THE CITY OF SAN DIEGO

REPORT TO THE HEARING OFFICER

HEARING DATE: February 25, 2015
REPORT NO. HO-15-010

ATTENTION: HEARING OFFICER

SUBJECT: SCHWAB VARIANCE; PROJECT NO. 385058
PROCESS 3

LOCATION: 2285 Pine Street

OWNER/APPLICANT: Richard and Kim Schwab

SUMMARY

Requested Action: Should the Hearing Officer approve the reconstruction of a front porch and carport within the side yard setback for an existing single-family dwelling unit on a 0.156 acre site located at 2285 Pine Street in the Uptown Community Plan Area?

Staff Recommendation: APPROVE Variance No. 1350283.

Community Planning Group Recommendation: On December 2, 2014, the Uptown Planners voted 14-0-1 to recommend approval of the project (Attachment 12).

Environmental Review: This project is exempt from environmental review pursuant to Article 19, Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA). The project proposes the reconstruction of a front porch and carport within the side yard setback for an existing single-family dwelling unit. The environmental exemption determination for this project was made on December 24, 2014, and the opportunity to appeal that determination ended January 9, 2015 (Attachment 13). This project is not pending an appeal of the environmental determination.

BACKGROUND

The project site is located at 2285 Pine Street (Attachment 1), east of Trias Street (Attachment 2). The property is in the RS-1-7 Zone (Attachment 3) within the Fort Stockton Historic District (Attachment 4) and the Uptown Community Plan (Attachment 5). The zoning designation is a single family residential zone which allows for the development of a single dwelling unit. The Uptown Community Plan (UCP) designates the proposed project site for Low Density Residential land use at 5-10 dwelling units per acre (DU/AC). The project site, occupying 0.156
acres, could accommodate one dwelling unit based on the underlying zone and 1-2 dwelling units based on the community plan. Properties surrounding the project site contain single-family residential development and are zoned RS-1-7 and the land use designation is Low Density Residential land use at 5-10 DU/AC.

The project site is an interior lot with frontage on Pine Street with alley access that has been previously graded and developed with an existing single-family dwelling unit and a detached two-car garage with a second story companion unit. The existing single-family dwelling unit was built in 1914, which included a covered front porch and a carport with a 0 foot setback from the southern property line (Attachment 6-Historical Photo). Building Permit No. A28233 was issued on May 12, 1960, to remove the covered front porch and carport, and to construct an addition in the area of the former front porch (Attachment 7-Current Condition Photo). On February 19, 2003, Conditional Use Permit No. 8540 was approved for the construction of a 528 square foot companion unit above a new 504 square foot two-car garage, located in the rear of the property along the alley. Building Permit No. C-304276-03 for the companion unit and garage was finalized on February 5, 2004.

DISCUSSION

Project Description:

The project proposes the removal of the 1960 addition to the front of the existing single-family dwelling unit and reconstruct a 260 square foot porch and a 287 square foot carport within the four foot side yard setback (proposed 0 foot setback) to the original 1914 Craftsman design, and minor interior remodel. City staff conducted a historical review of the building and determined that the property is a non-contributor resource to the Fort Stockton Line Historical District. However, the proposed interior remodel and reconstruction of the porch and carport have been determined to be in compliance with the U.S. Secretary of the Interior's Standards. In addition, the carport has been designed with a 1-hour fire rated walls/columns and roof assembly in conformance with the California Building Standards Code for a carport and for the portion of the structure within three feet of the property line.

Development of the proposed project requires the approval of a Process Three Variance (VAR) for development with a proposed 0 foot side yard setback, where the zone requires a minimum four foot side yard setback.

Historical:

The Fort Stockton Line Historical District (the "District") was adopted on July 16, 2007, and is historically significant as a historical district for its development and layout as an early twentieth-century "streetcar suburb" using Progressive-Era planning philosophies, and for its architecture. The period of significance for the District is 1910 to 1939, the time period between the planning of the development and its build-out. The District is significant under Historical Resources Board (HRB) Criterion A, as it exemplifies or reflects special elements of the City's and the Mission Hills neighborhood’s historical, cultural, landscaping and architectural development. The District is also significant under HRB Criterion C, as it embodies distinctive characteristics of certain
styles, types and period of construction, namely Craftsman and Prairie-style, and Spanish and Mission Revival architectural styles during San Diego’s development of Streetcar Suburbs during the early 20th Century. The contributing resources are historically significant under HRB Criterion F as a geographically definable area or neighborhood containing improvements which have a special character, historical interest or aesthetic value and which represent architectural periods or styles in the history and development of the City.

Variance:

Subdivision Map No. 1383 for the entire block was recorded on October 8, 1911, and the project site is an interior lot identified as Lot O. The existing single-family dwelling unit was built in 1914, which included the covered front porch and carport with a 0 foot setback from the southern property line. The first zoning ordinance that applied to the premise was adopted on October 20, 1930, pursuant to Ordinance No. 12990, which the property was designated R-1 (a single family residential zone). Development regulations on a parcel of land prior to the adoption of the City zoning ordinances were regulated by the building construction codes and accessory structures were permitted to be constructed with a 0 foot setback from the side and rear property lines. In 1960, a previous owner obtained a building permit to remove the covered front porch and carport, and constructed an addition in the area of the former front porch, which altered the architectural style of the front façade.

The project site is currently zoned RS-1-7, which requires a four foot side yard setback. The conditions are such that the strict application of the minimum side yard setback would deprive the applicant the ability to restore the original structural features of the 1914 Craftsman designed single-family dwelling unit that reflects special elements of the City’s and the Mission Hills neighborhood’s historical architectural development. The variance granted by the City is the minimum variance to allow for the reconstruction of the carport and preservation of this potential historical premise. In addition, the proposed construction would be in harmony with the general purpose and intent of the regulations since the carport is open greater the 80 percent on all sides and has been designed with a 1-hour fire rated walls/columns and roof assembly in conformance with the California Building Standards Code for a carport and for the portion of the structure within three feet of the property line.

Furthermore, the Urban Design Element of the Uptown Community Plan (Page 76) and the Conservation, Cultural and Heritage Resources Element on the Uptown Community Plan (Page 171) both talk about preserving the architectural character and improving the appearance of historic neighborhoods. Therefore, the granting of the variance to allow for the reconstruction of the carport will not adversely affect the applicable land use plan.

Though the property is currently a non-contributor resource to the District, upon the reconstruction of the front porch and carport to the original 1914 Craftsman design would allow the premises to qualify to be designated as a contributing resource to the District and the owner would be able to apply for the change of designation. Staff has reviewed the special conditions applying to the premises, the original 1914 design, and the proposed reconstruction and has determined that variance is appropriate at this location.
CONCLUSION

With the approval of the requested variance, the proposed project would restore a potential historical resource that meets all applicable regulations and policy documents, and staff finds the project consistent with the U.S. Secretary of the Interior's Standards, recommended land use, design guidelines, and development standards in effect for this site per the adopted Uptown Community Plan, Land Development Code, and the General Plan.

ALTERNATIVES

1. **APPROVE** Variance No. 1350283, *with modifications*.

2. **DENY** Variance No. 1350283, *if the findings required to approve the project cannot be affirmed*.

Respectfully submitted,

Jeffrey A. Peterson
Development Project Manager
Development Services Department

PETERSON/JAP

Attachments:

1. Location Map
2. Aerial Photograph
3. Zoning Map
4. Fort Stockton Historic District Map
5. Community Plan Land Use Map
6. Historical Photo
7. Current Condition Photo
8. Project Data Sheet
9. Project Plans
10. Draft VAR Permit with Conditions
11. Draft VAR Resolution with Findings
12. Uptown Planners Recommendation
13. Environmental Exemption
14. Ownership Disclosure Statement
15. Project Chronology
16. Copy of Public Notice (forwarded to HO)
17. Copy of Project Plans (full size-forwarded to HO)

Internal Order No. 24005021
Location Map
Schwab Variance - Project No. 385058
2285 Pine Street
Zoning Map (RS-1-7 Zone)

Schwab Variance - Project No. 385058
2285 Pine Street
Community Plan Land Use Map
Schwab Variance - Project No. 385058
2285 Pine Street

Project Site
Historical Photograph (Year 1930)

Schwab Variance - Project No. 385058
2285 Pine Street
# PROJECT DATA SHEET

<table>
<thead>
<tr>
<th>PROJECT NAME:</th>
<th>Schwab Variance - Project No. 385058</th>
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</thead>
<tbody>
<tr>
<td>PROJECT DESCRIPTION:</td>
<td>The project proposes the removal of the 1960 addition to the front of the existing single-family dwelling unit and reconstruct a 260 square foot porch and a 287 square foot carport within the four foot side yard setback (proposed 0 foot setback) to the original 1914 Craftsman design, and minor interior remolds.</td>
</tr>
<tr>
<td>COMMUNITY PLAN AREA:</td>
<td>Uptown</td>
</tr>
<tr>
<td>DISCRETIONARY ACTIONS:</td>
<td>Variance</td>
</tr>
<tr>
<td>COMMUNITY PLAN LAND USE DESIGNATION:</td>
<td>Low-Residential 5-10 DU/AC</td>
</tr>
</tbody>
</table>

## ZONING INFORMATION:

- **ZONE:** RS-1-7
- **HEIGHT LIMIT:** 24/30 feet
- **LOT SIZE:** 5,000
- **FLOOR AREA RATIO:** 0.58 (based on lot size)
- **LOT COVERAGE:** NA
- **FRONT SETBACK:** 15 feet
- **SIDE SETBACK:** 4 feet
- **STREETSIDE SETBACK:** NA
- **REAR SETBACK:** 13 feet
- **PARKING:** 2

## ADJACENT PROPERTIES:

<table>
<thead>
<tr>
<th>ADJACENT PROPERTIES</th>
<th>LAND USE DESIGNATION &amp; ZONE</th>
<th>EXISTING LAND USE</th>
</tr>
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<tbody>
<tr>
<td>NORTH</td>
<td>Low-Residential 5-10 DU/AC; RS-1-7</td>
<td>Single Family Residential</td>
</tr>
<tr>
<td>SOUTH</td>
<td>Low-Residential 5-10 DU/AC; RS-1-7</td>
<td>Single Family Residential</td>
</tr>
<tr>
<td>EAST</td>
<td>Low-Residential 5-10 DU/AC; RS-1-7</td>
<td>Single Family Residential</td>
</tr>
<tr>
<td>WEST</td>
<td>Low-Residential 5-10 DU/AC; RS-1-7</td>
<td>Single Family Residential</td>
</tr>
</tbody>
</table>

## DEVIATIONS OR VARIANCES REQUESTED:

- Variance for development with a proposed 0 foot side yard setback, where the zone requires a minimum four foot side yard setback.

## COMMUNITY PLANNING GROUP RECOMMENDATION:

- On December 2, 2014, the Uptown Planners voted 14-0-1 to recommend approval of the project.
GENERAL NOTES - DEMOLITION

1. THE CONTRACTOR SHALL PROVIDE FINISHED AND STRUCTURALLY SOUND TERMINATIONS AT DEMOLISHED AREAS. ALL ABANDONED EXISTING UTILITIES SHOULD BE PROPERLY CAPPED OFF.

2. CONTRACTOR SHALL VERIFY ALL LOCATIONS OF EXISTING UTILITY SERVICES, DIMENSIONS AND ELEVATIONS PRIOR TO STARTING DEMOLITION. SHOULD THE CONTRACTOR IDENTIFY DISCREPANCIES, IMMEDIATELY CONTACT THE ARCHITECT PRIOR TO PROCEEDING WITH WORK.

3. CONTRACTOR IS RESPONSIBLE TO PROTECT THE BUILDING AND ITS CONTENTS DURING CONSTRUCTION TO AVOID INTRUSION BY UNAUTHORIZED PEOPLE, BIRDS, RODENTS AND PESTS.

4. CONTRACTOR TO PROVIDE PROTECTION AT ALL POTENTIAL FALLING HAZARDS DURING CONSTRUCTION PERIOD.

5. COORDINATE LOCATIONS OF NEW OPENINGS THROUGH WALLS, CEILING AND FLOORS WHERE MECHANICAL, ELECTRICAL AND PLUMBING PENETRATIONS OCCUR.

6. EXISTING ROOF FRAMING AND ROOF FINISHES SHALL REMAIN UNLESS OTHERWISE NOTED.

7. EXISTING WALLS AND CEILING FINISHES SHALL REMAIN UNLESS OTHERWISE NOTED.

WALL LEGEND

EXISTING CONSTRUCTION TO REMAIN
EXISTING CONSTRUCTION TO BE REMOVED
EXISTING DOOR TO BE REMOVED
EXISTING WINDOW TO BE REMOVED
KEYNOTES - FLOOR PLAN

1. CROSS-HATCHED AREA INDICATES AREA OF PROPOSED CARPORT WITHIN SIDEYARD SETBACK.
2. NEW CROSS-WOOD-FRAMED LOFT WALLS WITH STUCCO FINISH TO MATCH HISTORIC FINISH. SEE ELEVATIONS FOR HEIGHTS.
3. NEW CONCRETE PORCH AND STEPS.
4. NEW CONCRETE FLAT ROOF TO BE MIN. 1/2" THICK TO DRAIN.
5. CONTRACTOR TO PERFORM DIAGONAL INVESTIGATION TO LOCATE EXTERIOR OPENING IN ORIGINAL HISTORICAL LOCATION.

GENERAL NOTES - FLOOR PLAN

1. ALL NEW EXTERIOR GLAZING SHALL BE TEMPERED GLASS, MULTILAYERED GLAZED PANELS, OR HAVE A FIRE PROTECTION RATING OF NOT LESS THAN 20 MINUTES, IN ACCORDANCE WITH SEC. 14S.3804. REFER TO WINDOW SCHEDULE.
2. GLAZING WITHIN 24" OF DOORS, ADJACENT TO A WALKING SURFACE, ADJACENT TO A TUB OR SHOWER, OR A BARRIER FOR A SWIMMING POOL OR SPA MUST BE OF SAFETY GLAZING MATERIAL.
4. EXISTING EXTERIOR WALLS TO BE REPAIRED AS NECESSARY AND REFINISHED WITH STUCCO FINISH TO MATCH HISTORIC FINISH.
Existing Guest Room

**KEYNOTES - FLOOR PLAN**

1. **No Painted Areas Indicate Area of Proposed Construction with Reclaimed Finish**
2. **New Columns with Stucco Finish to Match Historic Finish**
3. **New Solid-Wood Framed Low Walls with Stucco Finish to Match Historic Finish. See Elevations for Heights**
4. **New Concrete Porch and Steps**
5. **New Wood-Framed Flat Roof Over Aged Roofing with High-Heat Roll Roofing, Slate Roof Framing Min. 1/2" to Drain**
6. **New Wood-Framed Flat Roof with 1/2" High Heat Roll Roofing, Slate Roof Framing, Min. 1/2" to Drain**
7. **Connection to Existing Diagnostic Investigation to Repair of Applicable and Settled Foundations. Opening in Wiring for Electrical Connection**

**GENERAL NOTES - FLOOR PLAN**

1. **All New Exterior Glass Shall Be Tempered Glass, Multilayered Glazed Panels, Or Have A Fire Protection Rating of Not Less Than 20 Minutes, In Accordance With Sec. 145.3804, Refer To Window Schedule**
2. **Glazing Within A 24" Arc of Either Side of Doors, Adjacent To a Walking Surface, Adjacent To a Stair Landing, In Rooms, Adjacent To A Tub Or Shower, Or Adjacent To A Barrier For A Swimming Pool Or Spa Must Be Safety Glazing Material**
3. **Where Doors Swing Outward, The Finished Surface of The Exterior Landing Or Deck Shall Be Within 1/2" Of The Door Threshold Per CBC 1008.1.6**
4. **Existing Exterior Walls To Be Repaired As Necessary And Refinished With Stucco Finish To Match Historic Finish**

**WALL LEGEND**

- **Existing Construction To Remain**
- **New Walls To Be Constructed/Infilled:** (Match Adjacent Existing Wall Thickness)
- **New Door** (Per Door Schedule)
- **New Window** (Per Window Schedule)

**ATTACHMENT 9**
**EXISTING EXTERIOR ELEVATIONS**

**ELEVATION**

1. **EXISTING SOUTH ELEVATION**
   - Existing South Elevation 1/4" 1'-0"

2. **EXISTING NORTH ELEVATION**
   - Existing North Elevation 1/4" 1'-0"

3. **EXISTING WEST ELEVATION**
   - Existing West Elevation 1/4" 1'-0"

**KEYNOTES - ELEVATIONS**

1. **EXISTING GRADE**
   - Existing Grade to remain 4".

2. **EXISTING SOUTH ELEVATION**
   - Existing South Elevation 1/4" 1'-0"

3. **EXISTING NORTH ELEVATION**
   - Existing North Elevation 1/4" 1'-0"

**EXACT DIMENSIONS SHOWN ON ATTACHMENT 9**

**ATTACHMENT 9**
KEYNOTES - ELEVATIONS

1. AREA OF PROPOSED RECONSTRUCTED CARPORT WITHIN SOUTH WALL ELEVATION
2. NEW COUPLING WITH EXISTING PERIMETER TO MATCH EXISTING FINISH.
3. NEW 2x6 WOOD-FRAMED WALLS WITH STUCCO FINISH TO MATCH HISTORIC FINISH. SEE ELEVATIONS FOR WALL HEIGHTS.
4. NEW CONCRETE PORCH AND STEPS.
5. EXISTING ROOF FRAMING AND FINISH TO REMAIN.
6. EXISTING EXTERIOR WALL TO BE NARROWED AS NECESSARY.
7. EXISTING CONCRETE PORCH AND STEPS WITH STUCCO FINISH TO MATCH HISTORIC FINISH.
8. NEW 2x6 WOOD-FRAMED WALLS WITH STUCCO FINISH TO MATCH HISTORIC FINISH. SEE ELEVATIONS FOR WALL HEIGHTS.
9. NEW CONCRETE PORCH AND STEPS.
10. EXISTING ROOF FRAMING AND FINISH TO REMAIN.
11. EXISTING CONCRETE PORCH AND STEPS.
12. NEW CONCRETE PORCH AND STEPS.
13. EXISTING ROOF FRAMING AND FINISH TO REMAIN.
14. EXISTING CONCRETE PORCH AND STEPS.
15. EXISTING ROOF FRAMING AND FINISH TO REMAIN.
16. NEW CONCRETE PORCH AND STEPS.
17. EXISTING ROOF FRAMING AND FINISH TO REMAIN.
18. NEW CONCRETE PORCH AND STEPS.
19. EXISTING ROOF FRAMING AND FINISH TO REMAIN.
20. NEW CONCRETE PORCH AND STEPS.
21. EXISTING ROOF FRAMING AND FINISH TO REMAIN.
KEYNOTES - SECTIONS

1. AREA OF PROPOSED RECONSTRUCTED CARPORT WITHIN SIDEWALK SETBACK.
2. NEW COURSE WITH STUCCO Finish TO MATCH HISTORIC FINISH.
3. NEW OPENINGS IN HISTORIC LOCATIONS.
4. INDICATES LIMIT OF WORK AREA.
5. NEW COPPER IN-WALL DRAIN BY "THUNDERBIRD" OR EQUAL.
6. REFER TO ELEVATIONS FOR WALL HEIGHTS.
7. EXISTING EXTERIOR WALLS TO BE REPAIRED AS NECESSARY.
8. REFER TO EXISTING ROOF FRAMING AND FINISH TO REMAIN.
9. NEW CONCRETE FORGUS AND STEPS.
10. REFER TO ELEVATIONS FOR WALL HEIGHTS.
11. REFER TO ELEVATIONS FOR WALL HEIGHTS.
12. NEW 2x6 WOOD-RAINED WALLS WITH STUCCO FINISH TO MATCH HISTORIC FINISH, SEE ELEVATIONS FOR WALL HEIGHTS.
13. NEW WOOD-FRAMED FLAT ROOF OVER PLYWOOD SHEATHING WITH ASPHALT ROLLED ROOFING, SLOPE ROOF FRAMING, MIN. 1/2":1' TO DRAIN.
14. NEW WOOD-FRAMED FLAT ROOF OVER PLYWOOD SHEATHING WITH "DENSGLASS GOLD" 1/8" SHEATHING. SLOPE ROOF FRAMING, MIN 1/2":1' TO DRAIN.
15. NEW COPPER IN-WALL DRAIN BY "THUNDERBIRD" OR EQUAL.
16. REFER TO ELEVATIONS FOR WALL HEIGHTS.
17. NEW COPPER IN-WALL DRAIN BY "THUNDERBIRD" OR EQUAL.
KEYNOTES - SECTIONS

1. New wood-framed walls with stucco finish to match historic finish.
2. New wood-framed wall to be framed in an emergency, reinforced with brick finish to match historic finish.
3. New wood-framed slab roof with 1-hour fire assembly, one layer plywood sheathing over one layer "DensiGlass Gold" 5/8" sheathing, slope roof framing, min. 1/2" to drain.
4. New columns with stucco finish to match historic finish.
5. Work of proposed reconstructed carport with historic detailing.
6. New concrete porch and steps.
7. Existing roof framing and finish to remain.
8. Existing windows to be repaired as needed.
9. Existing exterior walls to be repaired as necessary.
10. Refinish with stucco finish to match historic finish.
11. New 2x6 wood-framed walls with stucco finish to match historic finish. See elevations for wall heights.
12. New concrete porch and steps.
13. New 2x6 wood-framed flat roof over plywood sheathing with asphalt rolled roofing, slope roof framing, min. 1/2" to drain.
14. New openings in historic locations. Relocated windows to be repaired as required.
15. New copper in-wall drain by "Thunderbird" or equal. Drawn from roof 3rd column.

ATTACHMENT 9
NOTE: THIS DRAWING IS TO BE USED AS A GUIDELINE. ALL FLASHING MUST BE INSTALLED TO BE WATERTIGHT.

INSIDE BUILDING CORNER UNDERLAYMENT APPLIED UP WALLS AND INTO CORNERS

EXTERIOR WALL FINISH PER ELEVATION

"Z" BAR METAL FLASHING MIN. 3" UP WALL AND OVER ROOF FLASHING MIN. 3" ABOVE ROOF SURFACE A MIN. OF 1-1/2" AND WRAPPED INTO CORNERS

1ST PIECE OF STEP FLASHING WRAPPED AROUND CORNER

1ST PIECE OF STEP FLASHING BUTTED AT WALL AND CUT TO DIVERSE WATER UNDERLAYMENT APPLIED UP WALLS AND AROUND CORNERS

2ND PIECE OF STEP FLASHING BUTTED AT WALL AND CUT TO DIVERSE WATER UNDERLAYMENT APPLIED UP WALLS AND AROUND CORNERS

OUTSIDE CORNER FLASHING

1-1/4" METAL INSTALLED AT WALL WITH CORNER WRAPPING

2ND PIECE OF STEP FLASHING INSTALLED AROUND CORNER

ARCHITECTURAL DETAILS

A7-01
VARIANCE NO. 1350283
SCHWAB VARIANCE - PROJECT NO. 385058
HEARING OFFICER

This Variance No. 1350283 is granted by the Hearing Officer of the City of San Diego to RICHARD SCHWAB and KIM SCHWAB, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] Section 126.0805. The 0.156 acre site is located at 2285 Pine Street, east of Trias Street, in the RS-1-7 Zone within the Fort Stockton Historic District and the Uptown Community Plan. The project site is legally described as: Lot O of Mission Hills No. 3, Tract 1383, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 1383, filed in the Office of the County Recorder of San Diego County, October 8, 1911.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to reconstruct a front porch and carport within the side yard setback for an existing single-family dwelling unit described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated February 25, 2015, on file in the Development Services Department.

The project shall include:

a. The removal of a 1960 addition to the front of the existing single-family dwelling unit and to reconstruct a 260 square foot porch and a 287 square foot carport within the four foot side yard setback (0 foot setback) to the original 1914 Craftsman design, and minor interior remodel;

b. Variance to the four foot side yard setback requirement to allow for a 0 foot setback along the southern property line for the carport;

c. Landscaping (planting, irrigation and landscape related improvements);
d. Off-street parking;

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 March 11, 2018.

2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:

   a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and

   b. The Permit is recorded in the Office of the San Diego County Recorder.

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

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

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

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

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

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

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

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

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

ENGINEERING REQUIREMENTS:

11. Prior to the issuance of any construction permit, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent Best Management Practices (BMPs) maintenance, satisfactory to the City Engineer.
12. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction BMPs necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the Municipal Code, into the construction plans or specifications.

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

**PLANNING/HISTORICAL RESOURCES REQUIREMENTS:**

14. Prior to the issuance of any building permit(s) for current and future improvements to the existing single-family dwelling unit, the Owner/Permittee shall submit the construction documents to the Historical Resource Division within the Development Services Department for review. The construction documents shall show all proposed improvements and shall be consistent with the U.S. Secretary of the Interior's Standards due to the potential historic nature of the structure.

**PLANNING/DESIGN REQUIREMENTS:**

15. 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.

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

**INFORMATION ONLY:**

- The issuance of this discretionary use permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary use permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.

- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.

- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Hearing Officer of the City of San Diego on February 25, 2015, and Resolution No. [Redacted]
Permit Type/PTS Approval No.: VAR/1350283
Date of Approval: February 25, 2015

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES
DEPARTMENT

Jeffrey A. Peterson
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.

RICHARD SCHWAB and KIM SCHWAB
Owner/Permittee

By ____________________________ ___
Richard Schwab
Owner

By ____________________________ ___
Kim Schwab
Owner

NOTE: Notary acknowledgments
must be attached per Civil Code
section 1189 et seq.
WHEREAS, RICHARD SCHWAB and KIM SCHWAB, Owner/Permittee, filed an application with the City of San Diego for a permit to reconstruct a front porch and carport within the side yard setback for an existing single-family dwelling unit (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 1350283), on portions of a 0.156 acre site;

WHEREAS, the project site is located at 2285 Pine Street, east of Trias Street, in the RS-1-7 Zone within the Fort Stockton Historic District and the Uptown Community Plan;

WHEREAS, the project site is legally described as: Lot O of Mission Hills No. 3, Tract 1383, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 1383, filed in the Office of the County Recorder of San Diego County, October 8, 1911;

WHEREAS, on February 25, 2015, the Hearing Officer of the City of San Diego considered Variance No. 1350283 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on December 24, 2014, 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 Article 19, Section 15301 (Existing Facilities); 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 February 25, 2015.

FINDINGS:

1. There are special circumstances or conditions applying to the land or premises for which the variance is sought that are peculiar to the land or premises and do not apply generally to the land or premises in the neighborhood, and these conditions have not resulted from any act of the applicant after the adoption of the applicable zone regulations;

The project site is located at 2285 Pine Street and is an interior lot identified as Lot O on Subdivision Map No. 1383, which was recorded on October 8, 1911. The premises has been previously graded and developed with an existing single-family dwelling unit and a detached two-car garage with a second story companion unit. The existing single-family dwelling unit was built in 1914, which included the covered front porch and a carport with a 0 foot setback from the southern property line. The first zoning ordinance that applied to the premise was adopted on October 20, 1930, pursuant to Ordinance No. 12990, which the property was designated R-1 (a single family residential zone). Development regulations on a parcel of land prior to the adoption of the City zoning ordinances were regulated by the
building construction codes and accessory structures were permitted to be constructed with a 0 foot setback from the side and rear property lines. In 1960, a previous owner obtained a building permit to remove the covered front porch and carport, and constructed an addition in the area of the former front porch, which altered the architectural style of the front façade.

The project site is located in the Fort Stockton Line Historical District (the “District”), which was adopted on July 16, 2007, and is historically significant as a historical district for its development and layout as an early twentieth-century “streetcar suburb” using Progressive-Era planning philosophies, and for its architecture. The District embodies distinctive characteristics of certain styles, types and period of construction, namely Craftsman and Prairie-style, and Spanish and Mission Revival architectural styles.

The project proposes the removal of the 1960 addition to the front of the existing single-family dwelling unit and to reconstruct a 260 square foot porch and a 287 square foot carport within the four foot side yard setback (proposed 0 foot setback) to the original 1914 Craftsman design, and minor interior remodel. Though the property is currently a non-contributor resource to the District, upon the reconstruction of the front porch and carport to the original 1914 Craftsman design would allow the premises to qualify to be designated as a contributing resource to the District.

2. The circumstances or conditions are such that the strict application of the regulations of the Land Development Code would deprive the applicant of reasonable use of the land or premises and the variance granted by the City is the minimum variance that will permit the reasonable use of the land or premises;

The project site is located in the Fort Stockton Line Historical District (the “District”), which was adopted on July 16, 2007, and is historically significant as a historical district for its development and layout as an early twentieth-century “streetcar suburb” using Progressive-Era planning philosophies, and for its architecture. The District embodies distinctive characteristics of certain styles, types and period of construction, namely Craftsman and Prairie-style, and Spanish and Mission Revival architectural styles.

The project site is currently zoned RS-1-7, which requires a four foot side yard setback. The project proposes the removal of the 1960 addition to the front of the existing single-family dwelling unit and to reconstruct a 260 square foot porch and a 287 square foot carport within the four foot side yard setback (proposed 0 foot setback) to the original 1914 Craftsman design, and minor interior remodel. Though the property is currently a non-contributor resource to the District, upon the reconstruction of the front porch and carport to the original 1914 Craftsman design would allow the premises to qualify to be designated as a contributing resource to the District.

The conditions are such that the strict application of the minimum side yard setback would deprive the applicant the ability to restore the original structural features of the 1914 Craftsman designed single-family dwelling unit that reflects special elements of the City’s and the Mission Hills neighborhood’s historical architectural development. The variance granted by the City is the minimum variance to allow for the reconstruction of the carport and preservation of this potential historical premise.
3. The granting of the variance will be in harmony with the general purpose and intent of the regulations and will not be detrimental to the public health, safety, or welfare; and

The premises has been previously graded and developed with an existing single-family dwelling unit and a detached two-car garage with a second story companion unit. The existing single-family dwelling unit was built in 1914, which included the covered front porch and a carport with a 0 foot setback from the southern property line. The first zoning ordinance that applied to the premise was adopted on October 20, 1930, pursuant to Ordinance No. 12990, which the property was designated R-1 (a single family residential zone). Development regulations on a parcel of land prior to the adoption of the City zoning ordinances were regulated by the building construction codes and accessory structures were permitted to be constructed with a 0 foot setback from the side and rear property lines. In 1960, a previous owner obtained a building permit to remove the covered front porch and carport, and constructed an addition in the area of the former front porch, which altered the architectural style of the front façade.

The project site is currently zoned RS-1-7, which requires a four foot side yard setback. The conditions are such that the strict application of the minimum side yard setback would deprive the applicant the ability to restore the original structural features of the 1914 Craftsman designed single-family dwelling unit that reflects special elements of the City’s and the Mission Hills neighborhood’s historical architectural development. The variance granted by the City is the minimum variance to allow for the reconstruction of the carport and preservation of this potential historical premise. In addition, the proposed construction would be in harmony with the general purpose and intent of the regulations since the carport is open greater the 80 percent on all sides and has been designed with a 1-hour fire rated walls/columns and roof assembly in conformance with the California Building Standards Code for a carport and for the portion of the structure within three feet of the property line; therefore, the proposed development will not be detrimental to the public health, safety, or welfare.

4. The granting of the variance will not adversely affect the applicable land use plan. If the variance is being sought in conjunction with any proposed coastal development, the required finding shall specify that granting of the variance conforms with, and is adequate to carry out, the provisions of the certified land use plan.

The project site is located at 2285 Pine Street, east of Trias Street, in the RS-1-7 Zone within the Fort Stockton Historic District and the Uptown Community Plan. The zoning designation is a single family residential zone which allows for the development of a single dwelling unit. The Uptown Community Plan (UCP) designates the proposed project site for Low Density Residential land use at 5-10 dwelling units per acre (DU/AC). The project site, occupying 0.156 acres, could accommodate one dwelling unit based on the underlying zone and 1-2 dwelling units based on the community plan.

The premises has been previously graded and developed with an existing single-family dwelling unit and a detached two-car garage with a second story companion unit. The existing single-family dwelling unit was built in 1914, which included the covered front porch and a carport with a 0 foot setback from the southern property line. The project proposes the removal of a 1960 addition to the front of the existing single-family dwelling unit and to reconstruct a 260 square foot porch and a 287 square foot carport within the four foot side yard setback (proposed 0 foot setback) to the original 1914 Craftsman design, and minor interior remodel. The Urban Design Element of the Uptown Community Plan (Page 76) and the Conservation, Cultural and Heritage Resources Element on the Uptown Community Plan (Page 171) both talk about preserving the architectural character and improving the appearance of historic architecture.
neighborhoods. Therefore, the granting of the variance to the four foot side yard setback for the reconstruction of the carport will not adversely affect the applicable land use plan, and conforms with, and is adequate to carry out, the provisions of the certified land use plan. The project site is not located within the Coastal Overlay Zone; therefore, the variance is not being sought in conjunction with any proposed coastal development.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Variance No. 1350283 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. 1350283, a copy of which is attached hereto and made a part hereof.

Jeffrey A. Peterson  
Development Project Manager  
Development Services Department  

Adopted on: February 25, 2015  

Internal Order No. 24005021
From: Leo Wilson [mailto:leo.wikstrom@sbcglobal.net]
Sent: Wednesday, December 17, 2014 7:54 PM
To: Peterson, Jeff
Subject: Re: Schwab Residence- 2285 Pine St., San Diego, CA

Uptown Planners voted unanimously to approve the Schwab Variance Application by a vote of 14-0-1 (non-voting chair abstaining). Will not have officially approved minutes until the February meeting; can send you a memorandum of motion. Also, we have a tape of the meeting.

Leo Wilson
Chair
Uptown Planners

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From: "Peterson, Jeff" <JAPeterson@sandiego.gov>
To: Leo Wilson <leo.wikstrom@sbcglobal.net>
Sent: Wednesday, December 17, 2014 1:37 PM
Subject: RE: Schwab Residence- 2285 Pine St., San Diego, CA

Leo,

Could you give me the official recommendation and the vote count. Thanks

Jeffrey A. Peterson
Development Project Manager
Development Services Department
1222 First Avenue, MS 501
San Diego, CA 92101
Phone: (619) 446-5237
Fax: (619) 446-5499
Email: JAPeterson@sandiego.gov

---

From: Leo Wilson [mailto:leo.wikstrom@sbcglobal.net]
Sent: Wednesday, December 03, 2014 1:41 AM
To: Sandra Escobedo
Cc: Peterson, Jeff; lone R Stiegler FAIA
Subject: Re: Schwab Residence- 2285 Pine St., San Diego, CA

Just to let you know, the board member of Uptown Planners who voted against the project realized after you left that she had looked at the wrong picture -- it was of the existing structure and not the new project. She indicated her vote was in error, and changed it to support the project. So the project was approved unanimously.

Leo Wilson

---

From: Sandra Escobedo <sandra@isarchitecture.com>
To: "leo.wikstrom@sbcglobal.net" <leo.wikstrom@sbcglobal.net>
Cc: "Peterson, Jeff (JAPeterson@sandiego.gov)" <JAPeterson@sandiego.gov>; lone R Stiegler FAIA <istiegler@isarchitecture.com>
Sent: Wednesday, November 19, 2014 11:00 AM
Subject: Schwab Residence- 2285 Pine St., San Diego, CA

Hi Leo,
NOTICE OF EXEMPTION

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

FROM: City of San Diego
      Development Services Department
      1222 First Avenue, MS 501
      San Diego, CA 92101

____ Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

PROJECT NO.: 385058
PROJECT TITLE: Schwab Variance

PROJECT LOCATION-SPECIFIC: 2285 Pine Street, San Diego, CA 92103
PROJECT LOCATION-CITY/COUNTY: San Diego/San Diego

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: The project proposes a variance to remove the front addition of an existing single family dwelling unit, the re-construction of a 260 square-foot porch, and re-construction of a 287 square-foot carport within the side yard setback (proposed 0 foot setback) to restore the original 1914 design based on historic documentation.

NAME OF PUBLIC AGENCY APPROVING PROJECT: City of San Diego

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Richard and Kim Schwab,
   2285 Pine Street,
   San Diego, CA, 92103
   (619) 972-2047

Exempt Status: (CHECK ONE)
   ( ) Ministerial (Sec. 21080(b)(1); 15268);
   ( ) Declared Emergency (Sec. 21080(b)(3); 15269(a));
   ( ) Emergency Project (Sec. 21080(b)(4); 15269(b)(c))
   (X) Categorical Exemption: CEQA Exemption 15301-(Existing Facilities)
   ( ) Statutory Exemptions:

REASONS WHY PROJECT IS EXEMPT: The proposed project is exempt from CEQA pursuant to Section 15301, which allows for the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing facilities (public or private) involving negligible or no expansion of use beyond that existing at the time of the determination. The proposed project, a variance to remove the front addition of an existing dwelling unit, the re-construction of the porch and carport within the side yard setback, is not an expansion of use. No environmental impacts were identified for the proposed project. Additionally, none of the exceptions described in CEQA Guidelines Section 15300.2 apply.

LEAD AGENCY CONTACT PERSON: Rhonda Benally
   TELEPHONE: (619) 446-5468

IF FILED BY APPLICANT:

1. ATTACH CERTIFIED DOCUMENT OF EXEMPTION FINDING.
2. HAS A NOTICE OF EXEMPTION BEEN FILED BY THE PUBLIC AGENCY APPROVING THE PROJECT?
   ( ) YES    ( ) NO

IT IS HEREBY CERTIFIED THAT THE CITY OF SAN DIEGO HAS DETERMINED THE ABOVE ACTIVITY TO BE EXEMPT FROM CEQA

__________________________
SIGNATURE/DEPUTY DIRECTOR

DECEMBER 24, 2014
DATE

CHECK ONE:
(X) SIGNED BY LEAD AGENCY
( ) SIGNED BY APPLICANT

DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR:
NOTICE OF RIGHT TO APPEAL
ENVIRONMENTAL DETERMINATION
DEVELOPMENT SERVICES DEPARTMENT
Internal Order No. 24005021

PROJECT NAME/NUMBER: Schwab Variance/Project No. 385058
COMMUNITY PLAN AREA: Uptown Community Plan
COUNCIL DISTRICT: 3
LOCATION: 2285 Pine Street, San Diego, CA 92103

PROJECT DESCRIPTION: The project proposes a variance to remove the front addition of an existing single family dwelling unit, the re-construction of a 260 square-foot porch, and re-construction of a 287 square-foot carport within the side yard setback (proposed 0 foot setback) to restore the original 1914 design based on historic documentation.

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego Hearing Officer

ENVIRONMENTAL DETERMINATION: Categorically exempt from CEQA pursuant to State CEQA Guidelines, Section 15301 (Existing Facilities).

ENTITY MAKING ENVIRONMENTAL DETERMINATION: City of San Diego Development Services Department staff.

STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION: The proposed project is exempt from CEQA pursuant to Section 15301, which allows for the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing facilities (public or private) involving negligible or no expansion of use beyond that existing at the time of the determination. The proposed project, a variance to remove the front addition of an existing dwelling unit, the re-construction of the porch and carport within the side yard setback, is not an expansion of use. No environmental impacts were identified for the proposed project. Additionally, none of the exceptions described in CEQA Guidelines Section 15300.2 apply.

CITY CONTACT: Jeff Peterson, Development Project Manager
MAILING ADDRESS: 1222 First Avenue, MS 501, San Diego, CA 92101-4153
PHONE NUMBER: (619) 446-5237

On December 24, 2014, the City of San Diego made the above-referenced environmental determination pursuant to the California Environmental Quality Act (CEQA). This determination is
appealable to the City Council. If you have any questions about this determination, contact the City Development Project Manager listed above.

Applications to appeal CEQA determination made by staff (including the City Manager) to the City Council must be filed in the office of the City Clerk within 10 business days from the date of the posting of this Notice (January 9, 2015). The appeal application can be obtained from the City Clerk, 202 'C' Street, Second Floor, San Diego, CA 92101.

This information will be made available in alternative formats upon request.
## Ownership Disclosure Statement

### Approval Type:
- Neighborhood Use Permit
- Coastal Development Permit
- Neighborhood Development Permit
- Site Development Permit
- Planned Development Permit
- Conditional Use Permit
- Variance
- Tentative Map
- V Aston Tentative Map
- Map Waiver
- Land Use Plan Amendment
- Other

### Project Title:
SCHWAB RESIDENCE

### Project Address:
2285 PINE STREET, SAN DIEGO, CA 92103

### 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

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<td>RICHARD SCHWAB</td>
<td>KIM SCHWAB</td>
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<td>[ ] Owner</td>
<td>[ ] Owner</td>
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### Project Chronology

**Schwab Variance - Project No. 385058**

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<th>Date</th>
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<th>Description</th>
<th>City Review Time (Working Days)</th>
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<td>First Assessment Letter</td>
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**Total Staff Time**

(Does not include City Holidays or City Furlough) 85 days

**Total Applicant Time**

(Does not include City Holidays or City Furlough) 22 days

**Total Project Running Time**

From Deemed Complete to Hearing 107 working days (159 calendar days)