



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: May 23, 2018 REPORT NO. HO-18-038

HEARING DATE: May 30, 2018

SUBJECT: LIAGHAT HILLSIDE CDP SDP EVAC, Process Three Decision

PROJECT NUMBER: [503701](#)

OWNER/APPLICANT: Hamid Liaghat, Owner
Bijan Arfaa, Agent

SUMMARY

Issue: Should the Hearing Officer approve the construction of a two-story single family dwelling unit with an attached three-car garage and relocation of a sewer easement located on a vacant lot on Hillside Drive in the La Jolla Community Plan area?

Staff Recommendation:

1. ADOPT Mitigated Negative Declaration No. 503701 and ADOPT the Mitigation Monitoring and Reporting Program; and
2. APPROVE Coastal Development Permit No. 1797695/Site Development Permit No. 2107048.
3. APPROVE Easement Vacation No. 1795044.
4. APPROVE Multi-Habitat Planning Area Boundary Line Adjustment

Community Planning Group Recommendation: On March 1, 2018, the La Jolla Community Planning Association voted 12-0-1 to recommend approval of the project with no conditions. (Attachment 10).

Environmental Review: Mitigated Negative Declaration, Report No. 503701, has been prepared for the project in accordance with state of California Environmental Quality Act (CEQA) guidelines. A mitigation, monitoring and reporting program has been prepared and will be implemented which will reduce, to below a level of significance, any potential impacts identified in the environmental review process.

BACKGROUND/PROJECT DESCRIPTION

The project site is a vacant 0.51-acre property and is located on the west side of Hillside Drive, directly adjacent and to the north of 7520 Hillside Drive, and approximately one mile east of the Pacific Ocean (Attachment 3). The surrounding properties are developed on three sides with a vacant, partially developed property to the west (Attachment 1). The project site contains Environmental Sensitive Lands in the form of Sensitive Biological Resources.

The project site is located in the RS-1-1 Zone, Coastal Overlay Zone (non-appealable), Coastal Height Limitation Overlay Zone, within the Multi-Habitat Planning Area (MHPA) and within the La Jolla Community Plan area. The proposal would relocate an existing sewer easement and construct a 7,884-square-foot, two-story, single family dwelling unit on the property. A Coastal Development Permit is required by the San Diego Municipal Code (SDMC) Section 126.0702 for the proposed development and construction on a property within the Coastal Overlay Zone. A Site Development Permit is required by SDMC Section 143.0110 for development on a premises containing Environmentally Sensitive Lands (ESL) in the form of Sensitive Biological Resources. An Easement Vacation is required by SDMC Section 125.1010 for the request to relocate the existing public sewer line on the property. Due to the project's proposed encroachment into the Multi-Habitat Planning Area (MHPA) a Boundary Line Adjustment (BLA) is required. Findings must be made in the affirmative to approve these permits (Attachments 5 and 7). The project's design also includes a brush management plan for fire protection.

DISCUSSION

The La Jolla Community Plan designates the site as Parks, Open Space (Attachment 2). Privately owned property within this designation allows for very low-intensity residential use (0-5 dwelling unit per acre) to provide for reasonable use while preserving portions of the site in open space. The residential use of the property is consistent with that land use designation at 2.94 DU/acre. The proposed residence was designed to comply with Hillside Development Guidelines of the La Jolla Community Plan and Local Coastal Program Land Use Plan by utilizing a terraced or cascading designed, two-story, residential structure to fit the existing hillside topography and minimize the amount of grading (Attachment 12). Surface drainage run-off from the developed portions of the site will be conveyed through a new drain and biofiltration system. During peak flows this system will slowly release drainage toward the natural hillside. The existing public sewer line bisects the property and is proposed to be relocated along the southern and western property lines to allow placement of the proposed residence. The project proposes 770 cubic yards of cut grading and 780 cubic yards of fill, with 10 cubic yards of import. The proposed residence will be approximately 27 feet, 6 inches in height, and in compliance with the 30-foot height limit.

The project site is located approximately one mile east of the Pacific Ocean, however, a portion of Hillside Drive, adjacent to this site, and to the south (uphill from the site) is identified as a Scenic Overlook, which is defined as a public view over private property from a public right-of-way, as identified within the La Jolla Community Plan and Local Coastal Land Use Plan (Attachment 14). The project site slopes downwards from Hillside Drive to the northwest away from a viewing perspective. Due to the fact that the development is following the downslope grade of the site and staying within

the allowed building envelope (building height and building setbacks) the new residence will not block any view and would not be visible from the street. Based on the siting of the residence the project would not impact any public views from Hillside Drive to the ocean.

The project site does not contain any identified form of pedestrian access by the La Jolla Community Plan and Local Coastal Land Use Plan. Based on the review of the project's plans, conformance with public access and coastal public views the proposed redevelopment of this proposed project is in conformance with the La Jolla Community Plan and Local Coastal Land Use Plan.

ENVIRONMENTAL SENSITIVE LANDS

The vacant project site contains Environmentally Sensitive Land (ESL) in the form of sensitive biological resources. The project site has steep topography, however, the geologic testing identified the slope areas as being fill material and disturbed. Based on the geologic test information City Staff determined that the project site does not contain Steep Hillside. A biological survey was prepared to assess potential impacts from the project to biological resources. The biological analysis concluded that construction of the residence and associated brush management actions will have an adverse impact to biological resources since the impacts exceeds 0.1-acre of sensitive ESL vegetation. Impacts to sensitive biological resources would be mitigated through a payment into the City's Habitat Acquisition Fund. Also, due to the project's proximity to sensitive habitat, pre-grading nest surveys during the breeding season and biological monitoring is also required during construction activity in and adjacent to sensitive habitat. These mitigation measures are detailed in the Mitigated Negative Declaration No. 503701. As a condition of the permit the project will record a covenant of easement over the western and northern portions of the site, excluding the area for the new public sewer easement. This will ensure that this area containing sensitive biological resources will remain protected.

MULTI-HABITAT PLANNING AREA BOUNDARAY ADJUSTMENT

The site is partially located within the City Multiple Species Conservation Plan (MSCP), MHPA. The eastern portion of the site where the development would occur is in the least biologically sensitive portion of the site (Attachment 13). The site has an existing public sewer line bisecting the site from the southeast to northwest that will be relocated to align along the southern and western property lines. The western portion of the sewer line and a portion of the proposed residence will be within the existing and proposed MHPA encroaching into the MHPA. Therefore, a Boundary Line Adjustment (BLA) to the MHPA is necessary. The BLA is a discretionary component of the project and a required part of project approvals. A BLA report was prepared and submitted, reviewed and approved by the wildlife agencies. The report demonstrated that the proposed biological mitigation measures were equivalent to or of greater compensation, i.e. land removed must be replaced by equal or greater habitat value/acreage. If payment into the City's Habitat Acquisition Fund (HAF) is desired for the BLA compensation, it must be 4 to 1 or greater to compensate for the inherent 25 percent development allotted for each acre purchased. The BLA would make the MHPA whole by paying into the HAF to purchase mitigation land in an amount based on 4 times the encroachment of 0.06314-acre. City MSCP Staff supports the proposed MHPA Boundary Adjustment because the adjusted boundary and the HAF contribution result in an exchange of lands that provides lands

functionally equivalent or higher in biological value than on the project site meeting the Boundary Adjustment Criteria.

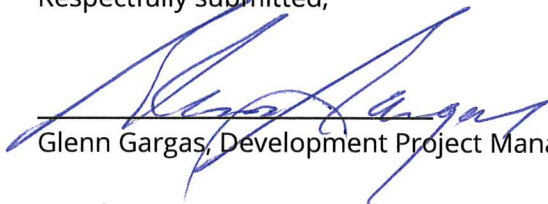
CONCLUSION:

This proposed project was designed to comply with the development regulations of the underlying zone, Environmentally Sensitive Lands regulations, the identified public views and a MHPA Boundary Adjustment that has been supported by the wildlife agencies and MSCP Staff. Staff has reviewed the request for a Coastal Development Permit, Site Development Permit, MHPA Boundary Adjustment and Easement Vacation and has found the project to be in conformance with the applicable sections of the San Diego Municipal Code and has provided evidence to support the required findings. Therefore, staff recommends the Hearing Officer approve Coastal Development Permit No. 1797695, Site Development Permit No. 2107048, Easement Vacation No. 1795044 and the associated MHPA Boundary Adjustment.

ALTERNATIVES

1. Approve Coastal Development Permit No. 1797695/Site Development Permit No. 2107048 and Easement Vacation No. 1795044, with modifications.
2. Deny Coastal Development Permit No. 1797695/Site Development Permit No. 2107048 and Easement Vacation No. 1795044, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



Glenn Gargas, Development Project Manager

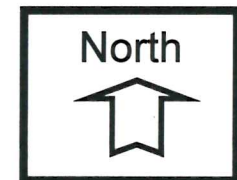
Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Draft Resolution with Findings
6. Draft Permit with Conditions
7. Draft Easement Vacation Resolution
8. Public Sewer Easement Vacation D-Sheet Drawing
9. Environmental Resolution
10. Community Planning Group Recommendation
11. Ownership Disclosure Statement
12. Project Plans
13. Multi-Habitat Planning Area Boundary Adjustment Drawing
14. Identified Public Vantage Points – Figure 9



Aerial Photo

LIAGHAT HILLSIDE - HILLSIDE DRIVE
PROJECT NO. 503701

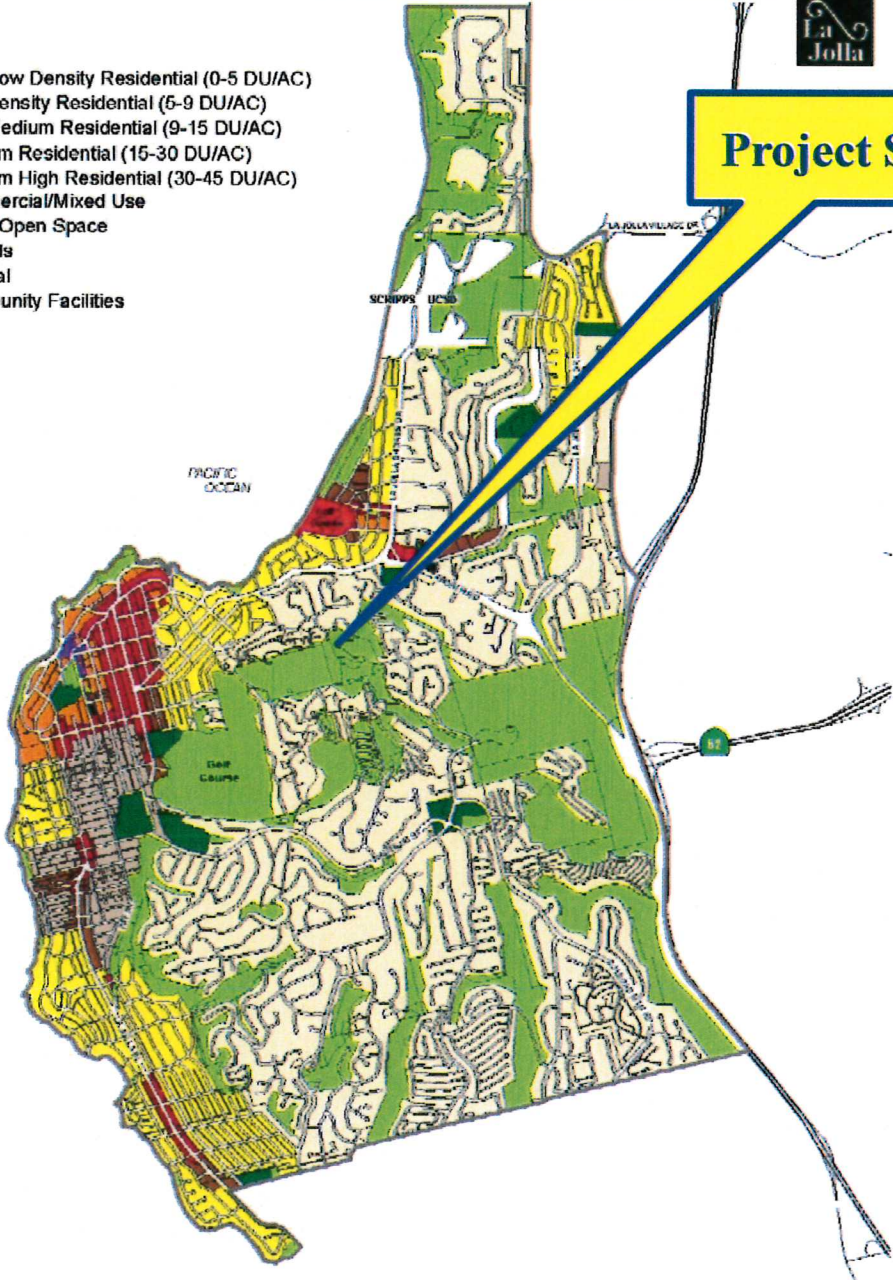




- Legend
- Very Low Density Residential (0-5 DU/AC)
 - Low Density Residential (5-9 DU/AC)
 - Low Medium Residential (9-15 DU/AC)
 - Medium Residential (15-30 DU/AC)
 - Medium High Residential (30-45 DU/AC)
 - Commercial/Mixed Use
 - Parks, Open Space
 - Schools
 - Cultural
 - Community Facilities



Project Site



Community Land Use Map



La Jolla Community Plan
City of San Diego - Planning Department



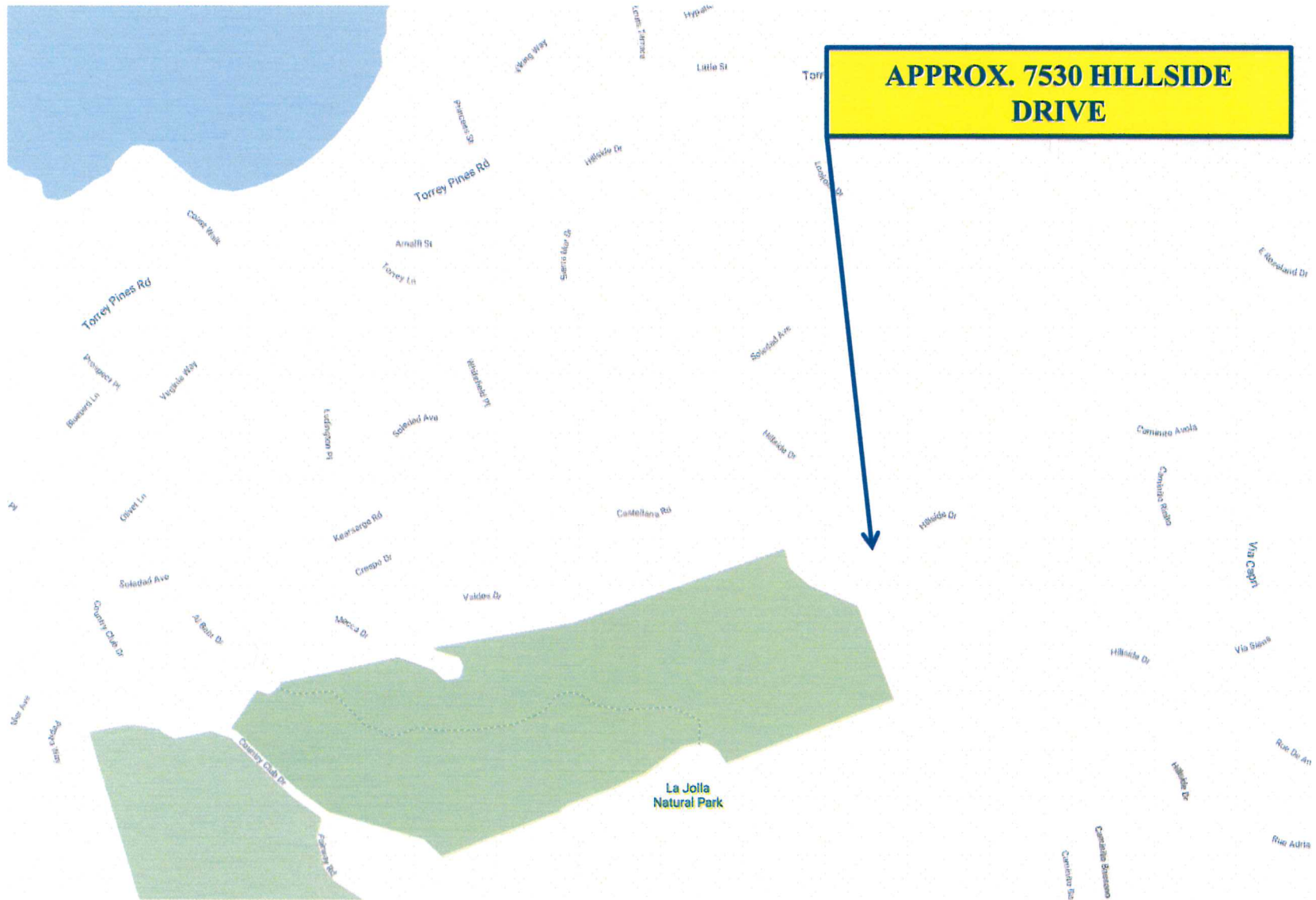
Figure 1



Land Use Map

LIAGHAT HILLSIDE - HILLSIDE DRIVE
PROJECT NO. 503701 La Jolla





Project Location Map

LIAGHAT HILLSIDE - HILLSIDE DRIVE
PROJECT NO. 503701



PROJECT DATA SHEET

PROJECT NAME:	Liaghat Hillside CDP/SDP & Easement Vacation – Project No. 503701	
PROJECT DESCRIPTION:	CDP/ SDP, Easement Vacation & MHPA Boundary Adjustment for construction of a new, two-story, 7,884-square-foot single-family residence with a three-car garage and relocation of a public sewer easement on a 0.51-acre property.	
COMMUNITY PLAN AREA:	La Jolla	
DISCRETIONARY ACTIONS:	Coastal Development Permit/Site Development Permit & Easement Vacation	
COMMUNITY PLAN LAND USE DESIGNATION:	Parks, Open Space	
<u>ZONING INFORMATION:</u>		
<p>ZONE: RS-1-1 Zone</p> <p>HEIGHT LIMIT: 30/24-Foot maximum height limit.</p> <p>LOT SIZE: 40,000 square-foot minimum lot size – existing lot 22,395 sq. ft.</p> <p>FLOOR AREA RATIO: 0.45 maximum - 0.35 proposed</p> <p>FRONT SETBACK: 6 foot minimum – 10 feet proposed (slope of 25% or greater)</p> <p>SIDE SETBACK: 10 foot minimum total - 4 feet (north) & 6 feet (south) proposed</p> <p>STREETSIDE SETBACK: NA</p> <p>REAR SETBACK: 25 foot minimum - 25 feet proposed</p> <p>PARKING: 2 parking spaces required – 3 proposed.</p>		
<u>ADJACENT</u> PROPERTIES:	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Parks Open Space; RS-1-1 Zone	Single Family Residence
SOUTH:	Parks Open Space; RS-1-1 Zone	Single Family Residence
EAST:	Parks Open Space; SF Zone La Jolla Shores PDO	Single Family Residence
WEST:	Parks Open Space; RS-1-1 Zone	Vacant / Partial Development
DEVIATIONS OR VARIANCES REQUESTED:	None	

ATTACHMENT 4

<p>COMMUNITY PLANNING GROUP RECOMMENDATION:</p>	<p>The La Jolla Community Planning Association voted 12-0-1 to recommended approval of the project at their March 1, 2018 meeting.</p>
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**HEARING OFFICER RESOLUTION NO. ____
COASTAL DEVELOPMENT PERMIT NO. 1797695 AND
SITE DEVELOPMENT PERMIT NO. 2107048
LIAGHAT HILLSIDE CDP/SDP - PROJECT NO. 503701 [MMRP]**

WHEREAS, Hamid Liaghat, Owner/Permittee, filed an application with the City of San Diego for a permit to relocate an existing public sewer pipe/easement and construct a two-story single dwelling unit with an attached three-car garage (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit Nos. 1797695 and 2107048), on portions of a 0.514-acre property;

WHEREAS, the 0.514-acre site is located on a vacant lot on the west side of Hillside Drive at 7530 Hillside Drive, (APN No. 352-130-03) in the RS-1-1 Zone, Coastal (non-appealable) Overlay Zone, Coastal Height Limitation Overlay Zone, Parking Impact Overlay Zone (Coastal), and within the La Jolla Community Plan area;

WHEREAS, the site is legally described as; That portion of Lot "A" of the Resubdivision of La Jolla Hills Unit 2, in the City of San Diego, County of San Diego, State of California, According to Map Thereof No. 2087, Filed in the Office of the County Recorder of San Diego County, January 20, 1928.

WHEREAS, on May 30, 2018, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. 1797695 and Site Development Permit No. 2107048, pursuant to the Land Development Code of the City of San Diego; Now Therefore,

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

That the Hearing Officer adopts the following written Findings, dated May 30, 2018.

FINDINGS:

Coastal Development Permit - Section 126.0708

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

The project site is vacant and contains Environmentally Sensitive Lands in the form of sensitive biological resources. The project site also contains a public sewer easement running east and west through the middle portion of the property. This project proposes to relocate the sewer line and associated easement along the southern and western property line, and construct a, two-story, single-family dwelling unit. The residence will be situated in a portion of the site that was found to be previously disturbed by fill material. The project site is located approximately one mile from the Pacific Ocean coastline. The proposed project is contained within the existing lot area and will not encroach upon any existing or proposed physical access to the coast. The project site is not located within the First Public Roadway (North Torrey Pines Road) and the Pacific Ocean. The site does not contain any form of pedestrian access as identified by the La Jolla Community Plan and Local Coastal Land Use Plan.

Hillside Drive adjacent to this site is identified as a Scenic Overlook, which is defined as a view over private property from public right-of-way, as identified within the La Jolla Community Plan and Local Coastal Land Use Plan. The proposed project is sited within the private property, within the allowed building envelope, at an elevation below the identified Scenic Overlook and will not negatively affect this identified public view. The proposed project meets all of the development standards, such as building setbacks, off-street parking, building height and bulk and scale required by the underlying zone. Thus, the proposed residential dwelling unit development will not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway identified in the La Jolla Local Coastal Program land use plan; and the proposed development will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the La Jolla Community Plan and Local Coastal Program Land Use Plan.

2. The proposed coastal development will not adversely affect Environmentally Sensitive Lands.

The project site is vacant and contains Environmentally Sensitive Land (ESL) in the form of sensitive biological resources. The project site has steep topography, however, the geologic testing identified the slope areas as being fill and disturbed. Staff determined that the project site does not contain Steep Hillside, as defined by ESL regulations San Diego Municipal Code Section 143.0110. The project proposes to relocate the sewer line and sewer line easement along the southern and western property line, and construct a two-story single-family dwelling unit. The western and northern portion of the site contains sensitive biological resources. Based on a submitted biological report, the final analysis concluded that construction of the residence and associated brush management actions will have an adverse impact to biological resources since the impacts exceeds 0.1-acre of sensitive ESL vegetation. Impacts to sensitive biological resources would be mitigated through a payment into the City's Habitat Acquisition Fund. Also, due to the project's proximity to sensitive habitat, biological monitoring is also required to observe construction activity adjacent to sensitive habitat. As a condition of the permit the project will record a covenant of easement over the western and northern portions of the site, excluding the area for the new public sewer easement. This will ensure that this area containing sensitive biological resources will remain protected. Surface drainage run-off from the developed portions of the site will be conveyed through a new drain and biofiltration system. During peak flows this system will slowly release drainage toward the natural hillside in conformance with current storm water regulations. An environmental review determined that this project may have a significant environmental effect on Biological Resources and the City prepared a Mitigated Negative Declaration (MND), in accordance with the California Environmental Quality Act (CEQA). The MND's Mitigation Monitoring and Reporting Program (MMRP) incorporates mitigation measures into the project for potential impacts to Biological Resources, to reduce the potential impacts to a level below significance. The development of this site proposes 770 cubic yards of cut, and 780 cubic yards of fill, for a total import of 10 cubic yards. Based on the above, this proposed relocation of the sewer lateral and development of a single-family residence will not adversely affect Environmentally Sensitive Lands.

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

The project proposes to relocate the sewer line and sewer line easement along the southern and western property line, construct a two-story single-family dwelling unit and is located in an area identified as Parks, Open Space within the La Jolla Community Plan (LJCP). Privately owned property within this designation allows for very low-intensity residential use (0-5 dwelling unit per acre) to provide for reasonable use while preserving portions of the site in open space. The proposed residential use of the property is consistent with the land use designation at approximately 2 DU/acre and by preserving a portion of the site with the recording of a Covenant of Easement to protect the remaining sensitive biological resources. The proposed residence is designed to comply with Hillside Development Guidelines of the La Jolla Community Plan and Local Coastal Program Land Use Plan by utilizing a terraced or cascading designed, two-story, residential structure to fit the existing hillside topography and minimize the amount of grading. The project is designed to conform to all of the applicable development regulations of the RS-1-1 Zone, the Coastal Overlay Zone, Coastal Height Limitation Overlay Zone and Environmentally Sensitive Lands Regulations. The proposed residence will be approximately 27 feet, 6 inches in height, in compliance with the maximum 30-foot height limit. The proposed project complies with the required front setback of six (6) feet, the required side setbacks of eight (8) and four (4) feet, the rear setback of 25 feet and the maximum floor area ratio of 0.45.

Hillside Drive adjacent to this site is identified as a Scenic Overlook, which is defined as a view over private property from public right-of-way, as identified within the La Jolla Community Plan and Local Coastal Land Use Plan. The proposed project is sited within the private property, within the allowed building envelope, at an elevation below the identified Scenic Overlook and will not negatively affect this identified public view. The project site is not located in an area identified as containing pedestrian access to coastal resources. Project development will be fully contained within the existing legal lot area. Therefore, the proposed project has been determined to be in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program.

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

The project site is not located within the first public road and the sea or the shoreline of any body of water located within the Coastal Overlay Zone. Therefore, the finding is not applicable.

Site Development Permit - Municipal Code Section 126.0504

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

The project proposes to relocate the sewer line and sewer line easement along the southern and western property line, construct a two-story single-family dwelling unit and is located in an area identified as Parks, Open Space within the La Jolla Community Plan (LJCP). Privately owned property within this designation allows for very low-intensity residential use (0-5 dwelling unit per acre) to provide for reasonable use while preserving portions of the site in open space. The proposed

residential use of the property is consistent with the land use designation at approximately 2 DU/acre and by preserving a portion of the site with the recording of a Covenant of Easement to protect the remaining sensitive biological resources. Because the project would encroach into the MHPA a Boundary Line Adjustment (BLA) to the MHPA is necessary. Hillside Drive adjacent to this site is identified as a Scenic Overlook, which is defined as a view over private property from public right-of-way, as identified within the La Jolla Community Plan and Local Coastal Land Use Plan. The proposed project is staying within the allowed building envelope and will not negatively affect this identified public view. The proposed development has been found consistent with the identified public access and identified public views of the La Jolla Community Plan and Local Coastal Land Use Plan, and the RS-1-1 Zone development regulations, environmentally sensitive lands regulations, allowed density and design recommendations. Thus, this residential dwelling unit redevelopment will not adversely affect the La Jolla Community Plan and Local Coastal Land Use Plan.

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

The proposed construction of a new 7,884-square-foot, two-story, residential dwelling unit with an attached three-car garage has been designed to comply with all of the applicable development regulations, including those of the RS-1-1 Zone, the Coastal Overlay Zone, Coastal Height Limitation Overlay Zone, Parking Impact (Coastal) Overlay Zone, brush management regulations and the Environmentally Sensitive Lands regulations. An environmental review determined that this project may have a significant environmental effect on Biological Resources requiring the preparation of a Mitigated Negative Declaration (MND) in accordance with the California Environmental Quality Act (CEQA). MND's Mitigation Monitoring and Reporting Program (MMRP) incorporate mitigation measures into the project for potential impacts to Biological Resources, to reduce the potential impacts to a level below significance. A portion of the site will be preserved with the recording of a Covenant of Easement to protect the remaining sensitive biological resources. The environmental analysis did not find any significant impacts to public health and safety. The project will not have any impact on the provision of essential public services. The project will make public health and safety improvements such as relocating the public sewer line, reconstruct the of the driveway on Hillside Drive and provide brush management for fire protection. The permit controlling the development and continued use of the proposed project for this site contains specific conditions addressing compliance with the City's codes, policies, regulations and other regional, state, and federal regulations to prevent detrimental impacts to the health, safety and general welfare of persons residing and/or working in the area. Conditions of approval require the review and approval of all construction plans by staff prior to construction to determine the construction of the project will comply with all regulations. The construction will be inspected by certified building and engineering inspectors to assure construction is in accordance with the approved plans and with all regulations. Therefore, the proposed development will not be detrimental to the public health, safety, and welfare.

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

The project proposes to relocate the sewer line and sewer line easement to the southern and western property line and construct a two-story single-family dwelling unit. The project as proposed will comply with the development regulations of the RS-1-1 Zone, Coastal Overlay Zone, Environmentally Sensitive Lands regulations and Local Coastal Program for the La Jolla Community

Plan area. The proposed residence will be approximately 27 feet, 6 inches in height, in compliance with the maximum 30-foot height limit. The proposed project complies with the required front setback of six (6) feet, the required side setback of eight (8) and four (4) feet, the rear setback of 25 feet and the proposed floor area ratio (FAR) of 0.36 is less than the maximum allowed FAR of 0.45. There are no proposed variances or deviations to the development regulations of the Land Development Code. The building setbacks, drainage, lot coverage, floor area ratio, building height, public views and public access will comply with all of the required development regulations and applicable policy documents. Therefore, the proposed development will comply with the applicable regulations of the Land Development Code.

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 site contains Environmentally Sensitive Lands in the form of sensitive biological resources. The proposed relocation of the public sewer line and easement and construction of a single-family dwelling unit will be located in approximately the same location in an area of previous disturbance. The proposed construction of a new 7,884-square-foot, two-story, residential dwelling unit with an attached three-car garage has been designed to comply with all of the applicable development regulations, including hillside development guidelines recommended by the La Jolla Community Plan and Local Coastal Program Land Use Plan by utilizing a terrace or cascade design, two-story, residential structure to fit the hillside topography. Based on staff's review of the proposed grading plans, landscape plans and the project's geologic reports it was determined that the proposed site has adequate geologic stability, the landscape material will not require any significant irrigation, and a minimal amount of grading and minimum disturbance to the adjacent biological resources (Environmentally Sensitive Lands) will result. The western and northern portion of the site, outside of the development footprint, contains sensitive biological resources, which will remain and be protected with the recording of a covenant of easement as a condition of the permit. An environmental review determined that this project may have a significant environmental effect on Biological Resources and the City prepared a Mitigated Negative Declaration (MND), in accordance with the California Environmental Quality Act (CEQA). The MND's Mitigation Monitoring and Reporting Program (MMRP) incorporates mitigation measures into the project for potential impacts to Biological Resources, to reduce the potential impacts to a level below significance. Surface drainage run-off from the developed portions of the site will be conveyed through a new drain and biofiltration system. During peak flows this system will slowly release drainage toward the natural hillside in conformance with current storm water regulations. The permit controlling this development contains conditions addressing compliance with the City's regulations and other regional, State and Federal regulations to prevent detrimental impacts to the health, safety, and welfare of persons residing in the area. These conditions address requirements relating to storm water runoff, runoff during construction, and landscaping. All Uniform Building, Fire, and Mechanical Codes governing the construction and continued operation of the development will apply to this site to prevent adverse affects to those persons or other properties in the vicinity. The project site has sloping topography and grading operations would entail approximately 770 cubic yards of cut, 780 cubic yards of fill and 10 cubic yards of import to the site. Therefore, the site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands.

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

The grading plans, landscape plans and geologic reports determined that the proposed site has adequate geologic stability, that the site was previously disturbed, and the landscape material will not require any significant irrigation, resulting in a minimum disturbance to the sensitive biological resources (Environmentally Sensitive Lands). To avoid erosional forces surface drainage run-off from the developed portions of the site will be conveyed through a new drain and biofiltration system. During peak flows this system will slowly release drainage toward the natural hillside. Compliance with the geology and engineering permit conditions will ensure that new structure would be built to reduce the potential for geologic impacts from regional hazards. The project is not within a flood overlay zone or a potentially sensitive area for fire hazards. Therefore, 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.

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

The project site is undeveloped and contains Environmentally Sensitive Land in the form of sensitive biological resources. The project site has sloping topography, however, the geologic testing identified the slope areas as being fill and disturbed, and therefore, staff determined that the project site does not contain Steep Hillside. The project proposes to relocate the sewer line and sewer line easement along the southern and western property line, and construct a two-story single-family dwelling unit. The western and northern portion of the site, outside of the development footprint, contains sensitive biological resources, which will remain and be protected with the recording of a covenant of easement as a condition of the permit. Surface drainage run-off from the developed portions of the site will be conveyed through a new drain and biofiltration system. During peak flows this system will slowly release drainage toward the natural hillside in conformance with current storm water regulations. An environmental review determined that this project may have a significant environmental effect on Biological Resources and the City prepared a Mitigated Negative Declaration (MND), in accordance with the California Environmental Quality Act (CEQA). The MND's Mitigation Monitoring and Reporting Program (MMRP) incorporates mitigation measures into the project for potential impacts to Biological Resources, to reduce the potential impacts to a level below significance. The portions of the project site were previously disturbed and development of this site proposes 770 cubic yards of cut, and 780 cubic yards of fill, for a total import of 10 cubic yards. Based on the above, this proposed relocation of the sewer lateral and development of a single-family residence will be sited and designed to prevent adverse impacts on any adjacent Environmentally Sensitive Lands.

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

The project proposes to construction of a new 7,884-square-foot, two-story, single family residence with an attached three-car garage and landscaping. The site is located on Hillside Drive, in the RS-1-1 zone, Coastal Overlay Zone (Non-Appealable Area), Coastal Height Limitation Overlay Zone and within the La Jolla Community Planning area.

The site is partially located within the City Multiple Species Conservation Plan (MSCP), MHPA. The eastern portion of the site where the development would occur is in the least biologically sensitive

portion of the site. The site has an existing public sewer line bisecting the site from the southeast to northwest that will be relocated to align along the southern and western property lines. The western portion of the sewer line and a portion of the proposed residence will be within the existing and proposed MHPA encroaching into the MHPA. Therefore, a Boundary Line Adjustment (BLA) to the MHPA is necessary. The BLA is a component of the project and is part of this approval. A BLA report was prepared and submitted, reviewed and approved by the wildlife agencies. The report demonstrated that the proposed biological mitigation measures were equivalent to or of greater compensation, i.e. land removed must be replaced by equal or greater habitat value/acreage. If payment into the City's Habitat Acquisition Fund (HAF) is desired for the BLA compensation, it must be 4 to 1 or greater to compensate for the inherent 25 percent development allotted for each acre purchased. The BLA would make the MHPA whole by paying into the HAF to purchase mitigation land in an amount based on 4 times the encroachment of 0.06314-acre. City MSCP Staff supports the proposed MHPA Boundary Adjustment because the adjusted boundary and the HAF contribution result in an exchange of lands that provides lands functionally equivalent or higher in biological value than on the project site meeting the Boundary Adjustment Criteria. Areas of the site adjacent to the MHPA and existing sensitive habitat would comply with MHPA Land Use Adjacency Habitat Guidelines which would prohibit non-native plants in these areas. Thus, with the MHPA Boundary Adjustment approval this proposed development will be consistent with the City of San Diego's Multiple Species Conservation (MSCP) subarea Plan.

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

The proposed development takes place entirely within private property and stays within the area of existing development. The project site is located approximately one mile from the Pacific Ocean coastline. The permit controlling this development contains conditions addressing compliance with the City's regulations and other regional, State and Federal regulations to prevent detrimental impacts to the health, safety, and welfare of persons residing in the area. These conditions address requirements relating to storm water runoff, runoff during construction, and landscaping. Surface drainage run-off from the developed portions of the site will be conveyed through a new drain and biofiltration system. During peak flows this system will slowly release drainage toward the natural hillside. The project site contains sloping topography and proposed terraced structure fits the sloping topography minimizing the amount of grading. The grading operations for the proposed basement and foundation would only entail approximately 770 cubic yards of cut and 780 cubic yards of fill for a total import of 10 cubic yards. 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.

The project proposes to construct a new 7,884-square-foot, two-story, residential dwelling unit with an attached three-car garage and landscaping. The site is located on a vacant lot along the west side of Hillside Drive, in the RS-1-1 zone, within the La Jolla Community Planning area within the Coastal Overlay Zone (Appealable Area), Coastal Height Limitation Overlay Zone and Parking Impact (Coastal) Overlay Zone. The project site contains Environmentally Sensitive Lands in the form of sensitive biological resources.

A Mitigated Negative Declaration was prepared from the project as it was determined that the proposed development could have a significant impact following areas:

- o Biological Resources;

As a condition of the permit the project will record a covenant of easement over the western and northern portions of the site, excluding the area for the new public sewer easement. Due to the project's proximity to sensitive habitat, biological monitoring is also required to observe construction activity adjacent to sensitive habitat. This will ensure that this area containing sensitive biological resources will remain protected. Because mitigation measures are required to be applied to the project in accordance with Section V of the associated Mitigation, Monitoring, and Reporting Program (MMRP), the project avoids or mitigates any potentially significant environmental impacts to biological resources in accordance with the California Environmental Quality Act. Therefore, the nature and extent of mitigation required as a condition of the permit is reasonably related to, and calculated to alleviate, negative impacts created by the proposed development.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Coastal Development Permit No. 1797695/Site Development Permit No. 2107048 are hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit Nos. 1797695 and 2107048, a copy of which is attached hereto and made a part hereof.

BE IT FURTHER RESOLVED, that the MHPA Boundary Line Adjustment as shown on Figure No. 3 of the Mitigated Negative Declaration is approved.

Glenn R. Gargas
Development Project Manager
Development Services

Adopted on: May 30, 2018.

Job Order No. 24006880

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

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

INTERNAL ORDER NUMBER: 24006880

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COASTAL DEVELOPMENT PERMIT NO. 1797695/SITE DEVELOPMENT PERMIT NO. 2107048

LIAGHAT HILLSIDE - PROJECT NO. 503701

HEARING OFFICER

This Coastal Development Permit No. 1797695/Site Development Permit No. 2107048 is granted by the Hearing Officer of the City of San Diego to Hamid Liaghat, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] sections 1260702 and 143.0110(b). The 0.514-acre site is located on a vacant lot on the west side of Hillside Drive (Pending Address Assignment - 7530 Hillside Drive, APN No. 352-130-03) in the RS-1-1 Zone, Coastal (non-appealable) Overlay Zone, Coastal Height Limitation Overlay Zone, Parking Impact Overlay Zone (Coastal), and within the La Jolla Community Plan area. The project site is legally described as: That portion of Lot "A" of the Resubdivision of La Jolla Hills Unit 2, in the City of San Diego, County of San Diego, State of California, According to Map Thereof No. 2087, Filed in the Office of the County Recorder of San Diego County, January 20, 1928.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to vacate and relocate a sewer easement and construct a two-story single-family dwelling unit described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated May 30, 2018, on file in the Development Services Department.

The project shall include:

- a. Relocation of a sewer easement and construction of a two-story, single-family dwelling unit with attached three-car garage totaling 7,884 square-feet on a 0.514-acre property;
- b. Landscaping and Brush Management Plan (planting, irrigation and landscape related improvements);
- c. Off-street parking;
- d. 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 June 13, 2021.
2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
7. In accordance with authorization granted to the City of San Diego from the United States Fish and Wildlife Service [USFWS] pursuant to Section 10(a) of the federal Endangered Species Act [ESA] and by the California Department of Fish and Wildlife [CDFW] pursuant to California Fish and Wildlife Code section 2835 as part of the Multiple Species Conservation Program [MSCP], the City of San Diego through the issuance of this Permit hereby confers upon Owner/Permittee the status of Third Party Beneficiary as provided for in Section 17 of the City of San Diego Implementing Agreement [IA], executed on July 16, 1997, and on file in the Office of the City Clerk as Document No. OO-18394. Third Party Beneficiary status is conferred upon Owner/Permittee by the City: (1) to grant Owner/Permittee the legal standing and legal right to utilize the take authorizations granted to the City pursuant to the MSCP within the context of those limitations imposed under this Permit and the IA, and (2) to assure Owner/Permittee that no existing mitigation obligation

imposed by the City of San Diego pursuant to this Permit shall be altered in the future by the City of San Diego, USFWS, or CDFW, except in the limited circumstances described in Sections 9.6 and 9.7 of the IA. If mitigation lands are identified but not yet dedicated or preserved in perpetuity, maintenance and continued recognition of Third Party Beneficiary status by the City is contingent upon Owner/Permittee maintaining the biological values of any and all lands committed for mitigation pursuant to this Permit and of full satisfaction by Owner/Permittee of mitigation obligations required by this Permit, in accordance with Section 17.1D of the IA.

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

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

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

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

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

matter. However, the Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

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

13. The mitigation measures specified in the MMRP and outlined in Mitigated Negative Declaration No. 503701, shall be noted verbatim on the construction plans and specifications under the heading ENVIRONMENTAL MITIGATION REQUIREMENTS. The MMRP measures shall also be shown as actual specifications on the construction plans where applicable.

14. The Owner/Permittee shall comply with the MMRP as specified in Mitigated Negative Declaration No. 503701, to the satisfaction of the Development Services Department, including MMC and the City Engineer. Prior to issuance of any construction permit, all conditions of the MMRP shall be adhered to, to the satisfaction of the City Engineer. All mitigation measures described in the MMRP shall be implemented for the following issue areas:

Biological Resources

CLIMATE ACTION PLAN REQUIREMENTS:

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

ENGINEERING REQUIREMENTS:

16. The project proposes to export no material from the project site. Any excavated material that is exported, shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2015 edition and Regional Supplement Amendments adopted by Regional Standards Committee.

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

18. Prior to the issuance of any construction permits, the Owner/Permittee shall obtain a bonded grading permit for the grading proposed for this project. All grading shall conform to the requirements of the City of San Diego Municipal Code in a manner satisfactory to the City Engineer.

19. Prior to the issuance of any construction permits, the Owner/Permittee shall obtain from the City Engineer and execute an Encroachment Maintenance Removal Agreement, for the non-standard driveway in the Hillside Drive right-of-way.

20. Prior to the issuance of any construction permit, the Owner/Permittee shall enter into an agreement to indemnify, protect and hold harmless the City, its officials and employees from any and all claims, demands, causes or action, liability or loss because of, or arising out of surface drainage entering into the property from the Hillside Drive right-of-way due to the design of the proposed driveway.

21. Prior to the issuance of any construction permits, the Owner/Permittee shall assure, by permit and bond, to reconstruct the non-standard curb with current City Standard curb and gutter, adjacent to the site on Hillside Drive, satisfactory to the City Engineer.

22. Prior to the issuance of any construction permit, the applicant shall submit a Technical Report that will be subject to final review and approval by the City Engineer, based on the Storm Water Standards in effect at the time of the construction permit issuance.

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

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

25. Prior to the issuance of any construction permit the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Part 2 Construction BMP Standards Chapter 4 of the City's Storm Water Standards.

LANDSCAPE REQUIREMENTS:

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

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

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

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

BRUSH MANAGEMENT PROGRAM REQUIREMENTS:

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

31. The Brush Management Program shall be based on a standard Zone One of 35-feet in width and a Zone Two of 65-feet in width, exercising the Zone Two reduction option and Alternative Compliance measures set forth under SDMC §142.0412(f), §142.0412(i), and §142.0412(j). Zone One shall range from 16-feet to 40-feet in width with a corresponding Zone Two of 25-feet to 65-feet in width, extending out from the habitable structures towards the native/naturalized vegetation as shown on Exhibit "A." Where the full brush management zones cannot be provided, openings (doors and windows) along the brush side of the habitable structures, plus a 10-foot perpendicular return along adjacent wall faces, shall be upgraded to dual-glazed, dual-tempered panes as alternative compliance for the reduced brush management zones.

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

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

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

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

MULTIPLE SPECIES CONSERVATION PROGRAM:

37. Prior to the issuance of any construction permits, the Owner/Permittee shall grant the on-site Multiple Habitat Planning Area [MHPA] to the City's Multiple Species Conservation Program [MSCP] preserve through either fee title to the City, or a covenant of easement (COE) granted in favor of the City and the U.S. Fish and Wildlife Service [USFWS] and the California Department of Fish and Wildlife [CDFW], as shown on Exhibit "A."

38. The Owner/Permittee shall maintain in perpetuity any MHPA lands granted by the COE unless otherwise agreed to by the City. Prior to issuance of any construction permit for grading on parcels affected by the COE, documentation demonstrating the remainder MHPA would be adequately managed and monitored in a manner consistent with the City's MSCP Preserve Management Framework shall be submitted and approved by the Development Services Department and Planning Department/MSCP Section. Documentation shall consist of either a Habitat Management Plan (HMP) or COE Grantor's Duties specific language and either document would identify the responsible entity, Habitat Manager, and funding source for long term-maintenance and management.

39. Conveyance of any land in fee to the City shall require approval from the Park and Recreation Department Open Space Division Deputy Director and shall exclude detention basins or other stormwater control facilities, brush management areas, landscape/revegetation areas, and graded slopes. The Owner/Permittee shall ensure all property approved for conveyance in fee title to the City for MHPA purposes shall be free and clear of all private easements, private encroachments, private agreements and/or liens. Any on-site MHPA lands that are not dedicated in fee title to the City shall grant a covenant of easement in favor of the City, USFWS, and CDFW. The Owner/Permittee shall maintain in perpetuity any MHPA lands granted by covenant of easement unless otherwise agreed to by the City.

40. Prior to issuance of any construction permits, the Owner/Permittee shall schedule an inspection with the Park and Recreation Department Open Space Division for all property approved for conveyance in fee title to the City for MHPA purposes. All trash, illegal use and associated structures on the lot(s) shall be removed prior to the City's acceptance.

41. Permit conditions 41-43 are required to be placed verbatim on the construction documents and plans for the Project Site under the heading ENVIRONMENTAL PERMIT REQUIREMENTS. These permit conditions shall also be shown as actual specifications on the construction plans where applicable.

42. The Owner/Permittee shall comply with permit conditions 41-43 to the satisfaction of the Development Services Department, including MMC and the City Engineer.

Prior to issuance of any construction permit or notice to proceed, Development Services Department/ Land Development Review and/or MSCP staff shall verify the Applicant has

accurately represented the project's design in or on the Construction Documents (CD's/CD's consist of Construction Plan Sets for Private Projects and Contract Specifications for Public Projects) in conformance with the associated discretionary permit conditions and Exhibit "A," and also the City's Multi-Species Conservation Program (MSCP) Multi-Habitat Planning Area (MHPA) Land Use Adjacency Guidelines (LUAG).

MHPA LAND USE ADJACENCY REQUIREMENTS:

43. The following permit conditions are required to be placed on the construction documents and plans for Project Site. Mitigation Monitoring Code shall ensure that these permit conditions are adequately implemented in the field:

Prior to issuance of any construction permit or notice to proceed, DSD/LDR, and/or MSCP staff shall verify the Applicant has accurately represented the project's design in or on the Construction Documents (CD's/CD's consist of Construction Plan Sets for Private Projects and Contract Specifications for Public Projects) in conformance with the associated discretionary permit conditions and Exhibit "A," and also the City's Multi-Species Conservation Program (MSCP) Multi-Habitat Planning Area (MHPA) Land Use Adjacency Guidelines (LUAG). The applicant shall provide an implementing plan and include references on/in CD's of measures below under the **bolded heading** of each item.

- **Grading/Land Development/MHPA Boundaries** - Prior to issuance of any construction permit or notice to proceed, Development Services Department/ Land Development Review and/or MSCP staff shall verify MHPA boundaries onsite and adjacent properties are delineated on the CDs. DSD Planning and/or MSCP staff shall ensure that all grading is included within the approved development/construction footprint, specifically manufactured slopes, disturbance, and development within or adjacent to the MHPA. For projects within or adjacent to the MHPA, all manufactured slopes associated with site development shall be included within the development footprint.
- **Drainage** - Prior to issuance of any construction permit or notice to proceed, Development Services Department/ Land Development Review, and/or MSCP staff shall verify all new and proposed parking lots, staging areas, and developed areas in and adjacent to the MHPA are designed so they do not drain directly into the MHPA. All staging and developed/paved areas must prevent the release of toxins, chemicals, petroleum products, exotic plant materials prior to release by incorporating the use of filtration devices, planted swales and/or planted detention/desiltation basins, or other approved temporary and permanent methods that are designed to minimize negative impacts, such as excessive water and toxins into the ecosystems of the MHPA.
- **Toxics/Project Staging Areas/Equipment Storage** - Prior to issuance of any construction permit or notice to proceed, Development Services Department/ Land Development Review and/or MSCP staff shall verify projects that use chemicals or generate by-products such as pesticides, herbicides, and animal waste, and other

substances that are potentially toxic or impactive to native habitats/flora/fauna (including water) shall incorporate measures to reduce impacts caused by the application and/or drainage of such materials into the MHPA. No trash, oil, parking, or other construction/development-related material/activities shall be allowed outside any approved construction limits. Provide a note in/on the CD's that states: *"All construction related activity that may have potential for leakage or intrusion shall be monitored by the Qualified Biologist/Owners Representative or Resident Engineer to ensure there is no impact to the MHPA."*

- **Lighting** - Prior to issuance of any construction permit or notice to proceed, Development Services Department/ Land Development Review and/or MSCP staff shall verify lighting within or adjacent to the MHPA is directed away/shielded from the MHPA, or limited to the immediate area and is in compliance with City Outdoor Lighting Regulations per LDC Section 142.0740.
- **Barriers** – Prior to issuance of any construction permit or notice to proceed, Development Services Department/ Land Development Review and/or MSCP staff shall verify construction and new development within or adjacent to the MHPA includes barriers (e.g., non-invasive vegetation; rocks/boulders; 6-foot high, vinyl-coated chain link or equivalent fences/walls; and/or signage) along the MHPA boundaries to direct public access to appropriate locations, reduce domestic animal predation, protect wildlife in the preserve, and provide adequate noise reduction where needed.
- **Invasives** - Prior to issuance of any construction permit or notice to proceed, DSD/ LDR, and/or MSCP staff shall verify no invasive, non-native plant species are being introduced into areas within or adjacent to the MHPA.
- **Brush Management** - Prior to issuance of any construction permit or notice to proceed, DSD/ LDR, and/or MSCP staff shall verify Brush management zones will not be greater in size that is currently required by the City's regulations. The amount of woody vegetation clearing shall not exceed 50 percent of the vegetation existing when the initial clearing is done. Vegetation clearing shall be done consistent with City standards and shall avoid/minimize impacts to covered species to the maximum extent possible. For all new development, regardless of the ownership, the brush management in the Zone 2 area will be the responsibility of a homeowners association or other private party.
- **Noise** - Prior to issuance of any construction permit or notice to proceed, Development Services Department/LDR Section and/or Planning Department/MSCP Section staff shall verify (due to the site's location adjacent to or within the MHPA) where the Qualified Biologist has identified potential nesting habitat for listed avian species, that construction noise that exceeds the maximum levels (60 dB or greater at the beginning edge of the habitat) allowed shall be avoided during the breeding seasons for the following: CA gnatcatcher (3/1-8/15). If construction is proposed during the breeding season for the species, USFWS protocol surveys shall be

required in order to determine species presence/absence. If protocol surveys are not conducted in suitable habitat during the breeding season for the aforementioned listed species, presence shall be assumed with implementation of noise attenuation and biological monitoring. If species are present or assumed present because surveys are not performed, then appropriate mitigation shall be utilized to reduce noise impacts to 60dB or below at the edge of the occupied habitat.

PLANNING/DESIGN REQUIREMENTS:

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

45. 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.

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

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

GEOLOGY REQUIREMENTS

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

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

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

50. Prior to the issuance of any grading or construction permits, the Owner/Permittee shall abandon the existing public sewer main and install the new sewer main in new alignment as illustrated on Exhibit "A" (new sewer easement dedication), satisfactory to the Public Utilities Department Director and the City Engineer.

51. Prior to the recordation of the easement vacation the Owner/Permittee shall assure, by permit, bond and As-built, completion of the abandonment of the sewer main, in a manner satisfactory to the Director of Public Utilities and the City Engineer.

52. Prior to the issuance of any construction permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of any new water and sewer service(s) outside of any driveway in a manner satisfactory to the Public Utilities Director and the City Engineer.

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

54. All proposed public water and sewer facilities, must be designed and constructed in accordance with established criteria in the most current edition of the City of San Diego Water and Sewer Facility Design Guidelines and City regulations, standards and practices pertaining thereto.

55. No trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any sewer and five feet of any water facilities.

INFORMATION ONLY:

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

APPROVED by the Hearing Officer of the City of San Diego on May 30, 2018, by Resolution No. ____.

ATTACHMENT 6

Permit Type/PTS Approval No.: CDP No. 1797695/SDP No. 2107048

Date of Approval: May 30, 2018

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Glenn R. Gargas
Development Project Manager

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

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

Owner/Permittee

By _____
Hamid Liaghat

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

RESOLUTION NUMBER ____

DATE OF FINAL PASSAGE May 30, 2018

A RESOLUTION VACATING PUBLIC SEWER EASEMENT,
EASEMENT VACATION No. 1795044, PROJECT No. 503701.

WHEREAS, San Diego Municipal Code section 125.1010(a) provides a procedure for the vacation of public easements by City staff designated by the City Manager; and

WHEREAS, Hamid Liaghat, filed an application to vacate a portion of a public service easement (sewer easement), located in a vacant lot at 7530 Hillside Drive and relocate it on-site, Easement Vacation No. 1795044; NOW THEREFORE,

BE IT RESOLVED, the Hearing Officer of the City of San Diego adopts the following written findings with respect to the sewer easement serving this residential area located at 7530 Hillside Drive (APN No. 352-130-03), that portion measuring 10 foot wide by approximately 280 foot in length, as more particularly described in the legal description marked as Exhibit "A," and shown on Drawing No. 39586-1-B, marked as Exhibit "B," which are by this reference incorporated herein and made a part hereof:

(a) There is no present or prospective public use for the easement, either for the facility or purpose for which it was originally acquired, or for any other public use of a like nature that can be anticipated.

This project site currently contains a sewer easement that is bisecting the vacant residential lot, which precludes development of the property. This vacation proposes to vacate only a portion of the easement, an approximate eight (8) foot wide by 217 foot long portion located in the middle of the vacant residential lot, fully within the private lot area. No portion of the sewer easement is within

the Public Right-of-Way. The sewer utility lines will be capped and removed from this portion of the sewer easement. There is no present or prospective public use for this portion of the sewer easement in this current alignment, or for any other public use of like nature that can be anticipated.

(b) The public will benefit from the action through improved utilization of the land made available by the vacation.

This project proposes to vacate an approximate eight (8) foot wide by 217 foot in length portion of a sewer easement located fully within the private lot area. No portion of the sewer easement is within the Public Right-of-Way. The public will benefit from the action by allowing this property owner to further improve their private property as a single-family residential dwelling unit.

(c) The vacation is consistent with any applicable land use plan.

The proposed sewer easement vacation is located at 7530 Hillside Drive, on a property that is designated as Parks, Open Space. Privately owned property within this designation allows for very low-intensity residential use (0-5 dwelling unit per acre) to provide for reasonable use while preserving portions of the site in open space. The residential use of the property is consistent with that land use designation at 2.94 DU/acre, within the La Jolla Community Plan. The project site is currently a vacant residential lot. The proposed vacation of a portion of a sewer easement, located fully within the private property, will not negatively impact the existing use of the property. The use of the property will remain single-family residential and thus remain consistent with the La Jolla Community Plan.

(d) The public facility or purpose for which the easement was originally acquired will not be detrimentally affected by the vacation or the purpose for which the easement was acquired,

because the easement will be relocated on the same site along the southern and western property lines.

This project site currently contains a sewer easement that bisects the residential lot which encumbers the lots development for its intended use. This vacation proposes to vacate only a portion of the easement, an approximate eight (8) foot wide by 217 foot long portion located in the middle of the lot, which will be relocated along the southern and western property lines, fully within the private lot area. No portion of the sewer easement is within the Public Right-of-Way. The property and others in the neighborhood will still be served by the realigned sewer easement. Therefore, the public facility for which the easement was intended would not be detrimentally affected by the vacation because it will still be fully functional and the purpose for which the easement was created no longer exists for that portion of easement.

BE IT FURTHER RESOLVED, that the sewer easement located within an existing residential lot located at 7530 Hillside Drive, as more particularly described in the legal description marked as Exhibit "A," and shown on Drawing No. 39642-B, marked as Exhibit "B," is ordered vacated.

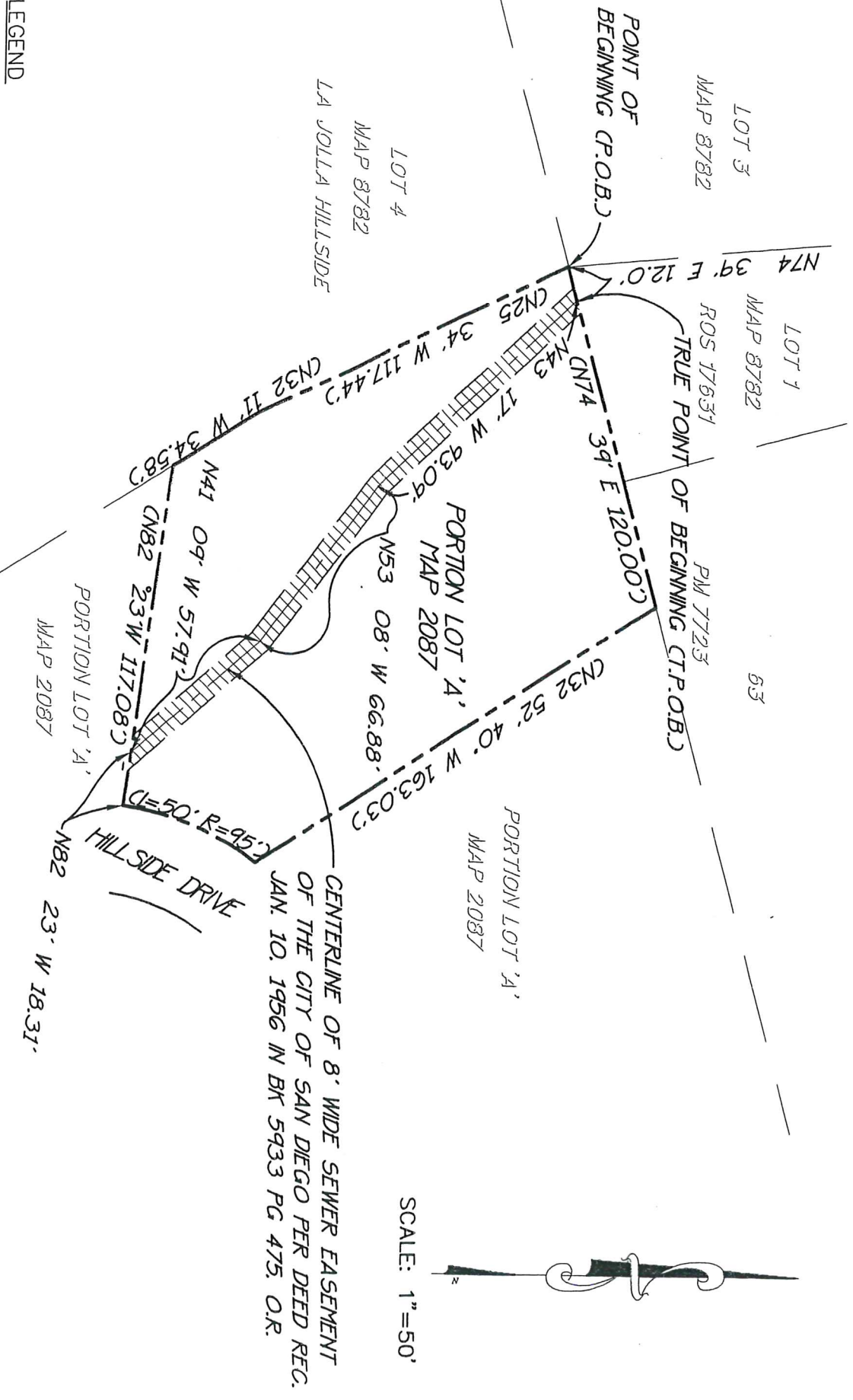
BE IT FURTHER RESOLVED, that the Development Services Department shall record a quitclaim deed with an attached copy of this resolution and any exhibits, in the Office of the County Recorder releasing to the property owner, all rights title and interest in said easement.

Glenn R. Gargas
Development Project Manager
Development Services

Adopted on: May 30, 2018

IO No.: 24006880

Exhibit A Legal Description
Exhibit B Drawing



LEGEND

INDICATES SEWER EASEMENT VACATION AREA = 1743.06 SQ.FT. (0.0400 ACRES)

() INDICATES RECORD DATA PER DEED

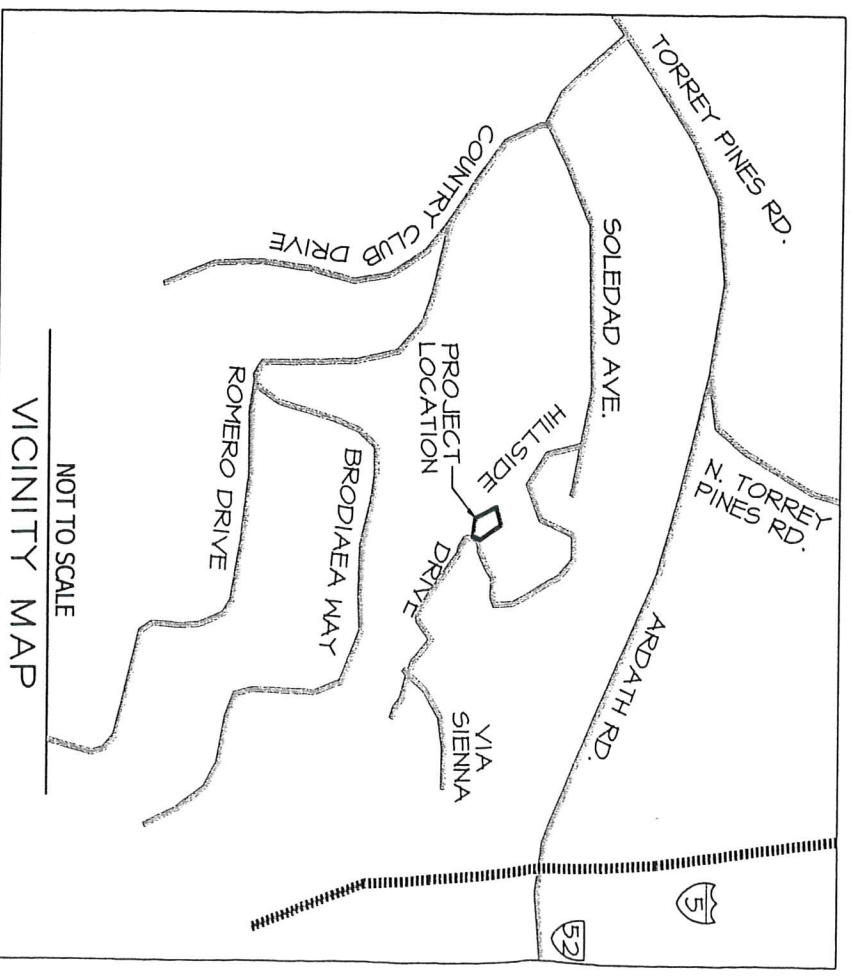
— INDICATES RIGHT OF WAY

— INDICATES LOT LINE

--- INDICATES PROPERTY BOUNDARY



VINCENT JANUSZEWSKI, P.L.S.
678 RUE AVALLON
CHULA VISTA, CA. 91913
(619) 410-2915



VJ

VINCENT JANUSZEWSKI P.L.S. 9214 DATE 6-12-17
EXP. 09-30-17

SEWER EASMENT VACATION
IN A PORTION OF LOT 'A', MAP 2087

DESCRIPTION	BY	APPROVED	DATE	FILMED	CITY OF SAN DIEGO, CALIFORNIA	I.O. NO. 24006880
ORIGINAL	VJ				SHEET 1 OF 1 SHEET	P.T.S. NO. 503701
					FOR CITY ENGINEER	DATE
						1888-6249
						NAD 83 COORDINATES
						248-1689
						LAMBERT COORDINATES
						39642-B
					STATUS	

RESOLUTION NUMBER R-_____
LIAGHAT RESIDENCE – PROJECT NO. 503701
ADOPTED ON May 30, 2018

WHEREAS, on May 30, 2018, Hamid Liaghat submitted an application to the Development Services Department for a Coastal Development Permit (CDP), Site Development Permit (SDP), Multi-Habitat Planning Area Boundary Line Adjustment (BLA) and a Sewer Easement Vacation for the for a project to construct a two-story home at [address] Hillside Drive (Project); and

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

WHEREAS, the issue was heard by the Hearing Officer on May 30, 2018; and

WHEREAS, the Hearing Officer considered the issues discussed in Mitigated Negative Declaration No. 503701 (Declaration) prepared for this Project; NOW THEREFORE,

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

BE IT FURTHER RESOLVED, that the Hearing Officer finds on the basis of the entire record that project revisions now mitigate potentially significant effects on the environment previously

identified in the Initial Study, that there is no substantial evidence that the Project will have a significant effect on the environment, and therefore, that said Declaration is hereby adopted.

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

BE IT FURTHER RESOLVED, that the Declaration and other documents constituting the record of proceedings upon which the approval is based are available to the public at the office of the DEVELOPMENT SERVICES DEPARTMENT, 1222 FIRST AVENUE, SAN DIEGO, CA 92101 OR CITY CLERK, 202 C STREET, SAN DIEGO, CA 92101

BE IT FURTHER RESOLVED, that Development Services Department 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: _____
GLENN GARGAS, DEVELOPMENT PROJECT MANAGER

ATTACHMENT(S): Exhibit A, Mitigation Monitoring and Reporting Program

EXHIBIT A

MITIGATION MONITORING AND REPORTING PROGRAM

CDP, SDP, BLA and Sewer Easement Vacation

PROJECT NO. 503701

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. 503701 shall be made conditions of CDP, SDP, BLA and Sewer Easement Vacation as may be further described below.

A. GENERAL REQUIREMENTS – PART I

Plan Check Phase (prior to permit issuance)

1. Prior to the issuance of a Notice To Proceed (NTP) for a subdivision, or any construction permits, such as Demolition, Grading or Building, or beginning any construction related activity on-site, the Development Services Department (DSD) Director's Environmental Designee (ED) shall review and approve all Construction Documents (CD), (plans, specification, details, etc.) to ensure the MMRP requirements are incorporated into the design.

2. In addition, the ED shall verify that the MMRP Conditions/Notes that apply ONLY to the construction phases of this project are included VERBATIM, under the heading, "ENVIRONMENTAL/MITIGATION REQUIREMENTS."

3. These notes must be shown within the first three (3) sheets of the construction documents in the format specified for engineering construction document templates as shown on the City website:

<http://www.sandiego.gov/development-services/industry/standtemp.shtml>

4. The TITLE INDEX SHEET must also show on which pages the "Environmental/Mitigation Requirements" notes are provided.

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

B. GENERAL REQUIREMENTS – PART II

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

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

Biological 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, it is also required to call RE and MMC at 858-627-3360

2. MMRP COMPLIANCE: This Project, Project Tracking System (PTS) #503701 and /or Environmental Document #503701, 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 Preconstruction Meeting
Biological Resources	Monitoring Report(s)	Biological Observation
Bond Release	Request for Bond Release Letter	Final MMRP Inspections Prior to Bond Release Letter

B. SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS

BIO-1 DIRECT HABITAT MITIGATION REQUIREMENTS

Payment for 0.308 acre to the City’s Habitat Acquisition Fund is required as follows: 1:1 mitigation ratio for 0.308 acre of Tier II impact outside MHPA with mitigation within the MHPA.

BIO-2 BIOLOGICAL RESOURCE PROTECTION DURING CONSTRUCTION

I. Prior to Construction

- A. Biologist Verification -The owner/permittee shall provide a letter to the City’s Mitigation Monitoring Coordination (MMC) section stating that a Project Biologist (Qualified Biologist) as defined in the City of San Diego’s Biological Guidelines (2012), has been retained to implement the project’s biological monitoring program. The letter shall include the names and contact information of all persons involved in the biological monitoring of the project.
- B. Preconstruction Meeting - The Qualified Biologist shall attend the preconstruction meeting, discuss the project’s biological monitoring program, and arrange to perform any follow up mitigation measures and reporting including site-specific monitoring, restoration or revegetation, and additional fauna/flora surveys/salvage.
- C. Biological Documents - The Qualified Biologist shall submit all required documentation to MMC verifying that any special mitigation reports including but not limited to, maps, plans, surveys, survey timelines, or buffers are completed or scheduled per City Biology Guidelines, Multiple Species Conservation Program (MSCP), Environmentally Sensitive Lands Ordinance (ESL), project permit conditions; California Environmental Quality Act (CEQA); endangered species acts (ESAs); and/or other local, state or federal requirements.
- D. BCME -The Qualified Biologist shall present a Biological Construction Mitigation/Monitoring Exhibit (BCME) which includes the biological documents in C above. In addition, include: restoration/revegetation plans, plant salvage/relocation requirements (e.g., coastal cactus wren plant salvage, burrowing owl exclusions, etc.), avian or other wildlife surveys/survey schedules (including general avian nesting and USFWS protocol), timing of surveys, wetland buffers, avian construction avoidance areas/noise buffers/ barriers, other impact avoidance areas, and any subsequent requirements determined by the Qualified Biologist and the City ADD/MMC. The BCME shall include a site plan, written and graphic depiction of the project’s biological mitigation/monitoring program, and a schedule. The BCME shall be approved by MMC and referenced in the construction documents.
- E. Resource Delineation - Prior to construction activities, the Qualified Biologist shall supervise the placement of orange construction fencing or equivalent along the limits of disturbance

adjacent to sensitive biological habitats and verify compliance with any other project conditions as shown on the BCME. This phase shall include flagging plant specimens and delimiting buffers to protect sensitive biological resources (e.g., habitats/flora & fauna species, including nesting birds) during construction. Appropriate steps/care should be taken to minimize attraction of nest predators to the site.

- F. Education –Prior to commencement of construction activities, the Qualified Biologist shall meet with the owner/permittee or designee and the construction crew and conduct an on- site educational session regarding the need to avoid impacts outside of the approved construction area and to protect sensitive flora and fauna (e.g., explain the avian and wetland buffers, flag system for removal of invasive species or retention of sensitive plants, and clarify acceptable access routes/methods and staging areas, etc.).

II. During Construction

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

III. Post Construction Measures

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

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.



La Jolla Community Planning Association

Date: March 26, 2018

To: *Glenn Gargas*

Cc: *Hamid Liaghat*

RE: Liaghat Residence

On *March 1, 2018* at the Regular Meeting of the La Jolla Community Planning Association (LJCPA) Trustees reviewed the Liaghat Residence Project as an Action item.

14.0 Liaghat Hillside Vacation & Residence Project # 503701, 7520 Hillside Drive (Process 3). Coastal Development Permit & Site Development Permit for a site containing Environmentally Sensitive Lands, Sewer Easement Vacation and Dedication to relocate existing 8' wide sewer easement to interior property line (and change width from 8" to 15") to allow construction of a new, two-story single family dwelling unit, totally 7,884 square feet on a 0.51 acre site.

The LJCPA voted to approve this project, 12-0-1.

Sincerely,

Bob Steck
President



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 LIAGHAT HILLSIDE SEWER RELOCATION **Project No. For City Use Only** _____

Project Address: HILLSIDE, LA JOLLA CA, 92037
APN # 35213003

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):
HAMID LIAGHAT
 Owner Tenant/Lessee Redevelopment Agency
 Street Address:
1469 CAMINITO HALAGO
 City/State/Zip:
LA JOLLA CA 92037
 Phone No: 858-717-5375 Fax No: _____
 Signature: Hamid Liaghat Date: 7/13/2016

Name of Individual (type or print):

 Owner Tenant/Lessee Redevelopment Agency
 Street Address:

 City/State/Zip:

 Phone No: _____ Fax No: _____
 Signature: _____ Date: _____

Name of Individual (type or print):

 Owner Tenant/Lessee Redevelopment Agency
 Street Address:

 City/State/Zip:

 Phone No: _____ Fax No: _____
 Signature: _____ Date: _____

Name of Individual (type or print):

 Owner Tenant/Lessee Redevelopment Agency
 Street Address:

 City/State/Zip:

 Phone No: _____ Fax No: _____
 Signature: _____ Date: _____

GENERAL NOTES

1. APPROVAL OF THESE PLANS BY THE CITY ENGINEER DOES NOT AUTHORIZE ANY WORK TO BE PERFORMED UNTIL "A PERMIT" / "A NOTICE TO PROCEED" HAS BEEN ISSUED.
2. THE APPROVAL OF THIS PLAN OR ISSUANCE OF A PERMIT BY THE CITY OF SAN DIEGO DOES NOT AUTHORIZE THE SUBDIVIDER AND OWNER 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 AMENDMENTS THERETO (16 USC SECTION 1531 ET SEQ.)
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SURVEY MONUMENTS AND/OR VERTICAL CONTROL BENCHMARKS WHICH ARE DISTURBED OR DESTROYED BY CONSTRUCTION. A LAND SURVEYOR MUST FIELD LOCATE, REFERENCE, AND/OR PRESERVE ALL HISTORICAL OR CONTROLLING MONUMENTS PRIOR TO ANY EARTHWORK. IF DESTROYED, A LAND SURVEYOR SHALL REPLACE SUCH MONUMENTS WITH APPROPRIATE MONUMENTS. A CORNER RECORD OR RECORD OF SURVEY, AS APPROPRIATE, SHALL BE FILED AS REQUIRED BY THE PROFESSIONAL LAND SURVEYORS ACT, SECTION 8771 OF THE BUSINESS AND PROFESSIONS CODE OF THE STATE OF CALIFORNIA. IF ANY VERTICAL CONTROL IS TO BE DISTURBED OR DESTROYED, THE CITY OF SAN DIEGO FIELD SURVEY SECTION MUST BE NOTIFIED, IN WRITING, AT LEAST 3 DAYS PRIOR TO THE CONSTRUCTION. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPLACING ANY VERTICAL CONTROL BENCHMARKS DESTROYED BY THE CONSTRUCTION.
4. IMPORTANT NOTICE: SECTION 4216 OF THE GOVERNMENT CODE REQUIRES A DIG ALERT IDENTIFICATION NUMBER BE ISSUED BEFORE A "PERMIT TO EXCAVATE" WILL BE VALID. FOR YOUR DIG ALERT I.D. NUMBER, CALL UNDERGROUND SERVICE ALERT, TOLL FREE 1-800-422-4133, TWO DAYS BEFORE YOU DIG.
5. CONTRACTOR SHALL IMPLEMENT AN EROSION AND SEDIMENT CONTROL PROGRAM DURING THE PROJECT GRADING AND/OR CONSTRUCTION ACTIVITIES. THE PROGRAM SHALL MEET ALL APPLICABLE REQUIREMENTS OF THE STATE WATER RESOURCE CONTROL BOARD AND THE CITY OF SAN DIEGO MUNICIPAL CODE AND STORM WATER STANDARDS MANUAL.
6. "PUBLIC IMPROVEMENT SUBJECT TO DESUETUDE OR DAMAGE." IF REPAIR OR REPLACEMENT OF SUCH PUBLIC IMPROVEMENTS IS REQUIRED, THE OWNER SHALL OBTAIN THE REQUIRED PERMITS FOR WORK IN THE PUBLIC RIGHT-OF-WAY, SATISFACTORY TO THE PERMIT-ISSUING AUTHORITY.
7. ALL EXISTING AND/OR PROPOSED PUBLIC UTILITY SYSTEM AND SERVICE FACILITIES SHALL BE INSTALLED UNDERGROUND IN ACCORDANCE WITH SECTION 144.0240 OF THE MUNICIPAL CODE.
8. PRIOR TO ANY DISTURBANCE TO THE SITE, EXCLUDING UTILITY MARK-OUTS AND SURVEYING, THE CONTRACTOR SHALL MAKE ARRANGEMENTS FOR A PRE-CONSTRUCTION MEETING WITH THE CITY OF SAN DIEGO FIELD ENGINEERING DIVISION (658) 627-3200.
9. DEVIATIONS FROM THESE SIGNED PLANS WILL NOT BE ALLOWED UNLESS A CONSTRUCTION CHANGE IS APPROVED BY THE CITY ENGINEER OR THE CHANGE IS REQUIRED BY THE CITY INSPECTOR.
10. AS-BUILT DRAWINGS MUST BE SUBMITTED TO THE RESIDENT ENGINEER PRIOR TO ACCEPTANCE OF THIS PROJECT BY THE CITY OF SAN DIEGO.
11. AN AS-GRADED GEOTECHNICAL REPORT AND A SET OF THE REDLINE GRADING PLANS SHALL BE SUBMITTED AT AREA 3 ON THE THIRD FLOOR OF DEVELOPMENT SERVICES WITHIN 30 CALENDAR DAYS OF THE COMPLETION OF GRADING. AN ADDITIONAL SET SHALL BE PROVIDED TO THE RESIDENT ENGINEER OF THE FIELD ENGINEERING DIVISION AT 3485 AERO DR.
12. THE AREA WHICH IS DEFINED AS A NON GRADING AREA AND WHICH IS NOT TO BE DISTURBED SHALL BE STAKED PRIOR TO START OF THE WORK. THE PERMIT APPLICANT AND ALL OF THEIR REPRESENTATIVES OR CONTRACTORS SHALL COMPLY WITH THE REQUIREMENTS FOR PROTECTION OF THIS AREA AS REQUIRED BY ANY APPLICABLE AGENCY. ISSUANCE OF THE CITY'S GRADING PERMIT SHALL NOT RELIEVE THE APPLICANT OR ANY OF THEIR REPRESENTATIVES OR CONTRACTORS FROM COMPLYING WITH ANY STATE OR FEDERAL REQUIREMENTS BY AGENCIES INCLUDING BUT NOT LIMITED TO CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD, CALIFORNIA DEPARTMENT OF FISH AND GAME, COMPLIANCE MAY INCLUDE OBTAINING PERMITS, OTHER AUTHORIZATIONS, OR COMPLIANCE WITH MANDATES BY ANY APPLICABLE STATE OR FEDERAL AGENCY.
13. CONTRACTOR SHALL REMOVE AND REPLACE ALL UTILITY BOXES SERVING AS HANDHOLES THAT ARE NOT IN "AS-NEW" CONDITION IN PROPOSED SIDEWALK, DAMAGED BOXES, OR THOSE THAT ARE NOT IN COMPLIANCE WITH CURRENT CODE SHALL BE REMOVED AND REPLACED WITH NEW BOXES, INCLUDING WATER, SEWER, TRAFFIC SIGNALS, STREET LIGHTS, DRY UTILITIES-SIDWALK, COX, ETC. ALL NEW METAL LIDS SHALL BE SLIP RESISTANT (FRICTION FACTOR ≥ 0.50) AND INSTALLED FLUSH WITH PROPOSED SIDEWALK GRADE. IF A SLIP RESISTANT METAL LID IS NOT COMMERCIALY AVAILABLE FOR THAT USE, NEW BOXES AND LIDS SHALL BE INSTALLED.

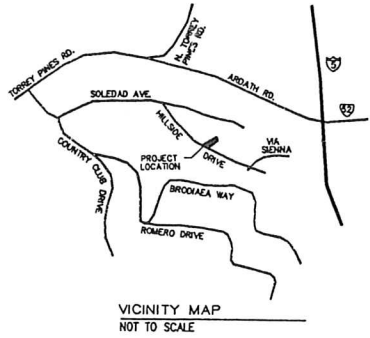
GROUND WATER DISCHARGE NOTES

1. ALL GROUND WATER EXTRACTIONS AND SIMILAR WASTE DISCHARGES TO SURFACE WATERS NOT TRIBUTARY TO THE SAN DIEGO BAY ARE PROHIBITED UNTIL IT CAN BE DEMONSTRATED THAT THE OWNER HAS APPLIED AND OBTAINED AUTHORIZATION FROM THE STATE OF CALIFORNIA VIA AN OFFICIAL "ENROLLMENT LETTER" FROM THE REGIONAL WATER QUALITY CONTROL BOARD IN ACCORDANCE WITH THE TERMS, PROVISIONS AND CONDITIONS OF STATE ORDER NO R9-2015-0013 NPDES CAG919003.
2. THE ESTIMATED MAXIMUM DISCHARGE RATES MUST NOT EXCEED THE LIMITS SET IN THE OFFICIAL "ENROLLMENT LETTER" FROM THE REGIONAL BOARD UNLESS PRIOR NOTIFICATION AND SUBSEQUENT AUTHORIZATION HAS BEEN OBTAINED. AND DISCHARGE OPERATIONS MODIFIED TO ACCOMMODATE THE INCREASED RATES.
3. ALL GROUND WATER EXTRACTIONS AND SIMILAR WASTE DISCHARGES TO SURFACE WATERS TRIBUTARY TO THE SAN DIEGO BAY ARE PROHIBITED UNTIL IT CAN BE DEMONSTRATED THAT THE OWNER HAS APPLIED AND OBTAINED AUTHORIZATION FROM THE STATE OF CALIFORNIA VIA AN OFFICIAL "ENROLLMENT LETTER" FROM THE REGIONAL WATER QUALITY CONTROL BOARD IN ACCORDANCE WITH THE TERMS, PROVISIONS AND CONDITIONS OF STATE ORDER NO R9-2015-0013 NPDES NO. CAG919003.

SITE DESIGN, SOURCE CONTROL AND POLLUTANT CONTROL BMP OPERATION + MAINTENANCE PROCEDURE					
STORM WATER MANAGEMENT AND DISCHARGE CONTROL MAINTENANCE AGREEMENT APPROVAL NO.					
DAM RESPONSIBLE PARTY DESIGNEE: PROPERTY OWNER / HOA / CITY / OTHER					
BMP DESCRIPTION	INSPECTION FREQUENCY	MAINTENANCE FREQUENCY	MAINTENANCE METHOD	QUANTITY	INCLUDED IN O&M MANUAL
DESCRIPTION:					YES NO
SOURCE CONTROL ELEMENTS					YES NO
POLLUTANT CONTROL BMP(S)					YES NO
HMP FACILITY (IF SEPARATE)					YES NO
HMP EXEMPT					YES NO

CONSTRUCTION CHANGE TABLE			
CHANGE	DATE	EFFECTED OR ADDED SHEET NUMBERS	APPROVAL NO. PROJECT NO.

IMPROVEMENT PLANS FOR:
LIAGHAT SEWER RELOCATION



SOURCE OF TOPOGRAPHY
TOPOGRAPHIC SURVEY WAS PERFORMED BY VINCENT JANUZEWSKI, L.S. ON SEPTEMBER 10, 2016. DATUM IS MEAN SEA LEVEL.

GRADING & DISTURBED AREA TABLE

DISTURBED AREA	2,450 SQ.FT.	MAX. CUT DEPTH 8 (FT)
CUT QUANTITIES	26 (CYD)	MAX CUT SLOPE RATIO (2:1MAX)
FILL QUANTITIES	0 (CYD)	MAX. FILL DEPTH 0 (FT)
EXPORT	26 (CYD)	MAX FILL SLOPE RATIO (2:1MAX)
AMOUNT OF IMPERVIOUS AREA INSTALLED		0 SQ.FT.

THIS PROJECT PROPOSES TO EXPORT 26 CUBIC YARDS OF MATERIAL FROM THIS SITE. ALL EXPORT MATERIAL SHALL BE DISPOSED AT A LEGAL SITE. THE APPROVAL OF THIS PROJECT DOES NOT ALLOW PROCESSING AND SALE OF THE MATERIAL. ALL SUCH ACTIVITIES REQUIRE A SEPARATE CONDITIONAL USE PERMIT.

DECLARATION OF RESPONSIBLE CHARGE

I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT. THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT AS DEFINED IN SECTION 8703 OF THE BUSINESS AND PROFESSIONS CODE, AND THAT THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS.
I UNDERSTAND THAT THE CHECK OF PROJECT DRAWINGS AND SPECIFICATIONS BY THE CITY OF SAN DIEGO IS CONFINED TO A REVIEW ONLY AND DOES NOT RELIEVE ME, AS ENGINEER OF WORK, OF MY RESPONSIBILITIES FOR PROJECT DESIGN.

JOSE RAUL GOMEZ R.C.E. NO. 43306 EXP. 03-31-2018 DATE

OWNER/APPLICANT

Harold Light
1400 Camino Hongo
La Jolla, CA 92037

REFERENCE DRAWINGS

ONSITE SEWER DRAWING 12875-L
8" AC WATER LINE - HILLSIDE DRIVE 13490-12-D

SITE ADDRESS

1700 BLOCK ON HILLSIDE DRIVE, LA JOLLA, CA

BENCHMARK

CITY OF SAN DIEGO VERTICAL CONTROL MONUMENT, A BRASS PLUG AT THE SW CORNER OF HILLSIDE DRIVE AND SOLEDAD AVENUE.
DATUM: NGVD23
ELEVATION: 228.995 FEET

EXISTING LEGAL DESCRIPTION

PORTION OF LOT A, LA JOLLA HILLS UNIT 2, MAP 2087

PROPOSED LEGAL DESCRIPTION

PORTION OF LOT A, LA JOLLA HILLS UNIT 2, MAP 2087

ASSESSORS PARCEL NUMBER

SHEET INDEX

TITLE SHEET	SHEET # 1
NOTES SHEET	SHEET # 2
IMPROVEMENT PLAN	SHEET # 3

PRIVATE WATER AND WASTEWATER

THE PRIVATE WATER SEWER SYSTEM IS DESIGNED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE AND IS SHOWN ON THESE PLANS AS "INFORMATION ONLY." A SEPARATE PLUMBING PERMIT IS REQUIRED FOR CONSTRUCTION AND INSPECTION OF THE SYSTEM.
APPROVAL NO. _____

STORM WATER PROTECTION NOTES

1. THIS PROJECT IS SUBJECT TO MUNICIPAL STORM WATER PERMIT ORDER NO. _____ AND RISK LEVEL/TYPE; CHECK ONE BELOW.
 WPCP
 COP RISK LEVEL 1
 COP RISK LEVEL 2
 COP RISK LEVEL 3
 COP LUP TYPE 1
 COP LUP TYPE 2
 COP LUP TYPE 3
2. WQID NO. _____
3. CHECK ONE
 THIS PROJECT WILL EXCEED THE MAXIMUM DISTURBED AREA LIMIT. THEREFORE A WEATHER TRIGGERED ACTION PLAN (WTAP) IS REQUIRED.
 THIS PROJECT WILL FOLLOW PHASED GRADING NOT TO EXCEED FIVE (5) ACRES PER PHASE.
 NOT APPLICABLE
4. THE CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE WPCP OR SWPPP AS APPLICABLE.
5. WATERSHED: _____
6. HYDRAULIC SUB AREA NAME: _____
7. HYDRAULIC SUB AREA NUMBER: _____

WORK TO BE DONE

THE IMPROVEMENTS CONSIST OF THE FOLLOWING WORK TO BE DONE ACCORDING TO THESE PLANS AND THE SPECIFICATIONS AND STANDARD DRAWINGS OF THE CITY OF SAN DIEGO.

STANDARD SPECIFICATIONS	DESCRIPTION
DOCUMENT NO. PWP1070116-01	STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (GREENBOOK), 2015 EDITION
PWP1070116-02	CITY OF SAN DIEGO STANDARD SPECIFICATIONS FOR PUBLICWORKS CONSTRUCTION (WHITESBOOK), 2015 EDITION
PITS070112-04	CALIFORNIA DEPARTMENT OF TRANSPORTATION MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, 2012 EDITION
PITS070112-05	CALIFORNIA DEPARTMENT OF TRANSPORTATION U.S. CUSTOMARY STANDARD SPECIFICATIONS, 2010 EDITION
STANDARD DRAWINGS	DESCRIPTION
DOCUMENT NO. PWP1070116-03	CITY OF SAN DIEGO STANDARD DRAWINGS FOR PUBLIC WORKS CONSTRUCTION, 2016 EDITION
PITS070112-05	CALIFORNIA DEPARTMENT OF TRANSPORTATION U.S. CUSTOMARY STANDARD PLANS, 2010 EDITION

LEGEND

PROPOSED IMPROVEMENTS

IMPROVEMENT	STANDARD DWGS.	SYMBOL
NEW SEWER MANHOLE	SDS-107, 108	
8" PVC SEWER LINE	SDS-110	
ANCHOR WALL	SDS-114	

EXISTING IMPROVEMENTS

ITEM	STANDARD DWGS.	SYMBOL
EXISTING SEWER MANHOLE		
EXISTING SEWER LINE		

ENGINEERING PERMIT NO. _____
DISCRETIONARY PERMIT NO. _____
CONSTRUCTION SITE STORM WATER PRIORITY: _____
PRIVATE CONTRACT

Jose Raul Gomez, P.E.

744 Pidgeon Street,
San Diego, California 92114
Phone: (619) 410-3371
jrgomez195@yahoo.com



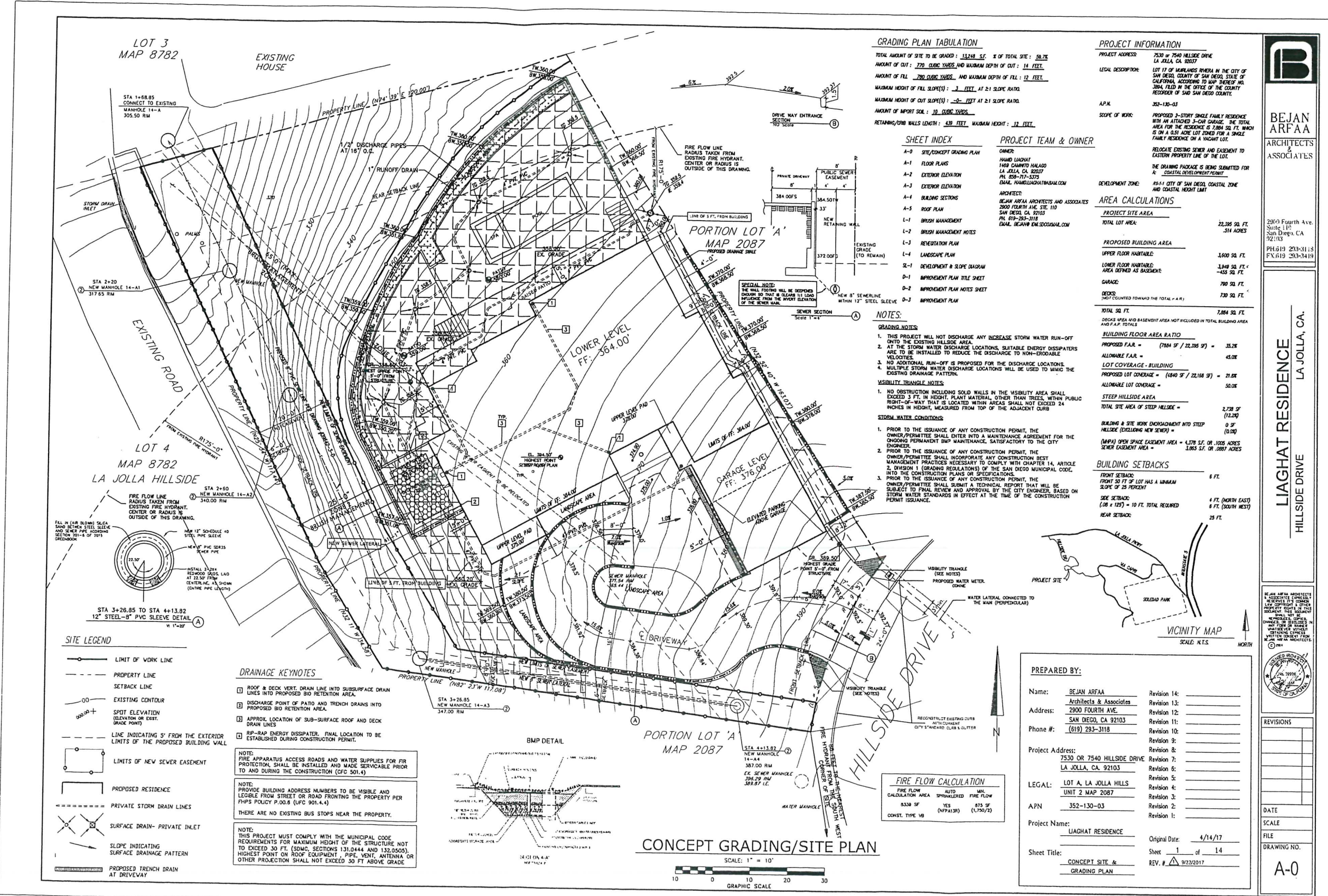
TITLE SHEET FOR:
LIAGHAT SEWER RELOCATION
POR. LOT A, LA JOLLA HILLS, UNIT 2, MAP 2087

CITY OF SAN DIEGO, CALIFORNIA
DEVELOPMENT SERVICES DEPARTMENT
SHEETS OF 3 SHEETS
I.O. NO. 24066880
PROJECT NO. 503791

STREET DATA TABLE				
STREET NAME	CLASSIFICATION	SPEED (MPH)	ADT (VEHICLES)	R/W (FT)

FOR CITY ENGINEER				DATE	V.T.M.
DESCRIPTION	BY	APPROVED	DATE	FILED	
ORIGINAL	JRG				
AS-BUILT					

The City of
SAN DIEGO
DEVELOPMENT SERVICES DEPARTMENT



GRADING PLAN TABULATION

TOTAL AMOUNT OF SITE TO BE GRADED: 13,248 SF. % OF TOTAL SITE: 58.7%

AMOUNT OF CUT: 270 CUBIC YARDS AND MAXIMUM DEPTH OF CUT: 14 FEET

AMOUNT OF FILL: 270 CUBIC YARDS AND MAXIMUM DEPTH OF FILL: 12 FEET

MAXIMUM HEIGHT OF FILL SLOPE(S): 3 FEET AT 2:1 SLOPE RATIO

MAXIMUM HEIGHT OF CUT SLOPE(S): 12 FEET AT 2:1 SLOPE RATIO

AMOUNT OF IMPORT SOIL: 10 CUBIC YARDS

RETAINING WALL LENGTH: 439 FEET, MAXIMUM HEIGHT: 12 FEET

PROJECT INFORMATION

PROJECT ADDRESS: 7530 OR 7540 HILLSIDE DRIVE
LA JOLLA, CA 92037

LEGAL DESCRIPTION: LOT 17 OF HIGHLANDS AREA IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 3894, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.

APN: 352-130-03

SCOPE OF WORK: PROPOSED 2-STORY SINGLE FAMILY RESIDENCE WITH AN ATTACHED 3-CAR GARAGE. THE TOTAL AREA FOR THE RESIDENCE IS 7,854 SQ. FT. WHICH IS ON A 0.51 ACRE LOT ZONED FOR A SINGLE FAMILY RESIDENCE ON A VACANT LOT.

RELOCATE EXISTING SEWER AND EASEMENT TO EASTERN PROPERTY LINE OF THE LOT.

THE DRAWING PACKAGE IS BEING SUBMITTED FOR A COSTAL DEVELOPMENT PERMIT.

DEVELOPMENT ZONE: R-1.1 CITY OF SAN DIEGO COASTAL ZONE AND COASTAL HEIGHT LIMIT

SHEET INDEX

A-0 SITE/CONCEPT GRADING PLAN

A-1 FLOOR PLANS

A-2 EXTERIOR ELEVATION

A-3 EXTERIOR ELEVATION

A-4 BUILDING SECTIONS

A-5 ROOF PLAN

L-1 BRUSH MANAGEMENT

L-2 BRUSH MANAGEMENT NOTES

L-3 REVEGETATION PLAN

L-4 LANDSCAPE PLAN

SL-1 DEVELOPMENT & SLOPE DIAGRAM

D-1 IMPROVEMENT PLAN TITLE SHEET

D-2 IMPROVEMENT PLAN NOTES SHEET

D-3 IMPROVEMENT PLAN

PROJECT TEAM & OWNER

OWNER: HANID LIAGHAT
1489 CANTON MALIBU
LA JOLLA, CA 92037
PH: 858-777-5375
EMAIL: HANIDLIAGHAT@GMAIL.COM

ARCHITECT: BEJAN ARFAA ARCHITECTS AND ASSOCIATES
2900 FOURTH AVE. STE. 110
SAN DIEGO, CA 92103
PH: 619-293-3118
EMAIL: BEJAN@B.AAARCHITECTS.COM

AREA CALCULATIONS

PROJECT SITE AREA: 22,385 SQ. FT. / .51 ACRES

PROPOSED BUILDING AREA: 7,854 SQ. FT.

UPPER FLOOR HABITABLE: 3,600 SQ. FT.

LOWER FLOOR HABITABLE: 3,948 SQ. FT. / -455 SQ. FT.

AREA DEFINED AS BASEMENT: -455 SQ. FT.

GARAGE: 700 SQ. FT.

DECK: 307 SQUARED TOWARD THE TOTAL = 4.81

TOTAL SQ. FT.: 7,854 SQ. FT.

DECKS AREA AND BASEMENT AREA NOT INCLUDED IN TOTAL BUILDING AREA AND P.A.P. TOTALS

- NOTES:**
- GRADING NOTES:**
- THIS PROJECT WILL NOT DISCHARGE ANY INCREASE STORM WATER RUN-OFF ONTO THE EXISTING HILLSIDE AREA.
 - AT THE STORM WATER DISCHARGE LOCATIONS, SUITABLE ENERGY DISSIPATORS ARE TO BE INSTALLED TO REDUCE THE DISCHARGE TO NON-ERODIBLE VELOCITIES.
 - NO ADDITIONAL RUN-OFF IS PROPOSED FOR THE DISCHARGE LOCATIONS.
 - MULTIPLE STORM WATER DISCHARGE LOCATIONS WILL BE USED TO MIMIC THE EXISTING DRAINAGE PATTERN.
- VISIBILITY TRIANGLE NOTES:**
- NO OBSTRUCTION INCLUDING SOLID WALLS IN THE VISIBILITY AREA SHALL EXCEED 3 FT. IN HEIGHT. PLANT MATERIAL OTHER THAN TREES, WITHIN PUBLIC RIGHT-OF-WAY THAT IS LOCATED WITHIN AREAS SHALL NOT EXCEED 24 INCHES IN HEIGHT, MEASURED FROM TOP OF THE ADJACENT CURB.
- STORM WATER CONDITIONS:**
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITTEE SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE, SATISFACTORY TO THE CITY ENGINEER.
 - PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITTEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.
 - PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITTEE SHALL SUBMIT A TECHNICAL REPORT THAT WILL BE SUBJECT TO FINAL REVIEW AND APPROVAL BY THE CITY ENGINEER, BASED ON STORM WATER STANDARDS IN EFFECT AT THE TIME OF THE CONSTRUCTION PERMIT ISSUANCE.

BUILDING FLOOR AREA RATIO

PROPOSED FAR = (7854 SF / 22,385 SF) = 35.2%

ALLOWABLE FAR = 45.0%

LOT COVERAGE - BUILDING

PROPOSED LOT COVERAGE = (1480 SF / 22,158 SF) = 21.6%

ALLOWABLE LOT COVERAGE = 50.0%

STEEP HILLSIDE AREA

TOTAL SITE AREA OF STEEP HILLSIDE = 2,739 SF (12.2%)

BUILDING & SITE WORK ENCROACHMENT INTO STEEP HILLSIDE (EXCLUDING NEW SEWER) = 0 SF (0.0%)

(M)PA OPEN SPACE EASEMENT AREA = 4,379 SF, OR .1005 ACRES

SEWER EASEMENT AREA = 1,083 SF, OR .0247 ACRES

BUILDING SETBACKS

FRONT SETBACK: 30 FT. OF LOT HAS A MINIMUM SLOPE OF 25 PERCENT 6 FT.

SIDE SETBACK: (0.8 x 125) = 10 FT. TOTAL REQUIRED 4 FT. (NORTH EAST) 6 FT. (SOUTH WEST)

REAR SETBACK: 25 FT.

FIRE FLOW CALCULATION

FIRE FLOW: 8330 SF

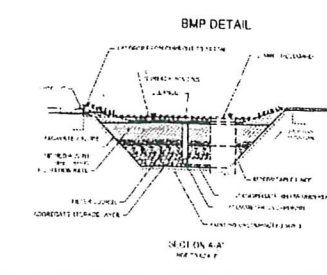
AUTO SPRINKLERED FIRE FLOW: 875 SF

CONST. TYPE VB

SITE LEGEND

- LIMIT OF WORK LINE
- PROPERTY LINE
- SETBACK LINE
- EXISTING CONTOUR
- SPOT ELEVATION (ELEVATION OR EXIST. GRADE POINT)
- LINE INDICATING 5' FROM THE EXTERIOR LIMITS OF THE PROPOSED BUILDING WALL
- LIMITS OF NEW SEWER EASEMENT
- PROPOSED RESIDENCE
- PRIVATE STORM DRAIN LINES
- SURFACE DRAIN - PRIVATE INLET
- SLOPE INDICATING SURFACE DRAINAGE PATTERN
- PROPOSED TRENCH DRAIN AT DRIVEWAY

- DRAINAGE KEYNOTES**
- ROOF & DECK VERT. DRAIN LINE INTO SUBSURFACE DRAIN LINES INTO PROPOSED BIO RETENTION AREA.
 - DISCHARGE POINT OF PATIO AND TRENCH DRAINS INTO PROPOSED BIO RETENTION AREA.
 - APPROX. LOCATION OF SUB-SURFACE ROOF AND DECK DRAIN LINES
 - RIP-RAP ENERGY DISSIPATER. FINAL LOCATION TO BE ESTABLISHED DURING CONSTRUCTION PERMIT.
- NOTE:** FIRE APPARATUS ACCESS ROADS AND WATER SUPPLIES FOR FIRE PROTECTION SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE CONSTRUCTION (CFC 501.4)
- NOTE:** PROVIDE BUILDING ADDRESS NUMBERS TO BE VISIBLE AND LEGIBLE FROM STREET OR ROAD FRONTING THE PROPERTY PER FHPS POLICY P.00.8 (LFC 901.4.4)
- THERE ARE NO EXISTING BUS STOPS NEAR THE PROPERTY.
- NOTE:** THIS PROJECT MUST COMPLY WITH THE MUNICIPAL CODE REQUIREMENTS FOR MAXIMUM HEIGHT OF THE STRUCTURE NOT TO EXCEED 30 FT. (SDMC, SECTIONS 131.0444 AND 132.0505). HIGHEST POINT ON ROOF EQUIPMENT, PIPE, VENT, ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 30 FT ABOVE GRADE.



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LEGAL: LOT A, LA JOLLA HILLS UNIT 2 MAP 2087

APN: 352-130-03

Project Name: LIAGHAT RESIDENCE

Sheet Title: CONCEPT SITE & GRADING PLAN

Revision 14: _____
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Original Date: 4/14/17
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REV. # 2/23/2017

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LIAGHAT RESIDENCE LA JOLLA, CA.

HILLSIDE DRIVE

REVISIONS

DATE

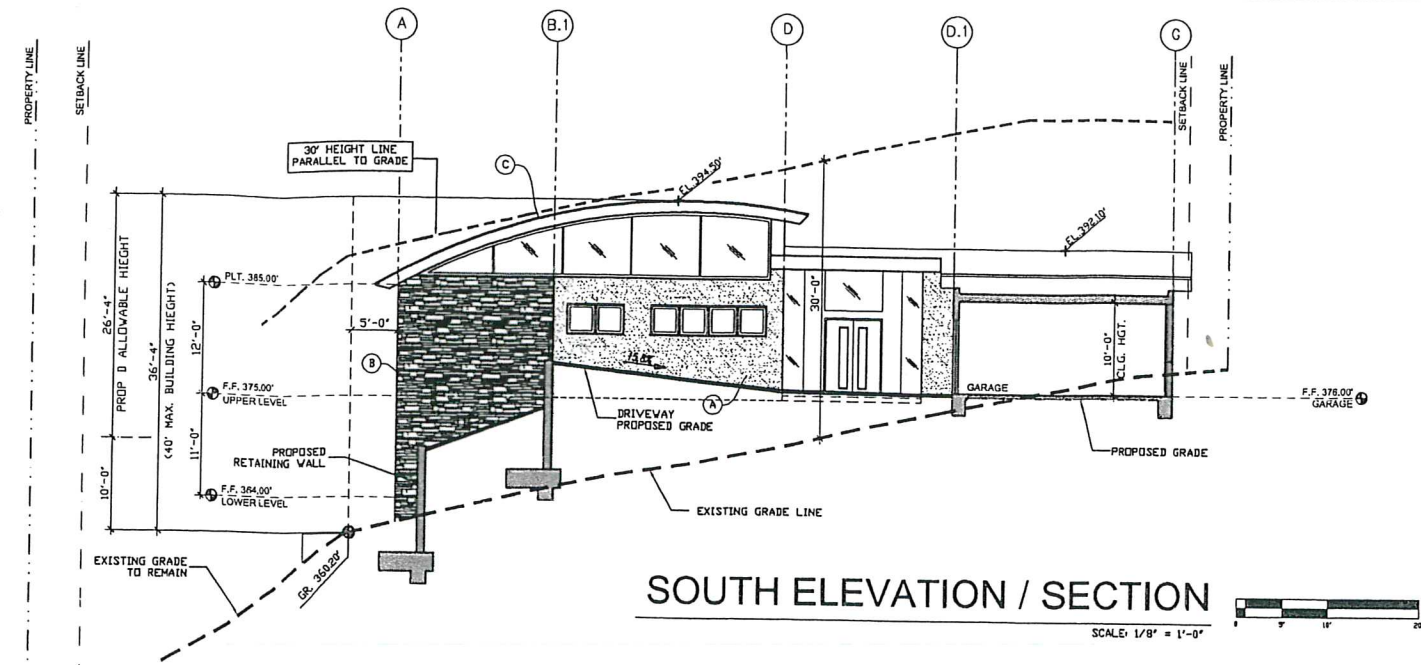
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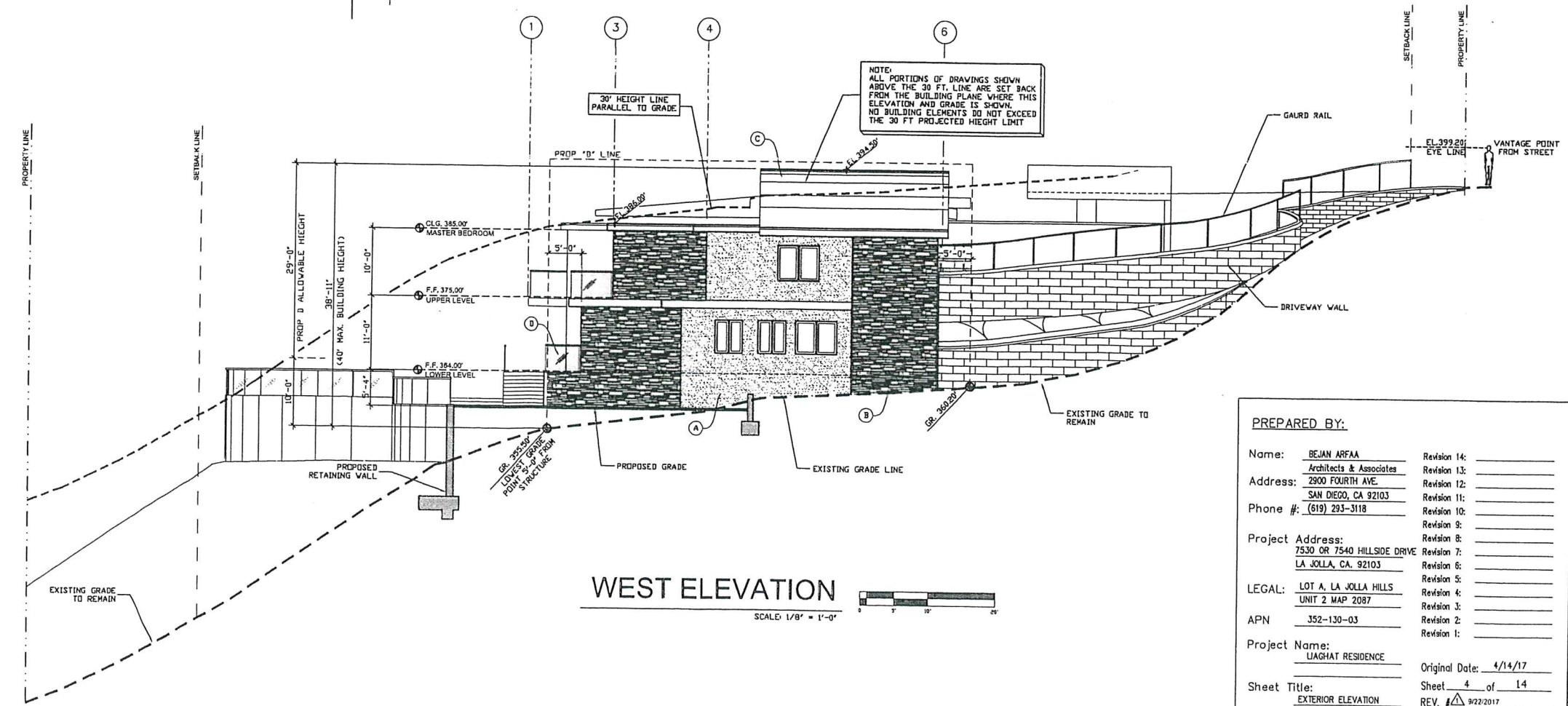
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- ELEVATION KEYNOTES**
- (A) SANTA BARBARA FINISH 3-COAT STUCCO AT WALL
 - (B) LEDGER STONE FINISH AT WALL
 - (C) METAL ROOF
 - (D) GLASS RAILING W/ STAINLESS STEEL TOP RAIL



SOUTH ELEVATION / SECTION
SCALE: 1/8" = 1'-0"



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

NOTE:
ALL PORTIONS OF DRAWINGS SHOWN ABOVE THE 30 FT. LINE ARE SET BACK FROM THE BUILDING PLANE WHERE THIS ELEVATION AND GRADE IS SHOWN. NO BUILDING ELEMENTS DO NOT EXCEED THE 30 FT PROJECTED HEIGHT LIMIT

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 LEGAL: LOT A, LA JOLLA HILLS UNIT 2 MAP 2087
 APN: 352-130-03

Project Name: LIAGHAT RESIDENCE

Sheet Title: EXTERIOR ELEVATION

Revision 14: _____
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 Revision 1: _____

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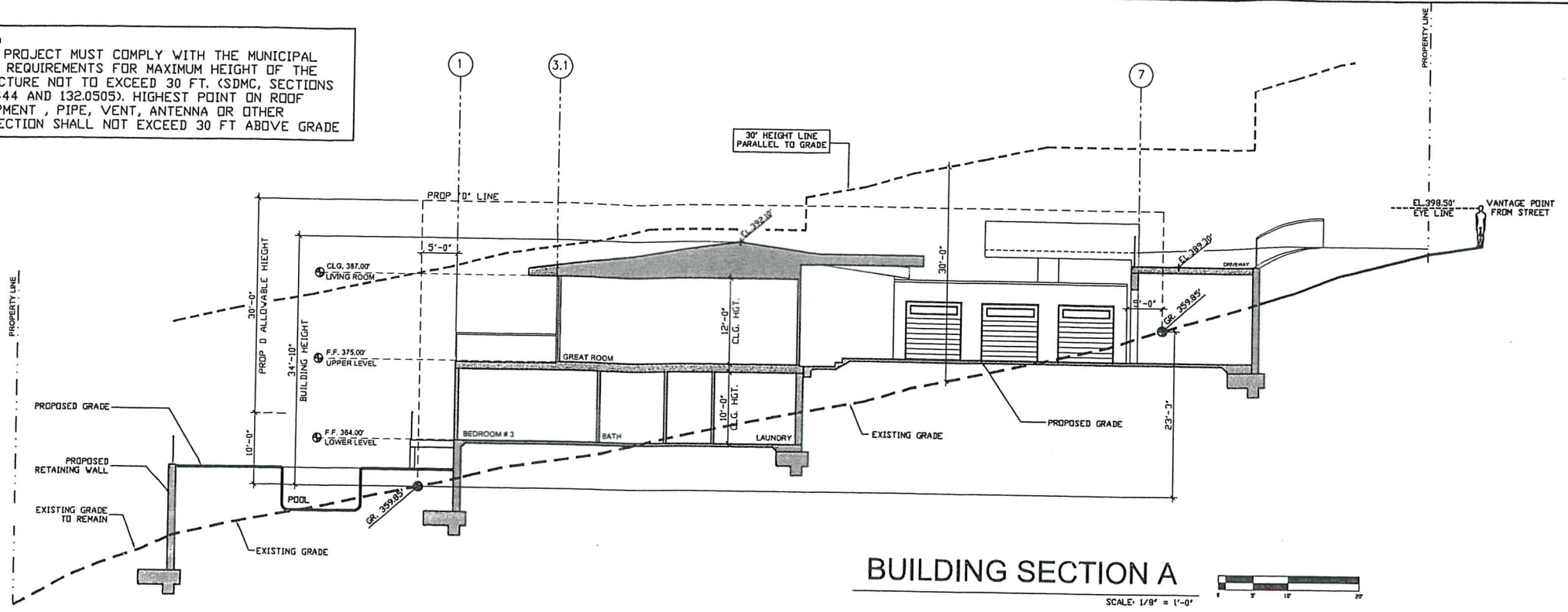
LIAGHAT RESIDENCE
LA JOLLA, CA.
HILLSIDE DRIVE

REVISIONS

NO.	DATE	DESCRIPTION

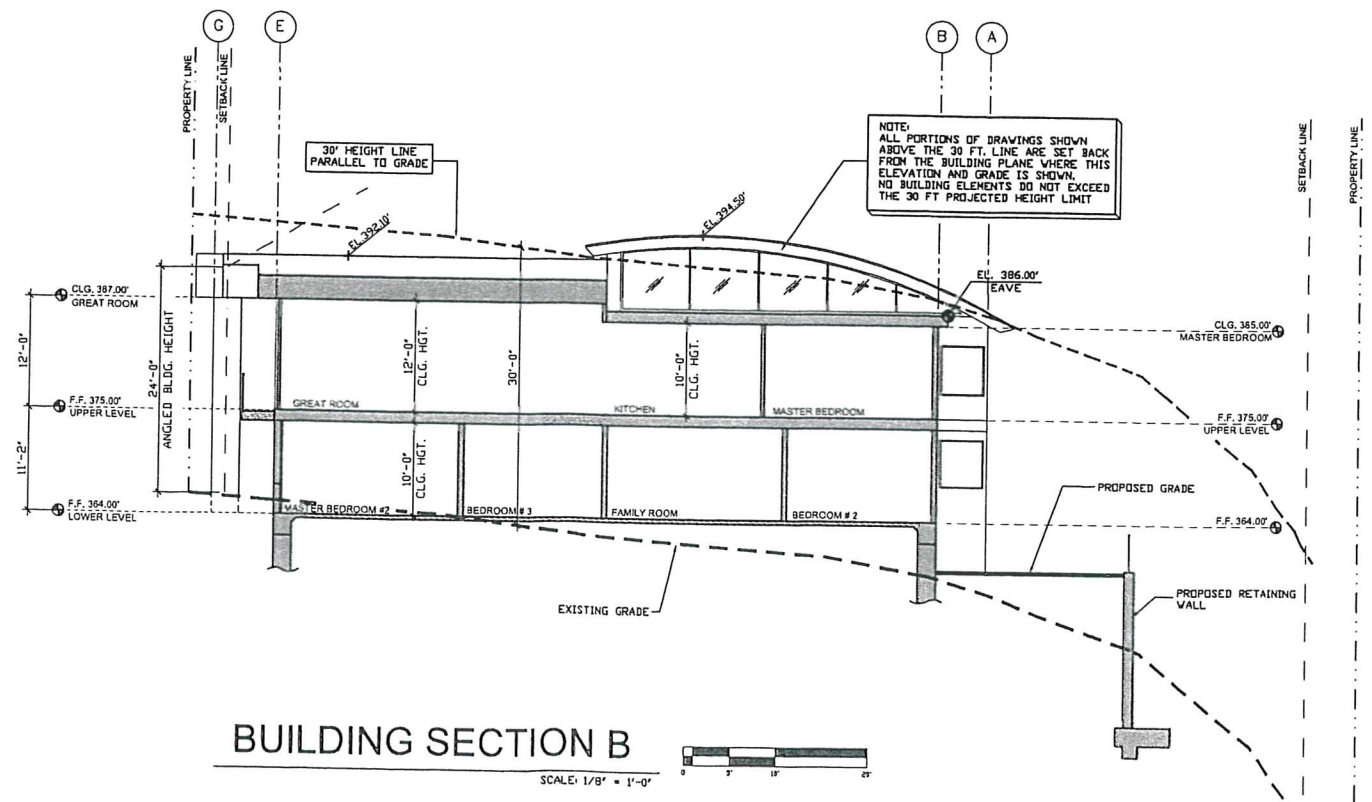
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BUILDING SECTION A

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



BUILDING SECTION B

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

PREPARED BY:

Name: BEJAN ARFAA Revision 14: _____
Architects & Associates Revision 13: _____
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SAN DIEGO, CA 92103 Revision 11: _____
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Revision 9: _____
Revision 8: _____
Revision 7: _____
Revision 6: _____
Revision 5: _____
Revision 4: _____
Revision 3: _____
Revision 2: _____
Revision 1: _____

Project Address: 7530 OR 7540 HILLSIDE DRIVE Original Date: 4/14/17
LA JOLLA, CA. 92103
LEGAL: LOT A, LA JOLLA HILLS Revision 5: _____
UNIT 2 MAP 2087 Revision 4: _____
APN 352-130-03 Revision 3: _____
Revision 2: _____
Revision 1: _____

Project Name: LIAGHAT RESIDENCE
Sheet Title: BUILDING/SITE SECTION Sheet 5 of 14
REV. 9/22/2017

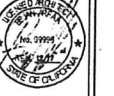


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LIAGHAT RESIDENCE
HILLSIDE DRIVE
LA JOLLA, CA.

BEJAN ARFAA ARCHITECTS & ASSOCIATES OFFICIAL ARCHITECTS OF RECORD FOR THIS PROJECT. ANY CHANGES TO THIS DOCUMENT MUST BE MADE IN WRITING AND SIGNED BY THE ARCHITECT. UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS ARE IN FEET AND INCHES. DIMENSIONS SHOWN IN PARENTHESES ARE FOR INFORMATION ONLY. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE BUILDING AS SHOWN ON THESE DRAWINGS. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHERS. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE BUILDING AS SHOWN ON THESE DRAWINGS. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHERS.



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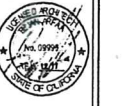


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LIAGHAT RESIDENCE
LA JOLLA, CA
HILLSIDE DRIVE

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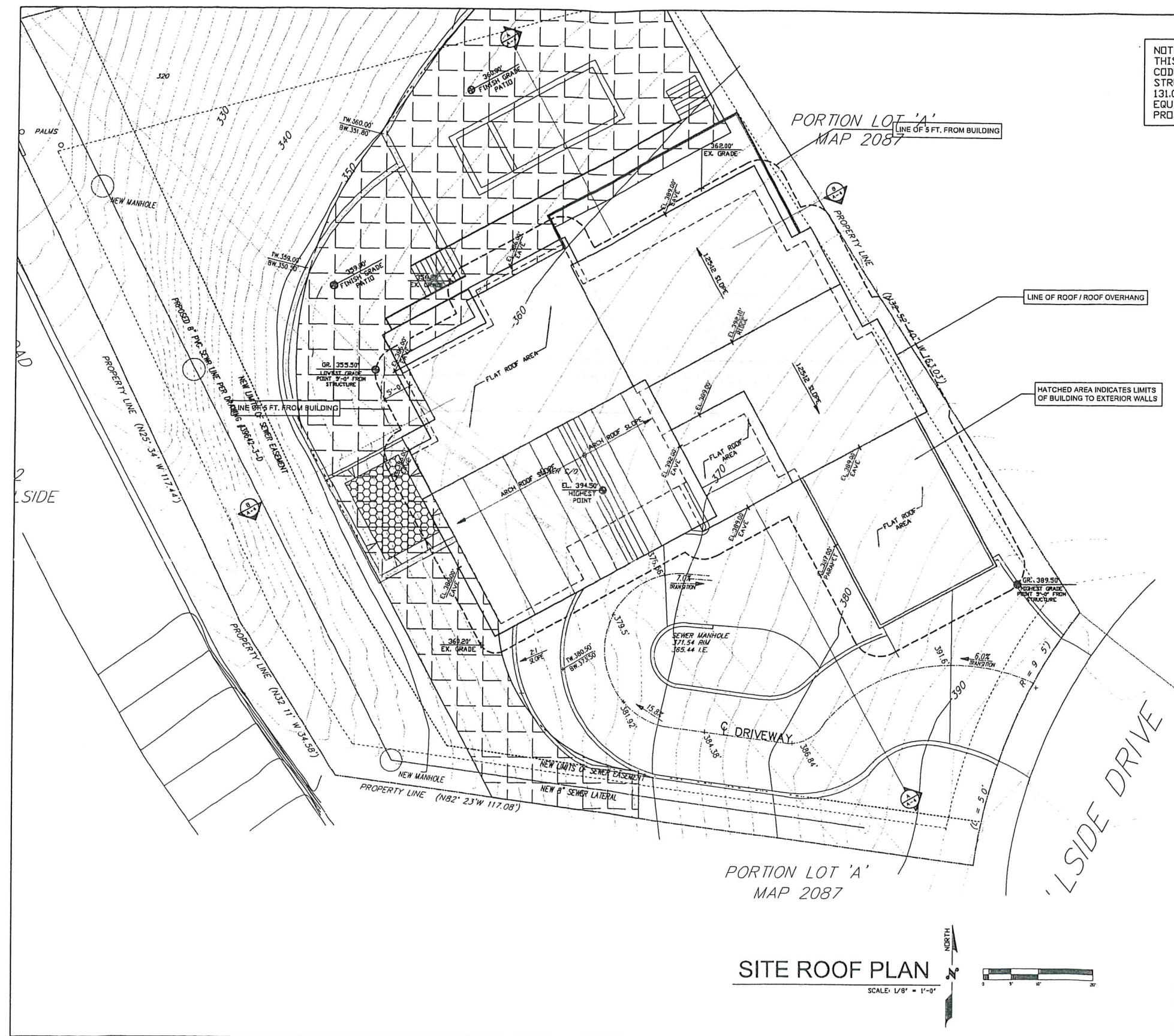
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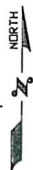
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PORTION LOT 'A'
MAP 2087

SITE ROOF PLAN

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



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LEGAL: LOT A, LA JOLLA HILLS UNIT 2 MAP 2087

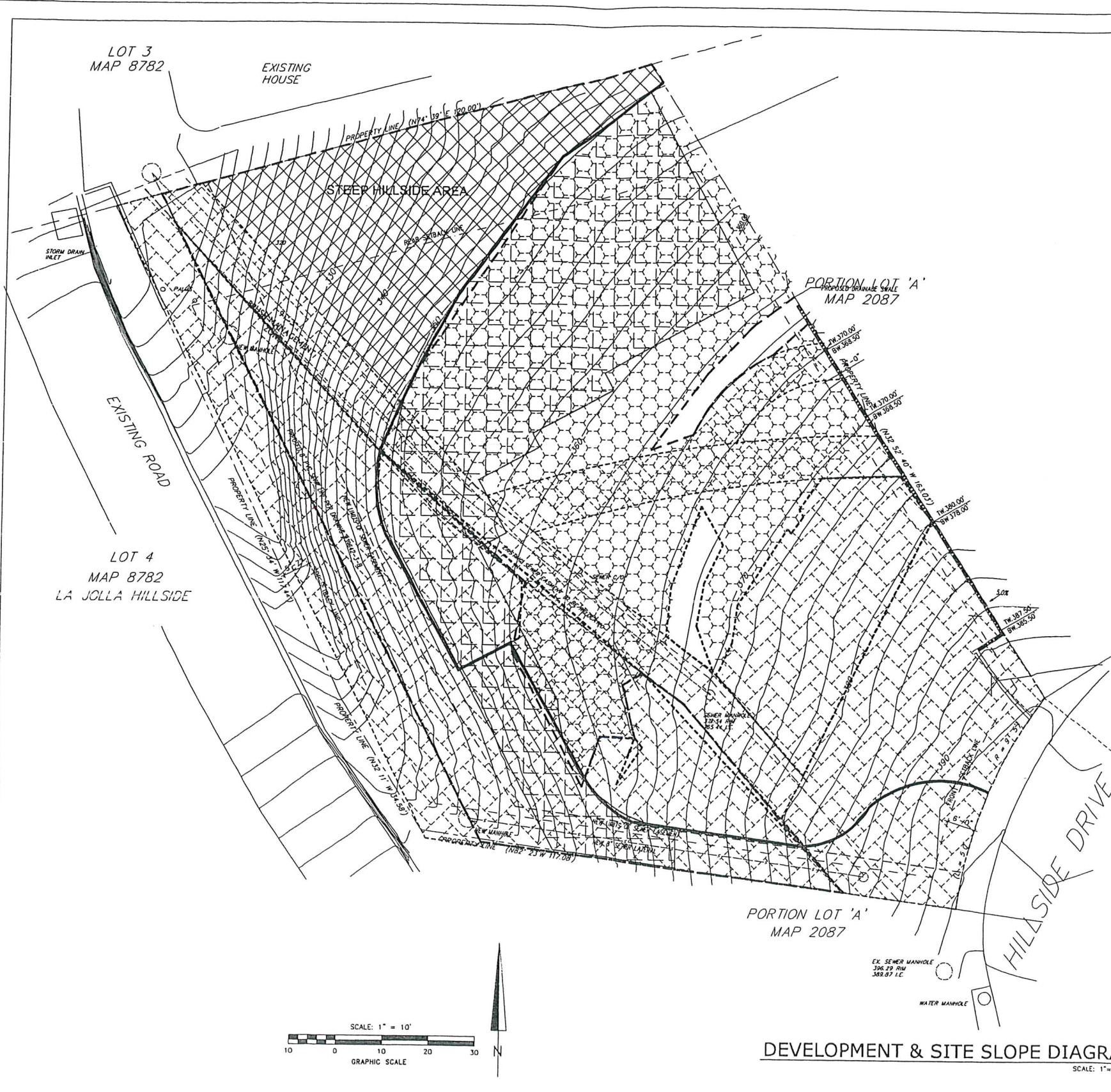
APN: 352-130-03

Project Name: LIAGHAT RESIDENCE

Sheet Title: ROOF PLAN

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Original Date: 4/14/17
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LEGEND

PROPOSED IMPROVEMENT AREA	
AREAS WITH LESS THAN 25% SLOPE	
AREAS IDENTIFIED HAVING, FILL, OR SLOPE WASH FROM THE FILL THAT WAS PLACED ABOVE IT	
STEEP HILLSIDE AREA	
TOTAL HILLSIDE AREA:	2738 S.F.
TOTAL ENCROACHMENT IN STEEP HILLSIDES:	0 S.F.

BASIS OF THIS DRAWING GEOTECHNICAL REPORT:
 GEOTECHNICAL EXPLORATION INC
 REPORT NO. 16-11019 DATED APRIL 6, 2017
 JAMIE A CERROS R.C.E. 34422

PREPARED BY:

Name:	BEJAN ARFAA	Revision 14:	_____
Address:	Architects & Associates 2900 FOURTH AVE SAN DIEGO, CA 92103	Revision 13:	_____
Phone #:	(619) 293-3118	Revision 12:	_____
Project Address:	7530 OR 7540 HILLSIDE DRIVE LA JOLLA, CA. 92103	Revision 11:	_____
LEGAL:	LOT A, LA JOLLA HILLS UNIT 2 MAP 2087	Revision 10:	_____
APN	352-130-03	Revision 9:	_____
Project Name:	LIAGHAT RESIDENCE	Revision 8:	_____
Sheet Title:	DEVELOPMENT & SLOPE DIAGRAM	Revision 7:	_____
		Revision 6:	_____
		Revision 5:	_____
		Revision 4:	_____
		Revision 3:	_____
		Revision 2:	_____
		Revision 1:	_____

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 REV. # 9222017

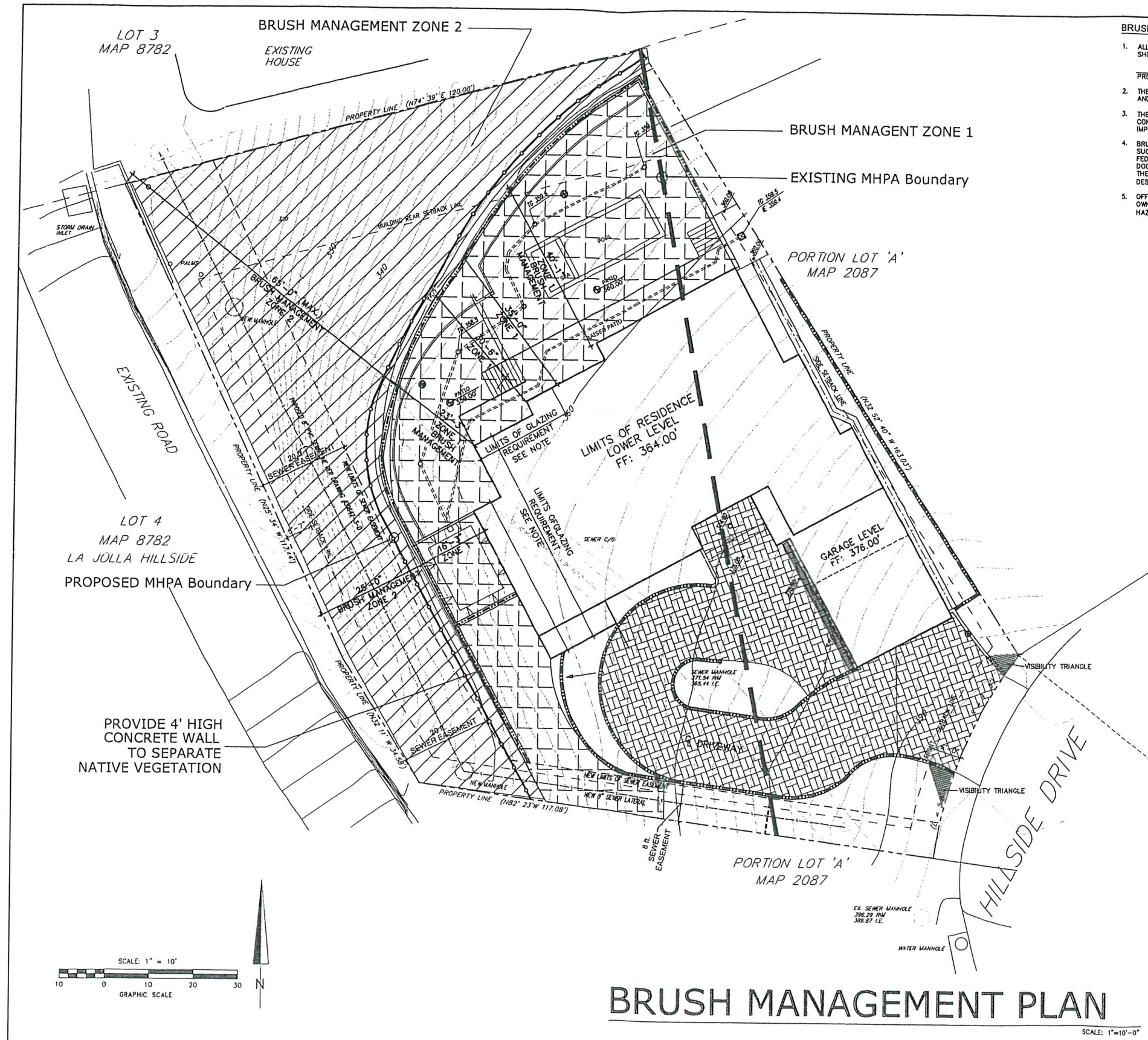
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LIAGHAT RESIDENCE
 LA JOLLA, CA.
 HILLSIDE DRIVE

REVISIONS

NO.	DATE	SCALE	FILE	DRAWING NO.

SL-1



BRUSH MANAGEMENT NOTES:

1. ALL LANDSCAPING/ BRUSH MANAGEMENT WITHIN THE BRUSH MANAGEMENT ZONE(S) AS SHOWN ON THESE PLANS SHALL BE THE RESPONSIBILITY OF:

PROPERTY OWNER:
2. THE BRUSH MANAGEMENT ZONE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIALS SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION.
3. THE OWNER/PERMITEE SHALL SCHEDULE A PRE-CONSTRUCTION MEETING ON SITE WITH THE CONTRACTOR AND DEVELOPMENT SERVICE DEPARTMENT TO DISCUSS AND OUTLINE THE IMPLEMENTATION OF THE BRUSH MANAGEMENT PROGRAM.
4. BRUSH MANAGEMENT ACTIVITIES ARE PROHIBITED WITHIN COASTAL SAGE SCRUB, MARITIME SUCCULENT SHRUB, AND CHAPARRAL HABITATS DURING THE BREEDING SEASON OF FEDERALLY PROTECTED SPECIES, FROM MARCH 1 TO AUGUST 15, EXCEPT WHERE DOCUMENTED TO THE SATISFACTION OF THE CITY OF SAN DIEGO THAT THE THINNING WOULD BE CONSISTENT WITH THE CONDITIONS OF SPECIES COVERAGE DESCRIBED IN THE CITY OF SAN DIEGO'S MSCP SUBAREA PLAN.
5. OFF SITE BRUSH MANAGEMENT SHALL BE THE RESPONSIBILITY OF THE ADJACENT PROPERTY OWNER FOR FUELL-LOAD MAINTENANCE ISSUES CONTACT THE FIRE DEPARTMENT FIRE HAZARD ADVISOR- BRUSH/WEEDCOMPLAINT LINE AT (619)533 4444.

BRUSH MANAGEMENT -ALTERNATE COMPLIANCE

GLAZING REQUIREMENT NOTE:
 ALL OPENINGS ALONG THE EXTERIOR WALL LINE SHOWN "LIMITS OF GLAZING REQUIREMENT" SHALL BE UPGRADED TO DUAL GLAZED, DUAL TEMPERED PANES WHEN FACING NATIVE/NATURALIZED VEGETATION ALONG ZONE 1 AREAS OF LESS THAN 35 FT IN WIDTH

LANDSCAPE LEGEND:

ZONE 2
 SEE L-3 FOR HAND REMOVAL AND PLANTING

ZONE 1
 REVEGETATE OVER PROPOSED SEWER EASEMENT SEE L-3 REVEGETATION PLAN SEE L-4 FOR LANDSCAPING IN ZONE-1

HARDSCAPE AREA

PROPOSED MHPA BOUNDARY

EXISTING MHPA BOUNDARY

RETAINING WALL

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LEGAL:	LOT A, LA JOLLA HILLS	Revision 10:	
APN:	352-130-03	Revision 9:	
Project Name:	LIAGHAT RESIDENCE	Revision 8:	
Sheet Title:	BRUSH MANAGEMENT	Revision 7:	
		Revision 6:	
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		Revision 3:	
		Revision 2:	
		Revision 1:	
Original Date:	4/14/17		
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REV.	9/22/2017		



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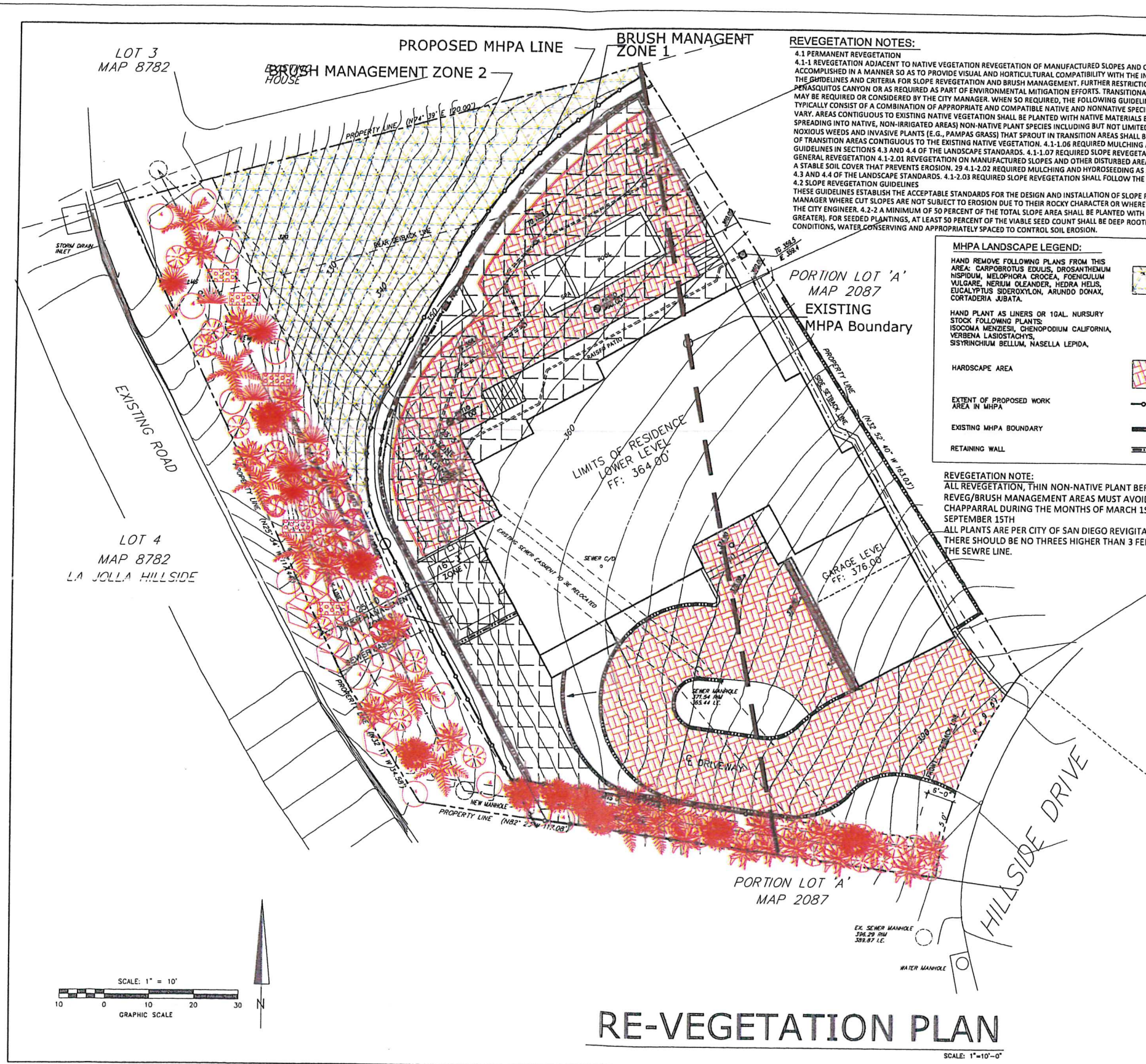
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 LA JOLLA, CA.
 HILLSIDE DRIVE



REVISIONS

NO.	DATE	DESCRIPTION

DRAWING NO. L-1



REVEGETATION NOTES:

4.1 PERMANENT REVEGETATION
 4.1-1 REVEGETATION ADJACENT TO NATIVE VEGETATION REVEGETATION OF MANUFACTURED SLOPES AND OTHER DISTURBED AREAS ADJACENT TO AREAS OF NATIVE REVEGETATION SHALL BE ACCOMPLISHED IN A MANNER SO AS TO PROVIDE VISUAL AND HORTICULTURAL COMPATIBILITY WITH THE INDIGENOUS NATIVE PLANT MATERIALS. THE FOLLOWING GUIDELINES ARE IN ADDITION TO THE GUIDELINES AND CRITERIA FOR SLOPE REVEGETATION AND BRUSH MANAGEMENT. FURTHER RESTRICTIONS MAY APPLY IN NATURAL PRESERVE AREAS SUCH AS TECOLOTE CANYON AND PEASQUITOS CANYON OR AS REQUIRED AS PART OF ENVIRONMENTAL MITIGATION EFFORTS. TRANSITIONAL LANDSCAPE TREATMENTS BETWEEN NON-NATIVE LANDSCAPES AND UNDEVELOPED AREAS MAY BE REQUIRED OR CONSIDERED BY THE CITY MANAGER. WHEN SO REQUIRED, THE FOLLOWING GUIDELINES SHALL APPLY: 4.1-1.01 THE PLANT PALETTES FOR TRANSITIONAL LANDSCAPES SHALL TYPICALLY CONSIST OF A COMBINATION OF APPROPRIATE NATIVE AND NONNATIVE SPECIES. 4.1-1.02 THE MIX OF NATIVE AND NON-NATIVE PLANT MATERIALS SHOULD GENERALLY VARY. AREAS CONTIGUOUS TO EXISTING NATIVE VEGETATION SHALL BE PLANTED WITH NATIVE MATERIALS EXCLUSIVELY. 4.1-1.03 INVASIVE (I.E. THOSE READILY CAPABLE OF REPRODUCING AND SPREADING INTO NATIVE, NON-IRRIGATED AREAS) NON-NATIVE PLANT SPECIES INCLUDING BUT NOT LIMITED TO THOSE LISTED ON TABLE 1 ARE PROHIBITED IN ALL TRANSITIONAL LANDSCAPES. 4.1-1.04 NOXIOUS WEEDS AND INVASIVE PLANTS (E.G., PAMPAS GRASS) THAT SPROUT IN TRANSITION AREAS SHALL BE PROMPTLY REMOVED. 4.1-1.05 PERMANENT IRRIGATION IS PROHIBITED IN THE PORTIONS OF TRANSITION AREAS CONTIGUOUS TO THE EXISTING NATIVE VEGETATION. 4.1-1.06 REQUIRED MULCHING AND HYDROSEEDING AS SPECIFIED IN THE LANDSCAPE REGULATIONS, SHALL FOLLOW THE GUIDELINES IN SECTIONS 4.3 AND 4.4 OF THE LANDSCAPE STANDARDS. 4.1-1.07 REQUIRED SLOPE REVEGETATION SHALL FOLLOW THE GUIDELINES IN SECTION 4.2 OF THE LANDSCAPE STANDARDS. 4.1-2 GENERAL REVEGETATION 4.1-2.01 REVEGETATION ON MANUFACTURED SLOPES AND OTHER DISTURBED AREAS THAT ARE NOT ADJACENT TO NATIVE VEGETATION SHALL BE ACCOMPLISHED TO PROVIDE A STABLE SOIL COVER THAT PREVENTS EROSION. 29 4.1-2.02 REQUIRED MULCHING AND HYDROSEEDING AS SPECIFIED IN THE LANDSCAPE REGULATIONS, SHALL FOLLOW THE GUIDELINES IN SECTIONS 4.3 AND 4.4 OF THE LANDSCAPE STANDARDS. 4.1-2.03 REQUIRED SLOPE REVEGETATION SHALL FOLLOW THE GUIDELINES IN SECTION 4.2 OF THE LANDSCAPE STANDARDS.

4.2 SLOPE REVEGETATION GUIDELINES
 THESE GUIDELINES ESTABLISH THE ACCEPTABLE STANDARDS FOR THE DESIGN AND INSTALLATION OF SLOPE REVEGETATION. 4.2-1 REQUIREMENTS FOR REVEGETATION MAY BE WAIVED BY THE CITY MANAGER WHERE CUT SLOPES ARE NOT SUBJECT TO EROSION DUE TO THEIR ROCKY CHARACTER OR WHERE THE SLOPES ARE PROTECTED AGAINST EROSION AND INSTABILITY TO THE SATISFACTION OF THE CITY ENGINEER. 4.2-2 A MINIMUM OF 50 PERCENT OF THE TOTAL SLOPE AREA SHALL BE PLANTED WITH DEEP ROOTING SPECIES, (I.E. THOSE WITH A TYPICAL ROOT DEPTH OF 5 FEET OR GREATER), FOR SEED PLANTINGS, AT LEAST 50 PERCENT OF THE VIABLE SEED COUNT SHALL BE DEEP ROOTING SPECIES. 4.2-3 ALL THE PLANT MATERIALS SHALL BE APPROPRIATE TO THE SITE CONDITIONS, WATER CONSERVING AND APPROPRIATELY SPACED TO CONTROL SOIL EROSION.

MHPA LANDSCAPE LEGEND:

HAND REMOVE FOLLOWING PLANS FROM THIS AREA: CARPOBROTUS EDULIS, DROSANTHEMUM INSPIDUM, MELOPHORA CROCEA, FOENICULUM WILGARE, NERUM OLEANDER, HEDRA HELIX, EUCALYPTUS SIDEROXYLON, ARUND DONAX, CORTADERIA JUBATA.

HAND PLANT AS LINERS OR 10 GAL. NURSURY STOCK FOLLOWING PLANTS: ISOCOMA MENZIESII, CHENOPODIUM CALIFORNIA, YERBENA LASIOSTACHYS, SISYRINCHUM BELLUM, NASELLA LEPIDA.

HARDSCAPE AREA

EXTENT OF PROPOSED WORK AREA IN MHPA

EXISTING MHPA BOUNDARY

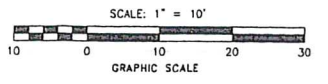
RETAINING WALL

NEW VEGETATION:

PUBLIC SERVICE EASEMENT PALETTE:

SYMBOL	BOTANICAL / COMMON NAME	QUANTITY
	DIANDRA FASCICULATUM FASCICLED TARWEED	
	ESCHSCHOLZIA CALIFORNICA CALIFORNIA POPPY	
	LUPINUS SUCCULENTUS ARROYO LUPINE	1
	VULPIA MICROSTACHYS ANNUAL FESCUE	4
	ACMISPON GLABRA DEERWEED	2
	AMBROSIA PSILOSTACHYA WESTERN RAGWEED	
	BROMUS CARINATUS CALIFORNIA BROME	1
	CHENOPODIUM CALIFORNICUM CALIFORNIA GOOSEFOOT	1
	CHLOROGALUM PARRYI SOAP PLANT	0.25
	DICHOSTEMMA CAPITATUM BLUE DICKS	0.5
	ENCELIA CALIFORNICA CALIFORNIA ENCELIA	2
	ERIOPHYLLUM CONFERTIFLORUM GOLDEN YARROW	2
	HAZARDIA SQUARROSA SAWTOOTH GOLDENBUSH	2
	MELICA IMPERFECTA TALL MELICGRASS	2

REVEGETATION NOTE:
 ALL REVEGETATION, THIN NON-NATIVE PLANT BEFORE NATIVES, REVEG/BRUSH MANAGEMENT AREAS MUST AVOID CSS AND CHAPPARRAL DURING THE MONTHS OF MARCH 1ST THRU SEPTEMBER 15TH
 ALL PLANTS ARE PER CITY OF SAN DIEGO REVEGIGATION PALETTE. THERE SHOULD BE NO THREES HIGHER THAN 3 FEET PLANTED OVER THE SEWRE LINE.



RE-VEGETATION PLAN

SCALE: 1"=10'-0"

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 APN: 352-130-03

Project Name: LIAGHAT RESIDENCE
 Sheet Title: RE-VEGETATION PLAN

Revision 14: _____
 Revision 13: _____
 Revision 12: _____
 Revision 11: _____
 Revision 10: _____
 Revision 9: _____
 Revision 8: _____
 Revision 7: _____
 Revision 6: _____
 Revision 5: _____
 Revision 4: _____
 Revision 3: _____
 Revision 2: _____
 Revision 1: _____

Original Date: 4/14/17
 Sheet 8 of 14
 REV. # Δ 9/22/2017

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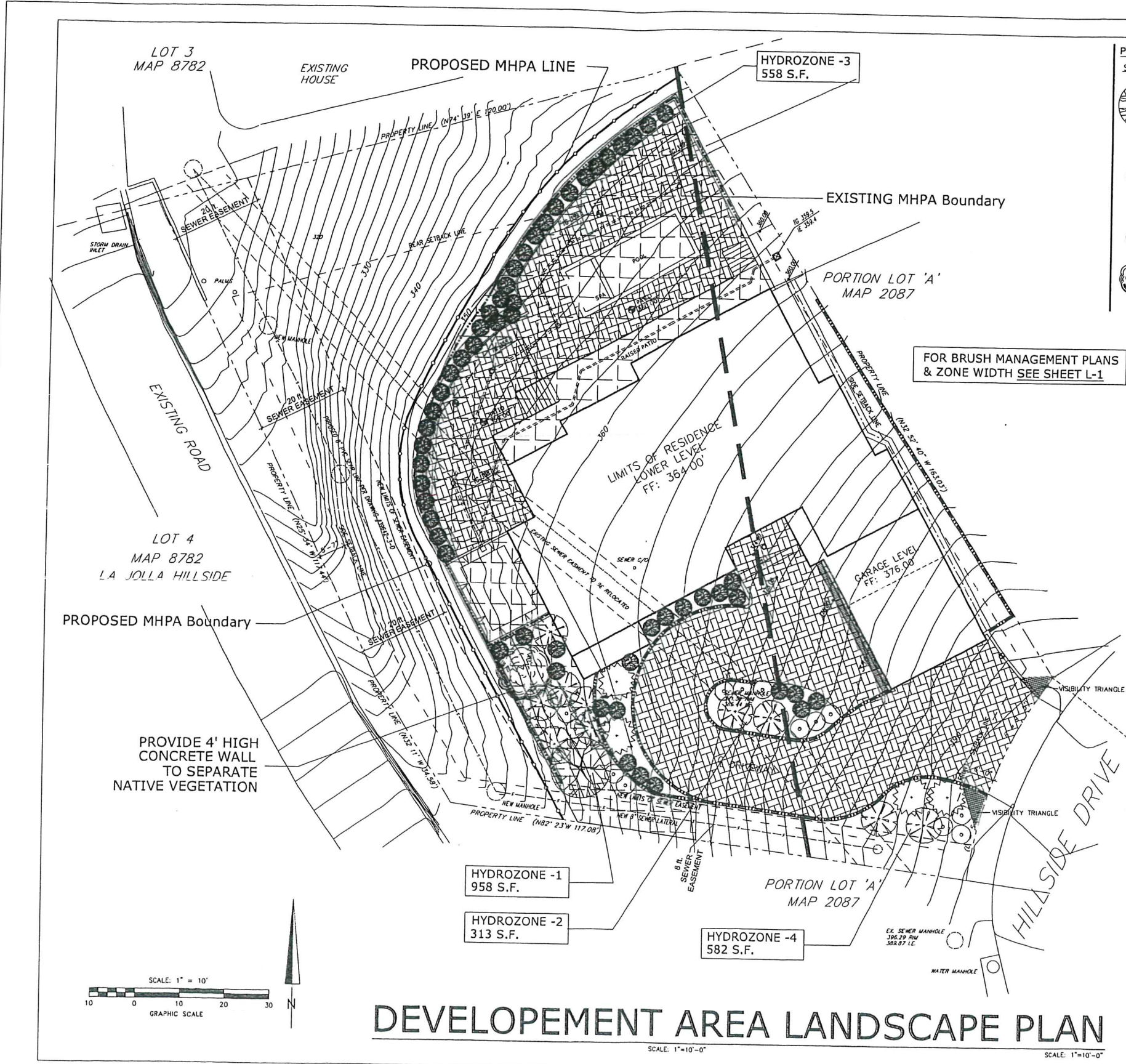
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 HILLSIDE DRIVE

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L-3



PROPOSED LANDSCAPE LEGEND:

SYMBOL	TYPE	BOTANICAL/ COMMON NAME	QUANTITY	SIZE	MATURE HEIGHT	SPREAD
	STREET TREE	ARECASTRUM ROMANOFFIANUM (QUEEN PALM)	1	15 B.T.H.	25'	15'
	SHRUB	ESCALONIA FRADISII (PINK PRINCESS)	51	5 GAL.	5'	4'
	SHRUB	CEANOTHUS HORIZONTALIS (CEANOTHUS)	27	5 GAL.	3'	3'
	SHRUB	BOUDAINVILLEA NYCTAGINACEAE	10	5 GAL.	20'	20'
	SHRUB	LANTANA SELLOWIANA (TRAILING LANTANA)	22	5 GAL.	3'	3'
	SHRUB	MYPPORUM PARVIFOLIUM (PUTAH CREEK)	16	5 GAL.	9'	12'

FOR BRUSH MANAGEMENT PLANS & ZONE WIDTH SEE SHEET L-1

WATERING BUDGET CALCULATIONS

HYDROZONE #1	AREA= 958 S.F.
MAWA=	33x.62x.55x958= 10,780 GAL./YR.
ETWU=	33x.62[(.25/.75x958)]= 6,533 GAL./YR.
HYDROZONE #2	AREA= 313 S.F.
MAWA=	33x.62x.55x313= 3,522 GAL./YR.
ETWU=	33x.62[(.25/.75x313)]= 2,135 GAL./YR.
HYDROZONE #3	AREA= 558 S.F.
MAWA=	33x.62x.55x558= 6,279 GAL./YR.
ETWU=	33x.62[(.25/.75x558)]= 3,806 GAL./YR.
HYDROZONE #4	AREA= 582 S.F.
MAWA=	33x.62x.55x582= 6,549 GAL./YR.
ETWU=	33x.62[(.25/.75x582)]= 3,965 GAL./YR.

LEGEND:

HARDSCAPE AREA	
PROPOSED MHPA BOUNDARY	
EXISTING MHPA BOUNDARY	
RETAINING WALL	

PREPARED BY:

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	LA JOLLA, CA. 92103	Revision 10:	
LEGAL:	LOT A, LA JOLLA HILLS	Revision 9:	
	UNIT 2 MAP 2087	Revision 8:	
APN	352-130-03	Revision 7:	
Project Name:	LIAGHAT RESIDENCE	Revision 6:	
		Revision 5:	
Sheet Title:	LANDSCAPE PLAN	Revision 4:	
		Revision 3:	
		Revision 2:	
		Revision 1:	
Original Date:	4/14/17		
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REV. #	922/2017		

DEVELOPEMENT AREA LANDSCAPE PLAN



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L-4



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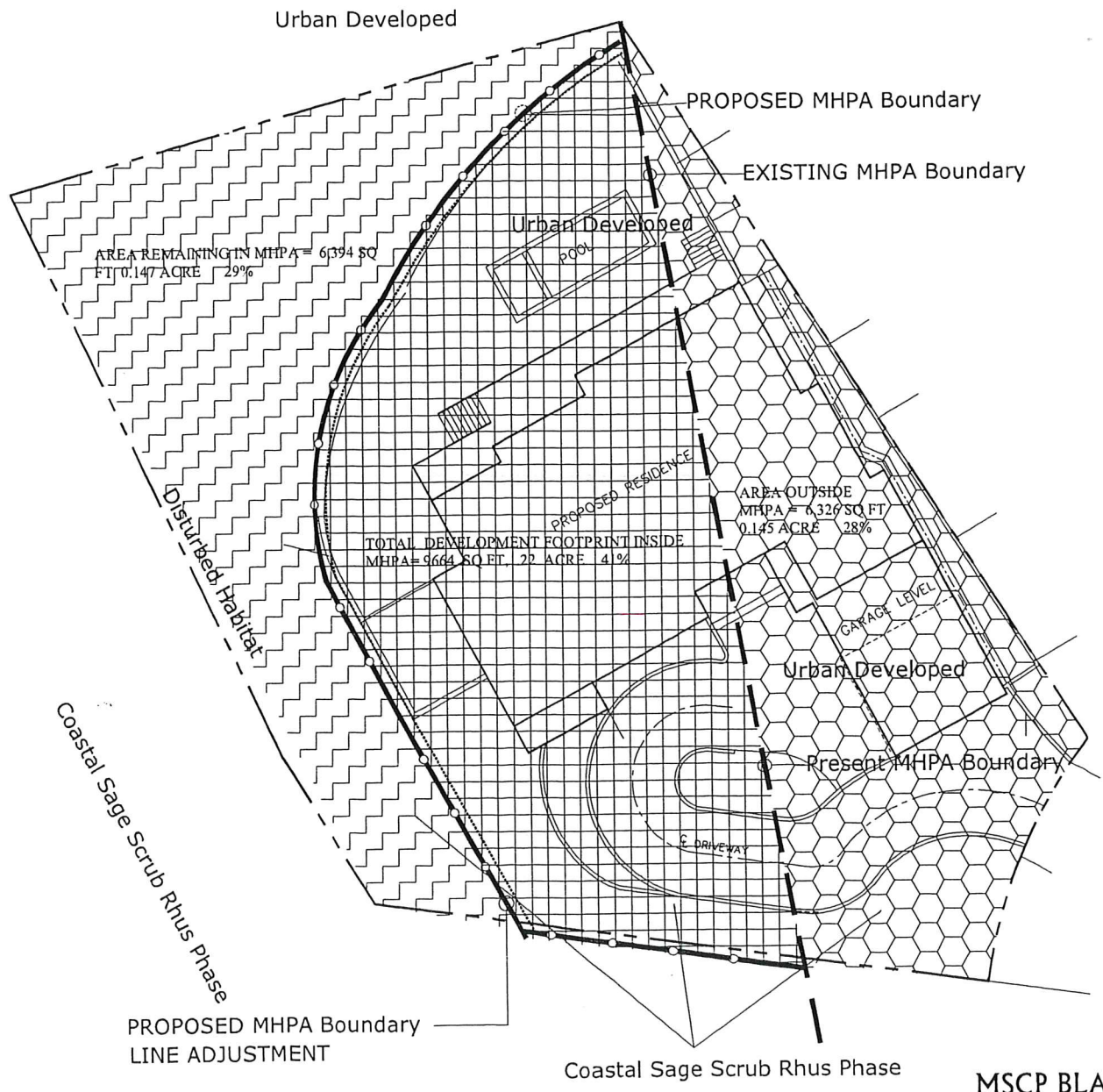
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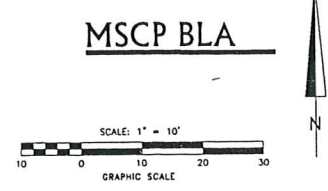
L-5



TOTAL AREA OF PARCEL 22,396. SQ FT 0.514 ACRE 100%
 EXISTING AREA WITHIN MHPA = 16,070 SQ FT 0.369 ACRE 72%
 PROPOSED AREA WITH-IN MHPA = .147 AC.
 (INCLUDES PUBLIC SEWER EASEMENT 29%)
 PROPOSED MHPA SUBTRACTION = .0222 AC. OR 43%

LEGEND

- Present MHPA Boundary
- REVISED MHPA Boundary LINE ADJUSTMENT
- MHPA AREA PROPOSED AREA REMAINING IN MHPA = 6,394 SQ FT 0.147 ACRE 29%
- EXISTING AREA OUTSIDE OF MHPA AREA OUTSIDE MHPA = 6,200 SQ FT 0.145 ACRE 28%
- PROPOSED AREA SUBTRACTED FROM MHPA TOTAL DEVELOPMENT FOOTPRINT INSIDE MHPA = 9664 SQ FT, .22 ACRE 43%



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Sheet Title:	MSCP BLA	Revision 7:	_____
		Revision 6:	_____
		Revision 5:	_____
		Revision 4:	_____
		Revision 3:	_____
		Revision 2:	_____
		Revision 1:	_____

Original Date: 4/14/17
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1. Torrey Pines City Park
2. La Jolla Farms Road
3. Scripps Natural Reserve
4. Bluff - top easement at La Jolla Shores Lane
5. Ellertown Road
6. La Jolla Shores Drive from Torrey Pines Rd.
7. La Jolla Shores Dr.
(looking south from the vicinity of Scripps Institution of Oceanography)
8. Allen Field
9. Bordeaux Ave., western half
10. El Paseo Grande after it turns east
11. Camino del Oro after it turns east
12. Whale Watch Way
13. Cillridge Park
14. Kollogg Park
15. Calle Frescota
16. Prestwick Drive
17. Vallecitos
18. Avenida de la Playa
19. Calle del Cielo
20. Pottery Canyon Park
21. Costabelle Drive
22. Spindrift Drive, South of the Marine Room Restaurant
23. Charlotte Park at the foot of Charlotte Street
24. Coast Blvd., Children's Pool, Shell Beach, Ellen B. Scripps Park & La Jolla Cove
25. Prospect St. and Cave Street
26. Coast Walk
27. North end of Park Rev
28. View of La Jolla Shores from Torrey Pines Road
29. Public open space on Torrey Pines Road between St. Louis Terrace and Calle de la Plata
30. Azure Coast Drive
31. Hidden Valley Road
32. Ardath Road
33. Girard Avenue
34. Jenner Street
35. View corridor easement through 7963 Prospect Place to ocean
36. Easement access from John Coal Book Store from Prospect Street and Recreation Center
37. Hillside Drive (portions)
38. Caminito Arola/Via Arola
39. Via Siena at Hillside Drive
40. Rue Denise
41. Portions of La Jolla Scenic Drive South
42. Mt. Saledat, north of Ardath Road
43. Rue Adriane
44. Rue Michael
45. Senn Way
46. Rue de Reak
47. Coast Blvd. Park and South Coast Blvd.
48. View corridor at southwest side of Scripps Hotel site, from Prospect Street
49. La Jolla Community Center Park, Cuvier Street

View Cone

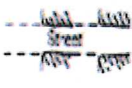
Defined by 90° angle radiating lines from public vantage point (the centerline of the street) to the corners of the buildable envelope as defined by the setbacks of each corner property closest to the ocean or shoreline.



note: All views are to a coastal body of water

View Corridor

Unobstructed framed view down a public right-of-way



Viewshed

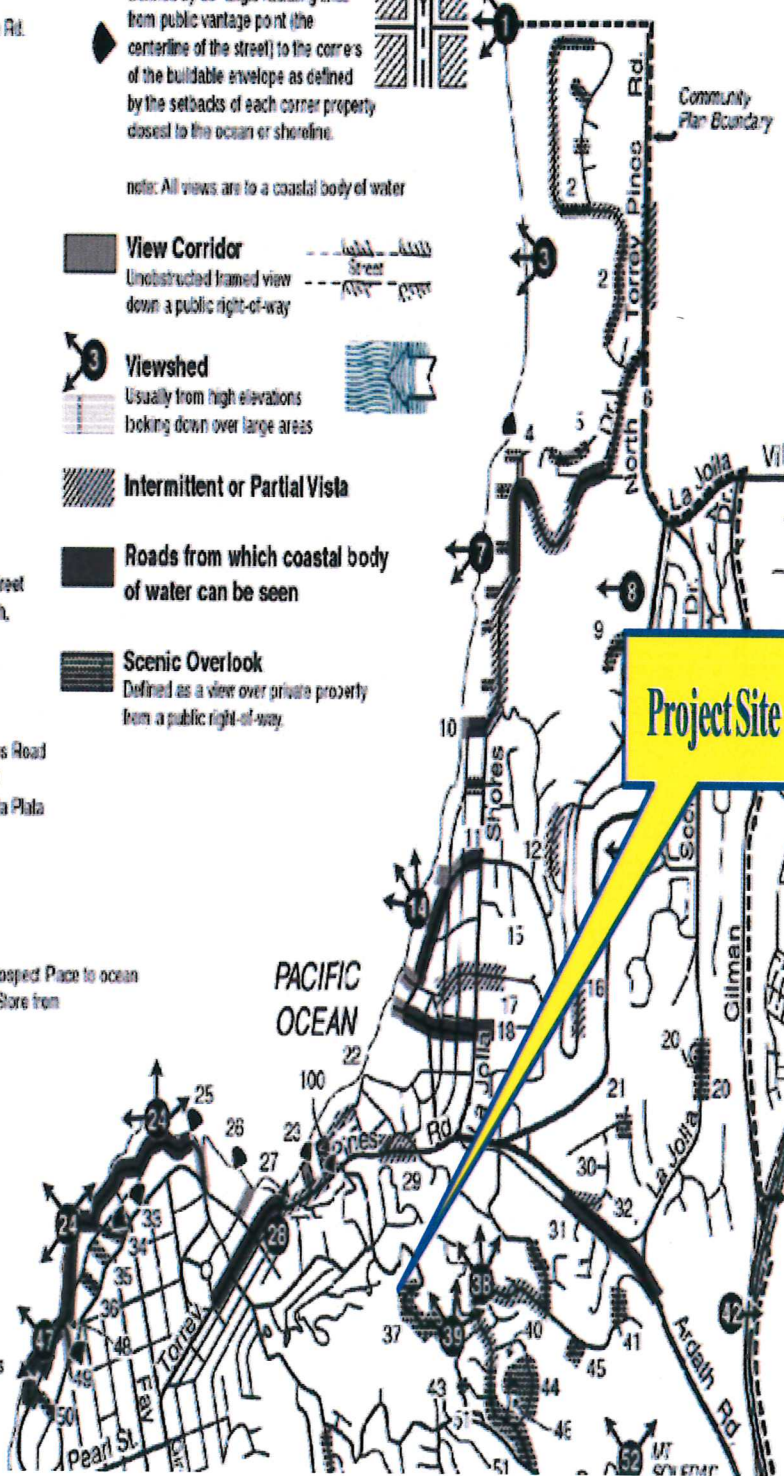
Usually from high elevations looking down over large areas



Intermittent or Partial Vista

Roads from which coastal body of water can be seen

Scenic Overlook
Defined as a view over private property from a public right-of-way.



Identified Public Vantage Points

LIAGHAT RESIDENCE CDP/SDP & EVAC - 7530 HILLSIDE DRIVE
PROJECT NO. 503701

