



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: November 25, 2025 REPORT NO. HO-25-045

HEARING DATE: December 3, 2025

SUBJECT: Volen Residence, Process Three Decision

PROJECT NUMBER: [PRJ-0688248](#)

OWNER/APPLICANT: Joshua A. Volen and Valerie R. Volen

SUMMARY

Issue: Should the Hearing Officer approve a Site Development Permit to build a new 4,418-square-foot two-story house with a 577-square-foot detached garage and a 552-square-foot accessory dwelling unit above the garage located at [5665 Toyon Road](#) within the [College Area Community Plan](#).

Proposed Actions:

APPROVE Site Development Permit No. [PMT-2535511](#).

Fiscal Considerations: None. All costs associated with the processing of this application are paid from a deposit account maintained by the applicant.

Code Enforcement Impact: There are currently no code violations associated with the property.

Housing Impact Statement: The project will result in the construction of two new dwelling units: a new 4,418-square-foot two-story dwelling unit with a 577-square-foot detached garage and a 552-square-foot accessory dwelling unit (ADU) above the garage.

Community Planning Group Recommendation: On January 12, 2022, the College Area Planning Group voted 19-0-0 to recommend approval of the project with no conditions.

Environmental Impact: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Section 15303 (a) (New Construction or Conversion of Small Structures). The environmental exemption determination was made on September 25, 2025, and the opportunity to appeal that determination ended on October 9, 2025. There were no appeals to the environmental determination.

BACKGROUND

Site Description:

The vacant 0.67-acre site is located at 5665 Toyon Road in the RS-1-1 (Residential – Single) zone, a Transit Priority Area, the Parking Impact Overlay Zone, an Airport Influence Area (Review Area 2-Montgomery Field), the FAA Part 77 Notification Area, and the Airport Land Use Compatibility Overlay Zone (Montgomery Field) within the College Area Community Plan (CACP). The parcel is located south of Interstate 8 and north of Toyon Road along a north-facing canyon that overlooks Mission Valley. The College Area Community Plan (CACP) designates the site as Very Low Density Residential (0-1 DU/acre), and the site is zoned RS-1-1, which allows a maximum of 1 unit per lot. The project proposes one house and an accessory dwelling unit in compliance with the CACP and zoning regulations.

The site contains environmentally sensitive Lands (ESL) in the form of sensitive biological resources and steep hillsides, and 0.55 acres of the 0.67-acre site is within the Multi-Habitat Planning Area (MHPA). The site is adjacent to existing single dwelling units to the east and west and hillsides to the north (Attachments 01).

DISCUSSION

Project Description:

The project proposes a new 4,418-square-foot two-story house, a 577-square-foot detached garage with an attached 552-square-foot accessory dwelling unit, and associated site improvements. The project includes brush management and the preservation of sensitive biological resources and natural steep hillsides onsite through a recorded Covenant of Easement.

Permits Required: Pursuant to [SDMC 143.0110](#) a Site Development Permit is required for development on a premise with Environmentally Sensitive Lands.

Site Condition and Development Footprint

The project site is an irregularly shaped lot characterized by a relatively level pad area adjacent to Toyon Road with moderate to steeply sloping, descending hillsides of up to about 140 feet in height extending from the subject site to the north. Elevations across the portions of the lot to be developed range from about 250 feet at street level to about 223 feet along the northern and western portions of the property. The 0.67-acre site contains environmentally sensitive lands both within and outside of the MHPA in the form of sensitive biological resources and steep hillsides. The MHPA covers 0.55 acres of the site.

The project will be constructed on the flattest portion of the site, avoiding the steep hillside. The proposed area of development will include the structures (a new SDU, detached garage, and ADU), hardscape, landscape, and an alternative Brush Management Zone 1, totaling 6,991 square feet, or 23.4 percent of the site.

The development footprint is within the 25 percent allowable development encroachment to the MHPA per the Multiple Species Conservation Program Subarea Plan Compliance (MSCP SAP) as cited in the city's Municipal Code section 143.0141. The project footprint is situated within the MHPA and would directly impact 0.17 acres of non-native grassland habitat, a Tier IIIB sensitive habitat community. However, per the City's Biology Guidelines, where MHPA (outside the Coastal Overlay Zone) covers more than 75 percent of a premise, development will be limited to that amount necessary to achieve a development area of 25 percent of the premise, and no mitigation will be required for direct impacts to uplands associated with this development area. Since the project footprint is within and less than their 25 percent allowable encroachment into the MHPA, no habitat-based mitigation for direct impacts would be required. Due to the site design and existing site constraints, the proposed impact is closest to the existing roadway and would avoid Tier II sensitive habitat and steep hillsides. Encroachment into the MHPA was further limited due to the implementation of alternative brush management compliance.

Brush Management

Consistent with SDMC Section 142.0412, Brush Management Zone One shall range from 35 feet to 45 feet 10 inches, with a corresponding Brush Management Zone Two ranging from 34 feet 10 Inches to 65 Feet in width. Zone 2 will extend into Diegan Coastal Sage Scrub habitat but is considered impact neutral. The brush management plan, which was approved by City staff, will reduce impacts to sensitive biological resources in the northern portion of the site.

Covenant of Easement

Per SDMC Section 143.0140, all ESL outside of the allowable development area on the premises will be left in a natural state and incorporated into a Covenant of Easement (COE) protecting Coastal Sage Scrub. The COE will cover approximately 0.34 acres and overlaps with Brush Management Zone 2. The COE will prohibit future development in this portion of the site and will be managed in perpetuity in accordance with a Long Term Habitat Management Plan to be approved prior to issuance of any construction permits.

MSCP - Land Use Adjacency Guidelines

The permit contains conditions requiring conformance to the City's MHPA Land Use Adjacency Guidelines to prevent impacts from drainage, toxins, noise, lighting, barriers, invasive plants, fugitive dust, and brush management associated with construction and development on the adjacent open space and preserved MHPA.

Community Plan Analysis:

The College Area is primarily developed as a single-family community, with approximately 56 percent of the developed land allocated to this use. The project is in the northern and western portion of the community, characterized by hillside and canyon topography. This terrain has influenced development patterns, resulting in low-density housing and preservation of the steep finger canyon. The CACP designates the property site as Very Low Density (0-1 DU/acre). The site is approximately 0.67 acres, allowing one unit on-site. The area is also zoned as RS-1-1, which allows one dwelling unit per lot. The proposed ADU is not subject to the density limitations of the base zone for the premises, as per San Diego Municipal Code Section 141.0302(b)(6), and therefore, the

project conforms to the allowed density. The project is consistent with the CACP's housing recommendations, specifically protecting stable single-family neighborhoods by maintaining them at very low densities (CACP page 29). The site also follows the recommendation outlined on page 29 of the CACP, which states that development in steep slope areas of the community should be sensitive to the existing topography and vegetation on the site, as outlined in the Steep Hillside Guidelines and Urban Design Guidelines of the Plan.

The project site contains Environmentally Sensitive Lands (ESL) in the form of sensitive biological resources and steep hillsides, and is mostly within the Multiple Habitat Planning Area. The Multiple Species Conservation Program Subarea Plan Compliance (MSCP SAP) requires residential and accessory uses be limited to up to 25 percent of the area and clustered on the flatter portions, with no disturbance on slopes or the remainder of the lots as cited in the cities Municipal Code section 143.0141. The project will develop 23.4 percent of the site.

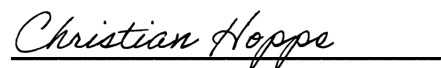
Conclusion:

All issues raised during the review process have been addressed, and the project conforms with the regulations of the Land Development Code and policies of the Community Plan. All required information was disclosed and shared with interested parties during the review process. Therefore, City staff recommends that the Hearing Officer approve Site Development Permit PMT-2535511.

ALTERNATIVES

1. Approve Site Development Permit No. PMT-2535511 with modifications.
2. Deny Site Development Permit No. PMT-2535511 if the required findings for the project cannot be affirmed.

Respectfully submitted,

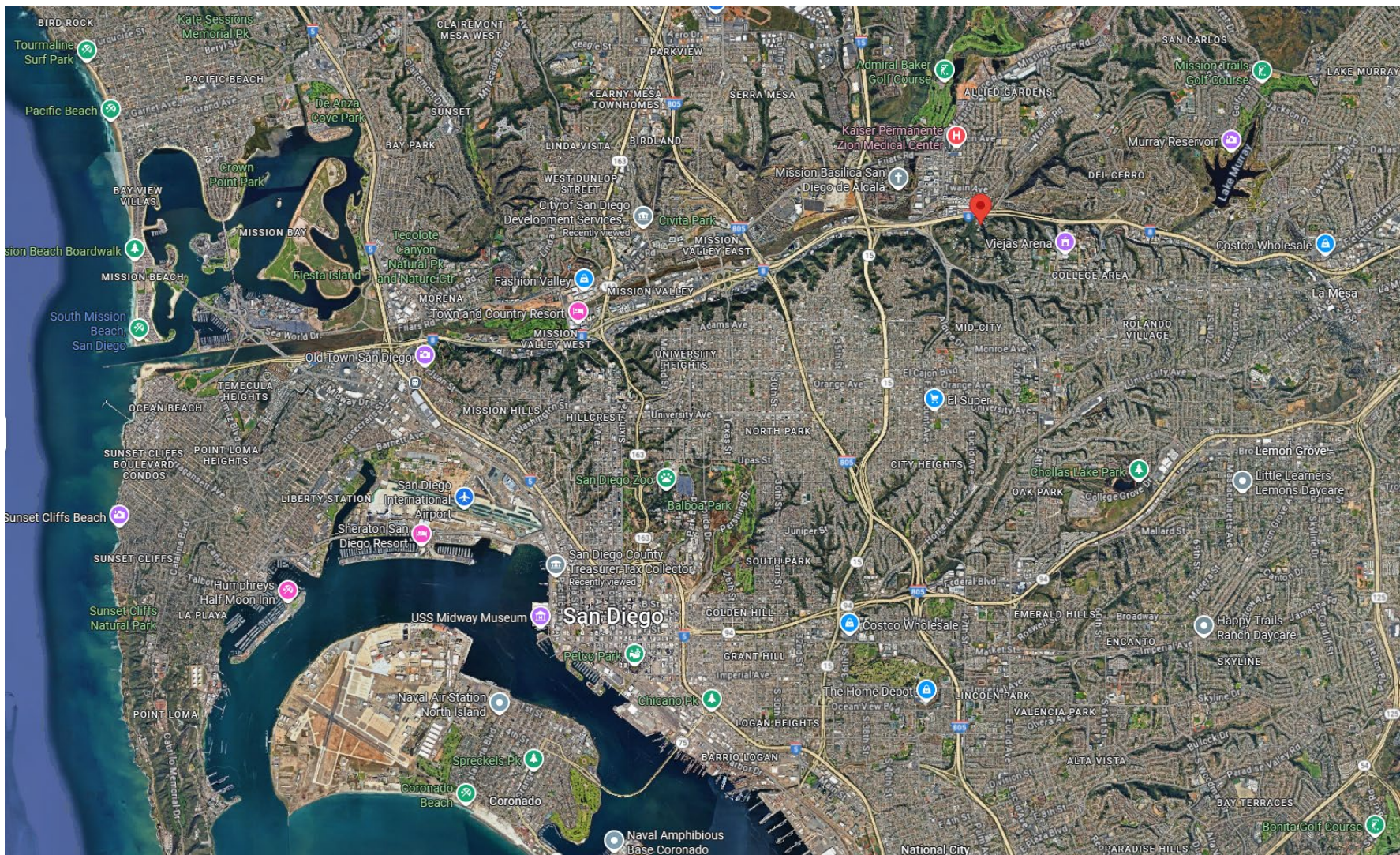


Christian Hoppe
Development Project Manager
Development Services Department

Attachments:

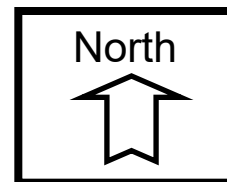
1. Aerial Photographs
2. Community Plan Land Use Map

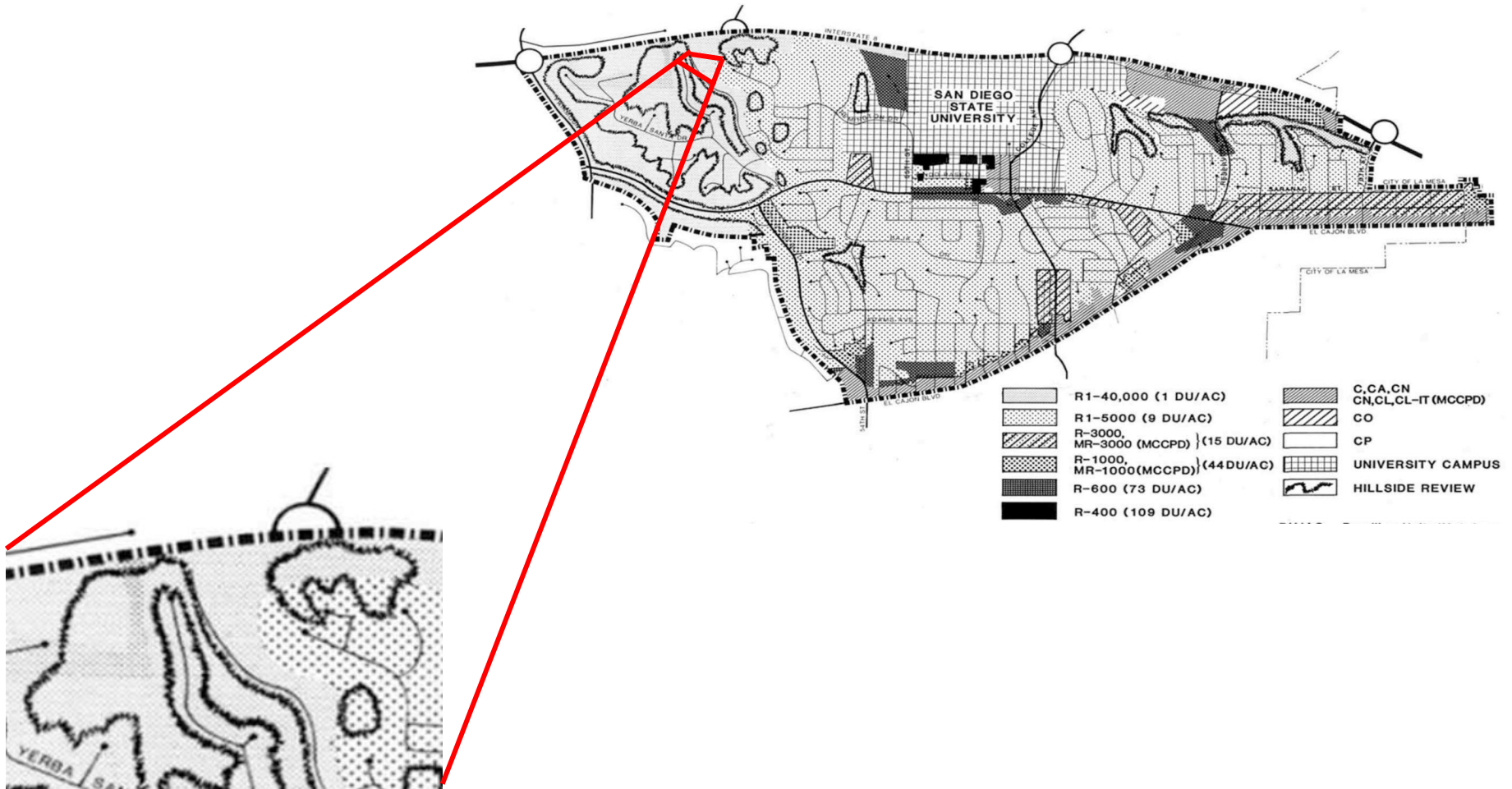
3. Aerial Photograph
4. Draft Permit with Conditions
5. Draft Resolution with Findings
6. Community Planning Group Recommendation
7. Environmental Exemption
8. Ownership Disclosure Statement
9. Project Plans



Project Location Map

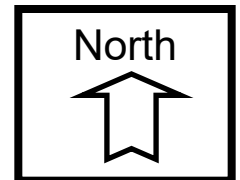
5665 Toyon Road, Site Development Permit
Project No. 0688248





Community Plan Land Use Map

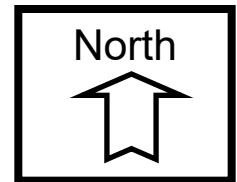
5665 Toyon Road, Site Development Permit
Project No. 0688248





Aerial Photograph

5665 Toyon Road, Site Development Permit
Project No. 0688248



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

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

INTERNAL ORDER NUMBER: 24008868

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SITE DEVELOPMENT PERMIT NO. PMT-2535511
VOLEN RESIDENCE PROJECT NO. PRJ-0688248
HEARING OFFICER

This Site Development Permit No. PMT-2535511 is granted by the Hearing Officer of the City of San Diego to JOSHUA A. VOLEN AND VALERIE R. VOLEN, TRUSTEES OF THE VOLEN FAMILY TRUST DATED SEPTEMBER 3, 2015, Owners/Permittees, pursuant to San Diego Municipal Code [SDMC] section 126.0505. The vacant 0.67-acre site is located at 5665 Toyon Road in the RS-1-1 (Residential – Single) zone, a Transit Priority Area, the Parking Impact Overlay Zone, an Airport Influence Area (Review Area 2-Montgomery Field), the FAA Part 77 Notification Area, the Multi-Habitat Planning Area (MHPA) and the Airport Land Use Compatibility Overlay Zone (Montgomery Field) within the College Area Community Plan (CACP). The project site is legally described as: Lot 27 of Alvarado Unit No. 2, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 2823, filed in the office of the County Recorder of San Diego County November 14, 1951.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to construct a two-story single-dwelling unit along with a detached garage with and accessory dwelling unit above as described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated December 3, 2025, on file in the Development Services Department.

The project shall include:

1. A 4,418-square-foot two-story dwelling unit with a 577-square-foot detached garage and a 552-square-foot accessory dwelling unit above the garage,
2. Landscaping (planting, irrigation and landscape-related improvements),
3. A 95-foot-long retaining wall with a maximum height of 5 feet,
4. Off-street parking; and

5. 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 December 17, 2028.
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.

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 REQUIREMENTS:

10. Biological Resources (Avian Protection Requirements)

To avoid any direct impacts to California gnatcatcher, rufous-crowned sparrow and cactus wren and any avian species that is listed, candidate, sensitive, or special status in the Multiple Species Program (MSCP), removal of habitat that supports active nests in the proposed area of disturbance should occur outside of the breeding season for these species (February 1 to September 15). If habitat removal in the proposed area of disturbance must occur during the breeding season, the Qualified Biologist shall conduct a pre-construction survey to determine the presence or absence of California gnatcatcher, rufous-crowned sparrow and cactus wren on the proposed area of disturbance. The pre-construction survey shall be conducted within three (3) calendar days prior to the start of

construction activities (including removal of vegetation). The applicant shall submit the results of the pre-construction survey to City DSD MMC/MSCP for review and approval prior to initiating any construction activities. If California gnatcatcher, rufous-crowned sparrow and cactus wren are detected, a letter report in conformance with the City's Biology Guidelines and applicable State and Federal Law (i.e. appropriate follow-up surveys, monitoring schedules, construction and noise barriers/buffers, etc.) shall be prepared and include proposed measures to be implemented to ensure that take of birds or eggs or disturbance of breeding activities is avoided. The report shall be submitted to the City DSD MMC/MSCP for review and approval, and implemented to the satisfaction of the City. The City's DSD MMC and Biologist shall verify and approve that all measures identified in the report are in place prior to and/or during construction.

11. Biological Resources (Resource Protections During Construction)

I. **Prior to Construction**

- A. **Biologist Verification:** The owner/permittee shall provide a letter to the City's Mitigation Monitoring Coordination (MMC) section stating that a Project Biologist (Qualified Biologist) as defined in the City of San Diego's Biological Guidelines (2018), has been retained to implement the project's biological monitoring program. The letter shall include the names and contact information of all persons involved in the biological monitoring of the project.
- B. **Preconstruction Meeting:** The Qualified Biologist shall attend the preconstruction meeting, discuss the project's biological monitoring program, and arrange to perform any follow up mitigation measures and reporting including site-specific monitoring, restoration or revegetation, and additional fauna/flora surveys/salvage.
- C. **Biological Documents:** The Qualified Biologist shall submit all required documentation to MMC verifying that any special mitigation reports including but not limited to, maps, plans, surveys, survey timelines, or buffers are completed or scheduled per City Biology Guidelines, Multiple Species Conservation Program (MSCP), Environmentally Sensitive Lands Ordinance (ESL), project permit conditions; California Environmental Quality Act (CEQA); endangered species acts (ESAs); and/or other local, state or federal requirements.
- D. **BCME:** The Qualified Biologist shall present a Biological Construction Mitigation/Monitoring Exhibit (BCME) which includes the biological documents in C above. In addition, include: restoration/revegetation plans, plant salvage/relocation requirements (e.g., coastal cactus wren plant salvage, burrowing owl exclusions, etc.), avian or other wildlife surveys/survey schedules (including general avian nesting and USFWS protocol), timing of surveys, wetland buffers, avian construction avoidance areas/noise buffers/ barriers, other impact avoidance areas, and any subsequent requirements determined by the Qualified Biologist and the City ADD/MMC. The BCME shall include a site plan, written and graphic depiction of the project's biological mitigation/monitoring program, and a schedule. The BCME shall be approved by MMC and referenced in the construction documents.

- E. **Resource Delineation:** Prior to construction activities, the Qualified Biologist shall supervise the placement of orange construction fencing or equivalent along the limits of disturbance adjacent to sensitive biological habitats and verify compliance with any other project conditions as shown on the BCME. This phase shall include flagging plant specimens and delimiting buffers to protect sensitive biological resources (e.g., habitats/flora & fauna species, including nesting birds) during construction. Appropriate steps/care should be taken to minimize attraction of nest predators to the site.
- F. **Education:** Prior to commencement of construction activities, the Qualified Biologist shall meet with the owner/permittee or designee and the construction crew and conduct an on-site educational session regarding the need to avoid impacts outside of the approved construction area and to protect sensitive flora and fauna (e.g., explain the avian and wetland buffers, flag system for removal of invasive species or retention of sensitive plants, and clarify acceptable access routes/methods and staging areas, etc.).

II. During Construction

- A. **Monitoring:** All construction (including access/staging areas) shall be restricted to areas previously identified, proposed for development/staging, or previously disturbed as shown on "Exhibit A" and/or the BCME. The Qualified Biologist shall monitor construction activities as needed to ensure that construction activities do not encroach into biologically sensitive areas, or cause other similar damage, and that the work plan has been amended to accommodate any sensitive species located during the pre-construction surveys. In addition, the Qualified Biologist shall document field activity via the Consultant Site Visit Record (CSVSR). The CSVSR shall be e-mailed to MMC on the 1st day of monitoring, the 1st week of each month, the last day of monitoring, and immediately in the case of any undocumented condition or discovery.
- B. **Subsequent Resource Identification:** The Qualified Biologist shall note/act to prevent any new disturbances to habitat, flora, and/or fauna onsite (e.g., flag plant specimens for avoidance during access, etc). If active nests or other previously unknown sensitive resources are detected, all project activities that directly impact the resource shall be delayed until species-specific local, state or federal regulations have been determined and applied by the Qualified Biologist.

III. Post Construction Measures

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

CLIMATE ACTION PLAN REQUIREMENTS:

12. Owner/Permittee shall comply with the Climate Action Plan (CAP) Consistency Checklist stamped as Exhibit "A." Prior to issuance of any construction permit, all CAP strategies shall be noted within the first three (3) sheets of the construction plans under the heading "Climate Action Plan Requirements" and shall be enforced and implemented to the satisfaction of the Development Services Department.

AIRPORT REQUIREMENTS:

13. Prior to the issuance of any building permit the Owner/Permittee shall file Notices of Proposed Construction or Alteration (Form 7460-1) with the Federal Aviation Administration and obtain Notices of Determination to ensure no objects related to this project present hazards to air navigation;

ENGINEERING REQUIREMENTS:

14. Prior to the issuance of any building permit, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement for the storm drain connection, landscapes and irrigation, within the right-of-way, satisfactory to the City Engineer.

15. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the construction of new 12-foot City Standard driveway, adjacent to the site, on Toyon Road as shown on the Exhibit A, satisfactory to the City Engineer.

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

17. The project proposes to export 30 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"), 2024 edition and Regional Supplement Amendments adopted by Regional Standards Committee.

18. 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 Part 2 Construction BMP Standards Chapter 4 of the City's Storm Water Standards.

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

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. Development of this project shall comply with all permanent stormwater requirements of Municipal Stormwater Permit No. 2013-0001, or subsequent order, and the current version of the City of San Diego's Stormwater Standards Manual

22. Development of this project shall comply with all stormwater construction requirements of the current version of the City of San Diego's Stormwater Standards Manual.

LANDSCAPE REQUIREMENTS:

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

24. Prior to issuance of any public improvement permit, the Owner/Permittee shall submit complete landscape construction documents for right-of-way improvements to the Development Services Department for approval. Improvement plans shall show, label, and dimension a 40-square-foot area around each tree which is unencumbered by utilities. Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees.

25. Prior to issuance of any building permit (including shell), the Owner/Permittee shall submit complete landscape and irrigation construction documents, which are consistent with the Landscape Standards, to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit "A," Landscape Development Plan, on file in the Development Services Department. Construction plans shall provide a 40-square-foot area around each tree that is unencumbered by hardscape and utilities unless otherwise approved per §142.0403(b)5.

26. In the event that a foundation-only permit is requested by the Owner/Permittee, a site plan or staking layout plan shall be submitted to the Development Services Department identifying all landscape areas consistent with Exhibit "A," Landscape Development Plan, on file in the Development Services Department. These landscape areas shall be clearly identified with a distinct symbol, noted with dimensions, and labeled as 'landscaping area.'

27. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, unless long-term maintenance of said landscaping will be the responsibility of another entity approved by the Development Services Department. All required landscape shall be maintained consistent with the Landscape Standards in a disease, weed, and litter-free condition at all times. Severe pruning or "topping" of trees is not permitted.

28. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction documents is damaged or removed, the Owner/Permittee shall repair and/or replace in kind and equivalent size per the approved

documents to the satisfaction of the Development Services Department within 30 days of damage or Certificate of Occupancy.

BRUSH MANAGEMENT PROGRAM REQUIREMENTS:

29. The Owner/Permittee shall implement the following requirements in accordance with the Brush Management Program shown on Exhibit "A" on file in the Development Services Department.

30. The Brush Management Program shall be based on a standard Zone One of 35-feet in width and a Zone Two of 65-feet in width, extending out from the structure toward the native/naturalized vegetation, consistent with SDMC §142.0412. Zone One shall range from 35 ft. to 45 feet, 10 inches in width with a corresponding Zone Two of 34 feet 10 inches to 65 feet in width, exercising Zone Two reduction options under SDMC §142.0412(f).

31. Prior to issuance of any grading permit, landscape construction documents required for the engineering permit shall be submitted showing the brush management zones on the property in substantial conformance with Exhibit "A."

32. Prior to issuance of any Building Permits, a complete Brush Management Program shall be submitted for approval to the Development Services Department and shall be in substantial conformance with Exhibit "A" on file in the Development Services Department. The Brush Management Program shall comply with the City of San Diego's Landscape Regulations and the Landscape Standards.

33. Within Zone One, combustible accessory structures (including, but not limited to decks, trellises, gazebos, etc.) shall not be permitted while accessory structures of non-combustible, one-hour fire-rated, and/or Type IV heavy timber construction may be approved within the designated Zone One area subject to Fire Marshal's approval.

34. The Brush Management Program shall be maintained at all times in accordance with the City of San Diego's Landscape Standards.

MULTIPLE SPECIES CONSERVATION PROGRAM

35. Prior to issuance of any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits, the owner/permittee shall convey the onsite MHPA to the City's MSCP preserve through a covenant of easement granted in favor of the City and wildlife agencies and be maintained in perpetuity by the owner/Permittee/Applicant unless otherwise agreed to by the City.

36. Prior to issuance of any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits, the owner/permittee shall depict the following requirements on construction documents for the Project Site under the heading "Environmental Requirements."

- **Grading/Land Development/MHPA Boundaries** - Within or adjacent to the MHPA, all manufactured slopes associated with site development shall be included within the development footprint.
- **Drainage** - All staging and developed/paved areas must prevent the release of toxins, chemicals, petroleum products, exotic plant materials prior to release by incorporating the use of filtration devices, planted swales and/or planted detention/desiltation basins, or other approved temporary and permanent methods that are designed to minimize negative impacts, such as excessive water and toxins into the ecosystems of the MHPA.
- **Toxics/Project Staging Areas/Equipment Storage** - Projects that use chemicals or generate by-products such as pesticides, herbicides, and animal waste, and other substances that are potentially toxic or impactive to native habitats/flora/fauna (including water) shall incorporate measures to reduce impacts caused by the application and/or drainage of such materials into the MHPA. No trash, oil, parking, or other construction/development-related material/activities shall be allowed outside any approved construction limits. Provide a note in/on the CD's that states: "All construction related activity that may have potential for leakage or intrusion shall be monitored by the Qualified Biologist/Owners Representative or Resident Engineer to ensure there is no impact to the MHPA."
- **Lighting** - All lighting within or adjacent to the MHPA is directed away/shielded from the MHPA, or limited to the immediate area and is in compliance with City Outdoor Lighting Regulations per LDC Section 142.0740.
- **Barriers** - Existing fences/walls; and/or signage along the MHPA boundaries shall remain and or be added to direct public access to appropriate locations, reduce domestic animal predation, protect wildlife in the preserve, and provide adequate noise reduction where needed.
- **Invasives** - No invasive, non-native plant species shall be introduced into areas within or adjacent to the MHPA.
- **Brush Management** - Brush management zones will not be greater in size that is currently required by the City's regulations (this includes use of approved alternative compliance). Within Zone 2 the amount of woody vegetation clearing shall not exceed 50 percent of the vegetation existing when the initial clearing is done. Vegetation clearing shall be done consistent with City standards and shall avoid/minimize impacts to covered species to the maximum extent possible. For all new development, regardless of the ownership, the brush management in the Zone 2 area will be the responsibility of a home-owner's association or other private party.
- **Noise** - Construction noise that exceeds the maximum levels allowed (60 dB or greater at the beginning edge of the habitat) shall be avoided during the breeding seasons for the following: CA gnatcatcher (3/1-8/15) and cactus wren (February 15 through August 15). If construction is proposed during the breeding season for CA **gnatcatcher** the following measures are required:

COASTAL CALIFORNIA GNATCATCHER (Federally Threatened)

Prior to the issuance of any grading permit, the City Environmental Designee shall verify that the Multi-Habitat Planning Area (MHPA) boundaries and the following project requirements regarding the coastal California gnatcatcher are shown on the construction plans:

NO CLEARING, GRUBBING, GRADING, OR OTHER CONSTRUCTION ACTIVITIES SHALL OCCUR BETWEEN MARCH 1 AND AUGUST 15, THE BREEDING SEASON OF THE COASTAL CALIFORNIA GNATCATCHER, UNTIL THE FOLLOWING REQUIREMENTS HAVE BEEN MET TO THE SATISFACTION OF THE ENVIRONMENTAL DESIGNEE:

A. A QUALIFIED BIOLOGIST (POSSESSING A VALID ENDANGERED SPECIES ACT SECTION 10(a)(1)(A) RECOVERY PERMIT) SHALL SURVEY THOSE HABITAT AREAS WITHIN THE MHPA THAT WOULD BE SUBJECT TO CONSTRUCTION NOISE LEVELS EXCEEDING 60 DECIBELS [dB(A)] HOURLY AVERAGE FOR THE PRESENCE OF THE COASTAL CALIFORNIA GNATCATCHER. SURVEYS FOR THE COASTAL CALIFORNIA GNATCATCHER SHALL BE CONDUCTED PURSUANT TO THE PROTOCOL SURVEY GUIDELINES ESTABLISHED BY THE U.S. FISH AND WILDLIFE SERVICE WITHIN THE BREEDING SEASON PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION. IF GNATCATCHERS ARE PRESENT, THEN THE FOLLOWING CONDITIONS MUST BE MET:

I. BETWEEN MARCH 1 AND AUGUST 15, NO CLEARING, GRUBBING, OR GRADING OF OCCUPIED GNATCATCHER HABITAT SHALL BE PERMITTED. AREAS RESTRICTED FROM SUCH ACTIVITIES SHALL BE STAKED OR FENCED UNDER THE SUPERVISION OF A QUALIFIED BIOLOGIST; AND

II. BETWEEN MARCH 1 AND AUGUST 15, NO CONSTRUCTION ACTIVITIES SHALL OCCUR WITHIN ANY PORTION OF THE SITE WHERE CONSTRUCTION ACTIVITIES WOULD RESULT IN NOISE LEVELS EXCEEDING 60 dB (A) HOURLY AVERAGE AT THE EDGE OF OCCUPIED GNATCATCHER HABITAT. AN ANALYSIS SHOWING THAT NOISE GENERATED BY CONSTRUCTION ACTIVITIES WOULD NOT EXCEED 60 dB (A) HOURLY AVERAGE AT THE EDGE OF OCCUPIED HABITAT MUST BE COMPLETED BY A QUALIFIED ACOUSTICIAN (POSSESSING CURRENT NOISE ENGINEER LICENSE OR REGISTRATION WITH MONITORING NOISE LEVEL EXPERIENCE WITH LISTED ANIMAL SPECIES) AND APPROVED BY THE CITY MANAGER AT LEAST TWO WEEKS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES DURING THE BREEDING SEASON, AREAS RESTRICTED FROM SUCH ACTIVITIES SHALL BE STAKED OR FENCED UNDER THE SUPERVISION OF A QUALIFIED BIOLOGIST; OR

III. AT LEAST TWO WEEKS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES, UNDER THE DIRECTION OF A QUALIFIED ACOUSTICIAN, NOISE ATTENUATION MEASURES (e.g., BERMS, WALLS) SHALL BE IMPLEMENTED TO ENSURE THAT NOISE LEVELS RESULTING FROM CONSTRUCTION ACTIVITIES WILL NOT EXCEED 60 dB(A) HOURLY AVERAGE AT THE EDGE OF HABITAT OCCUPIED BY THE COASTAL CALIFORNIA GNATCATCHER. CONCURRENT WITH THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES AND THE CONSTRUCTION OF NECESSARY NOISE ATTENUATION FACILITIES, NOISE MONITORING* SHALL BE CONDUCTED AT THE EDGE OF THE OCCUPIED HABITAT AREA TO ENSURE THAT NOISE LEVELS DO NOT EXCEED 60 dB (A) HOURLY AVERAGE. IF THE NOISE ATTENUATION TECHNIQUES IMPLEMENTED ARE DETERMINED TO BE INADEQUATE BY THE QUALIFIED

ACOUSTICIAN OR BIOLOGIST, THEN THE ASSOCIATED CONSTRUCTION ACTIVITIES SHALL CEASE UNTIL SUCH TIME THAT ADEQUATE NOISE ATTENUATION IS ACHIEVED OR UNTIL THE END OF THE BREEDING SEASON (AUGUST 16).

* Construction noise monitoring shall continue to be monitored at least twice weekly on varying days, or more frequently depending on the construction activity, to verify that noise levels at the edge of occupied habitat are maintained below 60 dB (A) hourly average or to the ambient noise level if it already exceeds 60 dB (A) hourly average. If not, other measures shall be implemented in consultation with the biologist and the City Manager, as necessary, to reduce noise levels to below 60 dB(A) hourly average or to the ambient noise level if it already exceeds 60 dB(A) hourly average. Such measures may include, but are not limited to, limitations on the placement of construction equipment and the simultaneous use of equipment.

B. IF COASTAL CALIFORNIA GNATCATCHERS ARE NOT DETECTED DURING THE PROTOCOL SURVEY, THE QUALIFIED BIOLOGIST SHALL SUBMIT SUBSTANTIAL EVIDENCE TO THE CITY MANAGER AND APPLICABLE RESOURCE AGENCIES WHICH DEMONSTRATES WHETHER OR NOT MITIGATION MEASURES SUCH AS NOISE WALLS ARE NECESSARY BETWEEN MARCH 1 AND AUGUST 15 AS FOLLOWS:

- i. IF THIS EVIDENCE INDICATES THE POTENTIAL IS HIGH FOR COASTAL CALIFORNIA GNATCATCHER TO BE PRESENT BASED ON HISTORICAL RECORDS OR SITE CONDITIONS, THEN CONDITION A. III SHALL BE ADHERED TO AS SPECIFIED ABOVE.
- ii. IF THIS EVIDENCE CONCLUDES THAT NO IMPACTS TO THIS SPECIES ARE ANTICIPATED, NO MITIGATION MEASURES WOULD BE NECESSARY.

PLANNING/DESIGN REQUIREMENTS:

37. The automobile, motorcycle and bicycle parking spaces must be constructed in accordance with the requirements of the SDMC. All on-site parking stalls and aisle widths shall be in compliance with requirements of the City's Land Development Code and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing authorized by the appropriate City decision maker in accordance with the SDMC.

38. 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.

39. Prior to issuance of any construction permits, the Owner/Permittee shall execute and record a Covenant of Easement that preserves the Environmentally Sensitive Lands outside of the allowable development area as shown on Exhibit A.

40. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

41. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of new water and sewer service(s) outside of any driveway or drive aisle and the abandonment of any existing unused water and sewer services within the right-of-way adjacent to the project site, in a manner satisfactory to the Public Utilities Department and the City Engineer.
42. Owner/Permittee shall apply for a plumbing permit for the installation of appropriate private back flow prevention device(s), on each water service (domestic, fire and irrigation), in a manner satisfactory to the Public Utilities Department and the City Engineer. BFPDs shall be located above ground on private property, in line with the service and immediately adjacent to the right-of-way.
43. All proposed private water and sewer facilities are to be designed to meet the requirements of the California Uniform Plumbing Code and will be reviewed as part of the building permit plan check.
44. No trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any sewer facilities and five feet of any water facilities.
45. The Owner/Permittee shall design and construct all proposed public water and sewer facilities, in accordance with established criteria in the current edition of the City of San Diego Water and Sewer Facility Design Guidelines and City regulations, standards and practices.
46. The Owner/Permittee shall be responsible for any damage caused to City of San Diego water and sewer facilities within the vicinity of the project site, due to the construction activities associated with this project, in accordance with Municipal Code section 142.0607. In the event that any such facility loses integrity then, the Owner/Permittee shall repair or reconstruct any damaged public water and sewer facility in a manner satisfactory to the Public Utilities Department and the City Engineer.
47. Prior to final inspection, all public water and sewer facilities shall be complete and operational in a manner satisfactory to the Public Utilities Department and the City Engineer.
48. The Owner/Permittee shall grant sewer easements as shown on the approved Exhibit "A" satisfactory to the Public Utilities Department and the City Engineer.
49. The Owner/Permittee shall prepare exhibits for the City of San Diego Real Estate Assets to coordinate with Caltrans, if the existing Joint Use Agreement for the sewer is insufficient for the proposed sewer realignment within Caltrans right of way.
50. The Owner/Permittee shall obtain an encroachment permit from Caltrans to work within Caltrans right of way.

The Owner/Permittee shall re-channel the existing manhole at the point of connection to the existing sewer main a manner satisfactory to the Public Utilities Department and the City Engineer.

INFORMATION ONLY:

- The issuance of this discretionary permit alone does not allow the immediate commencement or continued operation of the proposed use on site. Any operation allowed by this discretionary permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Hearing Officer of the City of San Diego on December 3, 2025 and [Approved Resolution Number].

ATTACHMENT 04

Site Development Permit No. PMT- 2535511
Date of Approval: December 3, 2025

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Christian Hoppe
Development Project Manager

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

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

Volen Family Trust
Owner/Permittee

By _____
Valerie R. Volen
Trustee

Volen Family Trust
Owner/Permittee

By _____
Joshua A. Volen
Trustee

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

HEARING OFFICER RESOLUTION NO. _____
SITE DEVELOPMENT PERMIT NO. PMT - 2535511
VOLEN RESIDENCE PROJECT NO. PRJ - 0688248

WHEREAS, JOSHUA A. VOLEN AND VALERIE R. VOLEN, TRUSTEES OF THE VOLEN FAMILY TRUST DATED SEPTEMBER 3, 2015, Owners/Permittees, filed an application with the City of San Diego for a permit to construct a two-story single-dwelling unit with detached garage and accessory dwelling unit (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. PMT-2535511), on portions of a 0.67-acre site;

WHEREAS, the project site is located at 5665 Toyon Road in the RS-1-1 (Residential – Single) zone, a Transit Priority Area, the Parking Impact Overlay Zone, an Airport Influence Area (Review Area 2-Montgomery Field), the FAA Part 77 Notification Area, the Multi-Habitat Planning Area (MHPA) and the Airport Land Use Compatibility Overlay Zone (Montgomery Field) within the College Area Community Plan (CACP).

WHEREAS, the project site is legally described as: Lot 27 of Alvarado Unit No. 2, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 2823, filed in the office of the County Recorder of San Diego County November 14, 1951.

WHEREAS, on September 25, 2025, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guideline Section 15303 (a) (New Construction or Conversion of Small Structures) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

WHEREAS, on December 3, 2025, the Hearing Officer of the City of San Diego considered Site Development Permit No. PMT-2535511 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, that it adopts the following findings with respect to Site Development Permit No. PMT-2535511.

A. Site Development Permit [SDMC Section 126.0505]

1. Findings for all Site Development Permits:

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

The Volen Residence is located at 5665 Toyon Road on a vacant 0.67-acre site within the College Area Community Plan. The parcel is located south of Interstate 8 and North of Toyon Road along a north-facing canyon that overlooks Mission Valley. The project proposes to construct a 4,418-square-foot single-dwelling unit with a 577-square-foot detached garage and a 552-square-foot accessory dwelling unit (ADU) above the garage.

The College Area Community Plan (CACP) is developed primarily as a single-family community, with approximately 56 percent of the developed land devoted to that use. The project is located in the northern and western portion of the community, characterized by hillside and canyon topography. This terrain has influenced development patterns, resulting in low-density housing and preservation of the steep finger canyon. The CACP designates the property site as Very Low Density (0-1 DU/acre). The site is approximately 0.67 acres, allowing one unit on-site. The area is also zoned RS-1-1, which allows one dwelling unit per lot. While the project includes two units, the proposed ADU is not subject to the density limitations of the base zone for the premises, as per San Diego Municipal Code Section 141.0302(b)(6); therefore, the project conforms to the allowed density.

The project is consistent with the CACP's housing recommendations, specifically protecting stable single-family neighborhoods by maintaining them at very low densities (CACP page 29). The site also follows the recommendation outlined on page 29 of the CACP, which states that development in steep slope areas of the community should be sensitive to the existing topography and vegetation on the site, as outlined in the steep hillside guidelines and urban design guidelines of the Plan. The project site is located on Environmentally Sensitive Lands (ESL) in the form of sensitive biological resources and steep hillsides, and is mostly within the Multiple Habitat Planning Area. The MSCP SAP requires residential and accessory uses to be limited to up to 25 percent of the area and clustered on the flatter portions, with no disturbance on slopes or the remainder of the lots. The development proposes the construction of a new, split-level (two-story) Single Dwelling Unit (SDU) (4,418

square feet) with a detached 2-car Garage (577 square feet), and an Accessory Dwelling Unit (ADU) (552 square feet) over the garage, totaling approximately 5,547 square feet of new construction (habitable and non-habitable). The proposed area of development will include the structures (new SDU along with detached garage and ADU), hardscape, landscape and alternative Brush Management Zone 1 totaling 6,991 square feet or 0.16 acres, or 23.4 percent of the total lot, including Brush Management Zone 1.

Therefore, the proposed development will not adversely affect the applicable land use plan.

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

The project site is an irregularly shaped lot characterized by a relatively level pad area adjacent to Toyon Road with moderate to steeply sloping areas. A Report of Preliminary Geotechnical Investigation was prepared for the project by Christian Wheeler Engineering, which identifies the site as being in Hazard Category 53, characterized as level or sloping terrain with “unfavorable geologic structure” and generally “low to moderate” geologic risk. The project will be constructed on the flattest portion of the site, avoiding the steep hillside. The report conducted a slope stability analysis and concluded that the subject property is suitable for construction. The geotechnical report recommendation states that all grading should conform to the guidelines presented in the current edition of the California Building Code and the minimum requirements of the City of San Diego. Additionally, this has been included as a condition of approval.

The project is also located in the Very High Fire Hazard Severity Zone and complies with the Brush Management regulations. Brush management is required in all base zones on publicly or privately owned premises that are within 100 feet of a structure and contain native or naturalized vegetation. The Brush Management Program for this site will have a Zone One with a range of 35 feet to 45 feet, 10 inches in width, and a corresponding Zone Two with a range of 34 feet, 10 inches to 65 feet in width, exercising Zone Two reduction options under SDMC Section 142.0412(f). This has been incorporated as a condition of approval.

The development also contains specific conditions addressing compliance with the City's codes, policies, regulations, and other regional, state, and federal regulations to prevent detrimental impacts to the health, safety, and general welfare of persons residing and/or working in the area. Conditions of approval require the review and approval of all construction plans by staff to determine compliance with all regulations and best management practices, including the submittal of a Water Pollution Control Plan and the dedication of a Covenant of Easement to preserve sensitive lands. No significant impacts to public health and safety were identified during the environmental review. The project will not have an impact on the provision of essential public services. The construction will

be inspected by certified building and engineering inspectors to ensure that it is in accordance with the approved plans and all relevant regulations. Therefore, the proposed development will not be detrimental to the public health, safety, and welfare.

c. The proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.

The area is zoned RS-1-1, which allows a maximum of one unit per lot. The project proposes one single-dwelling unit and one ADU for a total of two units. While the project includes an ADU, it is not subject to the density limitations of the base zone for the premises per the San Diego Municipal Code Section 141.0302(b)(6), allowing the two units

The project is also located in the Very High Fire Hazard Severity Zone (VHFHSZ) and contains biological resources and steep hillsides. The project has been designed in accordance with Brush Management and ESL regulations. Brush management is required within 100 feet of a structure that contains native or naturalized vegetation. Additionally, the project will not result in significant sensitive biological resources impacts per the biological report, as further discussed in finding 2a. The proposed construction meets all applicable requirements for the RS-1-1 zone, including Floor Area Ratio, where 0.19 FAR is proposed and a maximum of 0.45 FAR is allowed. There are also no proposed variances or deviations to the development regulations of the Land Development Code. Therefore, the proposed development will comply with the regulations of the Land Development Code.

2. Supplemental Findings SDMC Section 126.0505(b) – Environmentally Sensitive Lands

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

The project site is located south of Interstate 8 and north of Toyon Road along a north-facing canyon that overlooks Mission Valley. The project site is an irregular shaped lot characterized by a relatively level pad area adjacent to Toyon Road with moderate to steeply sloping, descending hillsides of up to about 140 feet in height extending from the subject site to north. Elevations across the portions of the lot to be developed range from about 250 feet at street level to about 223 feet along the northern and western portions of the property. The proposed area of development will include the structures (a new SDU, a detached garage, and an ADU), as well as hardscape, landscape, and an alternative Brush Management Zone 1, totaling 6,991 square feet or 0.16 acres.

Klutz Biological Consulting prepared the "Biological Letter Survey Report for the Proposed Volen Residence Project," dated September 12, 2025. The project site comprises two sensitive vegetation communities, namely Diegan Coastal Sage Scrub and Non-Native Grassland, totaling approximately 0.67 acres. The property primarily

includes disturbed or developed lands that have a long history of being maintained for fuel management and sewer line access. The report also identified seventeen sensitive wildlife species as potentially occurring within the project vicinity, and only the California rufous-crowned sparrow, Cactus wren and coastal California gnatcatcher having moderate potential to occur onsite. However, none of these sensitive wildlife species were detected during the survey as part of the biology report. Additionally, no threatened or endangered wildlife species were detected on the subject property.

The project will be built on the flattest portion of the site, avoiding the steep hillside. Furthermore, the footprint is within the 25 percent allowable development encroachment to the MHPA per the MSCP SAP. The project is limiting its building footprint on the 0.67-acre site to the disturbed portion of the site, which is approximately 0.16 acres or 23.4 percent. The project footprint is situated within the MHPA and would directly impact 0.17-acres of non-native grassland habitat, a Tier IIIB sensitive habitat community. However, per the City Biology Guidelines, where MHPA (outside the Coastal Overlay Zone) covers more than 75% of a premise, development will be limited to that amount necessary to achieve a development area of 25% of the premise, and no mitigation will be required for direct impacts to uplands associated with this development area. Since the project footprint is within and less than their 25% allowable encroachment into the MHPA, no habitat-based mitigation for direct impacts would be required. Due to the site design and existing site constraints, the proposed impact is closest to the existing roadway and would avoid Tier II sensitive habitat and steep hillsides. Encroachment on the MHPA was further limited due to the implementation of alternative brush management compliance.

Additionally, the implementation of the City's MHPA Land Use Adjacency Guidelines will be required as a condition of approval and has been included as notes on the building construction plans. In addition, the project will be subject to coastal California gnatcatcher requirements and Avian requirements as conditions of approval for those species with a moderate potential to occur, Rufus-crowned sparrow and Cactus wren. Also, a Covenant of Easement would be granted to cover the remaining on-site MHPA and undisturbed area outside of the project footprint. Therefore, the site is physically suitable for the design and siting of the proposed development, and the development will result in minimum disturbance to environmentally sensitive lands.

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

The project site is currently undeveloped, on a parcel that contains sensitive biological resources and steep hillsides. The dwelling units will be built on the flattest portion of the site, avoiding the steep hillside.

According to the project's preliminary grading plan, 23.4 percent of the site will be graded, and 30 cubic yards of soil will be exported to accommodate the new dwelling unit. A 95-foot-long and five-foot-tall retaining wall is proposed along the rear of the project to provide support for the development footprint. Per the Geologic Report prepared by Christian Wheeler Engineering the ground around the proposed

improvements will also be graded so that surface water flows rapidly away from the improvements without ponding. Grading activities within the site will be required to comply with the City of San Diego Grading Ordinance and the Storm Water Standards, which would ensure soil erosion and topsoil loss are minimized to less than significant levels. Proper landscaping would prevent substantial erosion on site and a drainage catch basin is proposed to disperse water at the street level. Furthermore, permanent stormwater BMPs would also be required post-construction, consistent with the City's regulations.

The site does not contain nor is it near any bodies of water, and is not located in an active flood hazard area. The project is located in a VHFHSZ and is conditioned to include a Brush Management Program, reducing risk from fire hazards.

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

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

See the response to finding 2.a above herein incorporated by reference, which demonstrates that the proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive land and will result in minimum disturbance to environmentally sensitive lands.

d. The proposed development will be consistent with the City of San Diego's Multiple Species Conservation Program (MSCP), Subarea Plan and Vernal Pool Habitat Conservation Plan (VPHCP)

The proposed area of development will include the structures (a new SDU, a detached garage, and an ADU), as well as hardscape, landscape, and an alternative Brush Management Zone 1, totaling 6,991 square feet or 0.16 acres. The 0.67-acre site contains environmentally sensitive lands, both within and outside the MHPA, in the form of sensitive biological resources and steep hillsides. 0.55 acres of the site is within MHPA, and the development footprint impacts 23.4 percent of MHPA. This footprint is less than 25 percent of the total parcel size; therefore, neither a MHPA boundary line correction nor an adjustment is required.

The project site contains two sensitive vegetation communities: Diegan Coastal Sage Scrub (DCSS) and Non-Native Grasslands (NNG). The DCSS, covers approximately 0.34-acre, is classified as Tier II per the MSCP. The NNG, covering 0.33-acre, is classified as Tier IIIB per the MSCP.

The proposed project will impact 0.16-acre of non-native grassland habitat. However, per the City Biology Guidelines, where MHPA (outside the Coastal Overlay Zone) covers more than 75 percent of a premise, development will be limited to that amount necessary to achieve a development area of 25 percent of the premise, and no mitigation will be required for direct impacts to uplands associated with this development area. Since the

project footprint is within and less than their 25 percent allowable encroachment into the MHPA, no habitat-based mitigation for direct impacts would be required. Due to the project site's location within the MHPA, implementation of the City's MHPA land use adjacency guidelines will be required as a condition of approval. In addition, the project will be subject to coastal California gnatcatcher requirements, and Avian requirements for those species with a moderate to high potential to occur: rufous-crowned sparrow and cactus wren. Additionally, per SDMC Section 143.0140, as another condition of approval, the remainder of the ESL within the project area, 0.34 acres of Coastal Sage Scrub, would be placed under a Covenant of Easement, in accordance with the procedures set forth in Section 143.0152.

The site also does not contain nor is it adjacent to vernal pool habitat and, as such, would not impact any vernal pools or their habitat.

The proposed project is impacting 0.16 acres of non-native grassland habitat; however, per the City Biology Guidelines, no mitigation will be required for direct impacts to uplands associated with this development area. Since the project footprint is within and less than the allowable encroachment into the MHPA, no habitat-based mitigation for direct impacts would be required. Due to the project site's location within the MHPA, implementation of the City's MHPA land use adjacency guidelines will be required as a condition of approval. Therefore, the proposed development will be consistent with the City of San Diego's MSCP Subarea Plan and VPHCP.

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

The proposed development is located approximately 9.55 miles from the Pacific Ocean shoreline. Current water quality and erosion control measures will be required of the project through Best Management Practices (BMPs) Implementation of the drainage system design and stormwater filtration measures approved for this project, in addition to compliance with the current State of California water quality control standards, will assure the development will not contribute to the erosion on public beaches or adversely impact local shoreline sand supply. Therefore, the proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply.

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

The project site contains environmentally sensitive lands, characterized by sensitive biological resources and steep hillsides. The project will impact 0.16 acres of Non-native grasslands; however, this amount is below the threshold, and mitigation is not required. Additionally, implementation of the City's MHPA land use adjacency guidelines will be required as a condition of approval, and the project is conditioned to protect avian species, including the coastal California Gnatcatcher. The project has been conditioned to have a Covenant of Easement (COE), in accordance with the procedures set forth in Section 143.0152 of the San Diego Municipal Code. Therefore, the nature and extent of


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

The above findings are supported by the minutes, maps and exhibits, all of which are incorporated herein by this reference.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Site Development Permit No. PMT-2535511 is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. PMT-2535511, a copy of which is attached hereto and made a part hereof.

Christian Hoppe
Development Project Manager
Development Services

Adopted on: December 3, 2025
IO#:24008868

	City of San Diego Development Services 1222 First Ave., MS-302 San Diego, CA 92101	Community Planning Committee Distribution Form	
Project Name: Volen residence		Project Number: 688248	
Community: College Area			
<p>For project scope and contact information (project manager and applicant), log into OpenDSD at https://aca.accela.com/SANDIEGO.</p> <p>Select "Search for Project Status" and input the Project Number to access project information.</p>			
<input checked="" type="checkbox"/> Vote to Approve <input type="checkbox"/> Vote to Approve with Conditions Listed Below <input type="checkbox"/> Vote to Approve with Non-Binding Recommendations Listed Below <input type="checkbox"/> Vote to Deny			Date of Vote: January 12, 2022
# of Members Yes 19	# of Members No 0	# of Members Abstain 0	
Conditions or Recommendations: None			
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)			
NAME: Jim Jennings			
TITLE: President, CACPB		DATE: April 11, 2022	
<p><i>Attach additional pages if necessary (maximum 3 attachments).</i></p>			

Visit our web site at www.sandiego.gov/development-services.

Upon request, this information is available in alternative formats for persons with disabilities.

DS-5620 (08-18) ONLINE FORM

NOTICE OF EXEMPTION

TO: Recorder/County Clerk
P.O. Box 1750, MS A-33
1600 Pacific Hwy, Room 260
San Diego, CA 92101-2400

From: City of San Diego
Development Services Department
7650 Mission Valley Road, MS DSD-1A
San Diego, CA 92108

Office of Land Use and Climate Innovation
1400 Tenth Street, Room 121
Sacramento, CA 95814

Project Title / Number: 5665 Toyon / PRJ-0688248

State Clearinghouse No.: N/A

Project Location-Specific: 5665 Toyon Rd, San Diego, CA 92115

Project Location-City/County: San Diego/San Diego

Description of nature and purpose of the Project: The project proposes a Site Development Permit (SDP) for a new 2-story, 4,418-square-foot (SF) single-family residence with deck, entry court, and new detached 552 SF accessory dwelling unit over a 557 SF garage, on a vacant 0.67-acre site. Work to include landscaping and retaining walls. The project site is in the RS-1-1 (Residential-Single Unit) Base Zone within the College Area Community Planning area, Redevelopment District (Grantville Redevelopment Project), Parking Standards Transit Priority Area/Transit Priority Area, Multi-Habitat Planning Area (Subarea 114), Parking Impact Overlay Zone (Campus Impact), Brush Management, Very High Fire Hazard Severity Zone, Airport Land Use Compatibility Overlay Zone, Airport Influence Area (Review Area 2-Montgomery Field Airport) and the Federal Aviation Administration Part 77 Notification area. The community plan designates the site as single-family residential. LEGAL DESCRIPTION: Portion of Lot 27, Map 2823, APN (APN 646-110-39-00).

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Joshua Volen, 948 Cordova Street, San Diego, CA 92107, (916) 225-0693.

Exempt Status: (Check one)

- ☐ Ministerial (Sec. 21080(b)(1); 15268)
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a))
- ☐ Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
- ☐ Categorical Exemption: Section 15303, New Construction or Conversion of Small Structures
- ☐ Statutory Exemptions:
- ☐ Other:

Reasons why project is exempt: The City of San Diego conducted an environmental review that determined the project would not have the potential to cause a significant effect on the environment. The project meets the criteria set forth in CEQA Section 15303 which consists of

construction and location of limited numbers of new small facilities or structures. Since CEQA Section 15303 allows for the construction of a new single-family residential, this exemption was deemed appropriate. This exemption includes but is not limited to (a) one single family residence or a second dwelling unit in a residential zone. In urbanized areas, up to three single family residences may be constructed or converted under this exemption, and where the exceptions listed in Section 15300.2 would not apply. The project would construct a single -family residential structure with a total of two dwelling units. The site is not included on any list compiled pursuant to Government Code Section 65962.5 for hazardous waste sites.

Lead Agency Contact Person: Rhonda Benally

Telephone: (619) 446-5468

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a notice of exemption been filed by the public agency approving the project? ☐ Yes ☐ No

It is hereby certified that the City of San Diego has determined the above activity to be exempt from the California Environmental Quality Act.

Christian Hogg
Signature/Title

11/05/2025
Date

Check One:

- ☒ Signed by Lead Agency
☐ Signed by Applicant

Date Received for Filing with County Clerk or LCI:



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

Ownership Disclosure Statement

**FORM
DS-318**
October 2017

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: VOLEN RESIDENCE

Project No. For City Use Only: 688248

Project Address: 5660 TOYON RD. / APN: 461-430-07-00

Specify Form of Ownership/Legal Status (please check):

☐ Corporation ☐ Limited Liability -or- ☐ General - What State? _____ Corporate Identification No. _____

☐ Partnership ☒ Individual

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter 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), applicant(s), and other financially interested persons of the above referenced property. A financially interested party includes any individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver or syndicate with a financial interest in the application. If the applicant includes a corporation or partnership, include the names, titles, addresses of all individuals owning more than 10% of the shares. If a publicly-owned corporation, include the names, titles, and addresses of the corporate officers. (A separate page may be attached if necessary.) If any person is a nonprofit organization or a trust, list the names and addresses of **ANY** person serving as an officer or director of the nonprofit organization or as trustee or beneficiary of the nonprofit organization. A signature is required of at least one of the property owners. Attach additional pages if needed. 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.

Property Owner

Name of Individual: Joshua Volen ☒ Owner ☐ Tenant/Lessee ☐ Successor Agency

Street Address: 873 SAN ANTONIO PL

City: SAN DIEGO

State: CA Zip: 92106

Phone No.: 916-225-0693

Fax No.: _____

Email: joshuavolen@gmail.com

Signature: Joshua Volen

Date: 3/17/2021

Additional pages Attached: ☐ Yes ☒ No

Applicant

Name of Individual: DOMINIC BALLERINO ☐ Owner ☐ Tenant/Lessee ☐ Successor Agency

Street Address: P.O. BOX 122689

City: SAN DIEGO

State: CA Zip: 92112

Phone No.: 858 216 5241

Fax No.: _____

Email: dominic@ballerinodeSIGN.com

Signature: [Signature]

Date: 3/19/21

Additional pages Attached: ☐ Yes ☒ No

Other Financially Interested Persons

Name of Individual: Joshua Volen ☒ Owner ☐ Tenant/Lessee ☐ Successor Agency

Street Address: 873 SAN ANTONIO PL.

City: SAN DIEGO

State: CA Zip: 92106

Phone No.: 916-225-0693

Fax No.: _____

Email: joshuavolen@gmail.com

Signature: Joshua Volen

Date: 3/17/2021

Additional pages Attached: ☐ Yes ☒ No

VOLEN RESIDENCE

5665 TOYON RD.

SITE DEVELOPMENT PERMIT

SAN DIEGO, CALIFORNIA

LEGAL OWNER:

MR. JOSHUA VOLEN
873 SAN ANTONIO PLACE
SAN DIEGO, CA 92106
TEL.: (916) 225-0693

PROJECT TEAM:

DESIGNER:

BALLERINO DESIGN ASSOCIATES
P.O. BOX 122689
SAN DIEGO, CA 92112-2689
TEL. (858) 216-5241
CONTACT: DOMINIC BALLERINO
DOMINIC@BALLERINODESIGN.COM

CIVIL ENGINEER:

CIVIL ENGINEERING CONSULTING
SERVICES
P.O. BOX 2158
VALLEY CENTER, CA 92082
TEL. (760) 271-8261
CONTACT: MARCO LIMON, P.E.

LANDSCAPE DESIGN:

HUTTER DESIGN, INC.
2125 COLLIER AVENUE
SAN DIEGO, CA 92109
TEL. (619) 331-4044
CONTACT: STEVE HUTTER

GEOTECHNICAL ENGINEER:

CHRISTIAN WHEELER ENGINEERING
3950 HOME AVENUE
SAN DIEGO, CA 92109
TEL. (619) 550-1100
CONTACT: DANIEL ADLER

GENERAL CONTRACTOR:

OWNER-BUILDER

Project Title:

VOLEN
RESIDENCE
5665 Toyon Rd.
San Diego, CA

New Single
Family
Residence

SITE
DEVELOPMENT
PERMIT

Client / Developer:

MR. JOSHUA VOLEN
873 SAN ANTONIO PLACE
SAN DIEGO, CA 92106
TEL. (916) 225-0693

Revisions:

1ST SUBMITTAL
04.02.2021

2ND SUBMITTAL
12.31.2021

Sheet Title:

Title Sheet

Signatures:

Drawings Prepared By:

D. Ballerino
Dominic F. Ballerino

Project No.:

20022

Drawn By:

DB

Checked By:

DB

Date:

04.02.2021

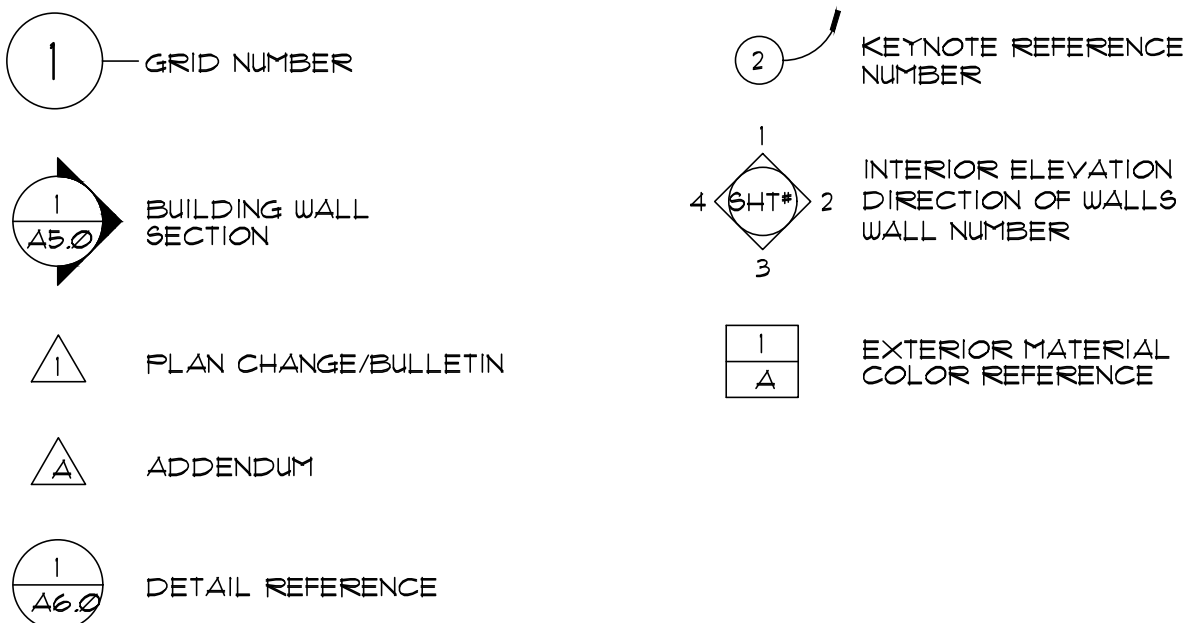
Sheet No.:

T100

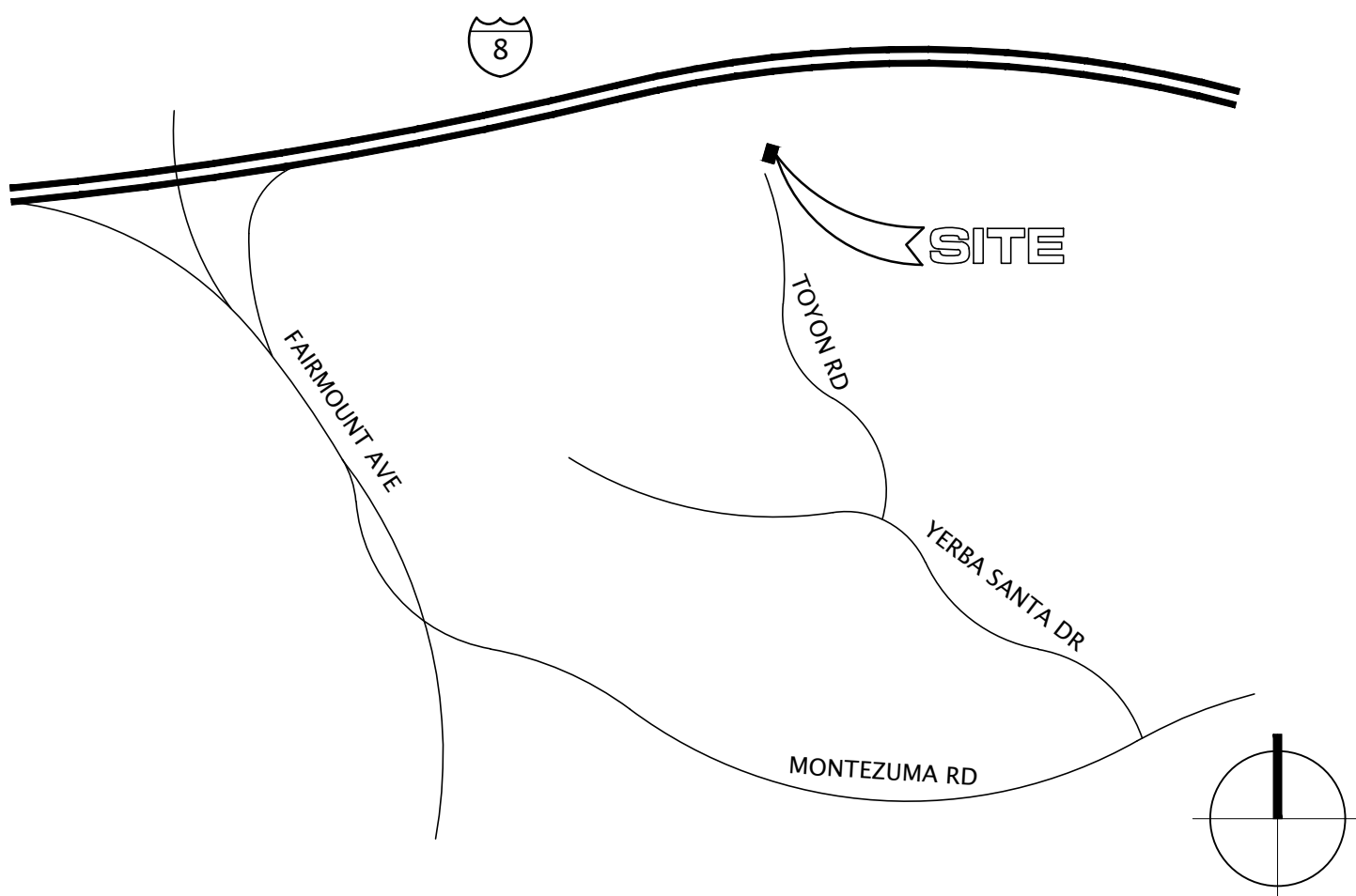
Abbreviations

A/C	AIR CONDITIONING	F.O.M.	FACE OF MASONRY
A.C.	ASPHALTIC CONCRETE	F.O.S.	FACE OF STUD
AFF.	ABOVE FINISH FLOOR	F.S.	FINISH SURFACE
ALUM.	ALUMINUM	G.I.	GALVANIZED IRON
A.S.R.	AUTOMATIC SPRINKLER RISER	M.O.	MASONRY OPENING
BLK.	BLOCK	MTR.	METER
BLDG.	BUILDING	N.I.C.	NOT IN CONTRACT
		N.T.S.	NOT TO SCALE
CB.	CATCH BASIN	O/	OVER
C.J.	CONTROL JOINT	O.C.	ON CENTER
C.L.	CENTER LINE	O.D.	OVERFLOW DRAIN
CLG.	CEILING	O.S.	OVERFLOW SCUPPER
CLR.	CLEAR	OPP.	OPPOSITE
COL.	COLUMN		
CONC.	CONCRETE	P.L.	PROPERTY LINE
CONT.	CONTINUOUS	P.O.C.	POINT OF CONNECTION
C.T.	CERAMIC TILE		
D.S.	DOWN SPOUT	R.D.	ROOF DRAIN
E.D.F.	ELECTRIC DRINKING FOUNTAIN	SIM.	SIMILAR
E.J.	EXPANSION JOINT	T.C.	TOP OF CONCRETE
E.W.C.	ELECTRIC WATER COOLER	T.M.	TOP OF MASONRY
EXP.	EXPOSED	T.P.	TOP OF PARAPET
F.D.	FLOOR DRAIN	T.S.	TOP OF SHEATHING
F.G.	FINISH GRADE	TYP.	TYPICAL
F.H.	FIRE HYDRANT	W/	WITH
FIN.	FINISH	W.H.	WATER HEATER
FLR.	FLOOR	WTR.	WATER

Symbols



Vicinity Map



Project Data

PROJECT CODE INFORMATION:

TYPE OF CONSTRUCTION:	TYPE V-B
TYPE OF OCCUPANCY:	R-3
BUILDING CODE:	CBC 2019, CRC 2019
GOVERNING AGENCY:	CITY OF SAN DIEGO
ZONING:	RS-1-1
YEAR CONSTRUCTED:	N/A
F.A.R. (ALLOWED):	0.45 (13,221 SF.)
F.A.R. (PROPOSED):	0.19 (5,502 SF.)
COVERAGE:	25% MAX.
GEOLOGIC HAZARD CAT.:	52

APPLICABLE BUILDING CODES:

2019 CALIFORNIA BUILDING CODE
2019 CALIFORNIA RESIDENTIAL CODE
2019 CALIFORNIA ELECTRICAL CODE
2019 CALIFORNIA MECHANICAL CODE
2019 CALIFORNIA PLUMBING CODE
2019 CALIFORNIA FIRE CODE
2019 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN)
2019 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS

LEGAL DESCRIPTION:

PORTION OF LOT 27, MAP 2823

SITE ADDRESS:

5665 TOYON RD.
SAN DIEGO, CA 92115

ASSESSOR'S PARCEL NUMBER:

461-430-01-00

LOT SIZE:

29,380 SF.

Scope of Work

CONSTRUCTION OF 1 NEW RESIDENTIAL UNIT & ADU

- (N) 2-STORY RESIDENCE.
- (N) ADU OVER (N) DETACHED 2-CAR GARAGE.
- SITE IMPROVEMENTS INCLUDING NEW LANDSCAPING, AND RETAINING WALLS.

FLOOR AREAS:

SQUARE FOOTAGE SUMMARY

(N) SFR:	
MAIN LEVEL	2,404 SF
LOWER LEVEL	1,930 SF
(N) ADU:	552 SF
(N) DETACHED GARAGE:	556 SF
TOTAL (OVERALL):	5,502 SF

Sheet Index

SHT. NO.:

T100
S100
S101

SHEET TITLE:

TITLE SHEET
SITE PLAN - OVERALL
SITE PLAN - ENLARGED
A101 FLOOR PLAN - MAIN LEVEL
A102 FLOOR PLAN - LOWER LEVEL / ADU.
A103 ROOF PLAN
A104 EXTERIOR ELEVATIONS
A105 EXTERIOR ELEVATIONS
A106 SECTIONS
A107 SECTIONS
A108 PROJECT RENDERING(S)
C-1 GRADING PLAN
C-2 EARTHWORK CUT / FILL
C-3 SLOPE ANALYSIS
L-1 LANDSCAPE DEVELOPMENT PLAN
L-2 BRUSH MANAGEMENT PLAN

MHPA ENCROACHMENT ANALYSIS:

LOT SIZE:	29,380 S.F. (.67 AC.)
AREA OF MHPA:	24,161 S.F. (.55 AC.)
DEVELOP. AREAS:	
STRUCT. FOOTPRINT (LWR LVL + GARAGE):	2,546 S.F.
HARDSCAPE / DECKS:	1,082 S.F.
DRIVEWAY:	352 S.F.
TOTAL DEV. AREA:	3,980 S.F.
ENCROACHMENT INTO MHPA:	16% (3,980 S.F. / 24,161 S.F.)

PROJECT SUMMARY:

ADDRESS:	5665 TOYON RD. SAN DIEGO, CA 92115
APN:	461-430-07-00
LOT SIZE:	29,380 S.F. (.67 AC.)
ZONING:	RS-1-1
F.A.R.:	0.45 = 13,221 S.F.
F.A.R. PROPOSED:	0.19 = 5,502 S.F.
SETBACKS:	
FRONT:	25'
SIDE:	12'-4" = 0.08 X LOT WIDTH
REAR:	25'
HEIGHT LIMIT:	24' / 30'

FIRE ACCESS PLAN NOTES:

- ALL REQUIRED HOSE PULLS ARE SHOWN TO REACH ALL PORTIONS OF THE EXTERIOR OF THE BUILDING(S) PER POLICY A-14-1. HOSE PULL IS MEASURED FROM THE FIRE APPARATUS (ENGINE) WHEN THE FIRE ENGINE IS IN A FIRE ACCESS ROAD/LANE. HOSE PULL CAN BE MEASURED FROM MULTIPLE LOCATIONS WITHIN THE ACCESS ROAD/LANE. THE HOSE PULLS MUST CONNECT OR OVERLAP TO SHOW COMPLETE COVERAGE. FOR A SPRINKLERED BUILDING(S); THE MAXIMUM HOSE PULL IS 200'. FOR NON-SPRINKLERED BUILDING(S); THE MAXIMUM HOSE PULL IS 150'. CHANGE IN VERTICAL ELEVATION MUST ALSO BE ACCOUNTED FOR.
- ALL EXISTING AND/OR PROPOSED FIRE HYDRANTS WITHIN 600 OF THE PROJECT SITE AND A 300' RADIUS OVERLAY SHALL BE SHOWN TO ENCOMPASS ALL PORTIONS OF ALL STRUCTURES AS PART OF SUBMITTED PROJECT. SD ORDINANCE 17927.
- LIGHTING OF ALL DEVELOPED AREAS ADJACENT TO THE MHPA SHOULD BE DIRECTED AWAY FROM THE MHPA. WHERE NECESSARY, DEVELOPMENT SHOULD PROVIDE ADEQUATE SHIELDING WITH NON-INVASIVE PLANT MATERIALS (PREFERABLY NATIVE), BERMING, AND/OR OTHER METHODS TO PROTECT THE MHPA AND SENSITIVE SPECIES FROM NIGHT LIGHTING. PLEASE SEE MUNICIPAL CODE §142.0740 FOR FURTHER INFORMATION IF NEEDED.

LEGEND:

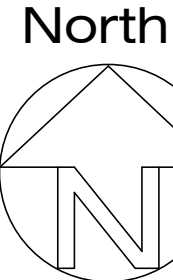
R.D.	ROOF DRAIN
T	TRASH BIN
R	RECYCLE BIN
P.L.	PROPERTY LINE
R.W.	RETAINING WALL

NOTES:

- PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER FHPS.
- NO TRANSIT STOPS IN VICINITY, PRIVATE DEVELOPMENT
- NO FIRE HYDRANTS WITHIN 600.

Proposed 2-Story
Single Family Residence

Proposed Accessory
Dwelling Unit Over Proposed
Detached Garage



Site Plan - Overall

SCALE
1" = 20'-0"

1

Project Title:

VOLEN
RESIDENCE
5665 Toyon Rd.
San Diego, CA

New Single
Family
Residence

SITE
DEVELOPMENT
PERMIT

Client / Developer:

MR. JOSHUA VOLEN
873 SAN ANTONIO PLACE
SAN DIEGO, CA 92106
TEL. (916) 225-0693

Revisions:

1ST SUBMITTAL
04.02.2021

2ND SUBMITTAL
12.31.2021

Sheet Title:

Site Plan
Overall

Signatures:

Drawings Prepared By:

D. Ballerino
Dominic F. Ballerino

Project No.:

20022

Drawn By:

DB

Checked By:

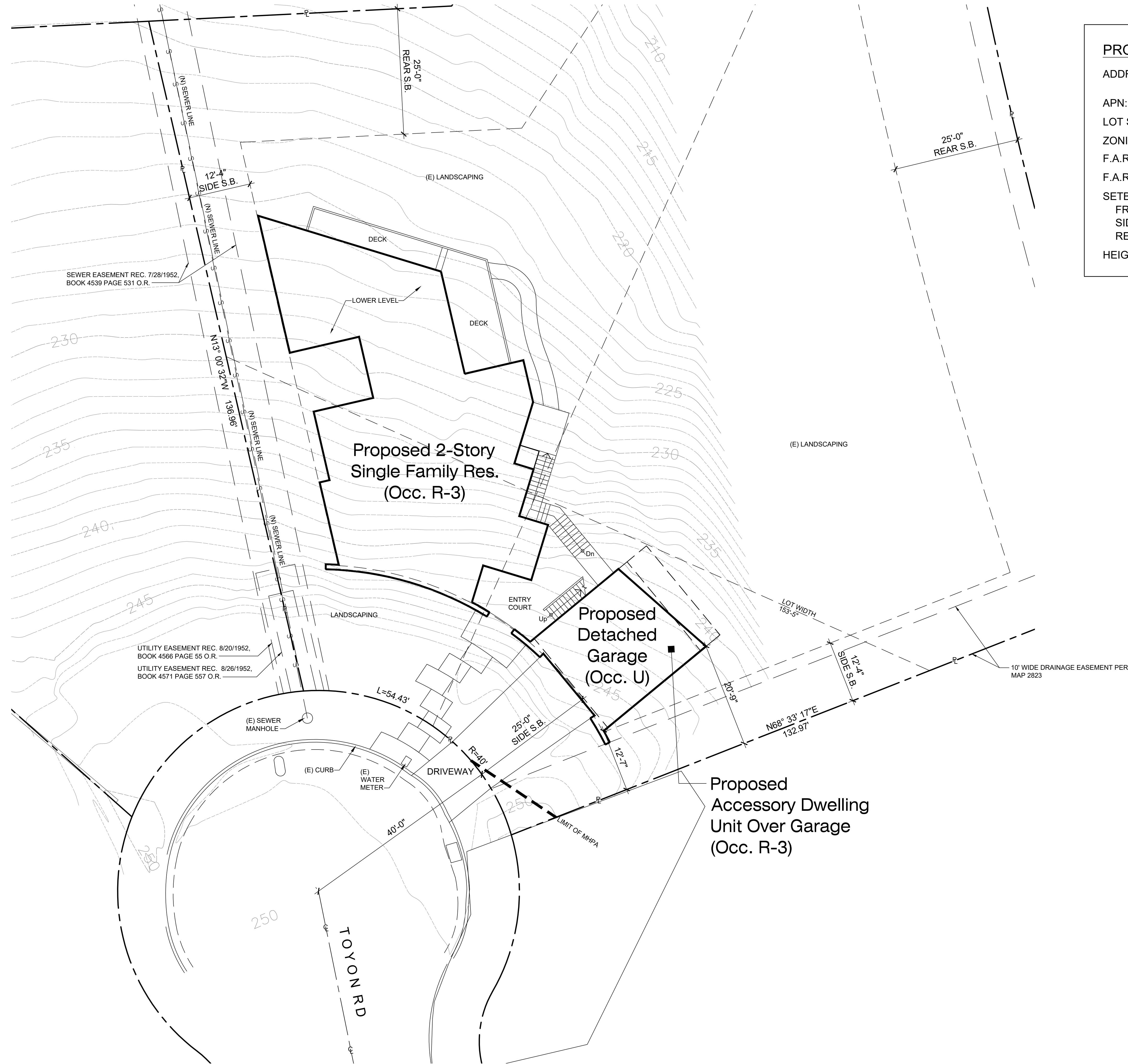
DB

Date:

04.02.2021

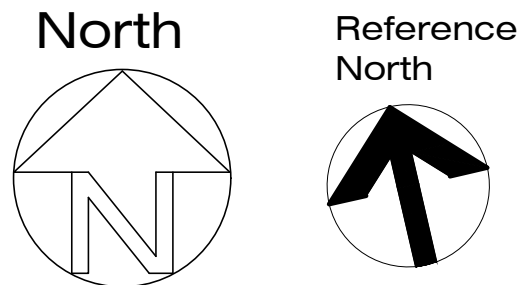
Sheet No.:

SP100



PROJECT SUMMARY:	
ADDRESS:	5665 TOYON RD. SAN DIEGO, CA 92115
APN:	461-430-07-00
LOT SIZE:	29,380 S.F. (.67 AC.)
ZONING:	RS-1-1
F.A.R.:	0.45 = 13,221 S.F.
F.A.R. PROPOSED:	0.19 = 5,502 S.F.
SETBACKS:	
FRONT:	25'
SIDE:	12'-4" = 0.08 X LOT WIDTH
REAR:	25'
HEIGHT LIMIT:	24' / 30'

LEGEND:	
R.D.	ROOF DRAIN
T	TRASH BIN
R	RECYCLE BIN
P.L.	PROPERTY LINE
R.W.	RETAINING WALL



Project Title:
**VOLEN
RESIDENCE**
5665 Toyon Rd.
San Diego, CA

**New Single
Family
Residence**

**SITE
DEVELOPMENT
PERMIT**

Client / Developer:
MR. JOSHUA VOLEN
873 SAN ANTONIO PLACE
SAN DIEGO, CA 92106
TEL. (916) 225-0693

Revisions:

1ST SUBMITTAL
04.02.2021

2ND SUBMITTAL
12.31.2021

Sheet Title:
**Site Plan
Enlarged**

Signatures:

Drawings Prepared By:
D. Ballerino
Dominic F. Ballerino

Project No.: 20022

Drawn By: DB Checked By: DB

Date: 04.02.2021

Sheet No.: SP101

VOLEN
RESIDENCE
Toyon Rd.
San Diego, CA

New Single
Family
Residence

SITE DEVELOPMENT PERMIT

MR. JOSHUA VOLEN
373 SAN ANTONIO PLACE
SAN DIEGO, CA 92106
TEL. (916) 225-0693

PLANCHECK CORRECTIONS
06.17.2020

PLANCHECK CORRECTIONS
07.07.2020

PLANCHECK CORRECTIONS
07.14.2020

REVISIONS – BATH & DOORS
08.27.2020

MAIN FLOOR

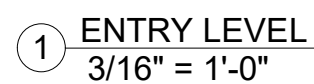
MAIN FLOOR PLAN

Drawings Prepared
By: D. Ballerino
Dominic F. Ballerino

20022
Checked
Drawn By: By:

04.02.2021

A101



Project Title:

VOLEN
RESIDENCE
Toyon Rd.
San Diego, CANew Single
Family
ResidenceSITE
DEVELOPMENT
PERMIT

Client / Developer:

MR. JOSHUA VOLEN
873 SAN ANTONIO PLACE
SAN DIEGO, CA 92106
TEL. (916) 225-0693

Revisions:

PLAN CHECK CORRECTIONS
06.17.2020 1PLAN CHECK CORRECTIONS
07.07.2020 2PLAN CHECK CORRECTIONS
07.14.2020 3REVISIONS - BATH & DOORS
08.27.2020 4

Sheet Title:

LOWER FLOOR
PLAN

Signatures:

Drawings Prepared
By:*D. Ballerino*
Dominic F. Ballerino

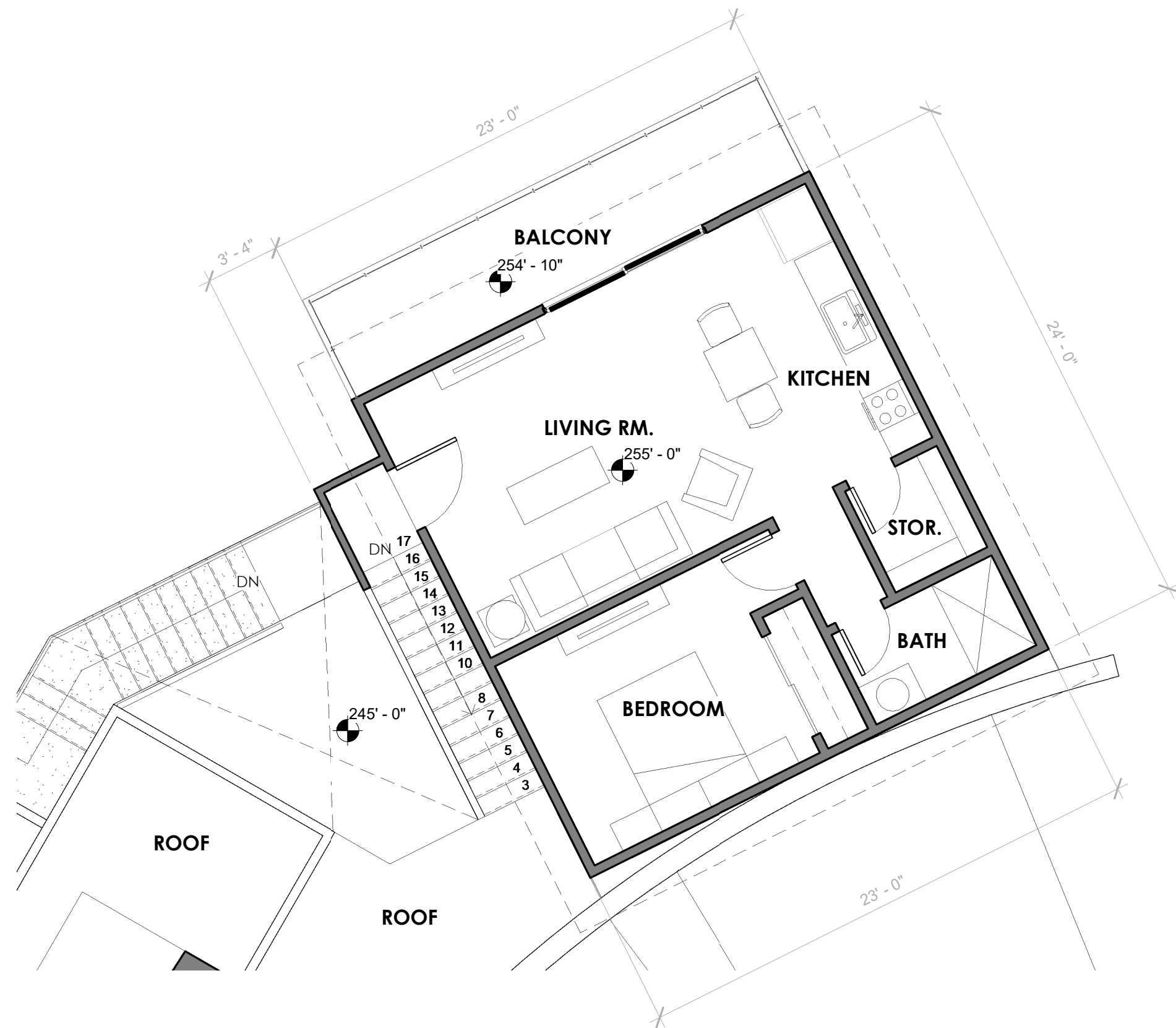
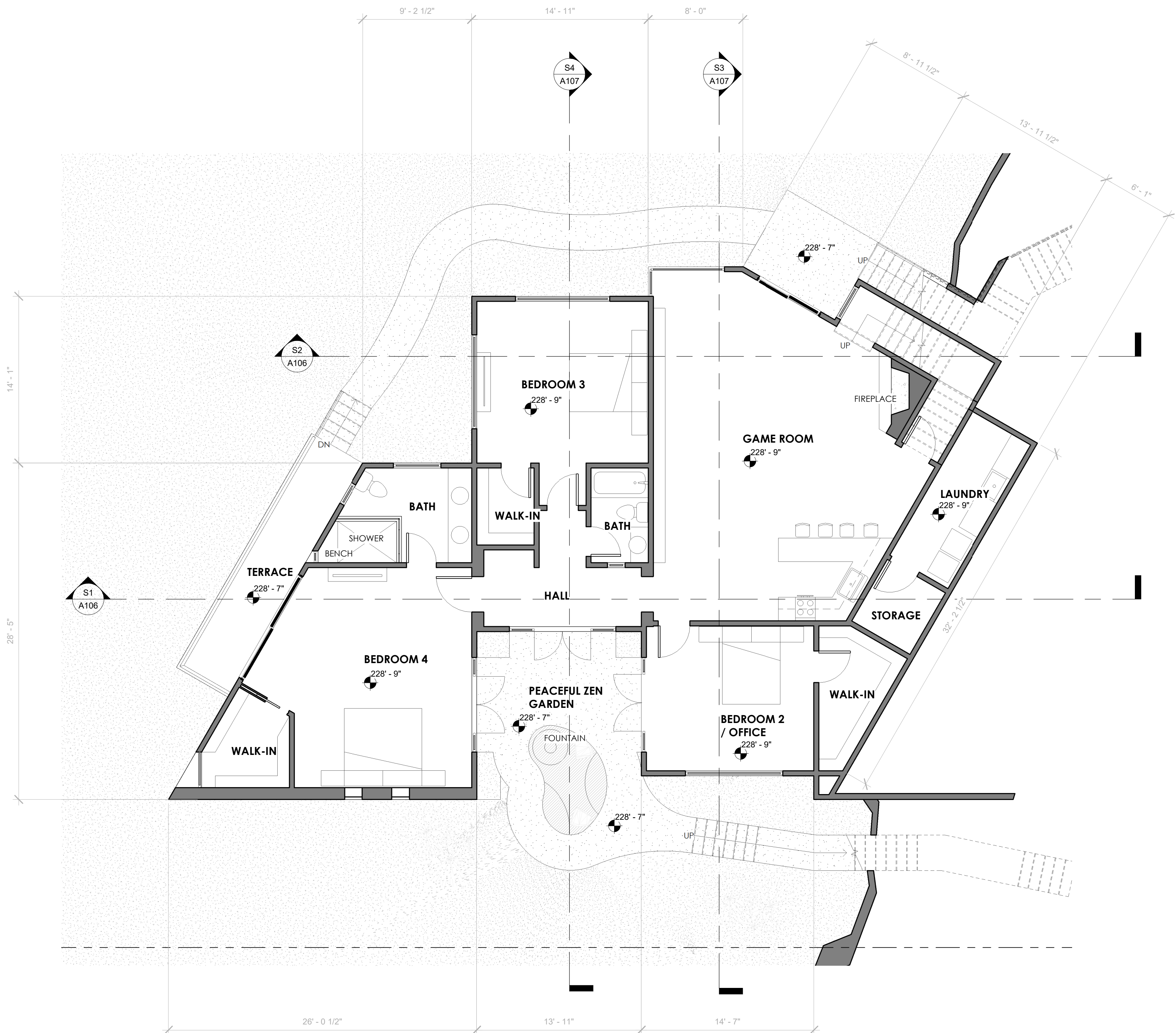
Project No.: 20022

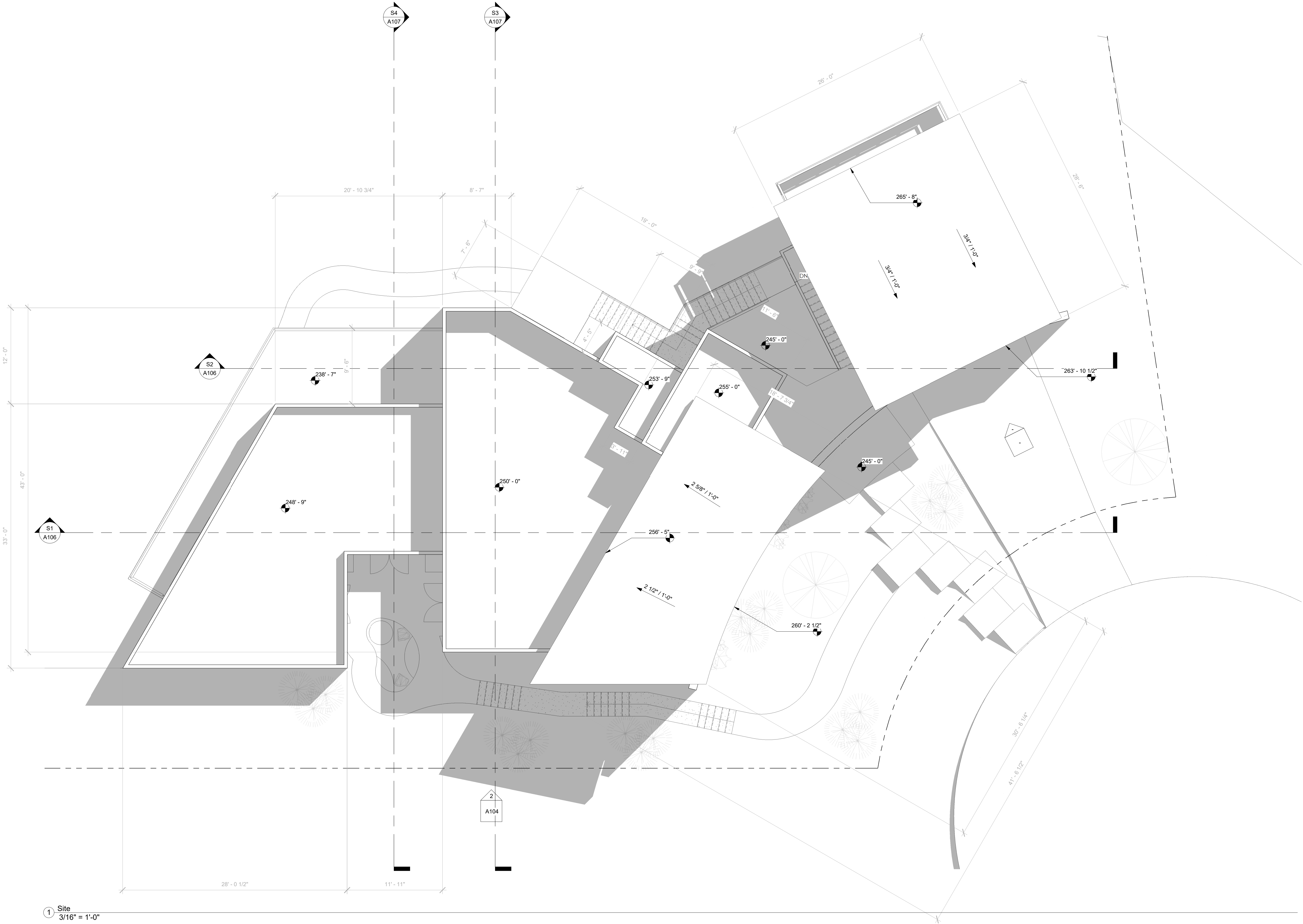
Drawn By: Checked By:

Date: 04.02.2021

Sheet No.:

A102

2 SECOND FLOOR
3/16" = 1'-0"1 LOWER FLOOR
3/16" = 1'-0"



1 Site
3/16" = 1'-0"

Ballerino Design Associates, LLC
PO BOX 122693
SAN DIEGO, CA 92162-2693
858.216.5311 TEL
WWW.BALLERINODESIGN.COM

Project Title:
VOLEN
RESIDENCE
Toyon Rd.
San Diego, CA

New Single
Family
Residence

SITE
DEVELOPMENT
PERMIT

Client / Developer:
MR. JOSHUA VOLEN
873 SAN ANTONIO PLACE
SAN DIEGO, CA 92106
TEL. (916) 225-0693

Revisions:		
PLAN CHECK	CORRECTIONS	1
06.17.2020		
PLAN CHECK	CORRECTIONS	2
07.07.2020		
PLAN CHECK	CORRECTIONS	3
07.14.2020		
REVISIONS - BATH & DOORS		4
08.27.2020		

Sheet Title:
ROOF PLAN

Signatures:

Drawings Prepared
By:
D. Ballerino
Dominic F. Ballerino

Project No.: 20022
Checked
By:

Date: 04.02.2021

Sheet No.:
A103

Project Title:

VOLEN
RESIDENCE
Toyon Rd.
San Diego, CANew Single
Family
ResidenceSITE
DEVELOPMENT
PERMIT

Client / Developer:

MR. JOSHUA VOLEN
873 SAN ANTONIO PLACE
SAN DIEGO, CA 92106
TEL. (916) 225-0693

Revisions:

PLAN CHECK CORRECTIONS
06.17.2020 1PLAN CHECK CORRECTIONS
07.07.2020 2PLAN CHECK CORRECTIONS
07.14.2020 3REVISIONS - BATH & DOORS
08.27.2020 4

Sheet Title:

ELEVATIONS

Signatures:

Drawings Prepared

By: *D. Ballerino*
Dominic F. Ballerino

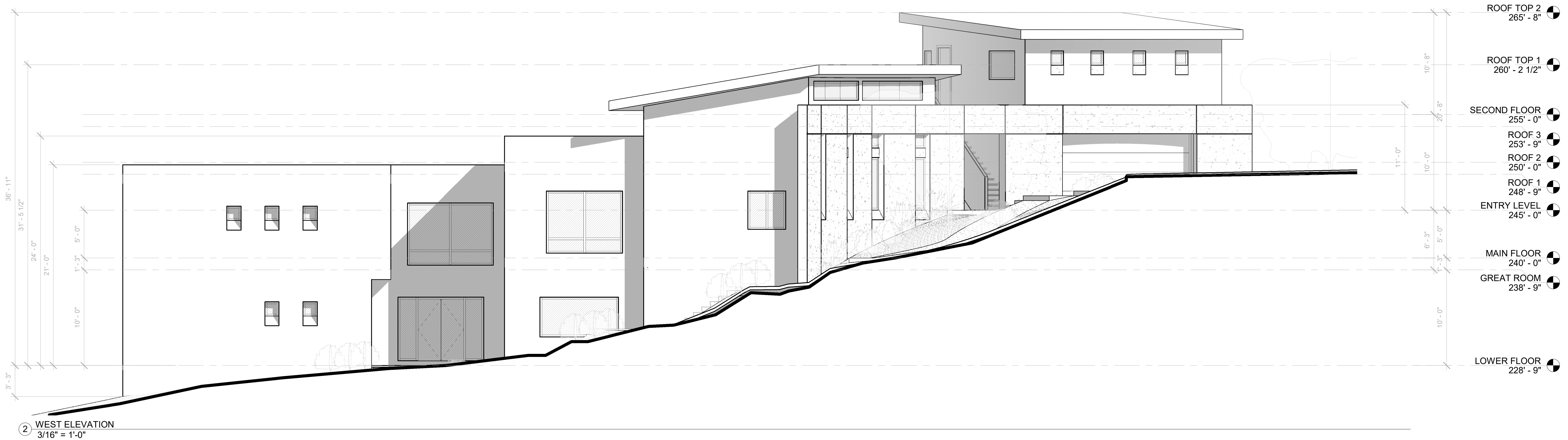
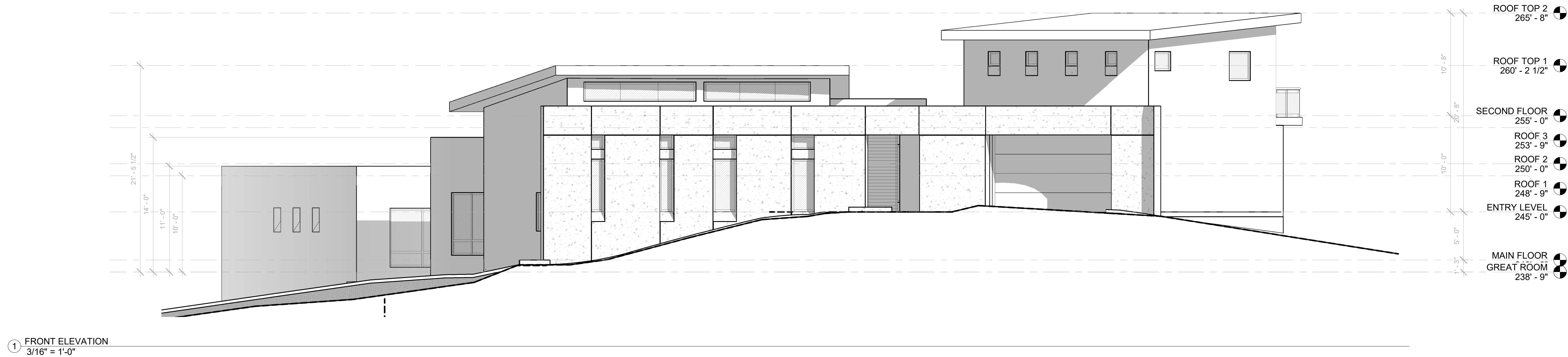
Project No.: 20022

Checked
Drawn By: By:

Date: 04.02.2021

Sheet No.:

A104





1 BACK ELEVATION
3/16" = 1'-0"



2 EAST ELEVATION
3/16" = 1'-0"

Bda

BALLERINO DESIGN
ASSOCIATES, LLC
P.O. BOX 122089
SAN DIEGO, CA 92162-2089
TEL. 619.216.5341 TEL. 858.216.5341
WWW.BALLERINODESIGN.COM

Project Title:

VOLEN
RESIDENCE
Toyon Rd.
San Diego, CA

New Single
Family
Residence

SITE
DEVELOPMENT
PERMIT

Client / Developer:

MR. JOSHUA VOLEN
873 SAN ANTONIO PLACE
SAN DIEGO, CA 92106
TEL. (916) 225-0693

Revisions:

PLAN CHECK CORRECTIONS
06.17.2020 1

PLAN CHECK CORRECTIONS
07.07.2020 2

PLAN CHECK CORRECTIONS
07.14.2020 3

REVISIONS - BATH & DOORS
08.27.2020 4

Sheet Title:

ELEVATIONS

Signatures:

Drawings Prepared

By: *D. Ballerino*
Dominic F. Ballerino

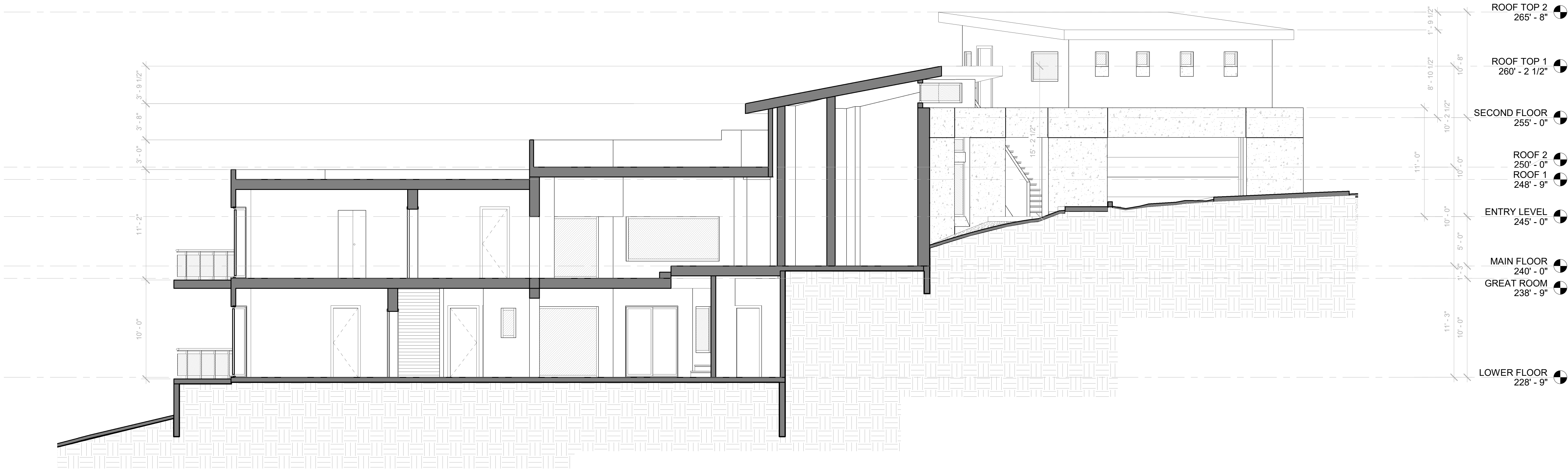
Project No.: 20022

Checked By: *D. Ballerino*

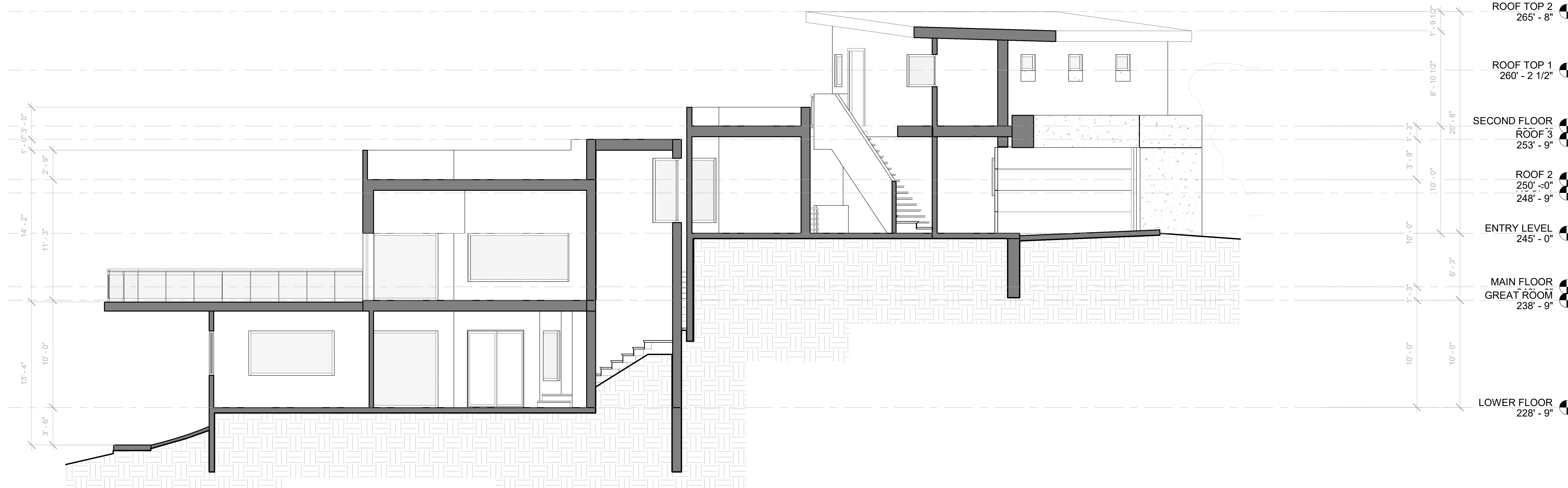
Date: 04.02.2021

Sheet No.:

A105



S-01
3/16" = 1'-0"



S-02
3/16" = 1'-0"

Project Title:
**VOLEN
RESIDENCE**
Toyon Rd.
San Diego, CA

**New Single
Family
Residence**

**SITE
DEVELOPMENT
PERMIT**

Client / Developer:
MR. JOSHUA VOLEN
873 SAN ANTONIO PLACE
SAN DIEGO, CA 92106
TEL. (916) 225-0693

Revisions:		
PLAN CHECK CORRECTIONS	06.17.2020	1
PLAN CHECK CORRECTIONS	07.07.2020	2
PLAN CHECK CORRECTIONS	07.14.2020	3
REVISIONS - BATH & DOORS	08.27.2020	4

Sheet Title:

SECTIONS

Signatures:

Drawings Prepared
By: *D. Ballerino*
Dominic F. Ballerino

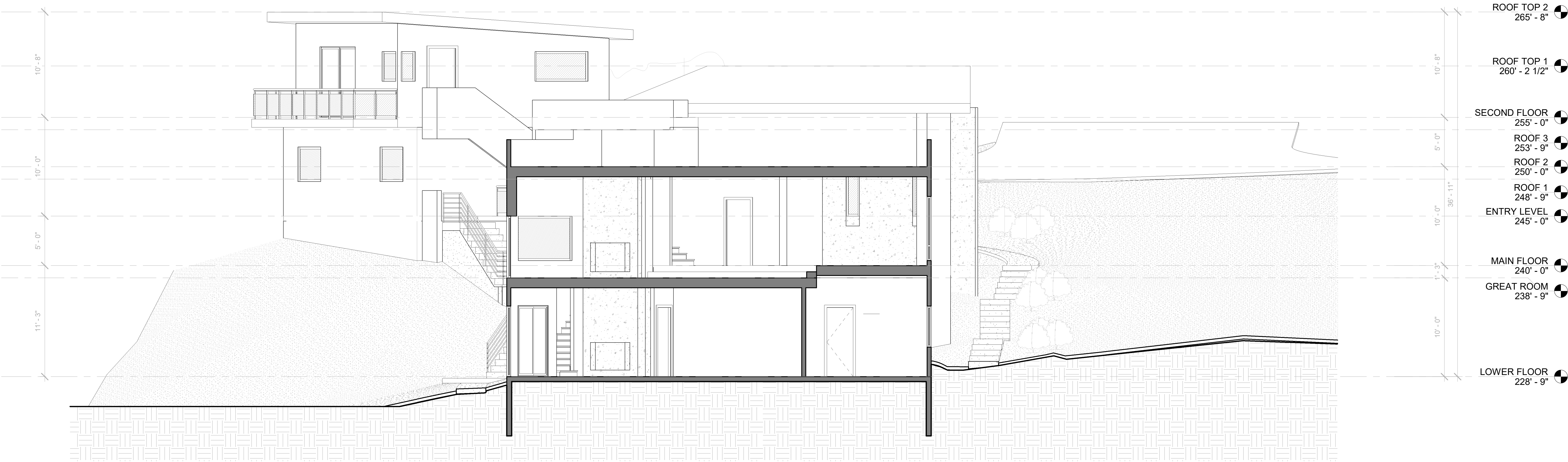
Project No.: 20022
Checked By:

Drawn By:

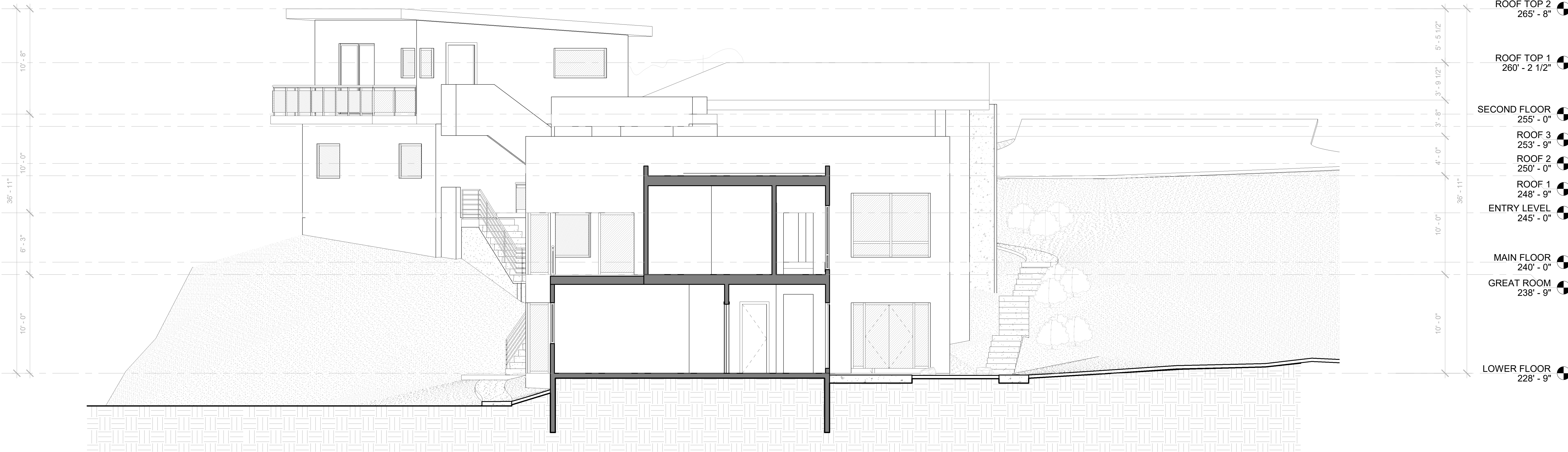
Date: 04.02.2021

Sheet No.:

A106



S-03
3/16" = 1'-0"



S-04
3/16" = 1'-0"

Project Title:
**VOLEN
RESIDENCE**
Toyon Rd.
San Diego, CA

**New Single
Family
Residence**

**SITE
DEVELOPMENT
PERMIT**

Client / Developer:
MR. JOSHUA VOLEN
873 SAN ANTONIO PLACE
SAN DIEGO, CA 92106
TEL. (916) 225-0693

Revisions:		
PLAN CHECK CORRECTIONS	06.17.2020	1
PLAN CHECK CORRECTIONS	07.07.2020	2
PLAN CHECK CORRECTIONS	07.14.2020	3
REVISIONS - BATH & DOORS	08.27.2020	4

Sheet Title:

SECTIONS

Signatures:

Drawings Prepared
By: *D. Ballerino*
Dominic F. Ballerino

Project No.: 20022
Checked By:

Date: 04.02.2021

Sheet No.:

A107



Project Title:
**VOLEN
RESIDENCE**
5665 Toyon Rd.
San Diego, CA

**New Single
Family
Residence**

**SITE
DEVELOPMENT
PERMIT**

Client / Developer:
MR. JOSHUA VOLEN
873 SAN ANTONIO PLACE
SAN DIEGO, CA 92106
TEL. (916) 225-0693

Revisions:

Sheet Title:
**Project
Renderings**

Signatures: _____

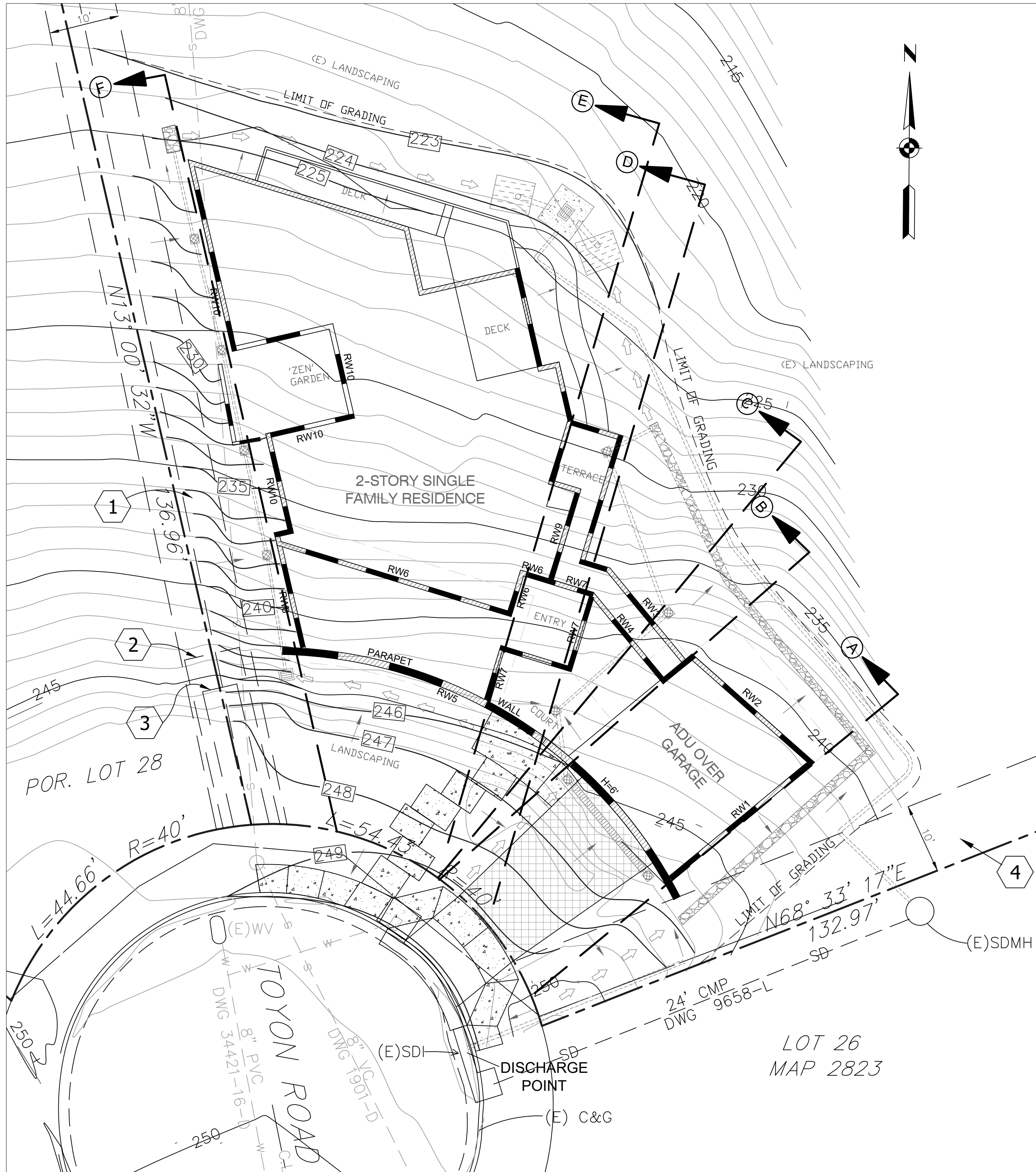
Drawings Prepared By:
D. Ballerino
Dominic F. Ballerino

Project No.: **20022**

Drawn By: **DB** Checked By: **DB**

Date: **04.02.2021**

Sheet No.: **A108**

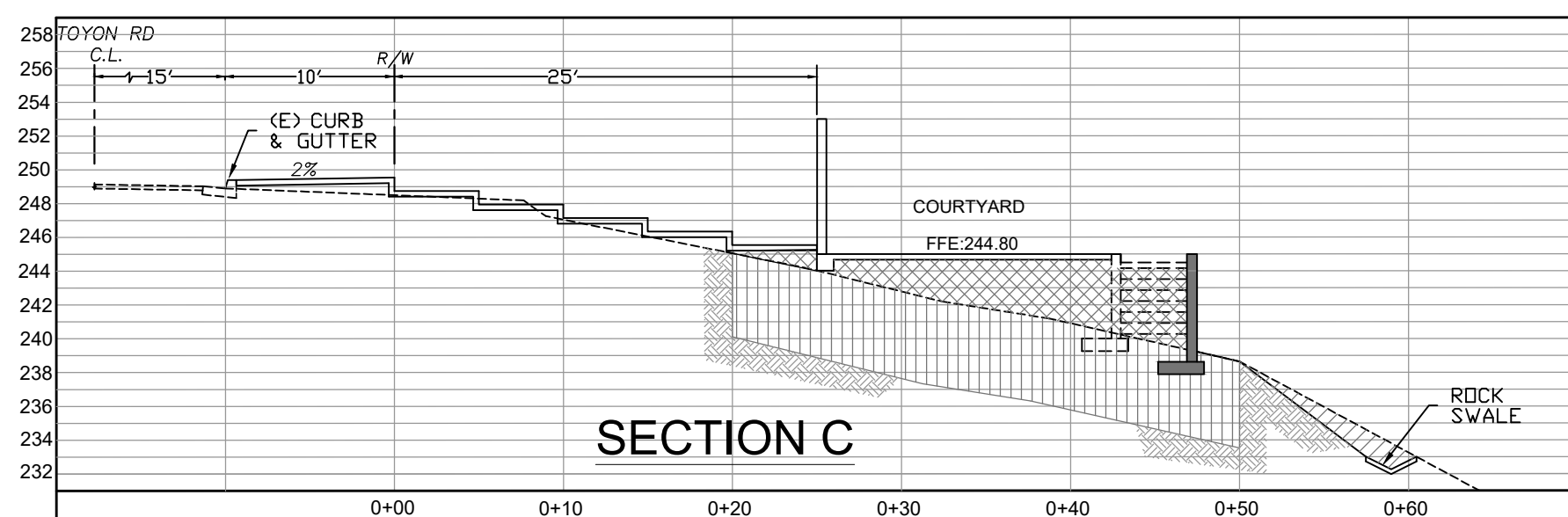
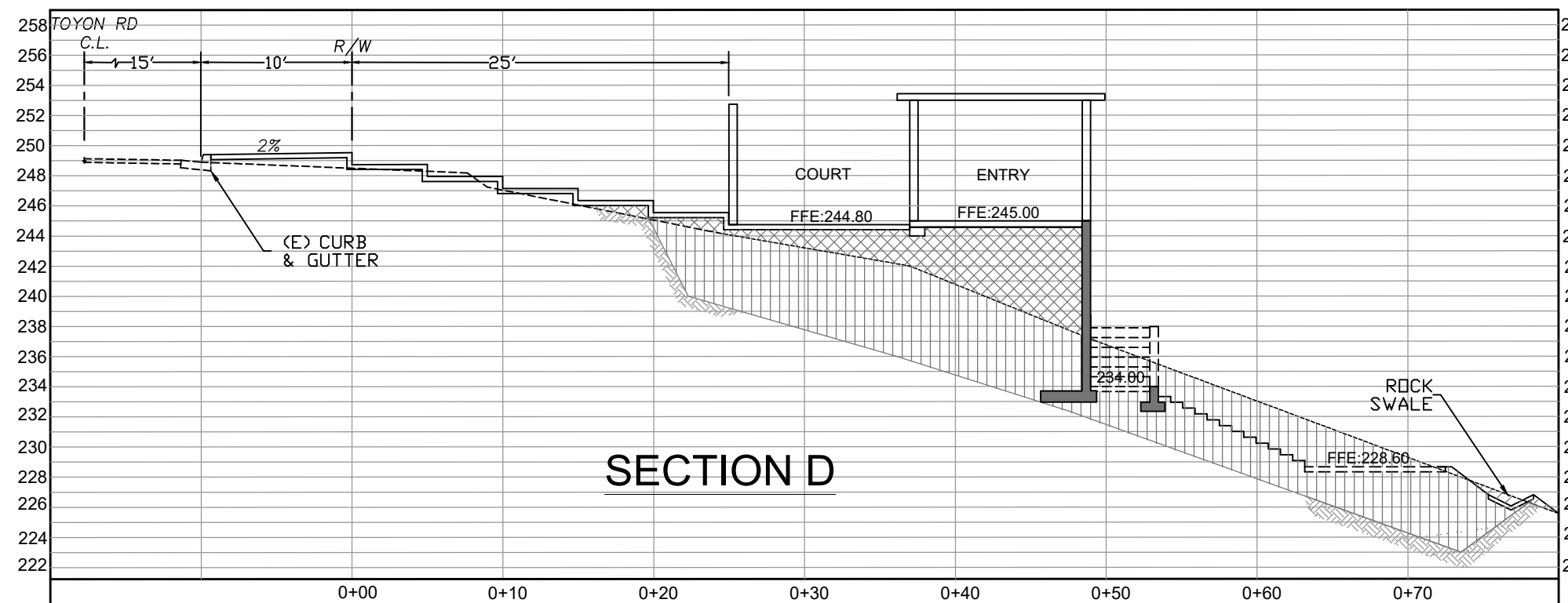
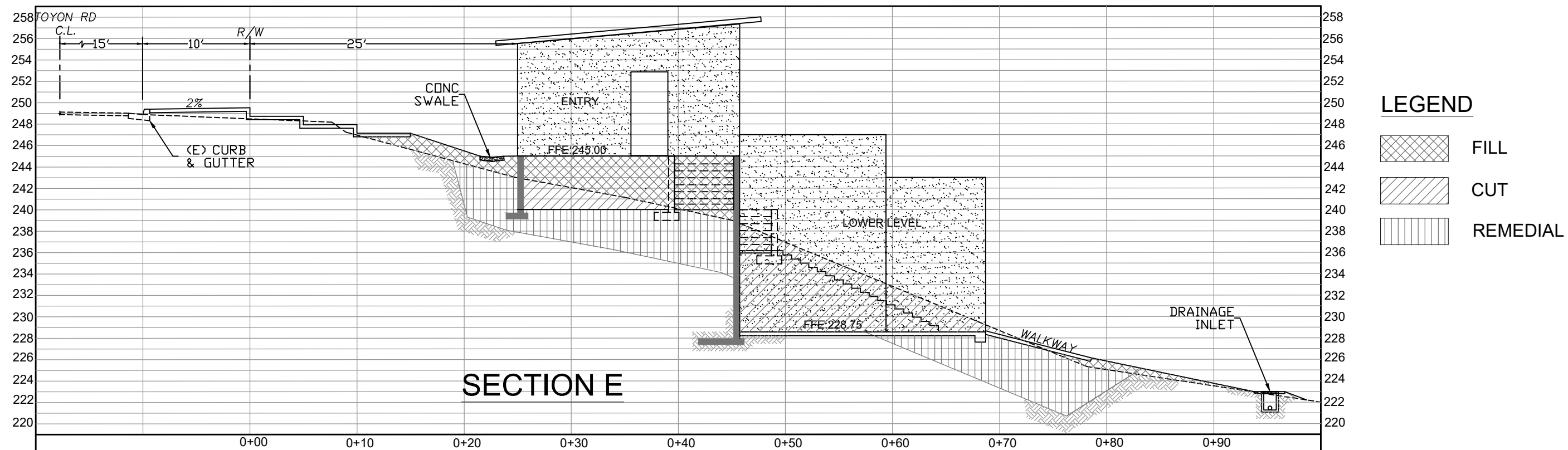
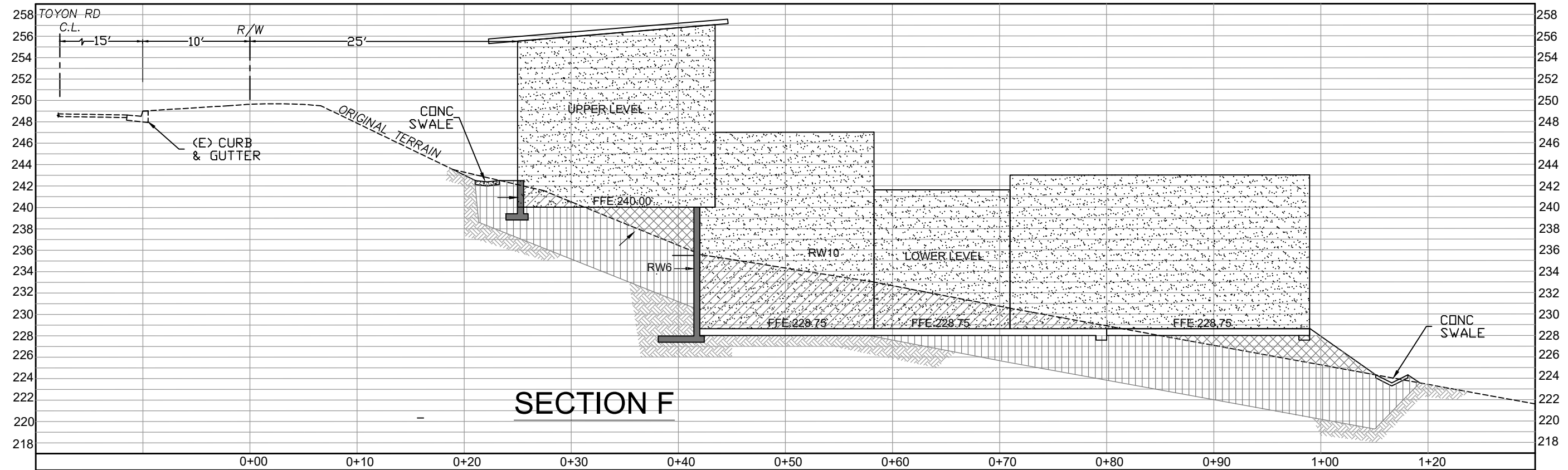
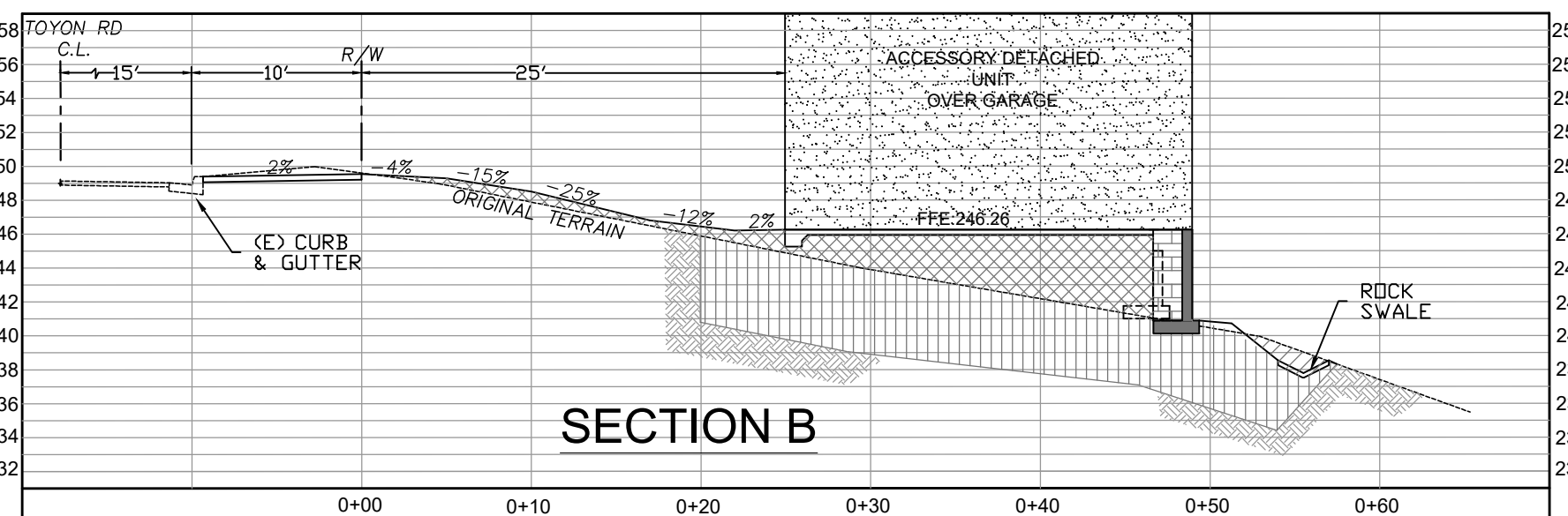
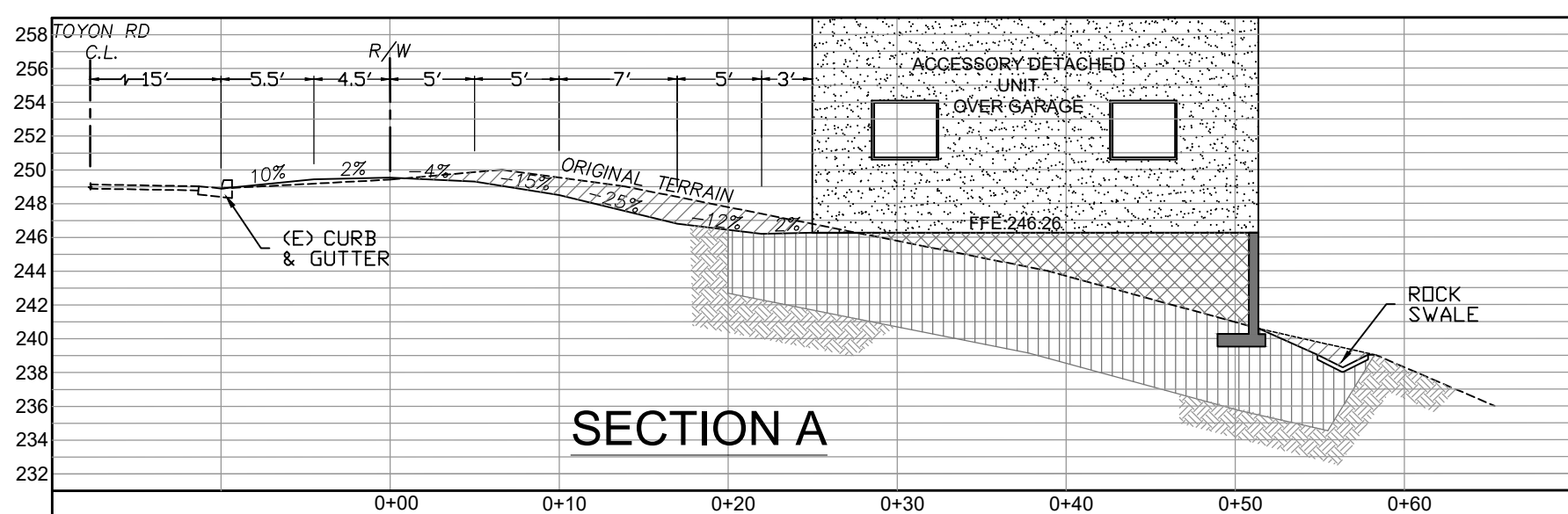


RECORDED EASEMENTS

- 1 10' SEWER EASEMENT
REC. 7/28/1952, BOOK 4539 PAGE 531 O.R.
- 2 UTILITY EASEMENT
REC. 8/20/1952, BOOK 4566 PAGE 55 O.R.
- 3 UTILITY EASEMENT
REC. 8/26/1952, BOOK 4571 PAGE 557 O.R.
- 4 10' WIDE DRAINAGE EASEMENT PER MAP 2823

LAYOUT - EARTHWORK

SCALE: 1"=10'-0"



LEGEND

- FILL
- CUT
- REMEDIAL

SECTION F (CF)		
CUT	FILL	REMEDIAL
143	21	95
143	50	277

SECTION E (CF)		
CUT	FILL	REMEDIAL
126	15	105
126	78	76
126	93	181

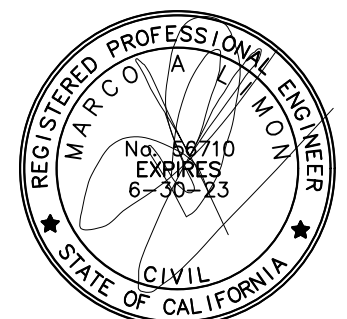
SECTION D (CF)		
CUT	FILL	REMEDIAL
2	2	295
74		
0	76	295

SECTION C (CF)		
CUT	FILL	REMEDIAL
10	64	150
	3	
	67	150

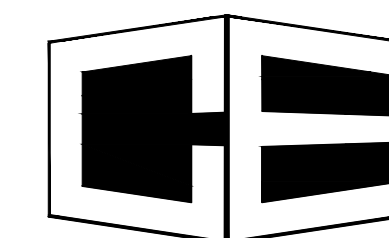
SECTION B (CF)		
CUT	FILL	REMEDIAL
5	77	166
5	77	166

SECTION A (CF)		
CUT	FILL	REMEDIAL
26	59	184
3		
29	59	184

TOTALS (CF)		
CUT	FILL	REMEDIAL
26	59	184



CIVIL ENGINEERING DESIGN BY:



CIVIL ENGINEERING
Consulting Services

P.O. BOX 2158 VALLEY CENTER, CA 92082
PHONE: (760) 235-1176 FAX: (866) 313-8908

Project Title:

VOLEN
RESIDENCE
Toyon Rd.
San Diego, CA

New Single
Family
Residence

SITE
DEVELOPMENT
PERMIT

Client / Developer:

MR. JOSHUA VOLEN
873 SAN ANTONIO PLACE
SAN DIEGO, CA 92106
TEL. (916) 225-0693

Revisions:

Sheet Title:

Earthwork
Cut-Fill Sections

Signatures:

Drawings Prepared By:

D. Ballerino
Dominic F. Ballerino

Project No.:

20022

Drawn By:

SB

Checked By:

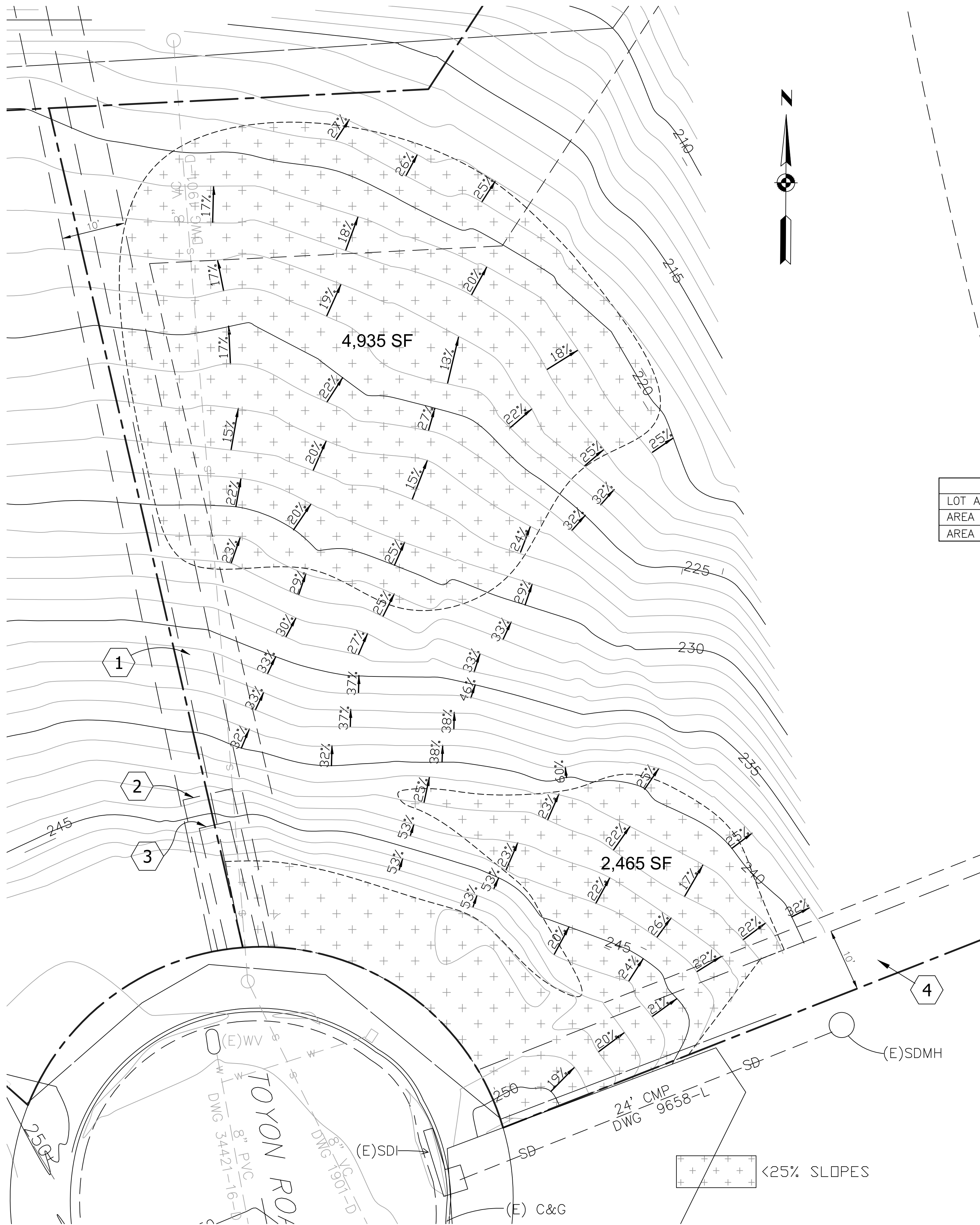
MAL

Date:

04.02.2021

Sheet No.:

C-2

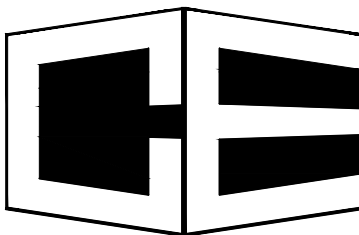
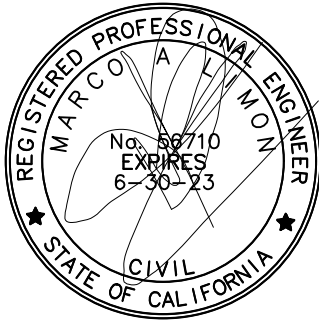


SITE PLAN - SLOPE ANALYSIS
SCALE: 1"=10'-0"

SLOPE ANALYSIS			
LOT AREA:	AREA(SF)	ACRES	
	29,380	0.67	
AREA OF DEVELOPMENT:	8,975	0.20	30%
AREA OF SITE LESS THAN 25% SLOPE:	7,400	0.17	25%

RECORDED EASEMENTS

- 10' SEWER EASEMENT
REC. 7/28/1952, BOOK 4539 PAGE 531 O.R.
- UTILITY EASEMENT
REC. 8/20/1952, BOOK 4566 PAGE 55 O.R.
- UTILITY EASEMENT
REC. 8/26/1952, BOOK 4571 PAGE 557 O.R.
- 10' WIDE DRAINAGE EASEMENT PER MAP 2823



CIVIL ENGINEERING DESIGN BY:
**CIVIL ENGINEERING
Consulting Services**

P.O. BOX 2158 VALLEY CENTER, CA 92082
PHONE: (760) 235-1176 FAX: (866) 313-8908

Bda

BALLERINO DESIGN
ASSOCIATES, LLC
P.O. BOX 122689
SAN DIEGO, CA 92112-2689
TEL. 858.21.65241 TEL.
WWW.BALLERINODESIGN.COM

Project Title:
**VOLEN
RESIDENCE**
Toyon Rd.
San Diego, CA

**New Single
Family
Residence**

**SITE
DEVELOPMENT
PERMIT**

Client / Developer:
MR. JOSHUA VOLEN
873 SAN ANTONIO PLACE
SAN DIEGO, CA 92106
TEL. (916) 225-0693

Revisions:

Sheet Title:

Slope Analysis

Signatures:

Drawings Prepared By:
D. Ballerino
Dominic F. Ballerino

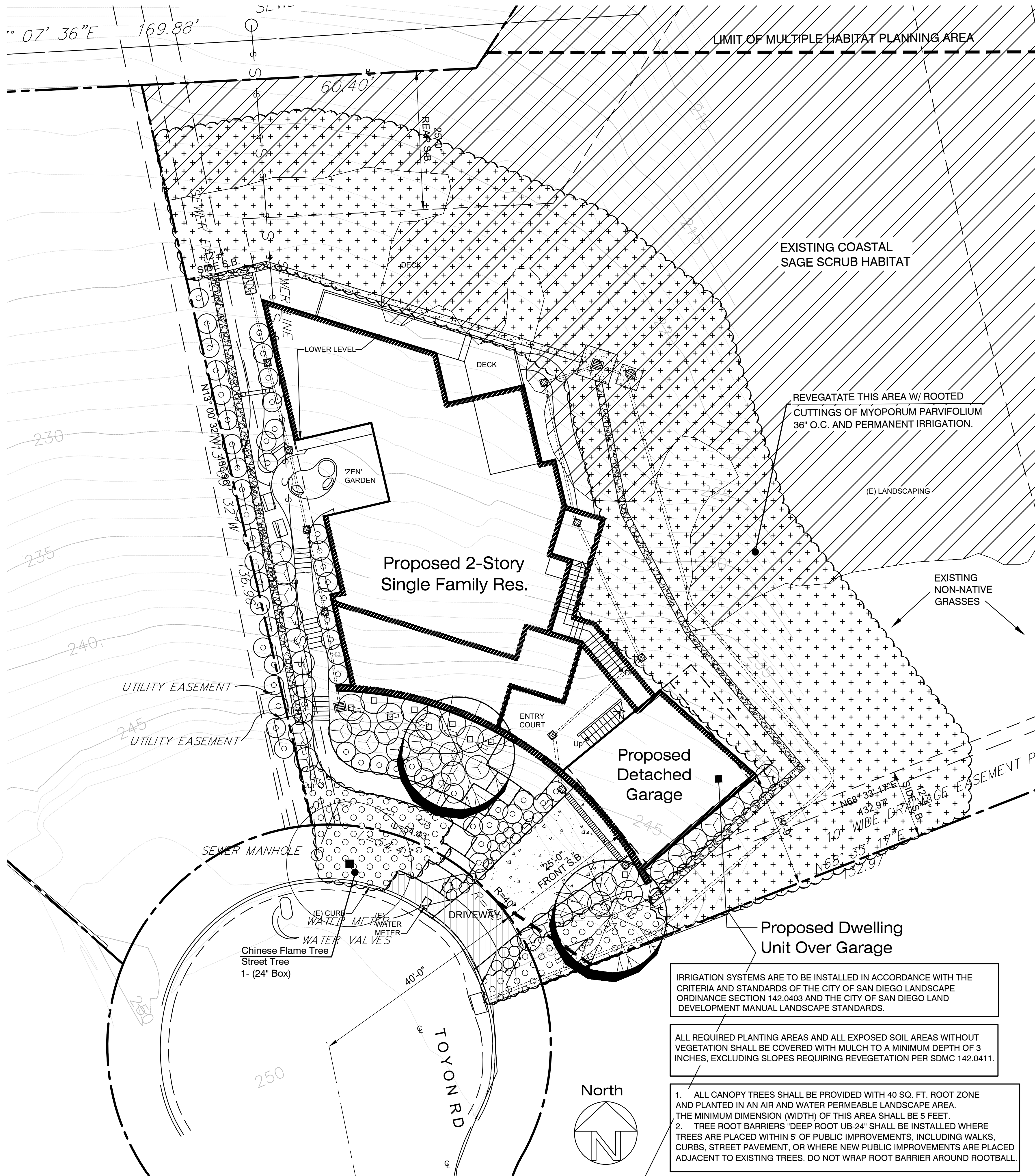
Project No.: 20022

Drawn By: Checked By:

Date: **SB** **MAL**
04.02.2021

Sheet No.:

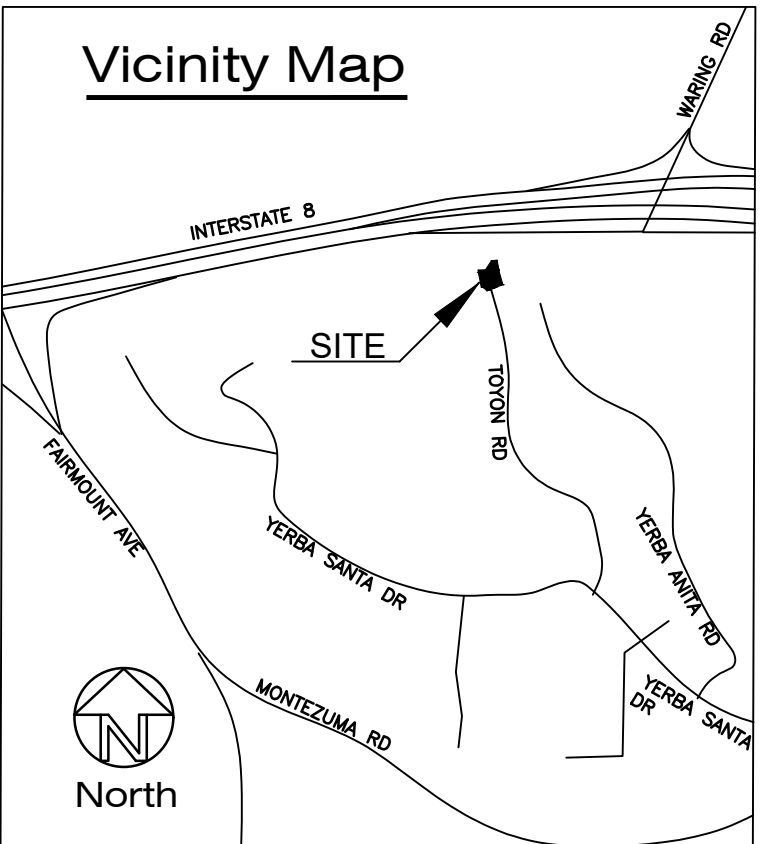
C-3



PLANT LEGEND			
STREET TREE			
SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	MATURE HT X SPD
	KOELREUTERIA BIPINNATA CHINESE FLAME TREE	24" BOX	35'X25'
ACCENT TREE			
	ARBUTUS UNEDO "MARINA" STRAWBERRY TREE	24" BOX	20'X20'
	BAUHINIA BLAKEANA HONG KONG ORCHID TREE	24" BOX	20'X20'
LARGE ACCENT SHRUBS			
	BOTANICAL NAME COMMON NAME	SIZE	MATURE HT X SPD
	LIGUSTRUM TEXANUM TEXAS PRIVET	5 GAL.	5'X5'
	PHORMIUM TENAX NEW ZEALAND FLAX	15 GAL.	4'X6'
	RHAPHIOLEPIS INDICA 'PINK LADY' PINK INDIA HAWTHORN	5 GAL.	4'X4'
MEDIUM ACCENT SHRUBS			
	ANIGOZANTHOS FLAVIDUS KANGAROO PAW	5 GAL.	3'X3'
	CALLISTEMON CIT. 'LITTLE JOHN' DWARF BOTTLEBRUSH	5 GAL.	3'X3'
	MYRTUS COMMUNIS COMPACTA COMPACT MYRTLE	5 GAL.	3'X3'
SMALL ACCENT SHRUBS			
	FESTUCA OVINA BLUE FESCUE	1 GAL.	12"x12"
	NANDINA DOMESTICA 'HARBOUR DWARF' HEAVENLY BAMBOO HYBRID	5 GAL.	18"X18"
	TULBAGHIA VIOLACEA SOCIETY GARLIC	1 GAL.	12"x12"
VINES			
	BOUGAINVILLEA SPP. BOUGAINVILLEA VINE	5 GAL.	4'X4'
	DISTICTIS BUCCINATORIA RED TRUMPET VINE	5 GAL.	6'X2'
GROUND COVER			
	LANTANA "NEW GOLD" NEW GOLD LANTANA	1 GAL.	2'x5' (PLANT 30" O.C. TRIANGULAR SPACING)
SLOPE REVEGETATION			
	MYOPORUM PARVIFOLIUM PROSTRATE MYOPORUM	ROOTED CUTTINGS 12"x6" (PLANT 36" O.C. TRIANGULAR SPACING)	
MINIMUM TREE SEPARATION DISTANCE:			
DRIVEWAYS - 10 FEET TRAFFIC SIGNAL, STOP SIGN - 20 FEET UNDERGROUND UTILITY LINES - 5 FEET (SEWER - 10 FEET) INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) - 25 FEET ABOVE GROUND UTILITY STRUCTURES (TRANSFORMERS, HYDRANTS, POLES, ETC.) - 10 FEET			
ALL PLANTERS SHALL RECEIVE 3" LAYER OF SHREDDED BARK MULCH			

- NOTE:
- 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.
 - AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED FOR PROPER IRRIGATION, DEVELOPMENT AND MAINTENANCE OF THE VEGETATION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED.
 - A RAISED CONCRETE OR OTHER CURB OF AT LEAST 6 INCHES IN HEIGHT WILL BE PROVIDED TO ALL LANDSCAPE AREAS IN OR ADJACENT ALL VUA AREAS FOR PROTECTION FROM VEHICULAR DAMAGE.

- Notes:
- All Landscape and Irrigation shall conform to the standards of the City-Wide Landscape Regulations and the City of San Diego Land Development Manual Landscape Standards and all other Landscape related City and Regional Standards.
 - Maintenance: All required landscape areas shall be maintained by Owner. Landscape and irrigation areas in the public right-of-way shall be maintained by Owner. The landscape areas shall be maintained free of debris and litter, and all plant material shall be maintained in a healthy growing condition. Diseased or dead plant material shall be satisfactorily treated or replaced 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 5 feet, per SDMC 142.0403(b)(5).
 - Trees shall be maintained so that all branches over pedestrian walkways are 6 feet above the walkway grade and branches over vehicular travel ways are 16 feet above the grade of the travel way per the San Diego Municipal Code, Section 142.0403(b)(10).
 - Tree Maintenance: All pruning shall comply with the standards if the American National Standards Institute (ANSI) for tree care operations and the International Society of Arboriculture (ISA) for tree pruning. Topping of trees is not permitted.
 - If any required landscape indicated on the approved construction documents plan 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.



- IRRIGATION SYSTEMS ARE TO BE INSTALLED IN ACCORDANCE WITH THE CRITERIA AND STANDARDS OF THE CITY OF SAN DIEGO LANDSCAPE ORDINANCE SECTION 142.0403 AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS.
- ALL REQUIRED PLANTING AREAS AND ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL BE COVERED WITH MULCH TO A MINIMUM DEPTH OF 3 INCHES, EXCLUDING SLOPES REQUIRING REVEGETATION PER SDMC 142.0411.
- ALL CANOPY TREES SHALL BE PROVIDED WITH 40 SQ. FT. ROOT ZONE AND PLANTED IN AN AIR AND WATER PERMEABLE LANDSCAPE AREA. THE MINIMUM DIMENSION (WIDTH) OF THIS AREA SHALL BE 5 FEET.
 - TREE ROOT BARRIERS "DEEP ROOT UB-24" SHALL BE INSTALLED WHERE TREES ARE PLACED WITHIN 5' OF PUBLIC IMPROVEMENTS, INCLUDING WALKS, CURBS, STREET PAVEMENT, OR WHERE NEW PUBLIC IMPROVEMENTS ARE PLACED ADJACENT TO EXISTING TREES. DO NOT WRAP ROOT BARRIER AROUND ROOTBALL.

TREE NO:
1
2
3

Hutter Designs, Inc.
Landscape Architects
2725 Collier Avenue
San Diego, Ca 92116
T: (619) 337-4044

REGISTERED LANDSCAPE ARCHITECT
STEVEN H. HUTTER
No. 3392
SIGNATURE
DATE
EXP. 3/31/23
STATE OF CALIFORNIA

Project Title:
TOYON ROAD
RESIDENCE
Toyon Rd.
San Diego, CA

New Single
Family
Residence

SITE
DEVELOPMENT
PERMIT

Developer:
JOSHUA VOLEN
SAN DIEGO, CA 92100
TEL. (000) 000-0000

Revisions:
PLANCHECK CORRECTIONS
PLANCHECK CORRECTIONS
PLANCHECK CORRECTIONS

Sheet Title:
Landscape
Development
Plan

Signatures:
Drawings Prepared By:
S. Hutter
Steven H. Hutter
Project No.:
21003
Drawn By:
SH
Checked By:
SH
Date:
3/15/2021
Sheet No.:

L-1

BRUSH MANAGEMENT REQUIREMENTS
(SDMC Section 142.0412).

Any property containing a habitable structure and native or naturalized vegetation is required to provide 100 feet of brush management in two distinct zones: Zone 1 and Zone 2. Special requirements may apply (i.e. pre-1989 development). Check with Fire-Rescue or DSD before you begin brush management work.

Brush Management Zone 1 typically extends 35 feet out from the habitable structure towards flammable vegetation, and occurs on the level portion of a property.

• Zone 1 must be maintained on a regular basis by thinning and pruning trees and plants, controlling weeds, and maintaining irrigation systems.

• No habitable structures are permitted. New construction (i.e. fences, walls, palapas, play structures, gazebos, and decks) must be non-combustible and/or have a minimum 1-hour fire resistance rating. Previously conforming structures (legally constructed prior to ordinance) may remain unless they constitute a distinct danger to life or property.

• Plants should be primarily low-growing (less than 4 feet in height), low-fuel, and fire-resistive.

• All portions of trees, other than the trunk, which extend within ten feet of a structure or the outlet of any chimney, must be cut back.

• Trees adjacent to or overhanging any building must be free of dead wood.

• Roof and rain gutters must be free of leaves, needles, or other dead vegetative growth. Brush Management Zone 2 is the remaining 65 feet that extends beyond Zone 1, typically comprised of undisturbed vegetation on a slope subject to sensitive biological resource protections.

• Zone 2 must be maintained on a regular basis by controlling weeds and removing invasive species. (See back of Bulletin under additional information.)

• Selective thinning and pruning of native and non-native plants is required to reduce the fuel-load. Do not grade or grub native plants, soils or habitats. Non-native plants must be pruned before native plants. See detailed instructions provided in this Bulletin. Violators will be responsible for restoration and mitigation costs as applicable.

• Brush management activity is not allowed March 1 through August 15 in coastal sage scrub, maritime succulent scrub, or coastal sage-chaparral habitats, unless an exception is specifically granted.

• NO structures or permanent irrigation are allowed in Zone 2.
• A permit is required to re-vegetate or reconfigure Brush Management Zone 2. Failure to obtain the required permits could result in costly corrective action.

Brush Management: Brush Management Zone One shall be least flammable and shall typically consist of pavement and permanently irrigated ornamental planting. Zone Two consists of thinned, native or naturalized non-irrigated vegetation.

FPB Policy B-08-1: "Brush management activities are prohibited within coastal sage scrub, maritime succulent shrub, and chaparral habitats during the breeding season of federally protected species, from March 1 to August 15, except where documented to the satisfaction of the City of San Diego that the thinning would be consistent with the conditions of species coverage described in the City of San Diego's MSCP Subarea Plan."

Brush Management Zone One: Zone one shall not encroach into MHPA and areas containing sensitive biological resources / steep hillsides (ESL). Brush Management Zone One is not typically allowed on slopes with a gradient greater than 4:1 (4 horizontal feet to 1 vertical foot) unless the property received Tentative Map Approval before November 15, 1989.

-Plants within Zone One shall be primarily low-growing and less than 4 feet in height with the exception of trees. Plants shall be low-fuel and fire-resistive.

-Trees within Zone One shall be located away from structures to a minimum distance of 10 feet as measured from the structures to the drip line of the tree at maturity.

Structures in Zone One shall be of noncombustible, one-hour fire-rated or Type IV heavy timber construction as defined in the California Building Code. Landscape staff appreciates the proposed structure conforming to SDMC 145.0706.

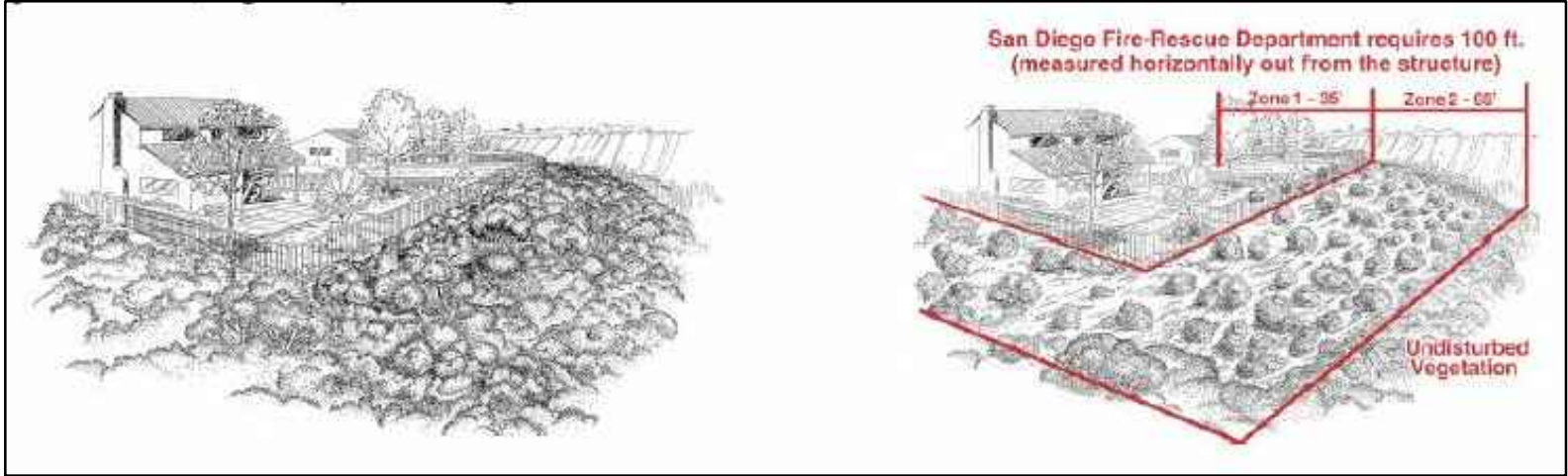
Structures: Previously conforming, legal structures (such as wooden fences, gazebos, decks) within Zone One shall be allowed to remain. However, they must meet the fire-rating criteria per SDMC 142.0412(g)(2) upon repair and/or replacement.

"All Landscaping / Brush Management within the Brush Management Zone(s) as shown on these plans shall be the responsibility of the Owner[. The Brush Management Zone areas shall be maintained free of debris and litter and all plant material shall be maintained in a healthy growing condition."

How to Selectively Thin and Prune Plants and Trees in Zone 2 and Avoid Clearing Sensitive Vegetation in Violation of the Code.

Step 1: Remove.... as much dead wood as you can and invasive species within the Brush Management Zone areas.

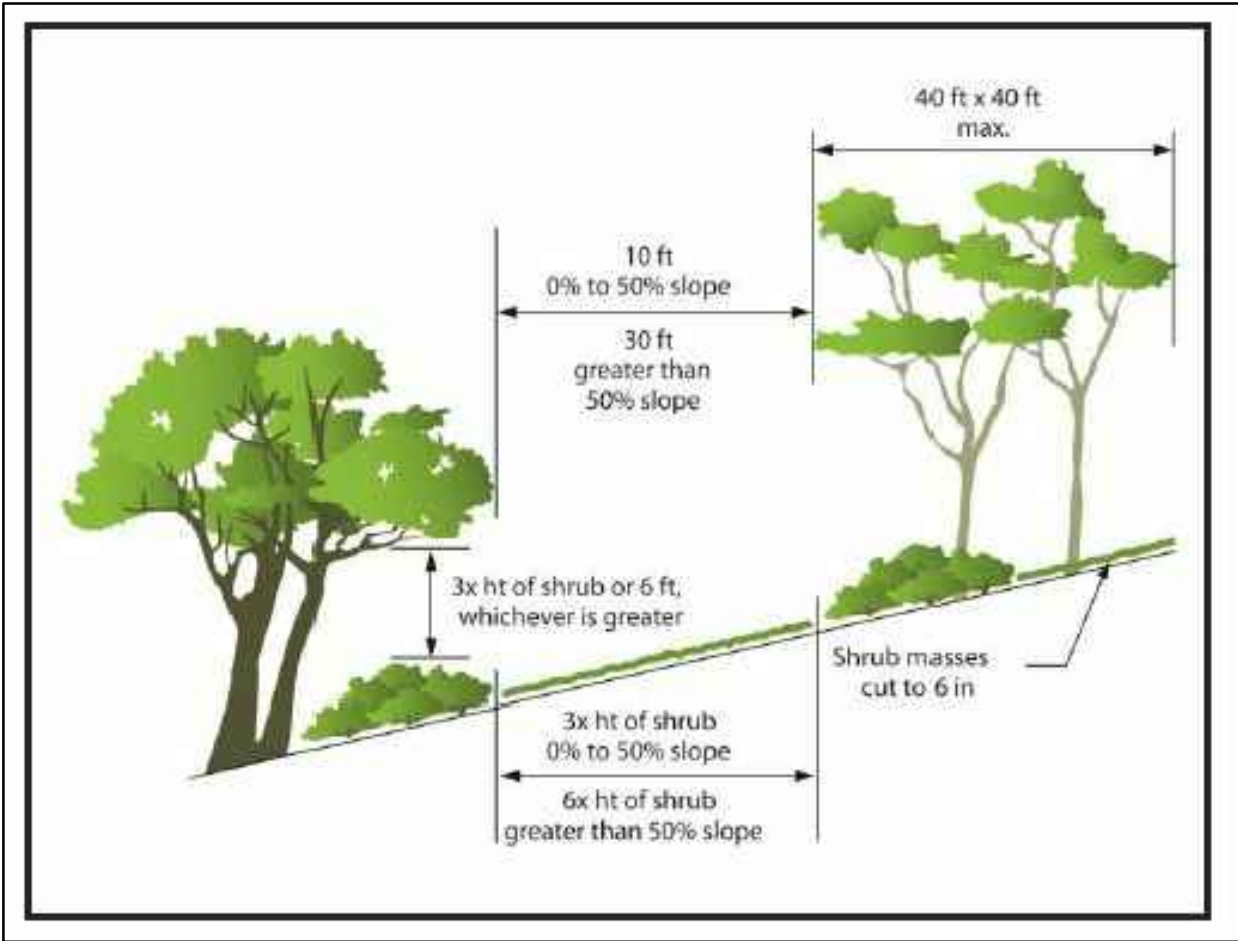
Step 2: Thin.... the entire Zone 2 area. Start by cutting down 50% of the plants over 2 feet in height to a height of 6 inches. Don't go any lower than 6 inches so the roots remain to control soil erosion. The goal is to create a "mosaic" or more natural look, as shown below, so do your cutting in a "staggered" pattern. Leave uncut plant groupings up to 400 square feet — that's a 20x20-foot area, or an area that can be encircled by an 80-foot rope — separated by groupings of plants cut down to 6 inches. Thinning should be prioritized as follows: 1) invasive non-native species; 2) non-native species; 3) flammable native species; 4) native species; and 5) regionally sensitive species.



Before Brush Management

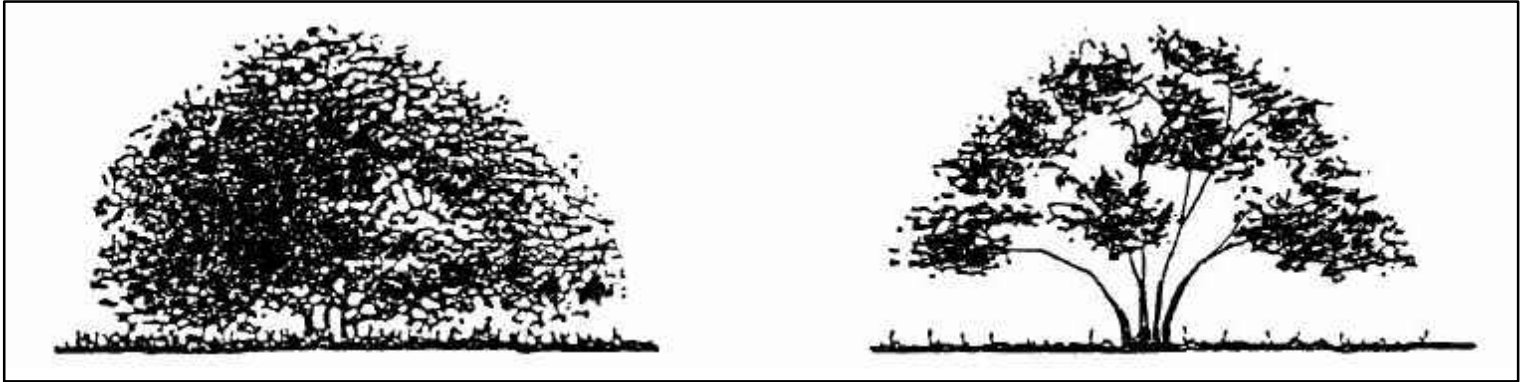
After Thinning and Pruning

Step 3: Prune.... all plants or plant groupings that are left after the thinning process to achieve the horizontal and vertical clearances shown in the illustration below. (For trees in Eucalyptus Woodlands areas, see FPB Policy B-08-1.)



Tree and Shrub Spacing

Remaining plants, 4 feet or more in height, should then be cut and shaped into "umbrellas." This means pruning one half of the lower branches to create umbrella-shaped canopies. This allows you to see and deal with what is growing underneath. Upper branches may then be shortened to reduce fuel load as long as the canopy is left intact. This keeps the plant healthy and the shade from the plant canopy reduces weed and plant growth underneath. Vegetation that is less than 4 feet in height, like coastal sage scrub, should be cut back to within 12 inches of the root crown.



Chaparral Plant Before Pruning

Chaparral Plant After Pruning

Step 4: Dispose.... of the cuttings and dead wood by either hauling it to a landfill; or, by chipping/mulching it on-site and spreading it out in the Zone 2 area to a depth of not more than 6 inches.

Step 5: Thin and prune annually.... because plants will grow back.

Additional Information

• Property restrictions (easements, permits, deed or title): County Recorder (619) 237-0502.

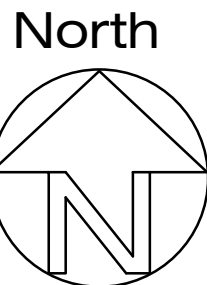
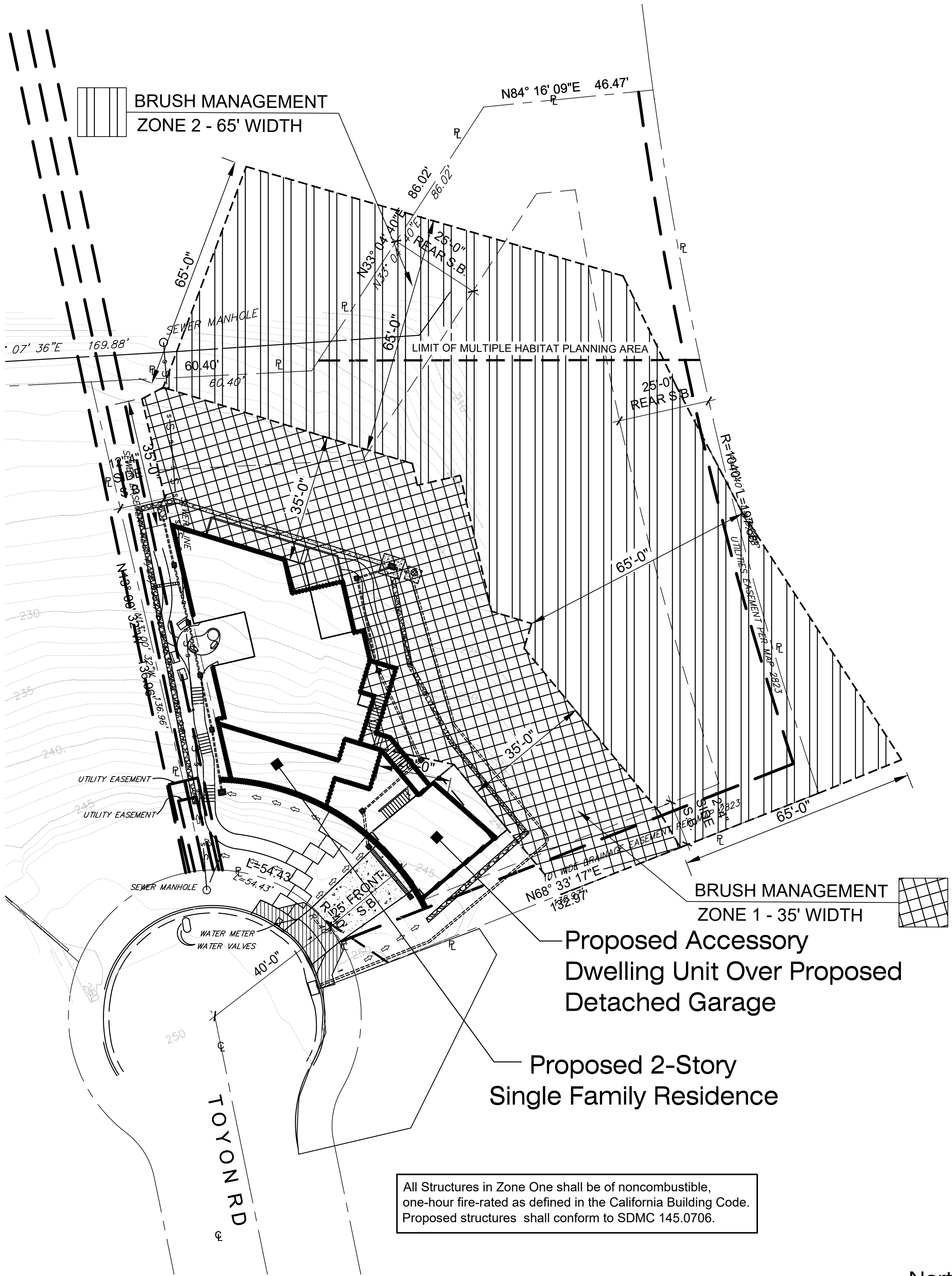
• Obtaining permits for brush management on private property with restrictions: City of San Diego Development Services Department (619) 446-5000. <http://www.sandiego.gov/development-services>

• See Bulletin #2: Use of Goats for Brush Management for an alternative way to thin brush. <http://www.sandiego.gov/fire/pdf/goatspermit.pdf>

• City of San Diego Landscape Standards: Guidance on plant materials (prohibited invasive species) and brush management techniques. <http://www.sandiego.gov/development-services/pdf/industry/standards09.pdf>

BRUSH MANAGEMENT ZONE WIDTH REQUIREMENTS

CRITERIA	ZONE WIDTHS	COMMENTS
ZONE ONE WIDTH W/ PERMANENT IRRIGATION	35 FT.	NO ALTERNATIVE COMPLIANCE IS BEING PROPOSED SINCE WE MEET THE REQUIRED BRUSH MANAGEMENT DEPTHS FOR BOTH ZONE 1 AND ZONE 2.
ZONE TWO WIDTH	65 FT.	

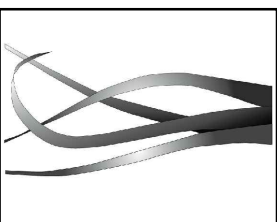


Brush Management Plan

SCALE
1" = 20'-0"

1

Hutter Designs, Inc.
Landscape Architects
2725 Collier Avenue
San Diego, Ca 92116
T: (619) 337-4044



Project Title:

TOYON ROAD
RESIDENCE
Toyon Rd.
San Diego, CA

New Single
Family
Residence

SITE
DEVELOPMENT
PERMIT

Developer:

JOSHUA VOLEN
-
SAN DIEGO, CA 92100
TEL. (000) 000-0000

Revisions:

PLANCHECK CORRECTIONS	1
PLANCHECK CORRECTIONS	2
PLANCHECK CORRECTIONS	3

Sheet Title:

Brush
Management
Plan

Signatures:

Drawings Prepared By:

S. Hutter
Steven H. Hutter

Project No.:

21003

Drawn By:

SH

Checked By:

SH

Date:

3/15/2021

Sheet No.:

L-2