



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: June 13, 2018 REPORT NO. HO-18-040
HEARING DATE: June 20, 2018
SUBJECT: Wilshire Terrace SDP - Process Three Decision
PROJECT NUMBER: 317992
OWNER/APPLICANT: Duetto Terrace, LLC

SUMMARY

Issue: Should the Hearing Officer approve the construction of a 10,880-square foot, three-story, six-unit, multi-family building over basement, with roof decks, located at 3434 Wilshire Terrace, within the North Park Community Plan area?

Staff Recommendation:

1. Approve Site Development Permit No. 1111103.

Community Planning Group Recommendation: On May 20, 2014, the North Park Planning Committee voted 13-0-0 to recommend approval of the proposed project without conditions.

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303(b) (New Construction or Conversion of Small Structures). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on April 26, 2018, and the opportunity to appeal that determination ended May 10, 2018.

BACKGROUND

The 0.18-acre site is located at 3434 Wilshire Terrace in the RM-3-7 Zone and the Transit Overlay zone, within the North Park Community Plan. The currently vacant site is in a developed, urban neighborhood and is surrounded by both single family and multi-family residential uses. The site is located in the RM-3-7 Zone, which is a city-wide Multi-family residential zone that became effective for the site on October 25, 2016, in conjunction with an update to the North Park Community Plan, and designates the site for Multi-Family residential development.

When the project was deemed complete on June 25, 2013, the site was located in the MR-1000 Zone of the Mid-City Communities Planned District Ordinance (MCCPDO) and was covered by the Greater North Park Community Plan. The project site is designated as Multi-Family Residential with a recommended Medium-High density range of 30 - 45 dwelling units per net acre, per the MCCPDO. The project proposes a density of 30 dwelling units per acre and is consistent with the density recommendation of the MCCPDO. The specific recommendation for this area is for infill development of similar density to the existing quality development. The applicant has elected to utilize their option to process this project under the MR-1000 Zone and the Greater North Park Community Plan.

DISCUSSION

Project Description:

The project proposes the construction of a 10,880-square foot, three-story, six-unit multi-family building over basement, with roof decks. The six units would include six, two-bedroom units, ranging in size from 1,747-square feet to 2,853-square feet. The 11 required parking spaces would be provided via an 11-car enclosed garage with one accessible space provided at accessible unit two. The project will also provide one motorcycle space and six bicycle parking spaces. The project includes the addition of street trees, and landscaped deck area on all three building levels. The applicants are requesting deviations to the front yard and street yard setbacks, as discussed below.

Required Approvals and Requested Deviations:

In accordance with former San Diego Municipal Code (SDMC) Section 1512.0203(b)(4), a Process Three, Mid-City Communities Development Permit (processed as a Site Development Permit) is required to allow deviations. The applicant has requested deviations from the setback requirements. The North Park Community Plan does not provide specific recommendations regarding these particular development requirements, except to encourage upper-floor step backs to assist in addressing transitions and scale between new and existing development. The requested setback deviations are offset by the modern building design which incorporates multiple offsetting planes and roof pitches, varied building materials and textures, balconies, and landscaping on all three floors. The project design achieves the setback regulation's purpose and intent to limit the effects of bulk and scale. The requested deviations are as follows:

Deviation 1: Rear Setback - A rear yard setback deviation of six feet where a 15-foot rear yard setback is required along the south property line. This deviation is being requested to be able to use Wilshire Terrace for street frontage and to match the existing orientation of the structures in the surrounding neighborhood.

Deviation 2: Street Yard - A street yard deviation of 449-square feet, where 1,496-square feet would be required. This deviation is being requested to maintain the existing character of the street by providing adequate street yard with landscaping and street trees along the front of the building to enhance the appearance of the new building and surrounding area.

The project is located at the corner of Myrtle Avenue and Wilshire Terrace. Myrtle Avenue is a steep, paper street, while Wilshire Terrace is a named alley. Per SDMC Section 113.0246(a), the narrow side of corner lots is considered the front yard.

The project has its narrow side on Myrtle Avenue that has a steep slope and is undeveloped, which creates a hardship for development of the project site. The two proposed deviations help ensure the site is developed consistently with the existing neighborhood. Staff agrees that by providing the requested setbacks that would be applied to the project site, if Wilshire Terrace were considered to be the front yard, the applicants will be able to develop the site to its highest and best use. Staff supports both of the proposed deviations. The project was also reviewed, to determine if there were any environmental impacts that would result from the modified setbacks. Staff determined that the increase in the front yard setback and the reduced street yard deviations would not result in any environmental impacts, and exempted the project from CEQA.

The Transportation Element of the Community Plan recommends that off-street parking should be screened from the public right-of-way and adjacent residences. Of the 11 total parking spaces provided, none are visible from the public right-of-way due to the building configuration and enclosed garage. In addition, the proposed project will provide an opportunity for home ownership which is consistent with the General Plan, Housing Element, Goal No. 4: "to provide affordable housing opportunities consistent with a land use pattern which promotes infill development and socioeconomic equity; and facilitate compliance with all applicable federal, state, and local laws and regulations". The new residential development is a use that is compatible with Multi-Family Residential uses expected to be found in the North Park community. The Urban Design Element of the North Park Community Plan recommends that new development should be consistent with the scale and character of the existing development of the surrounding area and this project is consistent with this recommendation.

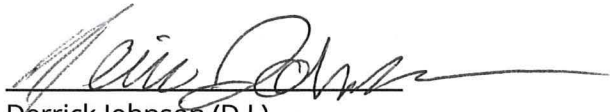
Conclusion:

Staff has reviewed the proposed project and all issues identified through the review process have been resolved in conformance with the relevant adopted policies and regulations of the Land Development Code. Staff has provided draft findings to support approval of the project (Attachment 5) and draft conditions of approval (Attachment 6). Staff recommends that the Hearing Officer approve the project as proposed.

ALTERNATIVES

1. Approve Site Development Permit No. 1111103, with modifications.
2. Deny Site Development Permit No. 1111103, if the findings required to approve the project cannot be affirmed.

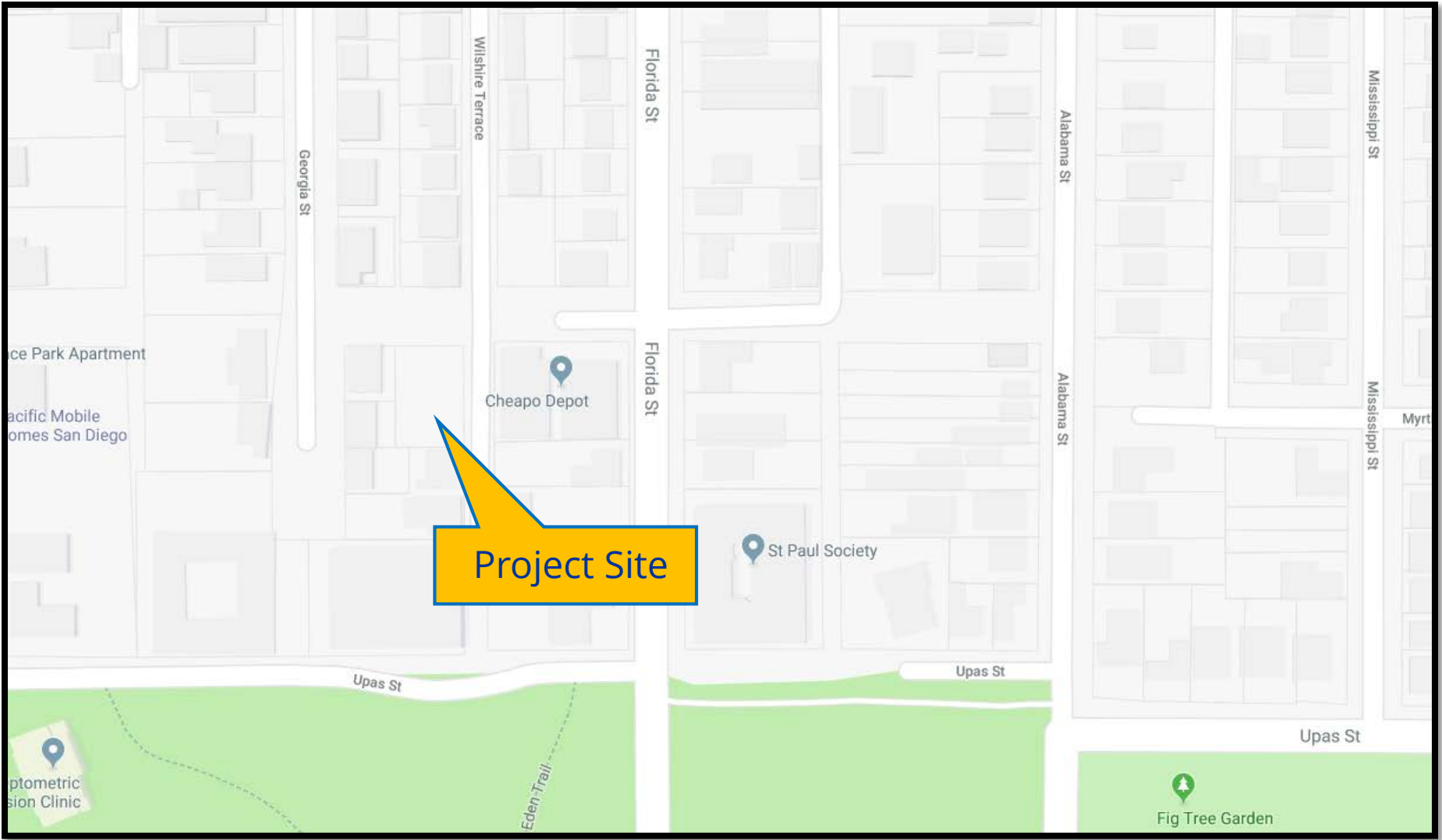
Respectfully submitted,

A handwritten signature in black ink, appearing to read "Derrick Johnson", with a long horizontal flourish extending to the right.

Derrick Johnson (D.J.)
Development Project Manager

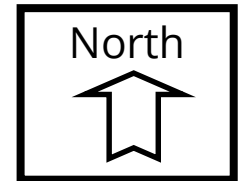
Attachments:

1. Community Plan Land Use Map
2. Project Location Map
3. Aerial Photograph
4. Project Plans
5. Draft Resolution with Findings
6. Draft Permit with Conditions
7. Environmental Exemption
8. Community Planning Group Recommendation
9. Ownership Disclosure Statement
10. Project Data Sheet

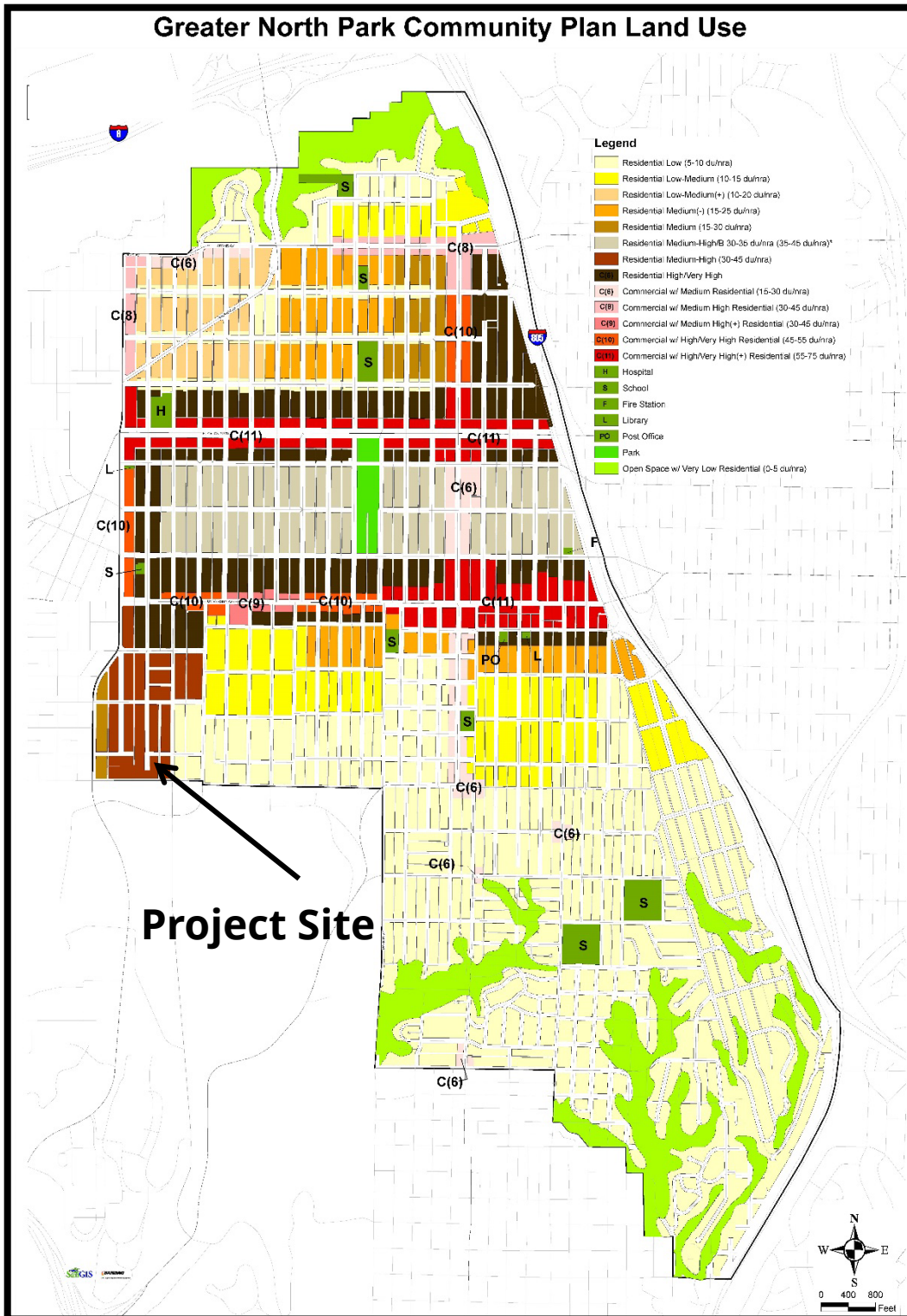


Project Location Map

Wilshire Terrace SDP / 3434 Wilshire Terrace
PROJECT NO. 317992

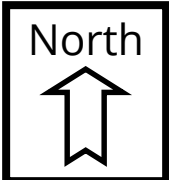


Greater North Park Community Plan Land Use



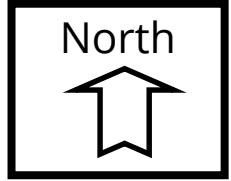
Land Use Map

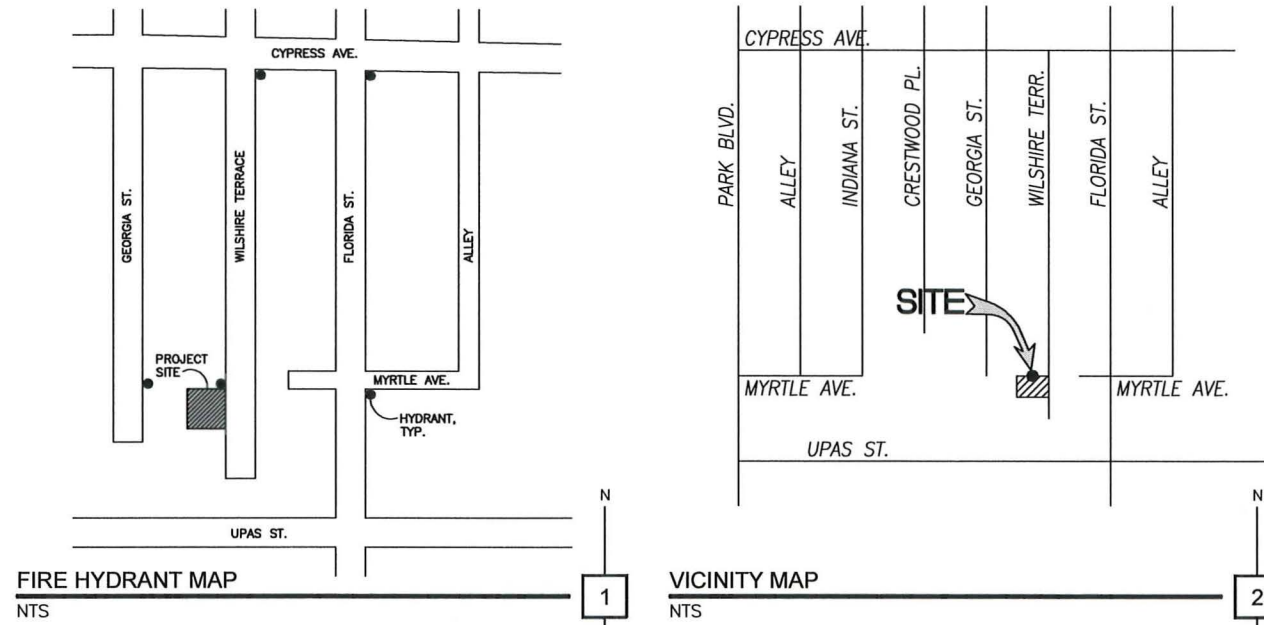
Wilshire Terrace SDP / 3434 Wilshire Terrace
PROJECT NO. 317992





Aerial Photo
Wilshire Terrace SDP / 3434 Wilshire Terrace
PROJECT NO. 317992



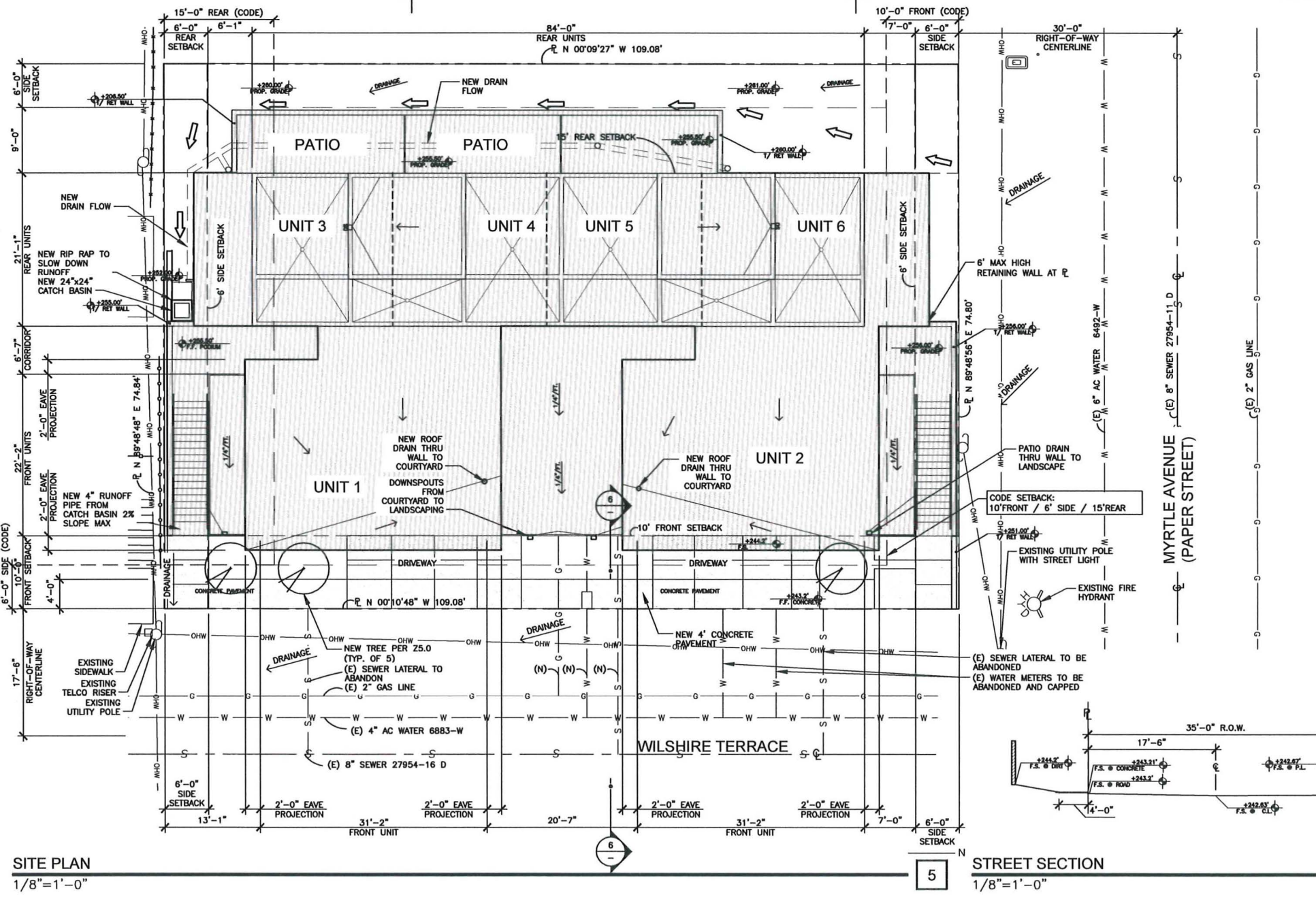


SHEET INDEX:

- Z1.0 SITE PLAN, FIRE HYDRANT MAP, VICINITY MAP
- C01 SITE SURVEY
- Z1.1 PLANNING ANALYSIS
- Z1.2 PLANNING ANALYSIS
- Z1.3 ELEVATION ANALYSIS
- Z2.0 PARKING GARAGE PLAN
- Z2.1 1ST FLOOR PLAN
- Z2.2 2ND FLOOR PLAN
- Z2.3 3RD FLOOR PLAN
- Z2.4 4TH FLOOR / ROOF PLAN
- Z2.5 HIGH ROOF PLAN
- Z3.0 SECTION
- Z3.1 SECTION
- Z3.2 SECTION
- Z4.0 EXTERIOR ELEVATION
- Z4.1 EXTERIOR ELEVATION
- Z4.2 EXTERIOR ELEVATION
- Z4.3 EXTERIOR ELEVATION
- Z4.4 EXTERIOR ELEVATION
- Z4.5 EXTERIOR ELEVATION
- Z5.0 LANDSCAPE DEVELOPMENT PLAN

- GENERAL NOTES:**
- A. THERE ARE NO EXISTING OR PROPOSED BUS STOPS AT THIS LOCATION.
 - B. BUILDING ADDRESS NUMBERS SHALL BE VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER FHPS POLICY P-00-6 (UFC 901.4.4).
 - C. THERE ARE NO PLOTTABLE EASEMENTS ON THIS SITE. SEE SURVEY ON SHEET 12 FOR BLANKET EASEMENT INFORMATION.
 - D. 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 SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.
 - E. ENERGY EFFICIENT APPLIANCES SHALL BE PROVIDED AT ALL RESIDENTIAL UNITS.

- NOTES:**
- 1. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE 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.
 - 3. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT THE OWNER/PERMITEE 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.



GRADING TABULATIONS

TOTAL AMOUNT OF SITE TO BE GRADED: 6,890 SF (64.8% OF THE SITE)	AMOUNT OF EXPORT SOIL: APPROX. 48,548 CU. FT. / 1,798 CUBIC YARDS
AMOUNT OF CUT: 1,815 C.Y.	RETAINING/DRILL WALLS LENGTHS:
AMOUNT OF FILL: 17 C.Y.	SOUTH/SIDE WALL PARKING GARAGE: 20'-4"
AMOUNT OF IMPORT: 1,798 C.Y.	WEST/REAR WALL PARKING GARAGE: 100'-0"
MAXIMUM FILL/CUT SLOPE RATIO: N/A	NORTH WALL PARKING GARAGE: 20'-4"
MAXIMUM FILL/CUT SLOPE HEIGHT: N/A	SOUTH WALL SITE STAIRS: 29'-6"
	NORTH WALL SITE STAIRS: 5'-6" (2 TOTAL)
	NORTH WALL SITE STAIRS: 29'-6"
	TOTAL: 210'-8"
MAXIMUM HEIGHT OF CUT 17' (WITHIN BUILDING FOOTPRINT/UNDER FOOTINGS)	MAXIMUM HEIGHT:
MAXIMUM HEIGHT OF CUT LESS THAN 5' (OUTSIDE OF BUILDING FOOTPRINT/UNDER FOOTINGS)	15'-0" = AT WEST/REAR WALL PARKING GARAGE
MAX HEIGHT OF FILL 5' (INSIDE AND OUTSIDE OF BUILDING FOOTPRINT/UNDER FOOTINGS)	5'-0" = AT REAR PATIO RETAINING WALL
POST-CONSTRUCTION IMPERVIOUS AREA: 6,105 SF	

PROJECT DESCRIPTION:
A NEW R-2, (3) THREE-STORY OVER BASEMENT WITH PENTHOUSE, (6) SIX-UNIT MULTIFAMILY BUILDING OVER S-2 ENCLOSED PARKING.

DEVIATIONS REQUESTED:
DEVIATION 1: REQUESTING A REAR YARD DEVIATION OF 6' WHERE A 15-FOOT SETBACK IS REQUIRED (SOUTH PL)
DEVIATION 2: REQUESTING A STREET YARD DEVIATION OF 449 SQUARE FEET, WHERE 1,496 SQUARE FEET IS REQUIRED.

THIS PROJECT PROPOSES TO PROVIDE THE REQUIRED STREET YARD ALONG THE PROPERTY LINE FRONTING WILSHIRE TERRACE AND OBSERVE THE REQUIRED SETBACKS ACCORDINGLY. THIS IS BASED UPON MYRTLE AVENUE BEING AN UNIMPROVED STREET AS WELL AS MAINTAINING THE EXISTING CHARACTER OF WILSHIRE TERRACE, WHERE ADJACENT EXISTING STRUCTURES AT THE INTERSECTION OF WILSHIRE TERRACE AND MYRTLE AVENUE FRONT ON WILSHIRE TERRACE. THIS DEVIATION IS BEING REQUESTED AS PART OF A PROCESS 3 SITE DEVELOPMENT PERMIT.

PROJECT OWNER:
DUETTO TERRACE, LLC
11321 SHADOW RANCH RD.
LA MESA, CA 91941

PROJECT ARCHITECT:
DI DONATO ASSOCIATES
3939 1ST AVE., SUITE 100
SAN DIEGO, CA 92103
619.299.4210 PHONE
619.299.4250 FAX
CONTACT: KEVIN BUSSETT, MA
kbussett@dda-arch.com

LEGAL DESCRIPTION:
STREET CLOSED ADJACENT & E 75 FT. OF W 140 FT. OF LOTS 1 THRU 4, BLK. 233 UNIVERSITY HEIGHTS D HEMECOURT MAP AMD.

EXISTING ZONING:
MR-1000

PLANNED DISTRICT:
MID-CITY COMMUNITIES PLANNED DISTRICT

OVERLAY ZONES:
FIRE BRUSH 500' BUFFER, FIRE HAZARD SEVERITY ZONE, TRANSIT AREA

LOT SIZE: 8,162 SF

EXISTING TYPE OF CONSTRUCTION:
N/A (VACANT LOT)

NEW TYPE OF CONSTRUCTION:
TYPE V-A, SPRINKLERED, W/ 1-HR SEP. BETWEEN ADJOINING UNITS

EXISTING OCCUPANCY:
N/A (VACANT LOT)

PROPOSED OCCUPANCY:
R-2 MULTIFAMILY RESIDENTIAL
S-2 ENCLOSED PARKING

GEOLOGIC HAZARD CATEGORY: 52

STORIES/STRUCTURE HEIGHT:
3 STORIES O/ BASEMENT W/ PENTHOUSE
HEIGHT = 49'-3"
(+209.0' HIGHEST POINT)

EXISTING STRUCTURE YEAR BUILT:
N/A (VACANT LOT)

EXISTING USE:
VACANT LOT

PROPOSED USE:
SIX (6) R-2 APARTMENTS OVER ENCLOSED S-2 PARKING

PROJECT TOTALS:
REFER TO PLANNING ANALYSIS SHEETS

FLOOR AREA RATIO:
REFER TO PLANNING ANALYSIS SHEETS

LOT COVERAGE:
REFER TO PLANNING ANALYSIS SHEETS

PARKING REQUIREMENTS:
REFER TO PLANNING ANALYSIS SHEETS

STREET YARD:
REFER TO PLANNING ANALYSIS SHEETS

LANDSCAPE AREA SQUARE FOOTAGE:
SEE SHEET 25.0

PROJECT NAME: 1038 DUETTO TERRACE

DI DONATO ASSOCIATES
ARCHITECTURE + GRAPHICS

3939 FIRST AVENUE - SUITE 100
SAN DIEGO, CA 92103
619.299.4210 - 619.299.4250
FAX - DDMAIL@AOL.COM

3434, 3436, 3438, 3440, 3442, 3444 WILSHIRE TERRACE
SAN DIEGO, CALIFORNIA 92103

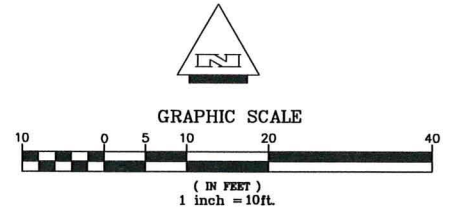
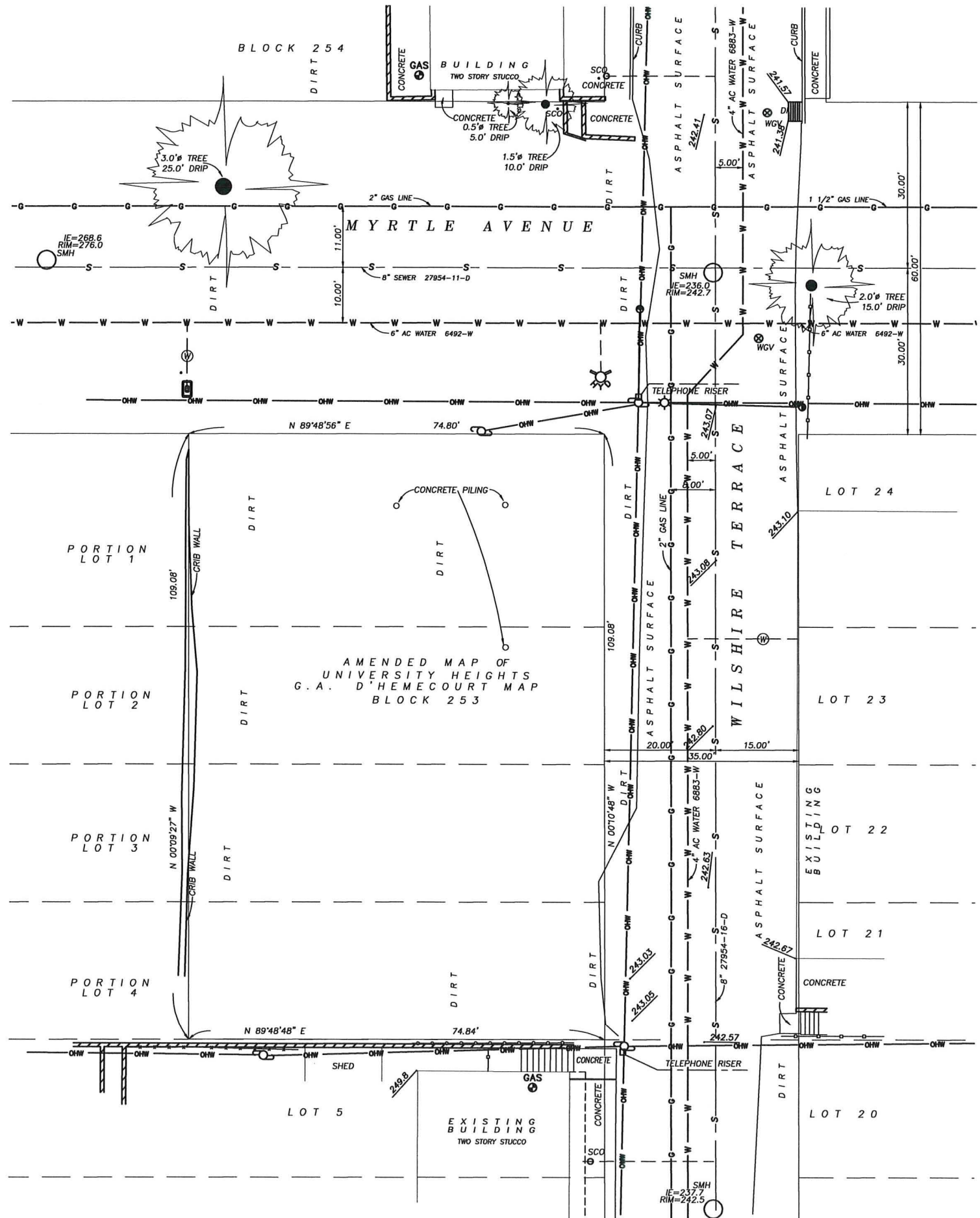
REVISIONS:

DATE	BY	ISSUE DESCRIPTION
10-07-15	KDB	2ND REVIEW - REVISED TO SIX UNITS
03-28-16	JCR	3RD REVIEW - REVISED TO CYCLE ISSUES
07-11-16	JCR	4TH REVIEW - REVISED TO CYCLE ISSUES
07-18-16	JCR	5TH REVIEW - REVISED TO MEETING
01-17-18	JCR	6TH REVIEW - REVISED TO MEETING
01-22-18	JCR	7TH REVIEW - REVISED TO ENGINEERING
04-05-18	JCR	8TH REVIEW - REVISED TO TRANSPORTATION
04-12-18	JCR	9TH REVIEW - REVISED TO TRANSPORTATION AND ENGINEERING FOR SIDEWALK

Z1.0
SITE PLAN

PLOT SCALE: 1:1 AT 24x36 "D" SIZE

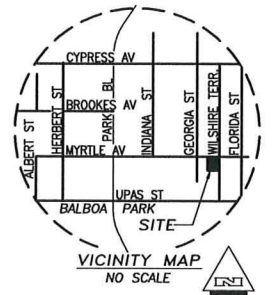
SHEET 1 OF 21



LEGAL DESCRIPTION:
 LOTS 1 TO 4 INCLUSIVE IN BLOCK 253 OF UNIVERSITY HEIGHTS, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP AMENDED MAP THEREOF, MADE BY "G.A. D'HEMECOURT" IN BOOK 8, PAGE 36, ET SEQ OF LIS PENDENS, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.
 EXCEPTING THEREFROM THE WEST 55 FEET THEREOF.
 ALSO INCLUDING THE SOUTH 10 FEET OF MYRTLE AVENUE, ADJOINING SAID PORTION OF LOT 1, ON THE NORTH, CLOSED TO PUBLIC USE, AUGUST 1, 1917, BY RESOLUTION NO. 22979 OF THE COMMON COUNCIL OF THE CITY OF SAN DIEGO.

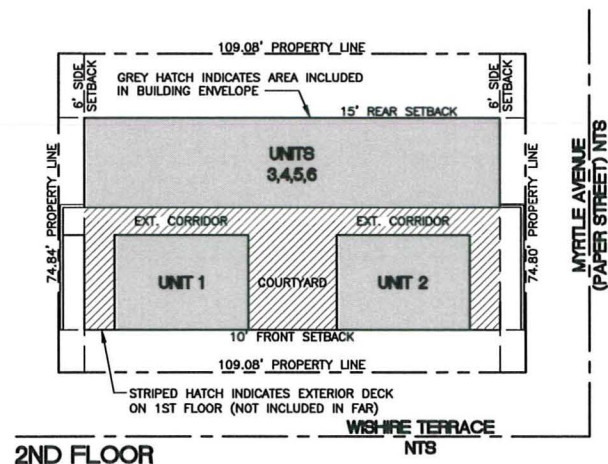
- LEGEND:**
- INDICATES WATER METER
 - INDICATES POWER POLE
 - INDICATES POWER POLE ANCHOR
 - INDICATES STREET LIGHT
 - INDICATES FIRE HYDRANT
 - INDICATES GATE VALVE
 - INDICATES GAS METER
 - SMH INDICATES SEWER MANHOLE
 - SCO INDICATES SEWER CLEANOUT
 - DI INDICATES DRAINAGE INLET
 - INDICATES 6" WOOD FENCE
 - INDICATES 6" WROUGHT IRON FENCE
 - INDICATES 6" CHAINLINK FENCE
 - INDICATES BLOCK WALL
 - OHW INDICATES OVERHEAD WIRES
 - W INDICATES WATER LINE
 - G INDICATES GAS LINE
 - S INDICATES SEWER LINE

BENCH MARK:
 BRASS PLUG AT NORTHWEST CURB RETURN AT THE INTERSECTION OF FLORIDA STREET AND UPAS STREET ACCORDING TO THE CITY OF SAN DIEGO VERTICAL CONTROL BOOK. ELEVATION = 200.974 ABOVE MEAN SEA LEVEL, NAVD 1929.



ROBERT J. BATEMAN, P.L.S. 7046

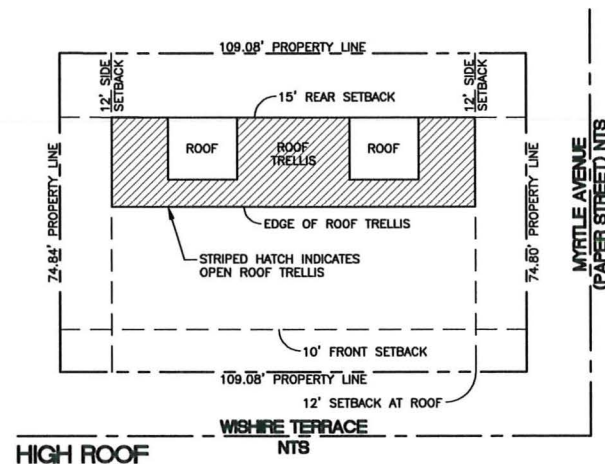
TOPOGRAPHIC SURVEY		
For the exclusive use of: DUETTO TERRACES, LLC 5943 RIDGEMOOR DRIVE SAN DIEGO, CA 92120		
San Diego Land Surveying & Engineering, Inc.		
9665 Chesapeake Drive, Suite 445, San Diego, California 92123-1354 Phone: (858) 565-8362 Fax: (858) 565-4354		
Date: 4/14/2009	Revised:	Revised:
Scale: 1"=10'	Drawn by: W.P.T.	Sheet 1 of 1 Sheet
Drawing: DRAWING	A.P.N. 453-342-18	



2ND FLOOR SETBACK DIAGRAM

1"=20'-0"

3



HIGH ROOF SETBACK DIAGRAM

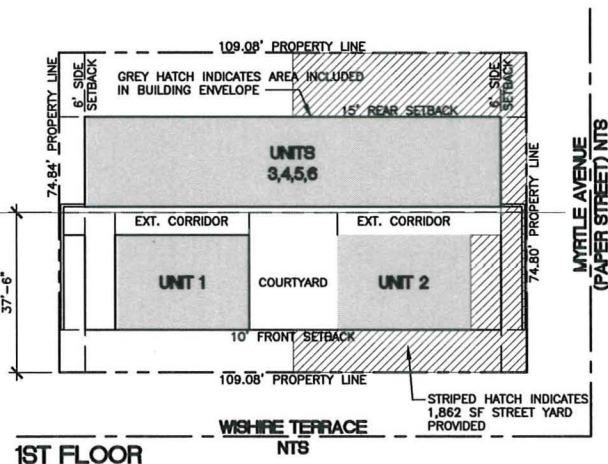
1"=20'-0"

6

STREET YARD CALCULATION

PER SDMC TABLE 1512.03D:

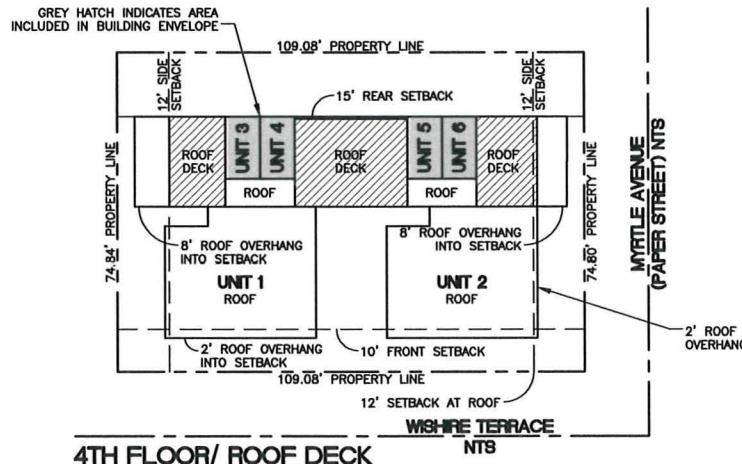
REQUIRED = LOT FRONTAGE x 20'
109.08 x 20' = 2181.6 SF
PROVIDED = 2,228 SF
2,228 > 2,181.6 >>> OK



1ST FLOOR SETBACK DIAGRAM

1"=20'-0"

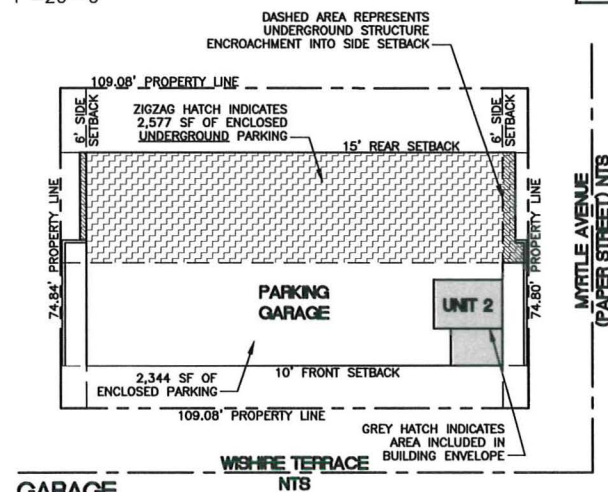
2



4TH FLOOR/ROOF DECK SETBACK DIAGRAM

1"=20'-0"

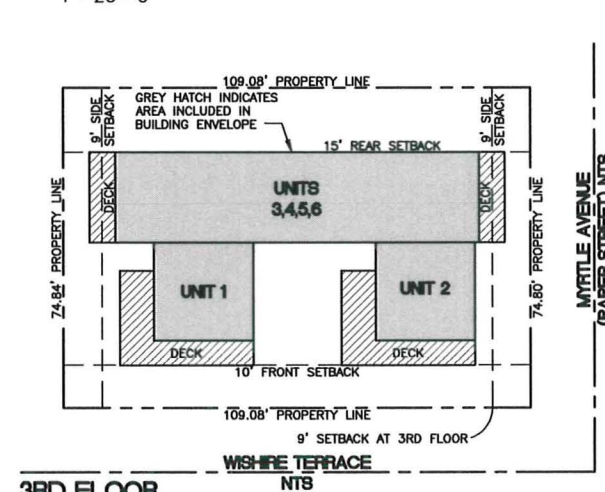
5



BASEMENT SETBACK DIAGRAM

1"=20'-0"

1

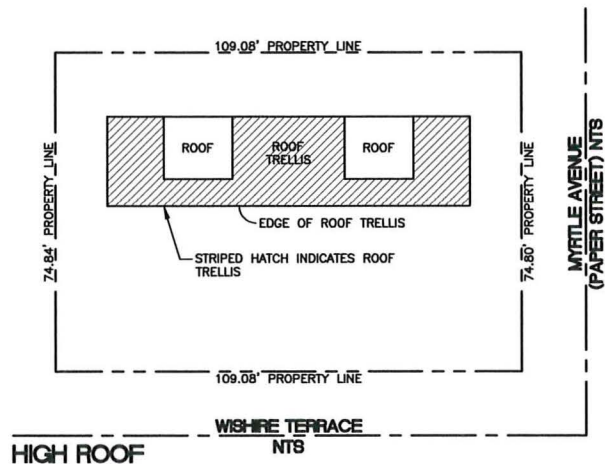
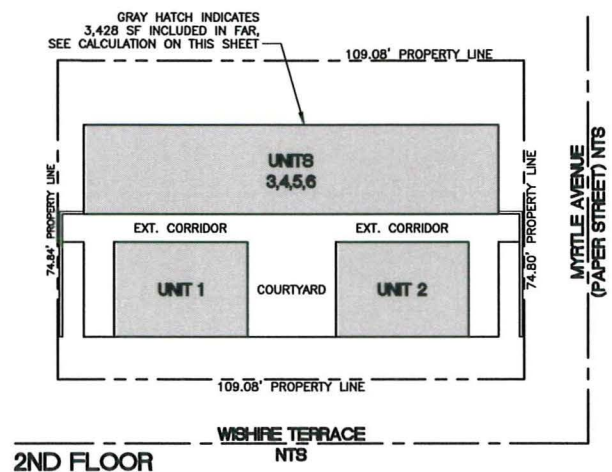


3RD FLOOR SETBACK DIAGRAM

1"=20'-0"

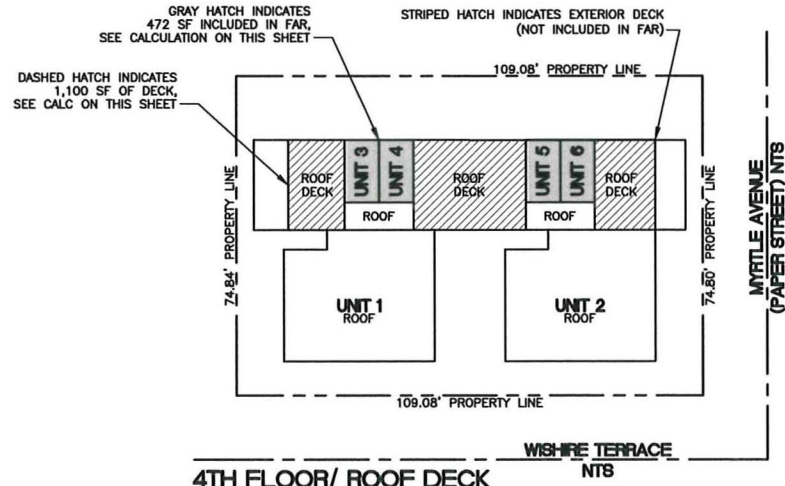
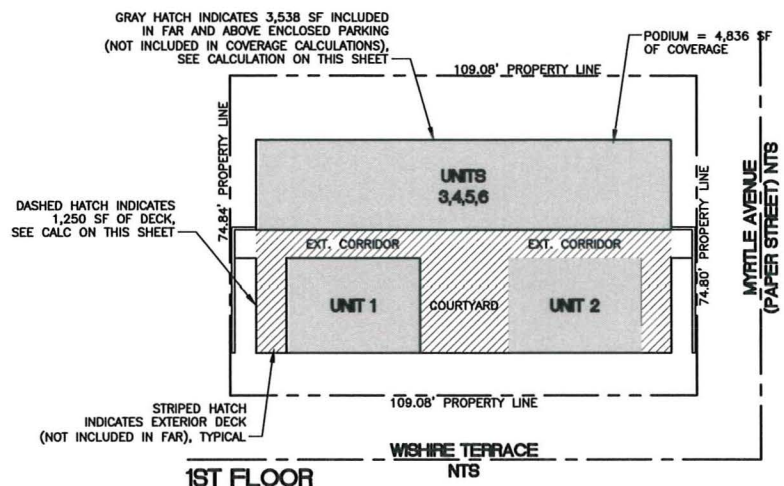
4

ARCHITECT		PROJECT NAME	1038 DUETTO TERRACE
		3939 FIRST AVENUE - SUITE 100 - SAN DIEGO - CA 92103 619.299.4210 - 619.299.4250 FAX - DDAMAIL@AOL.COM	
DI DONATO ASSOCIATES ARCHITECTURE + GRAPHICS		3434, 3436, 3438, 3440, 3442, 3444 WILSHIRE TERRACE SAN DIEGO, CALIFORNIA 92103	
<small>THESE DESIGN DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF DDA AND SHALL NOT BE USED IN CONNECTION WITH ANY OTHER WORK EXCEPT BY AGREEMENT WITH DDA. THERE SHALL BE NO CHANGES OR DEVIATION WITHOUT THE CONSENT OF DDA. WRITTEN DIMENSIONS SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF THE DDA PRIOR TO THE COMMENCEMENT OF ANY WORK.</small>			
ISSUES REVISIONS	DATE	BY	ISSUE DESCRIPTION
	10-07-15	KDB	2ND REVIEW - REVISED TO SIX UNITS
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PLOT SCALE 1:1 AT 24x36 "D" SIZE			SHEET INFORMATION SHEET 3 OF 21



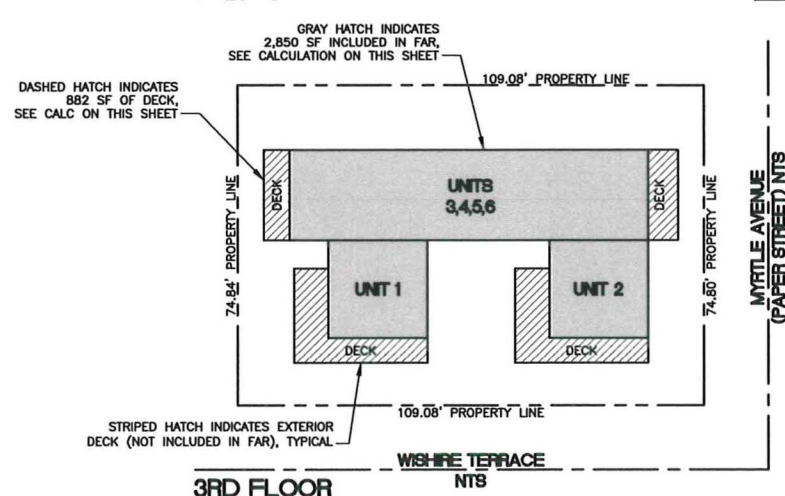
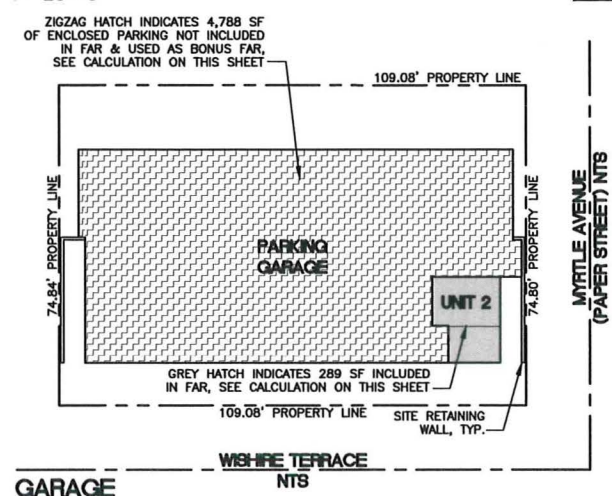
2ND FLOOR FLOOR AREA ANALYSIS
1"=20'-0" [3]

HIGH ROOF FLOOR AREA ANALYSIS
1"=20'-0" [6]



1ST FLOOR FLOOR AREA ANALYSIS
1"=20'-0" [2]

4TH FLOOR/ROOF DECK FLOOR AREA ANALYSIS
1"=20'-0" [5]



BASEMENT FLOOR AREA ANALYSIS
1"=20'-0" [1]

3RD FLOOR FLOOR AREA ANALYSIS
1"=20'-0" [4]

FLOOR AREA ANALYSIS

LOT SIZE: 8,162 SF
 EXISTING ZONING: MR-1000
 LOT COVERAGE:
 ALLOWED = 40% x 8,162 = 3,265 SF
 PROPOSED = 4,836 SF
 AREA NOT INCLUDED IN COVERAGE (ABOVE ENCLOSED PARKING): 3,538 SF
 TOTAL COVERAGE: 4,836 - 3,538 = 1,298 SF
 TOTAL - ALLOWED: 1,298 SF < 3,265 SF >>> OK

FLOOR AREA RATIO (FAR):
 BASE FAR = .75 x 8,162 SF = 6,122 SF
 ENCLOSED PARKING BONUS = 4,758 SF

MAX ALLOWABLE FAR:
 6,122 SF + 4,758 SF = 10,880 SF
 PROPOSED FAR:
 GARAGE = 183 SF
 1ST FLOOR = 3,538 SF
 2ND FLOOR = 3,428 SF
 3RD FLOOR = 2,850 SF
 4TH FLOOR/ROOF = 472 SF
 TOTAL LIVING = 10,471 SF >>> OK

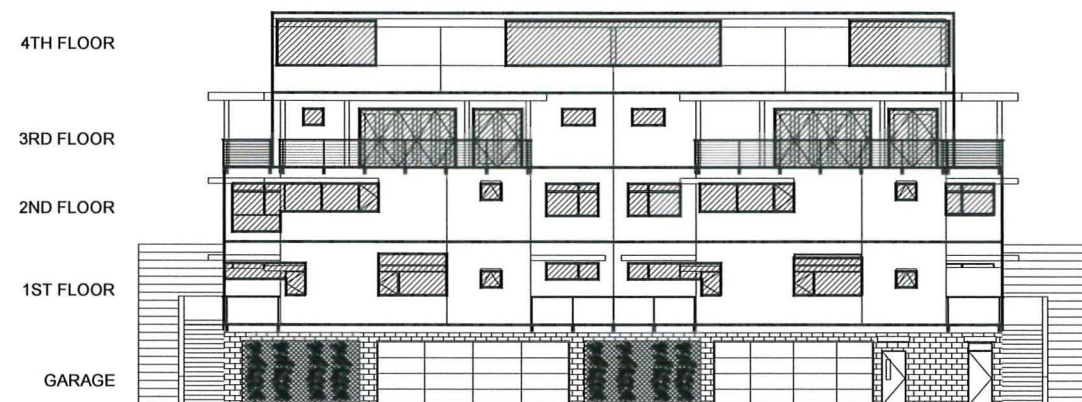
PROPOSED DECKS:
 1ST FLOOR = 1,250 SF
 2ND FLOOR = 0 SF
 3RD FLOOR = 882 SF
 4TH FLOOR/ROOF = 1,100 SF
 TOTAL DECKS = 3,232 SF

PARKING ANALYSIS

BASIC PARKING RATIO PER SDMC TABLE 142-05C
 SPACES REQUIRED:
 SIX (6) 2-BEDROOM UNITS x 1.75 SPACES/UNIT
 TOTAL SPACES REQUIRED = 11.0 SPACES*
 TOTAL SPACES PROVIDED = 11.0 SPACES*
 *ONE ACCESSIBLE SPACE PROVIDED AT ACCESSIBLE UNIT 2

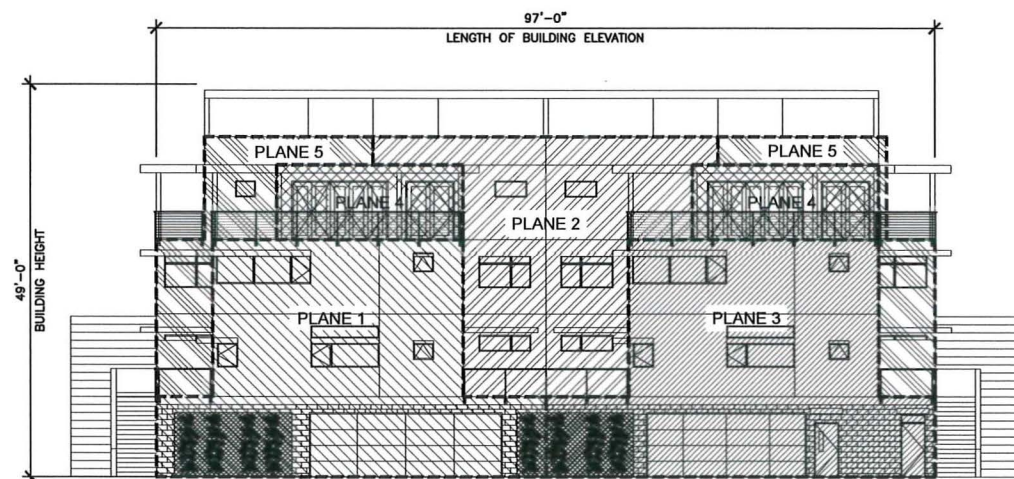
ARCHITECT		PROJECT NAME	1038
			DUETTO TERRACE
DESIGNER	DI DONATO ASSOCIATES ARCHITECTURE + GRAPHICS	ADDRESS	3434, 3436, 3438, 3440, 3442, 3444 WILSHIRE TERRACE SAN DIEGO, CALIFORNIA 92103
			CONTACT
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	04-05-18	JCR	8TH REVIEW - REVISED TO TRANSPORTATION
	04-12-18	JCR	9TH REVIEW - REVISED TO TRANSPORTATION AND ENGINEERING FOR SIDEWALK

Z1.2
PLANNING ANALYSIS



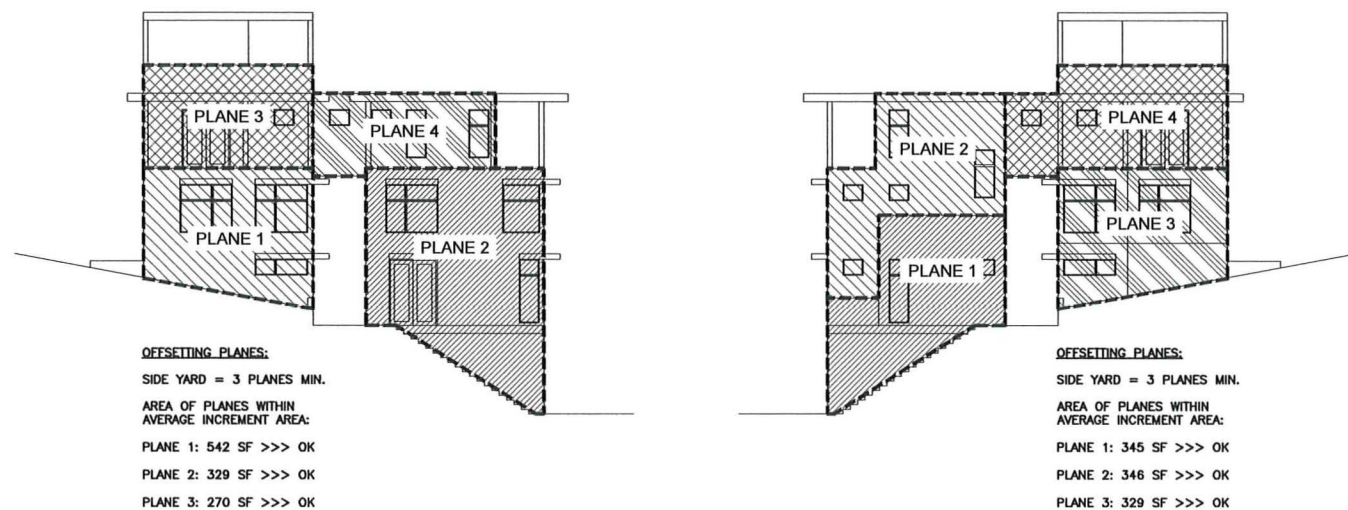
TRANSPARENCY:
 MINIMUM TRANSPARENCY REQUIRED = 15%
 4TH FLOOR/ROOF ELEVATION AREA = 855 SF
 REQUIRED: 855 x 0.15 = 128 SF
 PROVIDED = 287 SF >>> OK
 3RD FLOOR ELEVATION AREA = 791 SF
 REQUIRED: 791 x 0.15 = 119 SF
 PROVIDED = 284 SF >>> OK
 2ND FLOOR ELEVATION AREA = 900 SF
 REQUIRED: 900 x 0.15 = 135 SF
 PROVIDED = 204 SF >>> OK
 1ST FLOOR ELEVATION AREA = 1,004 SF
 REQUIRED: 1,004 x 0.15 = 151 SF
 PROVIDED = 159 SF >>> OK

TRANSPARENCY DIAGRAM - EAST (STREET) ELEVATION
 3/32" = 1'-0" 1



OFFSETTING PLANES:
 AVERAGE 50 FT. INCREMENT x
 AVERAGE BUILDING HEIGHT = 50'
 50' x 50' = 2,500 SF AVG. INCREMENT AREA
 LENGTH OF BUILDING ELEVATION: 97'-0"
 50' < 97' < 100' = 5 PLANES
 PER M.C. 1512.0312(A) FOR MR-1000 ZONES:
 EACH OFFSETTING PLANE MUST BE
 10% < X < 50% OF THE AVERAGE INCREMENT AREA
 MR-1000_ZONE
 MINIMUM 10% = 250 SF
 MAXIMUM 50% = 1,250 SF
 AREA OF PLANES WITHIN AVERAGE INCREMENT AREA:
 PLANE 1: 1,145 SF >>> OK
 PLANE 2: 823 SF >>> OK
 PLANE 3: 1,096 SF >>> OK
 PLANE 4: 432 SF >>> OK
 PLANE 5: 514 SF >>> OK

OFFSETTING PLANES DIAGRAM - EAST (STREET) ELEVATION
 3/32" = 1'-0" 2



OFFSETTING PLANES:
 SIDE YARD = 3 PLANES MIN.
 AREA OF PLANES WITHIN
 AVERAGE INCREMENT AREA:
 PLANE 1: 542 SF >>> OK
 PLANE 2: 329 SF >>> OK
 PLANE 3: 270 SF >>> OK

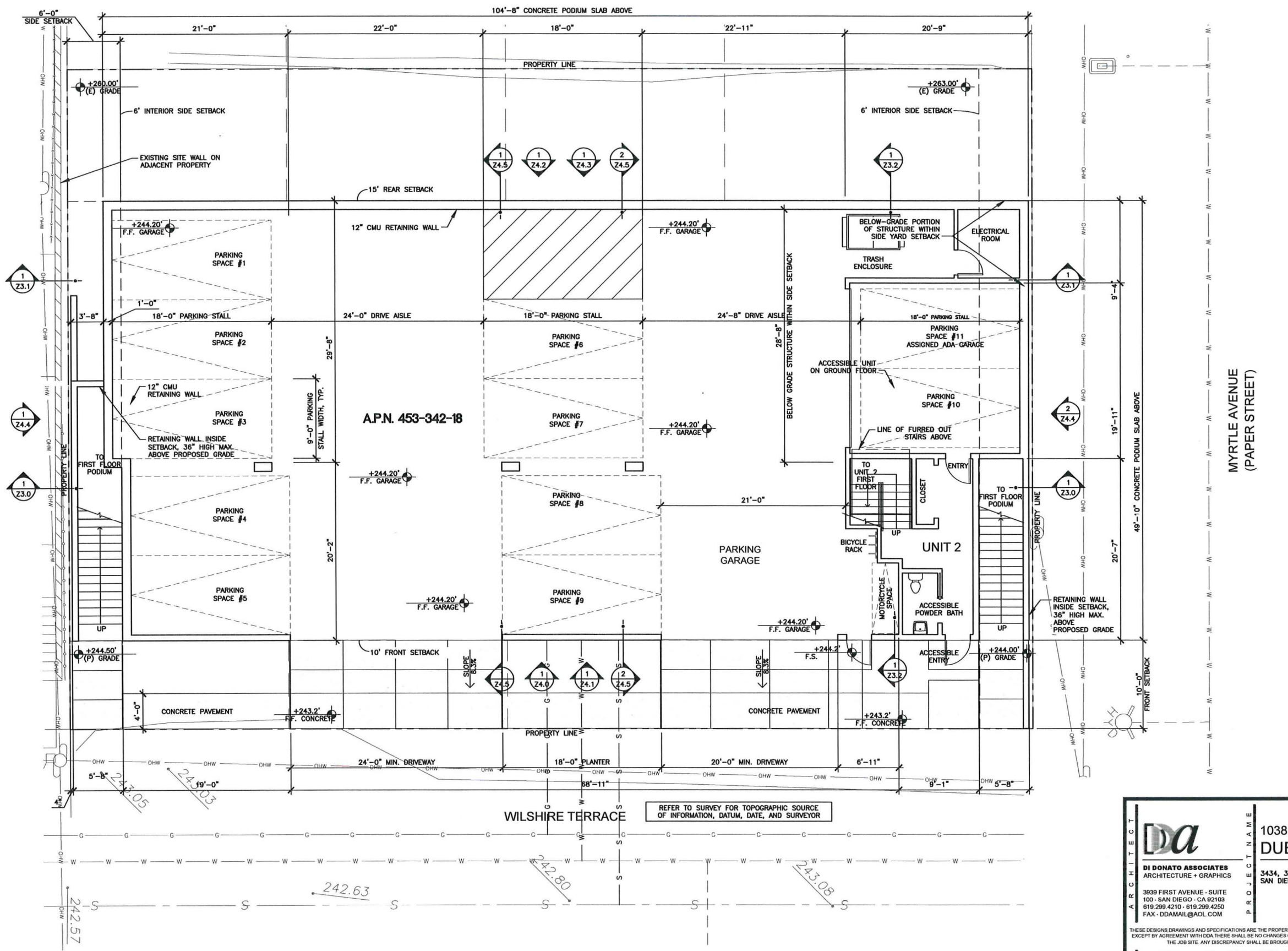
OFFSETTING PLANES:
 SIDE YARD = 3 PLANES MIN.
 AREA OF PLANES WITHIN
 AVERAGE INCREMENT AREA:
 PLANE 1: 345 SF >>> OK
 PLANE 2: 346 SF >>> OK
 PLANE 3: 329 SF >>> OK

OFFSETTING PLANES - NORTH/SOUTH (INTERIOR SIDE) ELEVATIONS
 3/32" = 1'-0" 3

ARCHITECT		PROJECT NAME	1038
			DUETTO TERRACE
3939 FIRST AVENUE - SUITE 100 - SAN DIEGO - CA 92103 619.299.4210 - 619.299.4250 FAX - DDAMAIL@AOL.COM	PROJECT NAME	3434, 3436, 3438, 3440, 3442, 3444 WILSHIRE TERRACE SAN DIEGO, CALIFORNIA 92103	
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PLOT SCALE 1:1 AT 24x36 'D' SIZE			SHEET 5 OF 21

Z1.3

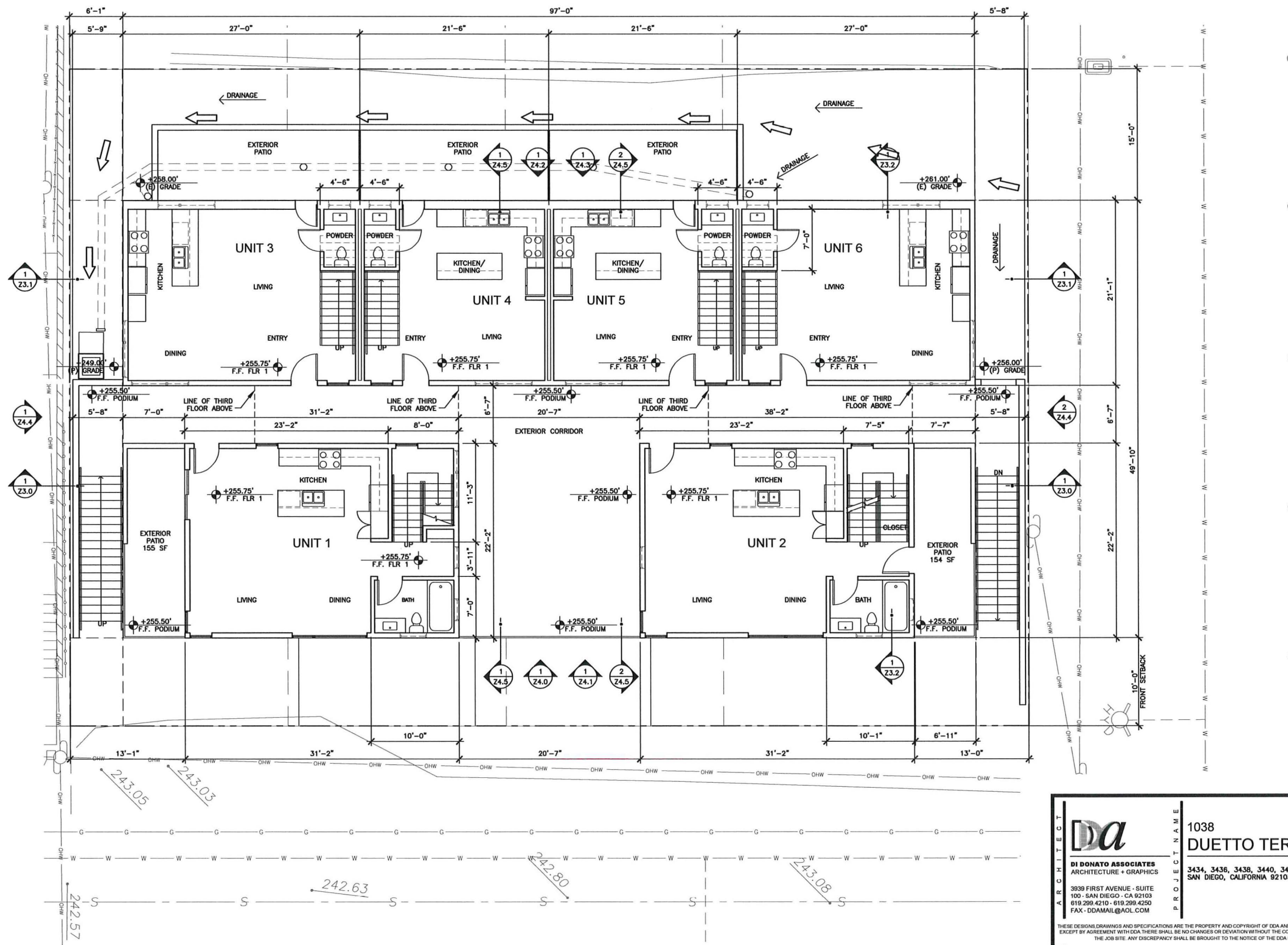
ELEVATION ANALYSIS



PARKING GARAGE FLOOR PLAN
3/16"=1'-0"

ARCHITECT	Da		PROJECT NAME
	DI DONATO ASSOCIATES ARCHITECTURE + GRAPHICS		
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		3434, 3436, 3438, 3440, 3442, 3444 WILSHIRE TERRACE SAN DIEGO, CALIFORNIA 92103	
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			Z2.0
			PARKING GARAGE FLOOR PLAN
			SHEET INFORMATION
			SHEET 6 OF 21

PLOT SCALE 1:1 AT 24x36 "D" SIZE



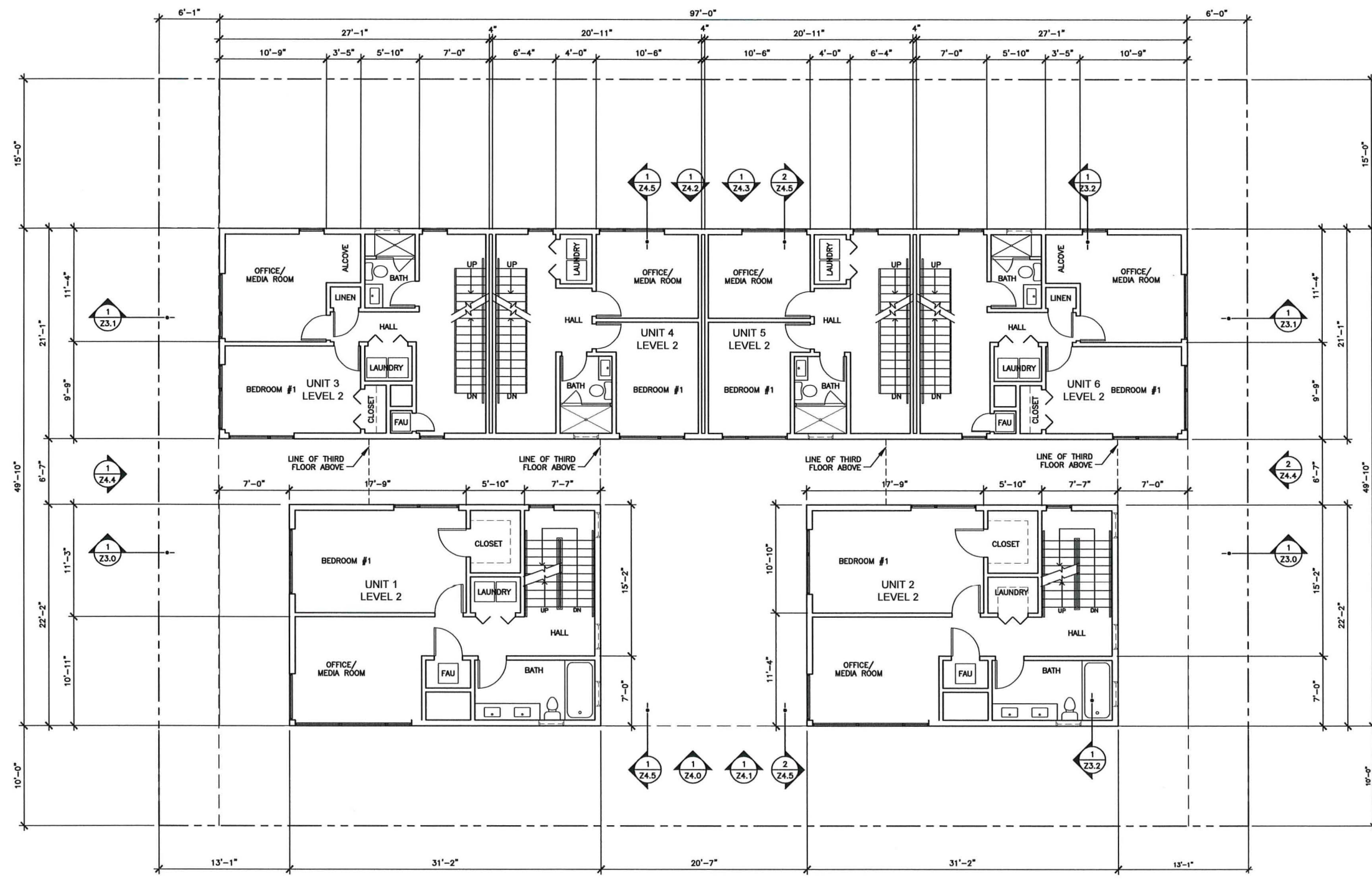
FIRST FLOOR PLAN
3/16"=1'-0"

ARCHITECT	Da		PROJECT NAME	1038 DUETTO TERRACE	
	DI DONATO ASSOCIATES ARCHITECTURE + GRAPHICS			3434, 3436, 3438, 3440, 3442, 3444 WILSHIRE TERRACE SAN DIEGO, CALIFORNIA 92103	
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Z2.1

FIRST FLOOR PLAN

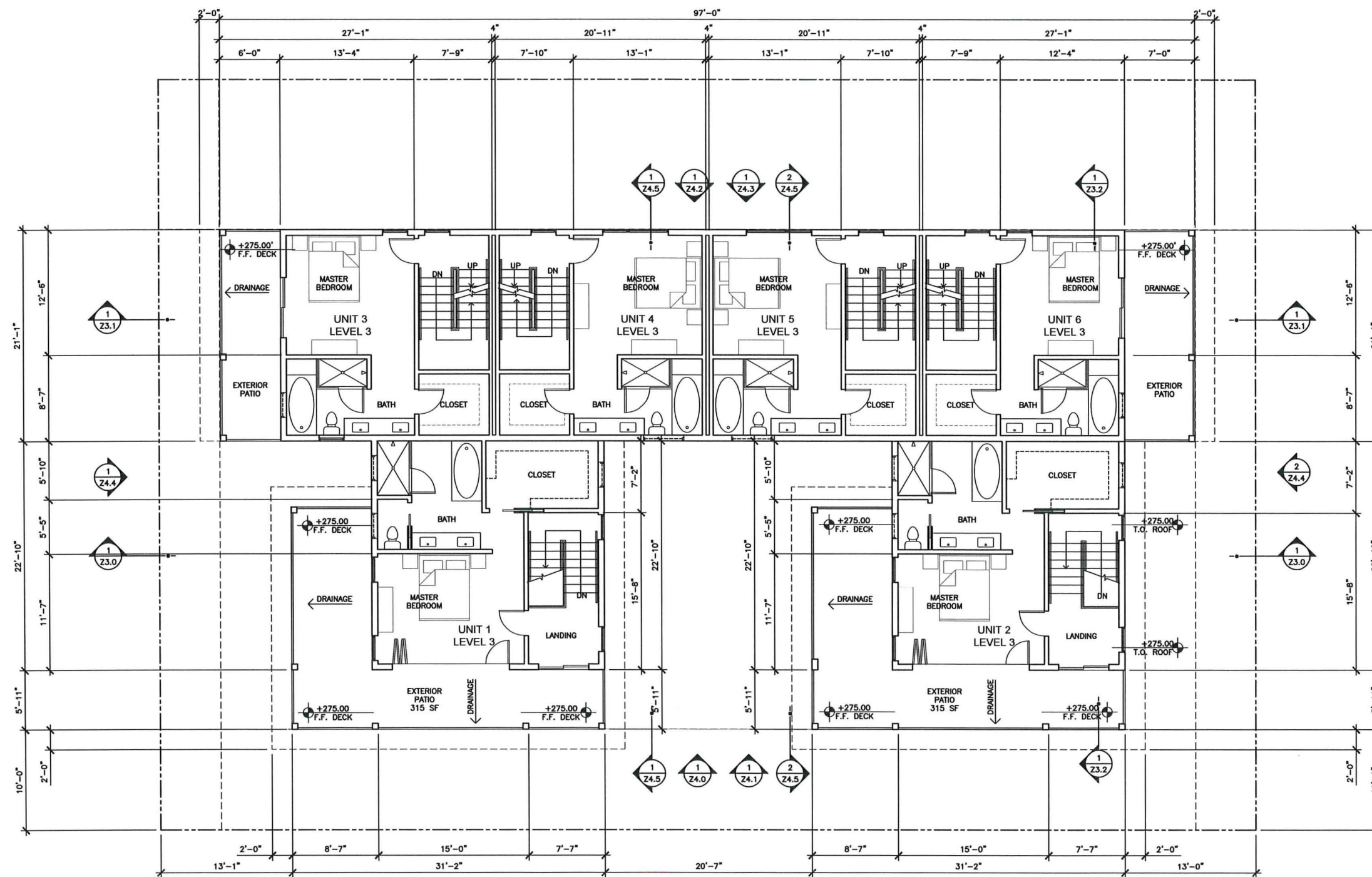
SHEET 7 OF 21



SECOND FLOOR PLAN
3/16"=1'-0"


1

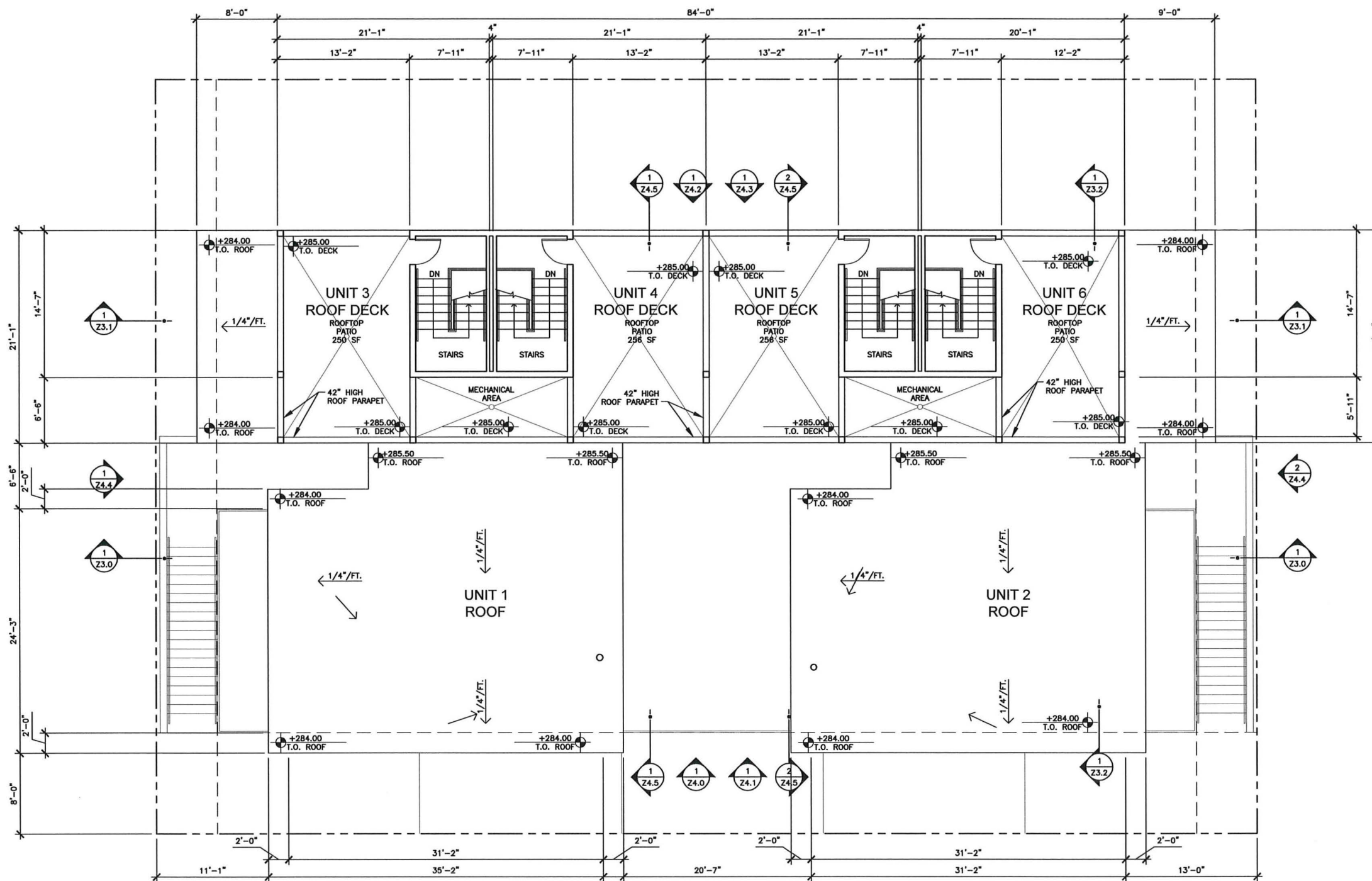
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PLOT SCALE 1:1 AT 24x36 'D' SIZE			SHEET 8 OF 21																										




THIRD FLOOR PLAN
3/16"=1'-0"

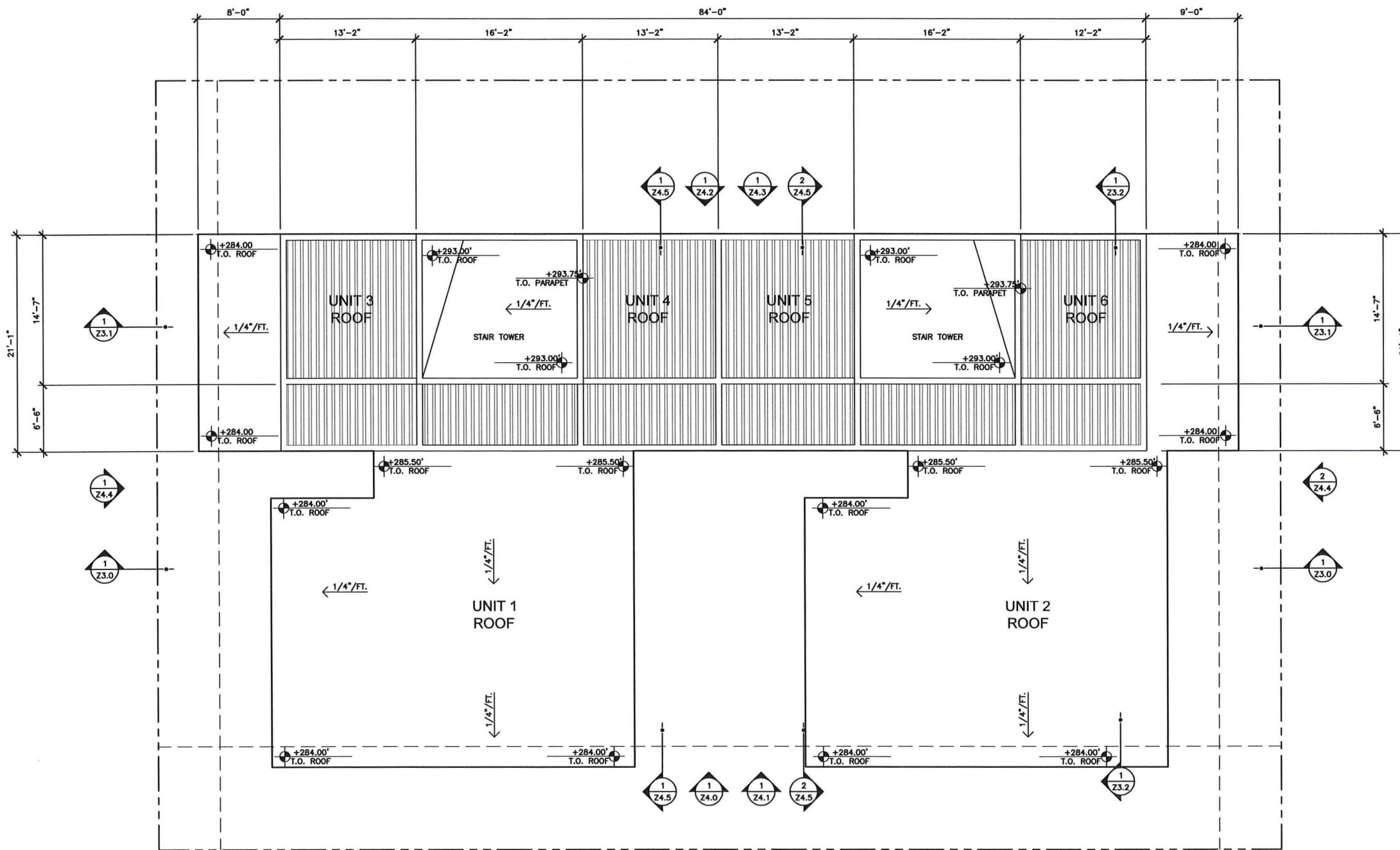
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PROJECT INFORMATION SHEET		1038 DUETTO TERRACE																											
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PLOT SCALE 1:1 AT 24x36 "D" SIZE		SHEET 9 OF 21																											




4TH FLOOR / ROOF DECK PLAN
3/16"=1'-0"

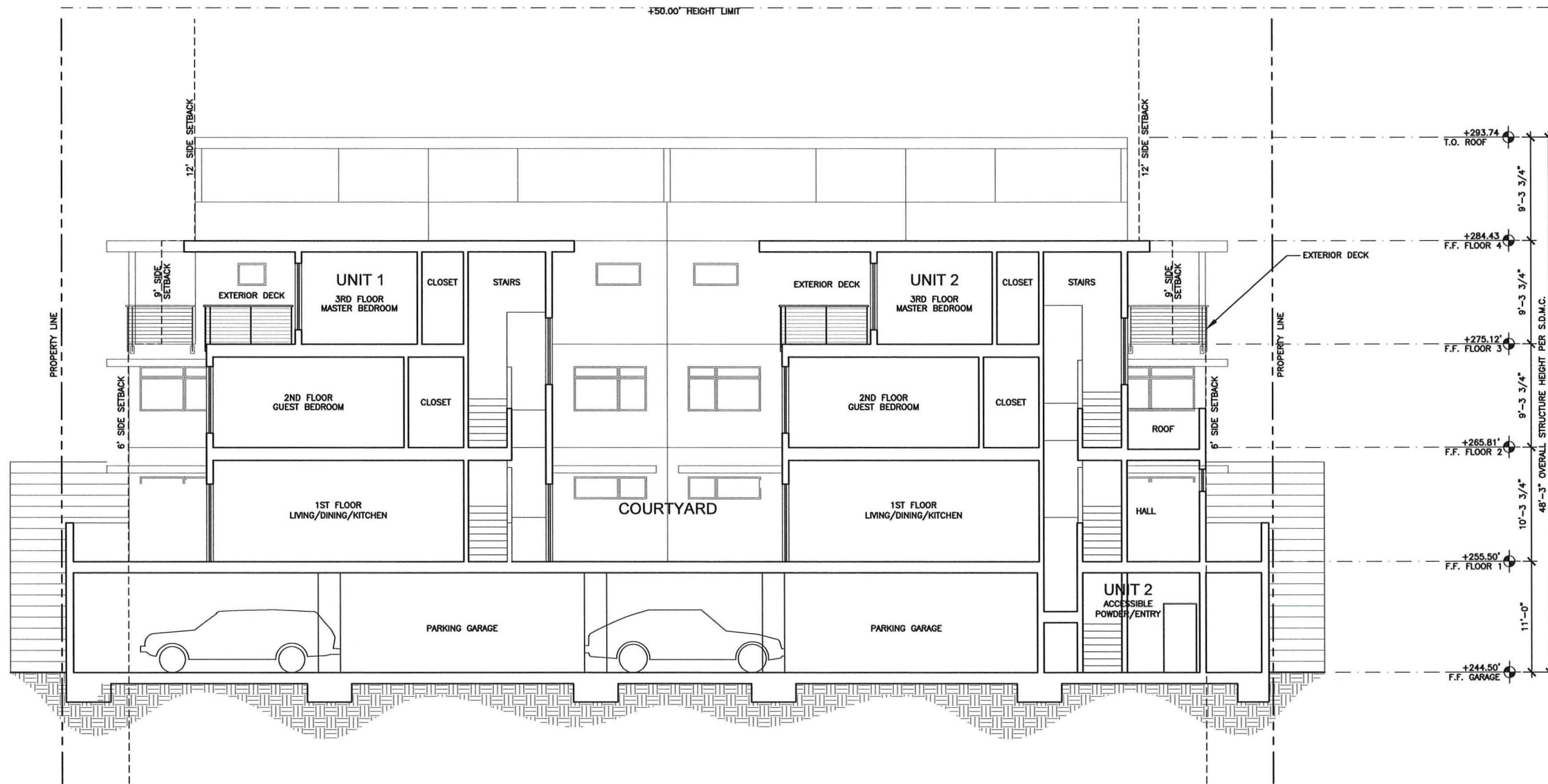
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PLOT SCALE 1:1 AT 24x36 "D" SIZE			SHEET INFORMATION SHEET 10 OF 21



HIGH ROOF PLAN
3/16"=1'-0"

1

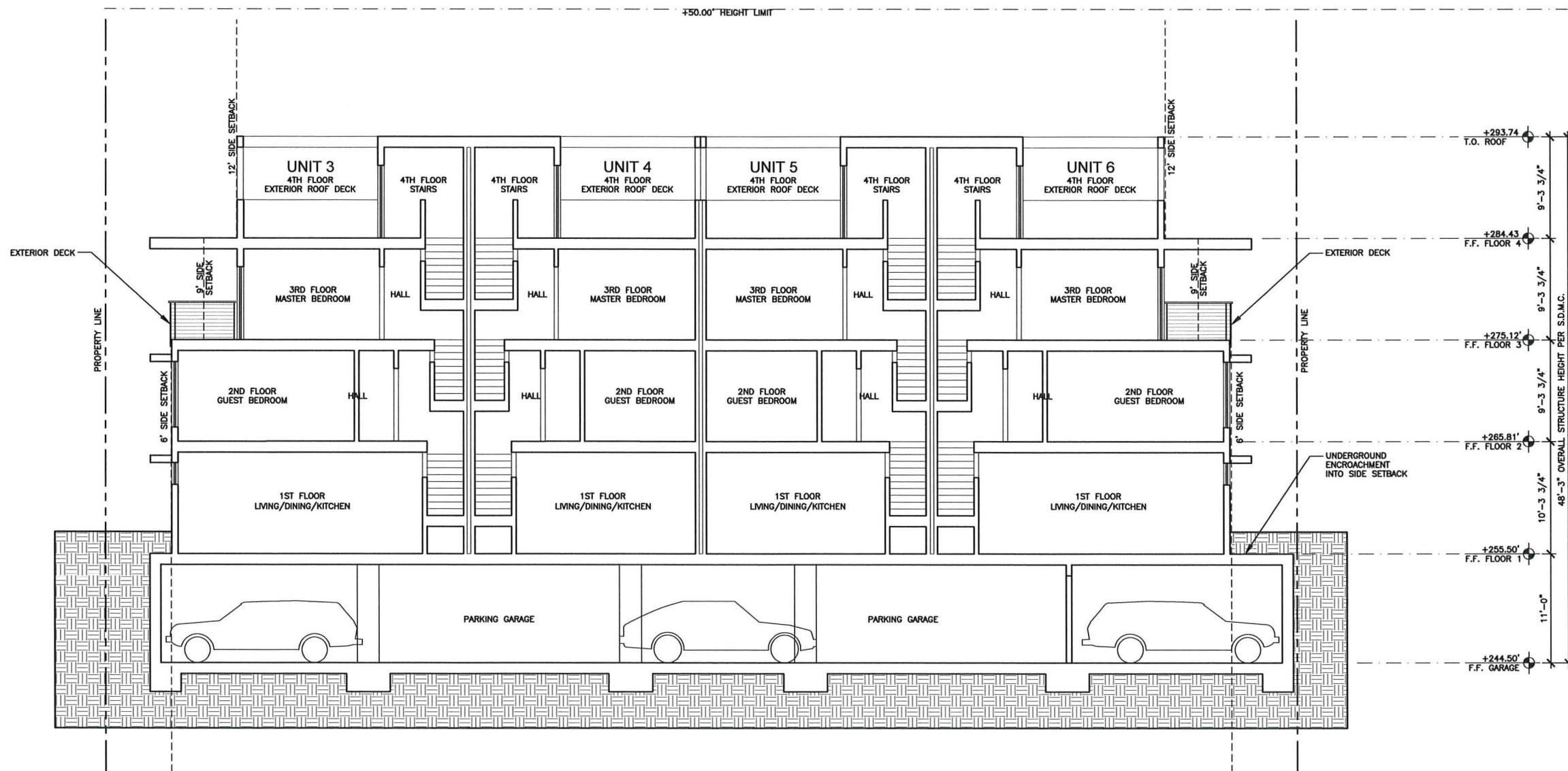
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SHEET 11 OF 21																													



NORTH-SOUTH SECTION
3/16"=1'-0"

ARCHITECT		PROJECT NAME	1038
	DI DONATO ASSOCIATES ARCHITECTURE + GRAPHICS		DUETTO TERRACE
	3339 FIRST AVENUE - SUITE 100 - SAN DIEGO - CA 92103 619.299.4210 • 619.299.4250 FAX - DDAMAIL@AOL.COM		3434, 3436, 3438, 3440, 3442, 3444 WILSHIRE TERRACE SAN DIEGO, CALIFORNIA 92103
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	04-12-18	JCR	9TH REVIEW - REVISED TO TRANSPORTATION AND ENGINEERING FOR SIDEWALK
PLOT SCALE 1:1 AT 24x36 "D" SIZE			SHEET INFORMATION

Z3.0
NORTH-SOUTH SECTION



NORTH-SOUTH SECTION THROUGH COURTYARD

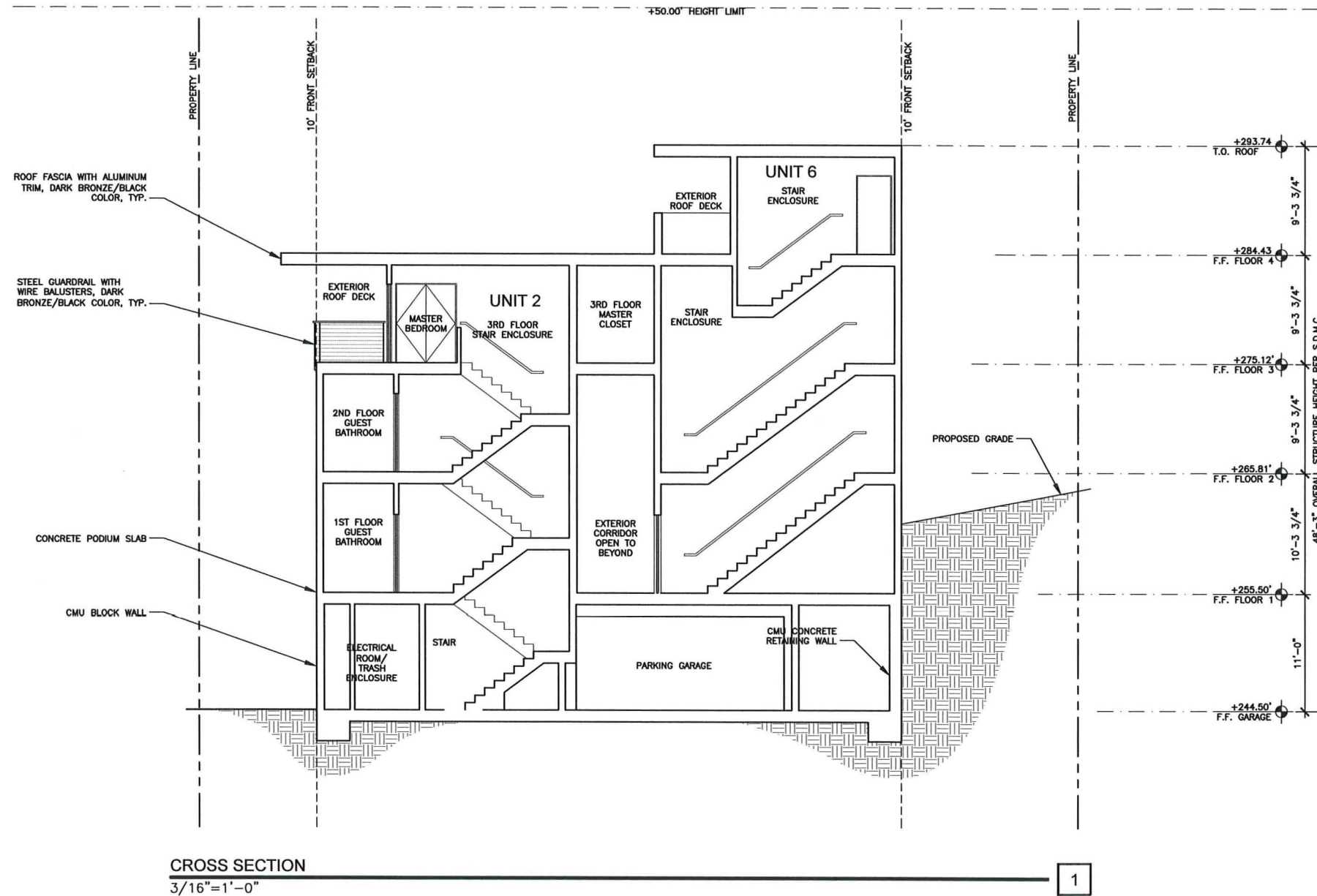
3/16"=1'-0"

1

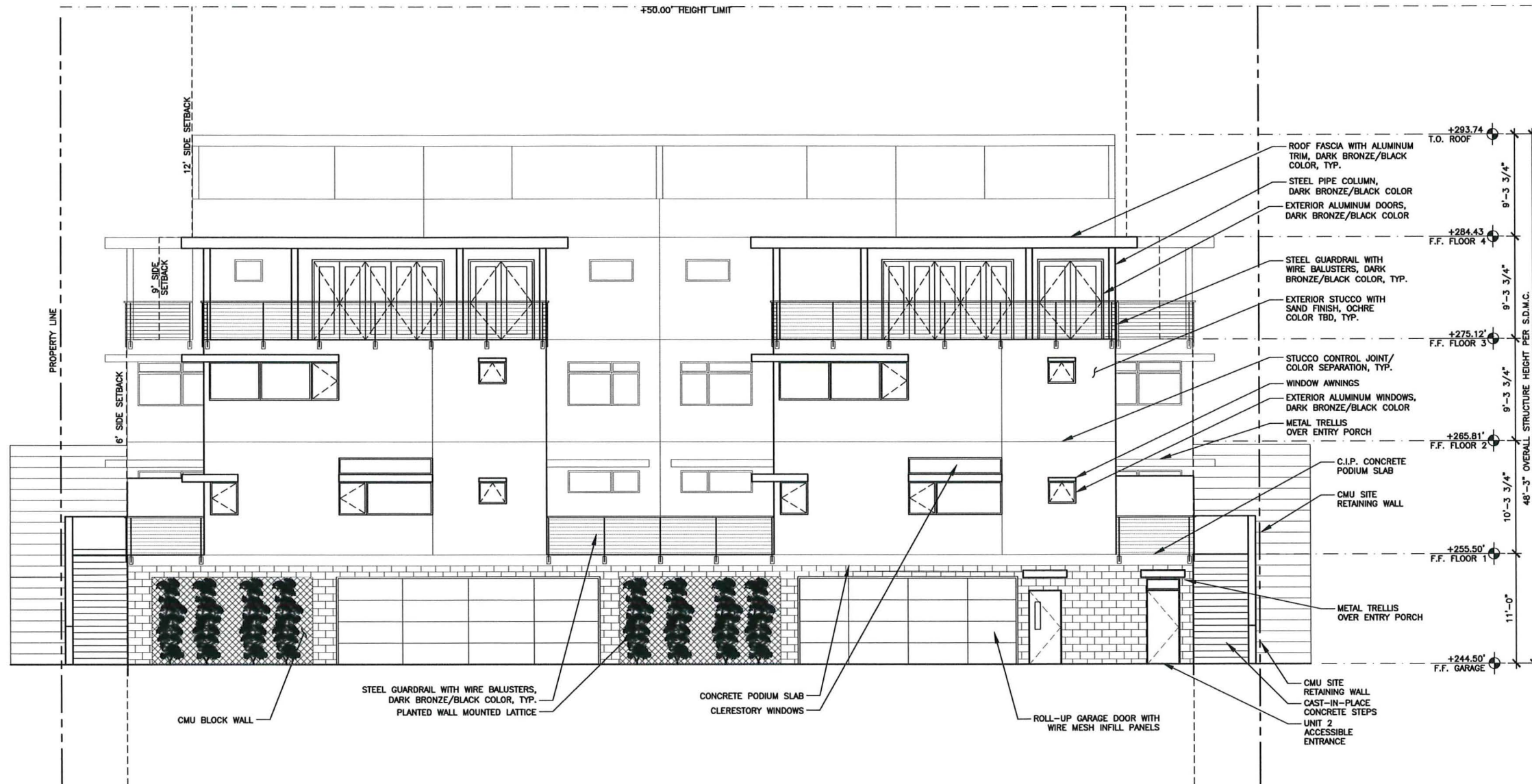
ARCHITECT	da		PROJECT NAME	1038 DUETTO TERRACE	
	DI DONATO ASSOCIATES ARCHITECTURE + GRAPHICS 3939 FIRST AVENUE - SUITE 100 - SAN DIEGO, CA 92103 619.299.4210 • 619.299.4250 FAX - DDAMAIL@AOL.COM			3434, 3436, 3438, 3440, 3442, 3444 WILSHIRE TERRACE SAN DIEGO, CALIFORNIA 92103	
ISSUES REVISIONS	10-07-15	KDB	2ND REVIEW - REVISED TO SIX UNITS	SHEET INFORMATION	<h1>Z3.1</h1> <p>NORTH-SOUTH SECTION</p>
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PLOT SCALE 1:1 AT 24x36 "D" SIZE

SHEET 13 OF 21



ARCHITECT		PROJECT NAME	1038	
			DUETTO TERRACE	
DATE	BY	ISSUE DESCRIPTION	3434, 3436, 3438, 3440, 3442, 3444 WILSHIRE TERRACE SAN DIEGO, CALIFORNIA 92103	
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				Z3.2
				EAST-WEST CROSS SECTION
PLOT SCALE 1:1 AT 24x36 'D' SIZE			SHEET 14 OF 21	



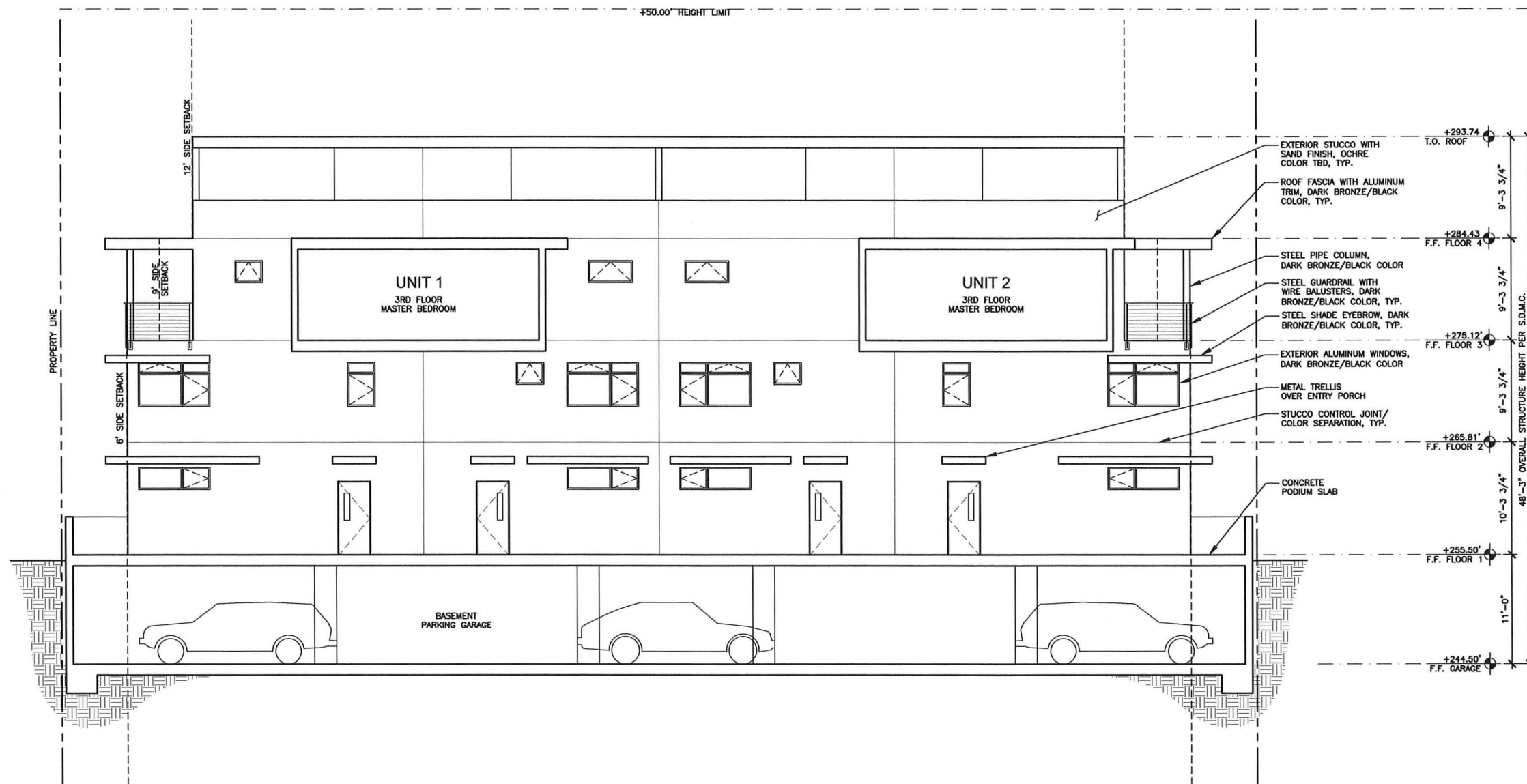
- ARCHITECTURAL FEATURES (CONTEMPORARY):
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PLOT SCALE 1:1 AT 24x36 "D" SIZE		Z4.0	EAST ELEVATION																										
		SHEET 15 OF 21																											

EAST ELEVATION

3/16"=1'-0"

1



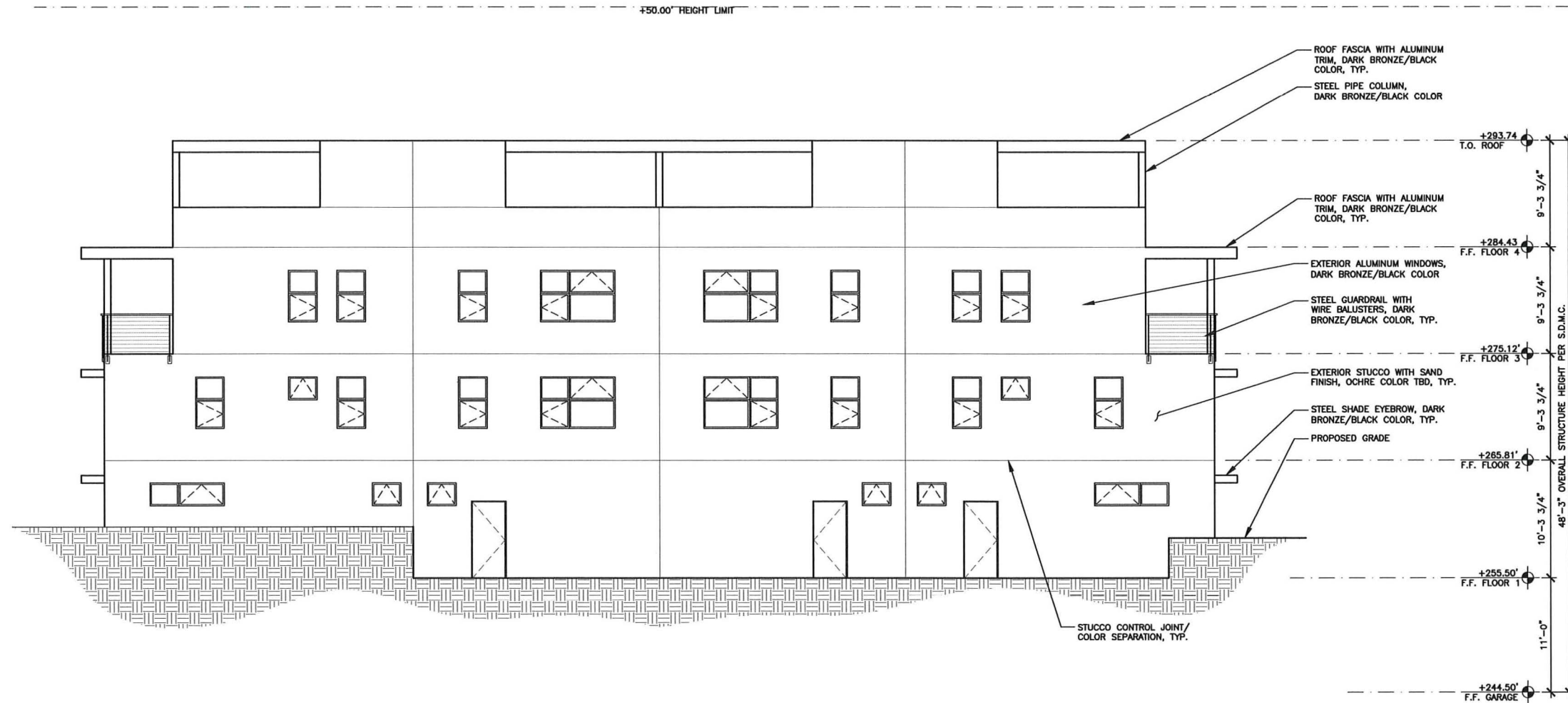
EAST COURTYARD ELEVATION

3/16"=1'-0"

1

ARCHITECT		PROJECT NAME	
		1038 DUETTO TERRACE	
DI DONATO ASSOCIATES ARCHITECTURE + GRAPHICS		3434, 3436, 3438, 3440, 3442, 3444 WILSHIRE TERRACE SAN DIEGO, CALIFORNIA 92103	
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PLOT SCALE 1:1 AT 24x36 'D' SIZE			SHEET INFORMATION

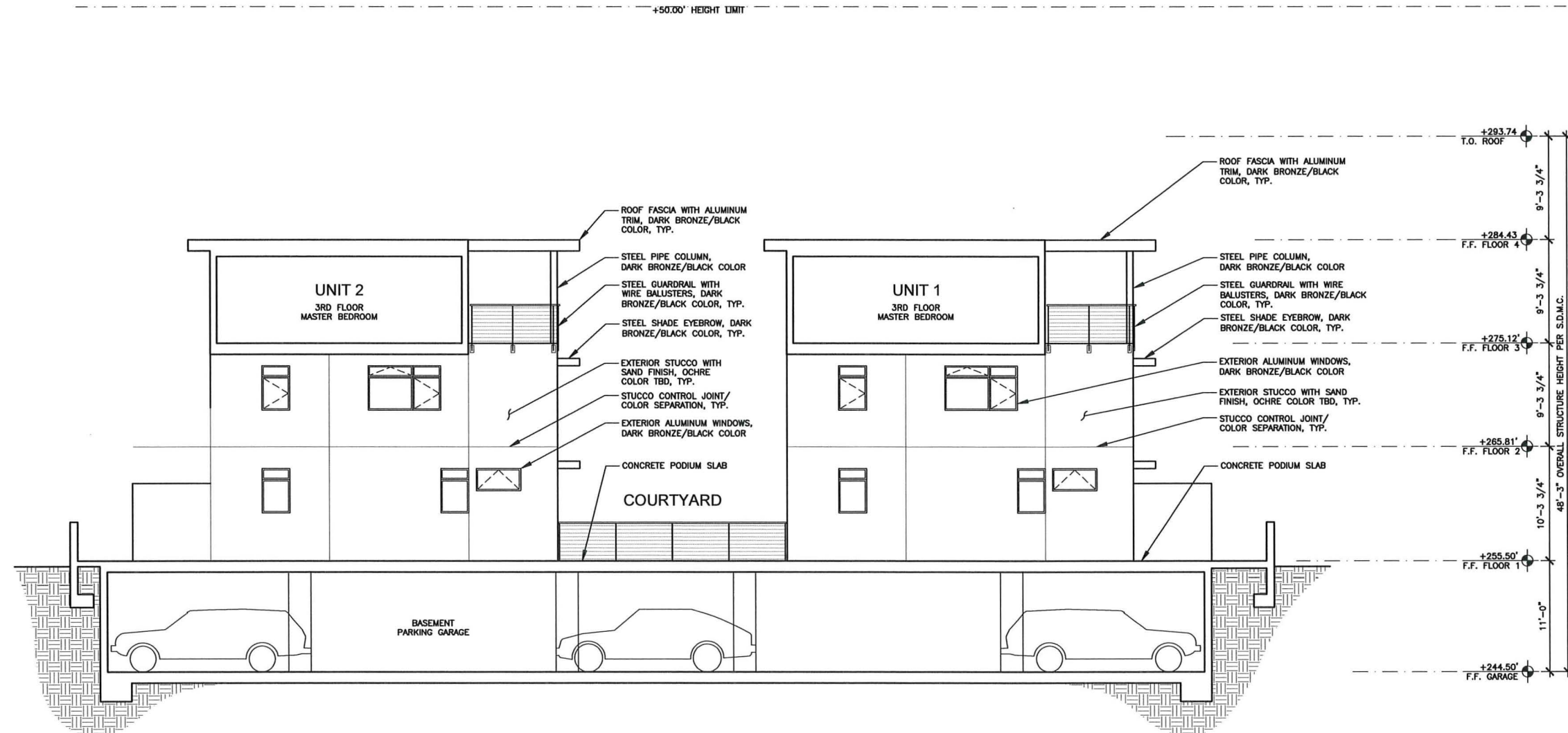
Z4.1
EAST ELEVATION
COURTYARD



WEST ELEVATION
3/16"=1'-0"

1


ARCHITECT	da	PROJECT NAME	1038
	DI DONATO ASSOCIATES ARCHITECTURE + GRAPHICS		DUETTO TERRACE
3939 FIRST AVENUE - SUITE 100 - SAN DIEGO - CA 92103 619.299.4210 - 619.299.4250 FAX - DDAMAIL@AOL.COM		3434, 3436, 3438, 3440, 3442, 3444 WILSHIRE TERRACE SAN DIEGO, CALIFORNIA 92103	
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PLOT SCALE 1:1 AT 24x36 'D' SIZE			SHEET INFORMATION
			Z4.2
			WEST ELEVATION
			SHEET 16 OF 21

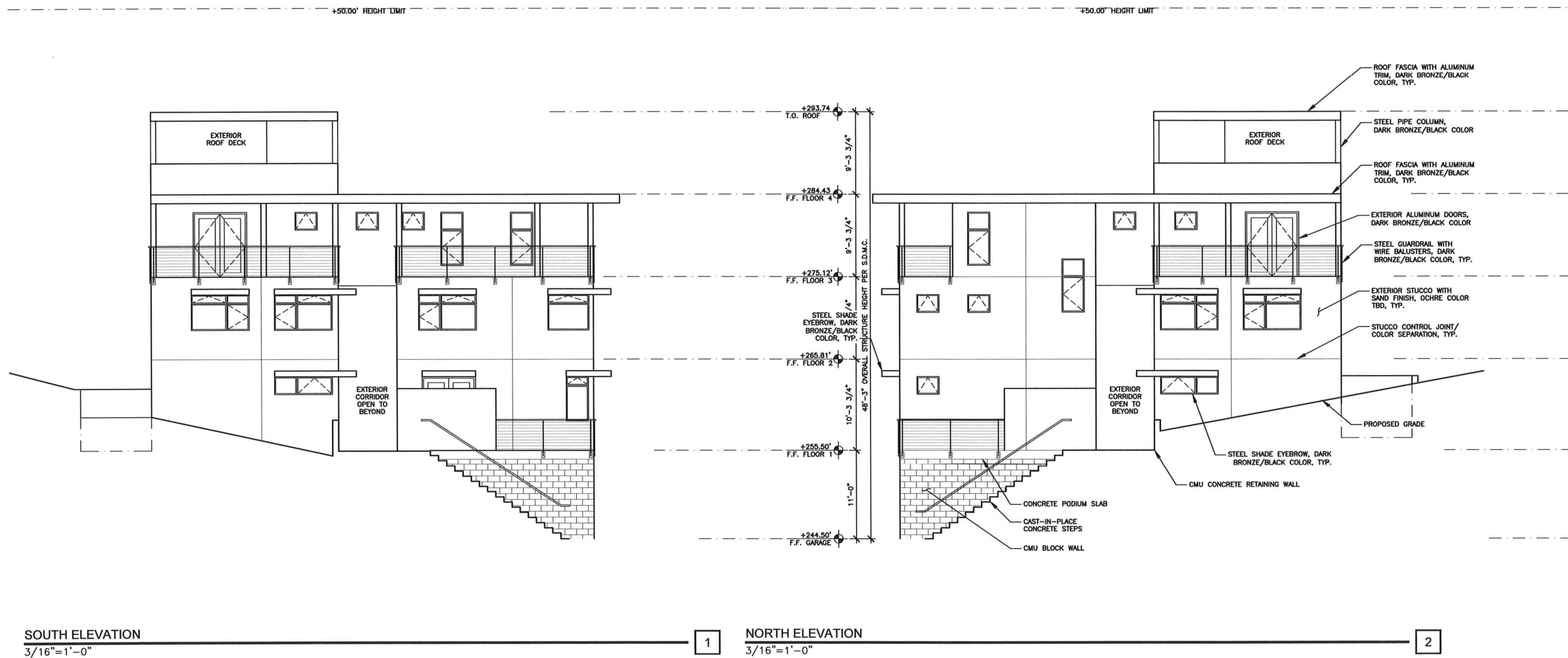


WEST ELEVATION THROUGH COURTYARD

3/16"=1'-0"

1

ARCHITECT		1038 DUETTO TERRACE																												
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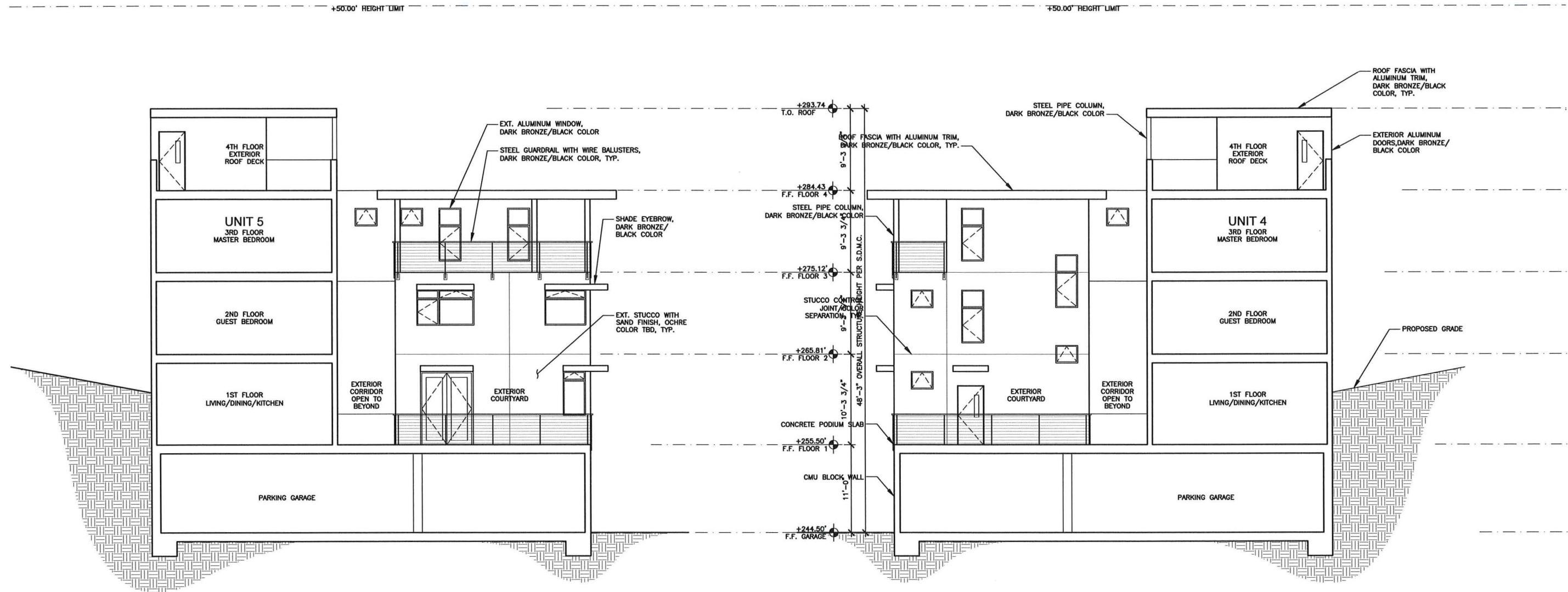
SOUTH ELEVATION
3/16"=1'-0"

1 NORTH ELEVATION
3/16"=1'-0"

2

ARCHITECTURAL FEATURES (CONTEMPORARY):
 (1) A MINIMUM OF ONE CLEISTORY WINDOW PER 50 FEET OF STREET ELEVATION
 (2) A MINIMUM OF ONE TRANSOM WINDOW
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 (4) PLANTED WALL MOUNTED LATTICE
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	PLOT SCALE 1:1 AT 24x36 'D' SIZE			
				Z4.4
				NORTH & SOUTH ELEVATIONS
				SHEET INFORMATION SHEET 19 OF 21



SOUTH COURTYARD ELEVATION

3/16"=1'-0"

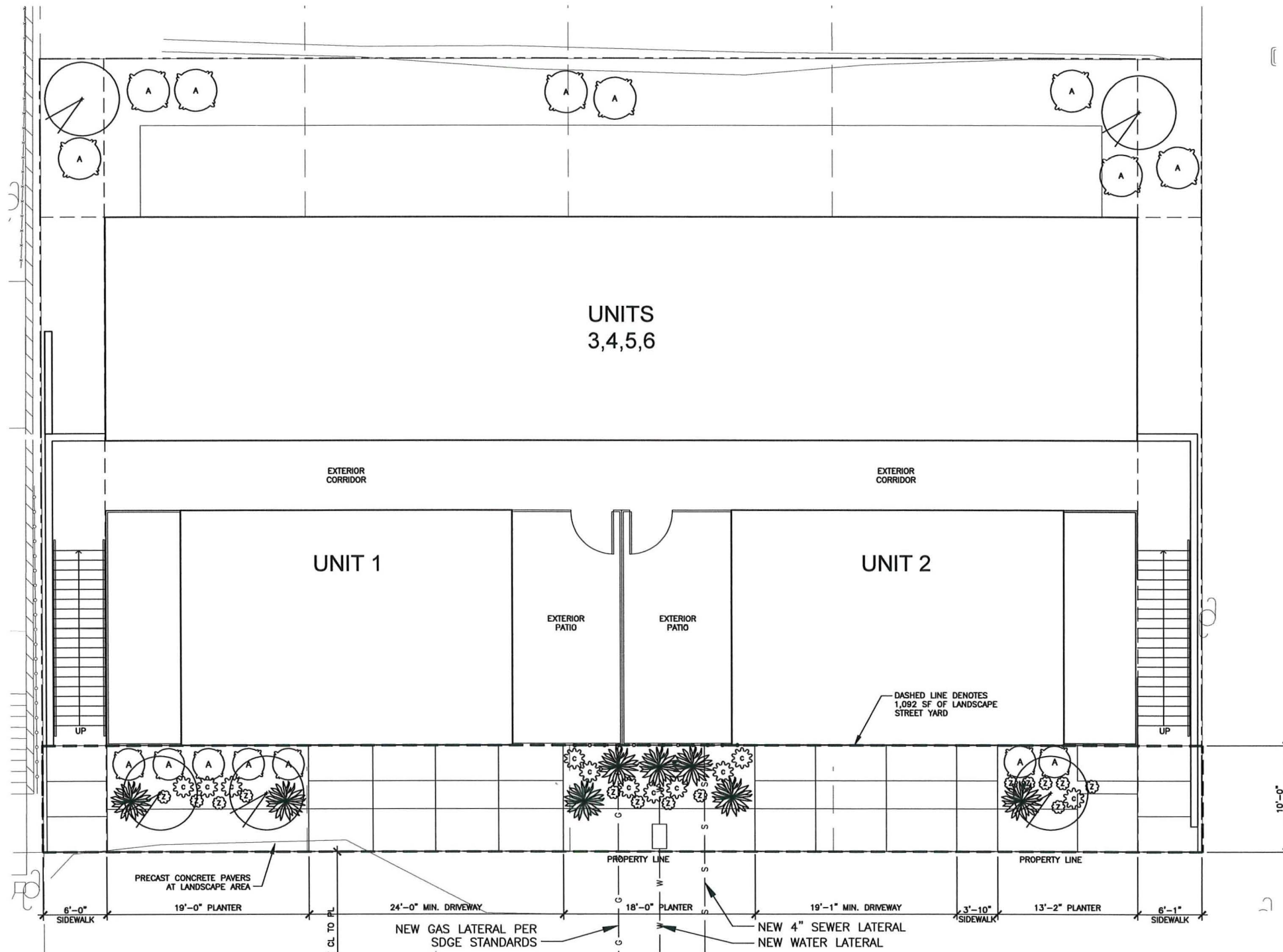
1

NORTH COURTYARD ELEVATION

3/16"=1'-0"

2

ARCHITECT	da	PROJECT NAME	1038																											
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PLOT SCALE 1:1 AT 24x36 "D" SIZE			NORTH & SOUTH COURTYARD ELEVATIONS																											
			SHEET 20 OF 21																											



DESIGN STATEMENT

THE DESIGN INTENT FOR THIS PROJECT IS TO PROVIDE LANDSCAPING WITH A SCULPTURAL CHARACTER TO CONTRAST THE AUSTERE RECTILINEAR BUILDING FORMS, SITE WALLS, AND PAVING MATERIALS. THE PLANTINGS WERE SELECTED FOR DROUGHT TOLERANCE, TO MINIMIZE LEAF LITTER. THIS PROJECT WILL HAVE AN AUTOMATED, LOW VOLUME DRIP IRRIGATION SYSTEM DESIGNED WITH RESPECT TO THIS MICRO-CLIMATE AND HYDRO-ZONE LAYOUT. WITH PROPER WATER MANAGEMENT AND MAINTENANCE THIS LANDSCAPE WILL BE DROUGHT TOLERANT AND RELATIVELY SELF-SUSTAINING AFTER ESTABLISHMENT.

- GENERAL NOTES**
- ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE CITY OF SAN DIEGO'S LAND DEVELOPMENT CODE, LANDSCAPE REGULATIONS; THE LAND DEVELOPMENT MANUAL, LANDSCAPE STANDARDS; AND ALL OTHER CITY AND REGIONAL STANDARDS.
 - ALL REQUIRED PLANTING AREAS SHALL BE COVERED WITH MULCH GROUNDCOVER TO A MINIMUM DEPTH OF 2", EXCLUDING SLOPES REQUIRING RE-VEGETATION AND AREAS PLANTED WITH GROUNDCOVER. ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL ALSO BE MULCHED TO THIS MINIMUM DEPTH. SDMC 142.0403(B).
 - TREE ROOT BARRIERS SHALL BE INSTALLED WHERE TREES ARE PLACED WITHIN 5 FEET OF PUBLIC IMPROVEMENTS INCLUDING WALKS, CURBS OR STREET PAVEMENTS OR WHERE NEW PUBLIC IMPROVEMENTS ARE PLACED ADJACENT TO EXISTING TREES. THE ROOT BARRIER WILL NOT BE WRAPPED AROUND THE ROOT BALL. SDMC 142.0403(B)(12).
 - IRRIGATION: AN IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED FOR PROPER IRRIGATION, DEVELOPMENT AND MAINTENANCE OF VEGETATION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED AND SHALL BE AN AUTOMATIC IRRIGATION SYSTEM WITH LOW PRECIPITATION SPRAY HEADS TO ESTABLISH AND SUSTAIN GOOD, HEALTHY PLANTINGS. ALL PROPOSED IRRIGATION SYSTEMS WILL USE AN APPROVED RAIN SENSOR SHUTOFF DEVICE. SDMC 142.0403
 - MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED WITH LIKE KIND.
 - PER SDMC 142.0413 AND TABLE 142-041, WATER CONSERVATION REQUIREMENTS, THIS PROJECT HAS < 1,000SF OF LANDSCAPE AREA FOR A NEW MULTIPLE DWELLING UNIT DEVELOPMENT (TOTAL LANDSCAPE AREA IS 378 SF) THEREFORE EXEMPTING THIS PROJECT FROM THE WATER BUDGET REQUIREMENTS.
 - MINIMUM TREE SEPARATION DISTANCES:
 TRAFFIC SIGNALS (STOP SIGN).....20 FEET
 UNDERGROUND UTILITY LINES (EXCEPT SEWER).....5 FEET
 SEWER LINES.....10 FEET
 ABOVE GROUND UTILITY STRUCTURES.....10 FEET
 DRIVEWAYS.....10 FEET
 INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS).....25 FEET

PLANT LEGEND

SYMBOL	COMMON NAME/BOTANICAL NAME	QUANTITY	SIZE
(Symbol: Circle with diagonal lines)	MEDIUM CANOPY STREET TREE: PROSPER GILGIESI / GILGIES MESQUITE CHLOPSIS LINEARIS / DESERT WILLOW	03	36" BOX
(Symbol: Circle with horizontal lines)	SMALL CANOPY STREET TREE: OLEA EUROPAEA 'FRUITLESS' / FRUITLESS OLIVE	00	36" BOX
(Symbol: Circle with 'A')	EVERGREEN, VERTICAL HABIT, SCREEN/HEDGE PLANT (3'-4' HEIGHT) SUCH AS: RHUS OVATA / SUGAR BUSH RHUS INTEGRIFOLIA / LEMONADE BERRY	7	15 GALLON
(Symbol: Starburst)	EVERGREEN, LARGE ACCENT PLANT (2'-3' HEIGHT) SUCH AS: CHONDROPETALUM TECTORUM/CAPE RUSH	8	5 GALLON
(Symbol: Circle with 'C')	EVERGREEN, HORIZONTAL HABIT, SHRUB (3' HEIGHT) SUCH AS: WESTRINGIA FRUTICOSA VARIETIES / COAST ROSEMARY RHAMNUS CALIFORNICA / CALIFORNIA COFFEEBERRY	11	5 GALLON
(Symbol: Circle with 'Z')	EVERGREEN, SMALL ACCENT PLANT (3' HEIGHT) SUCH AS: OPUNTIA MACROCENTRA / PRICKLY PEAR CACTUS	13	5 GALLON

NOTE: INSTALL 2" WOOD BARK MULCH GROUNDCOVER THROUGHOUT PLANTING AREAS.

LANDSCAPE CALCULATIONS WORKSHEET

STREET YARD (ALLEY) = 1,092 SQ. FT.

PLANTING AREA REQUIRED (TOTAL AREA 1,092 SF x 50%) =	546 SF (25% = 273 SF)
PLANTING AREA IN STREET YARD =	505 SF
PLANTING AREA ALLOWABLE AS HARDSCAPE (10% MAX.) =	55 SF
EXCESS PLANT POINTS (1 PT. = 1 SF UP TO 25% OF AREA) =	273 SF
TOTAL PLANTING AREA PROVIDED = (505+55+273 SF)	833 SF >>> OKAY

PLANTING POINTS REQUIRED (1,092 SF x 0.05) =	55 POINTS
PLANTING POINTS PROVIDED =	466 POINTS >>> OKAY
PLANT POINTS ACHIEVED WITH TREES (50% MIN.) =	300 POINTS >>> OKAY
EXCESS PLANT POINTS =	414 POINTS

REMAINING YARD:

PLANT POINTS REQUIRED (60 POINTS x 2 BUILDING) =	120 POINTS IN REMAINING YARD
PLANT POINTS PROVIDED =	180 POINTS >>> OKAY

VEHICULAR USE AREA (<8,000 SF):

VEHICULAR USE AREA = 440 SF	
PLANT POINTS REQUIRED (TOTAL VUA x 0.05) =	22 POINTS
PLANT POINTS PROVIDED =	22 POINTS >>> OKAY

PLANT POINTS CALCULATIONS WORKSHEET

STREET YARD PLANT POINTS:

QTY	SIZE	PLANT POINTS	TOTAL POINTS
03	36" BOX TREE	50/ TREE	150
00	24" BOX TREE	20/ TREE	00
7	15 GAL. SHRUBS	10/ SHRUB	70
32	5 GAL. SHRUBS	02/ SHRUB	64
284 TOTAL POINTS PROVIDED (150 POINTS PROVIDED BY TREES)			

REMAINING YARD PLANT POINTS:

02	36" BOX TREE	50/ TREE	100
08	15 GAL. SHRUBS	10/ SHRUB	80
180 TOTAL POINTS PROVIDED (100 POINTS PROVIDED BY TREES)			

VEHICULAR USE AREA REQUIREMENTS:

02	15 GAL. SHRUBS	10/ SHRUB	20
01	5 GAL. SHRUBS	02/ SHRUB	02
22 TOTAL POINTS PROVIDED			

RIGHT-OF-WAY PLANT POINTS: NOT APPLICABLE (NO RIGHT-OF-WAY)

TOTAL PLANT POINTS (STREET + REMAINING + VUA): 284+180+22 = 466 POINTS

EXCESS PLANT POINTS (TOTAL - REQUIRED): 466-52 = 414 POINTS

PROPOSED LANDSCAPE PLAN
3/16"=1'-0"

DA
DI DONATO ASSOCIATES
ARCHITECTURE + GRAPHICS

3939 FIRST AVENUE - SUITE
100 - SAN DIEGO - CA 92103
619.299.4210 - 619.299.4250
FAX - DDAMAIL@AOL.COM

1038
DUETTO TERRACE

3434, 3436, 3438, 3440, 3442, 3444 WILSHIRE TERRACE
SAN DIEGO, CALIFORNIA 92103

REVISIONS

DATE	BY	ISSUE DESCRIPTION
10-07-15	KDB	2ND REVIEW - REVISED TO SIX UNITS
03-28-16	JCR	3RD REVIEW - REVISED TO CYCLE ISSUES
07-11-16	JCR	4TH REVIEW - REVISED TO CYCLE ISSUES
07-18-16	JCR	5TH REVIEW - REVISED TO MEETING
01-17-18	JCR	6TH REVIEW - REVISED TO MEETING
01-22-18	JCR	7TH REVIEW - REVISED TO ENGINEERING
04-05-18	JCR	8TH REVIEW - REVISED TO TRANSPORTATION
04-12-18	JCR	9TH REVIEW - REVISED TO TRANSPORTATION AND ENGINEERING FOR SIDEWALK

SHEET INFORMATION

Z5.0
LANDSCAPE DEVELOPMENT PLAN

SHEET 21 OF 21

PLOT SCALE 1:1 AT 24x36 "D" SIZE

HEARING OFFICER
RESOLUTION NO. _____
SITE DEVELOPMENT PERMIT No. 1111103
WILSHIRE TERRACE SDP PROJECT NO. 317992

WHEREAS, Duetto Terrace LLC, a California Limited Liability Company, Owner/Permittee, filed an application with the City of San Diego for a permit to allow the construction of a 10,880-square foot, three-story, six-unit, multi-family building over basement, with roof decks. The project is requesting a rear yard setback deviation of six feet, where a 15-foot setback is required, and a street yard deviation of 449-square feet, where 1,496-square feet is required (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 1111103) on portions of a 0.18-acre site;

WHEREAS, the project site is located at 3434 Wilshire Terrace in the MR-1000 Zone and the Transit Overlay zone of the North Park Community Plan;

WHEREAS, the project site is legally described as Lots 1-4, Block 253 of University Heights, G.A. D'Hemecourt, Book 8, page 36, San Diego County;

WHEREAS, on April 26, 2018, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guideline Section 15303(b) (New Construction or Conversion of Small Structures) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

WHEREAS, on June 20, 2018, the Hearing Officer of the City of San Diego considered Site Development Permit No. 1111103 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 June 20, 2018.

Site Development Permit Findings – SDMC Section 126.0501

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

The project proposes the construction of a 10,880-square foot, three-story, six-unit multi-family building over basement, with roof decks. The proposed project is located in an area identified as residential Medium-High density (30-45 du/ac) in the Greater North Park Community Plan and the project is consistent with that land use. The Greater North Park Community Plan designates the 0.18-acre site for Multi-Family Residential with a recommendation of Medium-High density, the project site is currently vacant. The project site is designated Multiple Use in the General Plan and is consistent with existing General Plan designations by providing housing within a medium-high-density range within an urbanized core of the City.

In addition, the proposed project will provide an opportunity for home ownership which is consistent with the General Plan, Housing Element, Goal No. 4: "to provide affordable housing opportunities consistent with a land use pattern which promotes infill development and socioeconomic equity; and facilitate compliance with all applicable federal, state, and local laws and regulations". The new residential development is a use that is compatible with Multi-Family Residential uses expected to be found in the North Park community.

The Transportation Element of the Community Plan recommends that off-street parking should be screened from the public right-of-way and adjacent residences. Of the 11 total parking spaces provided none are visible from the public right-of-way due to the building configuration and enclosed garage. Therefore, the proposed project will not adversely affect the Greater North Park Community Plan or the General Plan of the City of San Diego.

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

The project proposes the construction of a 10,880-square foot, three-story, six-unit multi-family building over basement, with roof decks. The project is requesting a rear yard setback deviation of six feet, where a 15-foot setback is required, and a street yard deviation of 449-square feet, where 1,496-square feet is required. The proposed development has been designed to conform with the City of San Diego codes, policies and regulations whose primary focus is the protection of the public's health, safety and welfare. Ministerial construction permits require compliance with the California Building Code, Plumbing Code, Mechanical Code, Electrical Code, Fire Code, seismic requirements, and all adopted referenced standards, which also establish standards to safeguard public health, safety, and welfare. In addition, the proposed development demonstrates compliance with fire protection and life safety requirements regarding adequacy of hydrants, hose pull length, and emergency access.

The project was determined to be exempt pursuant to CEQA Guidelines Section 15303(b) (New Construction or Conversion of Small Structures), and there was no appeal of the environmental determination filed within the time period provided by San Diego Municipal Code Section 112.0520. The permit for the project includes conditions of approval and exhibits to achieve project compliance with the SDMC regulations applicable to this project. Compliance with the permit conditions would protect the health, safety and general welfare of persons residing or working in the surrounding area. Conditions of approval require the review and approval of all construction plans by professional staff to ensure construction will comply with all relevant uniform building, fire, plumbing, electrical, mechanical and traffic control code regulations and permitting requirements.

Construction inspections, including final inspection and certificate of occupancy issuance are required to assure construction permits are implemented in accordance with the approved plans and will comply with all regulations. Additionally, the project was determined to be exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Sections 15303(b). 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 site is located in the MR-1000 Zone, which is a city-wide Multi-family residential zone that became effective for the site on October 25, 2016, in conjunction with an update to the North Park Community Plan, which designates the site for Multi-Family residential development. When the project was deemed complete on June 25, 2013, the site was located in the MR-1000 Zone of the Mid-City Communities Planned District Ordinance (MCCPDO) and was covered by the Greater North Park Community Plan. The project site is designated as Multi-Family Residential with a recommended Medium-High density range of 30 - 45 dwelling units per net acre, per the MCCPDO. The project proposes a density of 30 dwelling units per acre and is consistent with the density recommendation of the MCCPDO. The specific recommendation for this area is for infill development of similar density to the existing quality development. The applicant has elected to utilize their option to process this project under the MR-1000 Zone and the Greater North Park Community Plan. The project proposes the construction of a 10,880-square foot, three-story, six-unit multi-family building over basement, with roof decks.

In accordance with San Diego Municipal Code (SDMC) Section 1512.0203(b)(4), a Process Three, Mid-City Communities Development Permit the project requires approval of a Site Development Permit. The project is located at the corner of Myrtle Avenue and Wilshire Terrace. Myrtle Avenue is a steep, paper street that may never be improved while Wilshire Terrace is a named alley. Per SDMC Section 113.0246(a), the narrow side of corner lots is considered the front yard. The project has its narrow side on Myrtle Avenue that has a steep slope and is undeveloped. This creates a hardship for development of the project site. The project proposes two deviations to help alleviate this issue and ensure the site is developed consistently with the existing neighborhood.

Deviation 1: Rear Setback – A rear yard setback deviation of six feet where a 15-foot rear yard setback is required along the south property line. This deviation is being requested to be able to use Wilshire Terrace for street frontage and to match the existing structures in the surrounding neighborhood. Deviation 2: Street Yard – A street yard deviation of 449-square feet, where 1,496-square feet would be required. This deviation is being requested to maintain the existing character of the street by providing adequate street yard with landscaping on the front of the building to enhance the appearance of the new building and surrounding area. Staff agrees that by providing the requested deviations that would be found if Wilshire Terrace were considered to be the front yard, the applicants will be able to develop the site to its highest and best use. Staff supports both of the proposed deviations.

The project was also reviewed, as noted above under Finding 2, to determine if there were any environmental impacts that would result from the modified setbacks. Staff determined that the increase in the front yard setback and the reduction of the street yard would not result in any environmental impacts, and exempted the project from CEQA. Therefore, the proposed development will comply with the regulations of the Land Development Code including the two requested deviations pursuant to the Land Development Code.

MID-CITY COMMUNITIES DEVELOPMENT PERMIT FINDINGS – SDMC SECTION 1512.0204

- 1. The proposed use and project design meet the purpose and intent of the Mid-City Communities Planned District (Section 1512.0101), and the Greater North Park Community Plan, and will not adversely affect the Greater North Park Community Plan or the General Plan of the City of San Diego.**

The purpose and intent of the Mid-City Communities Planned District is to assist in implementing the goals and objectives of the Greater North Park Community Plan and to assist in implementation of the General Plan of the City of San Diego.

The 1989 Greater North Park Community Plan designates the site for Multi-Family Residential development with a recommended Medium-High density range of 30 - 45 dwelling units per net acre. The project proposes a density of 30 dwelling units per acre and is consistent with the density recommendation of the MCCPDO. The six units proposed are consistent with the recommended density range.

The applicant has requested deviations from the setback requirements. The Greater North Park Community Plan does not provide specific recommendations regarding these particular development requirements, except to encourage upper-floor step backs to assist in addressing transitions and scale between new and existing development. The requested setback deviations are offset by the modern/minimalist building design which incorporates multiple offsetting planes, varied building materials and textures, balconies, and landscaping on all three floors. The project design achieves the setback regulation's purpose and intent to limit the effects of bulk and scale.

The Urban Design Element of the General Plan recommends that patios, balconies, courtyards and other recreational amenities be provided to maximize useable open space. The project design incorporates balconies and roof decks that provide open space while providing visual interest to the design. The project would meet the Urban Design Element objective of increasing the quality and quantity of landscaping in the public right-of-way by providing street trees where there are none currently. The project design incorporates stucco, concrete and steel finishes in addition to multiple building offsets and varied roof angles and pitches to add visual appeal to the streetscape and enhance the pedestrian experience, as recommended by the Urban Design Element. These features also serve to meet the 1986 Greater North Park Community Plan goal to preserve and enhance the pedestrian scale and human orientation within the surrounding area.

The Transportation Element of the Community Plan recommends that off-street parking should be screened from the public right-of-way and adjacent residences. Of the 11 total parking spaces provided none are visible from the public right-of-way due to the building configuration and the enclosed garage.

Therefore, the proposed use and project design meet the purpose and intent of the Mid-City Communities Planned District (Section 1512.0101), and the Greater North Park Community Plan, and will not adversely affect the Greater North Park Community Plan or the General Plan of the City of San Diego.

2. **The proposed development will be compatible with existing and planned land use on adjoining properties and will not constitute a disruptive element to the neighborhood and community. In addition, architectural harmony with the surrounding neighborhood and community will be achieved as far as practicable.**

The project proposes the construction of a 10,880-square foot, three-story, six-unit multi-family building over basement and roof decks, with deviations to the front, street yard setbacks. The proposed development would be compatible with the existing land use of the adjoining properties in that multi-family uses are located to the south and multi-family and mixed-use development is to the west.

In the context of this neighborhood of diverse uses, styles, construction dates and heights, the proposed development will be compatible with existing and planned land uses on adjoining properties and will not constitute a disruptive element to the neighborhood and community and architectural harmony with the surrounding neighborhood and community is achieved as far as practicable.

3. **The proposed use, because of conditions that have been applied to it, will not be detrimental to the health, safety and general welfare of persons residing or working in the area, and will not adversely affect other property in the vicinity.**

The proposed development would allow the construction of six-unit residential structure in a developed, urban neighborhood that is served by all existing utilities and the developed Wilshire Terrace right-of-way. The proposed development has been designed to conform with the City of San Diego's codes, policies and regulations whose primary focus is the protection of the public's health, safety and welfare.

The project will not be detrimental to public health, safety and welfare in that the permit controlling the development and continued use of the project for this site contains specific conditions addressing the project's 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 professional staff to ensure construction will comply with all relevant uniform building, fire, plumbing, electrical, mechanical and traffic control code regulations and permitting requirements.

Construction inspections, including final inspection and certificate of occupancy issuance are required to assure construction permits are implemented in accordance with the approved plans and will comply with all regulations. Additionally, the project was determined to be exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Sections 15303(b). Therefore, the proposed use, because of conditions that have been applied to it, will not be detrimental to the health, safety and general welfare of persons residing or working in the area, and will not adversely affect other property in the vicinity.

4. **In the absence of a street light within 150 feet of the property, adequate neighborhood-serving security lighting consistent with the Municipal Code is provided on-site.**

An existing City-standard street light is located approximately five-feet from the project site on Wilshire Terrace. Therefore, the project is in compliance with the Municipal Code and the current street light standards according to the City of San Diego Street Design Manual and Council Policy 200-18.

5. **The proposed use will comply with the relevant regulations in the San Diego Municipal Code.**

The site was evaluated under the MR-1000 Zone regulations of the Mid-City Communities Planned District Ordinance, which was in effect when the project was deemed complete. The MR-1000 Zone is a multi-family zone that allows Medium-High density range of 30 - 45 dwelling units per net acre and the six units are consistent with the recommend density. The project complies with all relevant regulations in the San Diego Municipal Code, including height, floor area ratio, parking and landscaping.

The above findings are supported by the minutes, maps and exhibits, all of which are incorporated herein by this reference.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Site Development Permit No. 1111103, is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Site Development Permit No. 1111103 a copy of which is attached hereto and made a part hereof.



Derrick Johnson
Development Project Manager
Development Services

Adopted on: June 20, 2018

IO#: 24003713

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: 24003713

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SITE DEVELOPMENT PERMIT No. 1111103
WILSHIRE TERRACE SDP PROJECT NO. 317992
DEVELOPMENT SERVICES DEPARTMENT

This Site Development Permit No. 1111103 is granted by the Hearing Officer of the City of San Diego to Duetto Terrace LLC, a Wyoming Limited Liability Company, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0501. The 0.18-acre site is located at 3434 Wilshire Terrace in the RM-3-7 Zone and the Transit Overlay zone, within the North Park Community Plan. The project site is legally described as: Lots 1-4, Block 253 of University Heights, G.A. D'Hemecourt, Book 8, page 36, San Diego County;

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to allow the construction of a 10,880-square foot, three-story, six-unit multi-family building over basement, with roof decks. The project is requesting a rear yard setback deviation of six feet, where a 15-foot setback is required, and a street yard deviation of 449-square feet, where 1,496-square feet is required. The 0.18-acre site is located at 3434 Wilshire Terrace, in the MR-1000 Zone, the Mid-Cities Communities Planned District, and the Transit Area Overlay zone, within the North Park Community Plan, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated June 20, 2018, on file in the Development Services Department.

The project shall include:

- a. Construction of a 10,880-square foot, three-story, six-unit multi-family building over basement, enclosed parking garage, with roof decks;
- b. A rear yard setback deviation of six feet, where a 15-foot setback is required;
- c. A street yard deviation of 449-square feet, where 1,496-square feet is required;
- d. Landscaping (planting, irrigation and landscape related improvements);
- e. Off-street parking; and

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

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36-month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by July 5, 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 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. 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.

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

9. All 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 condition 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 the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo, and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

10. The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from 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.

CLIMATE ACTION PLAN REQUIREMENTS:

11. 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.

AFFORDABLE HOUSING REQUIREMENTS:

12. Prior to the issuance of any building permits, the Owner/Permittee shall comply with the affordable housing requirements of the City's Inclusionary Affordable Housing Regulations (SDMC § 142.1301 et seq.).

ENGINEERING REQUIREMENTS:

13. The project proposes to export 1482 cubic yards of material from the project site. All excavated material listed to be exported, shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2009 edition and Regional Supplement Amendments adopted by Regional Standards Committee.

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

15. 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.

16. 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.

17. Prior to the issuance of any construction permit the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Appendix E of the City's Storm Water Standards.

18. Any party, on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this development permit, may protest the imposition within 90 days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code 66020.

PLANNING/DESIGN REQUIREMENTS:

19. 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.

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

TRANSPORTATION REQUIREMENTS

21. A minimum of 11-off-street automobile parking spaces (including one accessible space), 1-motorcycle and 6-bicycle parking spaces shall be permanently maintained on the property within the approximate location shown on the Exhibit "A." Further, all parking stalls and aisle widths shall be in compliance with requirements of the City's Land Development Code, and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing by the Director of Development Services Department.

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

22. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of new water and sewer service(s) outside of any driveway or drive aisle and the abandonment of any existing unused water and sewer services within the right-of-way adjacent to the project site, in a manner satisfactory to the Public Utilities Director and the City Engineer.

23. Prior to the issuance of any building permits, the Owner/Permittee shall apply for a plumbing permit for the installation of appropriate private back flow prevention device(s), on each water service (domestic, fire and irrigation), in a manner satisfactory to the Public Utilities Director and the City Engineer. BFPDs shall be located above ground on private property, in line with the service and immediately adjacent to the right-of-way.

24. The Owner/Permittee shall provide CC&Rs for the operation and maintenance of all private water and sewer facilities that serve or traverse more than a single condominium unit or lot.

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

26. Prior to Final Inspection, all public water and sewer facilities, if required shall be complete and operational in a manner satisfactory to the Public Utilities Director and the City Engineer.

27. The Owner/Permittee shall design and construct all proposed public water and sewer facilities, in accordance with established criteria in the current edition of the City of San Diego Water and Sewer Facility Design Guidelines and City regulations, standards and practices.

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.

ATTACHMENT 6

- 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 June 20, 2018, and [Approved Resolution Number].

ATTACHMENT 6

Coastal Development Permit No. 1111103
June 20, 2018

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Derrick Johnson (D.J.)
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.

Duetto Terrace, LLC, a Wyoming Limited
Liability Company
Owner/Permittee

By _____
Saad Attisha
Managing Member

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

NOTICE OF EXEMPTION

(Check one or both)

TO: Recorder/County Clerk
 P.O. Box 1750, MS A-33
 1600 Pacific Hwy, Room 260
 San Diego, CA 92101-2400

FROM: City of San Diego
 Development Services Department
 1222 First Avenue, MS 501
 San Diego, CA 92101

Office of Planning and Research
 1400 Tenth Street, Room 121
 Sacramento, CA 95814

Project Name: Wilshire Terrace SDP

Project No. 317992/SCH No.: N/A

Project Location-Specific: 3434 Wilshire Terrace, San Diego, CA 92103

Project Location-City/County: San Diego/San Diego

Description of nature and purpose of the Project: **SITE DEVELOPMENT PERMIT (SDP)** to allow for the construction of a 3-story, six-unit multi-family building over basement, with roof decks, on a 8,162 square-foot site. The project is requesting a rear yard deviation of 6 feet where a 15-foot setback is required (south property line), and a street yard deviation of 449 square feet, where 1,496 square feet is required. The project site is designated multi-family residential by the Greater North Park Community Plan, and Mid-City Communities Planned District. It is subject to the RM-3-7 zone and the Transit Area Overlay Zone.

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Bernard Dunham (Agent),
 5358 Fontaine Street,
 San Diego, CA 92120
 (619) 944-9564

Exempt Status: (CHECK ONE)

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
- Categorical Exemption: CEQA Exemption 15303 (b) (New Construction or Conversion of Small Structures)

Reasons why project is exempt: The City conducted an environmental review which determined that the proposed project would not have the potential for causing a significant effect on the environment. The project meets the criteria set forth in CEQA Section 15303 which consists of construction and location of limited numbers of new, small facilities, or structures. In urbanized areas, this exemption applies to apartments, duplexes, and similar structures designed for not more than six dwelling units. The exceptions described in CEQA Guidelines Section 15300.2 would not apply.

Lead Agency Contact Person: Rhonda Benally

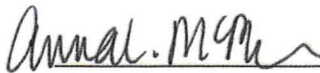
Telephone: (619) 446-5468

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a notice of exemption been filed by the public agency approving the project? Yes No

ATTACHMENT 7

It is hereby certified that the City of San Diego has determined the above activity to be exempt from CEQA

 AICP, Senior Planner
Signature/Title

May 11, 2018 _____
Date

Check One:

- Signed By Lead Agency
 Signed by Applicant

Date Received for Filing with County Clerk or OPR:

From: [Vicki Granowitz](#)
To: tdaly@sandiego.gov
Cc: ["Peter Hill"](#); ["Ryan Ahmadi"](#)
Subject: Wilshire Terrace Motion
Date: Wednesday, May 28, 2014 7:22:47 AM

Hi Tim, I don't have the May Minutes yet, but this is the official NPPC Motion from the May 20, 2014 that will appear in the Minutes. If there is anything else I can help you with please let me know. Vicki Granowitz Chair NPPC

May 20, 2014 NPPC Board Meeting

~~Wilshire Terrace Duplexes 3434, 3436, 3444, 3446 Wilshire Terrace~~— PTS No. 317992 - Site Development Permit (SDP): City of San Diego Project Mgr: T. Daly. (Additional Info Provided below) Project sets the building back 10" with the garages set back 22" from the alley. Allows the incorporation of an enhanced front yard with driveways and street trees to help improve this portion of the alley. Setback modification reduces buildable area of the site by approximately 871 SF. Requesting set back modification that allows for a sensible and contextual approach for this development.

Motion to approve project SDP as presented. Hilpert/UDPR 13-0-0 (on Consent)



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**
 Duetto Terrace 317992

Project Address:
 3434, 3436, 3444 & 3446 Wilshire Terrace

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):	Name of Individual (type or print):
<input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee <input type="checkbox"/> Redevelopment Agency	<input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee <input type="checkbox"/> Redevelopment Agency
Street Address:	Street Address:
City/State/Zip:	City/State/Zip:
Phone No: Fax No:	Phone No: Fax No:
Signature : Date:	Signature : Date:
Name of Individual (type or print):	Name of Individual (type or print):
<input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee <input type="checkbox"/> Redevelopment Agency	<input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee <input type="checkbox"/> Redevelopment Agency
Street Address:	Street Address:
City/State/Zip:	City/State/Zip:
Phone No: Fax No:	Phone No: Fax No:
Signature : Date:	Signature : Date:

Project Title: Duetto Terrace	Project No. (For City Use Only) 317992
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Part II - To be completed when property is held by a corporation or partnership

Legal Status (please check):

Corporation Limited Liability -or- General) What State? CA Corporate Identification No. _____
 Partnership

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 names, titles 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 corporate officers, and all partners in a partnership who own the property). A signature is required of at least one of the corporate officers or partners who own the property. Attach additional pages if needed. 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

Corporate/Partnership Name (type or print):
Duetto Terrace, LLC

Owner Tenant/Lessee

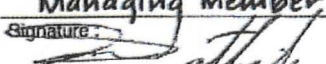
Street Address:
11321 Shadow Ranch Rd.

City/State/Zip:
La Mesa, CA 91941

Phone No: (619) 300-9201 Fax No: (619) 283-6201

Name of Corporate Officer/Partner (type or print):
Saad Attisha

Title (type or print):
Managing member

Signature:  Date: April 2, 2013

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature : Date:

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature : Date:

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature : Date:

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature : Date:

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature : Date:



PROJECT DATA SHEET

Project Name:	317992 Wilshire Terrace SDP	
Project Description:	PROCESS 3 The project proposes a SDP for construction of three story over basement with penthouse, six-unit multi-family building over enclosed garage, on a vacant 8,162 square-foot lot. The project requests deviations for street yard and setbacks. The project is located at 3434 Wilshire Terrace in the Greater North Park Community Plan, Mid-City Communities Planned District, Transit Area Overlay Zone, Airport Influence Area, and the Federal Administration Part 77 Notification area.	
Community Plan Area:	Greater North Park Community Plan	
Discretionary Actions:	Process 3 – Site Development Permit	
Community Plan Land Use Designation:	Residential – Medium High: 30-44 Du/Ac* (Residential Density up to 73 DU/AC allowed via PDP)	
ZONING INFORMATION:		
<p>Zone: RM-3-7 Height Limit: 40 feet Lot Size: .19 acres Floor Area Ratio: 1.80 Front Setback: 10' (Min.) 20' (Std.) Side Setback: 7' (Min. – 10% of property width) None (Std.) 10' (St. Side) Rear Setback: 5' Parking: 11 automobile parking spaces, 1 motorcycle parking space, 3 bicycle parking spaces</p>		
Adjacent Properties:	Land Use Designation & Zone	Existing Land Use
North:	Residential – Medium High (30-44 du/ac) & RM-3-7	Multi-Family
South:	Residential – Medium High (30-44 du/ac) & RM-3-7	Multi-Family
East:	Residential – Medium High (30-44 du/ac) & RM-3-7	Multi-Family
West:	Residential – Medium High (30-44 du/ac) & RM-3-7	Single-Family
Deviation Requested:	Setbacks	
Community Planning Group Recommendation:	On May 20, 2014, the North Park Planning Committee voted 13-0-0 to recommend approval of the proposed project without conditions.	