



THE CITY OF SAN DIEGO

REPORT TO THE HEARING OFFICER

HEARING DATE: May 21, 2014 REPORT NO. HO-014-027

ATTENTION: Hearing Officer

SUBJECT: **ALMAZON RESIDENCE**
PTS PROJECT NUMBER - 317517.
PROCESS 3.

LOCATION: 11506 Alamazon Street

APPLICANT: Mr. Javier Perez, Owner / Juan Noe -
Designer, Engineer, Consultant

SUMMARY

Requested Action - Should the Hearing Officer approve Site Development Permit No. 1109334, for Environmentally Sensitive Lands to construct a two-story over basement, single family residence on a vacant property?

Staff Recommendation – APPROVE Site Development Permit No. 1109334.

Community Planning Group Recommendation – The applicant presented this project to the Rancho Penasquitos Community Planning Group on January 8, 2014 (ATTACHMENT 9). However, a formal vote and recommendation was not made. The applicant tried to get on to the May 7, 2014 agenda but was not successful. The applicant may request a continuance of the Hearing Officer Hearing in order to attend the Planning Group's June 4th meeting.

Environmental Review – Mitigated Negative Declaration (MND) No. 6107 was prepared for the original Alamazon Residences project that was before City of San Diego City Council, which certified and adopted the MMRP on November 10, 2009, by Resolution No. R-305409. Currently, a Site Development Permit is being requested to construct a single-dwelling unit. The current project was reviewed by the Environmental Analysis Section and it was determined that in accordance with California Environmental Quality Act (CEQA) Guidelines Section 15162(a): (1) no substantial changes are proposed to the project which would require major revisions of the previous MND; (2) no substantial changes occur with

respect to the circumstances under which the project is undertaken that would require any revisions to the previous MND; and (3) there is no new information of substantial importance that was not known and could not have been known at the time the previous MND was certified. Therefore, no subsequent environmental document is required, in that no new additional impacts and/or mitigation measures are required beyond those that were analyzed in the original environmental document. All of the impacts were adequately addressed and disclosed in previously certified MND No. 6107. Additionally, the current project would be required to comply and/or implement all mitigation measures (Biological Resources and Paleontological Resources).

BACKGROUND

The project site is currently un-developed with southern portions of the property partially disturbed by past grading near the existing street frontage. The project site is located on a hilly terrain lot west of Interstate 15, located within a developed and well established residential neighborhood known as Penasquitos Glens. City Staff determined that the project site contained environmentally sensitive lands in the form of steep slopes and biological resources – sensitive vegetation. The project site is located at 11506 Alamazon Street, in the RS-1-14 Zone and within the Rancho Penasquitos Community Planning Area. A Site Development Permit is required, by the Land Development Code (Section 126.0502), for the proposed development on property, greater than 15,000 square feet in lot area, containing Environmentally Sensitive Lands.

DISCUSSION

The project proposes to construct a two-story over basement, single family residence with an attached two-car garage, to total approximately 2,112 square-feet of gross floor area on the 24,390 square-foot property. The lot has been partially disturbed toward the front or near the street frontage and determined by City Staff to contain steep slopes and biological resources – sensitive vegetation which is subject to the Environmentally Sensitive Lands Regulations. During the project's review with City staff, the applicant has modified the project to conform to all of the development regulations of the RS-1-14 Zone along with the applicable drainage/storm water requirements, Steep Hillside Guidelines and conformance with the Environmentally Sensitive Lands Regulations. The proposed home utilizes an embedded design concept, as recommended by the Steep Hillside Guidelines and is sited predominately within the area of past disturbance. The 24,390 square foot property was found to contain steep slopes and sensitive vegetation on approximately 19,185 square feet of the property or approximately 78.66 percent of the site, which will be preserved by the recording of the Covenant of Easement as a condition of the Draft Site Development Permit (ATTACHMENT 6, CONDITION No. 38). The proposed project as currently designed encroaches into the steep slope and sensitive vegetation area for Zone One of Brush Management approximately 5,205 square feet or approximately 21.34 percent, which is an allowable amount of encroachment under the Environmentally Sensitive Lands Regulations. The maximum allowable encroachment is 25 percent.

The proposed building elevations indicate the use of stucco for the exterior walls with concrete tile- roofing and wood guardrails. The project proposes approximately 360 cubic yards of cut

grading, to be exported off-site and zero cubic yards of fill. The project is designed to comply with the 35 foot height limit with the height of the portions to the structure being approximately 34 feet high.

CONCLUSION

Staff has reviewed the proposed Site Development Permit determined the project is consistent with the RS-1-14 Zone development regulations, Steep Hillside Guidelines and the Environmentally Sensitive Lands Regulations. Staff has provided draft findings supporting the Site Development Permit approval (ATTACHMENT 5). Staff recommends the Hearing Officer approve the proposed Site Development Permit as proposed (ATTACHMENT 6).

ALTERNATIVES

1. Approve Site Development Permit No. 1109334, with modifications.
2. Deny Site Development Permit No. 1109334, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,


Glenn Gargas,
Development Project Manager

Attachments:

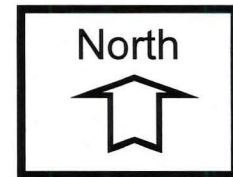
1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Draft SDP Resolution with Findings
6. Draft SDP with Conditions
7. Project Site Plan
8. Project Plans
9. Copy of Community Group Recommendation
10. Ownership Disclosure Statement
11. Copy of Public Notice

Job Order Number: 24003651



Aerial Photo

ALMAZON RESIDENCE – 11506 ALMAZON STREET
PROJECT NO. 317517



Land Use Map

RANCHO PENASQUITOS COMMUNITY PLAN
City of San Diego Planning Department



Land Use Map

ALMAZON RESIDENCE – 11506 ALMAZON STREET
PROJECT NO. 317517 Rancho Penasquitos

- Residential
- Industrial
- Commercial
- Open Space
- Parks
- Schools
- Religious Facility
- Special Treatment Areas
- Major Utility Facility
- Library
- Post Office
- Police
- Fire

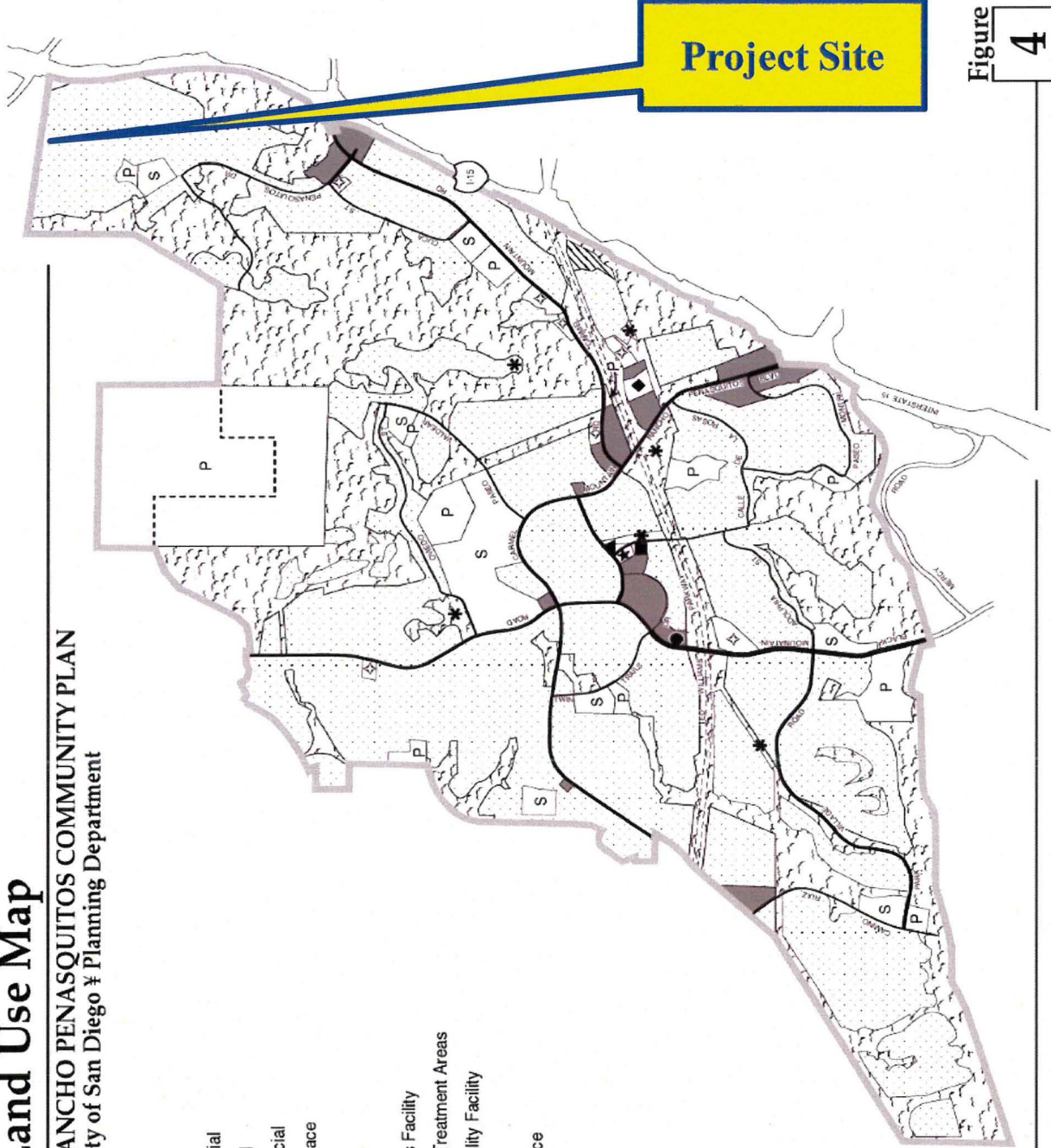
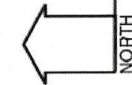


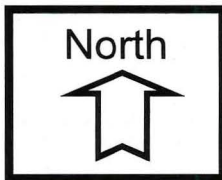
Figure 4





Project Location Map

ALMAZON RESIDENCE – 11506 ALMAZON STREET
PROJECT NO. 317517



PROJECT DATA SHEET

PROJECT NAME:	Alamazon Residence – Project No. 317517	
PROJECT DESCRIPTION:	SDP to construct a new approximately 2,112 square foot, two-story, single-family residence with an attached two car garage on a 24,390 square foot property.	
COMMUNITY PLAN AREA:	Rancho Penasquitos	
DISCRETIONARY ACTIONS:	Site Development Permit	
COMMUNITY PLAN LAND USE DESIGNATION:	Very Low Density Residential (0-1 DUs per acre)	
<u>ZONING INFORMATION:</u>		
<p>ZONE: RS-1-14 Zone</p> <p>HEIGHT LIMIT: 35-Foot maximum height limit.</p> <p>LOT SIZE: 5,000 square-foot minimum lot size – existing lot 24,390 sq. ft.</p> <p>FLOOR AREA RATIO: 0.60 max. allowed – 0.12 proposed</p> <p>FRONT SETBACK: 15 feet required – 15 feet proposed</p> <p>SIDE SETBACK: 4 feet min. required – 6 feet proposed</p> <p>STREETSIDE SETBACK: NA</p> <p>REAR SETBACK: 10 feet min. required – 342 feet proposed</p> <p>PARKING: 2 parking spaces required – 2 proposed.</p>		
<u>ADJACENT PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Residential; RS-1-14 Zone	Single Family Residence
SOUTH:	Low Density Residential; RS-1-14 Zone	Single Family Residence
EAST:	Very Low Density Residential; RS-1-7 Zone	Vacant
WEST:	Very Low Density Residential; RS-1-14 Zone	Vacant
DEVIATIONS OR	None.	

ATTACHMENT 4

VARIANCES REQUESTED:	
COMMUNITY PLANNING GROUP RECOMMENDATION:	The applicant presented the project at the Rancho Penasquitos Community Planning Board on January 8, 2014. However, a formal vote/recommendation was not taken. The applicant tried to get on the May 7, 2014 agenda but was not successful.

HEARING OFFICER RESOLUTION NO. _____
SITE DEVELOPMENT PERMIT NO. 1109334
ALMAZON RESIDENCE - PROJECT NO. 317517

WHEREAS, Javier Perez-Gonzalez, an Individual, Owner/Permittee, filed an application with the City of San Diego for a permit to construct a single family residence on a vacant lot (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 1109334), on portions of a 0.36-acre property;

WHEREAS, the project site is located at 11506 Almazon Street in the RS-1-14 Zone, Overlay Zone of the Rancho Penasquitos Community Plan area;

WHEREAS, the project site is legally described as Lot 210, Penasquitos Glens Unit No. 4, Map No. 6982;

WHEREAS, on May 21, 2014, the Hearing Officer of the City of San Diego considered Site Development Permit No. 1109334, pursuant to the Land Development Code of the City of San Diego;

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 May 21, 2014.

FINDINGS:

Site Development Permit - Section 126.0504

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

The proposed construction of a two-story, single family residence with an attached garage will not adversely affect the Rancho Penasquitos Community Plan, because the proposed development has been found consistent with the plan's land use designation, the development regulations of the RS-1-14 Zone, allowed density, and design recommendations. The 24,390 square foot project site is designated for low density residential land use, 1-5 dwelling units/per acre, which allows for the proposed one dwelling unit low density residential use. The proposal is to construct a two-story over basement, 2,112 square foot single family residence, which includes a two-car attached garage with vehicular access and parking taken from a driveway off of the public street, Almazon Street. Thus, the proposed construction of this single family residence will not adversely affect the Rancho Penasquitos Community Land Use Plan.

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

The proposed construction of a two-story single family residence with an attached garage for a total of approximately 2,112 square-feet of gross floor area on a 24,390 square-foot property has been designed to comply with all of the applicable development regulations, including those of the RS-1-4 Zone, Environmentally Sensitive Lands Regulations, Hillside Guidelines and the

brush management regulations to protect the structures from fire hazards. During environmental review, it was determined that the project would not have a significant environmental effect, which included an analysis of the project's potential impact on public health and safety, and it was determined that this project was consistent with the previously prepared Mitigated Negative Declaration, Project No. 6107, with mitigation measures for biological resources, paleontological resources, and hydrology/water quality. The construction of a new single family residence with an attached garage 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.

The proposed construction of a two-story single family residence with an attached garage, to total approximately 2,112 square-feet of gross floor area, will comply to the development regulations of the RS-1-4 Zone, the Environmentally Sensitive Lands Regulations and the Steep Hillside Guidelines. The site contains steep hillsides and sensitive vegetation in over half of area the northern area of the project site. The project will be preserved and maintained a majority of the property in its natural state through the requirement of a recorded Covenant of Easement as a condition of approval. The proposed home is sited predominately within the southern area, closest to the street and in an area of past partial disturbance. The 24,390 square foot property was found to contain steep slopes and sensitive vegetation on approximately 19,185 square feet of the property or approximately 78.66 percent of the site, which will be preserved by the recording of the Covenant of Easement. The proposed project as currently designed encroaches into the steep slope and sensitive vegetation area for Zone One of Brush Management approximately 5,205 square feet or approximately 21.34 percent, which is an allowable amount of encroachment under the Environmentally Sensitive Lands Regulations. The maximum allowable encroachment is 25 percent. The proposed home utilizes an embedded design concept as recommended by the Steep Hillside Guidelines. The project site is zoned RS-1-14, for single family use and proposed project design will comply with all of the requirements of that zone and the Environmentally Sensitive Lands Regulations.

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 24,390 square-foot project site is currently vacant with a small amount of previously graded area near the street frontage for a single-family residence. However, the site does contain environmentally sensitive lands, steep slopes and sensitive vegetation in and along the northern portions of the site of the property. The project was re-designed to reduce the graded area, reduced/tailored the brush management design to the structure and to locate the proposed structure further to the south in the area of past disturbance. The proposed home utilizes an embedded design concept as recommended by the Steep Hillside Guidelines. The proposed project as currently designed encroaches into the steep slope and sensitive vegetation area for Zone One of Brush Management approximately 5,205 square feet or approximately 21.34 percent. The environmental review, determined that the project would not have a significant environmental effect and the City of San Diego's Environmental Section determined that this project was consistent with the previously prepared Mitigated Negative Declaration, Project No.

6107. The environmental review included the review of a Biology Report, titled Alamazon Street Property, prepared by Affinis, dated April, 2003, with additional review of a Biology Letter Report prepared by Everett and Associates, dated December 5, 2013. The Mitigated Negative Declaration, which includes mitigation measures for biological resources, concluded that the revised project avoids any potentially significant environmental effects to environmentally sensitive lands to a level below significance.

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 construction of a two-story single family residence will be located on a portion of the site that has previously been disturbed to a small degree for an area near the existing street frontage. However, the site does contain environmentally sensitive lands, steep slopes and sensitive vegetation on over half of the northern portion (approximately 78.66%) of the property. The project was re-designed to locate the proposed structure further to the south and within the area of past disturbance with a tailored brush management plan intended to reduce any impacts to the steep slope area. The proposed project as currently designed encroaches into the steep slope and sensitive vegetation area for Zone One of Brush Management approximately 5,205 square feet or approximately 21.34 percent. The project site is located in a seismically active region and the potential exists for geologic hazards. An Geotechnical Investigation Report was prepared by a licensed engineering geologist, Allied Earth Technology, dated July 8, 2013 and reviewed, which addressed the geologic hazards potentially affecting the proposed project. The report concluded that the site is stable enough to support the proposed single-family residence, would not contribute to significant geologic instability and that there are no other site specific conditions that pose a significant geologic hazard to the proposed project. The submitted Geologic Report was evaluated by the City Geologist. The proposed project complies with the recommendations and requirements of that report. Fire hazards have been reduced with the inclusion of a brush management plan as part of the overall landscape plan. Thus the proposed single family 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 24,390 square-foot project site is currently vacant with past grading disturbance toward the front of the project site. However, the site does contain environmentally sensitive lands, steep slopes and sensitive vegetation on more than half of the northern portion of the property. The project was re-designed to reduce the graded area and to locate the proposed structure further to the south in the area of past disturbance along the existing street frontage. The proposed project as currently designed encroaches into the steep slope and sensitive vegetation area for Zone One of Brush Management approximately 5,205 square feet or approximately 21.34 percent. The City's Environmental Section, determined that the project would not have a significant environmental effect and found it consistent with the previously prepared Mitigated Negative Declaration, Project No. 6107. The environmental review included the review of a Biology Report, titled Alamazon Street Property, prepared by Affinis, dated April, 2003, with additional review of a Biology Letter Report prepared by Everett and Associates, dated December 5, 2013. The

document concluded that the revised project avoids adverse impacts on 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.

According to the City's Multiple Species Conservation Program (MSCP) maps, the Multi-Habitat Planning Area (MHPA) is not located within or adjacent to the project site although sensitive biological resources exist on-site. The environmental review included the review of a Biology Report, titled Alamazon Street Property, prepared by Affinis, dated April, 2003, with additional review of a Biology Letter Report prepared by Everett and Associates, dated December 5, 2013. The document concluded that the revised project avoids any potentially significant environmental effects to environmentally sensitive lands and MSCP area to a level below significance.

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

The 24,390 square foot project site is located approximately five miles from the coastline. The proposed construction of a new two-story single-family home's grading plan design includes drainage control measures to direct drainage to a fossil filter at the drain outlet and then to the public street's drainage system. Due to the project's drainage design, limited size and distance from the coast line it is not expected that the project will 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 24,390 square-foot project site is currently vacant with some past grading disturbance toward the front of the lot. However, the site does contain environmentally sensitive lands, steep slopes and sensitive vegetation on over half of the northern portion of the property. The project was re-designed to reduce the graded area and to locate the proposed structure further to the south and in the area of past disturbance along the existing street frontage. The proposed project as currently designed encroaches into the steep slope and sensitive vegetation area for Zone One of Brush Management approximately 5,205 square feet or approximately 21.34 percent. The environmental review, determined that the project would not have a significant environmental effect and the Environmental Section determined the proposed project to be consistent with the previously prepared Mitigated Negative Declaration, Project No. 6107. The environmental review included the review of a Biology Report, titled Alamazon Street Property, prepared by Affinis, dated April, 2003, with additional review of a Biology Letter Report prepared by Everett and Associates, dated December 5, 2013. The revised project avoids any potentially significant environmental effects to environmentally sensitive lands to a level below significance and is reasonably related to any negative impacts created by this proposed development.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Site Development Permit No. 1109334 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.1109334, a copy of which is attached hereto and made a part hereof.

Glenn R. Gargas, AICP
Development Project Manager
Development Services

Adopted on: May 21, 2014.

Internal Order No. 42003651

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: 24003651

SITE DEVELOPMENT PERMIT NO. 1109334
ALMAZON RESIDENCE SDP - PROJECT NO. 317517 (MMRP)
HEARING OFFICER

This Site Development Permit No. 1109334 is granted by the Hearing Officer of the City of San Diego to Mr. Javier Perez-Gonzalez, Owner /Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0502. The 0.36-acre site is located at 11506 Almazon Street, in the RS-1-14 zone(s) of the Rancho Penasquitos Community Plan area. The project site is legally described as: Lot 210, Penasquitos Glens Unit No. 4, Map No. 6982.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to construct a two-story single family residence on a vacant property described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated May 21, 2014, on file in the Development Services Department.

The project shall include:

- a. Construction of a two-story of basement, 2,112 square foot single family residence, which includes a two-car attached garage on a 24,390 square foot property;
- b. Landscaping / Brush Management (planting, irrigation and landscape related improvements);
- c. Off-street parking;
- d. Retaining walls, fences, lighting and front entry stairs; 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 June 5, 2017.
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.

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

12. Mitigation requirements in the Mitigation, Monitoring, and Reporting Program [MMRP] shall apply to this Permit. These MMRP conditions are hereby incorporated into this Permit by reference.

13. The mitigation measures specified in the MMRP and outlined in: MITIGATED NEGATIVE DECLARATION NO. 6107, shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL MITIGATION REQUIREMENTS.

14. The Owner/Permittee shall comply with the MMRP as specified in MITIGATED NEGATIVE DECLARATION NO. 6107, to the satisfaction of the Development Services Department and the City Engineer. Prior to issuance of any construction permit, all conditions of the MMRP shall be adhered to, to the satisfaction of the City Engineer. All mitigation measures described in the MMRP shall be implemented for the following issue areas: Biological Resources, Paleontological Resources and Hydrology/Water Quality.

ENGINEERING REQUIREMENTS:

15. The project proposes to export 360 cubic yards of material from the project site. All excavated material listed to be exported, shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2009 edition and Regional Supplement Amendments adopted by Regional Standards Committee.

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

17. Prior to the issuance of any building permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for the curb outlet in the Alamazon Street Right-of-Way.

18. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the construction of a current City Standard 12 ft wide driveway, adjacent to the site on Alamazon Street, satisfactory to the City Engineer.

19. Prior to the issuance of any construction permit, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.

20. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2,

Division 1 (Grading Regulations) of the San Diego Municipal Code, into the construction plans or specifications.

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

22. Prior to the issuance of any 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 REQUIREMENTS:

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

24. Prior to issuance of any construction permits for structures, the Owner/Permittee shall submit complete landscape and irrigation construction documents consistent with the Landscape Standards to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit 'A,' Landscape Development Plan, on file in the Office of the Development Services Department. Construction plans shall provide a 40 sq-ft area around each tree that is unencumbered by hardscape and utilities unless otherwise approved per LDC 142.0403(b)5.

25. All required landscape shall be maintained in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees is not permitted unless specifically noted in this Permit.

26. 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.

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

BRUSH MANAGEMENT PROGRAM REQUIREMENTS:

28. The Owner/Permittee shall implement the following requirements in accordance with the Brush Management Program shown on Exhibit 'A' Brush Management Plan on file in the Office of the Development Services Department.

29. The Brush Management Program shall consist of a standard Zone One of 35 feet in width with a corresponding zone two of 65 feet in width extending out from the north face of the structure towards the native/naturalized vegetation consistent with the Brush Management Regulations of the Land Development Code section 142.0412. Zone One shall extend from East and West faces of the structure out to the corresponding side property lines with no Zone Two. Alternative Compliance measures shall be incorporated along East and West faces of the structure to compensate for the lack of full defensible space. Opening protection along east and west faces shall be upgraded to dual glazed, dual tempered panes, inclusive of a 10-ft perpendicular return along adjacent wall faces.

30. Prior to issuance of any Building Permits, a complete set of Brush Management Plans shall be submitted for approval to the Development Services Department. The construction documents shall be in substantial conformance with Exhibit 'A' and shall comply with the Landscape Standards and Brush Management Regulations as set forth under Land Development Code Section 142.0412.

31. Within Zone One, combustible accessory structures (including, but not limited to decks, trellises, gazebos, etc.) shall not be permitted while non-combustible and/or one-hour fire-rated accessory structures may be approved within the designated Zone One area subject to Fire Marshal's approval.

32. The following note shall be provided on the Brush Management Construction Documents: 'It shall be the responsibility of the Owner/Permittee to schedule a pre-construction meeting on site with the contractor and the Development Services Department to discuss and outline the implementation of the Brush Management Program.'

33. In Zone One, plant material shall be selected to visually blend with the existing hillside vegetation. No invasive plant material shall be permitted.

34. Prior to final inspection and issuance of any Certificate of Occupancy, the approved Brush Management Program shall be implemented.

35. The Brush Management Program shall be maintained at all times in accordance with the City of San Diego's Landscape Standards.

PLANNING/DESIGN REQUIREMENTS:

36. Owner/Permittee shall maintain a minimum of two (2) off-street parking spaces on the property at all times in the approximate locations shown on the approved Exhibit "A." Parking spaces shall comply at all times with the SDMC and shall not be converted for any other use unless otherwise authorized by the appropriate City decision maker in accordance with the SDMC.

37. 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.

38. 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 : Sensitive Biological Resources and Steep Hillides, in accordance with SDMC section 143.0152. 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."

39. 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:

40. 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.

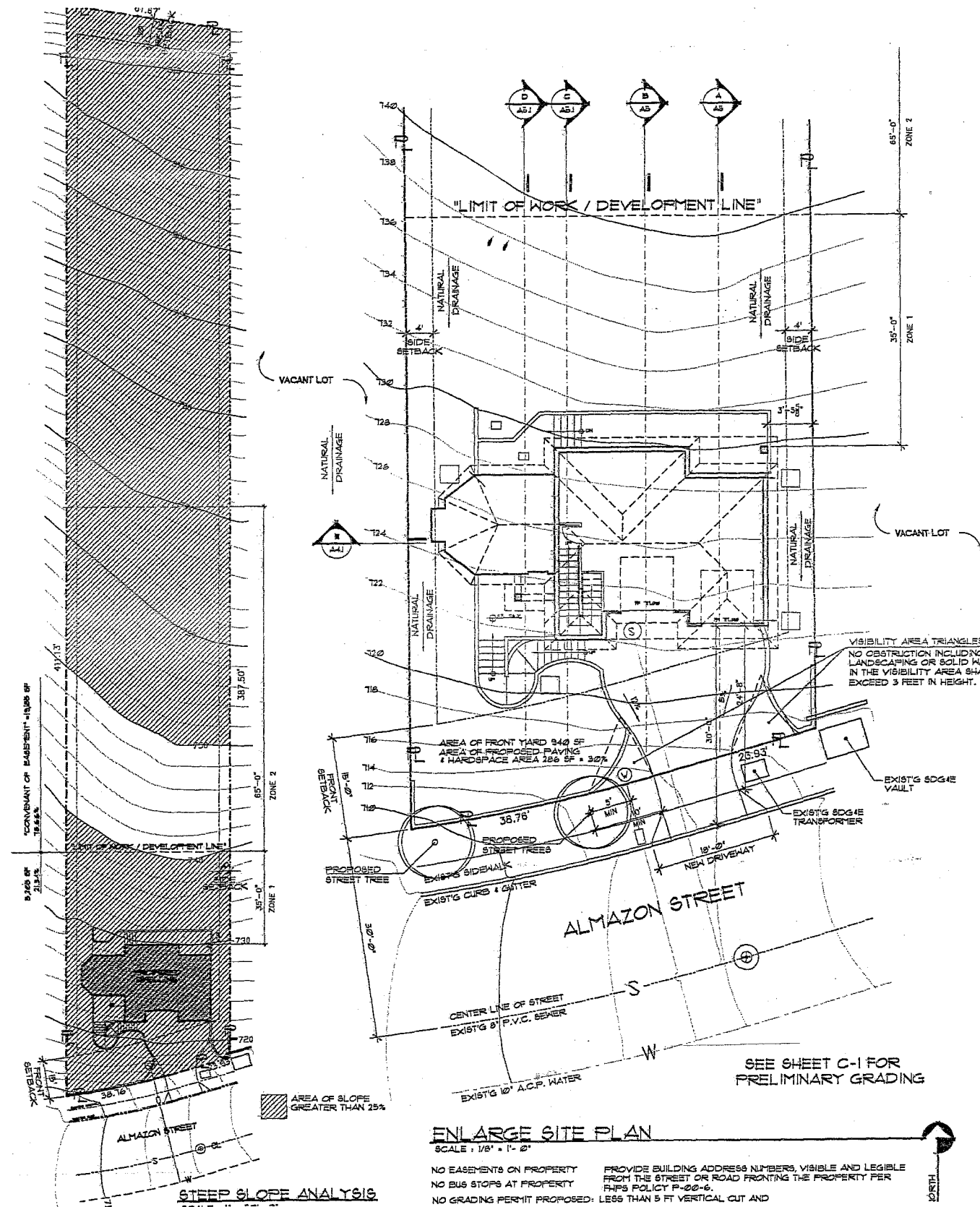
41. The Owner/Permittee shall submit an as-graded geotechnical report prepared in accordance with the City's "Guidelines for Geotechnical Reports" following completion of the grading. The as-graded geotechnical report shall be reviewed for adequacy by the Geology Section of the Development Services Department 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.

- Facilities Benefit Assessments (FBA) are required at building permit issuance based on increased residential development and/or a change to existing land use. The currently adopted Rancho Peñasquitos FBA rate for residential development is \$28,359 per single-family unit. If you have any questions or concerns, contact Charlette Strong Williams, Project Manager, at (619) 533-3683.

APPROVED by the Hearing Officer of the City of San Diego on May 21, 2014, by Resolution No. _____.



SHEET INDEX

- A 1 COVER SHEET / SITE PLAN
- C 1 PRELIMINARY GRADING PLAN
- A 2 FLOOR PLANS
- A 3 FLOOR PLAN
- A 4 ELEVATIONS
- A 4 ELEVATIONS
- A 5 SECTIONS
- A 5J SECTIONS
- L 1 BRUSH MANAGEMENT PLANS
- L 2 DETAILS
- L 3 NOTES

PROJECT TEAM

- OWNER** JAVIER PEREZ
1959 SATELLITE BLVD APT # 66
SAN DIEGO, CA 92154
- ENGINEER** JUAN G. NOE (619) 201-4652
JUANNOE75@GMAIL.COM
875 BOWSPRINT RD
CHULA VISTA, CA 91914
- CIVIL ENGINEERING** JOSE R. GOMEZ (619) 210-9371
875 BOWSPRINT RD
CHULA VISTA, CA 91914
- GEO/TECHNICAL** REPORT No. 15-116946 BY
ALLIED BARTH TECHNOLOGY
BOB CHAN (858) 538-1669
7915 SILVERTON AVE STE 317
SAN DIEGO, CA 92126
- BIOLOGICAL REPORT** REPORT No. 93665 BY
EVERETT & ASSOCIATES
BILL EVERETT (760) 789-9377
P.O. BOX 10026
LA JOLLA, CA 92038
- BRUSH MANAGEMENT / LANDSCAPE** DANNY DELGAR (619) 565-3040

VICINITY MAP



BMP'S NOTES

PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/ PERMITEE SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE, SATISFACTORY TO THE CITY ENGINEER.

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.

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 GUIDE LINES IN APPENDIX E OF THE CITY'S STORM WATER STANDARDS.

PROJECT DATA

SCOPE	SITE DEVELOPMENT PERMIT TO CONSTRUCT A TWO-STORY, OVER BASEMENT, SINGLE FAMILY RESIDENCE ON A SITE THAT CONTAINS ENVIRONMENTALLY SENSITIVE LANDS (SENSITIVE BIOLOGICAL RESOURCES / STEEP HILLSIDES)	
ADDRESS	1506 ALMAZON STREET SAN DIEGO, CA	
APN	313-180-08-00	
LEGAL	LOT 210 MAP 6992 PENASQUITOS CLENS UNIT No. 4	
OCCUPANCY	RS-11	
BLDG. TYPE	V/B	
STORIES	TWO / OVER BASEMENT	
SPRINKLER	YES	
GEOLOGIC HAZARD CATEGORY	55	
ZONE	RS-114	
SETBACKS	REQUIRED	PROPOSED
FRONT	15 FT	15 FT
SIDE	4 FT	5'-8" / 7'-5"
REAR	10 FT	34'-8"
HEIGHT	35 MAX	28 FEET

CONSTRUCTION AREA

FIRST FLOOR	1,056 SF	
SECOND FLOOR	1,056 SF	2,112 SF
GARAGE	704 SF	
ENTRY PORCH	22 SF	
BACK PORCH	47 SF	
BALCONY	43 SF	
LOT SIZE	24,390 SF	
F.A.R.	2,935 X 24,390 = 12%	

APPLICABLE CODES

- 2010 CALIFORNIA BUILDING STANDARD CODE, THE CURRENT CONSTRUCTION CODES ARE:
- THE 2010 CALIFORNIA RESIDENTIAL CODE (BASED ON 2009 IRC)
- THE 2010 CALIFORNIA BUILDING CODE (BASED ON THE 2009 CBC)
- THE 2010 CALIFORNIA ELECTRICAL CODE (BASED ON THE 2007 NEC)
- THE 2010 CALIFORNIA PLUMBING CODE (BASED ON THE 2008 UPC BY IAPMO)
- THE 2010 CALIFORNIA MECHANICAL CODE (BASED ON THE 2008 IMC BY IAPMO)
- THE 2010 CALIFORNIA GREEN BUILDING CODE
- THE 2010 CALIFORNIA FIRE CODE (BASED ON THE 2008 FIC)

ALMAZON RESIDENCE

PREPARE BY:		
NAME	JUAN G. NOE 875 BOWSPRINT RD CHULA VISTA, CA 91914 (619) 201-4652	
PROJECT ADDRESS	1506 ALMAZON STREET SAN DIEGO, CA 92129	REVISION 3 REVISION 2 REVISION 1
PROJECT NAME	ALMAZON RESIDENCE	ORIGINAL DATE MARCH 21, 2013
SHEET TITLE	COVER SHEET / SITE PLAN	SHEET OF

ENGINEERING DESIGN & STUDIO
875 BOWSPRINT RD
CHULA VISTA, CA 91914

JUAN GABRIEL NOE
JUANNOE75@GMAIL.COM
(619) 201-4652

DESIGN AND PLANS REPRESENTED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF, JUAN GABRIEL NOE. NONE OF SUCH DESIGN AND / OR PLANS SHALL BE REPRODUCED WITHOUT THE WRITTEN PERMISSION OF JUAN GABRIEL NOE.

REVISIONS

△	_____
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△	_____
△	_____
△	_____
DRAWN	JN
DATE	_____

ALMAZON RESIDENCE
1506 ALMAZON STREET SAN DIEGO, CA 92129

JOB # 1312

A 1



ENGINEERING DESIGN & STUDIO
 8755 BOWSPRIT RD
 CHULA VISTA, CA 91914
 JUAN GABRIEL NOYE
 JUANNOYES@GMAIL.COM
 (619) 201-4692

DESIGN AND PLANS REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF JUAN GABRIEL NOYE. NONE OF SUCH DESIGN AND / OR PLANS SHALL BE REPRODUCED WITHOUT THE WRITTEN PERMISSION OF JUAN GABRIEL NOYE.

REVISIONS
 △ _____
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 △ _____
 DRAWN JN
 DATE _____



ALMAZON RESIDENCE
 1506 ALMAZON STREET SAN DIEGO, CA 92129

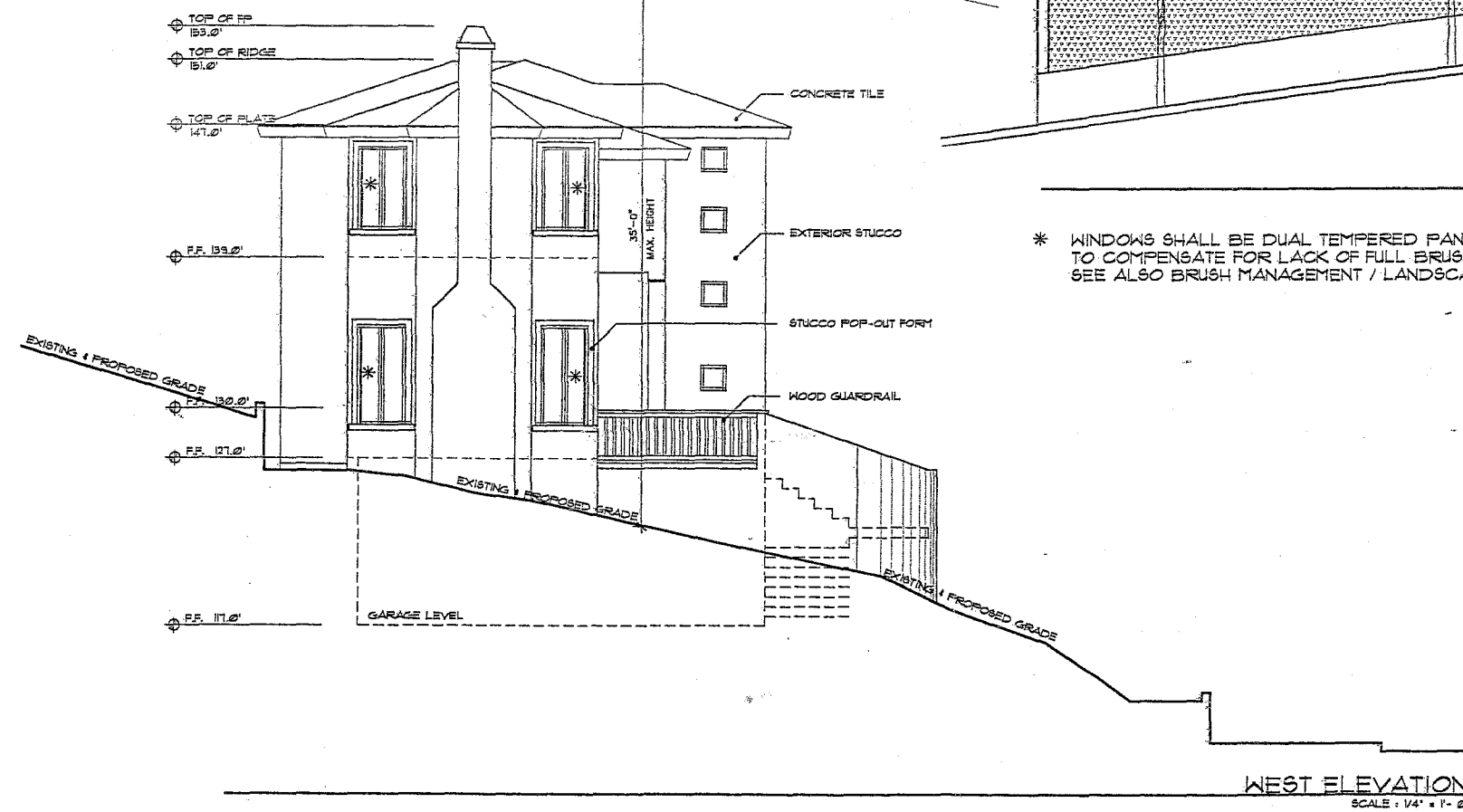
JOB # _____

A 4



SOUTH ELEVATION
 SCALE: 1/4" = 1'-0"

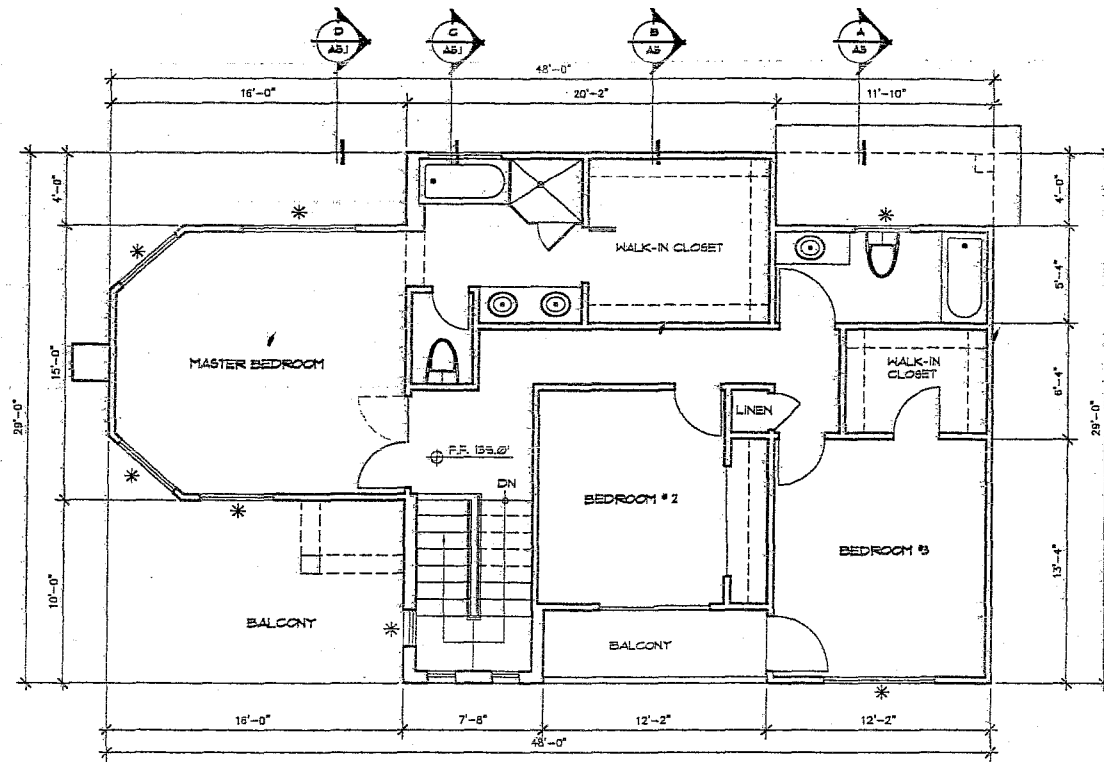
* WINDOWS SHALL BE DUAL TEMPERED PANES WITH DUAL GLAZING TO COMPENSATE FOR LACK OF FULL BRUSH MANAGEMENT ZONES. SEE ALSO BRUSH MANAGEMENT / LANDSCAPE PLAN.



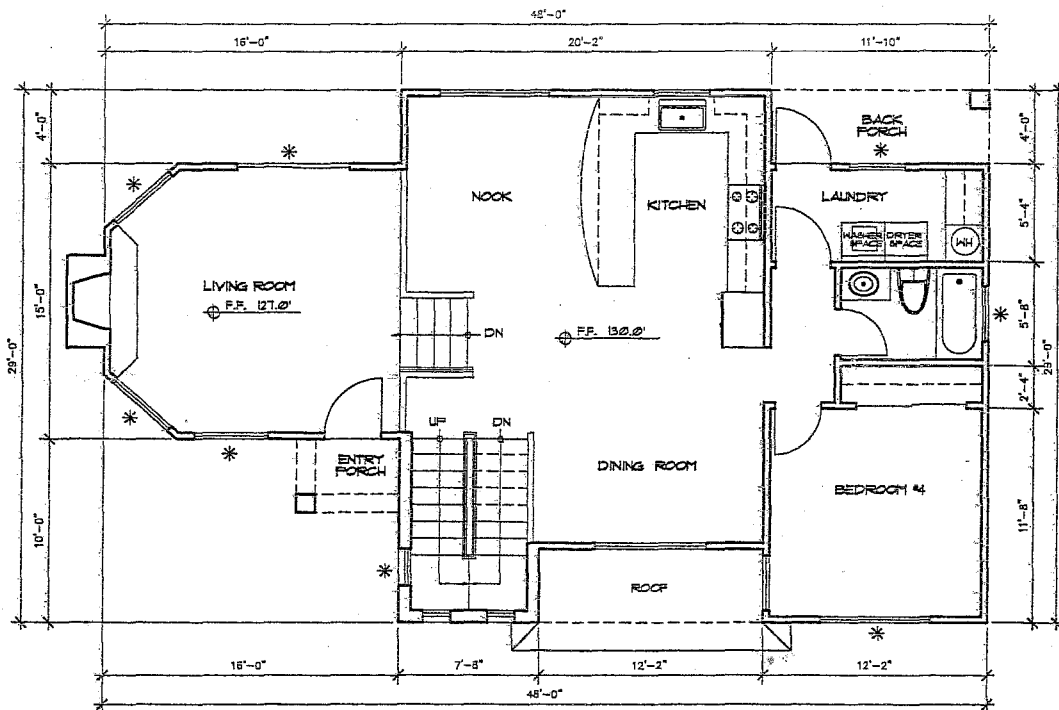
WEST ELEVATION
 SCALE: 1/4" = 1'-0"

ALMAZON RESIDENCE

PREPARE BY:	JUAN G. NOYE	REVISION 3
NAME:	8755 BOWSPRIT RD	REVISION 2
	CHULA VISTA, CA 91914	REVISION 1
	(619) 201-4692	
PROJECT ADDRESS:	1506 ALMAZON STREET	ORIGINAL DATE MARCH 3, 2015
	SAN DIEGO, CA 92129	
PROJECT NAME:	ALMAZON RESIDENCE	
SHEET TITLE:	ELEVATIONS	SHEET OF



SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



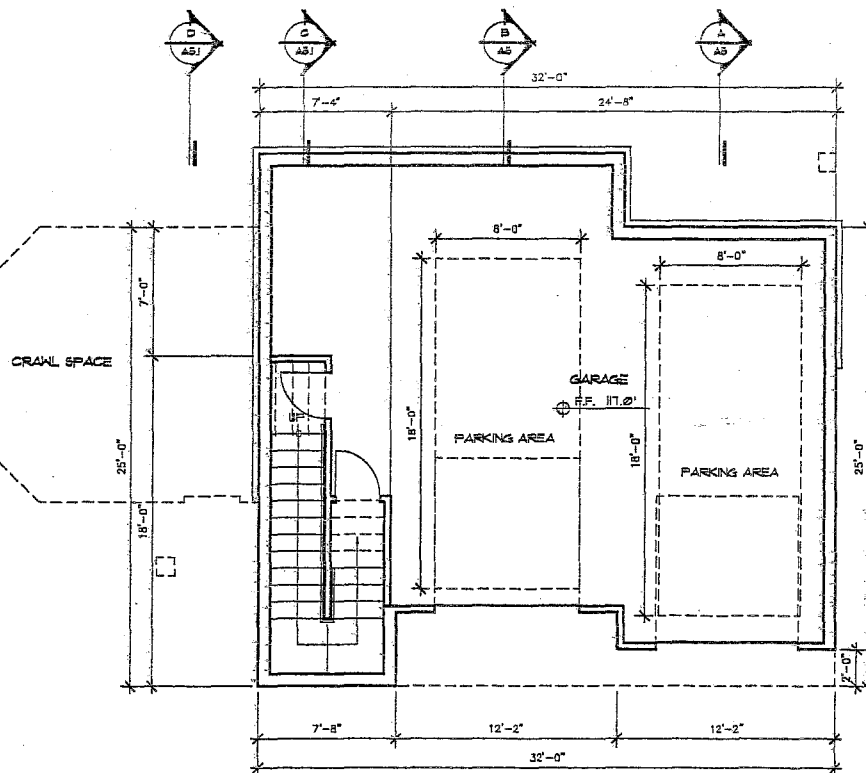
FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

NOTES

- BUILDING SHALL SECURE ALL PERMITS PRIOR TO START OF WORK.
- THE DRAWINGS SHOW GENERAL INFORMATION ONLY. BUILDER SHALL EXAMINE THE SITE TO DETERMINE THE EXACT EXISTING CONDITIONS, CHARACTER AND EXTENT OF THE WORK TO BE PERFORMED AND OPERATIONS REQUIRED.
- IT IS THE INTENT OF THIS DOCUMENT THAT THE WORK DESCRIBED HEREIN, WHEN ACCOMPLISHED, SHALL CONSTITUTE A COMPLETE JOB. ALL COORDINATION, FEES, TAX, LABOR AND MATERIAL, TOOLS, CONNECTIONS, EQUIPMENT, CLEANUP (UNLESS OTHERWISE NOTED IN DOCUMENTS) REQUIRED FULLY FINISH THE DESCRIBED PROJECT SHALL BE FURNISHED AND PAID FOR BY THE BUILDER WITHIN THE SCOPE OF THE WORK.
- BUILDER SHALL NOTIFY DESIGNER PRIOR TO COMMENCING ANY PART OF WORK, OF ANY DISCREPANCY BETWEEN DRAWINGS AND FIELD CONDITIONS.
- BUILDER SHALL COMPLY WITH ALL OSHA REQUIREMENTS.
- BUILDER SHALL ESTABLISH PROPERTY LINES ON FIELD PRIOR TO START OF WORK AND FIELD VERIFY SETBACK COMPLIANCE.
- ALL FINISH MATERIAL, TEXTURE, COLOR, ETC. SHALL BE APPROVED BY OWNER.
- ALL SPOTS ELEVATIONS ARE FOR REFERENCE ONLY. BUILDER SHALL FIELD VERIFY EXIST'G ELEVATIONS AND ADJUST 1/2" (TOP OF SLAB) ACCORDANTLY.

- CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO BID AND CONSTRUCTION.
- ALL CONTRACTORS SHALL REPORT ANY CONFLICT / INCONSISTENCIES IMMEDIATELY TO THE DESIGNER AND PRIOR TO PROCEEDING WITH THEIR WORK.
- DO NOT SCALE DRAWINGS, DIMENSIONS PREVAIL.
- THE DRAWINGS SHOW GENERAL INFORMATION ONLY. EXAMINE THE SITE TO DETERMINE THE EXACT EXISTING CONDITIONS, CHARACTER AND EXTENT OF THE WORK TO BE PERFORMED AND OPERATIONS REQUIRED. VERIFY THE LOCATION OF EXISTING UTILITIES PRIOR TO DEMOLITION AND START OF WORK.
- VERIFY EXISTING DIMENSIONS BEFORE PROCEEDING WITH THE WORK. OBTAIN FIELD MEASUREMENTS FOR WORK REQUIRED TO BE ACCURATELY FITTED TO OTHER CONSTRUCTION. CONTRACTORS RESPONSIBLE FOR THE ACCURACY OF SUCH MEASUREMENTS AND PRECISE FITTING AND ASSEMBLY OF FINISHED WORK.
- VERIFY THAT ITEMS TO BE RECEIVED OR SEMI-RECESSED IN EXISTING WALLS CAN BE INSTALLED PROPERLY PRIOR TO ORDERING SUCH ITEMS.
- NOTIFY THE DESIGNER IN WRITING OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH ANY WORK.

* WINDOWS SHALL BE DUAL TEMPERED PANES WITH DUAL GLAZING TO COMPENSATE FOR LACK OF FULL BRUSH MANAGEMENT ZONES. SEE ALSO BRUSH MANAGEMENT / LANDSCAPE PLAN.



GARAGE LEVEL
SCALE: 1/4" = 1'-0"



ENGINEERING DESIGN & STUDIO
875 BOWSPRY RD
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DESIGN AND PLANS REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF JUAN GABRIEL NOE. NONE OF SUCH DESIGN AND / OR PLANS SHALL BE USED WITHOUT THE WRITTEN PERMISSION OF JUAN GABRIEL NOE.

REVISIONS	DATE
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△	_____



ALMAZON RESIDENCE
1506 ALMAZON STREET SAN DIEGO, CA 92131

JOB # _____

A 2

ALMAZON RESIDENCE

PREPARED BY:

NAME: JUAN G. NOE
875 BOWSPRY RD
CHULA VISTA, CA 91914
(619) 201-4692

PROJECT ADDRESS: 1506 ALMAZON STREET
SAN DIEGO, CA 92129

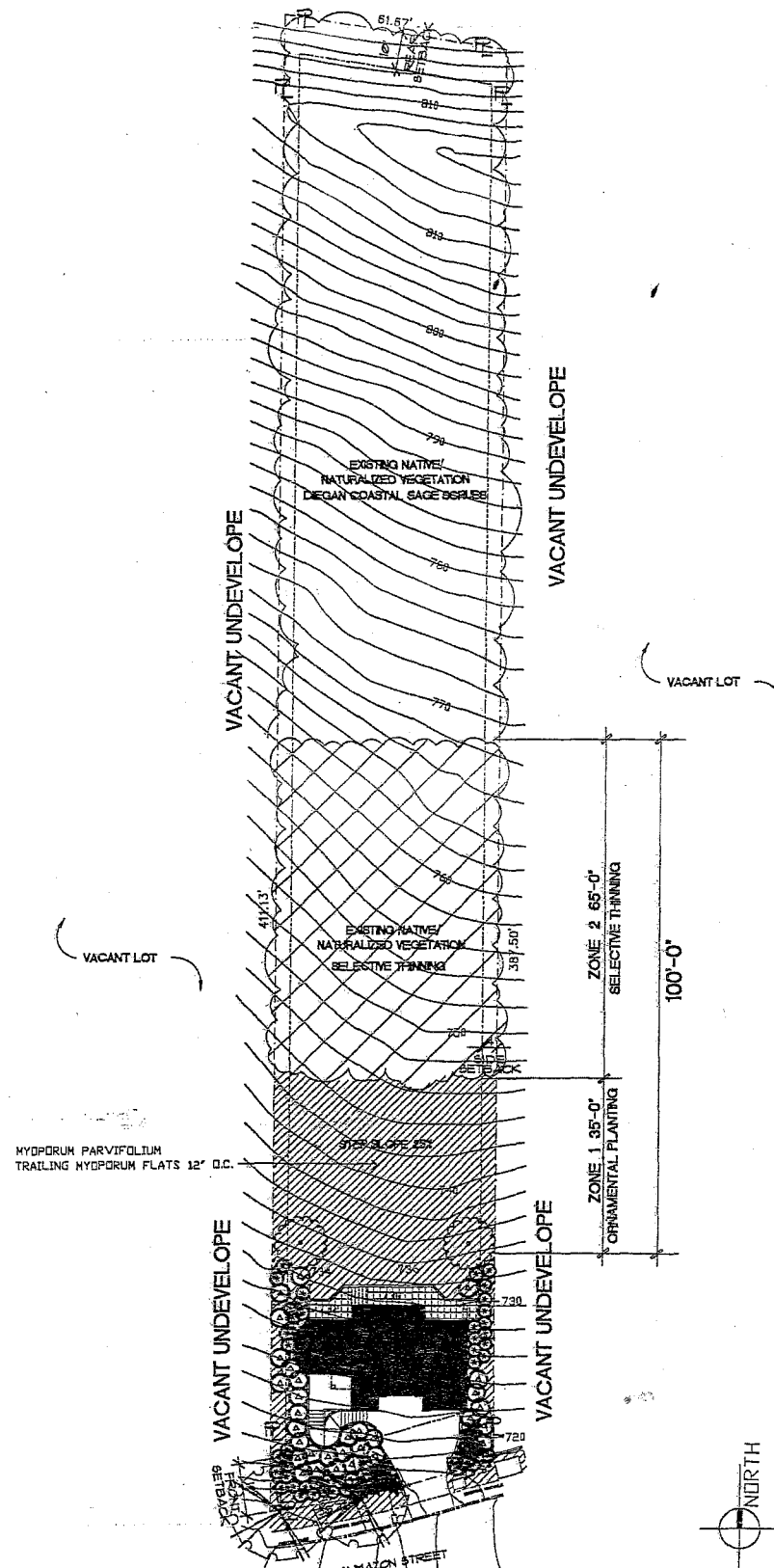
PROJECT NAME: ALMAZON RESIDENCE

SHEET TITLE: FLOOR PLANS

REVISION 3
REVISION 2
REVISION 1

ORIGINAL DATE: MARCH 21, 2019

SHEET OF



NORTH
1"=20'

BRUSH MANAGEMENT PLAN

PLANT LIST

SYMBOL	BOTANICAL	COMMON NAME	QUANTITY/SIZE	DETAIL No.
	BAUHINIA PURPUREA	ORCHID TREE	2-24" BOX	A-D
	JACARANDA ACUTIFOLIA	JACARANDA STREET TREE	2-24" BOX	A-D
	AGAPANTHUS AFRICANUS	LILY-OF-THE NILE	11-1 GAL.	B
	PITTOSPORUM TOBIRA VARIEGATAVARIEGATED	MOCK ORANGE	44-5 GAL.	B
	ESCALLONIA SP.	ESCALLONIA	33-5 GAL.	B
	EXISTINGGROUND COVER TO REMAIN			
	MYOPORUM PARVIFOLIUM	MYOPORUM	FLATS 12" O.C.	C
	3" MULCH			

MINIMUM DISTANCE TO STREET TREES
 TRAFFIC SIGNALS (STOP SIGN)-20 feet
 UNDERGROUND UTILITY LINES - 5 feet
 ABOVE GROUND UTILITY STRUCTURES -10 feet
 DRIVEWAY(ENTRIES)-10 feet
 INTERSECTIONS (intersecting curb lines of two streets) - 25 feet
 SEWER LINES - 10 feet

ALTERNATIVE COMPLIANCE FOR BRUSH MANAGEMENT

- (1) BRUSH MANAGEMENT ZONE ONE IS ON A MANUFACTURED SLOPE PER 5631-D WITH A GRADIENT GREATER THAN 4:1. THE PROPERTY RECEIVED TENTATIVE MAP APPROVAL BEFORE NOVEMBER 15, 1989.
- (2) THE MODIFIED BRUSH MANAGEMENT PLAN HAS BEEN APPROVED BY LDR LANDSCAPE AND THE FIRE MARSHAL IN CONFORMANCE WITH LDC SECTION 142.0412(1) ALL EXTERIOR WALLS WINDOWS OF THE PROPOSED ADDITIONS SHALL CONFORM TO THE REQUIREMENTS OF THE CALIFORNIA BUILDING CODE-CHAPTER 7a.
- (3) UPGRADE OPENING PROTECTION

DEPUTY FIRE MARSHAL

NOTES

- "AN IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED FOR PROPER IRRIGATION"
- "ALL REQUIRED LANDSCAPE AREAS, INCLUDING BRUSH MANAGEMENT ZONES, SHALL BE MAINTAIN BY THE OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITIONS."
- " ALL REQUIRED LANDSCAPE AREAS, INCLUDE BRUSH MANAGEMENT ZONES, SHALL CONFORM TO THE CITY WIDE LANDSCAPE REGULATIONS, THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS, AND ALL OTHER LANDSCAPE-RELATED CITY AND REGIONAL STANDARDS.

ENGINEERING DESIGN & STUDIO
 875 BOWSPRIT RD
 CHULA VISTA, CA 91914
 JUAN G. NOE
 JUANNOE75@GMAIL.COM
 (619) 201-4652
 DESIGN AND PLANS REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF, JUAN G. NOE. NO PART OF SUCH DESIGN AND / OR PLANS SHALL BE REPRODUCED OR USED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF JUAN G. NOE.

REVISIONS

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DRAWN: JDN
 DATE:

ALMAZON RESIDENCE
 1806 ALMAZON STREET SAN DIEGO, CA 92104

JOB #

ALMAZON RESIDENCE

PREPARED BY:	JUAN G. NOE	REVISION 3
NAME:	875 BOWSPRIT RD	REVISION 2
	CHULA VISTA, CA 91914	REVISION 1
	(619) 201-4652	
PROJECT ADDRESS:	1806 ALMAZON STREET	ORIGINAL DATE: MARCH 2, 2019
	SAN DIEGO, CA 92104	
PROJECT NAME:	ALMAZON RESIDENCE	
SHEET TITLE:	BRUSH MANAGEMENT PLAN	SHEET OF



RANCHO PEÑASQUITOS PLANNING BOARD

REGULAR MEETING AGENDA

Wednesday, January 8, 2014 at 7:30 PM
 El Dorado Room at the DoubleTree Golf Resort
 14455 Peñasquitos Drive; San Diego, CA 92129

- 7:30 pm – The Call to Order (all times listed are approximate)
- 7:35 pm – Agenda Modifications
- 7:40 pm – Approval of Minutes (December 4, 2013, November 6, 2013, October 2, 2013 and September 4, 2013)
- 7:45 pm – Bill Fulton, City of San Diego Planning Division - Department Director (Information Item)
- 8:05 pm – Public Safety Agencies (Fire Stations 40, San Diego Northeastern Police Substation)
- 8:10 pm – Public Forum (3 minutes per person and 12 minutes per topic)
- 8:15 pm – Public Officials (Community Announcements and Informational Items)
 - San Diego City Development Services Department (Michael Prinz: mprinz@sandiego.gov)
 - San Diego City Council, Fifth District Mark Kersey (Lee Friedman: LFriedman@sandiego.gov)
 - San Diego City Council Sixth District Lorrie Zapf (Conrad Wear: BWear@sandiego.gov)
 - County Supervisor, District 3 Dave Roberts (Tighe Jaffe: tigde.jaffe@sdcounty.ca.gov)
 - California State 77th Assembly District, Member Brian Maienschein, Rep. (Michael.Lieberman@asm.ca.gov)
 - Congressman 52nd District, Scott Peters, Rep. Hugo Carmona (Hugo.Carmona@mail.house.gov)

BUSINESS:

- 8:30 pm PPH Wellness Campus, Extension of Time for SDP #447403, PDP #47402 & NUP #681661; San Diego City Project #313430 - Richard Miller/Metroplan (Action Item)
- 8:45 pm Ong Residence, 11490 Alamazon Street, San Diego CA, San Diego City: SDP Project #282496, Lot 209 of Map No. 6982, Peñasquitos Glen, Unit No. 4 - Jorge Palacios/JP Engineering (Action Item)
- 8:00 pm Perez Residence, 11506 Alamazon Street, San Diego CA, San Diego City: SDP Project #317517, Lot 210 of Map No. 6982, Peñasquitos Glen, Unit No. 4; Juan Noe/Engineering Design & Studio (Action Item)
- 9:15 pm Proposal to Install Speed Humps on Via Fiesta between Via Inez and Camino De La Rosa, SD - City Traffic Dept - Thom Clark/RPPB (Action Item)

9:30 pm REPORTS:

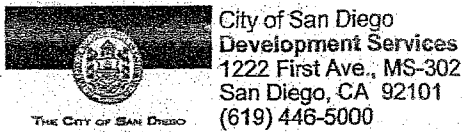
Chair Report: Thom Clark (rppb.chair@gmail.com)
 Vice-Chair: Jon Becker (jbecker@projectdesign.com)
 Secretary: Melinda Vasquez (rppb.secretary@gmail.com)

Standing Committee Reports:

- Land Use (Ramesses Surban: rsurban1@gmail.com)
- Telecomm (Darren Parker: Dparker@escondido.org)

Ad Hoc Committee Reports:

- FBA/PFFP Prioritization (Keith Rhodes)
- DoubleTree Resort (Jeanine Politte)
- Santa Fe Summit II & III (Darren Parker)
- RPPB Electronic Media (Steve Gore)
- Santa Fe Summit IV (Thom Clark)
- Merge 56 Development (Jon Becker)
- Black Mountain Road Reclassification (Ramesses Surban)
- Elections (Jeanine Politte /Bill Diehl)



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: ALMAZON RESIDENCE Project No. For City Use Only: 317517

Project Address: 11506 ALMAZON CT

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): JAVIER PEREZ
 Owner Tenant/Lessee Redevelopment Agency
 Street Address: 1555 SATELITE DWD #66
 City/State/Zip: SAN DIEGO CA 92154
 Phone No: 619-755-1705 Fax No: _____
 Signature: [Signature] Date: _____

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

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

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: May 7, 2014

NOTICE OF PUBLIC HEARING HEARING OFFICER

DEVELOPMENT SERVICES DEPARTMENT

DATE OF HEARING:	MAY 21, 2014
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:	SITE DEVELOPMENT PERMIT, MITIGATED NEGATIVE DECLARATION, PROCESS THREE
PROJECT NO:	<u>317517</u>
PROJECT NAME:	<u>ALMAZON RESIDENCE</u>
APPLICANT:	Mr. Juan Noe
COMMUNITY PLAN AREA:	Rancho Penasquitos
COUNCIL DISTRICT:	District Five
CITY PROJECT MANAGER:	Glenn Gargas, Development Project Manager
PHONE NUMBER/E-MAIL:	(619) 446-5142 / ggargas@sandiego.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 **Site Development Permit to construct a, two-story over basement, 2,112 square foot single family residence on a vacant 24,390 square foot property that contains Environmentally Sensitive Lands (sensitive vegetation and steep hillsides). The project site is located at 11506 Almazon Street (a vacant lot, Lot No. 210, Penasquitos Glens Unit No. 4, Map No. 6982, directly north of the intersection of Almazon Street and Meknes Street), in the RS-1-14 Zone and within the Rancho Peñasquitos Community Plan area.**

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 working 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 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 is within the scope of the previous Mitigated Negative Declaration No.6107, which was Certified by City Council, including the adoption of the Mitigation Monitoring and Reporting Program by Resolution No. R-305409 on November 10, 2009. This Mitigated Negative Declaration adequately describes the activity for the purposes of CEQA.

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 working days prior to the meeting to insure availability. Assistive Listening Devices (ALD's) are also available for the meeting upon request.

Internal Order Number: 24003651.

Revised 04/08/10 HRD