



THE CITY OF SAN DIEGO

## REPORT TO THE PLANNING COMMISSION

**DATE ISSUED:** April 18, 2013 **REPORT NO. PC-13-049**

**ATTENTION:** Planning Commission, Agenda of April 25, 2013

**SUBJECT:** CARLSON RESIDENCE – PROJECT NO. 274225, PROCESS 4

**OWNER:** Kenneth Carlson  
**APPLICANT:** Kristin Shultz, Architect

### SUMMARY

**Issue(s):** Should the Planning Commission approve a Site Development Permit for a new 2,206 square-foot single family residence on a vacant portion of a 0.59 acre project site located at 2330 29th Street?

**Staff Recommendation:** APPROVE Site Development Permit No. 963585.

**Community Planning Group Recommendation:** On April 17, 2012, the North Park Planning Committee voted 12-3-0 recommending approval of the Site Development Permit.

**Environmental Review:** The City of San Diego conducted an environmental review that determined the project would not have the potential for causing a significant effect on the environment. The project meets the criteria set forth in the California Environmental Quality Act (CEQA) Section 15303 which allows for the construction of one single-family residence or a second dwelling unit in a residential zone, and accessory structures. This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on March 22, 2013, and the opportunity to appeal that determination ended April 5, 2013.

**Fiscal Impact Statement:** None. All of the costs associated with this application are paid for by the property owner.

**Code Enforcement Impact:** None. There is no code enforcement activity associated with this application.

**Housing Impact Statement:** There are no housing impacts associated with this application. The single-family development is not subject to the City's Inclusionary

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Housing Ordinance. The project would develop one single-family home on a 0.39-acre site in the North Park Community. The community plan designates the property for Open Space and low density residential development ranging from zero to ten dwelling units per acre. The single-family home would be consistent with the prescribed land use and density while adding an additional residential unit in the neighborhood.

## **BACKGROUND**

The project site is located at 2330 29<sup>th</sup> Street in the North Park Community Plan. The Plan designates the property for Open Space and Low-Density Residential Land Use ranging from zero to ten dwelling units per acre. The site includes Environmentally Sensitive Lands (ESL) in the form of steep hillside and includes both the RS-1-1 and RS-1-7 zones. The property is located off of 29<sup>th</sup> Street with frontage on an unimproved alley. An existing single-family home is located at the 29<sup>th</sup> Street frontage so that the subject property is down the slope behind and below the existing structure. The surrounding neighborhood is an older and well maintained community, comprised mainly of single-family homes and a scattering of small apartment buildings and bungalow court units developed in the first half of the 20<sup>th</sup> century. The South Park neighborhood commercial corridor is one block east of the site and the Balboa Municipal Golf Course abuts the western edge of the property.

## **DISCUSSION**

This application is for a Site Development Permit to develop a single-family home on a vacant lot in the RS-1-1 and RS-1-7 zones. The Site Development Permit is required due to the property containing steep hillsides which the City of San Diego defines as an environmentally sensitive resource. The project is also requesting a deviation from the Environmentally Sensitive Lands (ESL) Regulations to develop more than the maximum allowable 25% of the property.

The project area is made up of two abutting parcels under the same ownership. Parcel 'A' is an existing 0.399-acre site with legal access off of an unimproved alley and is the primary subject of this application. Parcel 'B' is a 0.187-acre lot fronting on 29<sup>th</sup> Street and developed with an existing single-family dwelling unit. Parcel 'B' is included as a part of this application because vehicular parking for, and pedestrian access to Parcel A will require a private access easement across Parcel 'B'. The access agreement is necessary because improving the existing alley would be infeasible due to the steep topography and undesirable because of the grading involved and disturbance to existing mature vegetation.

### **Project Description:**

The proposed single-family structure is a 2,206 square-foot, two-story home located on a hillside with mature existing oak trees. Parking and access to the residence would be from 29<sup>th</sup> Street above the unit. The house would be a modern design with nontraditional angles, glass walls, concrete siding, flat angled roofs, metal railings and outdoor deck areas. The home would include three bedrooms and two bathrooms on the ground floor. The second floor would be the primary living area including the main entry, living room, dining room, kitchen and a half bathroom. Parking for the dwelling unit would be a two-car carport accessed from a new curb cut on 29<sup>th</sup> Street. The carport would be above the house at the street elevation and a pedestrian

path with stairs and landings would provide pedestrian access down to the house. The hillside is heavily vegetated with mature oak and pine trees. The house has been situated to best protect the larger trees and designed to eliminate grading of the hillside by utilizing caissons and retaining walls. Only excavation for the caissons and retaining walls is proposed.

### **Community Plan Analysis:**

The North Park Community Plan designates the two existing lots for Open Space- Very Low Residential (0 to 5 dwelling units per acre) and Residential-Low (5 to 10 dwelling units per acre). Due to the sensitivity of the site which is characterized by hillsides, canyons, and open space, only one dwelling unit could be developed. The proposal for a new, single-family dwelling on this lot would meet the land use and density recommendations of the plan. The project would also implement several goals and recommendations of the Plan's Housing Element by maintaining the low-density character of the single-family neighborhood, providing adequate off-street parking and minimizing the landform alteration. The project would also satisfy several objectives of the Plan's Urban Design Element by respecting the scale and character of the neighborhood, preserving the varied architectural diversity of North Park, maintaining the existing open space on the edge of the community, minimizing grading and preserving existing trees.

### **Environmental Analysis:**

The proposed development was categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 which allows for the construction of one single-family residence or a second dwelling unit in a residential zone, and accessory structures. A preliminary review of the project determined that due to the proximity of Switzer Canyon and open space resources, the Site Development Permit should be conditioned to ensure compliance with the adjacency guidelines of the Multi-Species Conservation Program. Permit conditions have been included regulating light and noise by limiting the time construction would occur and ensuring any light source would be directed on the property.

### **Project-Related Issues:**

The project is requesting a deviation to the Environmentally Sensitive Lands (ESL) Regulations that would permit the development area of the site to exceed the 25% maximum allowed on the property. The intent of limiting development to twenty-five percent of the lot is to preserve the quality of environmentally sensitive lands while realizing some development rights on private property. Within steep hillside the intent of the regulations is to generally locate development on the least sensitive area of the site and minimize the landform alterations. Access and driveways are included as part of the development area so it is typical for projects with steep hillside to locate the development at the top of the slope as close to the public right-of-way as possible. The Carlson residence is requesting to develop 29% of the total site area with the residential structure, access and brush management. Staff considered the requested deviation and found it to be consistent with the purpose and intent of the ESL ordinance and the hillside design guidelines. The project site has an existing 33-foot sewer easement running the full width of the property,

bisecting the parcel and limiting allowable development to the north half of the lot. The project site has several existing mature trees located toward the east half of the property that would be preserved by permitting the pad area to be closer to the center of the lot rather than pulled up closer to the street. The project proposes a terraced design that minimizes land form alteration and meets the purpose and intent of the steep hillside guidelines. The development area is minimized by providing a two story structure and the proposed floor to area ratio (FAR) is approximately 26% of what is allowed by the zone.

Staff considers the encroachment to be the minimum amount necessary to afford relief from special circumstances or conditions of the land and has determined that the project minimizes the potential adverse effects on environmentally sensitive lands.

**Conclusion:**

Staff has reviewed the application to develop a single-family home on a site that has restrained access and contains steep hillside defined as environmentally sensitive lands. The project is seeking a Site Development Permit with a deviation to allow a greater development area than would be permitted through strict application of the Land Development Code. Staff considered the overall site layout and architectural design and concluded the project is consistent with the North Park Community Plan, the RS-1-1 and RS-1-7 zones as well as the purpose and intent of the ESL regulations. The single-family home would be developed on caissons and retaining walls thereby limiting grading to excavation, minimizing landform alteration and preserving existing mature trees. The small two-story home would be consistent with the scale and character of the surrounding community and would respect and maintain the quality of the adjacent open space. Therefore, staff believes the findings necessary to approve the Site Development and deviation to the ESL regulations can be affirmed.

**ALTERNATIVES:**

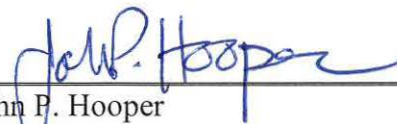
1. **Approve Site Development Permit No. 963585, with modifications.**
2. **Deny Site Development Permit No. 963585, if the findings required to approve the project cannot be affirmed.**

Respectfully submitted,



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Mike Westlake  
Assistant Deputy Director  
Development Services Department



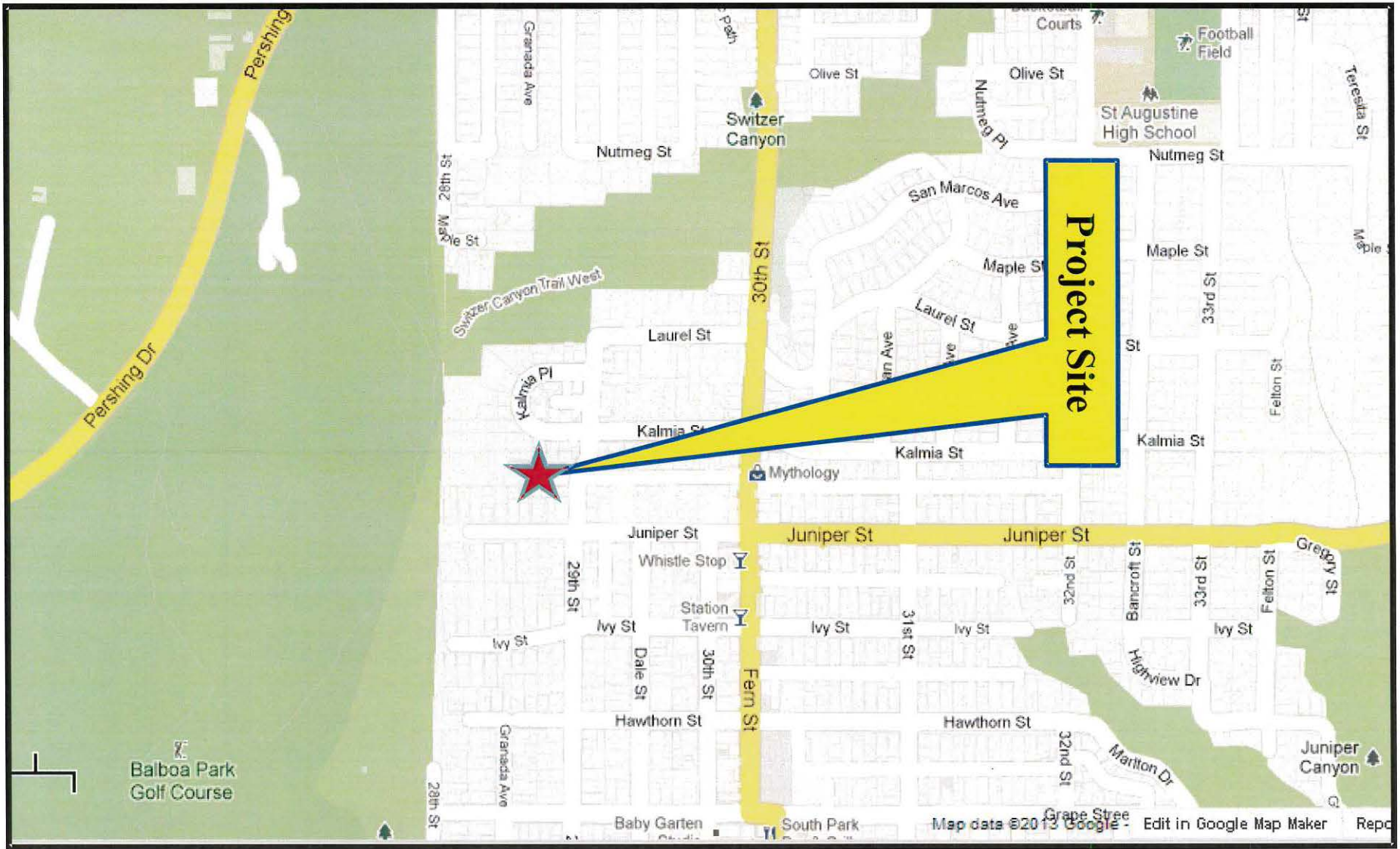
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John P. Hooper  
Project Manager  
Development Services Department

KGB/jph

Attachments:

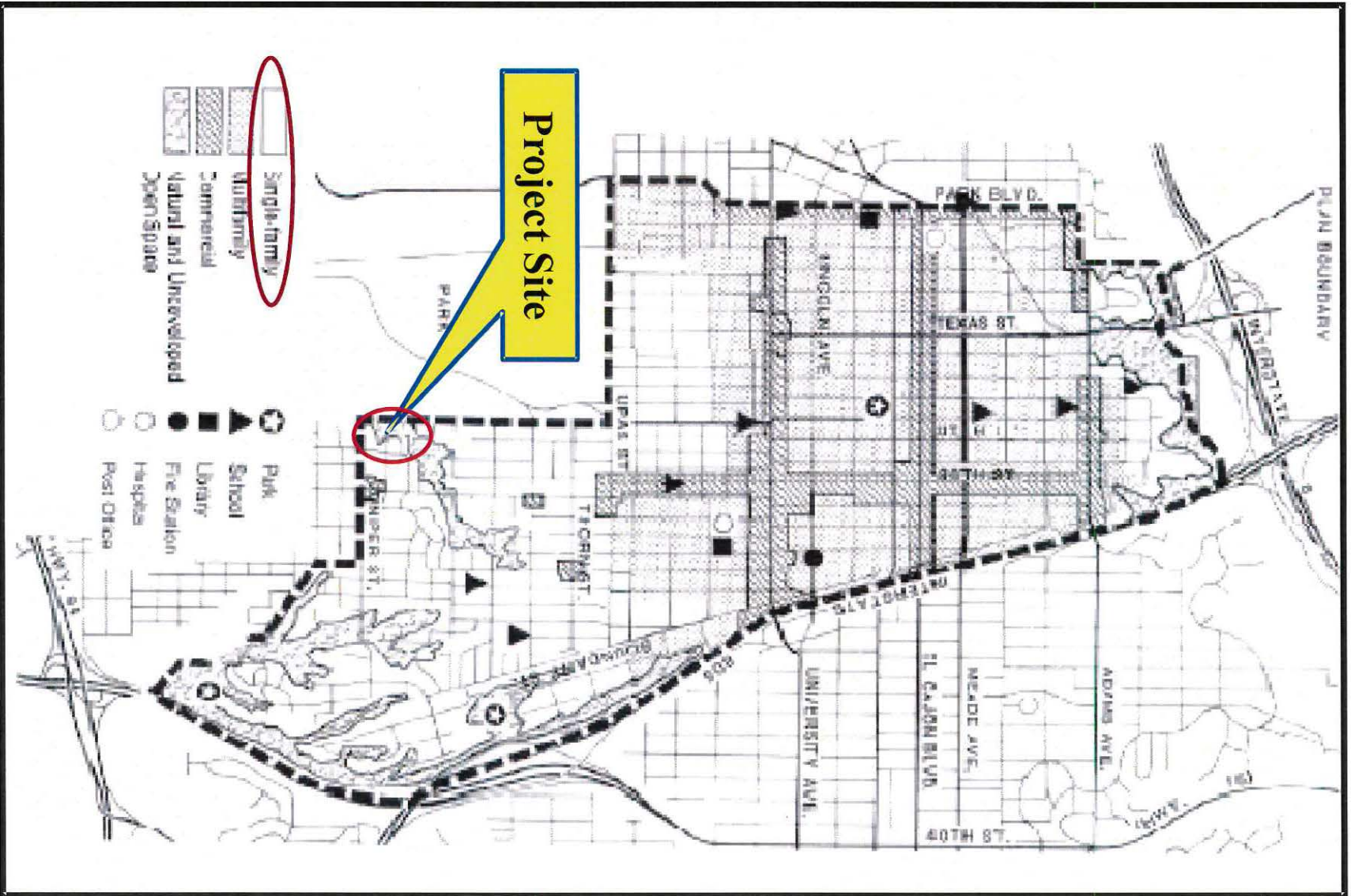
1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Project Data Sheet
5. Draft Permit Resolution with Findings
6. Draft Permit with Conditions
7. Environmental Exemption
8. Project Site Plan(s)
9. Community Planning Group Recommendation
10. Ownership Disclosure Statement



## Project Location Map

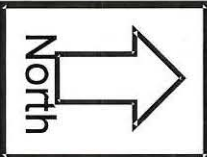
**CARLSON RESIDENCE – 2330 29<sup>th</sup> Street**  
**PROJECT NUMBER 274225**



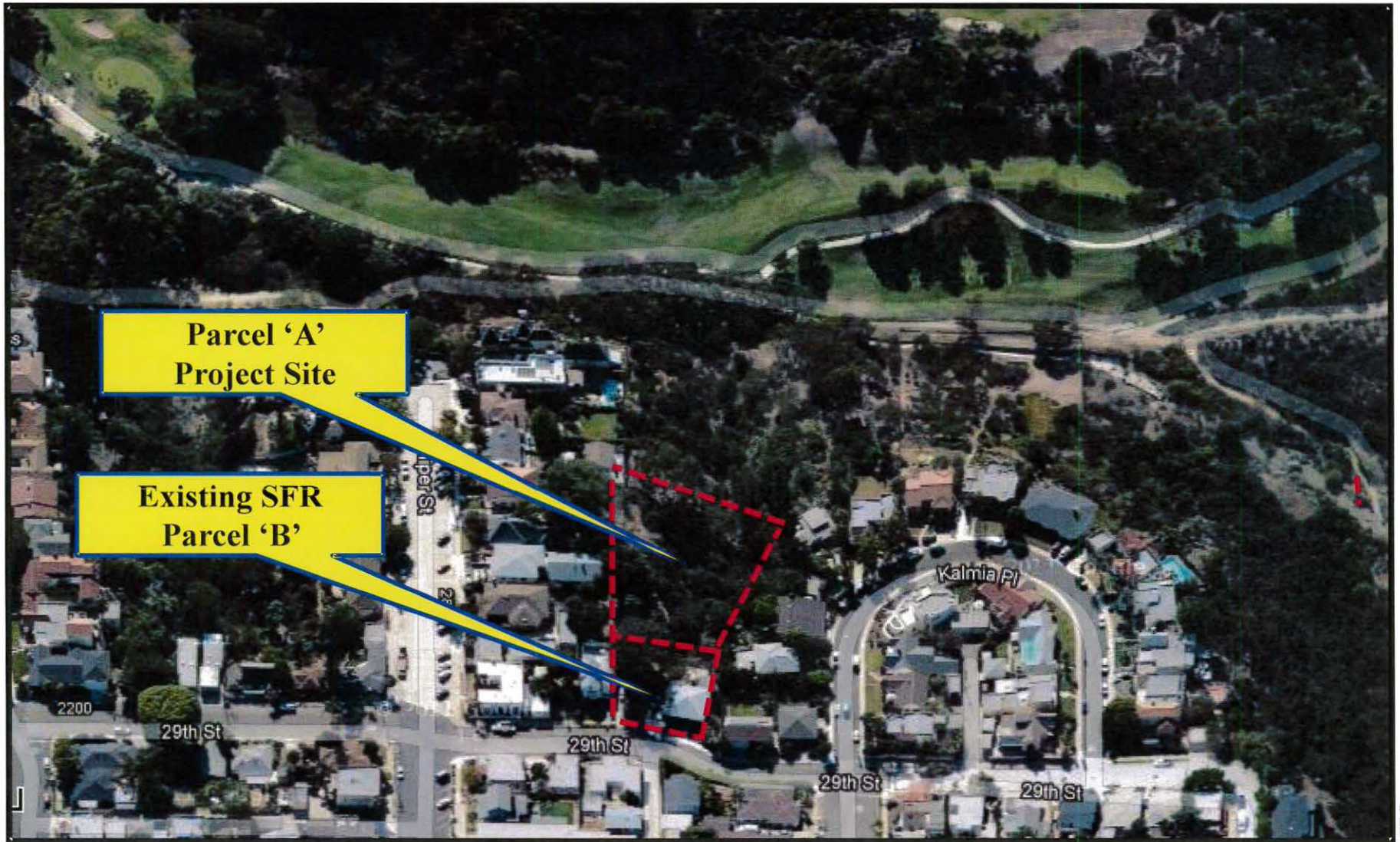


## Land Use Map – North Park

CARLSON RESIDENCE – 2330 29<sup>th</sup> Street  
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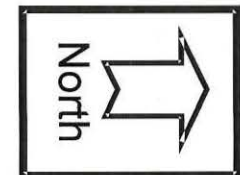






## Aerial Photo

CARLSON RESIDENCE – 2330 29<sup>th</sup> Street  
PROJECT NUMBER 274225



# PROJECT DATA SHEET

## CARLSON RESIDENCE

<b>PROJECT NAME:</b>	2330 29 <sup>TH</sup> Street	
<b>PROJECT DESCRIPTION:</b>	Construction of a 2,206-sqaure-foot single-family home.	
<b>COMMUNITY PLAN AREA:</b>	North Park	
<b>DISCRETIONARY ACTIONS:</b>	Site Development Permit (ESL)	
<b>COMMUNITY PLAN LAND USE DESIGNATION:</b>	Low Density Residential: Single-Family	
<b><u>CURRENT ZONING INFORMATION:</u></b> <b>ZONE:</b> RS-1-7 & RS-1-1 <b>DENSITY:</b> one unit per 5,000 <b>HEIGHT LIMIT:</b> 24/30 Feet <b>LOT SIZE:</b> 5,000 sq.ft. min <b>FRONT SETBACK:</b> 25 feet <b>SIDE SETBACK:</b> 7.3 feet min. <b>STREETSIDE SETBACK:</b> N/A <b>REAR SETBACK:</b> 25 feet <b>PARKING:</b> 2	<b><u>PROPOSED:</u></b> No Change 1 DU/0.38-acre site 23 feet-6 inches 0.59 acre 38 10.5 Ft. NA 66 2	
<b><u>ADJACENT PROPERTIES:</u></b>	<b>LAND USE DESIGNATION &amp; ZONE</b>	<b>EXISTING LAND USE</b>
<b>NORTH:</b>	Residential RS-1-7	Single & Multi-Family Res
<b>SOUTH:</b>	Residential RS-1-7	Single & Multi-Family Res
<b>EAST:</b>	Residential RS-1-7	Single & Multi-Family Res
<b>WEST:</b>	Residential RS-1-1	Open Space
<b>DEVIATIONS OR VARIANCES REQUESTED:</b>	Develop 29% of total lot area where 25% is maximum allowed.	
<b>COMMUNITY PLANNING GROUP RECOMMENDATION:</b>	On April 17, 2012 the North Park Planning Committee voted 12-3-0 approving a motion to recommend approval of the project.	

PLANNING COMMISSION RESOLUTION NO. **(DRAFT)**  
SITE DEVELOPMENT PERMIT NO. 963585  
**CARLSON RESIDENCE - PROJECT NO. 274225**

WHEREAS, KENNETH CARLSON, Owner/Permittee, filed an application with the City of San Diego for a permit to develop a vacant property with a new 2,206 square-foot single-family residence (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Site Development Permit No. 963585), on portions of a 0.58-acre site;

WHEREAS, the project site is located at 2330 29<sup>th</sup> Street in the RS-1-1 and RS-1-7 zones within the North Park Community Plan area;

WHEREAS, the project site is legally described as Parcel A and Parcel B pursuant to Certificate of Compliance recorded May 5, 2011 as Document No. 2011-0234813;

WHEREAS, on April 25, 2013, the Planning Commission of the City of San Diego considered Site Development Permit No. 963585 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on March 22, 2013 the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code section 21000 et. seq.) under CEQA Guideline Section 15303 and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of San Diego as follows:

That the Planning Commission adopts the following written Findings, dated April 25, 2013.

**Site Development Permit - Section 126.0504**

**A. Findings for all Site Development Permits**

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

The project proposes the development of a single-family residence on a portion of a 0.59-acre project site located at 2330 29<sup>th</sup> Street in the RS-1-1 and RS-1-7 Zones within the North Park Community Planning area. The North Park Community Plan designates the site for Open Space (RS-1-1 Zone) with a very low residential density ranging from 0 – 5 dwelling units per acre; and Residential Land Use (RS-1-7 Zone) with low-density residential land use ranging from 5 -10 dwelling units per acre. The proposed development of one single-family home on a 0.38-acre lot described as Parcel 'A' would be consistent with the recommended land use and density range of the applicable land use plan. The project would also implement several goals and objectives of the North Park Community Plan by preserving the natural landform and existing trees located on the property by minimizing grading through the use of caissons and retaining walls. The project design is sensitive to the character and scale of the surrounding neighborhood and would not

interfere with the designated open space adjacent to the site. Therefore, the proposed development would not adversely affect the applicable land use plan.

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

The project proposes the development of a single-family residence on a portion of a 0.59-acre project site located at 2330 29<sup>th</sup> Street in the RS-1-1 and RS-1-7 Zones within the North Park Community Planning area. The proposed development would be designed, reviewed, constructed and inspected to comply with all applicable land use policies, zoning regulations and professional codes for residential development. A brush management plan intended to reduce the threat and spread of fire damage would be incorporated into the design of the site utilizing a combination of irrigated landscape plant materials and selective thinning and pruning of existing native and nonnative trees and shrubs. A preliminary review of environmental issues concluded the proposed development would not have any significant impact on environmental resources. Adequate off-street parking is provided via a private access agreement with the adjacent property. Therefore, the proposed development would not be detrimental to the public health, safety and welfare.

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

The project proposes the development of a single-family residence on a portion of a 0.59-acre project site located at 2330 29<sup>th</sup> Street in the RS-1-1 and RS-1-7 Zones within the North Park Community Planning area. The project would comply with all applicable development regulations of the Land Development Code including a requested deviation to develop 29% of the lot area with an approved Site Development permit when 25% is the maximum allowed. Other than the requested deviation to the allowable development area the project would comply with all height, setback, coverage, and floor area regulations designed to establish the building footprint and building envelope. The project provides the minimum two off-street parking spaces and complies with all landscape and brush management regulations. Therefore, the proposed development would comply with all applicable regulations of the Land Development Code including the deviation to develop 29% of the total lot area.

**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 project proposes the development of a single-family residence on a portion of a 0.59-acre project site located at 2330 29<sup>th</sup> Street in the RS-1-1 and RS-1-7 Zones within the North Park Community Planning area. The project site includes environmentally sensitive lands in the form of steep hillside. The site is 0.38-acre parcel is physically suitable for the development of one dwelling unit and would be consistent with the prescribed density of the community plan. The residential structure has been designed and sited on the property in a manner that would result in the minimum disturbance to the hillside by utilizing caissons and retaining walls which require only excavation for footings rather than a graded pad area for the development. The house has been sited to preserve existing mature trees and parking is provided on an adjacent parcel so driveway for vehicular access is not required. Therefore, the site is physically suited for the

proposed development and the project has been designed and sited to minimize disturbance to the hillside.

**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 project proposes the development of a single-family residence on a portion of a 0.59-acre project site located at 2330 29<sup>th</sup> Street in the RS-1-1 and RS-1-7 Zones within the North Park Community Planning area. The site is located in Geological Hazard Area 52 which is characterized by mostly flat land and gentle slope and terrain. A preliminary geologic investigation report was submitted, reviewed and accepted that concluded the land is physically suited for the development and would not result in any undue geologic or erosional forces. The project would utilize caissons and retaining walls to minimize grading thereby minimizing landform alterations. The site is not within or near any flood zone and the hillside topography is unlikely to cause a potential flood hazard. A brush management plan would be provided that includes ornamental landscape material and selective thinning and pruning of native and nonnative trees and shrubs to ensure the proposed development would not create any undue risk of fire hazard.

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

The project proposes the development of a single-family residence on a portion of a 0.59-acre project site located at 2330 29<sup>th</sup> Street in the RS-1-1 and RS-1-7 Zones within the North Park Community Planning area. The project has been specifically designed and sited to minimize grading by constructing the house on caissons and retaining walls rather than a graded pad area. Parking for the single-family home will be located on an adjacent parcel with an access agreement eliminating the need for a driveway down to the dwelling unit. The structure has been sited on the property to preserve several large oak trees and pine trees existing on the site. No environmentally sensitive resource in the surrounding area would be impacted by the proposed development.

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

The project proposes the development of a single-family residence on a portion of a 0.59-acre project site located at 2330 29<sup>th</sup> Street in the RS-1-1 and RS-1-7 Zones within the North Park Community Planning area. The project site is not within but is adjacent to the Multiple Species Conservation Program. Permit conditions ensuring compliance with the MSCP adjacency guidelines have been included in the Site Development Permit. The conditions specifically address impacts associated with noise and light. Construction activity would be restricted so as to not interfere with breeding seasons and lighting associated with the use are conditioned to fall onto the property. Therefore, the proposed development would be consistent with the City of San Diego's Multiple-Species Conservation Program.

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

The project proposes the development of a single-family residence on a portion of a 0.59-acre project site located at 2330 29<sup>th</sup> Street in the RS-1-1 and RS-1-7 Zones within the North Park Community Planning area. The site is not located on or near a public beach or shoreline.

**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 project proposes the development of a single-family residence on a portion of a 0.59-acre project site located at 2330 29<sup>th</sup> Street in the RS-1-1 and RS-1-7 Zones within the North Park Community Planning area. A preliminary environmental review determined the project was exempt from the California Environmental Quality Act and as such, there is no mitigation required for this development.

**C. Supplemental Findings--Environmentally Sensitive Lands Deviations**

**1. There are no feasible measures that can further minimize the potential adverse effects on environmentally sensitive lands;**

The project proposes the development of a single-family residence on a portion of a 0.59-acre project site located at 2330 29<sup>th</sup> Street in the RS-1-1 and RS-1-7 Zones within the North Park Community Planning area. The project is requesting a deviation to exceed the maximum allowable 25% development area by developing 29% of the total lot area of Parcel 'A'. The deviation is requested due to existing factors including the topography of the site, an existing sewer line that dissects the property and several mature oak and pine trees on the property. The requested deviation can be found it to be consistent with the purpose and intent of the ESL ordinance and the hillside design guidelines. The project site has an existing 33-foot sewer easement running the full width of the property, bisecting the parcel and limiting allowable development to the north half of the lot. The project site has several existing mature trees located toward the east half of the property that would be preserved by permitting the pad area to be closer to the center of the lot rather than pulled up closer to the street. The project proposes a terraced design that minimizes land form alteration and meets the purpose and intent of the steep hillside guidelines. The development area is minimized by providing a two story structure and the proposed floor to area ratio (FAR) is approximately 26% of what is allowed by the zone. The encroachment is the minimum amount necessary to afford relief from special circumstances or conditions of the land and has determined that the project minimizes the potential adverse effects on environmentally sensitive lands.

**2. The proposed deviation is the minimum necessary to afford relief from special circumstances or conditions of the land, not of the applicant's making.**

The project proposes the development of a single-family residence on a portion of a 0.59-acre project site located at 2330 29<sup>th</sup> Street in the RS-1-1 and RS-1-7 Zones within the North Park Community Planning area. The project area consists of two parcels with legal access to the rear parcel off an unimproved alley mapped over steep terrain. Additionally, a 33-foot wide sewer

easement dissects the parcels front to back limiting developable area. Finally, the rear parcel contains several mature oak and pine trees that are proposed to be retained as a part of this development. For these reasons, siting the new residential structure in the proposed location and allowing the encroachment is the minimum amount necessary to afford relief from special circumstances or conditions of the land and has determined that the project minimizes the potential adverse effects on environmentally sensitive lands.

**D. Supplemental Findings--Steep Hillside Development Area Regulations Alternative Compliance**

**1. The proposed development is in conformance with the Steep Hillside Guidelines;**

The project proposes the development of a single-family residence on a portion of a 0.59-acre project site located at 2330 29<sup>th</sup> Street in the RS-1-1 and RS-1-7 Zones within the North Park Community Planning area. Pursuant to the Steep Hillside Guidelines the proposed development is minimizing the landform alteration of the site by limiting the grading activity to excavation for caissons and wall footings. The project is not creating a flat pad area but rather locating the structure over the slope on these supports. The project proposes a tow-story design to reduce the development footprint and is constructing a smaller home than would be permitted by the RS Zone development regulations. The project is eliminating the need for a driveway by providing the required off-street parking at the top of the slope in a detached carport and accessing the dwelling unit via a pedestrian path. Eliminating the need for a driveway from the street to dwelling unit significantly reduces the landform alteration and impact to the hillside. Finally, by locating the house in the proposed location the project is preserving several mature oak trees on the property.

**2. The proposed development conforms to the applicable land use plan;**

The project proposes the development of a single-family residence on a portion of a 0.59-acre project site located at 2330 29<sup>th</sup> Street in the RS-1-1 and RS-1-7 Zones within the North Park Community Planning area. The North Park Community Plan designates the site for Open Space (RS-1-1 Zone) with a very low residential density ranging from 0 – 5 dwelling units per acre; and Residential Land Use (RS-1-7 Zone) with low-density residential land use ranging from 5 -10 dwelling units per acre. The proposed development of one single-family home on a 0.38-acre lot described as Parcel 'A' would be consistent with the recommended land use and density range of the applicable land use plan. The project would also implement several goals and objectives of the North Park Community Plan by preserving the natural landform and existing trees located on the property by minimizing grading through the use of caissons and retaining walls. The project design is sensitive to the character and scale of the surrounding neighborhood and would not interfere with the designated open space adjacent to the site. Therefore, the proposed development would not adversely affect the applicable land use plan.

**3. Strict application of the steep hillside development area regulations would result in conflicts with other City regulations, policies, or plans.**

Strict application of the hillside development regulations would not result in a superior project and would likely have a significant adverse affect on the scale and character of the surrounding

neighborhood. Parcel 'A' is a legal lot with frontage on an unimproved alley that is mapped over the steep, wooded terrain. Application of the hillside development regulations would require the alley to be graded and improved in order to provide access to the lot. The design of the house would require a pad area for a minimum of two parking spaces and likely some living area as well. Due to the cost of the improvements it is likely the proposed development would need to maximize the development potential resulting in a much larger structure than that being proposed and the structure would be much closer to existing residential structure in the neighborhood. Development pursuant to the hillside design regulations and the improvement of the alley would result in the loss of at least two oak trees currently preserved through the proposed design. Therefore, the strict application of the hillside design regulations would conflict with City regulations and land use policies by encouraging more grading than is currently proposed, significant landform alteration and the loss of mature trees and existing vegetation.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Site Development Permit No. 963585 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. Site Development Permit No. 963585, a copy of which is attached hereto and made a part hereof.

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John P. Hooper  
Development Project Manager  
Development Services

Adopted on: April 25, 2013

Job Order No. 24002536



**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**

INTERNAL ORDER NUMBER: 24002536

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**SITE DEVELOPMENT PERMIT NO. 963585**  
**CARLSON RESIDENCE - PROJECT NO. 274225**  
**PLANNING COMMISSION**

This Site Development Permit No. 963585 is granted by the Planning Commission of the City of San Diego to Kenneth Carlson, Owner, and Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0503 . The 0.57-acre site is located at 2330 29<sup>th</sup> Street in the RS-1-1 and RS-1-7 Zones and within the North Park Community Planning area. The project site is legally described as: Parcel A and Parcel B of Certificate of Compliance dated

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to develop Parcel A with a 2,206 square-foot, two-story home described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated April 25, 2013, on file in the Development Services Department.

The project shall include:

- a. Two residential dwelling units (existing and proposed) on two legal parcels;
- b. A deviation to allow Parcel 'A' to exceed the 25% maximum development area and developing 29% of the lot;
- 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 May 1, 2016.
2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
  - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
  - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
7. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.
8. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.

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

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

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

#### **AIRPORT REQUIREMENTS:**

11. Prior to issuance of a building permit, the Owner/Permittee shall provide a valid "Determination of No Hazard to Air Navigation" issued by the Federal Aviation Administration [FAA].

#### **ENGINEERING REQUIREMENTS:**

12. Prior to the issuance of any construction permits, the Owner/Permittee shall assure by permit and bond the closure of the existing driveway and the construction of a new 30-foot wide driveway, on 29th Street, per Standard Drawing SDG-159, satisfactory to the City Engineer.

13. Prior to the issuance of any construction permits, the Owner/Permittee shall obtain an Encroachment Maintenance and Removal Agreement for the proposed carport, steps, ramps located within the public easement, satisfactory to the City Engineer.
14. Prior to the issuance of any construction permits, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.
15. Prior to the issuance of any construction permits, 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, satisfactory to the City Engineer.
16. Prior to the issuance of any construction permits, 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, satisfactory to the City Engineer.
17. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate and show the type and location of all post construction Best Management Practices (BMP's) on the final construction drawings, consistent with the approved Water Quality Technical Report.
18. The drainage system proposed for this development is private and subject to approval by the City Engineer.
19. Prior to the issuance of a building permit, the Owner/Permittee shall obtain a grading permit for the grading proposed for this project. All grading shall conform to requirements in accordance with the City of San Diego Municipal Code in a manner satisfactory to the City Engineer.

**BRUSH MANAGEMENT PROGRAM REQUIREMENTS:**

20. The Permittee or Subsequent Owner shall implement the following requirements in accordance with the Modified Brush Management Program shown on Exhibit 'A', Brush Management Plan, on file in the Office of the Development Services Department.
21. The Modified Brush Management Program shall consist of a Zone One width of 17 feet, and a Zone Two width of 60 feet. In consideration of the Modified Brush Management Program, building construction shall include an exterior sprinkler system, and dual-pane tempered openings. These measures are in addition to fire-resistive construction required per California Building Code Section 7A.
22. Prior to issuance of any engineering or building construction permits, Brush Management construction documents shall be submitted for approval to the Development Services Department and the Fire Marshall. The construction documents shall be in substantial conformance with Exhibit 'A' and shall comply with the the Land Development Code and applicable Building and Fire Codes.

23. It shall be the responsibility of the Owner/Permittee to schedule a pre-construction meeting on-site between the building contractor and the Development Services Department to implement the Brush Management Program.

24. Prior to a Final Inspection, the approved Modified Brush Management Program shall be implemented. The Brush Management Program shall be maintained at all times in accordance with the City of San Diego's Landscape Standards.

**MULTIPLE SPECIES CONSERVATION PROGRAM:**

25. The development will shall comply with the applicable Land Use Adjacency Guidelines (Section 1.4.3) of the MSCP Subarea Plan:

- (a) **Lighting** – All building, site, and landscape lighting adjacent to the MHPA shall be directed away from the preserve using proper placement and adequate shielding to protect sensitive habitat. Where necessary, light from traffic or other incompatible uses, shall be shielded from the MHPA through the utilization of including, but not limited to, earth berms, fences, and/or plant material.
- (b) **Noise**- Due to the site's location adjacent to or within the MHPA, construction noise that exceeds the maximum levels allowed shall be avoided, during the breeding seasons for protected avian species such as: *California Gnatcatcher (3/1-8/15)*; *Least Bell's vireo (3/15-9/15)*; and *Southwestern Willow Flycatcher (5/1-8/30)*. If construction is proposed during the breeding season for the species, U.S. Fish and Wildlife Service protocol surveys shall be required in order to determine species presence/absence. When applicable , adequate noise reduction measures shall be incorporated.
- (c) **Brush Management** –All new development adjacent to the MHPA is set back from the MHPA to provide the required Brush Management Zone (BMZ) 1 area (LDC Sec. 142.0412) within the development area and outside of the MHPA. BMZ 2 may be located within the MHPA and the BMZ 2 management shall be the responsibility of a HOA or other private entity.
- (d) **Invasive Plants** – Plant species within 100 feet of the MHPA shall comply with the Landscape Regulations (LDC142.0400 and per table 142-04F, Revegetation and Irrigation Requirements) and be non invasive. Landscape plans shall include a note that states: *"The ongoing maintenance requirements of the property owner shall prohibit the use of any planting that are invasive, per City Regulations, Standards, guidelines, etc., within 100 feet of the MHPA."*
- (e) **Drainage / Toxins** –All new and proposed parking lots and developed area in and adjacent to the MHPA shall be designed so they do not drain directly into the MHPA, All developed and paved areas must prevent the release of toxins, chemicals, petroleum products, exotic plant materials prior to release by incorporating the use of filtration devices, planted swales and/or planted detention/desiltation basins, or other approved

permanent methods that are designed to minimize negative impacts, such as excessive water and toxins into the ecosystems of the MHPA.

- (f) **Staging/storage, equipment maintenance, and trash** –All areas for staging, storage of equipment and materials, trash, equipment maintenance, and other construction related activities are within the development footprint. Provide a note on the plans that states: *“All construction related activity that may have potential for leakage or intrusion shall be monitored by the Qualified Biologist/Owners Representative to ensure there is no impact to the MHPA.”*

**PLANNING/DESIGN REQUIREMENTS:**

26. 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.
27. The Owner/Permittee shall execute and record a Covenant of Easement, which ensures preservation of the environmentally sensitive lands on the premises including the sensitive steep hillsides, in accordance with Land Development Code Section 143.0152.
28. Two (2) parking spaces for Parcel A shall be provided on Parcel B as shown Exhibit "A" and shall be maintained as long as the structure or use for which they are provided exists unless an equivalent substitute number of spaces is provided and thereafter maintained in compliance with the Land Development Code.
29. Prior to issuance of any construction permit, the Owner/Permittee shall provide to the County Recorder, covenants that have been executed by the owners of the property on which the off-premises parking is proposed and the owners of the use requiring the off-street parking spaces. The covenant shall be for the benefit of the City, in a form approved by the Development Services Department, to the effect that the owners will continue to maintain the parking spaces as long as the use it serves exists. The covenant shall also recite that the title to, and right to use the lots upon which the parking is to be provided will be subservient to the title to the premises where the primary use it serves is situated and shall warrant that the lots are not and will not be made subject to any other covenant or contract for use without prior written consent of the City.
30. If the owners of the use should thereafter provide parking equal in area within the same distance and under the same conditions as the ownership upon another lot than the premises made subservient in a previous covenant, the City will, upon written application accompanied by the filing of a similar covenant, release the original subservient premises from the previous covenant. The owners shall furnish at their own expense title reports or other evidence the City may require to insure compliance with the provisions of this section.

31. 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.

32. 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.

**PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:**

33. All proposed public water and sewer facilities, including services and meters, must be designed and constructed in accordance with established criteria in the most current edition of the City of San Diego Water and Sewer Facility Design Guidelines and City regulations, standards and practices pertaining thereto.

34. All proposed private sewer facilities located within a single lot are to be designed to meet the requirements of the California Uniform Plumbing Code and will be reviewed as part of the building permit plan check.

35. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of any new water and sewer service(s) outside of any driveway, and the disconnection at the water main of the existing unused water service adjacent to the project site, in a manner satisfactory to the Director of Public Utilities and the City Engineer.

36. Prior to issuance of any engineering permits, the Owner/Permittee shall obtain Encroachment and Maintenance Removal Agreement (EMRA) for all proposed improvements within the sewer easement.

37. No trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any water and sewer facilities.

**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 Planning Commission of the City of San Diego on April 25, 2013 pursuant to Planning Commission Resolution No. **DRAFT**



## NOTICE OF EXEMPTION

TO:  RECORDER/COUNTY CLERK  
 P.O. BOX 1750, MS A-33  
 1600 PACIFIC HWY, ROOM 260  
 SAN DIEGO, CA 92101-2422

FROM: CITY OF SAN DIEGO  
 DEVELOPMENT SERVICES DEPARTMENT  
 1222 FIRST AVENUE, MS 501  
 SAN DIEGO, CA 92101

OFFICE OF PLANNING AND RESEARCH  
 1400 TENTH STREET, ROOM 121  
 SACRAMENTO, CA 95814

PROJECT NO.: 274225

PROJECT TITLE: CARLSON RESIDENCE

PROJECT LOCATION-SPECIFIC: 2330 29<sup>th</sup> Street, San Diego, California 92104

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

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: Site Development Permit (SDP) for Environmentally Sensitive Lands (ESL) to allow the construction of a new two-story, 2,206 square-foot single-family residence on a vacant 0.39-acre site, and a carport on an adjacent 0.18-acre parcel.

NAME OF PUBLIC AGENCY APPROVING PROJECT: City of San Diego

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Kristin Shultz (Agent)  
 Hanna Gabriel Wells Architects (Firm)  
 1955 Bacon Street  
 San Diego, CA 92107  
 (619) 523-8485

EXEMPT STATUS: (CHECK ONE)

- MINISTERIAL (SEC. 21080(b)(1); 15268);  
 DECLARED EMERGENCY (SEC. 21080(b)(3); 15269(a));  
 EMERGENCY PROJECT (SEC. 21080(b)(4); 15269(b)(c))  
 CATEGORICAL EXEMPTION: CEQA EXEMPTION 15303 (A) AND (E)-(NEW CONSTRUCTION OR CONVERSION OF SMALL STRUCTURES)  
 STATUTORY EXEMPTIONS:

REASONS WHY PROJECT IS EXEMPT: The City of San Diego conducted an environmental review that determined the project would not have the potential for causing a significant effect on the environment. The project meets the criteria set forth in CEQA Section 15303 which allows for the construction of one single-family residence, or a second dwelling unit in a residential zone, and accessory structures. The exceptions listed in CEQA Section 15300.2 would not apply.

LEAD AGENCY CONTACT PERSON: Rhonda Benally

TELEPHONE: (619) 446-5468

IF FILED BY APPLICANT:

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

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

Amanda McPherson AICP / Senior Planner  
 SIGNATURE/TITLE

MARCH 22, 2013

DATE

CHECK ONE:

- SIGNED BY LEAD AGENCY  
 SIGNED BY APPLICANT

DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR:

directory

owner/permittee: KEN CARLSON, 4758 48TH AVENUE, DELTA, CA 94011, WORK: 604.831.3883
architect: ARCHITECTS hanna gabriel wells, 1955 BACON ST., SAN DIEGO, CA 92107, WORK: 619.523.8485, FAX: 619.523.8487
civil engineer: WALSH ENGINEERING & SURVEYING, INC., 607 ALDWICH ROAD, EL CAJON, CA 92020, WORK: 619.588.6747, FAX: 619.792.1232
landscape architect: CAROL CORNELIUS, 12044 ROYAL ROAD, #123, EL CAJON, CA 92021, WORK: 619.251.6372

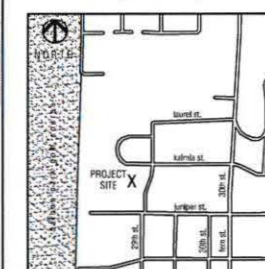
legal description

PARCEL A AND E PER CERTIFICATE OF COMPLIANCE RECORDED MAY 5, 2011 AS DOC. # 2011-0234813

development summary

APN: 539-011-24 (PARCEL A) & 539-011-25 (PARCEL B)
PROJECT DESCRIPTION: PLANS FOR THE CONSTRUCTION OF A SINGLE FAMILY RESIDENCE AND CARPORT
PROJECT ADDRESS: 2330 29TH STREET, SAN DIEGO, CA 92104 - PARCEL A (VACANT LOT), PARCEL B
TYPE OF CONSTRUCTION: TYPE V
OCCUPANCY CLASSIFICATION: R-3
PROPOSED APPROVAL: SITE DEVELOPMENT PERMIT
ZONING INFORMATION: GREATER NORTH PARK COMMUNITY PLAN, HILLSIDE AFFECT INFLUENCE AREA
ZONE: RS-1-1, RS-1-7, FAA PART 77
MAX BUILDING HEIGHT: 24'00"
LOT AREA: PARCEL A: 17,400 S.F. (12,317 S.F. RS-1-1 & 5,083 S.F. RS-1-7)
PARCEL B: 7,922 S.F. (444 S.F. RS-1-1 & 7,478 S.F. RS-1-7)
ALLOWABLE F.A.R.: 0.45 (RS-1-1), 0.59 (RS-1-7)
PROPOSED F.A.R.: PARCEL A: 0.13 (2,206 S.F.), 17,400 S.F.
PARCEL B: N/A
ALLOWABLE GROSS FLOOR AREA\*: PARCEL A: 8,542 S.F.
PARCEL B: N/A
PROPOSED GROSS FLOOR AREA: PARCEL A: 2,206 S.F.
PARCEL B: N/A
MIN. FRONT SETBACK\*: 6' (RS-1-1), 15' (RS-1-7)
MIN. SIDE SETBACK\*: 15.5' (RS-1-1 & RS-1-7)
MIN. REAR SETBACK: 25' (RS-1-1), 13' (RS-1-7)
PROPOSED TOTAL NEW HOUSE AREA (PARCEL A): 2,206 S.F. (1ST FLR: 1,167 S.F. & 2ND FLR: 1,039 S.F.)
GEOLOGIC HAZARD CATEGORY: S2
\*REFER TO CALCULATIONS ON AS1.1

vicinity map



sheet index

- L1.1 BRUSH MANAGEMENT AND LANDSCAPE DEVELOPMENT PLAN
L1.2 BRUSH MANAGEMENT AND LANDSCAPE
C1.1 TOPOGRAPHIC SURVEY
C2.1 GRADING PLAN
C3.1 SLOPE ANALYSIS PLAN
AS1.1 ARCHITECTURAL SITE PLAN, CARPORT PLAN & ELEVATIONS
AS2.1 SITE SECTIONS
A1.1 FLOOR PLANS
A1.2 ROOF PLAN
A2.1 BUILDING ELEVATIONS
A2.2 BUILDING ELEVATIONS

ARCHITECTS hanna gabriel wells

site development permit

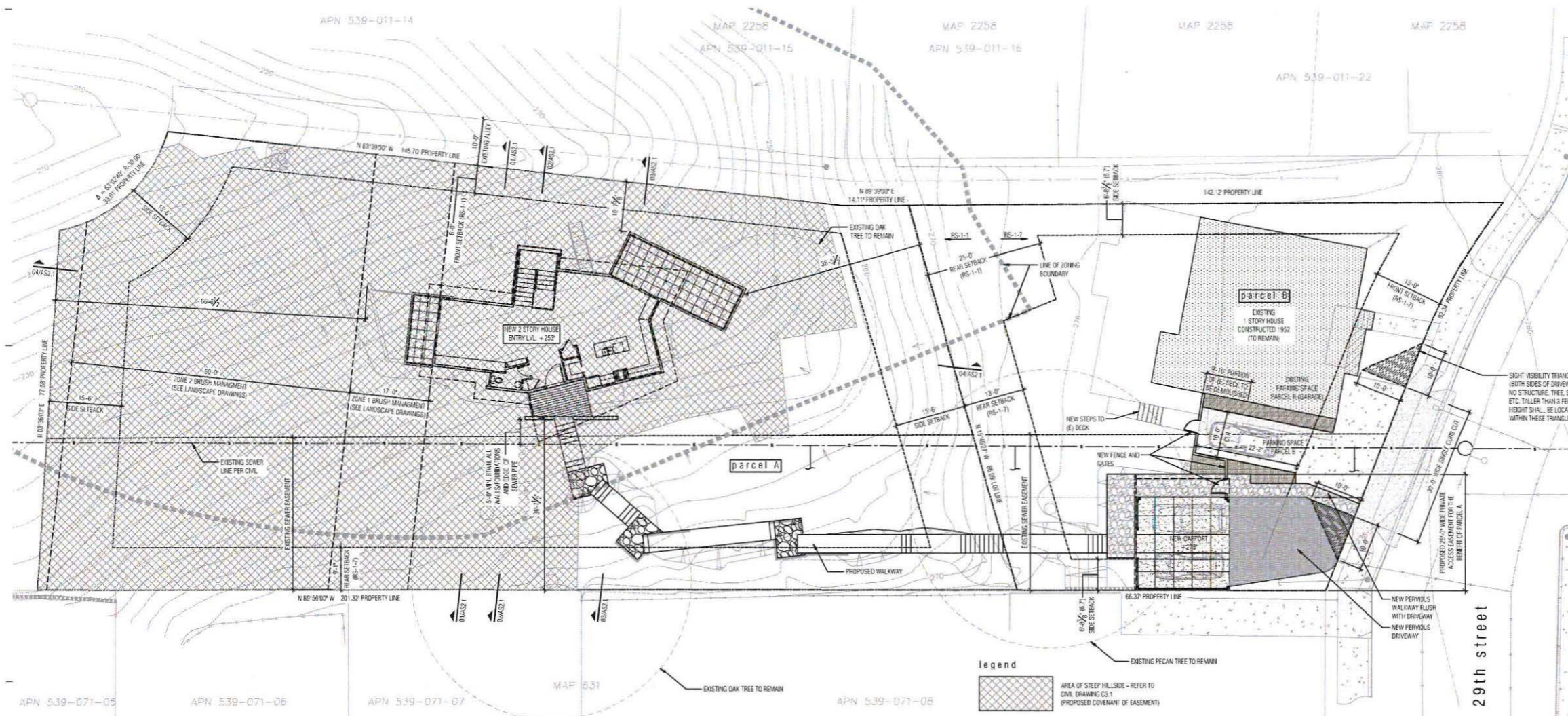
prepared by: ARCHITECTS hanna gabriel wells, 1955 BACON STREET, SAN DIEGO, CA 92107, tel: 619.523.8485, fax: 619.523.8487
project address: 2330 29TH STREET, SAN DIEGO, CA 92104
project name: carlson residence
original date: 2012 march 12

sheet title: architectural site plan

sheet 6 of 11

AS1.1

PROJECT #: 27425



01 site plan 1/4" = 10'-0"

site plan notes

1. BUILDING ADDRESS NUMBERS WILL BE VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY PER FIRE POLICY F-60-6.

hardscape requirement

PER SAN DIEGO MUNICIPAL CODE SEC. 131.0447
FRONT YARD AREA (SDMC 113.0276(a)(1)): 1,376 S.F.
HARDSCAPE / PAVING AREA: 734 S.F.
734 S.F. / 1,376 S.F. = 53
TOTAL HARDSCAPE / PAVING COMPLES: 53% (< 60%)

fire notes

- 1. SITE IS IN THE VERY HIGH SEVERITY FIRE HAZARD AREA. NEW STRUCTURES WILL COMPLY WITH CBC CHAPTER 7A.
2. NEW HOUSE TO BE EQUIPPED WITH SPRINKLER SYSTEM, INCLUDING CEAVES.
3. GLAZING IN WINDOWS AND DOORS TO BE DUAL PANE INSULATED UNIT WITH ONE PANE TEMPERED.
4. ALL EXTERIOR MATERIALS SHALL BE NONCOMBUSTIBLE.

zoning

PARCEL A & B: RS-1-1, RS-1-7, FAA PART 77, AIRPORT INFLUENCE AREA
PER SAN DIEGO MUNICIPAL CODE TABLE 131-040, SEC. 113.0243 & 113.0443

setback calculations

PARCEL A:
RS-1-1:
MIN. FRONT SETBACK = 6' (TABLE 131-043, FOOTNOTE 1)
MIN. SIDE SETBACK = 15.5' (8% OF ACTUAL LOT WIDTH (193.84'))
MIN. REAR SETBACK = 25'
PARCEL B:
RS-1-7:
MIN. FRONT SETBACK = 6.7' (8% OF ACTUAL LOT WIDTH (83.20))
MIN. SIDE SETBACK = 15'
MIN. REAR SETBACK = 13'

development area calculations

PER SAN DIEGO MUNICIPAL CODE SEC. 143.0142(a)(2)
PARCEL A (0.13 F.A.R.)
LOT: 17,400 S.F.
ALLOWABLE DEVELOPMENT AREA: 17,400 S.F. x 25% = 4,350 S.F.
PROPOSED DEVELOPMENT AREA:
HOUSE / SITE IMPROVEMENTS: 3,333 S.F. (28.3%)
ZONE 1 BRUSH-MANAGEMENT (EXCLUDING HOUSE AREA): 1,379 S.F.
TOTAL: 4,712 S.F. (28.2%)

far and gfa calculations

PER SAN DIEGO MUNICIPAL CODE TABLE 131-040 & SEC. 113.0446(a)(2)
PARCEL A:
ALLOWABLE FAR = 5.543 S.F.\* + 2.999 S.F.\*\* = 8.542 S.F.
RS-1-1: FAR = 1.07 AREA 12,317 x FAR 0.45 = 5,543 S.F.
RS-1-7: FAR = 1.27 LOT AREA 5,083 x FAR 0.59\*\* = 2,999 S.F.
\*\*FAR = 5,000 S.F. (MIN. LOT AREA REQ.) + (0.25 x 83 S.F. (REMAINING LOT AREA)) = 5,021 S.F.
PER TABLE 131-041 THE FAR IS 0.59
PARCEL B: N/A

project narrative

In consideration of a Site Development Permit the proposed project consists of a new two story residence and walkway on Parcel "M" with minimal disturbance to the existing site and mature plants. Also included is a carport to serve Parcel "M" within the proposed easement on Parcel "P". The existing house, garage and deck on Parcel "P" are to remain with no modifications.
1/4" Hour site conditions determine the location of the new three bedroom, two and a half bathroom house. The site is primarily steep hillside and is directly behind the front lot, Parcel "M". There is an existing sewer easement (approx. 33' wide) along the southern portion of the site which dictates that the house be located on the northern portion of the site. Due to this the house could not be located in the area closest to the access point of the site.

Consideration is given to the Steep Hillside Guidelines and Standards for single dwelling units in the Land Development Manual:
Standard 1: Development on steep hillside shall respect existing natural features.
The house is sited to respect two significant natural features:
1. Existing Drainage Course: The siting of the house allows for the natural drainage pattern of the hillside to erode with a little disturbance as possible. The two story house has a small footprint and the developed area is under 20% of the site area.
2. Mature Oak Tree - The house is sited to preserve an existing mature oak tree and incorporate it into the design of the house by raising up the seat elevation to maintain the view of the tree and to avoid encroachment of the house into the drip line. The tree will provide shade and privacy for the house.

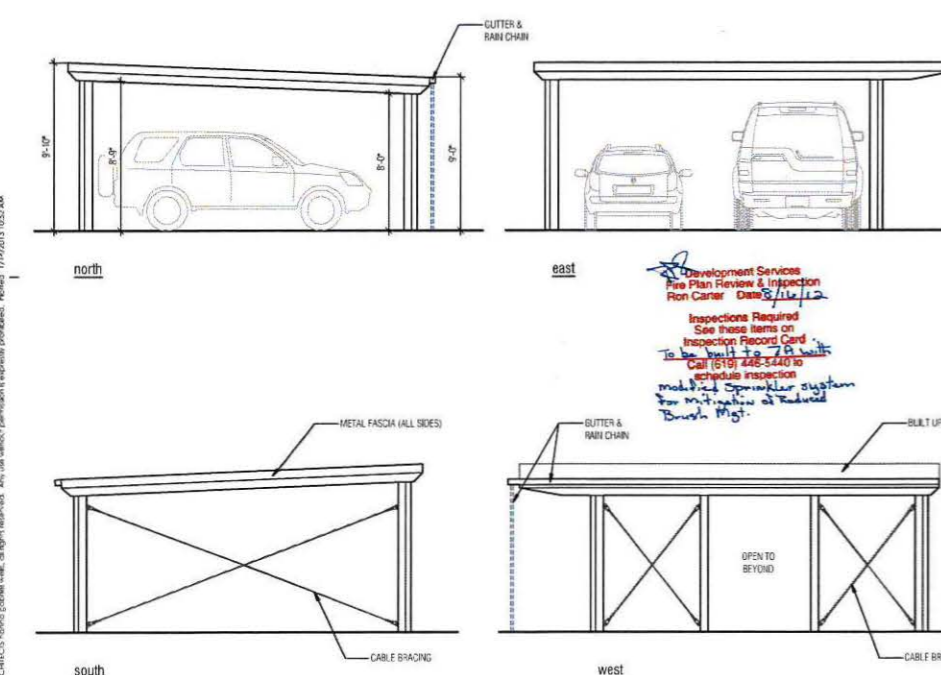
Standard 2: Site improvements shall be designed and sited to minimize impacts to the steep hillside areas.
The two story house has a small footprint and the developed area is under 20% of the site area. The walkway to the house is kept to the southern portion of the site to work with the natural topography and limit grading. The house is positioned as close to the lot line as possible while avoiding the existing sewer line and easement and preserving the existing mature oak tree.

Standard 3: The design and placement of structures on the site shall respect the steep hillside character of the site.
The house is designed to be two story to keep the footprint as small as possible, while providing the space necessary for the owner. The house is set into the hillside to blend the structure into the site.

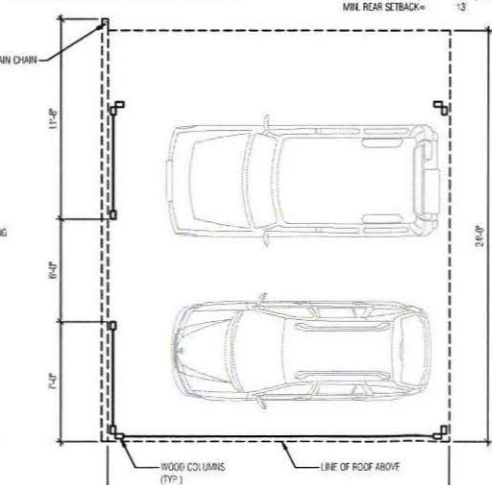
Standard 4: The foundation will be designed as retaining walls to maintain grading and allow the natural topography to flow around the house.
Since there is minimal grading on the site, a raised curb is planned to extend under the tree to provide an existing footing to help to take advantage of the shade and beauty of the tree. Additional elevated outdoor decks are incorporated into the house to preserve the existing hillside.

Standard 5: Designated public: new corridors from public streets and other public property shall be maintained.
Parcel "M" is directly behind Parcel "P" with an existing house, so there is no public view through the site. The proposed house will not be visible from the street as it is behind the existing house and is nestled into the hillside. It is also significantly lower in elevation than neighboring houses.

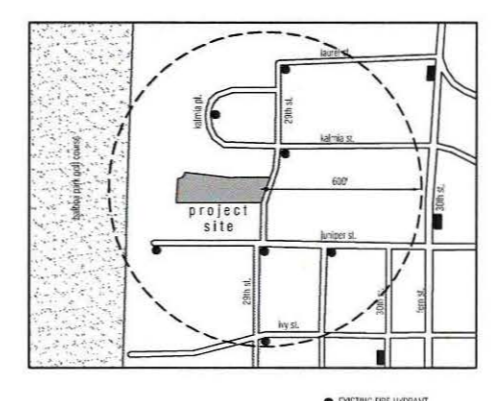
Standard 6: Natural drainage patterns shall be respected to the extent feasible.
The location of the proposed house and walkway have a minimal impact to the natural drainage pattern. More than 80% of the hillside is to be undisturbed. There will be minimal impervious surfaces: only the roof of the house, decks and the access walkway.



04 carport elevations 1/4" = 1'-0"



03 carport floor plan 1/4" = 1'-0"



02 fire hydrant & bus stop plan NTS

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directory

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landscape architect:  
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EL CAJON, CA 92021  
WORK: 619.251.9372

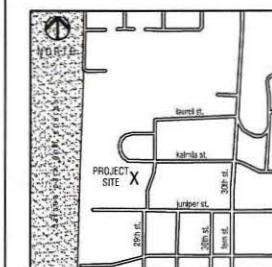
legal description

PARCEL A AND B PER CERTIFICATE OF COMPLIANCE RECORDED MAY 5, 2011 AS DOC. # 2011-0234613

development summary

APNs: 539-011-24 (PARCEL A) & 539-011-25 (PARCEL B)  
PROJECT DESCRIPTION: PLANS FOR THE CONSTRUCTION OF A SINGLE FAMILY RESIDENCE AND CARPORT  
PROJECT ADDRESS: 2330 29TH STREET, SAN DIEGO, CA 92104 - PARCEL A (VACANT LOT), PARCEL B  
TYPE OF CONSTRUCTION: TYPE V  
OCCUPANCY CLASSIFICATION: R-3  
PROPOSED APPROVAL: SITE DEVELOPMENT PERMIT  
ZONING INFORMATION: GREATER NORTH PARK COMMUNITY PLAN, HILLSIDE AIRPORT INFLUENCE AREA  
ZONE: RS-1-1, RS-1-7, FAA PART 77  
MAX BUILDING HEIGHT: 24'00"  
LOT AREA: PARCEL A: 17,400 S.F. (12,317 S.F. RS-1-1 & 5,083 S.F. RS-1-7)  
PARCEL B: 7,922 S.F. (444 S.F. RS-1-1 & 7,478 S.F. RS-1-7)  
ALLOWABLE F.A.R.\*: 0.45 (RS-1-1), 0.59 (RS-1-7)  
PROPOSED F.A.R.: PARCEL A: 0.13 (2,206 S.F. / 17,400 S.F.)  
PARCEL B: N/A  
ALLOWABLE GROSS FLOOR AREA\*: PARCEL A: 8,542 S.F.  
PARCEL B: N/A  
PROPOSED GROSS FLOOR AREA: PARCEL A: 2,206 S.F.  
PARCEL B: N/A  
MIN. FRONT SETBACK\*: 6' (RS-1-1), '5' (RS-1-7)  
MIN. SIDE SETBACK\*: 15.5' (RS-1-1 & RS-1-7)  
MIN. REAR SETBACK\*: 25' (RS-1-1), 13' (RS-1-7)  
PROPOSED TOTAL NEW HOUSE AREA (PARCEL A): 2,206 S.F. (1ST FLR: 1,167 S.F. & 2ND FLR: 1,039 S.F.)  
GEOLOGIC HAZARD CATEGORY: S2  
\*REFER TO CALCULATIONS ON AS1.1

vicinity map



sheet index

- L1.1 BRUSH MANAGEMENT AND LANDSCAPE DEVELOPMENT PLAN
- L1.2 BRUSH MANAGEMENT NOTES
- C1.1 TOPOGRAPHIC SURVEY
- C2.1 GRADING PLAN
- C3.1 SLOPE ANALYSIS PLAN
- AS1.1 ARCHITECTURAL SITE PLAN, CARPORT PLAN & ELEVATIONS
- AS2.1 SITE SECTIONS
- A1.1 FLOOR PLANS
- A1.2 ROOF PLAN
- A2.1 BUILDING ELEVATIONS
- A2.2 BUILDING ELEVATIONS

ARCHITECTS  
hanna gabriel wells

site development permit

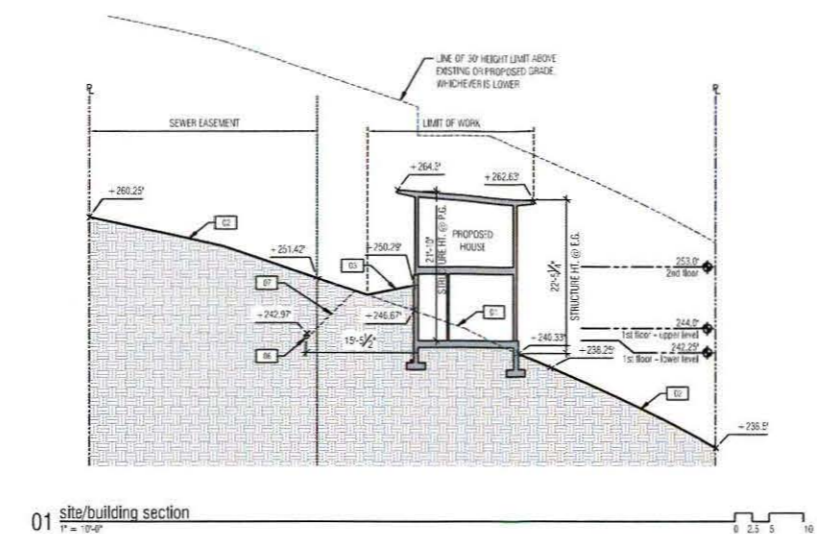
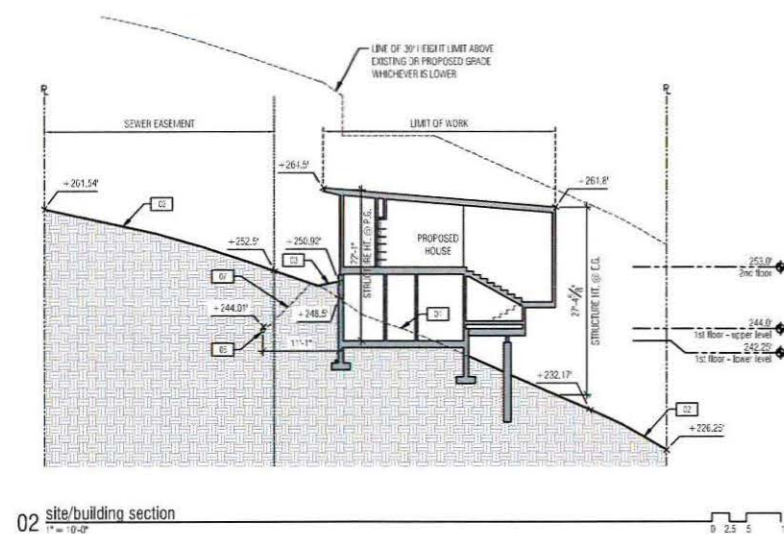
prepared by:  
ARCHITECTS hanna gabriel wells 5  
1955 BACON STREET 4  
SAN DIEGO, CA 92107 3  
tel: 619.523.8485 2 2013 january 10  
fax: 619.523.8487 1 2012 september 25

project address:  
2330 29TH STREET  
SAN DIEGO, CA 92104  
project name:  
carlson residence

original date:  
2012 march 12

sheet title:  
site sections  
sheet 7 of 11

AS2.1



legend

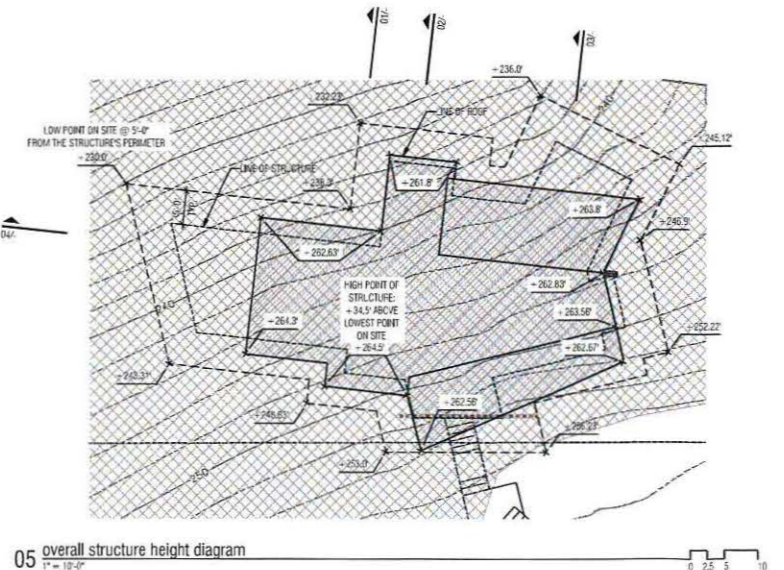
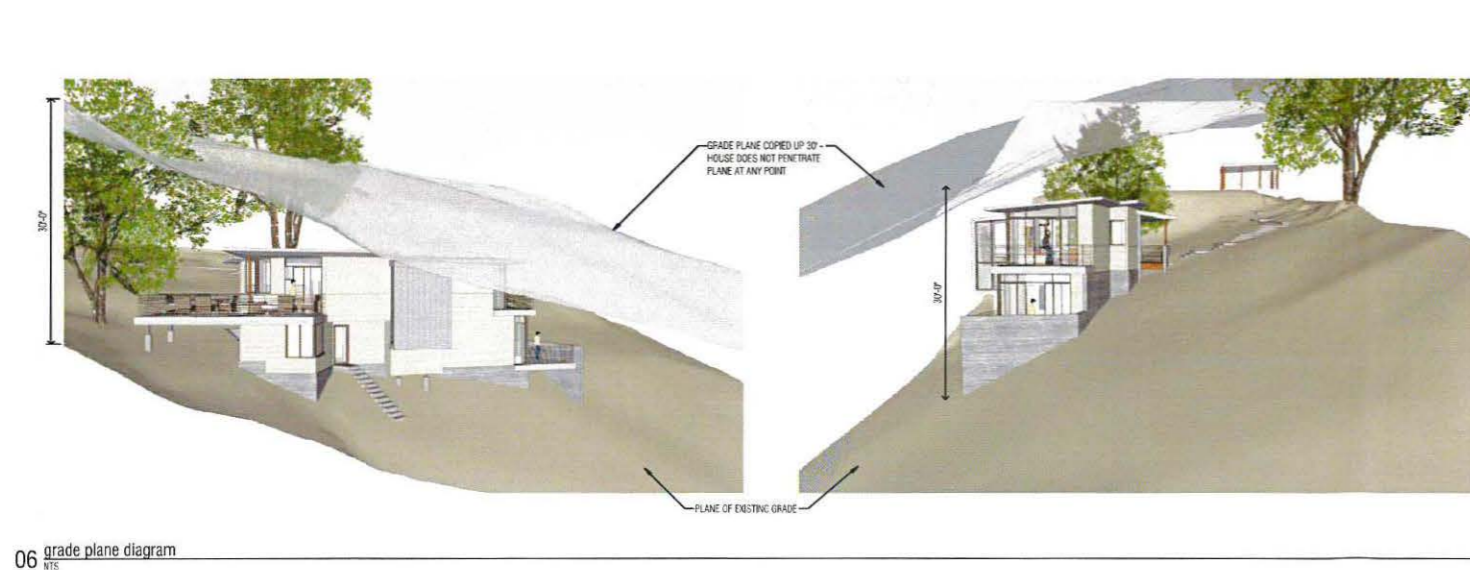
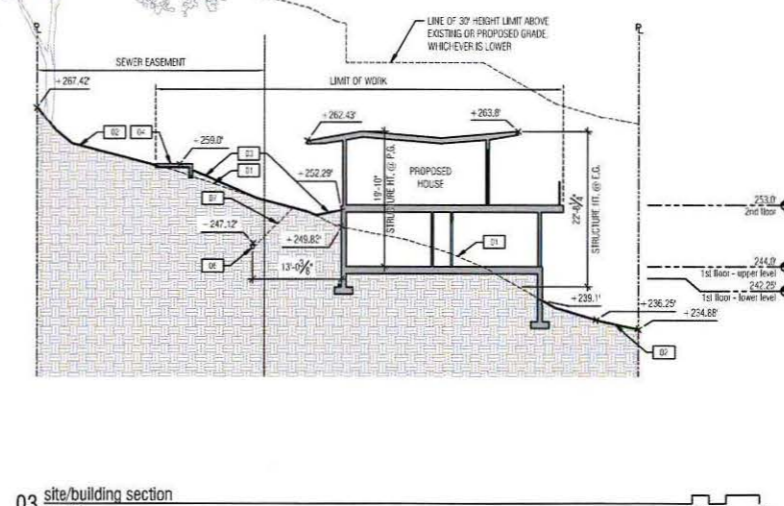
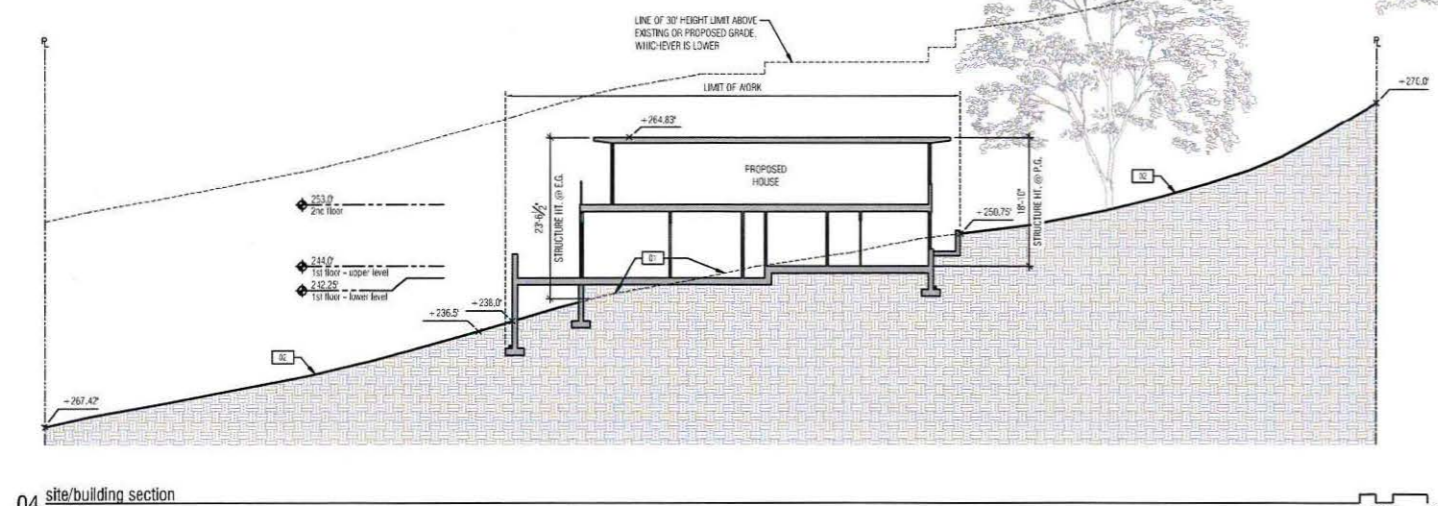
- MAX. HEIGHT
- DEVELOPMENT
- GRADE OR FINISH PAVING AT MEASURED ELEVATION (EXISTING GRADE OR PROPOSED GRADE, WHICHEVER IS LOWER)
- E.G. - EXISTING GRADE
- P.G. - PROPOSED GRADE

sheet general notes

1. MAXIMUM PERMITTED 30'-0" STRUCTURE HEIGHT LINE DETERMINED PER SOME DIAGRAMS 113-02.01, KH & LL.

sheet keynotes

- 01 LINE OF EXISTING GRADE
- 02 LINE OF EXISTING GRADE TO REMAIN
- 03 LINE OF PROPOSED GRADE
- 04 PROPOSED WALKWAY
- 05 EXISTING OAK TREE TO REMAIN
- 06 EXISTING 6" SEWER LINE PER CIVIL
- 07 1:1 INFLUENCE LINE AT EXISTING SEWER



owner/permittee  
KEN CARLSON  
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DELTA, CA 94011  
WORK: 604.831.3883

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ARCHITECTS hanna gabriel wells  
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SAN DIEGO CA 92107  
WORK: 619.523.8485 FAX: 619.523.8487

civil engineer:  
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607 ALDWICH ROAD  
EL CAJON, CA 92028  
WORK: 619.588.6747 FAX: 619.792.1232

landscape architect:  
CAROL CORNELIUS, R.L.A.  
12044 ROYAL ROAD, #123  
EL CAJON, CA 92021  
WORK: 619.251.6372

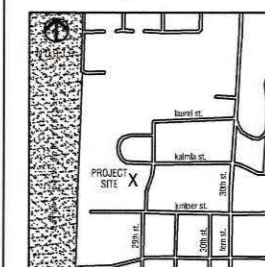
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TYPE OF CONSTRUCTION: TYPE V  
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- AS2 BUILDING ELEVATIONS

ARCHITECTS  
hanna gabriel wells

site development permit

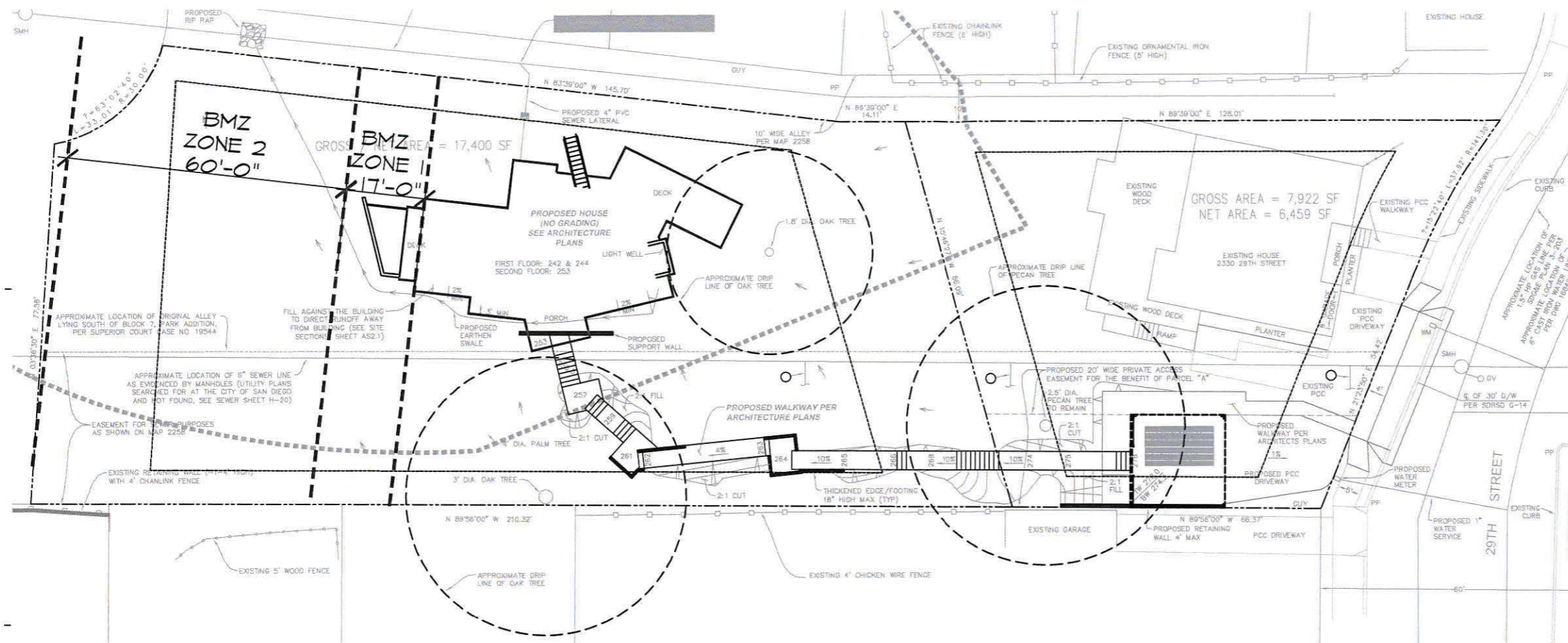
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1955 BACON STREET 4  
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tel: 619.523.8485 2 2013 january 10  
fax: 619.523.8487 1 2012 september 25  
project address: 2330 29TH STREET  
SAN DIEGO, CA 92104  
project name: carlson residence  
revisions:

sheet title:  
brush management &  
landscape development  
plan

sheet 1 of 11

L1.1

PROJECT #: 274225



PLANTING LEGEND

Typical symbol for existing trees to remain. Planting shall consist of existing native vegetation on site.

HYDROSEEDING NOTES

I. GENERAL SPECIFICATIONS  
No slopes are higher than 3' on this plan.  
Slopes higher than 3' shall be hydroseeded per the following notes.  
NON-IRRIGATED SEED MIX FOR PADDED AREAS.  
USE SAME SEED MIX AS NOTED ABOVE. GRADED, DISTURBED, OR ERODED AREAS THAT WILL NOT BE PAVED, COVERED BY A STRUCTURE, OR PLANTED FOR A PERIOD OF OVER 90 DAYS SHALL BE TEMPORARILY REVEGETATED WITH A NON-IRRIGATED NATIVE HYDROSEED MIX, GROUND COVER, OR EQUIVALENT MATERIAL. SEE THIS SHEET FOR SEED MIX AND SPECIFICATIONS.  
II. HYDROSEEDING MIXTURES AND RATES OF APPLICATION  
BOTANICAL NAME - RATE/ACRE

- IRRIGATED HYDROSEED MIX
- Encelia californica - 4 lb/acre
  - Eschecholzia californica - 4 lb/acre
  - Isomeris arboria - 5 lb/acre
  - Isocoma menziesii - 3 lb/acre
  - Loasthenia galbrata - 2 lb/acre
  - Lotus scoparius - 8 lb/acre
  - Lupinus succulentus - 5 lb/acre
  - Mimulus puniceus - 4 lb/acre
  - Salvia aptana - 4 lb/acre
  - Styrinchium bellum - 2 lb/acre
- TOTAL 41 lb/acre

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USE SAME SEED MIX AS NOTED ABOVE. GRADED, DISTURBED, OR ERODED AREAS THAT WILL NOT BE PAVED, COVERED BY A STRUCTURE, OR PLANTED FOR A PERIOD OF OVER 90 DAYS SHALL BE TEMPORARILY REVEGETATED WITH A NON-IRRIGATED NATIVE HYDROSEED MIX, GROUND COVER, OR EQUIVALENT MATERIAL. SEE THIS SHEET FOR SEED MIX AND SPECIFICATIONS.

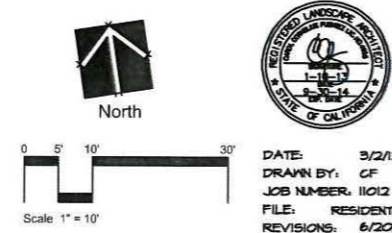
NO SEED SUBSTITUTIONS WILL BE ALLOWED WITH PRIOR EXPRESS WRITTEN AUTHORIZATION FROM THE LANDSCAPE ARCHITECT. ALL SEEDS ARE AVAILABLE AT 545 SEEDS - (805) 684-0456.

III. HYDROSEEDING SUSPENSION OR SLURRY COMPOSITION  
A. SEED MIXTURE @ REG. RATE PER ACRE.  
B. COMBED OR EQUAL VIRGIN WOOD CELLULOSE FIBER MULCH - 2000 POUNDS/ACRE.  
C. ECOLOGY CONTROL M-BINDER - 150 POUNDS/ACRE  
IV. APPLICATION PROCEDURES AND EQUIPMENT  
A. EQUIPMENT. HYDRAULIC EQUIPMENT USED FOR THE APPLICATION OF THE SEED AND SLURRY OF PREPARED FIBER MULCH SHALL BE OF THE "SUPER HYDROSEEDER" TYPE. THIS EQUIPMENT SHALL HAVE A BUILT-IN ASITATION SYSTEM AND OPERATING CAPACITY SUFFICIENT TO AGITATE, SUSPEND AND HOMOGENEOUSLY MIX A SLURRY CONTAINING NOT LESS THAN 40# OF FIBER MULCH FOR EACH 100 GALLONS OF WATER.  
THE SLURRY DISTRIBUTION LINES SHALL BE LARGE ENOUGH TO PREVENT STOPPAGE AND SHALL BE EQUIPPED WITH A SET OF HYDRAULIC SPRAY NOZZLES WHICH WILL PROVIDE A CONTINUOUS NON-FLUCTUATING DISCHARGE. THE SLURRY TANK SHALL HAVE A MINIMUM CAPACITY OF 1500 GALLONS AND SHALL BE MOUNTED ON A TRAVELING UNIT, EITHER SELF-PROPELLED OR DRAWN BY A SEPARATE UNIT, WHICH WILL PLACE THE SLURRY TANK SPRAY NOZZLES WITHIN SUFFICIENT PROXIMITY TO THE AREAS TO BE SEEDDED.  
B. PREPARATION. THE SLURRY PREPARATION SHALL TAKE PLACE AT THE SITE OF WORK AND SHALL BEGIN BY ADDING WATER TO THE TANK WHEN THE ENGINE IS AT HALF-THROTTLE. WHEN THE WATER LEVEL HAS REACHED THE HEIGHT OF THE ASITATOR SHAFT, GOOD RECIRCULATION SHALL BE ESTABLISHED AND, AT THIS TIME, THE SEED SHALL BE ADDED FOLLOWED BY THE FIBER MULCH.  
FIBER MULCH SHALL ONLY BE ADDED TO THE MIXTURE AFTER THE SEED AND WHEN THE TANK IS AT LEAST ONE-THIRD (1/3) FILLED WITH WATER.  
THE ENGINE THROTTLE SHALL BE OPENED TO FULL SPEED WHEN THE TANK IS HALF-FILLED WITH WATER. ALL THE FIBER MULCH SHALL BE ADDED BY THE TIME THE TANK IS TWO THIRDS (2/3) TO THREE FOURTHS (3/4) FULL. SPRAYING SHALL COMMENCE IMMEDIATELY WHEN THE TANK IS FULL.  
C. APPLICATION. THE OPERATOR SHALL SPRAY THE AREA WITH A UNIFORM, VISIBLE COAT BY USING THE GREEN COLOR OF THE FIBER MULCH AS A GUIDE. THE SLURRY SHALL BE APPLIED IN A SNEEPING MOTION, IN AN ARCHED STREAM SO AS TO FALL LIKE RAIN, ALLOWING THE WOOD FIBERS TO BUILD ON EACH OTHER. CONTINUE APPLICATION UNTIL A GOOD COAT IS ACHIEVED AND THE MATERIAL IS SPREAD AT THE REQUIRED RATE PER ACRE.  
D. ALL BARE SPOTS SHALL BE RESEEDDED WITH SAME HYDROSEED AND SUSPENSION COMPOSITION WITHIN THIRTY (30) DAYS TO THE SATISFACTION OF THE OWNER.

\*Proposed hydroseed mix is for erosion control purposes only. Prior to issuance of any Certificate of Occupancy, it shall be the responsibility of the Permittee or subsequent Owner to install all landscape in Zone One consistent with the Brush Management Regulations-Section 142.0412-LDC. All plant material in Zone One shall be irrigated with a permanent, below-grade irrigation system. The system shall be automatic, electrically controlled, and designed to provide water to all required plantings to maintain them in a healthy, disease-resistant condition\*.

NOTE: GRADED, DISTURBED, OR ERODED AREAS TO BE TREATED WITH NON-IRRIGATED HYDROSEED MIX SHALL RECEIVE AN INTERIM BINDER/TACKIFIER AS NEEDED BETWEEN APRIL 2ND AND AUGUST 31ST FOR DUST EROSION CONTROL AND SUBSEQUENT APPLICATION OF HYDROSEED MIX DURING THE RAINY SEASON BETWEEN OCTOBER 1ST AND APRIL 1ST.

For Brush Management Notes, See Sheet 2



DATE: 3/2/12  
DRAWN BY: GF  
JOB NUMBER: 11012  
FILE: RESIDENTIAL/CARLSON  
REVISIONS: 6/20/12 1/10/13  
4/25/12



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**NORTH PARK PLANNING COMMITTEE**  
**Corrected Minutes: April 17, 2012 – 6:30 PM**  
<http://www.northparkplanning.org>  
**2901 NORTH PARK WAY, 2<sup>ND</sup> FLOOR**

**I. Called to order: 6:31 p.m.**

**II. Members in attendance (15):** Rene Vidales, Cheryl Dye, Vicki Granowitz, Carl Moczydlowsky, Lucky Morrison, Dang Nguyen (late 6:46, left 8:17), Brandon Hilpert, Peter Hill, Rick Pyles, David Cohen, Dionne Carlson, Robert Barry, Roger Lewis (late 6:58), Omar Passons (left 8:17), Steven Williamson

**III. Modifications to & Adoption of the 01/17/12 Agenda.**

- Pull Alabama Road Lumps from the Consent Agenda

**MOTION TO ADOPTDA: Dye/Carlson 13-0-0 (Lewis, Nguyen Not Present)**

**IV. Chair's Report/CPC**

- Lori Zapf, District 6 Councilmember, Chair of LUHC of City Council attended. 6-7 CPCs have asked her to take on the utility box issue. Betsy McCoullough (ex-deputy director of community planning) is reviewing council policies to be updated or consistent with the general plan. CPC subcommittee is working with Betsy to review sections in respect to CPGs and Parks and Recreation.
- Rob Steppke was reappointed to the Balboa Park Committee
- Election Issue/Bylaw Update – City attorney update from Marlon in May. Updates to the bylaws following the election is necessary. Rob Steppke, Beth Swersie, Vicki Granowitz and Rene Vidales are forming a subcommittee to update the bylaws.

**V. Approval of Previous NPPC Minutes:**

- February 21, 2012 – Modification of January minutes is not possible since they were submitted by Christy Scannell **MOTION Hill/Hilpert 11-0-3 (Moczydlowsky, Williamson, Passons abstaining)**
- March 20, 2012 – **Motion to approve as modified: Hilpert/Carlson 12-1-2 (Cohen voting no, Passons and Williamson abstaining, not seated on the board)**

**VI. Treasurer's Report.**

1. Balance \$647.02

**VII. Planner's Report - Marlon Pangilinan 619.235.5293; [mpangilinan@sandiego.gov](mailto:mpangilinan@sandiego.gov)**

- Update Community Plan Process; No report
- Dye – emailed Marlon regarding questions on the community plan update.
  - Will the specific elements be presented in May along with their respective outlines?
  - Will the Plan organize guidelines by neighborhood or by the entire community?
  - Will the Plan propose Overlay Zones?
  - What scope will the Economic Prosperity element cover? The Manual leaves that wide open.

## VII. Announcements & Non Agenda Public Comment

- **North Park Main Street** - Nominated and sat new board members. Meeting times are unchanged. Approved a budget for marketing for the festival of the arts. Had a presentation on Jack-in-the-Box. Looking to change trash updates. Business owners are looking to form a security patrol – agendize for a future larger presentation. Continue to work on validation and a list of businesses associated with parking issues.
- **NPCA** – Bird Park Concerts are coming and are looking for fundraising and volunteers; Annual elections are coming up at 3090 Polk (at Illinois) on April 25th – accepting candidates.
- **Mayor’s Budget Briefing April 18 Herbert Hoover HS & May 1 Kearny HS** [www.sandiego.gov](http://www.sandiego.gov)
- **SOHO Twilight Tour and Reception April 20 - 6-8 pm ]**
- **MISSION HILLS HERITAGE Saturday, April 21, 1 p.m. to 4 p.m.** - “Cradle to Grave,” a docent-led walking tour hosted by Mission Hills Heritage (MHH), Tour explores the core area of Mission Hills in its infancy, 100 years ago, includes a nursery ,school, church, cemetery, century-old homes. Tickets are \$10 for MHH members; \$15 for non-members. Info & starting location e-mail [info@missionhillsheritage.org](mailto:info@missionhillsheritage.org) or phone (619) 497-1193.
- **Prop B Debate Comprehensive Pension Reform Initiative Reform or Fiscal Debate April 26, 7:30 & 8:30 pm Joyce Beers Community Center 3900 Vermont Ave** [lindaperine@yahoo.com](mailto:lindaperine@yahoo.com) for more info.
- **Committee of 100 – preservation group in Balboa Park. Annual Meeting May 25, 2012, 11:30-1:30.**
- **Adam Cook** - Bluefoot Bar CUP participated in a conflict resolution with neighbors and will be putting out a quarterly newsletter for continued work with the neighbors.
- **Carlson** – Saturday and Sunday is the Adams Avenue unplugged, in Normal Heights and Kensington. Saturday the 21st is the Kensington (and behi) garage sale.
- **Vidales** – Governing magazine top 10 that will be built - 3rd port of entry at Otay. Top 5 that will never be built – CAHSR

## IX. Elected Official Reports

- **Katherine Fortner, Hon. Susan Davis, US Congressional District 53,** [Katherine.Fortner@mail.house.gov](mailto:Katherine.Fortner@mail.house.gov) - voted against the FY13 Budget Proposal and supported the democratic proposal instead. Supporting numerous grants and initiatives. Accepting submissions for congressional art competition for high school students. Deadline is April 27th for entries.
- **Lindsey Masukawa, Hon. Toni Atkins, State Assembly District 76,** [Lindsey.Masukawa@asm.ca.gov](mailto:Lindsey.Masukawa@asm.ca.gov) - looking for support for the middle class scholarship act for families that fall just outside of FAFSA and Pell grants. Distributed a flyer on how to lobby for or against bills. Community coffee at Lestats June 21 at 5:00pm. Tax filing assistance available. Budget is ~\$1B more than anticipated. May revise on budget.
- **Anthony Bernal, Hon. Todd Gloria, Councilmember District 3** [ABernal@sandiego.gov](mailto:ABernal@sandiego.gov) - Opened Jefferson Elementary joint use facility. May 18th budget hearing followed by Council review. Redevelopment oversight committee has been established - next Wednesday is the first meeting. Bike to work day is in May, dovetails with new Bike Corrals.
  - Lewis – would like to know the process for oversight and accessibility for community members for specific line items that impact specific projects or community.

## X. Subcommittee Reports

- A. **Urban Design/Project Review, Robert Barry, Cheryl Dye - NP Adult Community Center, 6:00pm 1st Monday. Next meeting May 7, 2012** – Discussed Plaza de Panama issues. Carlson residence is an action item.

B. **Public Facilities/Public Art, Dionne Carlson, Rene Vidales – NP Adult Community Center, 6:00 pm, 2nd Wednesday. Next meeting May 9, 2012** – discussed roads lumps, bumps, humps. North Park gateway and entry monument– Omar to lead effort. Also discussed Plaza de Panama.

C. **Utility Boxes, Cheryl Dye, Dang Nguyen - meetings on an as needed basis** – working with Councilmember Gloria to have issue agendaized on LUHC. May 9<sup>th</sup> the utility box issue will be on the LUHC agenda. Councilmember Lightner has asked the City Attorney to look into additional funding options for undergrounding.

#### XI. Liaisons Reports

- **Balboa Park Committee - Rob Steppke:** Did not meet in April. Will be taking action on Plaza de Panama at May 3rd meeting.
- **Maintenance Assessment District - Lucky Morrison: Met April 9th** – Lucky elected chair, Beth Swersie is secretary. Looked at moving trash pickup to weekends. Discussed manning booth at upcoming festival of the arts. Discussed additional tree planting and reductions of tree trimming. Switzer Canyon funding to be repositioned to the MAD.
- **NP Mini Park - Roger Lewis/Vicki Granowitz:** Concern about funding and the general development have been expressed. Park and Recreation does not have ownership. Real Estate assets has ownership. Permitting an event at the mini-park would have to go through Real Estate. Issues regarding permits for an event would need non-toxic paint assurances. Tree selection for the park is an issue. Planters being labeled Storm Drain Planters may be an issue – called that for potential funding options. General Development Plan is going forward. Issue could come before the Park & Rec Board could be included on an agenda possibly on consent.

#### XII. Consent Agenda

Alabama Street road lumps pulled from Consent and moved to Action Item A.

#### XIII. Action Items

- A. Proposal to install three road lumps on the 3500 block of Alabama Street. Signed petition indicates residents representing approximately 82% of the property frontage and neighboring properties along the subject portion of the street are in support of this proposal. (Members PF/PA 4/11/12: Carlson, Vidales, Morrison, Hill, Passons, Williamson, Bonn, Callen) **MOTION: To support the speed lumps on Alabama Street from Upas St. to Dwight St. as proposed in the 82% petition approval sketch, with the exception that the southerly lump be located outside of narrow property frontages, as long as the overall lump system is efficient for traffic calming purposes.**  
Carlson/Cohen 15-0-0
- B. **Carlson Residence # 274225, 2330 29th St located in the canyon.** SDP for a 2200 sf house on a 1700 sf lot, 2 levels, below allowed height limits, 2-car carport, 15 cu yds. will be removed. Access is by a walkway of natural materials. SDFD approved the house since it will be sprinklered, along with 1-hour walls and 20 minute windows; is sensitive to the canyon with a small retaining wall. The existing pecan & oak trees will remain; native plants will be used to reduce fire risk & will be in conformance with City Policies on steep hillsides. Applicant agreed to meet with adjacent neighbors on site. (4/2/12 UDPR Barry, Dye, Bonn, Callen, Granowitz, Hill, Pyles)
  - a. Randy Hanna Architects, Hanna, Gabriel, Wells - Presenting. Owner's intent to do a low impact canyon home. Design evolved around saving large trees. Majority of the windows face the canyon, privacy for owners and neighbors. Quite a bit lower than existing grade of the surrounding houses. Concrete siding and zinc roof for muted color plan to mimic the canyons.

- b. Lewis – concerned that we don't have the final assessment letter and the mitigation for the environmentally sensitive lands, water run-off, etc. Hard to vote on issues without these items completed. Canyon oversight committee is frustrated with the decision process and lack of oversight to the city process
- c. Cohen – is there a variance required. No but a site development permit due to the environmentally sensitive lands (steep hillsides).
- d. Carlson – many of the issues were vetted at the sub-committee level including grading and species issues.
- e. Moczydlowsky – is there a schedule impact? A – unknown
- f. Dye – are you okay with tabling? A – Unknown but it will cause additional cost to the owner.

**Motion: To support approval of the SDP and the project based upon the design's environmental sensitivity, the specimen trees shown in current plans being retained, and native plants being used to meet the requirements for steep hillsides. Hilpert/Carlson 12-3-0 (Moczydlowsky/Lewis/Williamson voting no)**

- C. **Plaza de Panama, Circulation & Parking Structure Project SDP - Chair recused and left the meeting due to voting on this issue on another board (Chair steps down turns meeting over to Vice Chair Vidales)**
  - a. City staff needs the Planning committee to vote on the Plaza de Panama SDP. Get historical committee actions from Rene. Urban Design subcommittee and Public Facilities has provided a proposed motion to the board.

**MOTION: Following nearly two years of attending the applicant's presentations, studying, analyzing and debating the Proposed Plaza de Panama, Circulation and Parking Structure Project, The North Park Planning Committee finds the following:**

- 1) Per the General Plan Land Use element, Sec LU-D.10, the proposed Plan Amendments must be "consistent with the goals and policies of the General Plan and Community Plan" NPPC finds that there are basic inconsistencies with existing goals and policies adopted within the City's General Plan, Balboa Park Master Plan and Central Mesa Precise Plan, as outlined in detail in NPPC's March 14, 2012 letter to Mayor Sanders. Key issues include:
  - a. An intrusive bypass bridge and road in non-compliance with the General Plan's Historic Preservation, Urban Design, and Recreation Elements in terms of historic preservation goals
  - b. Excessive and unnecessary grading and use of retaining walls and other elements
  - c. Overtly project-specific amendments which jeopardize future approval of superior alternatives should the proposed project not go forward
  - d. Inappropriate use of the plan amendment process for fundamental land use changes that merit comprehensive plan updates.
  - e. Introducing parking fees at the Organ Pavilion parking garage that will create significant impacts to the surrounding no-fee parking lots;
  - f. Creating substantial general fund liabilities for City taxpayers to repay the parking garage bonds if the project's estimated parking garage occupancy levels of 77% cannot be sustained.
- 2) Proposed circulation and parking designs are in conflict with current regional park best practices which encourage relocation of centralized parking and related traffic to the park's exterior, combined with investment in Traffic Demand Management techniques within the park's interior



3) The three findings required by Municipal Code 126.0504 for any project to be approved or conditionally approved for a Site Development Permit (SDP) cannot be made to justify the project's adverse impacts, specifically related to historic resources

a. The proposed project will adversely affect the applicable land use plan(s). The applicant's SDP findings fail to acknowledge the General Plan's applicability to the project and thus fail to acknowledge non-compliance with the General Plan's Historic Preservation, Urban Design, and Recreation element goals, as has been concluded by City staff and documented in the Draft EIR.

b. The proposed project will be detrimental to the public health, safety, and welfare by increasing pedestrian and vehicle conflicts in the Alcazar Garden and Cabrillo Bridge/new bypass road intersection, and by relocating existing disabled parking from the Plaza de Panama to more than 800 feet away from the museum core

c. The proposed project will not comply with Land Development Code regulations (Chapters 11, 12, 13, and 14) because it will cause significant unmitigable impacts to historic resources and does not qualify for a deviation from Historical Resources Regulations under §143.0260(c).

For these reasons the North Park Planning Committee opposes the proposed Balboa Park Master Plan Amendment, Central Mesa Precise Plan Amendment, Site Development Permit and Balboa Park Plaza de Panama Circulation and Parking Structure Project. Vidales/Lewis 11-1-0 (Cohen voting no, Granowitz recused)

Chair rejoins Board & conducts meeting.

- D. **The Brown Act** - The Brown Act requires that the NPPC doesn't engage in serial meetings, reply all is one way to avoid violations. Public speaking also requires that you indicate that you are speaking as an individual but indicate that you are a member of the NPPC.
- E. **Jack in the Box Update** - Roger Lewis: Waiting for the final assessment letter with the notice on the CDP hearing. JIB held a community meeting. Existing lease has seven years remaining; they have four additional five-year renewal options.

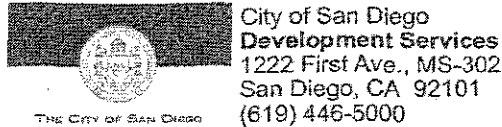
#### XIV. Unfinished & Future Agenda Items

- Cohen wants regular updates on proposed changes to the NPPC Bylaw.
  - a. Chair confirms that is the plan & is consistent with model used during last bylaw update.
- Dye –would like the Community Plan Update as an Action Item.

#### XV. Next Meeting Date: May 15, 2012

#### XVI. MOTION to ADJOURN: Vidales/Granowitz 13-0-0 (left). Meeting adjourned at 9:00 p.m.

Submitted by: Carl Moczydlowsky



# 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 \_\_\_\_\_ Project No. For City Use Only \_\_\_\_\_

Carlson Residence

Project Address:

2330 29th Street

San Diego, CA 92104

**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):  
 Kenneth Carlson  
 Owner  Tenant/Lessee  Redevelopment Agency  
 Street Address:  
 4796B 48th Avenue  
 City/State/Zip:  
 Delta, BC V4K 1V1  
 Phone No: \_\_\_\_\_ Fax No: \_\_\_\_\_  
 (604) 831-3883  
 Signature: *Kwbarbaron* Date: *2/27/2012*

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):  
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 Owner  Tenant/Lessee  Redevelopment Agency  
 Street Address:  
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 City/State/Zip:  
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 Phone No: \_\_\_\_\_ Fax No: \_\_\_\_\_  
 Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Name of individual (type or print):  
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 Phone No: \_\_\_\_\_ Fax No: \_\_\_\_\_  
 Signature: \_\_\_\_\_ Date: \_\_\_\_\_