

original environmental document. All of the impacts were adequately addressed and disclosed in previously certified Mitigated Negative Declaration No. 29014.

BACKGROUND

The subject property is a 24,698 square-foot, RS-1-2 zoned lot within the La Jolla Farms neighborhood within the La Jolla Community Plan area (Attachments 1-2). The La Jolla Community Plan designates the site for Very Low Density Residential (0-5 dwelling units per acre), and the proposed single family home is consistent with this designation (Attachment 3). The site is subject to the Coastal Overlay Zone (appealable area), Coastal Height Limit and Campus and Beach Parking Impact Overlay zones. The subject lot, legally described as Lot 3 of La Jolla Farms Lot 46 resubdivided, was created when Lot 46 was subdivided into five lots with Lot 5 having frontage on La Jolla Farms Road and Lots 1-4 sharing a common driveway through an access easement. The lots have frontage on North Torrey Pines Road but vehicular access rights were relinquished to the City of San Diego.

The site is vacant with adjoining lots to the north, west and south being previously developed. Across North Torrey Pines Road to the east, is the campus of the University of California at San Diego within the RS-1-7 zone (Attachment 4).

DISCUSSION

The proposed project, to construct a two-story, single-family residence with accessory uses on a 24,698 square-foot vacant site, is the exact project proposed and approved in 2004 for this site (Attachment 5). The grading of the site would consist of 663 cubic yards of cut and 168 cubic yards of fill with the export of 495 cubic yards of dirt to an approved land fill or other fill site. Crib walls to a maximum height of 4.7 feet and a total length of 486-feet will result in the main building pad and a series of planters and terraces. The proposed project would implement the same construction that was approved in the 2004 Coastal Development Permit.

Access to the site is by way of a common driveway, shared by four of the five lots of this subdivision, from the dedicated La Jolla Farms Road. The residence will be two-stories in height and contain 10,298 square-feet of area, including the attached two- and three-car garages and detached pool cabana. The property is within the Campus Impact Overlay zone and contains five bedrooms. Per San Diego Municipal Code Section 142.0520, one space is required per bedroom, and the 5-space garage is consistent with this regulation (Attachments 7-8).

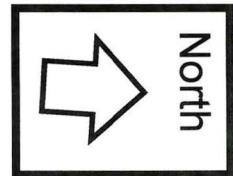
Community Planning Group

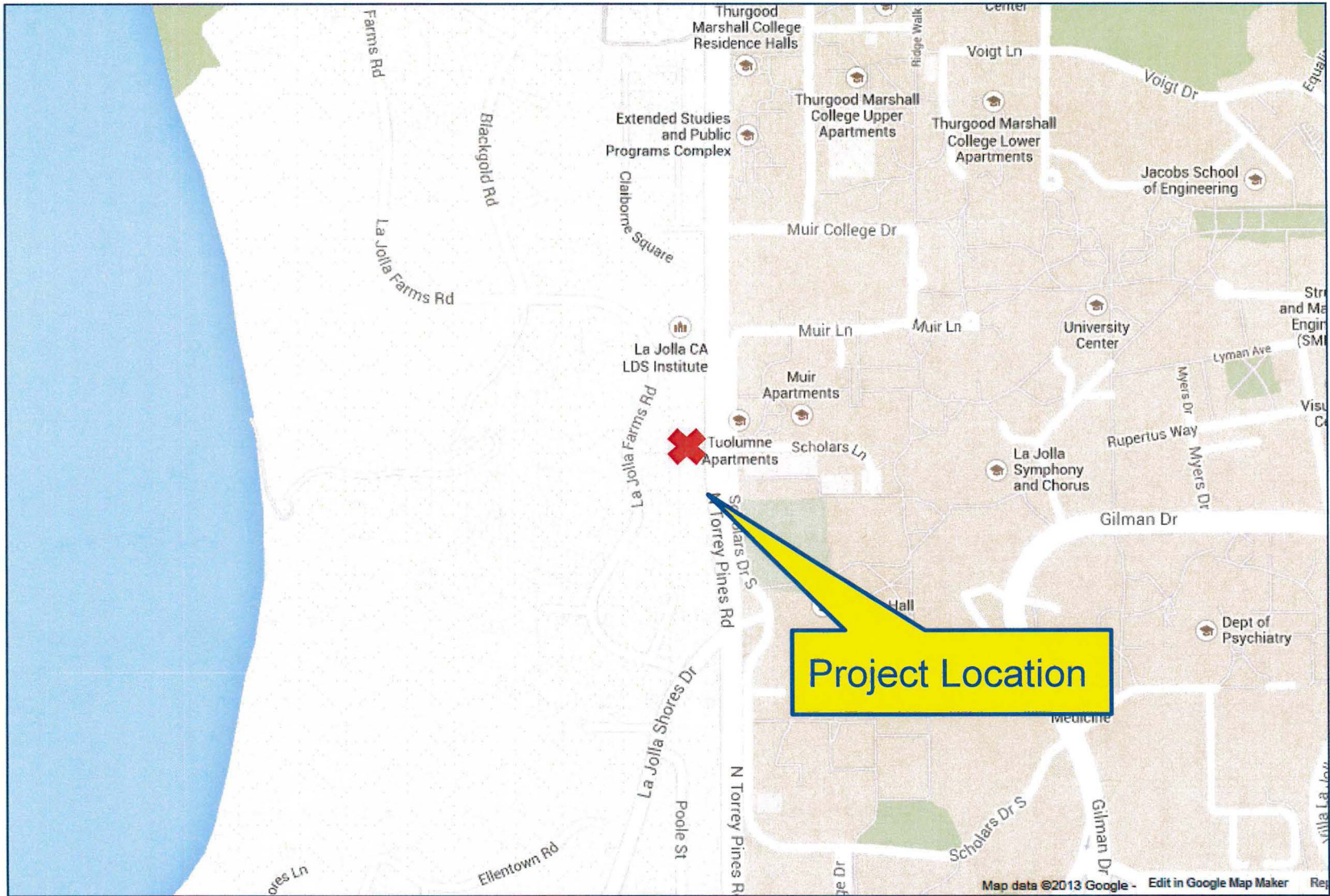
The La Jolla Community Planning Association voted 14-0-1, to recommend approval of the project on October 3, 2013, with no conditions (Attachment 9).



Aerial Photo

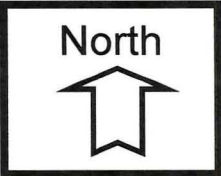
RENDA RESIDENCE- PROJECT NO. 32094
9521 La Jolla Farms Road

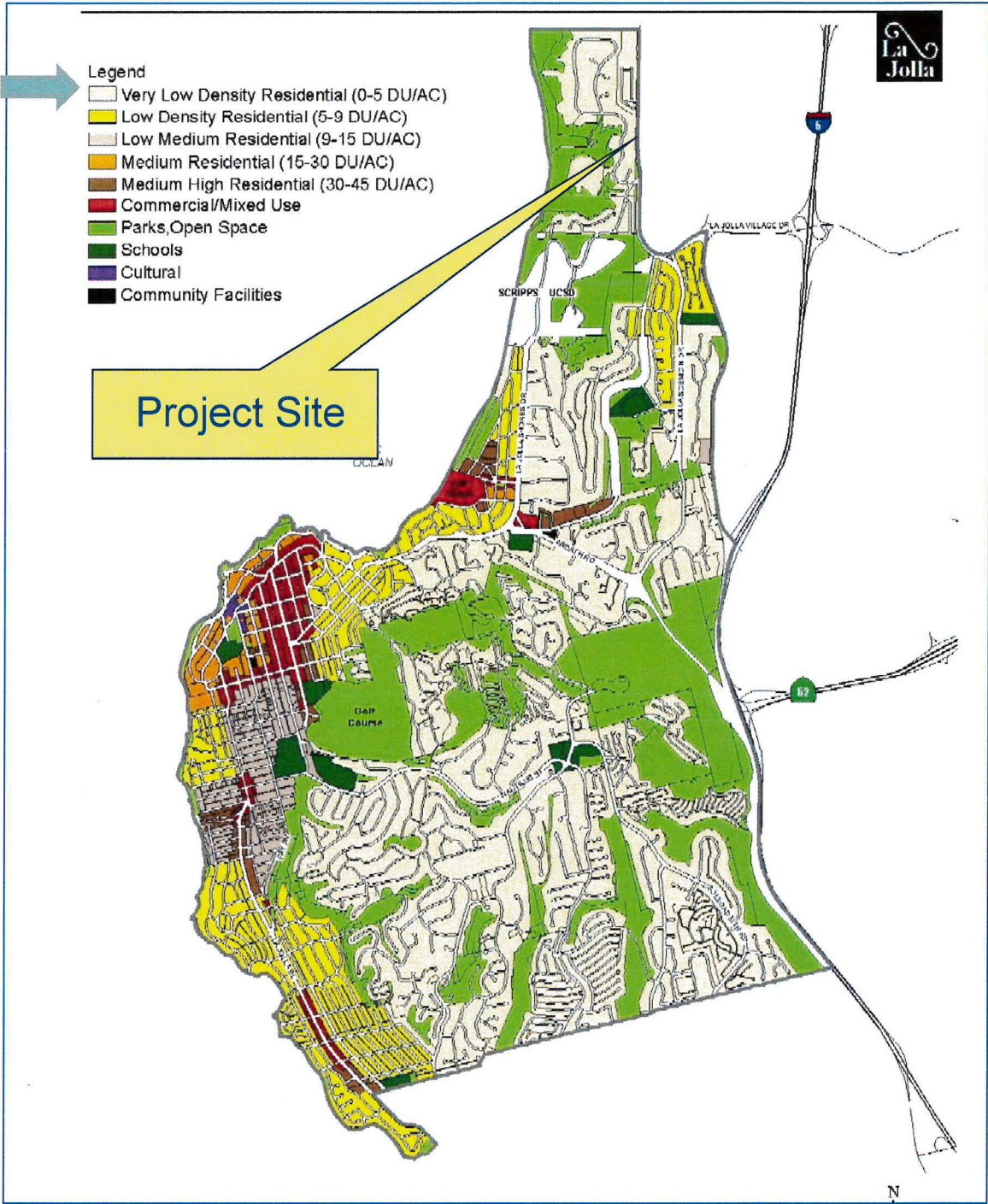




Project Location Map

RENDA RESIDENCE- PROJECT NO. 332094
9521 La Jolla Farms Road



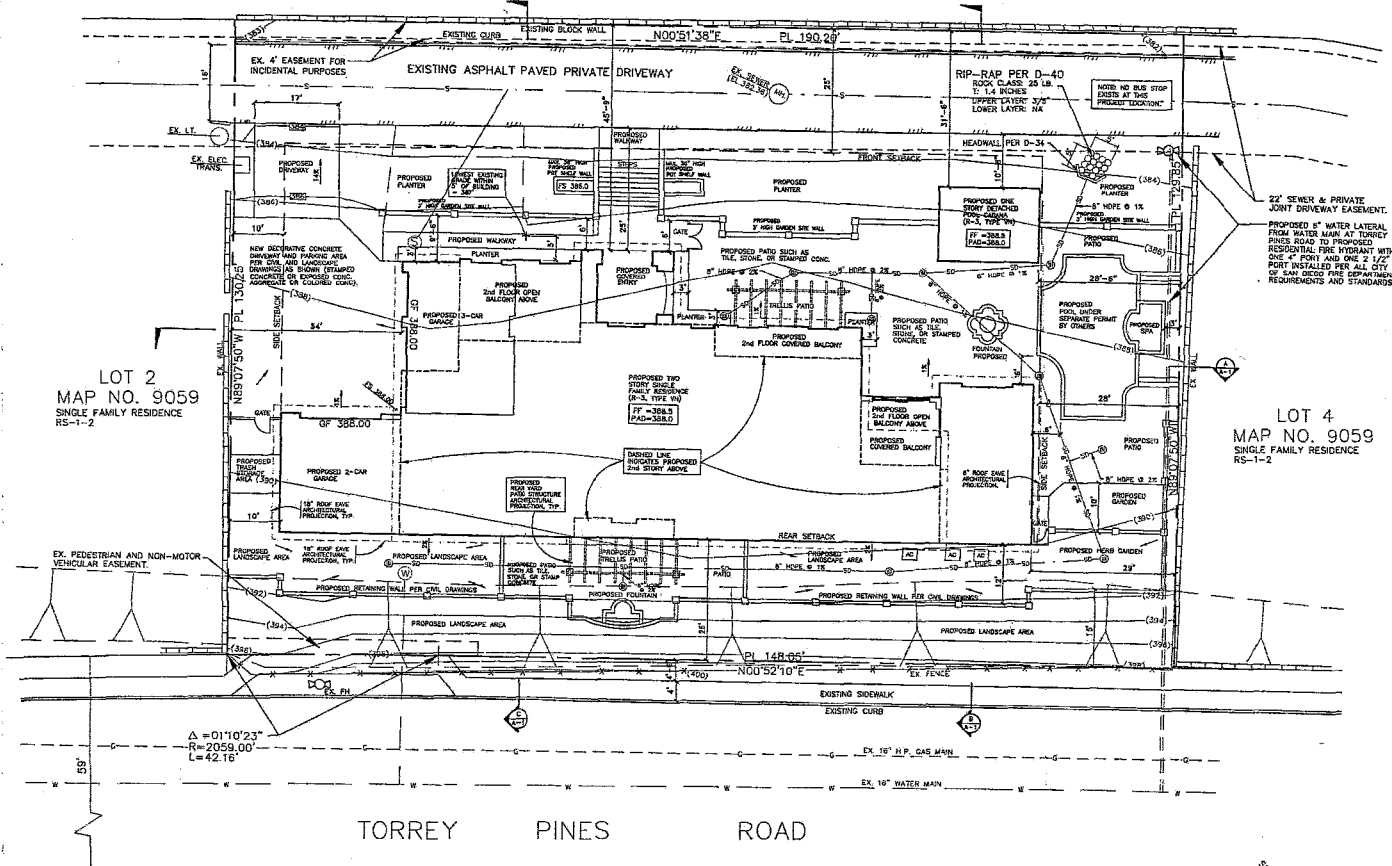


Land Use Map

RENDA RESIDENCE – PROJECT NO. 332094
9521 La Jolla Farms Road



PROJECT DATA SHEET			
PROJECT NAME:	Renda Residence		
PROJECT DESCRIPTION:	Coastal Development Permit to construct a new 10,298 square-foot single-family residence on a 24,698 square-foot lot at 9473 La Jolla Farms Road in the RS-1-2 zone, Coastal Overlay Zone (appealable area), Coastal Height Limit, Campus & Beach Parking Impact area and within the La Jolla Community Plan area.		
COMMUNITY PLAN AREA:	La Jolla Community Plan area.		
DISCRETIONARY ACTIONS:	Coastal Development Permit No. 1161205.		
COMMUNITY PLAN LAND USE DESIGNATION:	RS-1-2 permits single family residences on a minimum 20,000 square-foot lot. The existing site contains 24,698 square-feet of area. The land use designation in the plan is very-low residential density (0-5 du/ac).		
ZONING:	RS-1-2		
ADJACENT PROPERTIES:	LAND USE DESIGNATION & ZONE	EXISTING LAND USE	
	NORTH:	RS-1-2	Single-Family Residential
	SOUTH:	RS-1-2	Single-Family Residential
	EAST:	RS-1-7	University at San Diego Campus
	WEST:	RS-1-2	Single-Family Residential
DEVIATIONS OR VARIANCES REQUESTED:	None		
COMMUNITY PLANNING GROUP RECOMMENDATION:	The La Jolla Community Planning Association voted to approve the project on October 3, 2013, by a vote of 14-0-1, with no conditions.		



LOT 2
MAP NO. 9059
SINGLE FAMILY RESIDENCE
RS-1-2

LOT 4
MAP NO. 9059
SINGLE FAMILY RESIDENCE
RS-1-2

TORREY PINES ROAD

SITE PLAN
1" = 10'

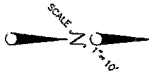
NOTE: FOR ALL PROPOSED DRAINAGE PATTERNS AND SPOT ELEVATIONS SEE CIVIL DRAINAGE PLAN SHEET C-1.
NOTE: FOR ALL PROPOSED FLATWORK AND LANDSCAPING SEE LANDSCAPE DEVELOPMENT PLAN SHEET L-1.

RESPONSIBLE DESIGN AND DRAFTING
BOB BELANGER, ARCHITECT
PHONE: (619) 442-1288
FAX: (619) 442-1288



THESE DRAWINGS ARE NOT APPROVED FOR CONSTRUCTION UNLESS SIGNED ABOVE BY THE ARCHITECT AND APPROVED BY THE OWNER AND BEAR THE LOCAL BUILDING AND PLANNING DEPARTMENT APPROVAL STAMP WITH A SEALING PERMIT AND A SIGN OFFERED.

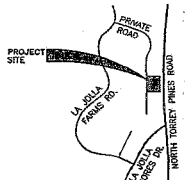
RENDA RESIDENCE
LOT 3, MAP 9059
A.P.N.: 342-092-19



SITE PLAN NOTES

- HOUSE SHALL BE PROVIDED WITH BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY PER FMPS POLICY P-00-8 (DFC 901-4.4).
- THIS PROJECT SHALL COMPLY WITH THE MUNICIPAL CODE REQUIREMENTS FOR MAXIMUM HEIGHT OF THE STRUCTURE NOT TO EXCEED 30 FEET (CODE, SECTIONS 131.0444 AND 132.0203). THE HIGHEST POINT ON ROOF EQUIPMENT, PIPE, VENT, ANTENNA OR OTHER PROJECTIONS SHALL NOT EXCEED 30 FEET ABOVE THE LOWEST POINT OF ELEVATION OF THE FINISHED SURFACE OF THE GROUND BETWEEN THE EXTERIOR WALL OF A BUILDING AND A POINT FIVE FEET FROM SAID WALL.
- WINDOW AND GLASS DOOR ASSEMBLIES SHALL MEET THE SOUND TRANSMISSION CLASS (STC) REQUIREMENTS DESCRIBED IN TABLES 3 AND 4 OF THE NOISE ANALYSIS PREPARED FOR THIS PROJECT. USE NOISE ANALYSIS FOR THE RENDA RESIDENCE, THE PROJECT NUMBER 2765-041, 05/20 JUNE 15 2004.

VICINITY MAP (NOT TO SCALE)



SHEET INDEX

SHEET NO.	SHEET DESCRIPTION
T-1	SITE PLAN, INDEX, MAPS, NOTES, SUMMARY
C-1	CIVIL SITE DRAINAGE PLAN, EARTHWORK QUANTITIES
L-1	LANDSCAPE DEVELOPMENT PLAN
A-1	PROPOSED SITE SECTIONS, NOTES
A-2	1st FLOOR PLAN
A-3	2nd FLOOR PLAN
A-4	ROOF PLAN
A-5	WEST ELEVATION, CABANA ELEVATIONS, NOTES
A-6	NORTH, EAST AND SOUTH ELEVATIONS, NOTES

SCOPE OF WORK

THE PROJECT PROPOSES TO CONSTRUCT A NEW TWO STORY (TWO FLOORS) SINGLE FAMILY RESIDENCE AND ATTACHED 2-CAR GARAGE ON THE EXISTING VACANT LOT. THE NEW HOUSE WILL "TIE IN" WITH THE EXISTING ADJACENT HOMES BY PROVIDING UNITY WITH EXTERIOR. THE PROPOSED NEW HOUSE IS A "TUSCAN" STYLE, WITH BLENDED CLAY TILE ROOFING, MEDIUM BATH TONE STUCCO, AND COMPLEMENTARY DARKER PAINTED EARTH TONE TRIMS, BEAMS AND EAVES AS SHOWN ON THE PROJECT COLOR BOARD.

ACCESS TO THE NEW HOUSE IS FROM THE EXISTING PRIVATE ROAD AND ROAD ADJACENT, WHICH ALSO SERVES THE OTHER 6 ADJACENT HOMES WHICH ALL FRONT ON THIS PRIVATE ROAD AND TAKE ACCESS OFF OF LA JOLLA PARKS ROAD AS SHOWN ON MAP NO. 9059. THERE IS NO POSSIBLE ACCESS FROM TORREY PINES ROAD, WHICH IS CONSIDERED THE REAR OF THE LOT.

THE HOUSE ORIENTATION COMPLIES WITH ALL SETBACKS FOR THIS ZONE, AND HAS BEEN SITUATED TO MAXIMIZE THE SETBACK FROM THE NORTH PROPERTY LINE (20 FEET FROM THE PROPERTY LINE) WHICH RESPECTS THE VISUAL ACCESS GUIDELINES.

THE NEW HOUSE WILL BE PROVIDED WITH A NEW DECORATIVE COLORED CONCRETE AND RAMMED DRIVEWAY AS SHOWN ON THE LANDSCAPE PLAN. THE SLIGHTLY SLOPED EXISTING GRASSY PAD IS PROPOSED TO BE CUT DOWN ABOUT 2 FEET ON THE EAST SIDE OF THE LOT TO FORM A LEVEL PAD FOR CONSTRUCTION OF THE NEW HOUSE, WITH DRAINAGE AS SHOWN ON THE CIVIL SITE DRAINAGE PLAN. A NEW APPROXIMATE 4'-8" TALL CONCRETE BLOCK/STUCCO SITE RETAINING WALL IS PROPOSED ALONG THE EAST SIDE OF THE PROPERTY TO ACCOMMODATE THE CUT TRANSITION.

NEW LANDSCAPING AND HARDSCAPE IS PROPOSED AROUND THE NEW HOUSE FROM THE EXISTING PRIVATE ROAD BACK TO THE EASTERN TOP OF SLOPE AS INDICATED ON THE LANDSCAPE PLAN. THE NEW HOUSE WILL BE SERVED BY NEW UNDERGROUND SITE UTILITIES.

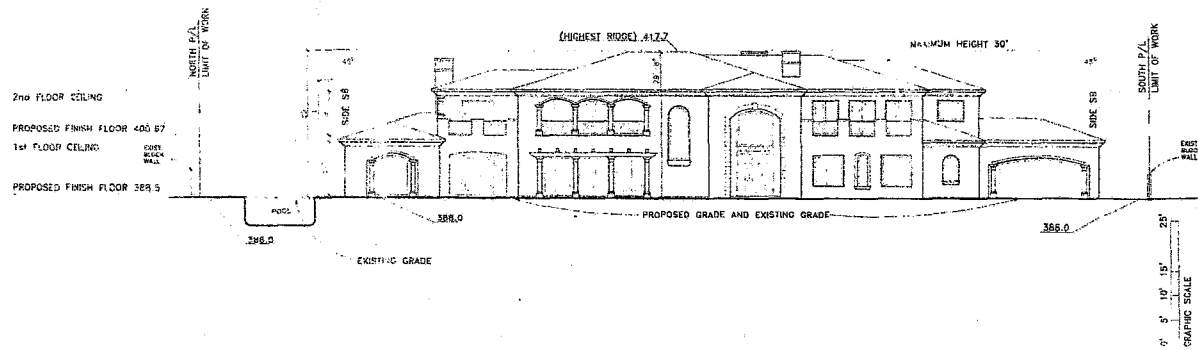
THE PROJECT INCLUDES A NEW POOL UNDER SEPARATE PERMIT BY OTHERS, AND A NEW 312 SQUARE FOOT "POOL CABANA" WITH BUILT-IN BARBECUE, SET BACK TO SERVE THE POOL AREA AND ACTIVITIES OVERLAY ZONE. THE CABANA IS A NON-ENCLOSED COVERED SINGLE AREA AS SHOWN ON THE PLAN.

DEVELOPMENT SUMMARY

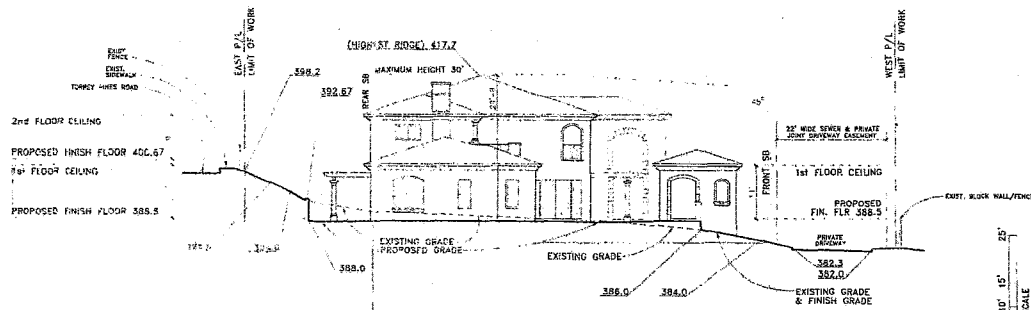
- PROJECT: LOT 3, TRACT MAP 9059
A.P.N.: 342-092-19-00
NEW CONSTRUCTION TYPE VUL R-3 OCCUPANCY
LEGAL DESCRIPTION: LOT 3 OF THE LA JOLLA FARMS ROAD, LOT 48 REVISED, ACCORDING TO MAP NO. 9059, FILED DECEMBER 19, 1978.
- FRONT SETBACK = 25'
SIDE SETBACK = 10' MIN., 30' TOTAL BOTH SIDES (20% LOT WIDTH)
PROPOSED FRONT SETBACK = 31'-6"
PROPOSED SIDE SETBACK = 10' + 20' = 30' TOTAL
PROPOSED REAR SETBACK = 20' WITH ENCRONCHING PARK STRUCTURE HEIGHT LIMIT 30'
- ZONE: RS-1-2, LA JOLLA COMMUNITY PLAN, CAMPUS PARKING OVERLAY, REQUIRED PERMITS: COASTAL DEVELOPMENT PERMIT, BUILDING PERMIT.
- FLOOR AREAS:
AREA OF PROPOSED ATTACHED GARAGE = 1256 SQ.FT.
AREA OF PROPOSED DETACHED POOL CABANA = 312 SQ.FT.
AREA OF PROPOSED 2ND FLOOR BALCONIES = 793 SQ.FT. (NOT IN FAR)
AREA OF PROPOSED 1st LEVEL GROSS LIVING AREA = 4884 SQ.FT.
AREA OF PROPOSED 2ND LEVEL GROSS LIVING AREA = 3535 SQ.FT.
TOTAL HOUSE GROSS LIVING AREA (1st + 2nd FLOOR) = 8720 SQ.FT.
TOTAL HOUSE GROSS FLOOR AREA (1st + 2nd + GARAGE) = 10,298 SQ.FT.
- LOT AREA / FAR:
LOT AREA = APPROX. 24,698 SQ.FT.
TOTAL BUILDING AREA (FAR) = APPROX. 10,298 SQ.FT.
FAR ALLOWED = 40% = 9,879.32 SQ.FT. ALLOWED
FAR ACTUAL = 10,298 / 24,698 = 41.7% < 40%.
- PARKING:
5 PARKING SPACES REQUIRED.
6 PARKING SPACES PROVIDED OUTSIDE OF THE FRONT SETBACK/YARD.
- PROJECT OVERLAYS:
THIS PROJECT SHALL COMPLY WITH THE REGULATIONS AND REQUIREMENTS OF THE RS-1-2 UNDERLYING ZONE, THE COASTAL OVERLAY ZONE (COASTAL COMMISSION APPEALABLE MAP NO. C-700), THE FIRST PUBLIC ROADWAY (MAP C-701), THE BACKYARD IMPACT OVERLAY ZONE (MAP C-711), THE CAMPUS PARKING IMPACT OVERLAY ZONE, THE COASTAL HIDEOUT LIMITATION ZONE AND THE LA JOLLA COMMUNITY PLAN AND LOCAL COASTAL PROGRAM.

OWNER / APPLICANT		ARCHITECT
BOB BELANGER 3564 MESSINA CENTER RD. #200 SAN DIEGO, CA 92108 PHONE: (619) 442-1288 FAX: (619) 442-1288		BOB BELANGER 3564 MESSINA CENTER RD. #200 SAN DIEGO, CA 92108 TEL: (619) 442-1288 FAX: (619) 442-1288
PREPARED BY:		LANDSCAPE ARCHITECT
BOB BELANGER 3564 MESSINA CENTER RD. #200 SAN DIEGO, CA 92108 PHONE: (619) 442-1288 FAX: (619) 442-1288		DANIEL GUNNINGHAM 4001 MICHIGAN BLVD., #124 SAN DIEGO, CA 92117 TEL: (606) 274-9500 FAX: (606) 274-2891
PROJECT ADDRESS:		CIVIL ENGINEER
LOT 3, TRACT MAP 9059 SAN DIEGO, CA 92108 PHONE: 342-092-19-00		LEO JACO CREE, INC. #211 3500 CAMINO DEL RIO S. SAN DIEGO, CA 92108 TEL: (619) 220-0466
PROJECT NAME:		REVISION 14:
RENDA RESIDENCE		REVISION 13:
COASTAL DEVELOPMENT PERMIT (CDP)		REVISION 12:
CDP#:		REVISION 11:
Project Number: 29014		REVISION 10:
SHEET TITLE: <i>Handwritten: Renda Residence</i>		REVISION 9:
Project Manager: <i>Handwritten: Bob Belanger</i>		REVISION 8:
DATE: <i>Handwritten: 10/14/04</i>		REVISION 7:
SHEET NO. OF SHEETS: 1 OF 1		REVISION 6:
SHEET TITLE: <i>Handwritten: Renda Residence</i>		REVISION 5:
DATE: <i>Handwritten: 10/14/04</i>		REVISION 4:
PROJECT NUMBER: <i>Handwritten: 29014</i>		REVISION 3:
SHEET NUMBER: <i>Handwritten: 1 of 1</i>		REVISION 2:
DATE: <i>Handwritten: 10/14/04</i>		REVISION 1:

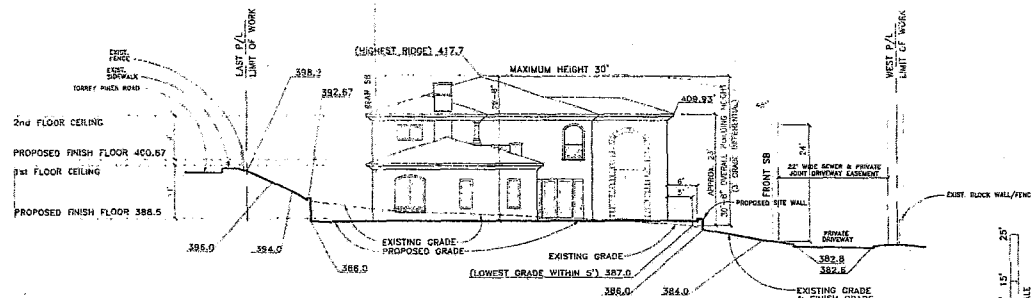
ATTACHMENT 5



NORTH - SOUTH SITE SECTION A
1" = 10'



EAST - WEST SITE SECTION B
1" = 10'



NOTE THAT EXISTING GRADE DIFFERENTIAL ACROSS BUILDING FOOTPRINT IS APPROX. 3 FEET.

EAST - WEST SITE SECTION C
1" = 10'



RENDA RESIDENCE
LOT 3, MAP 9059
A.P.N.: 342-092-19

PROJECT TEAM	
OWNER / APPLICANT MARIO MENCA 5214 CHELSEA ST LA BREA, CA 90039 TEL: (310) 450-1500 FAX: (310) 450-1500	ARCHITECT BING O'LANDER 2824 WESLEY CENTER RD. #200 LA BREA, CA 90039 TEL: (310) 442-1288 FAX: (310) 442-1288
LANDSCAPE ARCHITECT DORISKO LUMBERMAN 4821 WESLEY CENTER RD. #100 LA BREA, CA 90039 TEL: (310) 442-1288 FAX: (310) 226-0456	CIVIL ENGINEER LIFE M&E CIVIL 2824 WESLEY CENTER RD. #200 LA BREA, CA 90039 TEL: (310) 442-1288 FAX: (310) 226-0456
PREPARED BY NAME: BING O'LANDER ADDRESS: 2824 WESLEY CENTER RD. #200 LA BREA, CA 90039 PHONE: (310) 442-1288 FAX: (310) 442-1288	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
PROJECT ADDRESS: LOT 3, TRACT MAP 9059 340 WESLEY, LA 33037 2824 WESLEY CENTER RD. #200	REVISION 1 REVISION 0
PROJECT NAME: RENDA RESIDENCE CIVIL DEVELOPMENT PERMIT 0284	REVISION 1 REVISION 0
SHEET TITLE: SITE SECTIONS	SHEET 14 OF 19 DATE: 5/20/14



THESE DRAWINGS ARE NOT APPROVED FOR CONSTRUCTION UNLESS BEARING THEREON BY THE ARCHITECT AND APPROVED BY THE OWNER AND ANY OTHER LOCAL BUILDING AND PLANNING DEPARTMENT AGENCIES, CHAIRMAN AND A MAINTAINING RECORD FOR EACH DRAWING.

AFFORDABLE DESIGN AND DRAFTING
BING O'LANDER, ARCHITECT
PHONE: (619) 442-1288
FAX: (310) 442-1288

ATTACHMENT - 5

RENDA RESIDENCE
LOT 3, MAP 9059
A.P.N.: 342-092-19

PROJECT TEAM

ARCHITECT: BOB BELANGER, ARCHITECT
 2000 W. 10th St., Suite 100
 San Jose, CA 95128
 Phone: (415) 942-1188
 Fax: (415) 942-1188

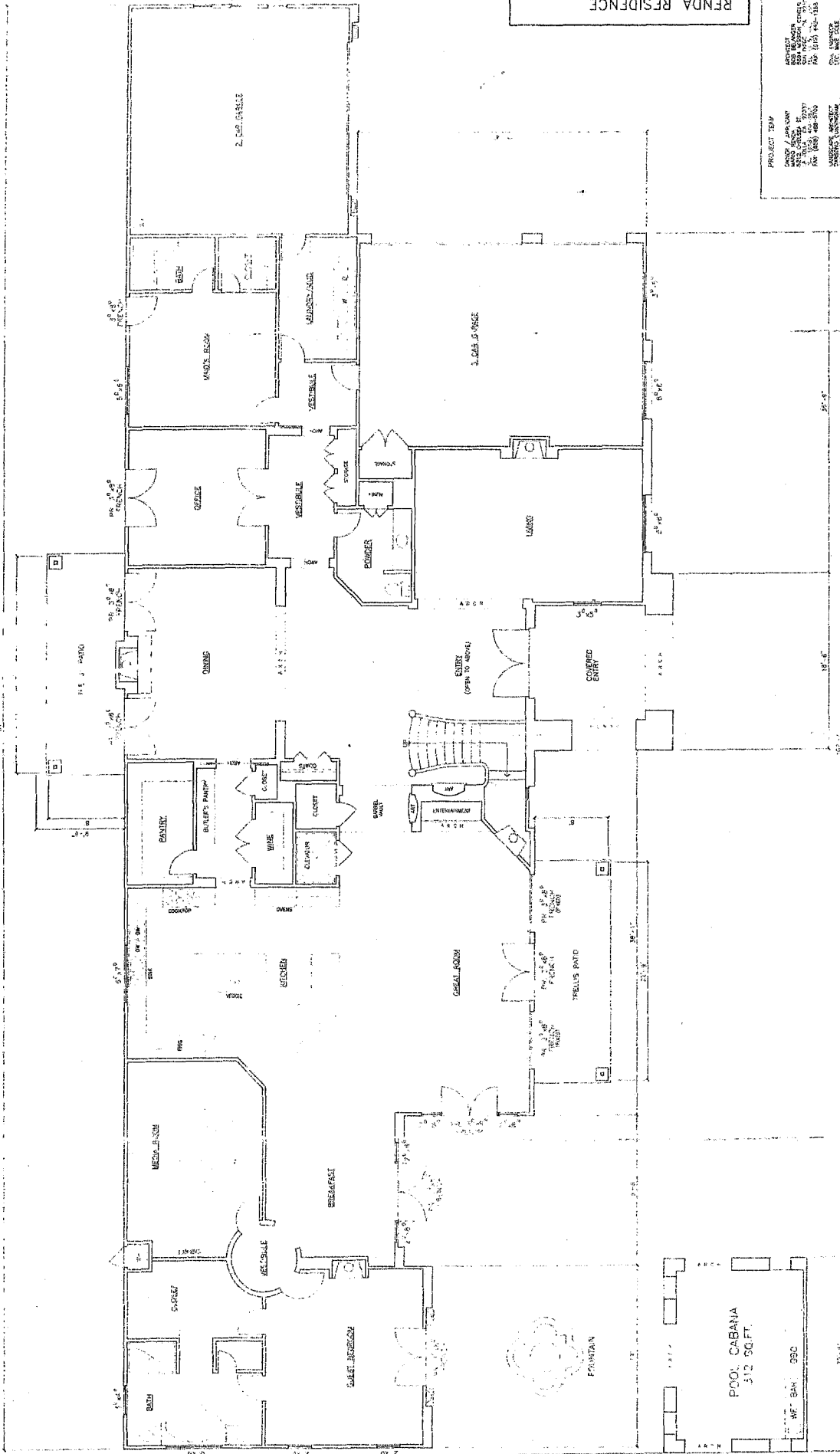
CONTRACTOR: JAMES W. WILSON
 1000 W. 10th St., Suite 100
 San Jose, CA 95128
 Phone: (415) 942-1188
 Fax: (415) 942-1188

DESIGNED BY: BOB BELANGER
 2000 W. 10th St., Suite 100
 San Jose, CA 95128
 Phone: (415) 942-1188
 Fax: (415) 942-1188

DATE: 11/12/02
 SHEET: A-2 OF 2

REVISIONS

NO.	DATE	DESCRIPTION
1	11/12/02	ISSUED FOR PERMITS
2	11/12/02	ISSUED FOR PERMITS
3	11/12/02	ISSUED FOR PERMITS
4	11/12/02	ISSUED FOR PERMITS
5	11/12/02	ISSUED FOR PERMITS
6	11/12/02	ISSUED FOR PERMITS
7	11/12/02	ISSUED FOR PERMITS
8	11/12/02	ISSUED FOR PERMITS
9	11/12/02	ISSUED FOR PERMITS
10	11/12/02	ISSUED FOR PERMITS



Project: Renda Residence
 3504
 3504
 3504

PREPARED BY: BOB BELANGER
 2000 W. 10th St., Suite 100
 San Jose, CA 95128
 Phone: (415) 942-1188
 Fax: (415) 942-1188

PROJECT ADDRESS:
 3504
 3504
 3504

PROJECT NAME:
 RENDA RESIDENCE

SHEET TITLE:
 1st FLOOR PLAN

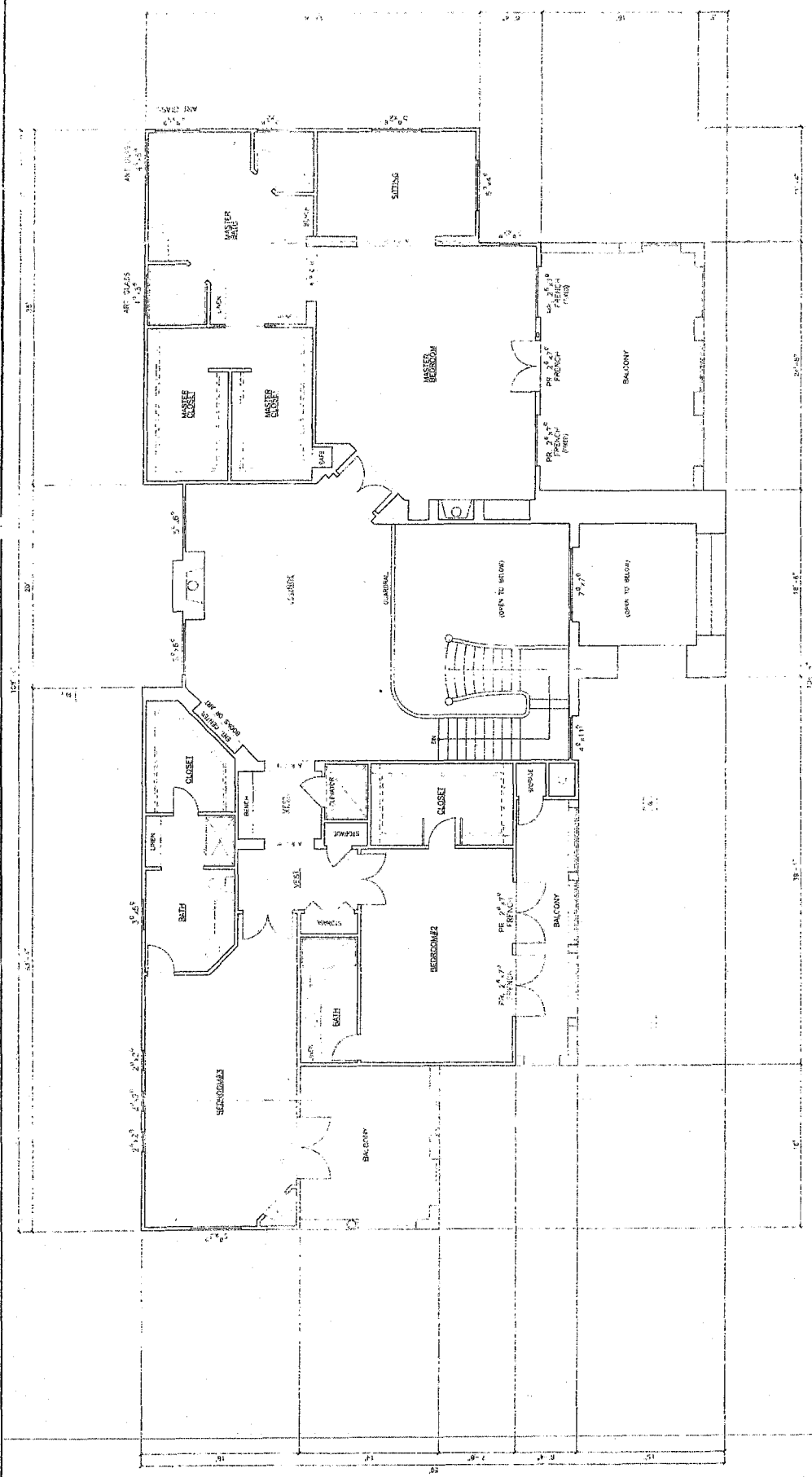


AFFORDABLE DESIGN AND DRAFTING
 BOB BELANGER, ARCHITECT
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 San Jose, CA 95128
 Phone: (415) 942-1188
 Fax: (415) 942-1188

FLOOR PLAN - 1st FLOOR
1/4" = 1'-0"

POOL CABANA
372 SQ. FT.
WT. BAY 950

REDA RESIDENCE
 LOT 3, MAP 9059
 A.P.N.: 342-092-19



FLOOR PLAN - 2nd FLOOR
 1/4" = 1'-0"

PROJECT TEAM
 OWNER / APPROVAL: [Name], [Address], [City, State, Zip], [Phone], [Fax]
 ARCHITECT: [Name], [Address], [City, State, Zip], [Phone], [Fax]
 PREPARED BY: [Name], [Address], [City, State, Zip], [Phone], [Fax]
 PROJECT ADDRESS: [Address], [City, State, Zip], [Phone], [Fax]
 PROJECT NAME: [Name]
 SHEET TITLE: 2nd FLOOR PLAN
 SHEET NO.: 2nd FLOOR PLAN
 SHEET TOTAL: 2nd FLOOR PLAN

APPROXIMATE DESIGN AND DRAFTING
 PHONE: (919) 442-1288
 FAX: (919) 442-1288

NEED TO KNOW HOW TO USE THIS FLOOR PLAN? CALL US FOR A FREE DEMO AND WE'LL SHOW YOU HOW TO USE IT TO YOUR ADVANTAGE. WE'LL SHOW YOU HOW TO USE IT TO YOUR ADVANTAGE. WE'LL SHOW YOU HOW TO USE IT TO YOUR ADVANTAGE.

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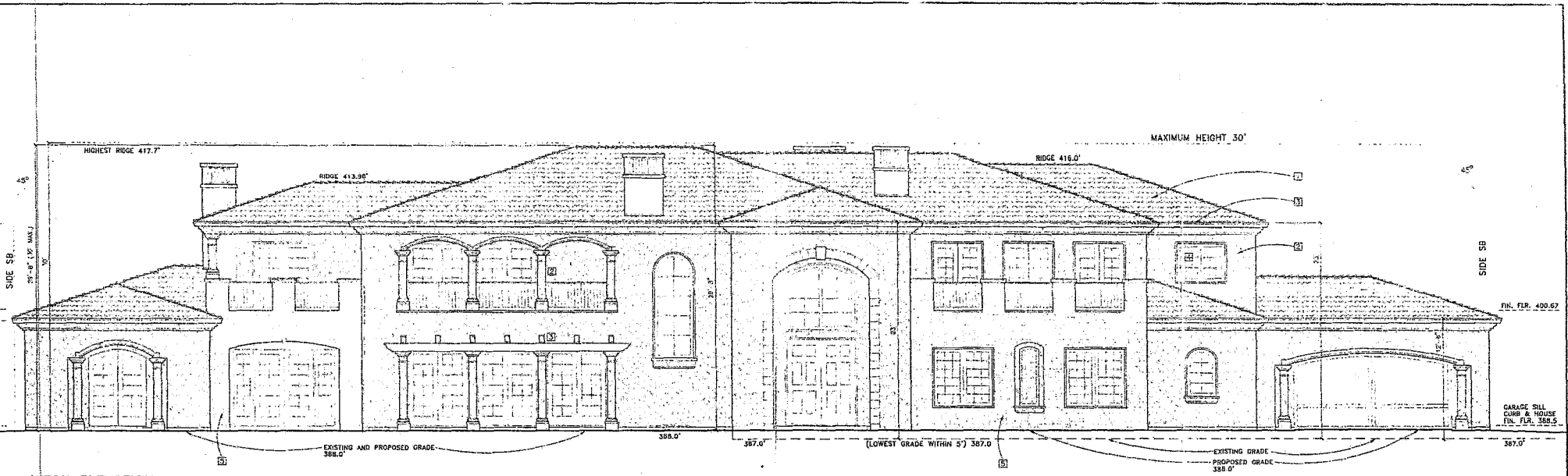
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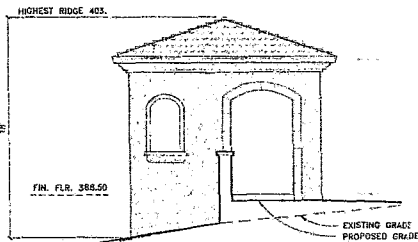
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WEST ELEVATION

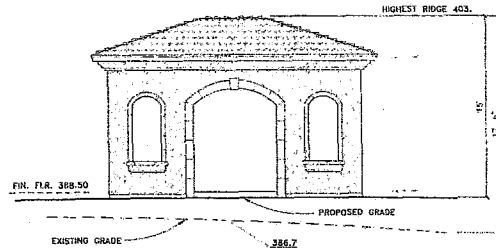
1/4" = 1'-0"

NOTE: ANY BAY WINDOWS SHALL BE COVERED WITH 1/4" x 1/4" SQUARES AND TIES.



CABANA SOUTH ELEVATION

1/4" = 1'-0"



POOL CABANA EAST ELEVATION

1/4" = 1'-0"

PROJECT COLORS

A NEW TWO STORY SINGLE FAMILY RESIDENCE AND ATTACHED 2-CAR GARAGE AND RELATED POOL, CABANA AND PROPOSED THE NEW HOUSE SHALL BE OF WITH THE EXISTING ADJACENT HOUSES BY PROVIDING WITH BOTH EXTERIOR THE PROPOSED NEW HOUSE IS A MEDITERRANEAN STYLE WITH CLAY TILE ROOFING, MEDIUM BROWN TONE STUCCO, AND COMPLEMENTARY DARKER PAINTED WOOD TRIM, TRIMS, BEAMS, AND GATES.

- 1 ROOFING: RED "BLEND" CLAY TILE ROOFING
- 2 STUCCO: MEDIUM BROWN TONE T.M.E. COLOR
- 3 WOOD TRIMS: DARKER BROWN T.M.E. COLOR
- 4 STONE VENEER: A MIXED CULTURE STONE VENEER WITH LIGHT GRAY, BEIGE AND MEDIUM BROWN TONES
- 5 DOORS AND WINDOWS: RED / VINE CLAD BRGS EXTERIOR WINDOWS, PAINTED WOOD EXTERIOR DOORS, TYPICAL

RENDA RESIDENCE
LOT 3, MAP 9059
A.P.N.: 342-092-19

PROJECT TEAM

OWNER / APPLICANT MARIO MENA 2212 CHELSEA ST. LA JOLLA, CA 92037 TEL: (619) 442-1288 FAX: (619) 442-1285	ARCHITECT BOB BELANGER 5884 AMESON CENTER RD. #220 SAN DIEGO, CA 92121 TEL: (619) 442-1288 FAX: (619) 442-1285	LANDSCAPE ARCHITECT DARRING CUMMINGS 4621 WINDING WAYS #124 SAN DIEGO, CA 92117 TEL: (619) 524-2862 FAX: (619) 524-2851	CON. ENGINEER LEC. MIKE COLE 3525 CHANDLER RD. RO. 5 SAN DIEGO, CA 92108 TEL: (619) 292-0902 FAX: (619) 292-0458
--	--	---	--

PREPARED BY: NAME: BOB BELANGER ADDRESS: 5884 AMESON CENTER RD. #220 SAN DIEGO, CA 92121 PHONE: (619) 442-1288 FAX: (619) 442-1285	REVISION 14: _____ REVISION 13: _____ REVISION 12: _____ REVISION 11: _____ REVISION 10: _____ REVISION 9: _____ REVISION 8: _____ REVISION 7: _____ REVISION 6: _____ REVISION 5: _____ REVISION 4: _____ REVISION 3: _____
PROJECT ADDRESS: LOT 3, TRACT MAP 9059 SAN DIEGO, CA 92037 APN: 342-092-19-00	REVISION 2: _____ REVISION 1: _____ ORIGINAL DATE: 8.10.04 SHEET: 8 of 9 DATE: 02/04

Project Measurement Division
Project Number: 29014
Project Manager: [Signature]

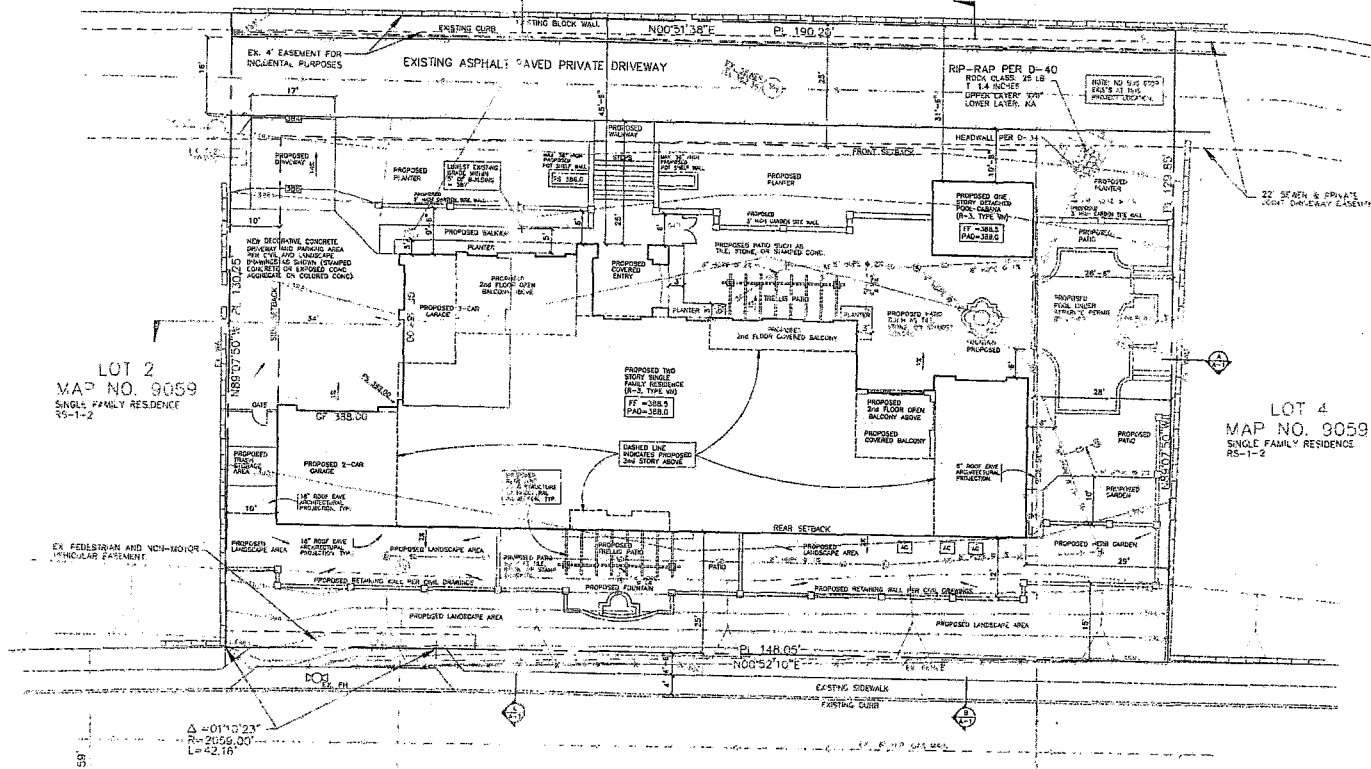


PLEASE OBSERVE AND NOT APPROVED FOR CONSTRUCTION UNLESS SHOWN MADE BY THE ARCHITECT AND APPROVED BY THE ENGINEER AND THE LOCAL BUILDING AND PLANNING DEPARTMENT APPROVAL, EXEMPT AND A BUILDING PERMIT HAS BEEN OBTAINED.

AFFORDABLE DESIGN AND DRAFTING
BOB BELANGER, ARCHITECT
PHONE: (619) 442-1288
FAX: (619) 442-1285

SHEET TITLE:
ELEVATIONS **SHEET A-5**

ATTACHMENT - 5



LOT 2
MAP NO. 9059
SINGLE FAMILY RESIDENCE
RS-1-2

LOT 4
MAP NO. 9059
SINGLE FAMILY RESIDENCE
RS-1-2

TORREY PINES ROAD

SITE PLAN
1" = 10'

NOTE: FOR ALL PROPOSED DRAINAGE PATTERNS AND SPOT ELEVATIONS SEE CIVIL DRAINAGE PLAN SHEET C-1.
NOTE: FOR ALL PROPOSED FLATWORK AND LANDSCAPING SEE LANDSCAPE DEVELOPMENT PLAN SHEET L-1.

ATTORNEYS AT LAW
AFFORDABLE DESIGN, PC
608 BELMONT AVENUE
SANTA ANA, CA 92705
TEL: (949) 442-1288
FAX: (949) 442-1289

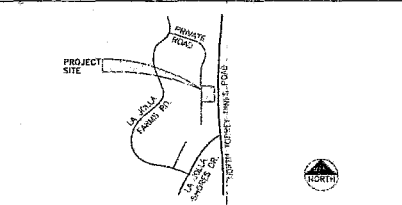
THESE DRAWINGS ARE NOT
VALID FOR CONSTRUCTION
UNLESS THEY ARE USED IN
ACCORDANCE WITH THE
SCHEDULE AND APPROVED BY
THE LOCAL PLANNING
DEPARTMENT APPROVAL, CLERK
AND A BUILDING PERMIT
AND NOT RECALLED.

REDA RESIDENCE
LOT 3, MAP 9059
A.P.N.: 342-082-19

SITE PLAN NOTES

- HOUSE SHALL BE PROVIDED WITH BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY PER FIRE POLICY P-20-8 (CFC 904.4).
- THIS PROJECT SHALL COMPLY WITH THE MUNICIPAL CODE REQUIREMENTS FOR MAXIMUM HEIGHT OF THE STRUCTURE NOT TO EXCEED 30 FEET (MDC, SECTIONS 151.0444 AND 152.0505). THE HIGHEST POINT ON ROOF COURSE, PIPE, VENT, ANTENNA OR OTHER PROJECTIONS SHALL NOT EXCEED 30 FEET ABOVE THE LOWEST POINT OF ELEVATION OF THE FINISHED SURFACE OF THE GROUND BETWEEN THE EXTERIOR WALL OF A BUILDING AND A POINT FIVE FEET FROM SAID WALL.
- WINDOW AND GLASS DOOR ASSEMBLIES SHALL MEET THE SOUND TRANSMISSION CLASS (STC) REQUIREMENTS DESCRIBED IN TABLES 3 AND 4 OF THE NOISE ANALYSIS PREPARED FOR THIS PROJECT. USE NOISE ANALYSIS FOR THE REDA RESIDENCE, USE PROJECT NUMBER 8755464-90590 JUNE 15 2009.

VICINITY MAP (NOT TO SCALE)



SHEET INDEX

SHEET NO.	SHEET DESCRIPTION
T-1	SITE PLAN, ENDS, MAPS, NOTICES, SUMMARY
C-1	CIVIL SITE DRAINAGE PLAN, EXISTING UTILITIES
L-1	LANDSCAPE DEVELOPMENT PLAN
A-1	PROJECT'S SITE MATERIALS NOTES
A-2	1st FLOOR PLAN
A-3	2nd FLOOR PLAN
A-4	ROOF PLAN
A-5	WEST ELEVATION, CABANA ELEVATIONS, NOTES
A-6	NORTH, EAST AND SOUTH ELEVATIONS, NOTES

SCOPE OF WORK

THIS PROJECT PROPOSES TO CONSTRUCT A NEW TWO STORY (TWO LEVELS) SINGLE FAMILY RESIDENCE AND ATTACHED 2-CAR GARAGE ON THE EXISTING SPACED LOT. THE NEW HOUSE WILL TAKE UP WITH THE EXISTING ADJACENT HOMES BY PROVIDING UNITY WITH DIVERSITY. THE PROPOSED NEW HOUSE IS A "TUSCAN" STYLE WITH BLENDING CLAY TILE ROOFING, MEDITERRANEAN LIGHT TONE STUCCO, AND COMPARTMENT GARAGE FINISHED WITH CONCRETE TRIMS, BEAMS AND DOORS, AS SHOWN ON THE PROJECT'S SITE PLAN.

ACCESS TO THE NEW HOUSE IS FROM THE EXISTING PRIVATE ROAD AND 2nd GARAGE, WHICH ALSO SERVES THE OTHER 5 ADJACENT HOMES AND IS A TRAIL USE THIS PRIVATE ROAD AND TAKE ACCESS OFF OF LA JOLLA PARKWAY ROAD AS SHOWN ON MAP NO. 9059. THERE IS NO POSSIBLE ACCESS FROM TORREY PINES ROAD, WHICH IS CONSIDERED THE REAR OF THE LOT.

THE HOUSE ORIENTATION COMPLIES WITH ALL SETBACKS FOR THIS ZONE, AND HAS BEEN SITUATED TO MAXIMIZE THE SETBACK FROM THE NORTH PROPERTY LINE (20 FEET FROM THE PROPERTY LINE) WHICH RESPECTS THE PERMITS ACCESS GUIDELINES.

THE NEW HOUSE WILL BE PROVIDED WITH A NEW DECORATIVE COLORED CONCRETE AND PATIN DRIVWAY AS SHOWN ON THE LANDSCAPE PLAN. THE SLIGHTLY SLOPED EXISTING GRADED PAD IS PROPOSED TO BE CUT DOWN ABOUT 2 FEET ON THE EAST SIDE OF THE LOT TO FORM A LEVEL PAD FOR CONSTRUCTION OF THE NEW HOUSE, WITH DRAINAGE AS SHOWN ON THE CIVIL SITE DRAINAGE PLAN. A NEW APPROXIMATE 4'-8" TALL CONCRETE BLOCK/STUCCO SITE RETAINING WALL IS PROPOSED ALONG THE WEST SIDE OF THE PROPERTY TO ACCOMMODATE THE CUT TRANSITION.

NEW LANDSCAPING AND HARDSCAPE IS PROPOSED AROUND THE NEW HOUSE FROM THE EXISTING PRIVATE ROAD BACK TO THE EASTERLY TOP OF SLOPE AS INDICATED ON THE LANDSCAPE PLAN. THE NEW HOUSE WILL BE SERVED BY NEW UNDERGROUND SITE UTILITIES.

THE PROJECT INCLUDES A NEW POOL UNDER SEPARATE PERMIT BY OTHERS, AND A NEW 312 SQUARE FOOT "POOL CABANA" WITH BUILT-IN BARBEQUE AND SET BACK TO SERVE THE POOL AREA AND ACTIVITIES. THE CABANA IS A 4'-0" ENCLOSED COVERED SHED AREA AS SHOWN ON THE PLANS.

DEVELOPMENT SUMMARY

- PROJECT: LOT 3, TRACT MAP 9059
APN: 342-082-19
NEW CONSTRUCTION TYPE VII, R-3 OCCUPANCY
LEGAL DESCRIPTION: LOT 3 OF LA JOLLA PARKWAY ROAD, LOT 46 REVISED, ACCORDING TO MAP NO. 9059, FILED OCTOBER 19, 1978.
- FRONT SETBACK = 20'
SIDE SETBACK = 10' MIN. 35' MAX.
PROPOSED FRONT SETBACK = 41'
PROPOSED SIDE SETBACK = 10' + 35'
PROPOSED REAR SETBACK = 20' WITH HEIGHT LIMIT 30'
- ZONE: RS-1-2, LA JOLLA COMMUNITY PLAN, LANDUSE PAVING, CUSTARD. REQUIRED PERMITS: COASTAL DEVELOPMENT PERMIT, BUILDING PERMIT.
- FLOOR AREAS:
AREA OF PROPOSED ATTACHED GARAGE = 1256 SQ.FT.
AREA OF PROPOSED DETACHED POOL CABANA = 312 SQ.FT.
AREA OF PROPOSED 2ND FLOOR BALCONY = 707 SQ.FT. (NOT IN FPA)
AREA OF PROPOSED 1st LEVEL GROSS LIVING AREA = 4894 SQ.FT.
AREA OF PROPOSED 2nd LEVEL GROSS LIVING AREA = 3055 SQ.FT.
TOTAL HOUSE GROSS LIVING AREA (1st + 2nd FLOOR) = 8750 SQ.FT.
TOTAL HOUSE GROSS FLOOR AREA (1st + 2nd + GARAGE) = 10,718 SQ.FT.
- LOT AREA / PAR:
LOT AREA = APPROX. 24,688 SQ.FT.
TOTAL BUILDING AREA (FAR) = APPROX. 10,245 SQ.FT.
FAR ALLOWED = 45% = 11,110 SQ.FT. ALLOWED
FAR ACTUAL = 10,208 / 24,688 = 41.7% < 45% OK
- PARKING:
5 PARKING SPACES REQUIRED.
5 PARKING SPACES PROVIDED OUTSIDE OF THE FRONT SETBACK/PAVD.
- PROJECT OVERLAYS:
THIS PROJECT SHALL COMPLY WITH THE REGULATORY AND REQUIREMENTS OF THE RS-1-2 UNDERLYING ZONE, THE COASTAL OVERLAY ZONE (COASTAL COMMUNITY APPEALABLE AREA MAP NO. C-720), THE POST-PUBLIC HOUSING (MAP C-731), THE BEACH PARKING 90-47 OVERLAY ZONE (MAP C-731), THE COASTAL PARKING IMPACT OVERLAY ZONE, THE COASTAL HOUSING LINGSTON ZONE, AND THE LA JOLLA COMMUNITY PLAN AND LOCAL COASTAL FRIZIUM

PROJECT TEAM

OWNER / APPLICANT
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ARCHITECT
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FAX: (619) 442-1289

LANDSCAPE ARCHITECT
LUCY CROCKER
1200 W. 10th ST.
SAN DIEGO, CA 92101
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FAX: (619) 541-2851

PREPARED BY:
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ADDRESS: 3884 HUNTER CENTER RD. #200
SAN DIEGO, CA 92126
PHONE: (619) 442-1288
PA: (619) 442-1289

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

PROJECT ADDRESS:
LOT 3, TRACT MAP 9059
S.W. 8000' E.A. 16100'
S.W. 142' 100' 100'
PA: (619) 442-1288

PROJECT NAME:
REDA RESIDENCE
CONTRACT DEVELOPMENT PERMIT COPY

SHEET TITLE
SITE PLAN

SHEET NO.
SHEET 1-1

ATTACHMENT-55

RESOLUTION NUMBER R-HO-4884-1

ADOPTED ON December 22, 2005

WHEREAS, on February 23, 2004, Mario Renda submitted an application to the Development Services Department for a Coastal Development Permit.

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

WHEREAS, the issue was heard by the Hearing Officer on December 22, 2004; and

WHEREAS, the Hearing Officer of the City of San Diego considered the issues discussed in Mitigated Negative Declaration No 29014 NOW THEREFORE,

BE IT RESOLVED, by the Hearing Officer of the City of San Diego, that it is hereby certified that Mitigated Negative Declaration No. 29014 has been completed in compliance with the California Environmental Quality Act of 1970 (California Public Resources Code Section 21000 et seq.) as amended, and the State guidelines thereto (California Administration Code Section 15000 et seq.), that the report reflects the independent judgment of the City of San Diego as Lead Agency and that the information contained in said report, together with any comments received during the public review process, has been reviewed and considered by the Hearing Officer.

BE IT FURTHER RESOLVED that the Hearing Officer finds that project revisions now mitigate potentially significant effects on the environment previously identified in the Initial Study and therefore, that said Mitigated Negative Declaration, a copy of which is attached hereto and incorporated by reference, is hereby approved.

BE IT FURTHER RESOLVED that pursuant to California Public Resources Code, 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 body in order to mitigate or avoid significant effects on the environment, a copy of which is attached hereto and incorporated herein by reference.

By: 
Robert Korch, Project Manager

ATTACHMENT: Exhibit A, Mitigation Monitoring and Reporting Program

EXHIBIT A

MITIGATION MONITORING AND REPORTING PROGRAM

Coastal Development Permit No. 29014

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 Land Development Review Division, 1222 First Avenue, Fifth Floor, San Diego, CA 92101. All mitigation measures contained in the Mitigated Negative Declaration (Project No. 29014) shall be made conditions of the Coastal Development Permit as may be further described below.

MITIGATION, MONITORING AND REPORTING PROGRAM:

General measures which must be completed prior to any authorization to proceed:

- 1 The Assistant Deputy Director (ADD) of the City's Land Development Review Division (LDR) shall verify that the following statement is shown on the grading and/or construction plans as a note under the heading Environmental Requirements: "The Renda Residence Project is subject to a Mitigation, Monitoring and Reporting Program (MMRP) and shall conform to the mitigation conditions as contained in the MND (Project No. 29014)."
2. The owner/permittee shall make arrangements to schedule a pre-construction meeting to ensure implementation of the MMRP. The meeting shall include the Resident Engineer, and the City's Mitigation Monitoring Coordination (MMC) Section.

NOISE

3. Prior to the issuance of the building permit, all recommendations listed in the acoustical report entitled "Noise Analysis, Renda Residence" prepared by URS, dated June 15, 2004, shall be shown on the building plans to the satisfaction of the City ADD and the City Engineer.
 - A. The window assemblies for the guest bedroom, kitchen, dining room, office and maid's room must meet a STC rating of 27; and the glass door assemblies must meet a STC rating of 26.
 - B. The window assemblies for bedroom no. 3 and the sitting room must meet a STC rating of 30; and the glass door assemblies must meet a STC rating of 31.
 - C. The window assemblies for the lounge must meet a STC rating of 27.

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.



Land Development
Review Division
(619) 446-5460

Mitigated Negative Declaration

Project No. 29014
SCH No. N/A

SUBJECT: RENDA RESIDENCE: Coastal Development Permit for the construction of a 10,298-square-foot single family residence on a vacant 24,698-square-foot lot. The project site is located at 9583 La Jolla Farms Road in the La Jolla Community (Lot 3, La Jolla Farms Road, Lot 46 Revised, Map No. 9059). JO No. 42-2470.

Applicant: Mr. Mario Renda

- I. PROJECT DESCRIPTION: See attached Initial Study.
- II. ENVIRONMENTAL SETTING: See attached Initial Study.
- III. DETERMINATION:

The City of San Diego conducted an Initial Study which determined that the proposed project could have a significant environmental effect in the following area: Noise. Subsequent revisions in the project proposal create the specific mitigation identified in Section V of this Mitigated Negative Declaration (MND). The project as revised now avoids or mitigates the potentially significant environmental effects previously identified, and the preparation of an Environmental Impact Report will not be required.

- IV. DOCUMENTATION:

The attached Initial Study documents the reasons to support the above Determination.

- V. MITIGATION, MONITORING AND REPORTING PROGRAM:

General measures which must be completed prior to any authorization to proceed:

- 1 The Assistant Deputy Director (ADD) of the City's Land Development Review Division (LDR) shall verify that the following statement is shown on the grading and/or construction plans as a note under the heading Environmental Requirements: "The Renda Residence Project is subject to a Mitigation, Monitoring and Reporting Program (MMRP) and shall conform to the mitigation conditions as contained in the MND (Project No. 29014)."

VII. RESULTS OF PUBLIC REVIEW:

- (X) No comments were received during the public input period.
- () Comments were received but did not address the draft Mitigated Negative Declaration finding or the accuracy/completeness of the Initial Study. No response is necessary. The letters are attached.
- () Comments addressing the findings of the draft Mitigated Negative Declaration and/or accuracy or completeness of the Initial Study were received during the public input period. The letters and responses follow.

Copies of the draft Mitigated Negative Declaration, the Mitigation, Monitoring and Reporting Program and any Initial Study material are available in the office of the Land Development Review Division for review, or for purchase at the cost of reproduction.


Eileen Lower, Senior Planner
Development Services Department

October 29, 2004
Date of Draft Report

November 19, 2004
Date of Final Report

Analyst: Mirrasoul

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

PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24003952

COASTAL DEVELOPMENT PERMIT NO. 1161205
RENDA RESIDENCE - PROJECT NO. 332094 [MMRP]
HEARING OFFICER

This Coastal Development Permit No. 1161205 is granted by the Hearing Officer of the City of San Diego to Anthony Renda, an Individual, Owner and Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0702. The 0.57-acre site is located at 9521 La Jolla Farms Road in the RS-1-2 zone, the Coastal Overlay (Appealable Area), Coastal Height Limit Overlay and Campus and Beach Parking Impact Overlay zones within the La Jolla Community Plan area. The project site is legally described as Lot 3 of La Jolla Farms, Lot 46, and a portion of Parcel 2, an Easement for Driveway Purposes, Map No. 9059, Recorded December 19, 1978.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to construct a two-story, single-family residence with accessory uses on a 24,698 square-foot vacant site, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated November 6, 2013, on file in the Development Services Department.

The project shall include:

- a. The construction of a new two-story, 10,298 square-foot single-family residence with pool cabana on a vacant 24,698 square-foot lot with 793 square-feet of second floor balconies; and
- b. Landscaping (planting, irrigation and landscape related improvements);
- c. Off-street parking;
- d. Retaining walls up to five feet in height; and

- e. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by November 21, 2016
2. This Coastal Development Permit shall become effective on the eleventh working day following receipt by the California Coastal Commission of the Notice of Final Action, or following all appeals.
3. 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.
4. 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.
5. 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.
6. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
7. 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.).

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

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

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

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

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

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

12. The mitigation measures specified in the MMRP and outlined in Mitigated Negative Declaration No. 29014, shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL MITIGATION REQUIREMENTS.

13. The Owner/Permittee shall comply with the MMRP as specified in Mitigated Negative Declaration No. 29014, to the satisfaction of the Development Services Department and the City Engineer. Prior to issuance of any construction permit, all conditions of the MMRP shall be adhered to, to the satisfaction of the City Engineer. All mitigation measures described in the MMRP shall be implemented for the following issue area: Noise

ENGINEERING REQUIREMENTS:

14. Prior to the issuance of any building permits, the applicant shall conform to the following conditions as requirements of the City of San Diego Municipal Code in a manner satisfactory to the City Engineer.

15. Prior to the issuance of any building permits, the applicant's engineer shall certify the pad elevation and the Exhibit 'A' plans shall be submitted with this information.
16. The drainage system proposed for this development, as shown on the site plan, is subject to approval by the City Engineer.
17. This project proposes to export 495 cubic yards of material from the project site. All export material shall be discharged into a legal disposal site. The approval of this project does not allow the processing and sale of the export material. All such activities require a separate Conditional Use Permit.
18. Prior to the issuance of any construction permits, the applicant shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the Municipal Code, into the construction plans or specifications.
19. Prior to the issuance of any construction permits, the applicant shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Appendix E of the City's Storm Water Standards.
20. Prior to the issuance of any construction permits, the applicant shall incorporate and show the type and location of all post-construction Best Management Practices (BMP's) on the final construction drawings, consistent with the approved Water Quality Technical Report.

PLANNING/DESIGN REQUIREMENTS:

21. Owner/Permittee shall maintain a minimum of five (5) 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.
22. 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.
23. 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.
24. Any future requested amendment to this Permit shall be reviewed for compliance with the regulations of the underlying zone(s) which are in effect on the date of the submittal of the requested amendment.
25. The use of textured or enhanced paving shall meet applicable City standards as to location, noise and friction values.

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

26. All proposed sewer will be private.
27. No structures or landscaping that would inhibit vehicular access shall be installed in or over any sewer access easement.
28. No approved structures or landscaping, including private sewer facilities and enhanced paving, shall be installed in or over any easement prior to the applicant obtaining an Encroachment Maintenance and Removal Agreement.
29. No trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any public sewer facilities.
30. Proposed private underground sewer facilities located within a single lot shall be designed to meet the requirements of the California Uniform Plumbing Code and shall be reviewed as part of the building permit plan check.
31. Prior to the issuance of the first building permit, the Owner/Permittee shall assure, by permit and bond, the design and construction of a new water service and the disconnection of the existing water service at the water main, as needed, within the North Torrey Pines Road right-of-way adjacent to the project site, in a manner satisfactory to the Water Department Director and the City Engineer.
32. Prior to the issuance of the first building permit, the Owner/Permittee shall apply for a plumbing permit for the installation of a private backflow prevention device on each water service to the development in a manner satisfactory to the Water Department Director and the City Engineer.
33. Prior to the final inspection of the building permits Renda Residence, the public water facilities, including water service and meter necessary to serve this development, shall be complete and operational in a manner satisfactory to the Water Department Director and the City Engineer.
34. The Owner/Permittee agrees to design and construct all proposed public water facilities in accordance with established criteria in the most current editions of the City of San Diego Water Facility Design Guidelines and City regulations, standards and practices pertaining thereto. Public water facilities, as shown on approved Exhibit "A," shall be modified at final engineering to comply with standards.

FIRE REQUIREMENTS:

35. The owner/applicant shall install a private residential fire hydrant on the east side of the existing asphalt paved private driveway at the lot line between Lots 3 and 4 to the satisfaction of the Fire Marshal

INFORMATION ONLY:

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

APPROVED by the Hearing Officer of the City of San Diego on November 6, 2013, and Resolution No. HO-XXXX.

Permit Type/PTS Approval No.: 332094 CDP-1161205
Date of Approval: November 6, 2013

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES
DEPARTMENT

Jeannette Temple
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 _____
Anthony Renda

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

HEARING OFFICER RESOLUTION NO. HO-XXXX
COASTAL DEVELOPMENT PERMIT NO. 1161205
RENDA RESIDENCE - PROJECT NO. -332094 [MMRP]

WHEREAS, ANTHONY RENDA, Owner/Permittee, filed an application with the City of San Diego for a permit to construct a two-story, 10, 298 square foot single-family residence with accessory uses on a 24,698 square-foot vacant site, (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 1161205), on portions of a 0.57 acre site;

WHEREAS, the project site is located at 9521 La Jolla Farms Road in the RS-1-2 zone, the Coastal Overlay (Appealable Area), Coastal Height Limit Overlay and Campus and Beach Parking Impact Overlay zones within the La Jolla Community Plan area;

WHEREAS, the project site is legally described as Lot 3 of La Jolla Farms, Lot 46, and a portion of Parcel 2, an Easement for Driveway Purposes, Map No. 9059, Recorded December 19, 1978;

WHEREAS, on November 6, 2013, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. 1161205 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 November 6, 2013.

Coastal Development Permit - Section 126.0708

1. The proposed coastal development will not encroach upon any existing physical access way 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 24,698 square-foot project site is located at 9521 La Jolla Farms Road adjacent to North Torrey Pines Road across the street from the University of California at San Diego campus. No vehicular access rights to North Torrey Pines Road have been granted and the main vehicular and pedestrian access to the site is through and over a private driveway and access easement on Lots 4 and 5 of this resubdivided five lot subdivision to La Jolla Farms Road. There are no physical accessways legally used by or proposed public accessways to be used by the public across or adjacent to the subject property as identified in the Local Coastal Program land use plan. The proposed 10,298 square-foot, two-story house is similar in style and character to surrounding residential development on a site subject to a 30-foot height limitation while the structures to the east, on the UCSD campus, have no such restriction. There are no public views to or along the Pacific Ocean, public accessways, or other scenic coastal areas as specified in the La Jolla Community Plan and Local Coastal Program land use plan that are affected by the proposed development.

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

The 24,698 square-foot, RS-1-2 zoned lot, is located in a subdivided and nearly fully developed community of similarly developed single-family homes and across a major roadway from the campus of the University of California at San Diego (UCSD). The project has been evaluated for environmental impacts through Mitigated Negative Declaration No. 29014 and no environmentally sensitive lands have been identified on site. Therefore, the proposed construction of a two-story, 10,298 square foot single-family residence with accessory uses and structures 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 24,698 square-foot site at 9521 La Jolla Farms Road is located within the RS-2 zone and within the Coastal Overlay zone appealable area. The La Jolla Community Plan and Local Coastal Program land use plan designate this site for low density residential development and all surrounding properties, with the exception of the campus of the University of California at San Diego which lies to the east, are similarly developed. The project site has no other designation for coastal scenic or resource use and the construction of this two-story, 10,298 square-foot residence will be in conformity with the certified Local Coastal Program land use plan and will comply 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 subject property is addressed as 9521 La Jolla Farms Road and is adjacent to the west side of the North Torrey Pines Road right-of-way which is the first public roadway between the sea and shoreline of the Pacific Ocean lying to the west of the site. All required off-street parking is provided on-site, as the site is one of five lots created by the resubdivision of one lot with four of the lots sharing a common access easement to La Jolla Farms Road and no vehicular access rights to North Torrey Pines Road. A system of public streets and pedestrian walkways serve this neighborhood and also serve as access to scenic view corridors and pathways to the beach area below the existing bluffs. The subject property does not have any designated view corridors, public accessways or recreational use and the development proposed is in conformity with the policies of Chapter 3 of the California Coastal Act.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Coastal Development Permit No. 1161205 is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 1161205, a copy of which is attached hereto and made a part hereof.

Jeannette Temple
Development Project Manager
Development Services

Adopted on: November 6, 2013

Job Order No. 24003952



LA JOLLA COMMUNITY PLANNING ASSOCIATION

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


Regular Meeting – October 3, 2013

Attention: Jeanette Temple, PM
City of San Diego

Project: Renda Residence
9521 La Jolla Farms Road
PN: 332094

Motion: To accept the recommendations of the DPR Committee that the findings can be made for: Findings can be made that the project conforms to the Community Plan of La Jolla and to endorse that the project qualifies for a Coastal Development Permit. 5-0-0 **Vote: 14-0-1**

03 October 2013


Submitted by: Joe LaCava, Vice President
La Jolla CPA

Date



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

Ownership Disclosure Statement

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

Project Title _____ **Project No. For City Use Only** _____

Renda Residence

332094

Project Address:

Lot 46 REVISED Lot 3, Map Ref: 009059, La Jolla Farms Subdivision

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):
 Anthony Renda
 Owner Tenant/Lessee Redevelopment Agency

Street Address:
 5212 Chelsea Street
 City/State/Zip:
 La Jolla, CA 92037

Phone No: 858 488 9900 Fax No: 858 488 5700

Signature: _____ Date: 7/11/13

Name of Individual (type or print):
 Owner Tenant/Lessee Redevelopment Agency

Street Address:

City/State/Zip:

Phone No: _____ Fax No: _____

Signature : _____ Date: _____

Name of Individual (type or print):
 Owner Tenant/Lessee Redevelopment Agency

Street Address:

City/State/Zip:

Phone No: _____ Fax No: _____

Signature : _____ Date: _____

Name of Individual (type or print):
 Owner Tenant/Lessee Redevelopment Agency

Street Address:

City/State/Zip:

Phone No: _____ Fax No: _____

Signature : _____ Date: _____



THE CITY OF SAN DIEGO

DATE OF NOTICE: October 23, 2013

NOTICE OF PUBLIC HEARING

HEARING OFFICER

DEVELOPMENT SERVICES DEPARTMENT

DATE OF HEARING:	November 6, 2013
TIME OF HEARING:	8:30 A.M.
LOCATION OF HEARING:	Council Chambers, 12th Floor, City Administration Building, 202 C Street, San Diego, California 92101
PROJECT TYPE:	Coastal Development Permit, Process 3
PROJECT NO:	<u>332094</u>
PROJECT NAME:	<u>RENDA RESIDENCE</u>
APPLICANT:	CA Marengo
COMMUNITY PLAN AREA:	La Jolla
COUNCIL DISTRICT:	District 1
CITY PROJECT MANAGER:	Jeannette Temple, Development Project Manager
PHONE NUMBER/E-MAIL:	(619) 557-7908/jtemple@sandiego.gov

As a property owner, tenant, or person who has requested notice, please be advised that the Hearing Officer will hold a public hearing to approve, conditionally approve, or deny an application for a Coastal Development Permit to construct a new 10,298 square foot two-story residence on a 0.57-acre site. The project is located at 9521 La Jolla Farms Road in the RS-1-2 zone, the Coastal Overlay (Appealable Area), Coastal Height Limit Overlay and Campus and Beach Parking Impact Overlay zones within the La Jolla Community Plan area. **The plans and requested development are the same as was approved December 22, 2004, for this site. No changes from the previously approved project are being requested.**

The decision of the Hearing Officer is final unless appealed to the Planning Commission. In order to appeal the decision you must be present at the public hearing and file a speaker slip concerning the application or have expressed interest by writing to the Hearing Officer before the close of the public hearing. The appeal must be made within 10 working days of the Hearing Officer's decision. Please do not e-mail appeals as they will not be accepted. See Information Bulletin 505 "Appeal Procedure", available at www.sandiego.gov/development-services or in person at the Development Services Department, located at 1222 First Avenue, 3rd Floor, San Diego, CA 92101

The decision made by the Planning Commission is the final decision by the City.

This project is within the scope of Mitigated Negative Declaration No. 29014, Certified on December 22, 2004. This Mitigated Negative Declaration adequately describes the activity for the purposes of CEQA.

Appeals to the Coastal Commission must be filed with the Coastal Commission at 7575 Metropolitan Drive, Suite 103, San Diego, CA 92108. (Phone: 619-767-2370) Appeals must be filed within 10 working days of the Coastal Commission receiving a Notice of Final Action from the City of San Diego, Development Services Department. Please do not e-mail appeals as they will not be accepted. If you want to receive a Notice of Final Action, you must submit a written request to the City Project Manager listed above.

If you wish to challenge the City's action on the above proceedings in court, you may be limited to addressing only those issues you or someone else have raised at the public hearing described in this notice, or written in correspondence to the City at or before the public hearing. If you have any questions after reviewing this notice, you can call the City Project Manager listed above.

This information will be made available in alternative formats upon request. To request an agenda in alternative format or to request a sign language or oral interpreter for the meeting, call Support Services at

(619) 321-3208 at least five working days prior to the meeting to insure availability. Assistive Listening Devices (ALD's) are also available for the meeting upon request.
Internal Order Number: 24003952