



THE CITY OF SAN DIEGO

REPORT TO THE HEARING OFFICER

HEARING DATE: March 18, 2015 REPORT NO. HO-15-026
ATTENTION: Hearing Officer
SUBJECT: SDP MOVE-ON 4780 UVAS STREET
PTS PROJECT NUMBER 355266
LOCATION: 4780 UVAS STREET
APPLICANT: Pine to Uvas, LLC

SUMMARY

Issue(s): Should the Hearing Officer approve a move-on single family structure at 4780 Uvas Street within the Southeastern San Diego Community Plan area?

Staff Recommendation(s) - **APPROVE** Site Development Permit No. 1255526 and Variance No. 1431352.

Community Planning Group Recommendation – On July 21, 2014, the Encanto Neighborhoods Community Planning Group voted 13-0-0 to recommend approval of the project without additional conditions (Attachment 8).

Environmental Review: The project was determined to be exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15332- (In-Fill Development). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on January 30, 2015 and the opportunity to appeal that determination ended February 13, 2015 (Attachment 7).

BACKGROUND

The project site is located at 4780 Uvas Street and proposes to move-on an existing 2,145 square foot single family residence on to the 6,300 square foot vacant site and prepare a new foundation. The project is also requesting deviations to the off- setting planes and setback requirements. The site is within the MF-3000 zone, the Airport Influence Area (AIA) Review Area 1, for the San Diego International Airport (SDIA) and within the Southeastern San Diego Planned District (SESDPD) and the Encanto Neighborhood of the Southeastern San Diego Community Plan area (Attachment 2 & 3).

The original location of the structure was 2212 Pine Street in Mission Hills. It was built in 1939 and completely remodeled and enlarged in the late 1990s by two architects who were also the owners of the home. In 2011, an adjacent neighbor bought the property and planned to demolish the structure in order to build a pool and accessory structures. A historic review was completed at the time and staff determined the structure was not of historical significance. Before a demolition could occur, the structure was acquired by the applicant.

Understanding that there was not enough time to go through the conventional channels for permitting before relocating the structure, the applicant approached the Mayor's office and explained the situation. Working with Development Services Management and staff, in May 2013 the applicant was granted conditional permission to move the structure to his vacant lot on Uvas Street. As agreed, the applicant then applied for the Site Development Permit which is required for move-on structures within the SESDPD area.

DISCUSSION

The proposed location is within the MF-3000 (Multiple- Family) zone of the SESDPD which historically allows both multiple and single family development. Approximately 55 percent or 2,606 acres of the community is zoned for multi-family use, but is actually used for single-family housing. The spread of low density, single-family uses into higher intensity zones have given the community its character of low density and low profile in architectural scale. The proposed single family dwelling conforms to the Community Plan designation of single family residential, the Community Plan Objective to redevelop a previously vacant site that is suitable for revitalization for the development of additional housing, and maintains the character of the community. The surrounding area is developed with mostly single family homes with eclectic design and styles. The architecture, design, and location of the move-on structure are compatible with the existing neighborhood (Attachment 2). As a move on structure, discretionary review is required pursuant to the SESDPD Ordinance.

The project will also require the approval of a Variance to deviate from the required setbacks and offsetting planes. The lot is an unusual triangular shaped parcel at the intersection of two streets. The lot fronts Market Street to the north, a four lane collector street and Uvas Street on the south. The proposed setback variance can be supported as the house is a "move on" structure and the site is double-fronted. This requires a front yard setback on two sides which constricts the allowable development area. The required front yard setback along both Uvas and Market is 10-foot. The project proposes an 8.5-foot to 29-foot setback along Uvas Street. The 8.5-foot portion of the setback encroaches for a length of 2-feet on the corner of the building that was originally the garage. The project proposes a 3-foot to 20-foot setback along Market Street. The 3-foot section encroaches for a length of 4-feet at the corner of the structure. The site has an 18-foot elevation difference from Market to Uvas Street. Since Market Street is higher, the setback encroachment on that side is not visible from Market Street (Attachment 4 and 10 & 11).

The required offsetting planes on the east and west elevations of the building are not provided, as this is an existing building that was preserved and moved to the site. The north and south elevations do provide offsetting planes, as well as additional articulation above the minimum required by the code. Staff believes that the purpose and intent of the code requirement is met by the structures existing design.

CONCLUSION

Staff has reviewed the proposed project and the deviations to setbacks and offsetting planes and has found that the deviations can be supported; the project is consistent with the development standards in effect for the site, the adopted Southeastern San Diego Community Plan, and the City of San Diego Progress Guide and General Plan. Staff recommends approval of the project.

ALTERNATIVES

1. **Approve** Site Development Permit No. 1255526 and Variance No. 1431352, with modifications.

2. **Deny** Site Development Permit No. 1255526 and Variance No. 1431352, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



Helene Deisher, Development Project Manager

Attachments:

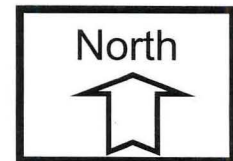
1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Draft Permit Resolution with Findings
6. Draft Permit with Conditions
7. Environmental Exemption/Notice of Right to Appeal
8. Community Planning Group Recommendation
9. Ownership Disclosure Statement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



Aerial Map

SDP MOVE-ON-PROJECT NO. 355266

4780 UVAS STREET



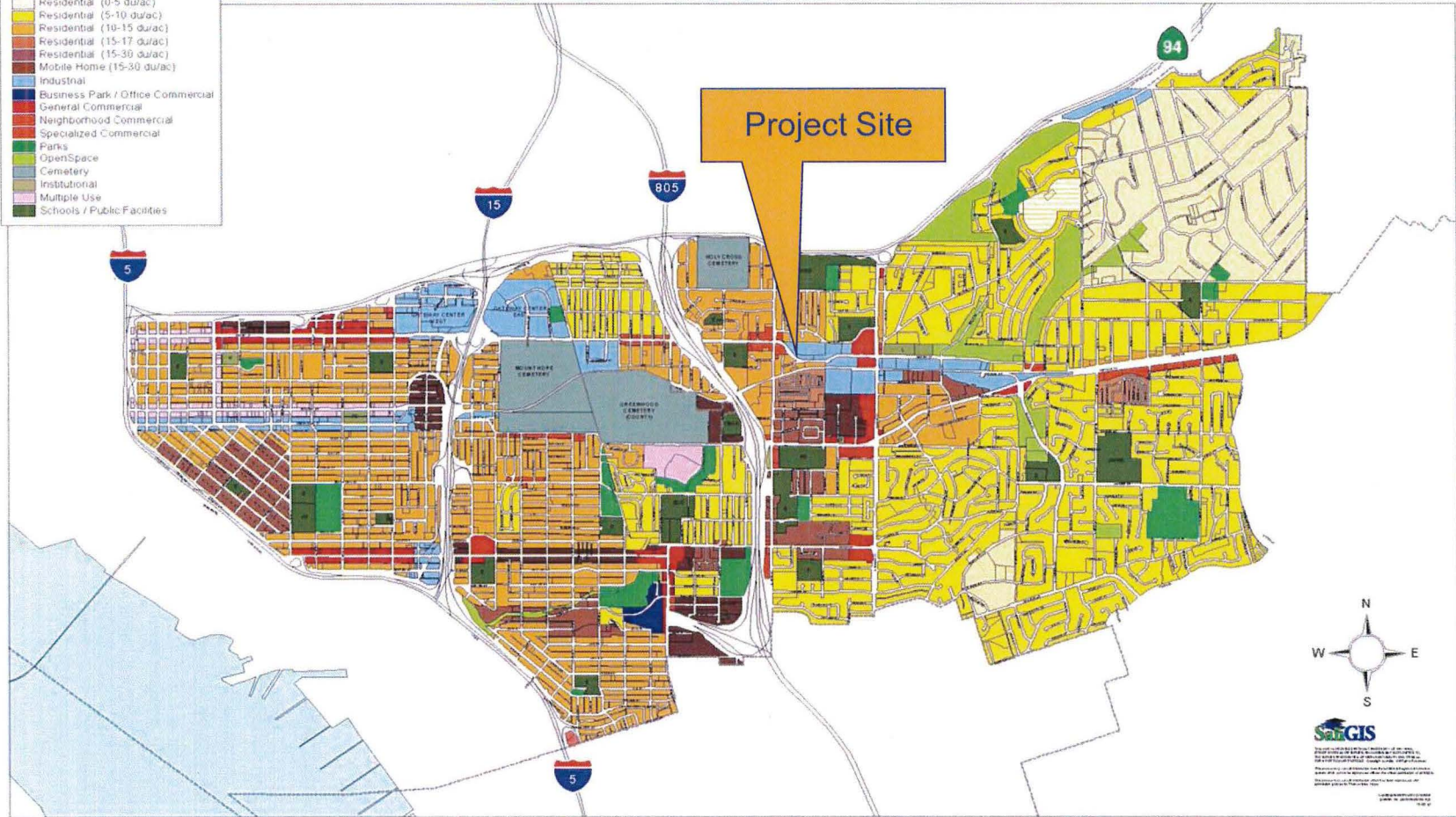


City of San Diego Planning Department

Southeastern San Diego Community Plan Land Use

LEGEND

- Residential (0-2 du/ac)
- Residential (0-5 du/ac)
- Residential (5-10 du/ac)
- Residential (10-15 du/ac)
- Residential (15-17 du/ac)
- Residential (15-30 du/ac)
- Mobile Home (15-30 du/ac)
- Industrial
- Business Park / Office Commercial
- General Commercial
- Neighborhood Commercial
- Specialized Commercial
- Parks
- OpenSpace
- Cemetery
- Institutional
- Multiple Use
- Schools / Public Facilities



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Community Plan Land Use Map

SDP MOVE-ON Project No. 355266
4780 UVAS



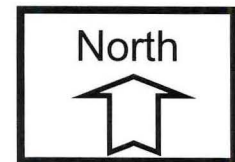
ATTACHMENT 2



Location

SDP MOVE-ON-PROJECT NO. 355266

4780 UVAS STREET



PROJECT DATA SHEET

PROJECT NAME:	SDP Move on 4780 Uvas Street	
PROJECT DESCRIPTION:	Move-on an existing 2,145 square foot single family residence on to the 6,300 square foot vacant site and prepare a new foundation. The project is also requesting deviations to the off- setting planes and setback requirements.	
COMMUNITY PLAN AREA:	The Encanto Neighborhood of the Southeastern San Diego Community Plan area	
DISCRETIONARY ACTIONS:	Site Development Permit and Variance	
COMMUNITY PLAN LAND USE DESIGNATION:	Single Family Residential	
<u>ZONING INFORMATION:</u>		
ZONE: MF 3000 HEIGHT LIMIT: 30-Feet FLOOR AREA RATIO: 1.0 FRONT SETBACK: 10-Feet SIDE SETBACK: 10-feet STREETSIDE SETBACK: 8-feet REAR SETBACK: 15- feet		
<u>ADJACENT PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	SF Residential MF 3000	SF Residential
SOUTH:	SF Residential MF 3000	SF Residential
EAST:	SF Residential MF 3000	SF Residential
WEST:	SF Residential MF 3000	SF Residential
DEVIATIONS OR VARIANCES REQUESTED:	<p>The project proposes an 8.5-foot to 29-foot setback along Uvas Street where 10-feet is required. The 8.5-foot portion of the setback encroaches for a length of 2-feet on the corner of the building that was originally the garage.</p> <p>The project proposes a 3-foot to 20-foot setback along Market Street where 10 feet is required. The 3-foot section encroaches for a length of 4-feet at the corner of the structure.</p>	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On July 21, 2014, the Encanto Neighborhoods Community Planning Group voted 13-0-0 to recommend approval of the project without additional conditions.	

HEARING OFFICER RESOLUTION NO.
SITE DEVELOPMENT PERMIT NO. 1255526
VARIANCE NO. 1431352
SDP MOVE-ON 4780 UVAS ST. - PROJECT NO. 355266

WHEREAS, PINE TO UVAS, LLC A LIMITED LIABILITY COMPANY, Owner/Permittee, filed an application with the City of San Diego for a permit to move-on an existing 2,145 square foot single family residence and foundation, as well as allow deviations to the off- setting planes and setback requirements on a vacant site located at 4780 Uvas Street as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Site Development Permit No. 1255526 and Variance No. 1431352, on portions of a .15 acre site;

WHEREAS, the project site is located at 4780 Uvas Street in the MF-3000 zone of the of Southeastern San Diego Planned District within the Encanto Neighborhood of the Southeastern San Diego Community Plan area and the Airport Influence Area (AIA) Review Area 1, for the San Diego International Airport (SDIA);

WHEREAS, the project site is legally described as That portion of Lots 429, 430 and 431 southerly boundary line of Market Street and dedicated to use in Sunshine Gardens, Map No. 1804;

WHEREAS, on March 18, 2015, the Hearing Officer of the City of San Diego considered Site Development Permit No. 1255526 and Variance No. 1431352 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on January 30, 2015, 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 15332-(In-Fill Development Projects) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

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 March 18, 2015:

FINDINGS:

Site Development Permit - Section 126.0504

A. Findings for all Site Development Permits

1. The proposed development will not adversely affect the applicable land use plan. The project is located in the Southeastern San Diego Community Plan area and proposes to move-on an existing 2,145 square foot single family residence and prepare a new foundation on a vacant site, as well as allow deviations to the off- setting planes and setback requirements. Approximately 55 percent or 2,606 acres of the community is zoned for multi-family use, is actually used for single-family housing. The spread of low density, single-family uses into higher intensity zones have given the community its character of low

density and low profile in architectural scale. The proposed single family dwelling conforms to the Community Plan designation of single family residential, the Community Plan Objective to redevelop a previously vacant site that is suitable for revitalization for the development of additional housing, and maintains the character of the community. The surrounding area is developed with mostly single family homes with eclectic design and styles. The architecture, design, and location of the move-on structure are compatible with the existing neighborhood. The project also meets the Community Plan Objective to increase the level of owner occupancy in the community, increase maintenance of properties and increase pride in individual neighborhoods. Therefore, the proposed development will not adversely affect the applicable land use plan.

2. The proposed development will not be detrimental to the public health, safety, and welfare. The project proposes to move-on an existing 2,145 square foot single family residence and foundation on to a vacant site, as well as allow deviations to the off- setting planes and setback requirements. The deviations are minor in nature and do not introduce any risk to the public's health or safety. The site is zoned for residential use, so the proposed single family residence is appropriate for the site. The project is within the Airport Influence Area (AIA) Review Area 1, for the San Diego International Airport (SDIA). The project has been reviewed by the applicable agency and approved with the condition the residence must be sound attenuated to 45 dB CNEL. The project will otherwise conform to all applicable land development and building code regulations. Therefore, the proposed development will not be detrimental to the public health and safety.

3. The proposed development will comply with the applicable regulations of the Land Development Code, including any allowable deviations pursuant to the Land Development Code. The project proposes to move-on an existing 2,145 square foot single family residence and foundation on to a vacant site, as well as allow deviations to the off- setting planes and setback requirements. As a move on structure, discretionary review under a Site Development Permit is required pursuant to the Southeastern San Diego Planned District Ordinance. The proposed dwelling unit conforms with the community plan designation for residential (multi-family) development, the MF-3000 zoning, and with the minor deviations to the development regulations that require approval via a variance the project complies with the Land Development Code. Therefore, the proposed development including approval of the deviations complies with the applicable regulations for the Land Development Code.

Findings for Southeastern San Diego Planned District

1519.0202 Southeastern San Diego Development Permit- (a)(4) Move-on buildings to assure that they are properly integrated into the neighborhood.

1. The proposed use and project design meet the purpose and intent of the Southeastern San Diego Planned District Ordinance, comply with the recommendations of the Southeastern San Diego Community Plan, and will not adversely affect the General Plan or other applicable plans adopted by the City Council. The project is located in the Southeastern San Diego Community Plan area and proposes to move-on an existing 2,145 square foot single family residence and foundation on to a vacant site, as well as allow deviations to the off- setting planes and setback requirements. The project site is within the MF-3000 zone which allows both multiple and single family development.

Approximately 55 percent or 2,606 acres of the community is zoned for multi-family use, is actually used for single-family housing. The spread of low density, single-family uses into higher intensity zones has given the community its character of low density and low profile in architectural scale. The proposed single family dwelling conforms to the Community Plan designation of single family residential, the

Community Plan Objective to redevelop a previously vacant site that is suitable for revitalization for the development of additional housing, and maintains the character of the community. The surrounding area is developed with mostly single family homes with eclectic design and styles. The architecture, design, and location of the move-on structure are compatible with the existing neighborhood. Therefore, the proposed development's use and project design meet the purpose and intent of the Southeastern San Diego Planned District Ordinance, comply with the recommendations of the Southeastern San Diego Community Plan, and will not adversely affect the General Plan or other applicable plans adopted by the City Council.

2. The proposed development shall be compatible with existing and planned land use on adjoining properties and shall not constitute a disruptive element to the neighborhood and community. In addition, architectural harmony with the surrounding neighborhood and community shall be achieved as far as practicable. The project is located in the Southeastern San Diego Community Plan area and proposes to move-on an existing 2,145 square foot single family residence and foundation on to a vacant site, as well as allow deviations to the off- setting planes and setback requirements. The project site is within the MF-3000 zone which allows both multiple and single family development. The surrounding area is developed with mostly single family homes with eclectic design and styles. The project meets the Community Plan Objective to increase the level of owner occupancy in the community, increase maintenance of properties and increase pride in individual neighborhoods. The scale of the project will conform with neighboring uses on a previously vacant site and improved neighborhood aesthetics. The proposed structure would therefore not constitute a disruptive element to the neighborhood and community. In addition, architectural harmony with the surrounding neighborhood and community shall be 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 project proposes to move-on an existing 2,145 square foot single family residence and foundation on to a vacant site, as well as allow deviations to the off- setting planes and setback requirements. The site is zoned for residential use, so the proposed single family residence is appropriate for the site. The deviations are minor in nature and do not introduce any risk to the public's health or safety and does not affect other properties in the vicinity. The project is within the Airport Influence Area (AIA) Review Area 1, for the San Diego International Airport (SDIA). The project has been reviewed by the applicable agency and approved with the condition the residence must be sound attenuated to 45 dB CNEL. The project will otherwise conform to all applicable land development and building code regulations. Therefore, the proposed development will not be detrimental to the public health and safety.

4. The proposed use will comply with the relevant regulations of the Municipal Code. The project proposes to move-on an existing 2,145 square foot single family residence and foundation on to a vacant site, as well as allow deviations to the off- setting planes and setback requirements. The project site is within the MF-3000 zone which allows both multiple and single family development. The project does propose minor deviations to the development regulations that require approval via a variance. The project otherwise complies with the Land Development Code. Therefore, the proposed development including approval of the deviations complies with the relevant regulations of the Municipal Code.

Variance - Section 126.0805

1. There are special circumstances or conditions applying to the land or premises for which the variance is sought that are peculiar to the land or premises and do not apply generally to the land or premises in the neighborhood, and these conditions have not resulted from any act of the applicant after the adoption of the applicable zone regulations. The project proposes to move-on an existing 2,145 square foot single family residence and foundation on to a vacant site, as well as allow deviations to the off- setting planes and setback requirements. The lot is an unusual triangular shaped parcel at the intersection of two streets. The proposed setback variances can be supported as the house is a move on structure; the site is double-fronted which requires a front yard setback on two sides which constricts the allowable development area. The site also has an 18-foot elevation difference from Market to Uvas Street. The required front yard setback along both Uvas and Market is 10-feet. The project proposes an 8.5-foot to an approximate 29-foot setback along Uvas. The 8.5-foot portion of the setback encroaches for a length of 2-feet at the corner of the building that was originally the garage. The project proposes a 3-foot to a 20-foot setback along Market. The 3-foot section encroaches for a length of 4-feet at the corner of the structure. The Market Street portion of the setback encroachment is not visible from Market Street, as the street is higher.

The required offsetting planes on the east and west elevations of the building are not provided, as this is an existing building that was preserved and moved to the site. The north and south elevations do provide offsetting planes, as well as additional articulation above the minimum required by the code. Therefore the special circumstances, conditions applying to the land and premises for which the variance is sought are peculiar to the land and premises and do not apply generally to the land or premises in the neighborhood, and these conditions have not resulted from any act of the applicant after the adoption of the applicable zone regulations.

2. The circumstances or conditions are such that the strict application of the regulations of the Land Development Code would deprive the applicant of reasonable use of the land or premises and the variance granted by the City is the minimum variance that will permit the reasonable use of the land or premises. The project proposes to move-on an existing 2,145 square foot single family residence and new foundation on to a vacant site, as well as allow deviations to the off- setting planes and setback requirements. The lot is an unusual triangular shaped parcel at the intersection of two streets. The proposed setback variances can be supported as the house is a move on structure; the site is double-fronted which requires a front yard setback on two sides which constricts the allowable development area. The site also has an 18-foot elevation difference from Market to Uvas Street. The required front yard setback along both Uvas and Market Street is 10-feet. The project proposes an 8.5-foot to an approximate 29-foot setback along Uvas Street. The 8.5-foot portion of the setback encroaches for a length of 2-feet at the corner of the building that was originally the garage. The project proposes a 3-foot to a 20-foot setback along Market Street. The 3-foot section encroaches for a length of 4-feet at the corner of the structure. The Market Street portion of the setback encroachment is not visible from Market Street, as the street is higher. In both cases, the encroachment is minor and only the minimum necessary to place the existing structure and only occurs within a comparatively small portion of the setback.

The required offsetting planes on the east and west elevations of the building are not provided, as this is an existing building that was preserved and moved to the site. The north and south elevations do provide offsetting planes, as well as additional articulation above the minimum required by the code.

In both the case of the encroachments into the front yard setbacks and the lack of offsetting planes on portions of the building, the strict application of the regulations of the Land Development Code would deprive the applicant of reasonable use of the land and premises and the variance granted by the City is the minimum variance that will permit the reasonable use of the land or premises.

3. The granting of the variance will be in harmony with the general purpose and intent of the regulations and will not be detrimental to the public health, safety, or welfare. The project proposes to move-on an existing 2,145 square foot single family residence and foundation on to a vacant site, as well as allow deviations to the off- setting planes and setback requirements. The project site is within the MF-3000 zone which allows both multiple and single family development. The project does propose minor deviations to the development regulations that require approval via a variance.

The proposed setback variances can be supported as the house is a move on structure; the site is double-fronted which requires a front yard setback on two sides which constricts the allowable development area. The site also has an 18-foot elevation difference from Market to Uvas Street. The required front yard setback along both Uvas and Market Street is 10-feet. The project proposes an 8.5-foot to an approximate 29-foot setback along Uvas Street. The 8.5-foot portion of the setback encroaches for a length of 2-feet at the corner of the building that was originally the garage. The project proposes a 3-foot to a 20-foot setback along Market Street. The 3-foot section encroaches for a length of 4-feet at the corner of the structure. The Market Street portion of the setback encroachment is not visible from Market Street, as the street is higher. The project otherwise complies with the Land Development Code. This is an allowed use and even with the deviations it is a good use of the property and eliminates an otherwise blighted corner. Granting of the variance will be in harmony with the general purpose and intent of the regulations and will not be detrimental to the public health, safety, or welfare.

4. The granting of the variance will not adversely affect the applicable land use plan. If the variance is being sought in conjunction with any proposed coastal development, the required finding shall specify that granting of the variance conforms with, and is adequate to carry out, the provisions of the certified land use plan. The project proposes to move-on an existing 2,145 square foot single family residence and new foundation on to a vacant site, as well as allow deviations to the off-setting planes and setback requirements. The lot is an unusual triangular shaped parcel at the intersection of two streets. The proposed setback variances can be supported as the house is a move on structure; the site is double-fronted which requires a front yard setback on two sides which constricts the allowable development area. The site also has an 18-foot elevation difference from Market to Uvas Street. The required front yard setback along both Uvas and Market Street is 10-feet. The project proposes an 8.5-foot to an approximate 29-foot setback along Uvas Street. The 8.5-foot portion of the setback encroaches for a length of 2-feet at the corner of the building that was originally the garage. The project proposes a 3-foot to a 20-foot setback along Market Street. The 3-foot section encroaches for a length of 4-feet at the corner of the structure. The Market Street portion of the setback encroachment is not visible from Market Street, as the street is higher.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer Site Development Permit No. 1255526 and Variance No. 1431352 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. 1255526 and 1434352, a copy of which is attached hereto and made a part hereof.

Helene Deisher
Development Project Manager
Development Services

Adopted on: March 18, 2015

SAP: 24004362

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

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24004362

SITE DEVELOPMENT PERMIT NO. 1255526
VARIANCE NO. 1431352
SDP MOVE-ON 4780 UVAS ST. - PROJECT NO. 355266
Hearing Officer

This Site Development Permit No. 1255526 and Variance No. 1431352 is granted by the Hearing Officer of the City of San Diego to Pine to Uvas, LLC, a Limited Liability Company Owner, and Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0504, 1519.02.02 and 126.0805. The .15 -acre site is located at 4780 Uvas Street in the MF-3000 Zone of Southeastern San Diego Planned District within the Southeastern San Diego Community Plan area and the Airport Influence Area (AIA) Review Area 1, for the San Diego International Airport (SDIA). The project site is legally described as: That portion of Lots 429, 430 and 431 southerly boundary line of Market Street and dedicated to use in Sunshine Gardens, Map No. 1804.

Subject to the terms and conditions set forth in this Permit, permission is granted to Pine to Uvas, LLC, a Limited Liability Company Owner and Permittee to move-on an existing 2,145 square foot single family residence and foundation, as well as allow deviations to the off- setting planes and setback requirements on a vacant site located at 4780 Uvas Street described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated March 18, 2015 on file in the Development Services Department.

The project shall include:

- a. Relocate a 2,145 square foot residence and foundation;
- b. Deviations to set backs: a 8.5-foot-29-foot setback along Uvas Street and a 3-foot-20-foot setback along Market Street, and offsetting planes on the east and west elevations of the building are not provided;
- c. Landscaping (planting, irrigation and landscape related improvements);

- d. Off-street parking;
- e. Retaining walls; 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 April 2, 2018.
2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).

7. 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 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.

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

AIRPORT REQUIREMENTS:

11. The proposed project is located within the 60-65 dB CNEL noise contour. The ALUCP identifies all uses located within the 60-65 dB CNEL noise contour as compatible with airport uses, provided that the residences are sound attenuated to 45 dB CNEL interior noise level. Therefore, as a condition of project approval, the residence must be sound attenuated to 45 dB CNEL interior noise level.

12. Prior to the issuance of any building permits, the Owner/Permittee shall provide a copy of the signed agreement [DS-503] and show certification on the building plans verifying that the structures do not require Federal Aviation Administration [FAA] notice for Determination of No Hazard to Air Navigation, or provide an FAA Determination of No Hazard to Air Navigation as specified in Information Bulletin 520.

ENGINEERING REQUIREMENTS:

13. The project proposes to export no material from the project site. Any excavated material that is exported, shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 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 building permits, the Owner/Permittee shall assure, by permit and bond, the construction of a current City Standard 20 ft wide concrete driveway, adjacent to the site on Uvas Street, satisfactory to the City Engineer.

16. Prior to the issuance of any building permits, the Owner/Permittee shall dedicate an additional 3 feet on Uvas Street to provide a 10 foot curb-to-property-line distance, satisfactory to the City Engineer.

17. Whenever street rights-of-way are required to be dedicated, it is the responsibility of the Owner/Permittee to provide the right-of-way free and clear of all encumbrances and prior easements. The Applicant must secure "subordination agreements" for minor distribution facilities and/or "joint-use agreements" for major transmission facilities.

18. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, to reconstruct the existing curb ramp at the northwest corner of Uvas Street and Market Street, with current City Standard curb ramp Standard Drawing SDG-130 and SDG-132 with truncated domes, satisfactory to the City Engineer.

19. 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.

20. 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.

21. 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.

22. Prior to the issuance of any building permit, the Owner/Permittee shall enter into an agreement to indemnify, protect and hold harmless the City, its officials and employees from any and all claims, demands, causes or action, liability or loss because of, or arising out of surface drainage entering into the property from the Market Street Right-of-Way.

LANDSCAPE REQUIREMENTS:

23. Prior to issuance of any engineering permits for right-of-way improvements, the Owner/Permittee shall submit complete landscape construction documents for street trees to the Development Services Department for approval. Improvement plans shall show, label, and dimension a 40 square foot area around each tree which is unencumbered by utilities. Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees.

24. Prior to issuance of any construction permits for structures, the Owner/Permittee shall submit complete landscape and irrigation construction documents consistent with the Landscape Standards to the Development Services Department for approval. The construction documents shall be in accordance with the Landscape Regulations of the San Diego Municipal Code. Construction plans shall show, label, and dimension a 40 square foot area around each tree which is unencumbered by hardscape and utilities as set forth under LDC 142.0403(b)(5).

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

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

PLANNING/DESIGN REQUIREMENTS:

27. Owner/Permittee shall maintain a minimum of two 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.

28. 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.

29. 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.

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 March 18, 2015 by Resolution No. XXX

Site Development Permit Approval No. 1255526
Variance Approval No. 1431352
Date of Approval: March 18, 2015

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES
DEPARTMENT

Helene Deisher
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.

Pine to Uvas LLC
Owner/Permittee

By _____
NAME: Norman H. Fitz Henley
TITLE:

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

NOTICE OF EXEMPTION

TO: X Recorder/County Clerk
 P.O. Box 1750, MS A-33
 1600 Pacific Hwy, Room 260
 San Diego, CA 92101-2422

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 No.: **355266**

Project Title: **SDP Move-On 4780 Uvas Street**

Project Location-Specific: 4780 Uvas Street, San Diego, California 92102

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

Description of nature and purpose of the Project: **SITE DEVELOPMENT PERMIT (SDP)** to allow the construction of a foundation and the move-on of an existing 2,145 square-foot single family residence on a 6,300 square-foot site.

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Robin Brisebois (Applicant), PO Box 8234, San Diego, California 92113, (619) 395-2823

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 15332-(In-Fill Development Projects)
 Statutory Exemptions:

Reasons why project is exempt: The City of San Diego conducted an environmental review that determined the project would not have the potential for causing a significant effect on the environment. The project meets the criteria set forth in CEQA Section 15332. The construction of a foundation and the move-on of an existing single-family residence would be consistent with the adopted general plan land use designation (multi-family), and all applicable general plan policies and applicable zoning designation and regulations. The proposed development occurs within city limits, on a project site of no more than five acres, and is substantially surrounded by urban uses. The project site has no value as habitat for endangered, rare or threatened species. The project would not result in any significant effects related to air quality, noise, traffic or water quality. The site can be adequately serviced by all required utilities and public services. In addition; the exceptions listed in CEQA 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

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

Anna L. Myler / Senior Planner
 Signature/Title

January 30, 2015
 Date

Check One:

- Signed By Lead Agency
 Signed by Applicant

Date Received for Filing with County Clerk or OPR:



THE CITY OF SAN DIEGO

Date of Notice: January 30, 2015

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT
SAP No. 24004362

PROJECT NAME/NUMBER: SDP Move-On 4780 Uvas Street/355266

COMMUNITY PLAN AREA: Encanto Neighborhood of the Southeastern San Diego Community Plan

COUNCIL DISTRICT: 4

LOCATION: 4780 Uvas Street, San Diego, California 92102

PROJECT DESCRIPTION: SITE DEVELOPMENT PERMIT (SDP) to allow the construction of a foundation and the move-on of an existing 2,145 square-foot single family residence on a 6,300 square-foot site.

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego Hearing Officer

ENVIRONMENTAL DETERMINATION: CEQA Exemption 15332-(In-Fill Development Projects)

ENTITY MAKING ENVIRONMENTAL DETERMINATION: City of San Diego staff

STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION: The City of San Diego conducted an environmental review that determined the project would not have the potential for causing a significant effect on the environment. The project meets the criteria set forth in CEQA Section 15332. The construction of a foundation and the move-on of an existing single-family residence would be consistent with the adopted general plan land use designation (multi-family), and all applicable general plan policies and applicable zoning designation and regulations. The proposed development occurs within city limits, on a project site of no more than five acres, and is substantially surrounded by urban uses. The project site has no value as habitat for endangered, rare or threatened species. The project would not result in any significant effects related to air quality, noise, traffic or water quality. The site can be adequately serviced by all required utilities and public services. In addition; the exceptions listed in CEQA Section 15300.2 would not apply.

DEVELOPMENT PROJECT MANAGER: Helene Deisher
MAILING ADDRESS: 1222 First Avenue, MS 301
San Diego, California 92101
PHONE NUMBER: (619) 446-5223

Attachment 7

On January 30, 2015, the City of San Diego made the above-referenced environmental determination pursuant to the California Environmental Quality Act (CEQA). This determination is appealable to the City Council. If you have any questions about this determination, contact the City Development Project Manager listed above.

Applications to appeal CEQA determination made by staff (including the City Manager) to the City Council must be filed in the office of the City Clerk within 10 business days from the date of the posting of this Notice (February 13, 2015). The appeal application can be obtained from the City Clerk, 202 'C' Street, Second Floor, San Diego, CA 92101.

This information will be made available in alternative formats upon request.

Encanto Neighborhood Community Planning Group



ENCANTO NEIGHBORHOODS COMMUNITY PLANNING GROUP

MINUTES OF MEETING

Jacobs Center, 404 Euclid Avenue, San Diego, CA 92114, Community Room

Date: July 21, 2014

Seat	Member	Here?	Seat	Member	Here?
Alta Vista	Marry Young	Y	At-Large	Salimisha Logan	N
Broadway Heights	Maxine Sherard	Y	At-Large	Alfredo Ybarra	Y
Chollas View	Ardelle Matthews	Y	At-Large	Patrick Ambrosio	Y
Emerald Hills	Gayle Reid	Y	At-Large	Derryl Williams	Y
Encanto-North	Vacant	N/A	At-Large	Steve Ward	Y
Encanto-South	Kenneth Malbrough	Y	At-Large	April Flake	Y
Lincoln Park	Leslie Dudley	Y	At-Large	Khalada Salaam-Al	Y
Valencia Park	Monte Jones	Y	At-Large	Brian Pollard	Y
City Dept.	Name	Here?	Dept	Name	Here?
Planning	Laura Gates	N	Mayor	Darnisha Hunter	Y
Planning	Karen Bucey	N	4 th District	Tylisha Suseberry	N

Number of Visitors: 21 Sign-in sheet on file: Y

1. **CALL TO ORDER:** At: 6:33PM by Ken Malbrough(Ken M.)
2. **INTRODUCTIONS:** ENCPG quorum introduced themselves.
3. **COMMUNICATIONS FROM THE PUBLIC:** Ms. Kathleen McCloud – Ms. McCloud provided another update of how she and the Rosemont Neighborhood area Councilmembers brought the concern of City of San Diego policy 600-19; Ms. McCloud provided hand-outs of the request in writing; dated July 11, 2014 for all to review. Mr. Robert Robinson - Mr. Robinson requested that the updated community plan to reflect the name of Dr. Martin Luther King to be given on a street and/or Gateways in his community of Logan Heights. Mr. David Muhammad – Mr. Muhammad wanted to speak for, "I am My Brother's Keeper" as a request for the Master Plan update; he would like it to be considered for mixed use on Imperial & 66th Street. Ms. Camille Towey also spoke in favor for the request of mixed use for the "I am My Brother's Keeper" organization to be located at 6601 Imperial Ave. San Diego, CA 92114. Ms. Susan Drvry - Requested for the Master Plan update along Akens Street from Lemon Grove to 69th Street to maintain its current use code of R-16 and does not wish to have that area changed to use code RX11. Ken M. then asked the ENCPG Board Members if there was any comments as well, there was some discussion in having a recording device at the meetings, and by a show of hands to pursue a \$5.00 charge to have such a device, only 4



members voted in favor; the discussion was ended with no motion and end to the topic.

4. **ADOPTION OF THE AGENDA:** Motion made by Mr. Brian Pollard to accept the agenda as presented, the motion was 2nd by Mr. Patrick Ambrosio(Patrick A.); vote unanimously(13-0-0) by the ENCPG to adopt the new agenda was passed.
5. **APPROVAL OF MINUTES:** Motion made by Mr. Patrick A. to accept the minutes with the following amendment; the motion was 2nd by Dr. Maxine Sherard; vote (10-1-2). (Noting that the 2 abstaining votes was for the absentee Member in the month of June; (Marry Young, April Flake) by the ENCPG to approve the June 19, 2014 minutes was passed; with the following amendment to the Minutes, "In section 9) A) In the calling for the question; Ken M. suggested that those of whom that are interested in being a part of the subcommittee to raise their hands. The subcommittee consists of Khalada Salaam-AI (Chair), Leslie Dudley, ~~Salimisha Logan~~, and Brian Pollard; vote (9-2-1) by the ENCPG to approve the subcommittee was passed".
6. **CHAIR'S REPORT:** A) Ken M. provided the update on the MTS Power Station: that an above grade generator will be installed on Woodman & Imperial. Ken M. continued to mention that landscaping with trees, rocks & sidewalk will be added; this is an improvement and then asked if there were any further questions? One of the questions pertained to if it would/could be painted? If painting is possible; can it be painted with some kind of nature image, i.e. fake ivy requested. Make the building look like a small house. B) Ken M. then gave kudos to Ms. Leslie Dudley & Mr. Derryl Williams for all of their hard work on the GroundWorks project along the area of 47th Street & Castana Street improvements. C) Reminder to all ENCPG Board Members to provide the Recording Secretary(Patrick A.) their confirmed documents to prove their current residency in the ENCPG area. D) Ken M. then asked if there were any questions concerning all of the recent e-mails for all of the Sub-committee meetings? It was requested that some kind of calendar be e-mailed to all that had all of the meetings listed. Ken M. agreed to e-mail the calendar to all.
7. **STAFF REPORTS:** A) Mayor's Office Report: Ms. Darnisha Hunter shared handouts that explained the brush management flier per the Mayor's Office. Ms. Hunter noted that the open space violations in the City's 4th District is on the rise. Ms. Hunter mentioned there would be a meeting that is going to be held at the George Stevens Center to help 4th District Residents to better understand the concerns. It is requested to make sure that defensible space is maintained during the summer months. The City Staff is understaffed to check all open spaces vs. residential. Remember that any property is required to provide 100 Feet of brush management in two distinct zones. Ms. Hunter then asked for questions? One question concerning an ice-plant is dying due to not watering during drought water cutbacks? Ms. Hunter encouraged each homeowner to check with Fire-Rescue Dept.(619)533-4444 or Development Services Dept.(619)446-5000 and recommended to clean-up dead plants to have a clear walk-way area.
B) City Council Reports: Tylisa Suseberry was not present; N.A..
C) City Staff Reports: Karen B.; Planning was not present; N.A..
D) CPC Report: Ken M.; Ken M. said he had nothing from the CPC to report.



8. ACTION ITEMS:

- A) Uvas Street and Market Street Structure Move-On/Structural Relocation,
Presenter: Mr. Garnell Fitz-Henley

Mr. Fitz-Henley gave a presentation about his property that he will move-on to the ENCPG area as his residence at A.P.N. 547-230-32-00 (photos were handed-out). Mr. Fitz-Henley explained that he has sent three emails with sets of pictures showing the condition of the lot prior to the move-on, the condition of the structure prior to move-off and the present condition of the lot with the structure in place. Mr. Fitz-Henley mentioned that the second email includes the text of the letter of support that he hopes to get as a vote of support in concept for the parcel and the move-on request. Patrick A. made the motion to accept the move-on/structural relocation to A.P.N. 547-230-32-00 and have a letter drafted with Ken M.'s review to allow a quick resolve, 2nd by Mr. Steven Ward; vote (13-0-0) by the ENCPG to approve the move-on for A.P.N. 547-230-32-00 and letter of support was passed.

9. INFO ITEMS:

- A) PTS 292856, The Decker residence, Scimitar Drive

Presenter: Ms. Ashley Prikosovits; Representing: P.Q. Design Studio.

Ms. Prikosovits provided hand-outs and gave presentation that gave insights to The Decker residence that the current building area A.P.N. 544-131-04-00 and the proposed building that will be constructed mostly on the adjacent A.P.N. 544-131-05-00; the multi-parcel will be the new site of 6339 Scimitar Drive, San Diego, CA 92114. This was just an update for informational design. Mr. Ken M. thanked Ms. Prikosovits for her time and moved to the next info item.

- B) Demolition of the Valencia Park Library

Presenter: Ms. Gretchen Sorenson

Ms. Sorenson provided hand-outs and gave a presentation with the property history of the decline of the old Valencia Park Library. Ms. Sorenson told how the property at 50th & Imperial was purchased originally by SEDC and now transferred to stakeholders. The one story building from the years of 1996 – 2007 was declared an under-performed library. The building went through a historical study; but the building did not qualify as historic due to hazardous materials in its older construction. Hazardous waste and crime has escalated in the area; therefore it has been recommended for demolition due to blight laws.

Revitalization will begin as the demolition will be planned from Sept. to Oct. 2014. Requests for permitting and hopes to have demolished by Dec. 2014. The goal is to clean-up site, then to transfer to the City of San Diego. A fence will be built around the entire property, Urban Corp is cleaning area as much as possible. Future plans are to be a transit development project. Mr. Ken M. thanked Ms. Sorenson for her time and moved to continuing business.

10. CONTINUING BUSINESS:

- A) Land Use and Density Sub-Committee Update

Presenter: Ken M.

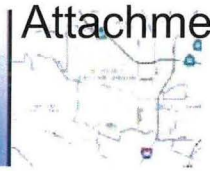
Ken M. The next meeting will be held on Sat., Aug. 16th, 2014 from 1:30PM to 5:00PM at the Jacobs Center. Zoning for the Planned Villages will be discussed. Density corridors will be reviewed and The Market Creek specific plan.

- B) GroundWorks SD At-Large Seat Sub-Committee Update

Presenter: Ms. Khalada Salaam-Alaji

Ms. Salaam-Alaji mentioned that the Sub-Committee is still working on the tasks.

Encanto Neighborhood Community Planning Group



11. NEW BUSINESS:

- A) Adding Subject Matter Experts to the ENCPG Board Seats.(Planners, Architects, Developers, Youth)

Presenter: Mr. Brian Pollard

Mr. Pollard asked for a Sub-Committee to discuss that the individuals would first have to prove/an agreement that they have no gain or vested-interest in the ENCPG Area. By a raise of hands, Mr. Pollard agreed to be the Chairperson, and Mr. Steven Ward, Ms. Gayle Reid, Ms. Marry Young agreed to be a Sub-Committee. Motion made by Dr. Maxine Sherard to create the Sub-Committee; the motion was 2nd by Ms. Marry Young; the vote passed(10-2-0) by the ENCPG.

- 12. ADJOURNMENT:** Motion made by Mr. Patrick A. to adjourn the meeting; the motion was 2nd by Mr. Alfredo Ybarra; vote unanimously(12-0-0) by the ENCPG to adjourn at 8:31PM.



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**
 PINE TO UVAS MOUNTAIN. 355246

Project Address:
 4780 UVAS. SD. CA 92102

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):
 Pine to UVAS, LLC
 Owner Tenant/Lessee Redevelopment Agency
 Street Address:
 1405 E. Plaza Blvd, #51
 City/State/Zip:
 National City CA 91950
 Phone No:
 619 434-2311
 Signature: *[Signature]* Date: Jan 16, 2014

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:

Project Title: SDP MOVE ON 4760 UNAS ST Project No. (For City Use Only) 355266

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? _____ 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): Five to UNAS, LLC
 Owner Tenant/Lessee
 Street Address: 1485 E. Plaza Blvd #51
 City/State/Zip: National City CA 919
 Phone No: 619 634-2311 Fax No: _____
 Name of Corporate Officer/Partner (type or print) (Managing Member)
Garnell Fitz-Henley
 Title (type or print): Managing Member
 Signature: [Signature] Date: Jan 16, 2014

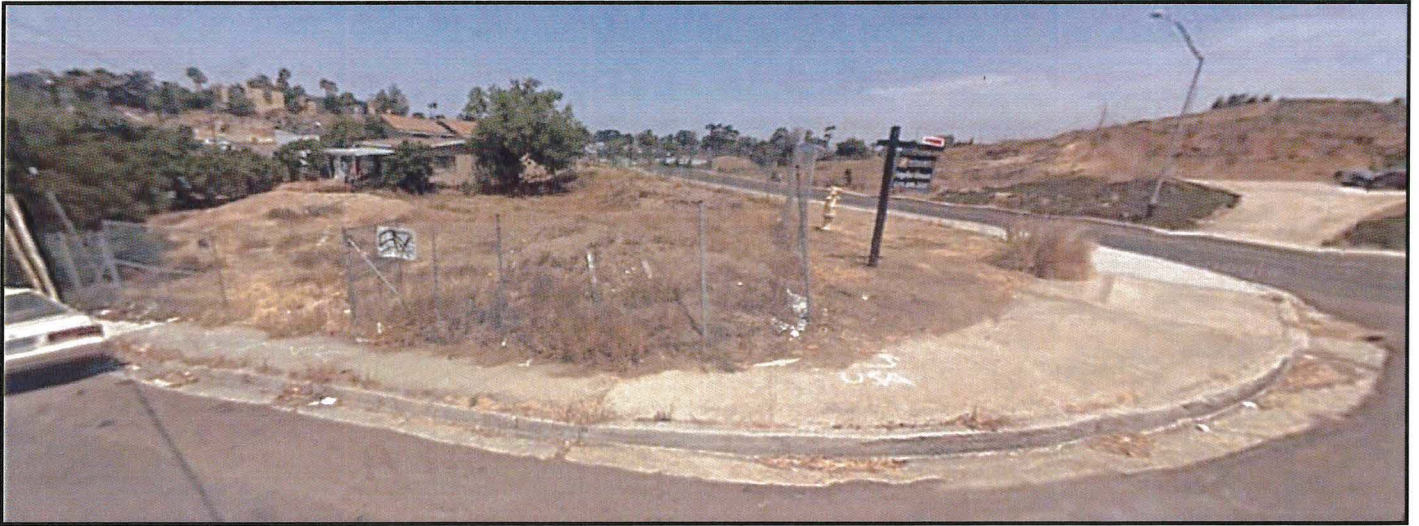
Corporate/Partnership Name (type or print): _____
 Owner Tenant/Lessee
 Street Address: _____
 City/State/Zip: _____
 Phone No: _____ Fax No: _____
 Name of Corporate Officer/Partner (type or print): _____
 Title (type or print): _____
 Signature : _____ Date: _____

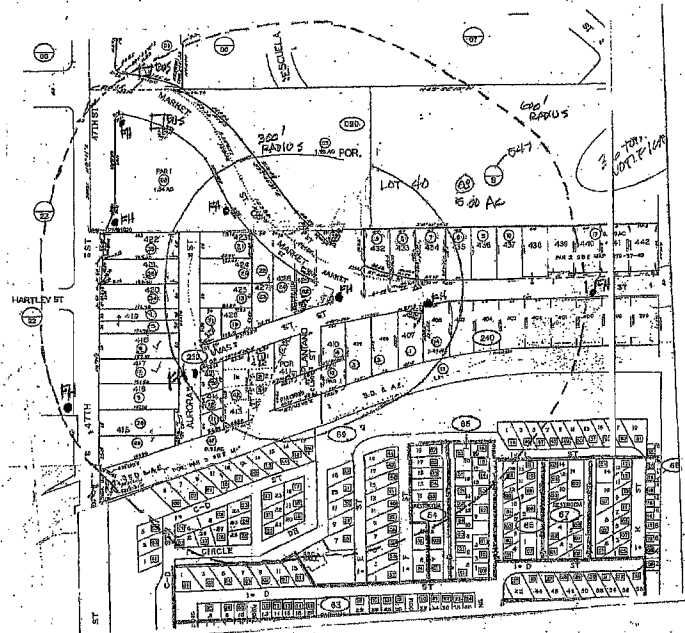
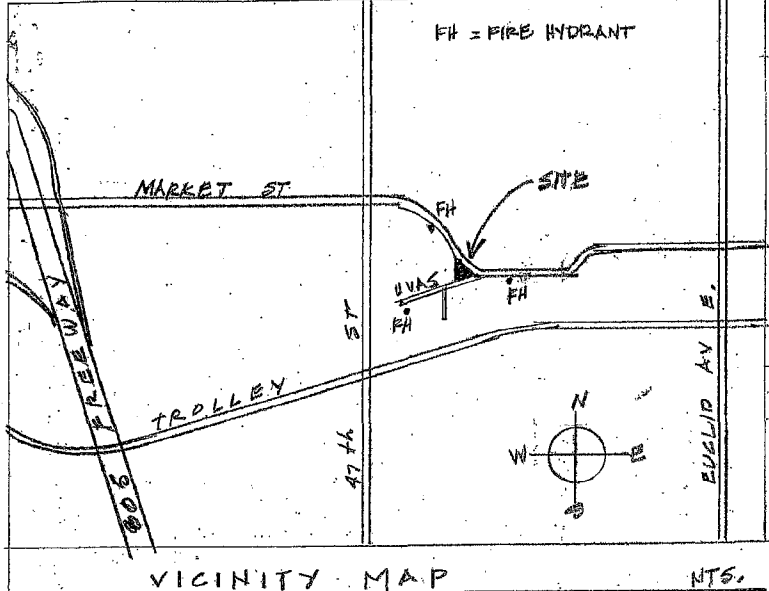
Corporate/Partnership Name (type or print): _____
 Owner Tenant/Lessee
 Street Address: _____
 City/State/Zip: _____
 Phone No: _____ Fax No: _____
 Name of Corporate Officer/Partner (type or print): _____
 Title (type or print): _____
 Signature : _____ Date: _____

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: _____





SHEET INDEX

- 1- SITE PLAN / ROOF PLAN
- 2- LANDSCAPE PLAN
- 3- FLOOR PLAN
- 4- ELEVATIONS
- 5- SITE SECTIONS

PROJECT DATA:

4700 UVAS ST. S.D. CA 92102
 ZONE: SPSDDP-MF-3000 BS-1.7
 OWNER: PINE TO UVAS LLC
 1408 E. PLAZA BLVD #51
 NATIONAL CITY, CA 91950
 APN: 547-230-32-00
 SA PT: 2142.50 FT. 1-STORY SFR
 LOT AREA: APPROX. 6800 S.F.
 FAR: 31 COVERAGE: 31% PROPOSED
 PROJECT: MOVE ON OF EXISTING SFR STRUCTURE RELOCATED
 TO THIS SITE. NEW FOUNDATIONS, ORIG. CONCRETE. 1939

ALLOWABLE FAR: 1.0
 COV: 50%
 LEGAL DESCR: LOTS 429, 430 + 431, MAP 1804
 SUNSHINE GARDENS
 GEOLOGIC HAZARD CATEGORY: 52
 SITE DEVELOPMENT PERMIT REQ'D
 OVERLAY ZONES- SO1A (AIRPORT)
 - SPSDDP - MF-3000

1/16/14 508PM
 310414
 110414

STORM WATER QUALITY NOTES
 CONSTRUCTION BMP'S

THIS PROJECT SHALL COMPLY WITH ALL REQUIREMENTS OF THE STATE PERMIT-CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD, SAN DIEGO REGION, ORDER NO. 2001-01 (NPDES AND CDD) AND THE CITY OF SAN DIEGO LAND DEVELOPMENT CODE (LDC) AND THE CITY OF SAN DIEGO LAND DEVELOPMENT ORDINANCE (LDO) AND THE CITY OF SAN DIEGO LOCAL PUPYDWA, ORDER 10-0000143 (00080043) WITH ALL RELATED ORDINANCES AND RESOLUTIONS.

NOTES 1-6 BELOW REPRESENT KEY MINIMUM REQUIREMENTS FOR CONSTRUCTION BMP'S.

1. SUFFICIENT BMP'S MUST BE INSTALLED TO PREVENT SILT, MUD, OR OTHER CONSTRUCTION DEBRIS FROM BEING TRACKED INTO THE ADJACENT STREETS OR STORM WATER CONVEYANCE SYSTEMS DUE TO CONSTRUCTION VEHICLES OR ANY OTHER CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING ANY SUCH DEBRIS THAT MAY BE IN THE STREET AT THE END OF EACH WORK DAY OR AFTER A STORM EVENT THAT CAUSES A BREACH IN THE INSTALLED CONSTRUCTION BMP'S.
2. ALL STOCKPILES OF UNCOMPACTED SOIL AND/OR BUILDING MATERIALS THAT ARE INTENDED TO BE LEFT UNPROTECTED FOR A PERIOD GREATER THAN SEVEN CALENDAR DAYS ARE TO BE PROTECTED WITH EROSION AND SEDIMENT CONTROLS. SUCH SOIL MUST BE PROTECTED EACH DAY WHEN THE PROBABILITY OF RAIN IS 40% OR GREATER.
3. A CONCRETE WASHOUT SHALL BE PROVIDED ON ALL PROJECTS WHICH PROPOSE THE CONSTRUCTION OF ANY CONCRETE IMPROVEMENTS THAT ARE TO BE POURED IN PLACE ON THE SITE.
4. ALL EROSION/SEDIMENT CONTROL DEVICES SHALL BE MAINTAINED IN WORKING ORDER AT ALL TIMES.
5. ALL SLOPES THAT ARE CREATED OR DISTURBED BY CONSTRUCTION ACTIVITY MUST BE PROTECTED AGAINST EROSION AND SEDIMENT TRANSPORT AT ALL TIMES.
6. THE STORAGE OF ALL CONSTRUCTION MATERIALS AND EQUIPMENT MUST BE PROTECTED AGAINST ANY POTENTIAL RELEASE OF POLLUTANTS INTO THE ENVIRONMENT.

- NOTES:**
1. The Owner/Permittee shall enter into an agreement to indemnify, protect and hold harmless the City, its officials and employees from any and all claims, demands, causes of action, liability or loss because of, or arising out of surface drainage entering into the property from Market Street Right-of-Way.
 2. No obstruction including landscaping or solid walls in the visibility area shall exceed 8 feet in height.
 3. Prior to the issuance of any construction permit, the Owner/Permittee shall install a 15 ft wide driveway, per current City Standards, satisfactory to the City Engineer.
 4. 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.
 5. 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.
 6. 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.

OWNER'S CERTIFICATE
 STANDARD SINGLE FAMILY RESIDENTIAL PROJECT
 FOR POST CONSTRUCTION BMP'S

I, THE UNDERSIGNED AS OWNER(S) OF THE PROPERTY DESCRIBED AS:

(PLEASE PRINT LEGAL DESCRIPTION)

UNDERSTAND THAT IN ACCORDANCE WITH THE SAN DIEGO MUNICIPAL CODE, LAND DEVELOPMENT MANUAL, STORM WATER STANDARDS, THIS PROJECT IS REQUIRED TO IDENTIFY POLLUTANTS FROM THE PROJECT AREA AND INCORPORATE "BMP'S" INTO THE DESIGN AND CONSTRUCTION. "BMP'S"

I CERTIFY TO THE BEST OF MY KNOWLEDGE, POLLUTANTS ANTICIPATED BY THE PROPOSED LAND USE ARE AS FOLLOWS:

SEDIMENT
 NUTRIENTS
 FLASH AND DRUM
 OIL AND GREASE
 BACTERIA AND VIRUSES
 PESTICIDES

I WILL INCORPORATE THE FOLLOWING INTO THE SITE DESIGN:

- MAINTENANCE OF PRE-EXISTING BUFFER CHARACTERISTICS.
- MINIMIZATION OF IMPERVIOUS FOOTPRINT BY CONSTRUCTING WALKWAYS, PATIOS AND DRIVEWAYS WITH PERMEABLE SURFACES.
- CONSERVATION OF NATURAL AREAS.
- NATURAL DRAINAGE SYSTEMS AS OPPOSED TO LINED SWALES OR UNDERGROUND DRAINAGE SYSTEMS.
- DRAINAGE TOPS, WALKWAYS, PATIOS AND DRIVEWAYS INTO ADJACENT LANDSCAPING PRIOR TO DISCHARGING TO THE PUBLIC DRAINAGE SYSTEM.
- PRESERVATION OF EXISTING TREES, TREES AND SHRUBS.
- PROTECTION OF ALL SLOPES FROM EROSION.

ADDITIONALLY, I WILL:

- MINIMIZE THE USE OF PESTICIDES.
- USE EFFICIENT IRRIGATION SYSTEMS AND LANDSCAPING DESIGN - INCORPORATING RAIN GUTTERS, DOWNSPUTTERS AND FLOW REDUCERS.

I WILL MAINTAIN THE ABOVE STANDARD PERMANENT BMP'S IN PERPETUITY.

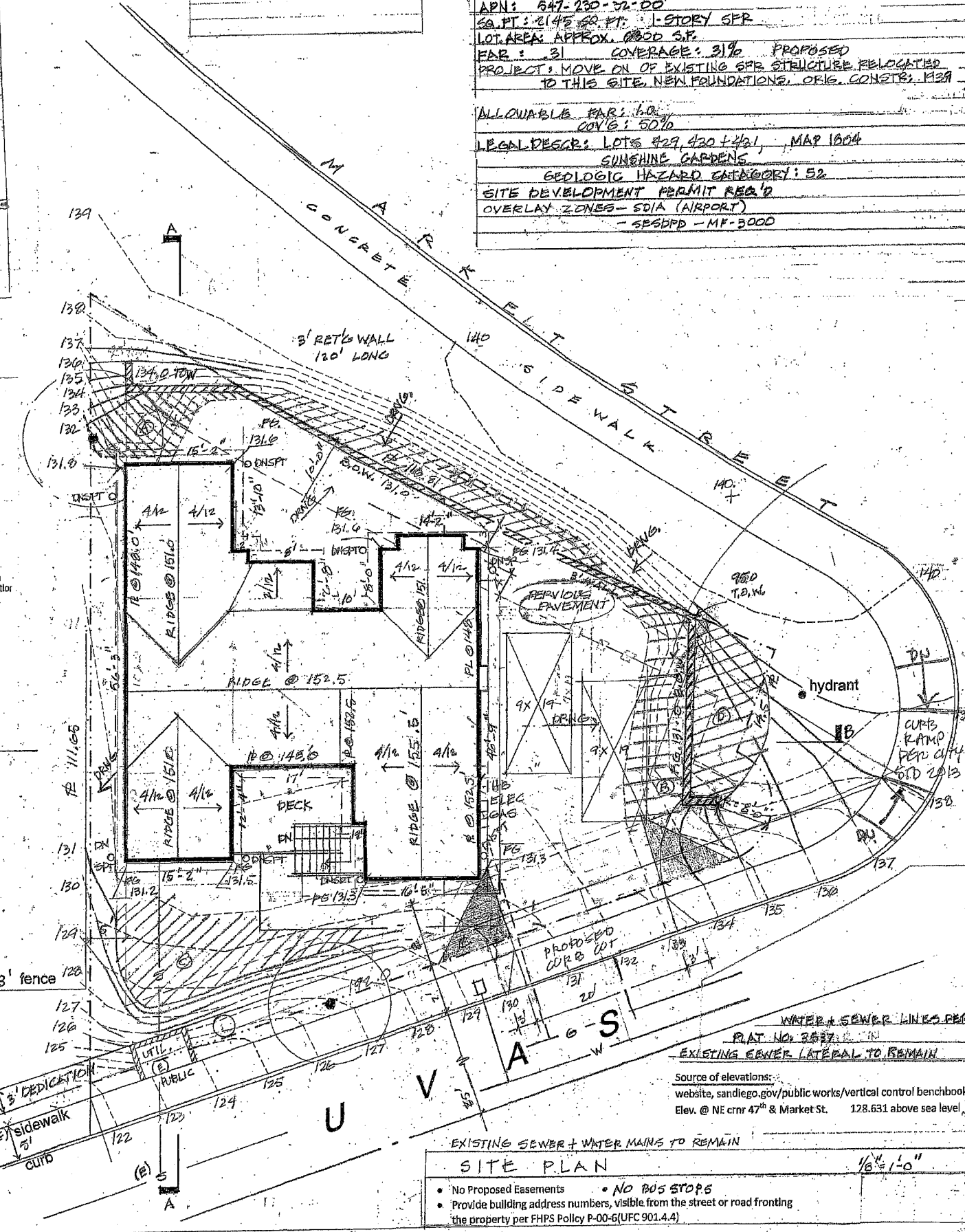
DATE: _____ SIGNATURE: _____

CUT + FILL GRADING TABLE (LANDSCAPE)

ID	AREA	MAX DEPTH	CUT (CU.FT)	FILL (CU.FT)
(A)	14X8	1.5	513	-
(B)	30X8	2	512	-
(C)	30X5	2	-	360
(D)	20X10	1.5	-	320
			680	680

THERE WILL BE NO EXPORTS OF SOIL FROM THE SITE

FOUNDATION EXCAVATION
 20' X 12' X 12' FT. 20' X 6.5' = 376 CU. FT. SOIL
 NO EXPORT



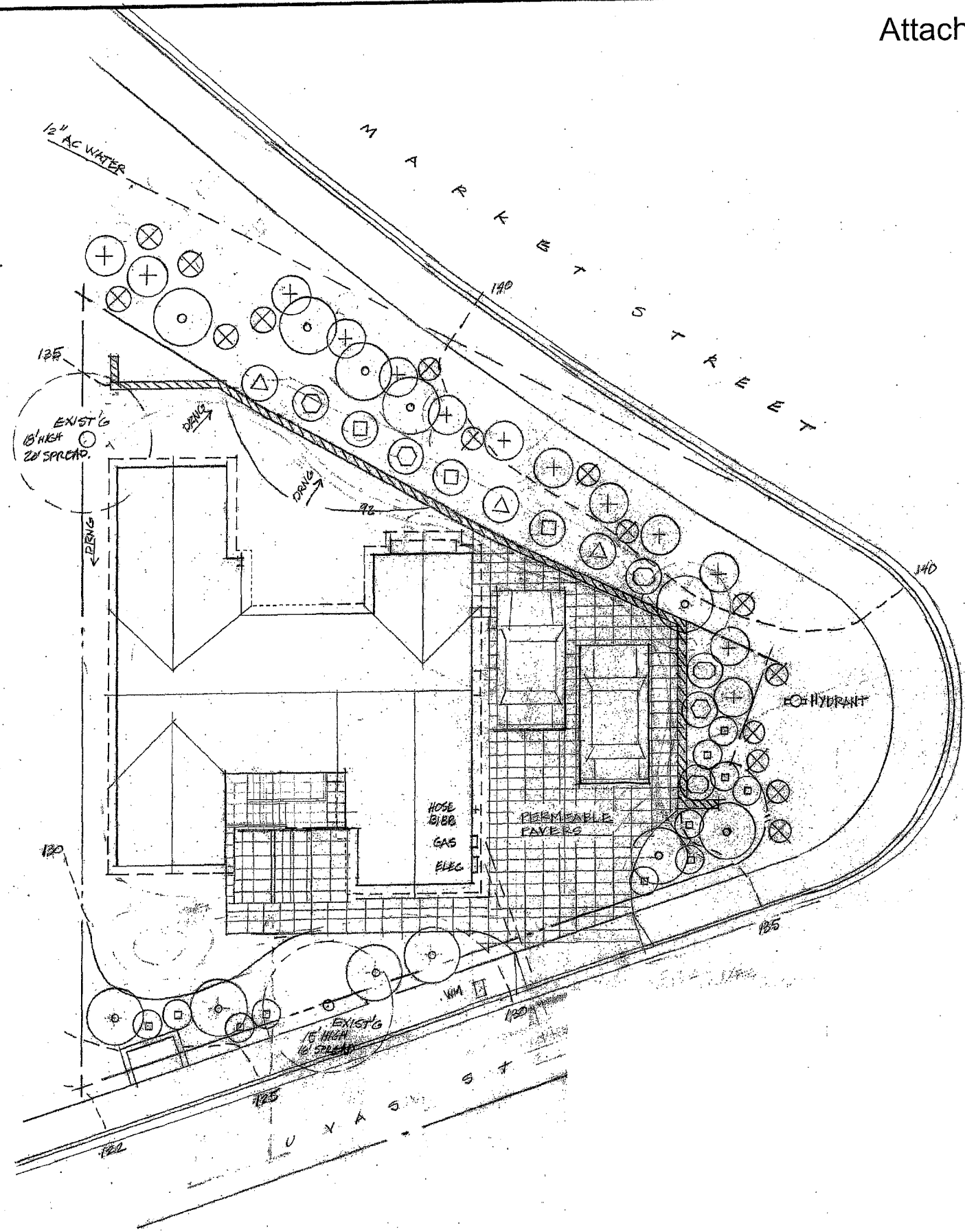
SITE PLAN
 1/8" = 1'-0"

- No Proposed Easements
- NO BUS STOPS
- Provide building address numbers, visible from the street or road fronting the property per FHPS Policy P-00-6(UFC 901.4.4)

ROBIN BRISBERIS ARCHITECT
 ROBIN BRISBERIS ARCHITECTURE, S.O.M.
 P.O. BOX 8884 CHULA VISTA, CA 91912

PROJ. # 2013040
 MOVE ON NEW SFR FOR FITZ
 @ 4700 UVAS ST. S.D. CA 92102
 SITE PLAN

1/16/14
 DRAWN: RBD
 JOB: P112/UVAS
 SHEET 5



Plant Materials Legend

Plant	Container	Plant Name	Plant Type	Height	Quantity	Chart
Tree	24 inch box	California Popper Tree (<i>shinus molle</i>)	evergreen shade tree	to 50 ft high	100%	11
Tree	15 gallon	Mediterranean Cypress (<i>cypessus sempervirens</i>)	coniferous vertical evergreen	to 115 ft tall	100%	15
Tree	15 gallon	Aloe Tree (<i>aloe barbaera</i>)	ornamental	15 ft tall	100%	3
Tree	15 gallon	Mountain Aloe (<i>aloe brocni</i>)	ornamental	7 ft tall	100%	3
Shrub	24 inch box	Bougainvillea (<i>bougainvillea spectabilis</i>)	thorny ornamental vine	to 40 ft tall	100%	13
Shrub	15 gallon	Star Jasmine (<i>trachelospermum jauminoides</i>)	evergreen woody licua	to 10 ft high	100%	11
Shrub	15 gallon	Felt Bush (<i>kalanchoe beherenis</i>)	ornamental	8 ft tall	100%	3
Ground Cover	60 cell 2 inch trays	Purple Rosea Iceplant (<i>diosanthemum floribundum</i>)	succulent groundcover	12\"/>		

LANDSCAPE PLAN

Maintenance Note: Homeowner is responsible for maintenance of landscaping.

1/8" = 1'-0"

LANDSCAPE PLAN

Date: 11/11/2014

Scale:

Drawn:

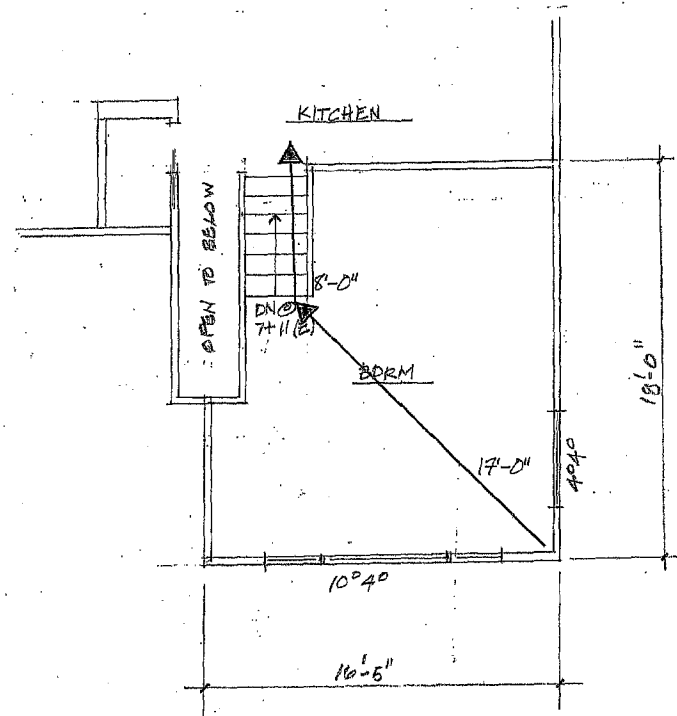
Job: F112/UNAS

Sheet: 2

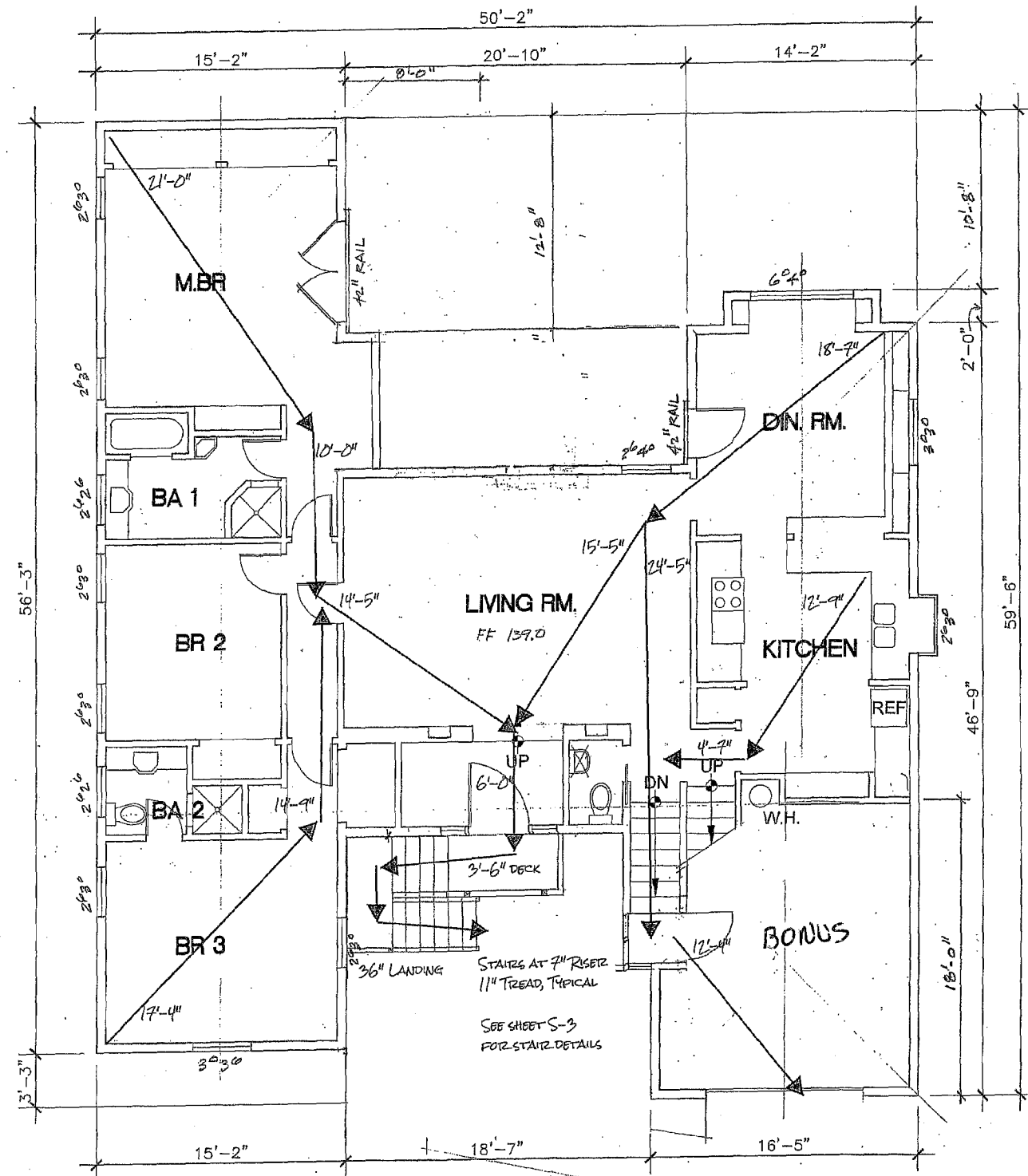
of 5 Sheets

MEANS OF EGRESS, TYP. PATH OF TRAVEL DISTANCE:

- MASTER BEDROOM TO GROUND: 68'-5"
- BEDROOM 3 TO GROUND: 69'-6"
- DINING ROOM TO GROUND: 57'-0"
- BEDROOM OVER GARAGE: 50'-4"

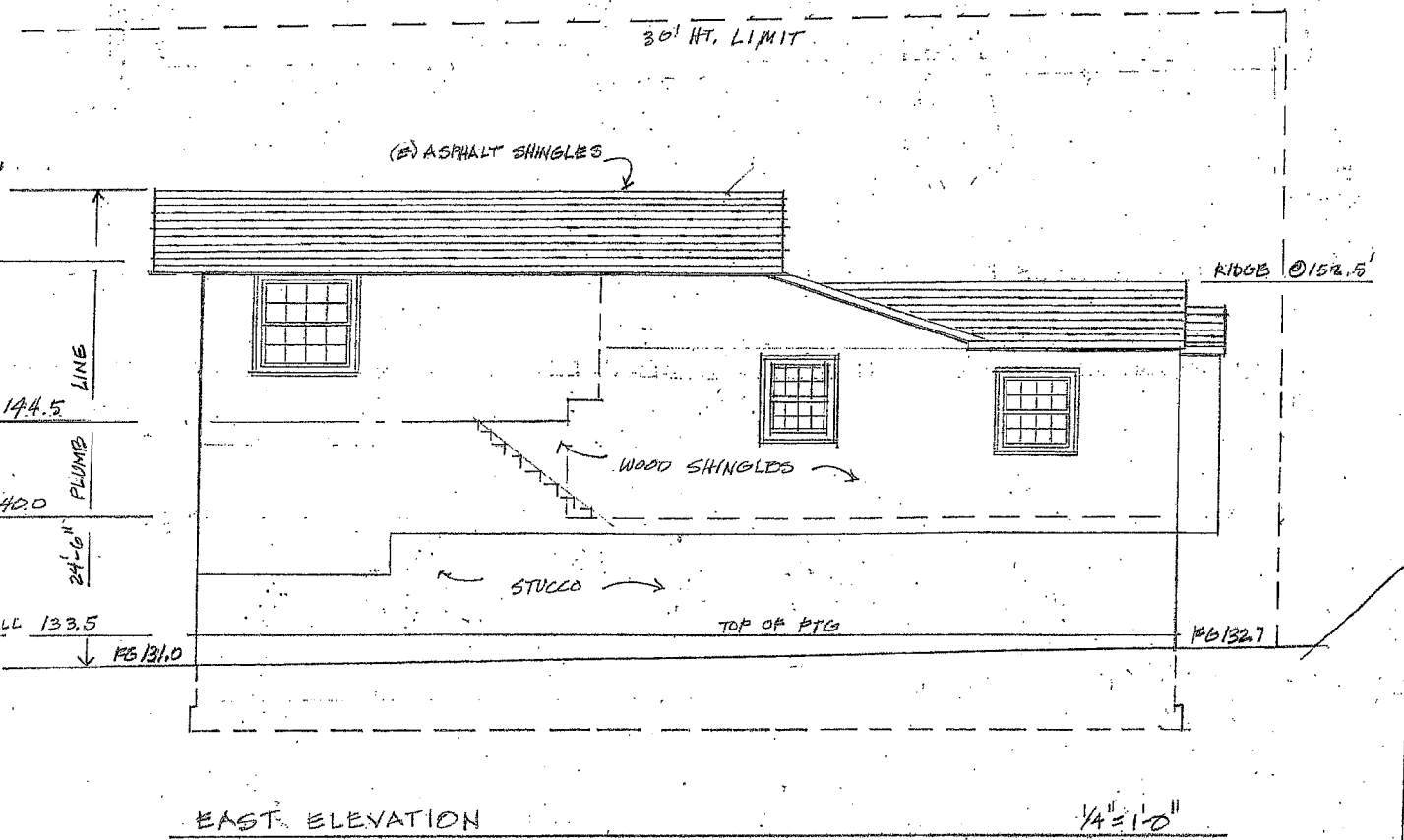
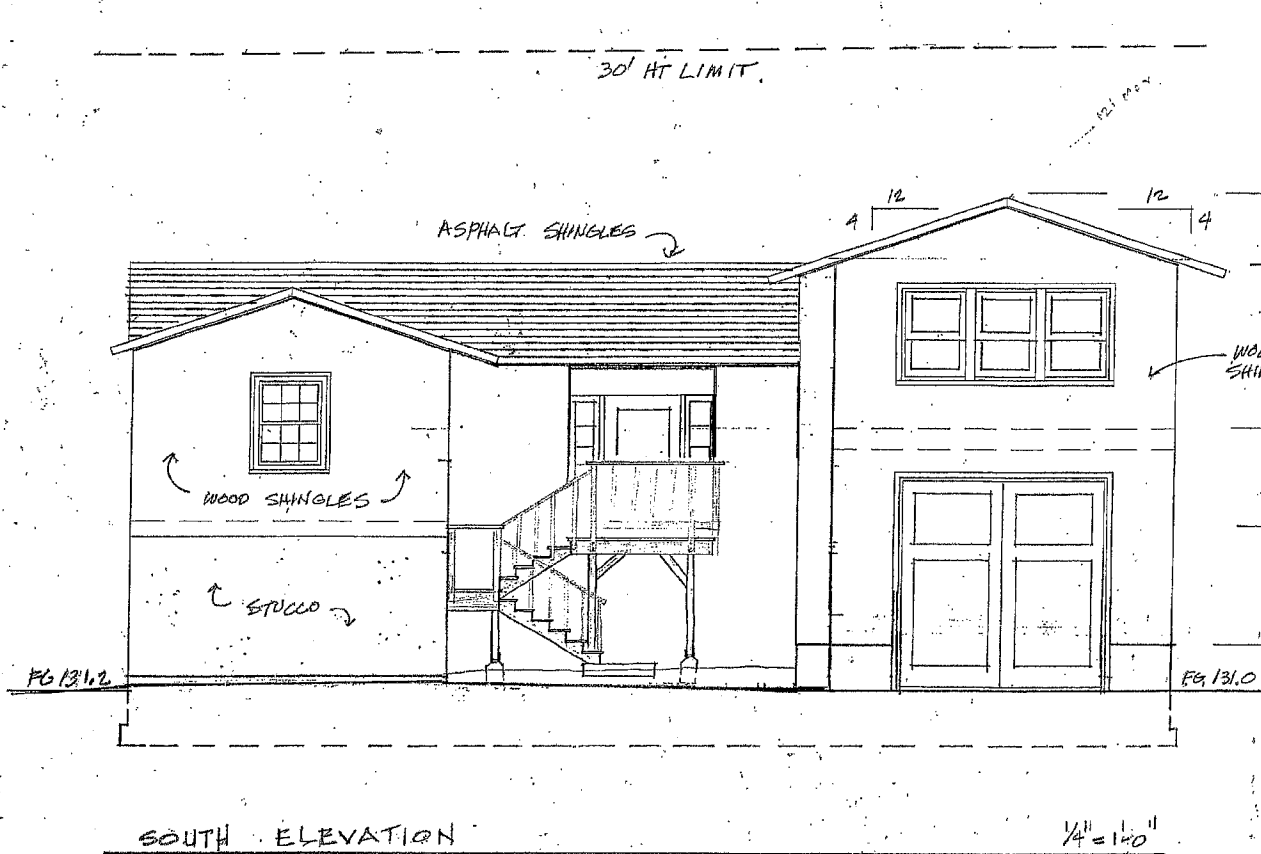
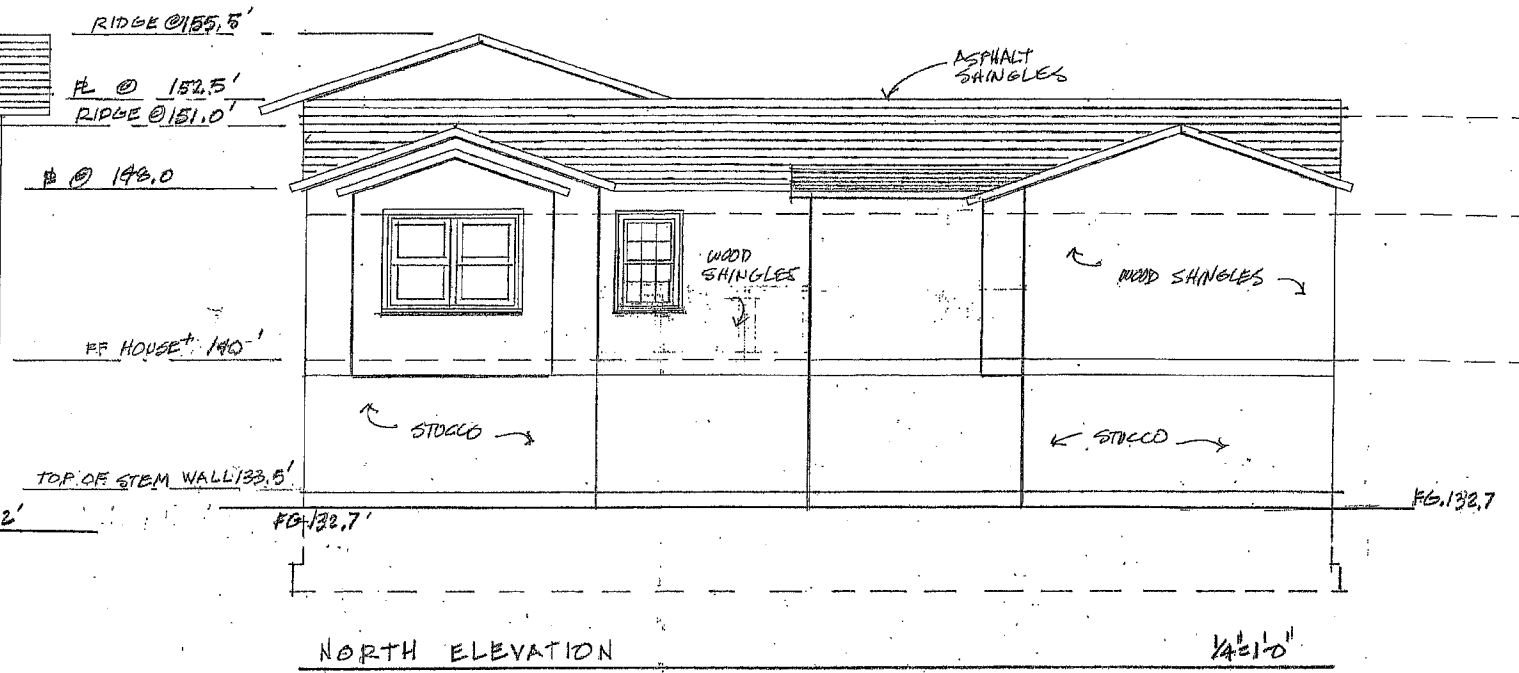
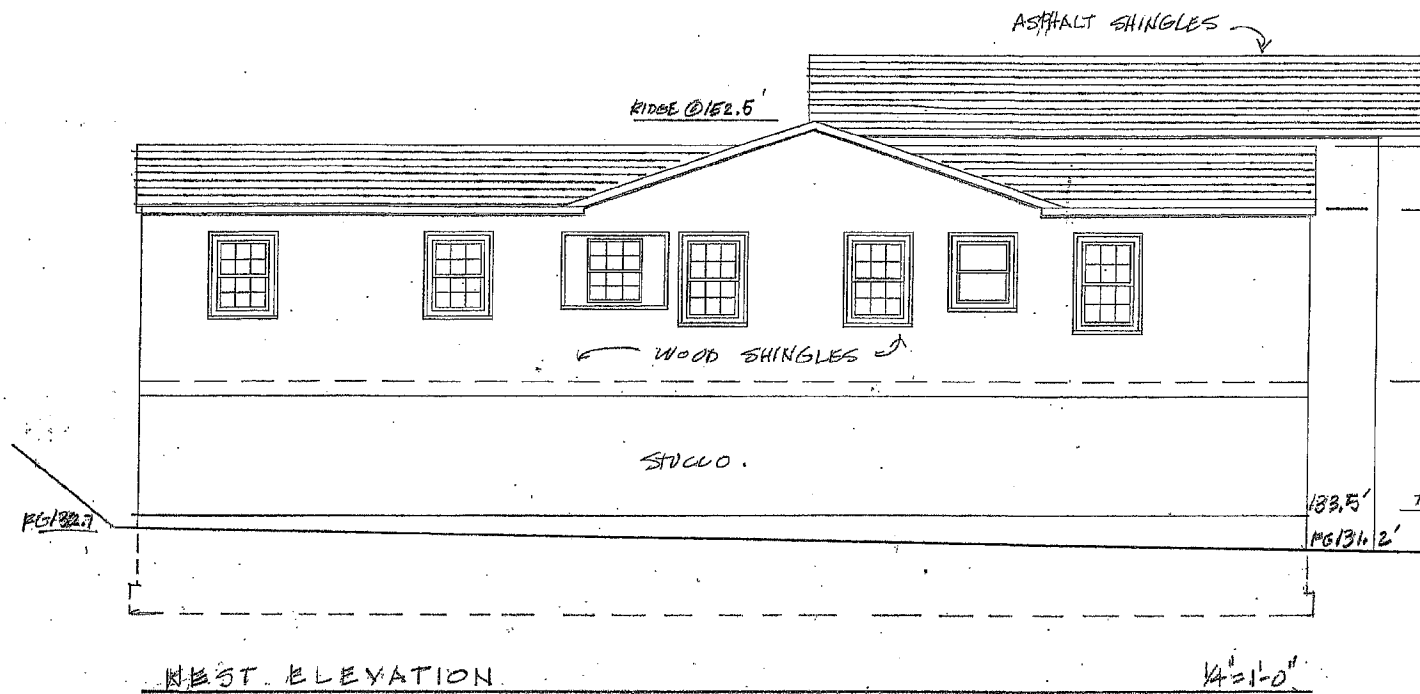


1/2 STORY ABOVE GARAGE
1/4" = 1'-0"



FLOOR PLAN (EXISTING/MOVE ON) 1/4" = 1'-0"

FLOOR PLAN(S)



ELEVATIONS

