



THE CITY OF SAN DIEGO
REPORT TO THE CITY COUNCIL

DATE ISSUED: February 2, 2015

REPORT NO.: 15-004

ATTENTION: Council President and City Council

SUBJECT: Appeal of the Point Loma Summit Project - Project No. 153840. District Two.
Process Four

REFERENCE: Report to the Planning Commission, Report No. PC-14-030
(<http://www.sandiego.gov/planning-commission/pdf/pcreports/2014/pc14030.pdf>)

REQUESTED ACTION: Should the City Council approve or deny an appeal of the Planning Commission's decision to 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 the Mitigation Monitoring and Reporting Program (MMRP); and
2. DENY the appeal and UPHOLD the Planning Commission's approval of Coastal Development Permit No. 545699, Site Development Permit No. 545700 and Vesting Tentative Parcel Map No. 760837.

SUMMARY:

On June 19, 2014, the Point Loma Summit project was presented to the Planning Commission. The Planning Commission voted 5-1-1 to approve the project. On July 3, 2014, an appeal of the Planning Commission's decision was filed by Douglas D. Holthaus (Attachment One). Below are the appeal items with staff's response provided below each appeal issue.

1. Process Four Decision

- a) Project is in conflict with the City of San Diego's General Plan and specifically the Housing Element document contained within it.

Staff's Response: The purpose of the General Plan is to guide future growth and development into a sustainable citywide development pattern, while maintaining or

enhancing quality of life in our communities. The purpose of the Housing Element is to create a comprehensive plan with specific measurable goals, policies and programs to address the City's critical housing needs and foster the development of sustainable communities in support of the State's Greenhouse Gas Emission reduction targets, consistent with the region's sustainable communities strategy. The Housing Element serves as a policy guide to address the comprehensive housing needs of the City of San Diego. It is intended to be an integrated, internally consistent and compatible statement of policies for housing in the City.

The project descriptions accompanying the following goals and policies illustrate how the proposed development implements the General Plan:

UD-p.16 Architectural design that contributes to the creation and preservation of neighborhood character and vitality.

The proposed project utilizes a contemporary design that will include corner and clerestory windows, wood siding accents, flat roofs with overhangs and parapets at foyer and galvanized metal guardrails. All of these design elements are found in the immediate neighborhood and therefore this architectural style will contribute to the creation and preservation of neighborhood character.

UD-p.16 Development that protects and improves upon the desirable features of San Diego's neighborhoods.

The proposed project would be sensitive to the existing topographical features found within the project site by utilizing split level grading techniques. Existing mature trees would also remain and not be affected by construction. The project proposes a perpetual open space preservation easement over areas of environmentally sensitive lands. All proposed development is limited to previously disturbed areas.

UD-A.3 Integrate development on hillside parcels with the natural environment to preserve and enhance views, and protect areas of unique topography.

The proposed project would implement this policy by utilizing split level and partially embedded foundation types. Elevation and section plans (Project Plan Sheets 4, 5 of 13) illustrate how the units would fit into the hillside with minimal grading utilizing the techniques described and therefore be integrated into the natural environment in order to help preserve the unique topography.

CE.1-5 Support the installation of photovoltaic panels, and other forms of renewable energy production.

The proposed project's flat roof design will allow solar panels to be installed to comply with the City's sustainable building policies.

The following Housing Element goal supports development in the Peninsula Community Planning area:

HE-A.5 Ensure efficient use of remaining land available for residential development and redevelopment by requiring that new development meet the density minimums, as well as maximums, of applicable zone and plan designations.

The proposed project would implement this policy by meeting the density maximum of 4 dwelling units per acre (du/ac) for the very low density range.

Adequate Sites Inventory Conformance

Adequate Sites Inventory does not apply to this proposed development. Adequate Sites Inventory is a snapshot of potential infill housing inventory based on sites either zoned for multi-family or mixed-use development, which does not include this site designated for single-family residential use. Most infill sites are zoned for residential densities at or above 30 units per acre, to accommodate affordable housing. The density identified for this site is 0-4 du/ac.

- b) The project is in conflict with the Peninsula Community Plan and Local Coastal Program Land Use Plan.

Staff's Response: The project descriptions accompanying the following goals and policies illustrate how the proposed development implements policies in the Peninsula Community Plan:

P. 7 La Playa is characterized by large single-family homes of various ages and architectural styles, including colonial, Spanish and contemporary designs.

The proposed project utilizes a contemporary design that will include corner and clerestory windows, wood siding accents, flat roofs with overhangs and parapets at foyer and galvanized metal guardrails. All of these design elements are found in the immediate neighborhood and therefore this architectural style will contribute to the creation and preservation of neighborhood character.

P. 22 Encourage sensitive placement of structures in steeply sloped residential areas to minimize removal of natural vegetation, grading and landform alteration.

Project utilizes embedded and partially embedded foundation types to respect the topography.

P. 96 All projects should minimize grading and maintain the natural topography to the greatest extent feasible.

Due to a covenant of easement of ESL, there are no biological impacts. All development areas proposed for the project are limited to disturbed areas of the site that aren't natural steep hillsides.

The site could accommodate six (6) dwelling units where the applicant is proposing four (4) and so is not maximizing density on the 1.43-acre site, therefore reducing any further vegetation removal.

P. 22 Conserve the character of existing single family neighborhoods including the very low density character of certain neighborhoods.

Project is proposing a lower density (4 du/ac) than allowed by the Peninsula community plan (6 du/ac) resulting in less traffic than anticipated. Also, the General Plan identifies very low density as 0-4 du/ac, which this project implements.

Project would conform with the existing community character in terms of average lot size. The development proposes the following lot sizes: Lot 1 is 24,088 square feet, Lot 2 is 10,141 square feet, Lot 3 is 15,461 square feet and Lot 4 is 13,380 square feet. These lots all exceed the required 10,000 square foot minimum lot size under the RS-1-14 zone which implements the community character for this neighborhood of a large lot area with large, single-family homes. Other lots in the immediate, surrounding area are of comparable size. Further, the community plan recommends that this area of La Playa be designated for very low density single-family residential development ranging from zero to four dwelling units per acre and that large lot areas be zoned to restrict development to four units per acre, which the proposed development implements.

c) The project is putting the neighborhood at increased risk due to the lack of fire truck access coupled with placing several new buildings along the edge of a very steep heavily vegetated slope.

Staff's Response: The Project will not negatively affect the evacuation and response times of the fire department and will not increase risk of wildfire or a fire within the new structures. The Property is located in a Non-Very High Fire Hazard Severity Zone as determined by the Fire and Resource Assessment Program for the California Department of Forestry and Fire Protection (Cal Fire). The climate of the Peninsula area does not promote weather that sustains or produces severe wildfires. There has not been a wildfire in Point Loma since 1910 with no records of a wildfire occurring before 1910. The addition of the three dwellings will improve the fuel modification by introducing

additional, low fuel planting and irrigation systems where non currently exist, therefore improving the evacuation time for residents in the event of a wildfire.

The construction will include fire protection and life safety features which exceed the requirements of applicable codes. The residences will be provided with automatic sprinkler protection and smoke detection which will provide early detection and automatic alarm to the fire department. The sprinkler system will be designed to provide a higher level of safety compared to standard fire safety requirements. A Modified National Fire Protection Association (NFPA) 13 Sprinkler system sprinkler system is required for the new single family homes. A 13D sprinkler system is designed for "Life Safety". It gives the occupants enough time to get out of the building. Although NFPA 13D systems inherently provide a certain level of property protection, they are not intended to save the building. They are intended to allow occupants sufficient time to escape.

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. A standard fire connection is also required at the property line adjacent to the public street, La Crescentia Drive.

- d) The project is putting the neighborhood at additional risk by substituting stand pipes for a viable Brush Management plan where development is occurring at or near the edge of a hillside/canyon.

Staff's Response: 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. A standard fire connection is also required at the property line adjacent to the public street, La Crescentia Drive.

A Modified National Fire Protection Association (NFPA) 13 Sprinkler system sprinkler system is required for the new single family homes. A 13D sprinkler system is designed for "Life Safety". It gives the occupants enough time to get out of the building. Although NFPA 13D systems inherently provide a certain level of property protection, they are not intended to save the building. They are intended to allow occupants sufficient time to escape.

- e) The project is seeking special exemption in the form of three deviations from the San Diego Municipal Code as a result of trying to place too many new structures on a site with inadequate buildable area.

Staff's Response: The Peninsula Community Plan designates the project site for very low density single family residential use with a maximum density of up to 4 dwelling units

per Acre. The 1.45-acre site could accommodate six (6) dwelling units. Due to the unusual shape of the lot and topography, the project proposes 4 dwelling units, while seeking deviations to accommodate the site constraints and achieve the prescribed density as close as feasible.

The project includes three deviations for street frontage, rear setback for Lot 1 and retaining wall height for Lot 3. The proposed deviations are warranted to minimize disturbance of environmentally sensitive lands, consistent with the General Plan and Peninsula Community Plan.

A deviation from the street frontage requirement for Lots 2, 3 and 4 is necessary to allow the proposed development to cluster two homes within the least environmentally sensitive area site. However, each lot will have legal vehicular access to a public street and provide the minimum lot size of 10,000 square feet.

A second deviation from the required rear setback for Lot 1 is requested to allow for a smaller development footprint. Strict adherence to the municipal code for rear setback would increase impacts to steep hillsides and sensitive biological habitat and potentially increase impacts to the adjacent neighbors.

The third deviation request is for the side yard retaining wall height which is necessary to allow adequate space for the driveway. Strict adherence to the municipal code would result in an increase to the overall development area and would increase impacts to steep hillsides and sensitive biological habitat.

The San Diego Municipal Code (SDMC) allows the project to seek deviations from development regulations through a Process Four Site Development Permit (SDP) (SDMC Section 143.0920(a)). These deviations may be approved if the findings in SDMC 126.0504(a) and (m) are made. Findings are provided in the draft resolution in support of the proposed deviations.

- f) The project is being proposed with three of the four lots having no front or rear yard setbacks thus allowing significantly reduced building setbacks and increasing the physical and visual density well beyond the character of the neighborhood.

Staff's Response: The project proposes deviations from the lot frontage requirements through a Site Development Permit by providing access via a private drive instead of the public right-of-way. The lack of street frontage results in three of the four lots not having required front or rear yards; however, the project provides setbacks from all property lines that staff considered appropriate due to the irregular shape of the existing lot and topographical constraints. Lots 3 and 4 observe greater setbacks from the east property line allowing the project to preserve the existing steep hillsides below. Lots 1 and 2 observe greater setbacks on the west side along the project to preserve the steep hillsides above and to develop on the least sensitive portion of the site in accordance with the City's Environmentally Sensitive Lands regulations.

The project complies with the lot area requirement of the zone, does not exceed the allowable density in the community plan and does not exceed the maximum allowable FAR of the zone. The project is therefore in conformance with the density, and bulk and scale controls of the zone and community plan.

- g) The project is proposing four homes be built on four sites who's average slope is greater than 25% on nearly 60% of the site. Additionally, the necessary access and egress private road consumes an additional 20-25% of the site leaving a new buildable area of less than 21%. Far less than the FAR the applicant has proposed is being provided.

Staff's Response: The RS-1-4 zone allows for a maximum Floor Area Ratio (FAR) based on the size of each proposed lot. The proposed development does not exceed the maximum allowable FAR.

- h) There is an illegal rental unit on the existing property that is shown as "to remain" in the proposed development yet no request for a guest house is included in the application.

Staff's Response: There was a tenant residing in the workshop on a short-term basis, but the applicant terminated occupancy on July 13, 2014, after she became aware that the workshop could not be used as a residence. The tenant has vacated the premises. The workshop will remain a workshop with the current development proposal. There is no request for a guest house with this proposed development.

- i) We have obtained 102 signed letters of residents in opposition to this development. The neighborhood's voice is not being heard.

Staff's Response: The applicant has engaged in significant community outreach efforts throughout the project review process having presented to the Peninsula Community Planning Board ("PCPB") and its Project Review Committee ("PRC") on at least eight different occasions. Additionally, the applicant has conducted several site tours of the project with members of the PCPB and neighbors.

In response to concerns raised during these outreach efforts, the applicant revised the original project to reduce the number of new homes to two new homes, three homes total on the site. However, the PRC voted to recommend denial of the revised reduced project, citing concerns regarding fire safety and consistency with community character. As a result, the applicant chose to move forward with her original proposal to build three new homes, four total homes on the site. The PCPB voted in July of 2012 to recommend denial of the project.

2. Environmental Determination – for this portion of the appeal issues, staff has provided the sections within the Mitigated Negative Declaration that the appellant has raised concerns. In an effort to be succinct, staff has not copied all the information provided by the appellant; however, all of the appellant's concerns are provided within Attachment One of this report.

a) Aesthetics

Staff's Response: The La Playa neighborhood of the Peninsula community is comprised of residences with varied bulk, scale, forms, materials and colors. The project's overall form, bulk, scale, exterior materials, and colors will be compatible with the varied architecture of the La Playa neighborhood of the Peninsula community. In addition, the project complies with all development regulations of the Single-family Residential (RS) zone, including the height limit, setbacks and lot coverage. Further, the project observes allowable setbacks and height per the RS-1-4 zone. The project deviation findings are supported by staff. The project does not encroach upon any public view corridor identified in the Peninsula Community Plan.

The community contains numerous canyons and hillsides. Unlike the flatter portions in Peninsula, development within these canyons and hillsides follow an organic development pattern instead of a traditional grid pattern. Within the immediate vicinity of the project site in the La Playa neighborhood, the development within hillsides is typical. Most of those homes were developed on graded pads. The project is designed to minimize grading and on lots 1 and 2, the homes will be terraced in order to respect the existing topography. This is consistent with several nearby homes that were developed along similar hillsides and complies with the City's Environmentally Sensitive Lands regulations.

b) Biological Resources

Staff's Response: A field survey was conducted and a biological technical report was prepared for the project site. The survey identified three vegetation types on-site: non-native grassland, disturbed habitat, and urban/developed. Although 0.04 acre of non-native grassland would be impacted, per the City of San Diego's Significance Determination Thresholds, impacts to Tier IIIB (common uplands) that are less than a 0.10 of an acre are not considered significant and therefore do not require mitigation. In addition, no sensitive and/or special status species were identified on site. The wildlife species detected on site were typical of the interface between open space and urban areas (i.e., ground squirrels, skunks, and cottontail rabbits). Reptiles were not detected on the project site.

To address potential indirect impacts to migratory birds, the project would be required to comply with federal and state regulations related to the Migratory Bird Treaty Act. Therefore, impacts to biological resources were determined to be less than significant.

c) Cultural Resources

Staff's Response: The Historical Resources Technical Report dated "Revised July 2010" concluded that the house located at 414 La Crescentia Drive is eligible for designation under HRB Criterion B for its association with Joseph E. Jessop Sr., and HRB Criterion C as an example of Tudor Revival architecture. Qualified Historic Resources Staff

reviewed the report and concurred that the property is eligible for designation under Criterion B, but not Criterion C, due to a lack of integrity of the original Tudor Revival design. Historical Resources Staff then reviewed the project and determined that the proposal, which would subdivide the land and result in three new dwelling units on the newly created parcels, is consistent with the U.S. Secretary of the Interior's Standards for Rehabilitation and would not adversely impact the potential resource or its historically significant association with Jessop.

According to the National Park Service and the City's adopted *Guidelines for the Application of Historical Resources Board Designation Criteria*, location, setting, feeling and association are the most significant aspects of integrity to consider when determining whether a project impacting a property associated with a historically significant individual is consistent with the U.S. Secretary of the Interior's Standards and whether the essential characteristics of the property will be preserved. The subject house is immediately surrounded by dense vegetation, and has little direct relationship to the larger lot. The project proposal will retain, and when needed, replace this vegetation to maintain the secluded, "wooded" setting and feeling of the house. Additionally, the project will not require relocation of the house, thereby retaining location. The house itself will not be altered, and when maintained in its historically appropriate landscaped setting, will retain the historic association with Jessop. Other aspects of integrity less critical to conveying significance under Criterion B, such as materials, design and workmanship, will also be retained, as there are no proposed changes to the house itself. Therefore, the project is consistent with the U.S. Secretary of the Interior's Standards and will preserve the essential character defining features and relevant aspects of integrity needed to convey significance with historically significant individual Joseph E. Jessop, Sr.

d) Geology and Soils

Staff's Response: The applicant conducted geological studies to determine the stability of the slopes for the proposed development. The geotechnical reports conclude the site slopes have a factor of safety in accordance with City of San Diego standards. The reports also conclude that the potential for erosion or landslides is low. The project also includes slope stabilizing retaining walls. The geotechnical consultant also recommends foundation setbacks from the adjacent slope face in accordance with the California Building Code.

The geotechnical reports conclude that no geologic or geotechnical conditions exist on the subject property which would preclude the construction of the proposed residences provided the recommendations presented within the reports are followed. Geology staff has reviewed the reports and determined that the geotechnical consultant has adequately addressed the soil and geologic conditions potentially affecting the proposed project.

All geotechnical studies prepared for the project were cited within the Reference Section of the Mitigated Negative Declaration.

e) Hazards and Hazardous Material

Staff's Response: The applicant has met with City emergency services representatives, including police and fire. Both departments confirmed that there are existing response plans in place for the Point Loma community, which take into consideration existing street patterns and evacuation routes. Neither department expressed any objection to the proposed development. Additionally, the applicant has consulted with Aon Fire Protection Engineering Corporation. Aon concluded that the project will improve fire safety in the area because non-native, flammable vegetation will be removed and replaced with buildings with sprinklers and irrigated landscaping. Additionally, the proposed development will obtain Building Permits to show that construction will comply with all applicable Building and Fire Code requirements.

f) Hydrology and Water Quality

Staff's Response: A drainage analysis was prepared for the proposed project, consistent with the City's Drainage Design Manual. The findings and determinations of the drainage analysis do not support the appellant's assertions. Under the proposed developed condition, the peak runoff from the respective drainage basins that encompass the project site would not increase the runoff discharged to La Crescentia Drive. Further, the capacity of the existing storm drain system located within La Crescentia Drive would not be exceeded.

Notwithstanding the appellant's assertion of a 20-inch depth of flow in La Crescentia Drive, no supporting information was provided by the appellant on how this depth of flow was estimated or measured. A 20-inch depth of flow was not borne out by the drainage analysis that was prepared by the applicant's licensed civil engineer. This drainage analysis, which was reviewed by City engineering staff, determined a depth of flow of 0.32 ft (approximately 4 inches) under a 100-year return storm event. City Standard curbs are 6 inches in height. The calculated depth of flow would not require any unusual accommodation, despite the height of some existing curbs along La Crescentia Drive being greater than 6 inches.

The project site contains a significant expanse of impervious area, and does not comport with the appellant's characterization of the existing site conditions. Under the proposed developed condition, the impervious area of the existing site is largely replaced with the impervious footprint of the proposed development. Undeveloped portions of the site remain largely undisturbed. The increased imperviousness of the project site was determined by the applicant's civil engineer to be less than 2%. The runoff generation under the proposed developed condition would not worsen due to the proposed development.

Under the proposed developed condition, the generation of runoff from the project site would be slowed down because of the reduction of contiguous impervious areas. The breaking up of contiguous impervious areas and the discharge of roof runoff to vegetated areas would be project requirements through the implementation of low impact design

principles, as outlined in the City's Storm Water Standards Manual. The proposed vegetated areas would slow runoff speeds and promote infiltration.

g) Land Use and Planning

Staff's Response: The proposed development is within an area designated for four (4) du/ac in the Peninsula Community Plan. Four du/ac is considered very low density per the City's General Plan. The proposed development, located on a 1.45-acre site, is for four (4) du/ac and implements the very low density range.

La Playa is characterized by large single-family homes of various ages and architectural styles, including colonial, Spanish and contemporary designs (in other words 'eclectic'). The proposed development implements this policy through a contemporary design featuring corner and clerestory windows, wood siding accents, flat roofs with overhangs and parapets at foyer and galvanized metal guardrails, design elements that are found in the immediate neighborhood.

All projects should minimize grading and maintain the natural topography to the greatest extent feasible. (p. 96- Conservation); which the proposed development achieves with the clustering of two of the proposed units. The proposed development utilizes embedded and partially embedded foundation types to respect the topography (CP, Fig. 30). Due to a covenant of easement of Environmentally Sensitive Lands (ESL), there are no biological impacts. All development areas proposed for the project are limited to disturbed areas of the site that are not natural steep hillsides. The proposed development has minimum grading due to the clustering of two of the units. This clustering also allows for minimum to no disturbance of native vegetation.

h) Transportation/Traffic

Staff's Response: The streets in the area have been designed to accommodate the traffic generated by the maximum allowable density in the Peninsula Community Plan. The project is proposing a density lower than allowed by the Peninsula Community Plan, resulting in less traffic than anticipated. The additional 30 average daily trips (ADTs) estimated to be generated by the addition of three single family residences is not expected to create a significant impact on the surrounding streets.

Planning Commission Recommendation:

This project was presented to the Planning Commission on June 19, 2014. Commissioner Haase made the motion to certify the Mitigated Negative Declaration (MND), adopt the Mitigation Monitoring Reporting Program, and approve Coastal Development Permit No. 545699, Site Development Permit No. 545700 and Vesting Tentative Parcel Map No. 760837. Commissioner Quiroz seconded the motion. The motion passed by a vote of 5-1-1 with Commissioners Golba, Haase, Whalen, Quiroz, and Wagner voting yea, and with Commissioner Peerson voting nay, with Commissioner Austin absent. The Report to the Planning Commission is included in this report as Attachment Two.

Conclusion:

Based on the appeal issues and staff's responses to these issues, 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.

FISCAL CONSIDERATIONS: None with this action; the costs of processing this project have been paid by the applicant through a deposit account.

PREVIOUS COUNCIL and/or COMMITTEE ACTION: None

COMMUNITY PARTICIPATION AND PUBLIC OUTREACH EFFORTS: The Peninsula Community Planning Group voted to recommend denial of the project by a vote of 12-0-1, at their meeting on July 19, 2012.

KEY STAKEHOLDERS (& Projected Impacts if applicable):

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; Robert Furey, REC Consultants.



Kerry Santoro
Deputy Director
Development Services Department



David Graham
Deputy Chief Operating Officer
Neighborhood Services

Santoro/Graham/LCB

Attachments:

1. Copy of Appeal Application, dated July 3, 2014
2. Report to Planning Commission, dated June 12, 2014

 THE CITY OF SAN DIEGO	City of San Diego Development Services 1222 First Ave. 3rd Floor San Diego, CA 92101	<h2 style="margin:0;">Development Permit/ Environmental Determination Appeal Application</h2>	FORM DS-3031 OCTOBER 2012
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See Information Bulletin 505, "Development Permits Appeal Procedure," for information on the appeal procedure.

- 1. Type of Appeal:**
- | | |
|------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------|
| <input type="checkbox"/> Process Two Decision - Appeal to Planning Commission | <input checked="" type="checkbox"/> Environmental Determination - Appeal to City Council |
| <input type="checkbox"/> Process Three Decision - Appeal to Planning Commission | <input type="checkbox"/> Appeal of a Hearing Officer Decision to revoke a permit |
| <input checked="" type="checkbox"/> Process Four Decision - Appeal to City Council | |

2. Appellant *Please check one* Applicant Officially recognized Planning Committee "Interested Person" (Per M.C. Sec. 113.0103)

Name: Douglas D. Holthaus	E-mail Address: ddh@holthaus.org
Address: 419 La Crescentia Drive	City: San Diego State: CA Zip Code: 92106 Telephone: (619) 225-8353

3. Applicant Name *(As shown on the Permit/Approval being appealed). Complete if different from appellant.*

Carolyn Kutzke, Trustee of the Carolyn Kutzke Trust dated January 4, 2000; Karen Kapp, Trustee; Jim Seaman, Trustee

4. Project Information	Date of Decision/Determination:	City Project Manager:
Permit/Environmental Determination & Permit/Document No.: 153840	June 19, 2014	Laura Black

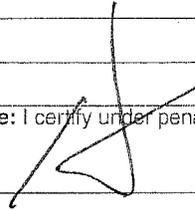
Decision (describe the permit/approval decision):
 Planning Commission approval of the proposed Coastal and Site Development Permits and Vesting Tentative Map;
 approving the Mitigated Negative Declaration, finding that all potential impacts will be mitigated; and that the proposed project complies with all Municipal Code, City Council policies, and CEQA pursuant to Report PC-14-030.

- 5. Grounds for Appeal** *(Please check all that apply)*
- | | |
|-----------------------------------------------------------------|-------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> Factual Error | <input type="checkbox"/> New Information |
| <input checked="" type="checkbox"/> Conflict with other matters | <input type="checkbox"/> City-wide Significance (Process Four decisions only) |
| <input checked="" type="checkbox"/> Findings Not Supported | |

Description of Grounds for Appeal *(Please relate your description to the allowable reasons for appeal as more fully described in Chapter 11, Article 2, Division 5 of the San Diego Municipal Code. Attach additional sheets if necessary.)*

SEE ATTACHMENT 5 APPENDED HERETO AND INCORPORATED BY THIS REFERENCE

6. Appellant's Signature: I certify under penalty of perjury that the foregoing, including all names and addresses, is true and correct.

Signature:  _____ Date: July 3, 2014

Note: *Faxed appeals are not accepted. Appeal fees are non-refundable.*

ATTACHMENT

ITEM 5

of

Development Determination Appeal Application

**“Description of Grounds for Appeal”
Planning Commission Decision 19 June, 2014
(Project# 153840)**

1) Process Four Decision

a) Project is in conflict with the City of San Diego's General plan and specifically the Housing Element document contained within it.

b) The project is in conflict with the Peninsula Community Plan and Local Coastal Program Land Use Plan

c) The project is putting the neighborhood at increased risk due to the lack of fire truck access coupled with placing several new building along the edge of a very steep heavily vegetated slope.

d) The project is putting the neighborhood at additional risk by substituting stand pipes for a viable Brush Management plan where development is occurring at or near the edge of a hillside/canyon.

e) The project is seeking special exception in the form of 3 deviations from the San Diego Municipal Code as a result of trying to place too many new structures on a site with inadequate buildable area.

f) The project is being proposed with 3 of the four lots having no front or rear yard setbacks thus allowing significantly reduced building setbacks and increasing the physical and visual density well beyond the character of the neighborhood.

g) The Project is proposing 4 homes be built on 4 sites who's average slope is greater than 25% on nearly 60% of the site. Additionally the necessary access and egress private road consumes an additional 20-25% of the site leaving a net build-able area of less than 21%. Far less than the FAR the applicant has proposed is being provided.

h) There is an Illegal rental unit on the existing property that is shown as "to remain" in the proposed development yet no request for a guest house is included in the application.

i) We have obtained 102 signed letters of residents in opposition to this development. The neighborhoods voice is not being heard.

ITEM 5
of
Development Determination Appeal Application

“Description of Grounds for Appeal”
Planning Commission Decision 19 June, 2014
(Project# 153840)

2) Environmental Determination

a) Aesthetics

The proposed development is uncharacteristic of the buildings in the neighborhood, in so far as the placement of houses on the hillside.

b) Biological Resources

Construction of three new residences and rehabilitation project complies in of the fourth process will remove necessary and valuable trees and vegetation that are presently used by a variety of animal species. The immediate neighbors and the undersigned can personally attest to the existence of nesting birds (red-tailed hawks, Point Loma parrots, and owls) within the trees and vegetation on the proposed development site. Additionally there are all manner of small mammals and reptiles that inhabit the subject site. This observation is based upon 25+ years of observing the premises.

c) Cultural Resources

The historical significance of the Jessop Estate will be significantly compromised by allowing a high density development, engulfing the original estate, all of which will serve to damage a significant historical property.

d) Geology and Soils

This development is proposed on a very unstable and steep hillside and cliff, and it is inconceivable that the development on the sensitive land will not contribute to adverse effect such as risk of loss, injuries, or death. Furthermore the proposed development makes no attempt to maintain reasonable setbacks between the proposed structures and the top of slopes existing on the property. Moreover, according to the initial study check list which the five site specific soils reports were not referenced or considered, reaching the conclusions set forth in the declaration.

e) Hazards and Hazardous Materials

The proposed development has a single egress and access through a single, double hairpin driveway, which physically prohibits fire and ambulances from reaching the proposed residences. This is due to the lack of developable building sites within the parcels. There is no realistic way in which firefighting equipment can reach the proposed structures, or protect the spread of wildfire originating on the proposed building sites to adjacent homes, thereby subjecting the neighborhood residents to injury, death, and loss of their homes. The proposed plan to address fire hazards is simply to equip the proposed homes with internal fire sprinkling but does nothing to prevent or protect against external fires that originate from the property. Due to the existing terrain, and dense vegetation, fires originating in a house that cannot be quashed or one that occurs outside the structures, would have nothing to stop them from spreading.

ITEM 5
of
Development Determination Appeal Application

“Description of Grounds for Appeal”
Planning Commission Decision 19 June, 2014
(Project# 153840)

f) Hydrology and Water Quality

With the addition of a significant area of hardscape and structures, a substantial amount of soil and vegetation will be replaced, thus creating significant additional runoff to the neighboring properties and the street. Presently the runoff experienced on La Crescentia Dr. taxes the street's storm drainage system and it is obvious that elimination of the majority of the low slope or flat surface on this site, percolation will be all but eliminated, and significant additional storm and other runoff will occur. Presently La Crescentia Dr. experiences runoff at times up to 20 inches in depth even though servicing the drain needs of existing properties. The proposed project would significantly tax an already overburden system, and impair vehicle circulation.

g) Land Use and Planning...The overall community goals as articulated in the Peninsula Community Plan provide the following goals:

Conserve character of existing single-family neighborhood including the very low-density character of certain neighborhoods.-Conserve existing open space including canyons, hillsides, wetlands, and shorelines.-Maintain and complement the existing scale, architectural features and vegetation in Peninsula.

-Encourage design compatible with existing residential development in all new infill housing.

-Encourage sensitive placement of structures in steeply sloped residential areas to minimize removal of natural vegetation, grading, and landform alteration.

Furthermore the community plan also recommends:

-Residential areas in Peninsula with slopes in excess of 25 percent which meet the guideline for application of the Hillside Review Overlay Zone should be added to the Hillside Review Overlay Zone.

-The majority of the residential zoned land in Peninsula should continue to be designated for single-family residential land use. The existing character of the single-family neighborhoods should be preserved with the exception of a few small pockets in Roseville and the Nimitz/Voltaire area which should be upgraded through increased maintenance and rehabilitation of existing structures. Redevelopment of individual lots and development of the few remaining vacant lots in Peninsula's single-family neighborhoods should be compatible with the existing development pattern in terms of scale, placement of buildings, and architectural features, colors, and materials. It is for these reasons that this project has been rejected multiple times, including a zero to eleven in opposition vote by the Peninsula Planning Group. The proposed project is upon a very low density area of the neighborhood, and to allow development such as requested, would increase the location to a high density character.

h) Transportation/Traffic

The proposed development is adding three residential houses at the end of a cul-de-sac, in addition to the three residences that presently exist. It will significantly overburden the narrow and winding La Crescentia Drive and significantly increase the car and traffic count on that street. The proposed negative

ITEM 5
of
Development Determination Appeal Application

“Description of Grounds for Appeal”
Planning Commission Decision 19 June, 2014
(Project# 153840)

declaration does not take into account the excess burden and impact upon the neighborhood of this increased traffic count.

Conclusion

The proposed Mitigated Negative Declaration fails to recognize the unbuildable nature of the subject parcel sought to be subdivided. Furthermore it fails to take into account the binding requirements of the Peninsula Community Plan. The danger to neighbors and the neighborhood is clear but the declaration fails to take into account those considerations. For those reasons and as set forth above the declaration is inadequate, and the project rejected accordingly.

Item 6

SAN DIEGO PLANNING COMMISSION
DOCKET FOR PLANNING COMMISSION MEETING
9:00 A.M., JUNE 19, 2014
CITY ADMINISTRATION BUILDING
COUNCIL CHAMBERS
202 C STREET, 12TH FLOOR

NOTE: *If a Sign Language Interpreter, aids for the visually impaired, or Alternative Listening Devices (ALD's) are required, please contact the Planning Department at (619) 321-3208 at least five (5) working days prior to the meeting to insure availability.*

Those items with an asterisk () will include consideration of the appropriate environmental document.*

To listen to the "live" broadcast of a Planning Commission meeting, dial 619-533-4001. Note: Rancho Bernardo and Rancho Penasquitos residents dial 619-484-7711 and ask the Citizen's Assistance operator to connect you.

Members of the Public should realize and understand that Planning Commissioners may be unable to thoroughly review and consider materials delivered the day of the hearing.

When it is determined that the Planning Commission will adjourn for lunch, the Planning Commission will adjourn to Conference Room A, located on the 12th floor next to the Council Chambers.

Any agenda-related materials distributed to the Planning Commission after an agenda is posted for a regular meeting may be inspected upon request in the official project file which is maintained by the City's Project Manager, located at the Development Services Department's offices at 1222 First Avenue, San Diego, 92101

ITEM - 1: ANNOUNCEMENTS/PUBLIC COMMENT - This portion of the agenda provides an opportunity for members of the public to address the Commission on items of interest within the jurisdiction of the Commission. Comments relating to items on today's docket are to be taken at the time the item is heard.

Time allotted to each speaker is determined by the Chair; however, comments are limited to no more than three (3) minutes **total per subject** regardless of the number of those wishing to speak. Submit requests to speak to the Commission Secretary **prior** to the start of the meeting. Pursuant to the Brown Act, no discussion or action, other than a referral, shall be taken by Council on any issue brought forth under "Announcements/Public Comment."

ITEM - 2: REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN.

ITEM – 3: **REQUESTS FOR ITEMS TO BE PLACED ON CONSENT AGENDA.**
 The Chair may entertain a motion by a Commissioner to approve certain non-controversial agenda items as consent agenda items at the beginning of the meeting. Items approved on consent are in accordance with Staff's recommendation as stated in the Report to Planning Commission.

ITEM – 4: **DIRECTOR'S REPORT.**

ITEM – 5: **COMMISSION COMMENT.**

ITEM – 6: *Expedite*

***POINT LOMA SUMMIT – PROJECT NO. 153840**

City Council District: 2

Plan Area: Peninsula

Staff: Laura C. Black

Coastal Development Permit (CDP), Site Development Permit (SDP) and Vesting Tentative Map (VTM) 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, the City's sustainable building policy. A Mitigated Declaration (MND) has been prepared in accordance with California Environmental Quality Act (CEQA) State Guidelines. Report No. PC-14-030

TODAY'S ACTION IS:

Process 4. Approve or deny the project.



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



THE CITY OF SAN DIEGO

Laura C. Black / Project No. 153840 (Pt. Loma Summit)
Development Services
1222 First Ave., MS 501 • San Diego, California 92101-3864

Return Service Requested



CITY OF SAN DIEGO
CALIFORNIA
OFFICIAL RECEIPT

ATTACHMENT 01

070058212

DEPARTMENT/DIVISION NAME: Legislative Services DATE: 7-3-14

AMOUNT: one hundred DOLLARS 00/100 CENTS \$ 100.00

RECEIVED FROM: Douglas D. Holthaus ADDRESS: 419 La Crescenta Dr San Diego, CA, 92104

IN PAYMENT OF: Appeal - Point Loma Summit

CHECK

CASH

RECEIVED BY: [Signature]

FOR ABOVE NAMED DEPARTMENT

FUND	DEPARTMENT	ORGANIZATION	ACCOUNT	JOB ORDER	FACILITY	AMOUNT	DISTRIBUTION:
<u>7000300</u>		<u>161112013422011</u>					WHITE - CUSTOMER PINK - TREASURER YELLOW - RETAIN GREEN - AUDITOR

AC-121a (REV. 1-86)

10684

DOUGLAS D. HOLTHAUS
OPERATING ACCOUNT
419 LA CRESCENTIA DRIVE
SAN DIEGO, CA 92106-3348

DATE: July 3, 14 90-3582-1222

PAY TO THE ORDER OF: City of San Diego \$ 100.00

One hundred Dollars DOLLARS

FOR: FF Appeals Point Loma Summit [Signature]

USbank All of US serving you

⑆0⑆10684⑆⑆⑆⑆12223582⑆⑆⑆⑆155583351566⑆⑆



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.

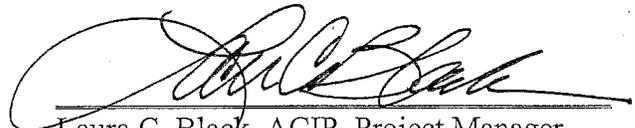
ALTERNATIVES

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

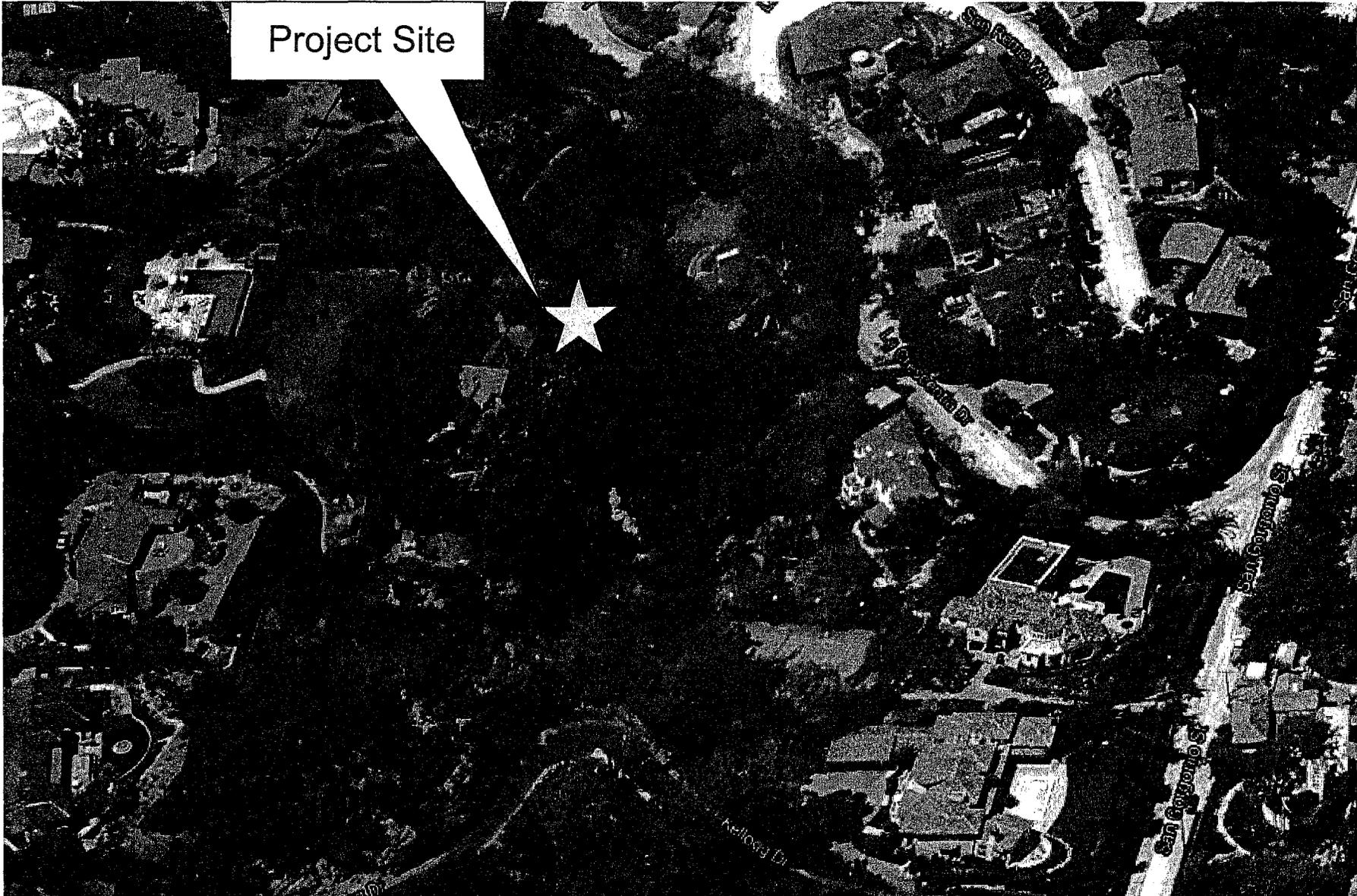


Laura C. Black, ACIP, Project Manager
Development Services Department

Westlake/LCB

Attachments:

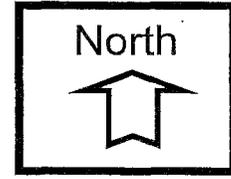
1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Draft Permit Resolution with Findings
6. Draft Permit with Conditions
7. Draft Map Resolution with Findings
8. Draft Map Conditions
9. Draft Environmental Resolution with MMRP
10. Project Plans, including 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



Project Site



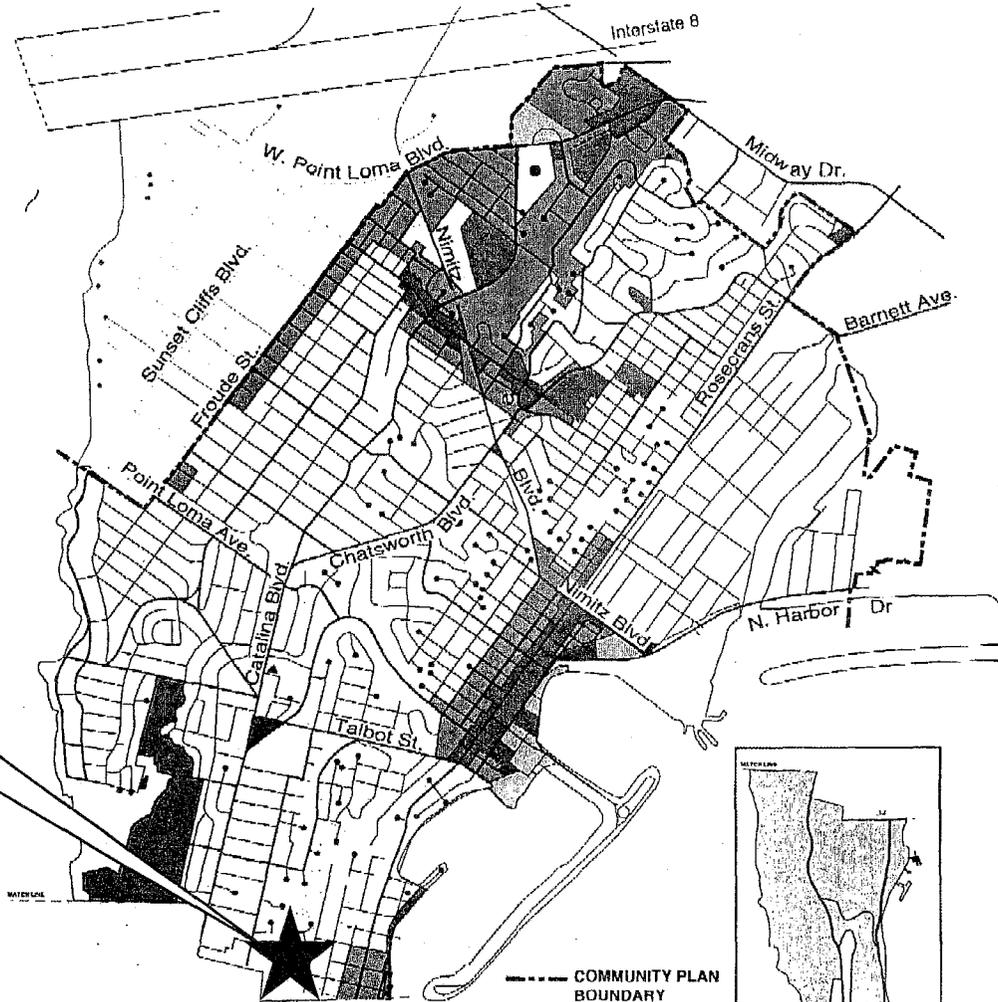
Aerial Photo
POINT LOMA SUMMIT – 414 La Crescentia Drive
PROJECT NO. 153840



ATTACHMENT 1

ATTACHMENT 0 2

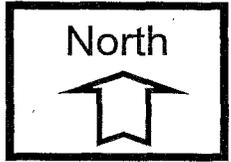
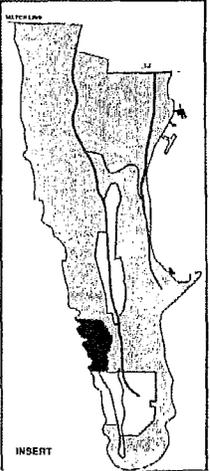
Project Site



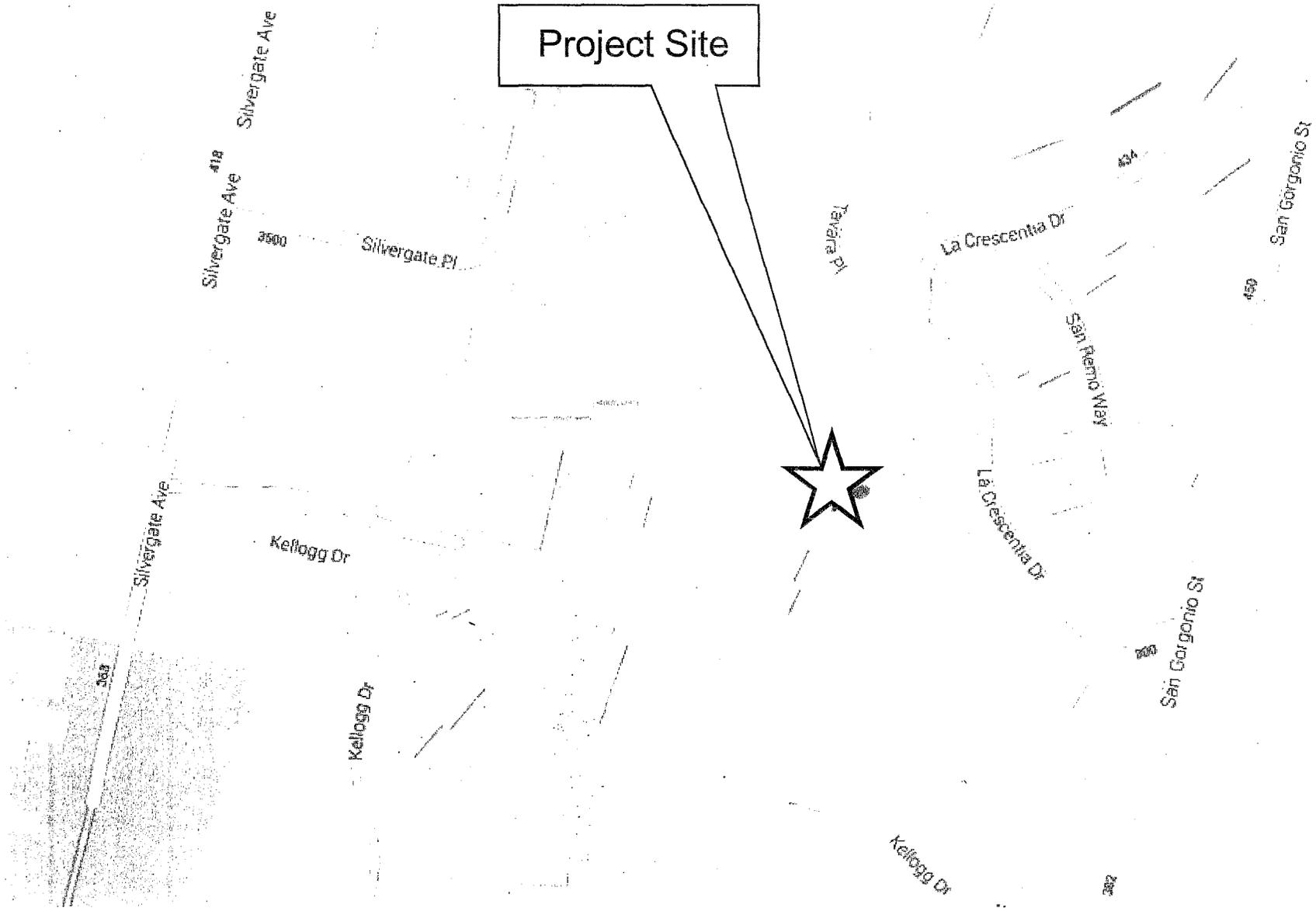
- RESIDENTIAL
- SINGLE FAMILY
 - MULTI-FAMILY
- COMMERCIAL
- COMMERCIAL
 - COMMERCIAL / RECREATION
- INDUSTRIAL
- COMMERCIAL FISHING
 - MARINE RELATED INDUSTRY
 - MILITARY RELATED INDUSTRY

- PUBLIC / SEMI-PUBLIC
- PARK
 - SCHOOL
 - NATIONAL CEMETARY
 - PUBLIC LIBRARY
 - HISTORIC SITE
 - FIRE STATION
 - SPECIAL STUDY AREA
 - FUTURE SCHOOL SITE (EXACT LOCATION TO BE DETERMINED)

SEE INSERT FOR SOUTHERN PENINSULA AREA

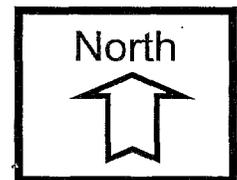


Land Use Map
POINT LOMA SUMMIT – 414 La Crescentia Drive
PROJECT NO. 153840



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)	
<u>ZONING INFORMATION:</u>		
ZONE: RS-1-4: (A single family residential zone)		
HEIGHT LIMIT: 30-Foot maximum height limit / proposed 29' 3 ¼" max height		
LOT SIZE: 10,000 square foot minimum		
FLOOR AREA RATIO: varies according to lot size		
FRONT SETBACK: 20 feet minimum		
SIDE SETBACK: 0.08 * lot width (calculation based on lot width)		
STREETSIDE SETBACK: 0.10 * lot width (calculation based on lot width)		
REAR SETBACK: 20 feet minimum		
PARKING: 2 parking spaces required, except Lot 1 requires 4 spaces / each proposed lot provides 4 parking spaces		
<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.

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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

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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

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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

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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 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 CSV 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.

SITE PLAN FOR POINT LOMA SUMMIT

SAN DIEGO, CALIFORNIA

LEGEND

ITEM	SYMBOL
SUBDIVISION BOUNDARY	---
TENTATIVE MAP BOUNDARY	---
EXISTING FENCE	---
EXISTING CONTOURS	--- 250 ---
EXISTING SEWER MAIN	---
EXISTING WATER MAIN	---
SLOPE	V V V V
RETAINING WALL	---
PROPOSED PARKING SPACE	---
EASEMENTS	---
LIMITS OF DISTURBED AREA	---
25% FSL SLOPES (HEIGHT > 60") TO REMAIN UNDISTURBED FROM 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 14.02116)
- DEVIATION FROM REAR SETBACK FOR LOT 1 (MC 13.048 002) - PER CODE #7 / PROVIDED #7
- DEVIATION FROM FENCE REGULATIONS FOR SIDE YARD WALL HEIGHT (MC 14.03404(1)) - PER CODE #7 / PROVIDED #7

DEVELOPMENT SUMMARY:

LOT AREA	SETBACK		TOTAL
	FRONT	REAR	
10,002 SF	20'	20'	10,002 SF

PROPOSED PER THIS APPLICATION

LOT NO.	LOT AREA	TOTAL GFA	PROV. (0.005)	PER
1	24,068 SF	2,820 SF	0.11	(0.24)
2	10,441 SF	3,719 SF	0.33	(0.54)
3	16,491 SF	2,428 SF	0.18	(0.40)
4	13,892 SF	3,693 SF	1.02	(1.51)

* TOTAL GFA EQUALS GFA OF EXISTING MAIN HOUSE (2,426 SF), EXISTING COVERED TERRACE GFA (238 SF) NOT INCLUDED, EXISTING GARAGE GFA (582 SF) TO BE DEMOLISHED.

PARKING SUMMARY

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

FIRE DEPARTMENT NOTES:

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

WATER DEPARTMENT NOTES:

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

DEVELOPMENT NOTES:

OWNER:
CAROLYN HOUTZ
KAREN ANH KAPP
2414 SECOND AVENUE
SAN DIEGO, CA 92101

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

ASSESSOR'S PARCEL NUMBER:
632-481-01

SITE ADDRESS:
414 LA CRESCENTA DRIVE

SITE AREA:
1.45 AC (100,035)

PERMITTED BY ZONING:
PROPOSED USE PLAN: 4 DU/AC (MIN LOT 8,000 SF)
4 DU/AC (MIN LOT 8,000 SF)

ZONING SUMMARY:
EXISTING ZONE: RS-14
PROPOSED ZONE: RS-14 (NO CHANGE)
OVERLAY ZONES: BUREAU ZONE (BUREAU), COASTAL HEIGHT, COASTAL
DUZ STOPS: NONE EXISTING OR PROPOSED
MAX BUILDING HEIGHT (BY ZONE): 30 FT
REQUIRED BUILDING HEIGHT: 30 FT

EASEMENTS:

- ◆ EXISTING (OFFSITE) UTILITY EASEMENT FOR SEWER, WATER & ELECTRICAL LINES, BOOK 2214, PAGE 427, RECORDED 82/1851
- ◆ EXISTING EASEMENT FOR ROAD PURPOSES, BOOK 3007, PAGE 335, RECORDED 12/21/80
- ◆ PROPOSED PRIVATE ROAD/WATER/SEWER EASEMENT TO BENEFIT LOTS 1, 2, 3 & 4

ADDITIONAL NOTES:

1. PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER FHP9 POLICY P-00-8 (UPC 801.4.4)
2. EXISTING SINGLE-FAMILY RESIDENCE WAS ORIGINALLY CONSTRUCTED 1929
3. ALL PRIVATE ON SITE WATER AND SEWER TO MAINTAIN # MINIMUM SEPARATION
4. EVIDENCE IS REQUIRED FOR CONNECTION OF 8" PRIVATE SEWER TO PUBLIC SEWER

SHEET INDEX:

1. SITE PLAN
2. VESTING TENTATIVE MAP
3. GRADING PLAN
4. LOT 1 - ELEVATIONS & SECTIONS
5. LOT 1 - FLOOR PLANS
6. LOT 2 - ELEVATIONS & SECTIONS
7. LOT 2 - FLOOR PLANS
8. LOT 4 - ELEVATIONS
9. LOT 4 - FLOOR PLANS
10. LANDSCAPE PLANS - COVER SHEET
11. LANDSCAPE PLANS - CONCEPT PLANNING PLAN
12. LANDSCAPE PLANS - LANDSCAPE CALCULATIONS
13. SLOPE ANALYSIS

CONSULTANTS:

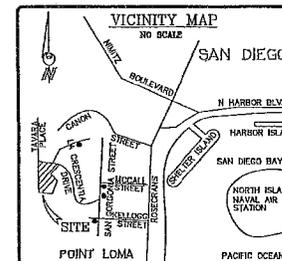
CIVIL ENGINEER: GSE/TECHNICAL:
RES CONSULTANTS INC. 2442 SECOND AVENUE
SAN DIEGO, CA 92101
TEL: (619) 232-0200

ARCHITECT: LANDSCAPE ARCHITECT:
GEOFFER DESIGN 1000 STATE STREET, SUITE 200
SAN DIEGO, CA 92101
TEL: (619) 232-7007

ENVIRONMENTAL: CHRISTIAN WHEELER ENGINEERING
3830 HOME AVENUE
SAN DIEGO, CA 92106
TEL: (619) 526-7008

APPLICANT/ REPRESENTATIVE:

RES CONSULTANTS
ATTHE BRUGES A. ROBERTSON
2442 SECOND AVENUE
SAN DIEGO, CA 92101
(619) 232-0200



Civil Engineering - Environmental
Land Surveying
2442 Second Avenue
San Diego, CA 92101
619-232-0200
619-232-7007
619-526-7008
619-526-7009
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619-526-7044
619-526-7045
619-526-7046
619-526-7047
619-526-7048
619-526-7049
619-526-7050

DATE: 5/12/14
JOB NO: 738
REVISIONS:
7/2011 - SUB
10/2011 - GRN
8/2012 - RF
9/2012 - RF
3/2013 - AR
5/2014 - RF

SITE PLAN FOR:
POINT LOMA SUMMIT

PERMITS:
CDP NO. 545609
SDP NO. 545209
VIM NO. 780837

SHEET NO.
1 OF 13

F:\work\738 La Cresenta D\738-TH-1 Site 102412.dwg 8/12/2014 10:00:17 AM PEF

LEGAL DESCRIPTION:

A PORTION OF LOTS 20 & 21 OF LA CRESCENTIA HEIGHTS 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: BUSHY MOUNT (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
- TERRACONOMY OBTAINED FROM 1000 SURVEY BY: MRS. L.L. ROSS 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=2218 CY FILL=200 CY EXPORT=2016 CY
- NAD 27 COORDINATES: 199-1854
NAD 83 COORDINATES: 1838-6559
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMITS, THE SUBMITTER 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 PERMITS, THE SUBMITTER SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE.
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMITS, THE SUBMITTER SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP). THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN APPENDIX C 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 .081X OF 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 Geronimo DRIVE AND LA CRESCENTIA DRIVE. ELEVATION = 142.48' DATUM = MSL

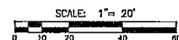
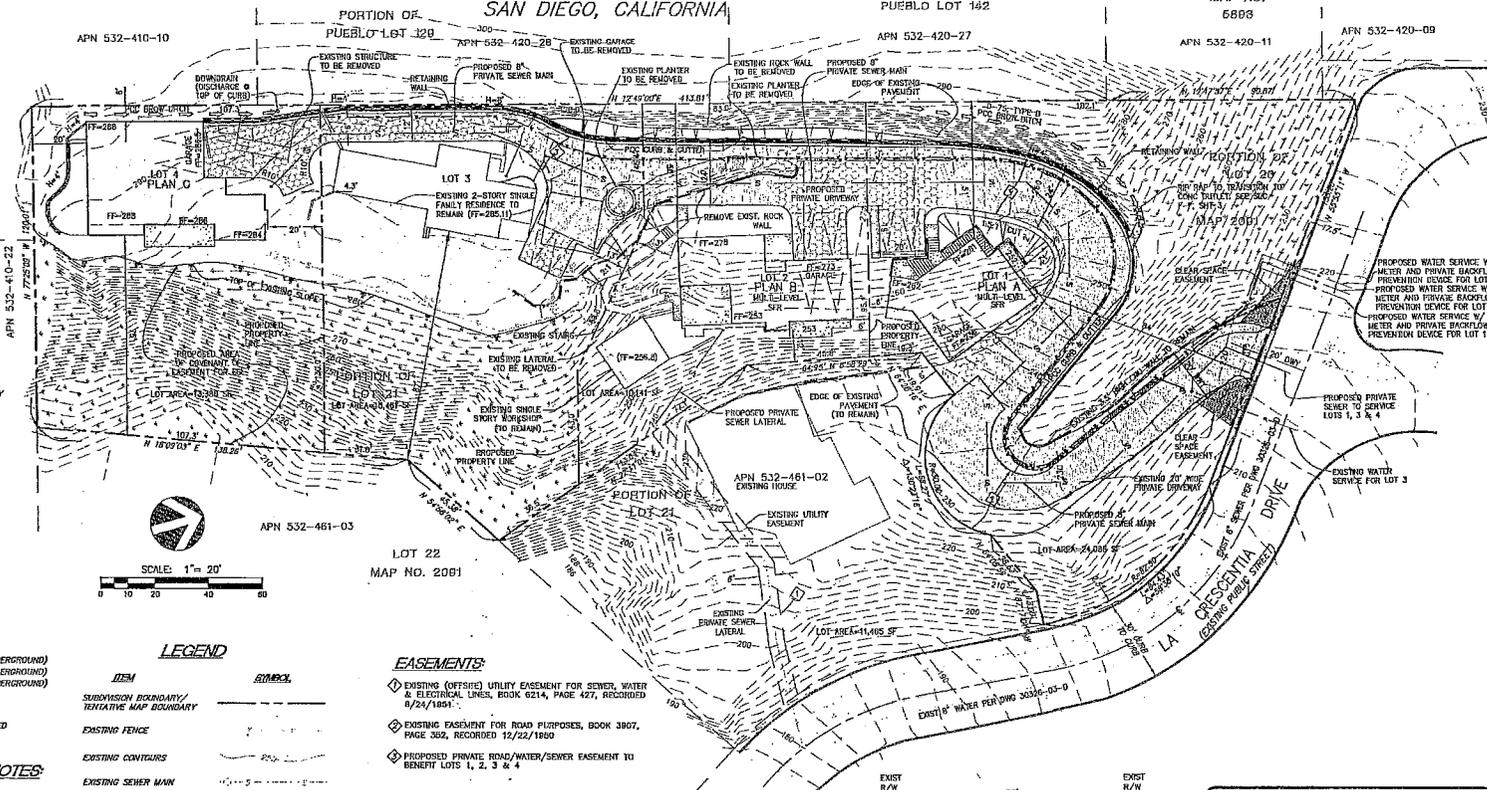
VESTING TENTATIVE PARCEL MAP NO. 760837

POINT LOMA SUMMIT

SAN DIEGO, CALIFORNIA

PORTION OF PUEBLO LOT 142

MAP NO. 5893



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 8/24/1981.
- EXISTING EASEMENT FOR ROAD PURPOSES, BOOK 3807, PAGE 302, RECORDED 12/22/1980
- PROPOSED PRIVATE ROAD/WATER/SEWER EASEMENT TO BENEFIT LOTS 1, 2, 3 & 4.

APPLICANT/REPRESENTATIVE

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

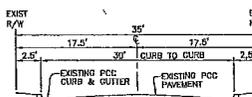
OWNER

CAROLYN KUTZKE
3350 MCAL STREET
SAN DIEGO, CA 92106

Atha Robertson 5/14/14
SIGNATURE DATE

ENGINEER OF WORK

Atha Robertson 5/14/14
SIGNATURE DATE
ATHA ROBERTSON R.C.E. 49529
EXPIRES ON 8/30/14

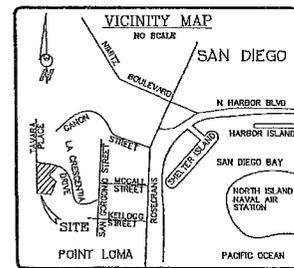


TYPICAL SECTION LA CRESCENTIA DRIVE NO SCALE



PLANS PREPARED BY:

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



Chil Engineering, Environmental and Surveying
2442 Second Avenue, Suite 201
San Diego, CA 92101
(619) 232-9200
Consultants, Inc.

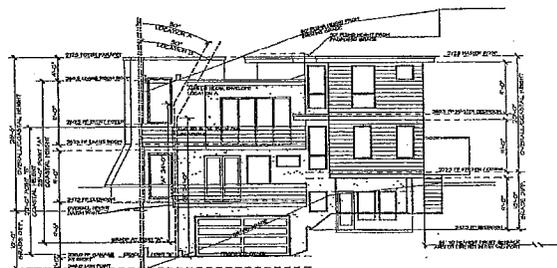
DATE: 5/12/14
JOB NO: 728
REVISIONS:
7/2011 - SD
6/2012 - RF
3/2012 - RF
3/2013 - RF

VESTING TENTATIVE PARCEL MAP NO. 760837
POINT LOMA SUMMIT

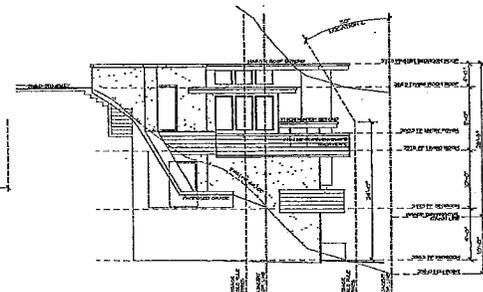
PERMITS:
SDP NO. 545899
SDP NO. 545900
VTPM NO. 760837

SHEET NO.
2 OF 13

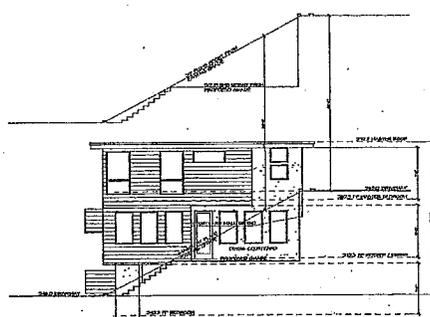
GEIGER DESIGN
 1443 Tyler Avenue
 San Diego, CA 92103
 t 619.594.0000



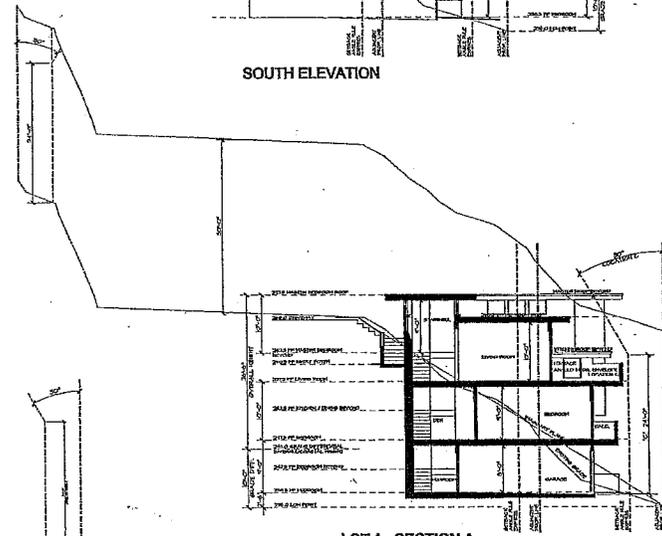
EAST ELEVATION



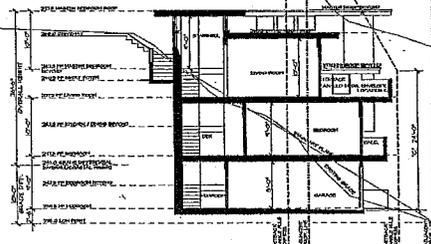
SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION



LOT 1 - SECTION A
 HEIGHT DIAGRAMS

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

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

DATE: 11/12/09
 DRAWN: JG
 CHECKED: JG
 JOB NO: 0702
 REVISIONS:

REV. 1 01/23/11

SITE PLAN FOR:
POINT LOMA SUMMIT

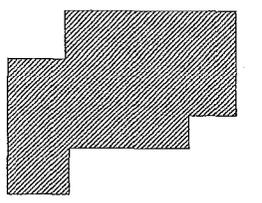
SHEET NO. 4 OF 13

ALL DRAWINGS, CONCEPTS & NOTICES HEREBY APPEARING HEREIN CONSTITUTE ORIGINAL & UNPUBLISHED WORK & ARE THE PROPERTY OF GEIGER DESIGN FOR USE ON THIS PROJECT & MAY NOT BE REPRODUCED, COPIED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF GEIGER DESIGN.

DRAWINGS, CONCEPTS & WRITTEN MATERIALS APPEARING HEREIN CONSTITUTE ORIGINAL & UNPUBLISHED WORK. I, AND THE PROPERTY OF GEIGER DESIGN FOR USE ON THIS PROJECT & MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF GEIGER DESIGN.

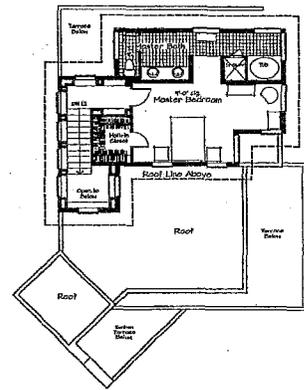
ATTACHMENT 1 0

GEIGER DESIGN
 1442 Tyler Avenue
 San Diego, CA 92103
 t 619.584.5000

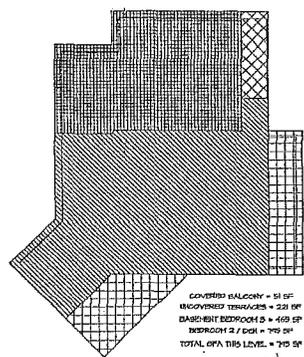


MASTER BEDROOM = 450 SF
 TOTAL GFA THIS LEVEL = 470 SF

MASTER BEDROOM LEVEL
 GFA / AREA DIAGRAM

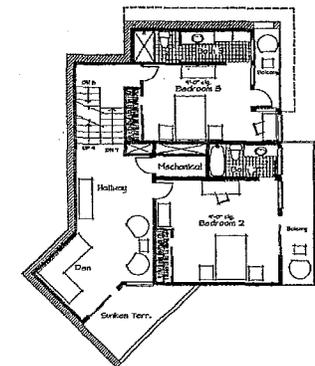


MASTER BEDROOM LEVEL

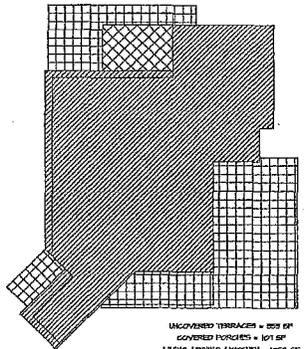


COVERED BALCONY = 51 SF
 UNCOVERED TERRACES = 23 SF
 BASEMENT BEDROOMS = 459 SF
 TERRACE 2 / Deck = 179 SF
 TOTAL GFA THIS LEVEL = 712 SF

SECONDARY BEDROOM LEVELS
 GFA / AREA DIAGRAM

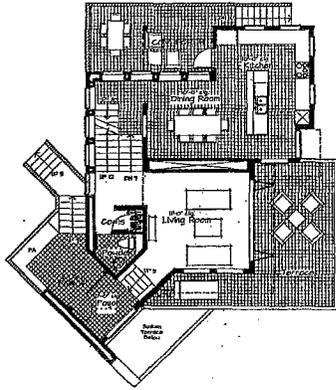


SECONDARY BEDROOM LEVELS

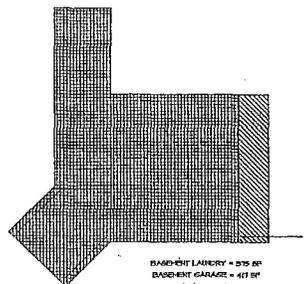


UNCOVERED TERRACES = 259 SF
 COVERED PORCHES = 107 SF
 LIVING / DINING / KITCHEN = 1058 SF
 TOTAL GFA THIS LEVEL = 1424 SF

MAIN LIVING LEVELS
 GFA / AREA DIAGRAM

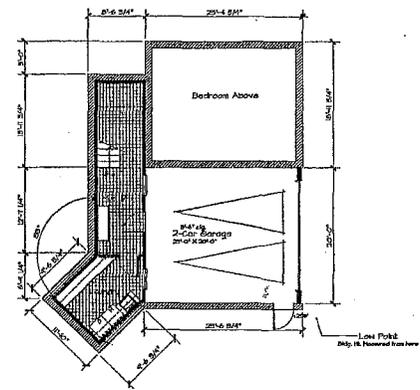


MAIN LIVING LEVELS



BASEMENT LAUNDRY = 375 SF
 BASEMENT GARAGE = 417 SF
 BALCONY = 17 SF
 TOTAL GFA THIS LEVEL = 809 SF

BASEMENT/GARAGE LEVEL
 GFA / AREA DIAGRAM



BASEMENT/GARAGE LEVEL

TOTAL UNCOVERED TERRACES = 859 NOT INCLUDED IN GFA
 TOTAL COVERED PORCHES / BALCONIES = 150 NOT INCLUDED IN GFA

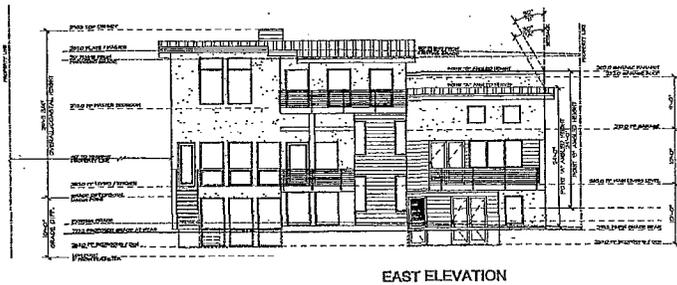
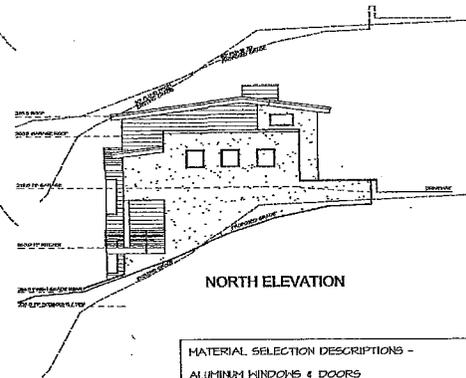
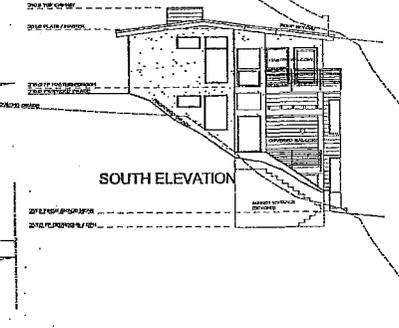
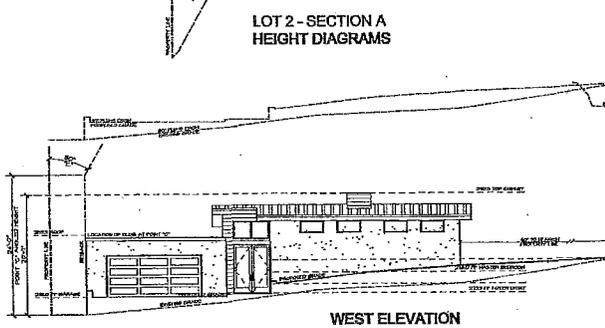
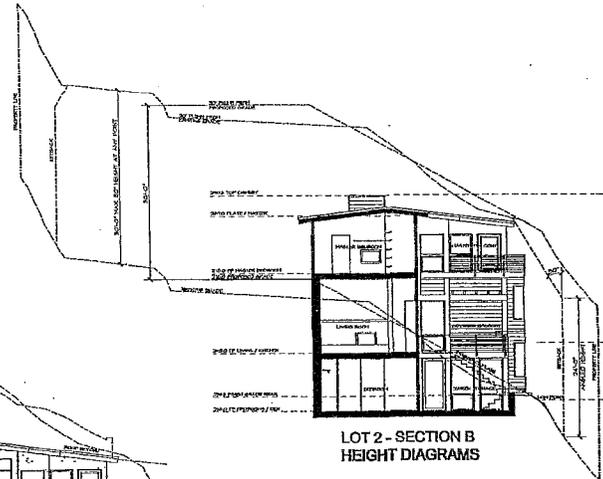
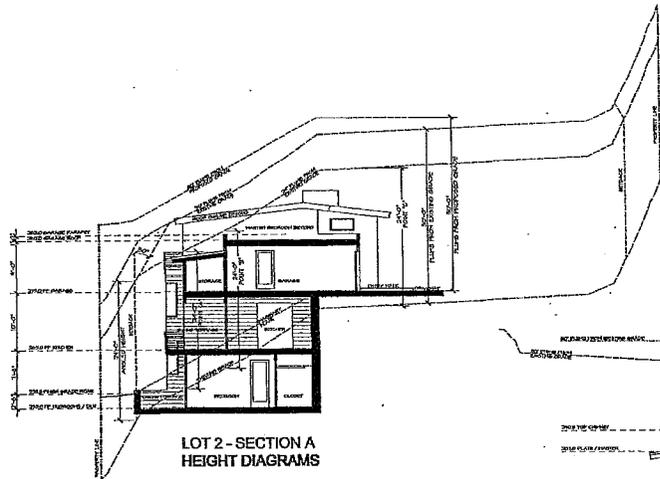
TOTAL FLOOR AREA = 2600 SF INCLUDED IN GFA
 TOTAL BASEMENT BY DEFERRER = 1237 SF NOT INCLUDED IN GFA

DATE: 11/12/09
 DRAWN: JS
 CHECK: JS
 JOB NO: 0702
 REVISIONS:
 REV 1 07/24/11
 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 Crecentia Drive, Point Loma

GEIGER DESIGN
 1445 Tyler Avenue
 San Diego, CA 92103
 t 619.584.0000



DATE: 11/12/08
 DRAWN: JS
 CHECK: JS
 JOB NO: 0702
 REVISIONS:
 REV. 1 07/23/11

SITE PLAN FOR:
POINT LOMA SUMMIT

MATERIAL SELECTION DESCRIPTIONS -
 ALUMINUM WINDOWS & DOORS
 CORNER & CLERESTORY WINDOW FEATURES
 FLUSH HORIZONTAL WOOD SIDING ACCENTS
 LOW SLOPE STANDING SEAM METAL ROOFING
 FLAT ROOFING WITH PARAPET AT GARAGE
 SIMPLE GALVANIZED METAL GUARDRAILS

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

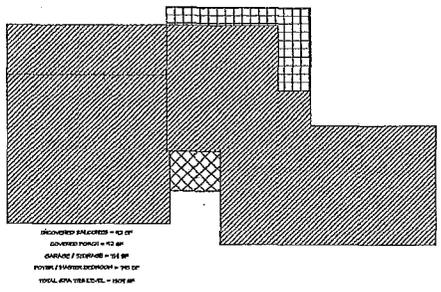
SHEET NO.
8 OF 13

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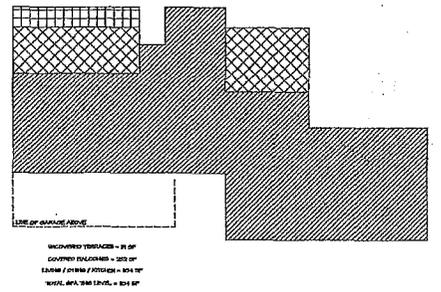
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ATTACHMENT 10

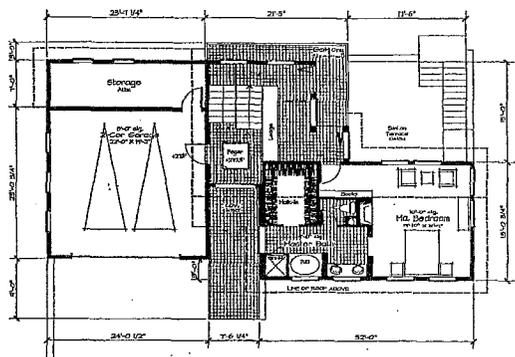
GEIGER DESIGN
 1442 Tyler Avenue
 San Diego, CA 92103
 t 619.584.0000



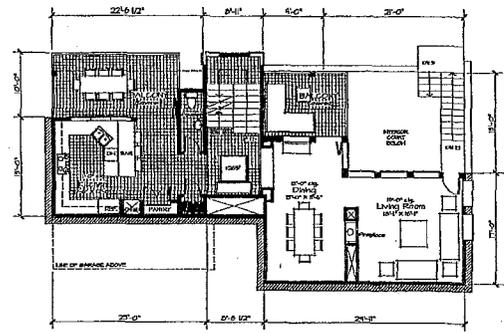
**GARAGE / FOYER / MASTER LEVELS
 GFA / AREA DIAGRAM**



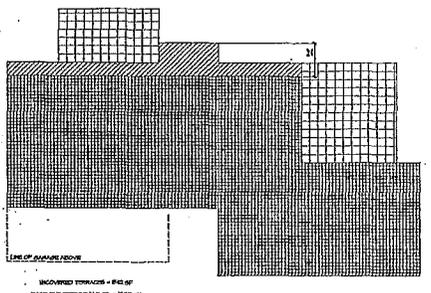
**MAIN LIVING LEVEL
 GFA / AREA DIAGRAM**



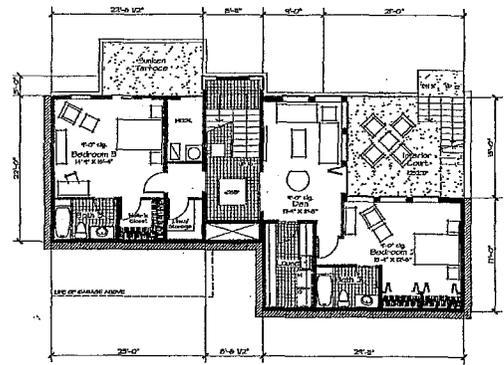
GARAGE / FOYER / MASTER LEVELS



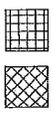
MAIN LIVING LEVEL



**SECONDARY BEDROOMS / BASEMENT LEVEL
 GFA / AREA DIAGRAM**

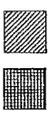


SECONDARY BEDROOMS / BASEMENT LEVEL



TOTAL UNCOVERED TERRACES = 204
 NOT INCLUDED IN GFA

TOTAL COVERED TERRACES = 281
 NOT INCLUDED IN GFA



TOTAL FLOOR AREA = 2794 SF
 INCLUDED IN GFA

TOTAL BASEMENT BY DEFINITION = 1800 SF
 NOT INCLUDED IN GFA

DATE: 11/12/09
 DRAWN: JS
 CHECK: JS
 JOB NO: 0702
 REVISIONS:
 REV. 1 01/23/11
 REV. 2 10/17/11

SITE PLAN FOR:
POINT LOMA SUMMIT

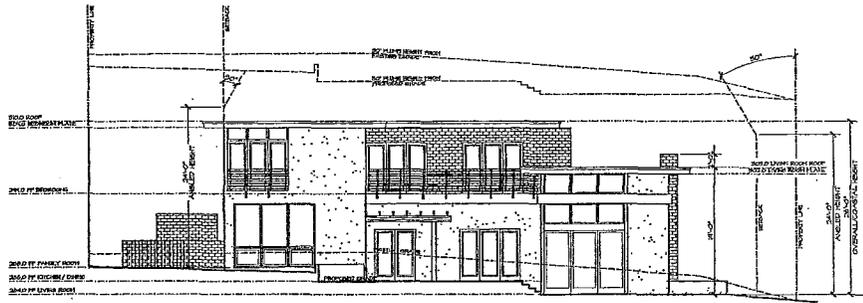
LOT 2 - FLOOR PLANS
 SCALE: 1/8"=1'-0"
Point Loma Summit
 414 La Crescent Drive, Point Loma

SHEET NO.
 17 OF 13

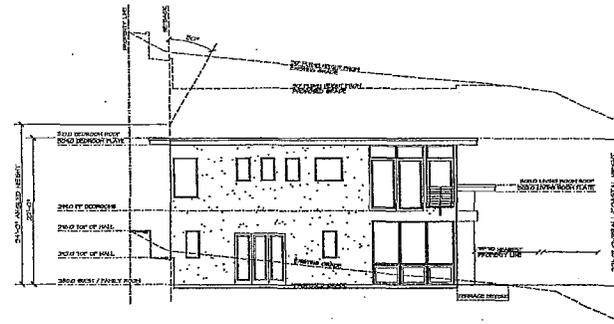
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ATTACHMENT 10

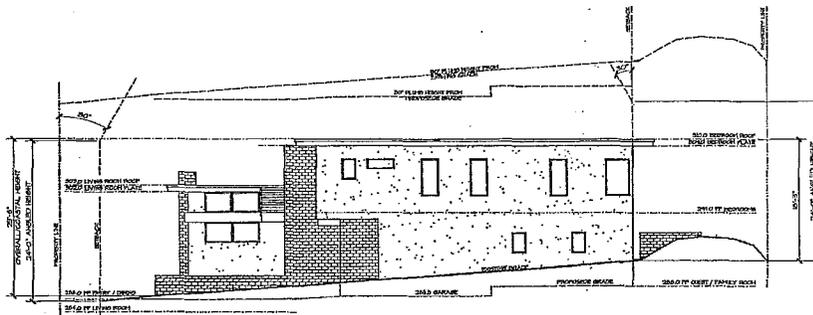
GEIGER DESIGN
 1442 Tyler Avenue
 San Diego, CA 92103
 t 619.264.9000



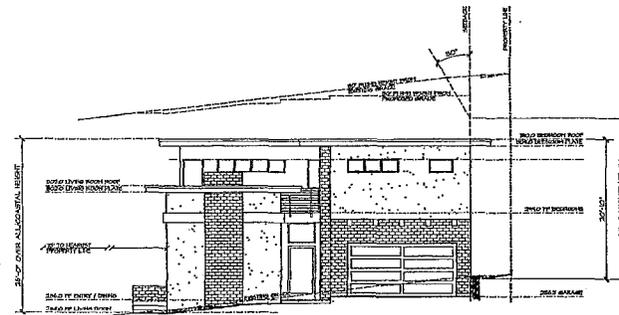
EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION

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

SITE PLAN FOR:
POINT LOMA SUMMIT

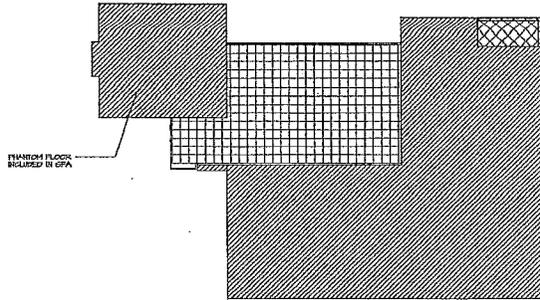
MATERIAL SELECTION DESCRIPTIONS -
 STUCCO WITH BRICK VENEER ACCENTS
 ALUMINUM WINDOWS & DOORS
 CORNER & CLERESTORY WINDOW FEATURES
 HOOD TRELLIS/ARBOR ACCENTS
 FLAT ROOFS WITH OVERHANGS
 SIMPLE GALVANIZED METAL GUARDRAILS

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

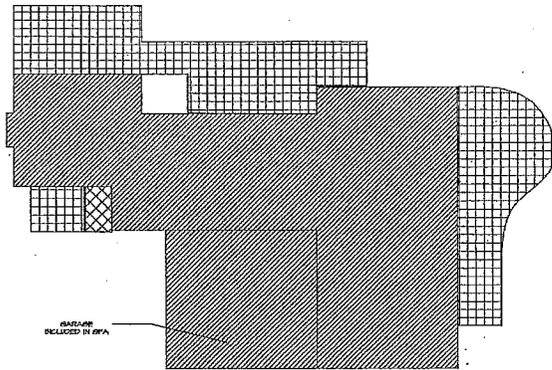
SHEET NO.
 8 OF 13

ATTACHMENT 02

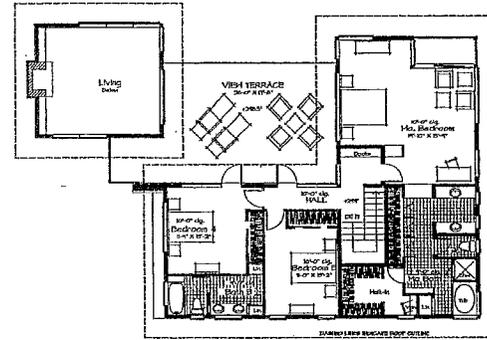
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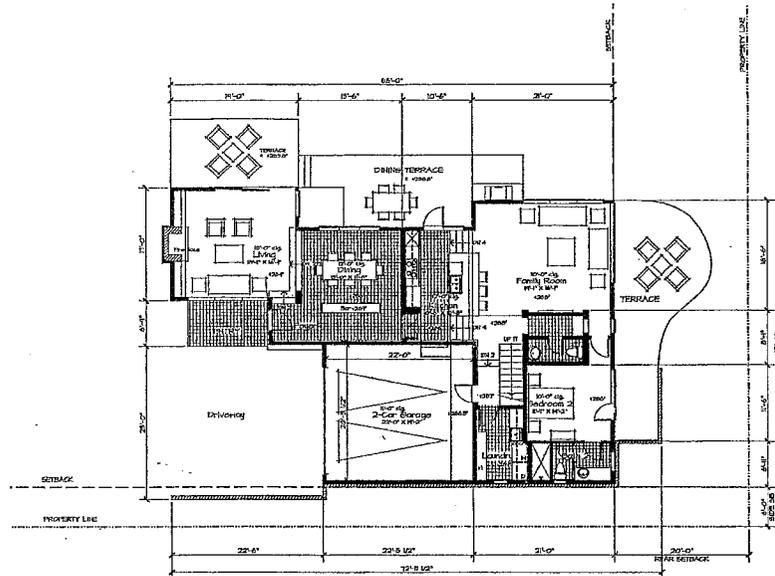
UPPER BEDROOM LEVEL
GFA / AREA DIAGRAM



MAIN LIVING LEVEL
GFA / AREA DIAGRAM



UPPER BEDROOM LEVEL



MAIN LIVING LEVEL

ATTACHMENT 10

GEIGER DESIGN
360 Durenate Drive
La Jolla, CA 92037
T 619.584.5000

DATE: 11/12/09
DRAWN: JS
CHK'D: JS
JOB NO: 0702
REVISIONS:
REV. 1 01/23/11
REV. 2 09/06/12

SITE PLAN FOR:
POINT LOMA SUMMIT

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

SHEET NO.
9 OF 13

ATTACHMENT 02



DATE	03.14.2008
SCALE	NIS
DATE	
KAP	
JOB NO.	7.056

OWNER
 2200 MCCALL STREET
 SAN DIEGO, CA 92104
 (619) 232-7007 - PHONE
 CAROLYN KUTZER - CONTACT

LANDSCAPE ARCHITECT
 ENVIRONS
 1888 STATE STREET
 SAN DIEGO, CA 92101
 (619) 232-7007 - PHONE
 (619) 232-7008 - FAX
 kerp@environs.ca - EMAIL
 KERT PIEKARCZYK - CONTACT

CIVIL ENGINEER
 REC CONSULTANTS, INC.
 2442 SECOND AVENUE
 SAN DIEGO, CA 92104
 (619) 232-8300 - PHONE
 BRUCE ROBERTSON - CONTACT

SHEET INDEX:

SHEET NUMBER	SHEET TITLE
14	TITLE SHEET
15	PLANTING PLAN
16	PLANTING CALCULATIONS

COVER SHEET

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

DATE	BY	REVISION

DATE

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 COVERAGES, 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.
- SITE OBSERVATION AND MEETINGS SHALL INCLUDE:
 - PRE-CONSTRUCTION
 - LANDSCAPE GRADING AND SOIL AMENDING
 - LANDSCAPE CONSTRUCTION
 - SPOTTING OF SPECIEMEN 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 AN 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 CONSIDER ANY OF THE RECOMMENDED ACTIONS PRESENTED HEREIN TO BE UNSAFE.

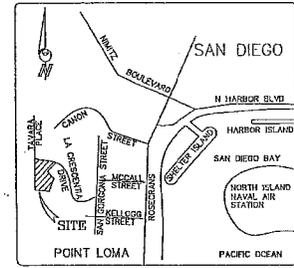
POINT LOMA SUMMIT
 SAN DIEGO, CA

LANDSCAPE PLANS BY:

ENVIRONS

LANDSCAPE ARCHITECTURE

RLA No. 3010
 1909 State Street
 San Diego, CA 92101
 voice 619.232.7007
 fax 619.232.7008



VICINITY MAP
 NO SCALE

DATE	BY	REVISION
07.05.2008		
03.16.2009		
11.01.2010		
05.13.2008		
07.25.2011		
10.10.2012		
03.05.2012		

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DATE	03.14.2009
SCALE	1"=20'
TITLE	KAP
JOB NO.	7.068

CONCEPT PLANTING PLAN

PROJECT: POINT LOMA SUMMIT
414 LA CRESCENTIA DRIVE
SAN DIEGO, CA 92134

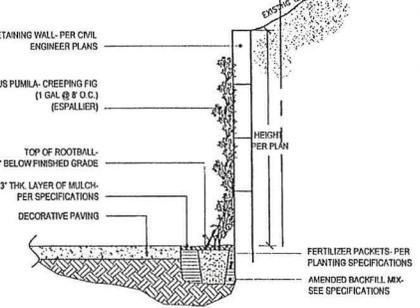
DATE	BY
03.14.2009	NTS
08.13.2009	NTS
10.10.2009	NTS
02.25.2011	NTS
09.05.2012	NTS

NOTES:

- ALL LEVEL PLANTING AREAS WILL RECEIVE 2" MINIMUM LAYER OF SHREDED PINE BARK MULCH.
- ALL PLANTING 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 LANDSCAPE 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 SOIL 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 142.04E 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.

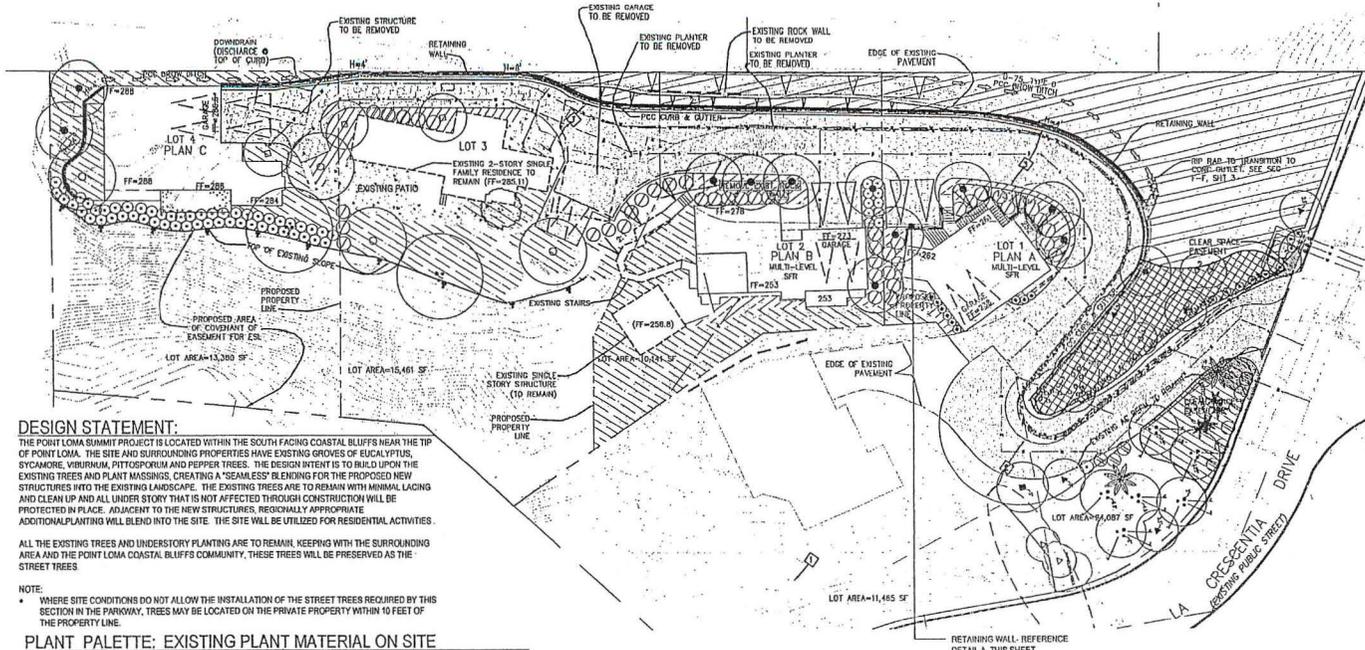
MINIMUM TREE SEPARATION DISTANCE

- 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



A RETAINING WALL SCREENING-VINES NTS

07.2009	03.14.2009	SCALE: 1" = 20'	5.13.2014
08.13.2009	08.13.2009	11.01.2010	
08.13.2009	08.13.2009	02.25.2011	
08.13.2009	10.10.2009	09.05.2012	
08.13.2009	10.10.2009	09.05.2012	



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 LAGGING 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 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	SANDHAWK VIBURNUM	EXISTING OR AS NOTED
	PITTOSPORUM UNULATUM	VICTORIAN BOX	EXISTING OR AS NOTED (STREET TREE)
	EXISTING SHRUBS	(Such As)	
	COTONEASTER PARVIFOLIUS	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:				
	DIETERS VEGETA	FORTNIGHT LILY	5 GAL	10	3' x 3'
	RHAPHIOLEPIS INDICA MAJESTIC BEAUTY	HEDGE	5 GAL	55	4' x 5'
	METROSIDEROS C. SPRINGFIRE	N/A	15 GAL	9	8' x 4'
	PITTOSPORUM TOBIRA	TOBIRA	6 GAL	45	6' x 6'
	GROUND COVERS:				
	LONICERA J. HALLIANA	HALL'S HONEYSUCKLE	1 GAL @ 24" O.C.		2' x 2'
	MEADOW (SUCH AS):				
	SESLERIA CAPARULEA	BLUE MOOR GRASS	1 GAL @ VARIES		2' x 3'
	CAREX SPECIES	SEDGE			
	MUHLENBERGIA CAPILLARIS REGAL MIST	REGAL MIST DEER GRASS			
	ESCHSCHOLZIA CALIFORNICA	CALIFORNIA POPPY			
	LUPINUS SPECIES	LUPINE			
	ACHILLEA MILLEFOLIUM	YARROW			

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ATTACHMENT 10

ENVIORNS
LANDSCAPE ARCHITECTURE

1100 N. LA JOLLA BLVD. SUITE 200
SAN DIEGO, CA 92161
PHONE: 619.434.3888
FAX: 619.434.3888



DATE	03.14.2009
SCALE	N.T.S.
DRAWN	KAP
JOB NO.	7.056

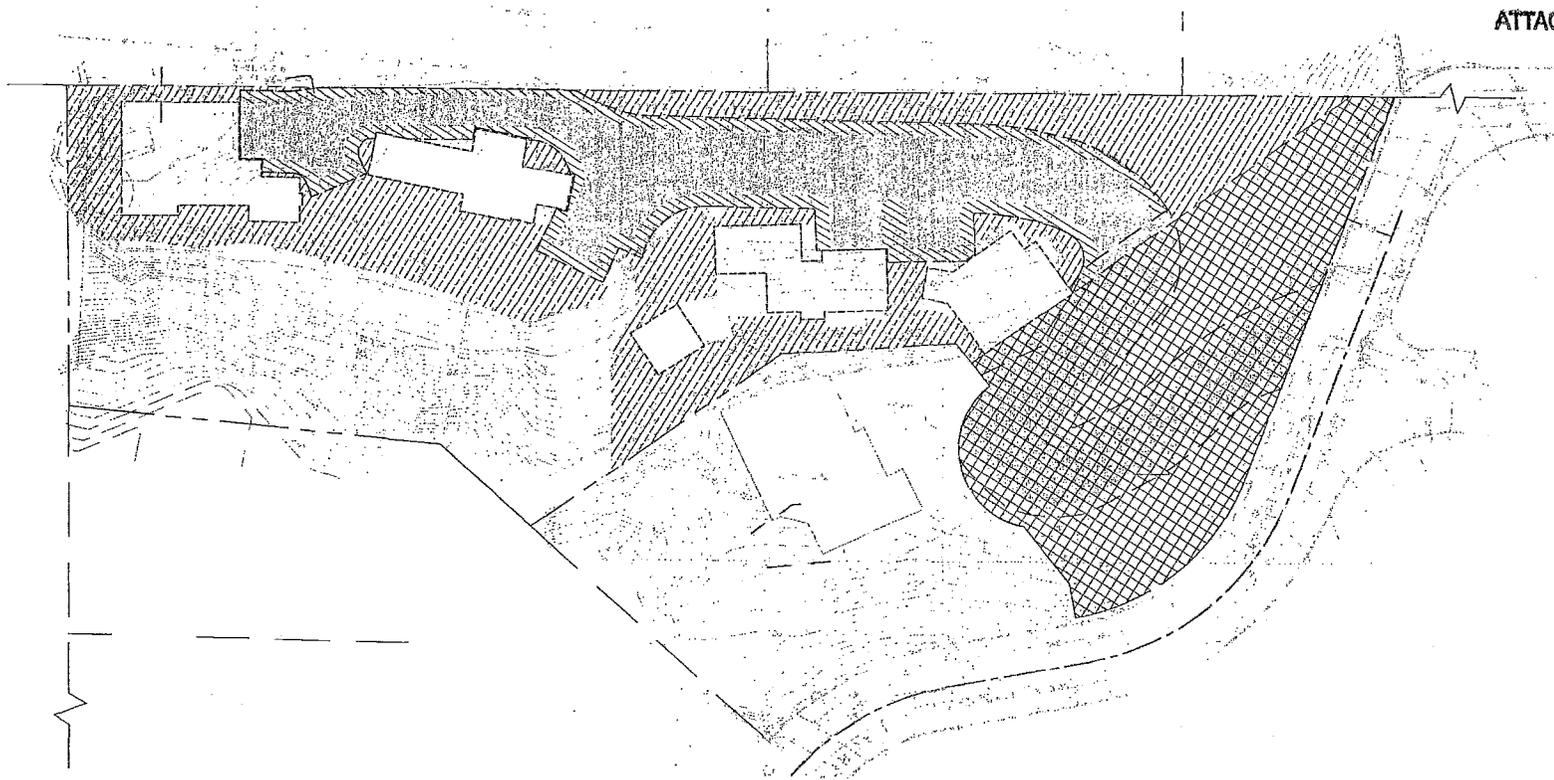
CITY OF SAN DIEGO
LANDSCAPE CALCULATIONS

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

17.72	17	2412
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▲		
▲		
▲		
▲		
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▲		

12 of 13

ATTACHMENT 02



SUMMARY OF LANDSCAPE CALCULATIONS

Single dwelling with in one zone or multiple dwelling unit in all zones

STREET YARD
Total Area 14,580 s.f.
Planting Area required (50%) 7,290 s.f.; Provided 8,278 s.f.; Excess area provided 1,088 s.f.
Plant points required (40) 728; Points provided 13,129; Points achieved through trees 8,723; Excess points 4,406

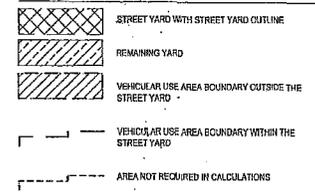
VEHICULAR USE AREA
Total Area 13,329 s.f.
Total Area within Street Yard 5,282 s.f.
Landscape Areas required within Street Yard (5% of Vehicular Use area located within the Street Yard) 264 s.f.; Provided 1,532 s.f.; Excess area provided 1,468 s.f.
Plant points required within Street Yard (10) 205; Provided 4,553; Points achieved through trees 4,220; Excess points 333

Total Area outside the Street Yard 8,047 s.f.
Landscape Areas required outside Street Yard (5% of Vehicular Use area located outside the Street Yard) 402 s.f.; Provided 3,735 s.f.; Excess area provided 3,333 s.f.
Plant points required outside the Street Yard (10) 205; Provided 738; Points achieved through trees 200; Excess points 438

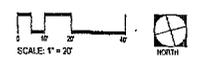
REMAINING YARD
Structures 4; Points Required 280; Points Provided 2,633; Points achieved through trees 100; Excess points provided 2,453

STREET TREES
La Crescentia Olive @ 239; 24" box street trees required 8; Provided 7
or
10' BTM palms required 12; Provided 4

LANDSCAPE CALCULATIONS LEGEND



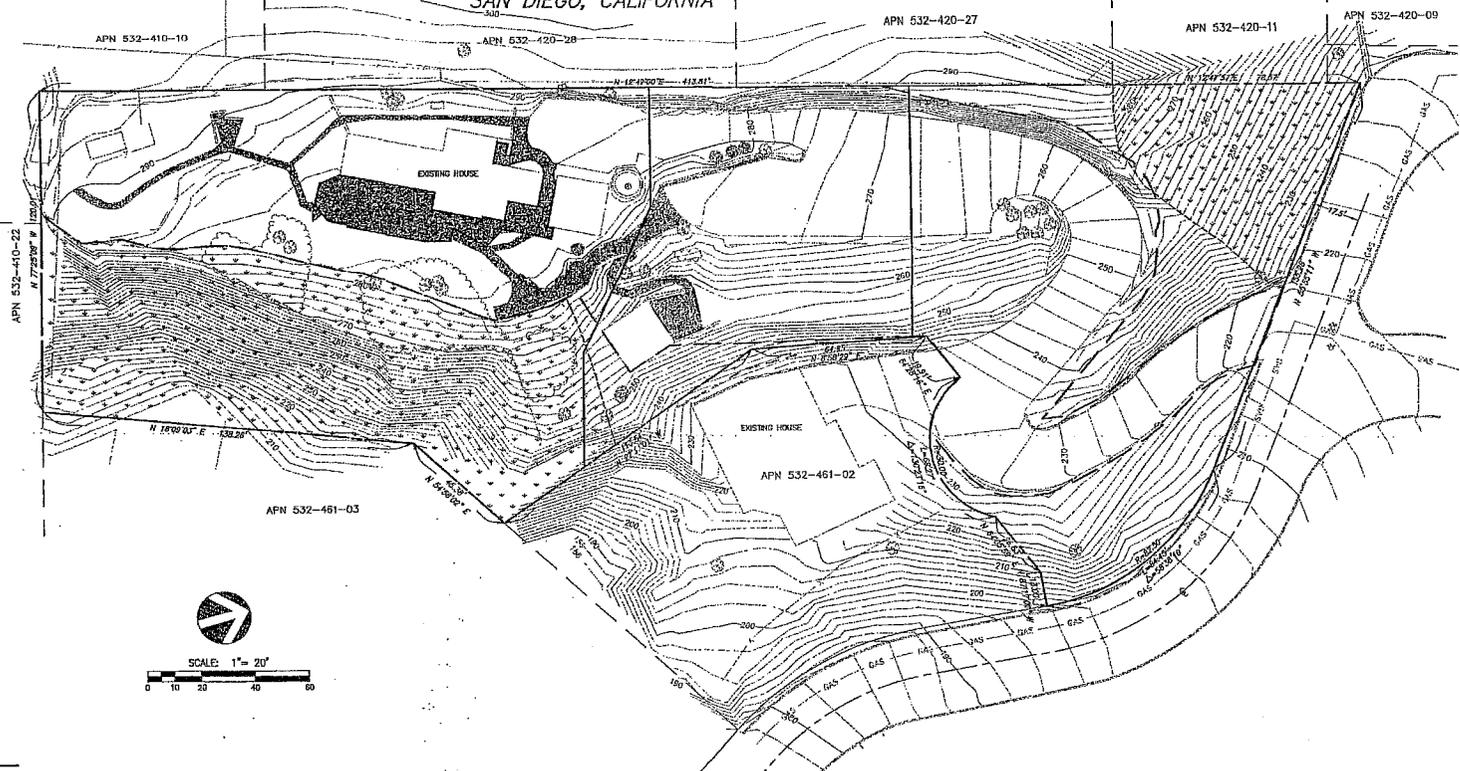
BY	03.16.2009	11.01.2010	5.13.2014
PROJECT	03.13.2009	08.13.2009	07.25.2011
DATE	10.10.2009	08.05.2012	
DRAWN			



All plans, designs, reports, calculations or other drawings shall be prepared and submitted for use on this project only. Any reuse, alteration, copying, reproduction, or other use of these drawings without the express written permission of the author is prohibited.

SLOPE ANALYSIS FOR:
POINT LOMA SUMMIT
 SAN DIEGO, CALIFORNIA

ATTACHMENT 10



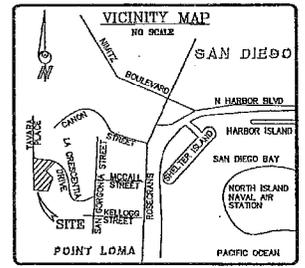
LEGEND

ITEM	SYMBOL	SQ. FT.	% OF SITE	
SUBMISSION BOUNDARY/ TENTATIVE MAP BOUNDARY	---			
EXISTING CONTOURS	~			
STEEP HILLSIDES 25%+ SLOPES (HEIGHT > 30') TO REMAIN UNDISTURBED	[Pattern]	17,955	28.5%	
LIMITS OF EXISTING DISTURBANCE	---	37,300	59.1%	
		7,609	12.4%	REMAINING AREA
		63,064 SQ. FT. (1.45 AC.)		TOTAL SITE AREA

BENCHMARK:
 SOUTHWEST CORNER FIELD AT
 INTERSECTION OF SAN GORDONO
 DRIVE AND LA CRESCENTA DRIVE.
 ELEVATION = 142.45'
 DATUM = MSL

TOPOGRAPHY:
 TOPOGRAPHY OBTAINED FROM TOPO
 SURVEY BY: KANL CEBE, L.S. 9669
 DATED: NOVEMBER 23, 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, Suite 200
 San Diego, CA 92101
 (619) 232-9200 (619) 232-9210 fax
REC
 CONSULTANTS, INC.

DATE: 6/10/10
 DRAWN: LRO
 CHECKED:
 JOB NO: 738
 REVISIONS:
 9/2012 - RF

SLOPE ANALYSIS FOR:
POINT LOMA SUMMIT

SHEET NO.
 13 OF 13

ATTACHMENT 02

D:\proj\738_La_Dresselle_D\10A_738-TM-17_Shop_091710.dwg 9/7/2012 10:58:32 AM PWT

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@sandiego.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

THE CITY OF SAN DIEGO

Community Planning Committee Distribution Form Part 2

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@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: GEOFF PAGE		TITLE: CHAIR
SIGNATURE: <i>Geoff Page</i>		DATE: 8-15-12
<i>Attach Additional Pages If Necessary.</i>		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 Powert 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): CAROLYN KUTZKE
 Owner Tenant/Lessee Redevelopment Agency
Box 6803
Street Address: San Diego Ca 92166
City/State/Zip: 619 223-0320
Phone No: Carolyn Kutzke Fax No: 3-21-08
Signature: Carolyn Kutzke Date: 3-21-08

Name of Individual (type or print): KAREN KAPP
 Owner Tenant/Lessee Redevelopment Agency
3250 McCall St.
Street Address: San Diego Ca 92106
City/State/Zip: 619 223-0320
Phone No: 619 851-1343 Fax No: _____
Signature: Karen Ann Kapp Date: 3-21-08

Name of Individual (type or print): JIM STAMAN
 Owner Tenant/Lessee Redevelopment Agency
227 Stafford Rd P1
Street Address: San Diego Ca 92107
City/State/Zip: 619-224-0009 619-224-6537
Phone No: Jim Staman Fax No: 3-21-08
Signature: Jim Staman 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			



ATTACHMENT 0 2

ATTACHMENT 15

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