



THE CITY OF **SAN DIEGO**

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: June 12, 2014 **REPORT NO.** PC-14-030

ATTENTION: Planning Commission, Agenda of June 19, 2014

SUBJECT: POINT LOMA SUMMIT - PROJECT NO. 153840. PROCESS FOUR

OWNERS: Karen Kapp, Trustee of the Karen Ann Kapp Trust dated October 24, 1994
Carolyn Kutzke, Trustee of the Carolyn Kutzke Trust dated January 4, 2000
Jim Seaman, Trustee of the Shadow Trust dated June 18, 2003
(Attachment 13)

APPLICANT: Robert Furey, REC Consultants

SUMMARY

Issue: Should the Planning Commission approve the subdivision of two lots into four lots and the construction of three new single family residences on a 1.45-acre site located at 414 La Crescentia Drive, within the Peninsula Community Plan area?

Staff Recommendations:

1. CERTIFY Mitigated Negative Declaration (MND) No. 153840 and ADOPT Mitigation Monitoring and Reporting Program (MMRP); and
2. APPROVE Coastal Development Permit No. 545699, Site Development Permit No. 545700 and Vesting Tentative Parcel Map No. 760837.

Community Planning Group Recommendation: The Peninsula Community Planning Group voted to recommend denial of the project by a vote of 12-0-1, at their meeting on August 15, 2012 (Attachment 12).

Environmental Review: Mitigated Negative Declaration No. 153840 has been prepared for the project in accordance with the State of California Environmental Quality Act (CEQA) Guidelines. A Mitigation, Monitoring and Reporting Program 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.

Fiscal Impact Statement: None with this action; the costs of processing this project have

been paid by the applicant through a deposit account.

Code Enforcement Impact: None with this action.

Housing Impact Statement: The project site is designated for single family residential (4 dwelling units per acre) within the Peninsula Community Plan. The project site could accommodate six (6) residential units on the 1.45 acre project premise. The proposed development would not increase the number of residential units already considered within the Peninsula Community Plan.

BACKGROUND

The 1.45 acre project premise is currently improved with a two-story, 2,425 square foot single family residence, detached garage and detached workshop. The project premise is located at 414 La Crescentia Drive on the west and north side of La Crescentia Drive, north of Kellogg Drive, and west of Silvergate Avenue, within the La Playa Neighborhood of the Peninsula Community Plan (Attachments 1 and 2). The site is designated for single family residential at a rate of 4 dwelling units per acre, and the proposed development is consistent with this designation. The site is located in the RS-1-4 Zone, Coastal Overlay Zone (non-appealable), Coastal Height Limit Overlay Zone, Parking Impact Overlay Zone (Coastal Impact Area), Federal Aviation Administration Part 77 Noticing Area, within the Peninsula Community Plan and Local Coastal Program Land Use Plan, which allows for single family development (Attachments 2 and 3).

The site is bordered by existing single family development on all sides. Environmentally Sensitive Lands (ESL) have been identified on the project site in the form of sensitive biological resources and steep hillsides within portions of the project site. The project premise is located within the boundaries of the City's Multiple Species Conservation Plan (MSCP) Subarea. However, the Multi-Habitat Planning Area (MHPA) of the MSCP is not mapped on the project premise nor is it adjacent to the project premise. The project premise is accessed via an existing private driveway that will remain and become a private driveway for all proposed residences to provide access to the public street, La Crescentia Drive.

A historic review of the existing single family residence was conducted by staff during the review of the proposed development. Historical Resources staff reviewed the property, along with the Historic Report prepared by a qualified historic consultant, and found that the existing residence is eligible for designation under HRB Criterion B for its association with Joseph E. Jessop, Sr. Joseph E. Jessop, Sr. constructed the house in 1929 and resided there until his death in 1996. Jessop is significant to San Diego history for his civic contributions and accomplishments, including the founding of the San Diego Maritime Museum and the acquisition of the Star of India; founding of the Downtown Association and San Diegans Incorporated in the 1950s, which worked to revive the struggling downtown business districts through revitalization projects such as the Civic Concourse; advocating for the expansion of City College; serving as National Director of the Navy League; and serving on the committee that planned and developed Mission Bay park.

Historical Resources staff also reviewed the project and determined that the proposed development, which would retain the Jessop House and provide landscape screening to retain the secluded, wooded quality of the setting, is consistent with the U.S. Secretary of the Interior's

Standards and would not adversely impact the building or its historically significant association with Jessop. The property was not reviewed by the Historical Resources Board (HRB), as review by the Board was not required.

Between July 28, 2011 and July 1, 2012, the proposed development was redesigned to create three (3) single family lots, retain the existing home and construct two (2) new single family residences. On July 2, 2012, the proposed development was reinstated to the original design to create four (4) single family lots, retain the existing home and construction three (3) new single family residences. This design remains the current proposed development for the 1.45 acre premise.

DISCUSSION

Project Description:

The proposed development will create four (4) single family residential lots, retain one existing single family residence on Lot 3, and construct three (3) new single family residences on Lots 1, 2 and 4. Each proposed single family residential lot is described in detail below:

Lot 1:

Proposed Lot 1 would be 24,088 square feet in size and is located immediately adjacent to the public street, La Crescentia Drive. This lot would provide an 84 foot front setback and a 6 foot rear setback. The proposed multi-level, single family residence would be 2,620 square feet, with an attached two-car garage. The residence would consist of the following: laundry room, mud room, and garage within the basement; living room, bathroom, terrace, dining room, kitchen and two covered patios on the main level; den, two bedrooms, two bathrooms and two balconies on the second level; and the master bedroom and master bathroom on the third level. The proposed overall building height is 26 feet 6 inches, which is below the maximum coastal height limit of 30 feet. The proposed residence has a flat roof design which will allow solar panels to be installed to comply with council policy 900-14, the City's sustainable building policy. Materials selected for this residence consist of stucco, horizontal wood siding accents, aluminum windows and doors, with metal guardrails. This lot provides two parking spaces within the attached garage and two surface parking spaces, for a total of four (4) parking spaces.

Lot 2:

Proposed Lot 2 would be 10,141 square feet in size and will retain the existing detached 400 square foot workshop. Lot 2 is the second lot from the public street, La Crescentia Drive, with access to the public street via a private driveway that traverses the proposed development. This lot would provide 6 foot and 12 foot side setbacks for the proposed residence. The proposed multi-level, single family residence would be 3,179 square feet, with an attached two-car garage. The residence would consist of the following: den, laundry room, two bedrooms, two bathrooms, storage area, and sunken terrace within the basement; an interior courtyard is also at this same elevation; living room, dining room, kitchen, bathroom and two covered patios on the main level; and the master bedroom, master bathroom, storage area and two car garage on the second level. The proposed overall building height is 29 feet 3 3/4 inches, which is below the maximum coastal height limit of 30 feet. The proposed residence has a flat roof design which will allow solar panels to be installed to comply with council policy 900-14, the City's sustainable building policy. Materials selected for this residence consist of stucco, horizontal wood siding accents, aluminum

windows and doors, with metal guardrails. This lot provides two parking spaces within the attached garage and two surface parking spaces, for a total of four (4) parking spaces.

Lot 3:

Proposed Lot 3 would be 15,461 square feet in size and will retain the existing, two-story 2,425 square foot single family residence. The existing 392 square foot detached garage will be demolished as part of the proposed development. This lot provides four (4) surface parking spaces. Lot 3 is the third lot from the public street, La Crescentia Drive, with access to the public street via a private driveway that traverses the proposed development. The existing residence was reviewed by historic resources staff and determined to be eligible for designation under HRB Criterion B for its association with Joseph E. Jessop, Sr. The proposed development will retain the overall historical character within Lot 3; therefore, although not presently designated as a historic resource, the current or future owners of Lot 3 could apply for historic designation of the house at a later date.

Lot 4:

Proposed Lot 4 would be 13,380 square feet in size. Lot 4 is the fourth and final lot from the public street, La Crescentia Drive, with access to the public street via a private driveway that traverses the proposed development. The proposed two-story, single family residence would be 3,883 square feet, with an attached two-car garage. The residence would consist of the following: living room, dining room, kitchen, family room, laundry room, one bedroom, two bathrooms and two exterior terraces within the first floor; and three bedrooms, two bathrooms and an exterior terrace on the second floor. The proposed overall building height is 26 feet, which is below the maximum coastal height limit of 30 feet. The proposed residence has a flat roof design which will allow solar panels to be installed to comply with council policy 900-14, the City's sustainable building policy. Materials selected for this residence consist of stucco, horizontal wood siding accents, aluminum windows and doors, with metal guardrails. This lot provides two parking spaces within the attached garage and two surface parking spaces, for a total of four (4) parking spaces.

The 1.45 acre project premise contains Environmentally Sensitive Lands (ESL) in the form of sensitive biological resources and steep hillsides, as identified on the project Site Plan (Attachment 10). These areas will be preserved within a Covenant of Easement as identified within permit condition number 39. The proposed development will not encroach into Environmentally Sensitive Lands and a modified brush management plan, in the form of the installation of a Modified National Fire Protection Association (NFPA) 13 Sprinkler system, has been reviewed and approved by the Fire Department, as reflected in permit condition 24 (Attachment 6).

The slope of the existing driveway is currently too steep for fire trucks to obtain access to the entire project premise. The proposed development will be required to install three (3) stand pipes within the proposed development, which will allow direct access to water connections for fire personal in the case of an emergency situation within the proposed development. This requirement is reflected within permit condition 25 (Attachment 6).

The proposed development will materially assist in reducing impacts associated with fossil fuel energy use by utilizing photovoltaic panels to generate 50% of the electricity needs for the proposed residences. The proposed residences are designed with flat roof to accommodate the installation of photovoltaic panels on the roofs to generate 50% of the electricity needs for each

residence.

Various discretionary actions are required to implement the proposed project:

- Coastal Development Permit

The project is located within the Coastal Overlay Zone. Any proposed development within the Coastal Overlay requires a Coastal Development Permit (Attachments 5 and 6). The proposed development will conform to the Coastal Height Overlay Zone by requiring all proposed buildings be below the maximum height allowed of 30 feet.

- Site Development Permit

A Site Development Permit is required for development on a site containing Environmentally Sensitive Lands and for the three proposed deviations for a sustainable building project. These deviations are warranted primarily due to the unusual physical characteristics of the project premise which includes the fact that the project premise is irregularly shaped, is located off of a winding street (La Crescentia Drive), and contains Environmentally Sensitive Lands in the form of steep hillsides and sensitive biological habitat. The deviations (described below) are for minimum street frontage, rear setback for Lot 1, and retaining wall height for Lot 3 (Attachments 5 and 6).

- a. **Minimum Street Frontage:** A deviation request is for the minimum street frontage for Lots 2, 3 and 4. Lot 1 proposes a minimum street frontage of 84 feet, and Lots 2, 3 and 4 will not provide any street frontage. Lots 2-4 will be accessed via a private driveway; therefore, these lots will not be able to provide the required minimum street frontage of 65 feet. With Lots 2-4 being accessed via a private drive, these lots will not meet the standard measurements for setbacks pursuant to SDMC Section 113.0252 (measuring setbacks).

The purpose and intent of the RS Zone is to accommodate a variety of lot sizes and residential dwelling types that promote neighborhood quality, character, and livability. It is intended that these zones provide for flexibility in development regulations that allow reasonable use of property while minimizing adverse impacts to adjacent properties. Due to the unique physical characteristics and existence of Environmentally Sensitive Lands within the project premise, this deviation is required in order to allow the proposed development to cluster two homes within the least sensitive areas of the project premise and to reduce impacts to Environmentally Sensitive Lands and adjacent properties. However, each lot will have vehicular access and provide the minimum lot size amount of 10,000 in accordance with the RS-1-4 zone. This deviation is necessary to reduce impacts to Environmentally Sensitive Lands.

- b. **Rear setback for Lot 1:** The second deviation request is for the required rear setback for Lot 1. Lot 1 observes a rear setback of 6 feet, where the zone requires a minimum setback of 20 feet. This deviation is warranted primarily due to the unusual physical characteristics of the project premise which includes the fact that the project premise is irregularly shaped, is located off of a winding street (La Crescentia Drive), and contains Environmentally Sensitive Lands in the form of steep hillsides and sensitive biological habitat. This

deviation is necessary to allow for a smaller development footprint instead of providing the required 20 foot rear setback. The distance between the proposed residences on Lot 1 and Lot 2 is 12 feet. These proposed homes are clustered on the project premise to reduce the overall development footprint. Strict adherence to the municipal code for the rear setback would increase impacts to Environmentally Sensitive Lands (steep hillsides and sensitive biological habitat) and potentially increase impacts to the adjacent neighbors. This deviation is necessary to reduce the overall building area for the proposed development which reduces impacts to Environmentally Sensitive Lands.

- c. **Retaining wall height for Lot 3:** The third deviation request is for side yard retaining wall height. This request is for the retaining wall proposed along Lot 3, adjacent to the property line, and the private driveway. The retaining wall regulations allow a maximum wall height, within side yards, of 6 feet. The proposed development is providing an 8 foot high retaining wall within the side yard setbacks for Lot 3. The length of the retaining wall that is proposed to be 8 feet in height is screened from neighboring properties by the existing single family residence. The retaining wall is located near the northern portion of the property line and is necessary to allow adequate space for the private driveway, between the property line and the existing single family residence on Lot 3. This deviation is warranted primarily due to the unusual physical characteristics of the project premise which includes the fact that the project premise is irregularly shaped, is located off of a winding street (La Crescentia Drive), and contains Environmentally Sensitive Lands in the form of steep hillsides and sensitive biological habitat. Providing a wider private driveway would increase the overall project development area and would then increase impacts to Environmentally Sensitive Lands; therefore, this deviation is requested to reduce impacts to Environmentally Sensitive Lands.

- Vesting Tentative Parcel Map

A Vesting Tentative Parcel Map is required to create the proposed 4 single family lots (Attachments 7 and 8).

General Plan/Community Plan Analysis:

The Land Use Element of the General Plan incorporates community plans as part of the General Plan. The General Plan relies on community plans for site-specific land use and density designation; and recommendations. The Peninsula Community Plan designates this project premise as single family residential. This residential designation allows single family residential development with a density of up to 4 Dwelling Units per Acre (DU/A). The 1.45-acre project premise could accommodate six (6) dwelling units.

The Residential Element of the Peninsula Community Plan includes the objectives of preserving existing landscaping and vegetation within established residential neighborhoods, and encouraging design compatible with existing residential development in all new infill housing. The proposed development would implement these goals, policies and objectives in the General Plan and the Peninsula Community Plan by clustering two of the homes on the project premise. Strict adherence to the municipal code would increase impacts to Environmentally Sensitive Lands (steep hillsides and sensitive biological habitat) and potentially increase impacts to the adjacent neighbors. Due to

the unusual physical characteristics of the project premise which includes the fact that the project premise is irregularly shaped, is located off of a winding street (La Crescentia Drive), and contains Environmentally Sensitive Lands in the form of steep hillsides and sensitive biological habitat, the proposed development preserves existing landscaping and vegetation by the proposed clustering of two of the homes. The proposed development would further implement plan objectives through a grading plan that creates pads on the flatter portions of the site, thereby minimizing intrusion into sensitive hillside areas and landform alteration, and preserving existing vegetation throughout the project premise.

The Urban Design Element of the General Plan has a goal for a built environment that respects San Diego's natural environment and climate. Policies include preserving and protecting natural landforms and features and integrating development on hillside parcels; minimizing grading to maintain the natural topography; and encouraging architectural design that contributes to the preservation of neighborhood character and vitality. The Urban Design Element of the Peninsula Community Plan also includes objectives to protect and enhance those natural and man-made features of the community including preservation of existing trees and mature vegetation; and to maintain and complement the existing scale and character of the residential areas.

The proposed development would implement these goals of the General Plan and Peninsula Community Plan by clustering development pads on the flatter portions of the sloped site, preserving mature vegetation, and integrating the development into the hillside. Proposed façade and finish material include horizontal wood siding accents, flat roofs with overhangs, balconies, corner and clerestory window features, which complement the neighborhood character and vitality.

The Conservation Element of the General Plan has goals for climate change and sustainable development which include reducing the Urban Heat Island effect through sustainable design and building practices, and planting trees for their many environmental benefits. The proposed development implements these goals through the preservation of trees, by preserving the steep hillsides in their natural state to the greatest extent possible, and the utilization of roof-mounted solar panels that reduce energy costs.

Environmental Analysis:

A Mitigated Negative Declaration (MND) was prepared for the project which analyzed the environmental impacts of the proposed Point Loma Summit project. Implementation of the Mitigation, Monitoring and Reporting Program (MMRP) would reduce impacts to a level below significance in the following category: paleontological resources.

Community Participation:

The Peninsula Community Planning Board voted 12-0-1 to recommend denial of the proposed project at their meeting on August 15, 2012 (Attachment 12). The discussion from the group was focused around the following issues: fire safety, access for fire trucks on project site, proposed density and request for various deviations.

During the time of reviewing the proposed development, including the redesign to three (3) single family residences, the applicant has presented a total of three (3) times to the Peninsula Community Planning Board.

Conclusion:

Staff has determined the proposed Point Loma Summit project complies with the applicable sections of the Municipal Code and adopted City Council policies. Staff has determined the required findings would support the decision to approve the proposed project's Coastal Development Permit, Site Development Permit and Vesting Tentative Parcel Map. A Mitigated Negative Declaration has been prepared for this project and all potential environmental impacts will be mitigated.

ALTERNATIVES

1. Approve Coastal Development Permit No. 545699, Site Development Permit No. 545700 and Vesting Tentative Parcel Map No. 760837, with modifications.
2. Deny Coastal Development Permit No. 545699, Site Development Permit No. 545700 and Vesting Tentative Parcel Map No. 760837, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



Mike Westlake
Assistant Deputy Director
Development Services Department



Laura C. Black, ACIP, Project Manager
Development Services Department

Westlake/LCB

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 Map Resolution with Findings
8. Draft Map Conditions
9. Draft Environmental Resolution with MMRP
10. Project Plans, including Vesting Tentative Map
11. FAA Determination of No Hazard to Air Navigation
12. Community Planning Group Recommendation
13. Ownership Disclosure Statement
14. Project Chronology
15. Notice of Public Hearing

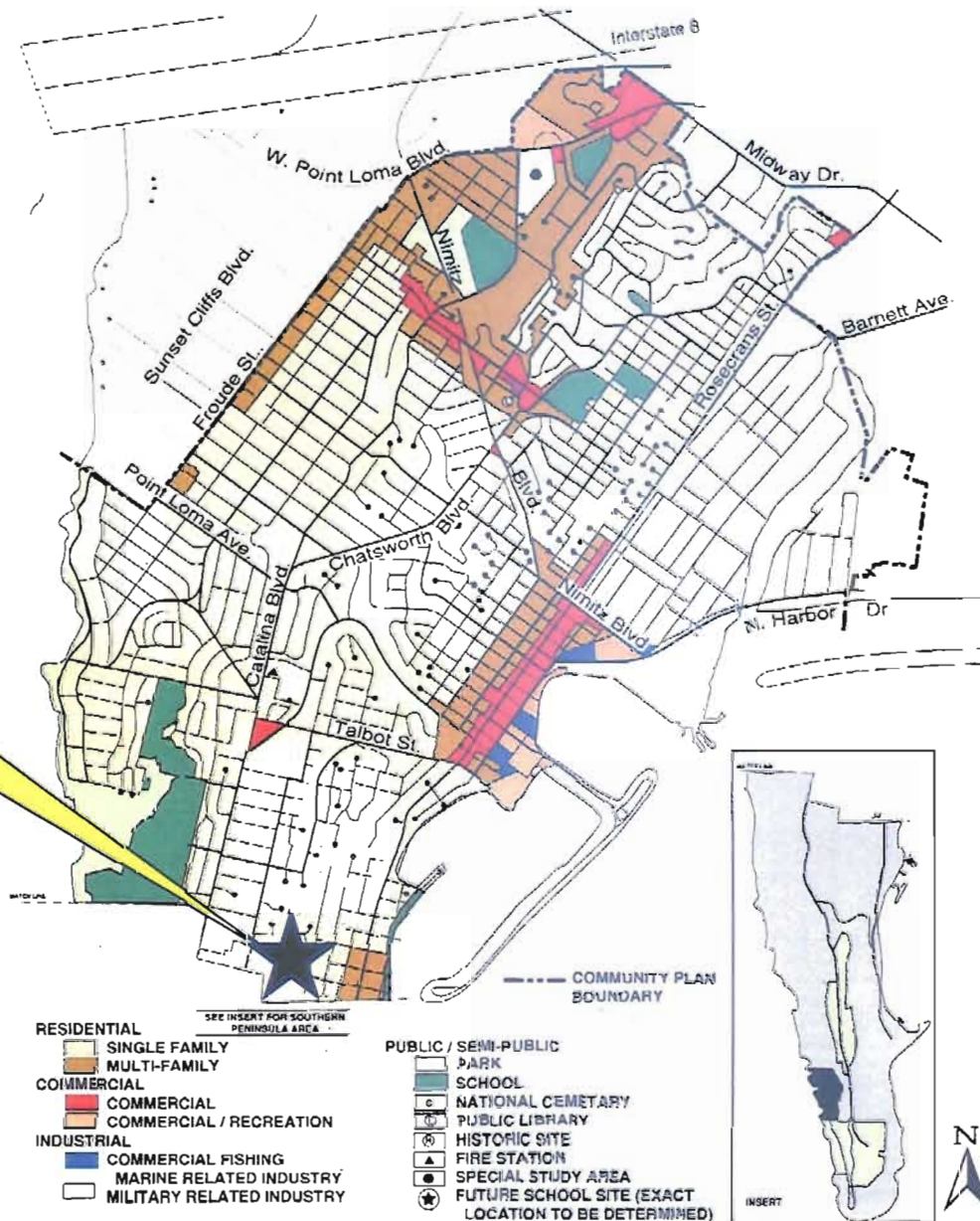


Aerial Photo

POINT LOMA SUMMIT – 414 La Crescentia Drive
PROJECT NO. 153840



Project Site



Land Use Map

POINT LOMA SUMMIT – 414 La Crescentia Drive
PROJECT NO. 153840





Project Location Map

POINT LOMA SUMMIT – 414 La Crescentia Drive
PROJECT NO. 153840



PROJECT DATA SHEET

PROJECT NAME:	Point Loma Summit	
PROJECT DESCRIPTION:	Subdivision of the existing two lots into four (4) single family lots, demolish an existing detached garage, construct three (3) new single family residences and retain the existing single family residence, for a total of four (4) single family residences on four legal lots.	
COMMUNITY PLAN AREA:	Peninsula Community Plan area	
DISCRETIONARY ACTIONS:	Coastal Development Permit, Site Development Permit and Vesting Tentative Parcel Map	
COMMUNITY PLAN LAND USE DESIGNATION:	Single Family Residential (Allows residential development up to 4 dwelling units per acre)	
<p style="text-align: center;"><u>ZONING INFORMATION:</u></p> <p style="text-align: center;">ZONE: RS-1-4: (A single family residential zone)</p> <p style="text-align: center;">HEIGHT LIMIT: 30-Foot maximum height limit / proposed 29' 3 ¾" max height</p> <p style="text-align: center;">LOT SIZE: 10,000 square foot minimum</p> <p style="text-align: center;">FLOOR AREA RATIO: varies according to lot size</p> <p style="text-align: center;">FRONT SETBACK: 20 feet minimum</p> <p style="text-align: center;">SIDE SETBACK: 0.08 * lot width (calculation based on lot width)</p> <p style="text-align: center;">STREETSIDE SETBACK: 0.10 * lot width (calculation based on lot width)</p> <p style="text-align: center;">REAR SETBACK: 20 feet minimum</p> <p style="text-align: center;">PARKING: 2 parking spaces required, except Lot 1 requires 4 spaces / each proposed lot provides 4 parking spaces</p>		
<u>ADJACENT PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	RS-1-4	Single Family Residential
SOUTH:	RS-1-4	Single Family Residential
EAST:	RS-1-4	Single Family Residential
WEST:	RS-1-4	Single Family Residential
DEVIATIONS OR VARIANCES REQUESTED:	Three deviations requested: minimum street frontage, rear setback for Lot 1, and fence regulations for Lot 3.	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On August 15, 2012, the Peninsula Community Planning Group voted 12-0-1 to recommend denial of the project.	

PLANNING COMMISSION RESOLUTION NO. PC-XXXX
COASTAL DEVELOPMENT PERMIT NO. 545699
SITE DEVELOPMENT PERMIT NO. 545700
POINT LOMA SUMMIT - PROJECT NO. 153840 [MMRP]

WHEREAS, Karen Kapp, Trustee of the Karen Ann Kapp Trust dated October 24, 1994; Carolyn Kutzke, Trustee of the Carolyn Kutzke Trust dated January 4, 2000; and Jim Seaman, Trustee of the Shadow Trust dated June 18, 2003, Owners/Permittees, filed an application with the City of San Diego for a permit to subdivide the existing two lots into four lots, demolish an existing detached garage, construct three single family residences and retain the existing single family residence, for a total of four single family residences on four legal lots (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit Nos. 545699 and 545700), on portions of a 1.45 acre site;

WHEREAS, the project site is located at 414 La Crescentia Drive in the RS-1-4 Zone, Coastal Overlay Zone (non-appealable), Coastal Height Limit Overlay Zone, Parking Impact Overlay Zone, Federal Aviation Administration Part 77, within the Peninsula Community Plan and Local Coastal Program Land Use Plan;

WHEREAS, the project site is legally described as Portions of Lot 20 and Lot 21 of Map No. 2091;

WHEREAS, on June 19, 2014, the Planning Commission of the City of San Diego considered Coastal Development Permit No. 545699 and Site Development Permit No. 545700 pursuant to the Land Development Code of the City of San Diego;

BE IT RESOLVED by the Planning Commission of the City of San Diego as follows:

That the Planning Commission adopts the following written Findings, dated June 19, 2014.

FINDINGS:

Site Development Permit - Section 126.0504

A.

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

The proposed development is located within the Peninsula Community Plan area. The proposed use and density are consistent with the Peninsula Community Plan because the property is designated Single Family Residential with a maximum density of four dwelling units per acre. Consistent with this land use designation, the project proposes to subdivide two existing lots, one of which has an existing single-family residence and the other is vacant, into four lots and construct three new single family residences on its 1.45-acre project premise. The existing house will remain on its own lot, proposed Lot 3. The development proposes the following lot sizes: Lot 1 will be 24,088 square feet, Lot 2 will be 10,141 square feet, Lot 3 (containing the existing residence) will be 15,461 square feet and Lot 4 will be 13,380 square feet. Each proposed lot size exceeds the required 10,000 square foot minimum lot size under the RS-1-4 Zone and is

consistent with the Single Family Residential land use designation in the Peninsula Community Plan.

The proposed development is consistent with the Peninsula Community Plan's overall community goal of maintaining and complementing the existing scale and architectural features of the surrounding community. The proposed development is located within the La Playa neighborhood which is described in the Peninsula Community Plan as characterized by large single-family homes of various ages and architectural styles including colonial, Spanish, and contemporary designs. The proposed development will contribute to the neighborhood's eclectic architectural character by featuring contemporary designs in a scale which complements the surrounding community. Consistent with the surrounding neighborhood, the proposed development will also include single-family homes which will range between approximately 2,400 to 3,800 square feet which is comparable to the sizes of existing homes within the La Playa neighborhood. Additionally, height limits and sensitive placement of the buildings will minimize any potential view impacts, another key element of the Peninsula Community Plan.

The Residential Element of the Peninsula Community Plan encourages the sensitive placement of structures in steeply sloped residential areas to minimize removal of natural vegetation, grading and landform alteration. The proposed development accommodates this objective by retaining natural vegetation through the recordation of a conservation easement on the project premise and limiting development to areas which do not contain natural gradient steep slopes which are governed by the City's Environmentally Sensitive Lands Regulations. While the property contains steep topography, the only slopes which will be disturbed are those which are manufactured by previous grading. According to the Environmentally Sensitive Lands Regulations, manufactured steep hillside slopes are not considered steep hillsides for purposes of the Environmentally Sensitive Lands Regulations. No encroachment or disturbance is proposed within the natural gradient steep slopes. As such, no steep hillsides will be disturbed for the proposed development. The proposed development will create a common area Homeowners Association which will be responsible for long term maintenance of the open space and slopes, thereby assuring a perpetual source of funding to maintain the natural slope areas and vegetation. Therefore, the proposed development will not adversely impact the Peninsula Community Plan.

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

The proposed development will not be detrimental to public health, safety, and welfare. Pursuant to the California Environmental Quality Act (CEQA), a Mitigated Negative Declaration (MND) has been prepared which identifies mitigation measures to address potentially significant impacts to Biological Resources, Water Quality, Air Quality, and Noise. All potentially significant impacts will be mitigated to a level less than significant through implementation of the Mitigation and Monitoring Reporting Program (MMRP). In addition, the proposed project will obtain Building Permits to show that construction will comply with all applicable Building and Fire Code requirements. A modified brush management plan, in the form of the installation of a Modified National Fire Protection Association (NFPA) 13 Sprinkler system, as reflected in permit condition 24. Additionally, the slope of the existing driveway is currently too steep for fire trucks to obtain access to the entire project premise. The proposed development will be required to install three (3) stand pipes within the proposed development, which will allow direct access to water connections for fire personal, in the case of a an emergency situation, within the proposed

development. This requirement is reflected within permit condition 25. The implementation of these two measures within permit conditions 24 and 25 were reviewed and approved by the Fire Department.

In conclusion, the Site Development Permit and the associated exhibits include conditions of approval which have been determined by the City to be necessary to avoid adverse impacts to the health, safety and welfare of the public by assuring that development will occur in a manner depicted on approved plans, in accordance with applicable health and safety regulations/codes, and as approved by the decision making body.

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 Coastal Development Permit No. 545699, Site Development Permit No. 545700, and Vesting Tentative Map No. 760837.

The proposed development proposes a total of three (3) deviations from the Land Development Code. These deviations are warranted primarily due to the unusual physical characteristics of the project premise which includes the fact that the project premise is irregularly shaped, is located off of a winding street (La Crescentia Drive), and contains Environmentally Sensitive Lands in the form of steep hillsides and sensitive biological habitat. The purpose and intent of the RS Zone is to accommodate a variety of lot sizes and residential dwelling types that promote neighborhood quality, character, and livability. It is intended that these zones provide for flexibility in development regulations that allow reasonable use of property while minimizing adverse impacts to adjacent properties. Due to the unique physical characteristics and existence of environmentally sensitive lands within the project premise, deviations are required in order to allow the proposed development to cluster two homes within the least sensitive areas of the project premise and to reduce impacts to Environmentally Sensitive Lands and adjacent properties.

The proposed development is consistent with the Peninsula Community Plan's overall community goal of maintaining and complementing the existing scale and architectural features of the surrounding community. The property is located within the La Playa neighborhood which is described in the Peninsula Community Plan as being characterized by large single-family homes of various ages and architectural styles including colonial, Spanish, and contemporary designs. The proposed development will contribute to the neighborhood's eclectic architectural character by featuring contemporary designs in a scale which complements the surrounding community. The Residential Element of the Peninsula Community Plan encourage the sensitive placement of structures in steeply sloped residential areas to minimize removal of natural vegetation, grading and landform alteration. Further, the proposed development is proposing a minimum lot size of 10,141 square feet for each lot which exceeds the required 10,000 square foot minimum lot size under the Land Development Code.

A deviation is being requested for minimum street frontage for Lots 2, 3 and 4. Proposed Lot 3 is the location of the existing single family residence that will remain. Lot 1 proposes a minimum street frontage of 84 feet, and Lots 2, 3 and 4 will not provide any street frontage. This deviation

is warranted primarily due to the unusual physical characteristics of the project premise which includes the fact that the project premise is irregularly shaped, is located off of a winding street (La Crescentia Drive), and contains Environmentally Sensitive Lands in the form of steep hillsides and sensitive biological habitat. The purpose and intent of the RS Zone is to accommodate a variety of lot sizes and residential dwelling types that promote neighborhood quality, character, and livability. It is intended that these zones provide for flexibility in development regulations that allow reasonable use of property while minimizing adverse impacts to adjacent properties. Due to the project premise irregular shape, the amount of environmentally sensitive lands locations within the project premise, the proposed development is clustering some of buildings to reduce impacts to Environmentally Sensitive Lands and adjacent properties. Due to the existing topography of the project premise, Lots 2-4 will be accessed via a private driveway; therefore, these lots will not be able to provide the required minimum street frontage of 65 feet. With Lots 2-4 being accessed via a private drive, these lots will not meet the standard measurements for setbacks. However, each lot will have vehicular access, via a private driveway, and provide the minimum lot size of 10,000 square feet, in accordance with the RS-1-4 zone. The deviation is necessary to reduce impacts to Environmentally Sensitive Lands.

A deviation is being requested for the rear setback requirement for Lot 1. Lot 1 observes a rear setback of 6 feet, where the zone requires a minimum setback of 20 feet. This deviation is warranted primarily due to the unusual physical characteristics of the project premise which includes the fact that the project premise is irregularly shaped, is located off of a winding street (La Crescentia Drive), and contains Environmentally Sensitive Lands in the form of steep hillsides and sensitive biological habitat. It is intended that single family zones provide for flexibility in development regulations that allow reasonable use of property while minimizing adverse impacts to adjacent properties. This deviation is necessary to allow for a smaller development footprint instead of providing the required 20 foot rear setback. The distance between the proposed residences on Lot 1 and Lot 2 is 12 feet. These proposed homes are clustered on the project premise to reduce the overall development footprint. Strict adherence to the municipal code for the rear setback would increase impacts to Environmentally Sensitive Lands (steep hillsides and sensitive biological habitat) and potentially increase impacts to the adjacent neighbors. This deviation is necessary to reduce the overall building area for the proposed development which reduces impacts to Environmentally Sensitive Lands.

A deviation is being requested for side yard retaining wall height along Lot 3, adjacent to the property line, and the private driveway. The retaining wall regulations allow a maximum wall height, within side yards, of 6 feet. The proposed development is providing an 8 foot high retaining wall within the side yard setbacks for Lot 3. The length of the retaining wall that is proposed to be 8 feet in height is screened to neighboring properties by the existing single family residence located on proposed Lot 3 and the existing topography of the project premise. The retaining wall is located near the northern portion of the property line and is necessary to allow adequate space for the private driveway, between the property line and the existing single family residence on Lot 3. This deviation is warranted primarily due to the unusual physical characteristics of the project premise which includes the fact that the project premise is irregularly shaped, is located off of a winding street (La Crescentia Drive), and contains Environmentally Sensitive Lands in the form of steep hillsides and sensitive biological habitat. Providing a wider private driveway would increase the overall project development area and would then increase impacts to Environmentally Sensitive Lands; therefore, this deviation is requested to reduce impacts to Environmentally Sensitive Lands.

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 premise is physically suitable for the design and siting of the proposed development and the development will result in minimal disturbance to environmentally sensitive lands because the proposed development will retain natural vegetation through the recordation of a covenant of easement on the project premise and limit disturbance to areas which do not contain environmentally sensitive lands, by clustering two of the proposed residences. While the project premise contains steep hillsides, the proposed development will be limited to areas of slopes that were manufactured by previous grading. According the City's Environmentally Sensitive Lands Regulations, steep hillsides are those with a natural gradient. Manufactured slopes are not considered steep hillsides, and therefore not Environmentally Sensitive Lands. As such, the proposed residential buildings are designed and sited with no disturbance to steep hillsides. Due to the unusual physical characteristics of the project premise which includes the fact that the project premise is irregularly shaped, is located off of a winding street (La Crescentia Drive), and contains Environmentally Sensitive Lands in the form of steep hillsides and sensitive biological habitat., the proposed development is clustering two of the residences to reduce impacts to Environmentally Sensitive Lands and adjacent properties.

The project premise is located within the boundaries of the City's Multiple Species Conservation Plan (MSCP) Subarea. However, the Multi-Habitat Planning Area (MHPA) of the MSCP is not mapped on the project premise nor is it adjacent to the project premise. Three vegetation community types were identified on the project premise: 0.12 acre Non-native Grassland (Tier IIIB); 0.36 acre of Disturbed habitat (Tier IV) and 0.97 of urban/developed (Tier IV). There are no wetland habitats on the project premise. Approximately 0.04 acre of Non-native Grassland (Tier IIIB) would be impacted through implementation of the proposed development. According to the City's Biology Guidelines, impacts to Tier IIIB habitat that are less than a 0.10 acre are not considered significant and do not require mitigation; therefore, the proposed development would not result in any direct impacts to sensitive biological habitat. The proposed development will establish a private funding mechanism in the form of a Homeowners Association and covenant of easement to maintain the existing natural slopes and existing trees.

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;

While the project premise contains steep hillsides, the proposed development will be limited to areas of slopes that were manufactured by previous grading. According the City's Environmentally Sensitive Lands Regulations, steep hillsides are those with a natural gradient. For that reason, manufactured slopes are not considered steep hillsides, and therefore not Environmentally Sensitive Lands. As such, the proposed residential buildings are designed and sited with no disturbance to environmentally sensitive lands. The three new home sites are located in areas previously disturbed either through grading or on an area covered in turf and small concrete pads from previous uses. The proposed development soils report outlines grading techniques which will be implemented to prevent undue risk from geologic and erosion hazards. There are no known geologic or flood hazards in the area, and erosion will be minimized by

directing flows to appropriate drainage areas. Additionally, in terms of fire hazards, the proposed development will be required to provide three (3) stand pipes and installation of a Modified National Fire Protection Association (NFPA) 13 Sprinkler system in each new residence. Therefore, the proposed development will minimize the alteration of natural landforms and will not result in undue risk from geologic and erosion 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;

Existing Environmentally Sensitive Lands will be preserved through recordation of a perpetual covenant of easement on the project premise. While the project premise contains steep hillsides, grading and homes sites will be located in areas that were disturbed previously and are not designated as Environmentally Sensitive Lands areas. According to the City's Environmentally Sensitive Lands Regulations, steep hillsides are those with a natural gradient; manufactured slopes are not considered steep hillsides or Environmentally Sensitive Lands. As such, no steep hillsides will be disturbed. The project premise is located within the boundaries of the City's Multiple Species Conservation Plan (MSCP) Subarea. However, the Multi-Habitat Planning Area (MHPA) of the MSCP is not mapped on the project premise nor is it adjacent to the project premise. Three vegetation community types were identified on the project premise: 0.12 acre Non-native Grassland (Tier IIIB); 0.36 acre of Disturbed habitat (Tier IV) and 0.97 of urban/developed (Tier IV). There are no wetland habitats on the project premise. Approximately 0.04 acre of Non-native Grassland (Tier IIIB) would be impacted through implementation of the proposed development. According to the City's Biology Guidelines, impacts to Tier IIIB habitat that are less than a 0.10 acre are not considered significant and do not require mitigation. The proposed development would not result in any direct impacts to sensitive biological habitat; therefore, the proposed development would not result in any direct impacts to sensitive biological habitat.

Due to the unusual physical characteristics of the project premise which includes the fact that the project premise is irregularly shaped, is located off of a winding street (La Crescentia Drive), and contains Environmentally Sensitive Lands in the form of steep hillsides and sensitive biological habitat. It is intended that these single family zones provide for flexibility in development regulations that allow reasonable use of property while minimizing adverse impacts to adjacent properties. Due to the unique physical characteristics and existence of Environmentally Sensitive Lands within the project premise, deviations are required in order to allow the proposed development to cluster two homes within the least sensitive areas of the project premise and to reduce impacts to Environmentally Sensitive Lands and adjacent properties. The proposed development proposes a private funding mechanism in the form of a Homeowners Association to maintain the existing natural slopes and existing trees. 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 proposed development is located within the Point Loma Urban Area MSCP Sub- area Plan but is not adjacent to any of the recommended preserve areas on Point Loma. Consistent with the Planning Policies and Design guidelines section of the MSCP, all drainage, grading, and

development shall be directed away from areas that contain MSCP noted biological features. As such, the proposed development will be consistent with the City of San Diego's MSCP Sub area 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 not located adjacent to public beaches or the shoreline. Nevertheless, the proposed development will construct necessary sewer and water facilities to serve the occupants. The proposed development will comply with all requirements of the State Water Resources Control Board and Municipal Storm Water Permit, Waste Discharge Requirements for Discharges of Storm Water Runoff Associate with Construction Activity. 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) has been prepared which identifies mitigation measures to address potentially significant impacts to Paleontological Resources. All potentially significant impacts will be mitigated to a level less than significant through implementation of the Mitigation and Monitoring Reporting Program (MMRP). Implementation of the MMRP is reasonably related to the impacts created by the proposed development. 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.

M. Supplemental Findings—Deviations for Affordable/In-Fill Housing Projects and Sustainable Buildings

1. The proposed development will materially assist in accomplishing the goal of providing affordable housing opportunities in economically balanced communities throughout the City, and/or the proposed development will materially assist in reducing impacts associated with fossil fuel energy use by utilizing alternative energy resources, self-generation and other renewable technologies (e.g. photovoltaic, wind, and/or fuel cells) to generate electricity needed by the building and its occupants.

The proposed development will materially assist in reducing impacts associated with fossil fuel energy use by utilizing photovoltaic panels to generate 50% of the electricity needs for the proposed residences. The proposed residences are designed with flat roof to accommodate the installation of photovoltaic panels on the roofs to generate 50% of the electricity needs for each residence.

2. The development will not be inconsistent with the purpose of the underlying zone.

The proposed development is consistent with the purpose of the underlying RS-1-4 zone which provides regulations for the development of single dwelling units that accommodate a variety of

lot sizes (minimum of 10,000 square feet), residential dwelling types, and which promote neighborhood quality, character, and livability. The proposed development will consist of three new single family residential dwelling units of varying sizes, which is consistent with the purpose of the zone, and one existing single family residence that is consistent with the underlying zone. It is intended that these zones provide for flexibility in development regulations that allow reasonable use of property while minimizing adverse impacts to adjacent properties.

3. Any proposed deviations are appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone.

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 Coastal Development Permit No. 545699, Site Development Permit No. 545700, and Vesting Tentative Map No. 760837.

The proposed development proposes a total of three (3) deviations from the Land Development Code. These deviations are warranted primarily due to the unusual physical characteristics of the project premise which includes the fact that the project premise is irregularly shaped, is located off of a winding street (La Crescentia Drive), and contains Environmentally Sensitive Lands in the form of steep hillsides and sensitive biological habitat. The purpose and intent of the RS Zone is to accommodate a variety of lot sizes and residential dwelling types that promote neighborhood quality, character, and livability. It is intended that these zones provide for flexibility in development regulations that allow reasonable use of property while minimizing adverse impacts to adjacent properties. Due to the unique physical characteristics and existence of environmentally sensitive lands within the project premise, deviations are required in order to allow the proposed development to cluster two homes within the least sensitive areas of the project premise and to reduce impacts to Environmentally Sensitive Lands and adjacent properties.

The proposed development is consistent with the Peninsula Community Plan's overall community goal of maintaining and complementing the existing scale and architectural features of the surrounding community. The property is located within the La Playa neighborhood which is described in the Peninsula Community Plan as being characterized by large single-family homes of various ages and architectural styles including colonial, Spanish, and contemporary designs. The proposed development will contribute to the neighborhood's eclectic architectural character by featuring contemporary designs in a scale which complements the surrounding community. The Residential Element of the Peninsula Community Plan encourage the sensitive placement of structures in steeply sloped residential areas to minimize removal of natural vegetation, grading and landform alteration. Further, the proposed development is proposing a minimum lot size of 10,141 square feet for each lot which exceeds the required 10,000 square foot minimum lot size under the Land Development Code.

A deviation is being requested for minimum street frontage for Lots 2, 3 and 4. Proposed Lot 3 is the location of the existing single family residence that will remain. Lot 1 proposes a minimum street frontage of 84 feet, and Lots 2, 3 and 4 will not provide any street frontage. This deviation is warranted primarily due to the unusual physical characteristics of the project premise which includes the fact that the project premise is irregularly shaped, is located off of a winding street

(La Crescentia Drive), and contains Environmentally Sensitive Lands in the form of steep hillsides and sensitive biological habitat. The purpose and intent of the RS Zone is to accommodate a variety of lot sizes and residential dwelling types that promote neighborhood quality, character, and livability. It is intended that these zones provide for flexibility in development regulations that allow reasonable use of property while minimizing adverse impacts to adjacent properties. Due to the project premise irregular shape, the amount of environmentally sensitive lands locations within the project premise, the proposed development is clustering some of buildings to reduce impacts to Environmentally Sensitive Lands and adjacent properties. Due to the existing topography of the project premise, Lots 2-4 will be accessed via a private driveway; therefore, these lots will not be able to provide the required minimum street frontage of 65 feet. With Lots 2-4 being accessed via a private drive, these lots will not meet the standard measurements for setbacks. However, each lot will have vehicular access, via a private driveway, and provide the minimum lot size of 10,000 square feet, in accordance with the RS-1-4 zone. The deviation is necessary to reduce impacts to Environmentally Sensitive Lands.

A deviation is being requested for the rear setback requirement for Lot 1. Lot 1 observes a rear setback of 6 feet, where the zone requires a minimum setback of 20 feet. This deviation is warranted primarily due to the unusual physical characteristics of the project premise which includes the fact that the project premise is irregularly shaped, is located off of a winding street (La Crescentia Drive), and contains Environmentally Sensitive Lands in the form of steep hillsides and sensitive biological habitat. It is intended that single family zones provide for flexibility in development regulations that allow reasonable use of property while minimizing adverse impacts to adjacent properties. This deviation is necessary to allow for a smaller development footprint instead of providing the required 20 foot rear setback. The distance between the proposed residences on Lot 1 and Lot 2 is 12 feet. These proposed homes are clustered on the project premise to reduce the overall development footprint. Strict adherence to the municipal code for the rear setback would increase impacts to Environmentally Sensitive Lands (steep hillsides and sensitive biological habitat) and potentially increase impacts to the adjacent neighbors. This deviation is necessary to reduce the overall building area for the proposed development which reduces impacts to Environmentally Sensitive Lands.

A deviation is being requested for side yard retaining wall height along Lot 3, adjacent to the property line, and the private driveway. The retaining wall regulations allow a maximum wall height, within side yards, of 6 feet. The proposed development is providing an 8 foot high retaining wall within the side yard setbacks for Lot 3. The length of the retaining wall that is proposed to be 8 feet in height is screened to neighboring properties by the existing single family residence located on proposed Lot 3 and the existing topography of the project premise. The retaining wall is located near the northern portion of the property line and is necessary to allow adequate space for the private driveway, between the property line and the existing single family residence on Lote 3. This deviation is warranted primarily due to the unusual physical characteristics of the project premise which includes the fact that the project premise is irregularly shaped, is located off of a winding street (La Crescentia Drive), and contains Environmentally Sensitive Lands in the form of steep hillsides and sensitive biological habitat. Providing a wider private driveway would increase the overall project development area and would then increase impacts to Environmentally Sensitive Lands; therefore, this deviation is requested to reduce impacts to Environmentally Sensitive Lands.

Coastal Development Permit - Section 126.0708**A.**

- 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.**

There are no existing physical access ways or public views identified on or near the site nor are any proposed in the Peninsula Community Plan. The proposed development is not located adjacent to the beach or shoreline and no public views to and along the ocean or other scenic coastal areas will be impacted.

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

Existing Environmentally Sensitive Lands will be to be preserved through recordation of a covenant of easement on the project premise. While the project premise contains steep hillsides which will be preserved, the majority of hillsides are manufactured by previous grading. According to the Environmentally Sensitive Lands Regulations, steep hillsides must contain a natural gradient, so manufactured slopes are not considered steep hillsides or Environmentally Sensitive Lands. As such, no steep hillsides will be disturbed. The project premise is located within the boundaries of the City's Multiple Species Conservation Plan (MSCP) Subarea. However, the Multi-Habitat Planning Area (MHPA) of the MSCP is not mapped on the project premise nor is it adjacent to the project premise. Three vegetation community types were identified on the project premise: 0.12 acre Non-native Grassland (Tier IIIB); 0.36 acre of Disturbed habitat (Tier IV) and 0.97 of urban/developed (Tier IV). There are no wetland habitats on the project premise. Approximately 0.04 acre of Non-native Grassland (Tier IIIB) would be impacted through implementation of the proposed development. According to the City's Biology Guidelines, impacts to Tier IIIB habitat that are less than a 0.10 acre are not considered significant and do not require mitigation. The proposed development would not result in any direct impacts to sensitive biological resources; therefore, the proposed development would not result in any direct impacts to sensitive biological habitat.

Due to the unusual physical characteristics of the project premise which includes the fact that the project premise is irregularly shaped, is located off of a winding street (La Crescentia Drive), and contains Environmentally Sensitive Lands in the form of steep hillsides and sensitive biological habitat. It is intended that these single family zones provide for flexibility in development regulations that allow reasonable use of property while minimizing adverse impacts to adjacent properties. Due to the unique physical characteristics and existence of Environmentally Sensitive Lands within the project premise, deviations are required in order to allow the proposed development to cluster two homes within the least sensitive areas of the project premise and to reduce impacts to Environmentally Sensitive Lands and adjacent properties. The proposed development proposes a private funding mechanism in the form of a Homeowners Association to maintain the existing natural slopes and existing trees. Therefore, the proposed development will be sited and designed to prevent adverse impacts on any adjacent Environmentally Sensitive Lands.

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

The proposed development is located within the Peninsula Community Plan area. The proposed use and density are consistent with the Peninsula Community Plan because the property is designated Single Family Residential with a maximum density of four dwelling units per acre. Consistent with this land use designation, the project proposes to subdivide two existing lots, one of which has an existing single-family residence and the other is vacant, into four lots and construct three new single family residences on its 1.45-acre project premise. The existing house will remain on its own lot, proposed Lot 3. The proposed development proposes the following lot sizes: Lot 1 will be 24,088 square feet, Lot 2 will be 10,141 square feet, Lot 3 (containing the existing residence) will be 15,461 square feet and Lot 4 will be 13,380 square feet. Each proposed lot size exceeds the required 10,000 square foot minimum lot size under the RS-1-4 Zone and is consistent with the Single Family Residential land use designation in the Peninsula Community Plan.

The proposed development is consistent with the Peninsula Community Plan's overall community goal of maintaining and complementing the existing scale and architectural features of the surrounding community. The proposed development is located within the La Playa neighborhood which is described in the Peninsula Community Plan as characterized by large single-family homes of various ages and architectural styles including colonial, Spanish, and contemporary designs. The proposed development will contribute to the neighborhood's eclectic architectural character by featuring contemporary designs in a scale which complements the surrounding community. Consistent with the surrounding neighborhood, the proposed development will also include single-family homes which will range between approximately 2,400 to 3,800 square feet which is comparable to the sizes of existing homes within the La Playa neighborhood. Additionally, height limits and sensitive placement of the buildings will assure that view corridors are preserved, another key element of the Peninsula Community Plan.

The Residential Element of the Peninsula Community Plan encourages the sensitive placement of structures in steeply sloped residential areas to minimize removal of natural vegetation, grading and landform alteration. The proposed development accommodates this objective by retaining natural vegetation through the recordation of a covenant of easement on the project premise and limiting development to areas which do not contain natural gradient steep slopes which are governed by the City's Environmentally Sensitive Lands Regulations. While the property contains steep topography, the only slopes which will be disturbed are those which are manufactured by previous grading. According the Environmentally Sensitive Lands Regulations, manufactured steep hillside slopes are not considered steep hillsides for purposes of the Environmentally Sensitive Lands Regulations. No encroachment or disturbance is proposed within the natural gradient steep slopes. As such, no steep hillsides will be disturbed for the proposed development. The proposed development will create a common area Homeowners Association which will be responsible for long term maintenance of the open space and slopes, thereby assuring a perpetual source of funding to maintain the natural slope areas and vegetation. 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 proposed development is not located between the nearest public road and the sea or shoreline of any body of water.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Coastal Development Permit No. 545699 and Site Development Permit No. 545700, is hereby GRANTED by the Planning Commission to the referenced Owners/Permittees, in the form, exhibits, terms and conditions as set forth in Permit Nos. 545699 and 545700, a copy of which is attached hereto and made a part hereof.

Laura C. Black, AICP
Development Project Manager
Development Services

Adopted on: June 19, 2014

Internal Order No. 23430686

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: 23430686

COASTAL DEVELOPMENT PERMIT NO. 545699
SITE DEVELOPMENT PERMIT NO. 545700
POINT LOMA SUMMIT - PROJECT NO. 153840 [MMRP]
PLANNING COMMISSION

This Coastal Development Permit No. 545699 and Site Development Permit No. 545700 is granted by the Planning Commission of the City of San Diego to Karen Kapp, Trustee of the Karen Ann Kapp Trust dated October 24, 1994; Carolyn Kutzke, Trustee of the Carolyn Kutzke Trust dated January 4, 2000; and Jim Seaman, Trustee of the Shadow Trust dated June 18, 2003, Owners/Permittees, pursuant to San Diego Municipal Code [SDMC] sections 126.0504 and 126.0708. The 1.45 -acre site is located at 414 La Crescentia Drive in the RS-1-4 Zone, Coastal Overlay Zone (non-appealable), Coastal Height Limit Overlay Zone, Parking Impact Overlay Zone (Coastal Impact Area), Federal Aviation Administration Part 77 Noticing Area, within the Peninsula Community Plan and Local Coastal Program Land Use Plan areas. The project site is legally described as: Portions of Lot 20 and Lot 21 of Map No. 2091.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owners/Permittees to subdivide the existing two lots into four single family lots, demolish an existing detached garage, retain an existing workshop, construct three single family residences and retain the existing single family residence, for a total of four single family residences on four legal lots, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated June 19, 2014, on file in the Development Services Department.

The project shall include:

- a. Demolition of an existing detached 392 square foot garage on Lot 3, retain the existing 400 square foot workshop on Lot 2, retain the existing single family residence on Lot 3, and construction of three (3) single family residences on Lots 1, 2 and 4;

- b. A deviation for Lot 2, Lot 3 and Lot 4 for not providing the required street frontage of 20 feet for each lot. The project proposes an 84 foot street frontage for Lot 1 where the zone requires 20 feet;
- c. A deviation for Lot 1 for not providing the required rear setback of 20 feet. The project proposes a six foot rear setback for Lot 1;
- d. A deviation for Lot 3 for side yard retaining wall height. The project proposes an eight foot high retaining wall within Lot 3, where the requirement is a maximum height of 6 feet;
- e. Landscaping (planting, irrigation and landscape related improvements);
- f. Off-street parking;
- g. A roof-mounted photovoltaic system, installed on each new residence, 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
- h. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by July 3, 2017.
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 Owners/Permittees 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 Owners/Permittees 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 Owners/Permittees for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
7. The Owners/Permittees shall secure all necessary building permits. The Owners/Permittees is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.
8. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.
9. All of the conditions contained in this Permit have been considered and were determined-necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

If any condition of this Permit, on a legal challenge by the Owners/Permittees 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 Owners/Permittees shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" condition(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo, and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

10. The Owners/Permittees 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 Owners/Permittees of any claim, action, or proceeding and, if the

City should fail to cooperate fully in the defense, the Owners/Permittees 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, Owners/Permittees 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 Owners/Permittees 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 Owners/Permittees shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

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

12. The mitigation measures specified in the MMRP and outlined in Mitigated Negative Declaration No. 153840, shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL MITIGATION REQUIREMENTS.

13. The Owners/Permittees shall comply with the MMRP as specified in Mitigated Negative Declaration No. 153840 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 area:

Paleontological Resources

AFFORDABLE HOUSING REQUIREMENT:

14. Prior to the issuance of any building permits, the Owners/Permittees shall comply with the affordable housing requirements of the City's Inclusionary Affordable Housing Regulations (SDMC § 142.1301 et seq.).

AIRPORT REQUIREMENTS:

15. Prior to issuance of a grading permit, the Owners/Permittees shall provide a valid "Determination of No Hazard to Air Navigation" issued by the Federal Aviation Administration [FAA].

ENGINEERING REQUIREMENTS:

16. Coastal Development Permit No. 545699 and Site Development Permit No. 545700 shall comply with the conditions of the final map for the Point Loma Summit Tentative Map No. 760837.
17. Prior to the issuance of any construction permits, the Owners/Permittees shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.
18. Prior to the issuance of any construction permits, the Owners/Permittees 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, satisfactory to the City Engineer.
19. Prior to the issuance of any construction permits, the Owners/Permittees 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, satisfactory to the City Engineer.
20. The drainage system proposed for this development is private and subject to approval by the City Engineer.
21. All driveways and curb openings shall comply with City Standard Drawings G14B, G-16 and SDG-100.
22. This project proposes to export 2,000 cubic yards of material from the project site. All export material shall be discharged into a legal disposal site. The approval of this project does not allow the onsite processing and sale of the export material unless the underlying zone allows a construction and demolition debris recycling facility with an approved Neighborhood Use Permit or Conditional Use Permit per LDC Section 141.0620(i).
23. Prior to foundation inspection, the Owners/Permittees 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 in accordance with the approved plans.
24. The driveway at La Crescentia Drive shall be constructed in compliance with San Diego Municipal Code 142.0560(j)(9)(B), to the satisfaction of the City Engineer.

FIRE REQUIREMENT:

25. Prior to issuance of the Certificate of Occupancy, the Owners/Permittees shall install a Modified National Fire Protection Association (NFPA) 13 Sprinkler system, satisfactory to the Fire Chief.

26. Prior to issuance of the Certificate of Occupancy, the Owners/Permittees shall install three (3) standpipes, in locations shown on Exhibit "A", that will provide compliance with fire regulations under alternate means and measures, satisfactory to the Fire Chief.

GEOLOGY REQUIREMENTS:

27. The Owners/Permittees shall submit a geotechnical investigation report or update letter that specifically addresses the proposed construction plans. The geotechnical investigation report or update letter shall be reviewed for adequacy by the Geology Section of the Development Services Department prior to issuance of any construction permits.

28. The Owners/Permittees shall submit an as-graded geotechnical report prepared in accordance with the City's "Guidelines for Geotechnical Reports" following completion of the grading. The as-graded geotechnical report shall be reviewed for adequacy by the Geology Section of the Development Services Department prior to exoneration of the bond and grading permit close-out.

LANDSCAPE REQUIREMENTS:

29. Prior to issuance of Grading Permits, the Owners/Permittees shall submit landscape construction documents for the re-vegetation and hydro-seeding of all disturbed land in accordance with the Land Development Manual, Landscape Standards and to the satisfaction of the Development Services Department. All plans shall be in substantial conformance to this permit (including Environmental MMRP conditions) and Exhibit "A."

30. Prior to issuance of Building Permits, the Owners/Permittees shall submit complete landscape and irrigation construction documents consistent with the Land Development Manual, 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 Office of the Development Services Department.

31. The Owners/Permittees shall maintain all landscape in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees is not permitted. The trees shall be maintained in a safe manner to allow each tree to grow to its mature height and spread.

32. The Owners/Permittees shall be responsible for the maintenance of all landscape improvements in the right-of-way consistent with the Land Development Manual, Landscape Standards.

33. Prior to issuance of Grading Permits and as per the submitted Biological Assessment Report for 414 La Crescentia Drive, the Owners/Permittees shall ensure that all existing, invasive plant species observed on the subject property, including vegetative parts and root systems, shall be completely removed from the development area of 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 of the premises [LDC 142.0403(b)(2)].

34. Prior to issuance of Grading Permits, the Owners/Permittees shall ensure that all proposed landscaping, especially landscaping adjacent to native habitat and/or MHPA, shall not include exotic plant species that may be invasive to native habitats. Invasive plant species documented in the Biological Assessment Report for 414 La Crescentia Drive, the California Invasive Plant Council's (Cal-IPC) Invasive Plant Inventory and the prohibited plant species list found in "Table 1" of the Landscape Standards shall not be permitted.

35. Prior to final inspection or occupancy, it shall be the responsibility of the Owners/Permittees to install all required landscape and obtain all required landscape inspections.

36. 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, the Owners/Permittees is responsible to repair and/or replace any landscape in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or prior to final inspection or occupancy.

PLANNING/DESIGN REQUIREMENTS:

37. 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, for each new single family residence, in accordance with Council Policy 900-14.

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

39. Prior to the issuance of any construction permits, the Owners/Permittees 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, on Lot 1, Lot 2, Lot 3 and Lot 4, as shown on Exhibit "A" for Steep Hillside, 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, in portions of Lot 1, Lot 2, Lot 3 and Lot 4, as shown on Exhibit "A."

40. Prior to the issuance of any construction permits, the Owners/Permittees shall identify major trees (8" diameter or larger) and mature vegetation that is to be removed and identify where it will be replaced on-site consistent with the Exhibit "A".

41. The existing house to remain on Lot 3, addressed at 414 La Crescentia Drive, has been identified as potentially historic. Review by Historic Resources staff is required for any development on that lot for consistency with the U.S. Secretary of the Interior's Standards and the Historic Resources Regulations.

42. 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.

TRANSPORTATION REQUIREMENTS:

43. Prior to the issuance of any construction permit, the Owners/Permittees shall provide a Joint Use Driveway/Mutual Access Agreement between all affected properties, satisfactory to the City Engineer.

44. LOT 1 CONDITION: A minimum of four (4) off-street parking spaces [with four (4) off-street parking spaces provided] shall be permanently maintained on Lot 1 to account for the lack of garage driveway of sufficient length to accommodate additional automobile parking within the approximate location shown on the project's Exhibit "A". Further, all on-site parking stalls and aisle widths shall be in compliance with requirements of the City's Land Development Code, and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing by the City Manager.

45. Lot 2 CONDITION: A minimum of two (2) off-street parking spaces [with four (4) off-street parking spaces provided] shall be permanently maintained on the property within the approximate location shown on the project's Exhibit "A". Further, all on-site parking stalls and aisle widths shall be in compliance with requirements of the City's Land Development Code, and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing by the City Manager.

46. Lot 3 CONDITION: A minimum of two (2) off-street parking spaces [with four (4) off-street parking spaces provided] shall be permanently maintained on the property within the approximate location shown on the project's Exhibit "A". Further, all on-site parking stalls and aisle widths shall be in compliance with requirements of the City's Land Development Code, and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing by the City Manager.

47. Lot 4 CONDITION: A minimum of two (2) off-street parking spaces [with four (4) off-street parking spaces provided] shall be permanently maintained on the property within the approximate location shown on the project's Exhibit "A". Further, all on-site parking stalls and aisle widths shall be in compliance with requirements of the City's Land Development Code, and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing by the City Manager.

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

48. Prior to the issuance of any building permits, the Owners/Permittees shall apply for a plumbing permit for the installation of appropriate private back flow prevention device(s), on each water service (domestic, fire and irrigation), in a manner satisfactory to the Director of Public Utilities and the City Engineer.

49. Prior to the issuance of any building permits, the Owners/Permittees shall assure, by permit and bond, the design and construction of all public water facilities, including services and meters, in accordance with established criteria in the most current edition of the City of San Diego Water Facility Design Guidelines and City regulations, standards and practices pertaining thereto.

50. Prior to the issuance of any building permits, the Owners/Permittees shall assure, by permit and bond, the design and construction of all public sewer facilities are to be in accordance with established criteria in the most current City of San Diego sewer design guide.

51. Prior to issuance of any engineering permits, the Owners/Permittees shall provide recorded Encroachment Maintenance and Removal Agreement (EMRA) for the proposed private sewer lateral located in the driveway.

52. All proposed private water and sewer facilities located within a single lot are to be designed to meet the requirements of the California Uniform Plumbing Code and will be reviewed as part of the building permit plan check.

53. No trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any water and 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 Planning Commission of the City of San Diego on June 19, 2014, and Resolution No. PC-XXXX

Coastal Development Permit No. 545699
Site Development Permit No. 545700
June 19, 2014

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 Owners/Permittees, by execution hereof, agrees to each and every condition of this Permit and promises to perform each and every obligation of Owners/Permittees hereunder.

Karen Kapp

Owner/Permittee

By _____
Trustee, Karen Ann Kapp Trust

Carolyn Kutzke

Owner/Permittee

By _____
Trustee, Carolyn Kutzke Trust

Jim Seaman

Owner/Permittee

By _____
Trustee, Shadow Trust

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

PLANNING COMMISSION
RESOLUTION NUMBER PC-_____

VESTING TENTATIVE PARCEL MAP NO. 760837,
POINT LOMA SUMMIT - PROJECT NO. 153840[MMRP]

WHEREAS, Karen Kapp, Trustee of the Karen Ann Kapp Trust dated October 24, 1994; Carolyn Kutzke, Trustee of the Carolyn Kutzke Trust dated January 4, 2000; and Jim Seaman, Trustee of the Shadow Trust dated June 18, 2003, Subdividers, and REC Consultants Inc, Engineer, submitted an application to the City of San Diego for a vesting tentative parcel map (Vesting Tentative Parcel Map No. 760837) for the subdivision of the existing two lots into four lots, demolition of an existing detached garage, construction of three single family residences and retention of the existing single family residence, for a total of four single family residences on four legal lots (Point Loma Summit). The project site is located at 414 La Crescentia Drive in the RS-1-4 Zone, Coastal Overlay Zone (non-appealable), Coastal Height Limit Overlay Zone, Parking Impact Overlay Zone (Coastal Impact Area), Federal Aviation Administration Part 77 Noticing Area, within the Peninsula Community Plan and Local Coastal Program Land Use Plan areas. The property is legally described as Portions of Lot 20 and Lot 21 of Map No. 2091; and

WHEREAS, the Map proposes the Subdivision of a 1.45-site into 4 lots for residential development (4 residential lots); and

WHEREAS, the project complies with the requirements of a preliminary soils and/or geological reconnaissance report pursuant to Subdivision Map Act sections 66490 and 66491(b)-(f) and San Diego Municipal Code section 144.0220; and

WHEREAS, on June 19, 2014, the Planning Commission of the City of San Diego considered Vesting Tentative Parcel Map No. 760837, and pursuant to San Diego Municipal

Code section 125.0440 and Subdivision Map Act section 66428, received for its consideration written and oral presentations, evidence having been submitted, and testimony having been heard from all interested parties at the public hearing, and the Planning Commission having fully considered the matter and being fully advised concerning the same; NOW THEREFORE,

BE IT RESOLVED by the Planning Commission of the City of San Diego, that it adopts the following findings with respect to Vesting Tentative Parcel Map No. 760837:

1. The proposed subdivision and its design or improvement are consistent with the policies, goals, and objectives of the applicable land use plan (San Diego Municipal Code § 125.0440(a) and Subdivision Map Action §§ 66473.5, 66474(a), and 66474(b)).

The proposed development is located within the Peninsula Community Plan area. The proposed use and density are consistent with the Peninsula Community Plan because the property is designated Single Family Residential with a maximum density of four dwelling units per acre. Consistent with this land use designation, the project proposes to subdivide two existing lots, one of which has an existing single-family residence and the other is vacant, into four lots and construct three new single family residences on its 1.45-acre project premise. The existing house will remain on its own lot, proposed Lot 3. The development proposes the following lot sizes: Lot 1 will be 24,088 square feet, Lot 2 will be 10,141 square feet, Lot 3 (containing the existing residence) will be 15,461 square feet and Lot 4 will be 13,380 square feet. Each proposed lot size exceeds the required 10,000 square foot minimum lot size under the RS-1-4 Zone and is consistent with the Single Family Residential land use designation in the Peninsula Community Plan.

The proposed development is consistent with the Peninsula Community Plan's overall community goal of maintaining and complementing the existing scale and architectural features of the surrounding community. The proposed development is located within the La Playa neighborhood which is described in the Peninsula Community Plan as characterized by large single-family homes of various ages and architectural styles including colonial, Spanish, and contemporary designs. The proposed development will contribute to the neighborhood's eclectic architectural character by featuring contemporary designs in a scale which complements the surrounding community. Consistent with the surrounding neighborhood, the proposed development will also include single-family homes which will range between approximately 2,400 to 3,800 square feet which is comparable to the sizes of existing homes within the La Playa neighborhood. Additionally, height limits and sensitive placement of the buildings will minimize any potential view impacts, another key element of the Peninsula Community Plan.

The Residential Element of the Peninsula Community Plan encourages the sensitive placement of structures in steeply sloped residential areas to minimize removal of natural vegetation, grading and landform alteration. The proposed development accommodates this objective by retaining natural vegetation through the recordation of a conservation easement on the project premise and limiting development to areas which do not contain natural gradient steep slopes which are governed by the City's Environmentally Sensitive Lands Regulations. While the property contains steep topography, the only slopes which will be disturbed are those which are manufactured by previous grading. According to the Environmentally Sensitive Lands Regulations, manufactured steep hillside slopes are not considered steep hillsides for purposes of the Environmentally Sensitive Lands Regulations. No encroachment or disturbance is proposed within the natural gradient steep slopes. As such, no steep hillsides will be disturbed for the proposed development. The proposed development will create a common area Homeowners Association which will be responsible for long term maintenance of the open space and slopes, thereby assuring a perpetual source of funding to maintain the natural slope areas and vegetation. Therefore, the proposed development is consistent with the policies, goals, and objectives of the applicable land use plan (San Diego Municipal Code § 125.0440(a) and Subdivision Map Action §§ 66473.5, 66474(a), and 66474(b)).

2. The proposed subdivision complies with the applicable zoning and development 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 Coastal Development Permit No. 545699, Site Development Permit No. 545700, and Vesting Tentative Map No. 760837.

The proposed development proposes a total of three (3) deviations from the Land Development Code. These deviations are warranted primarily due to the unusual physical characteristics of the project premise which includes the fact that the project premise is irregularly shaped, is located off of a winding street (La Crescentia Drive), and contains Environmentally Sensitive Lands in the form of steep hillsides and sensitive biological habitat. The purpose and intent of the RS Zone is to accommodate a variety of lot sizes and residential dwelling types that promote neighborhood quality, character, and livability. It is intended that these zones provide for flexibility in development regulations that allow reasonable use of property while minimizing adverse impacts to adjacent properties. Due to the unique physical characteristics and existence of environmentally sensitive lands within the project premise, deviations are required in order to allow the proposed development to cluster two homes within the least sensitive areas of the project premise and to reduce impacts to Environmentally Sensitive Lands and adjacent properties.

The proposed development is consistent with the Peninsula Community Plan's overall community goal of maintaining and complementing the existing scale and architectural features of the surrounding community. The property is located within the La Playa

neighborhood which is described in the Peninsula Community Plan as being characterized by large single-family homes of various ages and architectural styles including colonial, Spanish, and contemporary designs. The proposed development will contribute to the neighborhood's eclectic architectural character by featuring contemporary designs in a scale which complements the surrounding community. The Residential Element of the Peninsula Community Plan encourage the sensitive placement of structures in steeply sloped residential areas to minimize removal of natural vegetation, grading and landform alteration. Further, the proposed development is proposing a minimum lot size of 10,141 square feet for each lot which exceeds the required 10,000 square foot minimum lot size under the Land Development Code.

A deviation is being requested for minimum street frontage for Lots 2, 3 and 4. Proposed Lot 3 is the location of the existing single family residence that will remain. Lot 1 proposes a minimum street frontage of 84 feet, and Lots 2, 3 and 4 will not provide any street frontage. This deviation is warranted primarily due to the unusual physical characteristics of the project premise which includes the fact that the project premise is irregularly shaped, is located off of a winding street (La Crescentia Drive), and contains Environmentally Sensitive Lands in the form of steep hillsides and sensitive biological habitat. The purpose and intent of the RS Zone is to accommodate a variety of lot sizes and residential dwelling types that promote neighborhood quality, character, and livability. It is intended that these zones provide for flexibility in development regulations that allow reasonable use of property while minimizing adverse impacts to adjacent properties. Due to the project premise irregular shape, the amount of environmentally sensitive lands locations within the project premise, the proposed development is clustering some of buildings to reduce impacts to Environmentally Sensitive Lands and adjacent properties. Due to the existing topography of the project premise, Lots 2-4 will be accessed via a private driveway; therefore, these lots will not be able to provide the required minimum street frontage of 65 feet. With Lots 2-4 being accessed via a private drive, these lots will not meet the standard measurements for setbacks. However, each lot will have vehicular access, via a private driveway, and provide the minimum lot size of 10,000 square feet, in accordance with the RS-1-4 zone. The deviation is necessary to reduce impacts to Environmentally Sensitive Lands.

A deviation is being requested for the rear setback requirement for Lot 1. Lot 1 observes a rear setback of 6 feet, where the zone requires a minimum setback of 20 feet. This deviation is warranted primarily due to the unusual physical characteristics of the project premise which includes the fact that the project premise is irregularly shaped, is located off of a winding street (La Crescentia Drive), and contains Environmentally Sensitive Lands in the form of steep hillsides and sensitive biological habitat. It is intended that single family zones provide for flexibility in development regulations that allow reasonable use of property while minimizing adverse impacts to adjacent properties. This deviation is necessary to allow for a smaller development footprint instead of providing the required 20 foot rear setback. The distance between the proposed residences on Lot 1 and Lot 2 is 12 feet. These proposed homes are clustered on the project premise to reduce the overall development footprint. Strict adherence to the municipal code for the rear setback would increase impacts to Environmentally Sensitive Lands (steep hillsides

and sensitive biological habitat) and potentially increase impacts to the adjacent neighbors. This deviation is necessary to reduce the overall building area for the proposed development which reduces impacts to Environmentally Sensitive Lands.

A deviation is being requested for side yard retaining wall height along Lot 3, adjacent to the property line, and the private driveway. The retaining wall regulations allow a maximum wall height, within side yards, of 6 feet. The proposed development is providing an 8 foot high retaining wall within the side yard setbacks for Lot 3. The length of the retaining wall that is proposed to be 8 feet in height is screened to neighboring properties by the existing single family residence located on proposed Lot 3 and the existing topography of the project premise. The retaining wall is located near the northern portion of the property line and is necessary to allow adequate space for the private driveway, between the property line and the existing single family residence on Lot 3. This deviation is warranted primarily due to the unusual physical characteristics of the project premise which includes the fact that the project premise is irregularly shaped, is located off of a winding street (La Crescentia Drive), and contains Environmentally Sensitive Lands in the form of steep hillsides and sensitive biological habitat. Providing a wider private driveway would increase the overall project development area and would then increase impacts to Environmentally Sensitive Lands; therefore, this deviation is requested to reduce impacts to Environmentally Sensitive Lands.

Therefore, the proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code.

3. The site is physically suitable for the type and density of development (San Diego Municipal Code § 125.0440(c) and Subdivision Map Act §§ 66474(c) and 66474(d)).

The project premise is physically suitable for the design and siting of the proposed development and the development will result in minimal disturbance to environmentally sensitive lands because the proposed development will retain natural vegetation through the recordation of a covenant of easement on the project premise and limit disturbance to areas which do not contain environmentally sensitive lands, by clustering two of the proposed residences. While the project premise contains steep hillsides, the proposed development will be limited to areas of slopes that were manufactured by previous grading. According the City's Environmentally Sensitive Lands Regulations, steep hillsides are those with a natural gradient. Manufactured slopes are not considered steep hillsides, and therefore not Environmentally Sensitive Lands. As such, the proposed residential buildings are designed and sited with no disturbance to steep hillsides, which is physically suitable for the type and density for the proposed development. Due to the unusual physical characteristics of the project premise which includes the fact that the project premise is irregularly shaped, is located off of a winding street (La Crescentia Drive), and contains Environmentally Sensitive Lands in the form of steep hillsides and sensitive biological habitat., the proposed development is clustering two of the residences to reduce impacts to Environmentally Sensitive Lands and adjacent properties.

The project premise is located within the boundaries of the City's Multiple Species Conservation Plan (MSCP) Subarea. However, the Multi-Habitat Planning Area (MHPA) of the MSCP is not mapped on the project premise nor is it adjacent to the project premise. Three vegetation community types were identified on the project premise: 0.12 acre Non-native Grassland (Tier IIIB); 0.36 acre of Disturbed habitat (Tier IV) and 0.97 of urban/developed (Tier IV). There are no wetland habitats on the project premise. Approximately 0.04 acre of Non-native Grassland (Tier IIIB) would be impacted through implementation of the proposed development. According to the City's Biology Guidelines, impacts to Tier IIIB habitat that are less than a 0.10 acre are not considered significant and do not require mitigation; therefore, the proposed development would not result in any direct impacts to sensitive biological habitat. The proposed development will establish a private funding mechanism in the form of a Homeowners Association and covenant of easement to maintain the existing natural slopes and existing trees.

The proposed development is located within the Peninsula Community Plan area. The proposed use and density are consistent with the Peninsula Community Plan because the property is designated Single Family Residential with a maximum density of four dwelling units per acre. Consistent with this land use designation, the project proposes to subdivide two existing lots, one of which has an existing single-family residence and the other is vacant, into four lots and construct three new single family residences on its 1.45-acre project premise. The existing house will remain on its own lot, proposed Lot 3. The development proposes the following lot sizes: Lot 1 will be 24,088 square feet, Lot 2 will be 10,141 square feet, Lot 3 (containing the existing residence) will be 15,461 square feet and Lot 4 will be 13,380 square feet. Each proposed lot size exceeds the required 10,000 square foot minimum lot size under the RS-1-4 Zone and is consistent with the Single Family Residential land use designation in the Peninsula Community Plan. Therefore, the project premise is physically suitable for the type and density of development (San Diego Municipal Code § 125.0440(c) and Subdivision Map Act §§ 66474(c) and 66474(d)).

4. The design of the subdivision or the proposed improvements is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat (San Diego Municipal Code § 125.0440(d) and Subdivision Map Act § 66474(e)).

The proposed development will not cause substantial environmental damage or substantially and avoidable injure fish or wildlife in their habitat. Pursuant to the California Environmental Quality Act (CEQA), the applicant prepared a Mitigated Negative Declaration (MND) which identifies mitigation measures to address potentially significant impacts to Biological Resources, Water Quality, Air Quality, and Noise. The project premise is located within the boundaries of the City's Multiple Species Conservation Plan (MSCP) Subarea. However, the Multi-Habitat Planning Area (MHPA) of the MSCP is not mapped on the project premise nor is it adjacent to the project premise. Three vegetation community types were identified on the project premise: 0.12 acre Non-native Grassland (Tier IIIB); 0.36 acre of Disturbed habitat (Tier IV) and 0.97 of urban/developed (Tier IV). There are no wetland habitats on the project premise. Approximately 0.04 acre of Non-native Grassland (Tier IIIB) would be impacted through

implementation of the proposed development. According to the City's Biology Guidelines, impacts to Tier IIIB habitat that are less than a 0.10 acre are not considered significant and do not require mitigation. The proposed development would not result in any direct impacts to sensitive biological habitat. 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 design of the subdivision will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat (San Diego Municipal Code § 125.0440(d) and Subdivision Map Act § 66474(e)).

5. The design of the subdivision or the type of improvements will not be detrimental to the public health, safety, and welfare (San Diego Municipal Code § 125.0440(e) and Subdivision Map Act § 66474(f)).

Conditions of approval require compliance with all relevant regulations of the City of San Diego effective for this site and incorporated into Coastal Development Permit No. 545699, Site Development Permit No. 545700, and Vesting Tentative Map No. 760837. Such conditions have been determined to be necessary to avoid adverse impacts upon the health, safety and general welfare of persons residing or working in the surrounding area. Further, the project includes mitigation measures to offset potential impacts to the environment in the areas of Biological Resources, Water Quality, Air Quality, and Noise as described in the MND. In addition, the proposed development will be required to obtain Building Permits to show that all construction will comply with all applicable Building and Fire Code requirements. In terms of fire hazards, the proposed development will be required to provide three (3) stand pipes within the proposed development and installation of a Modified National Fire Protection Association (NFPA) 13 Sprinkler system in each new residence. Therefore, the proposed development will not be detrimental to the public health, safety, and welfare.

6. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision (San Diego Municipal Code § 125.0440(f) and Subdivision Map Act § 66474(g)).

There are no existing or proposed rights of way or easements located within the proposed development and none are proposed.

7. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities (San Diego Municipal Code § 125.0440(g) and Subdivision Map Act § 66473.1).

The subdivision has been designed to take advantage of its coastal location and coastal breeze by sensitive placement of buildings, including clustering two of the proposed residences, operable windows and viewing decks. The proposed subdivision of a 1.45 acre parcel into four (4) lots for residential development will not impede or inhibit any future passive or natural heating and cooling opportunities. The design of the subdivision has taken into account the best use of the land to minimize grading and preserving

Environmentally Sensitive Lands. Therefore, the design of the proposed development provides, to the extent feasible, for future passive or natural heating and cooling opportunities.

8. The decision maker has considered the effects of the proposed subdivision on the housing needs of the region and that those needs are balanced against the needs for public services and the available fiscal and environmental resources (San Diego Municipal Code § 125.0440(h) and Subdivision Map Act § 66412.3).

The proposed development will contribute to the new inventory housing needs of the community by adding three new single family residences to the community. The proposed development is the subdivision of a 1.45 acre parcel into four (4) lots for residential development, where one single family residence exists. Balanced needs for public facilities were taken into consideration with the development of the Peninsula Community Plan and the projected build-out with the applied zone designations. The subdivision of this parcel into four residential lots is consistent with what was anticipated in the community plan. The Peninsula community is a fully built community with a variety of public services. Nevertheless, public services including open space, parks and affordable housing will be enhanced through the payment of impact fees for this proposed development. The decision maker has reviewed the administrative record including the project plans, environmental documentation and heard public testimony to determine the effects of the proposed subdivision on the housing needs of the region and; that those needs are balanced against the needs for public services and the available fiscal and environmental resources and found that the addition of two residential lots for private development, for three new single family residences, is consistent with the housing needs anticipated for the Peninsula Community Planning area.

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

BE IT FURTHER RESOLVED, that based on the Findings hereinbefore adopted by the Planning Commission, Vesting Tentative Parcel Map No. 760837, hereby granted to Karen Kapp, Trustee of the Karen Ann Kapp Trust dated October 24, 1994; Carolyn Kutzke, Trustee of the Carolyn Kutzke Trust dated January 4, 2000; and Jim Seaman, Trustee of the Shadow Trust dated June 18, 2003, subject to the attached conditions which are made a part of this resolution by this reference.

By

Laura C. Black, AICP
Development Project Manager
Development Services Department

ATTACHMENT: Tentative Parcel Map Conditions

Internal Order No. 23430686

PLANNING COMMISSION
CONDITIONS FOR VESTING TENTATIVE PARCEL MAP NO. 760837
POINT LOMA SUMMIT - PROJECT NO. 153840 [MMRP]

ADOPTED BY RESOLUTION NO. PC-_____ ON JUNE 19, 2014

GENERAL

1. This Vesting Tentative Parcel Map will expire July 3, 2017.
2. Compliance with all of the following conditions shall be completed and/or assured, to the satisfaction of the City Engineer, prior to the recordation of the Parcel Map, unless otherwise noted.
3. Prior to the recordation of the Parcel Map, taxes must be paid on this property pursuant to Subdivision Map Act section 66492. To satisfy this condition, a tax certificate stating that there are no unpaid lien conditions against the subdivision must be recorded in the Office of the San Diego County Recorder.
4. The Parcel Map shall conform to the provisions of Coastal Development Permit No. 545699 and Site Development Permit No. 545700.
5. The Subdividers shall defend, indemnify, and hold the City (including its agents, officers, and employees [together, "Indemnified Parties"]) harmless from any claim, action, or proceeding, against the City and/or any Indemnified Parties to attack, set aside, void, or annul City's approval of this project, which action is brought within the time period provided for in Government Code section 66499.37. City shall promptly notify Subdividers of any claim, action, or proceeding and shall cooperate fully in the defense. If City fails to promptly notify Subdividers of any claim, action, or proceeding, or if City fails to cooperate fully in the defense, Subdividers shall not thereafter be responsible to defend, indemnify, or hold City and/or any Indemnified Parties harmless. City may participate in the defense of any claim, action, or proceeding if City both bears its own attorney's fees and costs, City defends the action in good faith, and Subdividers is not required to pay or perform any settlement unless such settlement is approved by the Subdividers.

Project No. 153840
VTPM No. 760837

AIRPORT

6. Prior to recordation of the Parcel Map, the Subdividers shall provide a valid “Determination of No Hazard to Air Navigation” issued by the Federal Aviation Administration [FAA].

ENGINEERING

7. The subdivider shall underground existing and/or proposed public utility systems and service facilities in accordance with the San Diego Municipal Code.
8. The Subdividers shall underground any new service run to any new or proposed structures within the subdivision.
9. The Subdividers shall ensure that all existing onsite utilities serving the subdivision shall be undergrounded with the appropriate permits. The Subdividers shall provide written confirmation from applicable utilities that the conversion has **taken place**, or provide other means to assure the undergrounding, satisfactory to the City Engineer.
10. Conformance with the “General Conditions for Tentative Subdivision Maps,” filed in the Office of the City Clerk under Document No. 767688 on May 7, 1980, is required. Only those exceptions to the General Conditions which are shown on the Vesting Tentative Parcel Map and covered in these special conditions will be authorized. All public improvements and incidental facilities shall be designed in accordance with criteria established in the Street Design Manual, filed with the City Clerk as Document No. RR-297376.

MAPPING

11. “Basis of Bearings” means the source of uniform orientation of all measured bearings shown on the map. Unless otherwise approved, this source shall be the California Coordinate System, Zone 6, North American Datum of 1983 [NAD 83].
12. “California Coordinate System” means the coordinate system as defined in Section 8801 through 8819 of the California Public Resources Code. The specified zone for San Diego County is “Zone 6,” and the official datum is the “North American Datum of 1983.”
13. The Parcel Map shall:
 - a. Use the California Coordinate System for its “Basis of Bearing” and express all measured and calculated bearing values in terms of said

system. The angle of grid divergence from a true median (theta or mapping angle) and the north point of said map shall appear on each sheet thereof. Establishment of said Basis of Bearings may be by use of existing Horizontal Control stations or astronomic observations.

- b. Show two measured ties from the boundary of the map to existing Horizontal Control stations having California Coordinate values of Third Order accuracy or better. These tie lines to the existing control shall be shown in relation to the California Coordinate System (i.e., grid bearings and grid distances). All other distances shown on the map are to be shown as ground distances. A combined factor for conversion of grid-to-ground distances shall be shown on the map.

GEOLOGY

14. Prior to the issuance of a grading permit, the Subdividers shall submit a geotechnical report prepared in accordance with the City of San Diego's "Guidelines for Geotechnical Reports," satisfactory to the City Engineer.

PLANNING

15. Prior to the recordation of the Parcel Map, the Subdividers 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", in accordance with San Diego Municipal Code 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 that will be preserved as shown on Exhibit "A."

INFORMATION:

- The approval of this Tentative Parcel Map by the Planning Commission of the City of San Diego does not authorize the Subdividers to violate any Federal, State, or City laws, ordinances, regulations, or policies including but not limited to, the Federal Endangered Species Act of 1973 and any amendments thereto (16 USC § 1531 et seq.).
- If the Subdividers makes any request for new water and sewer facilities (including services, fire hydrants, and laterals), the Subdividers shall design and construct such facilities in accordance with established criteria in the most current editions of the City of San Diego water and sewer design guides and City regulations, standards and practices pertaining

thereto. Off-site improvements may be required to provide adequate and acceptable levels of service and will be determined at final engineering.

- Subsequent applications related to this Vesting Tentative Parcel Map will be subject to fees and charges based on the rate and calculation method in effect at the time of payment.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of the Vesting Tentative Parcel Map, may protest the imposition within ninety days of the approval of this Vesting Tentative Parcel Map by filing a written protest with the San Diego City Clerk pursuant to Government Code sections 66020 and/or 66021.
- Where in the course of development of private property, public facilities are damaged or removed, the Subdividers shall at no cost to the City, obtain the required permits for work in the public right-of-way, and repair or replace the public facility to the satisfaction of the City Engineer (San Diego Municipal Code § 142.0607).

Internal Order No. 23430686

RESOLUTION NUMBER PC-XXXX

POINT LOMA SUMMIT - PROJECT NO. 153840 [MMRP]

ADOPTED ON June 19, 2014

WHEREAS, on April 24, 2009, Karen Kapp, Trustee of the Karen Ann Kapp Trust dated October 24, 1994; Carolyn Kutzke, Trustee of the Carolyn Kutzke Trust dated January 4, 2000; and Jim Seaman, Trustee of the Shadow Trust dated June 18, 2003, Owners/Permittees, submitted an application to Development Services Department for a Coastal Development Permit No. 545699, Site Development Permit No. 545700, and Vesting Tentative Map No. 760837, for the Point Loma Summit (Project); and

WHEREAS, the matter was set for Public Hearing to be conducted by the Planning Commission of the City of San Diego; and

WHEREAS, the issue was heard by the Planning Commission on June 19, 2014; and

WHEREAS, the Planning Commission considered the issues discussed in Mitigation Negative Declaration No. 153840 (Declaration) prepared for this Project; NOW THEREFORE,

BE IT RESOLVED, by the Planning Commission 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 Planning Commission in connection with the approval of the Project.

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

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

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

By: _____

Laura C. Black, ACIP, Development Project Manager

ATTACHMENT: Exhibit A, Mitigation Monitoring and Reporting Program

EXHIBIT A**MITIGATION MONITORING AND REPORTING PROGRAM**

COASTAL DEVELOPMENT PERMIT NO. 545699

SITE DEVELOPMENT PERMIT NO. 545700

PROJECT NO. 153840

This Mitigation Monitoring and Reporting Program is designed to ensure compliance with Public Resources Code Section 21081.6 during implementation of mitigation measures. This program identifies at a minimum: the department responsible for the monitoring, what is to be monitored, how the monitoring shall be accomplished, the monitoring and reporting schedule, and completion requirements. A record of the Mitigation Monitoring and Reporting Program will be maintained at the offices of the Entitlements Division, 1222 First Avenue, Fifth Floor, San Diego, CA, 92101. All mitigation measures contained in the Mitigated Negative Declaration No. 153840 shall be made conditions of Coastal Development Permit No. 545699 and Site Development Permit No. 545700 as may be further described below.

MITIGATION, MONITORING AND REPORTING PROGRAM (MMRP):**A. GENERAL REQUIREMENTS – PART I Plan Check Phase (prior to permit issuance)**

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

<http://www.sandiego.gov/development-services/industry/standtemp.shtml>
4. The **TITLE INDEX SHEET** must also show on which pages the "Environmental/Mitigation Requirements" notes are provided.
5. **SURETY AND COST RECOVERY** – The Development Services Director or City Manager may require appropriate surety instruments or bonds from private Permit Holders to ensure the long term performance or implementation of

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

B. GENERAL REQUIREMENTS – PART II Post Plan Check (After permit issuance/Prior to start of construction)

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

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

CONTACT INFORMATION:

- a) The PRIMARY POINT OF CONTACT is the **RE** at the **Field Engineering Division – 858-627-3200**
 - b) For Clarification of ENVIRONMENTAL REQUIREMENTS, applicant t is also required to call **RE and MMC at 858-627-3360**
2. **MMRP COMPLIANCE:** This Project, Project Tracking System (PTS) Number 153840 and/or Environmental Document Number 153840, 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
Paleontology	Paleontology Reports	Paleontology Site Observation
Bond Release	Request for Bond Release Letter	Final MMRP Inspections Prior to Bond Release Letter

C. SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS

PALEONTOLOGICAL RESOURCES

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

I. Prior to Permit Issuance

A. Entitlements Plan Check

1. Prior to issuance of any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits or a Notice to Proceed for Subdivisions, but prior to the first

preconstruction meeting, whichever is applicable, the Assistant Deputy Director (ADD) Environmental designee shall verify that the requirements for Paleontological Monitoring have been noted on the appropriate construction documents.

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

II. Prior to Start of Construction

- A. Verification of Records Search
 - 1. The PI shall provide verification to MMC that a site specific records search has been completed. Verification includes, but is not limited to a copy of a confirmation letter from San Diego Natural History Museum, other institution or, if the search was in-house, a letter of verification from the PI stating that the search was completed.
 - 2. The letter shall introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities.
- B. PI Shall Attend Precon Meetings
 - 1. Prior to beginning any work that requires monitoring; the Applicant shall arrange a Precon Meeting that shall include the PI, Construction Manager (CM) and/or Grading Contractor, Resident Engineer (RE), Building Inspector (BI), if appropriate, and MMC. The qualified paleontologist shall attend any grading/excavation related Precon Meetings to make comments and/or suggestions concerning the Paleontological Monitoring program with the Construction Manager and/or Grading Contractor.
 - a. If the PI is unable to attend the Precon Meeting, the Applicant shall schedule a focused Precon Meeting with MMC, the PI, RE, CM or BI, if appropriate, prior to the start of any work that requires monitoring.
 - 2. Identify Areas to be Monitored

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

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

III. During Construction

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

determination of significance for fossil discoveries shall be at the discretion of the PI.

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

IV. Night and/or Weekend Work

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

V. Post Construction

- A. Preparation and Submittal of Draft Monitoring Report
 - 1. The PI shall submit two copies of the Draft Monitoring Report (even if negative), prepared in accordance with the Paleontological Guidelines

which describes the results, analysis, and conclusions of all phases of the Paleontological Monitoring Program (with appropriate graphics) to MMC for review and approval within 90 days following the completion of monitoring,

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

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.

LEGEND

ITEM	SYMBOL
SUBDIVISION BOUNDARY/ TENTATIVE MAP BOUNDARY	---
EXISTING FENCE	---
EXISTING CONTOURS	250
EXISTING SEWER MAIN	---
EXISTING WATER MAIN	---
SLOPE	---
RETAINING WALL	---
PROVIDED PARKING SPACE	---
EASEMENTS	---
LIMITS OF DISTURBED AREA	---
25%+ ESL SLOPES (HEIGHT=50') TO REMAIN UNDISTURBED (NON BUILDABLE PROPOSED COVENANT OF EASEMENT)	---
PROPOSED DRIVEWAY	---
DECORATIVE PAVEMENT	---
EX. STREET LIGHTS	---
PROPOSED STANDPIPE (FIRE)	---
PROPOSED LOT LINE	---

PROJECT DESCRIPTION:

- CONSTRUCT 3 ADDITIONAL UNITS, EXISTING STRUCTURE TO REMAIN.

SUSTAINABLE BUILDING MEASURES:

- SOLAR PANELS (ROOF-MOUNTED)

REQUIRED DISCRETIONARY APPROVALS:

- SDP FOR RESIDENTIAL DEVELOPMENT ON PREMISES CONTAINING ESL AND FOR DEVIATIONS REQUESTED AS PART OF A SUSTAINABLE BUILDINGS PROJECT
- VESTING TENTATIVE MAP
- CDP (COASTAL DEVELOPMENT PERMIT)

REQUESTED DEVIATIONS:

- DEVIATION FROM STREET FRONTAGE REQUIREMENT (MC 144.0211(a))
- DEVIATION FROM REAR SETBACK FOR LOT 1 (MC 131.0443 (a)(2)) - PER CODE 20' / PROVIDED 6'
- DEVIATION FROM FENCE REGULATIONS FOR SIDE YARD WALL HEIGHT (MC 142.0340(d)(1)) - PER CODE 6' / PROVIDED 8'

DEVELOPMENT SUMMARY:

REQUIRED PER ZONE

LOT AREA	FRONT	REAR	SIDE
10,000 SF	20'	20'	0.08' LOT WIDTH

PROPOSED PER THIS APPLICATION

LOT NO.	LOT AREA	TOTAL GFA	FAR
1	24,088 SF	2,620 SF	0.11 (0.45)
2	10,141 SF	3,179 SF	0.31 (0.54)
3	15,461 SF	2,425 SF*	0.16 (0.49)
4	13,380 SF	3,883 SF	0.29 (0.51)

* TOTAL GFA EQUALS GFA OF EXISTING MAIN HOUSE (2,425 SF). EXISTING COVERED TERRACE GFA (238 SF) NOT INCLUDED. EXISTING GARAGE GFA (392 SF) TO BE DEMOLISHED.

PARKING SUMMARY

LOT	DU	SPACES REQUIRED	SPACES PROVIDED
1	1	4	4
2	1	2	4
3	1	2	2
4	1	2	4

FIRE DEPARTMENT NOTES:

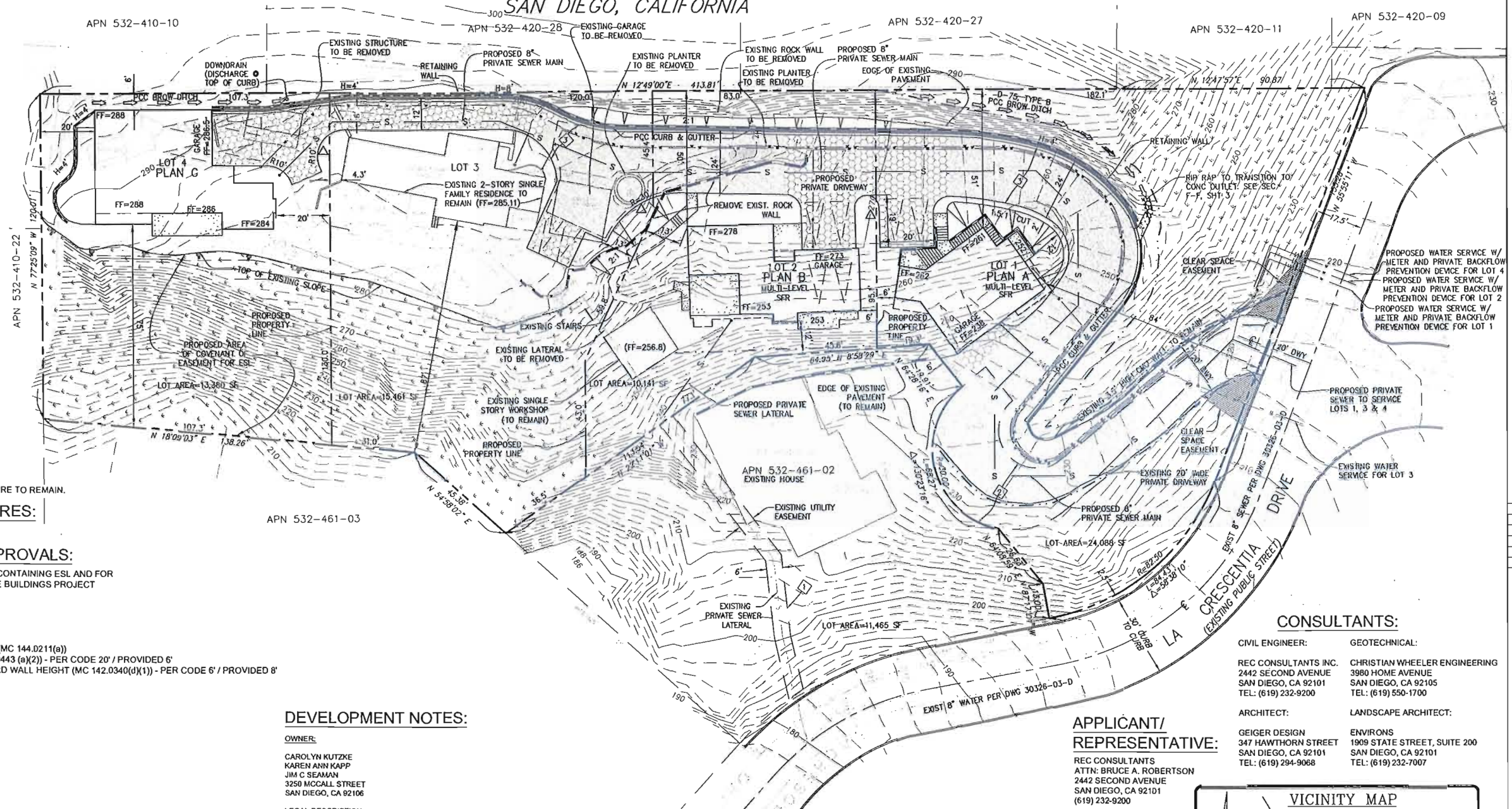
- PROVIDE ENHANCED SPRINKLER SYSTEM (MODIFIED NFPA 13 SYSTEM) ON ALL PROPOSED BUILDINGS.
- ALL CURB ALONG ACCESS DRIVEWAY SHALL BE RED CURBS FOR FIRE ACCESS.
- PROVIDE FIXED STANDPIPE FOR FIRE DEPARTMENT FEED.

WATER DEPARTMENT NOTES:

- ALL ONSITE WATER FACILITIES WILL BE PRIVATE INCLUDING DOMESTIC, FIRE AND IRRIGATION SYSTEMS.

SITE PLAN FOR POINT LOMA SUMMIT

SAN DIEGO, CALIFORNIA



DEVELOPMENT NOTES:

OWNER:

CAROLYN KUTZKE
KAREN ANN KAPP
JIM C SEAMAN
3250 MCCALL STREET
SAN DIEGO, CA 92106

LEGAL DESCRIPTION:

PORTION OF LOTS 20 & 21 OF MAP NO. 2091 IN THE CITY OF SAN DIEGO.

ASSESSOR'S PARCEL NUMBER:

532-461-01

SITE ADDRESS:

414 LA CRESCENTIA DRIVE

SITE AREA:

1.45 AC (GROSS)

DENSITY:

PERMITTED BY ZONING:
PROPOSED SITE PLAN:

4 DU/AC (MIN LOT 10,000 SF)
4 DU/AC (MIN LOT 10,000 SF)

ZONE SUMMARY:

EXISTING ZONE: RS-1.4 (NO CHANGE)
PROPOSED ZONE: BRUSH ZONE (300'), COASTAL HEIGHT, COASTAL
OVERLAY ZONES: NONE EXISTING OR PROPOSED
BUS STOPS: NONE EXISTING OR PROPOSED
MAX BUILDING HEIGHT (BY ZONE): 30 FT
PROPOSED BUILDING HEIGHT: 30 FT

EASEMENTS:

- EXISTING (OFFSITE) UTILITY EASEMENT FOR SEWER, WATER & ELECTRICAL LINES, BOOK 6214, PAGE 427, RECORDED B241/1951
- EXISTING EASEMENT FOR ROAD PURPOSES, BOOK 3907, PAGE 352, RECORDED 12/22/1950
- PROPOSED PRIVATE ROAD/WATER/SEWER EASEMENT TO BENEFIT LOTS 1, 2, 3 & 4

ADDITIONAL NOTES:

- PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER FHPS POLICY P-00-6 (UFC 901.4.4)
- EXISTING SINGLE-FAMILY RESIDENCE WAS ORIGINALLY CONSTRUCTED 1929
- ALL PRIVATE, ON SITE WATER AND SEWER TO MAINTAIN 5' MINIMUM SEPARATION
- EMRA IS REQUIRED FOR CONNECTION OF 8" PRIVATE SEWER TO PUBLIC SEWER

APPLICANT/
REPRESENTATIVE:

REC CONSULTANTS
ATTN: BRUCE A. ROBERTSON
2442 SECOND AVENUE
SAN DIEGO, CA 92101
(619) 232-9200

CONSULTANTS:

CIVIL ENGINEER:

REC CONSULTANTS INC.
2442 SECOND AVENUE
SAN DIEGO, CA 92101
TEL: (619) 232-9200

ARCHITECT:

GEIGER DESIGN
347 HAWTHORN STREET
SAN DIEGO, CA 92101
TEL: (619) 294-9068

GEOTECHNICAL:

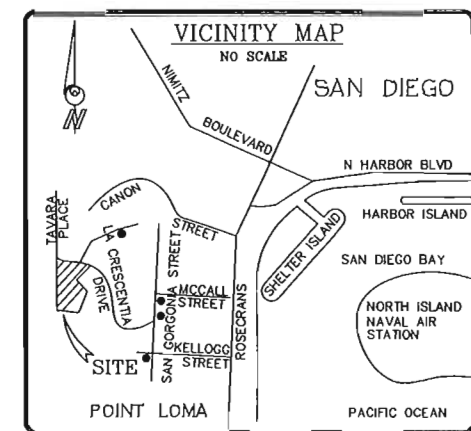
CHRISTIAN WHEELER ENGINEERING
3980 HOME AVENUE
SAN DIEGO, CA 92105
TEL: (619) 550-1700

LANDSCAPE ARCHITECT:

ENVIRONS
1909 STATE STREET, SUITE 200
SAN DIEGO, CA 92101
TEL: (619) 232-7007

SHEET INDEX:

- SITE PLAN
- VESTING TENTATIVE MAP
- GRADING PLAN
- LOT 1 - ELEVATIONS & SECTIONS
- LOT 1 - FLOOR PLANS
- LOT 2 - ELEVATIONS & SECTIONS
- LOT 2 - FLOOR PLANS
- LOT 4 - ELEVATIONS
- LOT 4 - FLOOR PLANS
- LANDSCAPE PLANS - COVER SHEET
- LANDSCAPE PLANS - CONCEPT PLANTING PLAN
- LANDSCAPE PLANS - LANDSCAPE CALCULATIONS
- SLOPE ANALYSIS



SITE PLAN FOR:

POINT LOMA SUMMIT

PERMITS:

CDP NO. 545699
SDP NO. 545700
VTM NO. 760837

SHEET NO.

1 OF 13

LEGAL DESCRIPTION:

A PORTION OF LOTS 20 & 21 OF LA PLAYA HIGHLANDS, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 2091 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, FEBRUARY 6, 1928

PROJECT DESCRIPTION:

CONSTRUCT 3 HOMES WITH SHARED DRIVEWAY AND UTILITIES. (1 EXISTING HOME TO REMAIN)

TOTAL NUMBER OF PROPOSED DWELLING UNITS: 3
NUMBER OF EXISTING LOTS: 2
NUMBER OF PROPOSED LOTS: 4

ZONING:

SITE ADDRESS: 414 LA CRESCENTIA DRIVE
A.P.N.: 532-461-01
EXISTING ZONING: RS-1-4
PROPOSED ZONING: RS-1-4
OVERLAY ZONES: BRUSH MGMT (300' BUFFER), COASTAL, COASTAL HEIGHT

NOTES:

- EXISTING GROSS AREA: 1.45 AC
- EXISTING NET LOT AREA: 1.45 AC
- PROPOSED NET LOT AREA: 1.45 AC
- NUMBER OF NEW DWELLING UNITS PROPOSED: 3
- TOPOGRAPHY OBTAINED FROM TOPO SURVEY BY: KARL CEBE, L.S. 6668 DATED: NOVEMBER 25, 2000
- SEWER SERVICE: CITY OF SAN DIEGO
 - ON SITE SEWER TO BE PRIVATE
- WATER SERVICE: CITY OF SAN DIEGO
 - ON SITE WATER TO BE PRIVATE
- FIRE PROTECTION SERVICE: CITY OF SAN DIEGO
- SCHOOLS: SAN DIEGO UNIFIED SCHOOL DISTRICT
- STREET LIGHTING: CITY OF SAN DIEGO
- APPROX. TOTAL EARTHWORK: CUT=2216 CY FILL=200 CY EXPORT=2016 CY
- NAD 27 COORDINATES: 199-1694
NAD 83 COORDINATES: 1839-6256
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE SUBDIVIDER 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 THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE SUBDIVIDER SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE.
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE SUBDIVIDER 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.

FRANCHISE UTILITIES:

GAS & ELECTRIC:..... SAN DIEGO GAS & ELECTRIC.....(UNDERGROUND)
TELEPHONE:..... A.T. & T.(UNDERGROUND)
CABLE TELEVISION:..... COX COMMUNICATIONS.....(UNDERGROUND)

FIRE DEPARTMENT NOTES:

- FIRE ACCESS ROAD SIGNS & RED CURBS TO BE PROVIDED
- ALL PROPOSED BUILDINGS TO HAVE FIRE SPRINKLERS

SETBACKS:

REQUIRED:
FRONT 20'
SIDE .08*LOT WIDTH
STREET SIDE 10'
REAR 20'

WATER DEPT. NOTES:

ALL ON-SITE WATER FACILITIES WILL BE PRIVATE INCLUDING DOMESTIC, FIRE, AND IRRIGATION SYSTEMS.

BENCH MARK:

SOUTHWEST BRASS PLUG AT INTERSECTION OF SAN GORGONIO DRIVE AND LA CRESCENTIA DRIVE. ELEVATION = 142.46' DATUM = MSL

VESTING TENTATIVE PARCEL MAP NO. 760837

POINT LOMA SUMMIT

SAN DIEGO, CALIFORNIA

PORTION OF
PUEBLO LOT 142

MAP NO.
5893

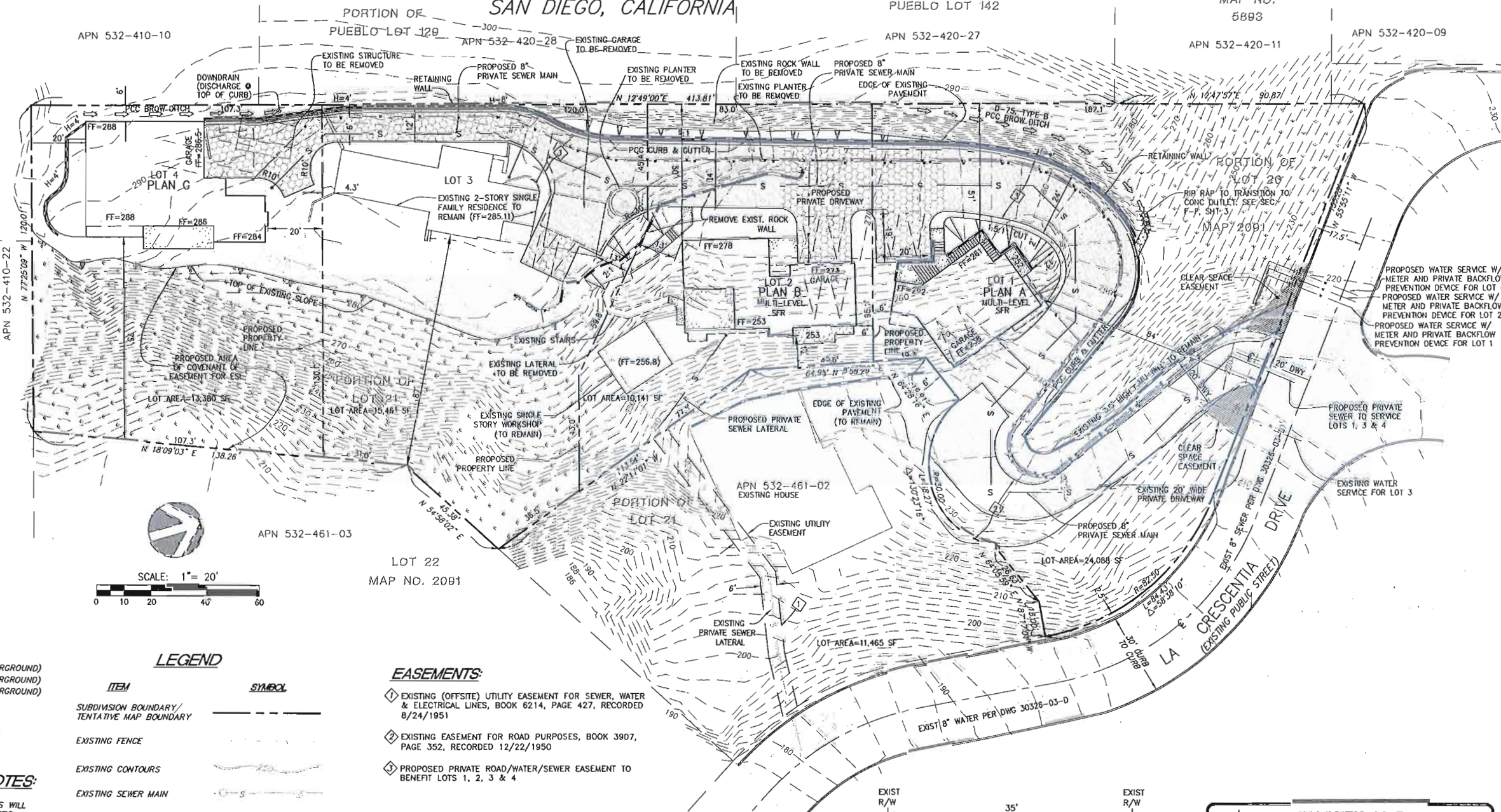
APN 532-420-09

APN 532-420-11

APN 532-420-27

APN 532-420-28

APN 532-410-10



SCALE: 1" = 20'

LEGEND

ITEM	SYMBOL
SUBDIVISION BOUNDARY/ TENTATIVE MAP BOUNDARY	---
EXISTING FENCE	---
EXISTING CONTOURS	---
EXISTING SEWER MAIN	---
EXISTING WATER MAIN	---
SLOPE	---
RETAINING WALL	---
PROPOSED PARKING SPACE	---
EASEMENTS	---
PROPOSED AC DRIVEWAY	---
PROPOSED DECORATIVE PAVEMENT	---
PROPOSED LOT LINE	---
EX. STREET LIGHTS	---

EASEMENTS:

- EXISTING (OFFSITE) UTILITY EASEMENT FOR SEWER, WATER & ELECTRICAL LINES, BOOK 6214, PAGE 427, RECORDED 8/24/1951
- EXISTING EASEMENT FOR ROAD PURPOSES, BOOK 3907, PAGE 352, RECORDED 12/22/1950
- PROPOSED PRIVATE ROAD/WATER/SEWER EASEMENT TO BENEFIT LOTS 1, 2, 3 & 4

APPLICANT/REPRESENTATIVE

REC CONSULTANTS
ATTN: BRUCE A. ROBERTSON
2442 SECOND AVENUE
SAN DIEGO, CALIFORNIA 92101
TEL: (619) 232-9200

OWNER

CAROLYN KUTZKE
3250 MCALL STREET
SAN DIEGO, CA 92106

ENGINEER OF WORK

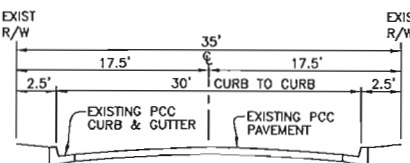
BRUCE A. ROBERTSON
EXPIRES ON 6/30/14

R.C.E. 48529

5/16/14
DATE

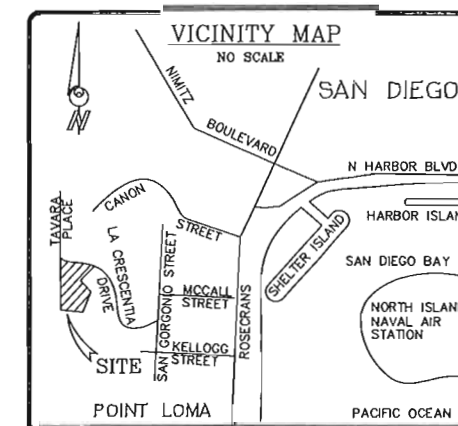


TYPICAL SECTION LA CRESCENTIA DRIVE



PLANS PREPARED BY:

REC CONSULTANTS, INC.
2442 SECOND AVENUE
SAN DIEGO, CALIFORNIA 92101
TEL: (619) 232-9200



ATTACHMENT 10

Civil Engineering - Environmental
Land Surveying
2442 Second Avenue
San Diego, CA 92101
(619) 232-9200 (619) 232-9210 Fax
Consultants, Inc.

DATE: 5/12/14
JOB NO: 738
REVISIONS:
7/2011 - SMD
6/2012 - RF
9/2012 - RF
3/2013 - AR

VESTING TENTATIVE PARCEL MAP NO. 760837
POINT LOMA SUMMIT

PERMITS:
CDP NO. 545699
SDP NO. 545700
VTM NO. 760837

SHEET NO.
2 OF 13

GRADING PLAN FOR POINT LOMA SUMMIT SAN DIEGO, CALIFORNIA

ITEM	SYMBOL
SUBDIVISION BOUNDARY/ TENTATIVE MAP BOUNDARY	---
EXISTING FENCE	X-X
EXISTING CONTOURS	25.0
EXISTING SEWER MAIN	—S—S—
EXISTING WATER MAIN	—W—W—
SLOPE	V V V V
RETAINING WALL	TW=TOP OF WALL FG=FINISHED GRADE
PROVIDED PARKING SPACE	—
EASEMENTS	---
25%+ SLOPES (HEIGHT=50'+) TO REMAIN UNDISTURBED	---
PROPOSED AC DRIVEWAY	---
PROPOSED PERVIOUS PAVERS	---
SPOT ELEVATION	97.0
EXISTING TOP OF BLUFF	---
PCC BROW DITCH	---

GRADING TABULATIONS:

TOTAL AMOUNT OF SITE TO BE GRADED:

SITE AREA:..... 1.45 ACRES (100%)

AREA TO BE DISTURBED:..... 0.80 ACRES (55%)

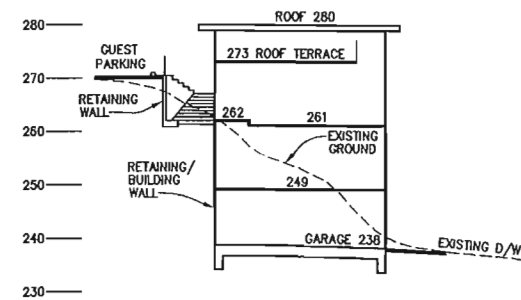
	BLDG. EXCAVATION	SITE PREP.
AMOUNT OF CUT:	1,481 CY	735 CY
AMOUNT OF FILL:	0 CY	200 CY
AMOUNT OF EXPORT/IMPORT:	1481 CY	535 CY
MAX HEIGHT OF FILL SLOPES:	0 FT	3 FT
MAX HEIGHT OF CUT SLOPES:	25 FT	8 FT

MAX SLOPE RATIO: 2:1 (FILL)

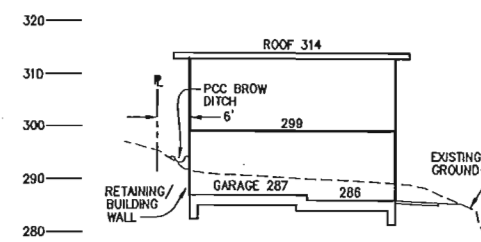
MAX SLOPE RATIO: 1.5:1 (CUT)

TOTAL LENGTH OF RETAINING WALLS: 227 FT (NON-BLDG)

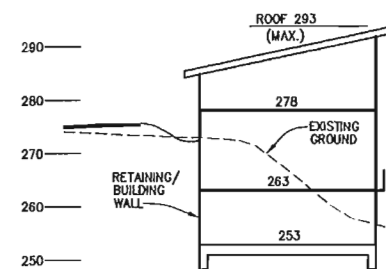
MAXIMUM HEIGHT: 4 FT (NON-BLDG)



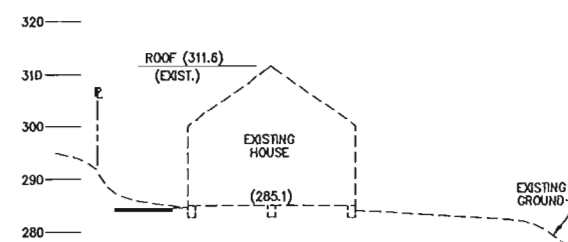
SECTION 'A-A'



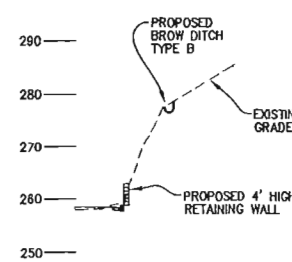
SECTION 'C-C'



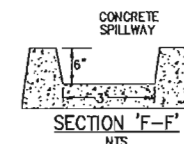
SECTION 'B-B'



SECTION 'D-D'



SECTION 'E-E'



SECTION 'F-F'

BENCH MARK:

SOUTHWEST BRASS PLUG AT
INTERSECTION OF SAN GORGONIO
DRIVE AND LA CRESCENTIA DRIVE.
ELEVATION = 142.46'
DATUM = MSL

TOPOGRAPHY:

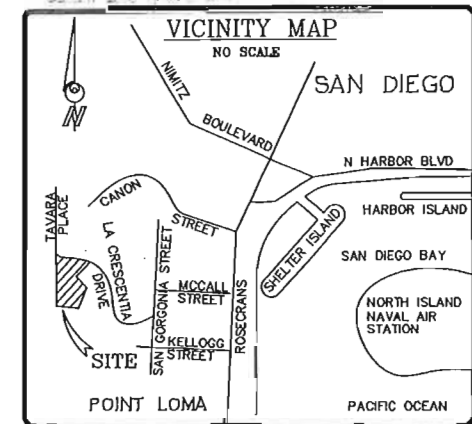
TOPOGRAPHY OBTAINED FROM TOPO
SURVEY BY: KARL CEBE, L.S. 6688
DATED: NOVEMBER 25, 2000

PLANS PREPARED BY:

REC CONSULTANTS, INC.
2442 SECOND AVENUE
SAN DIEGO, CALIFORNIA 92101
TEL: (619) 232-9200

EASEMENTS:

- EXISTING OFFSITE (UTILITY) EASEMENT FOR SEWER, WATER & ELECTRICAL LINES, BOOK 6214, PAGE 427, RECORDED B/24/1951
- EXISTING EASEMENT FOR ROAD PURPOSES, BOOK 3907, PAGE 352, RECORDED 12/22/1950
- PROPOSED PRIVATE ROAD/WATER/SEWER EASEMENT TO BENEFIT LOTS 1, 2, 3 & 4



GRADING PLAN FOR:

POINT LOMA SUMMIT

PERMITS:

CDP NO. 545699

SDP NO. 545700

VTM NO. 760837

SHEET NO.

3 OF 13

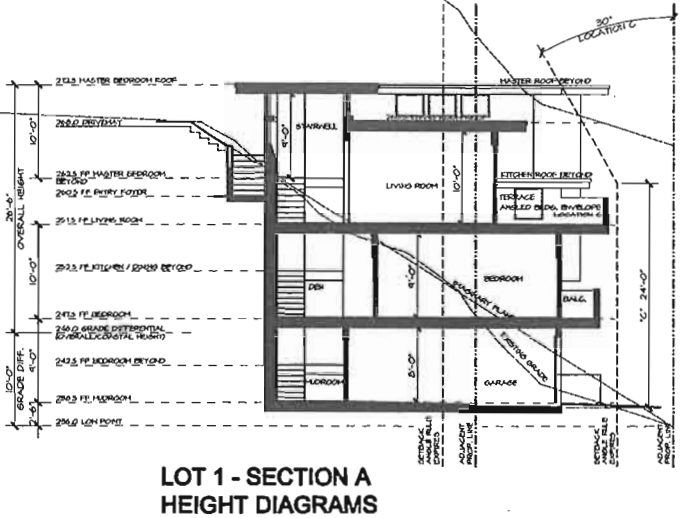
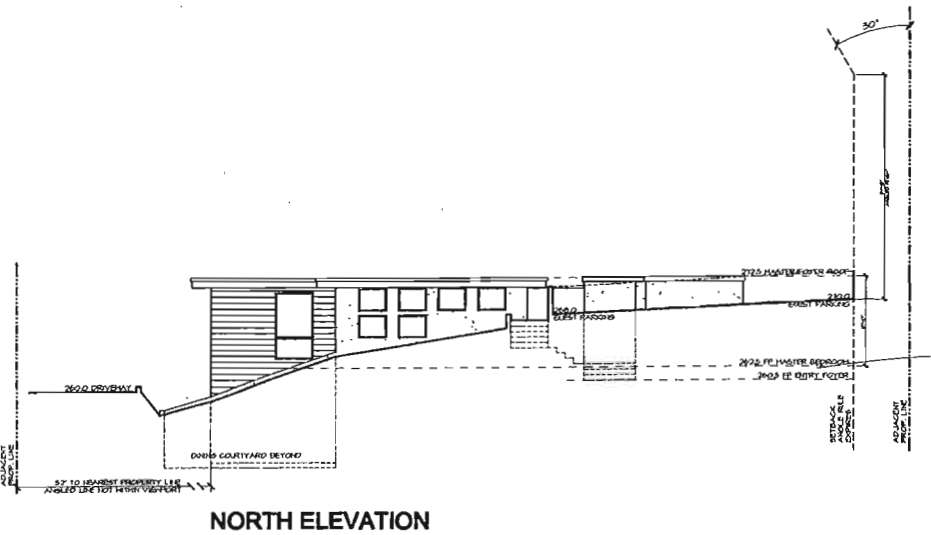
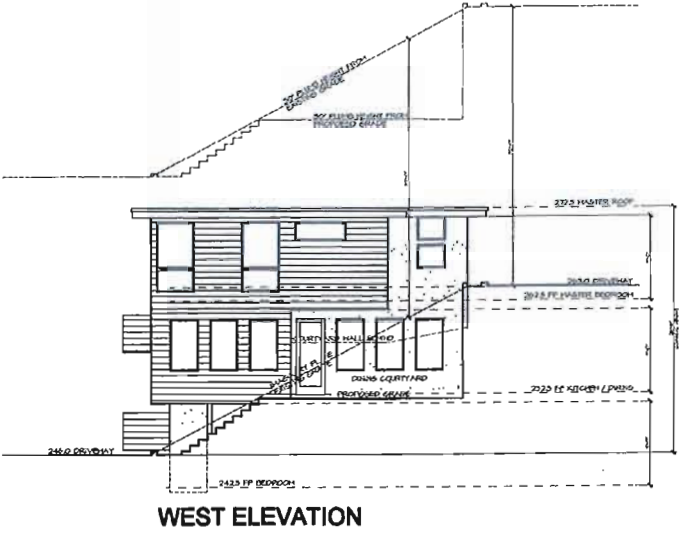
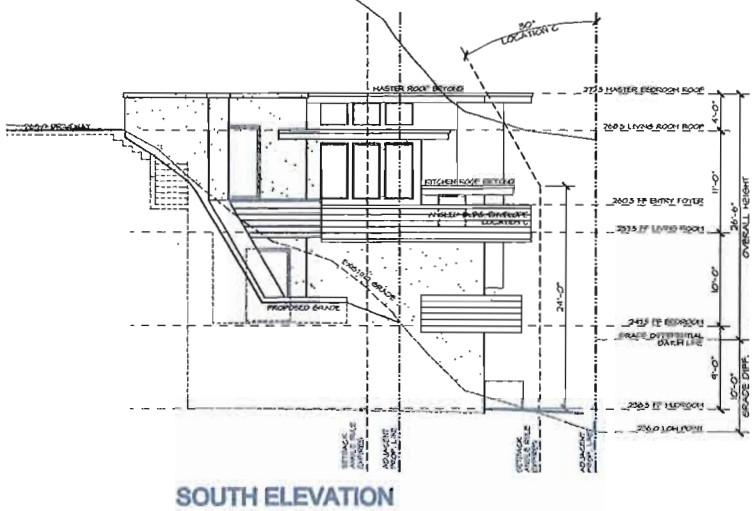
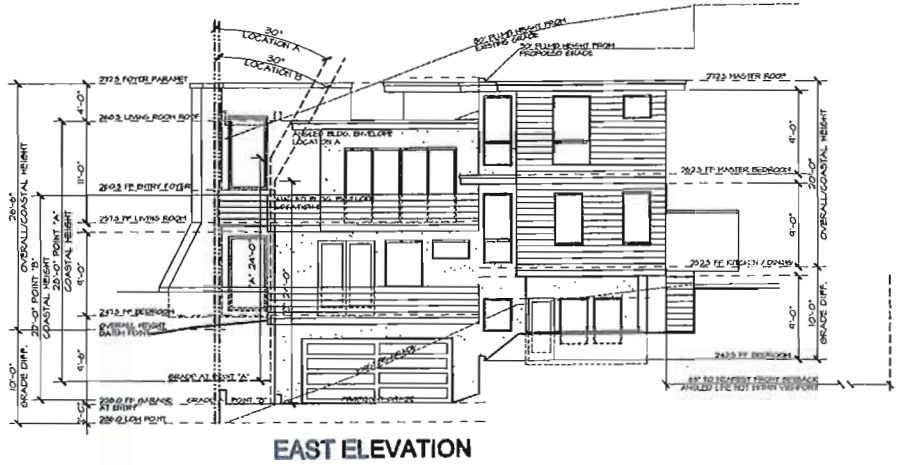
Civil Engineering - Environmental
Land Surveying
2442 Second Avenue
San Diego, CA 92101
(619) 232-9200 (619) 232-9210 Fax
Consultants, Inc.

GEIGER DESIGN
1442 Tyler Avenue
San Diego, CA 92103
t 619.894.8900

DATE: 11/12/09
DRAWN: JG
CHK'D: JG
JOB NO: 0702
REVISIONS:
REV. 1 01/24/11

SITE PLAN FOR:
POINT LOMA SUMMIT

SHEET NO. 4 OF 13

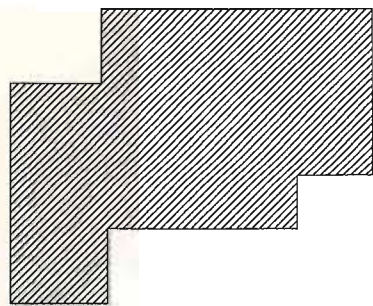


MATERIAL SELECTION DESCRIPTIONS -
ALUMINUM WINDOWS & DOORS
CORNER & CLERESTORY WINDOW FEATURES
FLUSH HORIZONTAL WOOD SIDING ACCENTS
FLAT ROOFS WITH OVERHANGS
FLAT ROOFING WITH PARAPET AT FOYER
SIMPLE GALVANIZED METAL GUARDRAILS

LOT 1 - ELEVATIONS & SECTIONS
SCALE: 1/8"=1'-0"
Point Loma Summit
414 La Crescentia Drive, Point Loma

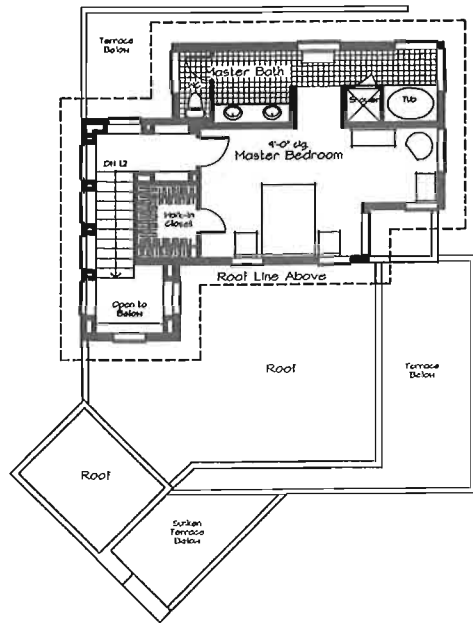
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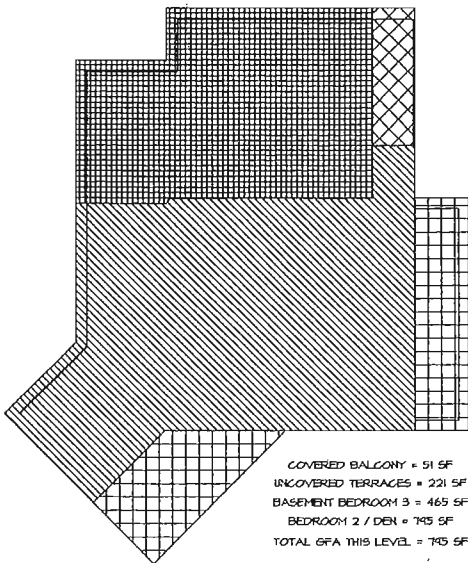


MASTER BEDROOM = 670 SF
TOTAL GFA THIS LEVEL = 670 SF

MASTER BEDROOM LEVEL
GFA / AREA DIAGRAM

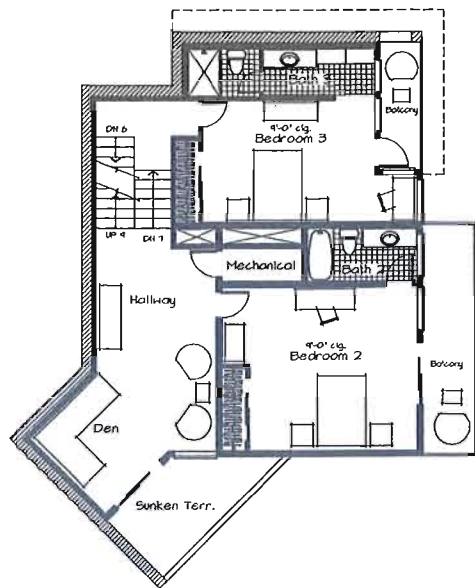


MASTER BEDROOM LEVEL

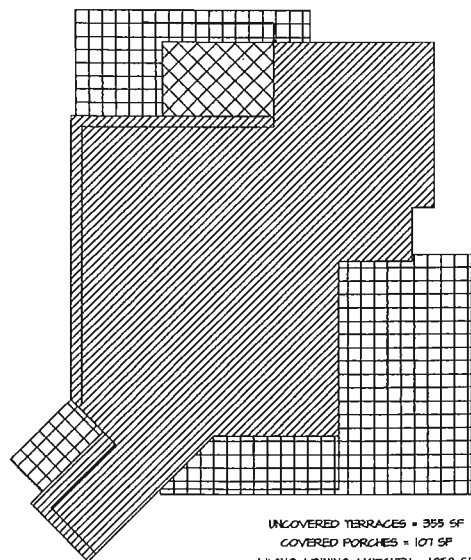


COVERED BALCONY = 51 SF
UNCOVERED TERRACES = 221 SF
BASEMENT BEDROOM 3 = 465 SF
BEDROOM 2 / DEN = 745 SF
TOTAL GFA THIS LEVEL = 745 SF

SECONDARY BEDROOM LEVELS
GFA / AREA DIAGRAM

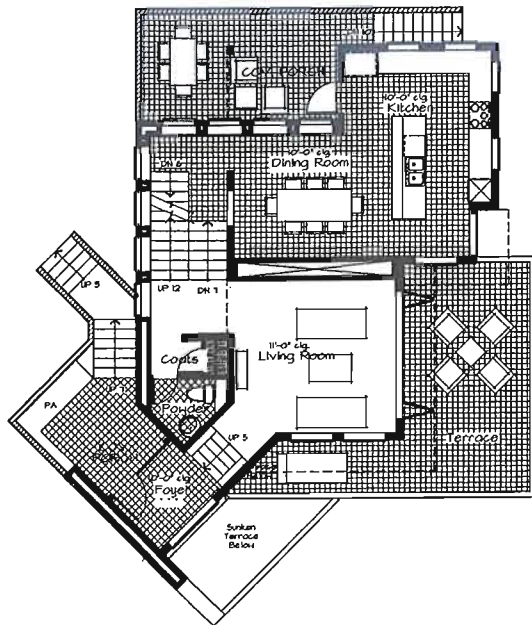


SECONDARY BEDROOM LEVELS

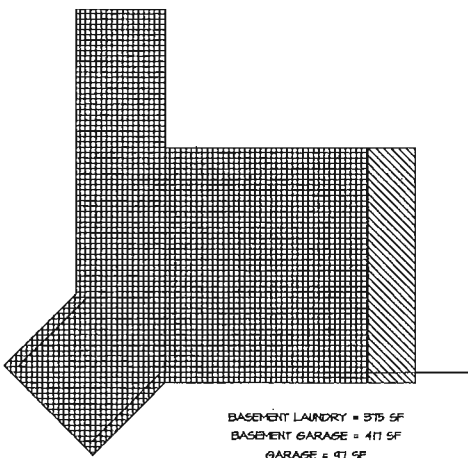


UNCOVERED TERRACES = 355 SF
COVERED PORCHES = 107 SF
LIVING / DINING / KITCHEN = 1058 SF
TOTAL GFA THIS LEVEL = 1058 SF

MAIN LIVING LEVELS
GFA / AREA DIAGRAM

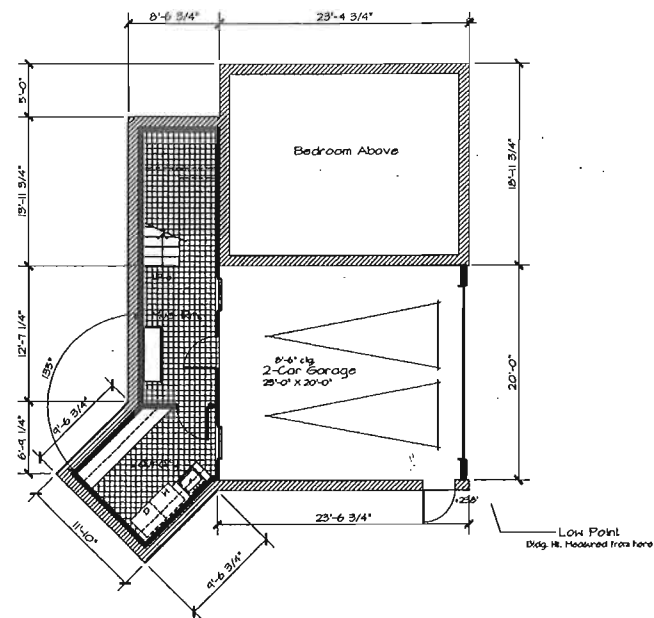


MAIN LIVING LEVELS



BASEMENT LAUNDRY = 375 SF
BASEMENT GARAGE = 411 SF
GARAGE = 97 SF
TOTAL GFA THIS LEVEL = 471 SF

BASEMENT/GARAGE LEVE
GFA / AREA DIAGRAM



BASEMENT/GARAGE LEVEL

TOTAL UNCOVERED TERRACES = 648
NOT INCLUDED IN GFA
TOTAL COVERED PORCHES / BALCONIES = 150
NOT INCLUDED IN GFA

TOTAL FLOOR AREA = 2620 SF
INCLUDED IN GFA
TOTAL BASEMENT BY DEFINITION = 1257 SF
NOT INCLUDED IN GFA

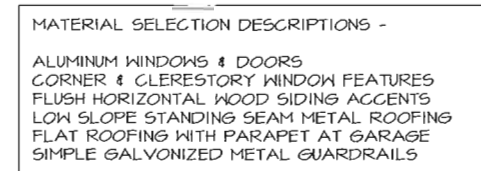
DATE: 11/12/09
DRAWN: JG
CHK'D: JG
JOB NO: 0702
REVISIONS:
REV. 1 01/24/11
REV. 2 10/17/11

SITE PLAN FOR:
POINT LOMA SUMMIT

LOT 1 - FLOOR PLANS
SCALE: 1/8"=1'-0"
Point Loma Summit
414 La Crescentia Drive, Point Loma

DATE: 11/12/09
DRAWN: JG
CHK'D: JG
JOB NO: 0702
REVISIONS:
REV. 1 01/24/11

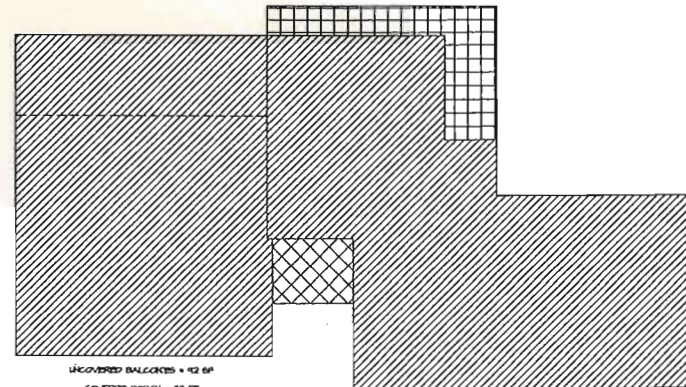
SHEET NO. 6 OF 1



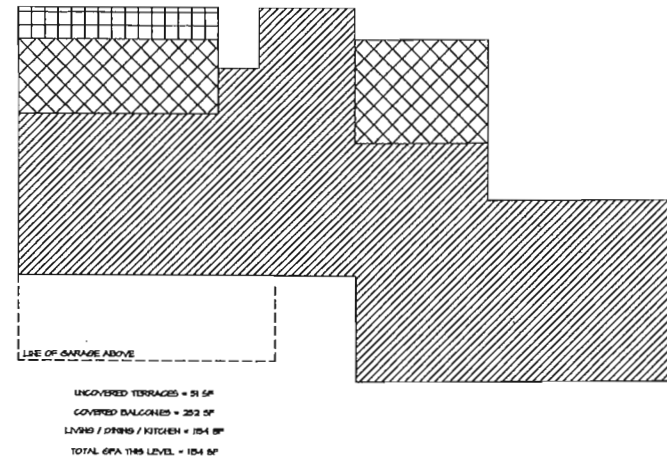
LOT 2 - ELEVATIONS & SECTIONS
SCALE: 1/8"=1'-0"
Point Loma Summit
 414 La Crescentia Drive, Point Loma

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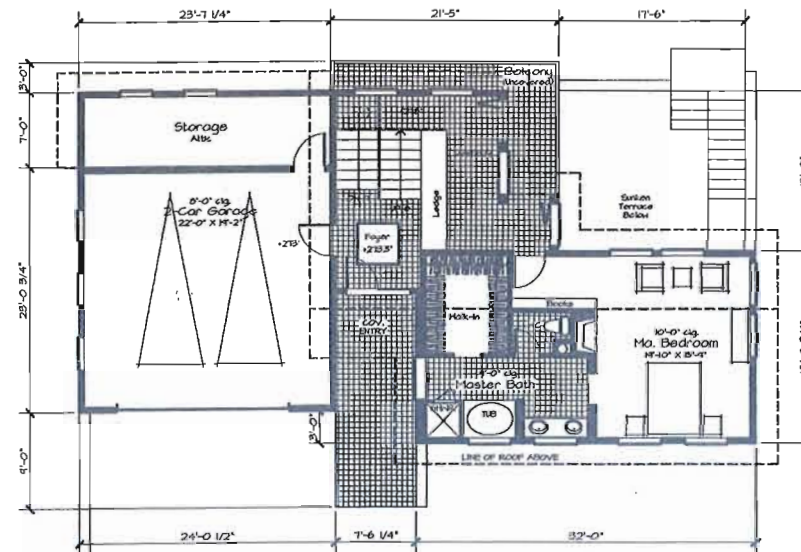
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San Diego, CA 92103
t 619.584.5000



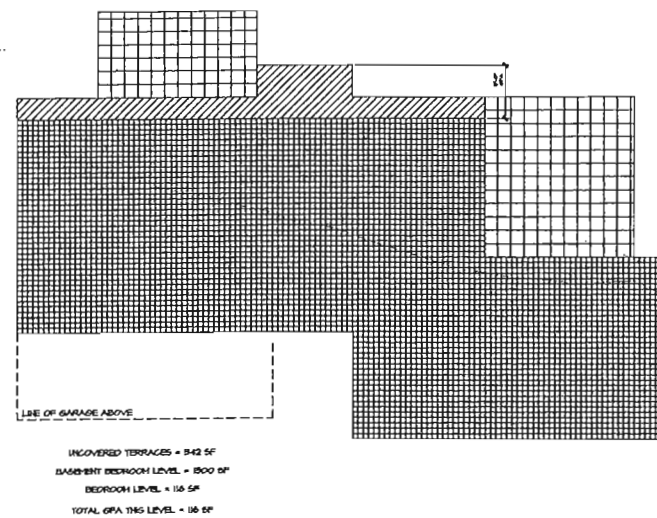
GARAGE / FOYER / MASTER LEVELS
GFA / AREA DIAGRAM



MAIN LIVING LEVEL
GFA / AREA DIAGRAM



GARAGE / FOYER / MASTER LEVELS

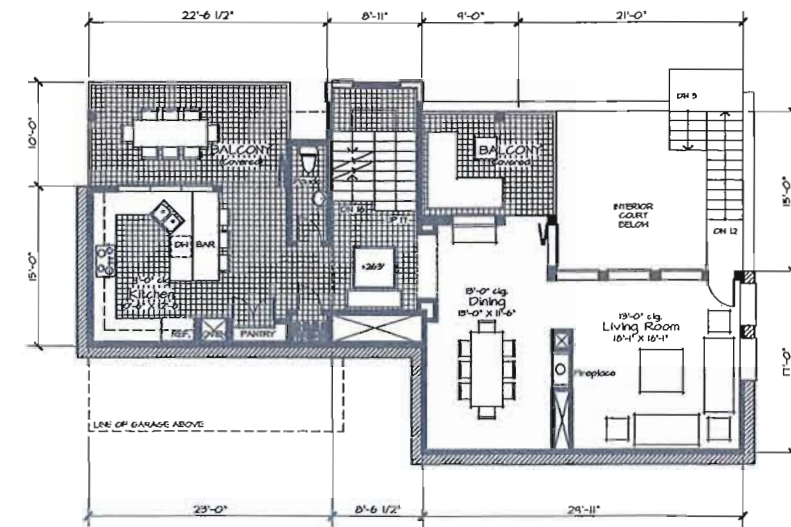


SECONDARY BEDROOMS / BASEMENT LEVEL
GFA / AREA DIAGRAM

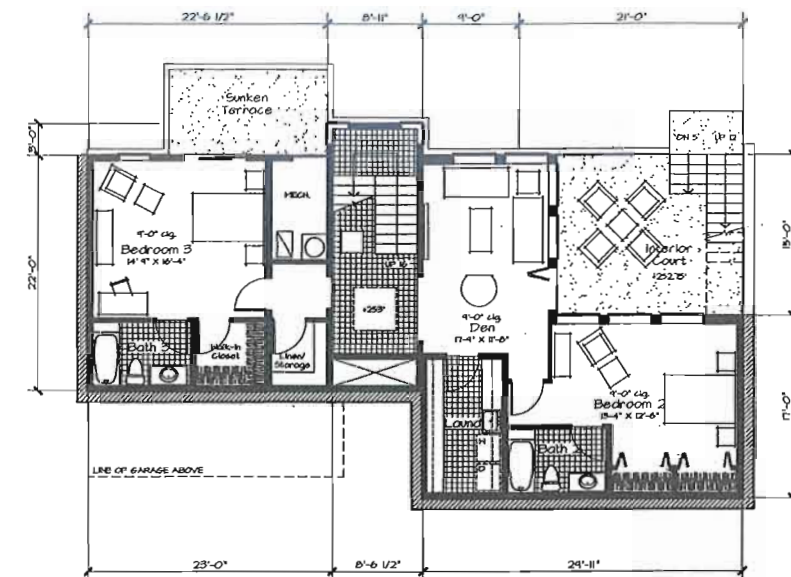


TOTAL FLOOR AREA = 2711 SF
INCLUDED IN GFA

TOTAL BASEMENT BY DEFINITION = 1500 SF
NOT INCLUDED IN GFA



MAIN LIVING LEVEL



SECONDARY BEDROOMS / BASEMENT LEVEL

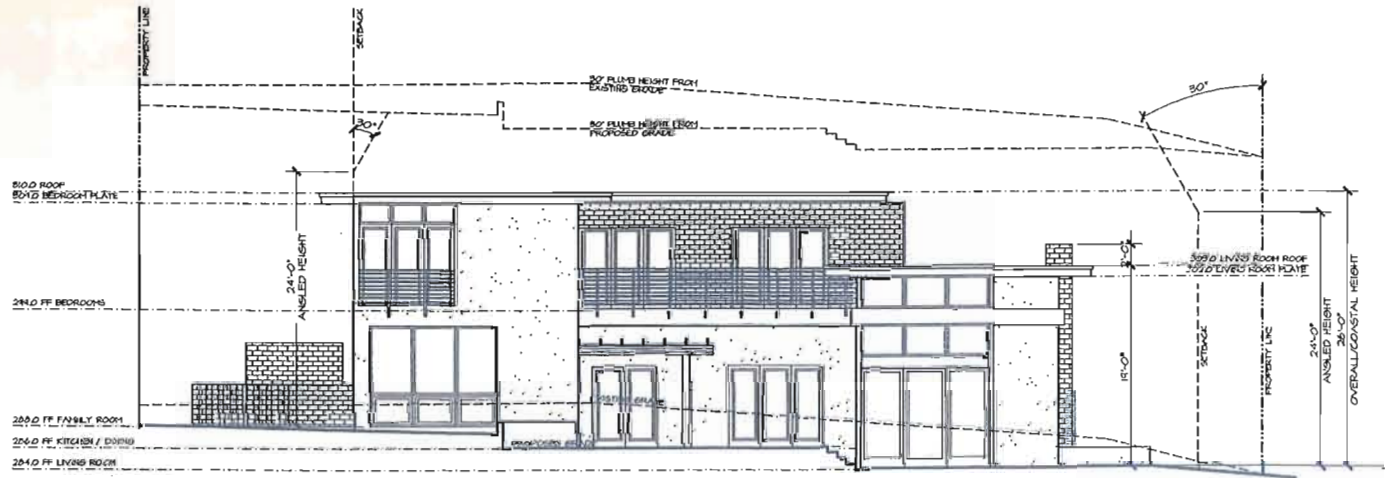
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DRAWN: JG
CHK'D: JG
JOB NO: 0702
REVISIONS:
REV. 1 01/24/11
REV. 2 10/17/11

SITE PLAN FOR:
POINT LOMA SUMMIT

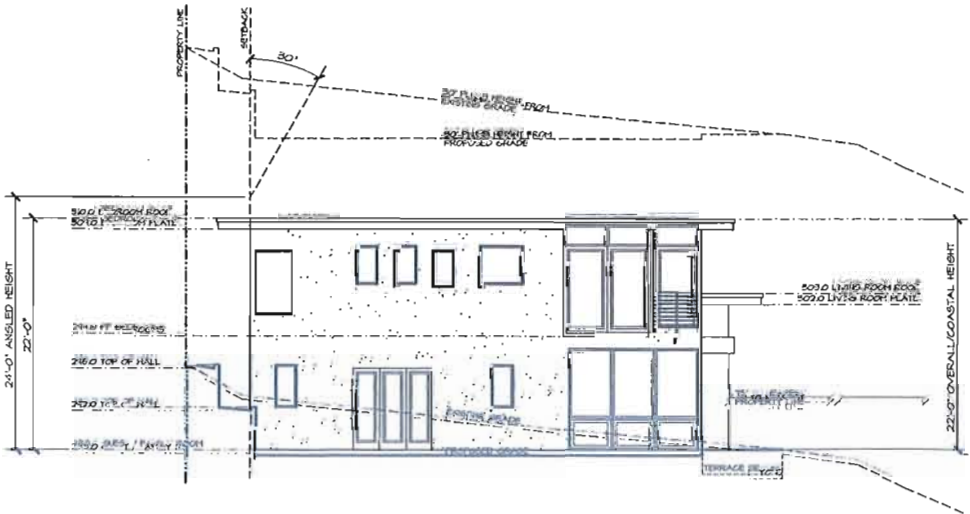
LOT 2 - FLOOR PLANS
SCALE: 1/8"=1'-0"
Point Loma Summit
414 La Crescenta Drive, Point Loma

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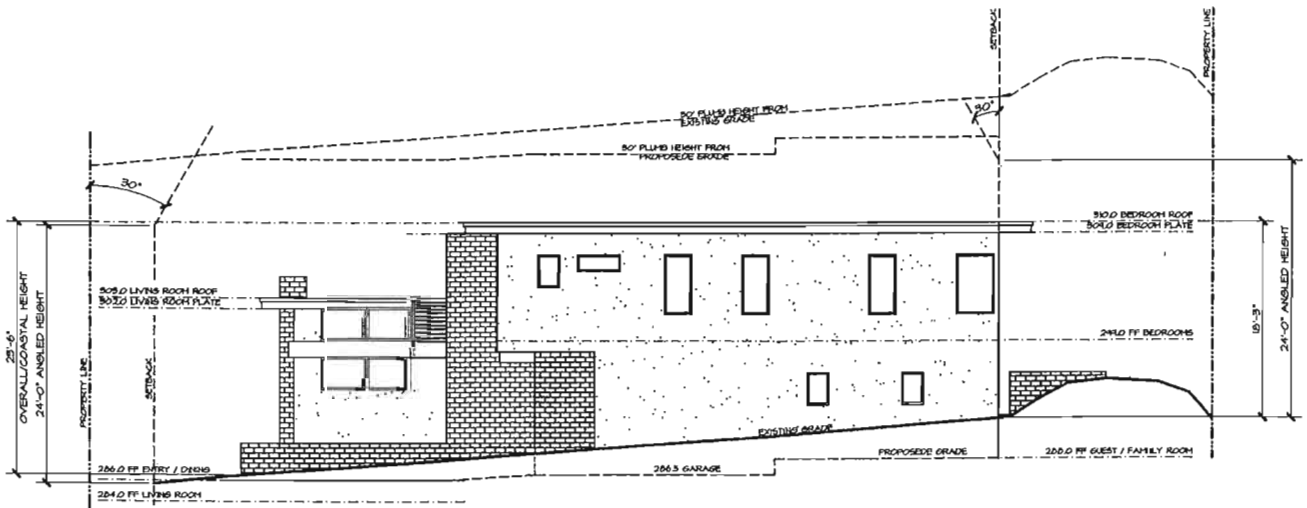
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1942 Tyler Avenue
San Diego, CA 92103
619.894.5000



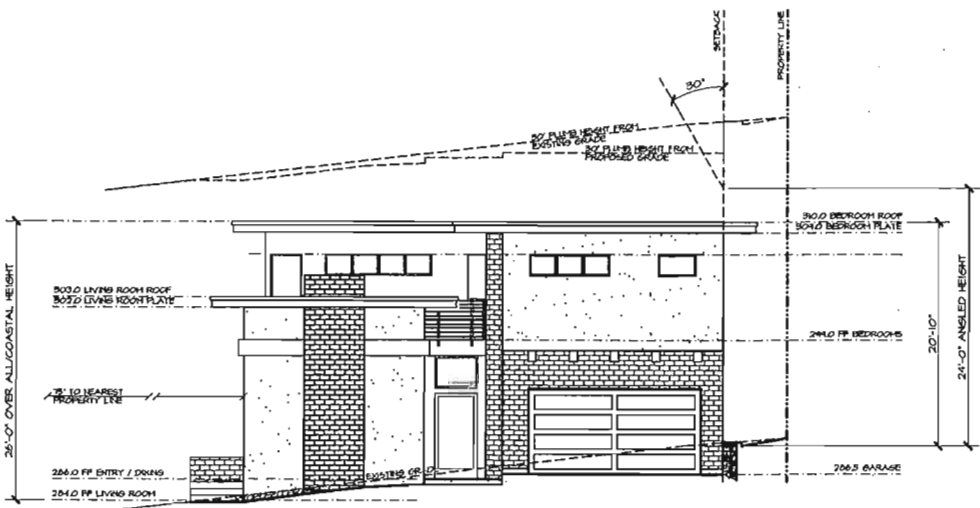
EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION

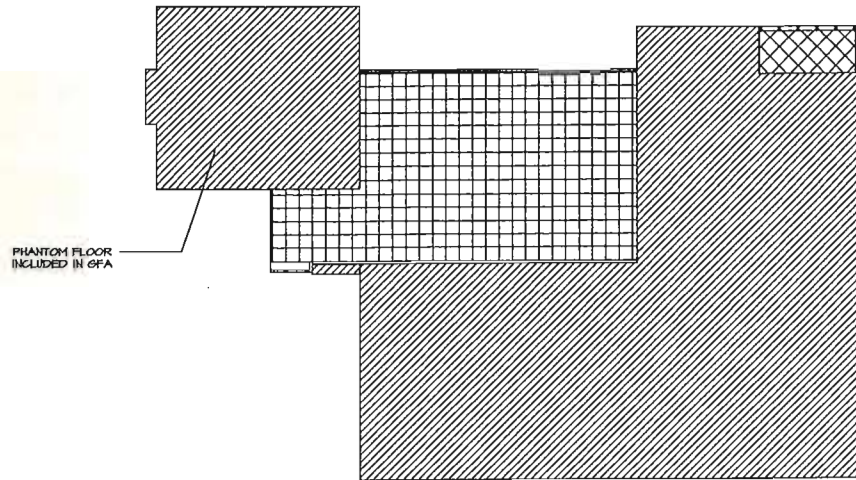
MATERIAL SELECTION DESCRIPTIONS -
STUCCO WITH BRICK VENEER ACCENTS
ALUMINUM WINDOWS & DOORS
CORNER & CLERESTORY WINDOW FEATURES
WOOD TRELLIS/ARBOR ACCENTS
FLAT ROOFS WITH OVERHANGS
SIMPLE GALVANIZED METAL GUARDRAILS

LOT 4 - ELEVATIONS
SCALE: 1/8"=1'-0"
Point Loma Summit
414 La Crescenta Drive, Point Loma

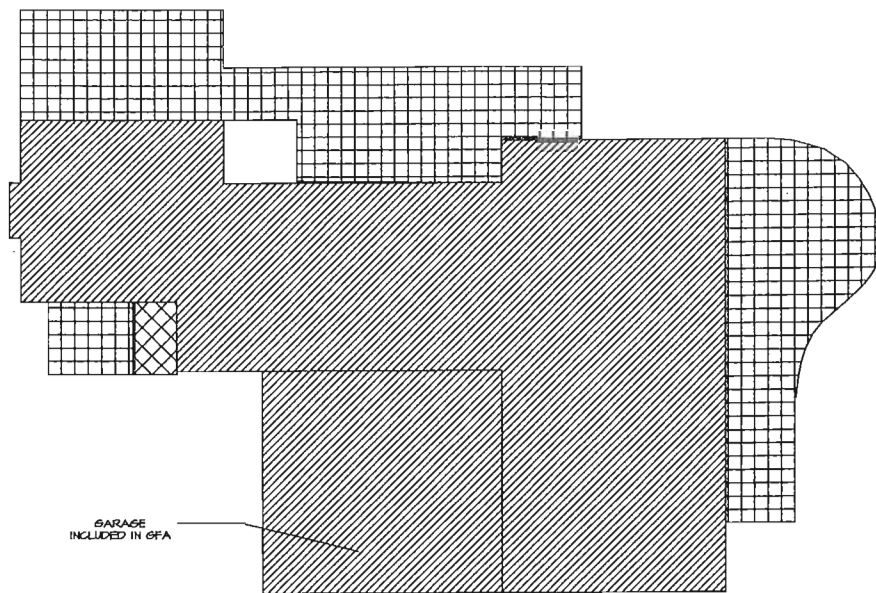
DATE:	11/12/09
DRAWN:	JG
CHK'D:	JG
JOB NO:	0702
REVISIONS:	
REV. 1	01/24/11

SITE PLAN FOR:
POINT LOMA SUMMIT

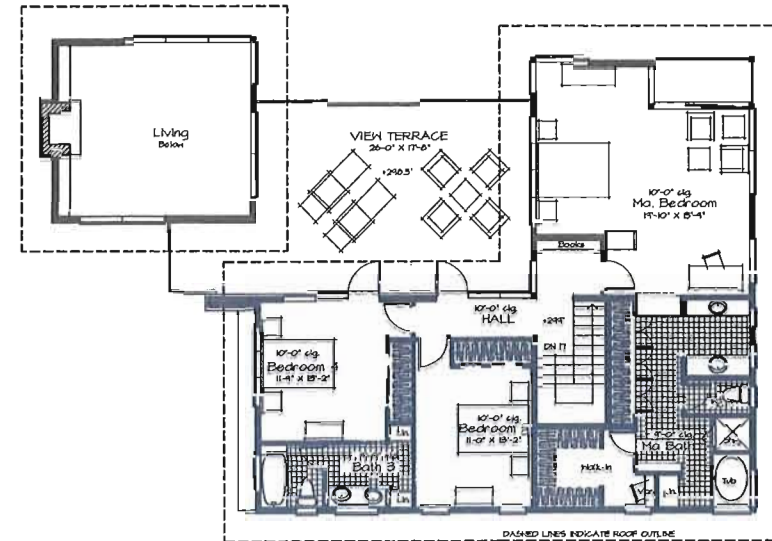
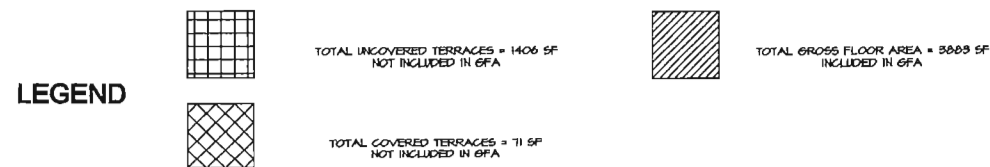
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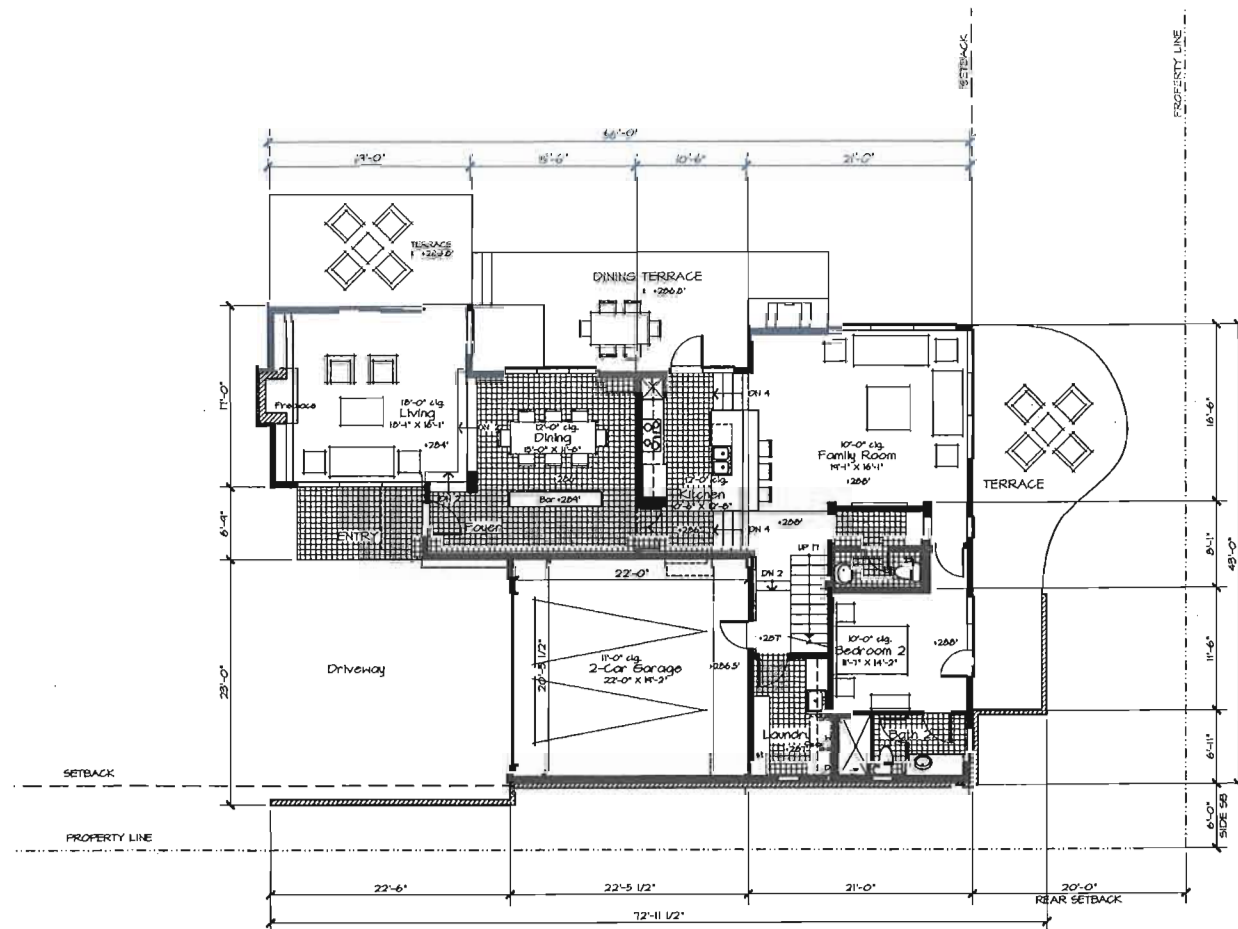
UPPER BEDROOM LEVEL
GFA / AREA DIAGRAM



MAIN LIVING LEVEL
GFA / AREA DIAGRAM



UPPER BEDROOM LEVEL



MAIN LIVING LEVEL

LOT 4 - FLOOR PLANS
SCALE: 1/8"=1'-0"
Point Loma Summit
414 La Crescentia Drive, Point Loma

ATTACHMENT 10

GEIGER DESIGN
360 Dunemere Drive
La Jolla, CA 92037
T 619.884.5000

DATE: 11/12/09
DRAWN: JG
CHK'D: JG
JOB NO: 0702
REVISIONS:
REV. 1 01/24/11
REV. 2 09/05/12

SITE PLAN FOR:
POINT LOMA SUMMIT

SHEET NO.
9 OF 13

RLA 3010
1909 State St. Suite 200
San Diego, CA 92101
voice 619.232.7007
fax 619.232.7008



DATE
03.14.2008

SCALE
NTS

DRAWN
KAP

JOB NO
7.066

OWNER

3250 McCall Street
San Diego, CA 92106
(XXX) XXX-XXXX - PHONE
CAROLYN KUTZER - CONTACT

LANDSCAPE ARCHITECT

ENVIRONS
1909 STATE STREET
SAN DIEGO, CA 92101
(619) 232-7007 - PHONE
(619) 232-7008 - FAX
kent@environs.us - EMAIL
KENT PIEKARCZYK - CONTACT

CIVIL ENGINEER

REC CONSULTANTS, INC.
2442 SECOND AVENUE
SAN DIEGO, CA 92101
(619) 232-9200 - PHONE
BRUCE ROBERTSON - CONTACT

SHEET INDEX:

SHEET NUMBER	SHEET TITLE
14	TITLE SHEET
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16	PLANTING CALCULATIONS

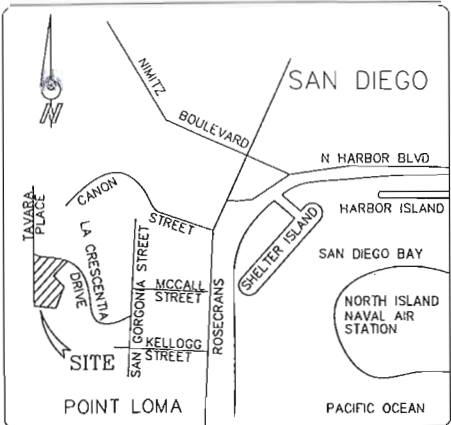
POINT LOMA SUMMIT
SAN DIEGO, CA

LANDSCAPE PLANS BY:

ENVIRONS

LANDSCAPE ARCHITECTURE

RLA 3010
1909 State Street
San Diego, CA 92101
voice 619.232.7007
fax 619.232.7008



VICINITY MAP
NO SCALE

GENERAL NOTES:

THE FOLLOWING GENERAL NOTES ARE PROVIDED BY THE PROJECT LANDSCAPE ARCHITECT TO GIVE DIRECTIONS TO THE CONTRACTOR.

- CONTRACTOR SHALL VERIFY WITH OWNER'S REPRESENTATIVE THAT THESE PLANS ARE CURRENT AND APPROVED.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY AND/OR REQUIRED PERMITS AND PAY ALL RELATED FEES AND/OR TAXES REQUIRED TO INSTALL THE WORK ON THESE PLANS.
- THE CONTRACTOR SHALL BE APPROPRIATELY LICENSED AS REQUIRED BY THE STATE IN WHICH THE WORK TAKES PLACE.
- THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING THE WORK AND SHALL BE RESPONSIBLE FOR COORDINATING WITH THE OWNER, PROJECT LANDSCAPE ARCHITECT, GOVERNING AGENCIES AND OTHER TRADES.
- THE CONTRACTOR SHALL NOTIFY THE PROJECT LANDSCAPE ARCHITECT IMMEDIATELY OF ANY ERRORS, OMISSIONS OR DISCREPANCIES IN EXISTING CONDITIONS OR WITHIN PLANS PRIOR TO BEGINNING THE WORK. ANY WORK INITIATED WITHOUT NOTIFICATION AND VERIFICATION WILL BE REJECTED, REMOVED & REPLACED AT CONTRACTOR'S EXPENSE.
- UNIT PRICES FOR ALL IMPROVEMENTS SHALL BE ESTABLISHED AS A PART OF THE CONTRACT WITH THE PROJECT OWNER AND PRIOR TO BEGINNING WORK, TO ACCOMMODATE ADDITIONS AND/OR DELETIONS OF MATERIALS AND/OR LABOR.
- THE LANDSCAPE ARCHITECT SHALL BE THE SOLE RESPONSIBLE PARTY TO DETERMINE THE ACCEPTABILITY OF PLANT MATERIAL, IRRIGATION COVERAGE/COMPLETENESS AND THE QUALITY/COMPLETENESS OF ALL OTHER ASPECTS OF WORK COVERED UNDER THESE PLANS FOR THE PROJECT. DETERMINATION OF "EQUAL" SUBSTITUTIONS SHALL BE MADE ONLY BY THE LANDSCAPE ARCHITECT.
- PROJECT LANDSCAPE ARCHITECT SHALL BE NOTIFIED NO LESS THAN 48 HOURS IN ADVANCE OF THE START OF CONSTRUCTION AND ANY SITE OBSERVATIONS OR MEETINGS.
 - PRE-CONSTRUCTION
 - LANDSCAPE GRADING AND SOIL AMENDING
 - LANDSCAPE CONSTRUCTION
 - SPOTTING OF SPECIMEN PLANT MATERIAL
 - IRRIGATION PRESSURE TEST AND COVERAGE TEST
 - PLANTING AND / OR HYDROSEEDING
 - PRE-MAINTENANCE
 - POST MAINTENANCE (FINAL INSPECTION)
- NOTE: "LANDSCAPE" SHALL REFER TO ALL IMPROVEMENTS WITHIN THIS SET OF DOCUMENTS THAT HAVE BEEN DESIGNED BY THIS OFFICE.
- SITE OBSERVATIONS BY THE PROJECT LANDSCAPE ARCHITECT DURING ANY PHASE OF THIS PROJECT DOES NOT RELIEVE THE CONTRACTOR OF THEIR PRIMARY RESPONSIBILITY TO PERFORM ALL WORK IN ACCORDANCE WITH THE PLANS, SPECIFICATIONS, AND GOVERNING CODES.
- THE CONTRACTOR SHALL PROVIDE FULL MAINTENANCE OF ALL LANDSCAPE AREAS FOR A MINIMUM OF (90) DAYS AFTER WRITTEN APPROVAL OF ALL ASPECTS OF INSTALLATION FROM THE PROJECT LANDSCAPE ARCHITECT.
- CONTRACTOR SHALL BE BACKCHARGED FOR THE PROJECT LANDSCAPE ARCHITECT'S TIME WHEN OBSERVATIONS ARE CALLED FOR AND IT IS FOUND THAT THE WORK IS NOT SIGNIFICANTLY READY UPON OBSERVATION OR THE APPOINTMENT IS NOT KEPT. TIME WILL BE CHARGED ON A HOURLY BASIS, PLUS TRANSPORTATION, AT THE THEN EXISTING HOURLY RATE FOR THE PERSONNEL PROVIDING THE OBSERVATIONS.
- THIS FIRM DOES NOT PRACTICE OR CONSULT IN THE FIELD OF SAFETY ENGINEERING, NOR DOES THIS FIRM DIRECT THE CONTRACTOR'S OPERATIONS, AND IS NOT RESPONSIBLE FOR THE SAFETY OF PERSONNEL ON THE SITE; THE PROJECT SITE IS THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHOULD NOTIFY THE OWNER IF THEY CONSIDERS ANY OF THE RECOMMENDED ACTIONS PRESENTED HEREIN TO BE UNSAFE.

COVER SHEET

PROJECT
POINT LOMA SUMMIT
414 LA CRESCENTA DRIVE
SAN DIEGO, CA 12345

NO	TYPE	BY	DATE
1	Δ		
2	Δ		
3	Δ		
4	Δ		
5	Δ		
6	Δ		
7	Δ		
8	Δ		

07.066	03.16.2009	11.01.2010	5.13.2014
PROJECT	08.13.2009	07.25.2011	PRINT DATE / REVISIONS
DATE	10.10.2009	08.05.2012	
DRAWN	PRINT DATE / REVISIONS	PRINT DATE / REVISIONS	

NOTES:

- ALL LEVEL PLANTING AREAS WILL RECEIVE 2" MINIMUM LAYER OF SHREDED FIR BARK MULCH.
- ALL PLANTED AREAS WILL BE WATERED WITH PERMANENT BELOW GRADE FULLY AUTOMATED IRRIGATION SYSTEMS. THESE SYSTEMS WILL BE CONTROLLED BY DUAL PROGRAM ELECTRONIC TIME CLOCKS, REMOTE CONTROL VALVES, AND A RAIN SHUT-OFF DEVICE. WATERING TIMES FOR ALL SYSTEMS WILL GRADUALLY DECREASE AFTER THE PLANT ESTABLISHMENT PERIOD.
- LOW PRECIPITATION RATE HEADS WILL BE UTILIZED FOR MAXIMUM WATER CONSERVATION. POP-UP TYPE HEADS WILL BE USED ADJACENT TO PEDESTRIAN SURFACES I.E. WALKWAYS AND ROADWAYS. THESE SYSTEMS WILL BE INSTALLED AS SOON AS POSSIBLE AFTER CONSTRUCTION AND PRIOR TO PLACEMENT OF PLANT MATERIAL.
- ALL TREES (EXCEPT PALMS) SHALL BE LOCATED MINIMUM 5' FROM HARDSCAPE SURFACES WHEREVER POSSIBLE. ALL TREES (EXCEPT PALMS) LOCATED LESS THAN 5' TO THESE IMPROVEMENTS SHALL RECEIVE AN APPROVED ROOT BARRIER CONTROL DEVICE INSTALLED ADJACENT ALL PARALLEL TO THE IMPROVEMENT AND A MINIMUM OF 5' BEYOND THE TRUNK OF THE TREE IN ALL DIRECTIONS.
- A THOROUGH SOILS ANALYSIS BY A QUALIFIED AGRONOMIST WILL INFLUENCE FINAL PLANT SELECTION, SOIL AMENDMENTS, IRRIGATION SYSTEM DESIGN AND USE, AND FUTURE MAINTENANCE PRACTICES.
- THE INITIAL MAINTENANCE PERIOD WILL BE SUFFICIENT IN DURATION TO INSURE THAT ALL NOTES AND SPECIFICATIONS ARE MET. THIS INCLUDES REMOVAL OF NOXIOUS WEEDS, PLANT REPLACEMENT WHERE NECESSARY, INSECT AND DISEASE CONTROL, AND CONTINUED FERTILIZATION.
- ALL LANDSCAPE AND IRRIGATION SHALL COMPLY WITH THE CITY OF SAN DIEGO'S LAND DEVELOPMENT CODE, LANDSCAPE REGULATIONS; THE LAND DEVELOPMENT MANUAL, LANDSCAPE STANDARDS; AND OTHER CITY REGIONAL STANDARDS.
- MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE OWNER THE LANDSCAPE AREAS SHALL BE MAINTAINED IN A 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 PERMIT CONDITIONS.
- ALL GRADED, DISTURBED, OR ERODED AREAS THAT WILL NOT BE PERMANENTLY PAVED OR COVERED BY STRUCTURES SHALL BE PERMANENTLY REVEGETATED AND IRRIGATED AS SHOWN IN TABLE 142.04F AND IN ACCORDANCE WITH THE STANDARDS IN THE SAN DIEGO MUNICIPAL CODE, SECTION 142.0411. ALL REQUIRED VEGETATION AND EROSION CONTROL SHALL BE COMPLETED WITHIN 90 CALENDAR DAYS OF THE COMPLETION OF GRADING OR DISTURBANCE.

RLA 3010
1909 State St. Suite 200
San Diego, CA 92101
voice 619.232.7007
fax 619.232.7008

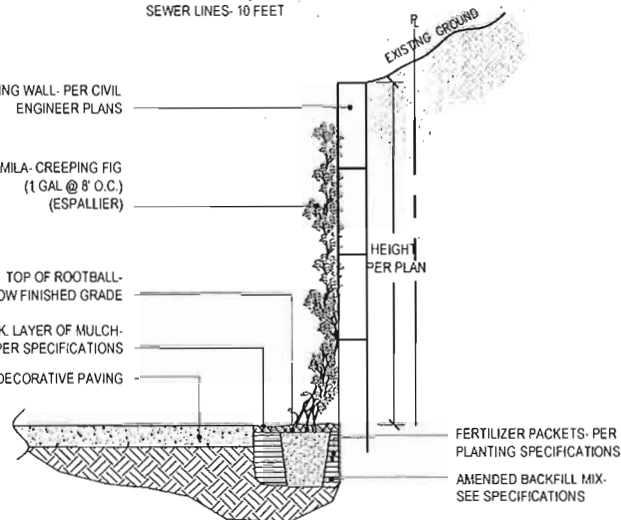


DATE 03.14.2008
SCALE 1"=20'
DRAWN KAP
JOB NO 7.068

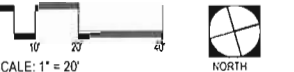
CONCEPT PLANTING PLAN

MINIMUM TREE SEPARATION DISTANCE

IMPROVEMENT / MINIMUM DISTANCE TO STREET TREE:
TRAFFIC SIGNALS (STOP SIGN) - 20 FEET
UNDERGROUND UTILITY LINES - 5 FEET
ABOVE GROUND UTILITY STRUCTURES - 10 FEET
DRIVEWAYS (ENTRIES) - 10 FEET
INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) - 25 FEET
SEWER LINES - 10 FEET



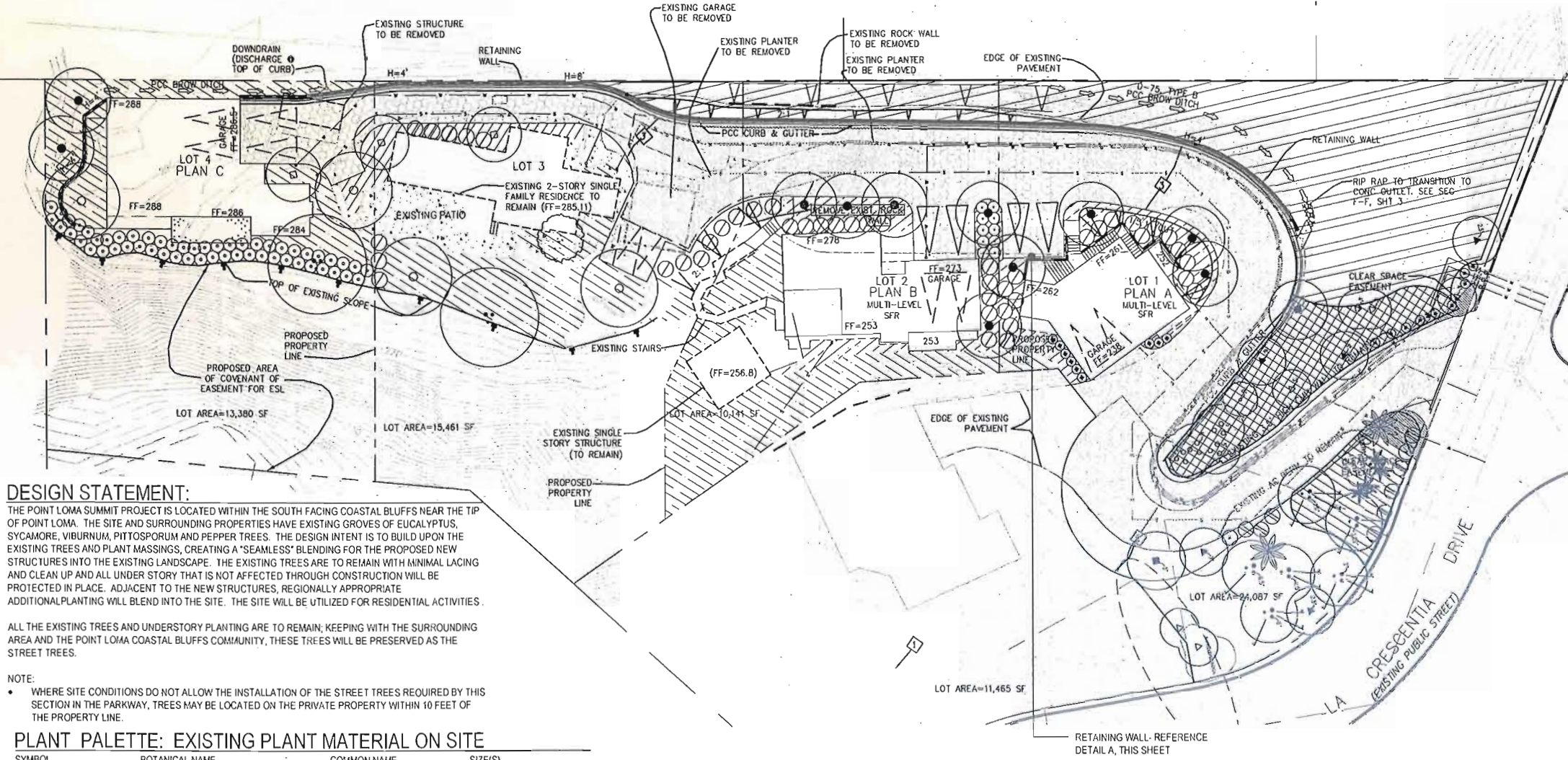
RETAINING WALL SCREENING- VINES NTS



07.068 PROJECT 03.14.2008
DATE 10.10.2009
KAP/MES/AS
DRAWN
03.16.2009
08.13.2009
PRINT DATE / REVISIONS
11.01.2010
07.25.2011
09.05.2012
PRINT DATE / REVISIONS
5.13.2014
PRINT DATE / REVISIONS

PROJECT
POINT LOMA SUMMIT
414 LA CRESCENTIA DRIVE
SAN DIEGO, CA 12345

TYPE	BY	DATE
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DESIGN STATEMENT:

THE POINT LOMA SUMMIT PROJECT IS LOCATED WITHIN THE SOUTH FACING COASTAL BLUFFS NEAR THE TIP OF POINT LOMA. THE SITE AND SURROUNDING PROPERTIES HAVE EXISTING GROVES OF EUCALYPTUS, SYCAMORE, VIBURNUM, PITTOSPORUM AND PEPPER TREES. THE DESIGN INTENT IS TO BUILD UPON THE EXISTING TREES AND PLANT MASSINGS, CREATING A "SEAMLESS" BLENDING FOR THE PROPOSED NEW STRUCTURES INTO THE EXISTING LANDSCAPE. THE EXISTING TREES ARE TO REMAIN WITH MINIMAL LACING AND CLEAN UP AND ALL UNDER STORY THAT IS NOT AFFECTED THROUGH CONSTRUCTION WILL BE PROTECTED IN PLACE. ADJACENT TO THE NEW STRUCTURES, REGIONALLY APPROPRIATE ADDITIONAL PLANTING WILL BLEND INTO THE SITE. THE SITE WILL BE UTILIZED FOR RESIDENTIAL ACTIVITIES.

ALL THE EXISTING TREES AND UNDERSTORY PLANTING ARE TO REMAIN, KEEPING WITH THE SURROUNDING AREA AND THE POINT LOMA COASTAL BLUFFS COMMUNITY, THESE TREES WILL BE PRESERVED AS THE STREET TREES.

- NOTE:
- WHERE SITE CONDITIONS DO NOT ALLOW THE INSTALLATION OF THE STREET TREES REQUIRED BY THIS SECTION IN THE PARKWAY, TREES MAY BE LOCATED ON THE PRIVATE PROPERTY WITHIN 10 FEET OF THE PROPERTY LINE.

PLANT PALETTE: EXISTING PLANT MATERIAL ON SITE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE(S)
	EXISTING PALMS	(Such As)	
	SHRUB PALM	SHRUB PALM	EXISTING OR AS NOTED
	TRACHYCARPUS FORTUNEI	WINDMILL FAN PALM	EXISTING OR AS NOTED
	EXISTING TREES	(Such As)	
	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	EXISTING OR AS NOTED
	MULTI TRUNK TREE	EXISTING TREE	EXISTING OR AS NOTED
	EXISTING TREE	EXISTING TREE	EXISTING OR AS NOTED (STREET TREE)
	ACACIA SPP	ACACIA SPP	EXISTING OR AS NOTED
	EUCALYPTUS	EUCALYPTUS SPP.	EXISTING OR AS NOTED (STREET TREE)
	SCHINUS MOLLE	CALIFORNIA PEPPER	EXISTING OR AS NOTED
	VIBURNUM SUSPENSUM	SANDANKWA VIBURNUM	EXISTING OR AS NOTED
	PITTOSPORUM UNDULATUM	VICTORIAN BOX	EXISTING OR AS NOTED (STREET TREE)
	EXISTING SHRUBS	(Such As)	
	COTONEASTER PARNEYI	COTONEASTER	EXISTING OR AS NOTED
	PITTOSPORUM TOBIRA	TOBIRA	EXISTING OR AS NOTED
	ALOE ATTENUATA	FOXTAIL AGAVE	EXISTING OR AS NOTED
	SHRUB MASSINGS:	(Such As)	
	HEDERA CANARIENSIS	ALGERIAN IVY	EXISTING OR AS NOTED
	PLANTING MASS UNDER 24" IN HEIGHT		EXISTING OR AS NOTED
	PLANTING MASS OVER 24" IN HEIGHT		EXISTING OR AS NOTED
	EXISTING LANDSCAPE TO REMAIN		EXISTING OR AS NOTED

PLANT PALETTE: PROPOSED

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE(S)	QTY	HEIGHT & SPREAD
	TREES:				
	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	24" BOX	4	30' x 30'
	PINUS CANARIENSIS	CANARY ISLAND PINE	24" BOX	11	60' x 25'
	ORNAMENTAL TREES:				
	PRUNUS SERRULATA	FLOWERING CHERRY	24" BOX	3	25' x 25'
	SHRUBS:				
	DIETES VEGETA	FORTNIGHT LILY	5 GAL.	10	3' x 3'
	RHAPIOLEPSIS INOICA 'MAJESTIC BEAUTY'	HEDGE	5 GAL.	55	4' x 5'
	METROSIDEROS C. 'SPRINGFIRE'	N/A	15 GAL.	9	8' x 4'
	PITTOSPORUM TOBIRA	TOBIRA	5 GAL.	45	6' x 6'
	GROUND COVERS:				
	LONICERA J. 'HALLIANA'	HALL'S HONEYSUCKLE	1 GAL @ 24" O.C.		2'3' x 2'
	MEADOW (SUCH AS):				
	SESLERIA CAERULEA	BLUE MOOR GRASS	1 GAL @ VARIES		2'3' x 3'
	CAREX SPECIES	SEDGE			
	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	REGAL MIST DEER GRASS			
	ESCHSCHOLZIA CALIFORNICA	CALIFORNIA POPPY			
	LUPINUS SPECIES	LUPINE			
	ACHILLEA MILLEFOLIUM	YARROW			

RLA 3010
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voice 619.232.7007
fax 619.232.7008



DATE
03.14.2008

SCALE
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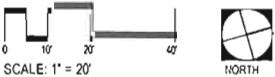
DRAWN
KAP

JOB NO
7.066

CITY OF SAN DIEGO
LANDSCAPE CALCULATIONS

PROJECT
POINT LOMA SUMMIT
414 LA CRESCENTIA DRIVE
SAN DIEGO, CA 12345

REVISIONS	TYPE	BY	DATE
1			
2			
3			
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07.066	03.16.2009	11.01.2010	5.13.2014
PROJECT	03.14.2008	07.25.2011	PRINT DATE / REVISIONS
DATE	KAP/MES/AS	10.10.2009	09.05.2012
DRAWN	PRINT DATE / REVISIONS	PRINT DATE / REVISIONS	PRINT DATE / REVISIONS

SUMMARY OF LANDSCAPE CALCULATIONS

Single dwelling unit in rm zone or multiple dwelling unit in all zones

STREET YARD

Total Area 14,560 s.f.
Planting Area required (50%) 7,280 s.f.; Provided 9,278 s.f.; Excess area provided 1,998 s.f.
Plant points required (.05) 728; Points provided 12,129; Points achieved through trees 6,723; Excess points 11,401

VEHICULAR USE AREA

Total area 13,936 s.f.
Total Area within Street Yard 5,282 s.f.
Landscape Area required within Street Yard (5% of Vehicular Use area located within the Street Yard) 264 s.f.; Provided 1,682 s.f.; Excess area provided 1,418 s.f.
Plant points required within Street Yard VUA (.05) 236; Provided 4,544; Points achieved through trees 4,250; Excess points 4,308
Total Area outside the Street Yard 8,654 s.f.
Landscape Area required outside Street Yard (5% of Vehicular Use area located outside the Street Yard) 433 s.f.; Provided 3,735 s.f.; Excess area provided 3,302 s.f.
Plant points required outside the Street Yard VUA (.03) 260; Provided 738; Points achieved through trees 260; Excess points 478

REMAINING YARD

Structures 4; Points Required 240; Points Provided 2,633; Points achieved through trees 160; Excess points provided 2,473

STREET TREES

La Crescentia Drive @ 239'; 24' box street trees required 8; Provided 7
or 10' BTH palms required 12; Provided 4

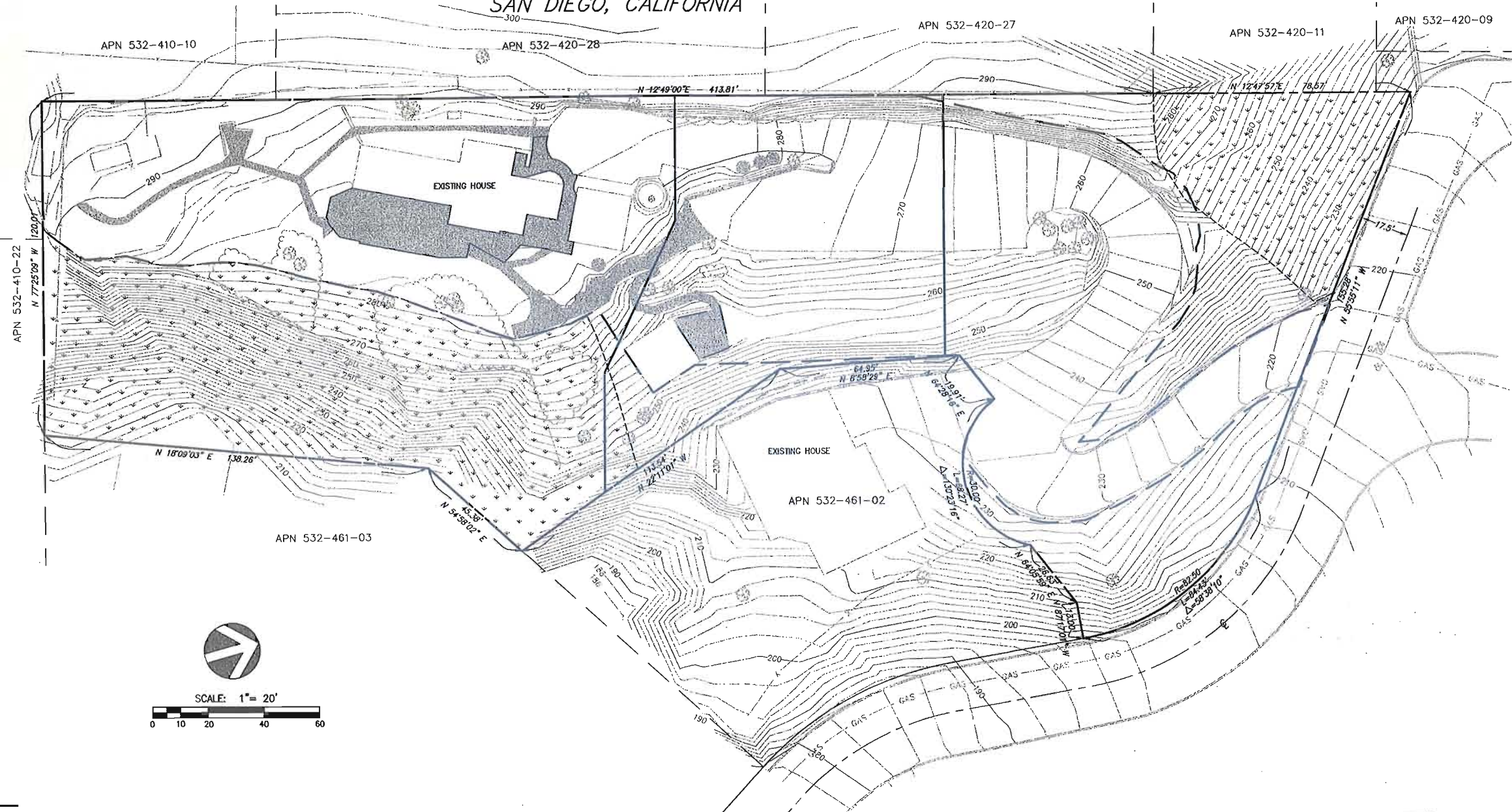
LANDSCAPE CALCULATIONS LEGEND

- STREET YARD WITH STREET YARD OUTLINE
- REMAINING YARD
- VEHICULAR USE AREA BOUNDARY OUTSIDE THE STREET YARD
- VEHICULAR USE AREA BOUNDARY WITHIN THE STREET YARD
- AREA NOT REQUIRED IN CALCULATIONS

SLOPE ANALYSIS FOR: POINT LOMA SUMMIT

SAN DIEGO, CALIFORNIA

ATTACHMENT 10



LEGEND

ITEM	SYMBOL
SUBDIVISION BOUNDARY/ TENTATIVE MAP BOUNDARY	---
EXISTING CONTOURS	~250~
STEEP HILLSIDES 25%+ SLOPES (HEIGHT=50'+) TO REMAIN UNDISTURBED	---+---+---+---
LIMITS OF EXISTING DISTURBANCE	---

SQ. FT.	% OF SITE
17,955	28.5%
37,300	59.1%
7,809	12.4%
63,064 SQ. FT. (1.45 AC.)	TOTAL SITE AREA



SCALE: 1" = 20'

BENCH MARK:

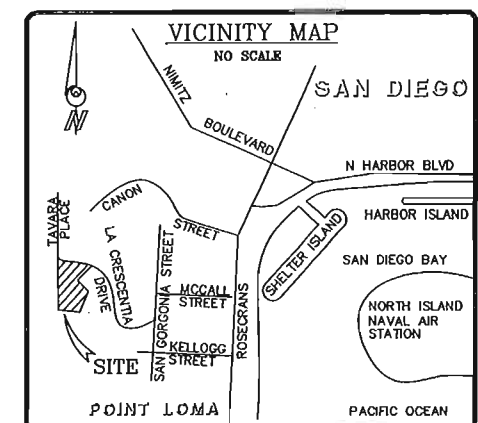
SOUTHWEST BRASS PLUG AT
INTERSECTION OF SAN GORGONIO
DRIVE AND LA CRESCENTIA DRIVE.
ELEVATION = 142.46'
DATUM = MSL

TOPOGRAPHY:

TOPOGRAPHY OBTAINED FROM TOPO
SURVEY BY: KARL CEBE, L.S. 6668
DATED: NOVEMBER 25, 2000

PLANS PREPARED BY:

REC CONSULTANTS, INC.
2442 SECOND AVENUE
SAN DIEGO, CALIFORNIA 92101
TEL: (619) 232-9200



Civil Engineering - Environmental
Land Surveying
2442 Second Avenue
San Diego, CA 92101
(619) 232-9200 (619) 232-9210 Fax
Consultants, Inc.

DATE: 6/10/10
DRAWN: LRO
CHK'D:
JOB NO: 738
REVISIONS:
9/2012 - RF

SLOPE ANALYSIS FOR:
POINT LOMA SUMMIT

SHEET NO.
13 OF 13

Mail Processing Center
Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Group
2601 Meacham Boulevard
Fort Worth, TX 76193

Aeronautical Study No.
2014-AWP-1972-OE

Issued Date: 05/20/2014

Robert Furey
Pointe Loma Summit
REC Consultants Inc
2442 2nd Ave
San Diego, CA 92106

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure:	Building Custom Homes
Location:	San Diego, CA
Latitude:	32-42-37.93N NAD 83
Longitude:	117-14-35.63W
Heights:	300 feet site elevation (SE) 30 feet above ground level (AGL) 330 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does exceed obstruction standards but would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

☐ At least 10 days prior to start of construction (7460-2, Part 1)
☒ Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

See attachment for additional condition(s) or information.

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed and maintained in accordance with FAA Advisory circular 70/7460-1 K Change 2.

The structure considered under this study lies in proximity to an airport and occupants may be subjected to noise from aircraft operating to and from the airport.

This determination expires on 11/20/2015 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.

- (b) extended, revised, or terminated by the issuing office.
- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates , heights, frequency(ies) and power . Any changes in coordinates , heights, and frequencies or use of greater power will void this determination. Any future construction or alteration , including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

Any failure or malfunction that lasts more than thirty (30) minutes and affects a top light or flashing obstruction light, regardless of its position, should be reported immediately to (877) 487-6867 so a Notice to Airmen (NOTAM) can be issued. As soon as the normal operation is restored, notify the same number.

If we can be of further assistance, please contact our office at (310) 725-6557. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2014-AWP-1972-OE.

Signature Control No: 211951500-218580022

(EBO)

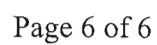
Karen McDonald
Specialist

Attachment(s)
Additional Information
Case Description
Map(s)

THIS AIRSPACE DETERMINATION IS ISSUED FOR ONE HOME AT THE EFILED COORDINATES, SITE ELEVATION, AND ABOVE GROUND LEVEL HEIGHTS, BY THE SPONSOR.

Custom Homes







City of San Diego
Development Services
1222 First Ave., MS-302
San Diego, CA 92101

Community Planning Committee Distribution Form Part 1

Project Name: Point Loma Summit		Project Number: 153840		Distribution Date:	
Project Scope/Location: PENINSULA JO#43-0686. (PROCESS 4) *SUSTAINABLE EXPEDITE* CDP, SDP for ESL & Deviations, VTM to create 4 parcels from one existing 1.43 acre site to construct 3 SFR's (1 ex to remain) at 414 La Crescentia Dr in the RS-1-4 Zone within the Peninsula Com Plan, Coastal (non-appealable), Coastal Ht Limit, Parking Impact. FAA Part 77 Council Dist 2. Notice Cards=1.					
Applicant Name: Robert Furey			Applicant Phone Number: (619) 232-9200		
Project Manager: Laura C. Black	Phone Number: (619) 236-6327	Fax Number: (619) 446-5245	E-mail Address: lblack@san-diego.gov		
Project Issues (To be completed by Community Planning Committee for initial review): <p>THE COMMUNITY WAS VERY CONCERNED ABOUT FIRE SAFETY AND THE ABILITY OF THE FIRE DEPARTMENT TO ACCESS THE SITE GIVEN THE NATURE OF THE ROAD TO THE SITE. DENSITY WAS ALSO AN ISSUE. AND, THE REQUEST FOR VARIOUS DEVIATIONS JUST SO THE DEVELOPER COULD BUILD WHAT THEY WANTED WAS UNACCEPTABLE. DEVELOP DEVELOPERS NEED TO WORK ON MAKING THEIR PROJECTS FIT THE SITE, <u>NOT</u> TRY TO MAKE THE SITE FIT THEIR PROJECT.</p>					
Attach Additional Pages If Necessary.			Please return to: Project Management Division City of San Diego Development Services Department 1222 First Avenue, MS 302 San Diego, CA 92101		
Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services . Upon request, this information is available in alternative formats for persons with disabilities.					



City of San Diego
Development Services
1222 First Ave., MS-302
San Diego, CA 92101

Community Planning Committee Distribution Form Part 2

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Applicant Name: Robert Furey		Applicant Phone Number: (619) 232-9200	
Project Manager: Laura C. Black	Phone Number: (619) 236-6327	Fax Number: (619) 446-5245	E-mail Address: lblack@sandiego.gov
Committee Recommendations (To be completed for Initial Review):			
<input type="checkbox"/> Vote to Approve	Members Yes	Members No	Members Abstain
<input type="checkbox"/> Vote to Approve With Conditions Listed Below	Members Yes	Members No	Members Abstain
<input type="checkbox"/> Vote to Approve With Non-Binding Recommendations Listed Below	Members Yes	Members No	Members Abstain
<input checked="" type="checkbox"/> Vote to Deny	Members Yes 12	Members No 0	Members Abstain 1
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)		<input type="checkbox"/> Continued	
CONDITIONS:			
NAME: <u>Geoff Page</u>		TITLE: <u>CHAIR</u>	
SIGNATURE: <u>[Signature]</u>		DATE: <u>8-15-12</u>	
Attach Additional Pages If Necessary.		Please return to: Project Management Division City of San Diego Development Services Department 1222 First Avenue, MS 302 San Diego, CA 92101	
Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services . Upon request, this information is available in alternative formats for persons with disabilities.			



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 Point Loma Summit

Project No. For City Use Only
153840

Project Address:

414 LA CRESCENTIA DRIVE SD 92106

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):

CHAROLYN Kutzke

☒ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

Box 6803 San Diego Ca 92166

City/State/Zip:

619 223-0320

Phone No:

Charolyn Kutzke

Fax No:

3-21-08

Signature:

Date:

Name of Individual (type or print):

JIM STAMAN

☒ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

227 Stafford Rd Pt San Diego Ca 92107

City/State/Zip:

619-224-0009 619-224-6537

Phone No:

J. Staman

Fax No:

3-21-08

Signature:

Date:

Name of Individual (type or print):

KAREN KAPP

☒ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

3250 McCall St.

City/State/Zip:

San Diego Ca 92106 619 223-0320

Phone No:

619 851-1343

Fax No:

Signature:

Karen Kapp

Date:

3-21-08

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
Point Loma Summit – Project No. 153840

Date	Action	Description	City Review Time (Working Days)	Applicant Response (Working Days)
04/24/2009	First Submittal	Project Deemed Complete		
05/21/2009	First Assessment Letter		19 days	
09/03/2009	Second Submittal			72 days
09/22/2009	Second Assessment Letter		12 days	
01/22/2010	Third Submittal			79 days
02/17/2010	Third Assessment Letter		17 days	
03/02/2011	Fourth Submittal			256 days
03/16/2011	Fourth Assessment Letter		10 days	
07/28/2011	Fifth Submittal	(reduced project to 3 lots total – 1 existing, 2 new residences proposed)		93 days
08/10/2011	Fifth Assessment Letter		9 days	
09/28/2011	Sixth Submittal			34 days
10/05/2011	Sixth Assessment Letter		5 days	
07/02/2012	Seventh Submittal	(project redesign – proposed project back to original 4 lot configuration, 1 existing and 3 new residences proposed)		180 days
08/06/2012	Seventh Assessment Letter		23 days	
09/21/2012	Eighth Submittal			33 days
10/10/2012	Eighth Assessment Letter		13 days	
11/06/2012	Ninth Submittal			19 days
11/23/2012	Ninth Assessment Letter	Reviews Complete	12 days	
11/20/2012	Environmental Determination - MND			

02/27/2013	Draft MND – out for public review		60 days	
03/19/2013	Draft MND – end of public review comment period		14 days	
04/07/2014	Final MND		198 days	
06/19/2014	Public Hearing – Planning Commission		51 days	
TOTAL STAFF TIME		(Does not include City Holidays or City Furlough)	443 days	
TOTAL APPLICANT TIME		(Does not include City Holidays or City Furlough)		766 days
TOTAL PROJECT RUNNING TIME			1,209 days = 4.65 years (with 260 working days assumed in a calendar year)	



THE CITY OF SAN DIEGO

DATE OF NOTICE: June 5, 2014

NOTICE OF PUBLIC HEARING PLANNING COMMISSION

DATE OF HEARING: June 19, 2014
TIME OF HEARING: 9:00 A.M.
LOCATION OF HEARING: Council Chambers, 12th Floor, City Administration Building,
202 C Street, San Diego, California 92101

PROJECT TYPE: Coastal Development Permit, Site Development Permit,
Vesting Tentative Parcel Map, and Mitigated Negative
Declaration - PROCESS FOUR

PROJECT NUMBER: 153840
PROJECT NAME: POINT LOMA SUMMIT
APPLICANT: Rob Furey, REC Consultants

COMMUNITY PLAN AREA: Peninsula
COUNCIL DISTRICT: District Two

CITY PROJECT MANAGER: Laura C. Black, AICP, Development Project Manager
PHONE NUMBER/E-MAIL: (619) 236.6327 / lblack@sandiego.gov

As a property owner, tenant or person who has requested notice, you should know that the Planning Commission will hold a public hearing to approve, conditionally approve, or deny an application to subdivide two existing lots into four lots and construct three (3) single family residences and retain the existing single family residence, for a total of four (4) single family residences on four (4) lots. Lot 1 proposes to be 24,088 square feet and would construct a multi-level, 2,620 square foot residence. Lot 2 proposes to be 10,141 square feet and would construct a multi-level, 3,179 square foot residence and retain the existing 400 square foot workshop. Lot 3 is proposed to be 15,461 square feet and will retain the 2,425 square foot single family residence, but demolish the existing 392 square foot detached garage. Lot 4 is proposed to be 13,380 square feet and would construct a two-story, 3,883 square foot residence. The project proposes deviations from development regulations which include rear setback, street frontage and retaining wall height. The 1.45 acre project site is located at 414 La Crescentia Drive in the RS-1-4 Zone, Coastal Overlay Zone (non-appealable), Coastal Height Limit Overlay Zone, Parking Impact Overlay Zone (Coastal Impact Area), Federal Aviation Administration Part 77

Noticing Area, and within the Peninsula Community Plan Area and Local Coastal Program Land Use Plan. The project shall integrate sustainable features consistent with council policy 900-14. A Mitigated Negative Declaration (MND) has been prepared in accordance with California Environmental Quality Act (CEQA) State Guidelines. This application was filed on April 24, 2009.

The decision of the Planning Commission is final unless the project is appealed to the City Council. In order to appeal the decision of the Planning Commission you must be present at the public hearing and file a speaker slip concerning the application or have expressed interest by writing to the Planning Commission before the close of the public hearing. Please do not e-mail appeals as they will not be accepted. See Information Bulletin 505 "Appeal Procedure", available at www.sandiego.gov/development-services or in person at the office of the City Clerk, 202 "C" Street, Second Floor. The appeal must be made within 10 working days of the Planning Commission decision. If you wish to challenge the City's action on the above proceedings in court, you may be limited to addressing only those issues you or someone else have raised at the public hearing described in this notice, or written in correspondence to the City at or before the public hearing.

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

If you have any questions after reviewing this information, you can contact the City Project Manager listed above.

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

Internal Order Number: 23430686