



THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: February 5, 2015

REPORT NO. PC-15-007

ATTENTION: Planning Commission, Agenda of February 12, 2015

SUBJECT: VITERBI RESIDENCE - PROJECT NO. 273802. PROCESS 4

**OWNER/
APPLICANT:** Andrew J. Viterbi and Erna F. Viterbi
Michael Smith, Engineer/Consultant

SUMMARY

Issue: Should the Planning Commission approve a Coastal Development Permit and Site Development Permit for the revegetation, stabilization and repair of a failed rear yard slope of an existing residence on a 0.75-acre property within the La Jolla Community Plan area?

Staff Recommendation: Approve Coastal Development Permit No. 962184 and Site Development Permit No. 962185.

Community Planning Group Recommendation: The La Jolla Community Planning Association voted 14-0-1 to recommend approval of this project at their meeting on July 9, 2014, with no recommended conditions (ATTACHMENT 13).

Environmental Review: The project was determined to be exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15303, "New Construction." This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on November 19, 2014, and the opportunity to appeal that determination ended December 5, 2014.

Fiscal Impact Statement: None. The processing of this application is paid for through a deposit account established by the applicant.

Code Enforcement Impact: Neighborhood Code Compliance has issued a violation (ATTACHMENT 12) for unauthorized grading and installation of retaining walls located in the rear steep hillside area of the property. The grading and construction was done without permits and must be corrected through a permit condition to obtain a grading permit which will resolve this code violation.

Housing Impact Statement: The subject property is an existing legal building site zoned for single-family residential use. The project proposes to repair a failed slope in the rear yard of an existing single family residence. There will be no net gain or loss to the available housing stock within the La Jolla Community Planning Area.

BACKGROUND

The 0.75-acre project site was developed with a single family residence built in 1974. The surrounding properties include single-family residential development. The project site is located at 2712 Glenwick Place, in the SF Zone of the La Jolla Shores Planned District, Coastal Overlay Zone (non-appealable), Coastal Height Limitation Overlay Zone, Parking Impact Overlay Zone and the Residential Tandem Parking Overlay Zone within the La Jolla Community Plan area (ATTACHMENTS 1 – 3).

The slope failure / landslide occurred during the 2010 rainy season when heavy rains washed out a section of the back slope of the property. The owner graded the site and installed ten retaining walls to stabilize the slope. A Coastal Development Permit is required by the Land Development Code (Section 126.0702) for development on property within the Coastal Overlay Zone. A Site Development Permit, Process 4 (due to the requested deviation), is required, by the Land Development Code (Section 126.0502), for development on premises containing Environmentally Sensitive Lands (ESL) – Steep Hillside and Sensitive Vegetation. This project requires a deviation to the Environmentally Sensitive Lands Regulations for exceeding the maximum allowed encroachment. Neighborhood Code Compliance issued A Notice of Violation Letter dated August 26, 2011, regarding the unauthorized grading of sensitive biological resources and steep hillside, and the installation of 10 retaining walls to repair a failed slope located directly west of the existing residence. The draft permit for this project requires the applicant to obtain a grading permit for the slope restoration and repair. The implementation of this required grading permit will correct the code violation.

DISCUSSION

Project Description:

The project proposes a slope repair of approximate 6,374-square feet (0.15-acre) of failed slope area, and is located on a property that contains an existing single-family residence on a 0.75-acre property. The site contains environmentally sensitive lands (steep hillside and sensitive vegetation) in the area of the failed slope.

The project's revegetation restoration plan was prepared by a certified biologist, based on a Biology Report prepared by Helix Environmental Planning, dated June 29, 2012, and a landscape architect in conjunction with geotechnical recommendations from a Limited Geotechnical Evaluation Report and Addendum prepared by GeoSoils, Inc., dated April 6, 2012. The overall goal of the restoration revegetation plan is to stabilize the existing slide area and return the area of slope failure back to its original condition, as much as possible. The revegetation plan is designed to establish native vegetation similar to that which exists on the adjacent slopes. The appropriate plant species and planting techniques have been incorporated into the landscape

plans that will ultimately result in the reestablishment of native vegetation that will help blend the structurally required slope benches and small retaining walls (ATTACHMENT 10). Nearly the entire area of slope restoration, re-vegetation and repair will be located within Brush Management Zone 2, which will be implemented formally on this property for the first time and will be restored and re-vegetated per the projects landscape and restoration plans. The applicant is proposing to use the existing unpermitted retaining walls with the addition of new 40-foot long tieback anchors to further stabilize the slope and retaining walls. The analysis prepared by GeoSoils, Incorporated determined this design solution would achieve a slope stability factor of safety of 1.5 or greater, minimize further encroachment into sensitive land, and achieve the best results of re-creating a natural looking repaired slope.

The recommended repair design method was decided upon after careful review of other viable options such as a "Geogrid reinforced backfill" alternative and a "Large Diameter Shear Pin" alternative. These alternatives are illustrated on the project's submitted grading plans and illustrate the potential impact area of both of these alternative options (ATTACHMENT 11). These alternatives result in increasing the required over-excavation area, thereby increasing the area of impact to environmentally sensitive lands. Therefore, the design and siting, as proposed, will result in the minimum disturbance to environmentally sensitive lands.

This project includes a deviation to the 25% maximum allowed encroachment into sensitive resources due to the landslide. The development footprint, existing residence and improved yard area, prior to the landslide, cover 39.8% of the total lot area. The landslide disturbed approximately 3,800 square feet of ESL, and the repair/restoration area proposes a total footprint of 4,052 square feet including the landslide. While technically the landslide area constitutes new development area, this proposal is restoring the failed slope back to its pre-failed condition as much as possible. The recordation of a Covenant of Easement which ensures preservation of the Environmentally Sensitive Lands that are outside the allowed development area on the premises is a condition of approval contained in the draft permit (ATTACHMENT 6, Page 5, Condition No. 20).

Community Plan Analysis:

The proposed project is located within the La Jolla Community Plan (LJCP) area and the subject site is designated for very low density residential development at 0-5 du/acre and Open Space. The proposed project conforms to the LJCP designated land use. The LJCP recommends maintaining the character of residential areas by ensuring that redevelopment occurs in a manner that protects natural features, preserves existing streetscape themes and allows a harmonious visual relationship to exist development. The Natural Resources and Open Space System Element recommends the protection of environmentally sensitive resources of La Jolla's open areas including its coastal bluffs, sensitive steep hillside slopes, canyon, native plant life and wildlife habitat linkages.

The property does not contain nor is it in the vicinity of any public view as identified by the LJCP. The proposed slope repair and revegetation does not impact any public view. This proposed project is designed and intended to restore and return the project site back to the way it was prior to the slope failure, with the exception of necessary retaining walls and grade beams to stabilize the soil. Staff recommends approval of the proposed slope stabilization and slope repair

to this existing single family residence as it is consistent with the community plan's policies for residential development and the protection of open space.

Conclusion:

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


ALTERNATIVE

1. **Approve Coastal Development Permit No. 962184 and Site Development Permit No. 962185, with modifications.**
2. **Deny Coastal Development Permit No. 962184 and Site Development Permit No. 962185, if the findings required to approve the project cannot be affirmed.**

Respectfully submitted,



Mike Westlake
Assistant Deputy Director
Development Services Department


Glenn R. Gargas Project Manager
Development Services Department

Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Draft CDP/SDP Permit Resolution with Findings
6. Draft CDP/SDP Permit with Conditions
7. Copy of Environmental Exemption
8. Project Site Plan/Grading Plan
9. Project Landscape/Revegetation Plan
10. Project Photo Simulation
11. Alternative Slope Grading/Stabilization Designs
12. Copy of Notice of Violation Letter

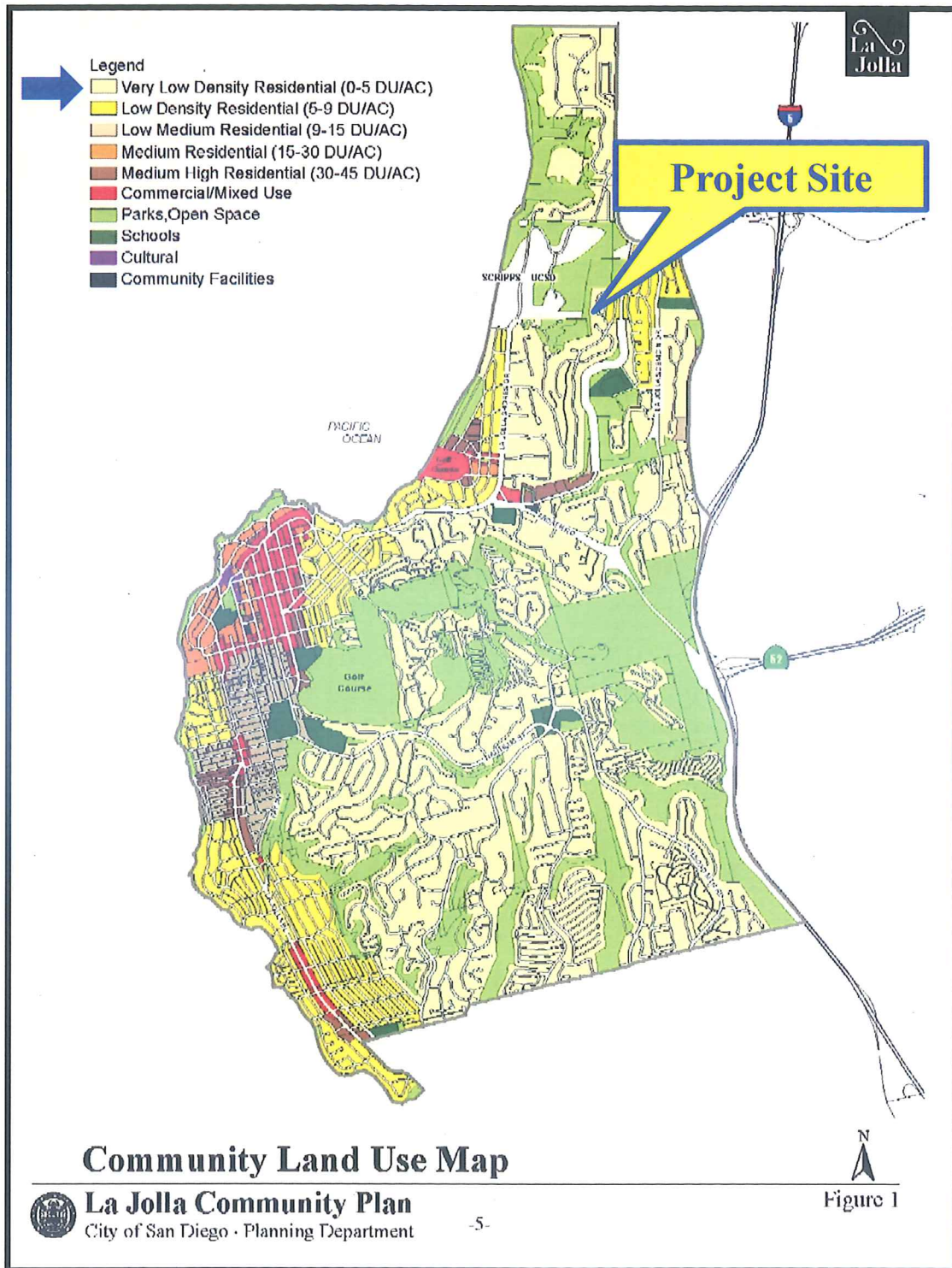
13. Community Planning Group Recommendation
14. Ownership Disclosure Statement
15. Project Chronology



Aerial Photo

VITERBI RESIDENCE 2712 GLENWICK PLACE
PROJECT NO. 273802

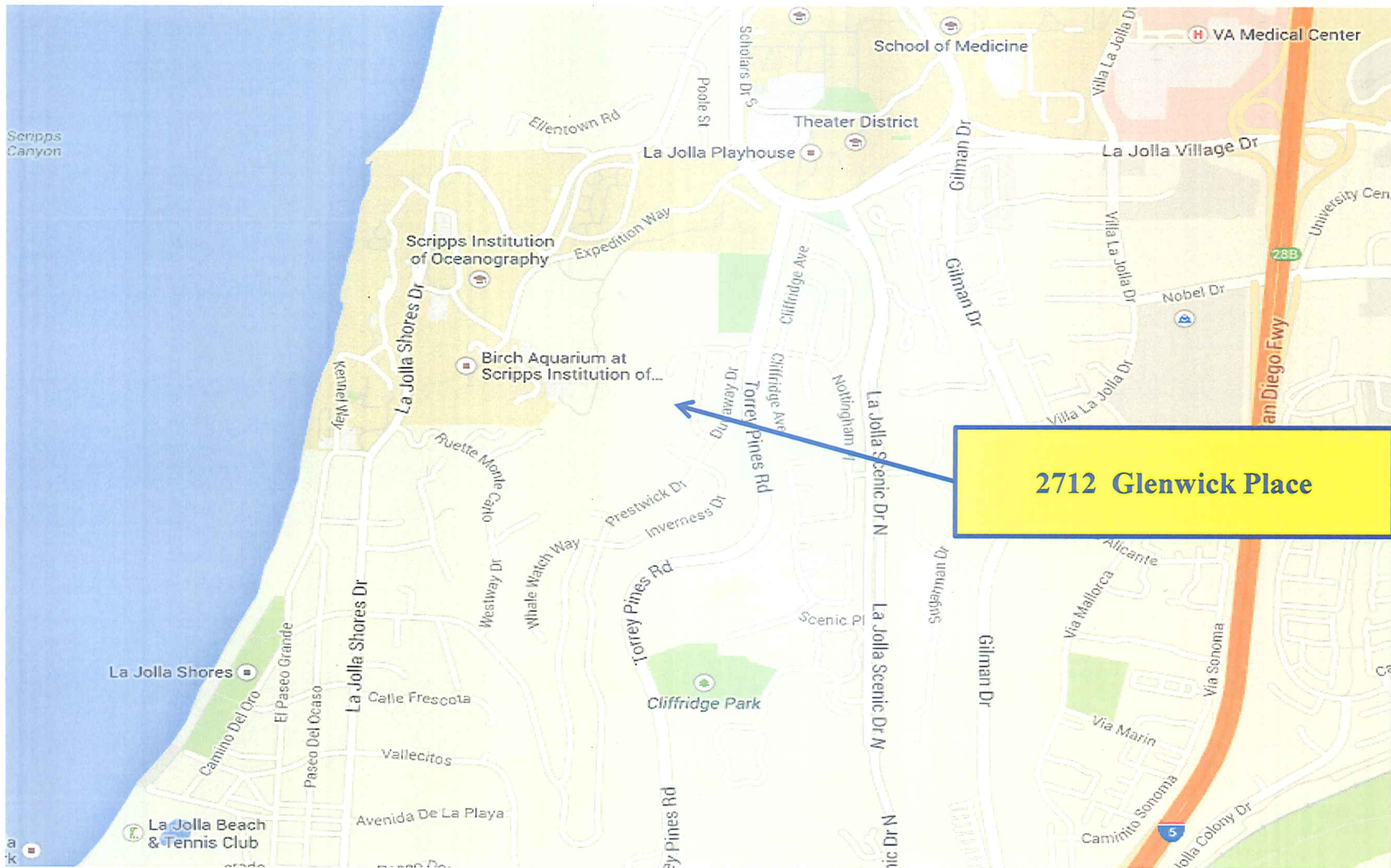




Land Use Map

VITERBI RESIDENCE – 2712 GLENWICK PLACE
PROJECT NO. 273802 La Jolla





Project Location Map

VITERBI RESIDENCE – 2712 GLENWICK PLACE
PROJECT NO. 273802



PROJECT DATA SHEET

PROJECT NAME:	Viterbi Residence – Project No. 273802	
PROJECT DESCRIPTION:	Coastal Development Permit and Site Development Permit to stabilize and repair an approximate 6,374 square foot area of failed slope in the rear yard of an existing single family residence on a 32,535 square foot property.	
COMMUNITY PLAN AREA:	La Jolla	
DISCRETIONARY ACTIONS:	Coastal Development Permit & Site Development Permit.	
COMMUNITY PLAN LAND USE DESIGNATION:	Very Low Density Residential (0-5 DUs per acre)	
<p><u>ZONING INFORMATION:</u></p> <p>ZONE: SF Zone of the La Jolla Shores Planned District</p> <p>HEIGHT LIMIT: 30-Foot maximum height limit.</p> <p>LOT SIZE: Approx. 20,000 square-foot minimum lot size – existing lot 32,535 sq. ft.</p> <p>FLOOR AREA RATIO: NA (PDO – none) (slope repair only)</p> <p>FRONT SETBACK: 5 feet</p> <p>SIDE SETBACK: 5 feet</p> <p>STREETSIDE SETBACK: NA.</p> <p>REAR SETBACK: 280 feet (approximate)</p> <p>PARKING: 2 parking spaces required – 2 spaces existing.</p>		
<u>ADJACENT PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Very Low Density Residential; SF Zone of La Jolla PDO.	Single Family Residence
SOUTH:	Very Low Density Residential; SF Zone of La Jolla PDO.	Single Family Residence
EAST:	Low Density Residential; SF Zone of La Jolla PDO.	Single Family Residence

ATTACHMENT 4

WEST:	Scripps UCSD; RS-1-7 Zone	Birch Aquarium at Scripps Institution of Oceanography
DEVIATIONS OR VARIANCES REQUESTED:	None.	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On July 9, 2014, the La Jolla Community Planning Association voted (14-0-1) to recommend approval of this project. The recommendation did not include any conditions.	

PLANNING COMMISSION RESOLUTION NO. _____
COASTAL DEVELOPMENT PERMIT NO. 962184 AND
SITE DEVELOPMENT PERMIT NO. 962185
VITERBI RESIDENCE - PROJECT NO. 273802

WHEREAS, Andrew J. Viterbi and Erna F. Viterbi, Trustees of the Andrew J. Viterbi and Erna F. Viterbi Family Trust dated August 5, 1980, Owner/Permittee, filed an application with the City of San Diego for a permit to repair a failed rear slope area for a existing single family residence (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit Nos. 962184 and 962185), on portions of a 0.75-acre property;

WHEREAS, the project site is located at 2712 Glenwick Place, in the SF Zone of La Jolla Shores Planned District, Coastal (non-appealable), Coastal Height Limitation Overlay Zones within the La Jolla Community Plan area;

WHEREAS, the project site is legally described as Lot 47, La Jolla Highlands, Unit No. 2, Map No. 3361;

WHEREAS, on February 12, 2015, the Planning Commission of the City of San Diego considered Coastal Development Permit No. 962184 and Site Development Permit No. 962185, pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on November 19, 2014, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code section 21000 et. seq.) under CEQA Guideline Section 15303 and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

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 February 12, 2015.

FINDINGS:

Coastal Development Permit - Section 126.0708

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

The project site is currently developed with an existing single family residence and the subject premises contain sensitive vegetation and steep slopes on the western portion of the property. The project proposes a slope repair of a failed slope to the rear of the existing single family residence on a 0.75-acre property. The proposed project is contained within the existing legal lot area, which will not encroach upon any existing or proposed physical access to the coast. The project site is not located within the First Public Roadway (La Jolla Shores Drive). This project

development will not negatively impact the identified public access and there are no public views on or adjacent to the project site, as identified within the La Jolla Community Plan and Local Coastal Land Use Plan. The project site is situated at the western terminus of Glenwick Place, within an established, fully developed, single family residential neighborhood. The proposed project meets all of the development standards, such as building setbacks and height limits required by the underlying zone, except for the maximum amount of encroachment area allowed under the Environmentally Sensitive Lands Regulations. There is no physical accessway provided through the rear of the property. Thus, the proposed slope repair to the existing residential site will not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway identified in the La Jolla Local Coastal Program land use plan; and the proposed slope repair 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.

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

The project site is currently developed with a single family residence, and contains sensitive vegetation and steep slopes within the western portion of the property. The project proposes a slope repair of a failed slope on western portion of the property, directly west of the existing single-family residential dwelling located on a 0.75-acre property. This proposed project is designed and intended to restore and return the project site back to its condition prior to the slope failure with the exception of necessary retaining walls and grade beams to stabilize the soil. There is no further development or expansion of the existing single family residence located on the property at this time. The project site and the area of the slope failure do contain environmentally sensitive lands. However, the project includes a revegetation /restoration plan prepared by a certified biologist, based on a Biology Report prepared by Helix Environmental Planning, dated June 29, 2012, and landscape architect in conjunction with geotechnical recommendations from a Limited Geotechnical Evaluation Report prepared by GeoSoils, Inc., dated April 6, 2012 and an Addendum to that report dated May 31, 2013. The overall restoration revegetation plan is intended to stabilize the existing slide area and return the area of slope failure back to its original condition as much as possible under the circumstances. The revegetation plan is designed to establish native vegetation similar to that which exists on the adjacent slopes. The appropriate plant species and planting techniques have been incorporated in the landscape plans that will ultimately result in the reestablishment of native vegetation that will help hide the structurally required slope benches and small retaining walls.

Site drainage currently exists and is designed to drain predominately from the existing impervious areas toward the public street. No additional impervious area is being proposed as part of the landslide repair. The project's permit includes a condition requiring a Water Pollution Control Plan to be reviewed and approved by the City Engineer to meet the City's Storm Water Standards prior to construction permit issuance. A Water Quality Study, "2712 Glenwick Place", dated December 23, 2013, was prepared by Pasco Laret Suiter & Associates, concluding that the proposed Low Impact Development (LID) and Source Control Best Management Practices have been shown to address mitigation measures to protect water quality to the maximum extent practicable and that the project is not subject to hydromodification. The environmental analysis conducted by the City's Environmental Analysis Section determined that the project qualified for a Categorical Exemption, in accordance with the California Environmental Quality Act (CEQA). The project revegetation/restoration plans and reports were prepared by licensed professionals,

reviewed and accepted by the City's Development Services Department and the Planning Commission. Thus, the proposed slope repair as designed will not adversely affect environmentally sensitive lands.

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

The proposed development to repair a failed slope is located on a property that contains an existing single family residence on a 0.75-acre site designated for Very Low Density Single Family Residential (0-5 dwelling units per acre) and Open Space land use in the La Jolla Community Plan and Local Coastal Land Use Plan. The existing permitted single family development is consistent with this Land Use Designation. This proposed project is designed and intended to restore and return the project site back to the way it was prior to the slope failure with the exception of necessary retaining walls and grade beams to stabilize the soil. The environmental analysis conducted by the City's Environmental Analysis Section determined that the project qualified for a Categorical Exemption, in accordance with the California Environmental Quality Act (CEQA). The project design was also determined to be in compliance with all applicable development regulations, including those of the SF Zone of the La Jolla Shores Planned District, Environmentally Sensitive Lands Regulations and Coastal Overlay Zone. The project site is located approximately three blocks west of a Scenic Roadway as identified within the La Jolla Community Plan and Local Coastal Land Use Plan. However, there are no public views on or adjacent to the project site, as identified within the La Jolla Community Plan and Local Coastal Land Use Plan. There is no identified public access in or around this site. Due to these factors the project was found to be in compliance with the City of San Diego adopted La Jolla Community Plan and the certified Local Coastal Program Land Use Plan.

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

The project is on a 0.75-acre site, currently developed with an existing residence and proposes to repair and reinforce approximately 6,374 square-foot of failed slope in the rear yard. The project site is located within a developed residential neighborhood approximately four blocks from the coastline. The project site is not located between the first public road and the sea or coastline. Development of the project will be fully within the private property boundaries. There is no identified public access and public recreation area on or adjacent to the project site. Due to these conditions, the Project conforms to the public access and public recreation policies of Chapter 3 of the California Coastal Act.

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

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

The project proposes a slope repair of a failed slope and is located on a property that contains an existing single-family residential dwelling on a 0.75-acre property. This proposed project is designed and intended to restore and return the project site back to its condition prior to the slope failure with the exception of necessary retaining walls and grade beams to stabilize the soil. There is no further development or expansion of the existing single family residence located on the property at this time. The project is only a landslide repair and is not providing any new developable area. Therefore, approval of this project will not provide any economically viable use of the applicant's property.

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

The project proposes a slope repair of a failed slope and is located on a property that contains an existing single-family residential dwelling on a 0.75-acre property. This proposed project is designed and intended to restore and return the project site back to its condition prior to the slope failure with the exception of necessary retaining walls and grade beams to stabilize the soil. There is no further development or expansion of the existing single family residence located on the property at this time. The project is only a landslide repair and is not providing any new developable area. The applicant desires to restore and protect his land and his long-time family home, but has no other investment-backed expectations.

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

The project proposes a slope repair of a failed slope and is located on a property that contains an existing single family residence on a 0.75-acre site which is located with the SF Zone of the La Jolla Shores Planned District, designated for both Very Low Density Residential (0-5 dwelling units per acre) and Open Space by the La Jolla Community Plan and Local Coastal Land Use Plan. This proposed project is designed and intended to restore and return the project site back to the way it was prior to the slope failure with the exception of necessary retaining walls and grade beams to stabilize the soil. The project does not involve any physical change, addition or alteration to the existing single family structure. The slope repair complies with all the development regulations of the Environmentally Sensitive Lands Regulations and La Jolla Shores Planned District's SF Zone, such as landscape area, lot coverage and for the first time implementation of a brush management plan, except for the proposed deviation to the Environmentally Sensitive Lands Regulations for the maximum amount of encroachment area. The recordation of a Covenant of Easement which ensures preservation of the Environmentally Sensitive Lands that are outside the allowed development area on the premises is a condition of approval contained in the Site Development Permit. The use proposed by the applicant, to repair and restore the failed slope on a site containing an existing permitted single family residence is consistent with the applicable zoning.

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

The project proposes a slope repair of a failed slope and is located on a property that contains an existing single family residence on a 0.75-acre site which is designated for both Very Low Density Residential (0-5 dwelling units per acre) and Open Space by the La Jolla Community Plan and Local Coastal Land Use Plan. This proposed project is designed and intended to restore

and return the project site back to the condition it was prior to the slope failure with the exception of necessary retaining walls and grade beams to stabilize the soil. Design alternatives that did not propose retaining walls were found to be more impactful than the design as proposed. Therefore the use as well as project design, siting and size are the minimum necessary to provide the applicant with an economically viable use of the premises.

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

The project proposes a slope repair of a failed slope and is located on a property that contains an existing single family residence on a 0.75-acre site which is located with the SF Zone of the La Jolla Shores Planned District, designated for both Very Low Density Residential (0-5 dwelling units per acre) and Open Space by the La Jolla Community Plan and Local Coastal Land Use Plan. This proposed project is designed and intended to restore and return the project site back to the condition it was prior to the slope failure with the exception of necessary retaining walls and grade beams to stabilize the soil. Other viable alternatives would require additional excavation well beyond the limits of the land slide causing greater damage to the environment. The recordation of a Covenant of Easement which ensures preservation of the Environmentally Sensitive Lands that are outside the allowed development area on the premises is a condition of the Site Development Permit. This project complies with the Local Coastal Plan, except for the requested deviation to the Environmentally Sensitive Lands Regulations. The project as proposed represents the least environmentally damaging alternative since it only proposes to perform work within the Environmentally Sensitive Lands that were damaged by the land slide itself.

Site Development Permit - Municipal Code Section 126.0504

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

The project proposes a slope repair of a failed slope and is located on a property that contains an existing single family residence on a 0.75-acre site which is designated for both Very Low Density Residential (0-5 dwelling units per acre) and Open Space by the La Jolla Community Plan and Local Coastal Land Use Plan. The existing permitted single family development is considered consistent with this Land Use Designation. This proposed project is designed and intended to restore and return the project site back to the condition prior to the slope failure with the exception of necessary retaining walls and grade beams to stabilize the soil. The project includes a revegetation /restoration plan prepared by a certified biologist, based on a Biology Report prepared by Helix Environmental Planning, dated June 29, 2012. A landscape architect in conjunction with geotechnical recommendations from a Limited Geotechnical Evaluation Report and Addendum prepared by GeoSoils, Inc., dated April 6, 2012, designed the restoration plan to stabilize the existing slide area and return the area of slope failure back to its original condition as much as possible under the circumstances. The area of the property outside of Brush Management Zone 1 will be preserved by recordation of a Covenant of Easement, which is a requirement of this approval. Thus, this slope repair and revegetation of the failed rear yard slope to an existing single family residential site will not adversely affect the La Jolla Community land use plan.

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

The project proposes a slope repair of a failed slope and is located on a property that contains an existing single-family residence on a 0.75-acre property. This proposed project is designed and intended to restore and return the project site to its condition prior to the slope failure with the exception of necessary retaining walls and grade beams to stabilize the soil. There is no further development or expansion of the existing single family residence located on the property at this time. During the environmental analysis, it was determined that the project would not have significant impact on public health and safety. The project was determined to be exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15303, "New Construction." The project's design of the slope repair was also determined by the geological consultant, GeoSoils, to restore the slope stability back to an acceptable factor of safety in accordance with the submitted Geotechnical Reports. The project is in compliance with all of the applicable development regulations, specifically those of the SF Zone of the La Jolla Shores Planned District and Environmentally Sensitive Lands Regulations, except for the deviation to the maximum allowed encroachment into Environmentally Sensitive Lands caused by the slope failure. The proposed slope repair of a failed slope would therefore not be detrimental to the public health, safety and welfare.

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

The project proposes a slope repair of a failed slope and is located on a property that contains an existing single family residence on a 0.75-acre site which is designated for both Very Low Density Residential (0-5 dwelling units per acre) and Open Space by the La Jolla Community Plan and Local Coastal Land Use Plan. The existing permitted single family development is consistent with this Land Use Designation. The 32,535 square-foot property was found to contain steep slopes and sensitive vegetation on the property. This proposed project is designed and intended to simply restore and return the project site back to the condition it was prior to the slope failure with the exception of necessary retaining walls and grade beams to stabilize the soil. The project proposes to repair 6,374 square-feet of failed slope area. The project's design includes a revegetation plan prepared by a certified biologist and licensed landscape architect in conjunction with Geotechnical Recommendations from a Limited Geotechnical Evaluation Report prepared by GeoSoils, Inc., dated April 6, 2012, and an Addendum to that report dated May 31, 2013, designed to stabilize the existing slide area and return the area of slope failure back to its original condition as much as possible. The project's design of the slope repair was also determined to restore the slope stability back to an acceptable factor of safety in accordance with the submitted Geotechnical Reports and be in compliance with all of the applicable development regulations, specifically those of the SF Zone of the La Jolla Shores Planned District and Environmentally Sensitive Lands Regulations, except for the deviation to the maximum allowed encroachment into Environmentally Sensitive Lands caused by the slope failure.

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.**

This 32,535 square-foot site is currently developed with one single family residence. The existing development footprint covers 39.8% of the total lot area, which exceeds the maximum allowed 25% allowance under the Environmentally Sensitive Lands Regulations. The site contains environmentally sensitive lands (ESL), steep slopes and sensitive vegetation. The landslide disturbed approximately 3,800 square feet of ESL, and the repair/restoration area would total 4,052 square feet. While technically this constitutes new development area, nearly the entire area will be within Brush Management Zone 2 and will be restored and re-vegetated per the projects landscape and restoration plans. The proposed slope repair will leave the existing retaining walls in place and will add structural tie backs to achieve increased stability of the slope. The proposed repair design method was decided upon after careful review of other viable options such as a "Geogrid reinforced backfill" alternative and a "Large Diameter Shear Pin" alternative. These alternatives are illustrated on submitted grading plans and illustrate the potential impact area of both options. These alternatives require increasing the required over-excavation area, thereby increasing the area of impact to environmentally sensitive lands. Therefore the site is physically suitable for the design and the design and siting as proposed will result in the minimum disturbance to environmentally sensitive lands.

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

The project proposes a slope repair of a failed slope and is located on a property that contains an existing single-family residence on a 0.75-acre property. The site contains environmentally sensitive lands, steep hillsides, and sensitive vegetation in the area of the failed slope. Based on staff's review of the proposed plans, existing site and drainage plans, and the project's geologic reports it was determined that the proposed site has adequate geologic stability, resulting in a minimum disturbance to the adjacent sensitive vegetation and steep hillsides (environmentally sensitive lands). City staff reviewed the building setbacks, drainage, grading plans, landscape re-vegetation plans; submitted geologic report geotechnical recommendations from a Limited Geotechnical Evaluation Report prepared by GeoSoils, Inc., dated April 6, 2012, and an Addendum to that report dated May 31, 2013, and found that the project will comply with all of the applicable development regulations, except for the proposed deviation. Site drainage currently exists and is designed to drain predominately from the existing impervious areas toward the public street. No additional impervious area is being proposed as part of the landslide repair. The project's permit includes a condition requiring a Water Pollution Control Plan to be reviewed and approved by the City Engineer to meet the City's Storm Water Standards prior to construction permit issuance. A Water Quality Study, "2712 Glenwick Place", dated December 23, 2013, was prepared by Pasco Laret Suiter & Associates, concluding that the proposed Low Impact Development (LID) and Source Control Best Management Practices have been shown to address mitigation measures to protect water quality to the maximum extent practicable and that the project is not subject to hydromodification. The environmental analysis conducted by the City's Environmental Analysis Section, which included analysis of land form alteration, geologic, erosion, flood and fire hazards, found no significant impacts and determined that the project qualified for a Categorical Exemption, in accordance with the California Environmental Quality

Act (CEQA). The Project 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.

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

The project proposes a slope repair of a failed slope and is located on a property that contains an existing single-family residence on a 0.75-acre property. The site contains environmentally sensitive lands, steep slopes, and sensitive vegetation in the area of the failed slope. The project proposes to repair 6,374 square-feet of failed slope area. The project includes a revegetation/restoration plan prepared by a certified biologist, based on a Biology Report prepared by Helix Environmental Planning, dated June 29, 2012, and landscape architect in conjunction with geotechnical recommendations from a Limited Geotechnical Evaluation Report prepared by GeoSoils, Inc., dated April 6, 2012, and an Addendum to that report dated May 31, 2013. The slope repair is designed to stabilize the existing slide area and return the area of slope failure back to its original condition as much as possible. The environmental review included a review of the project Biological Evaluation dated June 29, 2012 by Helix Environmental Planning. The document concluded that the project as proposed avoids any potentially significant environmental effects to environmentally sensitive lands to a level below significant. Thus, the proposed slope repair will be sited and designed to repair past disturbed areas of steep slope and sensitive vegetation in the area of the slope failure and prevent adverse impacts to 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 0.75 acre project site is outside of the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan. This proposed project is designed and intended to restore, re-vegetate and return the project site back to the way it was prior to the slope failure with the exception of necessary retaining walls and grade beams to stabilize the soil. The re-vegetation restoration plan was prepared in accordance with the City's Biological Guidelines for mitigation occurring outside the Multi-Habitat Planning Area (MHPA). Impacts to sensitive biology were less than 0.1 acres of habitat and were not considered a significant impact to require mitigation beyond the restoration plan. The environmental analysis conducted by the City's Environmental Analysis Section determined that the project qualified for a Categorical Exemption, in accordance with the California Environmental Quality Act (CEQA). Thus, the proposed slope restoration and repair is consistent with the City of San Diego's Multiple Species Conservation Program Subarea Plan.

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

The 32,535 square-foot project site is located approximately 0.60 miles from the coastline. The project proposes to repair 6,374 square-feet of failed slope. The project includes a revegetation/restoration plan prepared by a certified biologist and a licensed landscape architect in conjunction with geotechnical recommendations designed to return the area of slope failure back to as close to its original condition prior to the slide as possible. The proposed slope repair proposes drainage improvements to protect the repairs from further erosion and to extract subsurface water to protect the repaired slope from future slides. Due to the projects drainage design, erosion control,

revegetation/restoration and landscape measures along with its limited size and distance from the coastline, it is not expected that the project will 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.**

The project proposes a slope repair of a failed slope and is located on a property that contains an existing single-family residence on a 0.75-acre property. The site contains environmentally sensitive lands, steep hillsides, and sensitive vegetation in the area of the failed slope. The revegetation restoration plan was prepared in accordance with the City's Biological Guidelines for mitigation occurring outside the Multi-Habitat Planning Area (MHPA). Impacts to sensitive biology were less than 0.1 acres of habitat and were not considered a significant impact to require mitigation beyond the restoration plan. The environmental analysis conducted by the City's Environmental Analysis Section determined that the project qualified for a Categorical Exemption, in accordance with the California Environmental Quality Act (CEQA). No additional mitigation measures were required. Thus, 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.

C. Supplemental Findings--Environmentally Sensitive Lands Deviations

1. **There are no feasible measures that can further minimize the potential adverse effects on environmentally sensitive lands.**

This 32,535 square-foot site is currently developed with a single family residence. The existing development footprint covers 39.8% of the total lot area, which exceeds the allowed 25% encroachment allowance under the Environmentally Sensitive Lands Regulations. The site contains environmentally sensitive lands (ESL); (steep slopes and sensitive vegetation) in the westerly half of the property. The landslide disturbed approximately 3,800 square feet of ESL, and the repair/restoration area proposes a total footprint of 4,052 square feet. While technically this constitutes new development area, nearly the entire area will be within Brush Management Zone 2 and will be restored and re-vegetated per the projects landscape and restoration plans. The proposed slope repair will leave the existing retaining walls in place and will add structural tie backs to achieve increased stability of the slope. The proposed repair design method was decided upon after careful review of other viable options such as "Geogrid reinforced backfill" alternative and a "Large Diameter Shear Pin" alternative. These alternatives are illustrated on submitted grading plans and illustrate the potential impact area of both options. These alternatives require increasing the required over-excavation area, thereby increasing the area of impact to environmentally sensitive lands. Therefore the design and siting as proposed will result in the minimum disturbance to environmentally sensitive lands.

2. **The proposed deviation is the minimum necessary to afford relief from special circumstances or conditions of the land, not of the applicant's making.**

The project proposes a slope repair of a failed slope and is located on a property that contains an existing single-family residence on a 0.75-acre property. The existing development footprint covers 39.8% of the total lot area, which exceeds the allowed 25% encroachment allowance under

the Environmentally Sensitive Lands Regulations. The area of the slope failure exceeds the maximum allowed encroachment, thus, the deviation to the Environmentally Sensitive Lands Regulations is required. According to the Limited Geotechnical Evaluation Report prepared by GeoSoils, Inc., dated April 6, 2012, and an Addendum to that report dated May 31, 2013, this slope failure was caused by the heavy rains of 2010, rain season and not by any negligent act by the property owner. The landslide disturbed approximately 3,800 square feet of Environmentally Sensitive Lands, and the repair/restoration area proposes a total footprint of 4,052 square feet. The repair design method was decided upon after careful review of other viable options such as "Geogrid reinforced backfill" alternative and a "Large Diameter Shear Pin" alternative. These alternatives are illustrated on the projects submitted grading plans and illustrate the potential impact area of both of these alternative options. These alternatives require increasing the required over-excavation area, thereby increasing the area of impact to environmentally sensitive lands. The original impact caused by the landslide is only slightly increased by this proposal to afford a viable, stable slope repair and vegetation restoration. Since known and studied alternatives offer no further reduction in the proposed deviation, then the proposed deviation is the minimum necessary to afford relief from special circumstances or conditions of the land, not of the applicant's making.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Coastal Development Permit No. 962184 and Site Development Permit No. 962185 are hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit Nos. 962184 and 962185, a copy of which is attached hereto and made a part hereof.

Glenn R. Gargas
Development Project Manager
Development Services

Adopted on: February 12, 2015

Job Order No. 24002989

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: 24002989

COASTAL DEVELOPMENT PERMIT NO. 962184 AND
SITE DEVELOPMENT PERMIT NO. 962185
VITERBI RESIDENCE - PROJECT NO. 273802
PLANNING COMMISSION

This Coastal Development Permit No. 962184 and Site Development Permit No. 962185 are granted by the Planning Commission of the City of San Diego to Andrew J. Viterbi and Erna F. Viterbi, Trustees of the Andrew J. Viterbi and Erna F. Viterbi Family Trust dated August 5, 1980, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0702 and 126.0502. The 32,535 square-foot site is located at 2712 Glenwick Place, in the SF Zone of La Jolla Shores Planned District, Coastal (non-appealable), Coastal Height Limitation zone(s) of the La Jolla Community Plan area. The project site is legally described as: Lot 47, La Jolla Highlands Unit No. 2, Map No. 3361.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to repair and stabilize a failed rear slope area for an existing single family residence described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated February 12, 2015, on file in the Development Services Department.

The project shall include:

- a. Repair and stabilization of a failed rear slope area of approximate 6,374 square-feet utilizing existing retaining walls with additional structural tie back system on a site containing an existing single-family residence (to remain) on a 32,535 square-foot property;
- b. Deviation to the maximum allowed area of encroachment of the Environmentally Sensitive Lands Regulations;

- c. Landscaping (planting, irrigation and landscape related improvements);
- d. Existing Off-street parking;
- e. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by February 27, 2018.
2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).

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

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

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

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

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

11. The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or

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

ENGINEERING REQUIREMENTS:

12. Prior to the issuance of any construction permit, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.
13. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the Municipal Code, into the construction plans or specifications.
14. Prior to the issuance of any construction permit, the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Appendix E of the City's Storm Water Standards.
15. The drainage system for this project shall be private and will be subject to approval by the City Engineer.
16. Prior to the issuance of any building permits, the Owner/Permittee shall obtain a bonded grading permit for the grading proposed for this project. All grading shall conform to requirements in accordance with the City of San Diego Municipal Code in a manner satisfactory to the City Engineer.

LANDSCAPE / BRUSH MANAGEMENT REQUIREMENTS:

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

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

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

PLANNING/DESIGN REQUIREMENTS:

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

21. 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.

GEOLOGY REQUIREMENTS:

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

23. The Owner/Permittee 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.

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 February 12, 2015 by Resolution No. _____.

NOTICE OF EXEMPTION

ATTACHMENT 7

TO: X RECORDER/COUNTY CLERK
P.O. Box 1750, MS A-33
1600 PACIFIC HWY, ROOM 260
SAN DIEGO, CA 92101-2422

FROM: CITY OF SAN DIEGO
DEVELOPMENT SERVICES DEPARTMENT
1222 FIRST AVENUE, MS 501
SAN DIEGO, CA 92101

 OFFICE OF PLANNING AND RESEARCH
1400 TENTH STREET, ROOM 121
SACRAMENTO, CA 95814

PROJECT No.: 273802

PROJECT TITLE: Viterbi Residence

PROJECT LOCATION-SPECIFIC: 2712 Glenwick Place, La Jolla, CA 92037

PROJECT LOCATION-CITY/COUNTY: San Diego/San Diego

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: COASTAL DEVELOPMENT PERMIT (CDP) AND SITE DEVELOPMENT PERMIT (SDP) to permit revegetation, walls, grade beams and grading for slope stabilization on land that was subject to slope failure. Approximately 0.14 acres of land was graded, and impacts to 0.08 acres of upland habitat resulted from the failure and the grading. 10 crib walls were installed, along with grade beams and tie back to stabilize the area of soil movement. The area of disturbance will be revegetated with native species, consistent with nearby habitats and implementing appropriate brush management zones. The site is located at 2712 Glenwick Place in the Single Family Zone of the La Jolla Shores Planned District, in the La Jolla Community Plan area, and within the Coastal Overlay (non-appealable) and Coastal Height Limit overlay zones.

NAME OF PUBLIC AGENCY APPROVING PROJECT: City of San Diego

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Michael Smith, Pasco Laret Suiter & Associate; 535 N. Highway 101, Suite A; Solana Beach, CA 92075; 858-259-8212.

EXEMPT STATUS: (CHECK ONE)

- () MINISTERIAL
() DECLARED EMERGENCY
() EMERGENCY PROJECT
(✓) CATEGORICAL EXEMPTION: SECTION 15303(New Construction)

REASONS WHY PROJECT IS EXEMPT: Section 15303 allows for the construction of limited numbers of new structures , including but not limited to accessory structures. None of the exceptions listed in CEQA Guidelines Section 15003.2 apply, therefore these exemptions are applicable to the proposed project.

LEAD AGENCY CONTACT PERSON: M. Blake

TELEPHONE: (619) 446-5375

IF FILED BY APPLICANT:

1. ATTACH CERTIFIED DOCUMENT OF EXEMPTION FINDING.
2. HAS A NOTICE OF EXEMPTION BEEN FILED BY THE PUBLIC AGENCY APPROVING THE PROJECT?
() YES () NO

IT IS HEREBY CERTIFIED THAT THE CITY OF SAN DIEGO HAS DETERMINED THE ABOVE ACTIVITY TO BE EXEMPT FROM CEQA



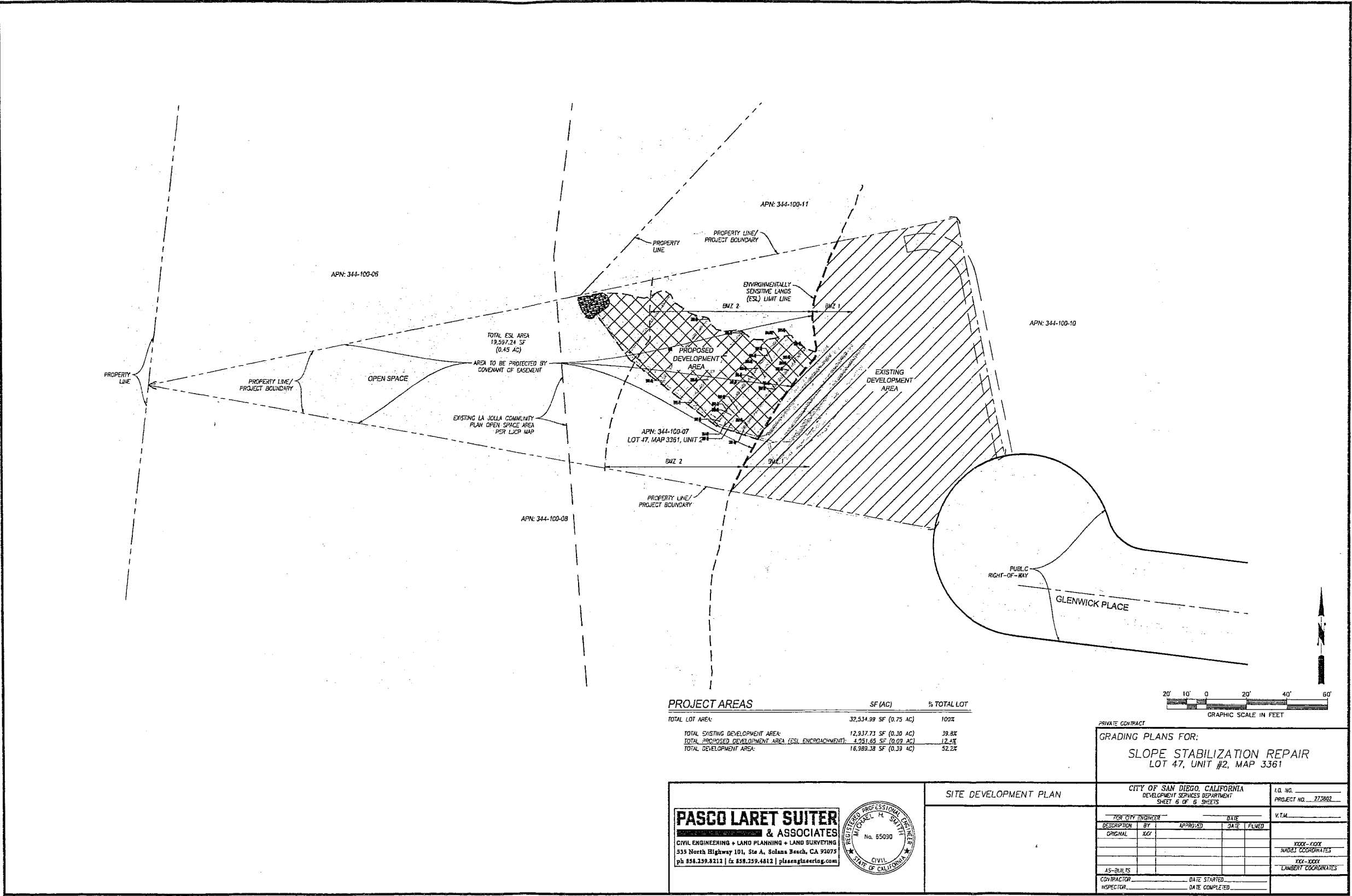
SIGNATURE/SENIOR PLANNER

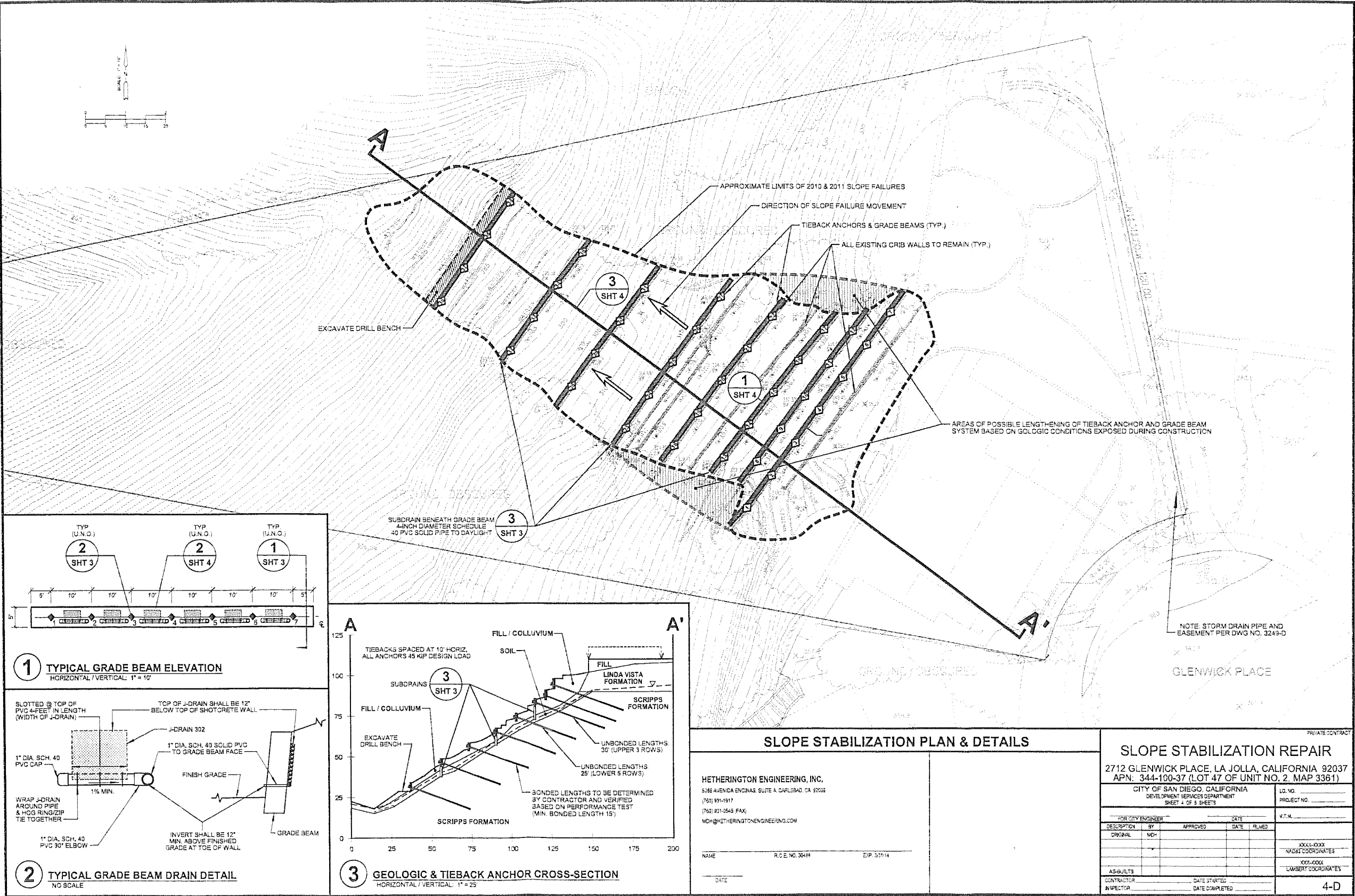
NOVEMBER 19, 2014
DATE

CHECK ONE:

- (X) SIGNED BY LEAD AGENCY
() SIGNED BY APPLICANT

DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR:





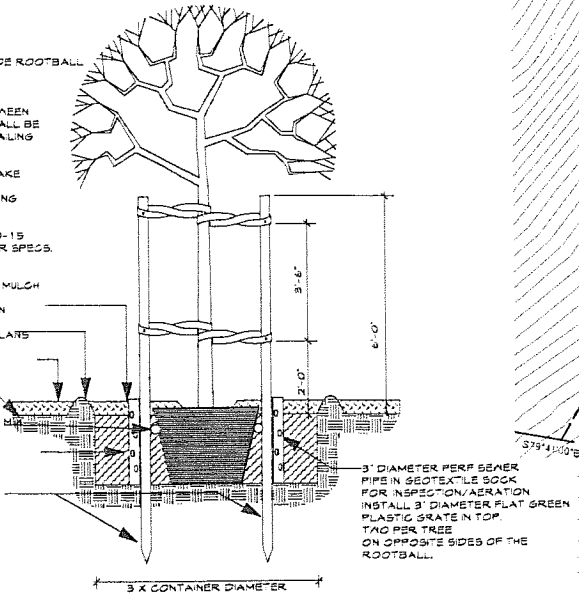
PLANTING LEGEND

SYMBOL	SPECIES/COMMON NAME	SIZE	QUANTITY	HEIGHT/SPREAD
	AGAVE ATTENUATA FOXTAIL AGAVE	5 GAL	28	4'/6'
	BOUGAINVILLEA 'PURPLE QUEEN'	5 GAL	21	18'/8'
	CEANOTHUS 'YANKEE POINT' WILD LILAC	5 GAL	37	3'/12'
	GISTUS 'PURPUREUS' ORCHID SPOT ROCK ROSE	5 GAL	25	4'/6'
	ROSMARINUS 'COLLINGWOOD INGRAM' PROSTRATE ROSEMARY	5 GAL	15	2'/4'
	SALVIA 'SANTA BARBARA' MEXICAN BUSH SAGE	5 GAL	20	3'/4'
	METROSIDEROS EXCELSA NEW ZEALAND CHRISTMAS TREE MULTI-TRUNK	24" BOX	3	20'/20'
	ALL ORNAMENTAL AREAS TO RECEIVE 3" DEPTH 3" MINUS TRACK OUT ROCK AVAILABLE FROM JEB MATERIALS IN ESCCONDIDO INSTALL OVER NON WOVEN WEED CONTROL FABRIC TYPAR PREMIUM LANDSCAPE FABRIC			

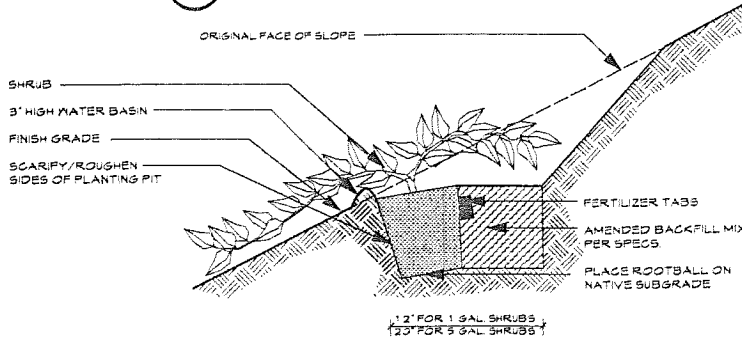
1. PLACE 3" DIAMETER LODGEPOLES OUTSIDE ROOTBALL OR 4" AWAY FROM TRUNK
2. IMAGINARY LINE BETWEEN STAKE AND TREE SHALL BE PARALLEL TO PREVAILING WIND DIRECTION
3. NAIL TREE TO STAKE
4. TREE TIE PER PLANTING SPECIFICATIONS
5. USE 2 1/2 GRAM 20-10-15 FERTILIZER TABS PER SPEC.

2" SHREDDDED BARK MULCH
6" HIGH WATER BASIN
MULCH DEPTH PER PLANTS
FINISH GRADE

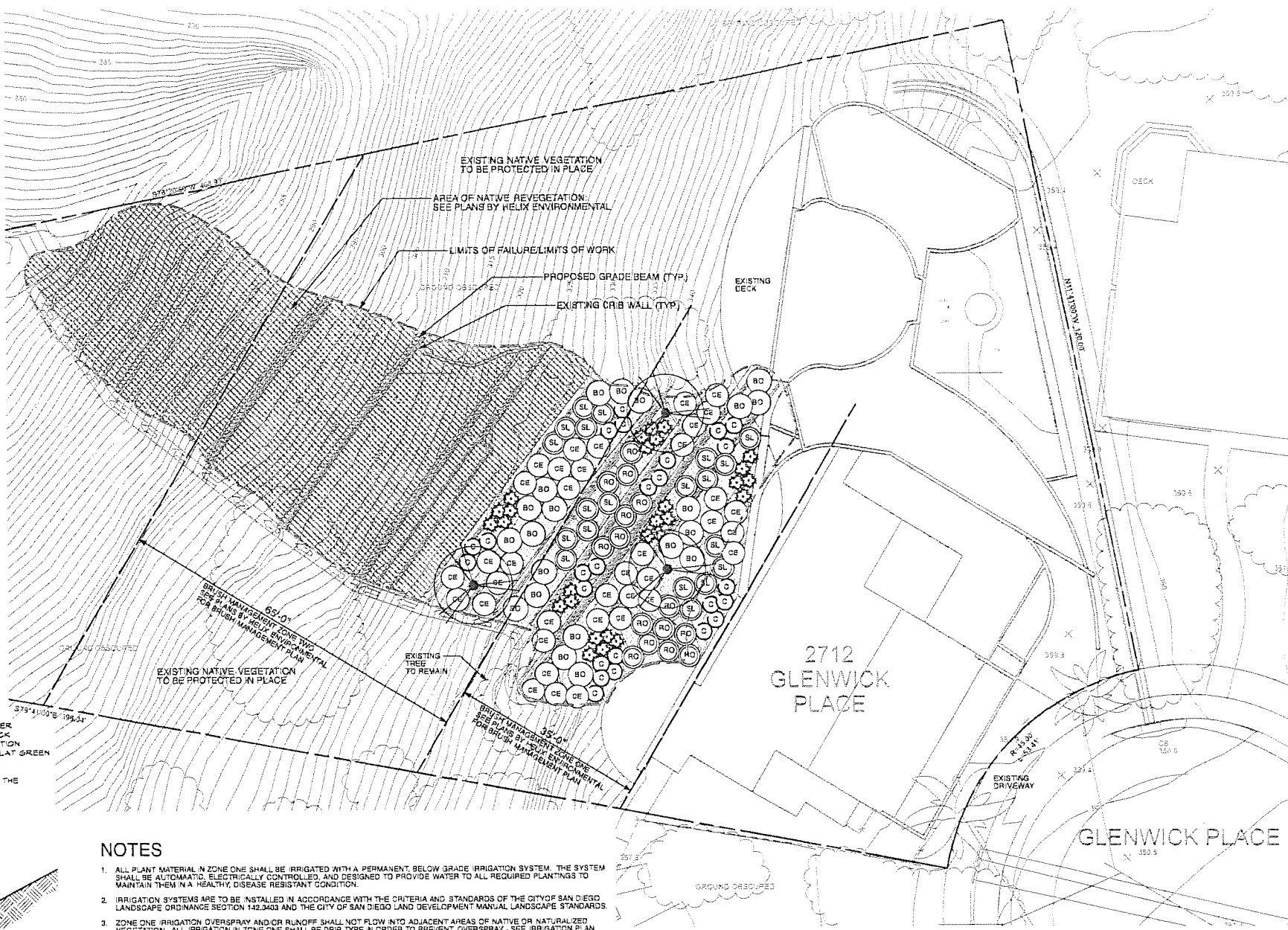
FERTILIZER TABS
AMENDED BACKFILL MIX PER SOIL REPORT
2" DIAM. X 10" LONG LODGEPOLES



A TREE PLANTING
SCALE 3/4"=1'



A SLOPE PLANTING



NOTES

1. ALL PLANT MATERIAL IN ZONE ONE SHALL BE IRRIGATED WITH A PERMANENT, BELOW GRADE IRRIGATION SYSTEM. THE SYSTEM SHALL BE AUTOMATIC, ELECTRICALLY CONTROLLED, AND DESIGNED TO PROVIDE WATER TO ALL REQUIRED PLANTINGS TO MAINTAIN THEM IN A HEALTHY, DISEASE RESISTANT CONDITION.
2. IRRIGATION SYSTEMS ARE TO BE INSTALLED IN ACCORDANCE WITH THE CRITERIA AND STANDARDS OF THE CITY OF SAN DIEGO LANDSCAPE ORDINANCE SECTION 142.3403 AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS.
3. ZONE ONE IRRIGATION OVERSPRAY AND/OR RUNOFF SHALL NOT FLOW INTO ADJACENT AREAS OF NATIVE OR NATURALIZED VEGETATION. ALL IRRIGATION IN ZONE ONE SHALL BE DRIP TYPE IN ORDER TO PREVENT OVERSPRAY. SEE IRRIGATION PLAN.
4. ALL REVEGETATION AREAS INDICATED ON PLANS BY HELIX ENVIRONMENTAL WILL BE IRRIGATED WITH AN ELECTRICALLY OPERATED REMOTE CONTROLLED, OVERHEAD SPRAY OR DRIP IRRIGATION SYSTEM. IRRIGATION SYSTEMS SHALL BE REMOVED AT COMPLETION OF ESTABLISHMENT PERIOD.
5. ALL PLANTED AREAS AREAS WILL BE MAINTAINED IN A WEED AND DEBRIS FREE CONDITION.
6. MAINTENANCE NOTE
LONG TERM MAINTENANCE FOR THE PROJECT TO BE THE RESPONSIBILITY OF THE HOMEOWNER.
7. ALL PLANTING AND IRRIGATION SHALL COMPLY WITH THE CURRENT EDITION OF THE LANDSCAPE REGULATIONS CONTAINED WITHIN THE SAN DIEGO MUNICIPAL CODE AND WITH THE LANDSCAPE STANDARDS IN THE LAND DEVELOPMENT MANUAL.
8. ALL SLOPE REVEGETATION SHALL BE PLANTED IN ACCORDANCE WITH THE STANDARDS REFERENCED WITHIN THE LANDSCAPE DEVELOPMENT MANUAL - LANDSCAPE STANDARDS.
9. ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE CITY OF SAN DIEGO LANDSCAPE ORDINANCE AND CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL REGIONAL STANDARDS FOR LANDSCAPE INSTALLATION AND MAINTENANCE.
10. PRIOR TO BEGINNING WORK, BOUNDARIES OF AREA TO BE REVEGETATED SHALL BE CLEARLY INDICATED AND APPROVED BY BIOLOGIST AND CITY REPRESENTATIVE.
11. PRIOR TO BEGINNING WORK, EXISTING NATIVE VEGETATION TO REMAIN SHALL BE IDENTIFIED IN FIELD BY THE PROJECT BIOLOGIST.
12. PER CITY CODE SECTION 142.2403 (b)(2), ALL EXISTING, INVASIVE PLANT SPECIES, INCLUDING VEGETATIVE PARTS AND ROOT SYSTEMS, SHALL BE COMPLETELY REMOVED FROM THE PREMISES WHEN THE COMBINATION OF SPECIES TYPE, LOCATION AND SURROUNDING ENVIRONMENTAL CONDITIONS PROVIDES A MEANS FOR THE SPECIES TO INVADE OTHER AREAS OF NATIVE MATERIAL THAT ARE ON OR OFF THE PREMISES.

SCALE: 1" = 10'
GRAPHIC SCALE - FEET



GEORGE MERCER ASSOCIATES INC.
GEORGE MERCER
RLA 1465
LANDSCAPE ARCHITECTURE
4370 PALM AVENUE, STE 210
LA JOLLA, CA 92037
(619) 492-7878



PRIVATE CONTRACT LANDSCAPE PLAN FOR			
SLOPE STABILIZATION REPAIR 2712 GLENWICK PLACE, LA JOLLA, CALIFORNIA 92037 APN: 344-100-37 (LOT 47 OF UNIT NO. 2, MAP 3361)			
CITY OF SAN DIEGO, CALIFORNIA DEVELOPMENT SERVICES DEPARTMENT SHEET 1 OF 3 SHEETS		I.D. NO. _____ PROJECT NO. _____ V.T.M. _____	
FOR CITY ENGINEER _____ DATE _____			
DESCRIPTION / BY	APPROVED	DATE	FILMED
ORIGINAL	GMA		
AS-BUILTS _____			
CONTRACTOR _____		DATE STARTED _____	
INSPECTOR _____		DATE COMPLETED _____	

VIEW FROM THE WEST - CURRENT CONDITION

RESTORATION EXHIBIT A



JUNE 23, 2014

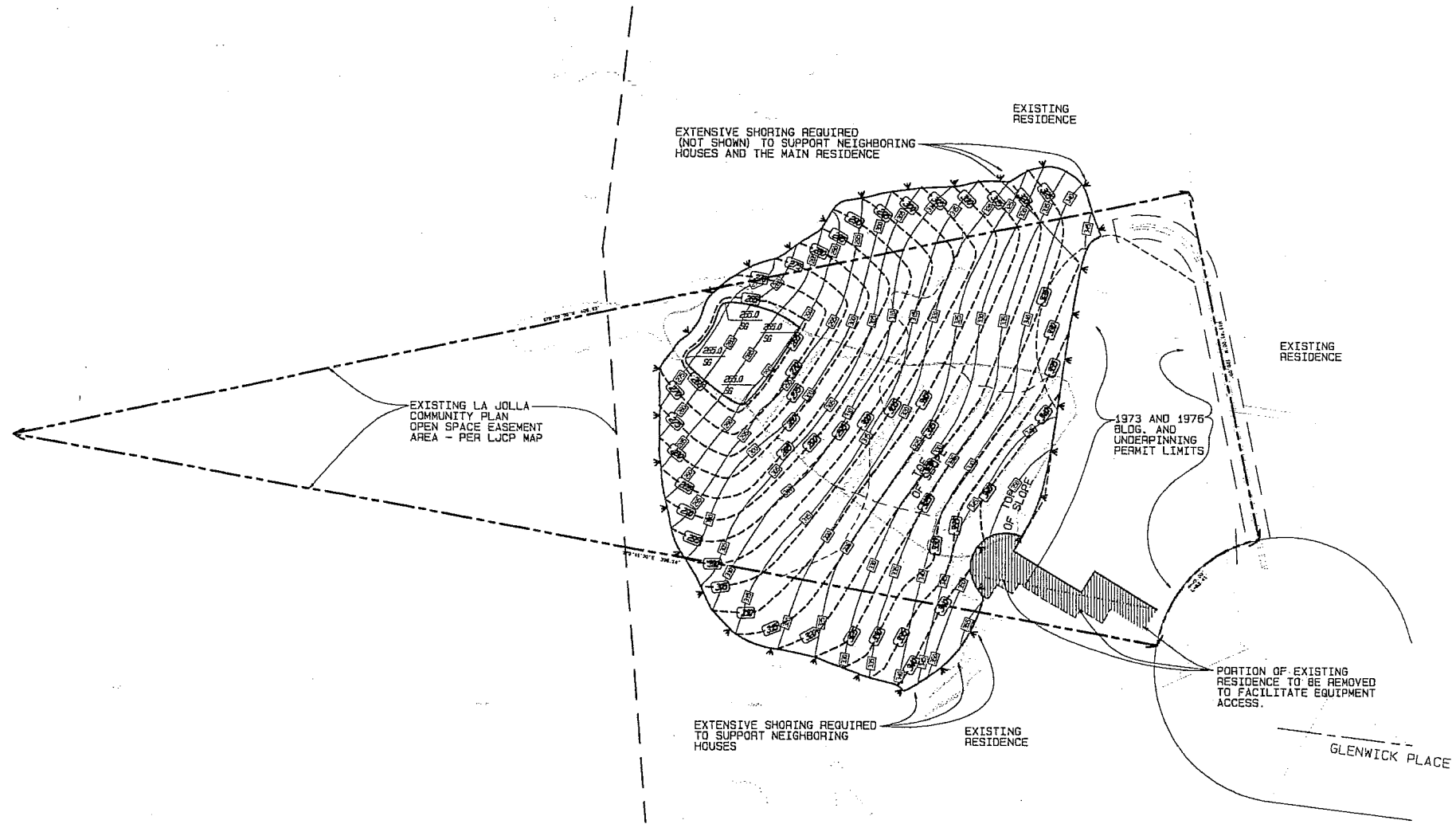
PASCO LARET SUITER
& ASSOCIATES
CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING
535 North Highway 101, Ste A, Solana Beach, CA 92075
ph 954.259.4312 | fx 954.259.4312 | pascoengineering.com

VIEW FROM THE WEST - RESTORED CONDITION
RESTORATION EXHIBIT B



JUNE 23, 2014

EXHIBIT A - IMPACT LIMITS
GEOGRID REINFORCED SOIL DESIGN
ALTERNATE LANDSLIDE REPAIR SOLUTION NO. 1



OVEREXCAVATION PLAN - GEOGRID STABILIZATION

OBJECTIVE: REMOVE ALL EXISTING RETAINING WALLS, AND SHOW A "NO WALL" DESIGN
RESULT: NO VISIBLE ABOVE GROUND RETAINING WALLS.
MAJOR IMPACT TO ESL AND NEIGHBORING LAND.
MAJOR GRADING OPERATION -EXPORT TO OFFSITE FACILITY THEN
RE-IMPORT TO BACKFILL THE EXCAVATION.
REMOVAL AND RECONSTRUCTION OF EX. RESIDENCE REQUIRED
EXTENSIVE SHORING REQUIRED TO SUPPORT ADJACENT LAND AND STRUCTURES

EXHIBIT A - IMPACT LIMITS
GEOGRID REINFORCED SOIL
ALT. REPAIR SOLUTION NO. 1

2712 GLENWICK PL
CITY OF SAN DIEGO

PASCO LARET SUTER
& ASSOCIATES
CIVIL ENGINEERING + LAND PLANNING + LAND SURVEYING
333 North Highway 101, Ste A, Solana Beach, CA 92075
ph 354.259.8212 | fx 658.259.4812 | pascoengineering.com

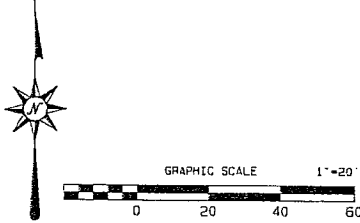
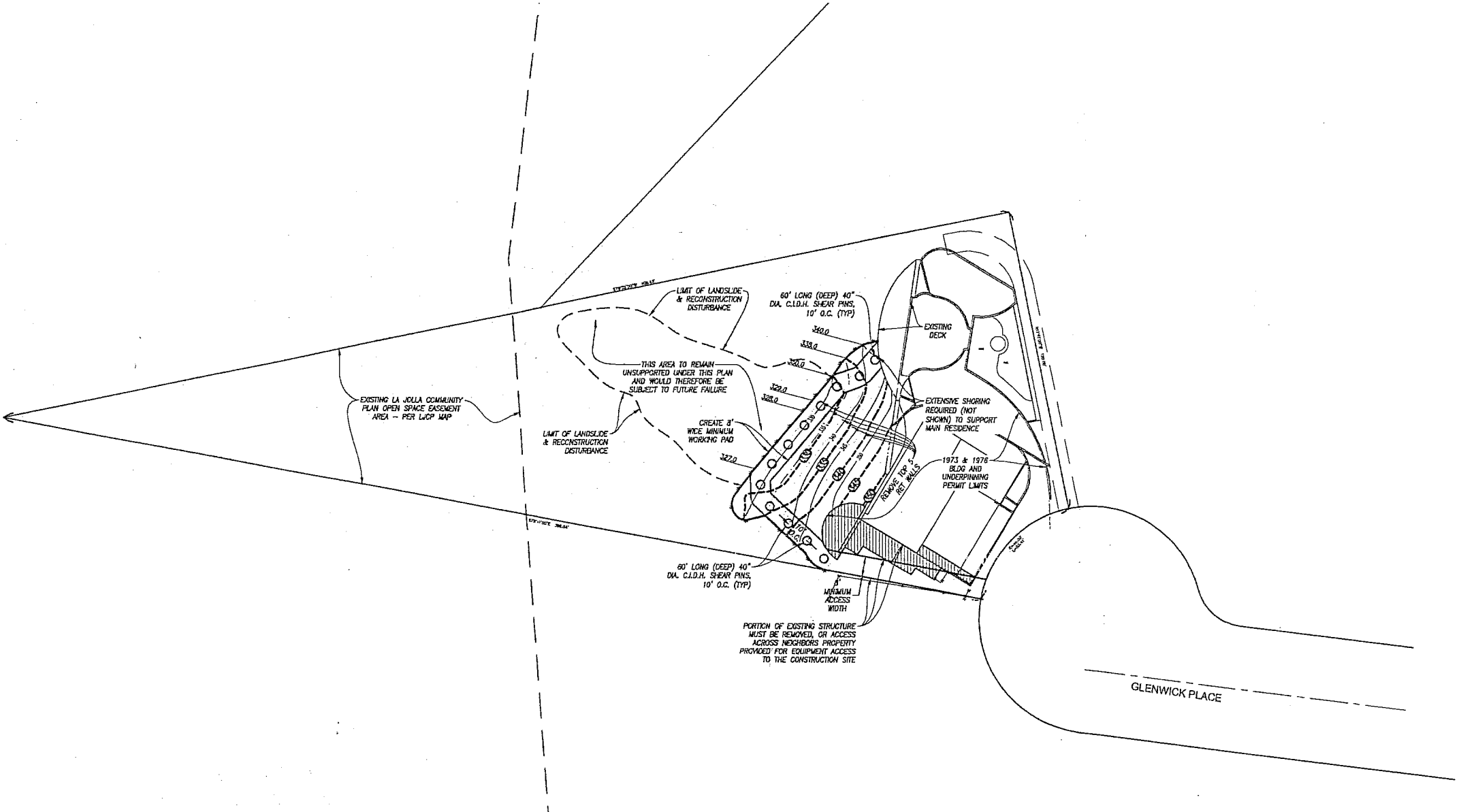


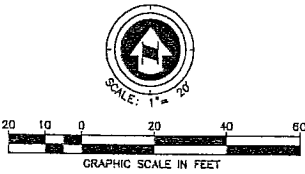
EXHIBIT B ALTERNATE REPAIR SOLUTION #2 LARGE DIAMETER SHEAR PINS (40")



OVEREXCAVATION PLAN - SHEAR PIN STABILIZATION

OBJECTIVE: REMOVE RETAINING WALLS SHOWN ON THE PLAN, STABILIZE SLOPE WITH LARGE DIAMETER SHEAR PINS, AND RE-GRADE SLOPE.

RESULT: (5) RETAINING WALLS REMOVED.
LOW IMPACT TO ESL AND NEIGHBORING LAND.
MAJOR GRADING OPERATION: EXPORT TO OFFSITE FACILITY THEN RE-IMPORT TO BACKFILL THE EXCAVATION.
REMOVAL AND RECONSTRUCTION OF EXISTING RESIDENCE REQUIRED.
SHORING REQUIRED TO SUPPORT EXISTING STRUCTURES.



2712 GLENWICH PL
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THE CITY OF SAN DIEGO

August 26, 2011

NOTICE OF VIOLATION

Location: 2712 Glenwick Place**Assessor's Parcel No.:** 344-100-07**Owner:** Andrew J. Viterbi
Address: P.O. Box 2302
Rancho Santa Fe, CA 92067-2302Andrew J. Viterbi
2712 Glenwick Place
San Diego CA 92037-2040**Zone:** La Jolla Shores Planned District – Single Family

A representative of the Neighborhood Code Compliance Division conducted an inspection of the above referenced premises on May 20, 2011.

The specific elements in violation include, but may not be limited to, the following:

You are violating the law by conducting unauthorized grading to sensitive biological resources, steep hillsides, and the installation of 10 retaining walls. The site contains Environmentally Sensitive Lands (ESL) as defined by the City of San Diego (Section 143.0101 et. seq. of the Municipal Code, Environmentally Sensitive Lands). Based upon the review of Resource maps (El Nino) and field reconnaissance, it is evident that the property contains Sensitive Biological Resources (Southern Maritime Chaparral - Tier 1 & Coastal Sage Scrub Tier - 2) and Steep Hillsides have been impacted as a result of the unauthorized grading and construction of the retaining walls. This grading activity included the grading of a natural slope to the west of the single family residence. This grading and construction activity constitutes a violation of the City's Environmentally Sensitive Lands, Grading and Building regulations.

As result of
mudslides
provided
photos.

Two different
years.

2009, 2010

**Neighborhood Code Compliance Division**

1222 First Avenue, 5th Floor, MS 511 • San Diego, CA 92101-4106

Notice of Violation
2712 Glenwick Place
August 26, 2011
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The specific code sections in violation include, but may not be limited to, the following:

<u>SDMC Sec.</u>	<u>Violation Description</u>
121.0302	Required Compliance with the Land Development Code (a) It is unlawful for any person to maintain or use any <i>premises</i> in violation of any of the provisions of the Land Development Code, without a required permit, contrary to permit conditions, or without a required variance.
143.0110(a)(1)	When environmentally Sensitive Lands Regulations Apply. This division applies to all proposed development when environmentally sensitive lands are present, and a Site Development Permit is required.
143.0112	Requirement to Submit Required Documentation and Obtain Permit Prior to Development of Environmentally Sensitive Lands. It is unlawful to begin development on a premise that contains environmentally sensitive lands without submitting required documentation and obtaining the applicable development permit. If unlawful development occurs on property containing environmentally sensitive lands and an enforcement action has been commenced by the City pursuant to Section 143.0160, no development permit application may be processed until the enforcement action has been concluded.
143.0141(i)	Development Regulations for Sensitive Biological Resources. Development occurring in sensitive biological resources is subject to site specific impact analysis in accordance with the Biology Guidelines.
143.0160	Violations and Remedies. Violation of the division shall be enforced pursuant to Division 2, Enforcement Authorities for the Land Development Code.
129.0202	When a Building Permit Is Required (a) No <i>structure</i> regulated by the Land Development Code shall be erected, constructed, enlarged, altered, repaired, improved, converted, permanently relocated or partially demolished unless a separate Building Permit for each <i>structure</i> has first been obtained

Nature
Removes
The (ESL)
Not Construction

What can
I find those?
Guidelines?

Notice of Violation
 2712 Glenwick Place
 August 26, 2011
 Page 3

from the Building Official, except as exempted in Sections 129.0202(b) and 129.0203.

129.0111

General Rules for Construction Permit Inspections

All work for which a *construction permit* is issued shall be subject to inspection by the Building Official. Required inspections shall be performed in accordance with the inspection procedures established by the City Manager, except as may be exempted by the Land Development Code. Inspections that may be required are listed in the Land Development Manual.

(g) A final inspection, with approval of all *structures* and installations, is required before occupancy and use, unless specifically excepted. If *grading* is involved, final inspection shall be after finish *grading*.

In order to comply with the law, you shall be required to meet the conditions stated below:

The following corrective measures are required for restoring impacts to sensitive biological resources and steep hillsides;

The property owner shall IMMEDIATELY install temporary erosion control measures to reduce further impacts. ✓

The property owner must have a survey of the parcel conducted in order to determine if grading activity has occurred onto the adjacent parcels. ✓

- 1) The property owner shall retain the services of a qualified biological consultant to prepare a **Revegetation/Restoration Planting Plan prepared in accordance with Attachment "III" (General Outline for Revegetation/ Restoration Plans) of the City of San Diego's LDC Biology Guidelines/Guidelines for Conducting Biological Surveys (Pg. 22) (July 2002).**

The biological evaluation shall also include a discussion on the City of San Diego, Section 143.0101 et. seq. of the San Diego Municipal Code, Environmentally Sensitive Lands Regulations.

- 2) Repair of the site will require the preparation of a grading plan and a geotechnical report. The property owner must retain the services of a civil engineer to prepare the grading plan, and a qualified civil or geotechnical engineer and an engineering geologist to evaluate the slope and the geologic conditions, and design a remedial repair and grading plan to restore the

Notice of Violation
2712 Glenwick Place
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Page 4

surface to a stable condition in conformance with the requirements within the City of San Diego's *Environmentally Sensitive Lands Regulations*. All grading work shall incorporate storm water pollution prevention control measures in accordance with Chapter 14, Article 2, Division 4 (Landscape Regulations) and the standards established in the Land Development Manual. This shall include the design for controlling surface water runoff and drainage from the portion of the property that has been illegally graded to avoid erosion and siltation. A letter of permission for off-site grading and remedial work must be obtained from the neighboring property owners.

- 3) A site grading plan on D-sheets shall be submitted to the City of San Diego Development Services Department (Contact: **Duke Fernandez**, Land Development Investigator). The drawing set shall conform to the Development Services Department project submittal requirements.
- a. Summary/Grading specification sheet including all appropriate professional stamps and signatures, particularly under the headings of Grading and Geotechnical Specifications (geologist/geotechnical or civil engineer) and Declaration of Responsible Charge (civil engineer).
 - b. Site Plan/Grading Plan illustrating both existing site contours and all restored contours and limits of work including reference point data as surveyed by either a civil engineer or land surveyor.
 - c. Landscape /Irrigation Plan prepared in accordance with the San Diego Land Development Code (LDC) Chapter 14, Article 2, Division 4 and the LDC Landscape Standards (January 2000). All irrigation notes shall be incorporated into this plan set.
 - d. Revegetation/Restoration Planting Plan prepared in accordance with the LDC, Chapter 14, Article 2, Division 4, the LDC Landscape Standards, and Attachment "III" (General Outline for Revegetation/Restoration Plans) of the City of San Diego's LDC Biology Guidelines/Guidelines for Conducting Biological Surveys (Pg. 22) (July 2002). All landscape maintenance and biological monitoring notes shall be incorporated into this plan set.
 - e. Revegetation Maintenance and Monitoring Plan – Detailed note sheets documenting all of the revegetation requirements described in Attachment "III" (General Outline for Revegetation/Restoration Plans) of the City of San Diego's LDC Biology Guidelines/Guidelines for Conducting Biological Surveys (July 2002) shall be included in the plan set (i.e. The Revegetation /restoration plan must include discussion of the restoration goals, responsible parties (i.e., consultants/contractors) and their qualifications, erosion control measures, revegetation seeding and planting
- ↕ There's a ?

Notice of Violation
2712 Glenwick Place
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Page 5

specifications for specific habitats, performance criteria, long-term maintenance, five-year biological monitoring requirements, and an anticipated schedule for the completion of all work).

This matter has been referred to the City Attorney's office for further enforcement.

THIS NOTICE MUST BE SUBMITTED WHEN APPLYING FOR APPROVAL TO DEVELOP AND/OR APPLYING FOR REQUIRED PERMITS.

Engineering and building permits may be applied for at the Development Services Department, 1222 First Avenue, third floor. Please telephone (619) 446-5000 for general information about getting the required permits.

Failure to comply with this Notice of Violation may result in further enforcement actions such as administrative citations, administrative abatement, civil penalties, reinspection fees, revocation of permits, recordation of the notice of violation, withholding of future municipal permits, or prosecution via criminal complaint or civil injunction.

Be advised that there is a reinspection fee (\$98.00 or \$105.00) to recover costs for additional inspection services in accordance with San Diego Municipal Code, Section 13.0103. A bill for this service will be mailed to you immediately following the third (3rd) scheduled inspection.

If you have any questions, please call me at (619) 235-5838.



Duke Fernandez
Land Development Investigator

DF/LM

cc: File

NC# 146862

This information will be made available in alternative formats upon request.

2712_Glenwick Place_nccd127_dff



LA JOLLA COMMUNITY PLANNING ASSOCIATION

P.O. Box 889 La Jolla CA 92038 Ph 858.456.7900
<http://www.LaJollaCPA.org> Email: Info@LaJollaCPA.org

Special Meeting – 9 July 2014

Attention: Glenn Gargas, PM, City of San Diego

Project: Viterbi Residence
2712 Glenwick Place
PN: 273802

Motion: To accept the recommendation of the PRC Committee: Findings could be made for a Coastal Development and Site Development Permit for Environmentally Sensitive Lands subject to the changes noted in red on the plans and dated 6/24/2014 and forward the recommendations to the City. **Vote: 14-0-1**

Submitted by: *Joseph LaCava*
Joe LaCava, President
La Jolla CPA

9 July 2014

Date



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

Ownership Disclosure Statement

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

Project Title

Slope Stabilization Repair

Project No. For City Use Only

273802

Project Address:

2712 Glenwick Place, La Jolla, CA

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):

Dr. Andrew J. Viterbi

☒ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

P.O. Box 2302

City/State/Zip:

Rancho Santa Fe, CA 92067

Phone No:

858-717-7270

Fax No:

Signature :

Andrew J. Viterbi 7/10/12

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

Erna F. Viterbi

☒ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

P.O. Box 2302

City/State/Zip:

Rancho Santa Fe, CA 92067

Phone No:

858-717-7270

Fax No:

Signature :

Erna F. Viterbi 7/10/12

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

VITERBI RESIDENCE
Project No. 273802
Project Chronology

Date	Action	Description	City Review Time	Applicant Response
7/13/12	Applicant submits initial plans/Deemed Complete	Project plans distributed for City staff review.	1 day	
11/20/12	First Assessment Letter	First Assessment Letter identifying required approvals and outstanding issues provided to applicant.	4 Months 7 Days	
1/13/14	Resubmitted revised plans	Distributed plans for staff review.		13 Months 23 Days
3/13/14	Second Assessment Letter	Letter identifying remaining issues.	2 Months	
8/29/14	Resubmitted revised plans	Distributed plans for staff review.		5 Months 16 Days
11/01/14	Third Assessment letter	All remaining issues were resolved.	1 Month 15 Days	
11/19/14	CEQA Determination	Determined to be Exempt.	18 Days	
12/05/14	CEQA Appeal Period	Appeal period ends – no appeal.	16 Days	
2/12/15	Planning Commission Hearing	Public Hearing	2 Months 7 Days	
TOTAL STAFF TIME		Averaged at 30 days per month	11 Months 3 Days	
TOTAL APPLICANT TIME		Averaged at 30 days per month		19Months 9 Days
TOTAL PROJECT RUNNING TIME			30 Months, 12 Days	