



THE CITY OF SAN DIEGO

REPORT TO THE HEARING OFFICER

HEARING DATE: October 9, 2013

REPORT NO. HO 13-083

ATTENTION: Hearing Officer

SUBJECT: Woodman Residence
PROJECT NUMBER: 279702

LOCATION: 291 Woodman Street

APPLICANT: Mehrdad Hemmati
OWNER: Laretta, LLC, A California Limited Liability Company

SUMMARY

Issue: Should the Hearing Officer approve the construction of a single-family residence with attached garage on a vacant site located at 291 Woodman Street in the Skyline-Paradise Hills Community Plan area?

Staff Recommendation: APPROVE Site Development Permit No. 982345.

Community Planning Group Recommendation: The Skyline-Paradise Hills Planning Committee voted 7-0 to recommend approval of the proposed project on February 12, 2013, with no recommended conditions.

Environmental Review: The project was determined to be exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15303, which allows for the construction of one single-family residence, or a second dwelling unit in a residential zone. This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on August 21, 2013, and the opportunity to appeal that determination ended September 11, 2013.

BACKGROUND

The project site is located at 291 Woodman Street, in the RS-1-7 Zone, within the Skyline-Paradise Hills Community Plan area. The 0.53-acre site is currently vacant. The property is a double-fronted lot, with Woodman Street located to the west and Ritchey Street located to the east. In this area, Woodman Street is generally improved with a full-height curb and gutter, while Ritchey Street is not. There is an existing driveway curb cut accessing this property on the Woodman Street side.

The applicant proposes to construct an approximately 1,600-square-foot, one-story, single-family residence with attached 400-square-foot garage on the property.

The site is surrounded by single-family residential uses. Woodman Street is the western boundary of the Skyline-Paradise Hills Community Plan. The opposite side of Woodman Street also contains single-family residential uses, which are in the Encanto neighborhood of the Southeastern Communities Plan area.

The site is mapped as containing environmentally sensitive lands in the form of steep slopes and sensitive vegetation at the rear of the property, as well as having brush management requirements.

DISCUSSION

Project Description:

The proposed project includes the construction of approximately 1,600-square-foot, one-story, single-family residence with attached 400-square-foot garage on the front half of the property. A Site Development Permit is required to implement the proposed project due to the presence of Environmentally Sensitive Lands in the form of steep slopes. As a condition of permit approval, the rear of the property will have a Covenant of Easement preserving the steep hillsides.

Although the lot is double-fronted, driveway access will be taken from the Woodman Street frontage. The Ritchey Street frontage is not proposed for vehicular access for the proposed project. Currently, the property at 333 Woodman Street is accessing the rear of their property by crossing the subject property in a roughly perpendicular manner from Ritchey Street. This is possible because of the unimproved nature of Ritchey Street at this location. With implementation of this permit, however, a curb and gutter will be installed on this side of Ritchey Street, which will help to cease this unpermitted action. The property at 333 Woodman Street has legal access and frontage from Woodman Street, and the access via Ritchey Street is not needed or permitted.

The site is designated for low-density residential development (0-10 dwelling units per acre) in the Skyline-Paradise Hills Community Plan. The proposed construction of a single-family residence conforms with this land use designation.

Discussion of Issues:

- Steep Slopes/Covenant of Easement:

The project site is not located within the Multiple Habitat Planning Area (MHPA). San Diego Municipal Code (SDMC) Section 143.0142(a)(2) specifies that outside of the MHPA, the allowable development area includes all portions of the premises without steep hillsides and that steep hillsides shall be preserved in their natural state. SDMC

Section 143.0140(a) delineates the method of preserving these steep hillsides to be through a covenant of easement that shall be recorded against title to the property. SDMC Section 143.0152 defines the Covenant of Easements parameters, which have been incorporated into the draft permit as Condition No. 30.

- Biological Resources

The site contains Non-Native Grasslands (NNG) which is considered a sensitive upland. However, the City's Biological Review References states that impacts to non-native grasslands totaling less than 1.0 acre which are completely surrounded by existing urban development, and are not mapped in close proximity or association to other habitats, are not considered significant and do not require mitigation. The site is a vacant 0.53-acre, is completely surrounded by existing urban development, and is not mapped in close proximity or association to other habitats. Therefore, additional review for biological resources was not required for the proposed development.

- Brush Management:

The proposed project requires Brush Management. A Brush Management plan has been incorporated with the project, which has been reviewed and accepted by Fire and Landscape staff. Condition No. 27 has been included within the draft permit to ensure compliance with these Brush Management requirements.

Community Participation:

The Skyline-Paradise Hills Planning Committee voted 7-0 to recommend approval of the proposed project on February 12, 2013, with no recommended conditions.

No other communications have been received during the processing of this project.

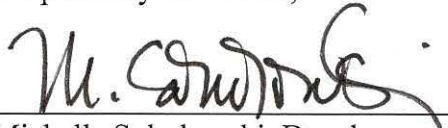
Conclusion:

Staff has determined the proposed project complies with the applicable sections of the San Diego Municipal Code as described in the draft permit and resolution, and recommends the Hearing Officer approved the project as conditioned.

ALTERNATIVES

1. Approve Site Development Permit No. 982345, with modifications.
2. Deny Site Development Permit No. 982345, if the findings required to approve the project cannot be affirmed.

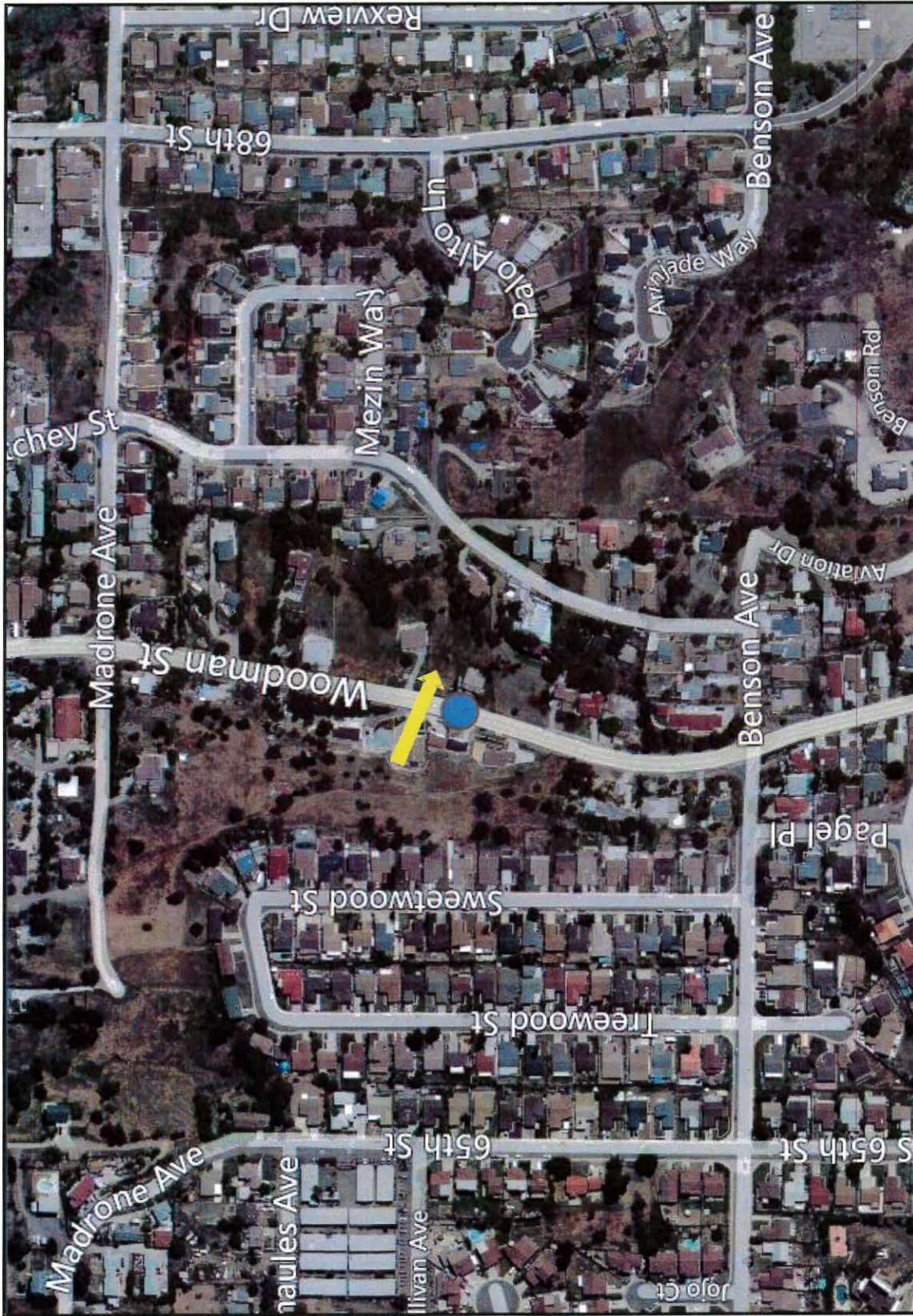
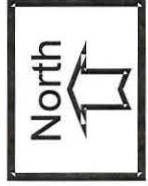
Respectfully submitted,



Michelle Sokolowski, Development Project Manager

Attachments:

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

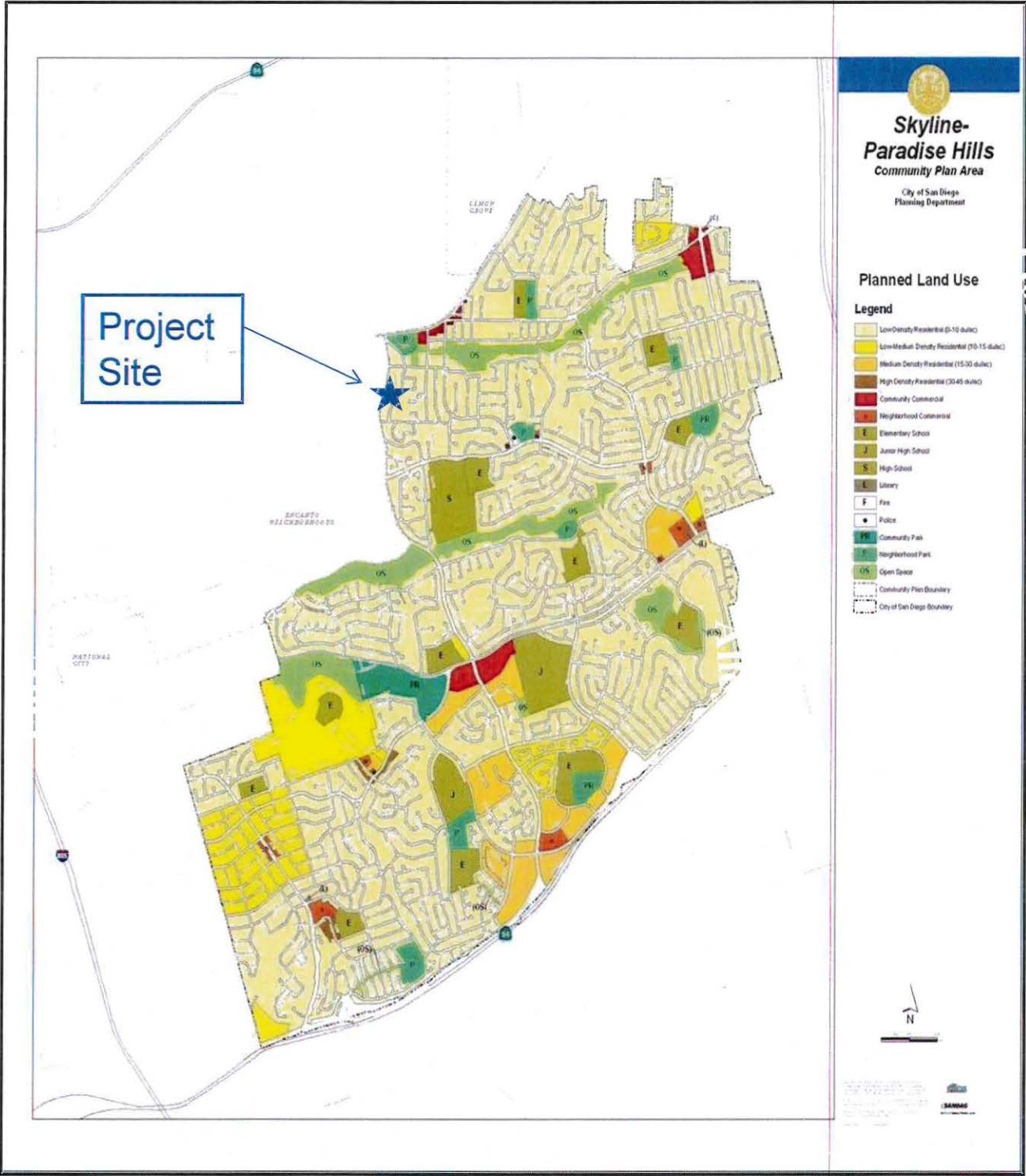


Aerial Photo

WOODMAN RESIDENCE - PROJECT NO. 279702

291 Woodman Street





Community Land Use Map

WOODMAN RESIDENCE - PROJECT NO. 279702

291 Woodman Street





Project Location Map

WOODMAN RESIDENCE – PROJECT NO. 279702

291 Woodman Street



PROJECT DATA SHEET

PROJECT NAME:	Woodman Residence – Project No. 279702	
PROJECT DESCRIPTION:	Construction of a single-family residence with attached garage on a vacant site	
COMMUNITY PLAN AREA:	Skyline-Paradise Hills Community Plan Area	
DISCRETIONARY ACTIONS:	Site Development Permit No. 982345	
COMMUNITY PLAN LAND USE DESIGNATION:	Low-density residential development (0-10 dwelling units per acre)	
<u>ZONING INFORMATION:</u>		
ZONE: RS-1-7 HEIGHT LIMIT: 30 feet LOT SIZE: 5,000 square-foot minimum lot size FLOOR AREA RATIO: 0.45/0.25 maximum (due to Steep Hillsides) FRONT SETBACK: 15 feet (Woodman Street) SIDE SETBACKS: 5.28 feet FRONT SETBACK: 15 feet (Ritchey Street) PARKING: 2 spaces		
<u>ADJACENT PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Residential RS-1-7	Single-Family Residential
SOUTH:	Residential RS-1-7	Single-Family Residential
EAST:	Residential RS-1-7	Single-Family Residential
WEST:	Residential RS-1-7	Single-Family Residential
DEVIATIONS OR VARIANCES REQUESTED:	None	
COMMUNITY PLANNING GROUP RECOMMENDATION:	The Skyline-Paradise Hills Planning Committee voted 7-0 to recommend approval of the proposed project on February 12, 2013, with no recommended conditions.	

**HEARING OFFICER
RESOLUTION NO.
SITE DEVELOPMENT PERMIT NO. 982345
WOODMAN RESIDENCE - PROJECT NO. 279702**

DRAFT

WHEREAS, LAURETTA, LLC (A CALIFORNIA LIMITED LIABILITY COMPANY), Owner/Permittee, filed an application with the City of San Diego for a permit to construct an approximately 1,600-square-foot, single-family residence with attached 400-square-foot garage (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 982345), on portions of a 0.53-acre site;

WHEREAS, the project site is located at 291 Woodman Street in the RS-1-7 Zone within the Skyline-Paradise Hills Community Plan;

WHEREAS, the project site is legally described as Lot "O," Shaw's Addition to Encanto Heights, Map No. 1227;

WHEREAS, on October 9, 2013, the Hearing Officer of the City of San Diego considered Site Development Permit No. 982345 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on August 21, 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, which allows for the construction of one single-family residence, or a second dwelling unit in a residential zone, 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 October 9, 2013.

FINDINGS:

SITE DEVELOPMENT PERMIT - SECTION 126.0504

A. Findings for all Site Development Permits (126.0504(a)):

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

The proposed project includes the construction of an approximately 1,600-square-foot, single-family residence with attached 400-square-foot garage on a vacant site. The site is designated for low-density residential development (0-10 dwelling units per acre) in the Skyline-Paradise Hills Community Plan. The proposed construction of a single-family residence conforms with this land use designation.

Therefore, the proposed development would not adversely affect the applicable land use plan.

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

The proposed project includes the construction of an approximately 1,600-square-foot, single-family residence with attached 400-square-foot garage on a vacant site.

The proposed project would comply with the development regulations in effect for the subject property as described in Site Development Permit No. 982345, as well as other regulations and guidelines pertaining to the subject property per the San Diego Municipal Code. The proposed project requires Brush Management. A Brush Management plan has been incorporated with the project, which has been reviewed and accepted by Fire and Landscape staff. Condition No. 27 has been included within the draft permit to ensure compliance with these Brush Management requirements. The proposed development would comply with all applicable building and fire code requirements.

Therefore, the proposed development would not be detrimental to the public health, safety and welfare.

3. The proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.

The proposed project includes the construction of an approximately 1,600-square-foot, single-family residence with attached 400-square-foot garage on a vacant site.

The project has been designed to conform with all underlying regulations of the RS-1-7 zone, the brush management regulations, and other applicable regulations. No deviations have been requested or are approved with this Site Development Permit. Conditions have been imposed within Site Development Permit No. 982345 which require conformance with all applicable regulations. Therefore, the project will comply with the regulations and allowable deviations pursuant to the Land Development Code.

B. Supplemental Findings – Environmentally Sensitive Lands (126.0504(b)):

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 proposed project includes the construction of an approximately 1,600-square-foot, single-family residence with attached 400-square-foot garage on a vacant site.

The site is mapped with potentially containing sensitive biological resources and as having steep hillsides. The site contains Non-Native Grasslands (NNG) which is considered a sensitive upland. However, the City's Biological Review References states that impacts to non-native grasslands totaling less than 1.0 acre which are completely surrounded by existing urban development, and are not mapped in close proximity or association to other habitats,

are not considered significant and do not require mitigation. The site is a vacant 0.53-acre, is completely surrounded by existing urban development, and is not mapped in close proximity or association to other habitats. Therefore, additional review for biological resources was not required for the proposed development. The steep hillsides located on the site are in the easternmost half of the site. No encroachment into those steep hillsides is proposed. As a condition of permit approval, the rear of the property will have a Covenant of Easement preserving these steep hillsides.

Therefore, 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.

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 proposed project includes the construction of an approximately 1,600-square-foot, single-family residence with attached 400-square-foot garage on a vacant site.

The site is mapped with potentially containing sensitive biological resources and as having steep hillsides. Staff has determined there are no significant sensitive biological resources on the site. The steep hillsides located on the site are in the easternmost half of the site. No encroachment into those steep hillsides is proposed; all improvements will occur westerly of the location of steep hillsides. As a condition of permit approval, the rear of the property will have a Covenant of Easement preserving these steep hillsides.

Minimal grading is proposed (190 cubic yards of cut with 194 cubic yards of fill) in order to implement the project.

The project site is located within geologic hazards zone 27 as shown on the City's Seismic Safety Study Geologic Hazards Maps. Zone 27 is characterized by slide-prone formations. Staff has reviewed the geotechnical reports prepared for the project and has determined the geotechnical consultant has adequately addressed the soil and geologic conditions potentially affecting the proposed project for the purposes of environmental review. The project would be required to utilize proper engineering design and utilization of standard construction practices. These project requirements would be verified at the building permit stage.

The site is within Zone X of the Flood Insurance Map Rates for San Diego County, which is an area determined to be outside the 500-year floodplain.

The proposed project requires Brush Management. A Brush Management plan has been incorporated with the project, which has been reviewed and accepted by Fire and Landscape staff. A condition has been included within the draft permit to ensure compliance with these Brush Management requirements. All new structures will meet local and State fire codes.

Therefore, 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.

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

The proposed project includes the construction of an approximately 1,600-square-foot, single-family residence with attached 400-square-foot garage on a vacant site.

The site is mapped with potentially containing sensitive biological resources and as having steep hillsides. The site contains Non-Native Grasslands (NNG) which is considered a sensitive upland. However, the City's Biological Review References states that impacts to non-native grasslands totaling less than 1.0 acre which are completely surrounded by existing urban development, and are not mapped in close proximity or association to other habitats, are not considered significant and do not require mitigation. The site is a vacant 0.53-acre, is completely surrounded by existing urban development, and is not mapped in close proximity or association to other habitats. Therefore, additional review for biological resources was not required for the proposed development. The steep hillsides located on the site are in the easternmost half of the site. No encroachment into those steep hillsides is proposed; all improvements will occur westerly of the location of steep hillsides. As a condition of permit approval, the rear of the property will have a Covenant of Easement preserving these steep hillsides.

The project site is not within the MHPA. Adjacent environmentally sensitive lands in the form of steep hillsides will not be affected by the proposed development. No additional sensitive biological resources appear to be located adjacent to the property, since those lots are improved.

Therefore, the proposed development 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 proposed project includes the construction of an approximately 1,600-square-foot, single-family residence with attached 400-square-foot garage on a vacant site.

Environmentally sensitive lands in the form of steep hillsides are present on the project site. No encroachment into those steep hillsides is proposed; all improvements will occur westerly of the location of steep hillsides. As a condition of permit approval, the rear of the property will have a Covenant of Easement preserving these steep hillsides. The project site is not located within the City of San Diego's Multiple Habitat Planning Area (MHPA) governed by the San Diego MSCP Subarea Plan. The project is consistent with the MSCP Subarea Plan in that it seeks to develop an area outside the MHPA. The site contains Non-Native Grasslands (NNG) which is considered a sensitive upland. However, the City's Biological Review References states that impacts to non-native grasslands totaling less than 1.0 acre which are completely surrounded by existing urban development, and are not mapped in close proximity or association to other habitats, are not considered significant and do not require mitigation. The site is a vacant 0.53-acre, is completely surrounded by existing urban development, and is not mapped in close proximity or association to other habitats.

Therefore, additional review for biological resources was not required for the proposed development.

Therefore, the proposed development will be consistent with the City of San Diego's MSCP Subarea Plan.

5. The proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply.

The proposed project includes the construction of an approximately 1,600-square-foot, single-family residence with attached 400-square-foot garage on a vacant site.

The project site is not located in a coastal area, and is not connected to a watershed area that contributes sand to public beaches. The site is located in an urbanized area surrounded by similar development. Proper erosion control will be implemented through the building permit process.

Therefore, the proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply.

6. The nature and extent of mitigation required as a condition of the permit is reasonably related to, and calculated to alleviate, negative impacts created by the proposed development.

The proposed project includes the construction of an approximately 1,600-square-foot, single-family residence with attached 400-square-foot garage on a vacant site.

The project site is not located within the Multiple Habitat Planning Area (MHPA). San Diego Municipal Code (SDMC) Section 143.0142(a)(2) specifies that outside of the MHPA, the allowable development area includes all portions of the premises without steep hillsides and that steep hillsides shall be preserved in their natural state. SDMC Section 143.0140(a) delineates the method of preserving these steep hillsides to be through a covenant of easement that shall be recorded against title to the property. SDMC Section 143.0152 defines the Covenant of Easements parameters, which have been incorporated into the draft permit as Condition No. 30.

On August 21, 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, which allows for the construction of one single-family residence, or a second dwelling unit in a residential zone. It was determined that no mitigation is required to implement the proposed project.

Because no mitigation is required for the project, there is no condition within the permit that is needed to alleviate negative impacts created by the proposed development. Therefore, the nature and extent of the mitigation required as a condition of the permit is reasonably related to, and calculated to alleviate, negative impacts created by the proposed development.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Site Development Permit No. 982345 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. 982345, a copy of which is attached hereto and made a part hereof.

Michelle Sokolowski
Development Project Manager
Development Services

Adopted on: October 9, 2013

Internal Order No. 24002642

DRAFT

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: 24002642

SITE DEVELOPMENT PERMIT NO. 982345
WOODMAN RESIDENCE - PROJECT NO. 279702
HEARING OFFICER

DRAFT

This Site Development Permit No. 982345 is granted by the Hearing Officer of the City of San Diego to LAURETTA, LLC (A CALIFORNIA LIMITED LIABILITY COMPANY), Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0504. The 0.53-acre site is located at 291 Woodman Street in the RS-1-7 Zone within the Skyline-Paradise Hills Community Plan. The project site is legally described as: Lot "O," Shaw's Addition to Encanto Heights, Map No. 1227.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to construct an approximately 1,600-square-foot, single-family residence with attached 400-square-foot garage, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated October 9, 2013, on file in the Development Services Department.

The project shall include:

- a. Construction of a 1,600-square-foot, single-family residence with attached 400-square-foot garage;
- b. Landscaping (planting, irrigation and landscape related improvements);
- c. Off-street parking;

- 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 October 23, 2016.
2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
7. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

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

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

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

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

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"), 2009 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 construct current City Standard curb and gutter along the entire project frontage, adjacent to the site on Ritchey Street, satisfactory to the City Engineer.
14. 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.
15. 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.
16. 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.

GEOLOGY REQUIREMENTS:

17. 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.
18. 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.

LANDSCAPE REQUIREMENTS:

19. Prior to issuance of any engineering permits for grading, construction documents for the revegetation and hydroseeding of all disturbed land shall be submitted in accordance with the Landscape Standards and to the satisfaction of the Development Services Department. All plans shall be in substantial conformance to this permit (including Environmental conditions) and Exhibit 'A,' on file in the Office of the Development Services Department.
20. Prior to issuance of any engineering permits for right-of-way improvements, complete landscape construction documents for right-of-way improvements shall be submitted to the Development Services Department for approval. Improvement plans shall provide a minimum root zone of 40 square feet in area unencumbered by utilities and hardscape for all trees. Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees.

21. In the event that a foundation only permit is requested by the Owner/Permittee, a site plan or staking layout plan shall be submitted identifying all landscape areas consistent with Exhibit 'A,' Landscape Development Plan, on file in the Office of the Development Services Department. These landscape areas shall be clearly identified with a distinct symbol, noted with dimensions and labeled as 'landscaping area.'
22. Prior to issuance of any construction permits for structures (including shell), complete landscape and irrigation construction documents consistent with the Landscape Standards shall be submitted to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit 'A,' Landscape Development Plan, on file in the Office of the Development Services Department. Construction plans shall provide a minimum root zone of 40 square feet in area unencumbered by utilities and hardscape for all trees pursuant to San Diego Municipal Code section 142.0403.
23. Prior to issuance of any Certificate of Occupancy, it shall be the responsibility of the Owner/Permittee to install all required landscape and obtain all required landscape inspections. A "No Fee" Street Tree Permit shall be obtained for the installation, establishment, and on-going maintenance of all street trees.
24. All required landscape shall be maintained in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees is not permitted unless specifically noted in this Permit.
25. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, consistent with the Landscape Standards unless long-term maintenance of said landscaping will be the responsibility of a Landscape Maintenance District or other approved entity.
26. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction document plans is damaged or removed during demolition or construction, it shall be repaired and/or replaced in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or Certificate of Occupancy.

BRUSH MANAGEMENT PROGRAM REQUIREMENTS:

27. The Owner/Permittee shall implement the requirements of the Brush Management Program shown on Exhibit 'A' (Brush Management Plan), satisfactory to the Development Services Department.

PLANNING/DESIGN REQUIREMENTS:

28. Owner/Permittee shall maintain a minimum of two off-street parking spaces on the property at all times in the approximate locations shown on the approved Exhibit "A," satisfactory to the Development Services Department. 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.

29. 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.

30. Prior to the issuance of any construction permits, the Owner/Permittee 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 Steep Hillside in accordance with SDMC section 143.0152, satisfactory to the Development Services Department. The Covenant of Easement shall include a legal description and an illustration of the premises showing the development area and the Environmentally Sensitive Lands as shown on Exhibit "A."

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

INFORMATION ONLY:

- The issuance of this discretionary use permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary use permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Development Services Department of the City of San Diego on October 9, 2013, by Resolution No. _____.

Site Development No. 982345
Date of Approval: October 9, 2013

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES
DEPARTMENT

MICHELLE SOKOLOWSKI
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.**

**Lauretta, LLC (A California Limited
Liability Company)
Owner/Permittee**

By _____
NAME
TITLE

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

PROJECT PLANS

As attachment to Hearing Officer
Package Only

Skyline - Paradise Hills Planning Committee



You can finally make a difference!

Minutes of February 12, 2013

Attendees

William Penick – Chair	Guy Preuss
William Glover	Nathan Beltz
Adrian Chestang	John Mooney – Secretary
Cathy Ramsey - Vice-Chair	Senta Delgado

Absent

Wayne English-Treasurer
Yolanda Lujan
James Keitt
Michelle Krug
Richard Lujan
Harry Bennett
Yvonne Hunt

6:30 p.m. **Correspondence review**

7:14 p.m. **Call to order & Approval of Agenda** G. Preuss moved to accept agenda, 2nd – A. Chestang; approved, 7-0.

7:15p.m. **Announcements & Public Comment**

7:17 p.m. **Treasurer's Report:** \$336.01 on account.

7:21 p.m. **Presentations**

1. The City Community Planning Committee (CPC) representative summarized the most recent meeting and provided a rough draft of the new planning code for Barrio Logan. It is expected that other districts will follow a similar format as they are updated in the next few years. More information is available at <http://sandiego.gov/cpci>.

7:48 p.m. **Action items**

1. G. Preuss moved to approve Project No. 279702, 24002642 at 291 Woodman St as presented, 2nd – N. Beltz; approved 7-0.
2. W. Glover moved to approve the upgrade and permit renewal of the cell tower facility at 6780 Aviation Dr. (modification SD73XC163), 2nd – G. Preuss; approved 7-0.
3. The Chair dissolved the ad-hoc election subcommittee and then re-designated the subcommittee led by N. Beltz, C. Ramsey and A. Chastang.

8:15 p.m. **Approval of Meeting Minutes** - W. Glover moved to approve the minutes of January 8, 2nd – A. Chestang; approved 5-0.

8:28 p.m. Bruce Williams answered questions from the floor.

8:31 p.m. **Motion to Adjourn** by W. Glover, 2nd – A. Chestang; approved 7-0.

Minutes submitted by John Mooney.



City of San Diego
 Development Services
 1222 First Ave., MS-302
 San Diego, CA 92101
 (619) 446-5000

Ownership Disclosure Statement

Approval Type: Check appropriate box for type of approval (s) requested: Neighborhood Use Permit Coastal Development Permit
 Neighborhood Development Permit Site Development Permit Planned Development Permit Conditional Use Permit
 Variance Tentative Map Vesting Tentative Map Map Waiver Land Use Plan Amendment • Other _____

Project Title: woodman residence
 Project No. For City Use Only: 279702


Project Address:
 291 woodman st., san diego, ca. 92114

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):
 Millennium 2000 Trust
 Owner Tenant/Lessee Redevelopment Agency
 Street Address:
 6362 La Jolla Blvd.
 City/State/Zip:
 La Jolla, Ca. 92037
 Phone No: _____ Fax No: _____
 (858) 459-5665
 Signature : _____ Date: _____

Name of Individual (type or print):
 Mehرداد Hemmati
 Owner Tenant/Lessee Redevelopment Agency
 Street Address:
 6362 La Jolla Blvd
 City/State/Zip:
 La Jolla, CA 92037
 Phone No: _____ Fax No: _____
 Signature :  Date: 4/24/12

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: _____



DAN McALLISTER
TREASURER-TAX COLLECTOR
COUNTY OF SAN DIEGO
1600 Pacific Highway, Room 162
San Diego, CA 92101



DOC # 2010-0236411



MAY 11, 2010 3:33 PM

OFFICIAL RECORDS
SAN DIEGO COUNTY RECORDER'S OFFICE
DAVID L. BUTLER, COUNTY RECORDER
FEES: 42.00
OC: NA

PAGES: 1



THIS SPACE RESERVED FOR THE RECORDER'S OFFICE USE

RECORDING REQUESTED BY:
TREASURER-TAX COLLECTOR (MS A-47)
TAX SALES SECTION

AFTER RECORDING PLEASE MAIL TO:
MILLENNIUM 2000 TRUST
6362 LA JOLLA BLVD
LA JOLLA CA. 92037

Pe
ous
TT
8715

MAIL TAX STATEMENTS TO SAME AS ABOVE

Doc. Trans. Tax - Computed on full value of property conveyed \$33.00

William Tate
Signature of Declarant

TAX DEED TO PURCHASER OF TAX-DEFAULTED PROPERTY

On which the legally levied taxes were a lien for Fiscal Year 2003-2004
and for nonpayment were duly declared to be in default. 549-280-08-00
(Default Number)

This deed, between the Treasurer-Tax Collector of San Diego County ("SELLER") and
MILLENNIUM 2000 TRUST

("PURCHASER"), conveys to the PURCHASER, free of all encumbrances of any kind existing before the sale, except those referred to in §3712 of the Revenue and Taxation Code, the real property described herein which the SELLER sold to the PURCHASER at Public Auction Sale 7028 conducted on 2/26/2010 pursuant to a statutory power of sale in accordance with the provisions of Division 1, Part 6, Chapter 7, Revenue and Taxation Code, for the sum of \$30,000.00.

NO taxing agency objected to the sale.

In accordance with law, the SELLER, hereby grants to the PURCHASER, that real property situated in said county, State of California, last assessed to: Rubi Edmundo P Tr, Rubi Luisa P Tr

described as follows: 549-280-08-00 (Assessor's Parcel Number)
LOT "O" OF SHAW'S ADDITION TO ENCANTO HEIGHTS, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1227, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON JANUARY 10, 1910.

State of California ; Executed on
San Diego County ; May 6, 2010

DAN McALLISTER
Treasurer-Tax Collector
By *Sherrri A. Coughlin*
SHERRI A. COUGHLIN, Deputy Tax Collector

On May 6, 2010, before me, SHARYL B. HUNT, Deputy County Clerk, personally appeared SHERRI A. COUGHLIN, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Sharyl B. Hunt
SHARYL B. HUNT
Deputy County Clerk



DOC # 2012-0755110



DEC 03, 2012 9:19 AM

OFFICIAL RECORDS
SAN DIEGO COUNTY RECORDER'S OFFICE
Ernest J. Dronenburg, Jr., COUNTY RECORDER
FEES: 21.10
OC: 00

RECORDING REQUESTED BY
LAURETTA LLC
WHEN RECORDED MAIL THIS DOCUMENT
AND TAX STATEMENTS TO:
**28570 MARGUERITE PARKWAY
223**

9320

PAGES: 2



**MISSION VIEJO, CA 92692-
LAURETTA LLC 3733**
APN: **549-280-08-00**
Escrow No:
Title No:

Fl
2P
10

Space above this line for Recorder's use

QUITCLAIM DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

- DOCUMENTARY TRANSFER TAX IS \$ 1.10 CITY TAX \$ _____
- computed on full value of property conveyed, OR
- computed on full value less value of liens or encumbrances remaining at time of sale
- unincorporated area City of _____ AND

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

MILLENNIUM 2000 TRUST 1/30/2000

do(es) hereby REMISE, RELEASE AND FOREVER QUITCLAIM to

LAURETTA LLC A CALIF. LIMITED LIABILITY COMPANY

the following real property in the City of SAN DIEGO, County of SAN DIEGO, State of California:

**LOT "0" of SHAW'S ADDITION TO ENCANTO HEIGHTS, IN COUNTY OF SAN DIEGO,
MAP #1227 JAN 10, 1910**

Dated: NOV. 30, 2012

Mehرداد Hemmati TRUSTEE

MILLENNIUM 2000 TRUST 1/30/2000

STATE OF CALIFORNIA
COUNTY OF San Diego }ss:

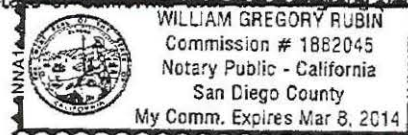
On November 30, 2012 before me, William Gregory Rubin, a Notary Public, personally
(here insert name and title of the officer)

appeared Mehرداد Hemmati
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____



(This area for notary stamp)

MAIL TAX STATEMENTS AS DIRECTED ABOVE