



THE CITY OF SAN DIEGO

REPORT TO THE HEARING OFFICER

HEARING DATE: July 8, 2015 REPORT NO. HO 15-084

ATTENTION: Hearing Officer

SUBJECT: BOWERY CANYON NDP / TM
PTS PROJECT NUMBER: 313474

LOCATION: 3600 Wilson Avenue (vacant property pending address assignment)

APPLICANT: Mr. and Mrs. Genelle Irene Weits Garcia and Francisco Garcia, Owner
Mr. Francisco Garcia, Architect/Agent

SUMMARY

Issue(s): Should the Hearing Officer approve a Neighborhood Development Permit and Tentative Map to consolidate five lots into two parcels and construct a new, three-story, single family residence with an attached garage or carport on each parcel in the City Heights Neighborhood of the Mid City Communities Planning Area?

Staff Recommendation – APPROVE Neighborhood Development Permit No. 1499389 and Tentative Map No. 1499390.

Community Planning Group Recommendation – The City Heights Area Planning Committee voted 13-0-0 to recommend approval the project at their meeting on June 2, 2014. There were no conditions with this recommendation (ATTACHMENT 11).

Environmental Review: – The project is exempt from the California Environmental Quality Act (CEQA) pursuant to Article 19, Section 15303(a), as “New Construction or Conversion of Small Structures”. This project is not pending an appeal of the environmental determination. The exemption determination for this project was made on June 15, 2015; was circulated and the opportunity to appeal that determination will end on June 29, 2015 (ATTACHMENT 8).

BACKGROUND

The project site is currently a vacant, 14,649 square foot, undeveloped site with moderate slopes, sloping downward in the south, east and southeast portions of the project site, located west of Wilson Avenue, north of Bowery Canyon and approximately 500 feet east of Interstate 805. The surrounding properties are fully developed and form a well established single family residential

neighborhood. The 14,649 square foot lot is a fairly level and partially disturbed in the north west portion of the property and contains Environmentally Sensitive Lands along the moderate existing slopes in the south eastern portion of the property. The project site is located at 3600 Wilson Avenue (vacant property pending address assignment), in the RS-1-7 Zone within the City Heights Neighborhood of the Mid City Communities Planning Area. A Neighborhood Development Permit is required, by the Land Development Code (Section 126.0402(b)), for proposed development on property containing Environmentally Sensitive Lands – sensitive biological resources. A Tentative Map is required, by the Land Development Code (Section 125.0410), for the proposed consolidation of the five existing lots into two parcels.

DISCUSSION

The project proposes to consolidate five existing lots, totaling 14,649 square feet, into two parcels and construct two, three story, single family residences, one on each new parcel. Parcel One, is proposed to be 6,618 square feet in lot area and developed with a 1,051 square foot single family residence with a two car garage. Parcel Two, is proposed to be 8,031 square feet in lot area and developed with a 1,541 square foot single family residence with a three car carport. Vehicular access to the two new residences will be from the alley. The two new residences will be placed in the north west portion of the project, which based on the slope analysis and submitted biology report was determined to be the flattest, most previously disturbed and most developable portion of the site. The existing sensitive biological resources were found in the southern and eastern portions of the site. The existing slope area containing the sensitive biological resources will remain undeveloped and a condition of the Tentative Map, which requires that a Covenant of Easement be recorded to preserve that portion of the site. The proposed two new residential structures meet the development setbacks and height limit required by the RS-1-7 Zone. All surface drainage run-off is conveyed through a drain system which was designed to contain all drainage on-site by infiltration. During the project's review with City staff, the applicant has modified the project to conform to all other development regulations of the RS-1-7 Zone along with the applicable Environmentally Sensitive Lands regulations.

The proposed building elevations indicate the use of burnished concrete block exterior walls with aluminum clad wood windows/doors and a flat roof design. The project proposes 350 cubic yards of cut grading and 350 cubic yards of fill, with zero cubic yards of export. The project is designed to comply with the 30 foot height limit with the height of the portion to the structure being at the maximum 30 feet height limit.

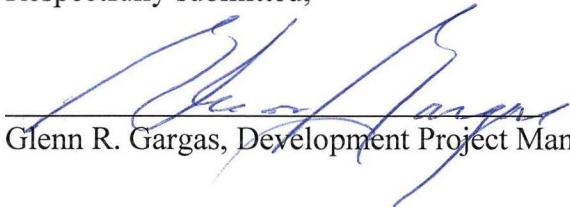
CONCLUSION

Staff has reviewed the proposed Neighborhood Development Permit, Tentative Map and determined the project is consistent with the Mid City Community Plan and the applicable Environmentally Sensitive Lands regulations. Staff has provided draft findings supporting Neighborhood Development Permit and Tentative Map Resolution approval (ATTACHMENTS 5 & 7). Staff recommends the Hearing Officer Approve the proposed Neighborhood Development Permit and Tentative Map Resolution as proposed (ATTACHMENT 6 & 7).

ALTERNATIVES

1. Approve Neighborhood Development Permit No. 1499389 and Tentative Map No. 1499390, with modifications.
2. Deny Neighborhood Development Permit No. 1499389 and Tentative Map No. 1499390, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



Glenn R. Gargas, Development Project Manager

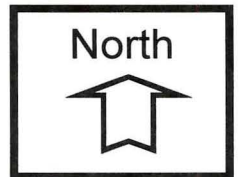
Attachments:

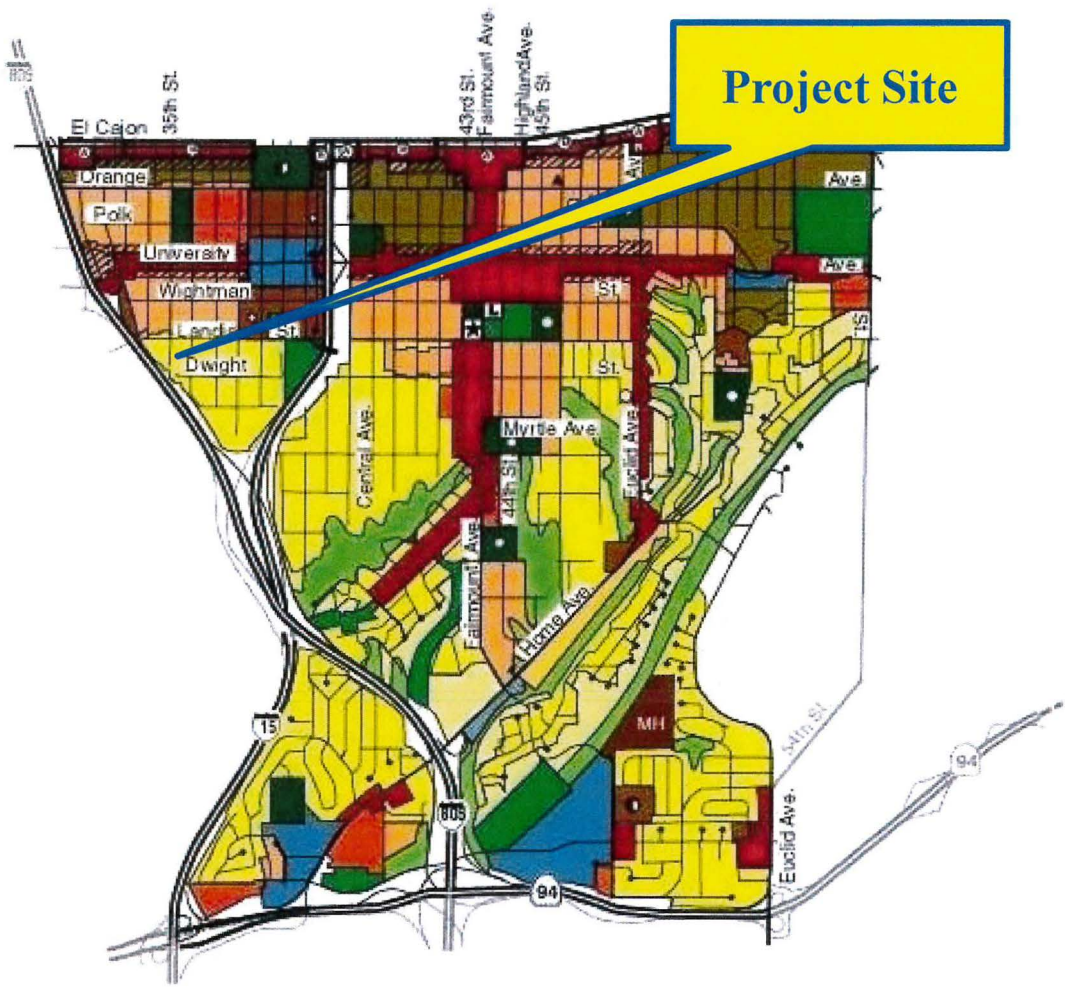
1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Draft NDP Permit Resolution with Findings
6. Draft NDP Permit with Conditions
7. Draft TM Resolution
8. Notice of Environmental Exemption
9. Project Site Plan
10. Project Plans
11. Community Planning Group Recommendation
12. Ownership Disclosure Statement
13. Copy of Public Notice



Aerial Photo

BOWERY CANYON NDP / TM 3600 WILSON AVENUE
PROJECT NO. 313474





Land Use Map

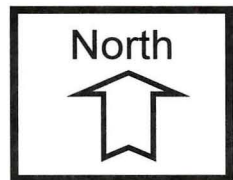
BOWERY CANYON NDP / TM – 3600 WILSON AVENUE
PROJECT NO. 313474 City Heights





Project Location Map

BOWERY CANYON NDP / TM – 3600 WILSON AVENUE
PROJECT NO. 313474



PROJECT DATA SHEET

PROJECT NAME:	Bowery Canyon NDP / TM – Project No. 313474	
PROJECT DESCRIPTION:	NDP & TM to consolidate five lots into two parcels and construction of a three-story, single-family residence on each parcel, all on a 14,649 square foot property.	
COMMUNITY PLAN AREA:	City Heights Neighborhood of the Mid City Communities Plan Area	
DISCRETIONARY ACTIONS:	Neighborhood Development Permit & Tentative Map	
COMMUNITY PLAN LAND USE DESIGNATION:	Residential (6-10 DUs per acre)	
<u>ZONING INFORMATION:</u>		
ZONE: RS-1-7 Zone		
HEIGHT LIMIT: 30/24-Foot maximum height limit.		
LOT SIZE: Approx. 6,618 square-foot Parcel 1; 8,031 square-foot Parcel 2 – five existing lots totaling 14,649 sq. ft.		
FLOOR AREA RATIO: 0.58 Parcel 1; 0.56 Parcel 2		
FRONT SETBACK: 25 feet proposed for both Parcels		
SIDE SETBACK: 6 ft. 9 inches/ 6 ft. 1 inch Parcel 1; 6 ft. 1 inch Parcel 2		
STREETSIDE SETBACK: NA		
REAR SETBACK: 5 feet proposed		
PARKING: 2 parking spaces required – 2 for Parcel 1; 3 proposed for Parcel 2.		
<u>ADJACENT PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Residential (6 to 10 DU per acre); RS-1-7 Zone	Single Family Residence
SOUTH:	Residential (6 to 10 DU per acre); RS-1-7 Zone	Single Family Residence
EAST:	Residential (6 to 10 DU per acre); RS-1-7 Zone	Single Family Residence
WEST:	Residential (6 to 10 DU per acre); RS-1-7 Zone	Single Family Residence
DEVIATIONS OR	None	

ATTACHMENT 4

VARIANCES REQUESTED:	
COMMUNITY PLANNING GROUP RECOMMENDATION:	The City Heights Area Planning Committee voted 13-0-0 to recommended approval the project at their June 2, 2014 meeting

**HEARING OFFICER RESOLUTION NO. _____
NEIGHBORHOOD DEVELOPMENT PERMIT NO. 1499389
BOWERY CANYON NDP / TM - PROJECT NO. 313474**

WHEREAS, Genelle Irene Weits Garcia and Francisco Garcia, Husband and Wife, Owner/Permittee, filed an application with the City of San Diego for a permit to consolidate five lots into two parcels and construction of a three-story single family residence on each of the parcels (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 1499389), on portions of a 0.366-acre property;

WHEREAS, the project site is located at 3600 Wilson Avenue (vacant property pending address assignment), in the RS-1-7 Zone of the City Heights Neighborhood of the Mid City Communities Plan area;

WHEREAS, the project site is legally described as Lots 19 through 23, Block 86, City Heights, Map No. 1007;

WHEREAS, on July 8, 2015, the Hearing Officer of the City of San Diego considered Neighborhood Development Permit No. 1499389, pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on June 15, 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 15303 (a) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

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 July 8, 2015.

FINDINGS:

Neighborhood Development Permit - Section 126.0404

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

The 0.336-acre project site is currently a vacant undeveloped property within a developed residential neighborhood. The development proposes to subdivide the project site into two parcels, and construct two single family residences, one on each of the newly created parcels. This proposed two lot subdivision with two new single family residences will not adversely affect the City Heights Neighborhood of the Mid City Communities Plan, because the proposed development has been found consistent with the Plan's Residential (6 to 10 DU's per acre) land use designation, the development regulations of the RS-1-7 Zone, allowed density, and design recommendations. The existing zoning of RS-1-7 allows a dwelling unit per 5,000 square feet of site. The total acreage of 0.336 acres would allow a potential of 2 units. The proposal of 2 units, would be allowed with this land use designation. Due to these factors the proposed development will not adversely affect the City of San Diego adopted Mid City Communities Plan.

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

The 0.336-acre project site is currently a vacant undeveloped property within a developed residential neighborhood. The development proposes to subdivide the project site into two parcels, and construct two single family residences, one on each of the newly created parcels. The environmental analysis conducted by the City's Environmental Analysis Section determined that the project qualified for a Categorical Exemption, in accordance with the California Environmental Quality Act (CEQA). This environmental analysis included an analysis of the project's potential impact on public health and safety, and no significant issues relating to that were found. The street improvements associated with this subdivision will comply with City Engineering and Fire Department Standards. The project's design includes a brush management plan in compliance with current brush management standards to reduce risk from fire hazards. The construction of the two single family homes is conditioned to comply with all current building, electrical and plumbing codes. The subdivision of this site with the construction of two single family residences would therefore not be detrimental to the public health, safety and welfare.

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 0.336-acre project site is currently a vacant undeveloped property within a developed residential neighborhood. The development proposes to subdivide the project site into two parcels, and construct two single family residences, one on each of the newly created parcels. The existing zoning of RS-1-7 allows a dwelling unit per 5,000 square feet of site. The total acreage of 0.336 acres would allow a potential of two units. The proposal of 2 units, is consistent with this land use designation. The project design was also determined to be in compliance with all of the applicable development regulations, primarily those of the RS-1-7 Zone and the Environmentally Sensitive Land Regulations. The two new residences will be placed in the north west portion of the project, which based on the slope analysis and submitted biology report was determined to be the flattest, previously disturbed and most developable portion of the site. The existing sensitive biological resources were found in the southern and eastern portions of the site. The existing slope area containing the sensitive biological resources will remain undeveloped and a condition of the Tentative Map, requires that a Covenant of Easement be recorded to preserve that portion of the site. The proposed two new residential structures, meet the development setbacks and height limit required by the RS-1-7 Zone. All surface drainage run-off is conveyed through a drain system which was designed to contain all drainage on-site by infiltration. No deviations to the applicable development regulations are proposed with this development. Due to these factors the proposed subdivision into two lots and construction of two new single family residences was found to be in compliance with all the applicable regulations of the Land Development Code.

B. Supplemental Findings--Environmentally Sensitive Lands

1. The site is physically suitable for the design and siting of the proposed

development and the development will result in minimum disturbance to environmentally sensitive lands.

The 0.336-acre project site is currently a vacant undeveloped property within a developed residential neighborhood. The development proposes to subdivide the project site into two parcels, and construct two single family residences, one on each of the newly created parcels. The surrounding properties are fully developed residential properties within an urbanized area. Development or grading is proposed on a total of 0.107-acres of the 0.336-acre site. Approximately 0.184 acres or approximately 55% of the project site is proposed to be retained and conserved within a building restricted easement/covenant of easement area to be recorded on the property. The project site contains sensitive biological resources making the proposed development subject to the Environmentally Sensitive Lands Regulations. Based on a Biological Resources Letter Report prepared by Balk Biological, Inc. in September 2014, the site was found to contain disturbed southern mixed chaparral and ephemeral stream channel which are all identified as sensitive biological resources. The impacts to these resources were found not to be significant and no mitigation measures were required. The environmental analysis conducted by the City's Environmental Analysis Section determined that the project qualified for a Categorical Exemption, in accordance with the California Environmental Quality Act (CEQA). Thus the proposed project will result in minimum disturbance to environmentally sensitive lands.

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

The 0.336-acre project site is currently a vacant undeveloped property within a developed residential neighborhood. The development proposes to subdivide the project site into two parcels, and construct two single family residences, one on each of the newly created parcels. The project proposes grading of approximately 0.107 acres, or approximately 32% of the entire project site. The two new building sites, Parcels 1 and 2 are expected to have balanced cut and fill grading. The cut and fill portions of proposed grading are mainly located within the proposed building footprint, with minimal change to the natural landform. The project area is classified as low to moderate risk for seismic activity according to the City of San Diego General Plan. A Limited Geotechnical Investigation Report, prepared by C.W. La Mote Company Inc., April 12, 2011, analyzed the project site and the project. That report indicates that the project site is located within geologic hazard zone 52 as shown on the City's Seismic Safety Study Geologic Hazards Maps. Zone 52 is characterized by other level areas, gently sloping to steep terrain with favorable geologic structure, low risk. Further construction related activities associated with the project would be required to comply with the seismic requirements of the California Building Code, City required engineering design measures, recommendations included in the City approved project geology reports and standard construction requirements that the City verifies at the construction permitting stage.

The project site is not located within a 100-year flood hazard area and it is located approximately 330 to 288 feet above mean sea level. The project's design includes construction-related best management practices (BMPs), such as diversion features (as determined by the grading contractor), and permanent low-impact development (LID) measures, such as permeable pavement and detention/treatment features within the landscape areas, to ensure runoff from the site does not result in erosion and sedimentation off site. Through these project design features,

runoff volumes from the developed portion of the site would be reduced to match pre-existing flows, and would therefore not contribute erosive discharge velocities at the existing storm drain outlets. As such, the project would avoid direct discharge of runoff into and erosion of the native habitat adjacent to the southern and eastern property boundaries.

The project site is located in a largely built out single family neighborhood, but it is identified on the City's Fire Hazard Severity Zone Map as having a low fire hazard for the potential for wildfire to occur. To minimize risks associated with potential wildfire events, the project complies with the City's fire emergency access requirements and the project would establish and maintain Brush Management Zones 1 and 2 on both of the newly created parcels. The project must also comply with all uniform building and fire code requirements. Thus, the proposed project will minimize the alteration of natural land forms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards.

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

The 0.336-acre project site is currently a vacant undeveloped property within a developed residential neighborhood. The development proposes to subdivide the project site into two parcels, and construct two single family residences, one on each of the newly created parcels. The two new residences will be placed in the north west portion of the project, which based on the slope analysis and submitted biology report was determined to be the flattest, previously disturbed and most developable portion of the site. The existing sensitive biological resources were found in the southern and eastern portions of the site. The existing slope area containing the sensitive biological resources will remain undeveloped and a condition of the Tentative Map requires that a Covenant of Easement be recorded to preserve that portion of the site. The proposed two new residential structures, meet the development setbacks and height limit required by the RS-1-7 Zone. All surface drainage run-off is conveyed through a drain system which was designed to contain all drainage on-site by infiltration.

The project's design includes a brush management plan, as the buildings would be located within 100 feet of native/naturalized vegetation, and removal of non-native invasive plants specified on Exhibit "A". The proposed landscaping along the development edge adjacent to the building restricted easement/covenant of easement area, would include brush management compatible natives and naturalized species which are drought tolerant and comply with all City Landscape Requirements. The environmental analysis conducted by the City's Environmental Analysis Section determined that the project qualified for a Categorical Exemption, in accordance with the California Environmental Quality Act (CEQA). Thus, based on the project design, and project conditions and applicable laws designed to minimize impacts to environmentally sensitive lands, the proposed project will be sited and designed to prevent adverse impacts on any adjacent Environmentally Sensitive Lands.

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

The project site is located at 3600 Wilson Avenue within the City Heights Neighborhood of the Mid City Communities Plan. The 0.336-acre project site is currently a vacant undeveloped property within a developed residential neighborhood. The development proposes to subdivide

ATTACHMENT 5

the project site into two parcels, and construct two single family residences, one on each of the newly created parcels. The project site contains sensitive biological resources making the proposed development subject to the Environmentally Sensitive Lands Regulations. Based on a Biological Resources Letter Report prepared by Balk Biological, Inc. in September 2014, the site was found to contain disturbed southern mixed chaparral and ephemeral stream channel which are all identified as sensitive biological resources. The impacts to these resources were found not to be significant and no mitigation measures were required. The proposed development places the two new residences in the northern portion of the property and proposes minimal encroachment in the Environmentally Sensitive Lands.

The project site is located outside the Multi-Habitat Planning Area (MHPA) of the City of San Diego Subarea of the Multiple Species Conservation Program (MSCP) and is not located adjacent to the MHPA. Due to this location the MSCP development regulations do not apply. Because of the project design, applicable laws and project conditions, the project will be consistent with the City's MSCP Subarea Plan.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Neighborhood Development Permit No. 1499389, 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. Neighborhood Development Permit No. 1499389, a copy of which is attached hereto and made a part hereof.

Glenn R. Gargas
Development Project Manager
Development Services

Adopted on: July 8, 2015

Internal Order Number: 24003584

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: 24003584

NEIGHBORHOOD DEVELOPMENT PERMIT NO. 1499389
BOWERY CANYON NDP / TM - PROJECT NO. 313474
HEARING OFFICER

This Neighborhood Development Permit No. 1499389 is granted by the Hearing Officer of the City of San Diego to Genelle Irene Weits Garcia and Francisco Garcia, Husband and Wife, Owner/ Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0402. The 14,649 square foot site is located at a vacant property, 3600 Wilson Avenue, (APN 447-630-19) in the RS-1-7 Zone zone(s) of the City Heights Neighborhood of the Mid City Communities. The project site is legally described as: Lots 19 through 23, Block 86, City Heights, Map No. 1007.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to create two residential parcels and construct a three-story single family residence on each parcel described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated July 8, 2015, on file in the Development Services Department.

The project shall include:

- a. Creation of two residential parcels and construction of a single family residence located on each parcel, Parcel 1, a 6,618 square foot parcel with a 1,051 square foot three-story single family residence with a two car garage, Parcel 2, a 8,031 square foot parcel with a 1,541 square foot three-story single family residence with a three car carport, all on a total 14,649 square foot property;
- b. Landscaping (planting, irrigation and landscape related improvements);
- c. Off-street parking, minimum of two spaces per dwelling unit;
- d. Fences, retaining walls, terraces, flow thru planters and rip rap; and

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

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by July 23, 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. In accordance with authorization granted to the City of San Diego from the United States Fish and Wildlife Service [USFWS] pursuant to Section 10(a) of the federal Endangered Species Act [ESA] and by the California Department of Fish and Wildlife [CDFW] pursuant to California Fish and Wildlife Code section 2835 as part of the Multiple Species Conservation

Program [MSCP], the City of San Diego through the issuance of this Permit hereby confers upon Owner/Permittee the status of Third Party Beneficiary as provided for in Section 17 of the City of San Diego Implementing Agreement [IA], executed on July 16, 1997, and on file in the Office of the City Clerk as Document No. OO-18394. Third Party Beneficiary status is conferred upon Owner/Permittee by the City: (1) to grant Owner/Permittee the legal standing and legal right to utilize the take authorizations granted to the City pursuant to the MSCP within the context of those limitations imposed under this Permit and the IA, and (2) to assure Owner/Permittee that no existing mitigation obligation imposed by the City of San Diego pursuant to this Permit shall be altered in the future by the City of San Diego, USFWS, or CDFW, except in the limited circumstances described in Sections 9.6 and 9.7 of the IA. If mitigation lands are identified but not yet dedicated or preserved in perpetuity, maintenance and continued recognition of Third Party Beneficiary status by the City is contingent upon Owner/Permittee maintaining the biological values of any and all lands committed for mitigation pursuant to this Permit and of full satisfaction by Owner/Permittee of mitigation obligations required by this Permit, in accordance with Section 17.1D of the IA.

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

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

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

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

11. The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify Owner/Permittee of any claim, action, or proceeding and, if the

City should fail to cooperate fully in the defense, the Owner/Permittee shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, Owner/Permittee shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Owner/Permittee regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

ENGINEERING REQUIREMENTS:

12. 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.
13. The drainage system proposed for this development, as shown on the site plan, is private and subject to approval by the City Engineer.
14. Prior to the issuance of any building permits, the Owner/Permittee shall obtain a bonded grading permit for the grading proposed for this project. All grading shall conform to the requirements of the City of San Diego Municipal Code in a manner satisfactory to the City Engineer.
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.

LANDSCAPE / BRUSH MANAGEMENT REQUIREMENT:

18. Prior to the issuance of any construction permit the Owner/Permittee shall submit the modified Brush Management Plan to the Development Services Department Structural Review for "Alternate Means and Measures" review and approval.

PLANNING/DESIGN REQUIREMENTS:

19. Owner/Permittee shall maintain a minimum of two (2) off-street parking spaces per dwelling unit 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.

20. 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.

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

GEOLOGY REQUIREMENTS

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

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

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 July 8, 2015, by Resolution No. HO-_____.

Permit Type/PTS Approval No.: NDP No. 1499389
Date of Approval: July 8, 2015

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES
DEPARTMENT

Glenn R. Gargas
Development Project Manager

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

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

Owner/Permittee

By _____
Genelle Irene Weits Garcia

Owner/Permittee

By _____
Francisco Garcia

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

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: 24003584

NEIGHBORHOOD DEVELOPMENT PERMIT NO. 1499389
BOWERY CANYON NDP / TM - PROJECT NO. 313474
HEARING OFFICER

This Neighborhood Development Permit No. 1499389 is granted by the Hearing Officer of the City of San Diego to Genelle Irene Weits Garcia and Francisco Garcia, Husband and Wife, Owner/ Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0402. The 14,649 square foot site is located at a vacant property, 3600 Wilson Avenue (vacant property pending address assignment), (APN 447-630-19) in the RS-1-7 Zone zone(s) of the City Heights Neighborhood of the Mid City Communities. The project site is legally described as: Lots 19 through 23, Block 86, City Heights, Map No. 1007.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to create two residential parcels and construct a three-story single family residence on each parcel described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated July 8, 2015, on file in the Development Services Department.

The project shall include:

- a. Creation of two residential parcels and construction of a single family residence located on each parcel, Parcel 1, a 6,618 square foot parcel with a 1,051 square foot three-story single family residence with a two car garage, Parcel 2, a 8,031 square foot parcel with a 1,541 square foot three-story single family residence with a three car carport, all on a total 14,649 square foot property;
- b. Landscaping (planting, irrigation and landscape related improvements);
- c. Off-street parking, minimum of two spaces per dwelling unit;

HEARING OFFICER RESOLUTION NUMBER R-_____
TENTATIVE MAP NO. 1499390,
BOWERY CANYON NDP & TM - PROJECT NO. 313474.

WHEREAS, Genelle Irene Weits Garcia and Francisco Garcia, Husband and Wife, Subdivider, and Metropolitan Mapping, Vernon V. Franck, Land Surveyor, submitted an application to the City of San Diego for a tentative map, Tentative Parcel Map No. 1499390 for the subdivision of the property into two lots for single family residential development, Bowery Canyon. The project site is located at 3600 Wilson Avenue (vacant property pending address assignment), west of Wilson Avenue, south of Bowery Canyon and east of Interstate 805. The property is legally described as Lots 19 through 23, Block 86, City Heights, Map No. 1007; and

WHEREAS, the Map proposes the Subdivision of a 0.336-acre-site into two lots; and

WHEREAS, the project complies with the requirements of a preliminary soils and/or geological reconnaissance report pursuant to Subdivision Map Act sections 66490 and 66491(b)-(f) and San Diego Municipal Code section 144.0220; and

WHEREAS, on July 8, 2015, the Hearing Officer of the City of San Diego considered Tentative Map No. 1499390, and pursuant to San Diego Municipal Code section(s) 125.0440, and Subdivision Map Act section 66428, received for its consideration written and oral presentations, evidence having been submitted, and testimony having been heard from all interested parties at the public hearing, and the Hearing Officer having fully considered the matter and being fully advised concerning the same, acknowledgement of the CEQA Exemption;
NOW THEREFORE,

BE IT RESOLVED by the Hearing Officer of the City of San Diego, that it adopts the following findings with respect to Tentative Map No. 1499390:

1. The proposed subdivision and its design or improvement are consistent with the policies, goals, and objectives of the applicable land use plan (San Diego Municipal Code § 125.0440(a) and Subdivision Map Action §§ 66473.5, 66474(a), and 66474(b)).

The proposed development to subdivide a 0.336-acre property into two lots and construct two new single family homes is located on a site which has a Residential land use designation, 6 to 10 DU's per acre, by the City Heights Neighborhood of the Mid City Communities Plan. The proposed subdivision of this 0.336 acre lot into 2 single family parcels ranging in size from 6,618 square feet to 8,031square feet is consistent with this land use designation. The proposed two lot subdivision of a 0.336-acre property and construction of two new single family dwelling units would provide for a balanced community and equitable development within the community through the provision of housing that provides varying levels of architectural styles, size and affordability through residential development. The proposed subdivision is consistent with the recommended residential land use and density prescribed in the Mid City Communities Plan. Therefore, the proposed subdivision and its design or improvement would be consistent with the policies, goals, and objectives of the applicable land use plan.

2. The proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code, including any allowable deviations pursuant to the land development code.

The proposed two lot subdivision would comply with the development regulations of the underlying RS-1-7 zone, Environmentally Sensitive Lands Regulations and all of the applicable development regulations of the Land Development Code. There are no proposed deviations with this project. This project design was reviewed and found to be consistent with the development regulations of the underlying RS-1-7 zone, including building setbacks, building height, floor area ratio, off street parking and the Environmentally Sensitive Lands Regulations for encroachment into biologically sensitive vegetation. This project was found to be consistent with the purpose and intent of the RS-1-7 zone together with the purpose and intent of the Environmentally Sensitive Lands Regulations to cluster the proposed development onto the more developable portion of the project site. Thus, the proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code.

3. The site is physically suitable for the type and density of development (San Diego Municipal Code § 125.0440(c) and Subdivision Map Act §§ 66474(c) and 66474(d)).

The proposed two lot subdivision of a 0.336-acre property is to a vacant property containing environmentally sensitive lands. The two residential lot subdivision is designed to be consistent with the land use designation and density range of the Mid City Communities Plan. This project design was reviewed and found to be consistent with the development regulations of the underlying RS-1-7 zone, including building setbacks, building height, floor area ratio, off street parking and the Environmentally Sensitive Lands Regulations for encroachment into biologically sensitive vegetation. Therefore, the

bulk, scale and siting of the proposed development would be compatible with the existing and future surrounding land uses and the site is physically suitable for the type and density of the proposed development.

4. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat (San Diego Municipal Code § 125.0440(d) and Subdivision Map Act § 66474(e)).

The proposed two lot subdivision is designed to comply with the development regulations of the underlying RS-1-7 zone, Environmentally Sensitive Lands Regulations and all of the applicable development regulations of the Land Development Code. The environmental analysis conducted by the City's Environmental Analysis Section determined that the project qualified for a Categorical Exemption, in accordance with the California Environmental Quality Act (CEQA). The two new residences will be placed in the north west portion of the project, which based on the slope analysis and submitted biology report was determined to be the flattest, previously disturbed and most developable portion of the site. The existing sensitive biological resources were found in the southern and eastern portions of the site. The existing slope area containing the sensitive biological resources will remain undeveloped and a condition of the Tentative Map, requires that a Covenant of Easement be recorded to preserve that portion of the site. The proposed two new residential structures, meets the development setbacks and height limit required by the RS-1-7 Zone. All surface drainage run-off is conveyed through a drain system which was designed to contain all drainage on-site by infiltration. Therefore, the design of the subdivision and proposed residential dwelling units are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

5. The design of the subdivision or the type of improvement will not be detrimental to the public health, safety, and welfare (San Diego Municipal Code § 125.0440(e) and Subdivision Map Act § 66474(f)).

The proposed two lot subdivision would comply with the development regulations of the underlying RS-1-7 zone, Environmentally Sensitive Lands Regulations and all of the applicable development regulations of the Land Development Code. The proposed subdivision and improvements have been designed to comply with all applicable Federal, State and local land use policies including the California Subdivision Map Act and the City of San Diego Land Development Code. Further, the proposed subdivision and improvements would be permitted, constructed and inspected in accordance with the California Building Code. Therefore, the design of the subdivision and proposed residential dwelling units would not be detrimental to the public health, safety, and welfare.

6. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within

the proposed subdivision (San Diego Municipal Code § 125.0440(f) and Subdivision Map Act § 66474(g)).

The proposed two lot subdivision would comply with the development regulations of the underlying RS-1-7 zone, Environmentally Sensitive Lands Regulations and all of the applicable development regulations of the Land Development Code. The proposed two lot subdivision will take vehicular access off an existing alley. The project site has street frontage along Wilson Avenue, which is unimproved and will remain unimproved with this subdivision project. The proposed subdivision would maintain and, as required, improve the existing public rights-of-ways and general utility easements therefore, the design of the subdivision and the associated improvements would not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

7. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities (San Diego Municipal Code § 125.0440(g) and Subdivision Map Act § 66473.1).

The proposed subdivision of a 0.366-acre property into two lots for residential development will provide to the extent feasible any future passive or natural heating and cooling opportunities. The design of the subdivision has taken into account the best use of the land to minimize grading and preserving environmentally sensitive lands. The design of the proposed two new residences includes passive and natural heating and cooling elements to each of the single family home designs. With the design of the proposed subdivision each structure will have the opportunity through building materials, site orientation, architectural treatments, placement and selection of plant materials to provide to the extent feasible, for future passive or natural heating and cooling opportunities. The design of the proposed two lot subdivision through building materials, site orientation, architectural treatments and the placement and selection of plant materials provide to the extent feasible, for future passive or natural heating and cooling opportunities.

8. The decision maker has considered the effects of the proposed subdivision on the housing needs of the region and that those needs are balanced against the needs for public services and the available fiscal and environmental resources (San Diego Municipal Code § 125.0440(h) and Subdivision Map Act § 66412.3).

The proposed project is the subdivision of a 0.336-acre property into two lots for residential development. The Mid City Communities Plan requires new development to provide housing to accommodate the needs of low income households, as certified by the San Diego Housing Commission. This project is for only two residences and is exempt from the City's Affordable Housing requirement. Balanced needs for public facilities were taken into consideration with the development of the Mid City Communities Plan and the projected build-out with the applied zone designation. The subdivision of the property into two residential lots is consistent with what was anticipated in the community plan. Public improvements, such as public streets, sewer/water utilities,

public schools exist within this urbanized area. The decision maker has reviewed the administrative record including the project plans, technical studies, environmental documentation and public testimony to determine the effects of the proposed subdivision on the housing needs of the region and; that those needs are balanced against the needs for public services and the available fiscal and environmental resources and found that the addition of two new residential dwelling units would assist the housing needs of the City Heights Neighborhood of the Mid City Communities Plan area.

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

BE IT FURTHER RESOLVED, that based on the Findings hereinbefore adopted by the Hearing Officer, Tentative Map No. 1499390, hereby granted to Genelle Irene Weits Garcia and Francisco Garcia subject to the attached conditions which are made a part of this resolution by this reference.

By

Glenn R. Gargas, AICP
Development Project Manager
Development Services Department

ATTACHMENT: Tentative Map Conditions

Internal Order No. 24003584

Revised: May 19, 2014 by WJZ

HEARING OFFICER
CONDITIONS FOR TENTATIVE MAP NO. 1499390, BOWERY CANYON NDP /
TM - PROJECT NO. 313474

ADOPTED BY RESOLUTION NO. R-_____ ON JULY 8, 2015

GENERAL

1. This Tentative Parcel Map will expire on July 23, 2018.
2. Compliance with all of the following conditions shall be completed and/or assured, to the satisfaction of the City Engineer, prior to the recordation of the Parcel Map, unless otherwise noted.
3. Prior to the recordation of the Parcel Map, taxes must be paid on this property pursuant to Subdivision Map Act section 66492. To satisfy this condition, a tax certificate stating that there are no unpaid lien conditions against the subdivision must be recorded in the Office of the San Diego County Recorder.
4. The Tentative Map shall conform to the provisions of Neighborhood Development Permit No. 1499389.
5. The Subdivider shall defend, indemnify, and hold the City (including its agents, officers, and employees [together, "Indemnified Parties"]) harmless from any claim, action, or proceeding, against the City and/or any Indemnified Parties to attack, set aside, void, or annul City's approval of this project, which action is brought within the time period provided for in Government Code section 66499.37. City shall promptly notify Subdivider of any claim, action, or proceeding and shall cooperate fully in the defense. If City fails to promptly notify Subdivider of any claim, action, or proceeding, or if City fails to cooperate fully in the defense, Subdivider shall not thereafter be responsible to defend, indemnify, or hold City and/or any Indemnified Parties harmless. City may participate in the defense of any claim, action, or proceeding if City both bears its own attorney's fees and costs, City defends the action in good faith, and Subdivider is not required to pay or perform any settlement unless such settlement is approved by the Subdivider.

ENGINEERING

6. Prior to the expiration of the Tentative Map, a Parcel Map to consolidate and subdivide into 2 parcels shall be recorded in the office of the County Recorder.

Project No. 313474
TM No. 1499390

7. Compliance with all conditions shall be assured, to the satisfaction of the City Engineer, prior to the recordation of the Parcel Map, unless otherwise noted.
8. The Neighborhood Development Permit shall comply with all Conditions of the Final Map for the Tentative Map No.1499390.
9. 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.
10. The drainage system proposed for this development, as shown on the site plan, is private and subject to approval by the City Engineer.
11. Subdivider shall underground existing and/or proposed public utility systems and service facilities in accordance with the San Diego Municipal Code.
12. The Subdivider shall ensure that all existing onsite utilities serving the subdivision shall be undergrounded with the appropriate permits. The Subdivider shall provide written confirmation from applicable utilities that the conversion has taken place, or provide other means to assure the undergrounding, satisfactory to the City Engineer.
13. Conformance with the "General Conditions for Tentative Subdivision Maps," filed in the Office of the City Clerk under Document No. 767688 on May 7, 1980, is required. Only those exceptions to the General Conditions which are shown on the Tentative Map and covered in these special conditions will be authorized. All public improvements and incidental facilities shall be designed in accordance with criteria established in the Street Design Manual, filed with the City Clerk as Document No. RR-297376.

LANDSCAPE

14. Prior to recordation of the Final Map, the Owner/Subdivider shall identify on a separate sheet titled 'Non-title Sheet' the brush management areas in substantial conformance with Exhibit 'A.' These brush management areas shall be identified with a hatch symbol with no specific dimensions or zones called out. The following note shall be provided on the 'Non-Title Sheet' to identify the hatched areas: "Indicates fire hazard zone(s) per Section 142.0412 of the Land Development Code.'

MAPPING

15. "Basis of Bearings" means the source of uniform orientation of all measured bearings shown on the map. Unless otherwise approved, this source shall be the California Coordinate System, Zone 6, North American Datum of 1983 [NAD 83].
16. Prior to the recordation of the Parcel Map taxes must be paid or bonded for this property pursuant to section 66492 of the Subdivision Map Act. A current original tax certificate, recorded in the office of the San Diego County Recorder must be provided to satisfy this condition.
17. All subdivision maps in the City of San Diego are required to be tied to the California Coordinate System of 1983 (CCS83), Zone 6 pursuant to section 8801 through 8819 of the California Public Resources Code.
18. The Parcel Map shall:
 - a. Use the California Coordinate System for its "Basis of Bearings" and express all measured and calculated bearing values in terms of said system. The angle of grid divergence from a true median (theta or mapping angle) and the north point of said map shall appear on each sheet thereof. Establishment of said Basis of Bearings may be by use of existing Horizontal Control stations or astronomic observations.
 - b. Show two measured ties from the boundary of the map to existing Horizontal Control stations having California Coordinate values of First Order accuracy. These tie lines to the existing control shall be shown in relation to the California Coordinate System (i.e., grid bearings and grid distances). All other distances shown on the map are to be shown as ground distances. A combined factor for conversion of grid-to-ground shall be shown on the map.
19. "California Coordinate System" means the coordinate system as defined in Section 8801 through 8819 of the California Public Resources Code. The specified zone for San Diego County is "Zone 6," and the official datum is the "North American Datum of 1983."

PLANNING

20. Prior to the recordation of the Parcel Map, the Subdivider shall execute and record a Covenant of Easement which ensures preservation of the Environmentally Sensitive Lands that are outside the allowable development area on the premises as shown on Exhibit "A" for Bowery Canyon, Project No. 313474, in accordance with San Diego Municipal Code section 143.0152. The Covenant of Easement

Project No. 313474
 TM No. 1499390

shall include a legal description and an illustration of the premises showing the development area, Zone Two of Brush Management, and the Environmentally Sensitive Lands that will be preserved as shown on Exhibit "A."

INFORMATION:

- The approval of this Tentative Map by the Planning Commission of the City of San Diego does not authorize the subdivider to violate any Federal, State, or City laws, ordinances, regulations, or policies including but not limited to, the Federal Endangered Species Act of 1973 and any amendments thereto (16 USC § 1531 et seq.).
- If the Subdivider makes any request for new water and sewer facilities (including services, fire hydrants, and laterals), the Subdivider shall design and construct such facilities in accordance with established criteria in the most current editions of the City of San Diego water and sewer design guides and City regulations, standards and practices pertaining thereto. Off-site improvements may be required to provide adequate and acceptable levels of service and will be determined at final engineering.
- Subsequent applications related to this Vesting Tentative Map will be subject to fees and charges based on the rate and calculation method in effect at the time of payment.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of the Vesting Tentative Map, may protest the imposition within ninety days of the approval of this Vesting Tentative Map by filing a written protest with the San Diego City Clerk pursuant to Government Code sections 66020 and/or 66021.
- Where in the course of development of private property, public facilities are damaged or removed, the Subdivider shall at no cost to the City, obtain the required permits for work in the public right-of-way, and repair or replace the public facility to the satisfaction of the City Engineer (San Diego Municipal Code § 142.0607).

Internal Order No. 24004210

Project No. 313474
TM No. 1499390

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.: 313474

PROJECT TITLE: **Bowery Canyon NDP**

PROJECT LOCATION-SPECIFIC: The site is located on the west side of Wilson Avenue, north of Bowery Street (APN 447-630-19) in San Diego, California.

PROJECT LOCATION-CITY/COUNTY: San Diego/San Diego

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: **NEIGHBORHOOD DEVELOPMENT PERMIT (NDP) for ENVIRONMENTALLY SENSITIVE LANDS (ESL) and TENTATIVE MAP** to allow the construction of two 3-story single-family residences on a vacant 0.33-acre site.

NAME OF PUBLIC AGENCY APPROVING PROJECT: City of San Diego

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Francisco Garcia (Agent), Genelle Weits & Francisco Garcia (Firm), 2156 Catalina Boulevard, San Diego, CA 92107, (619) 255-8001

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: 15303 (a)-(New Construction or Conversion of Small Structures)
- 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 Guidelines Section 15303 which consists of construction and location of limited numbers of new, small facilities or structures; in urbanized areas, this exemption applies up to three single-family residences which may be constructed or converted under this exemption. The project proposes two single-family residences and is located in an urbanized area. Further, 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

Amal McPherson AICP / Senior Planner
Signature/Title

June 15, 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: June 15, 2015

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 24003584

PROJECT NAME/NUMBER: Bowery Canyon NDP/ 313474

COMMUNITY PLAN AREA: City Heights Neighborhood of the Mid-City Communities Plan
COUNCIL DISTRICT: 9

LOCATION: The site is located on the west side of Wilson Avenue, north of Bowery Street (APN 447-630-19) in San Diego, California.

PROJECT DESCRIPTION: NEIGHBORHOOD DEVELOPMENT PERMIT (NDP) for ENVIRONMENTALLY SENSITIVE LANDS (ESL) and TENTATIVE MAP to allow the construction of two 3-story single-family residences on a vacant 0.33-acre site.

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego Hearing Officer

ENVIRONMENTAL DETERMINATION: CEQA Exemption 15303(a) (New Construction or Conversion of Small Structures)

ENTITY MAKING ENVIRONMENTAL DETERMINATION: City of San Diego

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 Guidelines Section 15303 which consists of construction and location of limited numbers of new, small facilities or structures; in urbanized areas, this exemption applies up to three single-family residences which may be constructed or converted under this exemption. The project proposes two single-family residences and is located in an urbanized area. Further, the exceptions listed in CEQA Section 15300.2 would not apply.

DEVELOPMENT PROJECT MANAGER: Glenn Gargas
MAILING ADDRESS: 1222 First Ave., MS-501
San Diego, CA 92101
PHONE NUMBER: (619) 446-5142

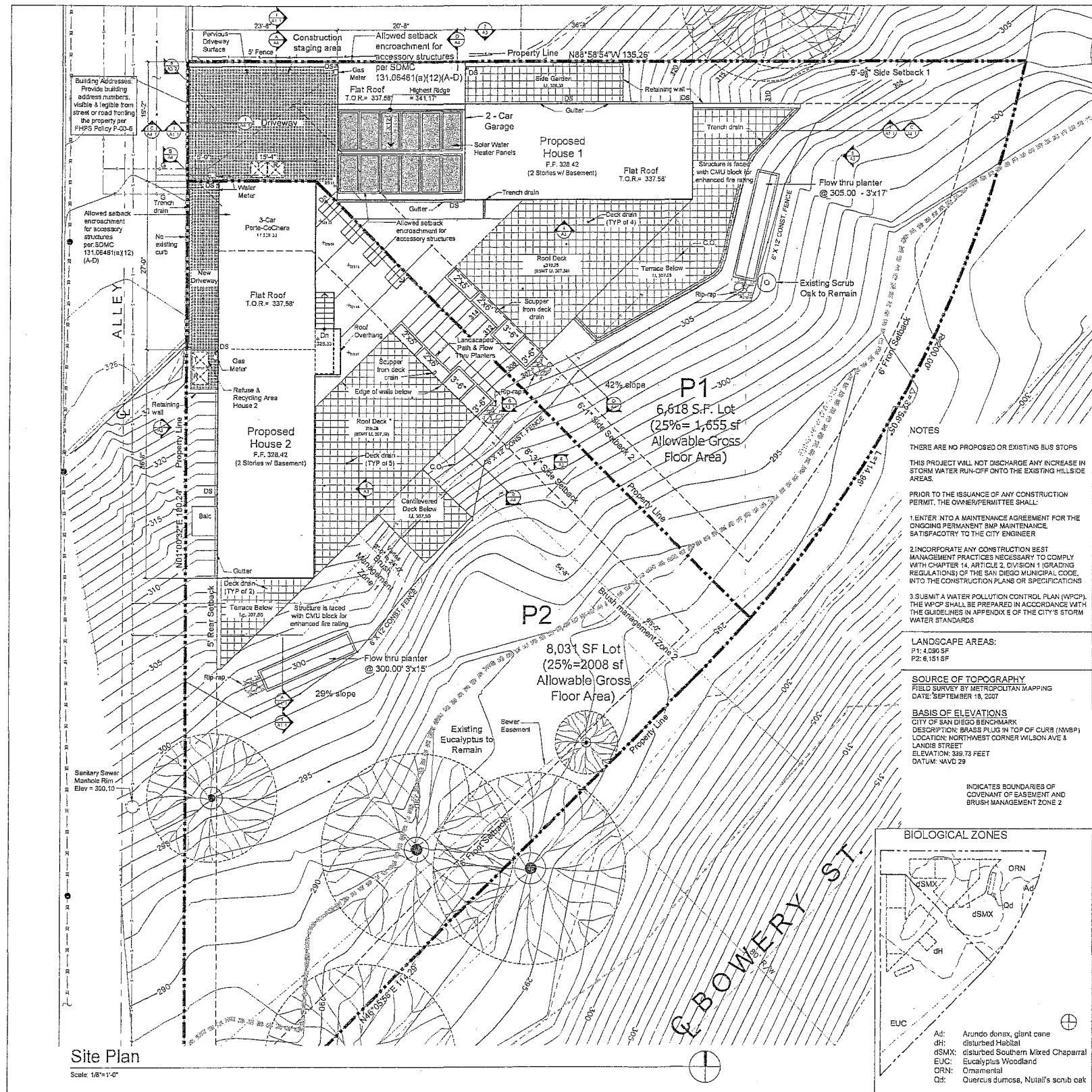
On June 15, 2015 the City of San Diego made the above-referenced environmental determination

ATTACHMENT 8

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 (June 29, 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.

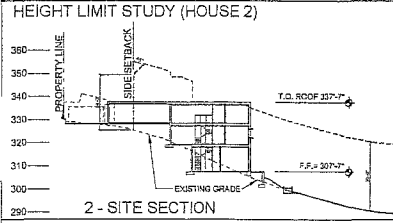
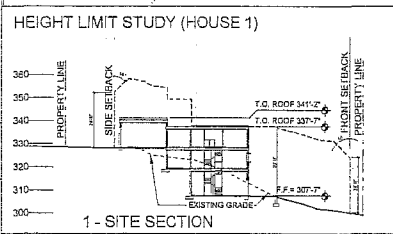
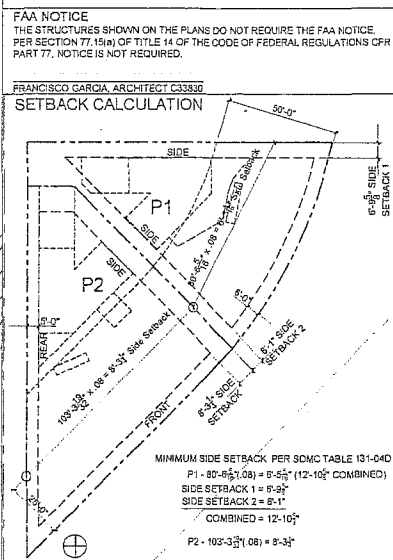


SHEET INDEX

ARCHITECTURAL
A1.1 SITE PLAN
A2.0 MODEL PHOTOGRAPHS
A2.1 BASEMENT & MID-LEVEL FLOOR PLANS
A2.2 GROUND LEVEL FLOOR PLANS
A3.1 EXTERIOR ELEVATIONS
A3.2 EXTERIOR ELEVATIONS
A4.1 BUILDING SECTIONS
TOPOGRAPHIC SURVEY
1 TOPOGRAPHIC SURVEY

CIVIL
1 GRADING PLAN
LANDSCAPE
L1 CONCEPTUAL LANDSCAPE PLAN
L2 CONCEPTUAL LANDSCAPE NOTES
L3 BRUSH MANAGEMENT PLAN
TENTATIVE PARCEL MAP
1 SHEET 1

FAA NOTICE
THE STRUCTURES SHOWN ON THE PLANS DO NOT REQUIRE THE FAA NOTICE PER SECTION 77.15(a) OF TITLE 14 OF THE CODE OF FEDERAL REGULATIONS CFR PART 77. NOTICE IS NOT REQUIRED.



DEVELOPMENT SUMMARY

REQUIRED PERMIT
NEIGHBORHOOD DEVELOPMENT PERMIT & TENTATIVE PARCEL MAP

SCOPE OF WORK
TWO NEW 2-STORY OVER-BASEMENT, SINGLE FAMILY RESIDENCES ON VACANT LOT. PARCEL MAP FOR LOT LINE ADJUSTMENT WILL BE PROCESSED WITH THE NDP PERMIT (PREVIOUSLY #181548). PROJECT IS LOCATED IN THE CITY HEIGHTS NEIGHBORHOOD OF THE MID-CITY COMMUNITIES PLANNING AREA.

A.P.N.
TO BE DETERMINED

SITE ADDRESS
TO BE DETERMINED

LEGAL DESCRIPTION
LOTS 19 THROUGH 23 (INCLUSIVE) IN BLOCK 85 OF CITY HEIGHTS ACCORDING TO AMENDED MAP (PREVIOUSLY #181548), FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, OCTOBER 3, 1906.

OWNERS
GENELLE WEIBS & FRANCISCO GARCIA
1158 CATALINA BLVD.
SAN DIEGO, CA 92107

EXISTING / PROPOSED USES
VACANT LOT / SINGLE FAMILY RESIDENCES

CONSTRUCTION TYPE
TYPE VB, SPRINKLERED (NFP 13) IN LIEU OF FIRE DEPARTMENT TURN-AROUND AND ADDITIONAL RATINGS AS REQUIRED FOR FIRE ZONE HAZARD

GEOLOGIC HAZARD
CATEGORY 92

OCCUPANCY
R-3

BUILDING CODE YEAR USED
2013 CBC

ZONE
RS-1.7

PROPOSED HT / MAX
24'-3"

LOT SIZE
EXISTING LOT SIZE: 14,646 S.F.
NEW LOTS:
P1: 6,618 S.F.
P2: 8,031 S.F.

F.A.R.
P1 (0.58) 6,618 = 3,839 S.F.
P2 (0.58) 8,031 = 4,697 S.F.

AREA CALCULATIONS (SEE AREA CALCULATION DIAGRAM ON SHEET A2.1):

P1 BUILT FLOOR AREA:
BASEMENT: 802 S.F.
MID-LEVEL: 572 S.F.
UPPER LEVEL: 572 S.F.
TOTAL: 2,046 S.F.

GROSS FLOOR AREA:
BASEMENT: 35 S.F.
MID-LEVEL: 444 S.F.
UPPER LEVEL: 572 S.F.
TOTAL: 1,051 S.F.

P2 BUILT FLOOR AREA:
BASEMENT: 941 S.F.
MID-LEVEL: 662 S.F.
UPPER LEVEL: 562 S.F.
TOTAL: 2,065 S.F.

GROSS FLOOR AREA:
BASEMENT: 428 S.F.
MID-LEVEL: 651 S.F.
UPPER LEVEL: 562 S.F.
TOTAL: 1,641 S.F.

PARKING

	REQUIRED	PROPOSED
P1	2	2
P2	2	3

PROJECT TEAM

LAND SURVEYOR
METROPOLITAN MAPPING
VENNON FRANK
2421 INDA STREET SAN DIEGO, CALIFORNIA 92101
T: 619-894-6801

CIVIL ENGINEER
JAMES DRAFFER
DRAFFER ENGINEERING
5263 EDGEWOOD DRIVE LA MESA, CA 91941
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BIOLOGIST
MICHELLE BALK
BALK BIOLOGICAL CONSULTING
P.O. BOX 2263 W ENCINITAS, CA 92023
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GEOLOGIST
CLIFF LA MONTE
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ARCHITECT
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FRANCISCO GARCIA
710 13th, SUITE 213 SAN DIEGO, CA 92101
619-241-2264
619-241-2398 (F)
fb@bdgworkshop.com

Prepared By:
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Address: 710 13th Street, Suite 213, SAN DIEGO, CA 92101
Phone #: (619) 255-8001
FAX #: (619) 255-8338

Project Address:
Unassigned
San Diego, CA 92104
Original Date: March 13, 2012

Project Name:
Bowery Canyon NDP

Sheet Title:
A1.1

Revision Log:

Revision	Date
Revision 10	04.28.14
Revision 9	01.21.15
Revision 8	04.27.15
Revision 7	
Revision 6	
Revision 5	
Revision 4	Apr 27, 2015
Revision 3	January 21, 2015
Revision 2	April 28, 2014
Revision 1	March 13, 2012

THE BUILDING WORKSHOP
A California Design-Build Corporation
Architect Lic# 53030 - Contractors Lic# 922860
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619.255.8001

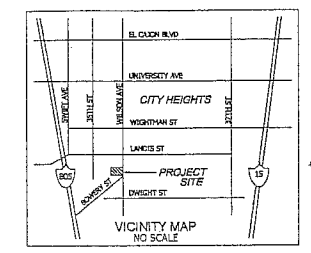
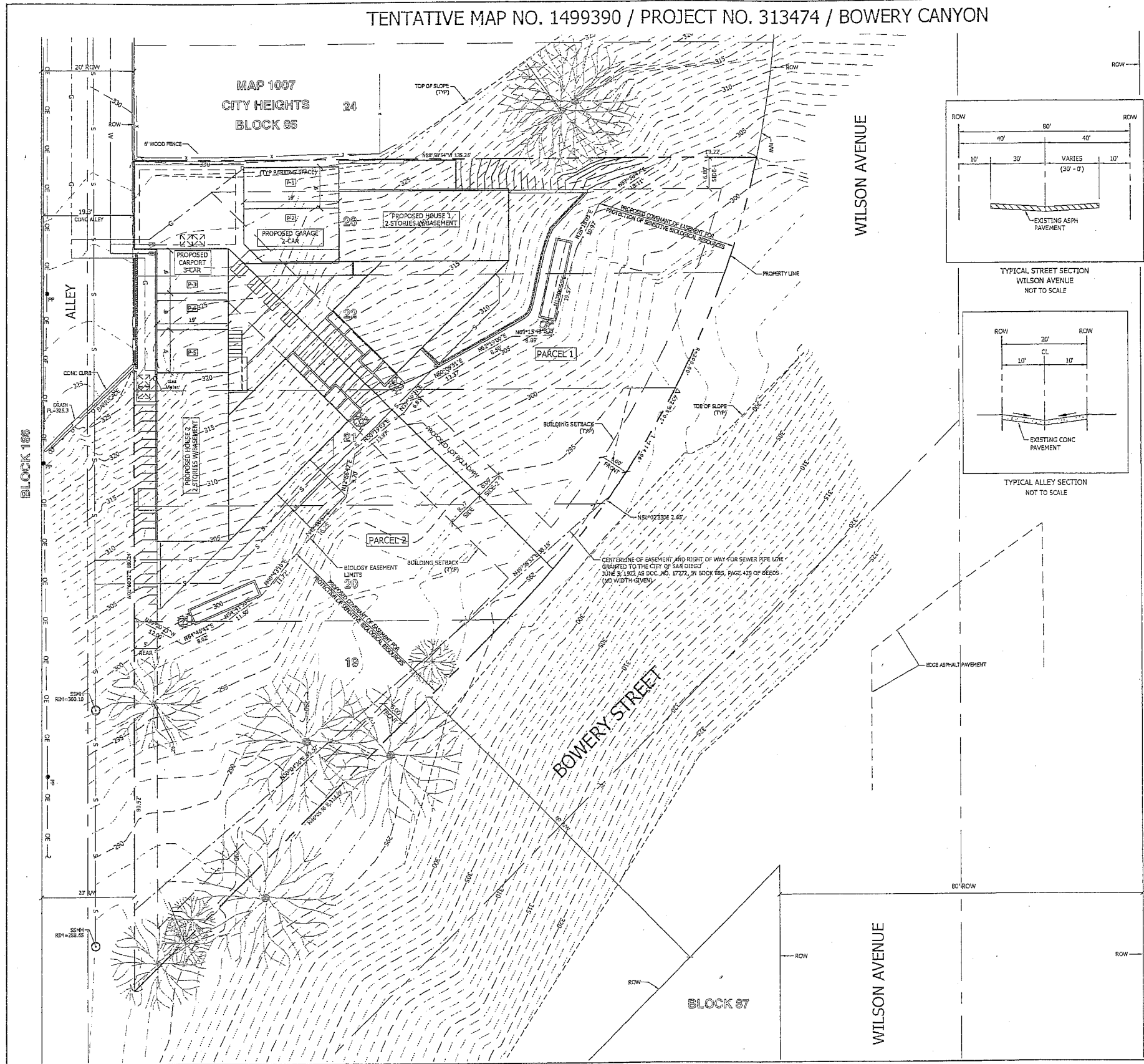
Bowery Canyon NDP, Project No. 313474, I.O. No. 24003504

Site Plan

REVISIONS

DATE	SCALE	JOB #	SHEET
03/13/13	varies		A1.1

TENTATIVE MAP NO. 1499390 / PROJECT NO. 313474 / BOWERY CANYON



EXISTING FRANCHISE UTILITY TABLE

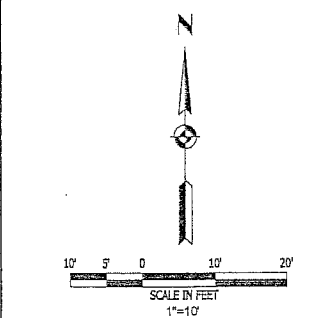
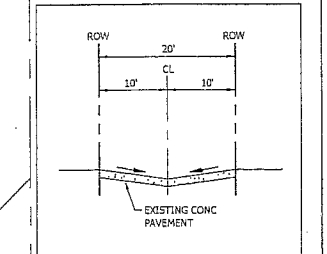
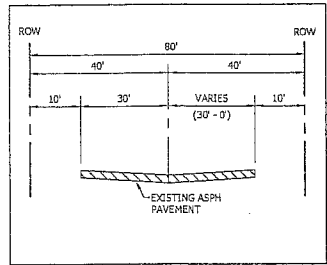
(TYPE)	(STATUS)
ELECTRIC	OVERHEAD
TELEPHONE	OVERHEAD
CABLE TELEVISION	OVERHEAD

LEGEND

---	PROPERTY LINE
---	RIGHT OF WAY
---	LOT LINE
x	FENCE (WOOD)
---	FENCE (CHAIN-LINK)
---	EDGE OF CONCRETE
OE	OVERHEAD ELECTRIC
W	WATER LINE
S	SEWER LINE
G	GAS LINE
(Tree symbol)	TREE
24"	24" (TRUNK DIAMETER)
x 53.10	SPOT ELEVATION
N01°00'32"E	BOUNDARY DATA

ABBREVIATIONS

AP	ANGLE POINT
ASPH	ASPHALT
CONC	CONCRETE
DI	DRAIN INLET
DYLT	DAYLIGHT
EL	ELEVATION
FF	FINISH FLOOR
FL	FLOWLINE
FNC	FENCE
GB	GRADE BREAK
GND	GROUND
H	HEIGHT
IE	INVERT ELEVATION
PP	UTILITY POLE
RET	RETAINING
R/W	RIGHT OF WAY
TYR	TYPICAL
TW	TOP OF WALL
TC	TOP OF CURB
UP	STEP UP
WM	WATER METER
WV	WATER VALVE



PREPARED BY:
METROPOLITAN MAPPING
3712 30TH STREET
SAN DIEGO, CA 92104
TEL: 619-564-6991
FAX: 619-330-1630
email: metromap.sdg@gmail.com

VERNON V. FRANCK, PLS 7927

CITY OF SAN DIEGO DEVELOPMENT SUMMARY

SUMMARY OF REQUEST
TENTATIVE MAP
TOTAL NUMBER OF EXISTING LOTS = 5
TOTAL NUMBER OF PROPOSED LOTS = 2

SITE ADDRESS
BOWERY STREET, SAN DIEGO, CA 92104, BETWEEN WILSON 25TH STREET

SITE AREA: 14,650 SF / 0.336 ACRES

GROSS FLOOR AREA (PROPOSED): 2,592 SF

EXISTING ZONING
BASE ZONE: RS-1-7
PLANNED DISTRICT: MID-CITY COMMUNITY PLANNED DISTRICT

OVERLAY ZONES
BRUSH ZONES (300)
MAPPED SENSITIVE BIOLOGICAL RESOURCES

BUILDING SETBACKS:
FRONT: 5'
SIDE-1: 6.80'
SIDE-2: 6.00'
REAR: 5'

OFF-STREET PARKING REQUIRED PER SDMC TABLE 142-05-C
RATE (2-BEDROOM): 1.75 SPACES X 1 UNIT = 1.75 SPACES REQUIRED
RATE (3-BEDROOM): 2 SPACES X 1 UNIT = 2 SPACES REQUIRED
TOTAL SPACES REQUIRED: 4
TOTAL SPACES PROVIDED: 5

BUILDING DATA
NUMBER OF SINGLE-FAMILY HOUSES: 2
TOTAL FLOOR AREA OF HOUSES: 2,592 SF
HOUSE 1: 3801.00 SF
HOUSE 2: 3 BR/1,541 SF
NUMBER OF STORIES: 2
NUMBER OF BUILDINGS: 2
EXISTING USE: VACANT
PROPOSED USE: SINGLE-FAMILY RESIDENTIAL

MONUMENTATION NOTES
ALL PROPERTY CORNERS WILL BE SET AND A PARCEL MAP WILL BE FILED. A DETAILED PROCEDURE OF SURVEY WILL BE SHOWN ON THE PARCEL MAP.

REFERENCE DRAWINGS
MAP 1007

PROJECT PERMITS REQUIRED
SITE DEVELOPMENT PERMIT, TENTATIVE MAP

NOTES

- ALL PLUMBING FACILITIES TO BE LOCATED WITHIN A ROW OR PUBLIC EASEMENT (INCLUDING WATER SERVICES AND SEWER LATERALS) MUST BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE MOST RECENTLY PUBLISHED VERSION OF THE CITY WATER AND SEWER FACILITY DESIGN GUIDELINES, CITY REGULATIONS, CITY STANDARDS AND CITY PRACTICES PERTAINING THERETO.
- ALL PRIVATE PLUMBING FACILITIES TO BE LOCATED WITHIN PRIVATE PROPERTY (I.E., NOT WITHIN A ROW OR PUBLIC EASEMENT) MUST BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE MOST RECENTLY PUBLISHED VERSION OF THE CALIFORNIA PLUMBING CODE.
- BPFDs ARE REQUIRED FOR ALL PUBLIC WATER SERVICE LINES (DOMESTIC, IRRIGATION, AND FIRE). THEY ARE TO BE LOCATED ON PRIVATE PROPERTY, IN-LINE WITH THE SERVICE, AND (UNLESS APPROVED OTHERWISE) IMMEDIATELY ADJACENT TO THE ROW. THE PUBLIC UTILITIES DEPARTMENT DOES NOT ALLOW BPFDs TO BE LOCATED BELOW GRADE OR WITHIN A STRUCTURE.
- NO TREES OR SHRUBS EXCEEDING THREE FEET (3') IN HEIGHT AT MATURITY SHALL BE INSTALLED WITHIN FIVE FEET (5') OF ANY PUBLIC WATER FACILITIES (INCLUDING WATER SERVICES AND METERS), OR WITHIN TEN FEET (10') OF ANY PUBLIC SEWER FACILITIES.

PROJECT SOILS CONDITION
EXISTING DEVELOPED SITE, GEOLOGIC CATEGORY 52

PROJECT OWNER
GENELLE WEITS & FRANCISCO GARCIA
2155 CATALINA BOULEVARD, SAN DIEGO, CA 92107

GENELLE WEITS DATE _____
FRANCISCO GARCIA DATE _____

LEGAL DESCRIPTION
LOTS 19 THROUGH 23 (INCLUSIVE) IN BLOCK 86 OF CITY HEIGHTS, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEOPOR NO. 1007, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY OCTOBER 3, 1906.

SOURCE OF TOPOGRAPHY
FIELD SURVEY BY METROPOLITAN MAPPING, MARCH 15, 2014

BASIS OF ELEVATIONS
CITY OF SAN DIEGO BENCHMARK DESCRIPTION: BRASS PLUG (NWBP)
TOP OF CURB, NORTHWEST CORNER WILSON AVENUE & LANIS STREET
ELEVATION: 339.73 FEET DATUM: NGVD 29

BASIS OF BEARINGS
THE EASTERLY ROW OF WILSON AVENUE AS SHOWN ON MAP NO. 19460
I.E., N0°15'39" E

COORDINATES: NAD 27: 210-1733 CCS 83: 1850-6293

ASSESSOR'S PARCEL NUMBER: 447-630-19

PROJECT NAME: BOWERY CANYON

SHEET TITLE: TENTATIVE MAP NO. 1499390

PTS NO. 313474 SHEET 1 OF 1

- NOTES**
1. THIS PROJECT IS A GRADING PLAN FOR TWO SINGLE FAMILY RESIDENCES.
 2. TYPE CONSTRUCTION AND OCCUPANCY CLASSIFICATION: TYPE VB
 3. EXISTING USE: VACANT
 4. PROPOSED USE: TWO SINGLE FAMILY RESIDENCES
 5. ASSESSORS PARCEL NUMBER: 447-830-19
 6. LAMBERT COORDINATE: 210-1731
 7. EXISTING ZONING IS RS-1-7
 8. LEGAL DESCRIPTION: LOT 19 TO 23 INCLUSIVE, BLK 88, OF CITY HEIGHTS, MAP NO. 1007.
 9. THERE ARE NO MAJOR DRAINAGE FACILITIES WITHIN 300' OF THE SITE
 10. THERE ARE NO PROPOSED OR EXISTING BUS STOP/TRANSIT STATIONS ON THIS PLAN
 11. WILL OBTAIN ENCROACHMENT PERMIT FOR RETAINING WALLS IN PUBLIC RIGHT-OF-WAY.
 12. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE.
 13. 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.
 14. 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 G OF THE CITY'S STORM WATER STANDARDS.
 15. THIS PROJECT WILL NOT DISCHARGE ANY INCREASE IN STORMWATER RUN-OFF ONTO THE EXISTING HILLSIDE AREAS.

FIRE DEPARTMENT NOTES

1. PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER FHP'S POLICY P-00-8.

GRADING DATA

TOTAL AREA OF SITE: 14,649 SF, 0.336 AC.
 TOTAL AMOUNT OF SITE TO BE GRADED: 4,654 SF, 0.107 AC.
 PERCENT OF TOTAL SITE TO BE GRADED 32%
 AMOUNT OF CUT: 350 CUBIC YARDS DRIVEWAY & HOUSES
 MAXIMUM DEPTH OF CUT: 14 FEET
 AMOUNT OF FILL: 350 CUBIC YARDS DRIVEWAY & HOUSES
 MAXIMUM DEPTH OF FILL: 12 FEET
 MAXIMUM HEIGHT OF FILL SLOPE(S): NONE PROPOSED
 MAXIMUM HEIGHT OF CUT SLOPE(S): NONE PROPOSED
 AMOUNT OF EXPORT SOIL: 0 CUBIC YARDS
 RETAINING/CRB WALLS: HOW MANY: 5
 85 FEET TOTAL LENGTH
 MAXIMUM HEIGHT: 9.0 FEET

CITY OF SAN DIEGO BENCHMARK
 BRASS PLUG NW CORNER WILSON AVE & LANDIS ST.
 ELEVATION 339.73 DATUM: NAV 29, M.S.L.

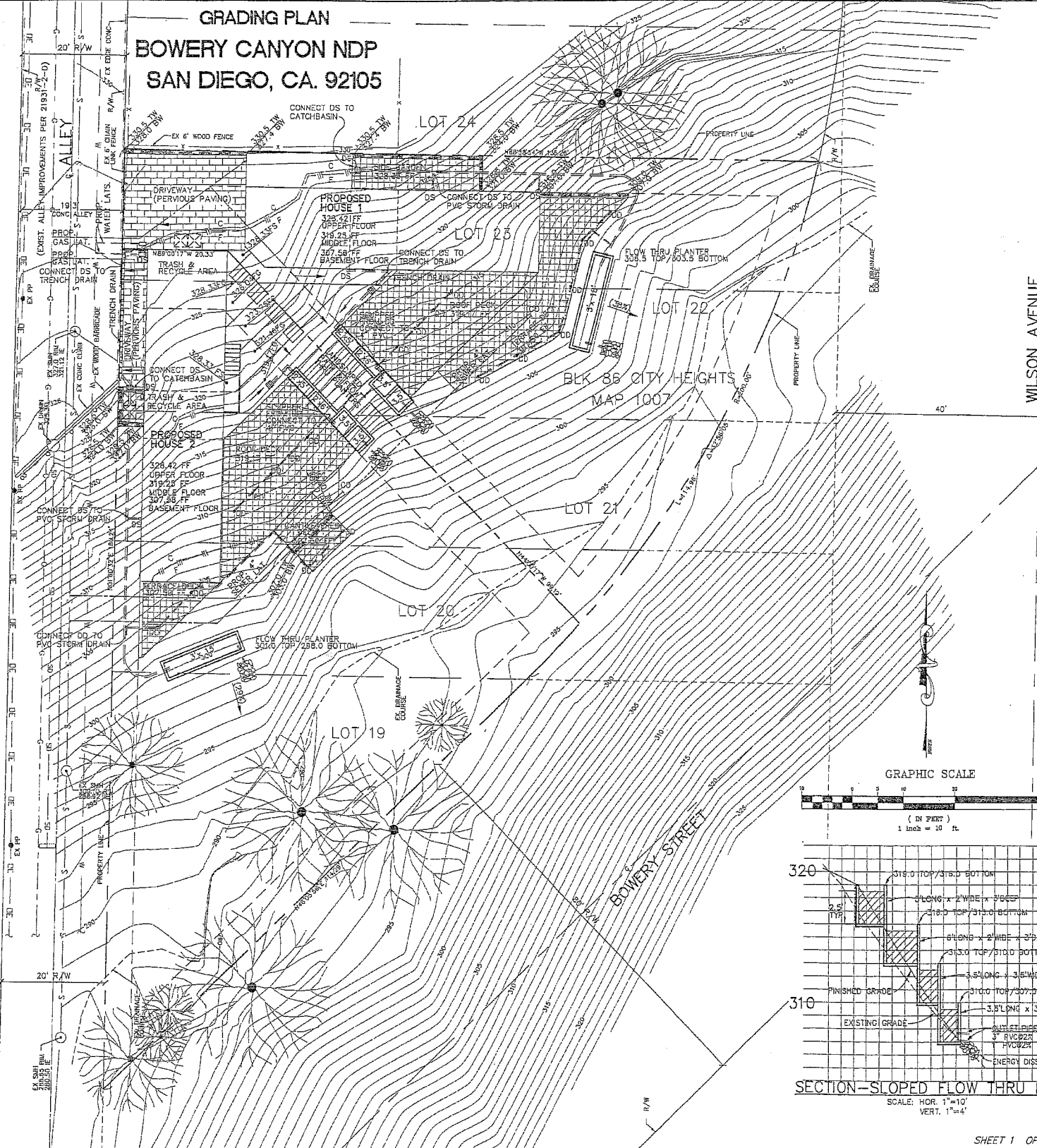
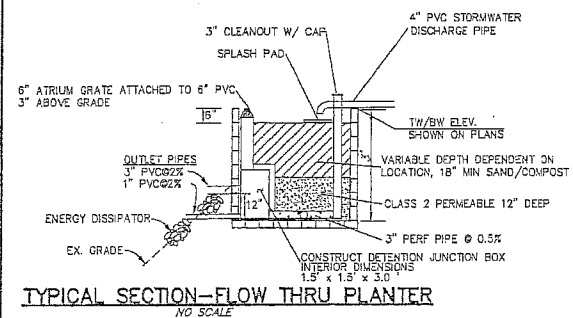
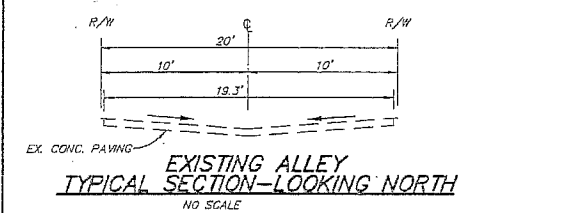
PROJECT NO. 313474
DRAWN BY
 FRANCISCO GARCIA AND GENELLE WEITS GARCIA
 AS HUSBAND AND WIFE
 PER GRANT DEED, DOC. NO. 2010-0661105
 DATED DECEMBER 1, 2010

FRANCISCO GARCIA GENELLE WEITS GARCIA

TOPOGRAPHIC SOURCE
 METROPOLITAN MAPPING INC.
 2421 INDIA STREET
 SAN DIEGO, CA 92101
 TOPO SOURCE METHOD
 (FIELD TOPOGRAPHY)
 TOPO SOURCE DATE: 9-18-07

CIVIL ENGINEER
 DRAPER ENGINEERING
 9263 EDGEWOOD DRIVE
 LA MESA, CA 91941
 (619) 464-6528

James L. Draper 1-18-12
 JAMES L. DRAPER JR., RCE 29121
 JOB NO. 17713-1269F5
 DWG. NO. p-grading-3



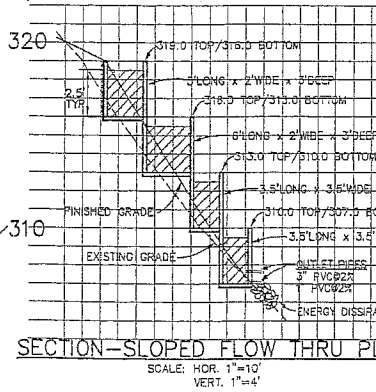
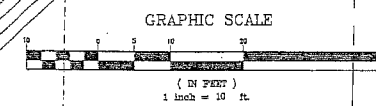
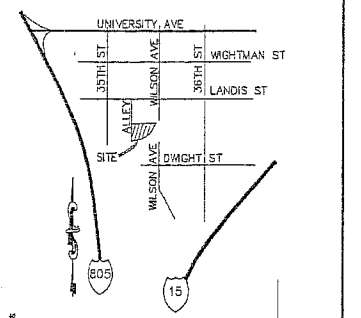
LEGEND

- EXISTING PROPERTY LINE
- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- EXISTING WATER MAIN
- EXISTING SEWER MAIN
- EXISTING GAS LINE
- EXISTING OVERHEAD ELECTRIC
- EXISTING STORMDRAIN
- EXISTING TREES TO REMAIN

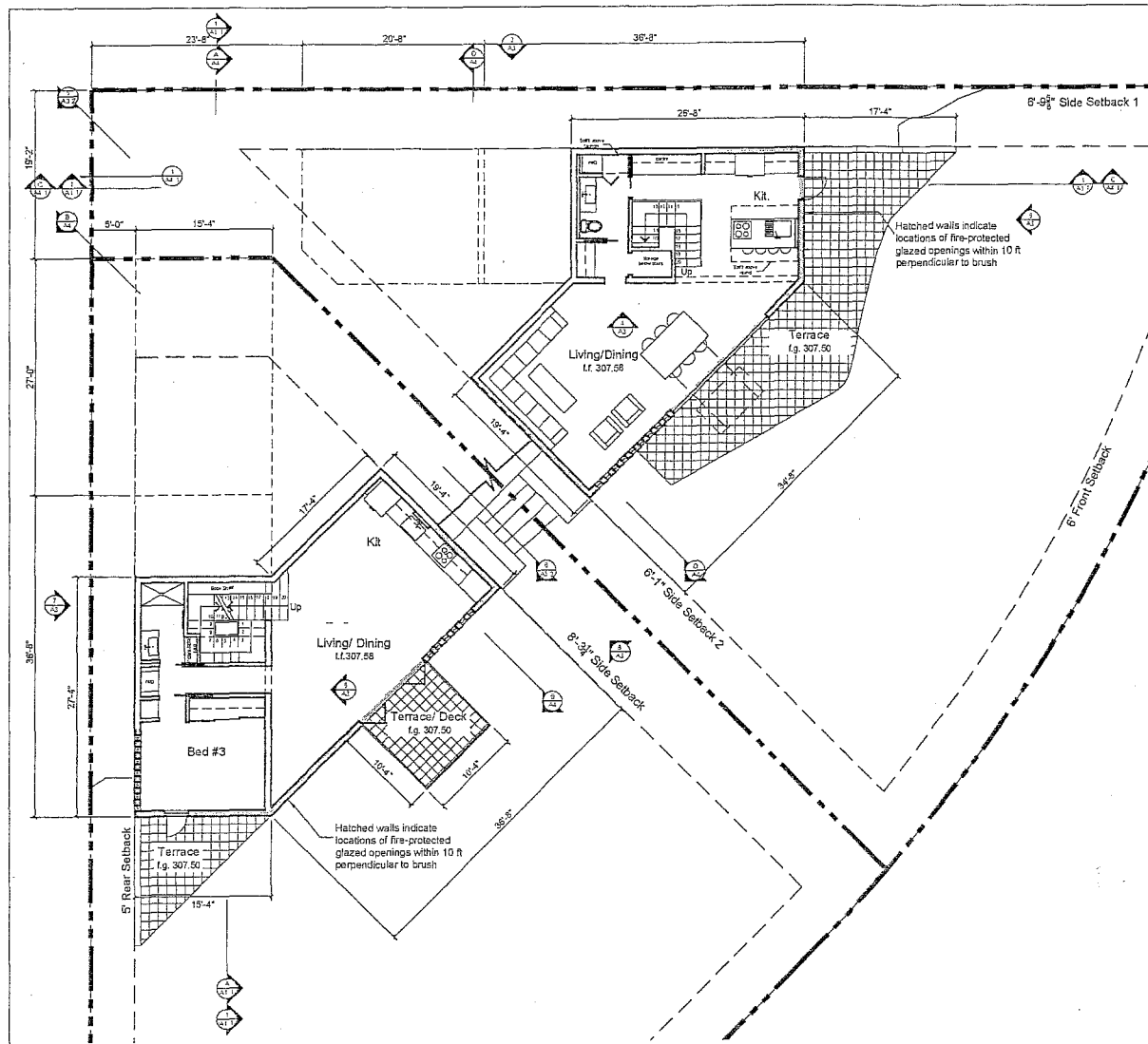
- PROPOSED FINISH CONTOUR
- PROPOSED DIRECTION OF SURFACE FLOW
- PROPOSED SPOT ELEVATION
- PROPOSED RETAINING WALL
- PROPOSED CATCHBASIN
- PROPOSED PVC STORM DRAIN
- PROPOSED TRENCH DRAIN
- PROPOSED PERVIOUS PAVING (GRASSCRETE)
- PROPOSED FLOW THRU PLANTER SIZE ON PLANS
- PROPOSED ENERGY DISSIPATOR 3'x3'x1'
- PROPOSED DOWN SPOUT DS
- PROPOSED DECK DRAIN DD

ABBREVIATIONS

- CENTERLINE CL
- TOP OF CURB TC
- FLOWLINE FL
- EDGE OF CONCRETE EC
- TOP OF WALL TW
- BOTTOM OF WALL BW
- FINISH SURFACE FS
- FINISH GRADE FG

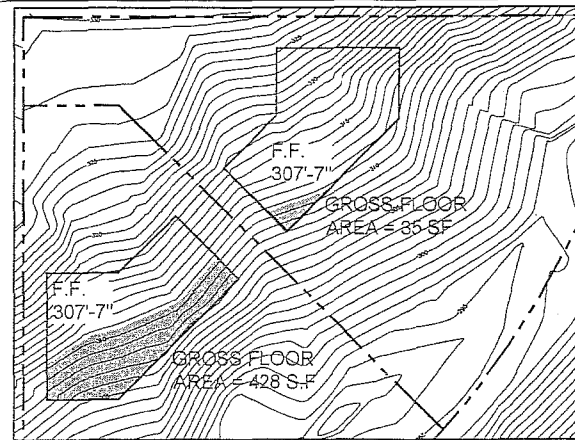


Prepared By: DRAPER ENGINEERING
 Name: DRAPER ENGINEERING
 Address: 9263 EDGEWOOD DRIVE
 LA MESA, CA 91941
 Phone #: 619-464-6528
 Project Address:
 Project Name: BOWERY CANYON NDP
 SAN DIEGO, CA 92105
 Sheet Title: GRADING PLAN
 Revision:

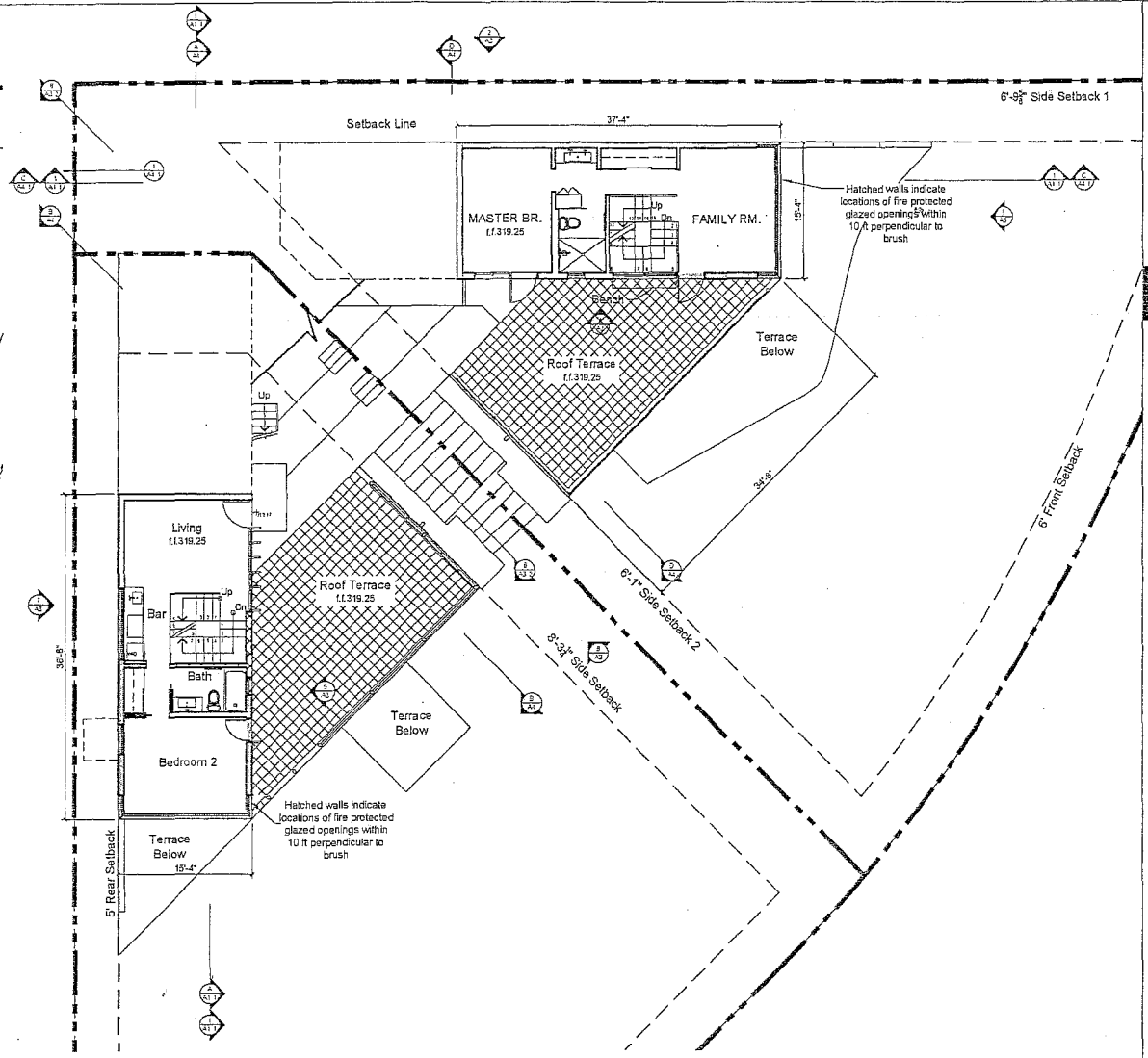


Basement Level Floor Plans

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

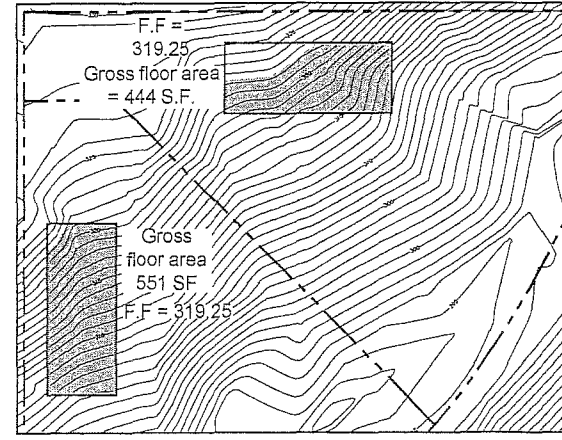


Gross Floor Area (Basement)



Mid-Level Floor Plans

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



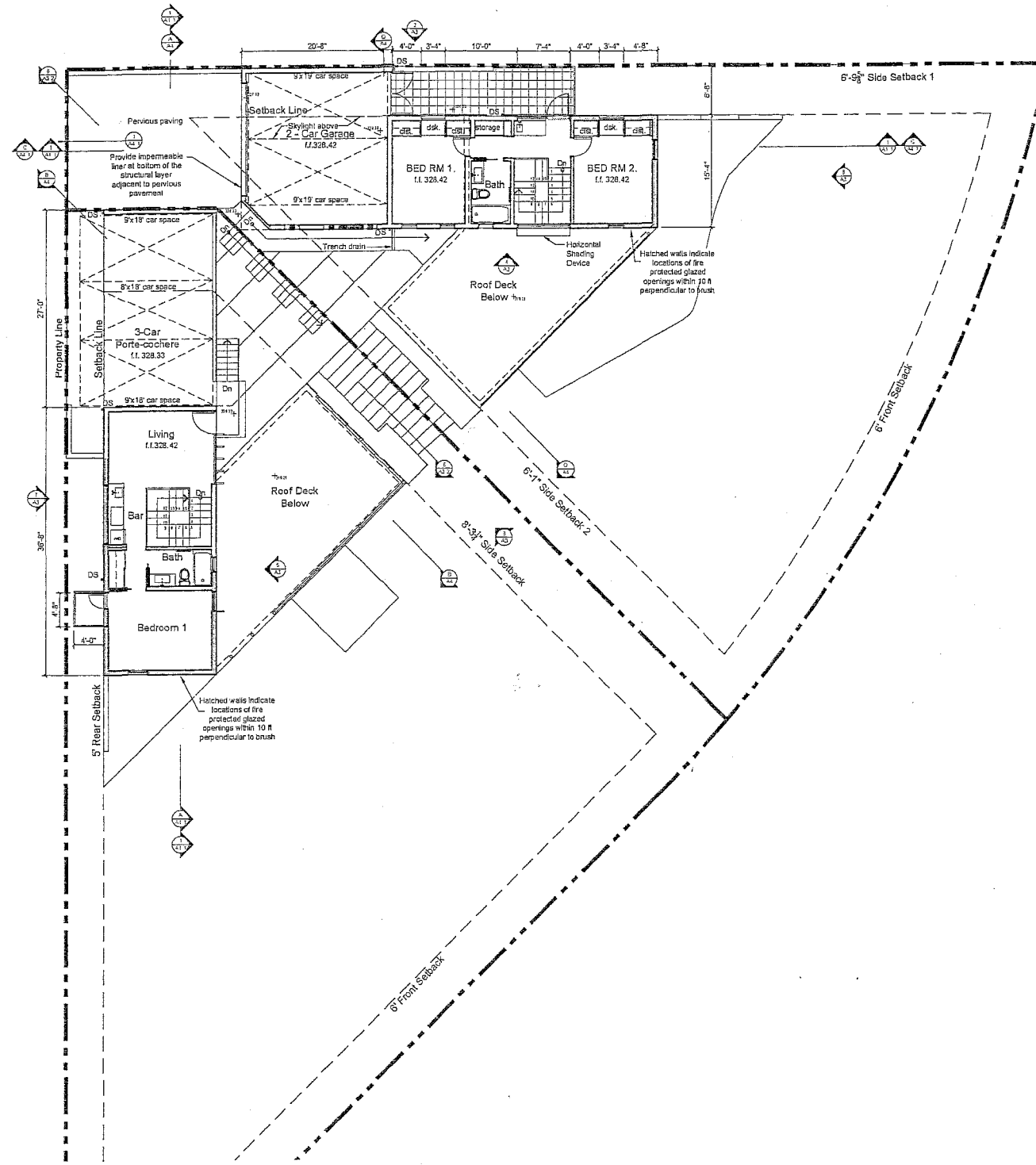
Gross Floor Area (Mid Level)

Prepared By: <u>The Building Workshop</u>	Revision 10: _____	04.28.14
Name: <u>The Building Workshop</u>	Revision 9: _____	01.21.16
Address: <u>710 13th Street, Suite 213</u>	Revision 8: _____	04.27.15
SAN DIEGO, CA 92101	Revision 7: _____	
Phone #: <u>(619) 255-2001</u>	Revision 6: _____	
FAX #: <u>(619) 255-8338</u>	Revision 5: _____	
Project Address: <u>Unassigned</u>	Revision 4: _____	April 27, 2015
San Diego, CA	Revision 3: _____	January 21, 2015
92104	Revision 2: _____	April 28, 2014
Project Name: <u>Bowery Canyon NDP</u>	Revision 1: _____	March 13, 2012
Original Date: _____		
Sheet Title: <u>A2.1</u>	Sheet <u>3</u> of <u>13</u>	DATE <u>03.13.13</u>
DEP# _____	J.O. No. _____	SCALE <u>1/8"=1'-0"</u>
		JOB # _____
		SHEET <u>A2.1</u>

THE BUILDING WORKSHOP
 A California Design/Build Corporation
 Architect Lic# 33300 - Contractors Lic# 94280
 710 13th Street, San Diego, CA 92101
 619.255.8001

Bowery Canyon NDP, Project No. 313474, I.O. No. 24003584
 Basement + Mid-Level Floor Plans

A.P.N. 447-030-19
 Address T.B.D.
 San Diego, CA 92104



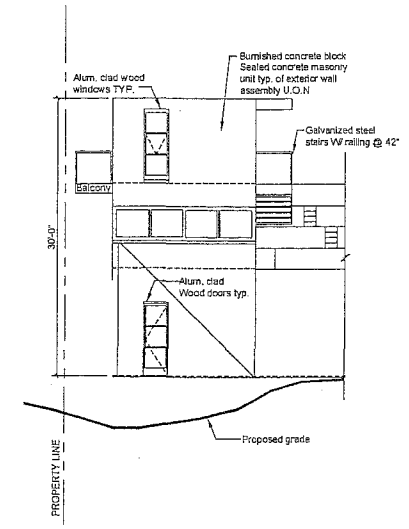
Street Level Floor Plans

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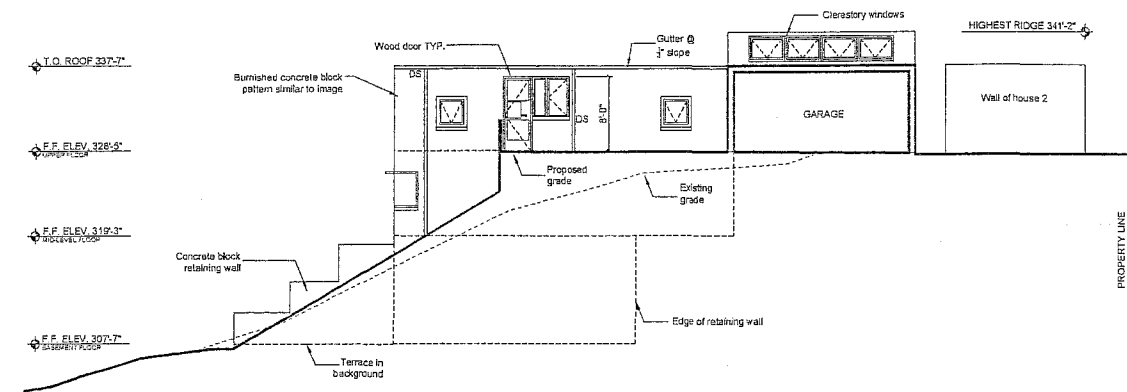
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Name: The Building Workshop	Revision 9:	04.28.14
Address: 710 13th Street, Suite 213	Revision 8:	01.21.15
SAN DIEGO, CA 92101	Revision 7:	04.27.15
Phone #: (619) 255-8201	Revision 6:	
FAX #: (619) 255-8338	Revision 5:	
Project Address:	Revision 4:	
Unassigned	Revision 3:	April 27, 2015
San Diego, CA	Revision 2:	January 21, 2015
92104	Revision 1:	April 28, 2014
Project Name:	Original Date:	March 13, 2012
Bowery Canyon NDP	Sheet	4 of 13
Sheet Title:	DEP:	
A2.2	J.O. No.:	

REVISIONS
DATE 03.13.13
SCALE 1/8"=1'-0"
JOB # -
SHEET
A2.2

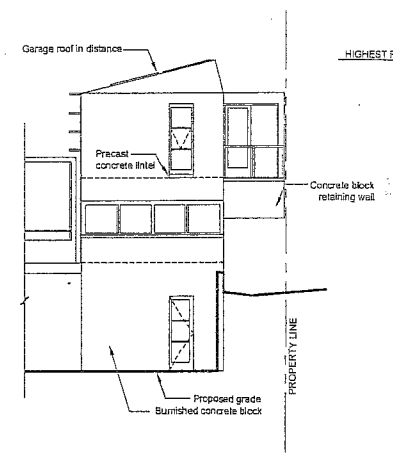
THE BUILDING WORKSHOP
 A California Design/Build Corporation
 Architect Lic# 33033 - Contractors Lic# 942980
 710 13th Street, San Diego CA 92101
 619.255.8001
Bowery Canyon NDP, Project No. 313474, I.O. No. 24003584
 Ground Level Floor Plan
 A.P.N. 447-630-19
 Address T.B.D. 92104
 San Diego, CA



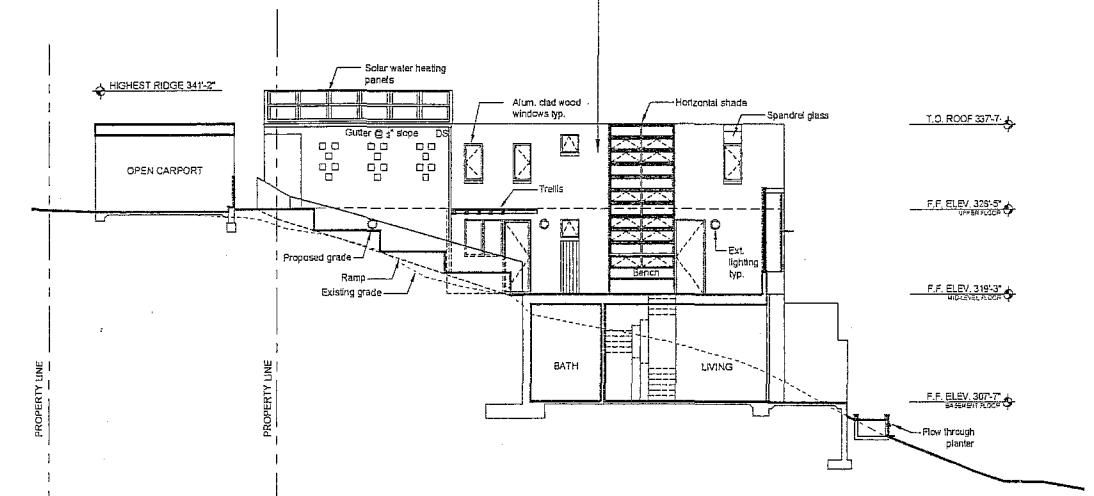
1 - West Elevation House 2
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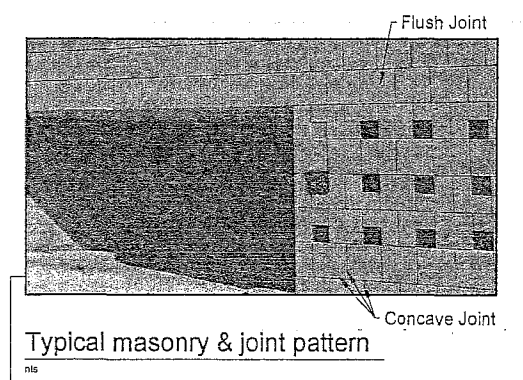
2 - North Elevation House 1
Scale: 1/8"=1'-0"



3 - East Elevation House 1
Scale: 1/8"=1'-0"



4 - South Elevation House 1
Scale: 1/8"=1'-0"

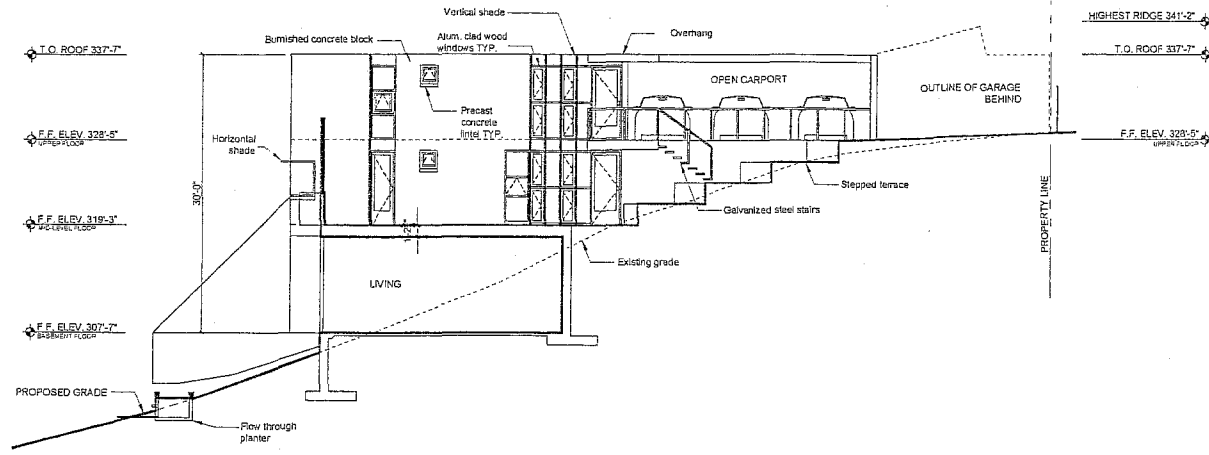


Prepared By:	Revision 10:	04.26.14
Name: The Building Workshop	Revision 9:	01.21.15
Address: 710 13th Street, Suite 213	Revision 8:	04.27.15
SAN DIEGO, CA 92101	Revision 7:	
Phone #: (619) 255-4001	Revision 6:	
FAX #: (619) 255-8338	Revision 5:	
	Revision 4:	
	Revision 3:	April 27, 2015
	Revision 2:	January 21, 2015
	Revision 1:	April 28, 2014
Project Address:	Original Date:	March 13, 2012
Unassigned		
San Diego, CA		
92104		
Project Name:	Sheet	5 of 13
Bowery Canyon NDP		
Sheet Title:	DEP:	
A3.1	J.O. No.	

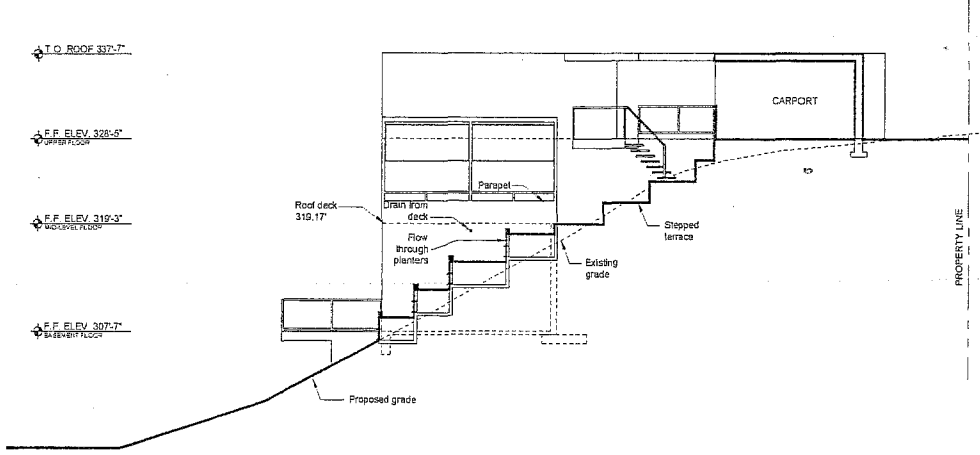
THE BUILDING WORKSHOP
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Architect License No. C-44925
710 13th Street, Suite 213
San Diego, CA 92101
619.255.8001

Bowery Canyon NDP, Project No. 313474, I.O. No. 24003584
Elevations & Sections
A.P. No. 447-630-19
Address: T.B.D.
San Diego, CA 92104

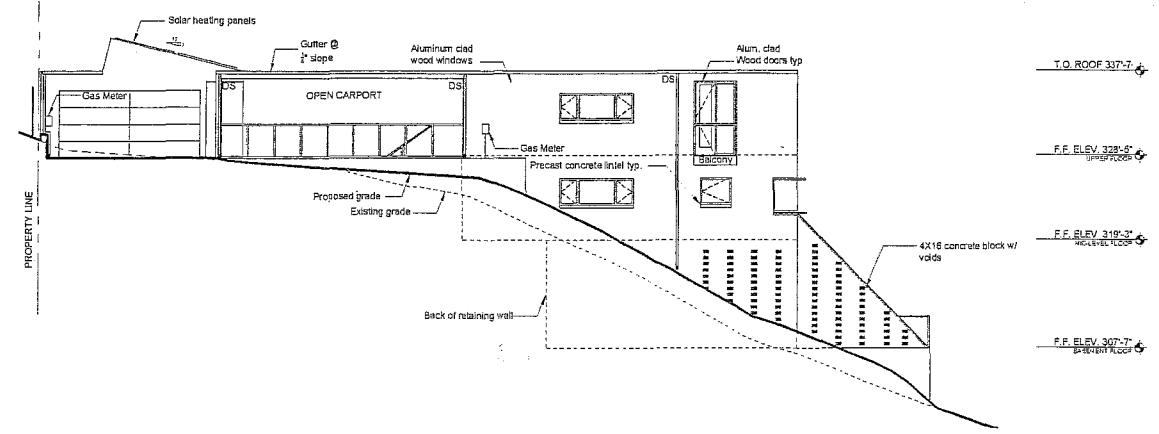
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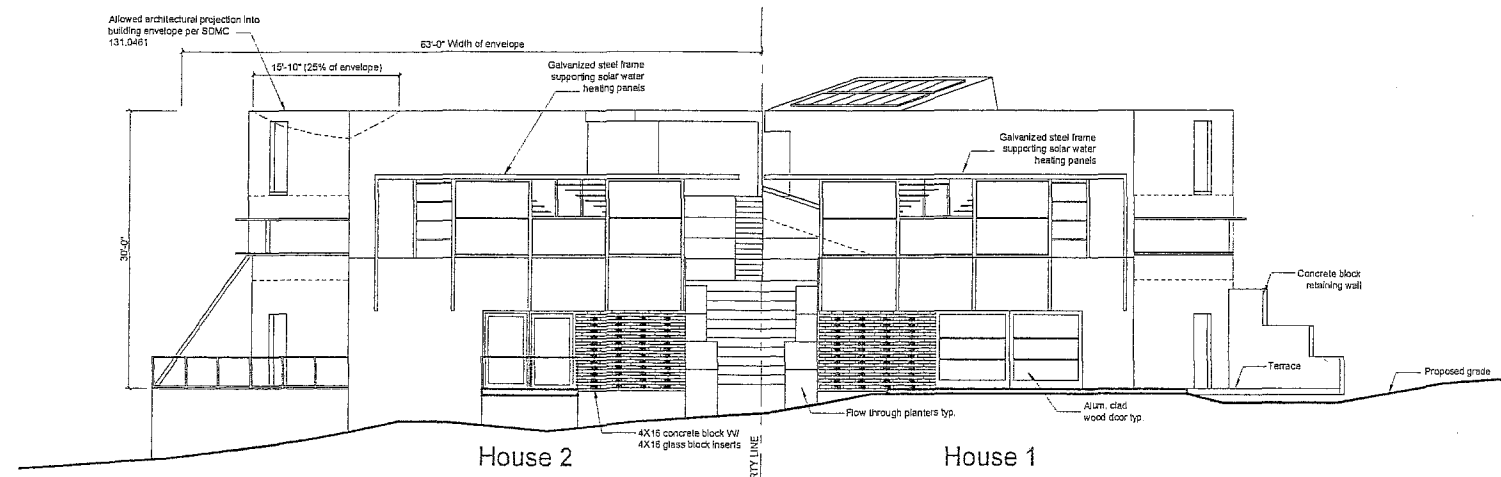
5 - East Elevation House 2
Scale: 1/8"=1'-0"



6 - Partial East Elevation @ House 2 Screen
Scale: 1/8"=1'-0"



7 - West Elevation House 2
Scale: 1/8"=1'-0"



8 - South-East Elevation
Scale: 1/8"=1'-0"

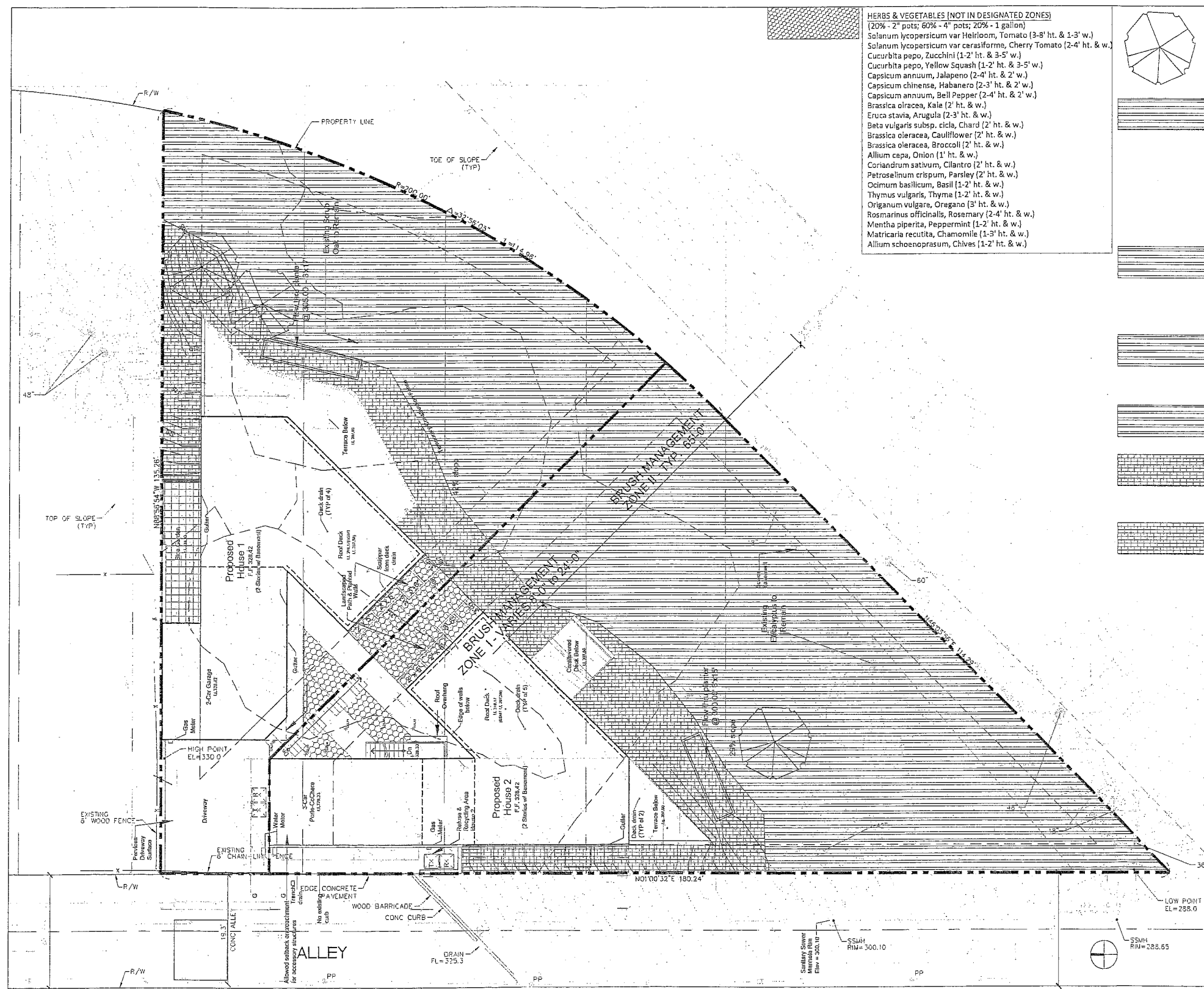
Prepared By:	Revision 10:	04.28.14
Name: The Building Workshop	Revision 9:	01.21.15
Address: 710 13th Street, Suite 215 SAN DIEGO, CA 92101	Revision 8:	04.27.15
Phone #: (619) 255-8001	Revision 7:	
FAX #: (619) 255-8335	Revision 6:	
Project Address:	Revision 5:	
Unassigned	Revision 4:	April 27, 2015
San Diego, CA	Revision 3:	January 21, 2015
92104	Revision 2:	April 28, 2014
Project Name:	Revision 1:	
Bowery Canyon NDP	Original Date:	March 12, 2012
Sheet Title:	Sheet	6 of 12
A3.2	DEPs	
	J.O. No.	

THE BUILDING WORKSHOP
A California Design/Build Corporation
Architect Lic# 33830 - Contractor Lic# 942580
710 13th Street, San Diego CA 92101
619.255.8001

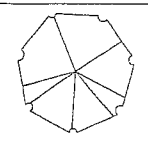
Bowery Canyon NDP, Project No. 313474, I.O. No. 24003584
Elevations & Sections

REVISIONS	DATE
Revision 10:	04.28.14
Revision 9:	01.21.15
Revision 8:	04.27.15
Revision 7:	
Revision 6:	
Revision 5:	
Revision 4:	April 27, 2015
Revision 3:	January 21, 2015
Revision 2:	April 28, 2014
Revision 1:	
Original Date:	March 12, 2012

DATE 03.13.13
SCALE 1/8"=1'-0"
JOB # .
SHEET
A3.2



- HERBS & VEGETABLES [NOT IN DESIGNATED ZONES]**
 (20% - 2" pots; 60% - 4" pots; 20% - 1 gallon)
- Solanum lycopersicum var. Heliroform, Tomato (3-8' ht. & 1-3' w.)
 - Solanum lycopersicum var. cerasiforme, Cherry Tomato (2-4' ht. & 2' w.)
 - Cucurbita pepo, Zucchini (1-2' ht. & 3-5' w.)
 - Cucurbita pepo, Yellow Squash (1-2' ht. & 3-5' w.)
 - Capsicum annuum, Jalapeno (2-4' ht. & 2' w.)
 - Capsicum chinense, Habanero (2-3' ht. & 2' w.)
 - Capsicum annuum, Bell Pepper (2-4' ht. & 2' w.)
 - Brassica oleracea, Kale (2' ht. & w.)
 - Eruca stavia, Arugula (2-3' ht. & w.)
 - Beta vulgaris subsp. cicla, Chard (2' ht. & w.)
 - Brassica oleracea, Cauliflower (2' ht. & w.)
 - Brassica oleracea, Broccoli (2' ht. & w.)
 - Allium cepa, Onion (1' ht. & w.)
 - Coriandrum sativum, Cilantro (2' ht. & w.)
 - Petroselinum crispum, Parsley (2' ht. & w.)
 - Ocimum basilicum, Basil (1-2' ht. & w.)
 - Thymus vulgaris, Thyme (1-2' ht. & w.)
 - Origanum vulgare, Oregano (3' ht. & w.)
 - Rosmarinus officinalis, Rosemary (2-4' ht. & w.)
 - Mentha piperita, Peppermint (1-2' ht. & w.)
 - Matricaria recutita, Chamomile (1-3' ht. & w.)
 - Allium schoenoprasum, Chives (1-2' ht. & w.)



- PLANT PALETTE**
- LARGE SHRUBS/SMALL TREES (15 gallon)**
- Arctostaphylos glauca, Big-Berry Manzanita (15' ht. & 20 w.)
 - Lavatera assurgentiflora, Tree Mallow (10' ht. & w.)
 - Quercus dumosa, Nuttall's Scrub Oak (6-9' ht. & w.)
 - Rhus integrifolia, Lemonade Berry (3-7' ht. & w.)
- SUCCULENTS & CACTUS (30% - 4" pots; 70% - 1 gallon)**
- Agave deserti, Desert Agave (2' ht. & w.)
 - Agave shawii, Shaw's Agave (2' ht. & w.)
 - Agave victoriae-reginae, Nera (1-2' ht. & w.)
 - Bergencactus emoryi, Velvet Cholla (2' ht. & w.)
 - Dudleya brittonii, Britton's Chalk Dudleya (3-12' ht. & w.)
 - Dudleya edulis, Ladies' Fingers (3-12' ht. & w.)
 - Dudleya hassel, Catalina Island Live-Forever (3-12' ht. & w.)
 - Dudleya ingens, Dudleya Live-Forever (3-12' ht. & w.)
 - Dudleya lanceolata, Lance-Leaf Dudleya (3-12' ht. & w.)
 - Dudleya pulverulenta, Chalk Dudleya (3-12' ht. & w.)
 - Opuntia littoralis, Coastal Prickly Pear (2' ht. & w.)
 - Opuntia prolifera, Coastal Cholla (2' ht. & w.)
 - Yucca whipplei, Chaparral Candle (5' ht. & 3' w.)
- SHRUBS (100% - 1 gallon)**
- Artemisia californica, Prostrate Sagebrush (18' ht. & 6' w.)
 - Baccharis pilularis, Coyote Bush (1-2' ht. & w.)
 - Ceanothus verrucosus, Wartystem Ceanothus (3-5' ht. & w.)
 - Ceanothus spp, Herring Point Ceanothus (3-5' ht. & w.)
 - Erigeron fasciculatum, California Buchwheat (2' ht. & w.)
 - Lotus scoparius, Dear Weed (2' ht. & w.)
 - Astrostaphylos spp, Groundcover Manzanita (1' ht. & 4' w.)
- ACCENT PLANTS (100% - 1 gallon)**
- Coroopsis maritime, San Diego Sea-Dahlia (1-2' ht. & w.)
 - Epilobium canum, California Fuschia (12-15' ht. & w.)
 - Penstemon spectabilis, Show Penstemon (2-3' ht. & w.)
 - Salvia clevelandii, Cleveland Sage (4' ht. & w.)
 - Trichostema lanatum, Woolly Blue Curly (2' ht. & w.)
- GRASSES OR GRASSLIKE (100% - 1 gallon)**
- Muhlenbergia rigens, Deergrass (2' ht. & w.)
 - Nassella lepida, Foothill Needlegrass (2' ht. & w.)
 - Nassella pulchra, Purple Needlegrass (2' ht. & w.)
- ACCENT LARGE SHRUBS**
 (80% - 15 gallon; 20% - 24" box)
- Draecena draco, Dragon Tree (10-20' ht. & w.)
 - Magnolia g. 'Little Gem', Magnolia (10-15' ht. & w.)
 - Aloe spp, Agave (10' ht. & 2' w.)
 - Bamboo spp, Bamboo (varies)
- SHRUBS & GROUNDCOVERS**
 (50% - 1 gallons; 40% - 5 gallons; 10% - 15 gallons)
- Aeonium spp, Aeonium (1-2' ht. & w.)
 - Agave spp, Agave (2-3' ht. & w.)
 - Aloe spp, Aloe (1-2-1/2' ht. & w.)
 - Anigonanthos hybrid, Kangaroo Paw (2-3' ht. & w.)
 - Bamboo spp, Bamboo (varies)
 - Dymondia margaritae, Dymondia (2' ht. & 18" w.)
 - Echeveria spp, Echeveria (4"-12" ht. & w.)
 - Euphorbia spp, Euphorbia (1-2' ht. & w.)
 - Helictotrichon sempervirens, Blue Oat Grass (2-3' ht. & w.)
 - Lavandula spp, Lavender (1-3' ht. & w.)
 - Phormium spp, New Zealand Flax (2-3' ht. & w.)
 - Rosemarinus spp, Rosemary (6" - 3' ht. & w.)
 - Senecio spp, Nera (1-2' ht. & w.)
 - Stipa, Feather Grass (2' ht. & w.)
 - Thymus spp, Thyme (3' ht. & 3' w.)
 - Trachelospermum jasminoides, Star Jasmine (2-3' ht. & w.)

Prepared By:	Revision 10:	04.28.14
Name: The Building Workshop	Revision 9:	01.21.15
Address: 710 12th Street, Suite 213 SAN DIEGO, CA 92101	Revision 8:	04.27.15
Phone #: (619) 255-8001	Revision 7:	
FAX #: (619) 255-6338	Revision 6:	
	Revision 5:	
	Revision 4:	April 27, 2015
	Revision 3:	January 21, 2015
	Revision 2:	April 28, 2014
	Revision 1:	March 13, 2012
Project Address:	Original Date:	
Unassigned San Diego, CA 92104		
Project Name:	Sheet	10 of 13
Bowers Canyon NDP	DATE	03/13/13
Sheet Title:	SCALE	varies
	J.O. No.	
	JOB #	
	SHEET	L1

THE BUILDING WORKSHOP
 A California Design/Build Corporation
 Architect Lic# 33830 - Contractors Lic# B12526
 710 12th Street, San Diego, CA 92101
 619.255.8001

Bowers Canyon NDP, Project No. 313474, I.O. No. 24003584
CONCEPTUAL LANDSCAPE PLAN

A.P.N. 447-630-19
 Address: T.B.D.
 San Diego, CA 92104

CITY HEIGHTS AREA PLANNING COMMITTEE

Postoffice Box 5859
City Heights CA 92165
(619) 284-2184

June 19, 2014

MEMORANDUM FOR: Michelle Sokolowski
Development Project Manager

From: Committee Chairwoman
Patty Vaccariello _____

Subj: Bowery Canyon NDP, PTS 313474

At its June 2, 2014 meeting the Committee heard a request to approve a Neighborhood Development Permit (NDP) to construct two single family homes in Bowery Canyon, south of 3678 Wilson. After discussion, it was moved and seconded to recommend approval. The Committee voted 13/0/0 (chair not voting) and the motion passed unanimously.

City Heights always looks for good architecture in a project. It is the Committee's opinion that the proposed design should be taught to architecture students as a model of how to integrate a unique design into the community.

Cc: Francisco Garcia



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 LOT LINE ADJUSTMENT

Project Title: BOWERY CANYON Project No. For City Use Only: 313474 PARCEL M#

Project Address: NONE ASSIGNED. APN 447-630-1900

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): Genelle Weits
 Owner Tenant/Lessee Redevelopment Agency
 Street Address: 2156 Catalina Blvd.
 City/State/Zip: SAN DIEGO / CA / 92107
 Phone No: (760) 518-4958 Fax No: —
 Signature: [Signature] Date: 02/19/13

Name of Individual (type or print): FRANCISCO GARCIA
 Owner Tenant/Lessee Redevelopment Agency
 Street Address: 2156 Catalina Blvd.
 City/State/Zip: SAN DIEGO / CA / 92107
 Phone No: (619) 252-6530 Fax No: —
 Signature: [Signature] Date: 02/19/13

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

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



THE CITY OF SAN DIEGO

DATE OF NOTICE: June 23, 2015

NOTICE OF PUBLIC HEARING HEARING OFFICER

DEVELOPMENT SERVICES DEPARTMENT

DATE OF HEARING:	July 8, 2015
TIME OF HEARING:	8:30 A.M.
LOCATION OF HEARING:	Council Chambers, 12th Floor, City Administration Building, 202 C Street, San Diego, California 92101
PROJECT TYPE:	NEIGHBORHOOD DEVELOPMENT PERMIT AND TENTATIVE MAP/ ENVIRONMENTAL EXEMPTION / PROCESS THREE
PROJECT NO:	<u>313474</u>
PROJECT NAME:	<u>BOWERY CANYON</u>
APPLICANT:	GENELLE WEITS
COMMUNITY PLAN AREA:	City Heights Neighborhood of Mid Cities Community
COUNCIL DISTRICT:	District Nine
CITY PROJECT MANAGER:	Glenn Gargas, Development Project Manager
PHONE NUMBER/E-MAIL:	(619) 446-5142 / ggargas@sanidiego.gov

As a property owner, tenant, or person who has requested notice, please be advised that the Hearing Officer will hold a public hearing to approve, conditionally approve, or deny an application for a **Neighborhood Development Permit/Tentative Map (Process 3)** to consolidate five existing lots into two residential lots, construct of a three-story, single family residence on each parcel. Parcel 1, a 6,618 square foot parcel with a 1,051 square foot residence and Parcel 2, a 8,031 square foot parcel with a 1,541 square foot residence on an unimproved 0.33-acre or 14,649 square foot property that is mapped with **Environmentally Sensitive Lands for Sensitive Biological Resources**. The vacant site is located on the west side of Wilson Avenue, north of Bowery Street (APN 447-630-19), directly south of 3678 Wilson Avenue, in the RS-1-7 and Brush Management Zones within the City Heights Neighborhood of the Mid-City Communities Plan Area. This application was filed on March 19, 2013.

The decision of the Hearing Officer is final unless appealed to the Planning Commission. In order to appeal the decision you must be present at the public hearing and file a speaker slip concerning the application or have expressed interest by writing to the Hearing Officer before the close of the public hearing. The appeal must be made within 10 business days of the Hearing Officer's decision. Please do not e-mail appeals as they

will not be accepted. See Information Bulletin 505 "Appeal Procedure", available at **ATTACHMENT 13**

www.sandiego.gov/development-services or in person at the Development Services Department, located at 1222 First Avenue, 3rd Floor, San Diego, CA 92101

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

This project was determined to be categorically exempt from the California Environmental Quality Act on June 15, 2015, and the opportunity to appeal that determination will end on June 29, 2015

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

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

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

Internal Order Number: 24003584.

Revised 11-17-14 wjz