

## O'Shea Remodel and Addition

### 5911 La Jolla Mesa Drive

#### Summary Notes from DPR meetings

We are happy to provide the exhibits to the LJCPA, but want to make sure we clarify a few items and terminology that we know may have been confusing throughout the process.

- All properties that abut the canyon on the east side of La Jolla Mesa (including the properties on the west and east side of the finger canyon) are identified in the La Jolla Community Plan as containing Private Open Space. There is no 'Private Open Space' **line** defined by metes and bounds, but simply a general area demarcation graphic in the La Jolla Community Plan. All properties that abut the canyon are also identified as containing Steep Hillside with a similar general area demarcation graphic.
- Per the Community Plan, '*Private* Open Space' is defined as "Private property retained as open space through easements or other mechanisms"
- As part of our Coastal Development Permit submittal, we have reviewed this with City staff who has relayed to us that such Private Open Space is generally defined by Environmentally Sensitive Landscape (ESL) and appropriately conserved by means of a Covenant of Easement with the City (COE).
  - Again, to clarify some confusion during these meetings, there is **no line** that defines ESL, as it is a term that encompasses several sensitive landscape features and habitats that need to be preserved.

- The two ESL features that are of concern are on the easterly undisturbed portion of the site including Sensitive Vegetation, and Steep Slopes.
- The steep slope lines/diagrams from the City are in a generalized rough format which are more precisely defined by means of a topographic survey and Civil engineers analysis. By reviewing these documents you will see that the construction of the Owner's improvements will not intrude into the natural steep slope areas.
- The sensitive vegetation lines/diagrams from the City are also in a generalized rough format, which are more precisely defined with a biology survey and report that was submitted to the City. This biological letter report is a documentation of the actual location of sensitive vegetation and other biologically sensitive resources on the site. The biological letter report confirms that the construction of the Owner's improvements will not intrude into or impact any sensitive vegetation.
- City staff reviewed/approved the findings in the biological letter report and steep slope analysis. This allowed the team to establish the metes and bounds for the Covenant of Easement for the protection of the 'Private Open Space,' as recommended by the La Jolla Community Plan. Documents describing the Private Open Space with metes and bounds will be prepared and recorded as a Covenant of Easement, on the property's title after final approvals.
- We have had the Biological Letter Report and the Steep Slope Analysis for this property prepared by professional engineers in each discipline, biologists and as required for the CDP/SDP. The City has accepted these reports and concurs with the findings therein.

- To summarize, all documentation indicates that the proposed improvements are not encroaching on steep slopes, nor will the impact or adversely affect the native/sensitive vegetation down the slope.

## Map C-720

There have been allegations that Map C -720 depicts portions of private property that cannot be developed and that structures cannot be built within the depicted grossly mapped boundaries of the Open Space. This is not a correct statement as verified by the disclaimers on the SANGIS maps, and as confirmed in writing by the City of San Diego. Also, please note the hundreds of houses, structure, and improvements that have been built into the “depicted open space”.

There have also been erroneous claims that there are encroachment limitations applicable to the O’Shea property that prevent the proposed development from being approved. First, the Encroachment limitations are also not applicable. The sited sections are applicable to allowable development areas within the OR Zones. The subject property is zoned RS 1-2. Second, there is no proposed encroachment into the defined and mapped steep slopes or into mapped sensitive vegetation on the site.

We hope this breakdown provides a more concise summary of the terminology and background. Thank you