



THE CITY OF SAN DIEGO

REPORT TO THE HEARING OFFICER

HEARING DATE: February 25, 2015

REPORT NO. HO-15-016

ATTENTION: Hearing Officer

SUBJECT: ZAVARO RESIDENCE
PROJECT NUMBER: 327381

LOCATION: 1994 Via Casa Alta

APPLICANT: Sasha Varone, Golba Architecture Inc.

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

SUMMARY

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

Staff Recommendations:

1. **CERTIFY** Mitigated Negative Declaration (MND) No. 327381, and **ADOPT** the Mitigation Monitoring and Reporting Program (MMRP); and
2. **APPROVE** Site Development Permit No. 1144375, Coastal Development Permit No. 1144374, and Variance No. 1424854

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

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

BACKGROUND

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

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

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

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

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

DISCUSSION

The proposed coastal development would construct a two-story, above basement, 4,843 square foot, single family residence, with 2,491 square feet of exterior deck areas, including a pool and spa on a vacant 0.51 acre site located at 1994 Via Casa Alta. The project site is designated for open space in the La Jolla Community Plan. The Natural Resources and Open Space System element in the plan states that these privately owned areas are generally zoned for very low-intensity residential development (0-5 dwelling units per acre) to provide for reasonable use while preserving portions of the site in open space. In addition, the Natural Resources and Open Space element provides policies aimed at preserving sensitive environmental resources to the fullest extent possible and minimizing land form alteration. The proposed single family residence on a 0.51 acre site is consistent with this designation within the La Jolla community plan.

The proposed residence would contain the following: the second floor (top floor/street level) would provide a three-car garage, storage, two bathrooms, a kitchen, a pantry, living/dining area with exterior decks. The first floor (middle level) would provide five (5) bedrooms and five (5) bathrooms. The basement (bottom level) would provide three bathrooms, one bedroom, storage, a wine room, an office, an exercise room, a game room and a media room. The basement level would contain exterior deck space that would include the proposed pool and spa areas for the development. The residence contains an elevator accessible to each floor of the proposed residence. The residence would have the appearance of being a one-story residence from the street level (Via Casa Alta). The proposed additional levels of the home will step down the hillside.

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

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

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

A MHPA Boundary Line Adjustment will preserve the sensitive biological resources at the northern/down slope portion of the site to ensure that no future development occurs in this portion of the site. Additionally, the proposed development is required to place the northern portion of the site within a Covenant of Easement that is mapped within the MHPA. This Covenant of Easement will provide additional lands to the MHPA and restrict future development in this portion of the site. The Covenant of Easement area and MHPA areas overlap

to ensure no future development occurs at the northern/down slope portion of the site. The MHPA Boundary Line Adjustment would result in the removal of 0.103 acres from the MHPA, and replacement of 0.075 acres currently outside the MHPA resulting in a net loss of 0.028 acres. The project would compensate for the loss of MHPA land by contributing to the City's Habitat Acquisition Fund at a ratio of 4:1, resulting in a total contribution of 0.112 acres plus a ten percent (10%) administrative fee.

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

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

Environmental Analysis:

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

Biological Resources

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

Land Use/MSCP

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

CONCLUSION

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

ALTERNATIVES

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

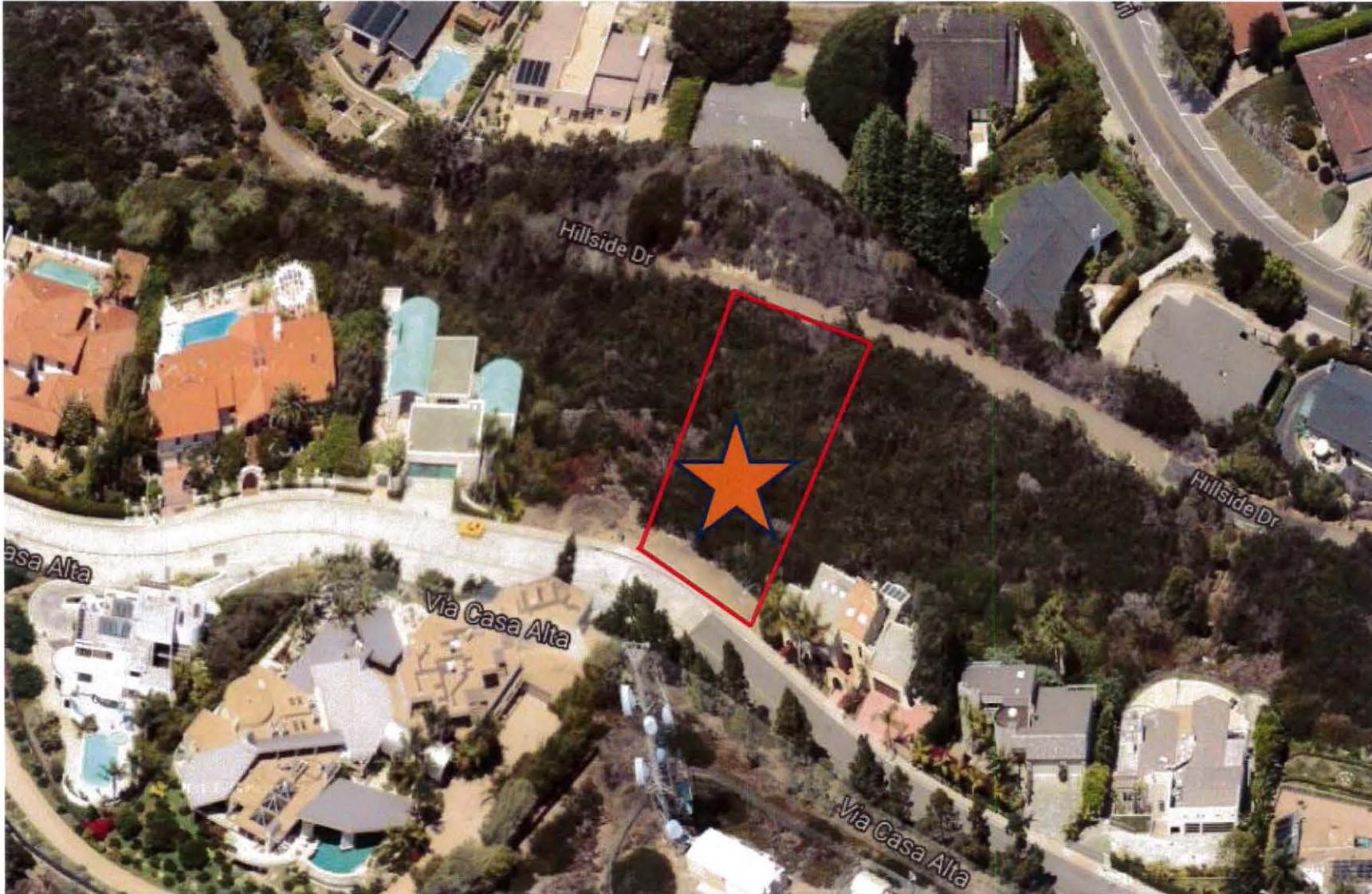
Respectfully submitted,



Laura C. Black AICP, Development Project Manager

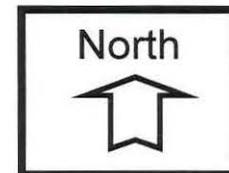
Attachments:

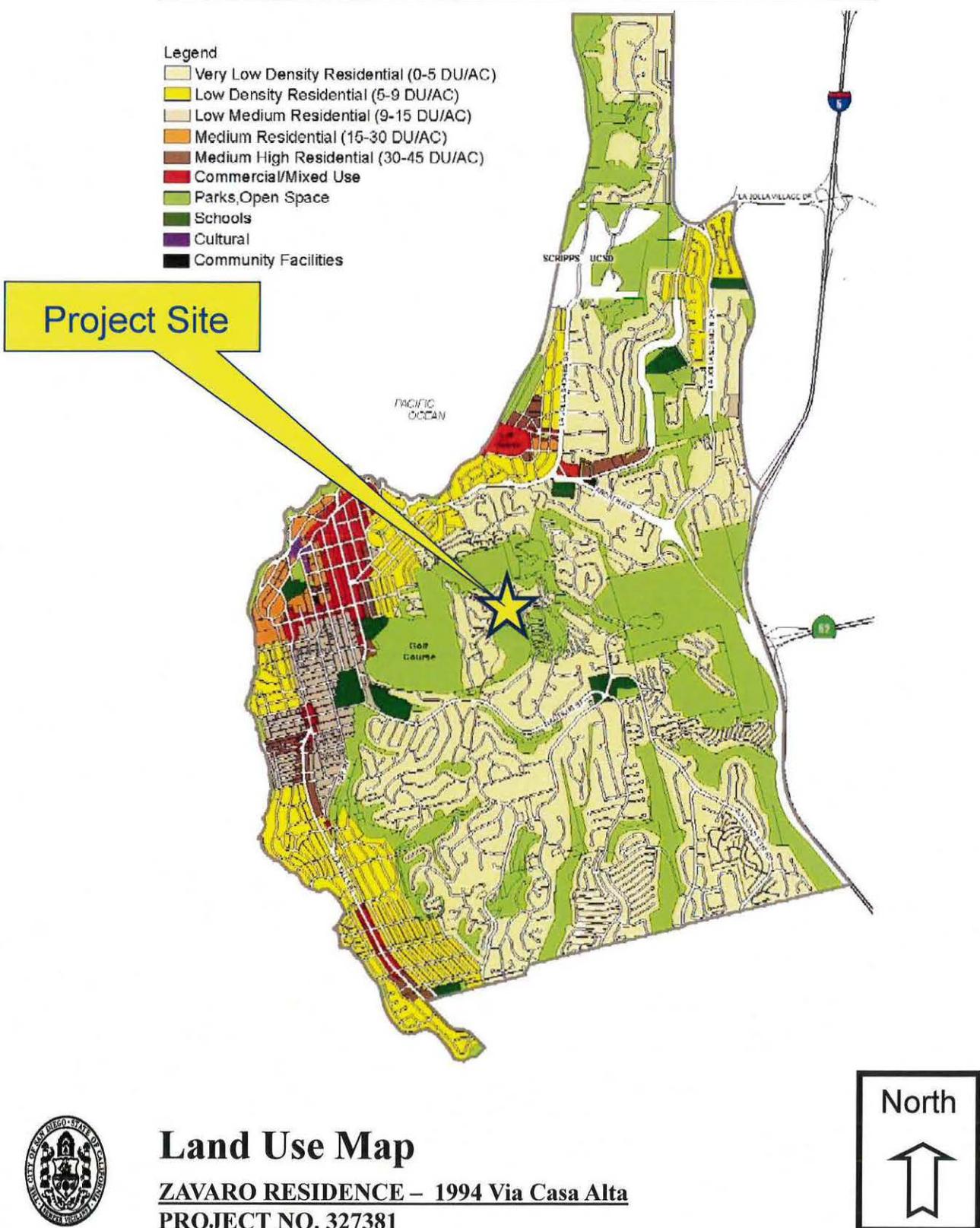
1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Draft Permit Resolution with Findings
6. Draft Permit with Conditions
7. Draft Environmental Resolution with MMRP
8. Project Site Plans
9. Community Planning Group Recommendation
10. Ownership Disclosure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

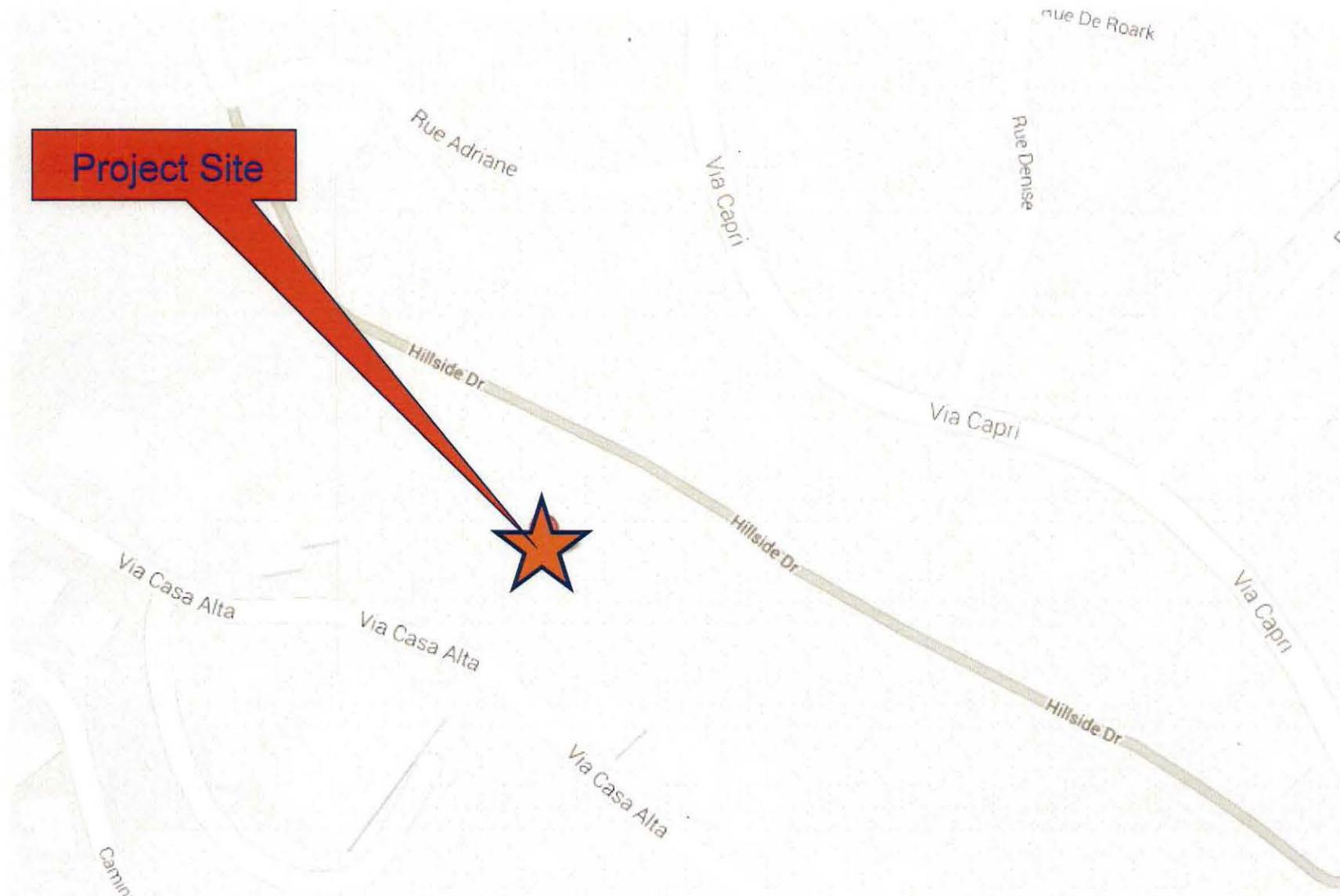


Aerial Photo

ZAVARO RESIDENCE- 1994 Via Casa Alta
PROJECT NO. 327381





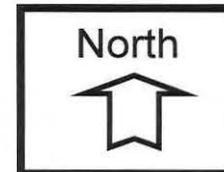


Project Site



Project Location Map

ZAVARO RESIDENCE – 1994 Via Casa Alta
PROJECT NO. 327381



PROJECT DATA SHEET

PROJECT NAME:	Zavaro Residence	
PROJECT DESCRIPTION:	Construct a two-story, above basement, single family residence located at 1994 Via Casa Alta.	
COMMUNITY PLAN AREA:	La Jolla	
DISCRETIONARY ACTIONS:	Coastal Development Permit, Site Development Permit and Variance	
COMMUNITY PLAN LAND USE DESIGNATION:	The project site is designated open space. The Natural Resources and Open Space System element in the plan states that these privately owned areas are generally zoned for very low-intensity residential development (0-5 dwelling units per acre) to provide for reasonable use while preserving portions of the site in open space.	
<u>ZONING INFORMATION:</u>		
ZONE: RS-1-1 (A residential zone allowing 1 dwelling unit per 40,000 square feet of lot area)		
HEIGHT LIMIT: 30-Foot maximum height limit / proposed 27' 1" max height		
LOT SIZE: 0.51 acre site		
FLOOR AREA RATIO: 0.45 maximum / 0.22 proposed		
FRONT SETBACK: 6 feet required / 3 feet proposed		
SIDE SETBACK: (0.08) x lot width required = 7 feet proposed = 0.08xlot width		
REAR SETBACK: 25 feet minimum		
PARKING: 2 parking spaces required / 3 parking spaces provided		
<u>ADJACENT PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Residential; RS-1-1	Residential
SOUTH:	Residential; RS-1-1	Residential
EAST:	Residential; RS-1-1	Residential
WEST:	Open Space; RS-1-1	Vacant
DEVIATIONS OR VARIANCES REQUESTED:	One variance is requested for a reduced front yard setback. Project requests a 3 foot setback where 6 feet is required.	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On September 4, 2014, the La Jolla Community Planning Association voted 15-0-1 to recommend approval of the project with no conditions.	

HEARING OFFICER RESOLUTION NO. XXXX-HO
Site Development Permit No. 1144375
Coastal Development Permit No. 1144374
Variance No. 1424854
ZAVARO RESIDENCE - PROJECT NO. – 327381 [MMRP]

WHEREAS, Suhail H. Zavaro and Luna Zavaro, Owners/Permittees, filed an application with the City of San Diego for a permit to construct a two-story, above basement, single family residence (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit Nos. 1144375, 1144374 and 1424854), on portions of a 0.51 acre site;

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

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

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

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

That the Hearing Officer adopts the following written Findings, dated February 25, 2015.

Site Development Permit - Section 126.0504

A. Findings for all Site Development Permits

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

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

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

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

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

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

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

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

The proposed development conforms to the overall policies and regulations of the City of San Diego, including deviations from the Municipal Code, and represents a desirable project for the site and the La Jolla Community.

B. Supplemental Findings--Environmentally Sensitive Lands**1. The site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands;**

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

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

The project proposes the construction of a, two-story above basement, single family residence, on a vacant 0.51 acre site located at 1994 Via Casa Alta. The site is within the RS-1-1 Zone, Coastal Height Limitation Overlay Zone, the Coastal Overlay Zone (Non-Appealable), and the La Jolla Community Plan and Local Coastal Program area. The La Jolla Community Plan was designed to minimize alterations to natural landforms. The proposed development has been sited to minimize erosion, flood, and fire hazards, including the request for a variance for a reduced front yard setback of 3 feet when the RS-1-1 zone requires 6 feet. The proposed development complies with the Region-wide erosion control plans. Additionally, the project meets all city-wide requirements related to storm water runoff and Best Management Practices (BMPs) related to storm water runoff. The proposed development will not result in undue or significant risks from geologic forces based on the review of geotechnical reports provided by the geotechnical consultant and project design measures, including the incorporation of deep caisson foundations to minimize any risk from geologic forces. Therefore, the proposed development will minimize the alteration of natural landforms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards.

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

The project proposes the construction of a, two-story above basement, single family residence, on a vacant 0.51 acre site located at 1994 Via Casa Alta. The site is within the RS-1-1 Zone, Coastal Height Limitation Overlay Zone, the Coastal Overlay Zone (Non-Appealable), and the La Jolla Community Plan and Local Coastal Program area. The project site contains Environmentally Sensitive Lands (ESL), in the form of sensitive biological resources, Multiple Habitat Planning

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

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

The project proposes the construction of a, two-story above basement, single family residence, on a vacant 0.51 acre site located at 1994 Via Casa Alta. The site is within the RS-1-1 Zone, Coastal Height Limitation Overlay Zone, the Coastal Overlay Zone (Non-Appealable), and the La Jolla Community Plan and Local Coastal Program area. The project site lies within the boundaries of the City of San Diego Multiple Species Conservation Plan (MSCP) Subarea and the Multi-Habitat Planning Area (MHPA) is mapped onsite. The MHPA is mapped through the central portion of the lot. In order to develop the project site, a Boundary Line Adjustment (BLA) is required. Furthermore, "edge effects" could result because of the potential introduction of drainage, toxics, lighting, noise, invasives, grading, barriers, and brush management that can indirectly affect adjacent habitat and wildlife species. Indirect impacts to the MHPA would be considered significant, but mitigated with application of the MHPA Land Use Adjacency Guidelines (LUAG) as outlined in the City's (MSCP) Subarea Plan. Compliance with the MHPA LUAG would reduce impacts to below a level of significance.

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

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

The project is not identified nor is it adjacent to an established wildlife corridor; the small urban canyon would not be considered a significant MSCP regional wildlife corridor. The parcel is situated between residential development and is isolated from large blocks of habitat.

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

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

The proposed development is located approximately two (2) miles east from public beaches and the local shoreline. Nevertheless, the proposed development will not alter the drainage patterns in the area and will not concentrate nor redirect runoff. Therefore, the proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply.

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

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

Coastal Development Permit - Section 126.0708

A. Findings for All Coastal Development Permits

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

The project proposes the construction of a, two-story above basement, single family residence, on a vacant 0.51 acre site located at 1994 Via Casa Alta. The site is within the RS-1-1 Zone, Coastal Height Limitation Overlay Zone, the Coastal Overlay Zone (Non-Appealable), and the La Jolla Community Plan and Local Coastal Program area. The residence will have the appearance of a single story residence from Via Casa Alta. The site is not located on the ocean and does not include any existing physical access way or proposed access way to the coast. The project site is

not located within any identified view corridor, public vantage point or physical access route in the La Jolla Community Plan. Furthermore, the proposed development is providing consistent setbacks within this developed area to allow for possible views adjacent to the site and possibly over the site, considering the grade differential of the site and the flat roof proposed for the building. Therefore, the proposed coastal development would not encroach upon any existing physical accessway and would not impact the La Jolla Community Plan or Local Coastal Program.

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

The project proposes the construction of a, two-story above basement, single family residence, on a vacant 0.51 acre site located at 1994 Via Casa Alta. The site is within the RS-1-1 Zone, Coastal Height Limitation Overlay Zone, the Coastal Overlay Zone (Non-Appealable), and the La Jolla Community Plan and Local Coastal Program area. The project site contains Environmentally Sensitive Lands (ESL), in the form of sensitive biological resources, Multiple Habitat Planning Area (MHPA) and steep hillsides. The proposed development has been designed to mitigate encroachment into these environmentally sensitive lands. The proposed development is requesting a variance to reduce the front yard setback from 6 feet to 3 feet in order to minimize encroachments into the steep hillside and environmentally sensitive lands. The proposed development footprint is sited to minimize impacts to the site. The proposed development is required to place the northern end of the site within a Covenant of Easement that is mapped within the MHPA. This Covenant of Easement will provide additional lands to the MHPA and restrict future development in this portion of the site. Additionally, the lands that will be provided within the Covenant of Easement contain higher biological value than the portion of the site that will be disturbed due to the construction of the home at the top portion of the project site. Therefore, the proposed coastal development will not adversely affect environmentally sensitive lands.

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

The project proposes the construction of a, two-story above basement, single family residence, on a vacant 0.51 acre site located at 1994 Via Casa Alta. The site is within the RS-1-1 Zone, Coastal Height Limitation Overlay Zone, the Coastal Overlay Zone (Non-Appealable), and the La Jolla Community Plan and Local Coastal Program area. The project site is designated for open space in the La Jolla Community Plan. The Natural Resources and Open Space System element in the plan states that these privately owned areas are generally zoned for very low-intensity residential development (0-5 dwelling units per acre) to provide for reasonable use while preserving portions of the site in open space. In addition, the Natural Resources and Open Space element provides policies aimed at preserving sensitive environmental resources to the fullest extent possible and minimizing land form alteration. The proposed single family residence on a 0.51 acre site is consistent with designation within the community plan; therefore, the proposed coastal development is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program.

4. For every Coastal Development Permit issued for any coastal development

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

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

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

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

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

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

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

coastal development to minimize the encroachment into the Environmentally Sensitive Lands further down slope on the project site.

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

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

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

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

Strict adherence to the 20 percent maximum development area limit on this lot would severely limit the house size. The development area includes Brush Management Zone One and all on-site hardscape. The square footage devoted to Brush Management Zone 1 and hardscape would be the same, regardless of the size of the house. Therefore, in order to reduce the development area, the only place to remove it from would be from the house itself. The proposed design of 4,843

square feet is based on a total of 23 percent development area. For strict compliance, three (3) percent of development area would need to be removed from the proposed development. Three (3) percent of the 0.51 acre lot equates to approximately 669 square feet. To effectively reduce the development area, would be to reduce it on the downhill side. This 669 square feet reduction is a penalty to each of the three floors on the downhill side, effectively removing approximately 2,007 square feet of the house or reducing the proposed 4,843 square foot house to 2,836 square feet.

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

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

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

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

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

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

additional 5 percent encroachment into such steep hillsides may be permitted if necessary to allow an economically viable use, pursuant to the Steep Hillside Guidelines.

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

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

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

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

The project site is currently a vacant 0.51 acre site containing 96 percent Steep Hillsides. These existing site conditions allow staff to consider encroachment into Steep Hillsides greater than 20 percent, but no greater than 25 percent total, consistent with SDMC Section 143.0142(a)(4)(A).

Therefore, the applicant submitted an “Application of Economically Viable Use Deviation” document reviewed and approved by staff. The project proposes a total Development Area of 23 percent, which includes the proposed single family residence, on-site hardscape, and Brush Management Zone One. Staff supports the proposed coastal development with the total encroachment of 23 percent into Steep Hillside. An additional consideration made by staff is that the proposed development is required to place the northern end of the site within a Covenant of Easement that is mapped within the MHPA. This Covenant of Easement will provide additional lands to the MHPA and restrict future development in this portion of the site. Additionally, the lands that will be provided within the Covenant of Easement contain higher biological value than the portion of the site that will be disturbed due to the construction of the home at the top portion of the project site.

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

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

Variance - Section 126.0805

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

The project proposes the construction of a, two-story above basement, single family residence, on a vacant 0.51 acre site located at 1994 Via Casa Alta. The site is within the RS-1-1 Zone, Coastal Height Limitation Overlay Zone, the Coastal Overlay Zone (Non-Appealable), and the La Jolla Community Plan and Local Coastal Program area. The project site is one of approximately 14 lots

located on this steep hillside setting that faces north along the San Diego coastline. The project site is comprised of a descending slope terrain with slopes varying from approximately 1.5:1 to 2:1 with an overall slope height of approximately 134 feet. Elevations within the project site range from approximately 784 feet above mean sea level (AMSL) at the southern property line near Via Casa Alta to 650 feet AMSL at the north property line. Additionally, the project site lies within the boundaries of the City of San Diego Multiple Species Conservation Plan (MSCP) Subarea and the Multi-Habitat Planning Area (MHPA) is mapped onsite. The MHPA is mapped through the central portion of the lot.

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

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

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

The project proposes the construction of a, two-story above basement, single family residence, on a vacant 0.51 acre site located at 1994 Via Casa Alta. The site is within the RS-1-1 Zone, Coastal Height Limitation Overlay Zone, the Coastal Overlay Zone (Non-Appealable), and the La Jolla Community Plan and Local Coastal Program area. The project site is comprised of a descending slope terrain with slopes varying from approximately 1.5:1 to 2:1 with an overall slope height of approximately 134 feet. Elevations within the project site range from approximately 784 feet above mean sea level (AMSL) at the southern property line near Via Casa Alta to 650 feet AMSL at the north property line. Additionally, the project site lies within the boundaries of the City of San Diego Multiple Species Conservation Plan (MSCP) Subarea and the Multi-Habitat Planning Area (MHPA) is mapped onsite. The MHPA is mapped through the central portion of the lot. Strict application of the Land Development Code would increase the amount of impacts to environmentally sensitive lands identified on the project site. The variance request for a reduced front yard setback of 3 feet where the RS-1-1 zone requires 6 feet reduces the proposed

development's impacts to environmentally sensitive lands and allows for additional MHPA lands to be mapped within a Covenant of Easement. Further, allowing the proposed variance would provide a front yard setback consistent with the existing single family residences along the street. Therefore, the circumstances or conditions are such that the strict application of the regulations of the Land Development Code would deprive the applicant of reasonable use of the land or premises and the variance granted by the City is the minimum variance that will permit the reasonable use of the land or premises.

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

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

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

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

The project proposes the construction of a, two-story above basement, single family residence, on a vacant 0.51 acre site located at 1994 Via Casa Alta. The site is within the RS-1-1 Zone, Coastal Height Limitation Overlay Zone, the Coastal Overlay Zone (Non-Appealable), and the La Jolla Community Plan and Local Coastal Program area. The project site lies within the boundaries of

the City of San Diego Multiple Species Conservation Plan (MSCP) Subarea and the Multi-Habitat Planning Area (MHPA) is mapped onsite. The MHPA is mapped through the central portion of the lot. Strict application of the Land Development Code would increase the amount of impacts to environmentally sensitive lands identified on the project site. The variance request for a reduced front yard setback of 3 feet where the RS-1-1 zone requires 6 feet reduces the proposed development's impacts to environmentally sensitive lands and allows for additional MHPA lands to be mapped within a Covenant of Easement.

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

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

Laura C. Black, AICP
Development Project Manager
Development Services

Adopted on: February 25, 2015

Job Order No. 24003836

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

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24003836

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

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

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

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

The project shall include:

- a. Construction of a new 4,843 square foot, two-story above basement, single family residence, with 2,491 square feet of exterior deck areas, including a pool and spa;
- b. A Variance for the front yard setback as shown on Exhibit "A";
- c. Landscaping (planting, irrigation and landscape related improvements);

- d. Off-street parking;
- e. A roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 50 percent of the project's projected energy consumption in accordance with Council Policy 900-14; and
- f. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by March 11, 2018.
2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee sign and return the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).

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

8. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

9. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.

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

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

11. The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify Owner/Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owner/Permittee shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, Owner/Permittee shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Owner/Permittee regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

12. Mitigation requirements in the Mitigation, Monitoring, and Reporting Program [MMRP] shall apply to this Permit. These MMRP conditions are hereby incorporated into this Permit by reference.

13. The mitigation measures specified in the MMRP and outlined in Mitigated Negative Declaration No. 327381, shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL MITIGATION REQUIREMENTS.

14. The Owner/Permittee shall comply with the MMRP as specified in Mitigated Negative Declaration No. 327381, to the satisfaction of the Development Services Department and the City Engineer. Prior to issuance of any construction permit, all conditions of the MMRP shall be adhered to, to the satisfaction of the City Engineer. All mitigation measures described in the MMRP shall be implemented for the following issue areas:

Biological Resources

Land Use/MSCP

ENGINEERING REQUIREMENTS:

15. The project proposes to export 1200 cubic yards of material from the project site. All excavated material listed to be exported, shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2009 edition and Regional Supplement Amendments adopted by Regional Standards Committee.

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

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

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

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

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

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

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

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

GEOLOGY REQUIREMENT:

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

LANDSCAPE REQUIREMENTS:

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

26. Prior to issuance of any construction permits for grading, Owner/Permittee shall submit complete Landscape Construction Documents showing the brush management zones on the property in substantial conformance with Exhibit 'A' in accordance with the Landscape Standards and to the satisfaction of the Development Services Department.

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

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

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

MULTIPLE SPECIES CONSERVATION PROGRAM:

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

31. Prior to issuance of any building permits, Owner/Permittee shall schedule an inspection with the Park and Recreation Department Open Space Division for all property approved for

conveyance in fee title to the City for MHPA purposes. All trash, illegal use and associated structures on the lot(s) shall be removed prior to the City's acceptance.

PLANNING/DESIGN REQUIREMENTS:

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

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

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

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

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

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

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

38. Prior to the issuance of any construction permit, Owner/Permittee shall obtain a building or misc/plumbing permit to install a private above ground backflow prevention device (BFPD) for each water service (domestic, fire, and/or irrigation) serving the property. BFPDs are typically located on private property, in-line with the service, and immediately adjacent to the Right-of-Way. The Public Utilities Department will not allow BFPDs to be located below grade or within a structure.

39. Prior to the issuance of any construction permit, existing public sewer laterals scheduled for reuse must be inspected by a California Licensed Plumbing Contractor using closed-circuit television (CCTV) to verify that the lateral is in good condition, free of all debris, and properly connected to a public sewer main. If the existing sewer lateral is determined to be unsuitable for reuse, the applicant will be required to abandon the existing sewer lateral and cap it at the property line.

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

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

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

INFORMATION ONLY:

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

APPROVED by the Hearing Officer of the City of San Diego on February 25, 2015, and Resolution No. XXXX-HO.

Site Development Permit No. 1144375
Coastal Development Permit No. 1144374
Variance No. 1424854
Date of Approval: February 25, 2015

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES
DEPARTMENT

Laura C. Black, AICP
Development Project Manager

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

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

By _____
Suhail H. Zavaro
Owner/Permittee

By _____
Luna Zavaro
Owner/Permittee

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

HEARING OFFICER
RESOLUTION NUMBER XXXX-HO

ZAVARO RESIDENCE - PROJECT NO. 327381 [MMRP]

WHEREAS, on July 24, 2013, Suhail H. Zavaro and Luna Zavaro submitted an application to Development Services Department for a Site Development Permit No. 1144375, Coastal Development Permit No. 1144374 and Variance No. 1424854 for the Zavaro Residence (Project); and

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

WHEREAS, the issue was heard by the Hearing Officer on February 25, 2015; and

WHEREAS, the Hearing Officer considered the issues discussed in Mitigated Negative Declaration No. 327381 (Declaration) prepared for this Project; NOW THEREFORE,

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

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

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

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

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

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

ATTACHMENT: Exhibit A, Mitigation Monitoring and Reporting Program

EXHIBIT A**MITIGATION MONITORING AND REPORTING PROGRAM**

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

ZAVARO RESIDENCE - PROJECT NO. 327381

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

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

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

5. **SURETY AND COST RECOVERY** – The Development Services Director or City Manager may require appropriate surety instruments or bonds from private Permit Holders to ensure the long term performance or implementation of required mitigation measures or programs. The City is authorized to recover its cost to offset the salary, overhead, and expenses for City personnel and programs to monitor qualifying projects.

B. GENERAL REQUIREMENTS – PART II

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

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

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

CONTACT INFORMATION:

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

2. **MMRP COMPLIANCE:** This Project, Project Tracking System (PTS) Number 327381 and /or Environmental Document Number 327381, shall conform to the mitigation requirements contained in the associated Environmental Document and implemented to the satisfaction of the DSD's Environmental Designee (MMC) and the City Engineer (RE). The requirements may not be reduced or changed but may be annotated (i.e. to explain when and how compliance is being met and location of verifying proof, etc.). Additional clarifying information may also be added to other relevant plan sheets and/or specifications as appropriate (i.e., specific locations, times of monitoring, methodology, etc)

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

3. **OTHER AGENCY REQUIREMENTS:** Evidence of compliance with all other agency requirements or permits shall be submitted to the RE and MMC for review and acceptance prior to the beginning of work or within one week of the Permit Holder obtaining documentation of those permits or requirements. Evidence shall include copies of permits, letters of resolution or other documentation issued by the responsible agency. *Not Applicable*
4. **MONITORING EXHIBITS:** All consultants are required to submit, to RE and MMC, a monitoring exhibit on a 11x17 reduction of the appropriate construction plan, such as site plan, grading, landscape, etc., marked to clearly show the specific areas including the **LIMIT OF WORK**, scope of that discipline's work, and notes indicating when in the construction schedule that work will be performed. When necessary for clarification, a detailed methodology of how the work will be performed shall be included.

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

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

DOCUMENT SUBMITTAL/INSPECTION CHECKLIST		
Issue Area	Document Submittal	Associated Inspection/Approvals/Notes
General	Consultant Qualification Letters	Prior to Preconstruction Meeting
General	Consultant Construction Monitoring Exhibits	Prior to or at Preconstruction Meeting
Land Use	Land Use Adjacency Issues CVSRs	Land Use Adjacency Issue Site Observations
Biology	Biologist Limit of Work Verification	Limit of Work Inspection
Biology	Biology Reports	Biology/Habitat Restoration Inspection
Bond Release	Request for Bond Release Letter	Final MMRP Inspections Prior to Bond Release Letter

C. SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS

LAND USE (MSCP -HABITAT ACQUISITION FUND)

In order to avoid significant direct impacts to biological resources, the following mitigation measures shall be implemented by the project applicant. Compliance with the mitigation measures shall be the responsibility of the applicant.

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

BIOLOGICAL RESOURCE PROTECTION DURING CONSTRUCTION

I. Prior to Construction

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

burrowing owl exclusions, etc.), avian or other wildlife surveys/survey schedules (including general avian nesting and USFWS protocol), timing of surveys, wetland buffers, avian construction avoidance areas/noise buffers/barriers, other impact avoidance areas, and any subsequent requirements determined by the Qualified Biologist and the City ADD/MMC. The BCME shall include a site plan, written and graphic depiction of the project's biological mitigation/monitoring program, and a schedule. The BCME shall be approved by MMC and referenced in the construction documents.

- E. **Avian Protection Requirements:** To avoid any direct impacts to raptors and/or any native/migratory birds, removal of habitat that supports active nests in the proposed area of disturbance should occur outside of the breeding season for these species (February 1 to September 15). If removal of habitat in the proposed area of disturbance must occur during the breeding season, the Qualified Biologist shall conduct a pre-construction survey to determine the presence or absence of nesting birds on the proposed area of disturbance. The pre-construction survey shall be conducted within 10 calendar days prior to the start of construction activities (including removal of vegetation). The applicant shall submit the results of the pre-construction survey to City DSD for review and approval prior to initiating any construction activities. If nesting birds are detected, a letter report or mitigation plan in conformance with the City's Biology Guidelines and applicable State and Federal Law (i.e. appropriate follow up surveys, monitoring schedules, construction and noise barriers/buffers, etc.) shall be prepared and include proposed measures to be implemented to ensure that take of birds or eggs or disturbance of breeding activities is avoided. The report or mitigation plan shall be submitted to the City for review and approval and implemented to the satisfaction of the City. The City's MMC Section or RE, and Biologist shall verify and approve that all measures identified in the report or mitigation plan are in place prior to and/or during construction.
- F. **Resource Delineation:** Prior to construction activities, the Qualified Biologist shall supervise the placement of orange construction fencing or equivalent along the limits of disturbance adjacent to sensitive biological habitats and verify compliance with any other project conditions as shown on the BCME. This phase shall include flagging plant specimens and delimiting buffers to protect sensitive biological resources (e.g., habitats/flora & fauna species, including nesting birds) during construction. Appropriate steps/care should be taken to minimize attraction of nest predators to the site.
- G. **Education:** Prior to commencement of construction activities, the Qualified Biologist shall meet with the owner/permittee or designee and the construction crew and conduct an on-site educational session regarding the need to avoid impacts outside of the approved construction area and to protect sensitive flora and fauna (e.g., explain the avian and wetland buffers, flag system for removal of invasive species or retention of sensitive plants, and clarify acceptable access routes/methods and staging areas, etc.).

II. During Construction

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

III. Post Construction Measures

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

LAND USE (MSCP)

- I. Prior to issuance of any construction permit or notice to proceed, DSD/ LDR, and/or MSCP staff shall verify the Applicant has accurately represented the project’s design in or on the Construction Documents (CD’s/CD’s consist of Construction Plan Sets for Private Projects and Contract Specifications for Public Projects) are in conformance with the associated discretionary permit conditions and Exhibit “A”, and also the City’s Multi-Species Conservation Program (MSCP) Multi-Habitat Planning Area (MHPA) Land Use Adjacency Guidelines. The applicant shall provide an implementing plan and include references on/in CD’s of the following:
 - A. **Grading/Land Development/MHPA Boundaries:** MHPA boundaries on-site and adjacent properties shall be delineated on the CDs. DSD Planning and/or MSCP staff shall ensure that all grading is included within the development footprint, specifically manufactured slopes, disturbance, and development within or adjacent to the MHPA. For projects within or adjacent to the MHPA, all manufactured slopes associated with site development shall be included within the development footprint.

- B. Drainage:** All new and proposed parking lots and developed areas in and adjacent to the MHPA shall be designed so they do not drain directly into the MHPA. All developed and paved areas must prevent the release of toxins, chemicals, petroleum products, exotic plant materials prior to release by incorporating the use of filtration devices, planted swales and/or planted detention/desiltation basins, or other approved permanent methods that are designed to minimize negative impacts, such as excessive water and toxins into the ecosystems of the MHPA.
- C. Toxics/Project Staging Areas/Equipment Storage:** Projects that use chemicals or generate by-products such as pesticides, herbicides, and animal waste, and other substances that are potentially toxic or impactive to native habitats/flora/fauna (including water) shall incorporate measures to reduce impacts caused by the application and/or drainage of such materials into the MHPA. No trash, oil, parking, or other construction/development-related material/activities shall be allowed outside any approved construction limits. Where applicable, this requirement shall incorporate into leases on publicly-owned property when applications for renewal occur. Provide a note in/on the CD's that states: *"All construction related activity that may have potential for leakage or intrusion shall be monitored by the Qualified Biologist/Owners Representative or Resident Engineer to ensure there is no impact to the MHPA."*
- D. Lighting:** Lighting within or adjacent to the MHPA shall be directed away/shielded from the MHPA and be subject to City Outdoor Lighting Regulations per LDC Section 142.0740.
- E. Invasives:** No invasive non-native plant species shall be introduced into areas within or adjacent to the MHPA.
- F. Brush Management:** New development adjacent to the MHPA shall be set back from the MHPA to provide required Brush Management Zone 1 area on the building pad outside of the MHPA. Zone 2 may be located within the MHPA provided the Zone 2 management will be the responsibility of an HOA or other private entity except where narrow wildlife corridors require it to be located outside of the MHPA. Brush management zones will not be greater in size than currently required by the City's regulations, the amount of woody vegetation clearing shall not exceed 50 percent of the vegetation existing when the initial clearing is done and vegetation clearing shall be prohibited within native coastal sage scrub and chaparral habitats from March 1-August 15 except where the City ADD/MMC has documented the thinning would be consist with the City's MSCP Subarea Plan. Existing and approved projects are subject to current requirements of Municipal Code Section 142.0412.

BIOLOGICAL RESOURCES (GENERAL NESTING BIRD)

To avoid any direct impacts to raptors and/or any native/migratory birds, removal of habitat that supports active nests in the proposed area of disturbance should occur outside of the breeding season for these species (February 1 to September 15). If removal of habitat in the proposed area of disturbance must occur during the breeding season, the Qualified Biologist shall conduct a pre-construction survey to determine the presence or absence of nesting birds on the proposed area of disturbance. The pre-

construction (precon) survey shall be conducted within 10 calendar days prior to the start of construction activities (including removal of vegetation). The applicant shall submit the results of the precon survey to City DSD for review and approval prior to initiating any construction activities. If nesting birds are detected, a letter report or mitigation plan in conformance with the City's Biology Guidelines and applicable State and Federal Law (i.e. appropriate follow up surveys, monitoring schedules, construction and noise barriers/buffers, etc.) shall be prepared and include proposed measures to be implemented to ensure that take of birds or eggs or disturbance of breeding activities is avoided. The report or mitigation plan shall be submitted to the City DSD for review and approval and implemented to the satisfaction of the City. The City's MMC Section or RE, and Biologist shall verify and approve that all measures identified in the report or mitigation plan are in place prior to and/or during construction. If nesting birds are not detected during the precon survey, no further mitigation is required.

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

ZAVARO RESIDENCE

"A NET ZERO ENERGY EFFICIENT SUSTAINABLE DESIGN PROTOTYPE PROJECT"

1994 VIA CASA ALTA
LA JOLLA, CA 92037

RESUBMITTED FOR
COASTAL DEVELOPMENT PERMIT
& SITE DEVELOPMENT PERMIT & VARIANCE
SUSTAINABLE EXPEDITE PROGRAM
SEPTEMBER 5, 2014

Prepared By: Golba Architecture 1940 Garnet Ave., Suite 100 San Diego, CA 92109 phone: (619) 231-9905 fax: (858) 750-3471 contact: Sasha Varone	Revision 7: - Revision 6: - Revision 5: 09-05-14 Revision 4: 08-12-14 Revision 3: 08-05-14 Revision 2: 05-28-14 Revision 1: 04-01-14
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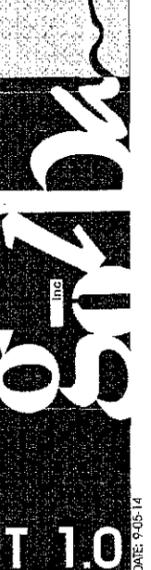
Project Addresses: 1994 Via Casa Alta La Jolla, CA 92037	Original Date: 07-24-13
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Project Name: Zavaro Residence	Sheet OF 22
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Sheet Title: COVER SHEET

GOLBA ARCHITECTURE
Architecture ■ Space Planning ■ Interior Design
1940 Garnet Ave., #100 San Diego, California 92109
Phone: (619) 231-9905 Fax: (858) 750-3471

ZAVARO RESIDENCE
1994 VIA CASA ALTA
LA JOLLA, CA 92037



ABBREVIATIONS

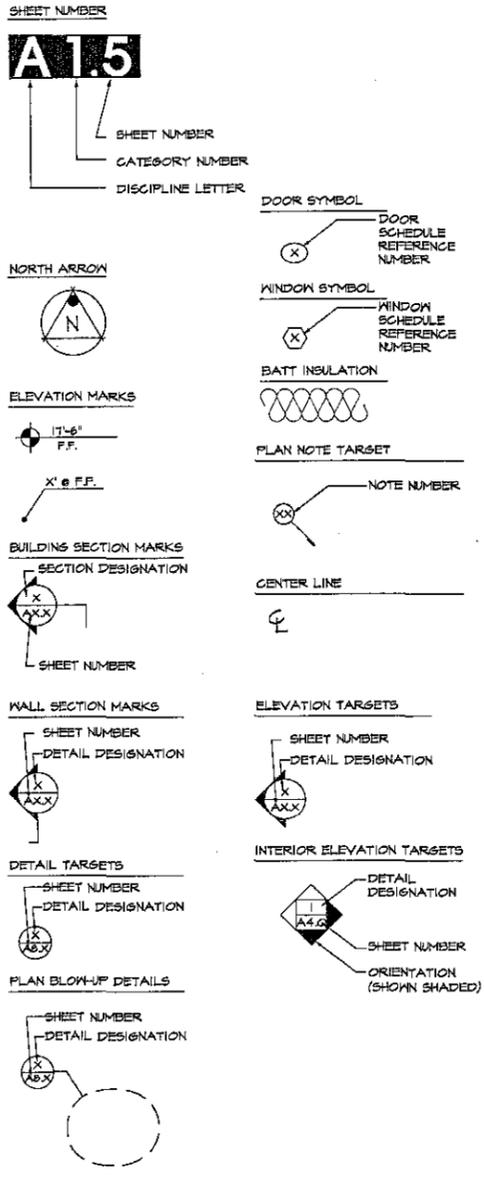
SYMBOLS

PROJECT TEAM

PROJECT DATA

SUSTAINABLE DESIGN FEATURES

ACOUS. ACOUSTICAL	ACOUS. ACOUSTICAL	MATL. MATERIAL	MATL. MATERIAL
A.C.T. ACOUSTICAL	A.C.T. ACOUSTICAL	MAX. MAXIMUM	MAX. MAXIMUM
A.F.F. AT FINISHED FLOOR	A.F.F. AT FINISHED FLOOR	MECH. MECHANICAL	MECH. MECHANICAL
AGG. AGGREGATE	AGG. AGGREGATE	MEMB. MEMBRANE	MEMB. MEMBRANE
ALUM. ALUMINUM	ALUM. ALUMINUM	MEZZ. MEZZANINE	MEZZ. MEZZANINE
ALT. ALTERNATE	ALT. ALTERNATE	MFR. MANUFACTURER	MFR. MANUFACTURER
A.P. ACCESS PANEL	A.P. ACCESS PANEL	MIN. MINIMUM	MIN. MINIMUM
APPROX. APPROXIMATE	APPROX. APPROXIMATE	MISC. MISCELLANEOUS	MISC. MISCELLANEOUS
ARCH. ARCHITECTURAL	ARCH. ARCHITECTURAL	M.O. MASONRY OPENING	M.O. MASONRY OPENING
ASPH. ASPHALT	ASPH. ASPHALT	MOV. MOVABLE	MOV. MOVABLE
ASST. ASSISTANT	ASST. ASSISTANT	MOUNT. MOUNTED	MOUNT. MOUNTED
AUTO. AUTOMATIC	AUTO. AUTOMATIC	MTL. METAL	MTL. METAL
		MUL. MULLION	MUL. MULLION
BD. BOARD	BD. BOARD	N. NORTH	N. NORTH
BDOB. BUILDING	BDOB. BUILDING	N.C. NOT IN CONTRACT	N.C. NOT IN CONTRACT
BOT. BOTTOM	BOT. BOTTOM	NB. NOMINAL	NB. NOMINAL
BUR. BUILT UP ROOFING	BUR. BUILT UP ROOFING	N.T.S. NOT TO SCALE	N.T.S. NOT TO SCALE
CAB. CABINET	CAB. CABINET	OA. OVERALL	OA. OVERALL
CIRC. CIRCULATION	CIRC. CIRCULATION	OC. ON CENTER	OC. ON CENTER
CL. CENTER LINE	CL. CENTER LINE	OD. OUTSIDE DIAMETER	OD. OUTSIDE DIAMETER
CLR. CLEAR	CLR. CLEAR	OF. OFFICE	OF. OFFICE
CLS. CEILING	CLS. CEILING	O.F.D. OVERFLOW DRAIN	O.F.D. OVERFLOW DRAIN
CLO. CLOSET	CLO. CLOSET	OH. OVERHEAD	OH. OVERHEAD
C.M.U. CONCRETE MASONRY UNIT	C.M.U. CONCRETE MASONRY UNIT	OP. OPENING	OP. OPENING
COL. COLUMN	COL. COLUMN	OPF. OPPOSITE	OPF. OPPOSITE
CONC. CONCRETE	CONC. CONCRETE		
CONF. CONFERENCE	CONF. CONFERENCE		
CONN. CONNECTION	CONN. CONNECTION		
CONSTR. CONSTRUCTION	CONSTR. CONSTRUCTION	PAV. PAVING	PAV. PAVING
CONT. CONTINUOUS	CONT. CONTINUOUS	P.C. PRE-CAST	P.C. PRE-CAST
CONTR. CONTRACTOR	CONTR. CONTRACTOR	PL. PLATE	PL. PLATE
COORD. COORDINATE	COORD. COORDINATE	FLAM. PLASTIC LAMINATE	FLAM. PLASTIC LAMINATE
CORR. CORRIDOR	CORR. CORRIDOR	PLAS. PLASTER	PLAS. PLASTER
CPT. CARPET	CPT. CARPET	PLDB. PLUMBING	PLDB. PLUMBING
C.I. CONTROL JOINT	C.I. CONTROL JOINT	PLYND. PLYWOOD	PLYND. PLYWOOD
C.T. CERAMIC TILE	C.T. CERAMIC TILE	PNL. PANEL	PNL. PANEL
CTR. CENTER	CTR. CENTER	POL. POLISHED	POL. POLISHED
C.N. COLD WATER	C.N. COLD WATER	PROP. PROPERTY	PROP. PROPERTY
		P.S.F. POUNDS PER SQUARE FOOT	P.S.F. POUNDS PER SQUARE FOOT
DBL. DOUBLE	DBL. DOUBLE	P.S.I. POUNDS PER SQUARE INCH	P.S.I. POUNDS PER SQUARE INCH
DEMO. DEMOLITION	DEMO. DEMOLITION	FTD. PAINTED	FTD. PAINTED
DEPT. DEPARTMENT	DEPT. DEPARTMENT	FTN. PARTITION	FTN. PARTITION
DIA. DIAMETER	DIA. DIAMETER	POINT	POINT
DIAG. DIAGONAL	DIAG. DIAGONAL		
DIFF. DIFFUSER	DIFF. DIFFUSER	QTY. QUANTITY	QTY. QUANTITY
DIM. DIMENSION	DIM. DIMENSION		
DIV. DIVISION	DIV. DIVISION	R. RUBBER	R. RUBBER
DN. DOWN	DN. DOWN	RECEP. RECEPTION	RECEP. RECEPTION
DAMP. DAMPROOFING	DAMP. DAMPROOFING	REINF. REINFORCING	REINF. REINFORCING
D.P. DOWN	D.P. DOWN	RIGHT OF WAY	RIGHT OF WAY
DTL. DETAIL	DTL. DETAIL	RAD. RADIUS	RAD. RADIUS
		R.B. RUBBER BASE	R.B. RUBBER BASE
E. EAST	E. EAST	R.C.P. REFLECTED CEILING PLAN	R.C.P. REFLECTED CEILING PLAN
EA. ELEVATION	EA. ELEVATION	R.D. ROOF DRAIN	R.D. ROOF DRAIN
ELAS. ELASTOMERIC	ELAS. ELASTOMERIC	REG. REGRESSED	REG. REGRESSED
ELEC. ELECTRICAL	ELEC. ELECTRICAL	REF. REFERENCE	REF. REFERENCE
ELEV. ELEVATOR	ELEV. ELEVATOR	REFR. REFRIGERATOR	REFR. REFRIGERATOR
EMER. EMERGENCY	EMER. EMERGENCY	REINF. REINFORCED	REINF. REINFORCED
ENCL. ENCLOSURE	ENCL. ENCLOSURE	REQD. REQUIRED	REQD. REQUIRED
ENGR. ENGINEER	ENGR. ENGINEER	RESL. RESULTANT	RESL. RESULTANT
ENT. ENTRANCE	ENT. ENTRANCE	REV. REVISION	REV. REVISION
E.P. EXPANSION JOINT	E.P. EXPANSION JOINT	RFB. ROOFING	RFB. ROOFING
E.PNL. ELECTRICAL PANEL	E.PNL. ELECTRICAL PANEL	RM. ROOM	RM. ROOM
EQU. EQUIPMENT	EQU. EQUIPMENT	R.O. ROUGH OPENING	R.O. ROUGH OPENING
E.M.C. ELECTRIC WATER COOLER	E.M.C. ELECTRIC WATER COOLER		
EXH. EXHAUST	EXH. EXHAUST	S. SOUTH	S. SOUTH
EXIST. EXISTING	EXIST. EXISTING	SAN. SANITARY	SAN. SANITARY
EXT. EXTERIOR	EXT. EXTERIOR	SCHED. SCHEDULE	SCHED. SCHEDULE
		SECT. SECTION	SECT. SECTION
F.D. FLOOR DRAIN	F.D. FLOOR DRAIN	SECUR. SECURITY	SECUR. SECURITY
FDN. FOUNDATION	FDN. FOUNDATION	S.F. SQUARE FOOT	S.F. SQUARE FOOT
F.E. FIRE EXTINGUISHER	F.E. FIRE EXTINGUISHER	SHR. SHOWER	SHR. SHOWER
F.F. FINISH FLOOR	F.F. FINISH FLOOR	SHT. SHEET	SHT. SHEET
F.H.C. FIRE HOSE CABINET	F.H.C. FIRE HOSE CABINET	SIM. SIMILAR	SIM. SIMILAR
FIN. FINISH	FIN. FINISH	SL. SLOPE	SL. SLOPE
FLEX. FLEXIBLE	FLEX. FLEXIBLE	S.P. STANDPIPE	S.P. STANDPIPE
FLOU. FLUORESCENT	FLOU. FLUORESCENT	SPEC. SPECIFICATION	SPEC. SPECIFICATION
FLOUR. FLOUR	FLOUR. FLOUR	SFKR. SQUARE	SFKR. SQUARE
FT. FOOT	FT. FOOT	S.S.T. STAINLESS STEEL	S.S.T. STAINLESS STEEL
FRN. FURNITURE	FRN. FURNITURE	STA. STATION	STA. STATION
FUR. FURRING	FUR. FURRING	STD. STANDARD	STD. STANDARD
FUT. FUTURE	FUT. FUTURE	STL. STEEL	STL. STEEL
		STOR. STORAGE	STOR. STORAGE
GA. GAUGE	GA. GAUGE	STRUC. STRUCTURAL	STRUC. STRUCTURAL
GALV. GALVANIZED	GALV. GALVANIZED	SUP. SUSPENDED	SUP. SUSPENDED
GEN. GENERAL	GEN. GENERAL	SYM. SYMMETRICAL	SYM. SYMMETRICAL
GL. GLASS	GL. GLASS		
GR. GROUND	GR. GROUND	T. TREAD	T. TREAD
GR. GRADE	GR. GRADE	T.O. TOP OF	T.O. TOP OF
GYP. BD. GYPSUM BOARD	GYP. BD. GYPSUM BOARD	T.A.B. TOP AND BOTTOM	T.A.B. TOP AND BOTTOM
		T.#.S. TONGUE AND GROOVE	T.#.S. TONGUE AND GROOVE
H.C. HARD CORE	H.C. HARD CORE	TEL. TELEPHONE	TEL. TELEPHONE
H.DVD. HARDWARE	H.DVD. HARDWARE	TEMP. TEMPERED	TEMP. TEMPERED
H.M. HOLLOW METAL	H.M. HOLLOW METAL	TER. TERRAZZO	TER. TERRAZZO
HORIZ. HORIZONTAL	HORIZ. HORIZONTAL	THK. THICK	THK. THICK
HR. HOUR	HR. HOUR	TLT. TOILET	TLT. TOILET
HT. HEIGHT	HT. HEIGHT	TOPO. TOPOGRAPHY	TOPO. TOPOGRAPHY
HTS. HEATING	HTS. HEATING	TV. TELEVISION	TV. TELEVISION
H.V.A.C. HEATING, VENTILATION	H.V.A.C. HEATING, VENTILATION		
H.W. HOT WATER	H.W. HOT WATER	UNEXG. UNEXCAVATED	UNEXG. UNEXCAVATED
		UNF. UNFINISHED	UNF. UNFINISHED
IN. (INCHES)	IN. (INCHES)	UNO. UNLESS OTHERWISE NOTED	UNO. UNLESS OTHERWISE NOTED
INCAND. INCANDESCENT	INCAND. INCANDESCENT	UTL. UTILITY	UTL. UTILITY
INCL. INCLUDED	INCL. INCLUDED		
INSUL. INSULATED	INSUL. INSULATED	VAC. VACUUM	VAC. VACUUM
INT. INTERIOR	INT. INTERIOR	V.C.T. VINYL COMPOSITION TILE	V.C.T. VINYL COMPOSITION TILE
INTERM. INTERMEDIATE	INTERM. INTERMEDIATE	VENT. VENTILATION	VENT. VENTILATION
		VERT. VERTICAL	VERT. VERTICAL
JAN. JANITOR	JAN. JANITOR	VEST. VESTIBULE	VEST. VESTIBULE
JT. JOINT	JT. JOINT	V.F. VERIFY IN FIELD	V.F. VERIFY IN FIELD
		VOL. VOLUME	VOL. VOLUME
KIT. KITCHEN	KIT. KITCHEN	V.T. VINYL TILE	V.T. VINYL TILE
LAM. LAMINATE	LAM. LAMINATE	W. WEST	W. WEST
LAV. LAUNDRY	LAV. LAUNDRY	W.C. WATER CLOSET	W.C. WATER CLOSET
LB.(S) POUNDS	LB.(S) POUNDS	WOOD. WOOD	WOOD. WOOD
L.F. LINEAR FOOT	L.F. LINEAR FOOT	W.F. WIDE FLANGE	W.F. WIDE FLANGE
LT. LIGHT	LT. LIGHT	WH. WATER HEATER	WH. WATER HEATER
		WIN. WINDOW	WIN. WINDOW
MACH. MACHINE	MACH. MACHINE	WM. WIRE MESH	WM. WIRE MESH
MAINT. MAINTENANCE	MAINT. MAINTENANCE	W.P.F. WATERPROOFING	W.P.F. WATERPROOFING
MASONRY MASONRY	MASONRY MASONRY	WTR. WATER	WTR. WATER
		W.W.F. WELDED WIRE MESH	W.W.F. WELDED WIRE MESH
		YD. YARD	YD. YARD



OWNER: DR. & MRS. SUHAIL H. ZAVARO
800 SOUTH PIERCE ST., STE. 102
EL CAJON, CA 92020
P: 619-231-9905

ARCHITECT: GOLBA ARCHITECTURE
CONTACT: SASHA VARONE
1840 GARNET AVENUE
SUITE 100
SAN DIEGO, CA 92109
P: 619-231-9905
F: 658-750-3471

SURVEYOR & CIVIL ENGINEER: CHRISTENSEN ENGINEERING AND SURVEYING
CONTACT: ANTONY CHRISTENSEN
1888 SILVERTON AVENUE
SUITE J
SAN DIEGO, CA 92126
P: 658-271-4901
F: 658-271-8412

LANDSCAPE ARCHITECT: TOPIA
CONTACT: FRANK MARCZYNSKI
6444 MAPLES STREET, SUITE 1470
SAN DIEGO, CA 92121
P: 658-458-0554
F: 658-458-0554

BIOLOGIST: PACIFIC SOUTHWEST BIOLOGICAL SERVICES
CONTACT: R. MITCHEL BEAUCHAMP
P.O. BOX 485
NATIONAL CITY, CA 91951
P: 619-477-5555
F: 619-477-5555

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ASSESSORS PARCEL NUMBER: 052-750-03-00

SCOPE OF WORK: PROJECT SCOPE IS FOR THE CONSTRUCTION OF A NEW TWO-STORY OVER BASEMENT SINGLE-FAMILY RESIDENCE ON A VACANT 22,291 S.F. LOT TO CONTAIN 3,848 GROSS SQUARE FEET OF LIVING AREA AND 448 GROSS SQUARE FEET OF GARAGE AREA.

THE PROJECT IS A SUSTAINABLE DESIGN PROTOTYPE HOME TO BE CONSTRUCTED AS A MODEL FOR ENERGY EFFICIENCY WITH THE GOALS OF BEING A NET-ZERO ENERGY USE PROJECT THAT WILL DESIGN TOWARDS A "LEED PLATINUM" RATING WHILE UTILIZING THE CITY OF SAN DIEGO'S SUSTAINABLE EXPEDITE PROGRAM. SEE SUSTAINABLE DESIGN TOP 30 FEATURES LISTED ON THIS SHEET.

PROJECT APPROVALS WILL INCLUDE A COASTAL DEVELOPMENT PERMIT AND A SITE DEVELOPMENT PERMIT FOR ENVIRONMENTALLY SENSITIVE LANDS AND STEEP HILLSIDES. THE HOME IS DESIGNED TO BE SET INTO THE EXISTING VACANT LOT WITH THE ABSOLUTE MINIMAL IMPACT TO COMPLY WITH ENVIRONMENTALLY SENSITIVE LANDS REGULATIONS FOR STEEP HILLSIDES AND SENSITIVE BIOLOGICAL RESOURCES.

THE PROJECT REQUESTS A VARIANCE FOR THE FRONT YARD SETBACK. THE PROJECT PROPOSES A 3'-0" FRONT YARD SETBACK IN ORDER TO REDUCE IMPACTS TO ENVIRONMENTALLY SENSITIVE LANDS IN LIEU OF THE STANDARD 6'-0" FRONT YARD SETBACK.

SITE ADDRESS: 1994 VIA CASA ALTA, LA JOLLA, CA 92037

LEGAL DESCRIPTION: LOT 8 OF LA JOLLA SCENIC WEST, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 8482, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, FEBRUARY 2, 1971.

LOT ZONING: RS-1-I

OVERLAYS: COASTAL OVERLAY ZONE
COASTAL HEIGHT LIMIT OVERLAY ZONE

GOVERNING CODES: 2010 CRC, CEC, CFC, CMC, CPC, 2001 EES, CCR TITLE 14

OCCUPANCY: R-3

EXISTING LOT USE: VACANT

PROPOSED LOT USE: SINGLE-FAMILY RESIDENCE

EXISTING SOIL CONDITION: UNDISTURBED

GEOLOGIC HAZARD CATEGORY: 2/27

MAXIMUM ALLOWABLE LOT COVERAGE: 50%
PROPOSED LOT COVERAGE: 20%

MAXIMUM ALLOWABLE HARDSCAPE IN FRONT YARD: 60%
PROPOSED HARDSCAPE IN FRONT YARD: 45%

BUILDING DATA

CONSTRUCTION TYPE: V8
SPRINKLERED

NUMBER OF STORIES: 2 + BASEMENT

LOT SIZE: 22,291 S.F. (0.512 ACRES)

ALLOWABLE F.A.R.: 0.45
ALLOWABLE SQUARE FOOTAGE: 10,031 S.F.

PROPOSED F.A.R.: 0.22
PROPOSED GROSS SQUARE FOOTAGE: 4,848 S.F. (SEE BELOW)

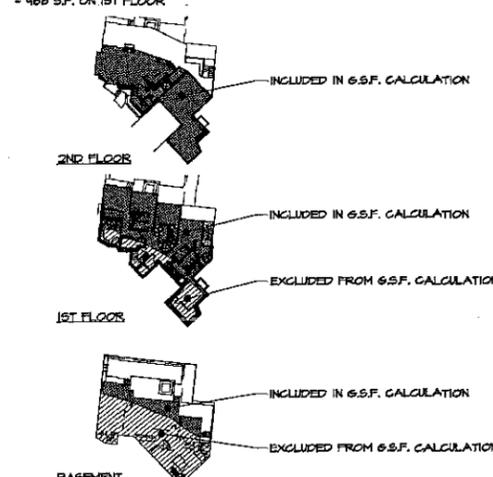
ALLOWABLE BUILDING HEIGHT: 30'-0"
PROPOSED BUILDING HEIGHT: 27'-11" (SEE SHEETS A0.1 & A3.0)

GROSS SQUARE FOOTAGE

BASEMENT	= 511 S.F.*	TOTAL DECKS	= 448 S.F. (2ND)
1ST FLOOR	= 2,040 S.F.*		+ 1,449 S.F. (BSMT)
2ND FLOOR	= 1,244 S.F.		= 2,491 S.F.
TOTAL LIVING	= 3,845 S.F.		
TOTAL GARAGES	= 448 S.F.		
TOTAL G.S.F.	= 4,848 S.F.		

*NOTE: PER S.D.H.C. SECTION 18.02B(4)(2)(B), PORTIONS OF BUILDINGS WHICH ARE 5'-0" BELOW EXISTING OR PROPOSED GRADE (WHICHEVER IS LOWER) ARE NOT INCLUDED IN GROSS SQUARE FOOTAGE CALCULATIONS. THEREFORE, THE FOLLOWING SQUARE FOOTAGES HAVE BEEN EXCLUDED (SEE DIAGRAMS BELOW):
- 1781 S.F. IN BASEMENT
- 468 S.F. ON 1ST FLOOR

- 1.) La Jolla's first single family home designed to be eligible for LEED Platinum registration and a fully Net Zero energy usage home.
- 2.) Absolute minimal site disturbance with the footprint of the home tucked directly to the street and 75% of the site left undisturbed.
- 3.) Geo-Thermal heat exchange system for heating and cooling utilizing the drilling already required for structural caissons to capture the energy efficiency of the depths for drilling to provide efficient heating and cooling for the home.
- 4.) Panelized construction will be utilized due to site working condition constraints and many walls will be constructed offsite and brought for erection on site which will also minimize construction waste and debris.
- 5.) Recycling of on and off site construction debris.
- 6.) Significantly reduced energy load due to burial of two thirds of the south facing house and energy efficient design of windows and solar shading.
- 7.) Dual wall construction at subterranean areas to allow for ventilation, vapor barrier and insulated break as well as vent channels to capture conditioned air from subterranean locations.
- 8.) Minimalization of artificial lighting with proper orientation of large windows facing the northern view.
- 9.) Photo-Voltaic energy panels to produce 100% of anticipated energy demand from the single family home.
- 10.) Solar Heating panels to heat the small swimming pool on site.
- 11.) Operable windows at engineering locations to allow for capture and selective utilization of air flow to cool the house and provide for ventilation year round given the prevailing breeze at the northwest facing hillside location.
- 12.) Passive Solar design features through utilizing overhangs, decks, eave slope and similar key features to greatly reduce the solar heat gain on the structure at undesirable times and allow for solar heating at opportunistic times of the year.
- 13.) Air-tight wood frame construction to provide for super high insulated wall cavity and lack of unwanted air infiltration energy inefficiency.
- 14.) Recycled content wall spray cellulose insulation in wall cavities.
- 15.) Open web wood joists to allow for efficient heating and cooling as well as super insulated floors and roof diaphragms.
- 16.) Extended roof overhangs designed to shield only the harsh summer sun and allow passive solar heating for the living spaces at appropriate times of the year.
- 17.) Super Energy efficient windows to allow for capture of the dramatic view without creating energy demands due to north facing location of the single family home.
- 18.) Energy efficient LED lighting throughout the home.
- 19.) Daylight sensors on all key spaces to remove the need for lights during daytime hours.
- 20.) Insulated "Cool Roof" to reflect heat gain on flat roof areas.
- 21.) Multiple units and individual zoning on HVAC units to prevent inefficient heating or cooling.
- 22.) Carbon dioxide monitoring for indoor air quality.
- 23.) Zone controlled energy recovery ventilation systems to capture condition make-up air.
- 24.) Recycled teak flooring salvaged from Indonesia.
- 25.) Use of low on non-VOC finishes sealants and adhesives.
- 26.) Water efficient plumbing fixtures.
- 27.) Grey water recycling for 100% of landscape demands utilizing subterranean crawl spaces for storage tanks.
- 28.) Automatic shut-offs on all faucets.
- 29.) Drought tolerant planting throughout the site that is developed.
- 30.) Native landscape to complement the existing setting.



Prepared By: Golba Architecture
1840 Garnet Ave., Suite 100
San Diego, CA 92109
phone: (619) 231-9905
fax: (658) 750-3471
contact: Sasha Varone

Revision 1: -
Revision 2: -
Revision 3: 09-05-14
Revision 4: 08-12-14
Revision 5: 08-05-14
Revision 6: 05-23-14
Revision 7: 04-01-14

Project Addresses: Original Date: 07-24-13
1994 Via Casa Alta
La Jolla, CA 92037

Project Name: Sheet 2 of 22
Zavaro Residence

Sheet Title: LEGEND & NOTES

GOLBA ARCHITECTURE
Architecture - Space Planning - Interior Design
1940 Garnet Ave. #100 San Diego, California 92109
Phone: (619) 231-9905 Fax: (658) 750-3471

ZAVARO RESIDENCE
1994 VIA CASA ALTA
LA JOLLA, CA 92037

STATE OF CALIFORNIA
REGISTERED ARCHITECT
No. 00786
Exp. 7-31-16

DATE: 5/26/14

PLUMBING NOTES (CONT.):

10. GAS VENTS AND NON-COMBUSTIBLE PIPING IN WALLS PASSING THROUGH THREE FLOORS OR LESS, SHALL BE EFFECTIVELY DRAFT STOPPED AT EACH FLOOR OR CEILING. **CBC SECTION 711.6**
11. WATER HEATER(S) SHALL COMPLY WITH SEC. 608.3 CPC 2010 FOR THERMAL EXPANSION REQUIREMENTS.
12. STATE HEALTH & SAFETY CODE SEC 17921.9 BANS THE USE OF CHLORINATED POLYVINYL CHLORIDE (CPVC) FOR INTERIOR WATER-SUPPLY PIPING.
13. ALL ABS AND PVC PIPING AND FITTINGS SHALL BE ENCLOSED WITHIN WALLS AND FLOORS COVERED WITH TYPE "X" GYPSUM BOARD OR SIMILAR ASSEMBLIES THAT PROVIDE THE SAME LEVEL OF FIRE PROTECTION. PROTECTION OF MEMBRANE PENETRATIONS IS NOT REQUIRED.

ELECTRICAL NOTES:

1. FURNISH ALL LABOR, MATERIALS, TOOLS, EQUIPMENT, SPECIALTIES, TRANSPORTATION, INCLUDING THE COSTS THEREOF, REQUIRED FOR OR INCIDENTAL TO PERFORM ALL OPERATIONS AND INSTALL THE WORK COMPLETE AS AN EXTENSION OF THE EXISTING SYSTEM.
2. MAKE DETAILED ARRANGEMENTS WITH UTILITY COMPANIES FOR SERVICES, AND PAY ALL FEES AND CHARGES LEVIED BY THEM. NOTIFY UTILITY COMPANIES WHEN WORK UNDER THIS SECTION COMMENCES.
3. COMPLETE POWER AND LIGHTING BRANCH CIRCUIT WIRING, INCLUDING JUNCTION BOXES, PULL BOXES, OUTLET BOXES, DEVICES, MATERIALS, AND EQUIPMENT FOR A COMPLETE INSTALLATION.
4. COMPLETE LINE-VOLTAGE WIRING TO AND CONNECTION OF ELECTRICAL EQUIPMENT PROVIDED UNDER OTHER SECTIONS, INCLUDING APPLIANCES, PULL BOXES, OUTLET BOX SWITCHES.
5. EXCAVATION, COMPACTED BACK FILL, AND CONCRETE WORK TO COMPLETE THE WORK UNDER THIS SECTION.
6. ALL OUTLETS AND SWITCHES TO BE DECORA' TYPE, COLOR, BY ARCHITECT.
7. FIELD VERIFY ALL EXISTING CONDITIONS

TITLE 24 LIGHTING NOTES:

- 1) IN THE KITCHEN, AT LEAST ONE-HALF OF THE WATTAGE RATINGS OF THE FIXTURES MUST BE HIGH EFFICIENCY WITH NON-HIGH EFFICIENCY FIXTURES SWITCHED SEPARATELY. NOTE: APPROXIMATELY 3/4 OF THE FIXTURES WILL BE REQUIRED TO BE OF THE HIGH EFFICIENCY VARIETY.
 - 2) IN THE BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS, ALL FIXTURES MUST BE HIGH EFFICIENCY STYLE OR BE CONTROLLED BY A MANUALLY-ON OCCUPANCY SENSOR OR DIMMER. (CLOSETS UNDER 20 SQUARE FEET ARE EXEMPT.)
 - 3) ALL OTHER ROOMS MUST MEET NEW ENERGY REQUIREMENTS AND ALL FIXTURES MUST BE HIGH EFFICIENCY OR BE CONTROLLED BY A MANUALLY-ON OCCUPANCY SENSOR OR DIMMER. (CLOSETS UNDER 20 SQUARE FEET ARE EXEMPT.)
 - 4) ALL OUTDOOR LIGHTING FIXTURES MUST BE HIGH EFFICIENCY OR CONTROLLED BY A COMBINATION PHOTOCONTROL/MOTION SENSOR.
- NOTE: GENERALLY A HIGH EFFICIENCY STYLE OF FIXTURE IS FLOURESCENT COMPLETE WITH ELECTRIC BALLASTS. REGULAR INCANDESCENT, QUARTZ HALOGEN AND HALOGEN MR LAMPS DO NOT COMPLY.

MECHANICAL NOTES:

1. THE WORK CONSISTS OF A COMPLETE SYSTEM AS AN EXTENSION OF THE EXISTING SYSTEM AND INCLUDES INSULATED SUPPLY DUCT DUCT WORK, GRILLES AND REGISTERS TO MATCH THE EXISTING AND OTHER WORK NECESSARY AS DRAIN TO COMPLETE THE INSTALLATION.
2. ALL DUCTWORK SHALL BE SIZED FOR .10" STATIC PRESSURE.
3. INSTALL EXHAUST FANS AND PROVIDE AND INSTALL NECESSARY DUCTWORK.
4. 5 AIR CHANGES PER HOUR FOR BATHROOM AND LAUNDRY VENTILATION
5. ARCHITECT IS NOT RESPONSIBLE IN ANY WAY FOR THE SIZING, ROUTING, LAYOUT OR FINAL CONFIGURATION OF THE MECHANICAL SYSTEM. GENERAL CONTRACTOR TO ASSUME ALL LIABILITY & WARRANTY FOR PROVIDING SAID LAYOUT & FUNCTION INCLUDING REQUIRED DROPS & SOFFITS AS REQUIRED.

BIDDING NOTES:

1. THE CONTRACTOR SHALL INSPECT THE PREMISES DURING THE COURSE OF BIDDING AND PRIOR TO THE START OF CONSTRUCTION IN ORDER TO BE FAMILIAR WITH POSSIBLE FIELD CONDITIONS THAT MAY ARISE. SUCH CONDITIONS ARE TO BE REFLECTED AND QUALIFIED IN THE BID.

DEMOLITION NOTES:

1. CONTRACTOR SHALL TAKE EVERY PRECAUTION TO PREVENT DAMAGE TO ADJOINING AREAS, WHERE APPLICABLE.
2. CONTRACTOR TO REFERENCE NEW FLOOR PLANS AND SITE PLANS FOR PRECISE LIMITS OF DEMOLITION. CONSULT ARCHITECT IN AREAS OF UNCERTAINTY OR DISCREPANCY.
3. THESE DRAWINGS REPRESENT THE FINISHED STRUCTURE AND DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR ALL TEMPORARY BRACINGS, SHORINGS, AND SUPPORT NECESSARY TO ACHIEVE THE FINISHED STRUCTURE.
4. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND SITE CONDITIONS BEFORE STARTING WORK. THE ARCHITECT AND ENGINEER SHALL BE NOTIFIED, IN WRITING, IMMEDIATELY OF ANY DISCREPANCIES. DIMENSIONS SHOULD NOT BE SCALED FROM PLANS, ELEVATIONS, SECTIONS, OR DETAILS OF THESE DRAWINGS.

ROOM REQUIREMENTS:

1. CEILING HEIGHT AT ALL HABITABLE ROOMS (OTHER THAN KITCHENS AND BATHS) SHALL BE A MINIMUM OF 7'-6" (REFER TO PLANS FOR ACTUAL CEILING HEIGHTS).
2. CEILING HEIGHT AT ALL KITCHENS, HALLS, CORRIDORS, LAUNDRY ROOMS, AND BATHROOMS SHALL BE A MINIMUM OF 7'-0" CLEAR. (REFER TO PLANS FOR ACTUAL CEILING HEIGHTS).

EXITS:

1. STAIRWAYS SHALL HAVE A MINIMUM CLEAR WIDTH (EXCEPT HANDRAILS AND SKIRT BOARDS) OF 36 INCHES. PROVIDE HANDRAILS ON MINIMUM ONE SIDE AT A POINT 2'-10" ABOVE NOSING. STAIRWAYS SHALL HAVE MINIMUM CLEAR HEADROOM OR 6'-8". PROTECT WALLS AND SOFFITS OF ENCLOSED USABLE SPACE BELOW INTERIOR STAIRWAYS WITH ONE HOUR FIRE RESISTIVE CONSTRUCTION.
2. SLEEPING ROOMS SHALL HAVE A WINDOW OR AN EXTERIOR DOOR FOR EMERGENCY EXIT. WINDOW SILL HEIGHT SHALL NOT EXCEED 44 INCHES ABOVE THE FLOOR. WINDOW SHALL HAVE A MINIMUM OF 5.7 SQUARE FEET OF OPENABLE AREA. A MINIMUM OF 24 INCHES NET CLEAR OPENING HEIGHT AND 20 INCHES NET CLEAR OPENING WIDTH.
3. CORRIDORS SHALL HAVE A MINIMUM CLEAR WIDTH OF 36 INCHES.
4. PROVIDE 42 INCH HIGH GUARDRAILS AT BALCONIES, PORCHES, ETC. SPACE BETWEEN RAILS SHALL NOT EXCEED 4 INCHES.

FIRE DEPT. NOTES:

1. INTERIOR FINISH SHALL COMPLY WITH CODES AS FOLLOWS: C.B.C. CHAPTER 8.
2. BUILDING NUMBERS SHALL BE EASILY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING PROPERTY. (U.F.C. SECTION 9014.4)
3. THE CONSTRUCTION, REMODEL, OR DEMOLITION OF A BUILDING SHALL COMPLY WITH U.F.C. ARTICLE 87.

PLUMBING NOTES:

1. THE WORK CONSISTS OF A COMPLETE SYSTEM AS AN EXTENSION OF THE EXISTING SYSTEM INCLUDING SERVICE CONNECTIONS, DRAIN/WASTES, VENT, HOT AND COLD WATER, AND GAS LINES. EXCAVATION AND COMPACTED BACK-FILL REQUIRED AND THE INSTALLATION OF ALL FIXTURES, AND TRIM AND APPLIANCES.
2. SEWAGE CONNECTIONS SHALL BE MADE BY THE CONTRACTOR. THE CONTRACTOR SHALL DETERMINE DEPTH AND PROPER SLOPE FOR WASTE LINES PRIOR TO ESTABLISHING FLOOR HEIGHT.
3. MATERIALS SHALL BE STANDARD U.O.N. WATER LINES SHALL BE TYPE K COPPER BELOW GRADE AND TYPE M ABOVE GRADE. WASTE AND VENT SHALL BE ABS/DRY.
4. FIXTURES, TRIM, AND APPLIANCES. THE CONTRACTOR SHALL INSTALL ALL FIXTURES, TRIM AND APPLIANCES TO BE CONNECTED TO THE PLUMBING SYSTEM. THE CONTRACTOR SHALL INSPECT ALL UNITS WHEN DELIVERED TO THE JOB SITE AND REJECT ALL DAMAGED OR INCOMPLETE ITEMS. ALL ACCEPTED UNITS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNTIL COMPLETION OF THE JOB.
5. PROVIDE 24" CLEAR (MIN) @ TOILET FRONT & 15" CLEAR (MIN) @ CENTERLINE OF TOILET TO TOILET SIDENALLS.
6. ALL NEW TOILETS TO BE ULTRA-LOW FLUSH TYPE. (1.6 GAL FLUSH)
7. PROVIDE PERMANENT VACUUM BREAKERS AT AT ALL HOSE BIBS, NEW & EXISTING LOCATIONS TYP.
8. MAXIMUM FLOW AT ALL NEW FAUCETS: 2.2 GAL PER MINUTE (GPM), MAXIMUM FLOW AT ALL NEW SHOWER HEADS: 2.5 GAL PER MINUTE (GPM).
9. PROVIDE MIXING VALVES AT SHOWERS PER SEC. 418.0 CPC 2010

GENERAL NOTES (CONT.):

53. DIMENSIONS ARE TO THE FACE OF STUDS AND/OR CONCRETE BLOCK UNLESS OTHERWISE INDICATED TO BE TO FINISH DIMENSIONS.
54. OWNER TO OBTAIN A CONSTRUCTION PERMIT FROM THE ENGINEERING DEPARTMENT AT LEAST 48 HOURS PRIOR TO WORKING IN THE PUBLIC RIGHT-OF-WAY. FAILURE TO DO SO WILL RESULT IN ISSUANCE OF A STOP WORK NOTICE AND DOUBLE PERMIT FEES. IT IS THE RESPONSIBILITY OF THE OWNER TO KNOW WHERE HIS/HER PROPERTY LINE IS.
54. UTILITIES EXISTING OR TEMPORARY SHALL BE LOCATED AND MARKED BY THE CONTRACTOR TO AVOID DAMAGE OR PERSONAL INJURY. CONTRACTOR TO PROVIDE ALL TEMPORARY UTILITIES REQUIRED DURING CONSTRUCTION.
55. THE PROJECT AREA AND BUILDING SITE SHALL BE MAINTAINED IN A SAFE CONDITION FREE FROM THE ACCUMULATION OF DEBRIS AND SCRAP MATERIAL.
56. THE HIGHEST PROTECTION OF ANY PART OF THE BUILDING INCLUDING CHIMNEYS, VENTS, TOWERS, ETC. SHALL NOT EXCEED 30' ABOVE GRADE (APPLIES TO PROJECTS WEST OF INTERSTATE 5 ONLY)
57. THE CONTRACTOR SHALL, UPON SUBSTANTIAL COMPLETION, FURNISH THE ARCHITECT AND HIS ENGINEER WITH A CASE OF FINE IMPORTED WINE.
58. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT.

SMOKE DETECTORS:

1. SINGLE- OR MULTIPLE-STATION SMOKE ALARMS SHALL BE INSTALLED AND MAINTAINED ON THE CEILING OR WALL OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF BEDROOMS IN EACH ROOM USED FOR SLEEPING PURPOSES, IN EACH STORY WITHIN A DWELLING UNIT, INCLUDING BASEMENTS AND HABITABLE ATTICS.
2. IN NEW CONSTRUCTION, REQUIRED SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING PROVIDED THAT SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACK-UP. SMOKE ALARMS WITH INTEGRAL STROBES THAT ARE NOT EQUIPPED WITH BATTERY BACKUP SHALL BE CONNECTED TO AN EMERGENCY ELECTRICAL SYSTEM. SMOKE ALARMS SHALL EMIT A SIGNAL WHEN THE BATTERIES ARE LOW. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN AS REQUIRED FOR OVERCURRENT PROTECTION.
3. WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. THE ALARM SIGNAL SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE LEVELS WITH ALL INTERVENING DOORS CLOSED.
4. ALL SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 217 AND INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THE GOVERNING CRC AND THE HOUSEHOLD FIRE MARKING EQUIPMENT PROVISIONS OF NFPA 72. SYSTEMS AND COMPONENTS SHALL BE CALIFORNIA STATE FIRE MARSHALL LISTED AND APPROVED IN ACCORDANCE WITH CCR, TITLE 19, DIVISION 1 FOR THE PURPOSE FOR WHICH THEY ARE INSTALLED.

CARBON MONOXIDE (CO) DETECTORS:

1. FOR NEW CONSTRUCTION, AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED IN DWELLING UNITS AND IN SLEEPING UNITS WHICH FUEL-BURNING APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES.
2. PROVIDE CARBON MONOXIDE ALARMS IN THE FOLLOWING LOCATIONS: 1) OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM(S); 2) ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS.
3. SINGLE- AND MULTIPLE-STATION CARBON MONOXIDE ALARMS SHALL BE LISTED AS COMPLYING WITH THE REQUIREMENTS OF UL 2094. CARBON MONOXIDE DETECTORS SHALL BE LISTED AS COMPLYING WITH THE REQUIREMENTS OF UL 2075.
4. CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHERE SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACK-UP. ALARM WIRING SHALL BE DIRECTLY CONNECTED TO THE PERMANENT BUILDING WIRING WITHOUT A DISCONNECTING SWITCH OTHER THAN AS REQUIRED FOR OVERCURRENT PROTECTION.
5. WHERE MORE THAN ONE CARBON MONOXIDE ALARM IS REQUIRED TO BE INSTALLED WITHIN THE DWELLING UNIT OR WITHIN A SLEEPING UNIT THE ALARM SHALL BE INTERCONNECTED IN A MANNER THAT ACTIVATION OF ONE ALARM SHALL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. THE ALARM SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE LEVELS WITH ALL INTERVENING DOORS CLOSED.

VENTILATION NOTES:

1. EXHAUST FAN / VENTILATION SYSTEM TO PROVIDE A MINIMUM OF 5 AIR CHANGES PER HOUR FOR BATHROOM AND LAUNDRY ROOM VENTILATION, DISCHARGE TO THE EXTERIOR OF THE BUILDING NOT CLOSER THAN 5 FT. FROM ANY EXTERIOR OPENINGS.
2. PER SEC. 4306.1 MECHANICAL EXHAUST FANS WHICH EXHAUST DIRECTLY FROM BATHROOMS SHALL COMPLY WITH THE FOLLOWING:
 - 1) FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING.
 - 2) UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDISTAT WHICH SHALL BE READILY ACCESSIBLE. HUMIDISTAT CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF 50 TO 60 PERCENT.

GENERAL NOTES:

1. GENERAL CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR ALL FABRICATION OR FABRICATION OF THIS PROJECT TO THE ARCHITECT FOR REVIEW & APPROVAL. FAILURE BY THE GENERAL CONTRACTOR TO PROVIDE ANY SHOP DRAWINGS RELIEVES THE ARCHITECT OF ANY AND ALL RESPONSIBILITY OR LIABILITY FOR THAT ASSEMBLY OR FEATURE.
2. THE SPECIFICATIONS, UNDER SEPARATE COVER, ARE AN INTEGRAL PART OF THESE CONSTRUCTION DOCUMENTS.
3. THE RECOMMENDATIONS CONTAINED IN THE SOILS REPORT FOR EARTH WORK AND FOUNDATION EXCAVATION ARE A PART OF THIS WORK. A COPY OF THIS REPORT IS AVAILABLE AT THE OFFICE OF THE ARCHITECT.
4. THE CONTRACTOR SHALL, AS PART OF THIS CONTRACT, FURNISH ALL MATERIAL, LABOR, TRANSPORTATION AND EQUIPMENT AND PROPERLY INSTALL ALL WORK SPECIFIED HEREIN, SHOWN ON THE DRAWINGS, OR REASONABLY IMPLIED TO COMPLETE THE CONSTRUCTION.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINISHING OF HIS WORK IN THE MANNER AND FORM PRESCRIBED BY THE PLANS AND SPECIFICATIONS. REPORT DISCREPANCIES, ERRORS OR OMISSIONS IN THE PLANS AND SPECIFICATIONS PRIOR TO SUBMITTING ANY FINAL BIDS OR COMMENCING WITH ANY WORK.
6. CONTRACTORS ARE TO PROTECT ALL PROPERTY AND THE WORK OF ALL OTHER TRADES AGAINST DAMAGE OR INJURY CAUSED BY ANY PART OF THE WORK. DETAILS SHALL BE THE SAME AS FOR OTHER SIMILAR WORK OR FOR MANUFACTURER'S STANDARD DETAILS AND INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
7. ALL CONSTRUCTION AND INSTALLATIONS SHALL COMPLY WITH ALL APPLICABLE LOCAL, STATE, AND NATIONAL CODES AND REGULATIONS WHICH GOVERN THIS TYPE OF CONSTRUCTION. THIS INCLUDES, BUT IS IN NO WAY LIMITED TO, THE CURRENT EDITION OF THE CALIFORNIA BUILDING CODE (2010), CPC, CEC AND TITLE 24.
8. CONTRACTORS SHALL INDIVIDUALLY WARRANT FOR ONE YEAR ALL MATERIALS AND WORKMANSHIP EXCEPT AS OTHERWISE NOTED.
9. DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE. DETAIL DRAWINGS SHALL TAKE PRECEDENCE OVER SMALL SCALE DRAWINGS. DO NOT SCALE DRAWINGS. THE CONTRACTOR IS TO IMMEDIATELY NOTIFY THE ARCHITECT OF ANY DISCREPANCIES IN THE DRAWINGS PRIOR TO STARTING ANY PORTION OF WORK.
10. WHERE NO CONSTRUCTION DETAILS ARE SHOWN OR NOTED FOR ANY PART OF THE WORK, DETAILS SHALL BE THE SAME AS FOR OTHER SIMILAR WORK OR FOR MANUFACTURER'S STANDARD DETAILS AND INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
11. ITEMS SPECIFIED ON PLANS AND SPECIFICATIONS REPRESENT THE TYPE AND QUALITY REQUIRED. SUBCONTRACTORS MAY SUBSTITUTE "EQUAL" ITEMS IN THEIR BID WHEN APPROVED IN WRITING BY THE OWNER AND ARCHITECT.
12. CONTRACTOR SHALL, UPON COMPLETION OF HIS WORK, CLEAN AND CLEAR THE ENTIRE AREA OF ALL DEBRIS OR ANY OTHER MATERIAL CAUSED BY HIS OPERATION.
13. THE OWNER RESERVES THE RIGHT TO CHANGE, INCREASE OR REDUCE THE SCOPE OF THIS WORK. ALL CHANGES TO THIS CONTRACT SHALL BE ROUTED THROUGH THE ARCHITECT.
14. CONTRACTOR SHALL NOT MAKE CHANGES OR DO ANY EXTRA WORK WITHOUT WRITTEN AUTHORIZATION FROM THE OWNER OR HIS AUTHORIZED REPRESENTATIVE.
15. THE ARCHITECT SHALL IN NO WAY BE RESPONSIBLE FOR HOW THE FIELD WORK IS PERFORMED IN, ON, OR AROUND THE JOB SITE OR FOR METHODS OR TIMELINES OF PERFORMANCE OF THE WORK.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACEMENT OR REPAIR, WITHOUT DAMAGE, OF ANY DAMAGE CAUSED BY HIM OR HIS SUBCONTRACTORS.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UNDERGROUND UTILITIES ENCOUNTERED IN AREAS WHERE EXCAVATIONS ARE NECESSARY AND SHALL REPAIR ANY SUCH DAMAGE AT HIS OWN EXPENSE. UTILITY LINES SHALL BE PROPERLY PROTECTED WHERE THEY MUST BE MAINTAINED UNDER A BUILDING.
18. THESE DRAWINGS ARE ISSUED AS A SET AND ARE NOT TO BE SEPARATED.
19. ALL CONSTRUCTION SHALL CONFORM WITH THE BUILDING DEPARTMENT STAMPED AND APPROVED SET OF DRAWINGS.
20. THE "GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION" STANDARD FORM OF THE AMERICAN INSTITUTE OF ARCHITECTS, LATEST EDITION, IS HEREBY MADE A PART OF THESE DRAWINGS.
21. THE CONTRACTOR IS TO MAINTAIN ALL EXISTING CONDITIONS IN A WATERPROOF AND PROTECTED STATE DURING THE COURSE OF DEMOLITION AND ALL REPAIR AND CONSTRUCTION WORK.
22. ALL FASTENERS ON THIS PROJECT ARE TO BE CORROSION RESISTANT, I.E. GALVANIZED STAINLESS STEEL OR EQUAL.
23. SMOKE DETECTORS SHALL BE INSTALLED PER THE REQUIREMENTS OF THE CURRENT EDITION OF THE CALIFORNIA BUILDING CODE IN ANY ROOM AS REQUIRED PER THE CODE.
24. ALL SHEET METAL AND GUTTER INSTALLATIONS SHALL COMPLY WITH THE LATEST EDITIONS OF THE S.M.A.G.N.A. ARCHITECTURAL SHEET METAL MANUAL.
25. ALL SHEET METAL FLASHING MATERIALS ARE TO BE PREPARED (ETCHING) AND PRIMED ON ALL SURFACES PRIOR TO INSTALLATION. TWO COATS OF PAINT ARE TO BE APPLIED TO ALL SURFACES. PROVIDE JOB TOUCHUP PRIOR TO INSTALLATION OF ANY METAL PIECES ON WHICH PRIMER IS SCRATCHED DUE TO TRANSPORTATION OR JOB CONDITIONS.
26. ALL SURFACES, JOINTS, EDGES AND PLANES ARE TO BE MAINTAINED AND COMPLETED IN A WATER-TIGHT MANNER. SHOULD THE CONTRACTOR DISCOVER OR HAVE KNOWLEDGE OF ANY DETAIL OR CONDITION THAT MAY NOT BE WATER-TIGHT OR COMPETENT, THE CONDITION SHOULD BE REPORTED TO THE ARCHITECT IMMEDIATELY FOR REVIEW AND ANY RECOMMENDATIONS.
27. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCY OR VARIATION FROM THE PROPOSED DRAWINGS OR THE ORIGINAL CONSTRUCTION DOCUMENTS THAT WOULD AFFECT THE PERFORMANCE OR INSTALLATION OF ANY TYPICAL OR SIMILAR CONSTRUCTION DETAIL.
28. THIS PROJECT SHALL COMPLY WITH THE 2010, CBC, CEC, CPC, CMC, AND CPC.
29. ALL PRODUCTS AND MATERIALS REQUIRE SHOP DRAWINGS AND SAMPLE SUBMITTAL FOR ARCHITECTS APPROVAL PRIOR TO INSTALLATION.
30. THE CONTRACTOR AND THEIR SUBCONTRACTORS ARE RESPONSIBLE FOR REVIEWING THE CONTRACT DOCUMENTS IN DETAIL INCLUDING DIMENSIONS FOR THE PURPOSE OF DETERMINING THAT THE WORK CAN BE PERFORMED AS SHOWN PRIOR TO PROCEEDING WITH THE WORK. IF ANY CONFLICTS ARISE, THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A CLARIFICATION FROM THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK IN QUESTION OR WITH RELATED WORK.
31. TYPICAL' MEANS IDENTICAL FOR ALL SAME CONDITIONS UNLESS OTHERWISE NOTED. 'UNUSUAL' MEANS UNUSUAL CHARACTERISTICS FOR THE CONDITIONS NOTED. VERIFY DIMENSIONS AND ORIENTATION ON THE PLANS.

Prepared By:
Golba Architecture
1940 Garnet Ave., Suite 100
San Diego, CA 92104
phone: (619) 231-9905
fax: (658) 750-3471
contact: Sasha Varone

Revision 1: -
Revision 6: -
Revision 5: 09-05-14
Revision 4: 08-12-14
Revision 3: 08-05-14
Revision 2: 05-23-14
Revision 1: 04-01-14

Project Addresses:
1944 Via Casa Alta
La Jolla, CA 92037

Original Date: 07-24-13

Project Name:
Zavaro Residence

Sheet 3 Of 22

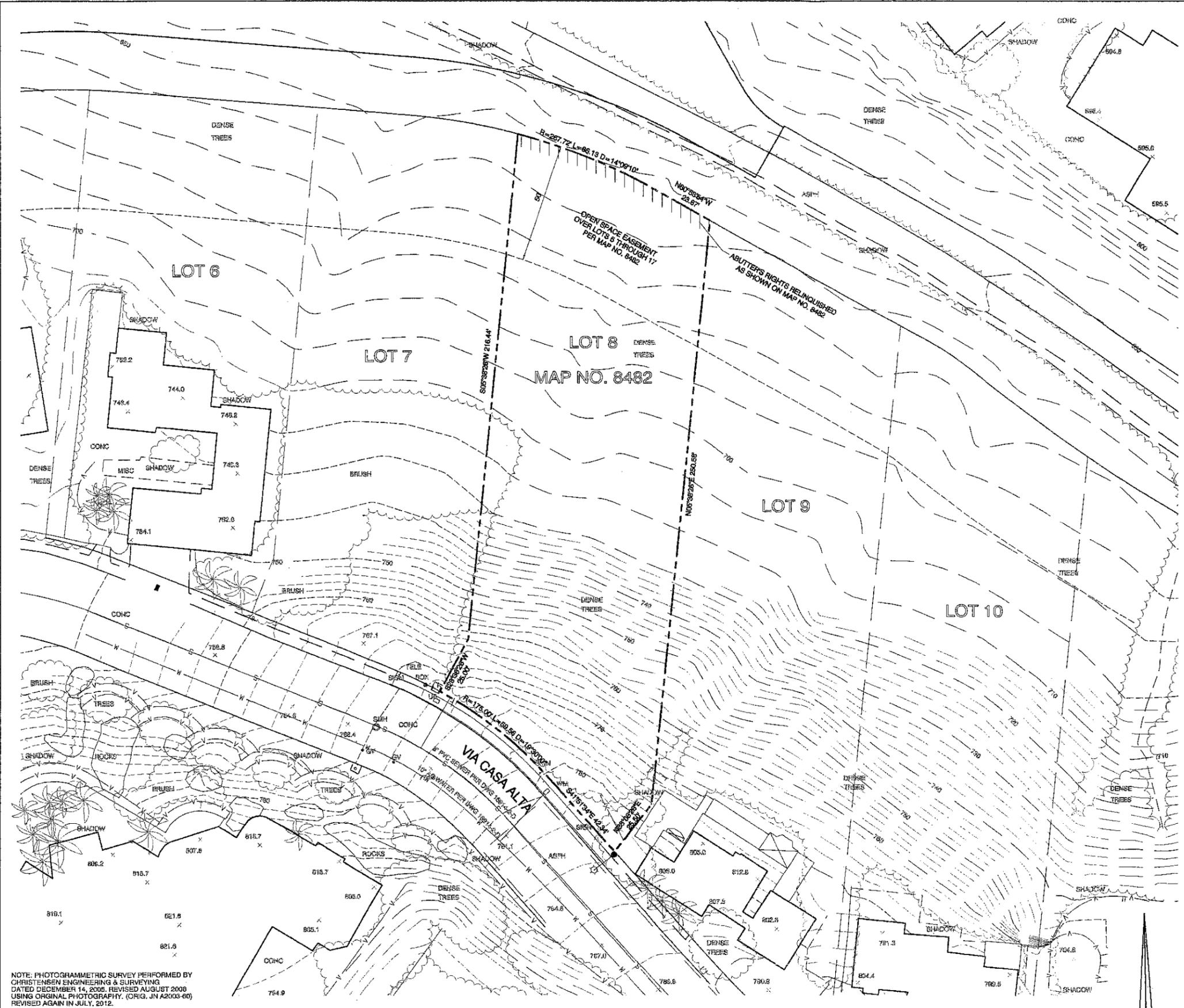
Sheet Title: **GENERAL NOTES**

GOLBA ARCHITECTURE
Architecture ■ Space Planning ■ Interior Design
1940 Garnet Ave., #100 ■ San Diego, California 92109
Phone: (619) 231-9905 ■ Fax: (858) 750-3471

ZAVARO RESIDENCE
1994 VIA CASA ALTA
LA JOLLA, CA 92037



GOLBA
T 12
DATE: 9-05-14



LEGAL DESCRIPTION

LOT 8 OF LA JOLLA SCENIC WEST, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 8482, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, FEBRUARY 2, 1977.

BASIS OF BEARINGS

THE BASIS OF BEARING IS THE CALIFORNIA COORDINATE SYSTEM.

NOTES

- EASEMENTS, AGREEMENTS, DOCUMENTS AND OTHER MATTERS WHICH AFFECT THIS PROPERTY MAY EXIST, BUT CANNOT BE PLOTTED. TITLE REPORT NOT PROVIDED.
- THE PRECISE LOCATION OF UNDERGROUND UTILITIES COULD NOT BE DETERMINED IN THE FIELD. PRIOR TO ANY EXCAVATION UTILITY COMPANIES WILL NEED TO MARK-OUT THE UTILITY LOCATIONS.
- THE ADDRESS FOR THE SUBJECT SITE IS 1994 VIA CASA ALTA, LA JOLLA CA 92037.
- THE ASSESSOR PARCEL NUMBER FOR THE SUBJECT PARCEL IS 352-750-08.
- THE TOTAL AREA OF THE SUBJECT SITE IS 0.612 ACRES (22,291 S.F.).

ABBREVIATIONS

- CONC CONCRETE
- CTB CABLE TELEVISION BOX
- EL ELEVATION
- EPB ELECTRIC PULLBOX
- GM GAS METER
- SMH SEWER MANHOLE
- TYP TYPICAL
- WM WATER METER

BENCHMARK

4" CITY OF SAN DIEGO BRASS DISK IN MONUMENT WELL AT THE INTERSECTION OF VIA CAPRI AND HILLSIDE DRIVE EL.: 705.81' MEAN SEA LEVEL (N.G.V.D. 1929). SHOWN AS POINT NO. 750 ON RECORD OF SURVEY NO. 14492.

Anthony K. Christensen
 ANTHONY K. CHRISTENSEN, P.L.S. 7506
 Date

MAY 12, 2014
 Date



NOTE: PHOTOGRAMMETRIC SURVEY PERFORMED BY CHRISTENSEN ENGINEERING & SURVEYING DATED DECEMBER 14, 2006. REVISED AUGUST 2008 USING ORIGINAL PHOTOGRAPHY. (ORIG. JN A2003-60) REVISED AGAIN IN JULY, 2012.

CE & S CHRISTENSEN ENGINEERING & SURVEYING
 CIVIL ENGINEERS LAND SURVEYORS PLANNERS
 7888 SILVERTON AVENUE, SUITE 'J', SAN DIEGO, CALIFORNIA 92126
 TELEPHONE: (858)271-9901 FAX: (858)271-9912

SCALE: 1" = 20'

Prepared By:
 CHRISTENSEN ENGINEERING & SURVEYING
 7888 SILVERTON AVENUE, SUITE 'J'
 SAN DIEGO, CA 92126
 PHONE (858)271-9901 FAX (858)271-9912

Project Address:
 1994 VIA CASA ALTA
 LA JOLLA, CA 92037

Project Name:
 1994 VIA CASA ALTA SITE

Sheet Title:
 TOPOGRAPHIC MAP

Revision 5:
 Revision 4:
 Revision 3:
 Revision 2:
 Revision 1: 05-12-14 ADD OPEN SPACE EASEMENT TO LOTS 5-17

Original Date: JULY 30, 2012

Sheet 4 of 21 Sheet

DEP#

LEGAL DESCRIPTION

LOT 8 OF LA JOLLA SCENIC WEST, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 8482, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, FEBRUARY 2, 1977.

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NOTES

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- THE ADDRESS FOR THE SUBJECT SITE IS 1994 VIA CASA ALTA, LA JOLLA CA 92037.
- THE ASSESSOR PARCEL NUMBER FOR THE SUBJECT PARCEL IS 352-750-08.
- THE TOTAL AREA OF THE SUBJECT SITE IS 0.512 ACRES (22,291 S.F.).

ABBREVIATIONS

CONC CONCRETE
 CTB CABLE TELEVISION BOX
 EL ELEVATION
 EPB ELECTRIC PULLBOX
 GM GAS METER
 SMH SEWER MANHOLE
 TYP TYPICAL
 WM WATER METER

BENCHMARK

4" CITY OF SAN DIEGO BRASS DISK IN MONUMENT WELL AT THE INTERSECTION OF VIA CAPRI AND HILLSIDE DRIVE EL: 705.81' MEAN SEA LEVEL (N.G.V.D. 1929). SHOWN AS POINT NO. 760 ON RECORD OF SURVEY NO. 14492.

SLOPE ANALYSIS

TOTAL LOT AREA: 22,291 SF (0.521 AC)
 AREA OF LOT WITH SLOPE > 25% = 21477 SF (0.494 AC)
 PERCENTAGE OF LOT WITH SLOPES > 25% = 96.3%

- AREA OF SITE WITH SLOPES > 25%
- AREA OF SITE WITH SLOPES > 25% TO BE DISTURBED (4,562 SF (0.105 AC), 21% OF SITE)



NOTE: PHOTOGRAMMETRIC SURVEY PERFORMED BY CHRISTENSEN ENGINEERING & SURVEYING DATED DECEMBER 14, 2005. REVISED AUGUST 2008 USING ORIGINAL PHOTOGRAPHY. (ORIG. JN A2003-60) REVISED AGAIN IN JULY, 2012.

CE & S CHRISTENSEN ENGINEERING & SURVEYING
 CIVIL ENGINEERS LAND SURVEYORS PLANNERS
 7888 SILVERTON AVENUE, SUITE 'J', SAN DIEGO, CALIFORNIA 92126
 TELEPHONE: (858)271-9901 FAX: (858)271-8912



ANTONY K. CHRISTENSEN, R.C.E. 54021 Date AUGUST 03, 2014

Prepared By:
 CHRISTENSEN ENGINEERING & SURVEYING
 7888 SILVERTON AVENUE, SUITE 'J'
 SAN DIEGO, CA 92126
 PHONE (858)271-9901 FAX (858)271-8912

Project Address:
 1994 VIA CASA ALTA
 LA JOLLA, CA 92037

Revision 6:
 Revision 4:
 Revision 3: 08-03-14 ADDRESS CITY COMMENTS
 Revision 2: 03-31-14 REVISE DESIGN
 Revision 1: 06-05-13 SLOPE ANALYSIS EXHIBIT

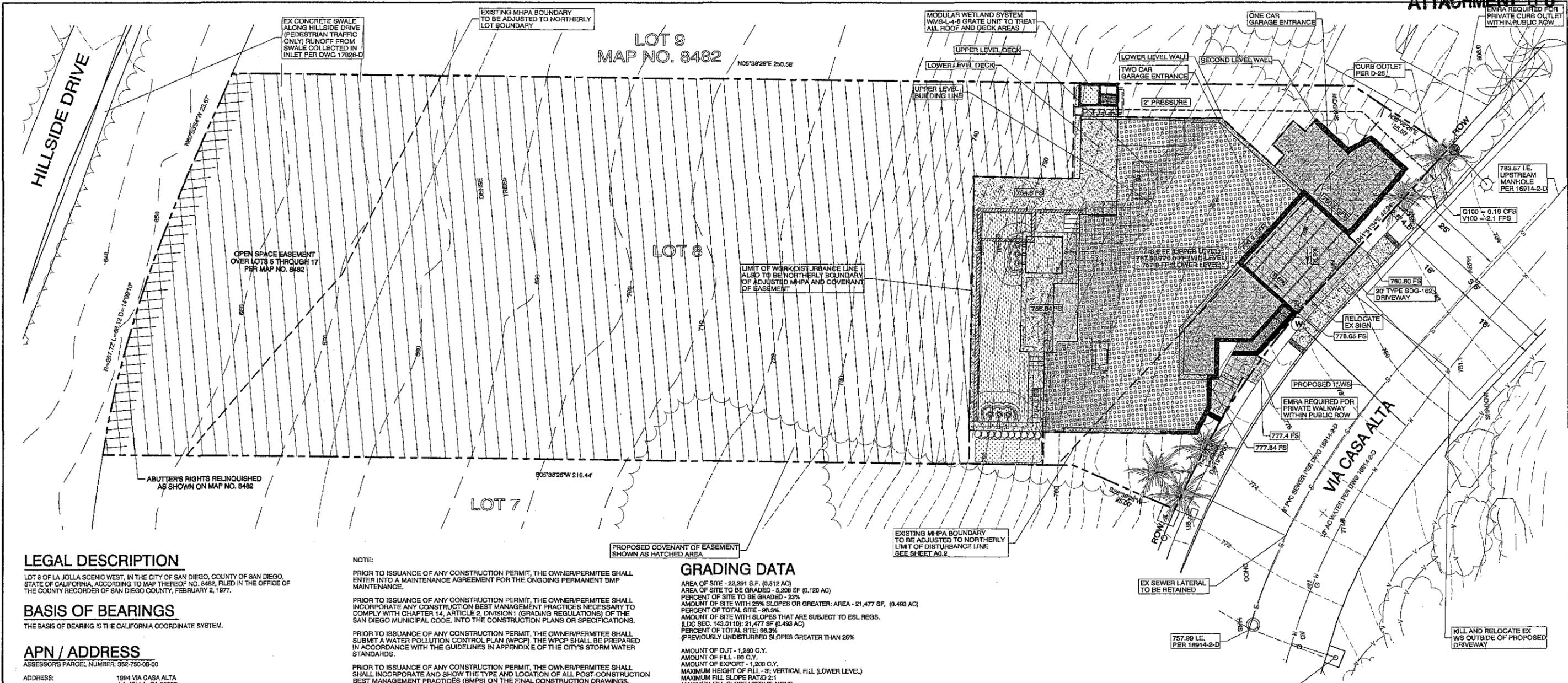
Project Name:
 1994 VIA CASA ALTA SITE

Original Date: JULY 30, 2012

Sheet Title:
 SLOPE ANALYSIS EXHIBIT

Sheet 5 of 21 Sheets

SCALE: 1" = 20'



LEGAL DESCRIPTION

LOT 8 OF LA JOLLA SCENIC WEST, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 8482, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, FEBRUARY 2, 1977.

BASIS OF BEARINGS

THE BASIS OF BEARING IS THE CALIFORNIA COORDINATE SYSTEM.

APN / ADDRESS

ASSESSOR'S PARCEL NUMBER: 352-750-08-00
 ADDRESS: 1894 VIA CASA ALTA
 LA JOLLA, CA 92037

NOTES

1. THE SOURCE OF THE TOPOGRAPHIC INFORMATION SHOWN HEREON IS FROM PHOTOGRAMMETRIC SURVEY PERFORMED BY CHRISTENSEN ENGINEERING & SURVEYING DATED DECEMBER 14, 2005. REVISED AUGUST 2008 USING ORIGINAL PHOTOGRAPHY. (ORIG. IN A2005-60) REVISED AGAIN IN JULY, 2012.
2. THE SUBJECT PROPERTY IS SERVED BY CITY OF SAN DIEGO SANITARY SEWER LATERAL AND WATER SERVICE, WHICH ARE TO BE RETAINED.
3. EXISTING EASEMENTS ARE AS SHOWN.
4. BENCHMARK: 4" CITY OF SAN DIEGO BRASS DISK IN MONUMENT WELL AT THE INTERSECTION OF VIA CARPI AND HILLSIDE DRIVE E.L.: 705.61' MEAN SEA LEVEL (N.G.V.D. 1929). SHOWN AS POINT NO. 750 ON RECORD OF SURVEY NO. 14492.

NOTE:

PRIOR TO ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE.

PRIOR TO ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.

PRIOR TO ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP). THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN APPENDIX E OF THE CITY'S STORM WATER STANDARDS.

PRIOR TO ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE SHALL INCORPORATE AND SHOW THE TYPE AND LOCATION OF ALL POST-CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPs) ON THE FINAL CONSTRUCTION DRAWINGS, CONSISTENT WITH THE APPROVED WATER QUALITY TECHNICAL REPORT.

AN EMRA WILL BE REQUIRED FOR PRIVATE WALKWAY, CURB OUTLET WITHIN THE RIGHT-OF-WAY.

RUNOFF FROM ALL ROOF AND DECK DRAINS SHALL BE TREATED BY MODULAR WETLAND SYSTEM LINEAR UNIT AND DETAILED IN THE WQTR.

THE PROJECT WILL NOT DISCHARGE ANY INCREASE IN STORM WATER RUNOFF ONTO THE EXISTING HILLSIDE AREAS.

AT THE STORM WATER DISCHARGE LOCATIONS, SUITABLE ENERGY DISSIPATORS ARE TO BE INSTALLED TO REDUCE THE DISCHARGE TO NON ERODIBLE VELOCITIES.

ADEQUATE SIGHT VISIBILITY FOR VEHICLES LEAVING THE PROPOSED PARKING AREAS SHALL BE PROVIDED BY INSTALLING CONVEX SAFETY MIRRORS TO INDICATE TO MOTORISTS LEAVING THE PARKING AREAS THE PRESENCE OR ABSENCE OF A MOVING OR STATIONARY VEHICLE AND/OR PEDESTRIAN IN THE RIGHT-OF-WAY.

GRADING DATA

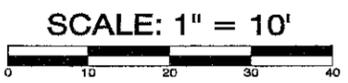
AREA OF SITE - 22,291 S.F. (0.512 AC)
 AREA OF SITE TO BE GRADED - 5,208 SF (0.120 AC)
 PERCENT OF SITE TO BE GRADED - 23%
 AMOUNT OF SITE WITH 25% SLOPES OR GREATER: AREA - 21,477 SF, (0.483 AC)
 PERCENT OF TOTAL SITE - 89.3%
 AMOUNT OF SITE WITH SLOPES THAT ARE SUBJECT TO ESL REGS. (LDC SEC. 143.0110): 21,477 SF (0.483 AC)
 PERCENT OF TOTAL SITE: 96.3%
 (PREVIOUSLY UNDISTURBED SLOPES GREATER THAN 25%)

AMOUNT OF CUT - 1,290 C.Y.
 AMOUNT OF FILL - 80 C.Y.
 AMOUNT OF EXPORT - 1,200 C.Y.
 MAXIMUM HEIGHT OF FILL - 3'; VERTICAL FILL (LOWER LEVEL)
 MAXIMUM FILL SLOPE RATIO 2:1
 MAXIMUM FILL SLOPE HEIGHT: NONE

MAXIMUM HEIGHT OF CUT 2:1 VERTICAL (LOWER LEVEL)
 MAXIMUM HEIGHT OF CUT SLOPE - NONE
 MAXIMUM CUT SLOPE RATIO - 2:1

EARTHWORK IS TO FINISH SURFACE AND IS APPROXIMATE

LENGTH OF SITE RETAINING WALL - NONE
 MAX HEIGHT OF SITE RETAINING WALL - NONE



ANTONY K. CHRISTENSEN
 RCE 54021
 EXP. 12-31-15
 Date: AUGUST 09, 2014



Prepared By:
 CHRISTENSEN ENGINEERING & SURVEYING
 7886 SILVERTON AVENUE, SUITE 'J'
 SAN DIEGO, CA 92126
 PHONE (658)271-9901 FAX (658)271-8912

Project Address:
 1894 VIA CASA ALTA
 LA JOLLA, CA 92037

Project Name:
 ZAVARO RESIDENCE

Revision 5:
 Revision 4:
 Revision 3: 08-03-14 ADDRESS CITY COMMENTS
 Revision 2: 05-12-14 ADDED PROPOSED COE
 Revision 1: 04-17-14 ADDRESS CITY COMMENT

Original Date: JUNE 05, 2013
 SHEET 6 OF 21 SHEETS
PRELIMINARY GRADING PLAN
C-3



GENERAL NOTE:
SEE SHEETS AO.1 & AO.2
FOR ADDITIONAL
INFORMATION.

GOLBA ARCHITECTURE
Architecture ■ Space Planning ■ Interior Design
1940 Garnet Ave. #100 San Diego California 92109
Phone: (619) 231-9905 Fax: (858) 750-3471

ZAVARO RESIDENCE
1994 VIA CASA ALTA
LA JOLLA, CA 92037



golba
ARCHITECTURE
A 0.0

Prepared By:
Golba Architecture
1940 Garnet Ave., Suite 100
San Diego, CA 92109
phone: (619) 231-9905
fax: (858) 750-3471
contact: Sasha Varone

Revision 7: -
Revision 6: -
Revision 5: 09-05-14
Revision 4: 08-12-14
Revision 3: 08-05-14
Revision 2: 05-23-14
Revision 1: 04-01-14

Project Addresses:
1994 Via Casa Alta
La Jolla, CA 92037

Original Date: 07-24-13

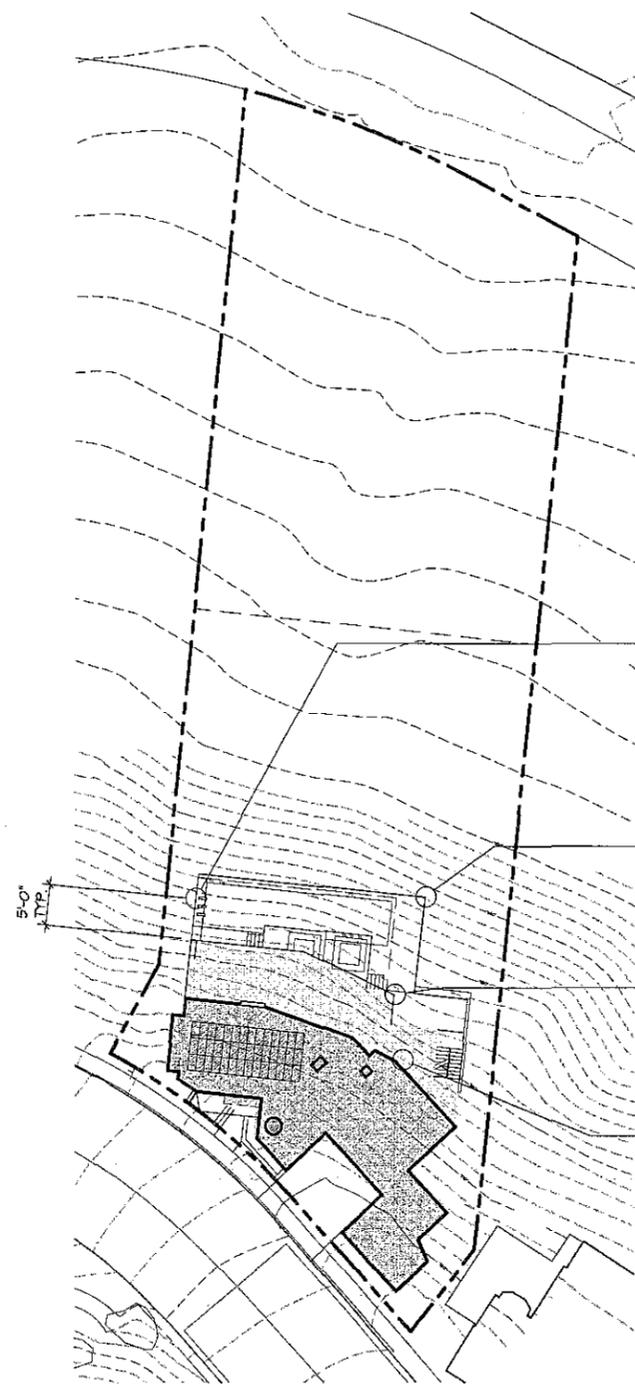
Project Name:
Zavaro Residence

Sheet 7 OF 22

Sheet Title: PROPOSED
SITE PLAN

SITE PLAN
SCALE: 1" = 20'-0"
N

DATE: 9-05-14



PROP. 'D' NOTE:
 THE HIGHEST POINT OF THE ROOF, EQUIPMENT, OR ANY VENT PIPE, ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 30 FEET ABOVE GRADE.

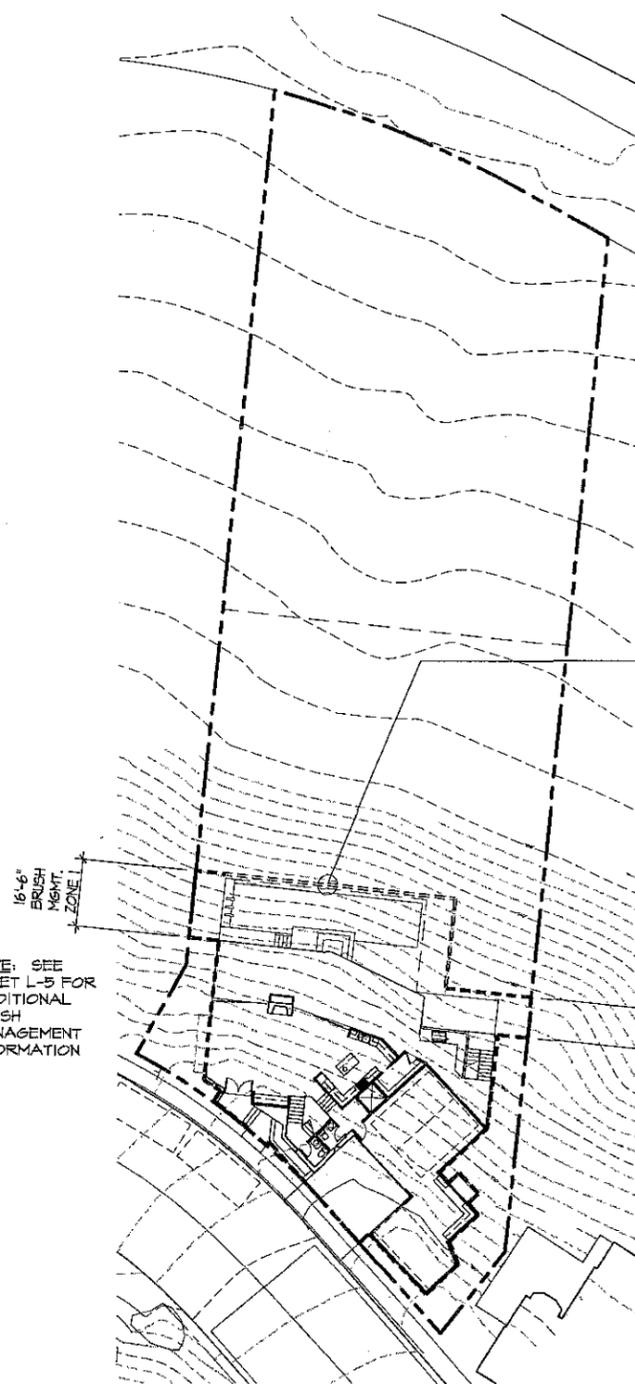
GRADE @ 5' OFFSET FROM BUILDING (SEE BLDG. SECTION)
 = +758.92'
 HEIGHT POINT OF PARAPET
 = +791.00'
 TOTAL BUILDING HEIGHT
 = 32'-1" (= 40' MAX. ALLOWED (30' PER BASE ZONE + 10' SITE DIFFERENTIAL, PER S.D.M.C.) - SEE BUILDING SECTION)

TOP OF POOL DECK GUARDRAIL @ LOWEST POINT OF SITE
 = +758.0'
 CONTOUR LINE BELOW
 = +741.5'
 OFFSET HEIGHT
 = 16'-6" (< 30')

TOP OF 2ND FLR. DECK GUARDRAIL @ LOWEST POINT OF SITE
 = +781.5'
 CONTOUR LINE BELOW
 = +755.0'
 OFFSET HEIGHT
 = 26'-6" (< 30')

TOP OF ROOF PARAPET @ LOWEST POINT OF SITE
 = +791.0'
 CONTOUR LINE BELOW
 = +762.5'
 OFFSET HEIGHT
 = 28'-6" (< 30')

HEIGHT DIAGRAM
 SCALE: 1" = 20'-0"



NOTE: SEE SHEET L-5 FOR ADDITIONAL BRUSH MANAGEMENT INFORMATION

TOTAL DEVELOPMENT AREA = 5,208 S.F. (0.120 ACRES)
 TOTAL SITE AREA = 22,281 S.F. (0.512 ACRES)
 TOTAL PERCENTAGE = [23% DEVELOPMENT AREA]
 < 25% MAX. ALLOWED PER S.D.M.C.

DEVELOPMENT AREA DIAGRAM
 SCALE: 1" = 20'-0"

Prepared By:
 Golba Architecture
 1940 Garnet Ave., Suite 100
 San Diego, CA 92109
 phone: (619) 231-9905
 fax: (658) 750-8471
 contact: Sasha Varone

Revision 1: -
 Revision 2: -
 Revision 3: 09-05-14
 Revision 4: 08-12-14
 Revision 5: 08-05-14
 Revision 2: 05-23-14
 Revision 1: 04-01-14

Project Addresses:
 1994 Via Casa Alta
 La Jolla, CA 92037

Original Date: 07-24-13

Project Name: Zavarro Residence
 Sheet 8 of 22

Sheet Title: DIAGRAMS

GOLBA ARCHITECTURE
 Architecture ■ Space Planning ■ Interior Design
 1940 Garnet Ave., #100 San Diego, California 92109
 Phone: (619) 231-9905 Fax: (658) 750-8471

ZAVARO RESIDENCE
 1994 VIA CASA ALTA
 LA JOLLA, CA 92037



A01

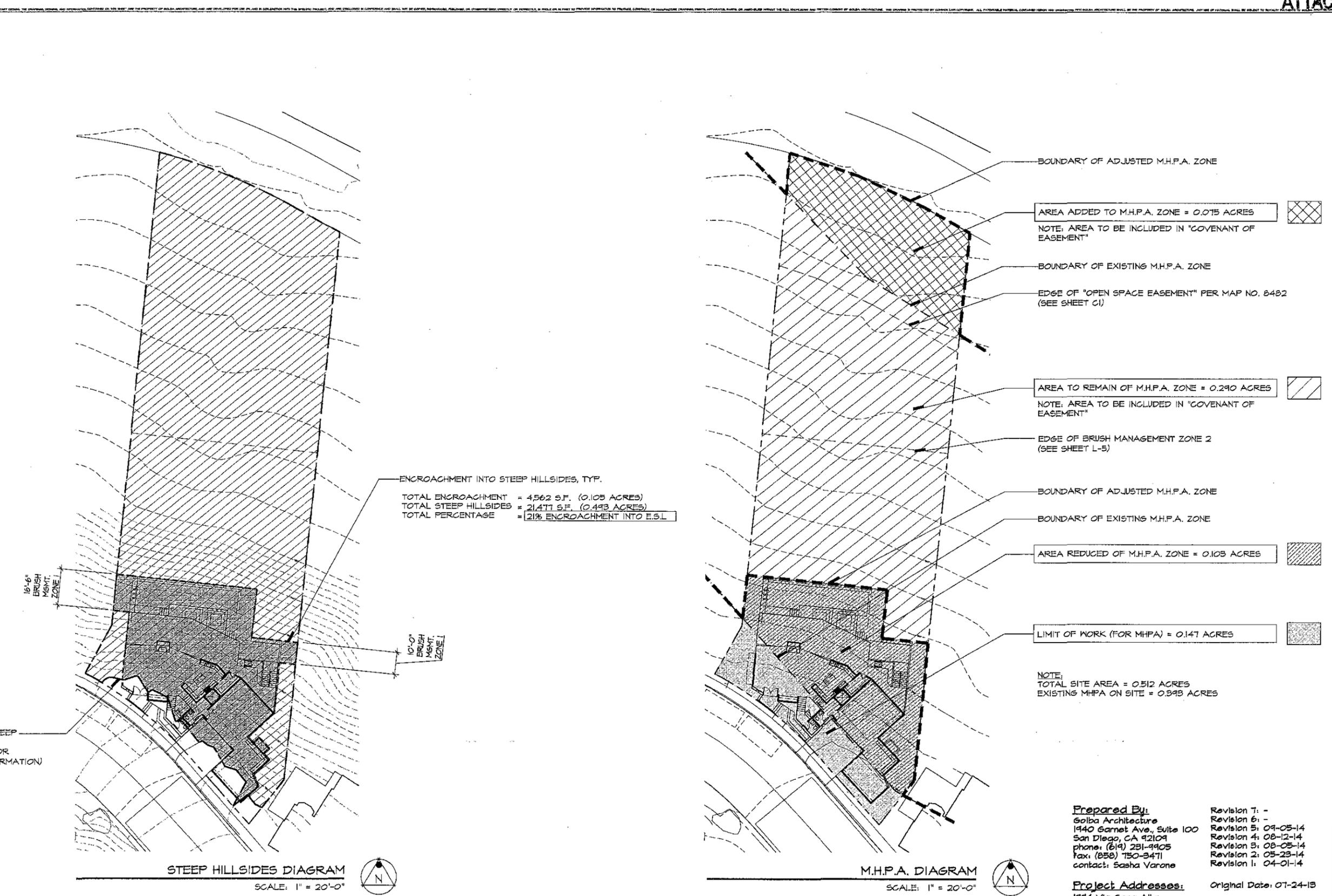
DATE: 2-05-14

GOLBA ARCHITECTURE inc
 Architecture ■ Space Planning ■ Interior Design
 1940 Garnet Ave. #100 San Diego California 92109
 Phone: (619) 231-9905 Fax: (858) 750-9471

ZAVARO RESIDENCE
 1994 VIA CASA ALTA
 LA JOLLA, CA 92037



A02



Prepared By:
 Golba Architecture
 1940 Garnet Ave., Suite 100
 San Diego, CA 92109
 phone: (619) 231-9905
 fax: (858) 750-9471
 contact: Sasha Varone

Revision 7: -
 Revision 6: -
 Revision 5: 09-05-14
 Revision 4: 08-12-14
 Revision 3: 08-05-14
 Revision 2: 05-23-14
 Revision 1: 04-01-14

Project Addresses:
 1994 Via Casa Alta
 La Jolla, CA 92037

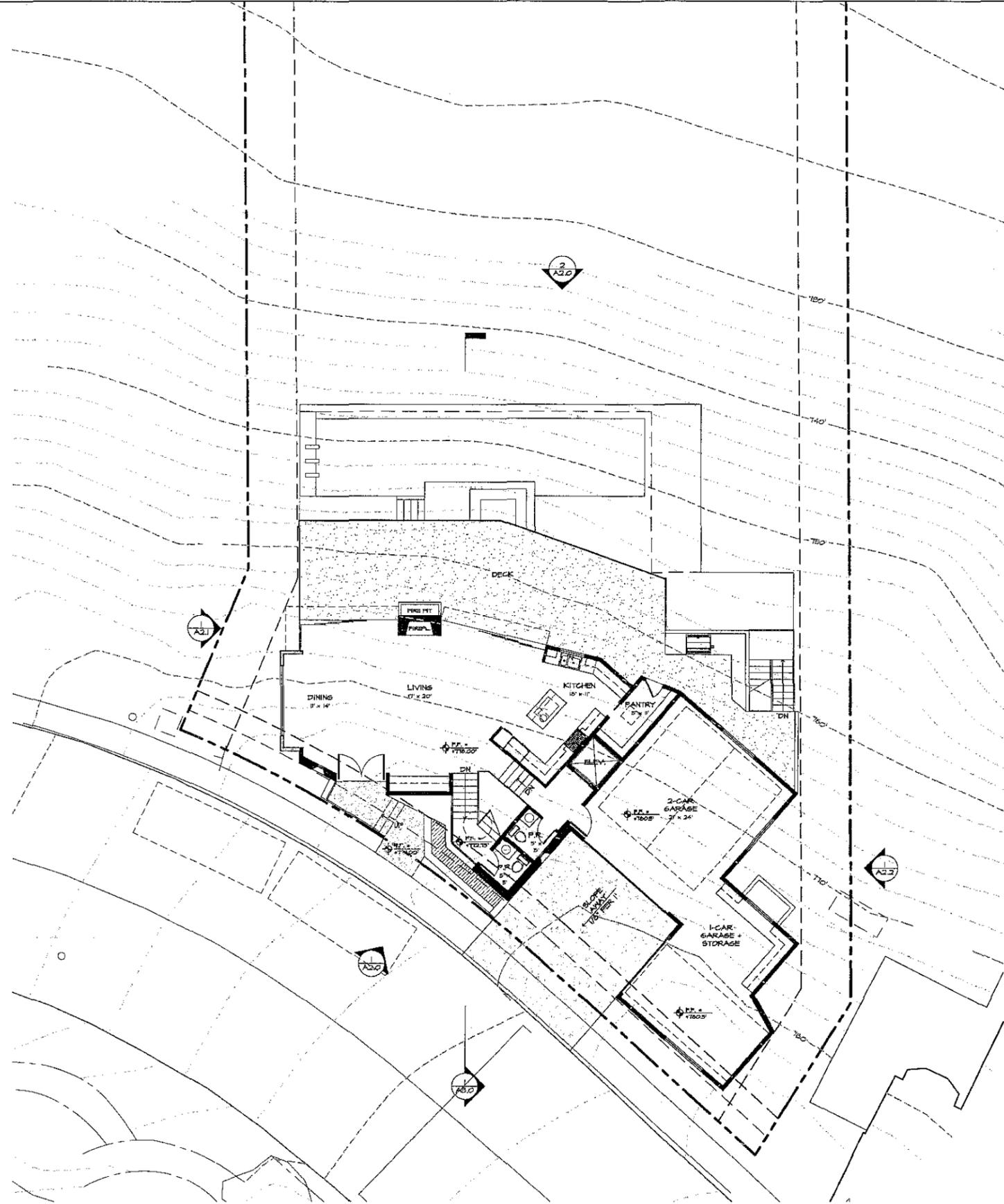
Original Date: 07-24-13

Project Name:
 Zavaro Residence

Sheet 9 Of 22

Sheet Title: DIAGRAMS

DATE: 9-05-14



2ND FLOOR (TOP & STREET LEVEL)
SCALE: 1/8"=1'-0"



Prepared By:
Golba Architecture
1940 Garnet Ave., Suite 100
San Diego, CA 92109
phone: (619) 231-9905
fax: (858) 750-3471
contact: Sasha Varone

Revision 7: -
Revision 6: -
Revision 5: 09-05-14
Revision 4: 08-12-14
Revision 3: 08-05-14
Revision 2: 05-25-14
Revision 1: 04-01-14

Project Addresses:
1994 Via Casa Alta
La Jolla, CA 92037

Original Date: 07-24-13

Project Name:
Zavaro Residence

Sheet 10 of 22

Sheet Title: 2ND FLOOR PLAN

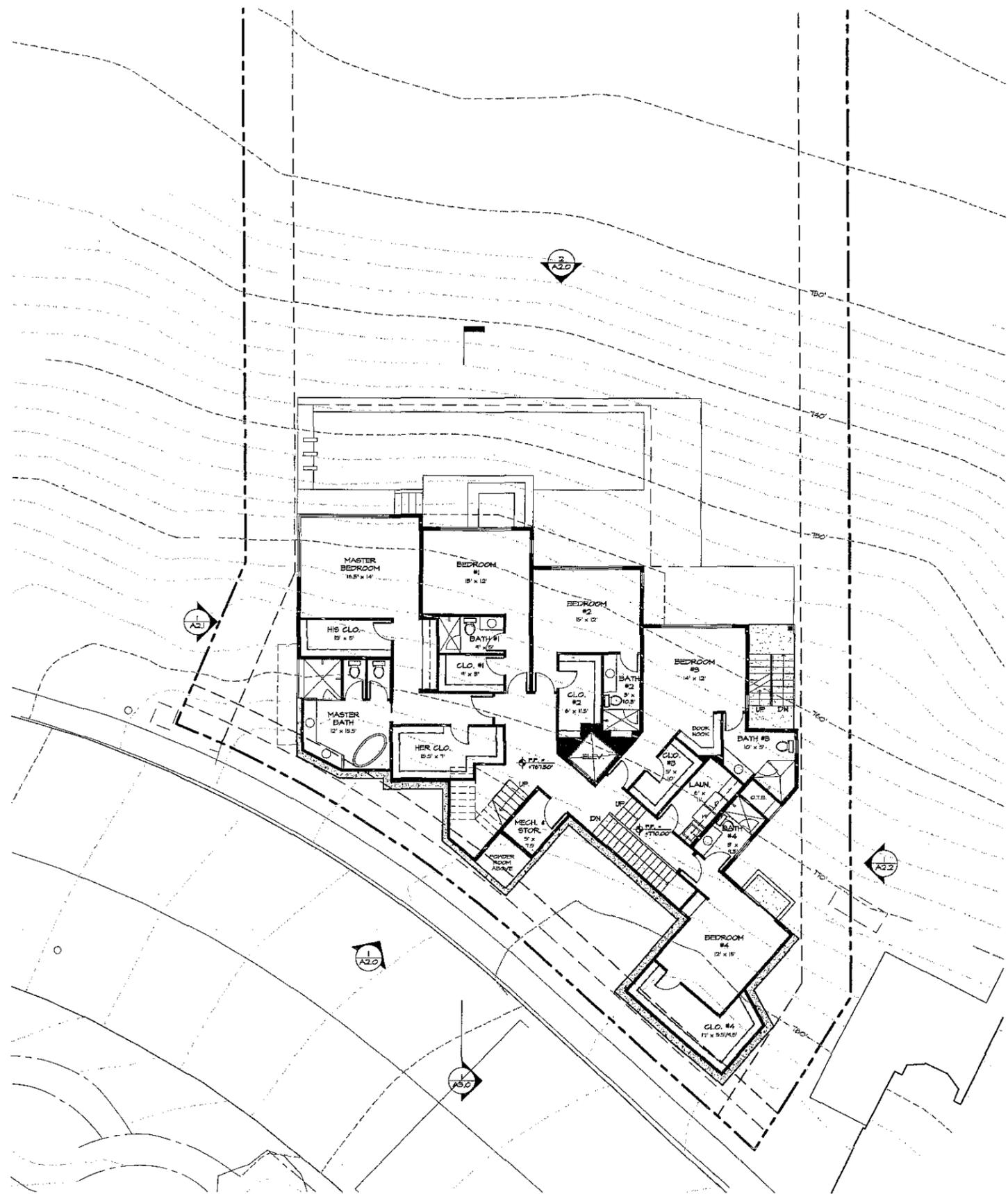
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Architecture ■ Space Planning ■ Interior Design
1940 Garnet Ave. #100 San Diego California 92109
Phone: (619) 231-9905 Fax: (858) 750-3471

ZAVARO RESIDENCE
1994 VIA CASA ALTA
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A 1.0

DATE: 9-05-14



1ST FLOOR (MIDDLE LEVEL)
SCALE: 1/8"=1'-0"

Prepared By:
Golba Architecture
1940 Garnet Ave., Suite 100
San Diego, CA 92109
phone: (619) 231-9905
fax: (858) 750-3471
contact: Sasha Varone

Revision 7: -
Revision 6: -
Revision 5: 09-05-14
Revision 4: 08-12-14
Revision 3: 08-05-14
Revision 2: 05-25-14
Revision 1: 04-01-14

Project Addresses:
1994 Via Casa Alta
La Jolla, CA 92037

Original Date: 07-24-13

Project Name:
Zavaro Residence

Sheet 11 of 22

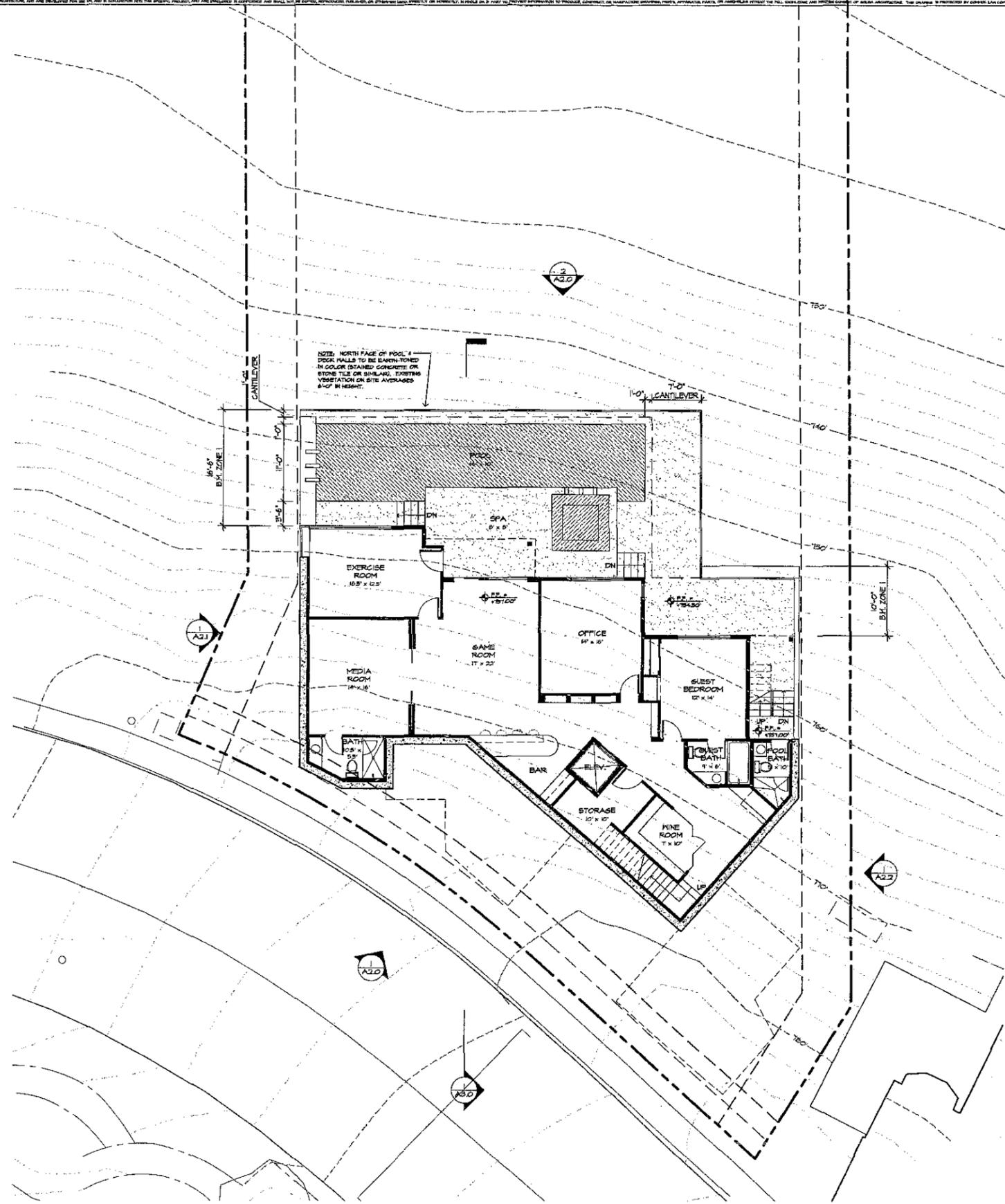
Sheet Title: 1ST FLOOR PLAN

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1940 Garnet Ave. #100 San Diego California 92109
Phone: (619) 231-9905 Fax: (858) 750-3471

ZAVARO RESIDENCE
1994 VIA CASA ALTA
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DATE: 9-05-14



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 Architecture ■ Space-Planning ■ Interior Design
 1940 Garnet Ave. #100 San Diego California 92108
 Phone: (619) 231-9905 Fax: (619) 231-9905

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 LA JOLLA, CA 92037



DATE 0605-14
A 12

Prepared By: Golba Architecture
 1940 Garnet Ave., Suite 100
 San Diego, CA 92109
 phone: (619) 231-9905
 fax: (619) 231-9905
 contact: Sasha Varone

Revision 7: -
 Revision 6: -
 Revision 5: 09-05-14
 Revision 4: 08-12-14
 Revision 3: 08-05-14
 Revision 2: 05-23-14
 Revision 1: 04-01-14

Project Addresses: 1994 Via Casa Alta
 La Jolla, CA 92037

Original Date: 07-24-15

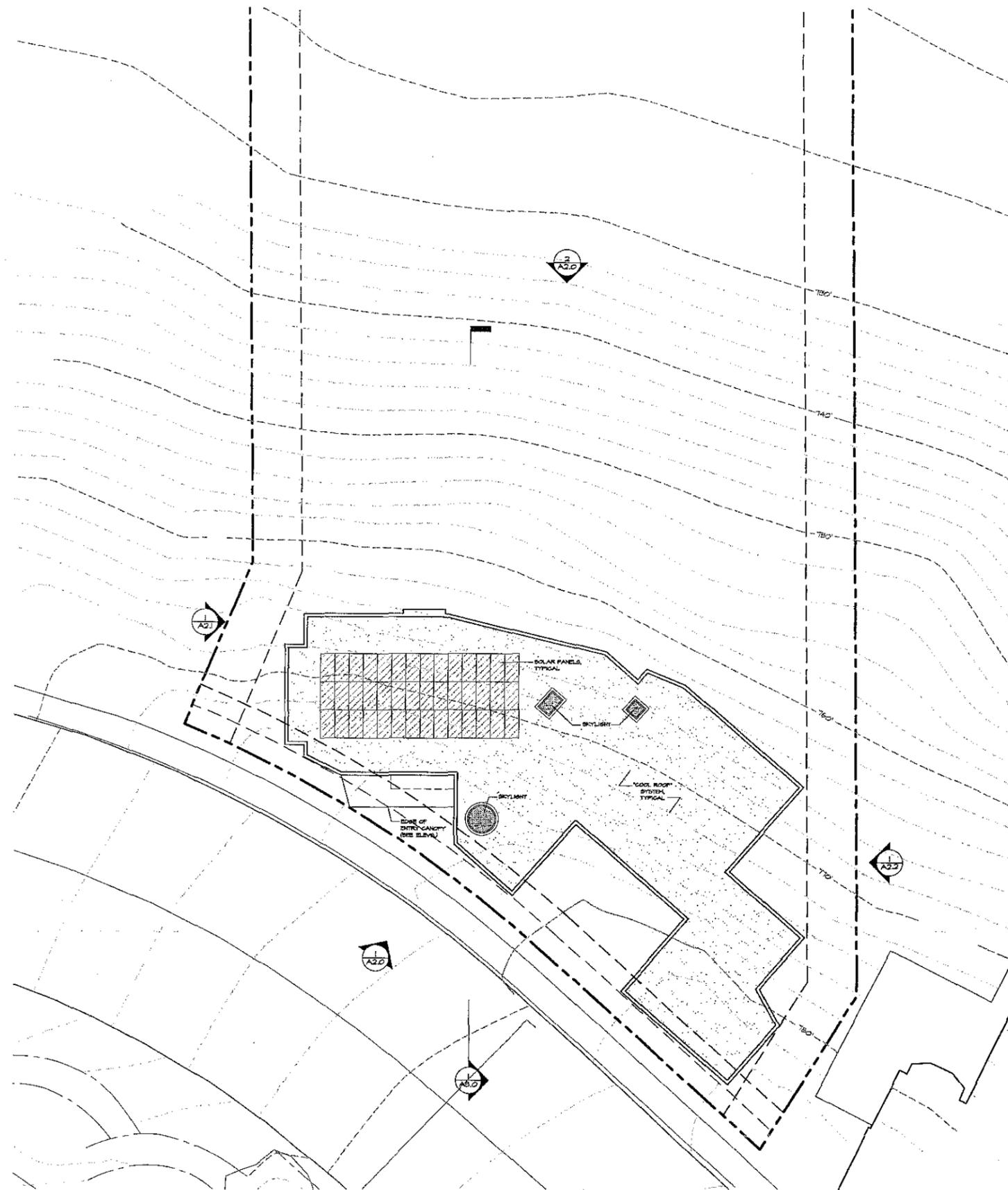
Project Name: Zavaro Residence

Sheet 12 Of 22

Sheet Title: BASEMENT PLAN

BASEMENT (BOTTOM LEVEL)
 SCALE: 1/8"=1'-0"





GENERAL NOTE:
ALL ROOF AND DECK
DRAINS TO BE ROUTED TO
BIOFILTRATION UNIT, PER
CIVIL DRAWINGS, TYPICAL.

Prepared By:
Golba Architecture
1940 Garnet Ave., Suite 100
San Diego, CA 92109
phone: (619) 231-9905
fax: (858) 750-3471
contact: Sasha Varone

Project Addresses:
1994 Via Casa Alta
La Jolla, CA 92037

Project Name:
Zavaro Residence

Revision 7: -
Revision 6: -
Revision 5: 09-05-14
Revision 4: 08-12-14
Revision 3: 08-05-14
Revision 2: 05-23-14
Revision 1: 04-01-14

Original Date: 07-24-13

Sheet: 13 Of 22

Sheet Title: ROOF PLAN

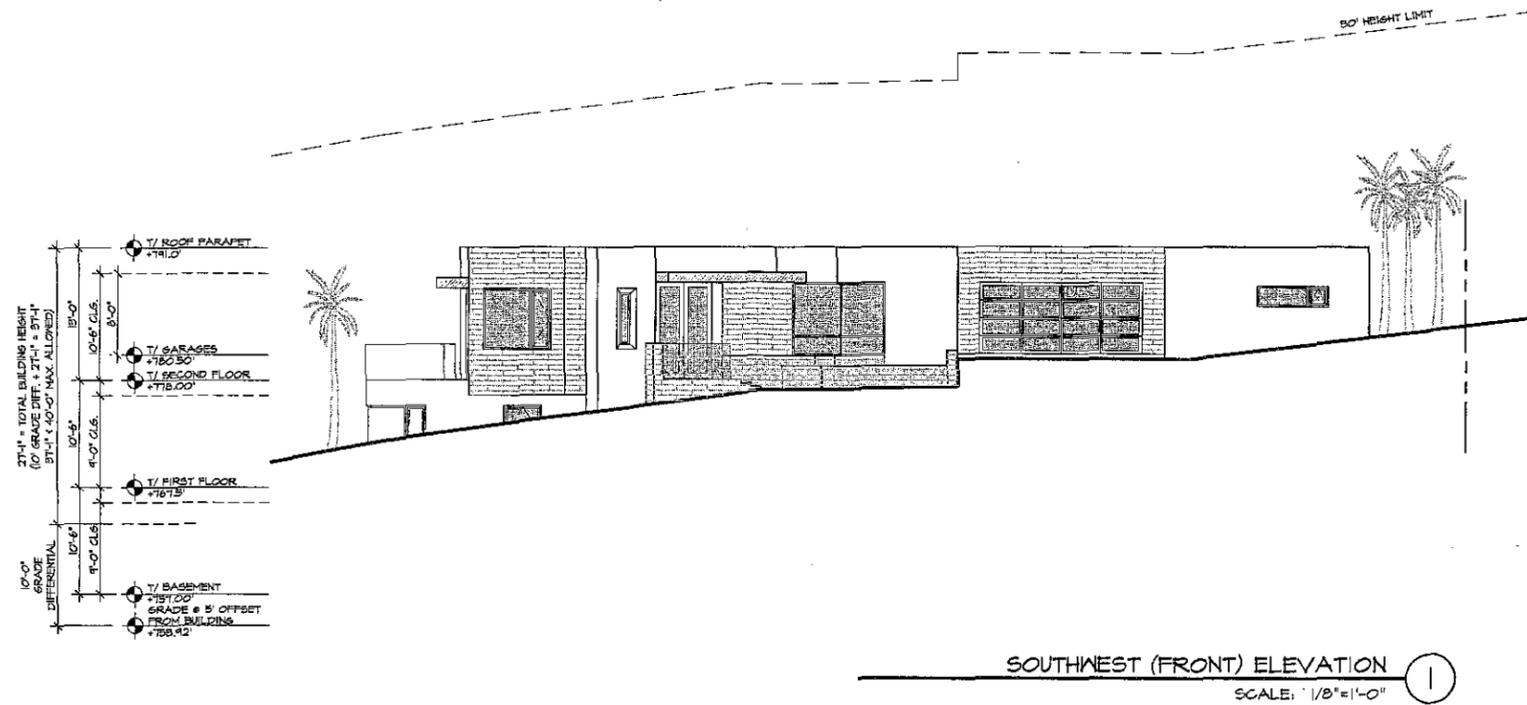
ROOF PLAN
SCALE: 1/8"=1'-0"

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Interior Design
Architecture ■ Space Planning ■ Interior Design
1940 Garnet Ave., #100 San Diego California 92109
Phone: (619) 231-9905 Fax: (858) 750-3471

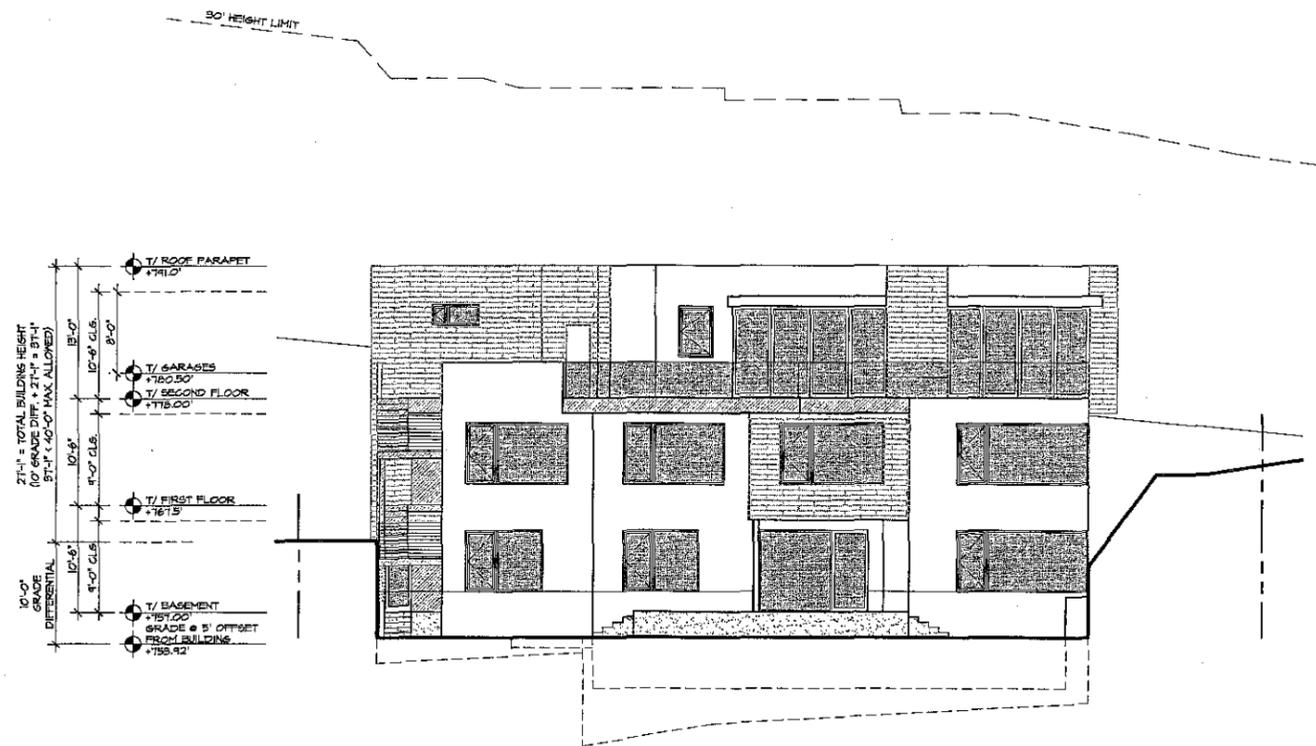
ZAVARO RESIDENCE
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LA JOLLA, CA 92037



DATE: 9-05-14
A 1.3



SOUTHWEST (FRONT) ELEVATION ①
SCALE: 1/8"=1'-0"



NORTH (REAR) ELEVATION ②
SCALE: 1/8"=1'-0"

PROP. 'D' NOTE:
THE HIGHEST POINT OF THE
ROOF, EQUIPMENT, OR ANY
VENT PIPE, ANTENNA OR
OTHER PROJECTION SHALL
NOT EXCEED 30 FEET
ABOVE GRADE.

Prepared By:
Golba Architecture
1940 Garnet Ave., Suite 100
San Diego, CA 92109
phone: (619) 231-4905
fax: (858) 750-3471
contact: Sasha Varone

Revision 7: -
Revision 6: -
Revision 5: 04-05-14
Revision 4: 08-12-14
Revision 3: 08-05-14
Revision 2: 05-23-14
Revision 1: 04-01-14

Project Addresses:
1944 Via Casa Alta
La Jolla, CA 92037

Original Date: 07-24-13

Project Name:
Zavarov Residence

Sheet 14 Of 22

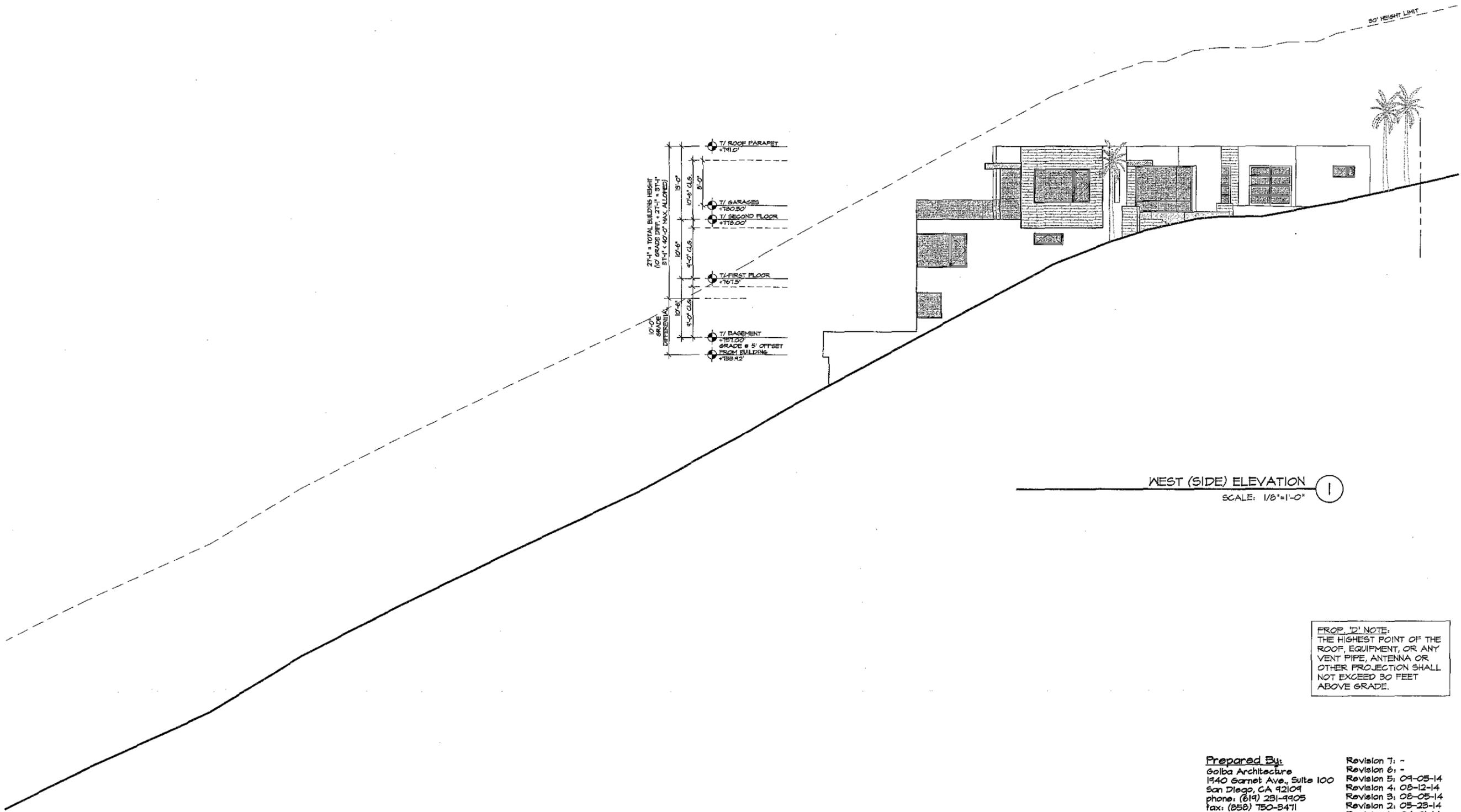
Sheet Title: EXTERIOR ELEVATIONS

GOLBA ARCHITECTURE
Architecture ■ Space Planning ■ Interior Design
1940 Garnet Ave. #100 San Diego, California 92109
Phone: (619) 231-9905 Fax: (858) 750-3471

ZAVAROV RESIDENCE
1944 VIA CASA ALTA
LA JOLLA, CA 92037



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ARCHITECTURE
A 20



WEST (SIDE) ELEVATION
SCALE: 1/8"=1'-0"

PROP. ID. NOTE:
THE HIGHEST POINT OF THE
ROOF, EQUIPMENT, OR ANY
VENT PIPE, ANTENNA OR
OTHER PROJECTION SHALL
NOT EXCEED 30 FEET
ABOVE GRADE.

Prepared By:
Golba Architecture
1940 Garnet Ave., Suite 100
San Diego, CA 92104
phone: (619) 281-9905
fax: (858) 750-3471
contact: Sasha Varone

Revision 7: -
Revision 6: -
Revision 5: 04-05-14
Revision 4: 08-12-14
Revision 3: 08-05-14
Revision 2: 03-23-14
Revision 1: 04-01-14

Project Addresses:
1994 Via Casa Alta
La Jolla, CA 92037

Original Date: 07-24-13

Project Name:
Zavaro Residence

Sheet 15 Of 22

Sheet Title: EXTERIOR
ELEVATIONS

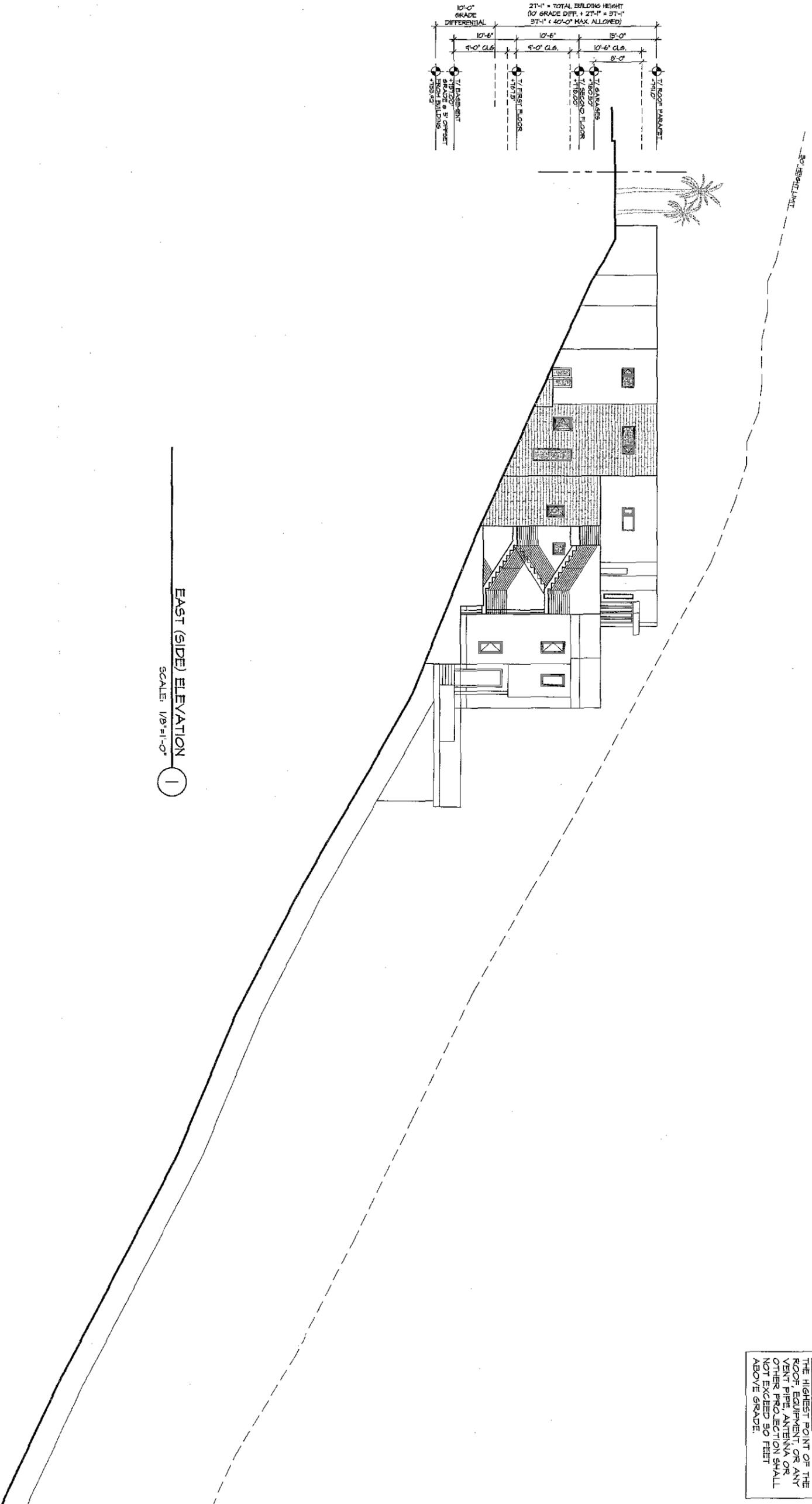
GOLBA ARCHITECTURE
Architecture ■ Space Planning ■ Interior Design
1940 Garnet Ave. #100 San Diego, California 92104
Phone: (619) 231-9905 Fax: (858) 750-3471

ZAVARO RESIDENCE
1994 VIA CASA ALTA
LA JOLLA, CA 92037



DATE: 9.05.14
A 2.1

PROP. D. NOTE:
THE HIGHEST POINT OF THE ROOF, EQUIPMENT, OR ANY VENT PIPE, ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 50 FEET ABOVE GRADE.



EAST (SIDE) ELEVATION
SCALE: 1/8"=1'-0"
1

Prepared By:
Golba Architecture
1940 Garnet Ave., Suite 100
San Diego, CA 92104
Phone: (619) 231-9905
Fax: (858) 750-3471
Contact: Sasha Varone

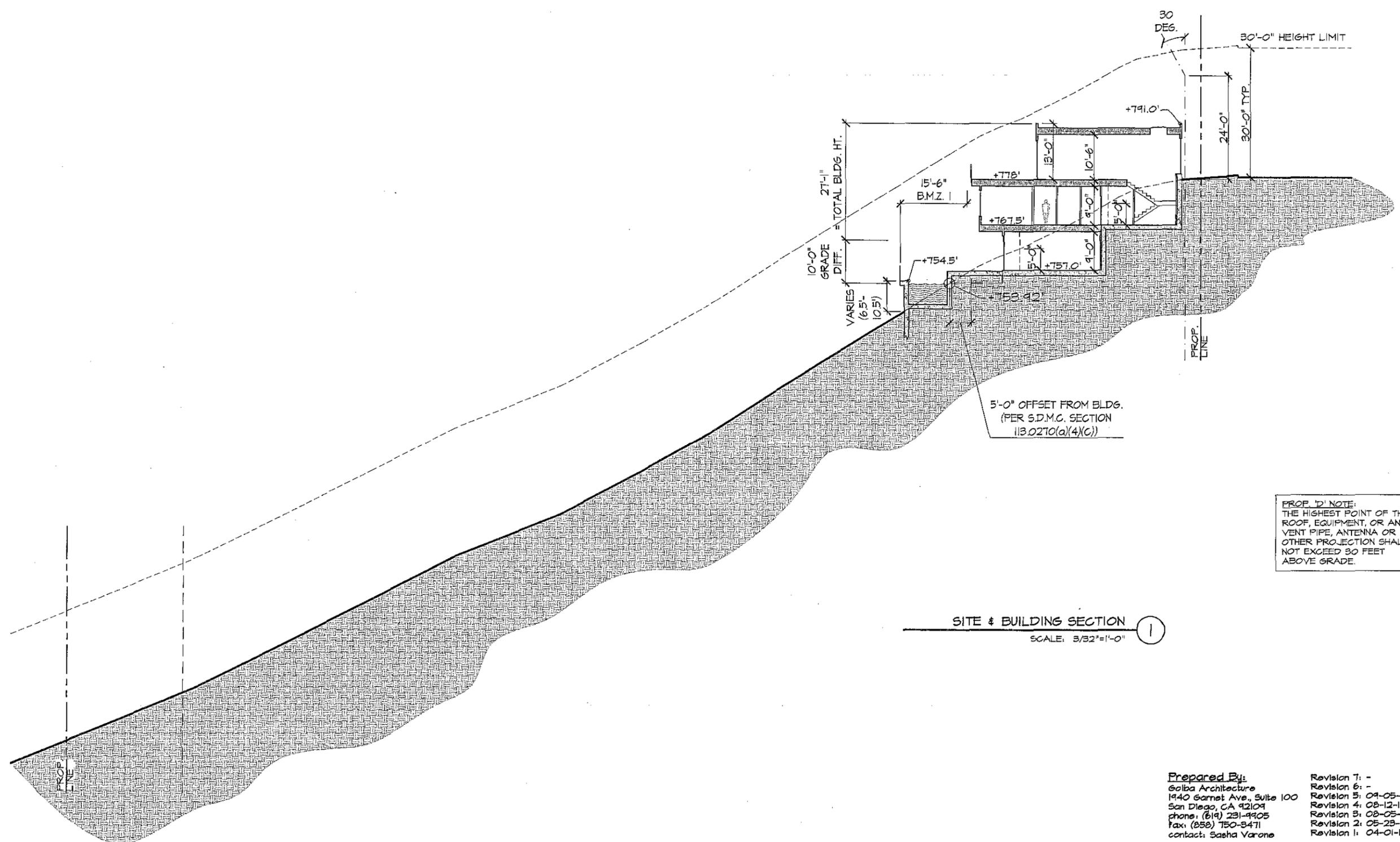
Project Address:
1944 Via Casa Alta
La Jolla, CA 92037

Project Name:
Zavarro Residence

Sheet Title:
EXTERIOR ELEVATIONS

Sheet 16 of 22





SITE & BUILDING SECTION ①
SCALE: 3/32"=1'-0"

PROP. 'D' NOTE:
THE HIGHEST POINT OF THE
ROOF, EQUIPMENT, OR ANY
VENT PIPE, ANTENNA OR
OTHER PROJECTION SHALL
NOT EXCEED 30 FEET
ABOVE GRADE.

Prepared By:
Golba Architecture
1940 Garnet Ave., Suite 100
San Diego, CA 92109
phone: (619) 231-4905
fax: (858) 750-3471
contact: Sasha Varone

Project Addresses:
1994 Via Casa Alta
La Jolla, CA 92037

Project Name:
Zavaro Residence

Sheet Title: SITE + BLDG. SECTION

Revision 7: -
Revision 6: -
Revision 5: 09-05-14
Revision 4: 08-12-14
Revision 3: 08-05-14
Revision 2: 05-23-14
Revision 1: 04-01-14

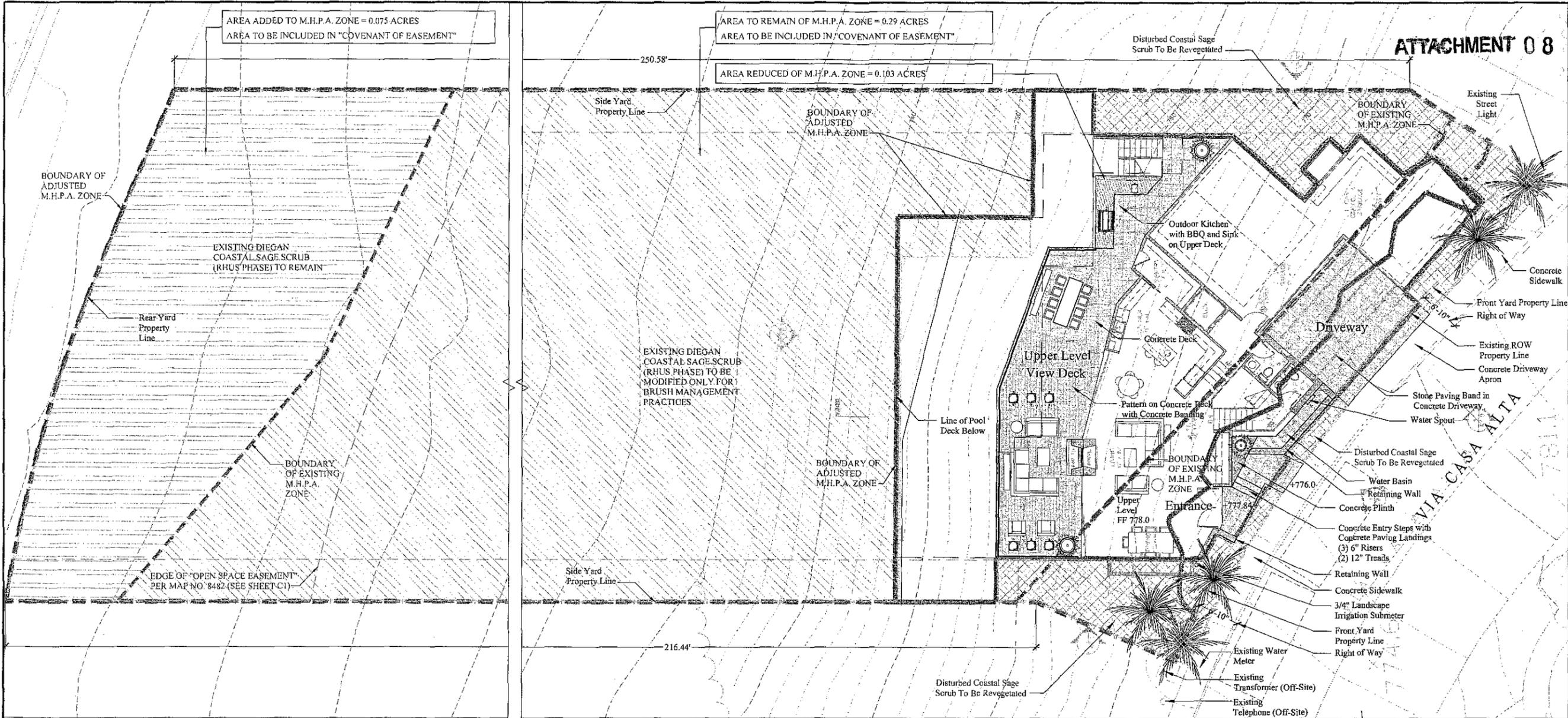
Original Date: 07-24-13

Sheet 17 Of 22

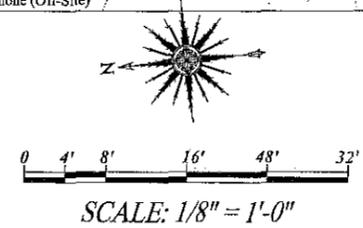
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Architecture ■ Space Planning ■ Interior Design
1940 Garnet Ave. #100 San Diego California 92109
Phone: (619) 231-9905 Fax: (858) 750-3471

ZAVARO RESIDENCE
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LA JOLLA, CA 92037





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



CONCEPTUAL NOTES:

DESIGN STATEMENT:

THE INTENT OF THE DESIGN FOR THE LANDSCAPING OF THIS RESIDENCE BEGINS WITH THE USE OF PLANT MATERIAL THAT IS NATURALLY SUITED TO THIS HILLSIDE LOCATION IN THE LA JOLLA AREA.

A ZONE OF REFINED PLANT MATERIAL IS ASSOCIATED WITH THE MAIN USE AREAS OF THE RESIDENCE.

THE REAR PORTION OF THE PROPERTY BEYOND THE PROPOSED LOWER DECK IS A SLOPE WITH NATURALIZED PLANTINGS WHICH WOULD REMAIN UNDISTURBED, EXCEPT FOR REQUIRED BRUSH MANAGEMENT PRACTICES.

THERE IS NO INTENDED ACCESS INTO THE NATURALIZED VEGETATION AREA. ACCESS IS RESTRICTED TO LIMIT THE IMPACT ON THE MHPA.

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.

IN SIGHT LINE RESTRICTION / VISIBILITY AREAS, THERE SHALL BE NO OBSTACLES HIGHER THAN 36" LOCATED WITHIN THIS AREA (EG. SHRUBS, LANDSCAPE, HARDSCAPE, WALLS, COLUMNS, ETC)

HARDSCAPE AREA CALCULATIONS:

TOTAL REQUIRED FRONT YARD AREA IS 397 SF
TOTAL HARDSCAPED AREA IS 180 SF
PERCENT OF HARDSCAPE IN REQUIRED FRONT YARD IS 45.4%



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

Revision 7: X
Revision 6: X
Revision 5: X
Revision 4: X
Revision 3: X
Revision 2: X
Revision 1: X

Project Addresses: 1994 Via Casa Alta
La Jolla, CA 92037

Original Date: 06-10-13

Project Name: Zavarro Residence

Sheet 18 Of 22

Sheet Title: **CONCEPTUAL LANDSCAPE LAYOUT PLAN - UPPER LEVEL**

TOPIA Landscape Architecture, Planning
9444 Waples Street, Suite 470, San Diego, California 92121
Tel: 858.458.0555 | Fax: 858.458.0554
A California Corporation

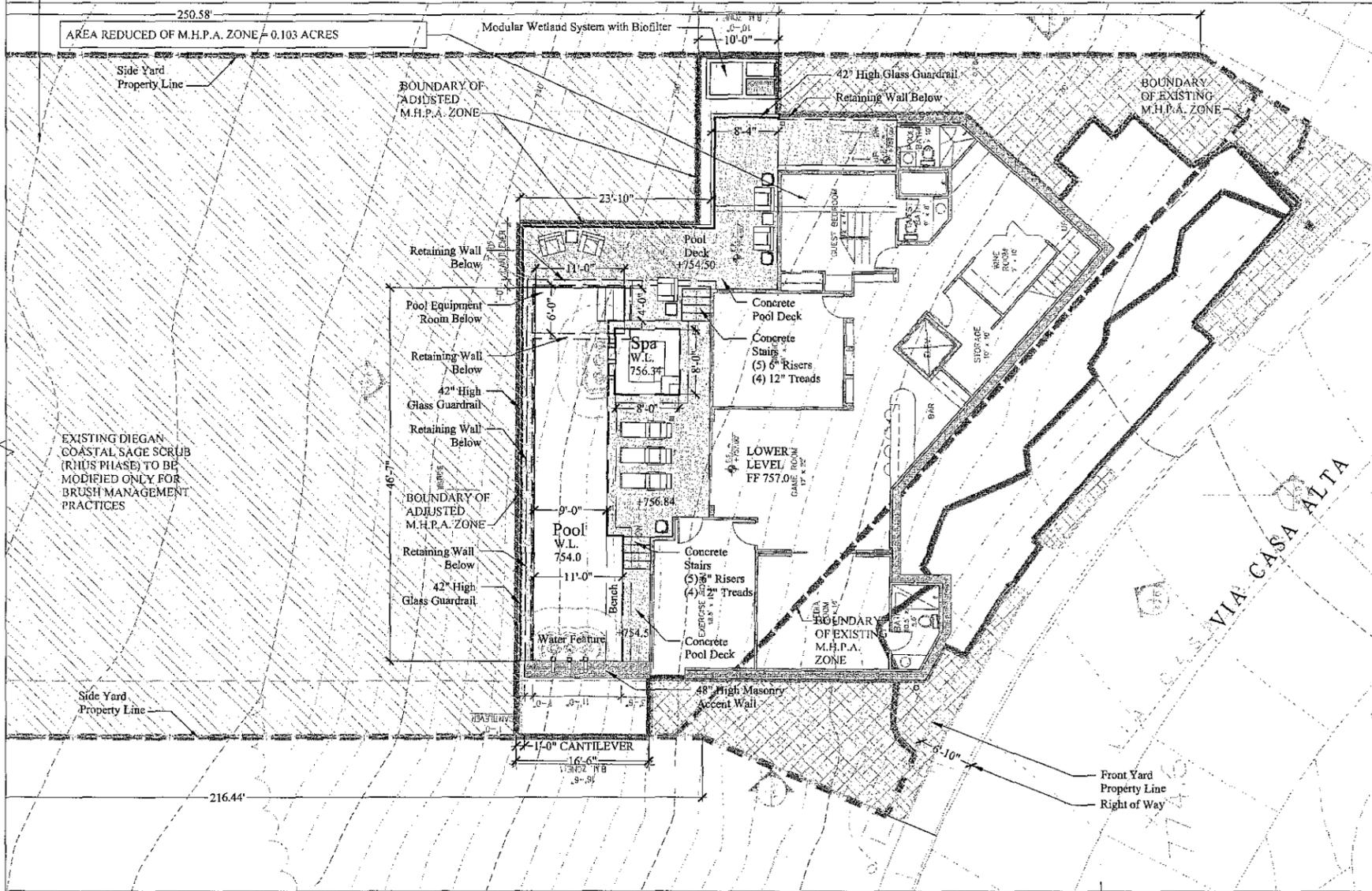
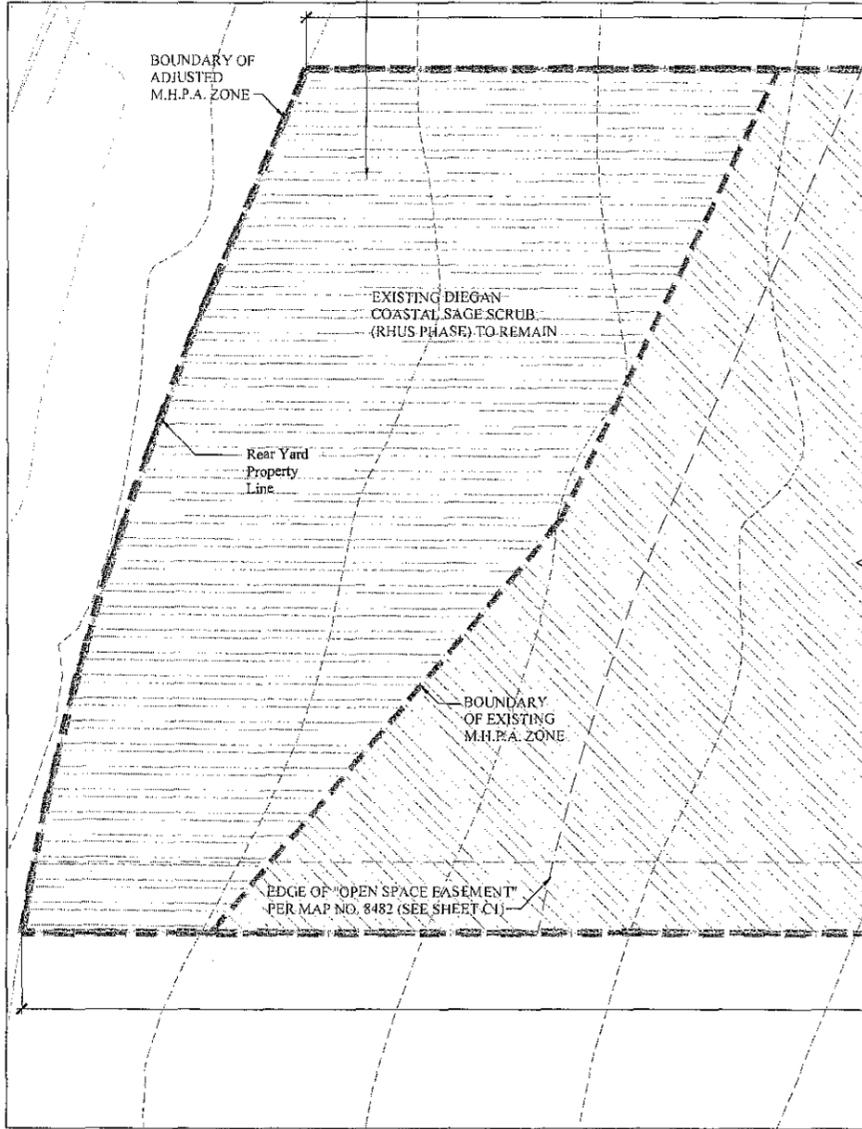
ZAVARO RESIDENCE
1994 Via Casa Alta
La Jolla, California 92037

CONCEPTUAL LANDSCAPE LAYOUT PLAN - UPPER LEVEL
DATE: 08.12.14
SCALE: ORIGINAL
SHEET 18 OF 22
SHEET

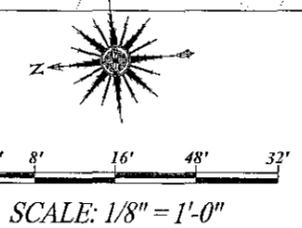
L-1

AREA ADDED TO M.H.P.A. ZONE = 0.075 ACRES
 AREA TO BE INCLUDED IN "COVENANT OF EASEMENT"

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



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



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

Revision 7: X
 Revision 6: X
 Revision 5: X
 Revision 4: X
 Revision 3: X
 Revision 2: X
 Revision 1: X

Project Addresses: 1994 Via Casa Alta
 La Jolla, CA 92037

Original Date: 06-10-13

Project Name: Zavaro Residence
 Sheet 19 Of 22

Sheet Title: **CONCEPTUAL LANDSCAPE LAYOUT PLAN - LOWER LEVEL**



TOPIA
 Landscape Architecture, Planning
 9444 Waples Street, Suite 470, San Diego, California 92121
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 A California Corporation

ZAVARO RESIDENCE
 1994 Via Casa Alta
 La Jolla, California 92037

CONCEPTUAL LANDSCAPE LAYOUT PLAN - LOWER LEVEL
 ORIGINAL

DATE	08.12.14	BY	
SCALE		DATE	
PRIORITY	13,001.00	DATE	
SHEET		DATE	

L-2

CONCEPTUAL PLANTING LEGEND:

PALMS: QUANTITY = 5 (100% - 10' B.T.H.) HT = HEIGHT / SP = SPREAD (MATURE)

SYMBOL	SIZE	BOTANICAL NAME	COMMON NAME	FORM/USE	NOTES	SIZE - HT/SP
	10' B.T.H.	SYAGRUS ROMANZOFFIANUM	Queen Palm	Street Tree	Standard	16' HT / 12' SP

GROUND COVER HT = HEIGHT / SP = SPREAD (MATURE)

SYMBOL	SIZE	BOTANICAL NAME	COMMON NAME	FORM/USE	NOTES	SIZE - HT/SP
	1 GAL. @ 24" O.C.	BACCHARIS PILULARIS 'TWIN PEAKS 2'	Prostrate Coyote Brush	Groundcover	Standard	3' HT / 10' SP
	1 GAL. @ 24" O.C.	CEANOTHUS T. GRISEUS 'YANKEE POINT'	Carmel Creeper	Groundcover	Standard	3' HT / 10' SP
	3/4"	GRAVEL OVER WEED CONTROL FABRIC	Gravel	Groundcover	Standard	

TALL & MEDIUM SHRUBS HT = HEIGHT / SP = SPREAD (MATURE)

SYMBOL	SIZE	BOTANICAL NAME	COMMON NAME	FORM/USE	NOTES	SIZE - HT/SP
	5 GAL.	HETEROMELES ARBUTIFOLIA	Toyon	Upright Medium Tall Shrub	Standard	20' HT / 12' SP
	5 GAL.	PRUNUS CAROLINIANA	Carolina Cherry	Upright/Medium-Tall Hedge	Standard	6' HT / 6' SP
	5 GAL.	RHAPIOLEPIS INDICA 'CLARA'	Indian Hawthorn	Rounded/Foundation Shrub	Standard	5' HT / 4' SP
	5 GAL.	RHUS INTEGRIFOLIA	Lemonade Berry	Large Shrub	Standard	25' HT / 25' SP
	5 GAL.	SALVIA SPECIES	Sage	Medium Flowering Shrub	Standard	4' HT / 3' SP

ACCENT SHRUBS HT = HEIGHT / SP = SPREAD (MATURE)

SYMBOL	SIZE	BOTANICAL NAME	COMMON NAME	FORM/USE	NOTES	SIZE - HT/SP
	15 GAL.	AGAVE ATTENUATA	Foxtail Agave	Succulent/Accent	Standard	4' HT / 4' SP
	15 GAL.	NASSELLA TENUISSIMA	Mexican Feather Grass	Vase Shaped/Accent	Standard	4' HT / 3' SP
	15 GAL.	YUCCA RECURVIFOLIA	Soft Leaf Yucca	Succulent/Accent	Standard	4' HT / 4' SP

REVEGETATED COASTAL SAGE SCRUB HT = HEIGHT / SP = SPREAD (MATURE)

SYMBOL	SIZE	BOTANICAL NAME	COMMON NAME	FORM/USE	NOTES	SIZE - HT/SP
	1 GAL.	ARCTOSTAPHYLOS GLANDULOSA	Manzanita	Upright Medium Tall Shrub	Standard	5' HT / 6' SP
	1 GAL.	BACCHARIS PILULARIS	Dwarf Coyote Brush	Groundcover	Standard	3' HT / 10' SP
	1 GAL.	CEANOTHUS TOMENTOSUS	Wild Lilac	Upright Medium Shrub	Standard	4' HT / 5' SP
	5 GAL.	HETEROMELES ARBUTIFOLIA	Toyon	Upright Medium Tall Shrub	Standard	20' HT / 12' SP
	5 GAL.	RHUS INTEGRIFOLIA	Lemonade Berry	Large Shrub	Standard	25' HT / 25' SP

PLANTING NOTES:

- ALL PLANTING PROVIDED SHALL PROVIDE 80% SCREENING OF THE WALLS WITHIN TWO YEARS.
- ALL EXISTING INVASIVE PLANT SPECIES, INCLUDING VEGETATIVE PARTS AND ROOT SYSTEMS, SHALL BE COMPLETELY REMOVED FROM THE PREMISES WHEN THE COMBINATION OF SPECIES, TYPE, LOCATION AND SURROUNDING ENVIRONMENTAL CONDITIONS PROVIDES A MEANS FOR THE SPECIES TO INVADE OTHER AREAS OF NATIVE PLANT MATERIAL THAT ARE ON OR OFF THE PREMISES.
- ALL REQUIRED PLANTING AREAS SHALL BE COVERED WITH MULCH TO A MINIMUM DEPTH OF 2 INCHES, EXCLUDING SLOPES REQUIRING VEGETATION AND AREAS PLANTED WITH GROUND COVER. ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL ALSO BE MULCHED TO THE MINIMUM DEPTH.
- 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.
- IRRIGATION: AN AUTOMATIC, ELECTRICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED FOR PROPER IRRIGATION, DEVELOPMENT AND MAINTENANCE OF THE VEGETATION IN A HEALTHY DISEASE-RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED. THE SYSTEM SHALL BE A COMBINATION OF SPRAY AND DRIP AS NEEDED, DESIGNED TO PREVENT EXCESSIVE OVERSPRAY AND/OR RUNOFF.
- MINIMUM TREE SEPARATION DISTANCE IMPROVEMENT / MINIMUM DISTANCE TO STREET TREE:
TRAFFIC SIGNALS (STOP SIGN) - 20 FEET
UNDERGROUND UTILITY LINES - 5 FEET (10 FEET FOR SEWER)
ABOVE GROUND UTILITY STRUCTURES - 10 FEET
DRIVEWAY ENTRIES - 10 FEET
INTERSECTIONS (INTERSECTING CURBLINES OF TWO STREETS) - 25 FEET
- NO TREES OR SHRUBS EXCEEDING THREE FEET IN HEIGHT AT MATURITY SHALL EXIST WITHIN FIVE (5) FEET OF ANY PUBLIC WATER FACILITIES, OR WITHIN TEN (10) FEET OF ANY PUBLIC SEWER FACILITIES.
- MAINTENANCE - ALL REQUIRED LANDSCAPED AND HARDSCAPE AREAS SHALL BE MAINTAINED BY THE HOME-OWNER INCLUDING PLANTING AND HARDSCAPE LOCATED IN THE RIGHT OF WAY. THE LANDSCAPED 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.
- IN SIGHT LINE RESTRICTION / VISIBILITY AREAS, THERE SHALL BE NO OBSTACLES HIGHER THAN 36" LOCATED WITHIN THIS AREA (EG. SHRUBS, LANDSCAPE, HARDSCAPE, WALLS, COLUMNS, ETC.)
- A MINIMUM ROOT ZONE OF 40 S.F. IN AREA SHALL BE PROVIDED FOR ALL TREES. THE MINIMUM DIMENSION FOR THIS AREA SHALL BE 5 FEET, 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).

ATTACHMENT 08

TOPIA
 Landscape Architecture, Planning
 9444 Waples Street, Suite 470, San Diego, California 92121
 Tel: (858) 458-0555 | Fax: (858) 458-0554
 A California Corporation

ZAVARO RESIDENCE
 1994 Via Casa Alta
 La Jolla, California 92037



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

Revision 7: X
Revision 6: X
Revision 5: X
Revision 4: X
Revision 3: X
Revision 2: X
Revision 1: X

Project Addresses: 1994 Via Casa Alta
 La Jolla, CA 92037

Original Date: 06-10-13

Project Name: Zavaro Residence

Sheet Title: CONCEPTUAL LANDSCAPE LEGEND/NOTES

Project No.: 08.12.14
DATE: 08/12/14
STATE: CA
PROJECT: 13.001.00

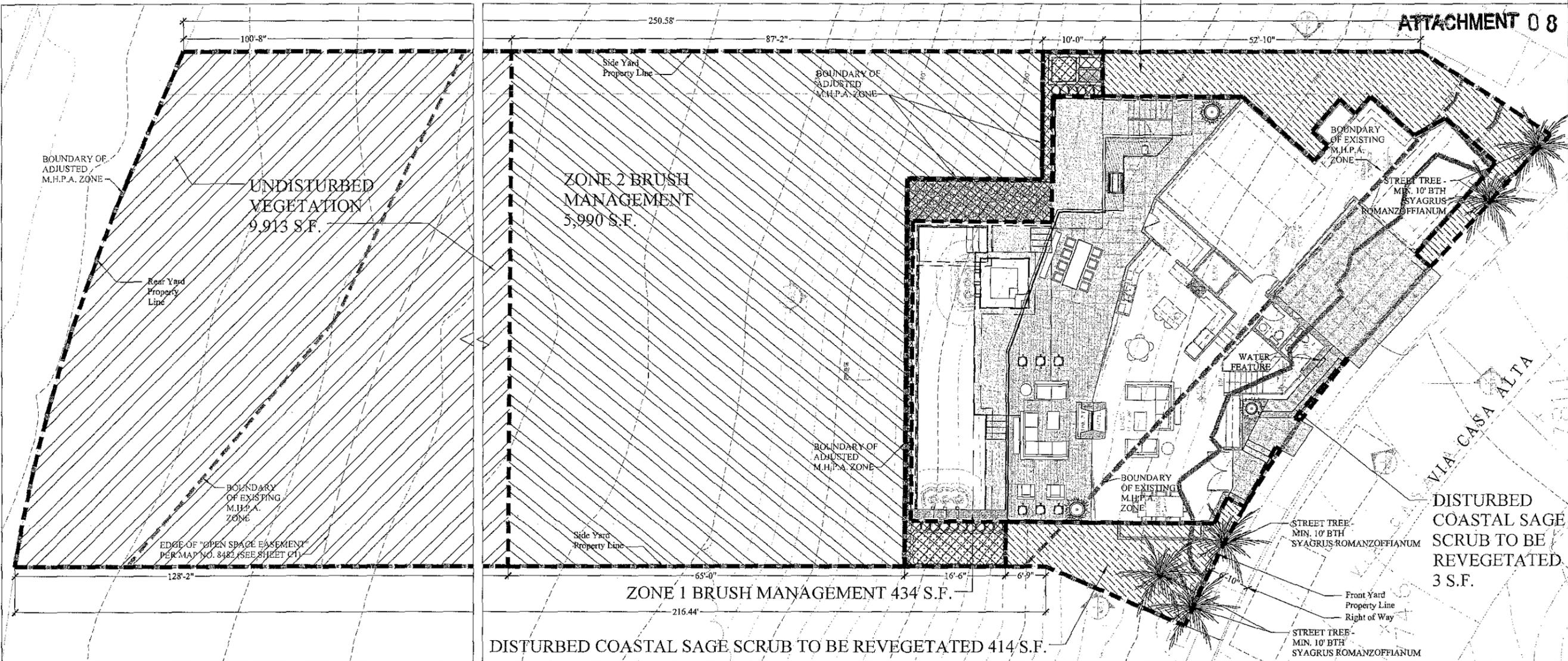
CONCEPTUAL LANDSCAPE LEGEND & NOTES
 ORIGINAL

SHEET

L-3

DISTURBED COASTAL SAGE SCRUB TO BE REVEGETATED 763 S.F.

ATTACHMENT 0 8



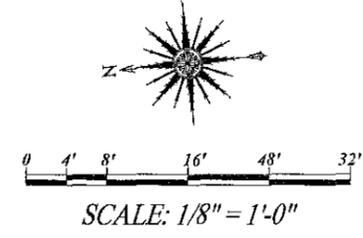
LANDSCAPE AREA CALCULATIONS:

SYMBOL	DESCRIPTION
	UNDISTURBED VEGETATION TO REMAIN. PROTECT IN PLACE - 9,913 S.F. (0.230 ACRES)
	DISTURBED COASTAL SAGE SCRUB TO BE REVEGETATED - 763 + 3 + 414 = 1,180 S.F. (0.027 ACRES)
	EXISTING VEGETATION TO BE MODIFIED PER CITY OF SAN DIEGO ZONE 2 BRUSH MANAGEMENT REGULATIONS - 5,990 S.F. (0.138 ACRES) - NO IMPACT SEE BRUSH MANAGEMENT PLAN SHEET L-5 FOR MORE INFORMATION
	EXISTING VEGETATION TO BE MODIFIED PER CITY OF SAN DIEGO ZONE 1 BRUSH MANAGEMENT REGULATIONS - 434 S.F. (0.010 ACRES) SEE BRUSH MANAGEMENT PLAN SHEET L-5 FOR MORE INFORMATION
TOTAL SITE AREA = 22,291 S.F. (0.512 ACRES)	
TOTAL NON-IMPACTED VEGETATION = 9,913 + 1,180 + 5,990 = 17,083 S.F. (0.392 ACRES)	
TOTAL DEVELOPMENTAL IMPACT = 22,291 - 17,083 = 5,208 S.F. (0.120 ACRES) OR 23%	
PERCENTAGE OF LANDSCAPE = 77%	
TOTAL MPHA ZONE: 0.393 ACRES	
TOTAL MPHA REDUCTION AREA: 0.103 ACRES	
TOTAL MPHA REMAINING AREA: 0.29 ACRES	
TOTAL MPHA AREA ADDED: 0.075 ACRES	
TOTAL MPHA AREA PROPOSED: 0.365 ACRES	
TOTAL ENVIRONMENTALLY SENSITIVE LANDS (ESL): 22,291 S.F. (0.512 ACRES)	
TOTAL ESL ENCROACHMENT AREA: 5,208 S.F. (0.120 ACRES)	
TOTAL PERCENTAGE OF ESL ENCROACHMENT AREA: 23%	
TOTAL STEEP HILLSIDES: 21,477 S.F. (0.493 ACRES)	
TOTAL STEEP HILLSIDE ENCROACHMENT AREA: 4,562 S.F. (0.105 ACRES)	
TOTAL PERCENTAGE OF STEEP HILLSIDE ENCROACHMENT AREA: 21%	

STREET TREE CALCULATIONS:

STREET FRONTAGE = 100'-0" FT.
REQUIRED STREET TREES
 (1) - 24" BOX PER 30' FOR A TOTAL OF (4) TREES
 OR (1)-10' BROWN TRUNK PALM PER 20' FOR A TOTAL OF (5) PALMS
PROVIDED STREET TREES
 (3) - MINIMUM 10' BROWN TRUNK PALM TREES
 (4) IN RIGHT OF WAY.
 (1) WITHIN 10' OF R.O.W.

NOTE:
 PER SECTION 142.0409(A)(1) "WHERE SITE CONDITIONS DO NOT ALLOW FOR THE INSTALLATION OF THE STREET TREES REQUIRED BY THIS SECTION IN THE PARKWAY, TREES MAY BE LOCATED ON THE PRIVATE PROPERTY WITHIN 10' OF THE PROPERTY LINE ALONG THE STREET FRONTAGE".



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

Revision 7: X
 Revision 6: X
 Revision 5: X
 Revision 4: X
 Revision 3: X
 Revision 2: X
 Revision 1: X

Project Addresses:
 1994 Via Casa Alta
 La Jolla, CA 92037

Original Date: 06-10-13

Project Name:
 Zavaro Residence

Sheet 21 Of 22

Sheet Title:
 CONCEPTUAL LANDSCAPE PLAN



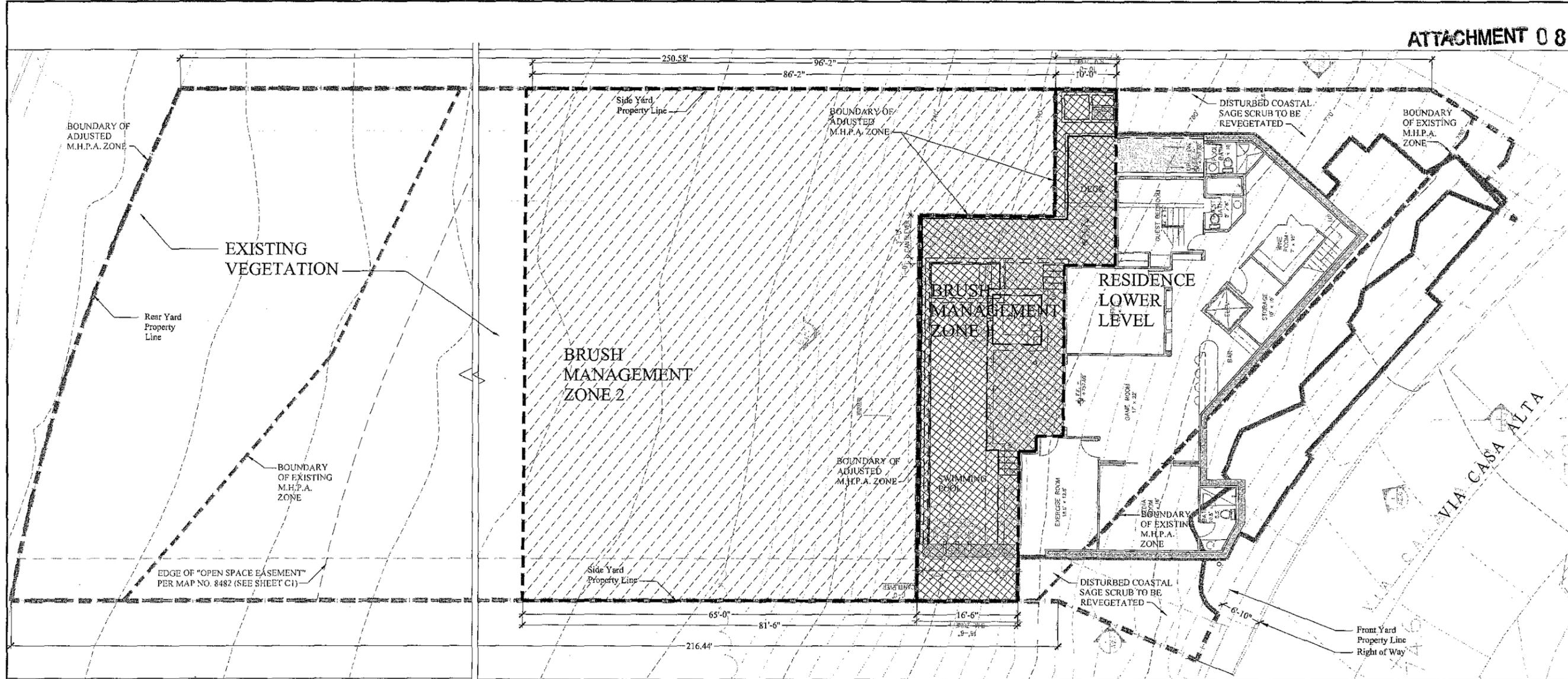
TOPIA
 Landscape Architecture - Planning
 9444 Waples Street, Suite 470, San Diego, California, 92121
 Tel: 858.458.0555 | Fax: 858.458.0554
 A California Corporation

ZAVARO RESIDENCE
 1994 Via Casa Alta
 La Jolla, California 92037

CONCEPTUAL LANDSCAPE PLAN
 DATE: 08.12.14
 BY: FRANK MARCZYNSKI
 ORIGINAL

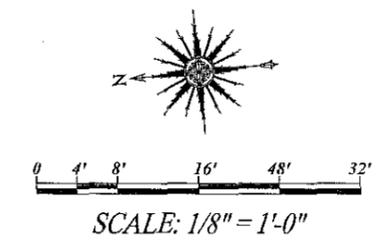
DATE: 08.12.14
 SHEET: 21 OF 22
 PROJECT: 13.001.00

L-4



BRUSH MANAGEMENT NOTES:

1. BRUSH MANAGEMENT ZONE ONE IS THE AREA ADJACENT TO THE STRUCTURE, SHALL BE THE LEAST FLAMMABLE, AND CONSISTS OF PAVEMENT AND PERMANENTLY IRRIGATED ORNAMENTAL PLANTING.
2. BRUSH MANAGEMENT ZONE TWO IS THE AREA BETWEEN ZONE ONE AND THE NATIVE / NATURALIZED VEGETATION, AND CONSISTS OF THINNED, NATIVE / NATURALIZED NON-IRRIGATED VEGETATION.
3. BRUSH MANAGEMENT ACTIVITIES ARE PROHIBITED WITHIN THE EXISTING NATIVE VEGETATION ON THE SITE BETWEEN MARCH 1 THROUGH AUGUST 15, EXCEPT WHERE DOCUMENTED TO THE SATISFACTION OF THE CITY MANAGER THAT THE THINNING WOULD BE CONSISTENT WITH CONDITIONS OF SPECIES COVERAGE DESCRIBED IN THE CITY OF SAN DIEGO'S MSCP SUBAREA PLAN.
4. ZONE ONE REQUIREMENTS (PER SAN DIEGO MUNICIPAL CODE 142.0412(G))
 - 4.1 THE REQUIRED ZONE ONE WIDTH SHALL BE PROVIDED BETWEEN NATIVE OR NATURALIZED VEGETATION AND ANY STRUCTURE AND SHALL BE MEASURED FROM THE EXTERIOR OF THE STRUCTURE TO THE VEGETATION.
 - 4.2 ZONE ONE SHALL CONTAIN NO HABITABLE STRUCTURES, STRUCTURES THAT ARE DIRECTLY ATTACHED TO HABITABLE STRUCTURES, OR OTHER COMBUSTIBLE CONSTRUCTION THAT PROVIDES A MEANS FOR TRANSMITTING FIRE TO THE HABITABLE STRUCTURES. STRUCTURES SUCH AS FENCES, WALLS, PALAPAS, PLAY STRUCTURES, AND NON-HABITABLE GAZEBOS THAT ARE LOCATED WITHIN BRUSH MANAGEMENT ZONE ONE SHALL BE OF NONCOMBUSTIBLE, ONE HOUR FIRE-RATED OR HEAVY TIMBER CONSTRUCTION.
 - 4.3 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.
 - 4.4 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 IN ACCORDANCE WITH THE LANDSCAPE STANDARDS OF THE LAND DEVELOPMENT MANUAL.
 - 4.5 PERMANENT IRRIGATION IS REQUIRED FOR ALL PLANTING AREAS WITHIN ZONE ONE EXCEPT AS FOLLOWS:
 - (A) WHEN PLANTING AREAS CONTAIN ONLY SPECIES THAT DO NOT GROW TALLER THAN 24 INCHES IN HEIGHT, OR
 - (B) WHEN PLANTING AREAS CONTAIN ONLY NATIVE OR NATURALIZED SPECIES THAT ARE NOT SUMMER-DORMANT AND HAVE A MAXIMUM HEIGHT AT PLANT MATURITY OF LESS THAN 24 INCHES.
 - 4.6 ZONE ONE IRRIGATION OVERSPRAY AND RUNOFF SHALL NOT BE ALLOWED INTO ADJACENT AREAS OF NATIVE OR NATURALIZED VEGETATION.
 - 4.7 ZONE ONE SHALL BE MAINTAINED ON A REGULAR BASIS BY PRUNING AND THINNING PLANTS, CONTROLLING WEEDS, AND MAINTAINING IRRIGATION SYSTEMS.
5. ZONE TWO REQUIREMENTS (PER SAN DIEGO MUNICIPAL CODE 142.0412(H))
 - 5.1 THE REQUIRED ZONE TWO WIDTH SHALL BE PROVIDED BETWEEN ZONE ONE AND THE UNDISTURBED, NATIVE OR NATURALIZED VEGETATION, AND SHALL BE MEASURED FROM THE EDGE OF ZONE ONE THAT IS FARTHEST FROM THE HABITABLE STRUCTURE, TO THE EDGE OF UNDISTURBED VEGETATION.
 - 5.2 NO STRUCTURES SHALL BE CONSTRUCTED IN ZONE TWO.
 - 5.3 WITHIN ZONE TWO, 50 PERCENT OF THE PLANTS OVER 24 INCHES IN HEIGHT SHALL BE CUT AND CLEARED TO A HEIGHT OF 6 INCHES.
 - 5.4 WITHIN ZONE TWO, ALL PLANTS REMAINING AFTER 50 PERCENT ARE REDUCED IN HEIGHT, SHALL BE PRUNED TO REDUCE FUEL LOADING IN ACCORDANCE WITH THE LANDSCAPE STANDARDS IN THE LAND DEVELOPMENT MANUAL. NON-NATIVE PLANTS SHALL BE PRUNED BEFORE NATIVE PLANTS ARE PRUNED.
 - 5.5 THE FOLLOWING STANDARDS SHALL BE USED WHERE ZONE TWO IS IN AN AREA PREVIOUSLY GRADED AS PART OF LEGAL DEVELOPMENT ACTIVITY AND IS PROPOSED TO BE PLANTED WITH NEW PLANT MATERIAL INSTEAD OF CLEARING EXISTING NATIVE OR NATURALIZED VEGETATION:
 - (A) ALL NEW PLANT MATERIAL FOR ZONE TWO SHALL BE NATIVE, LOW-FUEL, AND FIRE-RESISTIVE. NO NON-NATIVE PLANT MATERIAL MAY BE PLANTED IN ZONE TWO EITHER INSIDE THE MHPA OR IN THE COASTAL OVERLAY ZONE, ADJACENT TO AREAS CONTAINING SENSITIVE BIOLOGICAL RESOURCES.
 - (B) NEW PLANTS SHALL BE LOW-GROWING WITH A MAXIMUM HEIGHT AT MATURITY OF 24 INCHES. SINGLE SPECIMENS OF FIRE RESISTIVE NATIVE TREES AND TREE FORM SHRUBS MAY EXCEED THIS LIMITATION IF THEY ARE LOCATED TO REDUCE THE CHANCE OF TRANSMITTING FIRE FROM NATIVE OR NATURALIZED VEGETATION TO HABITABLE STRUCTURES AND IF THE VERTICAL DISTANCE BETWEEN THE LOWEST BRANCHES OF THE TREES AND THE TOP OF ADJACENT PLANTS ARE THREE TIMES THE HEIGHT OF THE ADJACENT PLANTS TO REDUCE THE SPREAD OF FIRE THROUGH LADDER FUELING.
 - (C) ALL NEW ZONE TWO PLANTINGS SHALL IRRIGATED TEMPORARILY UNTIL ESTABLISHED TO THE SATISFACTION OF THE CITY MANAGER. ONLY LOW-FLOW, LOW-GALLONAGE SPRAY HEADS MAY BE USED IN ZONE TWO. OVERSPRAY AND RUNOFF FROM THE IRRIGATION SHALL NOT DRIFT OR FLOW INTO ADJACENT AREAS OF NATIVE OR NATURALIZED VEGETATION. TEMPORARY IRRIGATION SYSTEMS SHALL BE REMOVED UPON APPROVED ESTABLISHMENT OF THE PLANTINGS. PERMANENT IRRIGATION IS NOT ALLOWED IN ZONE TWO.
 - (D) WHERE ZONE TWO IS BEING REVEGETATED AS A REQUIREMENT OF SECTION 142.0411(A), REVEGETATION SHALL COMPLY WITH THE SPACING STANDARDS IN THE LAND DEVELOPMENT MANUAL. FIFTY PERCENT OF THE PLANTING AREA SHALL BE PLANTED WITH MATERIAL THAT DOES NOT GROW TALLER THAN 24 INCHES. THE REMAINING PLANTING AREA MAY BE PLANTED WITH TALLER MATERIAL, BUT THIS MATERIAL SHALL BE MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS FOR EXISTING PLANT MATERIAL IN ZONE TWO.
 - 5.6 ZONE TWO SHALL BE MAINTAINED ON A REGULAR BASIS BY PRUNING AND THINNING PLANTS, REMOVING INVASIVE SPECIES, AND CONTROLLING WEEDS.
 - 5.7 EXCEPT AS PROVIDED IN SECTION 142.0412(I), WHERE THE REQUIRED ZONE ONE WIDTH SHOWN IN TABLE 142-04H CANNOT BE PROVIDED ON PREMISES WITH EXISTING STRUCTURES, THE REQUIRED ZONE TWO WIDTH SHALL BE INCREASED BY ONE FOOT FOR EACH FOOT OF REQUIRED ZONE ONE WIDTH THAT CANNOT BE PROVIDED.



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

Project Addresses:
 1994 Via Casa Alta
 La Jolla, CA 92037

Project Name:
 Zavaro Residence

Sheet Title:
BRUSH MANAGEMENT PLAN

Revision 7: X
 Revision 6: X
 Revision 5: X
 Revision 4: X
 Revision 3: X
 Revision 2: X
 Revision 1: X

Original Date: 06-10-13

Sheet 22 Of 22

TOPIA
 Landscape Architecture - Planning
 9444 Waples Street, Suite 470, San Diego, California, 92121
 Tel: 858.458.0555 | Fax: 858.458.0554
 A California Corporation

ZAVARO RESIDENCE
 1994 Via Casa Alta
 La Jolla, California 92037

BRUSH MANAGEMENT PLAN

DATE: 08.12.14
 SHEET: 22 OF 22
 PROJECT: 13,001.00

L-5



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

LA JOLLA COMMUNITY PLANNING ASSOCIATION

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

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

Regular Meeting – 4 September 2014

Attention: Laura Black, PM, City of San Diego

Project: Zavaro Residence
1994 Via Casa Alta
PN: 327381

Motion: To accept the recommendations of the DPR **Vote: 15-0-01**
for Zavaro Residence, 1994 Via Casa Alta
that the Findings CAN be made for a
Coastal Development Permit and SDP for
construction of a new 4,843 square foot, two-
story above basement, single family
residence, with 2,491 square feet of exterior
deck areas, including a pool and spa, on a
vacant 22,291 square foot lot located at 1994
Via Casa Alta.

Submitted by:

Joseph LaCava

4 Sept 2014

Joe LaCava, President
LJCPA

Date



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

Ownership Disclosure Statement

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

Project Title: ZAVARO RESIDENCE Project No. For City Use Only: 327381

Project Address: 1994 VIA CASA ALTA, LA JOLLA, CA 92037

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

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

Additional pages attached Yes No

Name of individual (type or print): Suhail ZAVARO
 Owner Tenant/Lessee Redevelopment Agency
 Street Address: 300 SOUTH PIERCE ST., SUITE 102
 City/State/Zip: EL CAJON, CA 92020
 Phone No: 619-851-5552 Fax No:
 Signature: [Signature] Date: 5-29-13

Name of individual (type or print): Luna ZAVARO
 Owner Tenant/Lessee Redevelopment Agency
 Street Address: 300 SOUTH PIERCE ST, SUITE 102
 City/State/Zip: EL CAJON, CA 92020
 Phone No: Fax No:
 Signature: [Signature] Date: 5-29-13

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

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

DEVELOPMENT SERVICES
Project Chronology
Zavaro Residence – Project No. 327381

Date	Action	Description	City Review Time (Working Days)	Applicant Response (Working Days)
07/24/2013	First Submittal	Project Deemed Complete		
08/29/2013	First Assessment Letter		26 days	
04/01/2014	Second Submittal			140 days
04/28/2014	Second Assessment Letter		18 days	
05/23/2014	Third Submittal			19 days
06/06/2014	Third Assessment Letter		9 days	
08/05/2014	Fourth Submittal			41 days
08/15/2014	Fourth Assessment Letter		8 days	
09/05/2014	Fifth Submittal			14 days
09/19/2014	Fifth Review Completed/ Reviews Complete		10 days	
09/22/2014	Environmental Determination - MND		1 day	
10/31/2014	Draft MND		29 days	
01/14/2015	Final MND		45 days	
02/25/2015	Hearing Officer - Public Hearing		28 days	
TOTAL STAFF TIME		(Does not include City Holidays or City Furlough)	174 days	
TOTAL APPLICANT TIME		(Does not include City Holidays or City Furlough)		214 days
TOTAL PROJECT RUNNING TIME			388 days = 1 year and 0.9 months	