



THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: November 7, 2013 **REPORT NO. PC-13-129**

ATTENTION: Planning Commission, Agenda of November 14, 2013

SUBJECT: Roseview TM/Right-of-Way Vacation
PROJECT NO. 191215. PROCESS 5.

**OWNER/
APPLICANT:** Douglas and Lauryn Gates, George Bradford and Alice Grether Saunders,
Martha Bradbeer, and the Landon Family Trust/Christensen Engineering
and Surveying.

SUMMARY

Issue: Should the Planning Commission recommend that the City Council approve a Tentative Map and Right-of-Way Vacation at 3045 and 3115 Tennyson Street and a 3044 Sterne Street within the Peninsula Community Planning area?

Staff Recommendations:

1. Recommend that the City Council **Adopt** Mitigated Negative Declaration No. 191215 and **Adopt** Mitigation, Monitoring and Reporting Program (MMRP).
2. Recommend that the City Council **Approve** Tentative Map No. 675359 and Right-of-Way Vacation No. 675360.

Community Planning Group Recommendation: On April 18, 2013, the Peninsula Community Planning Board voted 10-0-0 to recommend approval of the project with no conditions.

Environmental Review: A Mitigated Negative Declaration has been prepared for the Project No. 191215 in accordance with California Environmental Quality Act (CEQA) Guidelines. A Mitigation, Monitoring and Reporting Program has been prepared and will be implemented, which will reduce, to below a level of significance any impacts identified in the environmental review process.

Fiscal Impact Statement: All review and processing costs are covered by the applicant through a deposit account.

Code Enforcement Impact: None with this action.

Housing Impact Statement: The proposal for a street vacation and a tentative map creates the potential for two additional residential units within the community.

DISCUSSION/BACKGROUND

The project site is located at 3045 and 3115 Tennyson Street and 3044 Sterne Street in the RS-1-7 Zone within the Peninsula Community Planning Area. The project site at present has four lots, three developed with single family homes. The project would create two new lots with a Tentative Map (TM), adjusting lot lines, and would vacate an unused portion of Locust Street with a Right-of-Way (ROW) Vacation. The project is within the Coastal Height Limit, Airport Approach, Airport Influence Area, and in the Federal Aviation Administration Part 77 Overlay. No development is proposed with this project.

The project site is located on steep terrain, however staff has concluded that the project does not encroach into steep hillsides and is not subject to the Steep Hillside Guidelines regulations.

The project was submitted to the San Diego County Regional Airport Authority for evaluation as it is located in the Airport Influence Area for the San Diego International Airport (SDIA) Airport Land Use Compatibility Plan (ALUCP). As no building construction is proposed, the Airport Authority determined that a determination of consistency with the Compatibility Plan is not required at this time.

Staff has analyzed the project and determined that the portion of public Right-of-Way in Locust Street at this location is no longer needed for its original purpose. Locust Street is improved to Sterne Street and continuing improvements north through steep terrain is not desirable or necessary. Adequate transportation is provided in the area by other streets and access from the neighborhood to Rosecrans Street as the main thoroughfare in the area would be maintained with the proposed vacation from Tennyson, Sterne and Russell Streets, with convenient left and right turn access at both Tennyson and Russell Streets. The area to be vacated collects trash and contains vegetation and serves no benefit to the neighborhood. As a vacant area near the end of two dead-end streets (Tennyson and Sterne) this portion of Locust Street allows for unsafe conditions and potential liability to the City of San Diego resulting from activity on City-owned property.

Community Plan Analysis:

The General Plan does not address street vacations, but does address connectivity. One recommendation states, "address pedestrian needs as an integral component of community and public facilities financing plan updates and amendments, other planning studies and programs, and the development project review process." Another states, "link sidewalks, pedestrian paths and multi-purpose trails into a continuous region-wide network where possible." There is no existing connectivity between these two sections of street that would need to be preserved as a path for pedestrians. The Peninsula Community Plan in the Transportation and Shoreline Access element has a recommendation that, "curb cuts or street vacation requests which reduce available on-street parking should not be allowed, unless comparable replacement parking is provided in the immediate vicinity."

The proposed street vacation request would implement General and Peninsula Community plan goals because it would not affect linking sidewalks, pedestrian paths and multi-purpose trails in the plan area and would not result in a loss of available on-street parking.

Environmental Analysis:

A Mitigated Negative Declaration No. 191215 has been prepared for the project in accordance with State of California Environmental Quality Act (CEQA) Guidelines for potential impacts to paleontological resources. A Mitigation, Monitoring and Reporting Program (MMRP) has been prepared and will be implemented which will reduce, to below a level of significance, all potential impacts identified in the environmental review process. For CEQA review, staff analyzed the site and determined that Paleontological resources may be impacted with a future residential development. The site is underlain by the Cabrillo Formation which has a moderate resource potential. City of San Diego Significance Thresholds requires paleontological monitoring for grading activities that exceed 10 feet in depth and 2,000 cubic yards of excavation. Incorporation of the mitigation measures outlined in the associated MMRP would ensure that no impacts would occur.

Conclusion:

Staff has analyzed the project and determined that the portion of public Right-of-Way in Locust Street at this location is no longer needed for its original purpose or any extension of Locust Street. Adequate transportation would be provided to the neighborhood and the area to be vacated currently collects trash and serves no benefit to the neighborhood. This portion of Locust Street allows for unsafe conditions and potential liability to the City of San Diego. Therefore, staff is recommending approval of the proposed Tentative Map and Right-of-Way Vacation.

ALTERNATIVES

1. Recommend **Approval** of Tentative Map No. 675359 and Right-of-Way Vacation No. 675360, **with modifications.**
2. Recommend **Denial** of Tentative Map No. 675359 and Right-of-Way Vacation No. 675360, **if the findings required to approve the project cannot be affirmed.**

Respectfully submitted,

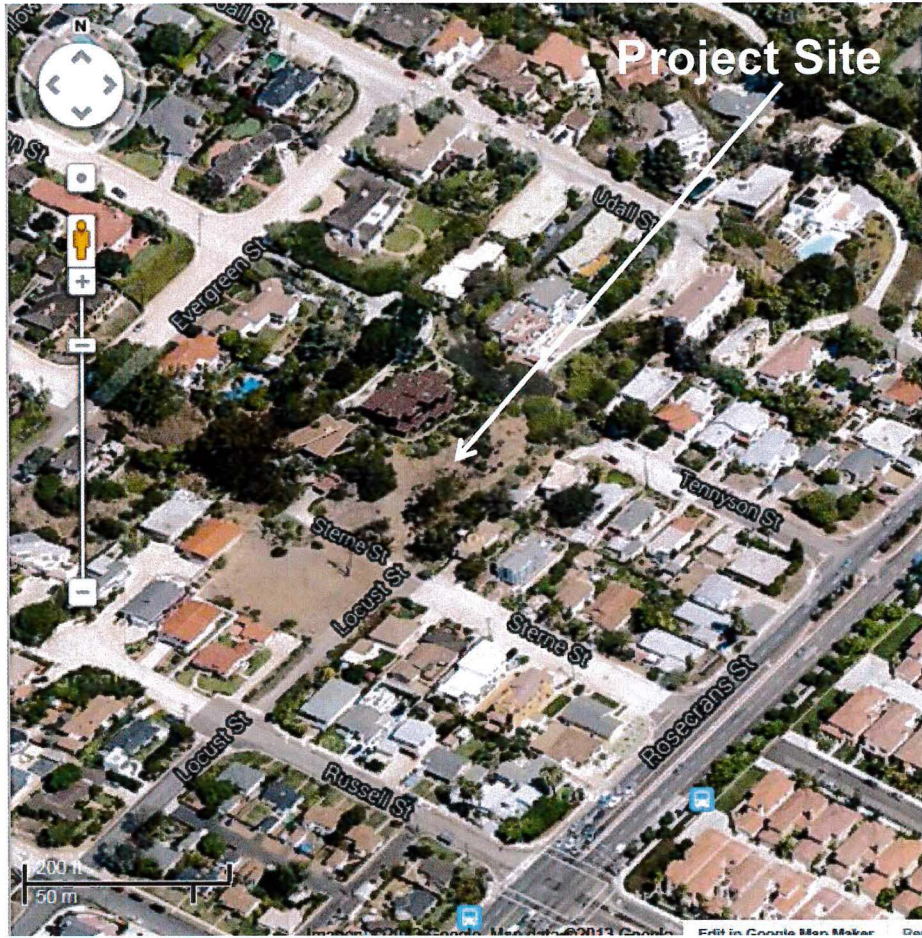


Mike Westlake
Acting Deputy Director
Development Services Department

Morris E. Dye, Project Manager
Development Services Department

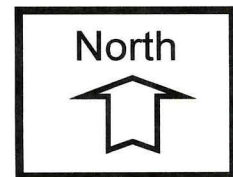
Attachments:

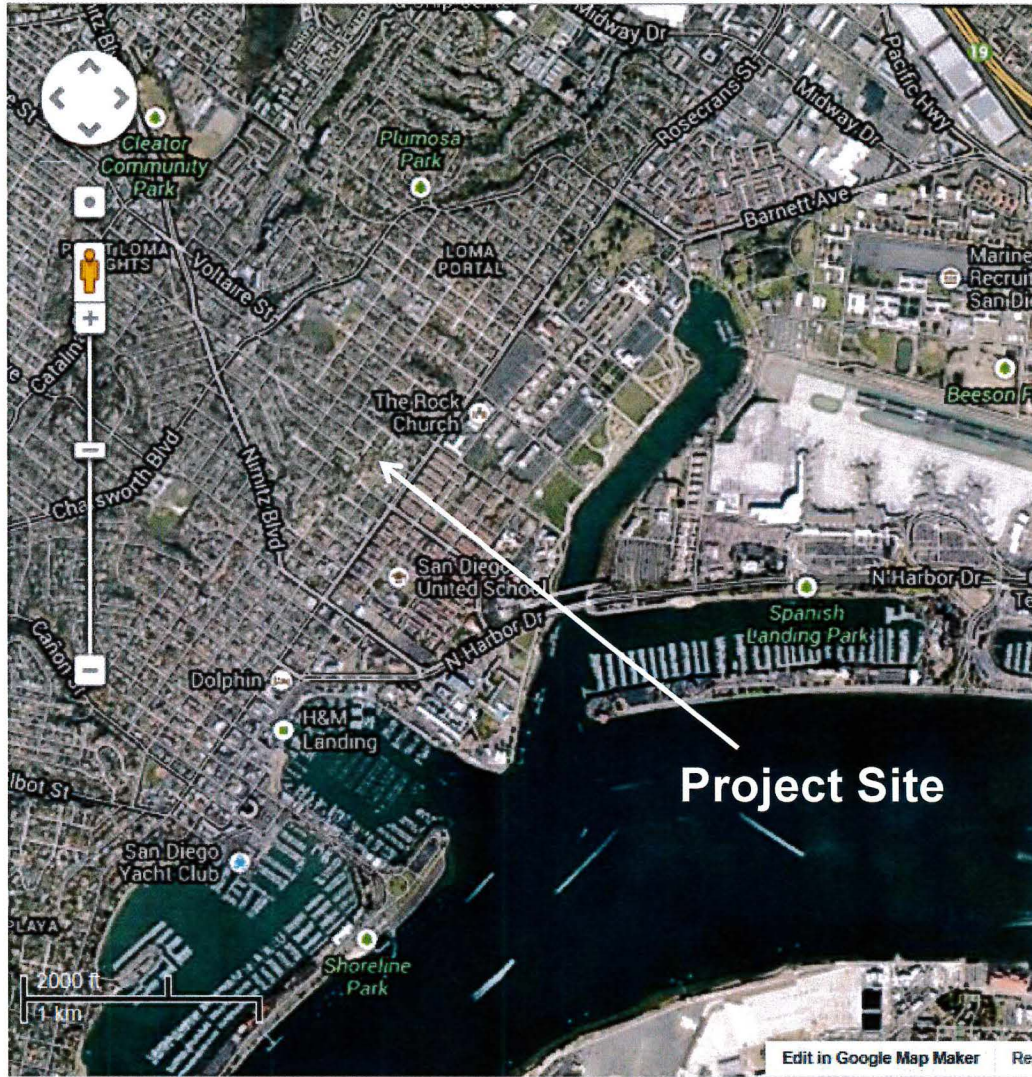
1. Aerial Photograph
2. Project Location Map
3. Community Plan Land Use Map
4. Project Data Sheet
5. Draft Map Resolution with Findings
6. Draft Map Conditions
7. Draft Environmental Resolution with MMRP
8. Community Planning Group Recommendation
9. Ownership Disclosure
10. Tentative Map/Vacation Exhibit



Location Aerial Photo

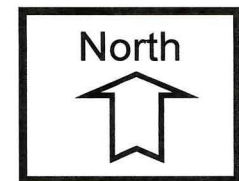
Roseview TM/ROW Vacation – 3044 Sterne Street
PROJECT NO. 191215

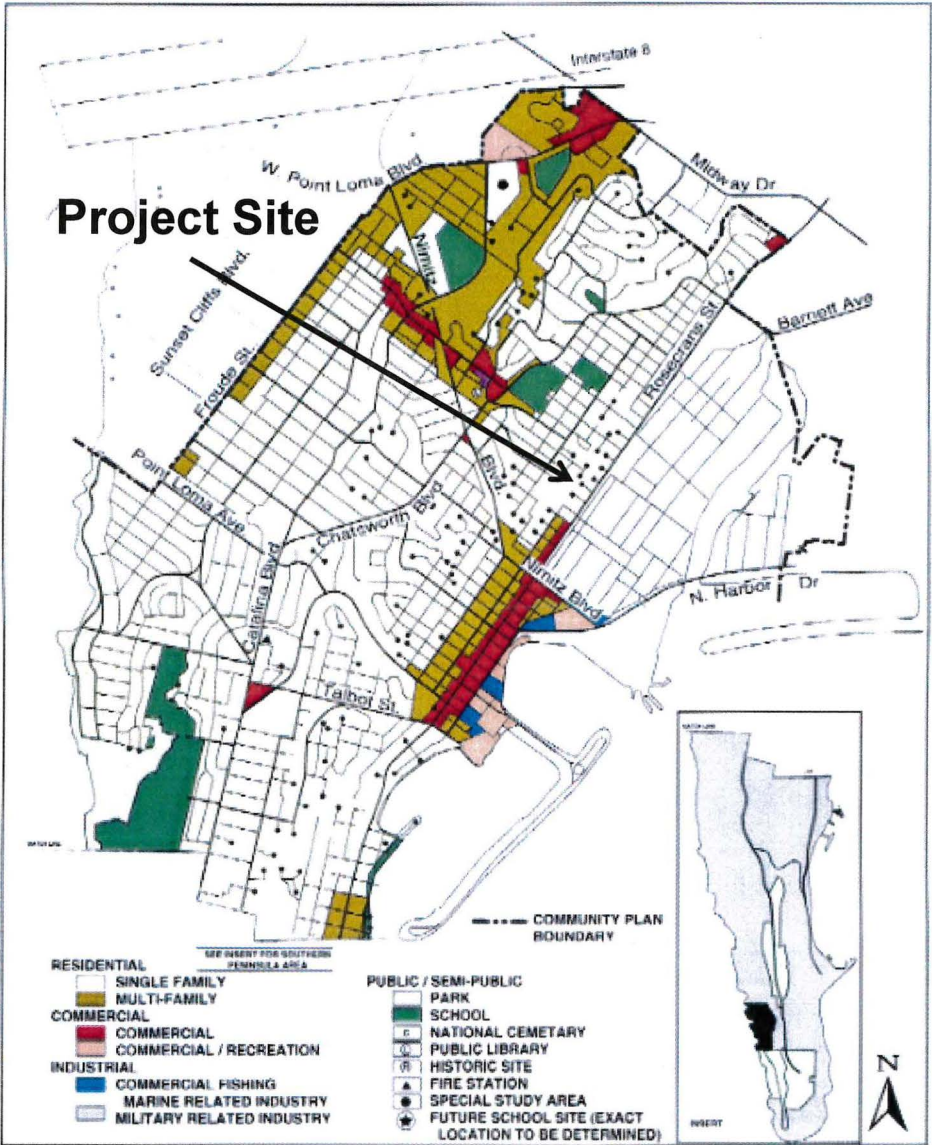




Project Location Map

Roseview TM/ROW Vacation– 3044 Sterne Street
PROJECT NO. 191215





Peninsula Community Plan
CITY OF SAN DIEGO • PLANNING DEPARTMENT



Land Use Map

Roseview TM/ ROW Vacation- 3044 Sterne Street
PROJECT NO. 191215



PROJECT DATA SHEET

PROJECT NAME:	ROSEVIEW TM/STREET VACATION	
PROJECT DESCRIPTION:	Public Right of Way Vacation to vacate a portion of Locust St and Tentative Map to create 2 new lots and a lot line adjustment to 4 lots.	
COMMUNITY PLAN AREA:	Peninsula Community Plan	
DISCRETIONARY ACTIONS:	Street Vacation and Tentative Map	
COMMUNITY PLAN LAND USE DESIGNATION:	9 du/ac	
<u>ZONING INFORMATION:</u>		
ZONE: RS-1-7 HEIGHT LIMIT: 30 ft. maximum height limit. LOT SIZE: 5,000 sq. ft. FLOOR AREA RATIO: Varies (depending on lot size) FRONT SETBACK: 15 ft. front yard setback SIDE SETBACK: .08 of lot width REAR SETBACK: 13 ft. front yard setback PARKING: 2 parking spaces required		
<u>ADJACENT PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Single Family; RS-1-7	Vacant & Single Family Residence
SOUTH:	Single Family; RS-1-7	Single Family Residence
EAST:	Single Family; RS-1-7	Single Family Residence
WEST:	Single Family; RS-1-7	Single Family Residence
DEVIATIONS OR VARIANCES REQUESTED:	None	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On April 18, 2013, the Peninsula Community Planning Board voted 10-0-0 to recommend approval of the project with no conditions.	

RESOLUTION NUMBER R-_____

ROSEVIEW TENTATIVE MAP NO. 675359, VACATION OF PUBLIC RIGHT-OF-WAY LOCATED AT 3045 AND 3115 TENNYSON STREET AND 3004 STERNE STREET, SAN DIEGO, CALIFORNIA, (PUBLIC RIGHT-OF-WAY VACATION NO. 675360) PROJECT NO. 191215

WHEREAS, Douglas and Lauryn Gates, George Bradford and Alice Grether Saunders, Martha Bradbeer, and the Landon Family Trust, Subdividers, and Christensen Engineering and Surveying, submitted an application to the City of San Diego for a Tentative Map No. 675259 and public right-of-way vacation for the Roseview Tentative Map and Public Right-of-Way Vacation to vacate a portion of Locust Street and a Tentative Map to create two (2) new lots and adjust lot lines to four (4) lots.

WHEREAS the project site is located at 3045 and 3115 Tennyson Street and a 3044 Sterne Street in the RS-1-7 Zone within the Peninsula Community Plan Area, and within the Coastal Height Limit, Airport Approach, Airport Influence Area, Federal Aviation Administration Part 77 noticing area.

WHEREAS the property is legally described as that portion of Block 160 of Roseville, according to Map thereof No. 165, and Lot 12 in Block 159 of Roseville according to Map thereof No. 165, and the Southeasterly half of Lot 5 and all of Lot 6 in Block 160 of Roseville, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 305, and Lot 1 in Block 159 of Roseville, according to Map thereof No. 165, filed in the Office of the County Recorder of San Diego County.

WHEREAS, the Map proposes to subdivide the site to create two (2) new lots adjusting lot lines to four (4) lots.

WHEREAS, the project complies with the requirements of a preliminary soils and/or geological reconnaissance report pursuant to Subdivision Map Act sections 66490 and 66491(b)-(f) and San Diego Municipal Code section 144.0220; and

WHEREAS, on November 14, 2013, the Planning Commission of the City of San Diego considered Tentative Map No. 675359 and Public Right-of-Way Vacation No. 675360, and pursuant to Planning Commission Resolution No. _____ the Planning Commission voted to recommend City Council approval of the map.

WHEREAS, under Charter section 280(a)(2) this resolution is not subject to veto by the Mayor because this matter requires the City Council to act as a quasi-judicial body and where a public hearing was required by law implicating due process rights of individuals affected by the decision and where the Council was required by law to consider evidence at the hearing and to make legal findings based on the evidence presented; and

WHEREAS, on November 14, 2013, the Planning Commission of the City of San Diego considered Tentative Map No. 675359, and Public Right-of-Way Vacation No. 675360 and pursuant to San Diego Municipal Code section(s) 125.0440, and 125.0430, 125.0941, and Subdivision Map Act section 66499.02, received for its consideration written and oral presentations, evidence having been submitted, and testimony having been heard from all interested parties at the public hearing, and the Planning Commission, having fully considered the matter and being fully advised concerning the same. NOW THEREFORE,

BE IT RESOLVED by the Planning Commission of the City of San Diego, that it recommends to the City Council of the City of San Diego adoption of the following findings with respect to Tentative Map No. 675359:

1. The proposed subdivision and its design or improvement are consistent with the policies, goals, and objectives of the applicable land use plan (San Diego Municipal Code § 125.0440(a) and Subdivision Map Action §§ 66473.5, 66474(a), and 66474(b)).

The project is proposing a subdivision to create two (2) new lots, adjust lot lines to four (4) lots and vacate a portion of Locust Street located at 3045 and 3115 Tennyson Street and 3044 Sterne Street within the Peninsula Community Plan Area, and within the Coastal Height Limit, Airport Approach, Airport Influence Area, Federal Aviation Administration Part 77 noticing area.

The Peninsula Community Plan designates the project site for single-family residential development. The tentative Map proposes to result in six lots each suitable for single-family development. Therefore, the proposed subdivision and its design or improvements are consistent with the policies, goals and objectives of the applicable land use plan.

2. The proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code, including any allowable deviations pursuant to the land development code.

The project is proposing a subdivision to create two (2) new lots, adjust lot lines to four (4) lots and vacate a portion of Locust Street located at 3045 and 3115 Tennyson Street and 3044 Sterne Street within the Peninsula Community Plan Area, and within the Coastal Height Limit, Airport Approach, Airport Influence Area, Federal Aviation Administration Part 77 noticing area.

The project would comply with all regulations and is requesting no deviations. Per SDMC Section 131.0447, paving and hardscape on single dwelling unit lots located in the RS zones shall be minimized. The applicant has demonstrated that the development will meet the minimum requirements as noted in SDMC Section 131.0447(a) through (c). The proposed Tentative Map has been reviewed and found to be consistent with requirements of the Subdivision Map Act. Therefore, the proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code, including any allowable deviations pursuant to the land development code.

3. The site is physically suitable for the type and density of development (San Diego Municipal Code § 125.0440(c) and Subdivision Map Act §§ 66474(c) and 66474(d)).

The project is proposing a subdivision to create two (2) new lots, adjust lot lines to four (4) lots and vacate a portion of Locust Street located at 3045 and 3115 Tennyson Street and 3044 Sterne Street within the Peninsula Community Plan Area, and within the Coastal Height Limit,

Airport Approach, Airport Influence Area, Federal Aviation Administration Part 77 noticing area.

The resulting Lots 6, 3, and 4 have single-family residential units. Resulting Lots 1, 2 and 5 are currently vacant. The area surrounding the project site is comprised of single-family residential development. Although the site is sloping from west to east it has been found to be suitable for development. A site visit by staff determined that there is no sensitive biological resources onsite. The site does not provide a wildlife corridor, is not located within or adjacent to the City of San Diego's Multi-Habitat Planning Area or have wetlands. Therefore, the site is physically suitable for the type and density of development.

4. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat (San Diego Municipal Code § 125.0440(d) and Subdivision Map Act § 66474(e)).

The project is proposing a subdivision to create two (2) new lots, adjust lot lines to four (4) lots and vacate a portion of Locust Street located at 3045 and 3115 Tennyson Street and 3044 Sterne Street within the Peninsula Community Plan Area, and within the Coastal Height Limit, Airport Approach, Airport Influence Area, Federal Aviation Administration Part 77 noticing area.

The project site is located in a developed urban area, there are no water courses on site and the site is not located adjacent to or within the City of San Diego's Multi-Habitat Planning Area and contains no wetlands. The project site could have a significant environmental effect on paleontological resources. The site is underlain by fill and under the fill lays the Cabrillo Formation. According to City of San Diego Significance Thresholds this formation has moderate resource potential and monitoring is required for grading exceeding 10 feet in depth and 2,000 cubic yards of excavation. However, mitigation measures included in the Mitigation, Monitoring and Reporting Program for the project would ensure that no impacts would occur. The measures include pre-construction meetings, during-construction monitoring and post-construction reporting. Therefore, the design of the subdivision or the proposed improvement are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

5. The design of the subdivision or the type of improvement will not be detrimental to the public health, safety, and welfare (San Diego Municipal Code § 125.0440(e) and Subdivision Map Act § 66474(f)).

The project is proposing a subdivision to create two (2) new lots, adjust lot lines to four (4) lots and vacate a portion of Locust Street located at 3045 and 3115 Tennyson Street and 3044 Sterne Street within the Peninsula Community Plan Area, and within the Coastal Height Limit, Airport Approach, Airport Influence Area, Federal Aviation Administration Part 77 noticing area.

The project will be required to widen and improve Sterne Street along the project's frontage and provide City of San Diego Standard pavement and five-foot sidewalk. This will

provide for driver and pedestrian safety as well as proper drainage. Therefore, the design of the subdivision or the type of improvement will not be detrimental to the public health, safety, and welfare.

6. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision (San Diego Municipal Code § 125.0440(f) and Subdivision Map Act § 66474(g)).

The project is proposing a subdivision to create two (2) new lots, adjust lot lines to four (4) lots and vacate a portion of Locust Street located at 3045 and 3115 Tennyson Street and 3044 Sterne Street within the Peninsula Community Plan Area, and within the Coastal Height Limit, Airport Approach, Airport Influence Area, Federal Aviation Administration Part 77 noticing area.

No easements have been acquired by the public at large for access through or use of the project property within the subdivision. Therefore, the design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

7. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities (San Diego Municipal Code § 125.0440(g) and Subdivision Map Act § 66473.1).

The project is proposing a subdivision to create two (2) new lots, adjust lot lines to four (4) lots and vacate a portion of Locust Street located at 3045 and 3115 Tennyson Street and 3044 Sterne Street within the Peninsula Community Plan Area, and within the Coastal Height Limit, Airport Approach, Airport Influence Area, Federal Aviation Administration Part 77 noticing area.

The proposed subdivision would not impede or inhibit any future passive or natural heating and cooling opportunities. Each structure would have the opportunity through building materials, site orientation, architectural treatments, placement and selection of plant materials to provide to the maximum extent feasible for future passive or natural heating and cooling opportunities. Therefore, the design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.

8. The decision maker has considered the effects of the proposed subdivision on the housing needs of the region and that those needs are balanced against the needs for public services and the available fiscal and environmental resources (San Diego Municipal Code § 125.0440(h) and Subdivision Map Act § 66412.3).

The project is proposing a subdivision to create two (2) new lots, adjust lot lines to four (4) lots and vacate a portion of Locust Street located at 3045 and 3115 Tennyson Street and 3044 Sterne Street within the Peninsula Community Plan Area, and within the Coastal Height Limit, Airport Approach, Airport Influence Area, Federal Aviation Administration Part 77 noticing area.

The project could result in two additional lots for single-family residential development. The project site is located in a developed urban area, there are no water courses on site and the site is not located adjacent to or within the City of San Diego's Multi-Habitat Planning Area and contains no wetlands. The project site could have a significant environmental effect on paleontological resources. The site is underlain by fill and under the fill lays the Cabrillo Formation. According to City of San Diego Significance Thresholds this formation has moderate resource potential and monitoring is required for grading exceeding 10 feet in depth and 2,000 cubic yards of excavation. However, mitigation measures included in the Mitigation, Monitoring and Reporting Program for the project would ensure that no impacts would occur. The measures include pre-construction meetings, during-construction monitoring and post-construction reporting. The Planning Commission has reviewed the administrative record, including project plans, environmental documentation and heard public testimony to determine the effects of the proposed subdivision on the housing needs of the region and has found that those needs are balanced against the needs for public services and the available fiscal and environmental resources finding that the addition of three lots for private development is consistent with the housing needs anticipated for the Peninsula planning area.

The above findings are supported by the minutes, maps, and exhibits, all of which are herein incorporated by reference.

BE IT FURTHER RESOLVED, that portions of Locust Street, located within the project boundaries as shown in Tentative Map No. 675359 shall be vacated, contingent upon the recordation of the approved Final Map for the project, and that the following findings are supported by the minutes, maps, and exhibits, all of which are herein incorporated by reference:

- 1. There is no present or prospective use for the public right-of-way, either for the purpose for which it was originally acquired, or for any other public use of a like nature that can be anticipated. (San Diego Municipal Code § 125.0941(a))**

The project is proposing a subdivision to create two (2) new lots, adjust lot lines to four (4) lots and vacate a portion of Locust Street located at 3045 and 3115 Tennyson Street and 3044 Sterne Street within the Peninsula Community Plan Area, and within the Coastal Height Limit, Airport Approach, Airport Influence Area, Federal Aviation Administration Part 77 noticing area.

The portion of Locust Street to be vacated is vacant land and is not contemplated for any future public street access or use. The vacation is located in between two dead-end streets on sloping terrain. Tennyson Street terminates at the end of the extension of Locust Street and Sterne Street terminates one block west of locust Street. The portion of Locust Street to be

vacated is on relatively sloped land and, as such, it is not anticipated that this segment will be necessary for any future extension or for any other purpose. Therefore, there is no present or prospective use for the public right-of-way, either for the purpose for which it was originally acquired, or for any other public use of a like nature that can be anticipated.

2. The public will benefit from the vacation through improved use of the land made available by the vacation. (San Diego Municipal Code § 125.0941(b))

The project is proposing a subdivision to create two (2) new lots, adjust lot lines to four (4) lots and vacate a portion of Locust Street located at 3045 and 3115 Tennyson Street and 3044 Sterne Street within the Peninsula Community Plan Area, and within the Coastal Height Limit, Airport Approach, Airport Influence Area, Federal Aviation Administration Part 77 noticing area.

The proposed vacation will allow a currently vacant area located between Tennyson and Sterne Streets to be developed with three additional single family residences eliminating a neighborhood nuisance. Trash collects at the site and the property is misused, creating unsightly and unsafe conditions for the neighborhood. Therefore, the public will benefit from the vacation through improved use of the land made available by the vacation.

3. The vacation does not adversely affect any applicable land use plan. (San Diego Municipal Code § 125.0941(c))

The project is proposing a subdivision to create two (2) new lots, adjust lot lines to four (4) lots and vacate a portion of Locust Street located at 3045 and 3115 Tennyson Street and 3044 Sterne Street within the Peninsula Community Plan Area, and within the Coastal Height Limit, Airport Approach, Airport Influence Area, Federal Aviation Administration Part 77 noticing area.

The proposed vacation will permit development of two additional single-family residences in an area zoned RS-1-7 and which the Peninsula Community Plan designates for single-family residential development. Therefore, by vacating the excess right-of-way, the project would allow for development that is consistent with the underlying zone and the community plan. Therefore, the vacation does not adversely affect any applicable land use plan.

4. The public facility for which the right-of-way was originally acquired will not be detrimentally affected by this vacation. (San Diego Municipal Code § 125.0941(d))

The project is proposing a subdivision to create two (2) new lots, adjust lot lines to four (4) lots and vacate a portion of Locust Street located at 3045 and 3115 Tennyson Street and 3044 Sterne Street within the Peninsula Community Plan Area, and within the Coastal Height Limit, Airport Approach, Airport Influence Area, Federal Aviation Administration Part 77 noticing area.

As currently built, Locust Street provides public vehicular access on a relatively flatter portion of the area. Residents are able to access the westerly dead-end portion of Tennyson Street from Rosecrans Street. In addition, both left and right turns are allowed from Tennyson Street turning onto Rosecrans Street. Due to the steeper terrain through the portion of the project site,

the extension of Locust Street is not anticipated. Therefore, the public facility for which the right-of-way was originally acquired will not be detrimentally affected by this vacation.

BE IT FURTHER RESOLVED, that said portion Locust Street shall be vacated contingent upon a general utility easement reservation being provided as shown on Tentative Map No. 675359.

BE IT FURTHER RESOLVED, that based on the Findings hereinbefore adopted by the City Council Tentative Map No. 675359, and Public Right of Way Vacation /are hereby granted to Douglas and Lauryn Gates, George Bradford and Alice Grether Saunders, Martha Bradbeer, and the Landon Family Trust subject to the attached conditions which are made a part of this resolution by this reference.

APPROVED: JAN I. GOLDSMITH, City Attorney

By _____
[Attorney]
Deputy City Attorney

[Initials]:[Initials]
[Month]/[Day]/[Year]
Or.Dept:[Dept]

ATTACHMENT: Tentative Map Conditions

Internal Order No. 24000090

CITY COUNCIL
CONDITIONS FOR TENTATIVE MAP NO. 675359

PROJECT NO. 191215 MMRP

ADOPTED BY RESOLUTION NO. R-_____ ON _____

GENERAL

1. This Tentative Map will expire on _____.
2. Compliance with all of the following conditions shall be completed and/or assured, to the satisfaction of the City Engineer, prior to the recordation of the Final Map unless otherwise noted.
3. Prior to the recordation of the Final Map, taxes must be paid on this property pursuant to Subdivision Map Act section 66492. To satisfy this condition, a tax certificate stating that there are no unpaid lien conditions against the subdivision must be recorded in the Office of the San Diego County Recorder.
4. The Final Map shall conform to the provisions of Tentative Map No. 675359.
5. The Subdivider shall defend, indemnify, and hold the City (including its agents, officers, and employees [together, "Indemnified Parties"]) harmless from any claim, action, or proceeding, against the City and/or any Indemnified Parties to attack, set aside, void, or annul City's approval of this project, which action is brought within the time period provided for in Government Code section 66499.37. City shall promptly notify Subdivider of any claim, action, or proceeding and shall cooperate fully in the defense. If City fails to promptly notify Subdivider of any claim, action, or proceeding, or if City fails to cooperate fully in the defense, Subdivider shall not thereafter be responsible to defend, indemnify, or hold City and/or any Indemnified Parties harmless. City may participate in the defense of any claim, action, or proceeding if City both bears its own attorney's fees and costs, City defends the action in good faith, and Subdivider is not required to pay or perform any settlement unless such settlement is approved by the Subdivider.

Project No. 191215
TM No. 675359

AIRPORT

6. Prior to recordation of the Final Map the Subdivider shall provide a valid "Determination of No Hazard to Air Navigation" issued by the Federal Aviation Administration [FAA].

ENGINEERING

7. Compliance with all conditions shall be assured, to the satisfaction of the City Engineer, prior to the recordation of the Tentative Map, unless otherwise noted.
8. The Subdivider shall obtain an Encroachment Maintenance and Removal Agreement for the retaining wall and curb outlet located within Stern Street right-of-way.
9. The drainage system proposed for this development, as shown on the site plan, is subject to approval by the City Engineer.
10. The Subdivider shall obtain a bonded grading permit for the grading proposed for this project. All grading shall conform to the requirements of the City of San Diego Municipal Code in a manner satisfactory to the City Engineer.
11. The subdivider shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.
12. The Subdivider shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the Municipal Code, into the construction plans or specifications.
13. The Subdivider 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.
14. The Subdivider 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.
15. The Subdivider shall underground any new service run to any new or proposed structures within the subdivision.
16. The Subdivider shall ensure that all existing onsite utilities serving the subdivision shall be undergrounded with the appropriate permits. The Subdivider shall provide written confirmation from applicable utilities that the conversion has

taken place, or provide other means to assure the undergrounding, satisfactory to the City Engineer.

17. Conformance with the "General Conditions for Tentative Subdivision Maps," filed in the Office of the City Clerk under Document No. 767688 on May 7, 1980, is required. Only those exceptions to the General Conditions which are shown on the Tentative Map and covered in these special conditions will be authorized. All public improvements and incidental facilities shall be designed in accordance with criteria established in the Street Design Manual, filed with the City Clerk as Document No. RR-297376.

MAPPING

18. "Basis of Bearings" means the source of uniform orientation of all measured bearings shown on the map. Unless otherwise approved, this source shall be the California Coordinate System, Zone 6, North American Datum of 1983 [NAD 83].
19. "California Coordinate System" means the coordinate system as defined in Section 8801 through 8819 of the California Public Resources Code. The specified zone for San Diego County is "Zone 6," and the official datum is the "North American Datum of 1983."
20. The Final Map shall:
 - a. Use the California Coordinate System for its "Basis of Bearing" and express all measured and calculated bearing values in terms of said system. The angle of grid divergence from a true median (theta or mapping angle) and the north point of said map shall appear on each sheet thereof. Establishment of said Basis of Bearings may be by use of existing Horizontal Control stations or astronomic observations.
 - b. Show two measured ties from the boundary of the map to existing Horizontal Control stations having California Coordinate values of Third Order accuracy or better. These tie lines to the existing control shall be shown in relation to the California Coordinate System (i.e., grid bearings and grid distances). All other distances shown on the map are to be shown as ground distances. A combined factor for conversion of grid-to-ground distances shall be shown on the map.

WASTEWATER

21. The Subdivider shall obtain an Encroachment Maintenance and Removal Agreement (EMRA) for, and prior to, proposed improvements of any kind, including utilities, drainage facilities, landscaping, enhanced paving, and electrical conduits to be installed within the public right of way or easement.
22. The Subdivider shall design and construct all proposed public sewer facilities to the most current edition of the City of San Diego's Sewer Design Guide.
23. 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.
24. No trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any sewer facilities.

WATER

25. The Subdivider shall assure, by permit and bond, the design and construction of new water services outside of any driveway, and the removal of all existing unused services, within the right-of-way adjacent to the project site, in a manner satisfactory to the Director of Public Utilities and the City Engineer.
26. The Subdivider shall apply for a plumbing permit for the installation of appropriate private back flow prevention device(s), on each water service (domestic, fire and irrigation), in a manner satisfactory to the Director of Public Utilities and the City Engineer. BFPDs shall be located above ground on private property, in line with the service and immediately adjacent to the right-of-way.
27. Prior to the issuance of any certificates of occupancy, all public water facilities shall be complete and operational in a manner satisfactory to the Director of Public Utilities and the City Engineer.
28. The Owner/Permittee shall design and construct all proposed public water facilities, in accordance with established criteria in the current edition of the City of San Diego Water Facility Design Guidelines and City regulations, standards and practices.

GEOLOGY

29. Prior to the issuance of a grading permit, the Subdivider shall submit a geotechnical report prepared in accordance with the City of San Diego's "Guidelines for Geotechnical Reports," satisfactory to the City Engineer.

Project No. 191215
TM No. 675359

30. The Owner/Permittee shall submit a geotechnical investigation report that specifically addresses the proposed construction plans. The geotechnical investigation report or update letter shall be reviewed for adequacy by the Geology Section of Development Services prior to the issuance of any construction permit.

TRANSPORTATION

31. A minimum of 12 automobile spaces are required by the Land Development Code. All on-site parking stalls and aisle widths shall be in compliance with requirements of the City's Land Development Code and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing by the Development Services Director.
32. The applicant shall widen and improve Sterne Street along the project's frontage to 34 feet with City standard pavement and 5 feet of sidewalk, satisfactory to the City Engineer.
33. The applicant shall construct City standard curb height, gutter and sidewalk along the project's frontage on Sterne Street, satisfactory to the City Engineer.
34. The applicant shall construct 20' wide driveway off Sterne Street serving Lot 1, Lot 2 and Lot 5, satisfactory to the City Engineer.
35. The applicant shall construct a turnaround area at the northern end of Sterne Street, satisfactory to the City Engineer.
36. The applicant shall provide 10' visibility triangle areas on both sides of the driveway along the property line on Sterne Street. No obstacles higher than 36" shall be located within the visibility areas e.g. landscape, hardscape, walls, embankment, shrubs..etc.
37. The applicant shall obtain an Encroachment Maintenance and Removal Agreement for the retaining wall, non-standard driveway, curb and curb outlet located within Sterne Street right-of-way.

ENVIRONMENTAL

38. The applicant shall comply with the MMRP as specified in MITIGATED NEGATIVE DECLARATION NO. 191215 to the satisfaction of the Development Services Department and the City Engineer. Prior to issuance of any construction permit, all conditions of the MMRP shall be adhered to, to the satisfaction of the City Engineer. All mitigation measures described in the

MMRP shall be implemented for the following issue areas: **Paleontological Resources.**

INFORMATION:

- The approval of this Tentative Map by the City Council of the City of San Diego does not authorize the subdivider to violate any Federal, State, or City laws, ordinances, regulations, or policies including but not limited to, the Federal Endangered Species Act of 1973 and any amendments thereto (16 USC § 1531 et seq.).
- If the Subdivider makes any request for new water and sewer facilities (including services, fire hydrants, and laterals), the Subdivider shall design and construct such facilities in accordance with established criteria in the most current editions of the City of San Diego water and sewer design guides and City regulations, standards and practices pertaining thereto. Off-site improvements may be required to provide adequate and acceptable levels of service and will be determined at final engineering.
- Subsequent applications related to this Tentative Map will be subject to fees and charges based on the rate and calculation method in effect at the time of payment.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of Tentative Map, may protest the imposition within ninety days of the approval of this Tentative Map by filing a written protest with the San Diego City Clerk pursuant to Government Code sections 66020 and/or 66021.
- Where in the course of development of private property, public facilities are damaged or removed, the Subdivider shall at no cost to the City, obtain the required permits for work in the public right-of-way, and repair or replace the public facility to the satisfaction of the City Engineer (San Diego Municipal Code § 142.0607).

Internal Order No. 24000090

Project No. 191215
TM No. 675359

RESOLUTION NUMBER R- _____

ADOPTED ON _____

WHEREAS, on August 3, 2009, Joy Christensen submitted an application to Development Services Department for a Right of Way Vacation and Tentative Map for the Roseview Tentative Map; and

WHEREAS, the matter was Set for a Public hearing to be conducted by the City Council of the City of San Diego; and

WHEREAS, the issue was heard by the City Council on _____; and

WHEREAS, under Charter section 280(a)(2) this resolution is not subject to veto by the Mayor because this matter requires the City Council to act as a quasi-judicial body, a public hearing is required by law implicating due process rights of individuals affected by the decision, and the Council is required by law to consider evidence at the hearing and to make legal findings based on the evidence presented; and

WHEREAS, the City Council considered the issues discussed in Mitigation Negative Declaration No. 191215 prepared for this Project; NOW THEREFORE,

BE IT RESOLVED, by the City Council that it is certified that the Declaration has been completed in compliance with the California Environmental Quality Act of 1970 (CEQA) (Public Resources Code Section 21000 et seq.), as amended, and the State CEQA Guidelines thereto (California Code of Regulations, Title 14, Chapter 3, Section 15000 et seq.), that the Declaration reflects the independent judgment of the City of San Diego as Lead Agency and that the information contained in said Declaration, together with any comments received during the public review process, has been reviewed and considered by the City Council in connection with the approval of the Project.

BE IT FURTHER RESOLVED, that the City Council finds on the basis of the entire record that project revisions now mitigate potentially significant effects on the environment previously identified in the Initial Study, that there is no substantial evidence that the Project will have a significant effect on the environment, and therefore, that said Declaration is hereby adopted.

BE IT FURTHER RESOLVED, that pursuant to CEQA Section 21081.6, the City Council hereby adopts the Mitigation Monitoring and Reporting Program, or alterations to implement the changes to the Project as required

by this City Council in order to mitigate or avoid significant effects on the environment, which is attached hereto as Exhibit A.

BE IT FURTHER RESOLVED, that the Declaration and other documents constituting the record of proceedings upon which the approval is based are available to the public at the office of the City Clerk, 202 C Street, San Diego, CA 92101.

By: _____
Deputy City Attorney

ATTACHMENT(S): Exhibit A, Mitigation Monitoring and Reporting Program

EXHIBIT A**MITIGATION MONITORING AND REPORTING PROGRAM****Right of Way Vacation Tentative Map****PROJECT NO. 191215**

This Mitigation Monitoring and Reporting Program is designed to ensure compliance with Public Resources Code Section 21081.6 during implementation of mitigation measures. This program identifies at a minimum: the department responsible for the monitoring, what is to be monitored, how the monitoring shall be accomplished, the monitoring and reporting schedule, and completion requirements. A record of the Mitigation Monitoring and Reporting Program will be maintained at the offices of the Entitlements Division, 1222 First Avenue, Fifth Floor, San Diego, CA, 92101. All mitigation measures contained in the Mitigated Negative Declaration No.191215 shall be made conditions of Right of Way Vacation and Tentative Map as may be further described below.

PALEONTOLOGICAL RESOURCES**I. Prior to Permit Issuance****A. Entitlements Plan Check**

1. Prior to issuance of any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits or a Notice to Proceed for Subdivisions, but prior to the first preconstruction meeting, whichever is applicable, the Assistant Deputy Director (ADD) Environmental designee shall verify that the requirements for Paleontological Monitoring have been noted on the appropriate construction documents.

B. Letters of Qualification have been submitted to ADD

1. The applicant shall submit a letter of verification to Mitigation Monitoring Coordination (MMC) identifying the Principal Investigator (PI) for the project and the names of all persons involved in the paleontological monitoring program, as defined in the City of San Diego Paleontology Guidelines.
2. MMC will provide a letter to the applicant confirming the qualifications of the PI and all persons involved in the paleontological monitoring of the project.
3. Prior to the start of work, the applicant shall obtain approval from MMC for any personnel changes associated with the monitoring program.

II. Prior to Start of Construction**A. Verification of Records Search**

1. The PI shall provide verification to MMC that a site specific records search has been completed. Verification includes, but is not limited to a copy of a confirmation letter from San Diego Natural History Museum, other institution or, if the search was in-house, a letter of verification from the PI stating that the search was completed.
2. The letter shall introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities.

B. PI Shall Attend Precon Meetings

1. Prior to beginning any work that requires monitoring; the Applicant shall arrange a Precon Meeting that shall include the PI, Construction Manager (CM) and/or Grading Contractor, Resident Engineer (RE), Building Inspector (BI), if appropriate, and MMC. The qualified paleontologist shall attend any grading/excavation related Precon Meetings to make comments and/or suggestions concerning the Paleontological Monitoring program with the Construction Manager and/or Grading Contractor.
 - a. If the PI is unable to attend the Precon Meeting, the Applicant shall schedule a focused Precon Meeting with MMC, the PI, RE, CM or BI, if appropriate, prior to the start of any work that requires monitoring.
2. Identify Areas to be Monitored
Prior to the start of any work that requires monitoring, the PI shall submit a Paleontological Monitoring Exhibit (PME) based on the appropriate construction documents (reduced to 11x17) to MMC identifying the areas to be monitored including the delineation of grading/excavation limits. The PME shall be based on the results of a site specific records search as well as information regarding existing known soil conditions (native or formation).
3. When Monitoring Will Occur
 - a. Prior to the start of any work, the PI shall also submit a construction schedule to MMC through the RE indicating when and where monitoring will occur.
 - b. The PI may submit a detailed letter to MMC prior to the start of work or during construction requesting a modification to the monitoring program. This request shall be based on relevant information such as review of final construction documents which indicate conditions such as depth of excavation and/or site graded to bedrock, presence or absence of fossil resources, etc., which may reduce or increase the potential for resources to be present.

III. During Construction

A. Monitor Shall be Present During Grading/Excavation/Trenching

1. The monitor shall be present full-time during grading/excavation/trenching activities as identified on the PME that could result in impacts to formations with high and moderate resource sensitivity. **The Construction Manager is responsible for notifying the RE, PI, and MMC of changes to any construction activities such as in the case of a potential safety concern within the area being monitored. In certain circumstances OSHA safety requirements may necessitate modification of the PME.**
2. The PI may submit a detailed letter to MMC during construction requesting a modification to the monitoring program when a field condition such as trenching activities that do not encounter formational soils as previously assumed, and/or when unique/unusual fossils are encountered, which may reduce or increase the potential for resources to be present.
3. The monitor shall document field activity via the Consultant Site Visit Record (CSV). The CSV's shall be faxed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly (**Notification of Monitoring**

Completion), and in the case of ANY discoveries. The RE shall forward copies to MMC.

B. Discovery Notification Process

1. In the event of a discovery, the Paleontological Monitor shall direct the contractor to temporarily divert trenching activities in the area of discovery and immediately notify the RE or BI, as appropriate.
2. The Monitor shall immediately notify the PI (unless Monitor is the PI) of the discovery.
3. The PI shall immediately notify MMC by phone of the discovery, and shall also submit written documentation to MMC within 24 hours by fax or email with photos of the resource in context, if possible.

C. Determination of Significance

1. The PI shall evaluate the significance of the resource.
 - a. The PI shall immediately notify MMC by phone to discuss significance determination and shall also submit a letter to MMC indicating whether additional mitigation is required. The determination of significance for fossil discoveries shall be at the discretion of the PI.
 - b. If the resource is significant, the PI shall submit a Paleontological Recovery Program (PRP) and obtain written approval from MMC. Impacts to significant resources must be mitigated before ground disturbing activities in the area of discovery will be allowed to resume.
 - c. If resource is not significant (e.g., small pieces of broken common shell fragments or other scattered common fossils) the PI shall notify the RE, or BI as appropriate, that a non-significant discovery has been made. The Paleontologist shall continue to monitor the area without notification to MMC unless a significant resource is encountered.
 - d. The PI shall submit a letter to MMC indicating that fossil resources will be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that no further work is required.

IV. Night and/or Weekend Work

A. If night and/or weekend work is included in the contract

1. When night and/or weekend work is included in the contract package, the extent and timing shall be presented and discussed at the precon meeting.
2. The following procedures shall be followed.
 - a. No Discoveries
In the event that no discoveries were encountered during night and/or weekend work, The PI shall record the information on the CSVN and submit to MMC via fax by 8AM on the next business day.
 - b. Discoveries
All discoveries shall be processed and documented using the existing procedures detailed in Sections III - During Construction.
 - c. Potentially Significant Discoveries
If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section III - During Construction shall be followed.

- d. The PI shall immediately contact MMC, or by 8AM on the next business day to report and discuss the findings as indicated in Section III-B, unless other specific arrangements have been made.
- B. If night work becomes necessary during the course of construction
 - 1. The Construction Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin.
 - 2. The RE, or BI, as appropriate, shall notify MMC immediately.
- C. All other procedures described above shall apply, as appropriate.

V. **Post Construction**

- A. Preparation and Submittal of Draft Monitoring Report
 - 1. The PI shall submit two copies of the Draft Monitoring Report (even if negative), prepared in accordance with the Paleontological Guidelines which describes the results, analysis, and conclusions of all phases of the Paleontological Monitoring Program (with appropriate graphics) to MMC for review and approval within 90 days following the completion of monitoring,
 - a. For significant paleontological resources encountered during monitoring, the Paleontological Recovery Program shall be included in the Draft Monitoring Report.
 - b. Recording Sites with the San Diego Natural History Museum
The PI shall be responsible for recording (on the appropriate forms) any significant or potentially significant fossil resources encountered during the Paleontological Monitoring Program in accordance with the City's Paleontological Guidelines, and submittal of such forms to the San Diego Natural History Museum with the Final Monitoring Report.
 - 2. MMC shall return the Draft Monitoring Report to the PI for revision or, for preparation of the Final Report.
 - 3. The PI shall submit revised Draft Monitoring Report to MMC for approval.
 - 4. MMC shall provide written verification to the PI of the approved report.
 - 5. MMC shall notify the RE or BI, as appropriate, of receipt of all Draft Monitoring Report submittals and approvals.
- B. Handling of Fossil Remains
 - 1. The PI shall be responsible for ensuring that all fossil remains collected are cleaned and catalogued.
 - 2. The PI shall be responsible for ensuring that all fossil remains are analyzed to identify function and chronology as they relate to the geologic history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate
- C. Curation of fossil remains: Deed of Gift and Acceptance Verification
 - 1. The PI shall be responsible for ensuring that all fossil remains associated with the monitoring for this project are permanently curated with an appropriate institution.
 - 2. The PI shall include the Acceptance Verification from the curation institution in the Final Monitoring Report submitted to the RE or BI and MMC.
- D. Final Monitoring Report(s)

1. The PI shall submit two copies of the Final Monitoring Report to MMC (even if negative), within 90 days after notification from MMC that the draft report has been approved.
2. The RE shall, in no case, issue the Notice of Completion until receiving a copy of the approved Final Monitoring Report from MMC which includes the Acceptance Verification from the curation institution.

The above mitigation monitoring and reporting program will require additional fees and/or deposits to be collected prior to the issuance of building permits, certificates of occupancy and/or final maps to ensure the successful completion of the monitoring program.



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

Ownership Disclosure Statement

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

Project Title **Project No. For City Use Only**
 Roseview Tentative Map/Street Vacation 191215

Project Address:
 3045, 3115 Tennyson Street, 3044 Sterne Street, Locust Street

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):
 Douglas & Lauryn Gates
 Owner Tenant/Lessee Redevelopment Agency
 Street Address:
 3045 Tennyson Street
 City/State/Zip:
 San Diego, CA 92106
 Phone No: _____ Fax No: _____
 Signature: [Signature] Date: 7/7/09

Name of Individual (type or print):
 George Bradford & Alice Grether Saunders
 Owner Tenant/Lessee Redevelopment Agency
 Street Address:
 3115 Tennyson Street
 City/State/Zip:
 San Diego, CA 92106
 Phone No: _____ Fax No: (619)523-4800
 Signature: [Signature] Date: 7/7/09

Name of Individual (type or print):
 Martha Bjadbeer
 Owner Tenant/Lessee Redevelopment Agency
 Street Address:
 3120 Sterne Street
 City/State/Zip:
 San Diego, CA 92106
 Phone No: _____ Fax No: _____
 Signature: [Signature] Date: 7/7/09

Name of Individual (type or print):
 Landon Family Trust
 Owner Tenant/Lessee Redevelopment Agency
 Street Address:
 2915 Lawrence Street, #4
 City/State/Zip:
 San Diego, CA 92106
 Phone No: _____ Fax No: _____
 Signature: [Signature] Date: 7/7/09

Peninsula Community Planning Board Minutes
April 18, 2013
Point Loma Hervey Library – Meeting Room

I. Parliamentary Items:

Meeting called to order by Julia Quinn at approximately 6:30pm.

Attendance – J. Quinn, P. Nystrom, P. Webb, J. Ross, J. Shumaker, B. Coons, B. Cook, D. Carnevale, M. Ryan, N. Burgess, and B. Taylor. Community Attendance – see sign-in sheet posted on PCPB website.

1. **Approval of Agenda** – April 18, 2013 agenda was approved.
2. **Approval of Minutes** – Minutes for March 21, 2013 meeting approved.
3. **Election of Officers** – Two vacancies due to resignation of Cal Jones and Rich Possanza. Board discussed appointing Shannon Osborne to fill vacancy left by resignation of Cal Jones as Ms. Osborne received the next highest vote count. Tony Kempton (City of San Diego) advised that vacancies must be noticed by advertising in the Beacon and on the website. Motion by P. Webb, seconded by J. Shumaker, to advertise both vacancies in the Beacon and on the website and to take action at May 2013 PCPB meeting.
4. **Secretary's Report** - NTR
5. **Treasurer's Report** – NTR
6. **Chair Report**-Election of new officers: Julia Quinn elected Chair; Mike Ryan elected Vice Chair; Patricia Clark elected Treasurer; Nicole Burgess elected secretary.

II. **Non-Agenda Public Comment**

1. Jarvis Ross – Bringing attention to the fact that correspondence submitted to the mayor and City Council on the Balboa Park Agreement is not being posted in compliance to proper procedure.
2. Will Stout – Proposing to support and keep new stop signs in place at Silvergate and Jennings.
3. Group of five individuals (**did anyone write down names? We need to include**) –In favor of existing newly added stop signs
4. Group of three individuals (**did anyone write down names? We need to include**) – Opposition to stop signs and request it to go back to the way it was.
5. Page Hazard – Neutral on topic of stop signs but is happy that the community is speaking about safety issues.
6. Julie Anderson – Looking for a compromise; suggests to reduce foliage and landscaping along streets and blind corners.

Motion by P. Webb, seconded by P. Nystrom, to approve transmittal of letter to Airport Authority (9/0/0).

3. Pritchett Residence, Project No. 310627, to approve construction of home at 932 Cordova. Item continued from 3/21/13 meeting so neighbor could review plans. No objects from the neighbor. Motion by P. Webb, seconded by J. Shumaker, to approve residence and find that it is consistent with the certified local coastal program land use plan passed 9/0/1, with B. Taylor abstaining (**need reason**).
4. Holcomb Residence. Project No. 308875, to approve new single family residence on 4535 Del Monte Avenue. Motion by J. Shumaker, seconded by P. Webb, to approve plans as submitted approved 10/0/1.
5. Roseview Tentative Map/Street Vacation, Project No. 191215- Request to approve tentative map and street vacation for at Sterne, Tennyson, and Locust Streets. Tony Christianson presented project representing the applicant. Motion by J. Shumaker, seconded by M. Ryan, to approve tentative map and street vacation as shown on the plans approved 10/0/0.
6. Peeling Tentative Map. Project No. 239065 – Project to subdivide two lots with an existing single family residence into four lots with a remainder lot and construct three new residences. The Project Review Committee voted 3/2 to deny the project due to safety, access, and community character concerns. Tony Christianson presented project representing the applicant, and explained that the Fire Marshall had approved the access plan for emergency vehicles. Frank O'Dwyer, a concerned citizen of La Playa who lives at 3316 Harbor View Drive, raised concerns about the project, including access for fire safety, community character, and risk of slope failure. Mr. Christianson indicated that the geotechnical reports did not identify slope failure risk. Motion by J. Ross, seconded by J. Shumaker, to oppose the project as presented which would include construction of three new residences was approved 5/3/2 (N. Burgess and B. Cook abstained-please confirm and provide reasons for the abstentions).

VI. Subcommittees (NTR= nothing to report)

1. Airport Authority – P. Webb indicated that the number of complaints has increased this year. Airport does listen and respond to complaints. Contact the Airport authority if you have a complaint.
2. Environmental/Water –NTR
3. Form Base – J. Shumaker advised that PCPB has Facebook page for getting community input on issues of concern and encourage the public to utilize this.
4. Liberty Station – D. Carnevale gave update on Building 271 – building should be improved and repainted by May 26 2013.
5. Parks and Recreation – M. Ryan stated gophers are main problem at Robb Field.
6. Project Review – NTR
7. Traffic and Transportation – Nystrom
8. North Bay Community Planning Group – NTR

DEVELOPMENT SUMMARY

PROJECT DATA INFORMATION SUMMARY:

THIS PROJECT PROPOSES VACATION OF LOCUST STREET BETWEEN BLOCKS 158 AND 160 OF ROSEVILLE, MAP NO. 185 ACCOMPLISHED BY:
 A MERGER AND REBUNDLING OF LOTS 1 AND 12 IN BLOCK 158 TOGETHER WITH LOTS 6, 7, 8 AND A PORTION OF LOTS 5 & 9 IN BLOCK 159 OF ROSEVILLE, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 185, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY PURSUANT TO SECTION 94463.0 1/2 OF THE SUBDIVISION MAP ACT.
 THE EXISTING IMPROVEMENTS ARE TO REMAIN ON THE EXISTING PARCELS. SEPARATE BUILDING PERMIT APPROVAL WILL BE REQUIRED FOR DEVELOPMENT OF THE PROPOSED VACANT LOTS.
 THE PROPOSED DEVELOPMENT SHALL NOT DEVIATE FROM ANY DEVELOPMENT REGULATIONS.
 THE PROJECT REQUIRES TENTATIVE MAP APPROVAL.

PROJECT TEAM:

CIVIL ENGINEER/LAND SURVEYOR:
 CHRISTENSEN ENGINEERING & SURVEYING
 7888 SILVERTON AVENUE, SUITE 'J'
 SAN DIEGO, CA 92128
 602.271.9901
 602.271.9912 FAX

ARCHITECT FOR CONCEPTUAL DESIGN:
 THE BRADLEY PROJECTS, INC.
 4800 HENNINGTON DRIVE
 SAN DIEGO, CA 92116
 619.519.2240

ZONING:

RS-17
 SETBACK: 18' FRONT YARD, 13' REAR YARD,
 4' SIDE YARD, 4' MIN INTERIOR SIDE YARD
 (EXISTING & PROPOSED) (4.77 & 9' SIDE YARD PROPOSED)
 SEE PLAN

PROPOSED LOT	AREA (SQ)	FAR
1	7502.4	0.57
2	8990.3	0.29
3	8001.9	0.38
4	5202.1	0.58
5	5986.5	0.52
6	12941	0.52

ZONE OVERLAYS:

APPROXIMATE APPROACH
 APPROXIMATE INFLUENCE AREA
 COASTAL HEIGHT LIMIT
 ENVIRONMENTALLY SENSITIVE LAND (STEEP HILLSIDES)
 NONE EXIST ON SITE OR ADJACENT TO SITE (SEE SLOPE ANALYSIS)
 GEOLOGIC HAZARD CATEGORY: S2
 FAA PART 77 NOTIFICATION AREA

AREA:
 SITE AREA: 1,019 ACRES (87,240 SQUARE FEET)

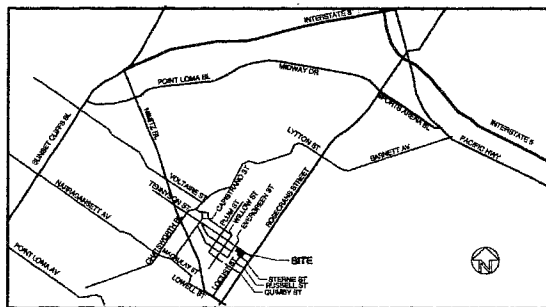
USES:

CURRENT USE:
 SINGLE FAMILY RESIDENTIAL/VACANT SINGLE
 FAMILY RESIDENTIAL
 PROPOSED USE:
 SINGLE FAMILY RESIDENTIAL

PARKING

FROM TABLE 145.05 B OF MUNICIPAL CODE:
 ALL SINGLE DWELLING UNITS SHALL PROVIDE
 2 PARKING SPACES EXCEPT FOR LOTS WITH
 DRIVEWAYS LESS THAN 20' IN LENGTH FOR
 WHICH 4 SPACES SHALL BE PROVIDED EITHER
 ON-SITE OR ADJUTING THE SITE FRONTAGE

PROPOSED LOT	REQUIRED SPACES	PROVIDED SPACES
1	4	3 ON-SITE, 1 ADJUTING SITE
2	4	4 ON-SITE
3	2	2 ON-SITE, EXISTING 20' D/W
4	4	2 ON-SITE, EXISTING 20' D/W
5	4	3 ON-SITE, 1 ADJUTING SITE
6	2	2 ON-SITE, EXISTING 20' D/W



VICINITY MAP
 NOT TO SCALE



SCALE 1" = 30'



MAPPING & MONUMENTATION NOTE:
 ALL PROPERTY CORNERS TO BE SET AND A DETAILED PROCEDURE OF SURVEY TO BE SHOWN ON A FINAL MAP

SEE SHEET 2 FOR SUBDIVISION CREATION BREAKDOWN
 SEE SHEET 3 FOR CONCEPTUAL GRADING PLAN
 SEE SHEET 4 FOR SLOPE ANALYSIS
 SEE SHEETS 5-7 FOR CONCEPTUAL ARCHITECTURAL DESIGN AND CROSS-SECTIONS

CE & S CHRISTENSEN ENGINEERING & SURVEYING
 CIVIL ENGINEERS LAND SURVEYORS PLANNERS
 7888 SILVERTON AVENUE, SUITE 'J', SAN DIEGO, CALIFORNIA 92128
 TELEPHONE: (858) 271-9901 FAX: (858) 271-9912

TENTATIVE MAP APPROVAL NO. 675359

**ROSEVIEW
 TENTATIVE MAP**

LEGAL DESCRIPTION

LOTS 1 AND 12 IN BLOCK 158 TOGETHER WITH LOTS 6, 7, 8 AND A PORTION OF LOTS 5 & 9 IN BLOCK 159 OF ROSEVILLE, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 185, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.

BASIS OF BEARINGS

THE SOUTH LINE OF BLOCK 161 OF ROSEVILLE (MAP NO. 185) AS SHOWN ON CH 15862, I.E. SOUTH 95°49'20" WEST.

APN / ADDRESS

ASSESSOR'S PARCEL NUMBER: 450-253-04, 05 AND 450-261-01, 11

ADDRESS: STERNE, TENNYSON AND LOCUST STREETS
 SAN DIEGO, CA

BENCHMARK

CITY OF SAN DIEGO BRASS PLUG LOCATED AT THE NORTHERLY CORNER OF ROSECRANS STREET AND STERNE STREET. ELEVATION 11.145' MEAN SEA LEVEL, N.G.V.D. 1928.

NOTES

- UNDERGROUND UTILITIES ARE SHOWN AT RECORD LOCATIONS AS OBTAINED FROM CITY OF SAN DIEGO IMPROVEMENT PLANS. ACTUAL STRUCTURES AND LOCATION WILL NEED TO BE VERIFIED IN THE FIELD BY CONTRACTOR AND/OR UTILITY SPECIALISTS.
- EXISTING SEWER LATERALS AND WATER SERVICES ARE SHOWN AT RECORD LOCATIONS.
- PRELIMINARY TITLE REPORT HAS BEEN PROVIDED BY CHICAGO TITLE COMPANY, DATED JUNE 29, 2008, ORDER NO. 73074718-150. ITEMS OTHER THAN EASEMENTS EXIST. SEE TITLE REPORT FOR DETAILS.
- GRADING AND IMPROVEMENTS SHOWN ARE FOR CONCEPTUAL PURPOSES ONLY AND ARE NOT A PART OF THIS APPROVAL. BUT RATHER TO ALLOW FOR FULL EVALUATION OF THE PROPOSED SUBDIVISION. SEPARATE PERMITS MAY BE REQUIRED FOR DEVELOPMENT OF PROPOSED LOTS.
- THE SOURCE OF THE TOPOGRAPHIC INFORMATION SHOWN HEREON IS PHOTOGRAMMETRIC SURVEY BY CHRISTENSEN ENGINEERING & SURVEYING DATED AUGUST 24, 2006.
- THE USE OF PROPOSED LOT IS FOR RESIDENTIAL.
- THE SUBJECT PROPERTY IS SERVED BY CITY OF SAN DIEGO SANITARY SEWER AND WATER MAINS.
- THE EXISTING NUMBER OF PARCELS IS FOUR. THE PROPOSED NUMBER OF LOTS IN THIS SUBDIVISION IS SIX.
- NAD83 COORDINATES = 208-1701. NAD83 COORDINATES = 1648-826.

OWNERS

MARTHA L. BRADBEER 1998 REVOCABLE TRUST (LOT 1, BLOCK 159)
 DOUGLAS L. GATES (LOT 12, BLOCK 159)
 GEORGE BRADFORD AND ALICE GREYHER SAUNDERS (LOTS 7, 8 & POR. LOT 9, BLOCK 160)
 LANDON FAMILY TRUST (LOT 5 & POR. LOT 5, BLOCK 159)
 MANTHA L. BRADBEER 1998 REVOCABLE TRUST (LOT 4 & POR. LOT 5, BLOCK 159)
 CONTIGUOUS OWNERSHIP, NOT A PART OF TENTATIVE MAP

FAA PART 77 NOTICING

I, ANTHONY K. CHRISTENSEN, RCE 94021, DO HEREBY CERTIFY THAT THE STRUCTURES OR MODIFICATION OF EXISTING STRUCTURES SHOWN ON THESE PLANS DO NOT REQUIRE FEDERAL AVIATION ADMINISTRATION NOTIFICATION BECAUSE, PER SECTION 77.15(a) OF TITLE 14 OF THE CODE OF FEDERAL REGULATIONS CFR PART 77, NOTIFICATION IS NOT REQUIRED.

Anthony K. Christensen
 ANTHONY K. CHRISTENSEN, L.S. 7508
 Date: FEBRUARY 05, 2013



Owners:

MARTHA L. BRADBEER 1998 REVOCABLE TRUST (LOT 1, BLOCK 159)
 DOUGLAS L. GATES (LOT 12, BLOCK 159)
 GEORGE BRADFORD AND ALICE GREYHER SAUNDERS (LOTS 7, 8 & POR. LOT 9, BLOCK 160)
 LANDON FAMILY TRUST (LOT 5 & POR. LOT 5, BLOCK 159)
 MANTHA L. BRADBEER 1998 REVOCABLE TRUST (LOT 4 & POR. LOT 5, BLOCK 159)
 CONTIGUOUS OWNERSHIP, NOT A PART OF TENTATIVE MAP

Prepared By:

CHRISTENSEN ENGINEERING & SURVEYING
 7888 SILVERTON AVENUE, SUITE 'J'
 SAN DIEGO, CA 92128
 PHONE (858) 271-9901 FAX (858) 271-9912

Project Address:

STERNE, TENNYSON & LOCUST STREETS
 SAN DIEGO, CA 92106

Project Name:

ROSEVIEW TENTATIVE MAP

Sheet Title:

TENTATIVE MAP

- Revision 8: 02-05-13 ADDRESS CITY COMMENTS
- Revision 7: 12-06-10 ADDRESS CITY COMMENTS
- Revision 6: 08-25-10 ADDRESS CITY COMMENTS
- Revision 5: 05-06-10 ADDRESS CITY COMMENTS
- Revision 4: 08-01-09 ADD EASEMENT INFO
- Revision 3: 05-15-09 NEW ARCH DESIGN
- Revision 2: 05-14-09 ADD ARCH DESIGN & UNDISTURBED AREA
- Revision 1: 01-11-09 PRELIM. DESIGN

Original Date: AUGUST 24, 2008

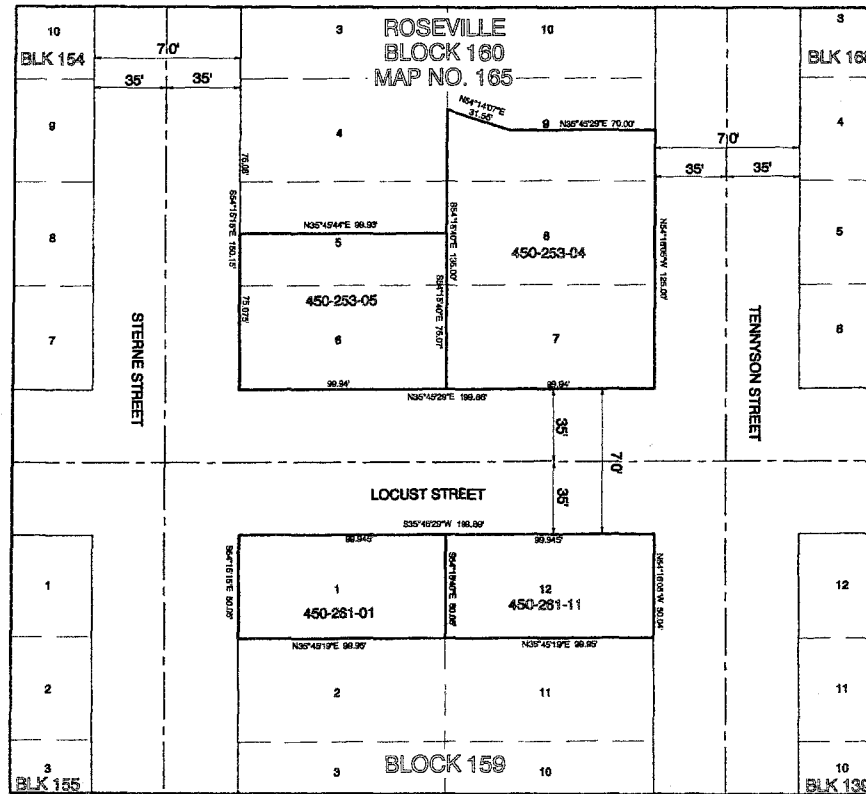
Sheet 1 of 8 Sheets

DEP#

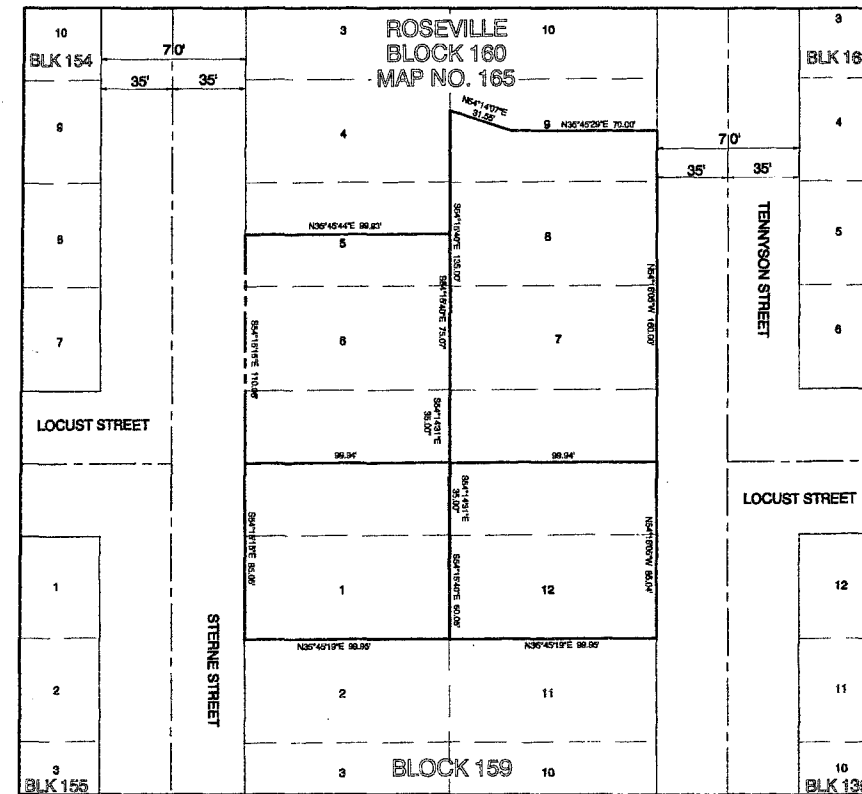
OWNER'S CERTIFICATE

I HEREBY CERTIFY THAT I AM THE RECORD OWNER OF THE PROPERTY SHOWN ON THE TENTATIVE MAP AND THAT SAID MAP SHOWS ALL OF MY CONTIGUOUS OWNERSHIP IN WHICH I HAVE ANY DEED OR TRUST INTEREST. I UNDERSTAND THAT OUR PROPERTY IS CONSIDERED CONTIGUOUS EVEN IF IT IS SEPARATED BY ROADS, STREETS, UTILITY EASEMENTS, OR RAILROAD RIGHTS-OF-WAY.

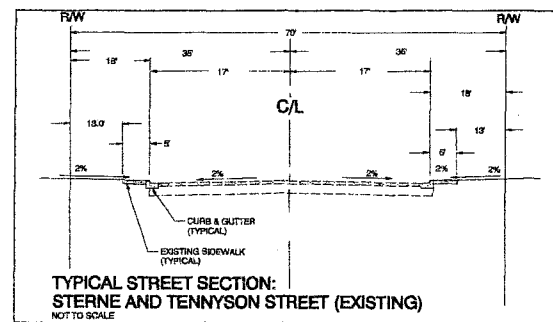
GEORGE BRADFORD SAUNDERS, FOR OWNERS DATE



EXISTING LOTS & LOCUST STREET



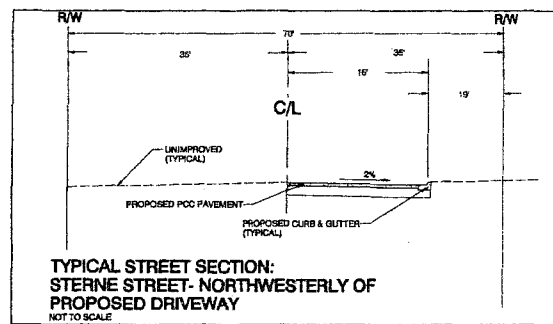
LOTS FOLLOWING VACATION OF LOCUST STREET WITH REVERSION TO ABUTTING LOTS



TYPICAL STREET SECTION: STERNE AND TENNYSON STREET (EXISTING) NOT TO SCALE

NOTE: NO CURB, GUTTER, SIDEWALK OR PAVING IS PROPOSED FRONTING LOTS 5 & 6. EXISTING SLOPE AND IMPROVEMENTS WITHIN THE RIGHT OF WAY MAKE DO NOT ALLOW FOR USE AS A PUBLIC STREET. STANDARD PUBLIC IMPROVEMENTS EAST WITHIN THE IMPROVED PORTIONS OF STERNE AND TENNYSON STREET FRONTING LOTS 3 AND 4.

FOR THE PROPOSED IMPROVED SECTION OF STERNE STREET, SOUTHEASTERLY OF THE PROPOSED DRIVEWAY, THE WIDTH OF THE PAVEMENT AND PARKWAY VARIES (SEE SHEET 9).

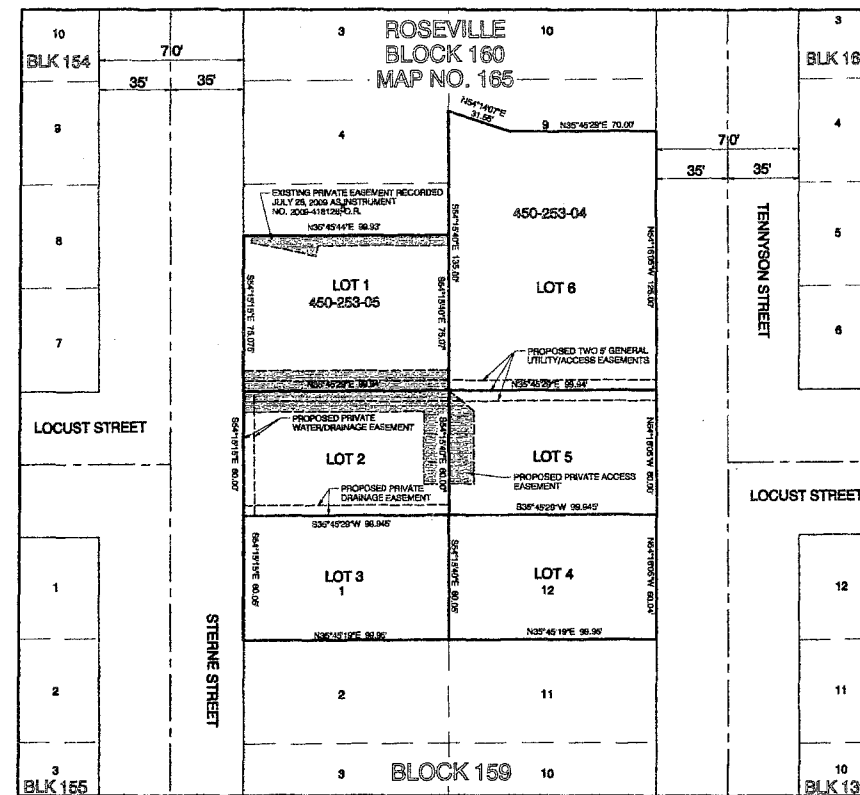
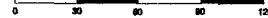


TYPICAL STREET SECTION: STERNE STREET - NORTHWESTERLY OF PROPOSED DRIVEWAY NOT TO SCALE

CE & S CHRISTENSEN ENGINEERING & SURVEYING
 CIVIL ENGINEERS LAND SURVEYORS PLANNERS
 7888 SILVERTON AVENUE, SUITE 107, SAN DIEGO, CALIFORNIA 92126
 TELEPHONE: (658) 271-9901 FAX: (658) 271-8912



SCALE 1" = 30'



PROPOSED LOTS FOLLOWING VACATION OF STREET THROUGH MERGER AND RESUBDIVISION RESULTING IN CREATION OF TWO NEW LOTS

LEGAL DESCRIPTION

LOTS 1 AND 12 IN BLOCK 159 TOGETHER WITH LOTS 5, 7, 8 AND A PORTION OF LOTS 5 & 9 IN BLOCK 160 OF ROSEVILLE IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 166, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.

BASIS OF BEARINGS

THE SOUTH LINE OF BLOCK 161 OF ROSEVILLE (MAP NO. 166) AS SHOWN ON CR 15662, I.E. SOUTH 89°40'00" WEST.

APN / ADDRESS

ASSESSOR'S PARCEL NUMBER: 450-253-04, 05, 06-00 AND 450-281-01, 11
 ADDRESS: STERNE, TENNYSON AND LOCUST STREETS
 SAN DIEGO, CA

SUBDIVISION SUMMARY NOTE

LOCUST STREET TO BE VACATED AND THAT PORTION OF SAID STREET TO REVERT TO THE ADJUTING LOTS IN BLOCKS 159 AND 160 OF ROSEVILLE, MAP NO. 166, AND THE RESULTANT LOTS TO BE MERGED AND RESUBDIVIDED RESULTING IN THE CREATION OF 2 NEW LOTS.
 THE BOUNDARY OF ASSESSOR PARCELS NUMBERED 450-253-04 & 05 WILL NOT HAVE ANY NET CHANGE FOLLOWING THE PROPOSED SUBDIVISION.

Antony K. Christensen
 ANTONY K. CHRISTENSEN, L.S. 7508
 MARCH 27, 2013
 Date



Owners:
 MARTHA L. BRADBEER 1888 REVOCABLE TRUST (LOT 1, BLOCK 159)
 DOUGLAS L. BATES (LOT 12, BLOCK 159)
 GEORGE BRADFORD AND ALICE GREYHER SAUNDERS (LOTS 7, 8 & POR. LOT 9, BLOCK 160)
 LONDON FAMILY TRUST (LOT 5 & POR. LOT 5, BLOCK 160)

Prepared By:
 CHRISTENSEN ENGINEERING & SURVEYING
 7888 SILVERTON AVENUE, SUITE 107
 SAN DIEGO, CA 92126
 PHONE (658) 271-9901 FAX (658) 271-8912

Project Address:
 STERNE, TENNYSON & LOCUST STREETS
 SAN DIEGO, CA 92108

Project Name:
 ROBEVIEW TENTATIVE MAP

Revision 6: 03-27-13 ADDRESS CITY COMMENTS
 Revision 7: 02-05-13 ADDRESS CITY COMMENTS
 Revision 8: 12-06-10 ADDRESS CITY COMMENTS
 Revision 9: 05-06-10 ADD EASEMENT IN LOT 2
 Revision 4: 05-18-09 SUBDIVISION EXHIBIT
 Revision 3: 05-15-09 NEW ARCH DESIGN
 Revision 2: 03-14-08 ADD ARCH DESIGN & UNDISTURBED AREA
 Revision 1: 01-11-08 PRELIM. DESIGN

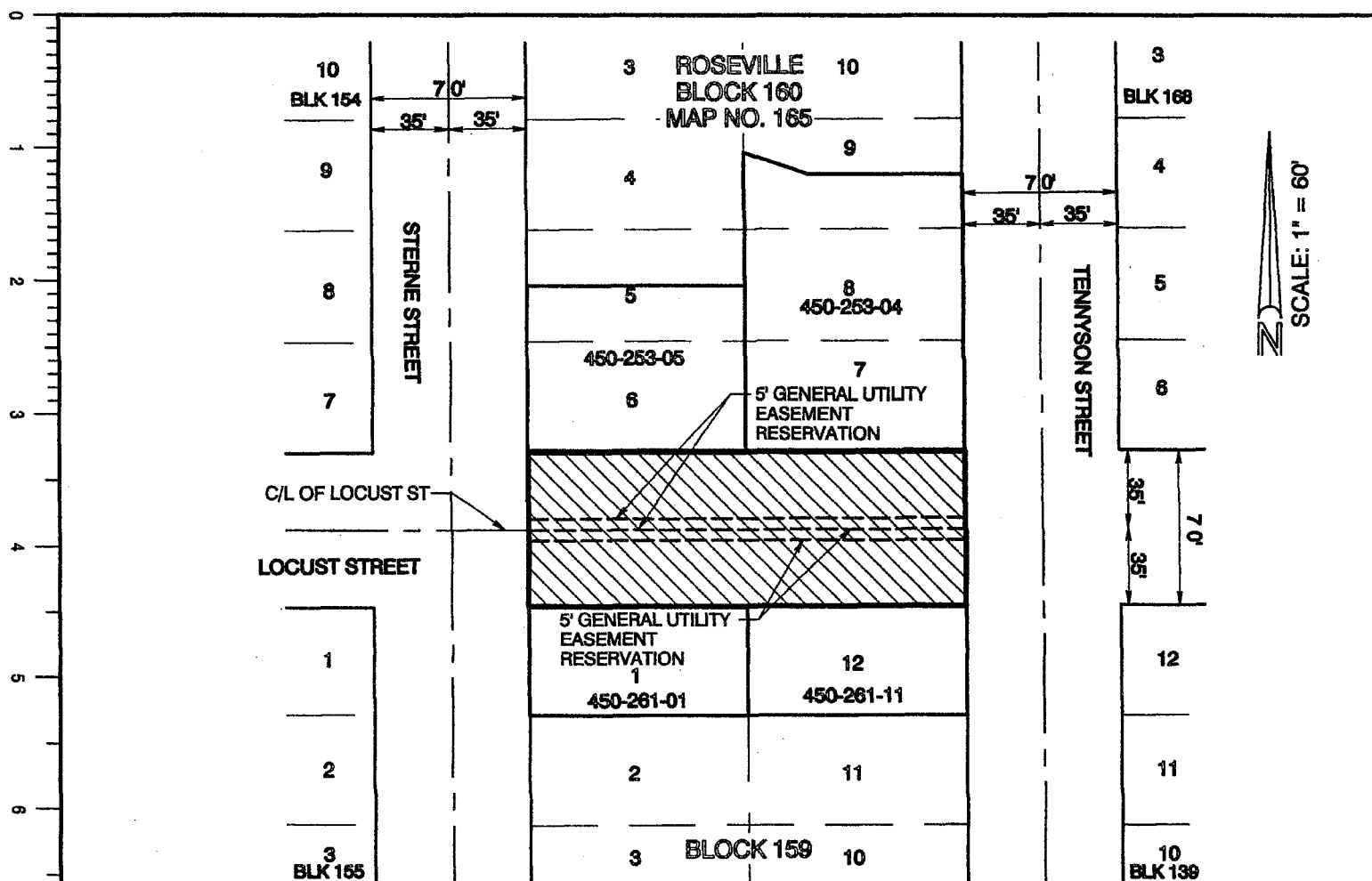
Original Date: AUGUST 24, 2006

Sheet Title: TENTATIVE MAP

Sheet 2 of 9 Sheets

DEP#

EXHIBIT "B"



REFERENCES

MAP NO. 165

APN

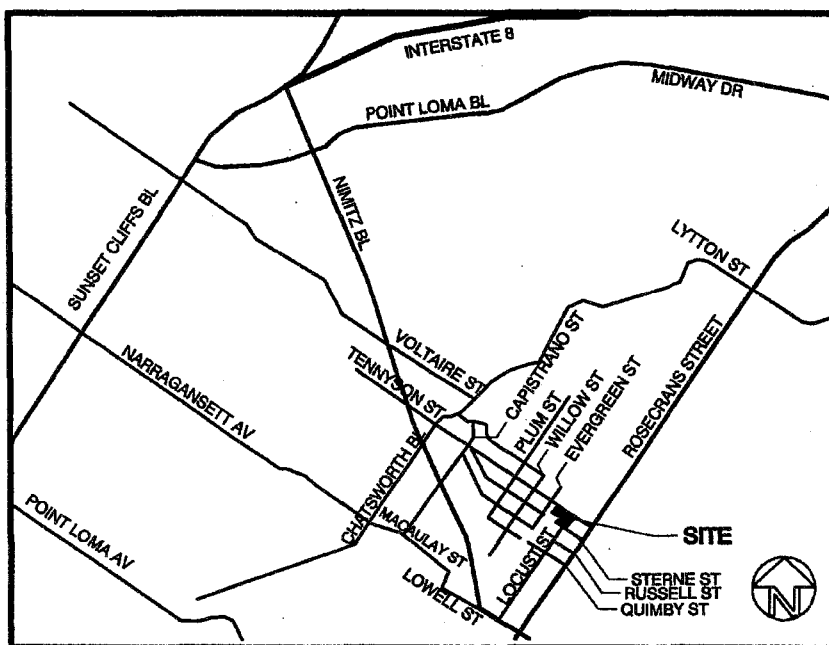
450-253-04 & 05, 450-261-01 & 11

LEGEND

() INDICATES RECORD DATA PER MAP 165

INDICATES STREET VACATION
14,000 S.F. 0.321 AC MORE OR LESS

INDICATES 5' GENERAL UTILITY
EASEMENT RESERVATION



VICINITY MAP

NOT TO SCALE

A2008-46

CHRISTENSEN ENGINEERING & SURVEYING
7888 SILVERTON AVENUE, SUITE J
SAN DIEGO, CA 92126
(858) 271-9901

OCTOBER 10, 2013

ANTHONY K. CHRISTENSEN DATE
L.S. 7508, EXPIRES 12-31-13

STREET VACATION

LOCUST STREET BETWEEN STERNE STREET AND TENNYSON STREET

DESCRIPTION	BY	APPROVED	DATE	FILMED	CITY OF SAN DIEGO, CALIFORNIA	P.T.S.
ORIGINAL	CE&S				SHEET 1 OF 2 SHEETS	IO NO.
					FOR CITY ENGINEER	DATE
						1848-6261
						CCS 83 COORDINATES
						208-1701
						LAMBERT COORDINATES
					STATUS	37XXX-1-B