LIMESTONE COLUMN
17. DECORATIVE STACKED TERRA COTTA TOP
18. DECORATIVE EXTERIOR LIGHT FIXTURES - ARCHITECT SELECTED
19. NATURAL RUBBLE STONE CLADDING ON SELECT PLASTER WALLS AS SHOWN - SANTA BARBARA SANDSTONE
20. STUCCO FINISH PLASTER WALLS - STUCCO TO MATCH MAIN STUCCO IN COLOR.
21. CUSTOM CARVED LIMESTONE FINIAL

ELEVATIONS



08.04.14 Old
 09.09.14 Rev.
 12.05.14 Rev.
 02.01.15 Rev.
A5
 5 of 14
 JOB NO. 1317.00

R · DOUGLAS I
 MANSFIELD N
 ARCHITECT C



34200 Scripps Avenue
Capitola Beach, CA 92024
pho 949.248.5404
fax 949.240.9790

THE DRAWING IS THE PROPERTY OF GSA AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFIC TO THE LANDSCAPE DESIGN. THE LANDSCAPE DESIGNER HAS OBTAINED ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SAN DIEGO AND THE CALIFORNIA DEPARTMENT OF WATER RESOURCES. THE LANDSCAPE DESIGNER HAS OBTAINED ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SAN DIEGO AND THE CALIFORNIA DEPARTMENT OF WATER RESOURCES. THE LANDSCAPE DESIGNER HAS OBTAINED ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SAN DIEGO AND THE CALIFORNIA DEPARTMENT OF WATER RESOURCES. THE LANDSCAPE DESIGNER HAS OBTAINED ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SAN DIEGO AND THE CALIFORNIA DEPARTMENT OF WATER RESOURCES.

Navarra Residence
7949 Lowry Terrace
La Jolla, CA 92037

Date: 1.30.15
Revisions: Per City Comments 09.08.14
Per City Comments 12.31.14



Job Number: 1417

Drawn By: /TC

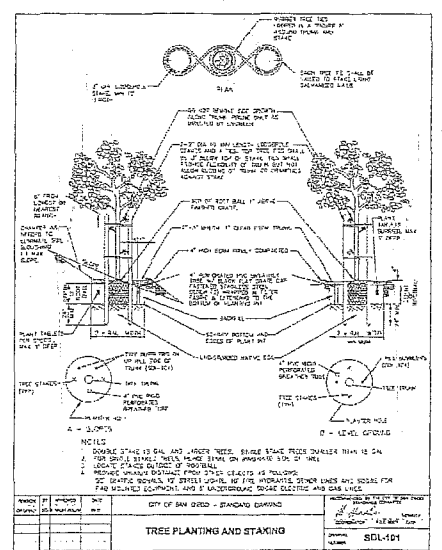
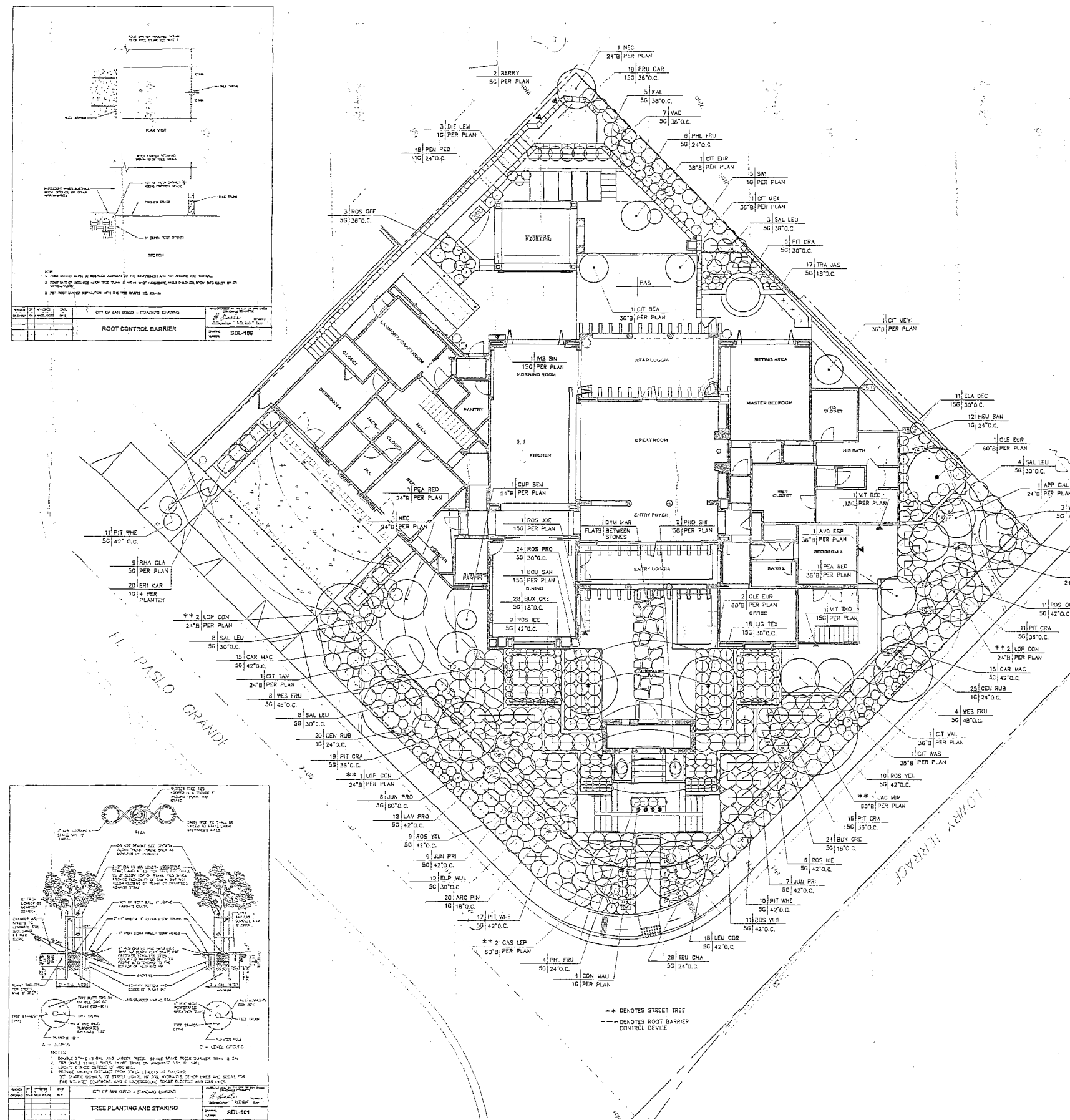
Sheet Title: Planting Plan
City Submittal

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

14 OF 14

Sheet Number: 12.1

SYM	BOTANICAL NAME	COMMON NAME	SIZE
JAC	Jacquinia micondolia	Jacquinia	60" Box
CAS	Cassia leptophylla	Gold Medallion	60" Box
LOP	Lophosiphon carterus	Bronze Box	24" Box
OLE	Olea europaea	Olive Tree	60" Box
ACCUR	ACCENT EVERGREEN TREE 15 Gallon=97R, 24" Box=3R		
SYM <th>BOTANICAL NAME</th> <th>COMMON NAME</th> <th>SIZE</th>	BOTANICAL NAME	COMMON NAME	SIZE
CUP	Cupressus sempervirens	Italian Cypress	24" Box
ELA	Elaeagnus oleifolia	Japanese Blueberry Tree	12 Gallon
LIG	Ligustrum japonicum 'Tasotom'	Texas Privet	12 Gallon
PRU	Prunus caroliniana	Carolina Laurel Cherry	15 Gallon
DEC	DECIDUOUS FRUIT TREE 24" Box=83R, 36" Box=17R		
SYM <th>BOTANICAL NAME</th> <th>COMMON NAME</th> <th>SIZE</th>	BOTANICAL NAME	COMMON NAME	SIZE
APP	Apple 'Anjou'	Apple Tree	24" Box
APP	Apple 'Gala'	Apple Tree	24" Box
NEA	Fraxinus periceae var. hirsuticarpa	Reddish Tree	24" Box
NEA	Fraxinus periceae 'Red Baron'	Reddish Tree	24" Box
EVG	EVG FRUIT TREE 24" Box=25R, 36" Box=75R		
SYM <th>BOTANICAL NAME</th> <th>COMMON NAME</th> <th>SIZE</th>	BOTANICAL NAME	COMMON NAME	SIZE
CT	Citrus 'Tessara'	Lime	36" Box
CT	Citrus 'Eureka'	Lemon	36" Box
CT	Citrus 'Mexican'	Lime	36" Box
CT	Citrus 'Improved Meyer'	Lemon	36" Box
CT	Citrus 'Washington'	Navel Orange	24" Box
CT	Citrus 'Compsora'	Tangerine	24" Box
CT	Citrus 'Valencia'	Orange	36" Box
EVG	EVG SHRUB 5 Gallon=100R		
SYM <th>BOTANICAL NAME</th> <th>COMMON NAME</th> <th>SIZE</th>	BOTANICAL NAME	COMMON NAME	SIZE
BUX	Buxus x 'Green Mountain'	Boxwood	6 Gallon
JUN	Juniperus procumbens	Japanese Garden Juniper	6 Gallon
LEU	Leucospermum carolinianum	Noddys Pencilcane	6 Gallon
ACC	ACCENT SHRUB 5 Gallon=100R		
SYM <th>BOTANICAL NAME</th> <th>COMMON NAME</th> <th>SIZE</th>	BOTANICAL NAME	COMMON NAME	SIZE
KA	Kalmia latifolia	Japanese Sage	6 Gallon
PHO	Phoradendron 'Shiro'	NOV	6 Gallon
PHO	Phoradendron 'Whisper's Dwarf'	NOV	6 Gallon
RHA	Rhamnus 'Indica Clara'	Indian Hawthorn	6 Gallon
RHA	Rhamnus 'Indica Clara'	Indian Hawthorn	6 Gallon
ROS	Rosa 'Iceberg'	Rosemary	6 Gallon
ROS	Rosa 'Iceberg'	Rosemary	6 Gallon
SAL	Salvia leucantha	Melissa Bush Sage	6 Gallon
VAC	Vaccinium 'Fruitcose'	Blueberry	6 Gallon
WES	Westringia 'Fruitcose'	Const Rosemary	6 Gallon
GRD	GRD COVERS 1 Gallon=45R, 5 Gallon=54R		
SYM <th>BOTANICAL NAME</th> <th>COMMON NAME</th> <th>SIZE</th>	BOTANICAL NAME	COMMON NAME	SIZE
ARC	Arcadia 'Pink Sugar'	African Daisy	1 Gallon
CEN	Centropogon ruber	Jupiter's Beard	1 Gallon
CON	Conoclinium 'Mariano'	Orange Marigold	1 Gallon
DI	Dianthus 'Lemon Drop'	NOV	1 Gallon
DI	Dianthus 'Marguerite'	NOV	1 Gallon
ER	Eriogonum karwinskianum	Santa Barbara Daisy	1 Gallon
ER	Eriogonum karwinskianum	Santa Barbara Daisy	1 Gallon
HEU	Heuchera 'Amber'	NOV	1 Gallon
HEU	Heuchera 'Amber'	NOV	1 Gallon
LAV	Lavandula x 'Intermidial Provencal'	Hedge Lavender	1 Gallon
PA	Panicum 'Aloha'	NOV	1 Gallon
PER	Persea 'Iceberg'	Star Clusters	1 Gallon
PER	Persea 'Iceberg'	Star Clusters	1 Gallon
ROS	Rosa 'Flower Carpet White'	Groundcover Rose	1 Gallon
ROS	Rosa 'Flower Carpet White'	Groundcover Rose	1 Gallon
ROS	Rosa 'Flower Carpet Yellow'	Groundcover Rose	1 Gallon
SUN	Sunflower 'Mammoth'	NOV	1 Gallon
TEU	Teucrium 'Chamaedryas'	NOV	1 Gallon
TEU	Teucrium 'Chamaedryas'	NOV	1 Gallon
TRU	Trichostema 'Panicum'	NOV	1 Gallon
TRU	Trichostema 'Panicum'	NOV	1 Gallon
VINES	VINES/ESPALEERS 15 Gallon=25R, 15 Gallon=52R, 36" Box=13R		
SYM <th>BOTANICAL NAME</th> <th>COMMON NAME</th> <th>SIZE</th>	BOTANICAL NAME	COMMON NAME	SIZE
AND	Andropogon 'New Zealand'	NOV	36" Box
BOU	Bougainvillea 'San Diego Red'	Bougainvillea	36" Box
CH	Chamaecrista 'Red Flame'	Chamaecrista	15 Gallon
VI	Vitis 'Thompson Seedless'	Grape	15 Gallon
WES	Westringia 'Fruitcose'	NOV	15 Gallon
WES	Westringia 'Fruitcose'	NOV	15 Gallon
BERRY	Berry	Per Other	15 Gallon



SYMBOL	DESCRIPTION
--- DENOTES STREET TREE	
--- DENOTES ROOT BARRIER CONTROL DEVICE	

MINIMUM TREE SEPARATION DISTANCE:
TRAFFIC SIGNALS / STOP SIGNS - 20 FEET
UNDERGROUND UTILITY LINES - 5 FEET (10 FEET FOR SEWER)
ABOVE GROUND UTILITY STRUCTURES - 10 FEET
DRIVEWAY (ENTRIES) - 10 FEET
INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) - 25 FEET

IRRIGATION NOTE:
AN AUTOMATIC, ELECTRICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED BY LDC 142.0403(C) FOR PROPER IRRIGATION, DEVELOPMENT, AND MAINTENANCE OF THE VEGETATION IN A HEALTHY, DISEASE-RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED. THE SYSTEM WILL USE DRIP IRRIGATION FOR DEEP INFREQUENT WATERING TO ESTABLISH DEEP ROOTED WELL-ESTABLISHED PLANT MATERIAL. THE PROPOSED TYPE OF IRRIGATION SYSTEM WILL BE A COMBINATION OF SPRAY, BUBBLER AND DRIP.

LANDSCAPE NOTES:
ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.

MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE OWNER. LANDSCAPE AND IRRIGATION AREAS IN THE PUBLIC RIGHT-OF-WAY SHALL BE MAINTAINED BY THE OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER, AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.

A MINIMUM ROOT ZONE OF 40SF IN AREA SHALL BE PROVIDED FOR ALL TREES. THE MINIMUM DIMENSION FOR THIS AREA SHALL BE 3 FEET, PER SDMC 142.0403(B)(1).

TREES SHALL BE MAINTAINED SO THAT ALL BRANCHES OVER PEDESTRIAN WALKWAYS ARE 8 FEET ABOVE THE WALKWAY GRADE AND BRANCHES OVER VEHICULAR TRAVEL WAYS ARE 18 FEET ABOVE THE GRADE OF THE TRAVEL WAY PER SDMC 142.0403(B)(1).

MULCH: ALL REQUIRED PLANTING AREAS AND ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL BE COVERED WITH MULCH TO A MINIMUM DEPTH OF 2 INCHES, EXCLUDING SLOPES AND REQUIRING REVEGETATION PER SDMC 142.0411.

TREE ROOT BARRIERS SHALL BE INSTALLED WHERE TREES ARE PLACED WITHIN 5 FEET OF PUBLIC IMPROVEMENTS INCLUDING WALKS, CURBS, OR STREET PAVEMENTS WHERE NEW PUBLIC IMPROVEMENTS ARE PLACED ADJACENT TO EXISTING TREES. THE ROOT BARRIER WILL NOT WRAP AROUND THE ROOT BALL.

IF ANY REQUIRED LANDSCAPE INDICATED ON THE APPROVED CONSTRUCTION DOCUMENT PLANS IS DAMAGED OR REMOVED DURING DEMOLITION OR CONSTRUCTION, IT SHALL BE REPAIRED AND/OR REPLACED IN KIND AND EQUIVALENT SIZE PER THE APPROVED DOCUMENTS TO THE SATISFACTION OF THE DEVELOPMENT SERVICES DEPARTMENT WITHIN 30 DAYS OF DAMAGE.

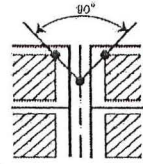
LA JOLLA SHORES PRO LANDSCAPE REQUIREMENTS PER THE SDMC 1510.030A:
TOTAL PROPERTY AREA = 14,200 SF
TOTAL LANDSCAPE AREA REQUIRED = 4,266 S.F. (30%)
TOTAL LANDSCAPE AREA PROPOSED = 5,131 S.F. (36.0%)

STREET TREES:
STREET FRONTAGE = 232 LF. = (8) REQUIRED STREET TREES.
8 STREET TREES PROPOSED - REFER TO PLAN

1. Torrey Pines City Park
2. La Jolla Farms Road
3. Scripps Natural Reserve
4. Bluff - top easement at La Jolla Shores Lane
5. Ellentown Road
6. La Jolla Shores Drive from Torrey Pines Rd.
7. La Jolla Shores Dr.
(looking south from the vicinity of Scripps Institution of Oceanography)
8. Allen Field
9. Bordeaux Ave., western half
10. El Paseo Grande after it turns east
11. Camino del Oro after it turns east
12. Whale Watch Way
13. Cliffridge Park
14. Kellogg Park
15. Calle Frescota
16. Prestwick Drive
17. Vallecitos
18. Avenida de la Playa
19. Calle del Cielo
20. Pottery Canyon Park
21. Costabelle Drive
22. Spindrift Drive, South of the Marine Room Restaurant
23. Charlotte Park at the foot of Charlotte Street
24. Coast Blvd., Children's Pool, Shell Beach, Ellen B. Scripps Park & La Jolla Cove
25. Prospect St. and Cave Street
26. Coast Walk
27. North end of Park Row
28. View of La Jolla Shores from Torrey Pines Road
29. Pubic open space on Torrey Pines Road between St. Louis Terrace and Calle de la Plata
30. Azure Coast Drive
31. Hidden Valley Road
32. Ardat Road
33. Girard Avenue
34. Jenner Street
35. View corridor easement through 7963 Prospect Place to ocean
36. Easement across from John Coal Book Store from Prospect Street and Recreation Center
37. Hillside Drive (portions)
38. Caminito Avola/Via Avola
39. Via Siena at Hillside Drive
40. Rue Denise
41. Portions of La Jolla Scenic Drive South
42. Mt. Soledad, north of Ardat Road
43. Rue Adriane
44. Rue Michael
45. Senn Way
46. Rue de Roark
47. Coast Blvd. Park and South Coast Blvd.
48. View corridor at southwest side of Scripps Hotel site, from Prospect Street
49. La Jolla Community Center Park, Cuvier Street
50. From top of Cuvier Street at Prospect
51. Via Capri (portions)

View Cone

Defined by 90° angle radiating lines from public vantage point (the centerline of the street) to the corners of the buildable envelope as defined by the setbacks of each corner property closest to the ocean or shoreline.



note: All views are to a coastal body of water

View Corridor
Unobstructed framed view down a public right-of-way



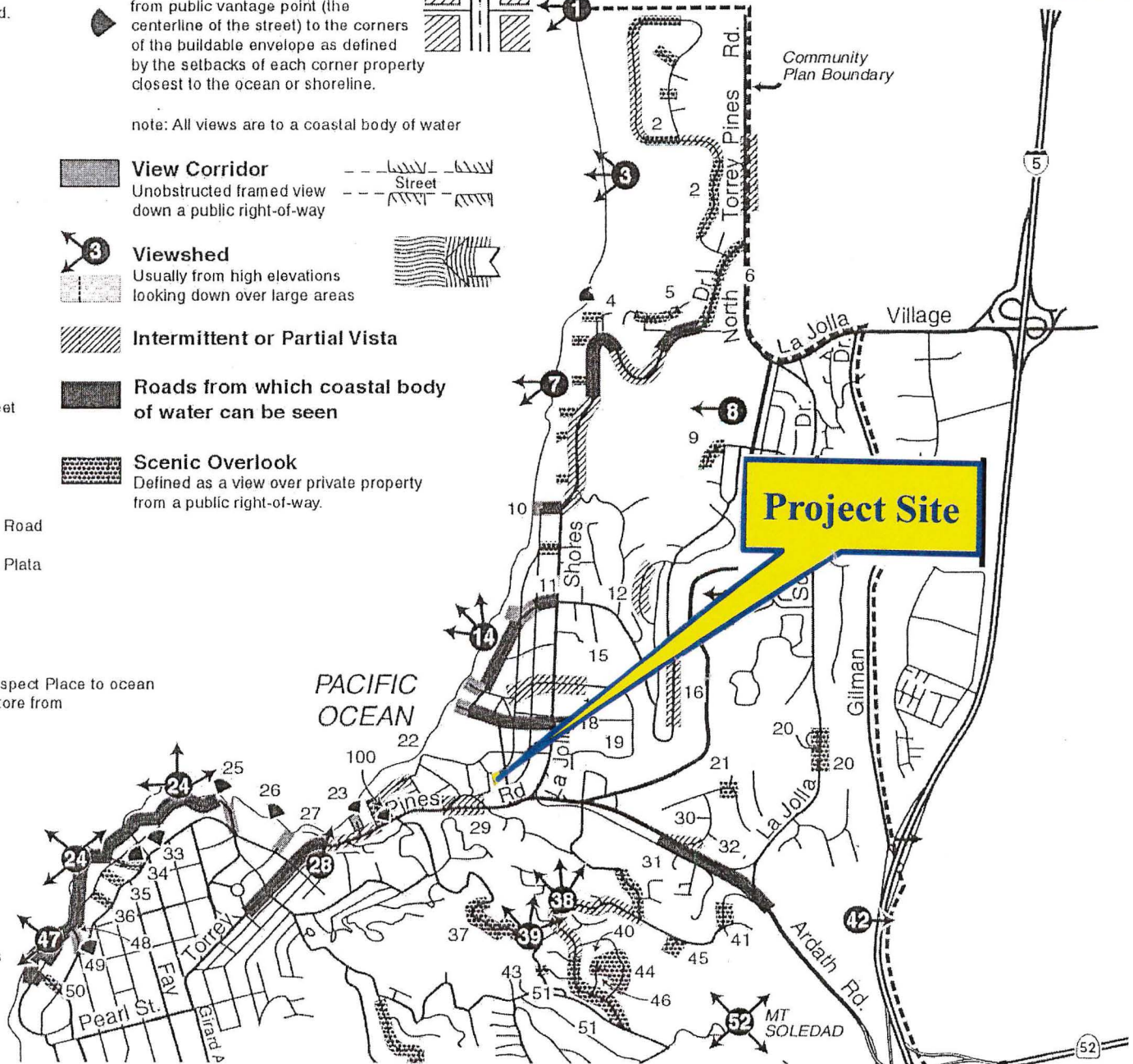
Viewshed
Usually from high elevations looking down over large areas



Intermittent or Partial Vista

Roads from which coastal body of water can be seen

Scenic Overlook
Defined as a view over private property from a public right-of-way.





P.O. BOX 889
• LA JOLLA •
CALIFORNIA 92038

LA JOLLA COMMUNITY PLANNING ASSOCIATION

P.O. Box 889 La Jolla CA 92038 Ph 858.456.7900

<http://www.LaJollaCPA.org> Email: Info@LaJollaCPA.org

Regular Meeting – 5 January 2015

Attention: Glenn Gargas, PM, City of San Diego

Project: 7949 Lowry Terrace SDP/CDP
7949 Lowry Terrace
PN: 383989

Motion: To make findings for a CDP and SDP. **Vote: 11-0-1**

Submitted by: *Joseph LaCava* **1/05/2015**

Joe LaCava, President **Date**
La Jolla CPA

La Jolla Shores Planned District (LJSPD) Advisory Board Agenda Item Record

DPN 346.492-0100

Project: 383 989: 7949 Lowry Terrace Item: 5C Date: 1/20/2015

Applicant: Jerome Navarro


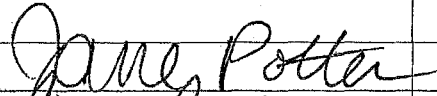
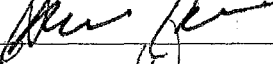
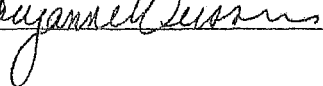
Description: Demolish & rebuild one-story house to 5200 SF + 1000 SF underground = 6200 living space. + 3 car garage ad 1745.

Recommendation

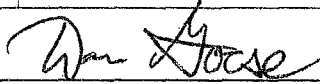
- A. Minor Project-Process 1. Project conforms to the LJSPD as adopted by the City Council.
- B. Major Project-Process 3. Project conforms to the LJSPD as adopted by the City Council
- C. Denial. The project does not conform to the LJSPD as adopted by the City Council
- D. Approval subject to the following modifications to ensure conformity to the LJSPD.

- E. No recommendation due to a lack of four affirmative votes.
- F. Concept Review Only

Board Signatures

Trustee	Approve	Disapprove/Abstain
Dolores Donovan		
Nathaniel Fisher		
Dan Goese		
Jane Potter		
Susan Starr		
Susanne Weissman		

Absentees:



Chairperson

Potter / Starr 4/6/0



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

Ownership Disclosure Statement

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

Project Title: 7949 Lowry Terrace
 Project No. For City Use Only: 383989
 Project Address: 7949 Lowry Terrace, La Jolla, Ca. 92037

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

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

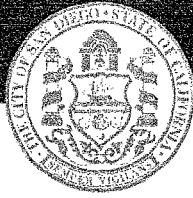
Additional pages attached Yes No

Name of Individual (type or print):
 Jerry Navarra
 Owner Tenant/Lessee Redevelopment Agency
 Street Address:
 City/State/Zip:
 Phone No: Fax No:
 Signature: Date:

Name of Individual (type or print):
 Eleanor Navarra
 Owner Tenant/Lessee Redevelopment Agency
 Street Address:
 2181 Guy Street
 City/State/Zip:
 San Diego, Ca. 92103
 Phone No: Fax No:
 (619) 884 4096
 Signature: Date:
 Eleanor A. Navarra 8/11/2014

Name of Individual (type or print):
 Owner Tenant/Lessee Redevelopment Agency
 Street Address:
 City/State/Zip:
 Phone No: Fax No:
 Signature: Date:

Name of Individual (type or print):
 Owner Tenant/Lessee Redevelopment Agency
 Street Address:
 City/State/Zip:
 Phone No: Fax No:
 Signature: Date:



THE CITY OF SAN DIEGO

DATE OF NOTICE: June 2, 2015

NOTICE OF PUBLIC HEARING

HEARING OFFICER

DEVELOPMENT SERVICES DEPARTMENT

DATE OF HEARING:	June 17, 2015
TIME OF HEARING:	8:30 A.M.
LOCATION OF HEARING:	Council Chambers, 12th Floor, City Administration Building, 202 C Street, San Diego, California 92101
PROJECT TYPE:	COASTAL DEVELOPMENT PERMIT AND SITE DEVELOPMENT PERMIT / MITIGATED NEGATIVE DECLARATION / PROCESS THREE
PROJECT NO:	<u>383989</u>
PROJECT NAME:	<u>7949 LOWRY CDP</u>
APPLICANT:	MR. R. DOUGLAS MANSFIELD
COMMUNITY PLAN AREA:	LA JOLLA
COUNCIL DISTRICT:	District One
CITY PROJECT MANAGER:	Glenn Gargas, Development Project Manager
PHONE NUMBER/E-MAIL:	(619) 446-5142 / ggargas@sandiego.gov

As a property owner, tenant, or person who has requested notice, please be advised that the Hearing Officer will hold a public hearing to approve, conditionally approve, or deny an application for a **Coastal Development Permit and Site Development Permit (due to location within the La Jolla Shores Planned District) to demolish an existing single family residence and construct a single-story 7,603 square foot single family residence with a 1,655 square foot basement on a 14,220 square foot or 0.326 acre property. The project site is located at 7949 Lowry Terrace, in the SF Zone of the La Jolla Shores Planned District, the Coastal (Non-appealable), Coastal Height Limitation, Parking Impact Overlay Zones and within the La Jolla Community Plan area. This application was filed on September 25, 2014.**

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

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

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

The final decision by the City of San Diego is not appealable to the California Coastal Commission. If you want to receive a Notice of Final Action, you must submit a written request to the City Project Manager listed above.

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

This information will be made available in alternative formats upon request. To request an agenda in alternative format or to request a sign language or oral interpreter for the meeting, call Support Services at (619) 321-3208 at least five business days prior to the meeting to insure availability. Assistive Listening Devices (ALD's) are also available for the meeting upon request.
Internal Order Number: 24005002.