REPORT TO THE HEARING OFFICER

HEARING DATE: September 11, 2013 REPORT NO. HO-13-070

ATTENTION: Hearing Officer

SUBJECT: THE SMALL HOTEL
PTS PROJECT NUMBER: 311777

LOCATION: 1453 Rosecrans Street

APPLICANT: Daniel Johnston

SUMMARY

Issue(s): Should the Hearing Officer approve a Site Development Permit for a change of use from commercial retail to four-room motel with interior renovations in an existing 1,610 square foot building?

Staff Recommendation -

APPROVE Site Development Permit No. 1090713.

Community Planning Group Recommendation – On May 16, 2013 the Peninsula Community Planning Board voted unanimously to recommend approval of the project.

Environmental Review: The proposed activity is exempt from CEQA pursuant to Section 15303 (New construction or conversion of small structures) of the State CEQA Guidelines. This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on July 2, 2013 and the opportunity to appeal that determination ended July 19, 2013.

BACKGROUND

The Peninsula Community Plan Land Use map identifies the site for commercial uses (Attachment 1). The site is located at 1453 Rosecrans Street in the CC-4-2 Zone within the Community Plan Implementation Overlay Zone, Area “B” (Attachment 2). The site is presently developed with one structure, parking, minor landscaping and an advertising billboard. It is estimated the current structure was constructed in 1953 (Attachment 3). At that time the existing parking was installed, partially on the private property and partially in the public right-of-way.
The existing parking has been determined to have previously conforming rights and is proposed to remain. The parking partially within the public right-of-way is prevalent in the neighborhood.

DISCUSSION

The proposed project would allow for the renovation of an existing structure from a commercial use to a four-room motel, install landscaping and remove an existing advertising billboard along Rosecrans Street (Attachment 4). The project would require a building permit to convert the interior space to facilitate the motel. The project applicant would remove the existing advertising billboard along Rosecrans Street and install landscaping to improve the appearance of the property and beautify the corner. The required four parking spaces would be met by the existing parking which has previously conforming rights. An Encroachment Maintenance and Removal Agreement would be required to document the City’s acknowledgment of parking for private use in the public right-of-way.

Conclusion

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

ALTERNATIVES

1. **Approve Site Development Permit No. 1090713, with modifications.**

2. **Deny Site Development Permit No. 1090713, if the findings required to approve the project cannot be affirmed.**

Respectfully submitted,

[Signature]

John S. Fisher
Development Project Manager

Attachments:

1. Community Plan Land Use Map
2. Aerial Photograph
3. Project Location Map
4. Project Plans
5. Draft Permit Resolution with Findings
6. Draft Permit with Conditions
7. Environmental Exemption
8. Community Planning Group Recommendation
9. Ownership Disclosure Statement
To see all the details that are visible on the screen, use the "Print" link next to the map.
To see all the details that are visible on the screen, use the "Print" link next to the map.
OYSTER BAY SHALL BE USED PROVIDING DIFFERENT SIZES TO MATCH HOUSE SIZES
STUCCO PATCHED TO THE HIGHEST POINT OF PARKING / AREA.

WATER QUALITY STUDY (BMP APPLICATIONS)

1. MAINTENANCE DAILY
   N/A, NO MAINTENANCE DAILY
2. VEHICLE AND EQUIPMENT HIGH AREAS
   N/A, NO VEHICLE OR EQUIPMENT IN HIGH AREAS
3. ORIGINAL PARKING PERCENTAGE
   IS NOT MEASURED AND IS NOT UNDER STAIRS AND IN A STAIRWAY OR BETWEEN THE FLOORS
4. GENERAL COMMENTS
   GENERAL COMMENTS PROVIDE NO IMPACTS TO THE PROPERTY

TOTAL PAGE aantal:

PROJECT DATA

LEGAL DESCRIPTION:
CITY: SAN DIEGO / EXC ST OR & EXC ST
LANDS L & #: 4 & 5 OR 5 
520-751-01-00

APRIL

COST ESTIMATE:

DESCRIPTION:

CONSTRUCTION TYPE:

THE EXISTING SINGLE STORY BUILDING

2.43 ACRES

OCCUPANCY:

EXISTING:

1.0 SPACES PER GUEST ROOM

NEW CONSTRUCTION

EXISTING:

EXISTING LANDSCAPED AREAS WILL BE ALTERED.

NUMBER OF STORIES:

EXISTING BUILDING SHELL

EXISTING:

NEW CONSTRUCTION

ADJACENT BUILDING SIZE:

EXISTING:

NEW CONSTRUCTION

TOTAL OCCUPANCY LOAD:

EXISTING:

NEW CONSTRUCTION

PROJECT LOCATION:

1652 ROSECRA~S STREET
SANDIEGO, CA 92106

OWNER:

KELLY MARRIN

ARCHITECT:

ARCHITECTURE INC.

STRUCTURAL ENGINEER:

61202306

91202306

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3.0 SPACES

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SITE NOTES

- SITE IS FLAT, FLAT, VERTICAL RISE ACROSS THE SITE. SITE IS FLAT, FLAT, TOTAL VERTICAL RISE ACROSS THE SITE IS 12 INCHES.

- SITE GRADES ARE EXISTING
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITTEE SHALL INCORPORATE CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE MUNICIPAL CODE INTO THE CONSTRUCTION PLANS

- NO GRADING PROPOSED AS PART OF THIS PERMIT
- PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY, PER FHPS POLICY P-00-6 (UFC 901.4.4)

- APPLICANT TO RECONSTRUCT DAMAGED PORTIONS OF THE SIDEWALK, MAINTAINING THE EXISTING SIDEWALK PATTERN

- APPLICANT SHALL RECONSTRUCT EXISTING CURB RAMP AT SOUTHEAST CORNER OF ROSECRANS AND GARRISON WITH CURRENT CITY STANDARDS WITH TRUNCATED DOMES SDG-130 AND SDG-132

- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITTEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WWPP). THE WWPP SHALL BE PREPARED IN ACCORDANCE WITH INSTRUCTIONS IN APPENDIX F OF THE CITY'S STORM WATER STANDARDS

- NO OBSTACLES HIGHER THAN 36" SHALL BE LOCATED WITHIN THE AREA OF VISIBILITY TRIANGLES, E.G. LANDSCAPE, HARDSCAPE, WALLS, SIGNS, SHRUBS, ETC.

- SITE PLAN SHEET INDICATES THE PROPERTY LINE

- SITE NOTES ARE ATTACHED TO THE SURFACE OF ANY CONSTRUCTION PERMIT

- THE CONSTRUCTION PLAN INCORPORATE ANY BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE MUNICIPAL CODE, SEE SHEET 1 FOR DETAILS..
WEST ELEVATION

SOUTH ELEVATION

NORTH ELEVATION

EAST ELEVATION

ELEVATIONS
WHEREAS, H.D. MURDOCK, INC, a California Corporation, Owner/Permittee, filed an application with the City of San Diego for a permit to renovate a structure from a commercial use to a four-room hotel, install landscaping and remove an existing advertising billboard (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 1090713), on portions of a 4,905 square foot property;

WHEREAS, the project site is located at 1453 Rosecrans Street in the CC-4-2 Zone of the Peninsula Community Plan;

WHEREAS, the project site is legally described as Lots 1 and 2, Block 62 of Roseville, according to Map thereof No. 165 filed in the Office of the County Recorder, excepting that portion if any hereto fore or now lying below the ordinary high tide line of the Bay of San Diego, excepting also therefrom the northeasterly one-half of Lots 1 and 2;

WHEREAS, on September 11, 2013, the Hearing Officer of the City of San Diego considered Site Development Permit No. 1090713 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on July 2, 2013 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 and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

NOW, THEREFORE, BE IT RESOLVED by the Hearing Officer of the City of San Diego as follows:

That the Hearing Officer adopts the following written findings, dated September 11, 2013.

FINDINGS:

Site Development Permit - Section 126.0504

A. Findings for all Site Development Permits

1. The proposed development will not adversely affect the applicable land use plan. The Small Hotel project (Project) will renovate a structure from a commercial use to a four-room hotel, install landscaping and remove an existing advertising billboard. The Peninsula Community Plan Land Use map designates the site for commercial development and uses. The recommendation in the Peninsula Community Plan that commercial land use not be permitted to expand beyond the current areas of commercial development is consistent with the General Plan recommendation that existing strip developments should be prohibited from expanding. In addition, the simplification of commercial zones proposed is consistent with the General Plan objective of simplifying and reducing the number of commercial zones and overlapping requirements. The existing commercial office use transitioning to a hotel use would occur only on this site and in no way expand commercial
development within the community plan area. The Project will be consistent with the Peninsula Community Plan in that the conversion of a commercial office space to a hotel use will encourage continued development and sensitive redevelopment of a wide variety of community-, visitor- and marine-related community commercial uses in the Roseville commercial district, including but not limited to, marine sales and services supporting the commercial fishing and recreational boating industries, hotels, restaurants, marine navigation and fish finding equipment, yacht brokers, specialty/handcraft shops, beachwear, chart/map sales and other similar activities that support uses on the waterfront. The Project will preserve the small scale building within the Roseville commercial district. Therefore, the Project will not adversely affect the Peninsula Community Plan.

2. **The proposed development will not be detrimental to the public health, safety, and welfare.** The Small Hotel project (Project) will renovate a structure from a commercial use to a four-room hotel, install landscaping and remove an existing advertising billboard. The Project will not be detrimental to public health, safety and welfare in that the permit controlling the development and continued use of the project for this site contains specific conditions addressing the project compliance with the City’s codes, policies, regulations and other regional, state, and federal regulations to prevent detrimental impacts to the health, safety and general welfare of persons residing and/or working in the area. Conditions of approval require compliance with several operational constraints and development controls, the review of all construction plans by professional staff to determine construction will comply with all regulations, and the inspection of construction to assure construction permits are implemented in accordance with the approved plans and the final construction will comply with all regulations, will assure the continued health, safety and general welfare of persons residing or working in the area.

3. **The proposed development will comply with the regulations of the Land Development Code, including any allowable deviations pursuant to the Land Development Code.** The Small Hotel project (Project) will renovate a structure from a commercial use to a four-room hotel, install landscaping and remove an existing advertising billboard. The Project is consistent with the CC-4.2-Zone regulations and the Peninsula Community Plan and no deviations are required to approve the Project as proposed. The existing parking was established in 1953 and parking spaces partially in the public right-of-way is prevalent in the neighborhood. Therefore, Project will comply with the applicable regulations of the Land Development Code.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Site Development Permit No. 1090713 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. 1090713, a copy of which is attached hereto and made a part hereof.

John S. Fisher  
Development Project Manager  
Development Services

Adopted on: September 11, 2013

Job Order No. 24003546
SITE DEVELOPMENT PERMIT NO. 1090713
THE SMALL HOTEL, PROJECT NO. 311777
Hearing Officer

This Site Development Permit No. 1090713 is granted by the Hearing Officer of the City of San Diego to H.D. MURDOCK, INC, a California Corporation, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0501. The 4,905 square foot site is located at 1453 Rosecrans Street in the CC-4-2 Zone of the Peninsula Community Plan. The project site is legally described as Lots 1 and 2, Block 62 of Roseville, according to Map thereof No. 165 filed in the Office of the County Recorder, excepting that portion if any hereto fore or now lying below the ordinary high tide line of the Bay of San Diego, excepting also therefrom the northeasterly one-half of Lots 1 and 2.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to renovate a structure from a commercial use to a four-room motel, install landscaping and remove an existing advertising billboard described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated [INSERT Approval Date], on file in the Development Services Department.

The project shall include:

a. Renovate a structure from a commercial use to a four-room motel, install landscaping and remove an existing advertising billboard;

b. Allow existing parking which has previously conforming rights to remain and be counted towards satisfying the four parking spaces required of the hotel;

c. Landscaping (planting, irrigation and landscape related improvements);
d. 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 [ENTER DATE including the appeal time].

2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
   a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
   b. The Permit is recorded in the Office of the San Diego County Recorder.

3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.

4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.

5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.

6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).

7. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.
8. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.

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

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

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

ENGINEERING REQUIREMENTS:

11. 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"), 2003 edition and Regional Supplement Amendments adopted by Regional Standards Committee.

12. The drainage system proposed for this development, as shown on the site plan, is private and subject to approval by the City Engineer.
13. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, to reconstruct the existing driveway within the existing curb opening with a current City Standard SDG-162 Concrete Driveway for Confined Right-of-Way, adjacent to the site on Garrison Street, satisfactory to the City Engineer.

14. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, to reconstruct the damaged portions of the sidewalk with current City Standard sidewalk, maintaining the existing sidewalk scoring pattern and preserving any contractor's stamp, adjacent to the site on Rosecrans Street and Garrison Street, satisfactory to the City Engineer.

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

16. Prior to the issuance of any building permits, the Owner/Permittee shall obtain an Encroachment Maintenance and Removal Agreement, from the City Engineer, for the private parking in the Garrison Street Right-of-Way.

17. 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.

18. 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.

19. 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.

**PLANNING/DESIGN REQUIREMENTS:**

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 signs associated with this development shall be consistent with sign criteria established by City-wide sign regulations.

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

23. A minimum of 4 automobile spaces (including 1 van accessible space), 2 motorcycle spaces, and 2 bicycle spaces with rack(s) shall be provided as required by the Land Development Code as shown per the project’s Exhibit “A.” All on-site parking stalls and aisle widths shall be in compliance with requirements of the City’s Land Development Code and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing by the Development Services Director.

24. No fences, shrubs, or other landscaping greater than 36 inches in height are permitted in the visibility area.

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 [INSERT Approval Date] and [Approved Resolution Number].
Permit Type/PTS Approval No.: SDP 1090713
Date of Approval:

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

John S. Fisher
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.

H.D. MURDOCK, INC,
a California Corporation
Owner/Permittee

By
H.D. Murdock
President

NOTE: Notary acknowledgments must be attached per Civil Code section 1189 et seq.
NOTICE OF EXEMPTION

TO: 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.: 311777
PROJECT TITLE: The Small Hotel

PROJECT LOCATION-SPECIFIC: The project is located at 1453 Rosecrans St. in the CC-4-2 Zone, FAA Part 77 Notification Area, Coastal Overlay (Non-Appealable Area 2), Community Plan Implementation Overlay Zone - Area B, Parking Impact in the Peninsula Community Plan Area in Council District 2.

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

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: Site Development Permit (Process 3) for a change of use from commercial retail to a 4-room motel with interior renovations in an existing 1,610 square foot building on a 4,905 square foot lot. The project would not add any additional footprint area to the existing structure nor would it propose any changes to the exterior and would not result in ground disturbing activities.

NAME OF PUBLIC AGENCY APPROVING PROJECT: City of San Diego

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Holly Murdock, 2912 Garrison Street, San Diego CA 92106. (619) 223-5714.

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))
(X) CATEGORICAL EXEMPTIONS: 15303 New Construction or Conversion of Small Structures
( ) STATUTORY EXEMPTION:

REASONS WHY PROJECT IS EXEMPT: The City of San Diego conducted an environmental review and determined that the project meets the criteria set forth in CEQA Section 15303, which allows for the conversion of up to six small existing dwelling units from one use to another where only minor modifications are made. Since the project would convert the existing structure to a 4 unit motel and would not substantially alter the exterior the exemption does apply. In addition, since the project lacks sensitive resources and would not result in ground disturbing activities the exceptions listed in State CEQA Guidelines, Section 15304.2 would not apply.

LEAD AGENCY CONTACT PERSON: JEFF SZYMANSKI
TELEPHONE: (619) 446-5324

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

[Signature]
[Title]

DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR:

July 2, 2013
May 18, 2013

City of San Diego Development Services
1222 1st Ave
San Diego, CA 92101
Attn: John S. Fisher, Project Manager

Subject: The Small Hotel Site Development Permit, Project Number 311777,
1453 Rosecrans Street, San Diego 92106

Mr. Fisher,

This letter is to advise you that on May 16, 2013 the Peninsula Community Planning Board voted unanimously to support of the site development permit (No. 311777) for the Small Hotel project located at 1453 Rosecrans located in the Point Loma Village under the condition that the applicant remove the existing billboard on Rosecrans.

There is no modification of the building footprint being proposed and the applicant simply seeks to maintain the existing parking configuration along Garrison Street. We support the existing parking conditions of perpendicular access along Garrison, which has existed for over thirty years with no issues. Similar parking arrangements exist in many locations within the Point Loma Village. Imposition of any new parking conditions would require a portion of the building to be demolished which would be impractical.

The property is zoned CC-4-2 which includes a variety of commercial uses including visitor accommodations. There has been no intensification of the proposed use.

Finally, it has been a long term goal of many citizens in our community to remove billboards along Rosecrans Street to beautiful our community.

Thank you for your consideration.

Kind regards,

Mike Ryan
Acting Chair

Cc: Mayor Bob Filer
Councilmember Kevin Faulconer
Dan Johnston, AIA
Ownership Disclosure Statement

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<th>Coastal Development Permit</th>
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<td>Site Development Permit</td>
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<td>Project Address:</td>
<td>1453 ROSECRANS ST.</td>
</tr>
<tr>
<td>Project No. For City Use Only</td>
<td>311777</td>
</tr>
</tbody>
</table>

**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**

<table>
<thead>
<tr>
<th>Name of Individual (type or print):</th>
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</thead>
<tbody>
<tr>
<td>Owner (type or print):</td>
<td></td>
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</tr>
<tr>
<td>Name:</td>
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<td>Phone No:</td>
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<td>Fax No:</td>
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<td></td>
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<tr>
<td>Signature:</td>
<td>Date:</td>
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</tbody>
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Upon request, this information is available in alternative formats for persons with disabilities.