



THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: August 7, 2014 **REPORT NO. PC-14-050**

ATTENTION: Planning Commission, Agenda of August 14, 2014

SUBJECT: AKIN RESIDENCES; PROJECT NO. 352250;
PROCESS 5

**OWNER/
APPLICANT:** G2F TALBCO, LLC, a California Limited Liability Company

SUMMARY

Issue: Should the Planning Commission recommend approval to the City Council of an application for the construction of two single family dwelling units on a vacant site located at 3116 1/3 Falcon Street (temporary address) in the Uptown Community Plan area?

Staff Recommendation:

1. **Recommend** the City Council **CERTIFY** Mitigated Negative Declaration No. 352250, and **ADOPT** the Mitigation, Monitoring, and Reporting Program;
2. **Recommend** the City Council **APPROVE** Site Development Permit No. 1258689;
3. **Recommend** the City Council **APPROVE** Tentative Parcel Map No. 1255887; and
4. **Recommend** the City Council **APPROVE** Public Right-of-Way Vacation No. 1255893.

Community Planning Group Recommendation: On May 6, 2014, the Uptown Planners voted 12-3-1 to recommend approval of the project (Attachment 18).

Environmental Review: A Mitigated Negative Declaration (MND) No. 352250 has been prepared for the project in accordance with State of California Environmental Quality Act (CEQA) guidelines, which addresses potential impacts to Paleontological Resources. A Mitigation, Monitoring, and Reporting Program (MMRP) would be implemented with this project to reduce the potential impacts to a level below significance.



Fiscal Impact Statement: None with this action. All costs associated with the processing of this project are paid from a deposit account maintained by the applicant.

Code Enforcement Impact: None with this action.

Housing Impact Statement: The 0.29-acre site is located at 3116 1/3 Falcon Street (temporary address) in the RS-1-7 and RS-1-2 Zones within the Uptown Community Plan area. The community plan designates the site for Low-Residential 5-10 dwelling units per acre (DU/AC) with a limited portion of the southern end of the property designated for Open Space (approximately 0.01 acres), and approximately 0.09-acres as a public right-of-way (ROW). The proposed parcels are within Urban Design Area 2 which is a transition zone designed to preserve the open space character of the neighborhood and afford public views. Development intensity is allowed within this transition zone at a very low density 3-4 DU/AC. The project site could accommodate one dwelling unit on each of the proposed parcels based on the underlying zone and the community plan.

The project proposes a partial ROW vacation at the terminus of Goldfinch Street; of which approximately 2,000 square feet would be allocated to the project site and the remaining approximately 2,000 square feet would be allocated to the adjacent parcel. The 0.29-acre vacant site would be subdivided into two parcels and a single family dwelling unit would be constructed on each of the new parcels, which would result in the creation of two additional single family dwelling units within the Uptown community. This project is subject to the requirements of the City's Inclusionary Affordable Housing Regulations (Chapter 14, Article 2, Division 13 of the San Diego Municipal Code (SDMC)).

BACKGROUND

The proposed project site is located at 3116 1/3 Falcon Street (temporary address) (Attachment 1), on the southeastern side at the terminus of Goldfinch Street (Attachment 2), in the RS-1-7 and RS-1-2 Zones (Attachment 3), and the Uptown Community Plan area (Attachment 4). The community plan designates the site for Low-Residential 5-10 DU/AC with a limited portion of the southern end of the property designated for Open Space (approximately 0.01 acres). The proposed parcels are within Urban Design Area 2 which is a transition zone designed to preserve the open space character of the neighborhood and afford public views. Development intensity is allowed within this transition zone at a very low density 3-4 DU/AC. The project site could accommodate one dwelling unit on each of the proposed parcels based on the underlying zone and the community plan.

The project site is an interior lot with an undivided 1/9 interest in a shared private driveway along the eastern side of the property that was recorded on July 31, 1978, pursuant to Document No. 78-319462. The surrounding eight parcels that have an interest in this private driveway. The southern 50-percent of the property was part of Redwood Street that was vacated and closed to public use on April 27, 1948, per Resolution No. 89212. The northwestern corner of the property was dedicated as a public ROW (Goldfinch Street), which was recorded on July 21, 1871 (Attachment 6-Exhibit B). In 1983, the public ROW improvements and construction of a cul-de-sac at the terminus of Goldfinch Street was completed pursuant to Drawing No. 20501-2-D

(Attachment 7), which did not extend the full length of the dedicated public ROW and the remaining area identified in Attachment 6 was left un-improved.

The surrounding parcels have been developed with single family dwelling units. The properties to the west and south are zoned RS-1-7 and RS-1-2 and are designated as Low-Residential 5-10 DU/AC and Open Space within the community plan. The properties to the north and east are zoned RS-1-7 and are designated as Low-Residential 5-10 DU/AC within the community plan.

DISCUSSION

Project Description:

The project proposes a partial ROW vacation at the terminus of Goldfinch Street; of which approximately 2,000 square feet would be allocated to the project site and the remaining approximately 2,000 square feet would be allocated to the adjacent parcel. The 0.29-acre vacant site would be subdivided into two parcels and a single family dwelling unit would be constructed on each of the new parcels. Akin-Parcel 1 consists of a two-story, 3,157-square foot single family dwelling unit with a 1,251-square foot basement/two-car garage that would be accessed from the existing private driveway along the eastern side of the property. Akin-Parcel 2 consists of a two-story, 3,570-square foot single family dwelling unit with a two-car garage, and a 418-square foot basement, which would be accessed from the existing cul-de-sac at the terminus of Goldfinch Street.

Development of the project requires a Site Development Permit (SDP) for deviations to the zoning regulations for a sustainable building project, a Tentative Parcel Map (TPM) for the subdivision of a parcel into two lots, and a Public Right-Of-Way (ROW) Vacation to vacate a portion of Goldfinch Street. Because the project utilizes renewable technologies and qualifies as a Sustainable Building, the land use approvals have been processed through the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program.

Project-Related Issues:

Environmentally Sensitive Lands (ESL) Steep Hillsides - Historical aerial photos from 1953 (earliest aerial) -1980 of the property and the surrounding parcels show that they were terraced and developed with an orchard until the surrounding parcels began to be redeveloped in the 1970s and 1980s. Two consultants (Geotechnical Explorations, Inc. and Allied Earth Technology) investigated and submitted both reports and analysis of the property to determine if the site contains ESL in the form of Steep Hillside. The analysis concluded that the upper portion of the property has been modified and includes cuts and fills to create relatively level terraces. The remaining descending slopes were disturbed by excavation along the toe where the existing private driveway exists and a retaining wall was constructed along the north property line. The analysis concluded that approximately 80-percent of the property has been disturbed by excavation or by the creation of the terraces. Therefore, the property would not qualify as containing ESL in the form of Steep Hillside pursuant to the San Diego Municipal Code.

ESL Sensitive Biological Resources - A field survey of the property was conducted and a Biological Study/Letter was prepared by Vincent N. Scheidt, Biological Consultant, in order to assess the vegetation communities and identify any potential biological resource impacts due to the implementation of the project. The property lies within the boundaries of the City's Multiple Species Conservation Program (MSCP) Subarea; however, the Multiple Habitat Planning Area (MHPA) of the MSCP is not mapped on-site nor is it adjacent. The analysis, as outlined in the MND No. 352250, concluded that the project would not result in any direct impacts to sensitive biological resources either on- and/or off-site; but the project would be required to comply with all federal, state, and local requirements as they relate to the Migratory Bird Treaty Act in order to ensure that no impacts to nesting birds would result.

Airport Land Use Compatibility - The project is located in the Airport Environs Overlay Zone (AEOZ), the Airport Land Use Compatibility Plan (ALUCP) Noise Contours for the San Diego International Airport (SDIA), Airport Approach Overlay Zone (AAOZ) for SDIA, Airport Influence Areas (AIA) for SDIA, and the Federal Aviation Administration (FAA) Part 77 for the SDIA and North Island Naval Air Station (NAS). On June 5, 2014, the San Diego County Regional Airport Authority, serving as the Airport Land Use Commission (ALUC), voted 7-0-2 (Consent Agenda) on a determination that the project is conditionally consistent with the 1992 SDIA-ALUCP, pursuant to Resolution No. 2014-0014 (Attachment 9). The conditions outlined in the resolution have been included in the Permit (Attachment 12).

Public Right-of Way Vacation - The street pattern/grid for the surrounding community was established on July 21, 1871, with the recordation of the Hortons Addition map (Deed Book 13, Page 522). This map identifies Goldfinch Street running north to south, which is located along the western side of the original project parcel (Lot F, Block 368 of Horton's Addition), and intersecting Redwood Street to the south that runs east to west. On April 27, 1948, this portion of Redwood Street that intersects Goldfinch Street was vacated and closed to public use, per Resolution No. 89212, and the northern 50-percent of the ROW reverted to the subject property. In 1983, the public ROW improvements and construction of a cul-de-sac at the terminus of Goldfinch Street was completed pursuant to Drawing No. 20501-2-D. Because of the existing topography problems within the ROW, the cul-de-sac was constructed on the western portion of the Goldfinch Street ROW and did not extend the full length of the dedicated public ROW, and the remaining area identified in Attachment 6 was left unimproved.

The project proposes that an unimproved portion of the ROW at the terminus of Goldfinch Street to be vacated; of which approximately 2,000 square feet would be allocated to the project site and the remaining approximately 2,000 square feet would be allocated to the adjacent parcel. The vacant parcel would be subdivided into two parcels and a single family dwelling unit would be constructed on each of the new parcels. The parcel adjacent to Goldfinch Street would be improved and would be accessed from the existing cul-de-sac, and the eastern parcel would be accessed from the existing private road.

Staff has reviewed the requested public ROW vacation for a portion of Goldfinch Street as it relates to the current street configuration and design, topographic conditions, and proposed public use. Staff has determined that there are no present or prospective uses for that portion of public ROW, and the public would benefit from the action through the improved use of the land.

Deviations - The proposed project includes a request for deviations to lot depth, street frontage, and site wall height. The following are the code sections and justifications for the deviations (Attachment 5-Deviation Location Diagram):

Lot Depth - A deviation to San Diego Municipal Code (SDMC) Section 131.0430(b) and Table 131-04D to allow for a lot depth of 90.19-feet (Akin-Parcel 1) and 90.27-feet (Akin-Parcel 2), where the RS-1-7 Zone requires a minimum of 95-feet. Both parcels would be 6,320 square feet in size and 70.03-feet wide, which exceed the RS-1-7 Zone requires of a minimum 5,000 square foot lot size and a minimum lot width of 50-feet.

Street Frontage - A deviation to SDMC Table 131-04D to allow for a 40-foot street frontage for Akin-Parcel 2 and no street frontage on Akin-Parcel 1, where the RS-1-7 Zone requires a minimum of 50-feet. The project site currently has an undivided 1/9 interest in a private driveway along the eastern side of the property that was recorded on July 31, 1978, which would be the only access to the proposed Akin-Parcel 1; therefore, a deviation to SDMC Section 144.0211(a) and (b) would be required since this parcel proposes no street frontage. Because the project utilizes renewable technologies and qualifies as a Sustainable Building, the deviations are being processed through a SDP; therefore, a separate Planned Development Permit would not be required for the proposed deviations as indicated in Section 144.0211(b).

Site Wall Height - A deviation to SDMC Section 142.0340(d) to allow for the retaining wall on the westerly property line of Akin-Parcel 2 to exceed the maximum permitted height by a maximum 3-feet for a length of 5-feet, where the development regulations allows for a maximum 6-foot high retaining wall. Because the existing topography of the adjacent property is higher, this deviation is requested to allow cutting of the hillside and installation of a retaining wall to allow for the proposed garage and the driveway that is accessed from Goldfinch Street. A planting area has been incorporated in front of the retaining wall that shall include trees, shrubs, and vines to minimize the height and appearance of the retaining wall.

Staff has reviewed each of the requested deviations as they relate to the proposed design of the project, the property configuration with its varying topographic conditions, and the surrounding development. Staff has determined that the deviations are appropriate and will result in a more desirable project that efficiently utilizes the site, while meeting the purpose and intent of the development regulations.

General/Community Plan Analysis:

The Uptown Community Plan designates the proposed project site, consisting of the subdivision of a single parcel into two lots and the vacation of approximately 0.09-acres of public ROW, as Low Density Residential 5 to 10 DU/AC with a limited portion of the project site (approximately 0.01 acres) designated for Open Space. According to the Residential Element of the community plan, this designation is intended to accommodate detached single-family units. Based on the existing land use designation two single-family dwelling units would be allowed on site. The proposed project would result in the creation of two additional single family dwelling units within the Uptown community. As proposed, the project would implement the adopted land use designation. No development is proposed on the portion of the project site designated for Open Space.

The Open Space Recreation Element of the community plan also identifies the project site within an Urban Design Zone (Zone 2) which is characterized as a transition zone, designed to preserve the open space character of the neighborhood and afford public views to the open space system. According to the community plan, development density allowable on site within this zone should be very-low density 3 to 4 DU/AC. Based on the project's proposal to create two 0.15-acre parcels, a single dwelling unit would be allowed on each lot. As proposed, the project would be consistent with the development intensity for the Urban Design Zone identified in the community plan.

The proposed project includes the vacation of an approximate 0.09-acre unimproved portion of the Goldfinch Street ROW. According to the Open Space and Recreation Element of the community plan, public ROW should be vacated only if the following "findings" can be made in which the ROW will not be needed in the future for:

- either public access to individual parcels or to public open space;
- to provide for parking;
- to provide open space for public use; or
- to maintain views of open space from public ROW.

The vacation of this unimproved portion of Goldfinch Street would not preclude access to individual, privately owned parcels as existing residences in the vicinity maintain access from the improved portion of the Goldfinch Street or other streets. The paper street portion of Goldfinch Street connects to Reynard Canyon which is designated as Open Space; however properties within this portion of the canyon are privately owned, and largely developed with single-family dwelling units. The area proposed for vacation would not be needed for parking in the future as the existing portion of Goldfinch Street currently terminates as an existing cul-de-sac. Additionally, the portions of the street vacation are contiguous with private property and therefore would not provide access to open space for public use. Further, no public views are identified or are proposed along the Goldfinch Street ROW.

The proposed project would implement recommendations in the Conservation Element of the General Plan related to employing sustainable or "green" building techniques for the construction of buildings particularly in employing self generation of energy using renewable technologies; implementing sustainable landscape and design; and applying water quality protection measures to minimize the quantity of runoff generated on-site. Implementation of these policies would be done by project through the incorporation of roof mounted photovoltaic panels to generate at least 50-percent of the project's energy usage, drought tolerant landscaping to minimize water consumption, and permeable hardscape areas.

The project proposes deviations related to reductions in lot depth for both proposed Akin-Parcels 1 and 2, street frontage requirements per the RS-1-7 single-family zone and §144.024(a) and (b), and also include a deviation related to increasing the retaining wall height at the southwest corner of Akin-Parcel 2. The Uptown Community Plan does not address development standards covered by the underlying zoning, nor does it provide any specific guidelines for retaining walls associated with development. Despite the deviations related to reductions in lot depth, the project still meets the intent of low density residential development. Additionally, the proposed retaining wall will include trees, shrubs, and vines to minimize the height and appearance of the

retaining wall. As proposed would not adversely impact the goals and recommendations of the Uptown Community Plan and still meet the intent of the community plan to maintain low density residential development, meet the findings related to vacating public ROW, and meet several recommendations in the Conservation Element of the General Plan.

Environmental Analysis:

A MND has been prepared for the project in accordance with the CEQA guidelines, which addresses potential impacts; and a MMRP would be implemented with this project to reduce the potential impacts to below a level of significance. The potential significant environmental impacts are in the following areas: *Paleontological Resources*.

According to the Geology of the San Diego Metropolitan Area, California (1975) published by the California Division of Mines and Geology, the project site is underlain by the San Diego Formation, which is considered to have a high sensitivity level for paleontological resources.

Construction of the project requires approximately 1,400 cubic yards of soil cut with a maximum 10-foot depth of cut. According to the City of San Diego's Significance Determination Thresholds, more than 1,000 cubic yards of grading at depths of 10 feet or greater into formations with a high resource sensitivity rating and 2,000 cubic yard at 10 feet or greater into formations with a moderate resource sensitivity rating could result in a significant impact to paleontological resources and mitigation would be required (less than ten feet if the site has been graded). Consequently, paleontological monitoring is required during all grading and/or excavation activities

Therefore, a MMRP, as detailed within Section V of the MND, would be implemented to ensure that significant paleontological resources impacts would be reduced to below a level of significance.

Conclusion:

With the approval of the requested deviations, the proposed project meets all applicable regulations and policy documents, and staff finds the project consistent with the recommended land use, design guidelines, and development standards in effect for this site per the adopted Uptown Community, Land Development Code, and the General Plan.

ALTERNATIVES

1. **Recommend CERTIFY** Mitigated Negative Declaration No. 352250, and **ADOPT** the Mitigation, Monitoring, and Reporting Program; and **APPROVE** of the Site Development Permit No. 1258689, Tentative Parcel Map No. 1255887, and Public Right-of Way Vacation No. 1255893, **with modifications**.
2. **Recommend** not to **CERTIFY** Mitigated Negative Declaration No. 352250, and do not **ADOPT** the Mitigation, Monitoring, and Reporting Program; and Denial of the Site Development Permit No. 1258689, Tentative Parcel Map No. 1255887, and Public Right-of Way Vacation No. 1255893, **if the findings required to approve the project cannot**

be affirmed.

Respectfully submitted,



Mike Westlake
Assistant Deputy Director
Development Services Department



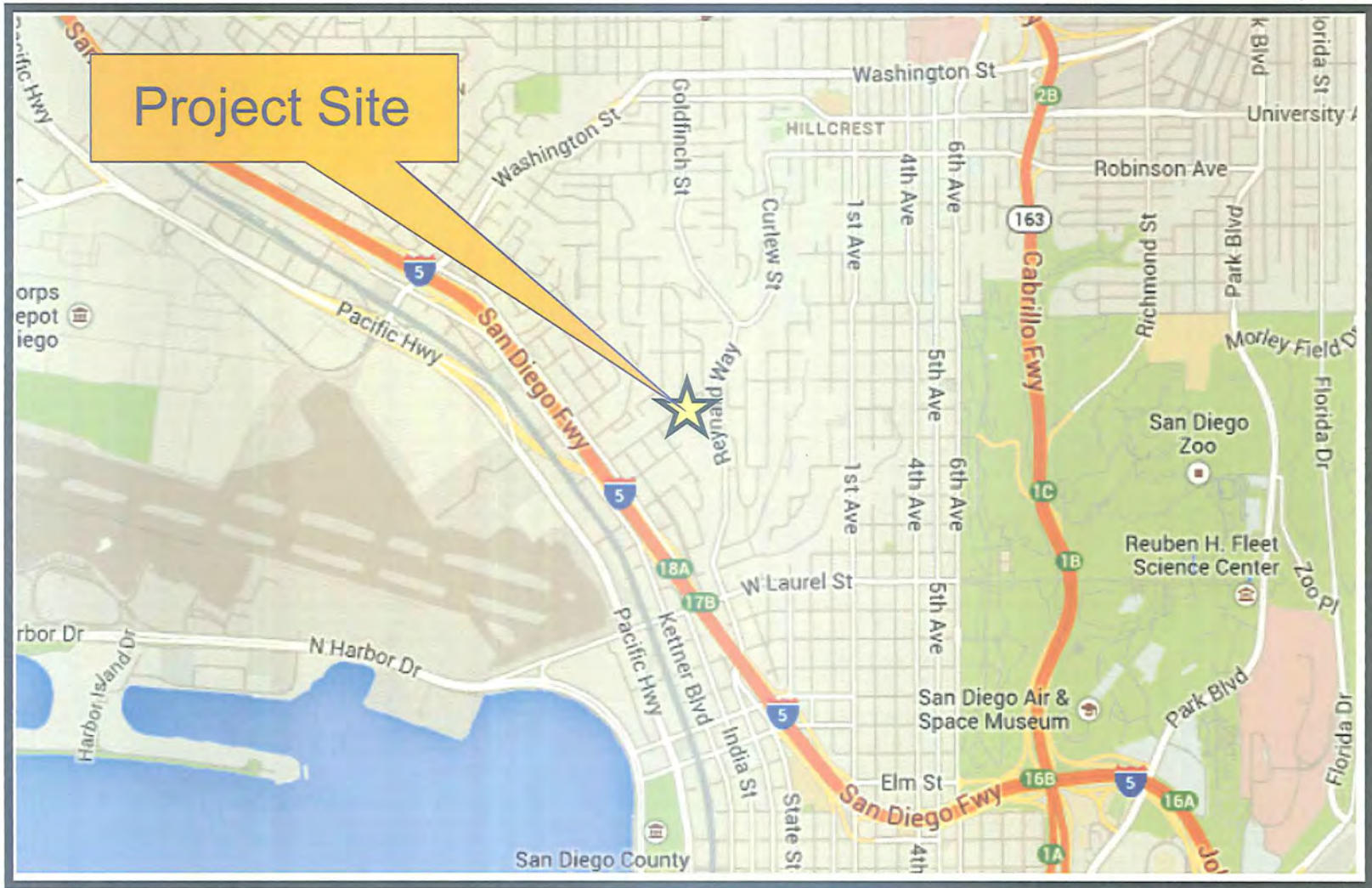
Jeffrey A. Peterson
Development Project Manager
Development Services Department

WESTLAKE/JAP

Attachments:

1. Location Map
2. Aerial Photographs
3. Zone Map
4. Community Plan Land Use Map
5. Deviation Location Diagram
6. Exhibit B
7. Drawing No. 20501-2-D
8. Project Data Sheet
9. SDIA-ALUCP Resolution No. 2014-0014
10. Project Plans
11. Draft SDP Resolution with Findings
12. Draft SDP Permit with Conditions
13. Draft TPM Resolution with Findings
14. Draft TPM Conditions
15. Draft MND Resolution
16. Draft Public ROW Vacation Resolution
17. Draft Planning Commission Recommendation
18. Community Planning Group Recommendation
19. Ownership Disclosure Statement
20. Project Chronology

Internal Order No. 24004292



Project Site



Location Map

Akin Residences - Project No. 352250
3116 1/3 Falcon Street





Aerial Photograph

Akin Residences - Project No. 352250
3116 1/3 Falcon Street





Aerial Photograph (Enlarged)

Akin Residences - Project No. 352250

3116 1/3 Falcon Street



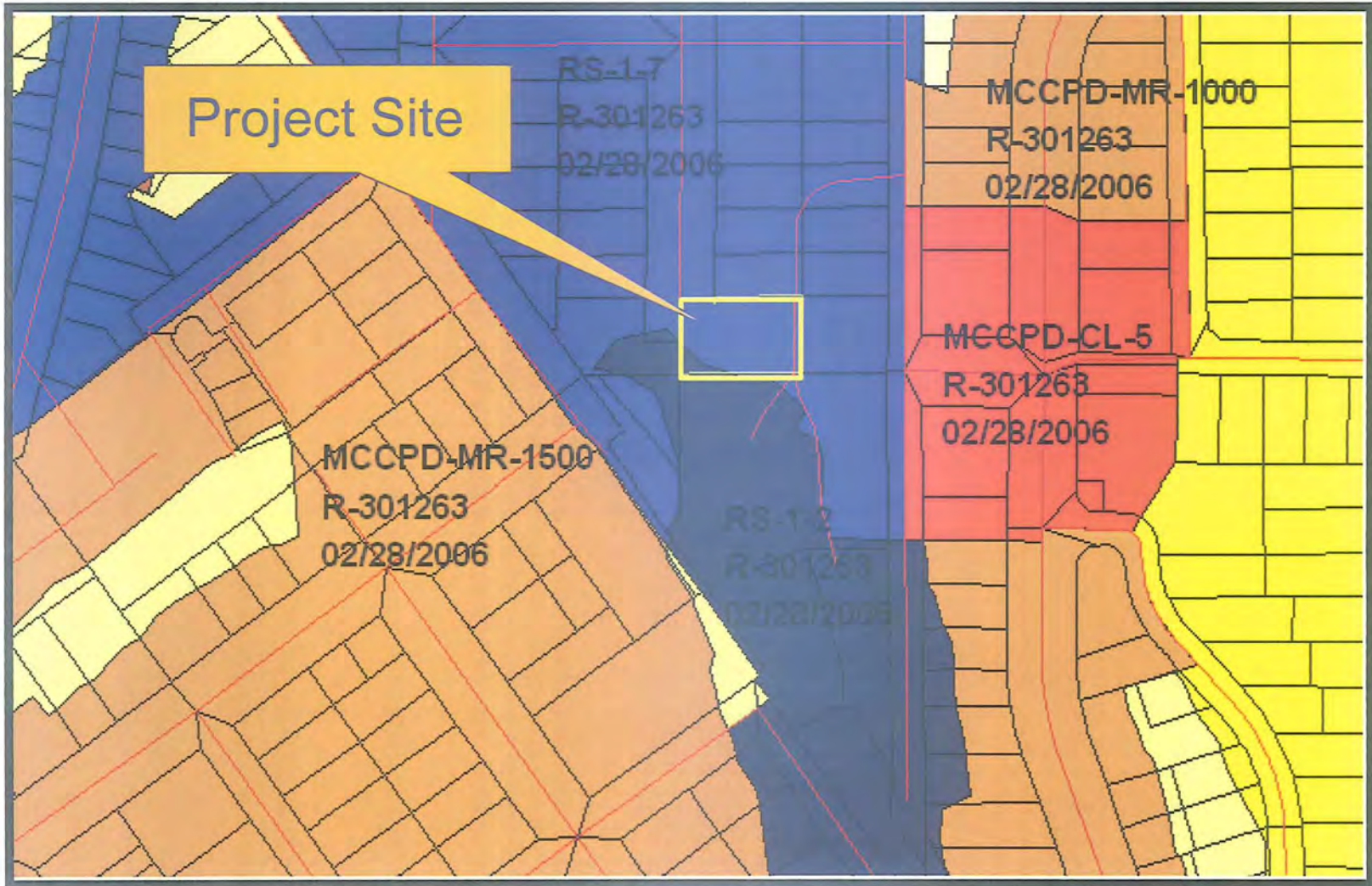


Aerial Photograph (Enlarged)

Akin Residences - Project No. 352250

3116 1/3 Falcon Street



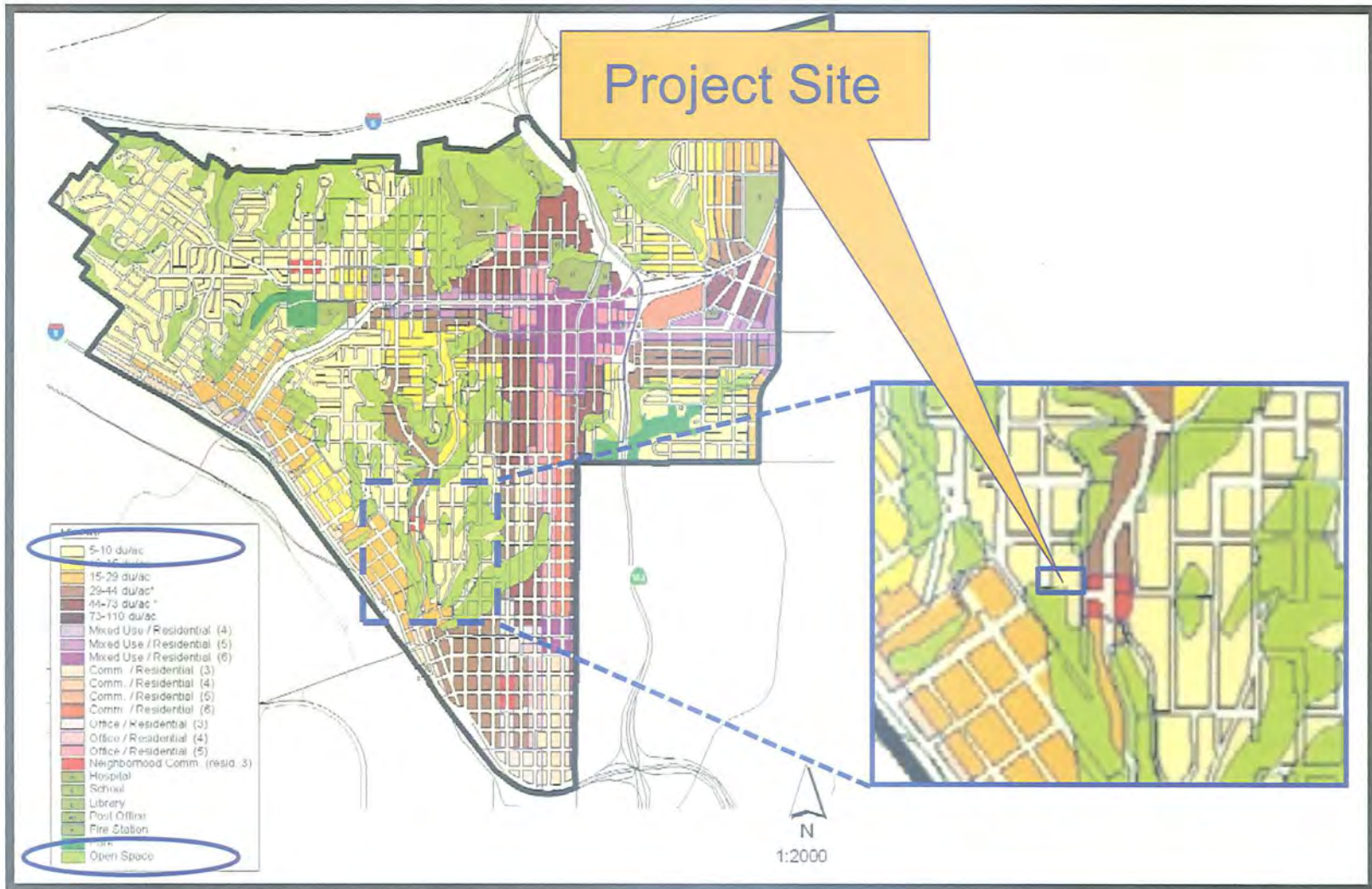


Zone Map (RS-1-7 and RS-1-2)

Akin Residences - Project No. 352250

3116 1/3 Falcon Street



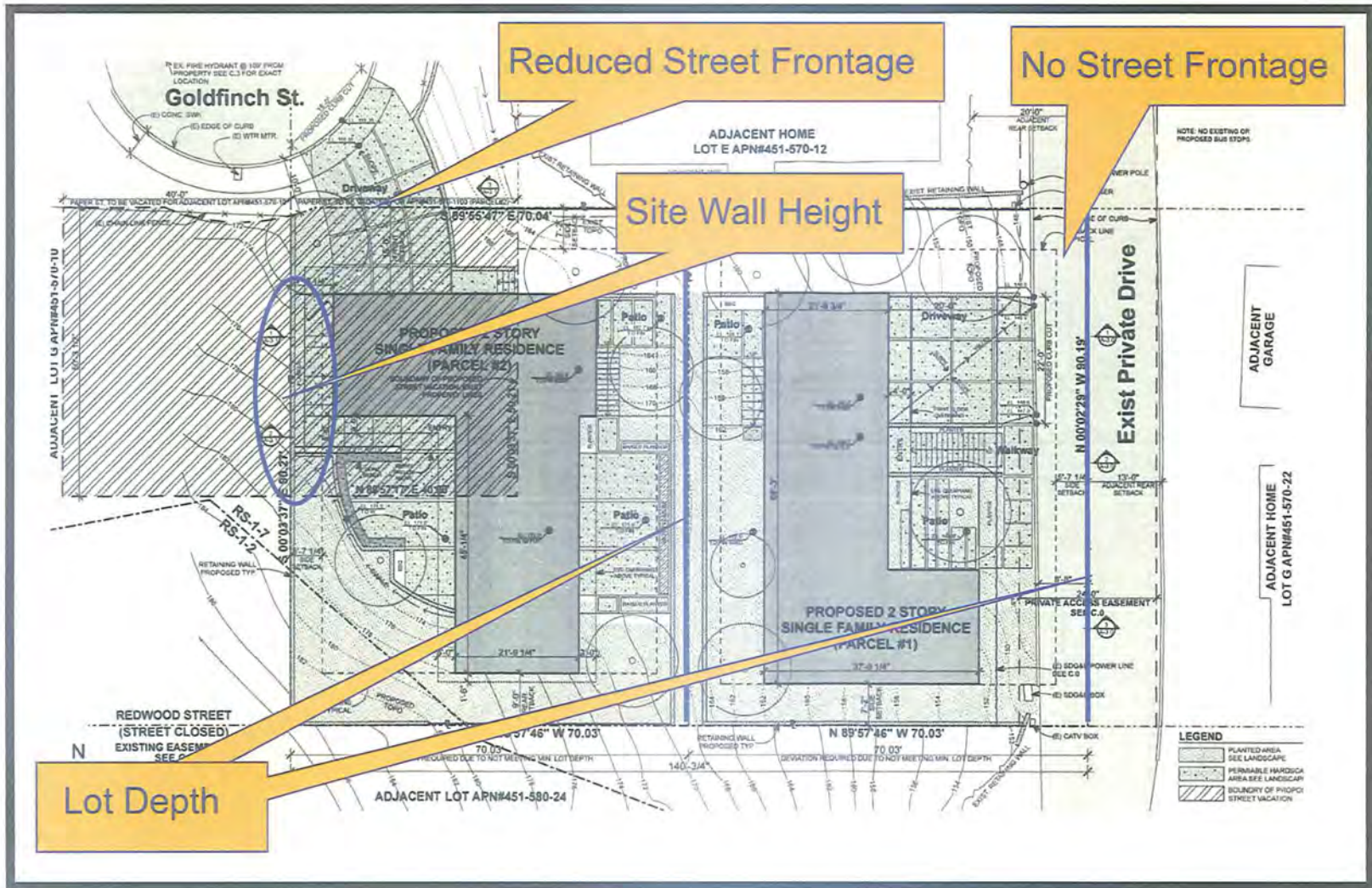


Community Plan Land Use Map

Akin Residences - Project No. 352250

3116 1/3 Falcon Street





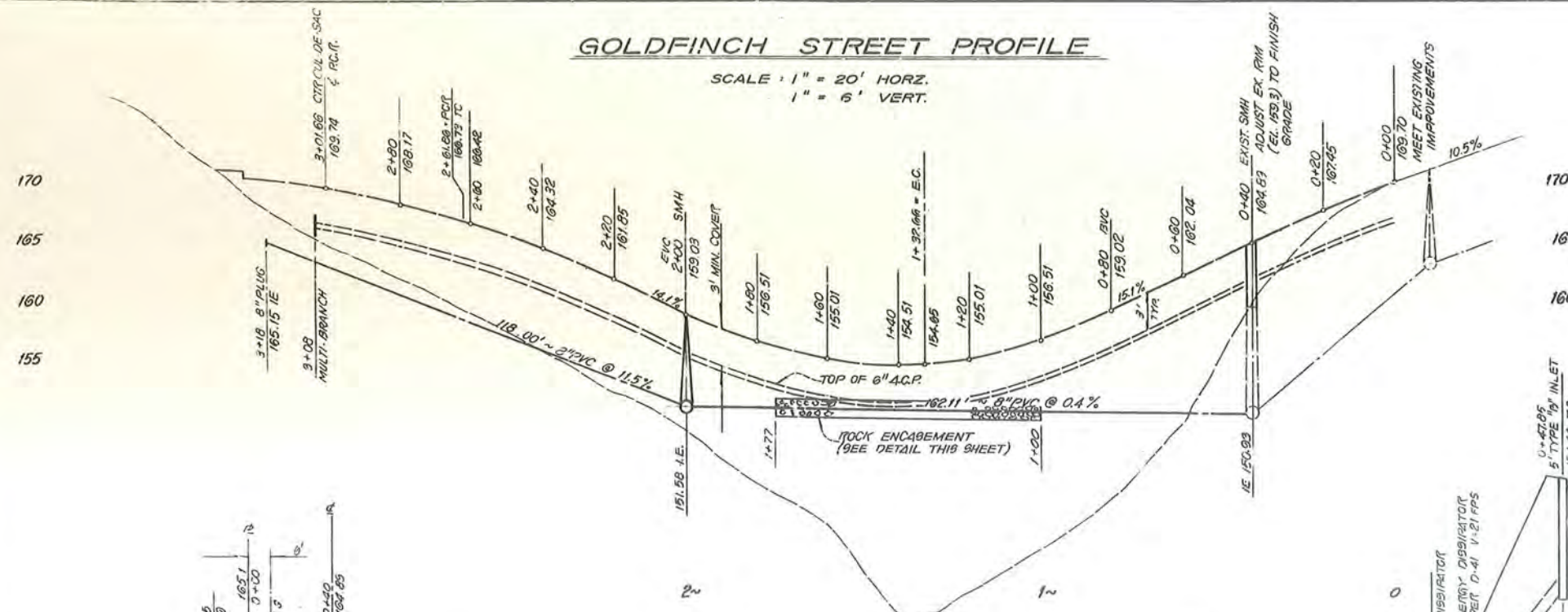
Deviation Location Drawing

Akin Residences - Project No. 352250
 3116 1/3 Falcon Street



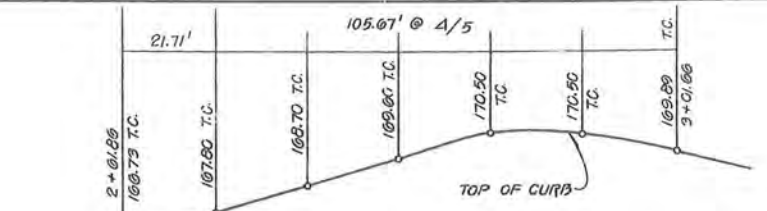
GOLDFINCH STREET PROFILE

SCALE: 1" = 20' HORZ.
1" = 6' VERT.



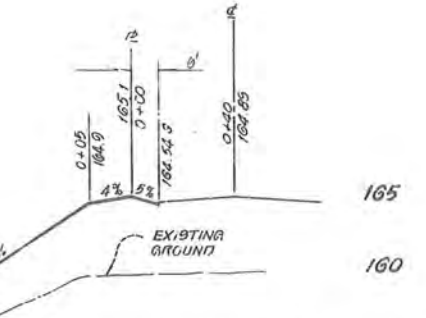
CUL-DE-SAC PROFILE

SCALE: 1" = 20' HORZ.
1" = 3' VERT.



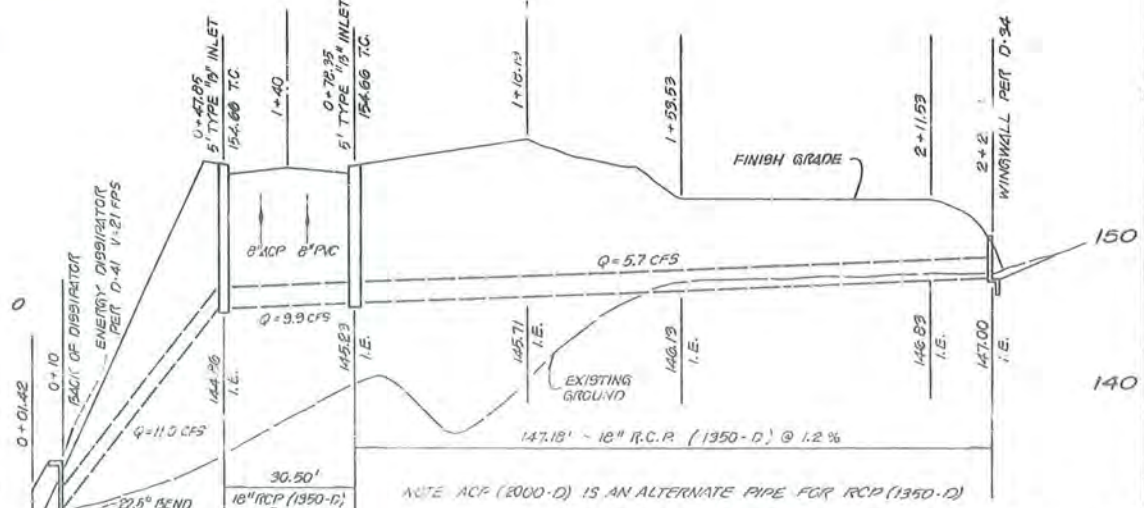
DRIVEWAY PROFILE

SCALE: 1" = 20' HORZ.
1" = 6' VERT.



STORM DRAIN PROFILE

SCALE: 1" = 20' HORZ.
1" = 6' VERT.

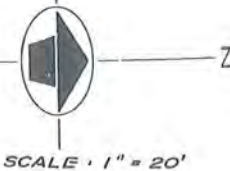


SEE RIGHT OF ENTRY PERMIT DATED 8-20-81 FOR WORK WITHIN CITY OF SAN DIEGO PROPERTY

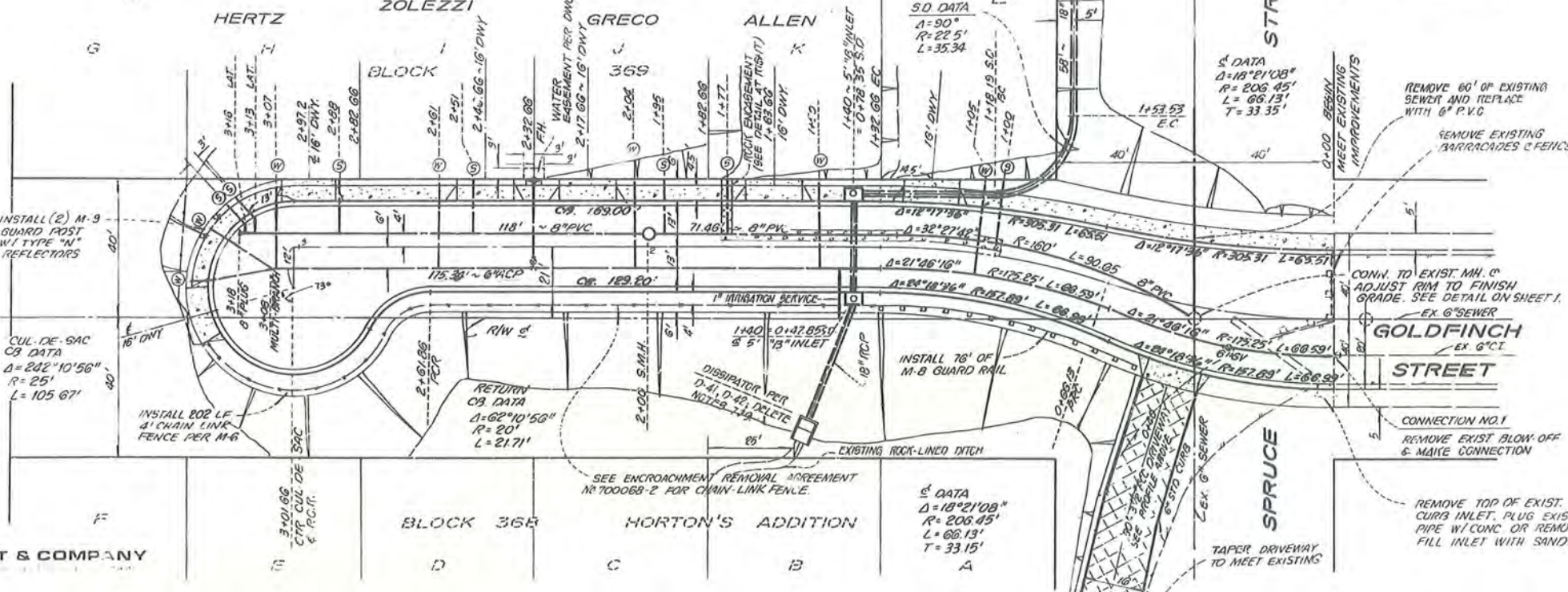
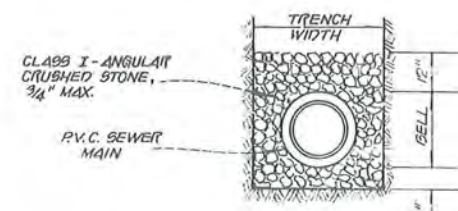
REDWOOD STREET (CLOSED)

STREET

SPRUCE



DETAIL: ROCK ENCASEMENT



PRIVATE CONTRACT			
PLANS FOR THE IMPROVEMENT OF			
GOLDFINCH STREET			
CITY OF SAN DIEGO, CALIFORNIA ENGINEERING DEPARTMENT SHEET 2 OF 7 SHEETS			W.D. NO. 700068
FOR CITY ENGINEER	DATE		
DESCRIPTION	BY	APPROVED	DATE FILED
ORIGINAL			
A" CHANGE	RUST	6-16-82	6-16-82
AS-BUILT	RUST	J.C.	7-2-82
CONTRACTOR: RUST & COMPANY	DATE STARTED: 11-3-81	208-1715	
INSPECTOR: CAETANEA	DATE COMPLETED: 11-1-82	20501-2-D	
A" CHANGE - ADD SEWER/WATER LAT. / DELETE STREET LIGHTS ADD DRIVEWAY, DELETE 100' CHAIN LINK FENCE.			

RUST & COMPANY

ATTACHMENT 7

PROJECT DATA SHEET

PROJECT NAME:	Akin Residences; Project No. 352250	
PROJECT DESCRIPTION:	A partial ROW vacation at the terminus of Goldfinch Street; and the 0.29-acre vacant site would be subdivided into two parcels and a single family dwelling unit would be constructed on each of the new parcels.	
COMMUNITY PLAN AREA:	Uptown	
DISCRETIONARY ACTIONS:	Site Development Permit, Tentative Parcel Map and Public Right-of Way Vacation	
COMMUNITY PLAN LAND USE DESIGNATION:	Low-Residential 5-10 DU/AC and Open Space (approximately 0.01 acres)	
<u>ZONING INFORMATION:</u>		
ZONE: RS-1-7 and RS-1-2 HEIGHT LIMIT: 24/30 feet LOT SIZE: 5,000 and 20,000 square feet FLOOR AREA RATIO: Varies LOT COVERAGE: NA FRONT SETBACK: 15 feet (RS-1-7) SIDE SETBACK: 4 feet (RS-1-7) STREETSIDE SETBACK: NA REAR SETBACK: 13 feet PARKING: 2 on-site spaces per dwelling unit		
<u>ADJACENT PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Low-Residential 5-10 DU/AC and Open Space; RS-1-7	Single Family Residential
SOUTH:	Low-Residential 5-10 DU/AC and Open Space; RS-1-2	Single Family Residential
EAST:	Low-Residential 5-10 DU/AC and Open Space; RS-1-7 and RS-1-2	Single Family Residential
WEST:	Neighborhood Commercial; RS-1-7	Single Family Residential
DEVIATIONS OR VARIANCES REQUESTED:	The project includes a request for deviations to lot depth, street frontage and site wall height.	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On May 6, 2014, the Uptown Planners voted 12-3-1 to recommend approval of the project.	

RESOLUTION NO. 2014-0014 ALUC

A RESOLUTION OF THE AIRPORT LAND USE COMMISSION FOR SAN DIEGO COUNTY MAKING A DETERMINATION THAT THE PROPOSED PROJECT: CONSTRUCTION OF 2 DETACHED RESIDENTIAL UNITS AT GOLDFINCH STREET AT REDWOOD STREET, CITY OF SAN DIEGO, IS CONDITIONALLY CONSISTENT WITH THE SAN DIEGO INTERNATIONAL AIRPORT - AIRPORT LAND USE COMPATIBILITY PLAN

WHEREAS, the Board of the San Diego County Regional Airport Authority, acting in its capacity as the Airport Land Use Commission (ALUC) for San Diego County, pursuant to §21670.3 of the California Public Utilities Code, was requested by the City of San Diego to determine the consistency of a proposed development project: Construction of 2 Detached Residential Units at Goldfinch Street at Redwood Street, City of San Diego, which is located within the Airport Influence Area (AIA) for the San Diego International Airport (SDIA) Airport Land Use Compatibility Plan (ALUCP), originally adopted in 1992 and amended in 1994 and 2004; and

WHEREAS, the plans submitted to the ALUC for the proposed project indicate that it would involve the construction of two, detached residential units, each on a parcel to be created; and

WHEREAS, the proposed project would be located within the 65-70 decibel (dB) Community Noise Equivalent Level (CNEL) noise contour, and the ALUCP identifies residential uses located within the 65-70 dB CNEL noise contour as compatible with airport uses, provided that the residences are sound attenuated to 45 dB CNEL interior noise level, and that an aviation easement is recorded with the County Recorder; and

WHEREAS, the proposed project is in compliance with the City of San Diego Airport Approach Overlay Zone (AAOZ) height restrictions; and

WHEREAS, the proposed project is located outside the Runway Protection Zone (RPZ); and

WHEREAS, the ALUC has considered the information provided by staff, including information in the staff report and other relevant material regarding the project; and

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WHEREAS, the ALUC has provided an opportunity for the City of San Diego and interested members of the public to present information regarding this matter;

NOW, THEREFORE, BE IT RESOLVED that the ALUC determines that the proposed project: Construction of 2 Detached Residential Units at Goldfinch Street at Redwood Street, City of San Diego, is conditionally consistent with the SDIA ALUCP, which was originally adopted in 1992 and amended in 1994 and 2004, based upon the following facts and findings:

- (1) The proposed project involves the construction of two, detached residential units.
- (2) The proposed project is located within the 65-70 dB CNEL noise contour. The ALUCP identifies residential uses located within the 65-70 dB CNEL noise contour as compatible with airport uses, provided that the residences are sound attenuated to 45 dB CNEL interior noise level and that an aviation easement is recorded with the County Recorder. Therefore, as a condition of project approval, the structures must be sound attenuated to 45 dB CNEL interior noise level and an aviation easement must be recorded with the County Recorder.
- (3) The proposed project is located within the City of San Diego AAOZ. The maximum allowable height for a project on this site is approximately 450 feet Above Mean Sea Level (AMSL). The maximum height of the proposed project is approximately 212 feet AMSL. The proposed project is therefore in compliance with the height limitations identified in the SDIA ALUCP.
- (4) The proposed project is located outside the RPZ.
- (5) Therefore, if the proposed project contains the above-required conditions, the proposed project would be consistent with the SDIA ALUCP.

BE IT FURTHER RESOLVED that the ALUC finds this determination is not a "project" as defined by the California Environmental Quality Act (CEQA), Cal. Pub. Res. Code §21065, and is not a "development" as defined by the California Coastal Act, Cal. Pub. Res. Code §30106.

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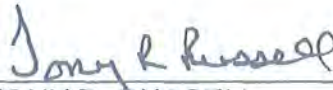
PASSED, ADOPTED AND APPROVED by the ALUC for San Diego County at a regular meeting this 5th day of June, 2014, by the following vote:

AYES: Commissioners: Alvarez, Cox, Desmond, Gleason, Hubbs, Robinson, Sessom

NOES: Commissioners: None

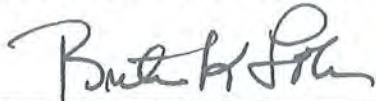
ABSENT: Commissioners: Boland, Smisek

ATTEST:

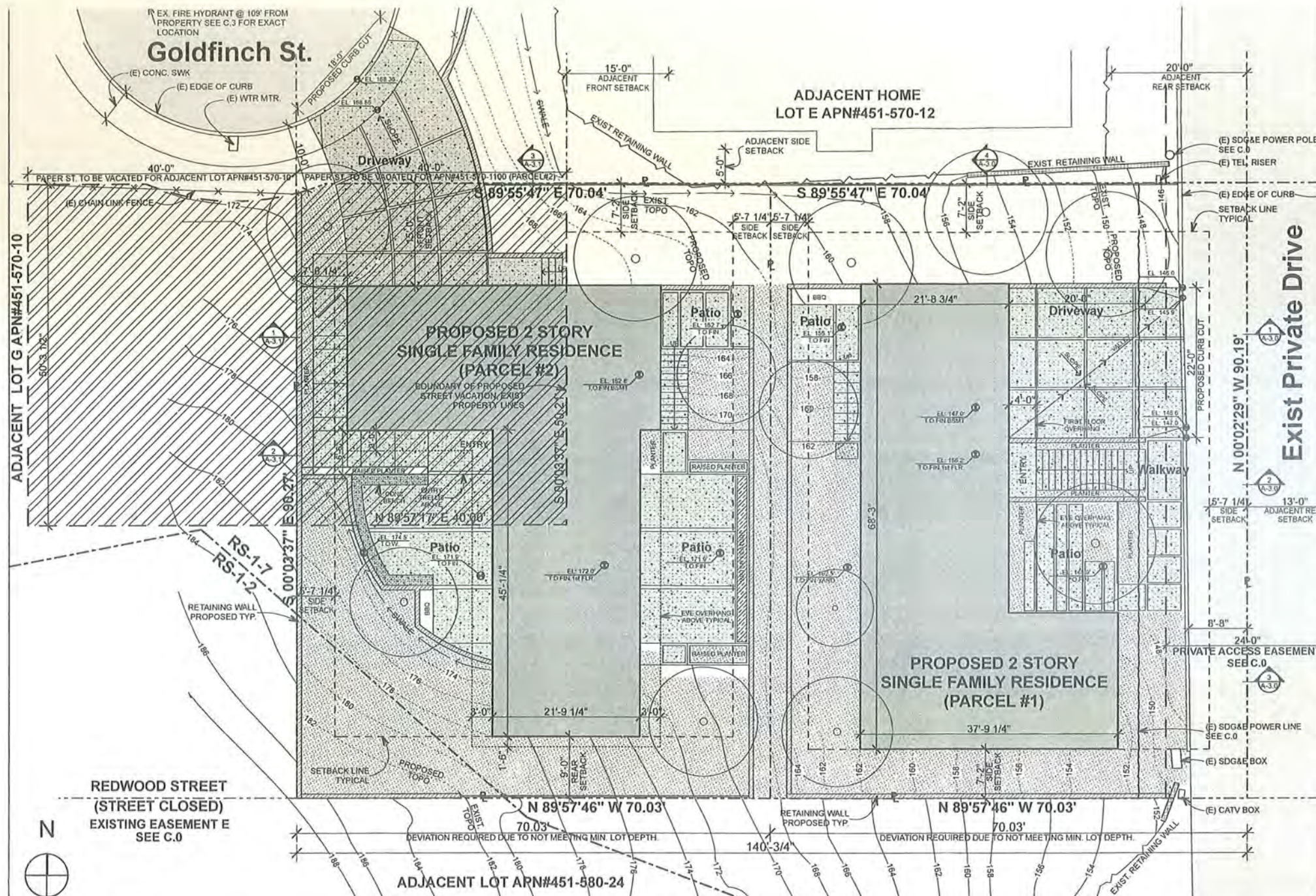


TONY R. RUSSELL
DIRECTOR, CORPORATE &
INFORMATION GOVERNANCE /
AUTHORITY CLERK

APPROVED AS TO FORM:



BRETON K. LOBNER
GENERAL COUNSEL



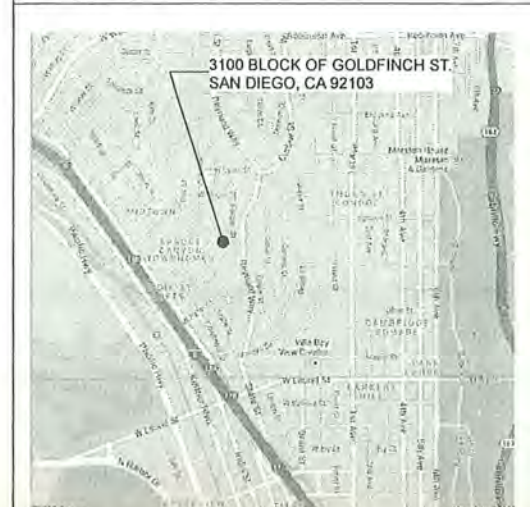
NOTE: NO EXISTING OR PROPOSED BUS STOPS

SHEET INDEX	
TITLE SHEET	T-1.0 SITE PLAN, PROJECT INFO.
CIVIL	C.0 TOPOGRAPHIC SURVEY C.1 PRELIMINARY GRADING PLAN C.2 SLOPE ANALYSIS C.3 TENTATIVE PARCEL MAP
ARCHITECTURAL	A-1.0 FLOOR PLANS (PARCEL #1) A-1.1 FLOOR PLANS (PARCEL #1) A-1.2 FLOOR PLANS (PARCEL #2) A-1.3 FLOOR PLANS (PARCEL #2) A-2.0 ELEVATIONS (PARCEL #1) A-2.1 ELEVATIONS (PARCEL #2) A-3.0 SECTIONS (PARCEL #1) A-3.1 SECTIONS (PARCEL #2)
LANDSCAPING	L-1 PLANTING PLAN L-2 PLANTING PLAN L-3 WATER BUDGET
SCOPE OF WORK	
SPLIT 10,600SF VACANT LOT INTO 2 PARCELS THEN BUILD 2 NEW SINGLE FAMILY RESIDENCES.	
THE PROJECT PROPOSES DEVIATIONS THROUGH A PROCESS 4, SITE DEVELOPMENT PERMIT.	
DEVIATIONS REQUESTED: (1) PARCEL #1 AND #2 LOT DEPTH OF 90.19' AND 90.27' RESPECTIVELY WHERE 95' IS THE MINIMUM REQUIRED (2) NO STREET FRONTAGE ON PARCEL #1 WHERE 50' MINIMUM IS REQUIRED (3) OVERHEIGHT RETAINING WALLS.	
AND 1 STREET VACATION: (1) VACATE A 4000SF PORTION OF GOLDFINCH ST., 2,000 sf ALLOCATED TO PARCEL #2 AND THE REMAINING TO ADJACENT PARCEL APN#451-570-10	
REQUIRED DISCRETIONARY APPROVAL	
(PROCESS 4) SITE DEVELOPMENT PERMIT (SDP) FOR DEVIATIONS TO ZONING REGULATIONS FOR A SUSTAINABLE BUILDING PROJECT. (PROCESS 4) TENTATIVE PARCEL MAP (TPM) FOR SUBDIVISION OF PARCEL INTO 2 LOTS (PROCESS 5) PUBLIC RIGHT-OF-WAY (ROW) VACATION TO CREATE A PORTION OF GOLDFINCH.	
GENERAL NOTES	
(1) BUILDING ADDRESS: PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY, PER FHPS POLICY P-09.6 (JFC 901.4.4)	
AIRPORT AUTHORITY NOTES	
(1) ADEQUATE NOISE ATTENUATION WILL BE PROVIDED TO ENSURE AN INTERIOR NOISE LEVEL OF 45DB CNEL FOR ALL HABITABLE ROOMS.	
SUSTAINABLE FEATURES	
(1) ROOF MOUNTED PHOTOVOLTAIC SYSTEM CONSISTING OF SOLAR PANELS SUFFICIENT TO GENERATE AT LEAST 50% OF THE PROJECTS ENERGY CONSUMPTION. (2) DROUGHT TOLERANT LANDSCAPING TO MINIMIZE WATER CONSUMPTION (3) PERMIABLE HARDSCAPING TO MAXIMIZE THE SITES ABILITY TO RETAIN WATER AND LESSEN WATERSHED.	

akin
APN: 451-570-1100
SAN DIEGO, CA 92103

LEGEND	
	PLANTED AREA SEE LANDSCAPE
	PERMIABLE HARDSCAPE AREA SEE LANDSCAPE
	BOUNDARY OF PROPOSED STREET VACATION

VICINITY MAP



PROJECT TEAM

OWNER:	G2F TALBCO LLC. MANAGING MEMBER - JASON TALBOT 1515 9TH AVE. UNIT A SAN DIEGO, CA 92101 [PH] 310.690.4645 [E] JASON@TALBCO.COM
DESIGNER:	TALBCO / JACOB CHRISTENSEN 1515 9TH AVE. UNIT A SAN DIEGO, CA 92101 [C] JACOB CHRISTENSEN [PH] 619.994.5820 [E] JACOB@TALBCO.COM
CIVIL:	COFFEY ENGINEERING, INC. 10960 SCRIPPS RANCH BLVD. SUITE 102 SAN DIEGO, CA 92131 [C] JOHN COFFEY [P] 858.831.0111 [E] JOHN@COFFEYENGINEERING.COM
LANDSCAPE:	CARSON DOUGLAS LANDSCAPE ARCHITECTURE 3761 CENTRE STREET UNIT #401 SAN DIEGO, CA 92103 [C] MICHAEL BRENNAN [P] 619.995.1306 [E] MICHAEL@SOURGANGREEN.COM
STRUCTURAL:	T.B.D.
ENERGY CALCS:	T.B.D.

PROJECT DATA (PARCEL #1)

PROJECT NAME:	AKIN 1
PROJECT ADDRESS:	NO CURRENT ADDRESS SAN DIEGO, CA 92103
ZONE:	RS-1-7 and RS-1-2 and
LOT AREA:	6,320 sf
LOT COVERAGE:	MAX: 50% PROPOSED: 1,805 sf or 28.6%
SETBACKS	NORTH SIDE: 7'-2" LOT WIDTH x 8 EAST SIDE: 5'-7 1/4" LOT WIDTH x 8 SOUTH SIDE: 7'-2" LOT WIDTH x 8 WEST SIDE: 5'-7 1/4" LOT WIDTH x 8
PARKING:	2
A.P.N.:	T.B.D.
FLOOR AREA:	BASEMENT W/GARAGE: 1,251 sf (EXEMPT FROM GFA) FIRST FLOOR: 81 sf (EXEMPT FROM GFA) SECOND FLOOR: 1,517 sf NET TOTAL = 3,096 sf
F.A.R.:	ALLOWABLE: 58 * 6,320sf = 3,666 sf
OVERLAY ZONES:	+UPTOWN COMMUNITY PLAN AREA +AIRPORT ENVIRON +AIRPORT APPROACH +AIRPORT INFLUENCE AREA - SDIA +FAA PART NOTIFICATION AREA +RS-1-2

PROJECT DATA (PARCEL #2)

PROJECT NAME:	AKIN 2
PROJECT ADDRESS:	NO CURRENT ADDRESS SAN DIEGO, CA 92103
ZONE:	RS-1-7 and RS-1-2
LOT AREA:	6,320sf 4,310 (EXIST) + 2,010 (VACATION)
LOT COVERAGE:	MAX: 50% PROPOSED: 1,850 sf or 29.3%
SETBACKS	FRONT: 15" NORTH SIDE: 7'-2" LOT WIDTH x 8 EAST SIDE: 5'-7 1/4" LOT WIDTH x 8 REAR: 9'-0" LOT DEPTH x 10 WEST SIDE: 5'-7 1/4" LOT WIDTH x 8
PARKING:	2
A.P.N.:	451-570-1100
FLOOR AREA:	BASEMENT: 327 (EXEMPT FROM GFA) FIRST FLOOR: 91 SECOND FLOOR: 1,955 NET TOTAL = 3,661 sf
F.A.R.:	ALLOWABLE: 58 * 6,320sf = 3,666 sf
OVERLAY ZONES:	+UPTOWN COMMUNITY PLAN AREA +AIRPORT ENVIRON +AIRPORT APPROACH +AIRPORT INFLUENCE AREA - SDIA +FAA PART NOTIFICATION AREA

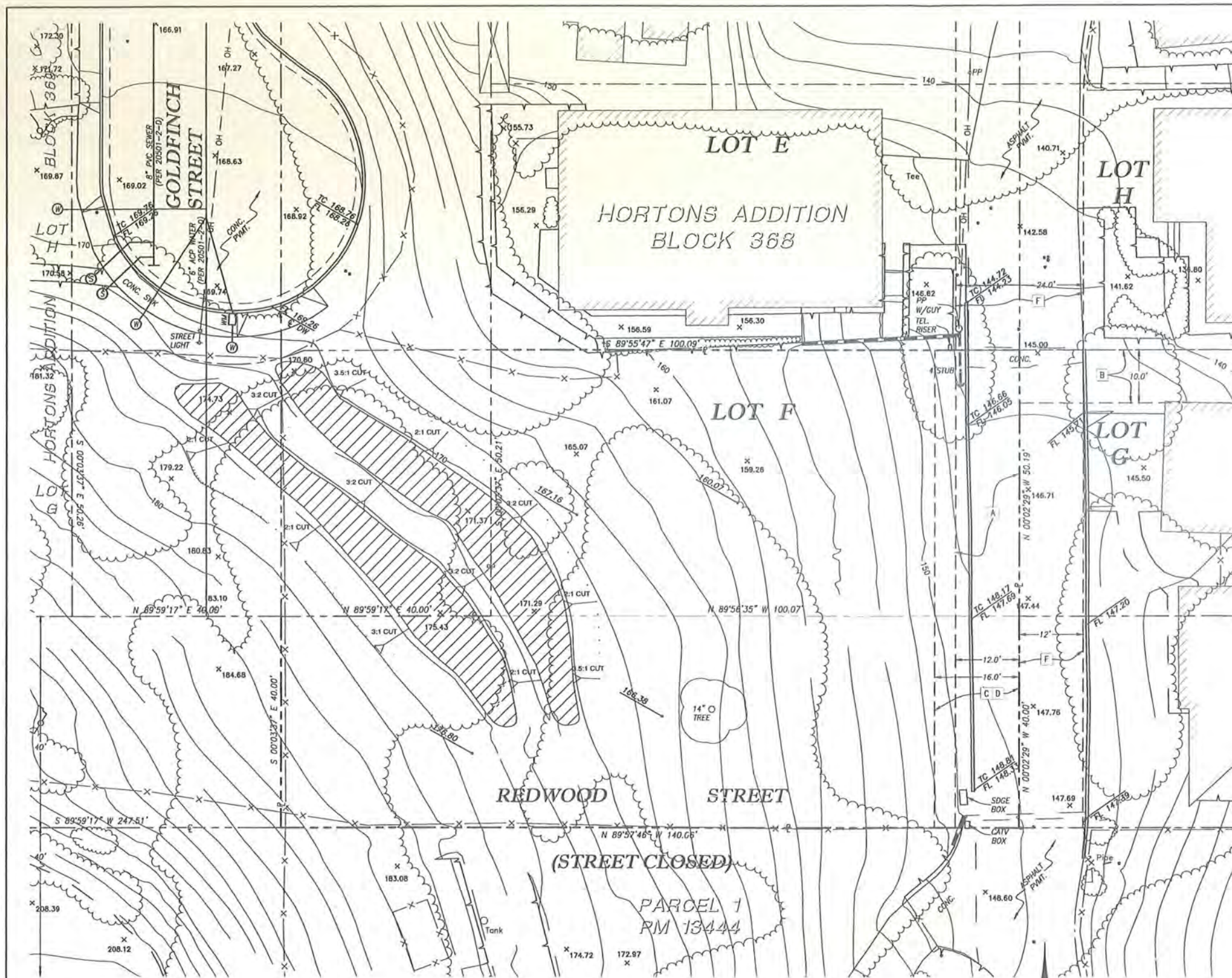
BUILDING CODE DATA (PARCEL #1)

LEGAL DESCRIPTION:	SEE TOPOGRAPHICAL SURVEY SHEET C.0
COMMUNITY PLAN:	UPTOWN
LOT SLOPE AVG:	SEE C.2
EXISTING USE:	NONE, VACANT LOT
PROPOSED USE:	SINGLE FAMILY RESIDENCE
GEOLOGIC HAZARD CATEGORY:	S2
LANDSCAPE AREA:	SEE LANDSCAPE PLANS
CONSTRUCTION TYPE:	TYPE V-B
OCCUPANCY CLASS:	R-3
NUMBER OF STORIES PROPOSED:	2 OVERTOP BASEMENT
MAX BUILDING HEIGHT:	24'/30'
GOVERNING CODES:	2010 CA. RES. BLDG. CODE 2010 CA. BLDG. CODE

BUILDING CODE DATA (PARCEL #2)

LEGAL DESCRIPTION:	SEE TOPOGRAPHICAL SURVEY SHEET C.0
COMMUNITY PLAN:	UPTOWN
LOT SLOPE AVG:	SEE C.2
EXISTING USE:	NONE, VACANT LOT
PROPOSED USE:	SINGLE FAMILY RESIDENCE
GEOLOGIC HAZARD CATEGORY:	S2
LANDSCAPE AREA:	SEE LANDSCAPE PLANS
CONSTRUCTION TYPE:	TYPE V-B
OCCUPANCY CLASS:	R-3
NUMBER OF STORIES PROPOSED:	2 OVERTOP BASEMENT
MAX BUILDING HEIGHT:	24'/30'
GOVERNING CODES:	2010 CA. RES. BLDG. CODE 2010 CA. BLDG. CODE

Revision 1:	
Revision 2:	
Revision 3:	
Revision 4:	
Revision 5:	
DATE:	6/3/14
SCALE:	1/8" = 1'-0"
OWNER:	G2F TALBCO LLC.
DRAWING SET:	SITE DEVELOPMENT PERMIT
SHEET TITLE:	SITE PLAN & PROJECT INFO
SHEET NUMBER:	T-1.0



EASEMENTS

- A. PRIVATE ROAD AND UTILITY PURPOSES PER INSTR. 78-319462 REC. 07/31/1978, O.R.
- B. 10' SEWER AND WATER EASEMENT PER TITLE REPORT PARCEL 3
- C. PACIFIC TELEPHONE & TELEGRAPH FOR AERIAL AND UNDERGROUND COMMUNICATIONS STRUCTURES PER INSTR. 76-092176 REC. 03/30/1976, O.R.
- D. SAN DIEGO GAS & ELECTRIC FOR POLES, WIRES AND ANCHORS AND INCIDENTAL PURPOSES FOR ELECTRICAL DISTRIBUTION PER INSTR. 75-318452 REC. 11/13/1975, O.R.
- E. THE RIGHTS, IF ANY, OF A CITY, PUBLIC UTILITY OR SPECIAL DISTRICT, PURSUANT TO SECTION 8345 ET SEQ. OF THE CALIFORNIA STREETS AND HIGHWAY CODE, TO PRESERVE A PUBLIC EASEMENT IN REDWOOD STREET AS THE SAME AS VACATED AND CLOSED APRIL 27, 1948 BY RESOLUTION NO. 89212 OF THE CITY COUNCIL OF SAN DIEGO.
- F. 24' EASEMENT FOR ROAD AND UTILITY PURPOSES PER TITLE REPORT PARCEL 2

LEGEND

DESCRIPTION	STD. DWG	SYMBOL
PROPERTY LINE		N45°45'45"W
SPOT ELEVATION		100.00 x 100.00
INDEX CONTOUR		90
RETAINING WALL		[Symbol]
CMU RETAINING WALL		[Symbol]
CHAIN LINK FENCE		[Symbol]
IRON FENCE		[Symbol]
WATER METER		[Symbol]
STREET LIGHT		[Symbol]
VALVE		[Symbol]
BUILDING FOOTPRINT		[Symbol]
GUY WIRE AND ANCHOR		[Symbol]
UTILITY/POWER POLE		[Symbol]
BRUSH LINE		[Symbol]
CONCRETE CURB & GUTTER		[Symbol]
CURB		[Symbol]
DRIVEWAY CURB CUT		[Symbol]
APPROXIMATE FLAT TRAIL		[Symbol]

ABBREVIATIONS

CL	CENTER LINE	PP	POWER POLE
CATC	CABLE TELEVISION	PMNT	PAVEMENT
CONC.	CONCRETE	SWK	SIDEWALK
DWY	DRIVEWAY	TEL	TELEPHONE
E	PROPERTY LINE	WM	WATER METER

- NOTES**
1. THIS TOPOGRAPHIC SURVEY WAS PERFORMED FOR THE PURPOSES OF A SPECIFIC PROJECT, AND SOME AREAS MAY HAVE GREATER OR LESSER DETAIL BASED ON PROJECT REQUIREMENTS. CHANGES TO THE SCOPE, DESIGNER, OR LOCATION OF WORK MAY REQUIRE THAT ADDITIONAL SURVEYING BE PERFORMED TO SATISFY THE NEW REQUIREMENTS.
 2. THIS IS A TOPOGRAPHIC SURVEY, NOT A BOUNDARY SURVEY OR RECORD OF SURVEY. THE PROPERTY LINES DEPICTED ON THIS PLAN ARE GENERATED FROM EXISTING PUBLIC RECORD MAPS, DRAWINGS, OR DESCRIPTIONS. THE PROPERTY LINES AND/OR EASEMENTS SHOWN HEREON HAVE BEEN INCLUDED TO REPRESENT THEIR APPROXIMATE LOCATIONS RELATIVE TO THE TOPOGRAPHIC FEATURES.
 3. THE LOCATIONS OF UTILITIES, IF ANY, SHOWN ON THIS PLAN ARE GENERATED FROM RECORDS PROVIDED BY UTILITY/GOVERNING AGENCIES AND/OR FIELD DATA COLLECTED DURING THE SURVEY. THE PLOTTING OF UTILITIES ON THIS PLAN DOES NOT CONSTITUTE A GUARANTEE OF THEIR LOCATION, DEPTH, SIZE, OR TYPE.

LEGAL DESCRIPTION

LOT "F", BLOCK 368 OF HORTON'S ADDITION, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREON ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY TOGETHER WITH THAT PORTION OF THE NORTHERLY HALF OF REDWOOD STREET ADJOINING SAID LOT "F" ON THE SOUTH.

APN: 451-570-11

BENCHMARK

SEBP AT THE CORNER OF THORN STREET AND HAWK STREET, 214.258 MSL, CITY OF SAN DIEGO VERT CONTROL BOOK



VICINITY MAP
THOMAS BROS. MAP 1266-J7
NO SCALE

COFFEY ENGINEERING, INC.
10805 SCRIPPS RANCH BLVD., SUITE 102, SAN DIEGO, CA 92131 PH (619)851-0111 FAX (619)851-0179

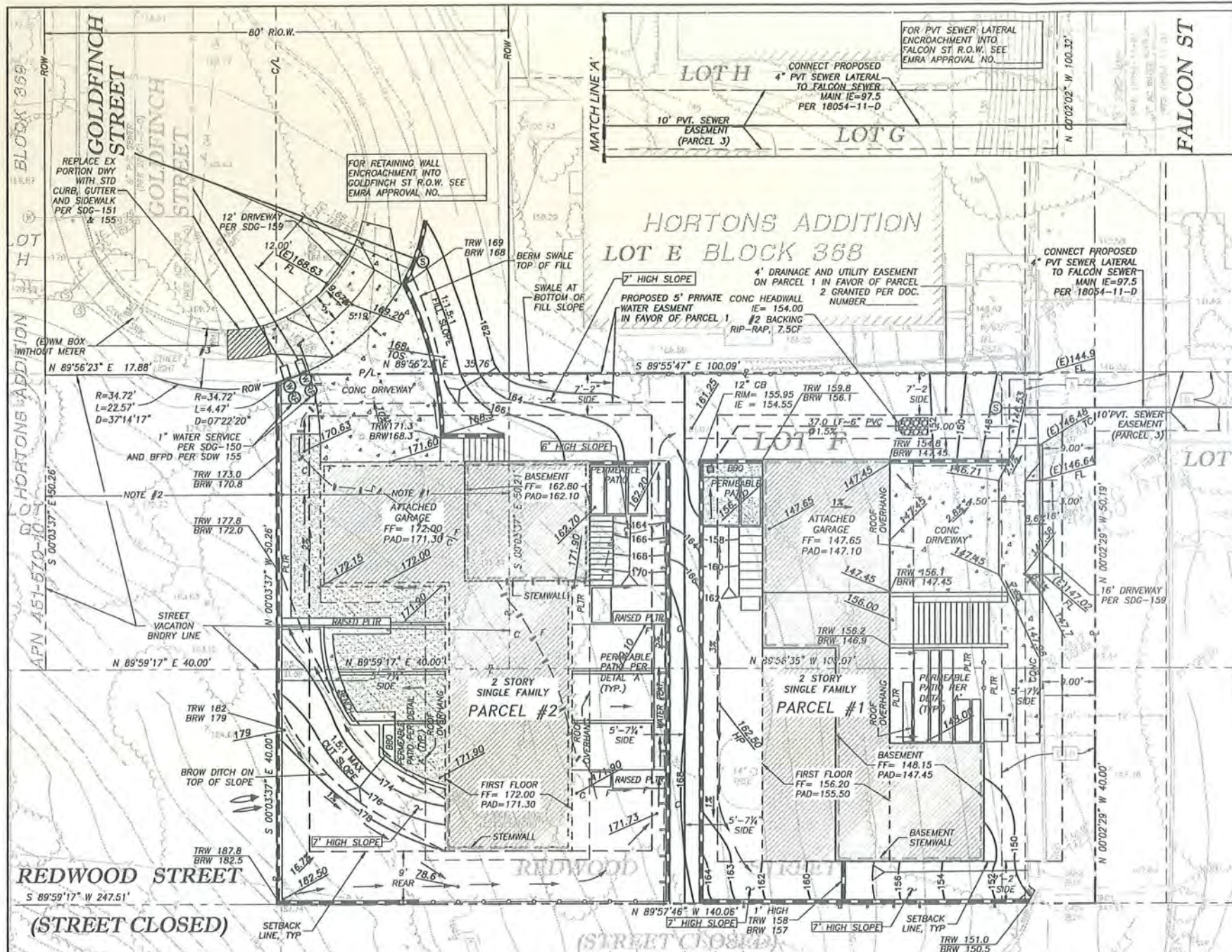


TALBCO GOLDFINCH II
GOLDFINCH STREET
SAN DIEGO, CA 92103

TOPOGRAPHIC SURVEY

DATE OF SURVEY: 09/04/13 SURVEYOR: C. SCHINDLER

DRAWN BY:	DTK
CHECKED BY:	JSC
ORIGINAL	09/10/2013
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	
REVISION 5	
TOPOGRAPHIC SURVEY	
SCALE:	1"=20'
C.O.	
SHEET	1 OF 1 SHEETS



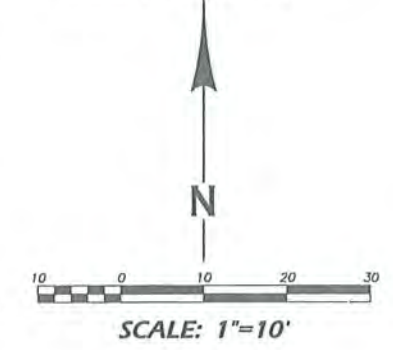
VICINITY MAP
THOMAS BROS. MAP 1268-J7
NO SCALE

DRAINAGE NOTES

1. THIS PROJECT WILL NOT DISCHARGE ANY INCREASE IN STORM WATER RUN-OFF ONTO ANY ADJACENT PROPERTY.
2. AT ALL STORM WATER DISCHARGE LOCATIONS, SUITABLE ENERGY DISSIPATORS ARE TO BE INSTALLED TO REDUCE THE DISCHARGE TO NON-ERODIBLE VELOCITIES.
3. MULTIPLE STORM WATER DISCHARGE LOCATIONS WILL BE USED TO MIMIC THE EXISTING DRAINAGE PATTERN.
4. NO ADDITIONAL RUN-OFF IS PROPOSED FOR THE DISCHARGE LOCATIONS.

NOTE

- #1 40' STREET VACATION TO BENEFIT APN 451-570-11.
- #2 40' STREET VACATION TO BENEFIT APN 451-570-10.
- #3 REMAINDER PORTION OF GOLDFINCH STREET, 25' RADIUS (10' FROM CURB LINE).



LEGAL DESCRIPTION

LOT "E", BLOCK 368 OF HORTONS ADDITION, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY TOGETHER WITH THAT PORTION OF THE NORTHERLY HALF OF REDWOOD STREET ADJOINING SAID LOT "E" ON THE SOUTH.
APN: 451-570-11

BENCHMARK

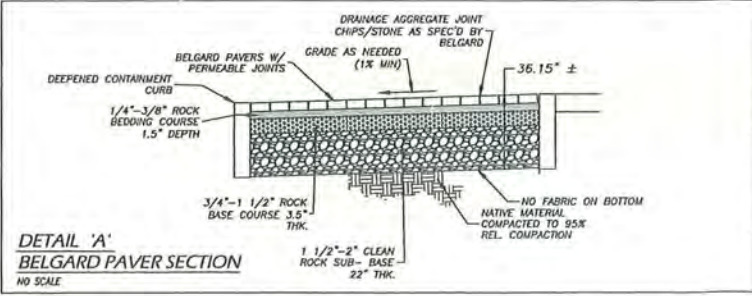
SEBP AT THE CORNER OF THORN STREET AND HAWK STREET, 214.258 MSL, CITY OF SAN DIEGO VERT CONTROL BOOK

SOURCE OF TOPOGRAPHY

TOPOGRAPHIC SURVEY PLAN PREPARED ON 9/10/2013 BY COFFEY ENGINEERING, INC.

ABBREVIATIONS

AC	ASPHALTIC CONCRETE	IE	INVERT ELEVATION
BRW	BOTTOM OF RETAINING WALL GRADE	PCC	PORTLAND CEMENT CONCRETE
CB	CATCH BASIN	PLTR; PA	PLANTER; PLANTING AREA
C/L	CENTERLINE	PP	POWER POLE
CO	CLEANOUT	SD	SEWER
CONC	CONCRETE	SD	STORM DRAIN
FF	FINISH FLOOR	TC	TOP OF CURB
FH	FIRE HYDRANT	TRW	TOP OF RETAINING WALL GRADE
FL	FLOWLINE	W	WATER
HP	HIGH POINT	WM	WATER METER



UTILITY NOTE

1. THE LOCATIONS OF UTILITIES, IF ANY, SHOWN ON THIS PLAN ARE GENERATED FROM RECORDS PROVIDED BY UTILITY/GOVERNING AGENCIES AND/OR FIELD DATA COLLECTED DURING THE SURVEY. THE PLOTTING OF UTILITIES ON THIS PLAN DOES NOT CONSTITUTE A GUARANTEE OF THEIR LOCATION, DEPTH, SIZE, OR TYPE.

LEGEND

DESCRIPTION	STD DWG	SYMBOL
PROPERTY LINE		N45°45'45"W
PROPERTY LINE - OFFSITE		N45°45'45"W
EX. CONTOUR		90
PROPOSED CONTOUR		90
EASEMENT LINE		---
EX. SEWER LINE		---
EX. WATER MAIN		---
EX. BRUSH LINE		---
EX. SPOT ELEVATION		---
EX. TREE		---
EX. WATER SERVICE		---
EX. SEWER SERVICE		---
PROPOSED SPOT ELEVATION		---
DRAINAGE SWALE OR DIRECTION OF FLOW		---
6" PVC DRAIN LINE		---
6" LANDSCAPE DRAIN		---
RETAINING WALL		---
CMU STEM WALL		---
FENCE		---
WALL		---
BUILDING FOOTPRINT		---
P.C.C. DRIVEWAY (SIZE NOTED)	SDG-161	---
PCC PAVEMENT		---
PERMEABLE HARDSCAPE		---

EASEMENTS

- A. 24' PRIVATE ROAD AND UTILITY PURPOSES PER INSTR. 78-319462 REC. 07/31/1978, O.R.
- B. P.V.T. SEWER AND WATER PURPOSES PER DEED BOOK 13, PAGE 522 (TITLE REPORT, PARCEL 3).
- C. PACIFIC TELEPHONE & TELEGRAPH FOR AERIAL AND UNDERGROUND COMMUNICATIONS STRUCTURES PER INSTR. 76-092176 REC. 03/30/1976, O.R.
- D. SAN DIEGO GAS & ELECTRIC FOR POLES, WIRES AND ANCHORS AND INCIDENTAL PURPOSES FOR ELECTRICAL DISTRIBUTION PER INSTR. 75-318452 REC. 11/13/1975, O.R.
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CIVIL ENGINEER:

JOHN S. COFFEY
COFFEY ENGINEERING, INC.
10650 SCRIPPS RANCH BLVD., SUITE 210
SAN DIEGO, CA 92131
(650) 833-0111
FAX: (650) 831-0179
DATE: 06/03/14



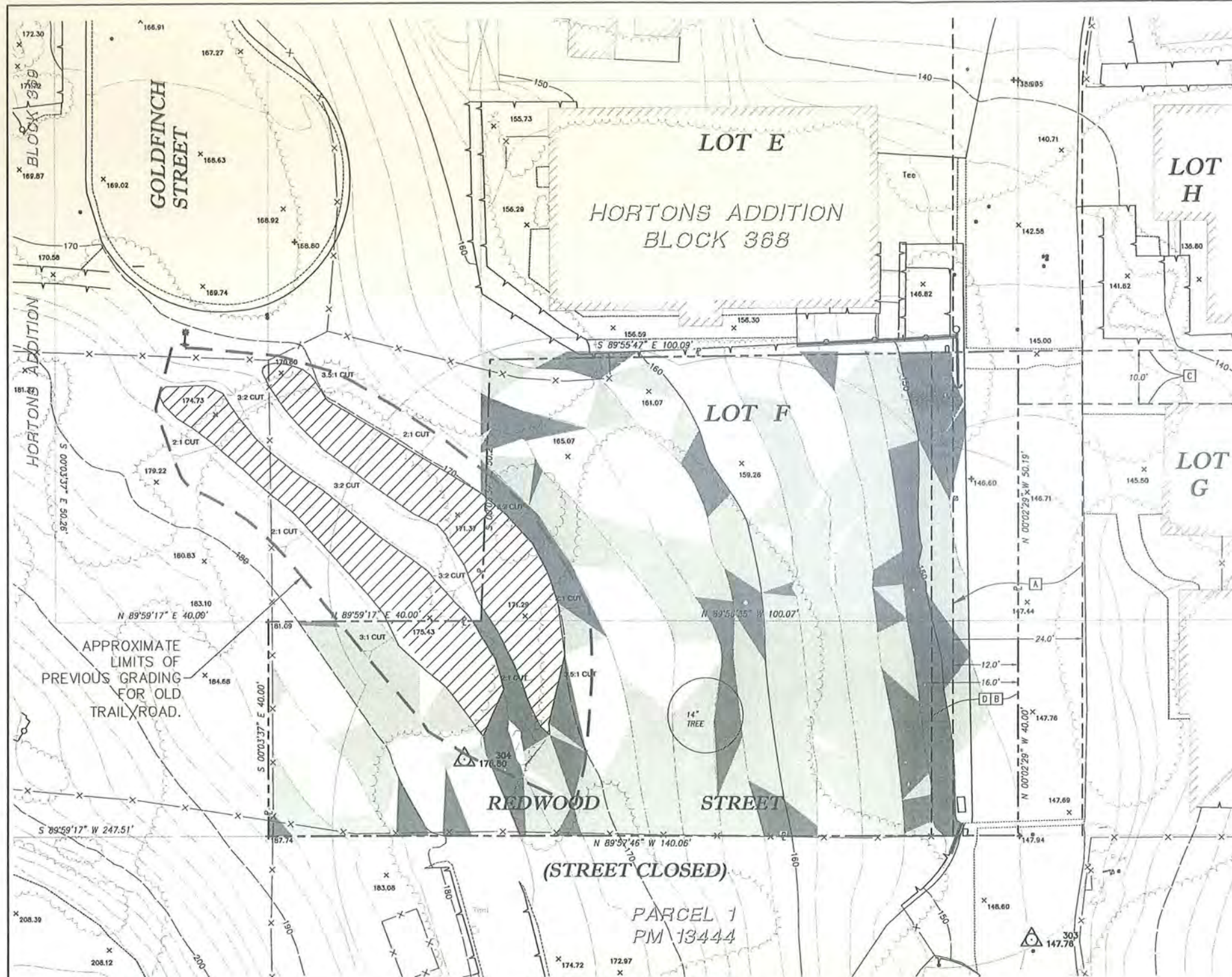
COFFEY ENGINEERING, INC.
10650 SCRIPPS RANCH BLVD., SUITE 210, SAN DIEGO, CA 92131 PH: (650) 833-0111 FAX: (650) 831-0179

GRADING PLAN NOTES

- A. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE APPLICANT 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.
- B. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT THE APPLICANT 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.
- C. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE SATISFACTORY TO THE CITY ENGINEER.
- D. PRIOR TO ISSUANCE OF BUILDING PERMITS, TO THE SATISFACTION OF THE CITY ENGINEER, A LETTER OF PERMISSION TO GRADE MUST BE OBTAINED FROM ADJACENT PROPERTY OWNER(S) FOR OFFSITE GRADING.

GRADING TABULATIONS		
TOTAL AMOUNT OF SITE TO BE GRADED:	0.244 Ac	% OF TOTAL SITE: 100
AMOUNT OF CUT:	1400 CUBIC YARDS	MAXIMUM DEPTH OF CUT: 10 FEET
AMOUNT OF FILL:	200 CUBIC YARDS	MAXIMUM DEPTH OF FILL: 8 FEET
MAXIMUM HEIGHT OF FILL SLOPE(S):	8 FEET	SLOPE RATIO: 1.5:1
MAXIMUM HEIGHT OF CUT SLOPE(S):	12 FEET	SLOPE RATIO: 1.5:1
AMOUNT OF IMPORT/EXPORT SOIL:	1200 CUBIC YARDS	MAXIMUM HEIGHT: 8.6 FEET
RETAINING/ CRIB WALLS:	LENGTH 320 FEET	

CITY OF SAN DIEGO, CALIFORNIA	
DISCRETIONARY DEVELOPMENT PERMIT	
AKIN	ORIGINAL 05/27/14
Goldfinch Street SAN DIEGO, CA 92103	REVISIONS
PRELIMINARY GRADING PLAN	C.1
DRAWN BY: FR	SHEET 1 OF 3
CHECKED BY: JSC	



LEGEND

DESCRIPTION	STD DWG	SYMBOL
CMU RETAINING WALL		
CHAIN LINK FENCE		
IRON FENCE		
WATER METER		
STREET LIGHT		
VALVE		
BUILDING FOOTPRINT		
GUY WIRE AND ANCHOR		
UTILITY/POWER POLE		
BRUSH LINE		
CONCRETE CURB & GUTTER		
CURB		
DRIVEWAY CURB CUT		
APPROXIMATE FLAT TRAIL		

ABBREVIATIONS

CL	CENTER LINE	PP	POWER POLE
CATC	CABLE TELEVISION	PVMT	PAVEMENT
CONC.	CONCRETE	SWW	SEWER
DWY	DRIVEWAY	TEL	TELEPHONE
PL	PROPERTY LINE	WM	WATER METER

NOTES

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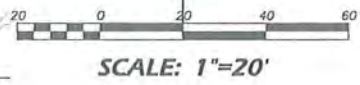
LEGAL DESCRIPTION

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APN: 451-570-11

BENCHMARK

SEBP AT THE CORNER OF THORN STREET AND HAWK STREET, 214.258 MSL, CITY OF SAN DIEGO VERT CONTROL BOOK



VICINITY MAP
THOMAS BROS. MAP 1266-17
NO SCALE

EASEMENTS

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SLOPE ANALYSIS NOTES

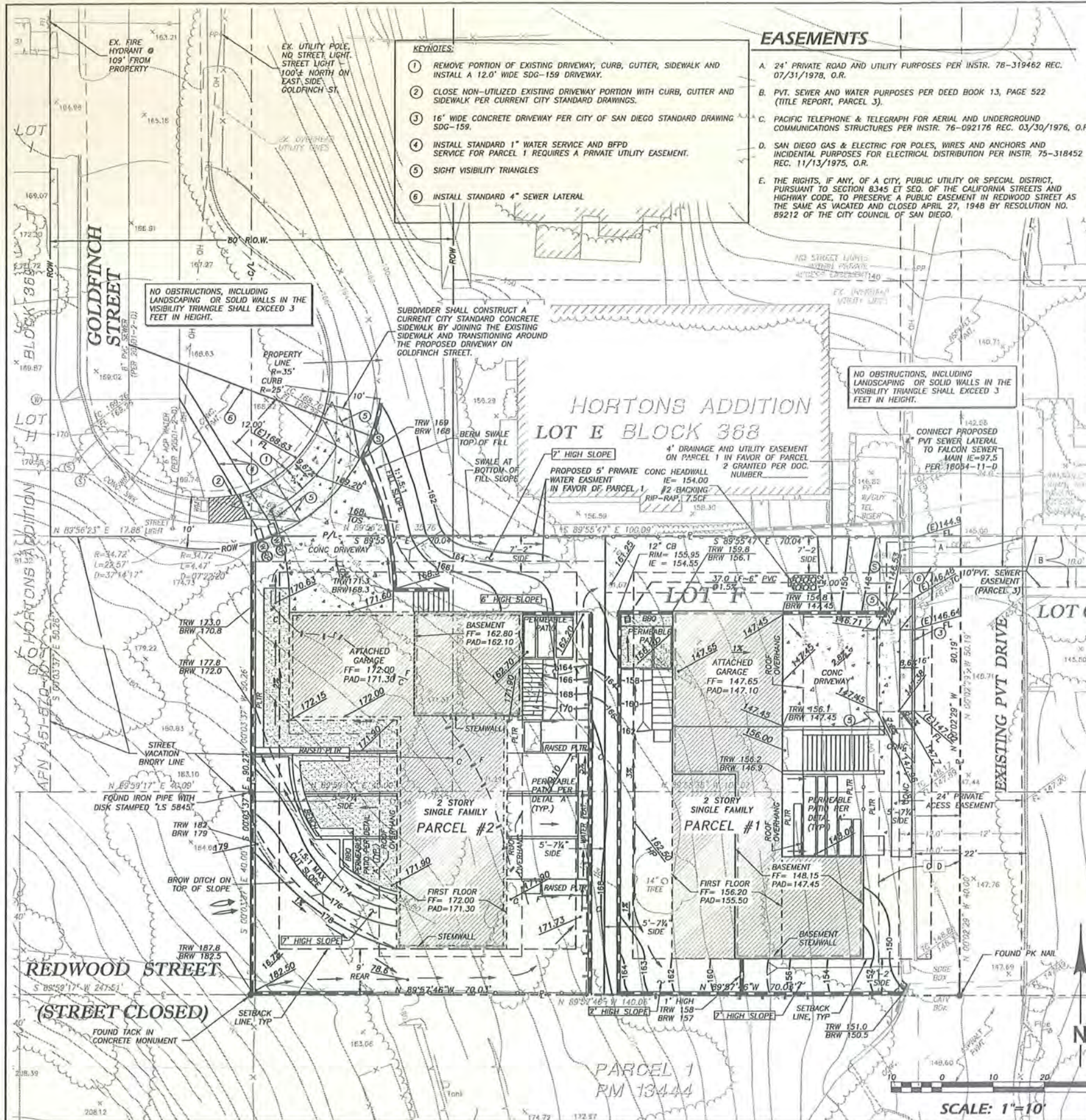
- STEEP HILLSIDES ARE DEFINED AS NATURAL LANDFORMS AT LEAST 50 FEET HIGH AND IN EXCESS OF 25% IN SLOPE GRADIENT. BECAUSE THIS SITE IS BISECTED BY A HISTORICAL ROADWAY (GOLDFINCH STREET), AND BECAUSE BOX OF THE SITE HAS BEEN PREVIOUSLY GRADED (SEE SOILS REPORT/LETTER) THERE ARE NO SLOPES ON THE SUBJECT SITE THAT MEET THE DEFINITION OF STEEP HILLSIDES. THEREFORE, NO ENCROACHMENT INTO STEEP HILLSIDES IS PROPOSED BY THE PROJECT.
- SEE 'RESPONSE TO CITY OF SAN DIEGO CYCLE REVIEW COMMENTS LDR-PLANNING: CYCLE ISSUES 5', DATED MAY 7, 2014, BY GEOTECHNICAL EXPLORATION, INC. SAID REPORT ESTIMATES THAT BOX OF THE SITE HAS BEEN DISTURBED BY EXCAVATION OR ARTIFICIAL FILL, AND THAT THE GRADING LIKELY OCCURRED PRIOR TO 1976 (FROM REVIEW OF HISTORICAL INFORMATION).

min slope	Max slope	color	area	%
00%	25%		4286.17	40.3
25%	35%		4516.11	42.5
35%	more		1826.41	17.2
total			10628.39	100.0



COFFEY ENGINEERING, INC.
10450 SCRIPPS BANCH BLVD., SUITE 210, SAN DIEGO, CA 92131 PH (619) 593-0111 FAX (619) 593-0179

CITY OF SAN DIEGO, CALIFORNIA	
DISCRETIONARY DEVELOPMENT PERMIT	
AKIN	ORIGINAL 06/03/14
Goldfinch Street SAN DIEGO, CA 92103	
SLOPE ANALYSIS	C.2
DRAWN BY: FR	SHEET 2 OF 3
CHECKED BY: JSC	



EASEMENTS

- KEYNOTES:**
- REMOVE PORTION OF EXISTING DRIVEWAY, CURB, GUTTER, SIDEWALK AND INSTALL A 12.0' WIDE SDG-159 DRIVEWAY.
 - CLOSE NON-UTILIZED EXISTING DRIVEWAY PORTION WITH CURB, GUTTER AND SIDEWALK PER CURRENT CITY STANDARD DRAWINGS.
 - 16' WIDE CONCRETE DRIVEWAY PER CITY OF SAN DIEGO STANDARD DRAWING SDG-159.
 - INSTALL STANDARD 1" WATER SERVICE AND BFPO SERVICE FOR PARCEL 1 REQUIRES A PRIVATE UTILITY EASEMENT.
 - SIGHT VISIBILITY TRIANGLES
 - INSTALL STANDARD 4" SEWER LATERAL
- EASEMENTS**
- 24' PRIVATE ROAD AND UTILITY PURPOSES PER INSTR. 76-319462 REC. 07/31/1976, O.R.
 - PVT. SEWER AND WATER PURPOSES PER DEED BOOK 13, PAGE 522 (TITLE REPORT, PARCEL 3).
 - PACIFIC TELEPHONE & TELEGRAPH FOR AERIAL AND UNDERGROUND COMMUNICATIONS STRUCTURES PER INSTR. 76-092176 REC. 03/30/1976, O.R.
 - SAN DIEGO GAS & ELECTRIC FOR POLES, WIRES AND ANCHORS AND INCIDENTAL PURPOSES FOR ELECTRICAL DISTRIBUTION PER INSTR. 75-318452 REC. 11/13/1975, O.R.
 - THE RIGHTS, IF ANY, OF A CITY, PUBLIC UTILITY OR SPECIAL DISTRICT, PURSUANT TO SECTION 8345 ET SEQ. OF THE CALIFORNIA STREETS AND HIGHWAY CODE, TO PRESERVE A PUBLIC EASEMENT IN REDWOOD STREET AS THE SAME AS VACATED AND CLOSED APRIL 27, 1948 BY RESOLUTION NO. 89212 OF THE CITY COUNCIL OF SAN DIEGO.

LEGAL DESCRIPTION:

LOT 7" BLOCK 368 OF HORTON'S ADDITION, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA ACCORDING TO MAP THEREOF ON FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY TOGETHER WITH THAT PORTION OF THE NORTHERLY HALF OF REDWOOD STREET ADJOINING SAID LOT 7" ON THE SOUTH.

ALSO TOGETHER WITH AN UNDIVIDED 1/9 INTEREST IN LOT 7" IN SAID BLOCK 368.

BENCHMARK:
SETP AT THE CORNER OF THORN STREET AND HANK STREET. ELEVATION: 214.258 DATUM: MEAN SEA LEVEL CITY OF SAN DIEGO VERTICAL CONTROL BOOK

ZONING:
DESIGNATION RS 1-7
PLANNED DISTRICT: UPTOWN - PLANNED URBAN
NUMBER OF PROPOSED LOTS: 2
TOTAL ACRES: 0.280 ACRES 12,636 SQ FT
OVERLAY ZONES:
• FIRE BRUSH MANAGEMENT - 100' SETBACK
• FIRE BRUSH MANAGEMENT - 300' BUFFER
• FIRE HAZARD SEVERITY ZONE
• AIRPORT APPROACH ZONE SDI

LEGEND

DESCRIPTION	STD DWG	SYMBOL
PROPERTY LINE / TM BOUNDARY		M45'45"W
ROW CENTERLINE		CL
EXISTING CONTOUR		90
PROPOSED CONTOUR		222.22
EXISTING SPOT ELEVATION		100.00
PROPOSED SPOT ELEVATION		
DRAINAGE SWALE OR DIRECTION OF FLOW		
EXISTING WATER MAIN		
EXISTING SEWER-MAIN		
EXISTING GAS LINE		
EXISTING OVERHEAD UTILITY		
P.C.C. DRIVEWAY	SDG-159	
RETAINING WALL		
WALL		
BUILDING FOOTPRINT		
CUT SLOPE		
1" WATER SERVICE W/ METER BOX	SDW-150 & 134	
SEWER LATERAL	SDG-150	

ABBREVIATIONS:

AC	ALPHATIC CONCRETE	CL	CENTER LINE
BRW	(GRADE AT) BOTTOM OF RETAINING WALL	FL	CONC. FLOW LINE
CB	CATCH BASIN	ICV	IRRIGATION CONTROL VALVE
FF	FINISH FLOOR	PLTR	PLANTER/PLANTING AREA
FH	FIRE HYDRANT	TC	TOP OF CURB
FL	FLOWLINE	WM	WATER METER
HP	HIGH POINT	CO	CLEANOUT
IE	INVERT ELEVATION	S	SEWER
PCC	PORTLAND CEMENT CONCRETE	W	WATER
TC	TOP OF CURB	PP	POWER POLE
TRW	(GRADE AT) TOP OF RETAINING WALL	SD	STORM DRAIN

CIVIL ENGINEER:

JOHN S. COFFEY
COFFEY ENGINEERING, INC.
10650 SCRIPPS RANCH BLVD., SUITE 210
SAN DIEGO, CA 92131
(951) 831-0111
FAX: (951) 831-0729



DATE: 06/03/14
DATE: 06/03/14



VICINITY MAP
THOMAS BROS. MAP 1268-J7
NO SCALE

CITY OF SAN DIEGO, CALIFORNIA	
DISCRETIONARY DEVELOPMENT PERMIT	
AKIN	
Goldfinch Street SAN DIEGO, CA 92103	
TENTATIVE PARCEL MAP	C.3
DRAWN BY: FR	SHEET 3 OF 3
CHECKED BY: JSC	

DEVELOPMENT DATA:

LOT DIMENSIONS	PARCEL 1	PARCEL 2
LOT WIDTH	80.21'	92.23'
STREET FRONTAGE	90.19'	40.00'
LOT DEPTH	70.04'	70.03'

SETBACKS REQUIREMENTS (TABLE 131-04D)

MIN. FRONT SETBACK	15'	15'
MIN. SIDE SETBACK	2.2'	2.2'
MIN. REAR SETBACK	7'	7'

MAPPING AND MONUMENTATION:
ALL PROPERTY CORNERS WILL BE SET AND A TWO LOT PARCEL MAP WILL BE FILED PRIOR TO EXPIRATION OF THE TENTATIVE PARCEL MAP. A DETAILED PROCEDURE OF SURVEY WILL BE SHOWN ON THE PARCEL MAP.
• SDMC CHAPTER 3 ART 1 DIV. 4 PG. 35 FOOTNOTE 2

OWNERS:
OSWELDO FAMILY TRUST
3415 HANK STREET
SAN DIEGO, CA 92103

PROJECT DATA

SITE ADDRESS: GOLDFINCH STREET
SAN DIEGO, CA 92103
451-510-11

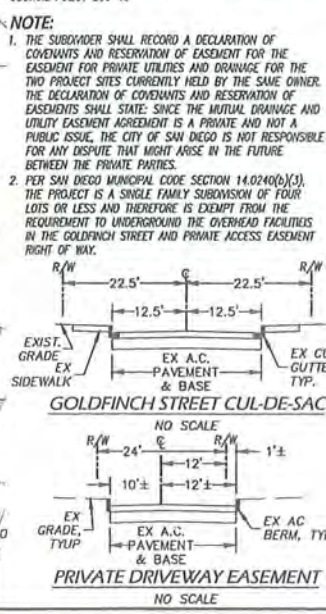
APN: 041-001-001-001-001

EXISTING BUILDING CONSTRUCTION DATE: CALIFORNIA/LAMBERT COORDINATES: 208-1716
NAD83 COORDINATES: 1846-6273

UTILITY NOTE:
ALL UTILITY SERVICE TO THE SITE, INCLUDING SEWER, WATER, ELECTRIC, CABLE AND PHONE, ARE CURRENTLY BY UNDERGROUND CONDUITS, NOT BY OVERHEAD SERVICES. AN EXISTING STREET LIGHT IS LOCATED LESS THAN 300 FEET FROM THE PROJECT THEREFORE THE PROJECT IS IN COMPLIANCE WITH THE CURRENT STREET LIGHT STANDARDS ACCORDING TO THE CITY OF SAN DIEGO STREET MANUAL AND COUNCIL POLICY 200-18

NOTE:

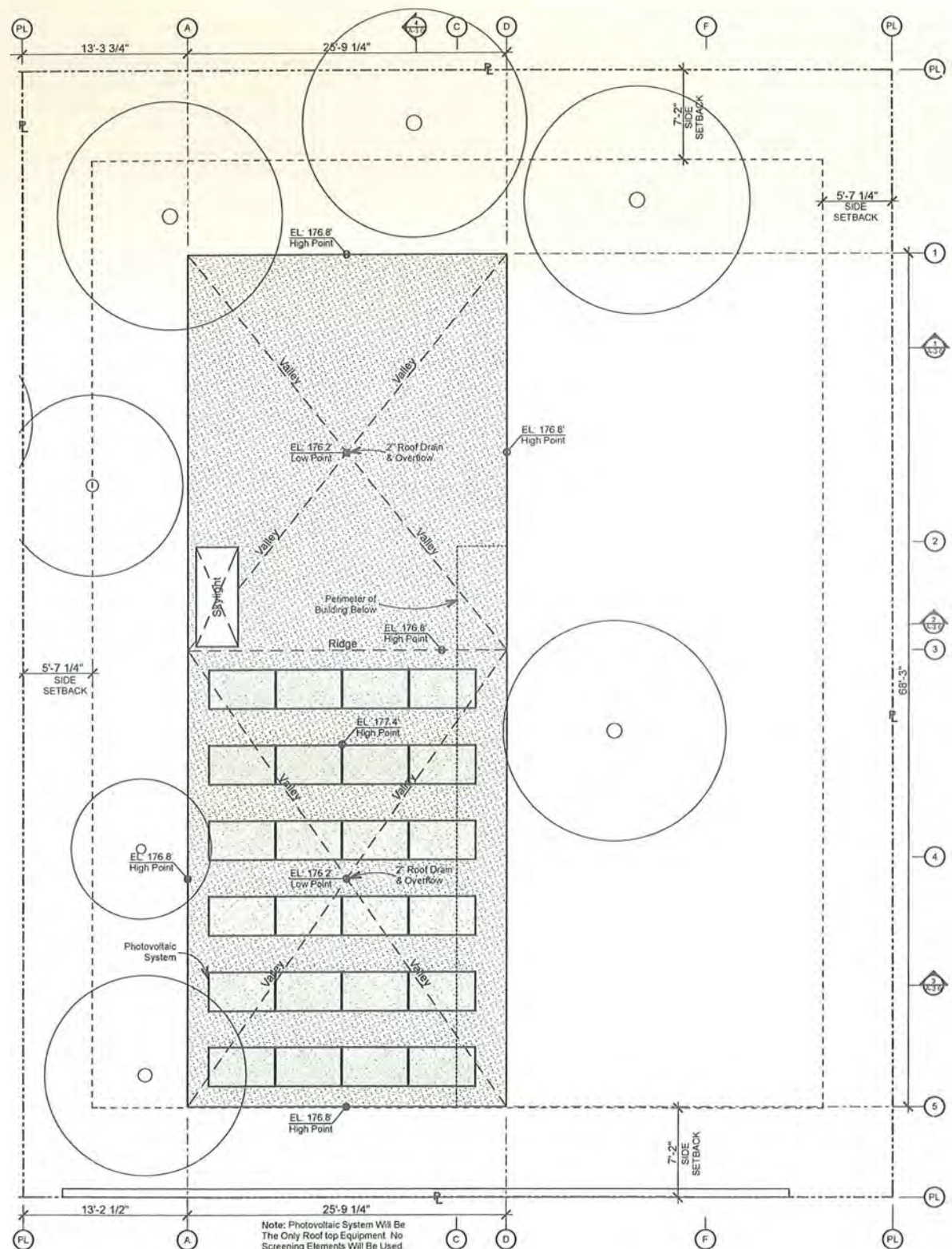
- THE SUBDIVIDER SHALL RECORD A DECLARATION OF COVENANTS AND RESERVATION OF EASEMENT FOR THE EASEMENT FOR PRIVATE UTILITIES AND DRAINAGE FOR THE TWO PROJECT SITES CURRENTLY HELD BY THE SAME OWNER. THE DECLARATION OF COVENANTS AND RESERVATION OF EASEMENTS SHALL STATE: SINCE THE MUTUAL DRAINAGE AND UTILITY EASEMENT AGREEMENT IS A PRIVATE AND NOT A PUBLIC ISSUE, THE CITY OF SAN DIEGO IS NOT RESPONSIBLE FOR ANY DISPUTE THAT MIGHT ARISE IN THE FUTURE BETWEEN THE PRIVATE PARTIES.
- PER SAN DIEGO MUNICIPAL CODE SECTION 14.0240(b)(3), THE PROJECT IS A SINGLE FAMILY SUBDIVISION OF FOUR LOTS OR LESS AND THEREFORE IS EXEMPT FROM THE REQUIREMENT TO UNDERGROUND THE OVERHEAD FACILITIES IN THE GOLDFINCH STREET AND PRIVATE ACCESS EASEMENT RIGHT OF WAY.



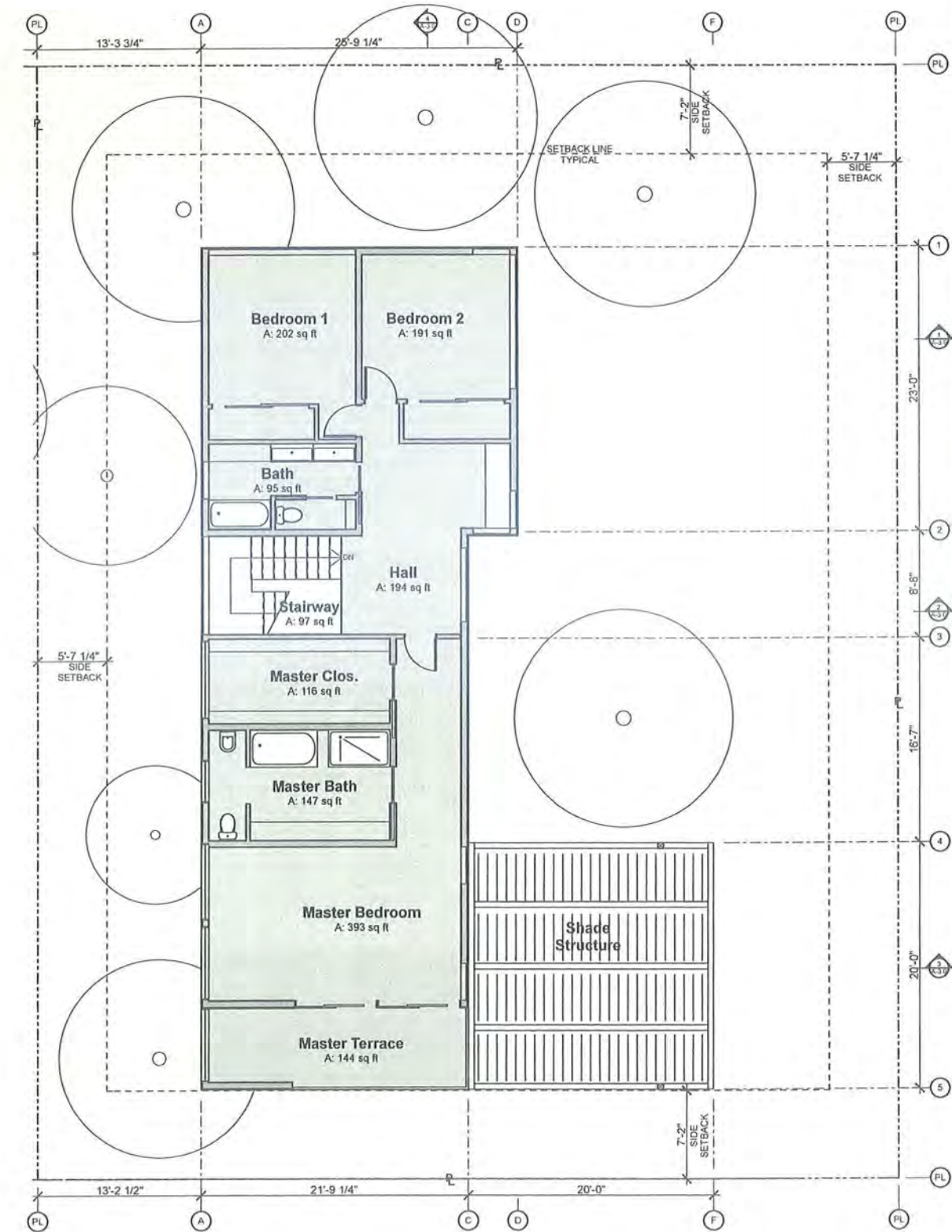
GOLDFINCH STREET CUL-DE-SAC
NO SCALE

PRIVATE DRIVEWAY EASEMENT
NO SCALE

COFFEY ENGINEERING, INC.
10650 SCRIPPS RANCH BLVD., SUITE 210, SAN DIEGO, CA 92131 PH: (951) 831-0111 FAX: (951) 831-0729



2 Roof Plan
3/16" = 1'-0"

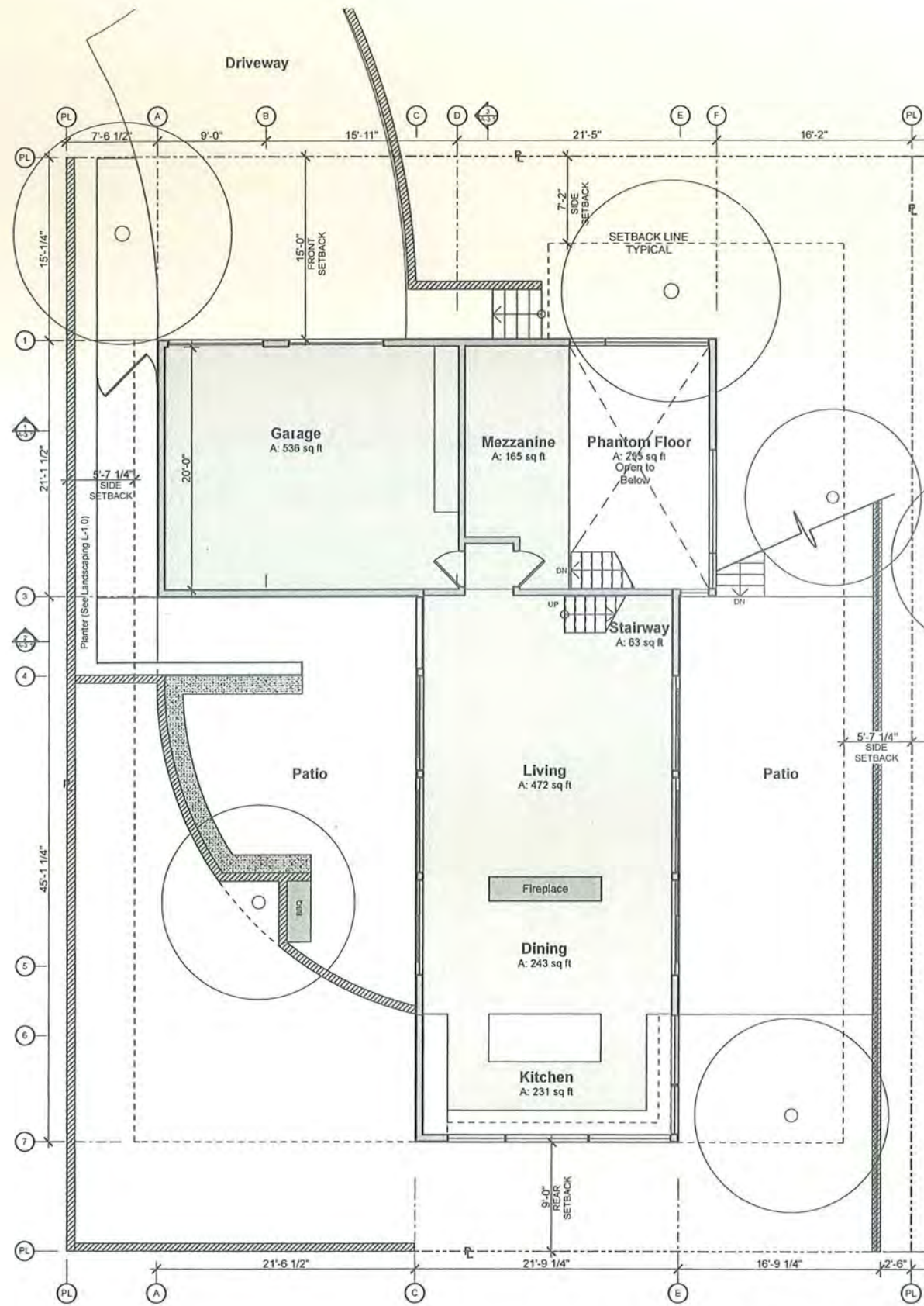


1 Second Floor Plan
3/16" = 1'-0"

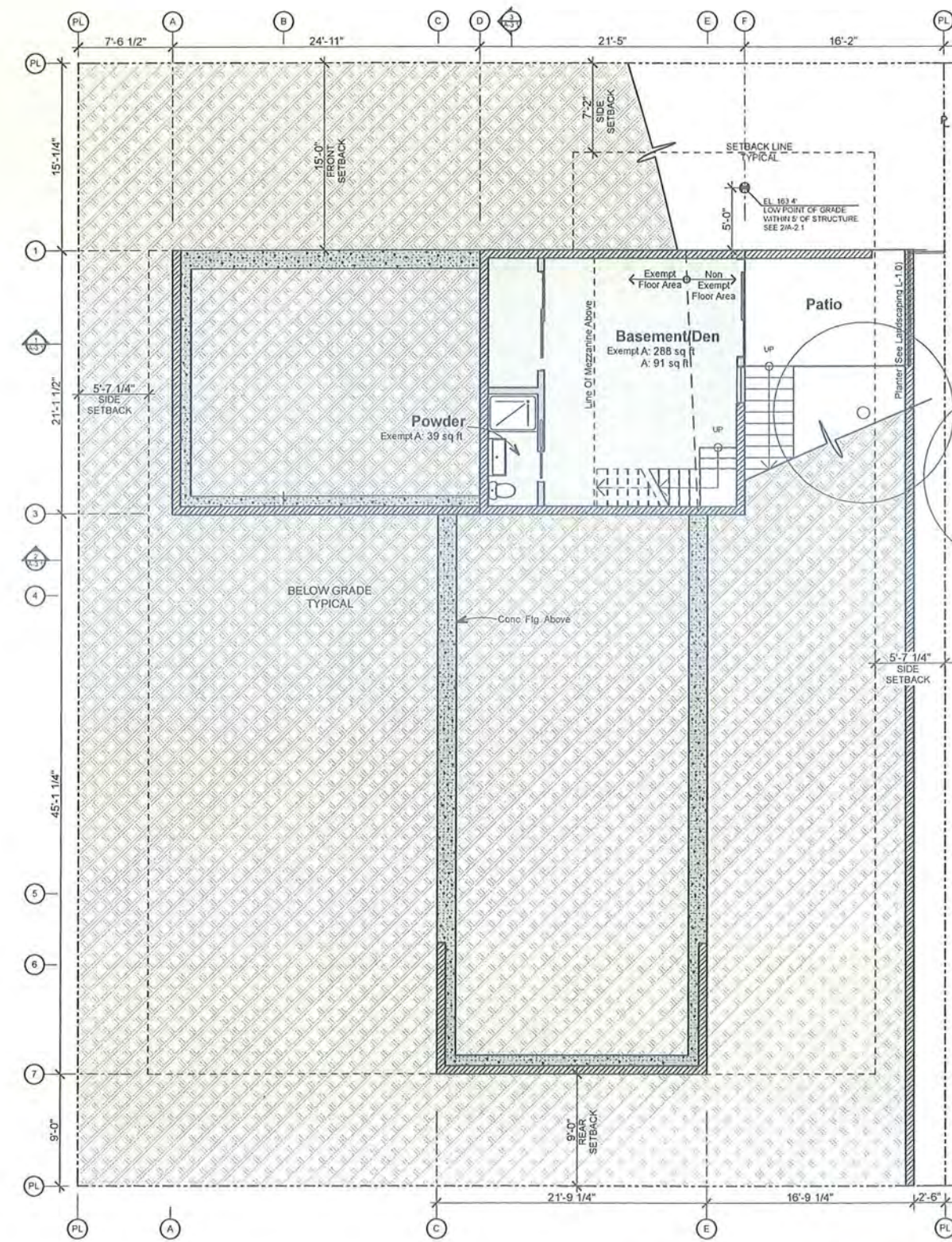
akin
APN: 451-570-1100
SAN DIEGO, CA 92103

Revision 1:
Revision 2:
Revision 3:
Revision 4:
Revision 5:
DATE: 6/3/14
SCALE: AS NOTED
OWNER: G2F TALBCO LLC.
DRAWING SET: SITE DEVELOPMENT PERMIT
SHEET TITLE: FLOOR PLANS (PARCEL #1)
SHEET NUMBER:

A-1.1



02 First Floor Plan
3/16" = 1'-0"



01 Basement
3/16" = 1'-0"

WALL LEGEND

- 2x WOOD FRAMED WALL
- 8" P.I.P. CONCRETE
- 8" CMU WALL



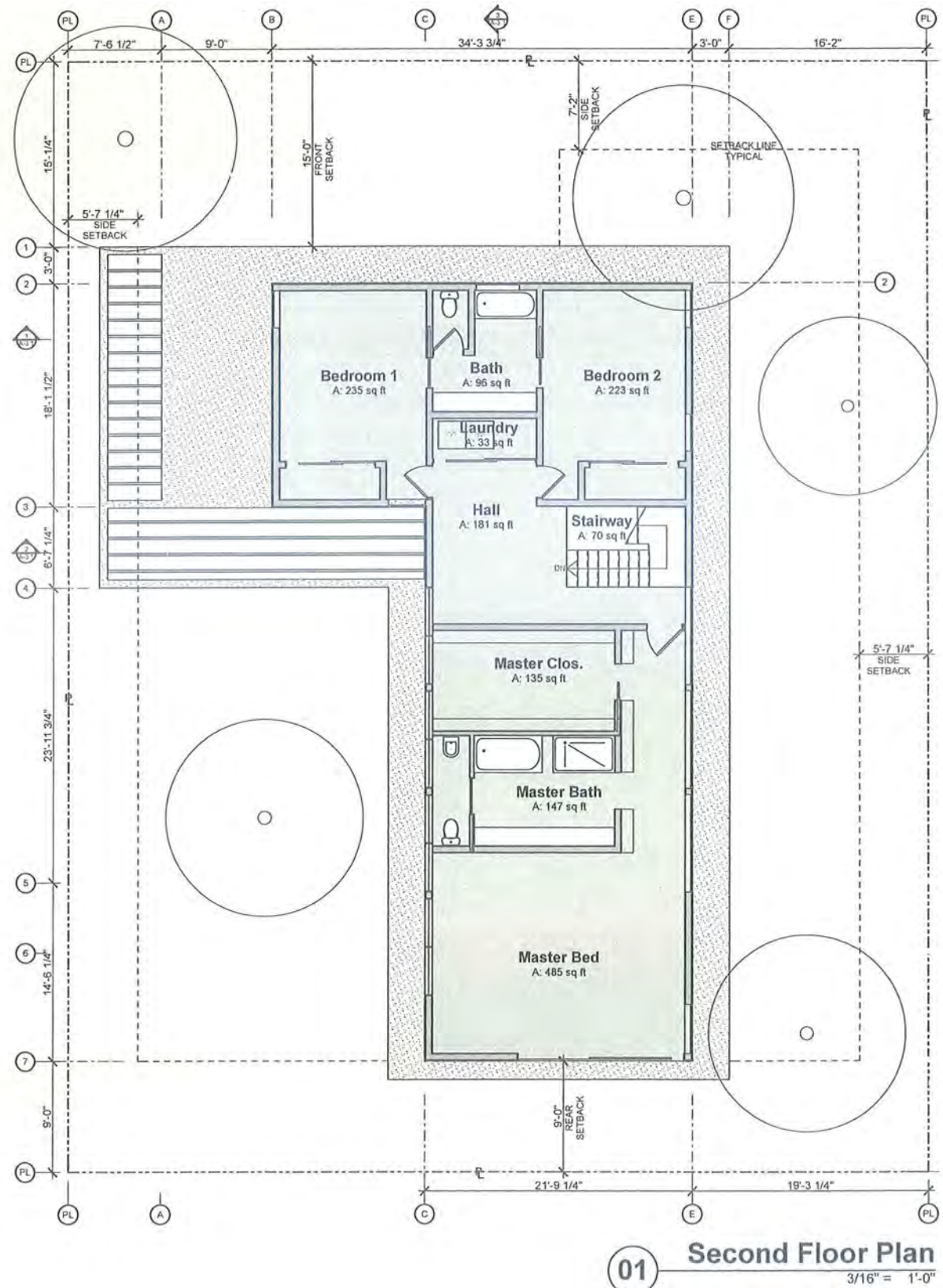
Revision 1:	
Revision 2:	
Revision 3:	
Revision 4:	
Revision 5:	
DATE:	6/3/14
SCALE:	AS NOTED
OWNER:	G2F TALBCO LLC.
DRAWING SET:	SITE DEVELOPMENT PERMIT
SHEET TITLE:	FLOOR PLANS (PARCEL #2)
SHEET NUMBER:	A-1.2

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 APN: 451-570-1100
 SAN DIEGO, CA 92103

akin
 APN: 451-570-1100
 SAN DIEGO, CA 92103

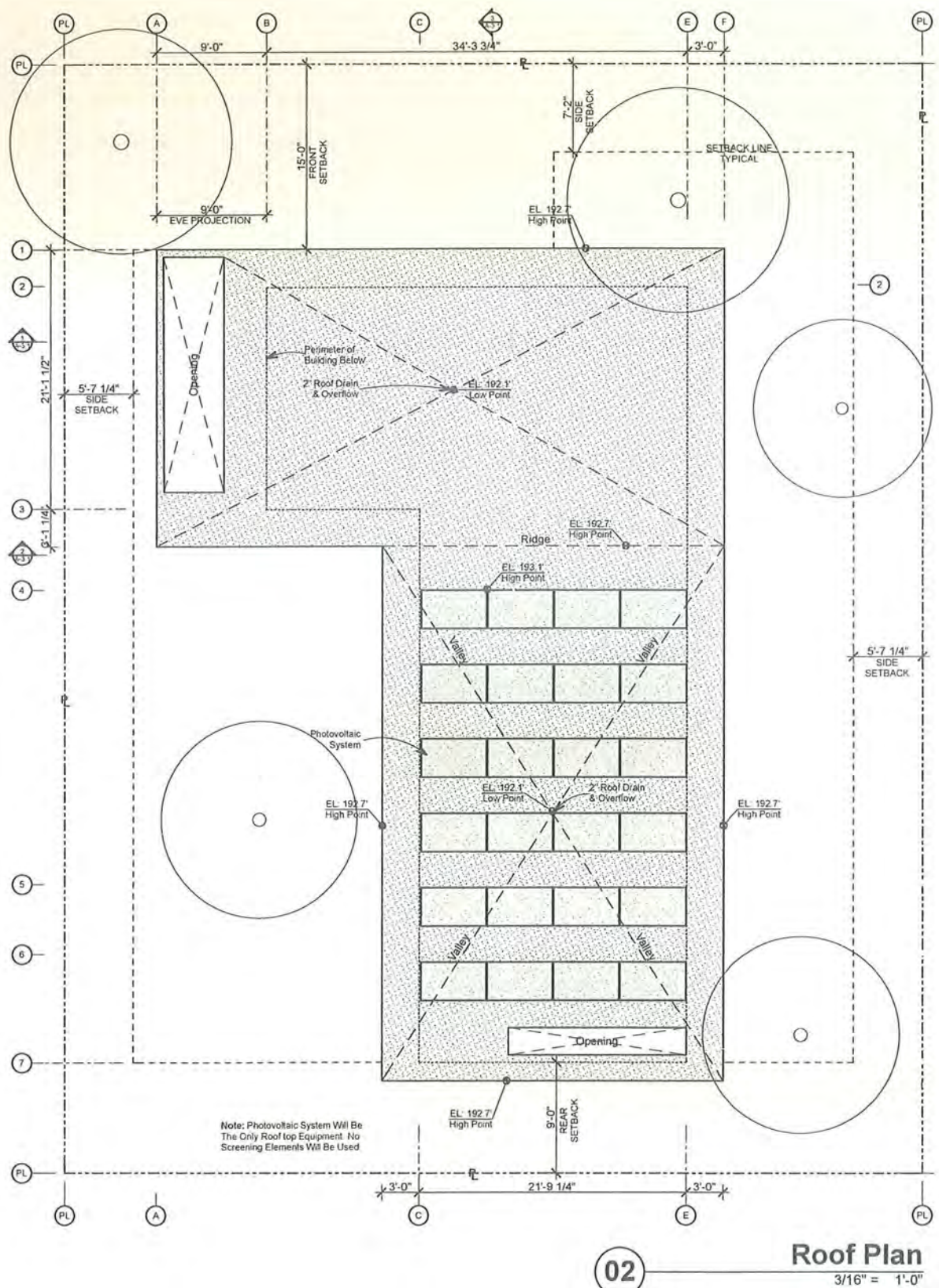
Revision 1:	
Revision 2:	
Revision 3:	
Revision 4:	
Revision 5:	
DATE:	6/3/14
SCALE:	AS NOTED
OWNER:	G2F TALBCO LLC.
DRAWING SET:	SITE DEVELOPMENT PERMIT
SHEET TITLE:	FLOOR PLANS PARCEL #2)
SHEET NUMBER:	

A-1.3



WALL LEGEND

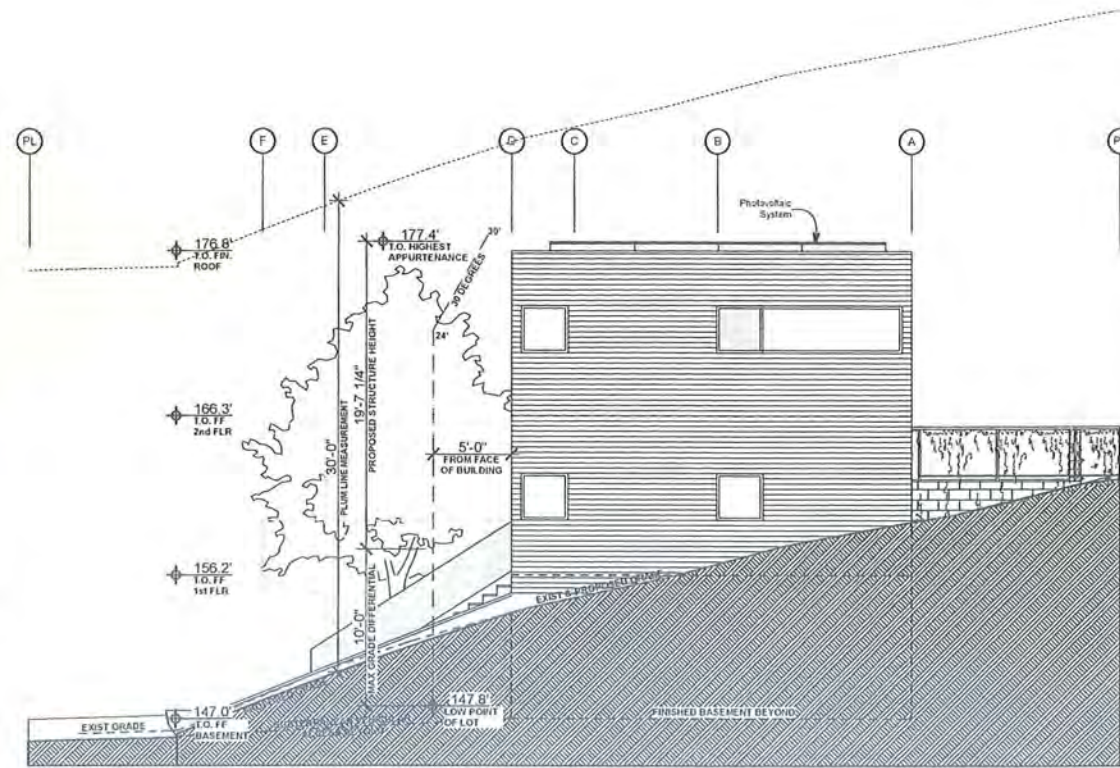
	2x WOOD FRAMED WALL
	8" P.I.P. CONCRETE
	8" CMU WALL



Note: Photovoltaic System Will Be The Only Roof Top Equipment. No Screening Elements Will Be Used.



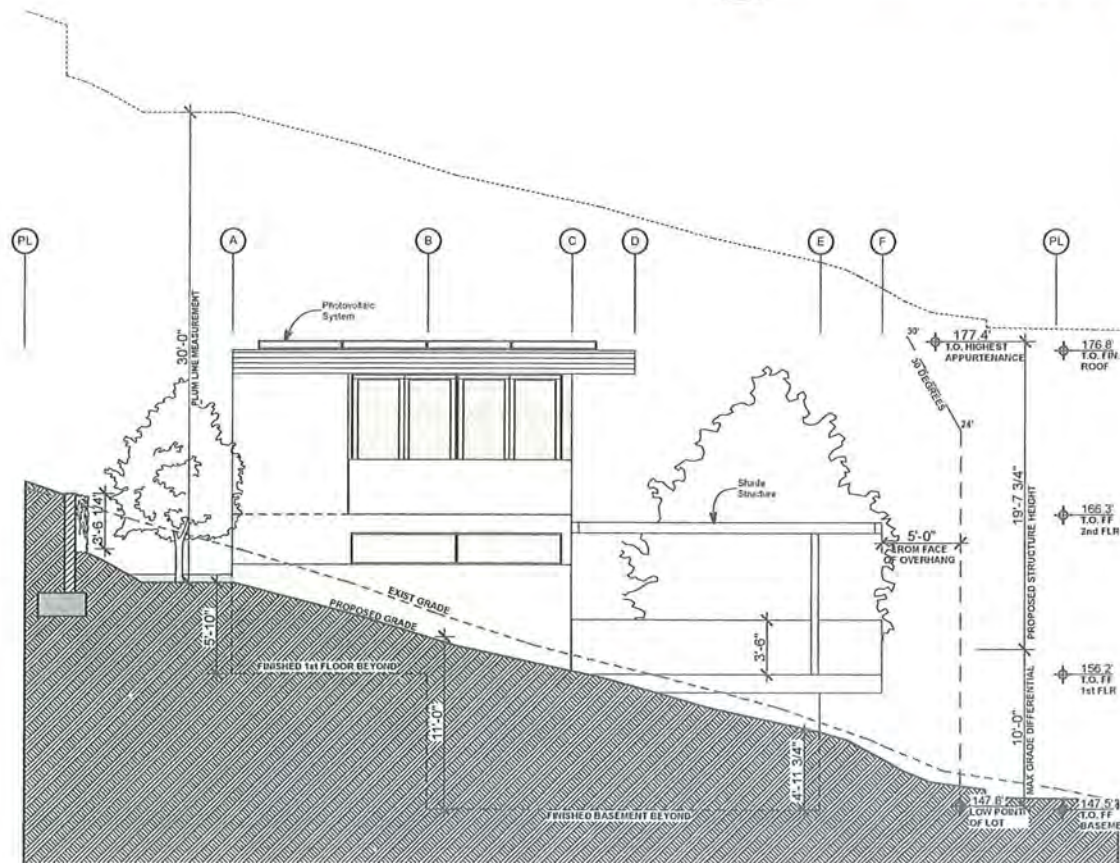
02 East Elevation
3/16" = 1'-0"



01 North Elevation
3/16" = 1'-0"



04 West Elevation
3/16" = 1'-0"

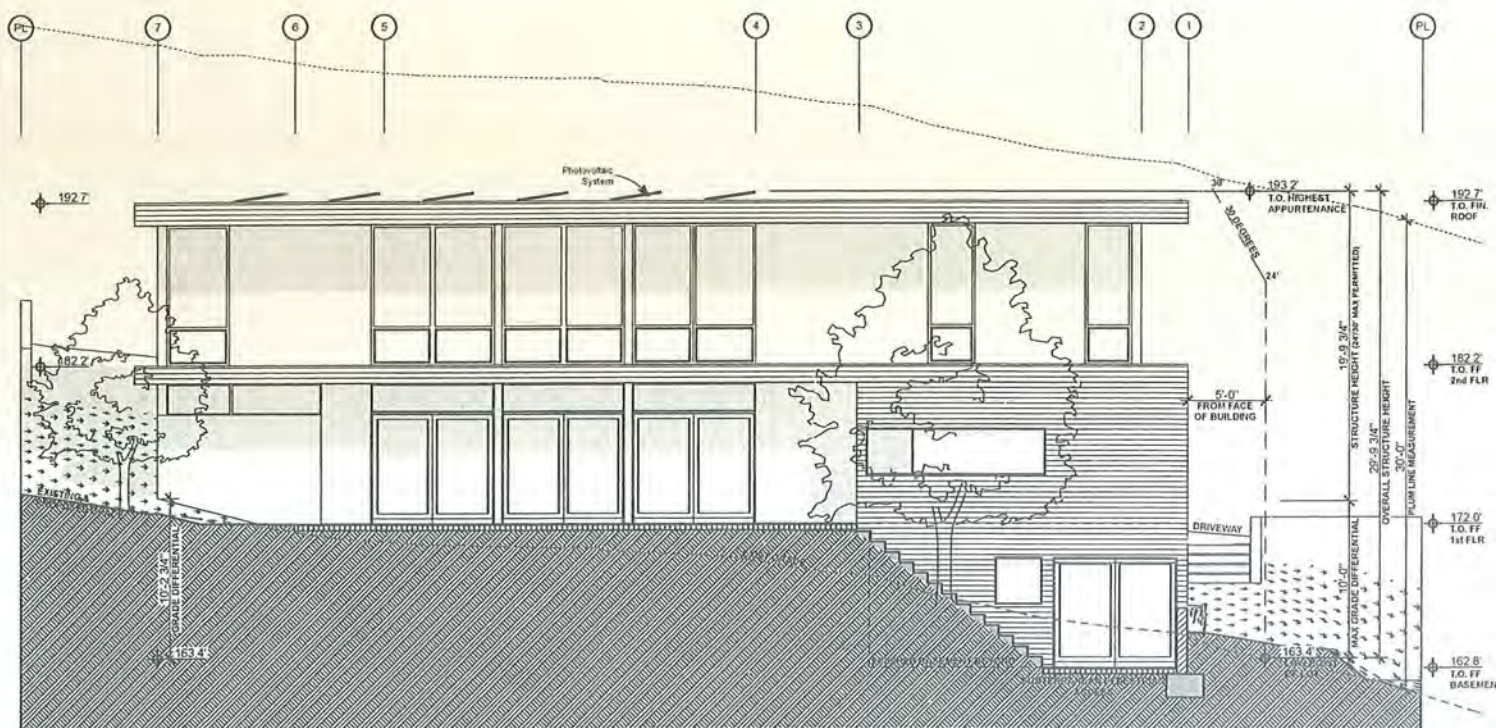


03 South Elevation
3/16" = 1'-0"

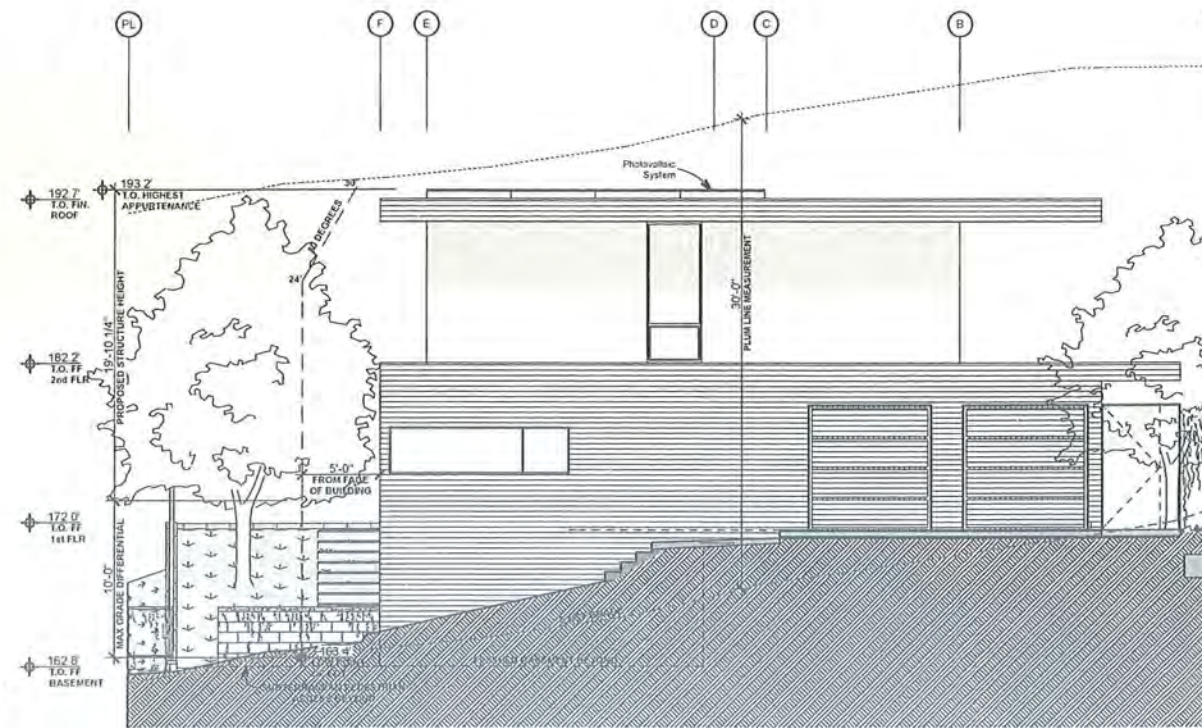
NOTE: GRADES CUT AT FACE OF BUILDING UNLESS NOTED OTHERWISE.

akin
APN: 451-570-1100
SAN DIEGO, CA 92103

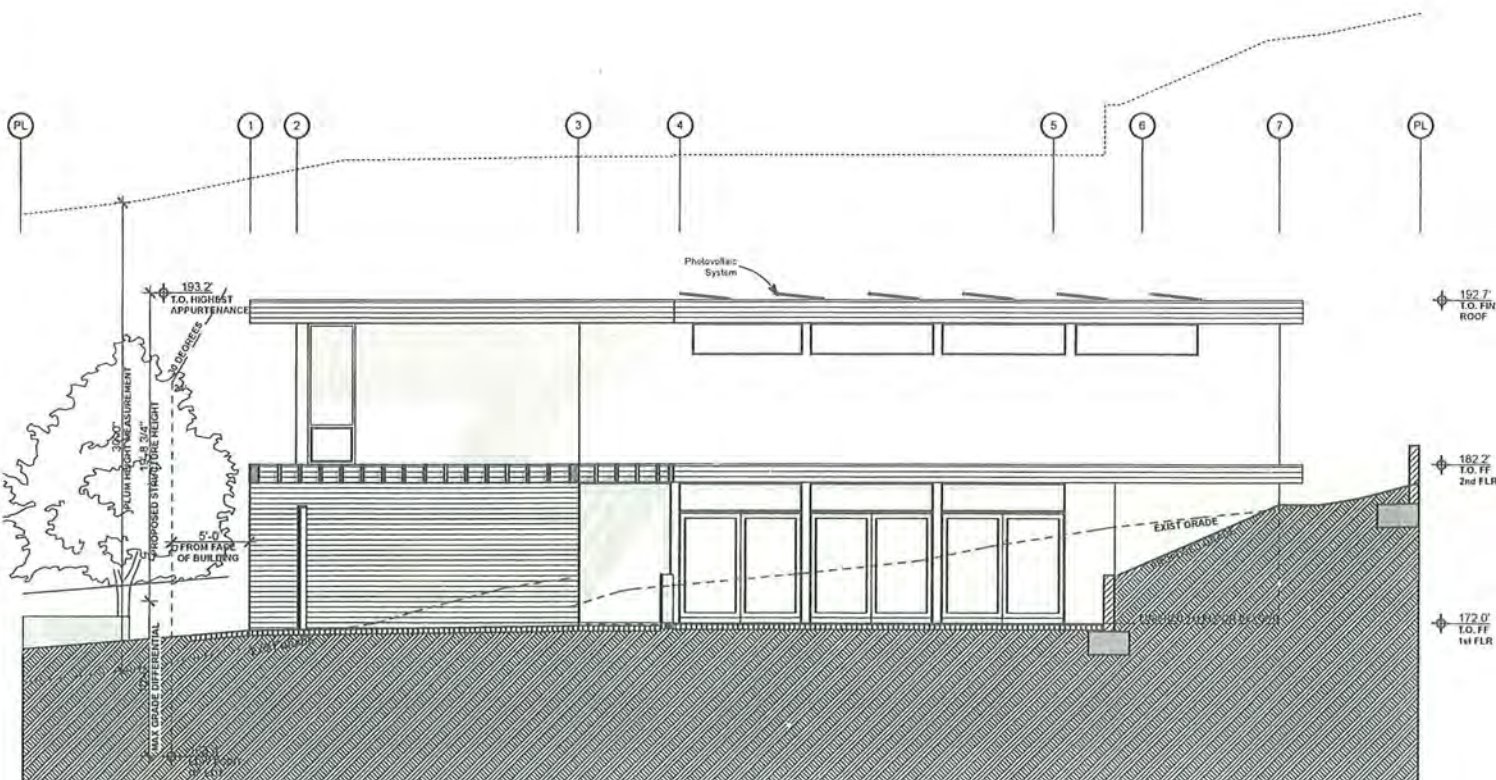
Revision 1:	
Revision 2:	
Revision 3:	
Revision 4:	
Revision 5:	
DATE:	6/3/14
SCALE:	AS NOTED
OWNER:	G2F TALBCO LLC.
DRAWING SET:	SITE DEVELOPMENT PERMIT
SHEET TITLE:	ELEVATIONS (PARCEL #1)
SHEET NUMBER:	A-2.0



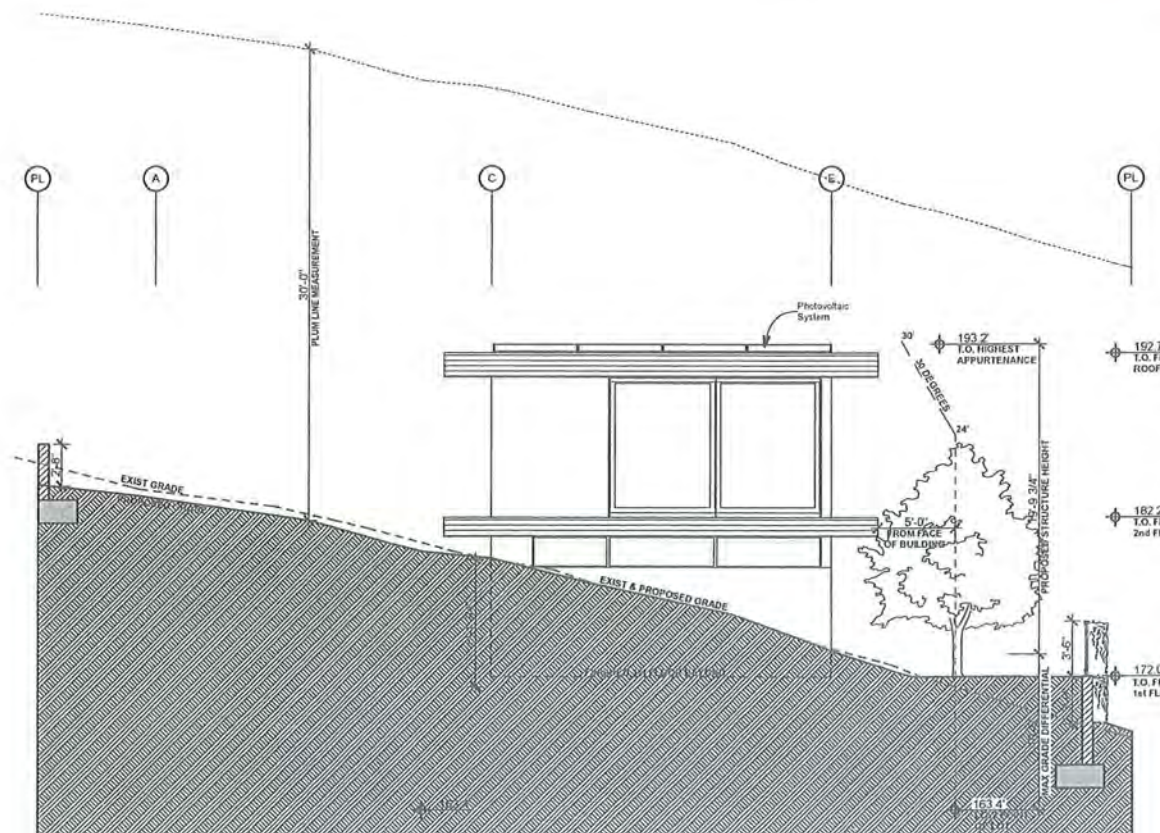
2 East Elevation
3/16" = 1'-0"



1 North Elevation
3/16" = 1'-0"



4 West Elevation
3/16" = 1'-0"

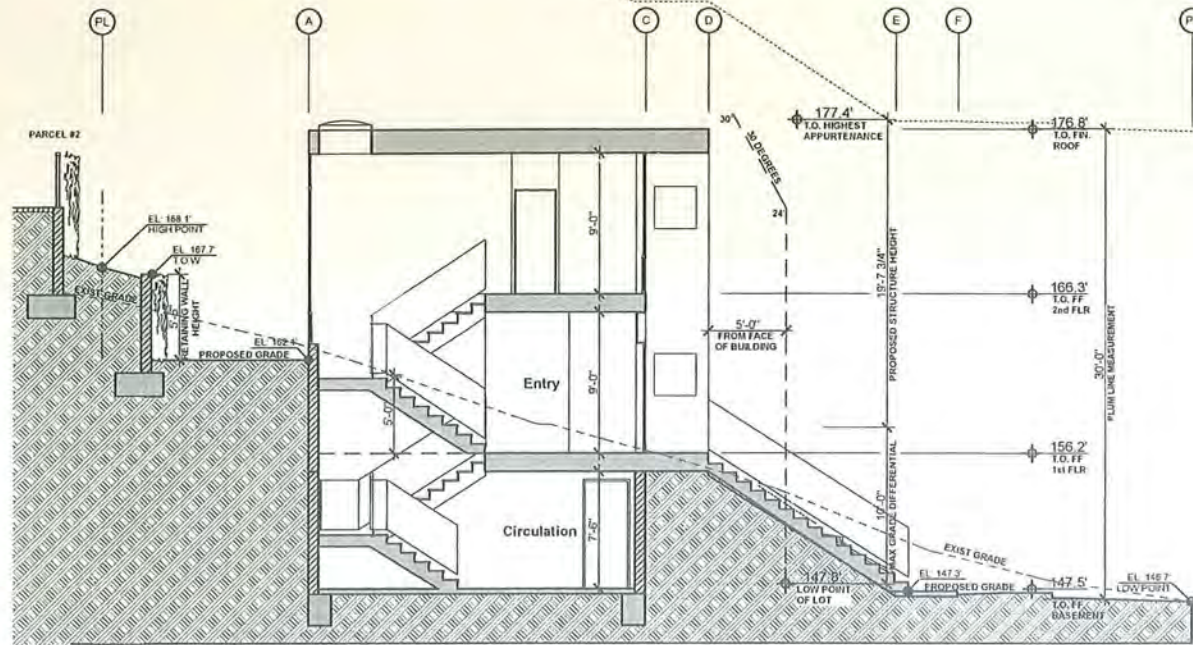


3 South Elevation
3/16" = 1'-0"

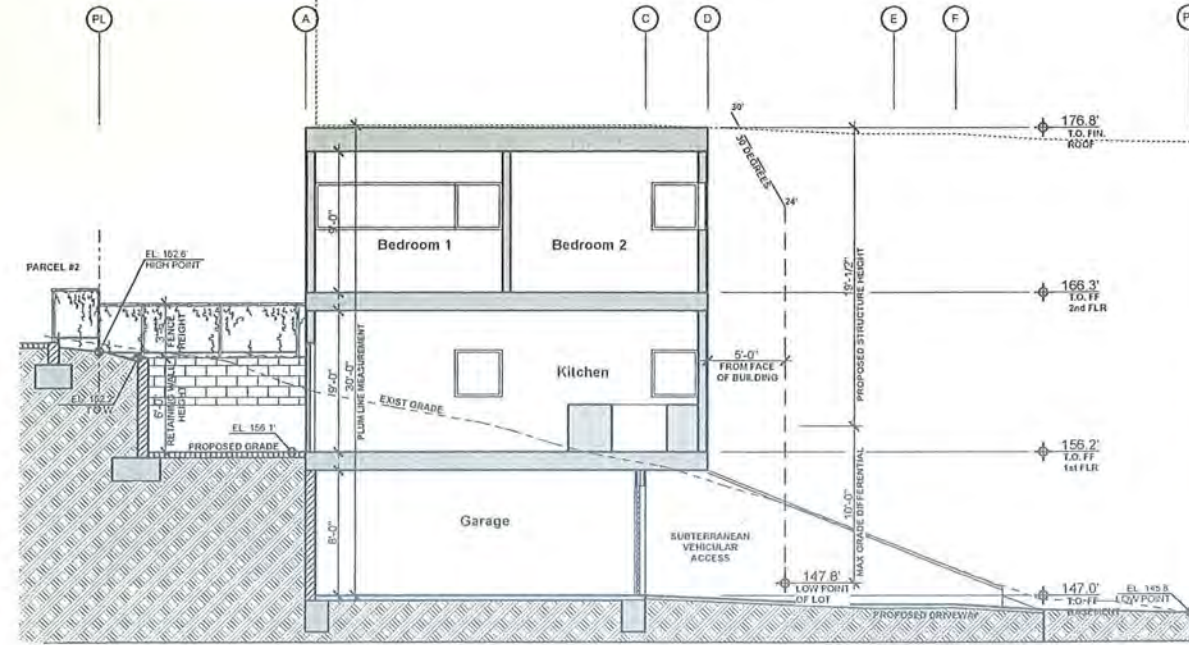
NOTE: GRADES CUT AT FACE OF BUILDING UNLESS NOTED OTHERWISE.

akin
APN: 451-570-1100
SAN DIEGO, CA 92103

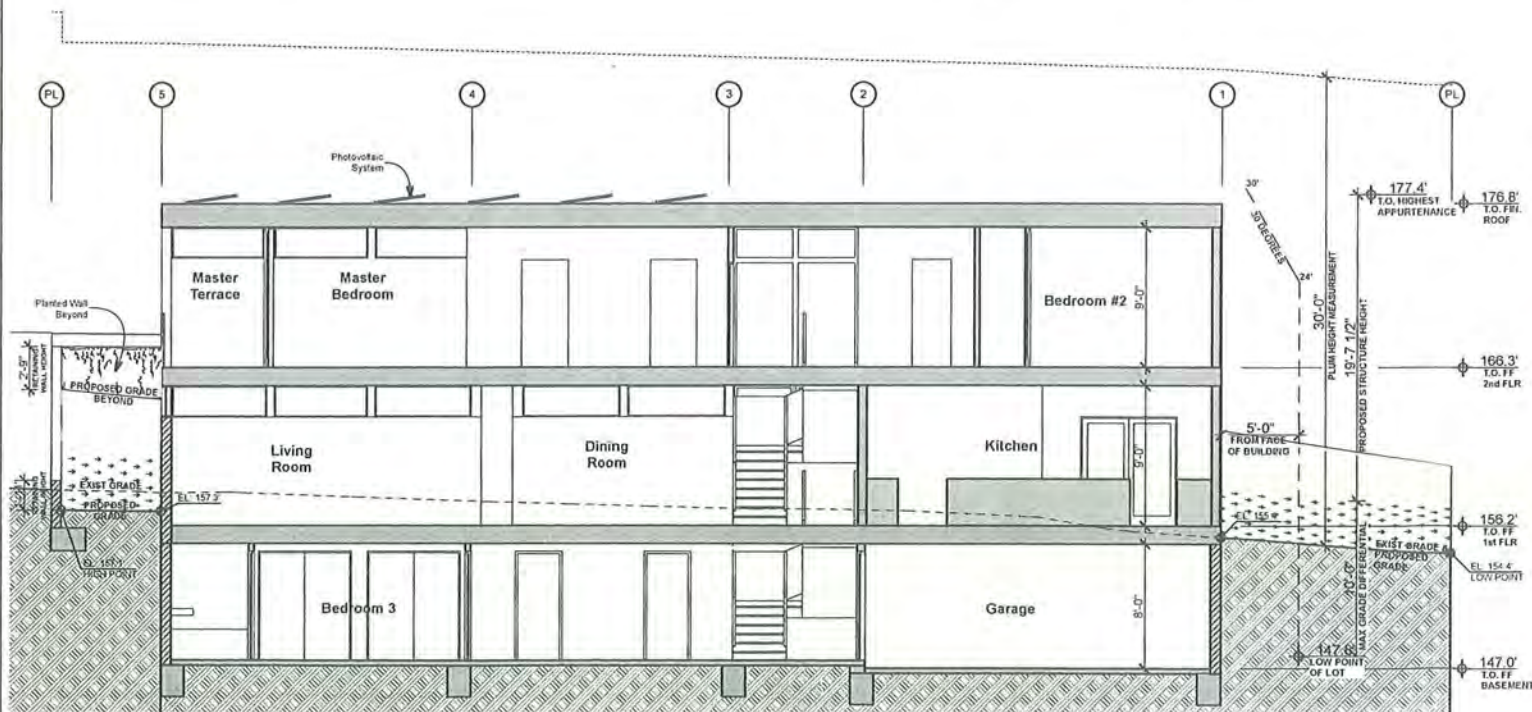
Revision 1:	
Revision 2:	
Revision 3:	
Revision 4:	
Revision 5:	
DATE:	6/3/14
SCALE:	AS NOTED
OWNER:	G2F TALBCO LLC.
DRAWING SET:	SITE DEVELOPMENT PERMIT
SHEET TITLE:	ELEVATIONS (PARCEL #2)
SHEET NUMBER:	A-2.1



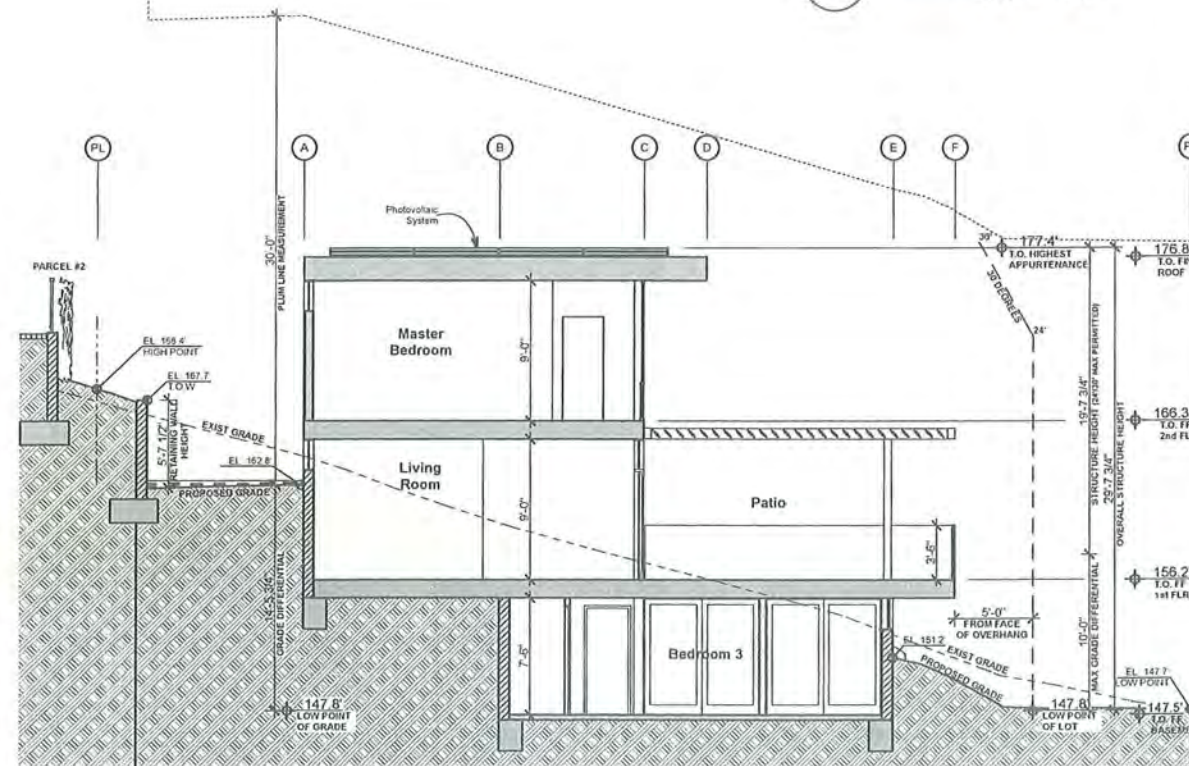
2 Section E/W
3/16" = 1'-0"



1 Section E/W
3/16" = 1'-0"



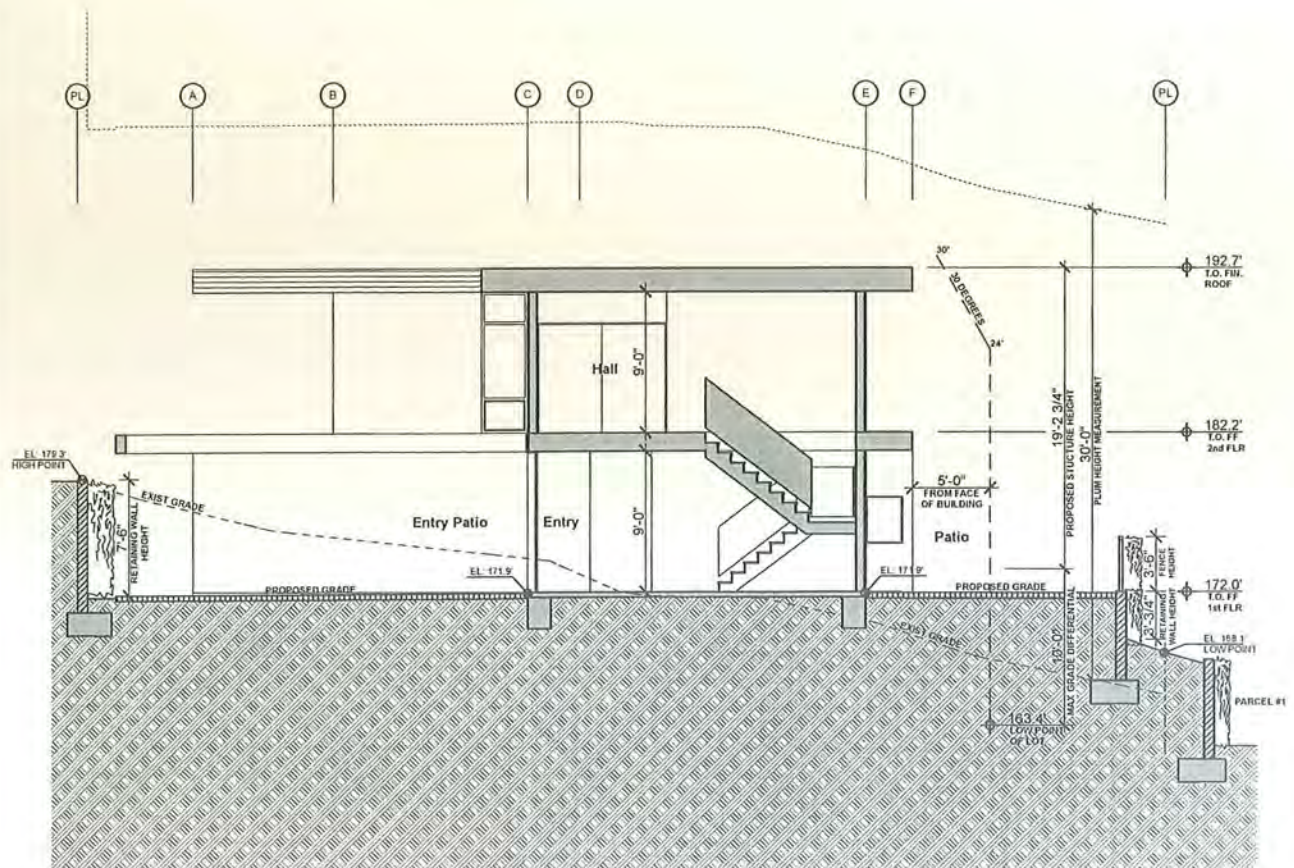
4 Section N/S
3/16" = 1'-0"



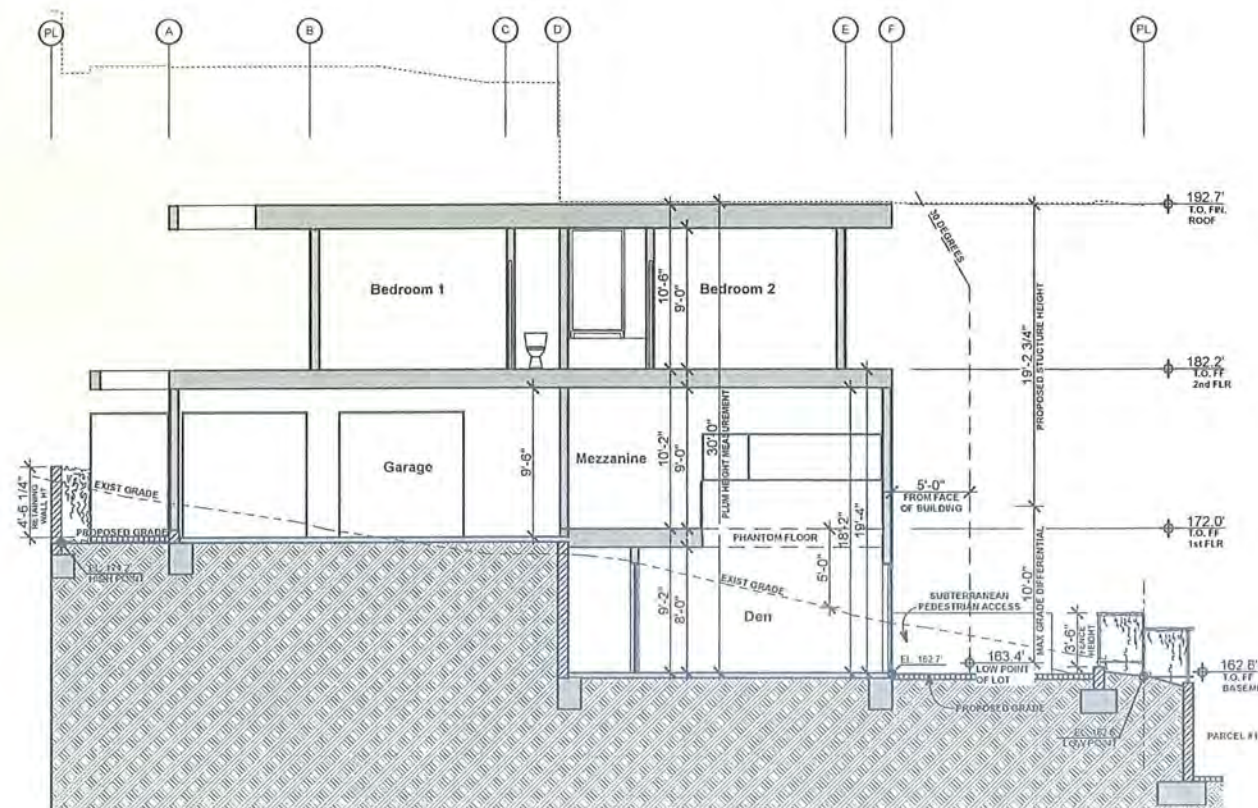
3 Section E/W
3/16" = 1'-0"

akin
APN: 451-570-1100
SAN DIEGO, CA 92103

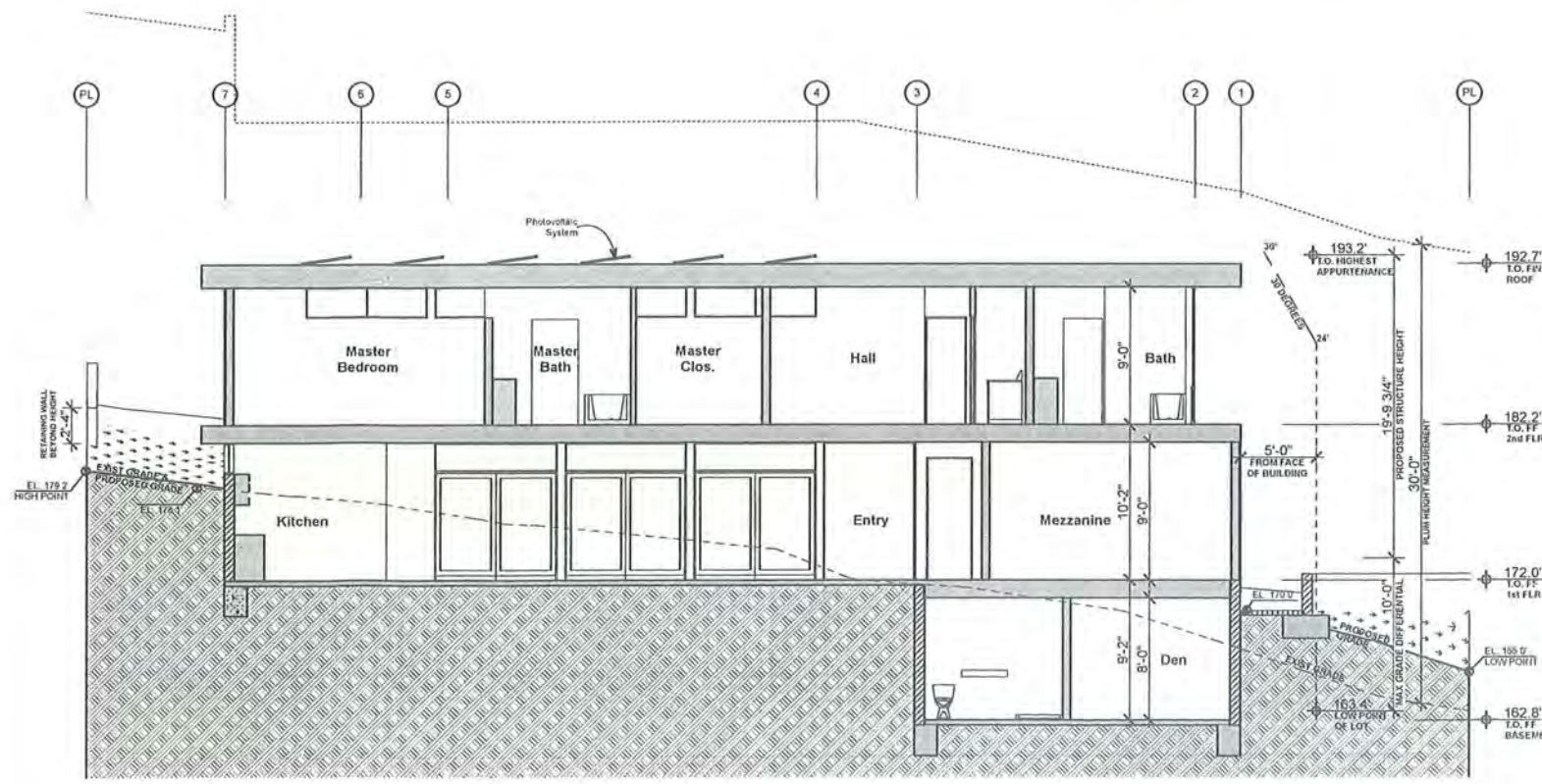
Revision 1:	
Revision 2:	
Revision 3:	
Revision 4:	
Revision 5:	
DATE:	6/3/14
SCALE:	AS NOTED
OWNER:	G2F TALBCO LLC.
DRAWING SET:	SITE DEVELOPMENT PERMIT
SHEET TITLE:	SECTIONS (PARCEL #1)
SHEET NUMBER:	A-3.0



2 Section E/W
3/16" = 1'-0"



1 Section E/W
3/16" = 1'-0"



3 Section N/S
3/16" = 1'-0"

akin
APN: 451-570-1100
SAN DIEGO, CA 92103

Revision 1:	
Revision 2:	
Revision 3:	
Revision 4:	
Revision 5:	
DATE:	6/3/14
SCALE:	AS NOTED
OWNER:	G2F TALBCO LLC.
DRAWING SET:	SITE DEVELOPMENT PERMIT
SHEET TITLE:	SECTIONS (PARCEL #2)
SHEET NUMBER:	A-3.1

UPPER LOT

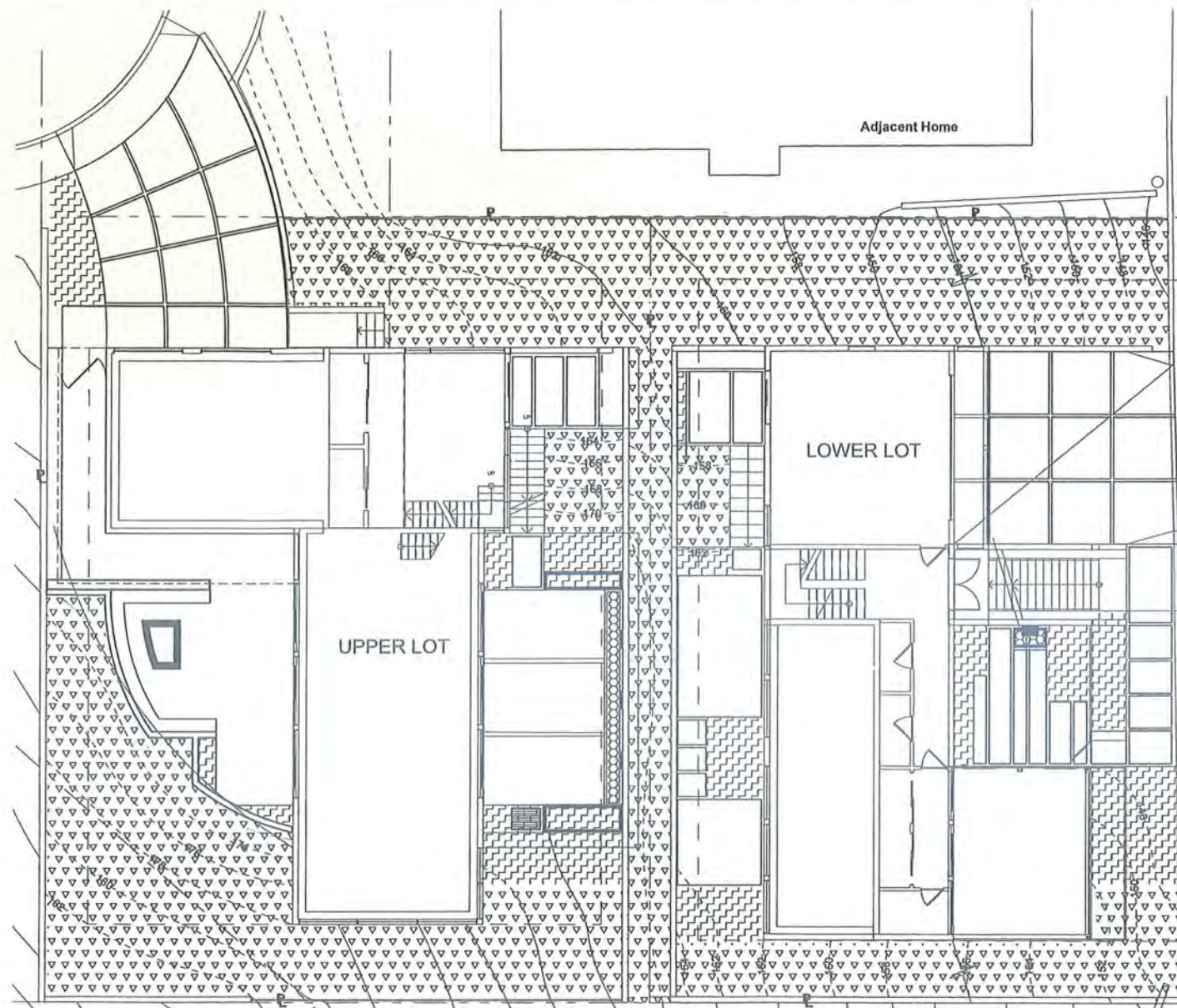
WATER EFFICIENT LANDSCAPE WORKSHEET										
Irrigation Point of Connection (P.O.C.) #1										
A	B	C	D	E	F	G	H	I	J	
Controller #	Hydro zone	Valve Circuit #	Irrigation Method (Code)	Plant Factor (average) (PF)	Hydrozone Area (HA) (sq ft)	% of Total Landscape Area	PF x HA	IE	PF x HA/IE	
A	Slope	1	R	0.50	2027	81.5%	1613.50	0.70	1447.9	
A	Drip	2	D	0.50	305	14.7%	162.50	0.60	228.1	
A Water Feature				3	SLA	94	3.8%	94.00	1.00	94.0
TOTAL					2486	100.0%	94.00	1.00	1770.0	

MAXIMUM APPLIED WATER ALLOWANCE (MAWA)	
ET _a =	51 in/yr
LA =	2486 sq ft
SLA =	0 sq ft
MAWA = (ET _a)(0.62)/[(0.7 x LA) + (0.3 x SLA)]	
MAWA = 51 (0.62)/[(0.7 x 2486) + (0.3 x 0)]	
MAXIMUM APPLIED WATER ALLOWANCE = 55025.1 gal. per year	

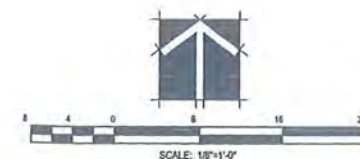
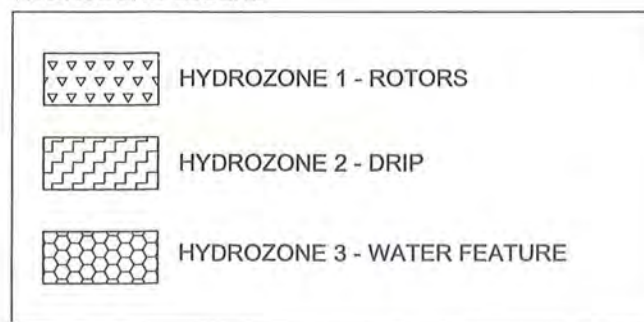
LOWER LOT

WATER EFFICIENT LANDSCAPE WORKSHEET										
Irrigation Point of Connection (P.O.C.) #1										
A	B	C	D	E	F	G	H	I	J	
Controller #	Hydro zone	Valve Circuit #	Irrigation Method (Code)	Plant Factor (average) (PF)	Hydrozone Area (HA) (sq ft)	% of Total Landscape Area	PF x HA	IE	PF x HA/IE	
A	Slope	1	R	0.50	1388	71.6%	699.00	0.70	998.6	
A	Drip	2	D	0.50	618	28.1%	274.00	0.60	342.5	
A Water Feature				3	SLA	7	0.4%	7.00	1.00	7.0
TOTAL					1953	100.0%	7.00	1.00	1348.1	

MAXIMUM APPLIED WATER ALLOWANCE (MAWA)	
ET _a =	51 in/yr
LA =	1953 sq ft
SLA =	0 sq ft
MAWA = (ET _a)(0.62)/[(0.7 x LA) + (0.3 x SLA)]	
MAWA = 51 (0.62)/[(0.7 x 1953) + (0.3 x 0)]	
MAXIMUM APPLIED WATER ALLOWANCE = 43227.7 gal. per year	



HYDROZONE LEGEND



Carson Douglas
 3761 Centre St #401
 San Diego, CA 92103
 619.595.1306
 cd-18.com

SHEET TITLE:
WATER BUDGET

PROJECT CLIENT:
AKIN RESIDENCES
 LANDSCAPE DEVELOPMENT PLAN
 CITY OF SAN DIEGO
 APN:451-570-1100
 SAN DIEGO, CA 92103

revisions	
site plan update	6-13-2014
site plan update	6-1-2014
drawing prepared by -	JDM/MMB
sheet plot date -	6-1-2014
carson douglas job number -	14-007
design start date -	3-4-2014

L-3

RESOLUTION NUMBER R-_____

DATE OF FINAL PASSAGE _____

A RESOLUTION GRANTING SITE DEVELOPMENT PERMIT NO. 1258689
FOR THE AKIN RESIDENCES PROJECT NO. 352250 [MMRP]

WHEREAS, G2F TALBCO, LLC, a California Limited Liability Company, Owner and Permittee, filed an application with the City of San Diego for a Site Development Permit (Permit) to construct two single family dwelling units on a vacant parcel of land known as the Akin Residences project, located at 3116 1/3 Falcon Street (temporary address) in the RS-1-7 and RS-1-2 Zones within the Uptown Community Plan area, the Airport Environs Overlay Zone (AEOZ) and Airport Land Use Compatibility Plan (ALUCP) Noise Contours for the San Diego International Airport (SDIA), Airport Approach Overly Zone (AAOZ) for SDIA, Airport Influence Areas (AIA) for SDIA, and the Federal Aviation Administration (FAA) Part 77 for the SDIA and North Island Naval Air Station (NAS); and legally described as: Parcel 1: Lot F, Block 368 of Horton's Addition, in the City of San Diego, County of San Diego, State of California, according to Map thereof filed on file in the Office of the County Recorder of San Diego County together with that portion of the northerly half of Redwood Street adjoining said Lot F on the south. Also together with an undivided 1/9 interest in Lot J in said Block 368; and together with that portion of Goldfinch Street adjoining Block 368 of Horton's Addition, in the City of San Diego, County of San Diego, State of California, according to Map thereof filed on file in Deed Book 13, Page 522, in the Office of the County Recorder of San Diego County; and

Parcel 2: An easement for road and utility purposes over, under, along and across strip of land 24.00 feet in width lying within Lot C through J inclusive in Block 368 of Horton's Addition, in the City of San Diego, County of San Diego, State of California, according to Map thereof filed on file in the Office of the County Recorder of San Diego County, together with that portion of the north half of Redwood Street adjoining said Block 368 on the south as vacated and closed to public use. The center line of said 24.00 foot strip being described as follows: Beginning at the intersection of the southerly prolongation of the easterly line of Lot F in said Block 368, with the southerly line of the north 40.00 feet of said Redwood Street; thence northerly along said prolongation to and along the easterly lines of Lots F, E, D, and C, to the northeasterly corner of said Lot C. Also, beginning at a point of the westerly line of Lot H in said Block 368, distant thereon southerly 4.00 feet from the northwest corner thereof, said point of being the beginning of a tangent 90.00 foot radius curve, concave southeasterly; thence northerly and northeasterly along said curve, through a central angle of 90°, a distance of 141.37 feet, thence tangent to said curve, easterly 10.00 feet to the easterly line of Lot J in said Block 368. The easement herein described in hereby declared to be appurtenant to and for the use and benefit of the present and future owners of all or any portion of Parcel 1 above; and

Parcel 3: An easement for sewer and water line purposes over, under, along and across the northerly 10.00 feet of Lot G, Block 368 of Horton's Addition, in the City of San Diego, County of San Diego, State of California, according to Map thereof filed on file in the Office of the County Recorder of San Diego County. The easement herein

described in hereby declared to be appurtenant to and for the use and benefit of the present and future owners of all or any portion of Parcel 1 above; and

WHEREAS, on August 14, 2014, the Planning Commission of the City of San Diego considered Site Development Permit [SDP] No. 1258689, and pursuant to Resolution No. _____-PC voted to recommend approval of the Permit; 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 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, the matter was set for public hearing on _____, testimony having been heard, evidence having been submitted, and the City Council having fully considered the matter and being fully advised concerning the same; NOW, THEREFORE,

BE IT RESOLVED, by the Council of the City of San Diego, that it adopts the following findings with respect to Site Development Permit [SDP] No. 1258689:

I. SITE DEVELOPMENT PERMIT APPROVAL- Section 126.0504

A. Findings for all Site Development Permits

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

The 0.29-acre site is located at 3116 1/3 Falcon Street in the RS-1-7 and RS-1-2 Zones within the Uptown Community Plan area. The community

plan designates the site for Low-Residential 5-10 dwelling units per acre (DU/AC) with a limited portion of the southern end of the property designated for Open Space (approximately 0.01 acres), and approximately 0.09-acres as a public right-of-way (ROW). The proposed parcels are within Urban Design Area 2 which is a transition zone designed to preserve the open space character of the neighborhood and afford public views. Development intensity is allowed within this transition zone at a very low density 3-4 DU/AC. The project site could accommodate one dwelling unit on each of the proposed parcels based on the underlying zone and the community plan.

The project proposes a partial ROW vacation at the terminus of Goldfinch Street; of which approximately 2,000 square feet would be allocated to the project site and the remaining approximately 2,000 square feet would be allocated to the adjacent parcel. According to the Open Space and Recreation Element of the community plan, public ROW should be vacated only if the following “findings” can be made in which the ROW will not be needed in the future for:

- either public access to individual parcels or to public open space;
- to provide for parking;
- to provide open space for public use; or
- to maintain views of open space from public ROW.

The vacation of this unimproved portion of Goldfinch Street would not preclude access to individual, privately owned parcels as existing residences in the vicinity maintain access from the improved portion of the Goldfinch Street or other streets. The paper street portion of Goldfinch Street connects to Reynard Canyon which is designated as Open Space; however, properties within this portion of the canyon are privately owned, and largely developed with single-family dwelling units. The area proposed for vacation would not be needed for parking in the future as the existing portion of Goldfinch Street currently terminates as an existing cul-de-sac. Additionally, the portions of the street vacation are contiguous with private property and therefore would not provide access to open space for public use. Further, no public views are identified or are proposed along the Goldfinch Street ROW.

The 0.29-acre vacant site would be subdivided into two parcels and a single family dwelling unit would be constructed on each of the new parcels, which would result in the creation of two additional single family dwelling units within the Uptown community. Therefore, the proposed development will not adversely affect the Uptown Community land use plan.

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

The project proposes a partial ROW vacation at the terminus of Goldfinch Street; of which approximately 2,000 square feet would be allocated to the project site and the remaining approximately 2,000 square feet would be allocated to the adjacent parcel. The 0.29-acre vacant site would be subdivided into two parcels and a single family dwelling unit would be constructed on each of the new parcels. Akin-Parcel 1 consists of a two-story, 3,157-square foot single family dwelling unit with a 1,251-square foot basement/two-car garage that would be accessed from the existing private driveway along the eastern side of the property. Akin-Parcel 2 consists of a two-story, 3,570-square foot single family dwelling unit with a two-car garage, and a 418-square foot basement, which would be accessed from the existing cul-de-sac at the terminus of Goldfinch Street.

A Mitigated Negative Declaration (MND) No. 352250 has been prepared for the project in accordance with State of California Environmental Quality Act (CEQA) guidelines, which addresses potential impacts to Paleontological Resources. A Mitigation, Monitoring, and Reporting Program (MMRP) would be implemented with this project to reduce the potential impacts to a level below significance.

The permit for the project does include various conditions and referenced exhibits of approval relevant to achieving project compliance with the applicable regulations of the Land Development Code (LDC) in effect for this project. Such conditions within the permit have been determined as necessary to avoid adverse impacts upon the health, safety and general welfare of persons residing or working in the surrounding area. The project shall comply with the development conditions in effect for the subject property as described in SDP No. 1258689, and other regulations and guidelines pertaining to the subject property per the LDC. Therefore, the proposed development will 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 a partial ROW vacation at the terminus of Goldfinch Street; of which approximately 2,000 square feet would be allocated to the project site and the remaining approximately 2,000 square feet would be allocated to the adjacent parcel. The 0.29-acre vacant site would be subdivided into two parcels and a single family dwelling unit would be constructed on each of the new parcels. Akin-Parcel 1 consists of a two-story, 3,157-square foot single family dwelling unit with a 1,251-square

foot basement/two-car garage that would be accessed from the existing private driveway along the eastern side of the property. Akin-Parcel 2 consists of a two-story, 3,570-square foot single family dwelling unit with a two-car garage, and a 418-square foot basement, which would be accessed from the existing cul-de-sac at the terminus of Goldfinch Street.

The proposed project includes a request for deviations to lot depth, street frontage, and site wall height. The proposed Akin-Parcel 1 shall have a lot depth of 90.19-feet and Akin-Parcel 2 shall have a lot depth of 90.27-feet, where the RS-1-7 Zone requires a minimum of 95-feet. Both parcels would be 6,320 square feet in size and 70.03-feet wide, which exceed the RS-1-7 Zone requirements of a minimum 5,000 square foot lot size and a minimum lot width of 50-feet. In addition, Akin-Parcel 2 shall have a 40-foot street frontage and no street frontage on Akin-Parcel 1, where the RS-1-7 Zone requires a minimum of 50-feet. The project site currently has only an existing 40-foot street connection to the existing cul-de-sac at the terminus of Goldfinch Street and an undivided 1/9 interest in a shared private driveway along the eastern side of the property that was recorded on July 31, 1978, which would be the only access to the proposed Akin-Parcel 1. Because the existing topography of the adjacent property is higher, the project includes a deviation for a retaining wall along the western property line to allow for the proposed garage and the driveway that is accessed from Goldfinch Street.

Each of the deviations was reviewed as they relate to the proposed design of the project, the property configuration with its varying topographic conditions, the surrounding development, and the applicable regulations. It was determined that the deviations are appropriate and will result in a more desirable project that efficiently utilizes the site and by providing a separate access to each of the proposed buildings, while meeting the purpose and intent of the development regulations.

Other than the requested deviations, the project meets all applicable regulations and policy documents, and is consistent with the recommended land use, design guidelines, and development standards in effect for this site per the adopted Uptown Community Plan, LDC, and the General Plan.

M. Supplemental Findings--Deviations for Affordable/In-Fill Housing Projects and Sustainable Buildings

1. The proposed development will materially assist in accomplishing the goal of providing affordable housing opportunities in economically balanced communities throughout the City, and/or the proposed development will materially assist in reducing impacts associated with fossil fuel energy use by utilizing alternative energy resources, self-generation and other renewable technologies (e.g.

photovoltaic, wind, and/or fuel cells) to generate electricity needed by the building and its occupants;

The project proposes a partial ROW vacation at the terminus of Goldfinch Street; of which approximately 2,000 square feet would be allocated to the project site and the remaining approximately 2,000 square feet would be allocated to the adjacent parcel. The 0.29-acre vacant site would be subdivided into two parcels and a single family dwelling unit would be constructed on each of the new parcels.

The project incorporates a roof-mounted photovoltaic system on each of the proposed single family dwelling units consisting of solar panels sufficient to generate at least 50-percent of the project's projected energy consumption, in conformance with the criteria of the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program. Other sustainable design features considered in the project are the use of drought tolerant landscaping to minimize water consumption and permeable hardscaping to maximize the sites ability to retain water and lessen watershed.

Therefore, the proposed development will materially assist in reducing impacts associated with fossil fuel energy use by utilizing alternative energy resources, self-generation and other renewable technologies (e.g. photovoltaic, wind, and/or fuel cells) to generate electricity needed by the building and its occupants.

2. The development will not be inconsistent with the purpose of the underlying zone; and

The 0.29-acre site is located at 3116 1/3 Falcon Street in the RS-1-7 and RS-1-2 Zones within the Uptown Community Plan area. The community plan designates the site for Low-Residential 5-10 DU/AC with a limited portion of the southern end of the property designated for Open Space (approximately 0.01 acres), and approximately 0.09-acres as a ROW. The proposed parcels are within Urban Design Area 2 which is a transition zone designed to preserve the open space character of the neighborhood and afford public views. Development intensity is allowed within this transition zone at a very low density 3-4 DU/AC. The project site could accommodate one dwelling unit on each of the proposed parcels based on the underlying zone and the community plan.

The project proposes a partial ROW vacation at the terminus of Goldfinch Street; of which approximately 2,000 square feet would be allocated to the project site and the remaining approximately 2,000 square feet would be allocated to the adjacent parcel. The 0.29-acre vacant site would be subdivided into two parcels and a single family dwelling unit would be constructed on each of the new parcels. Therefore, the proposed

development will not be inconsistent with the purpose of the underlying zone.

3. Any proposed deviations are appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone.

The project proposes a partial ROW vacation at the terminus of Goldfinch Street; of which approximately 2,000 square feet would be allocated to the project site and the remaining approximately 2,000 square feet would be allocated to the adjacent parcel. The 0.29-acre vacant site would be subdivided into two parcels and a single family dwelling unit would be constructed on each of the new parcels. Akin-Parcel 1 consists of a two-story, 3,157-square foot single family dwelling unit with a 1,251-square foot basement/two-car garage that would be accessed from the existing private driveway along the eastern side of the property. Akin-Parcel 2 consists of a two-story, 3,570-square foot single family dwelling unit with a two-car garage, and a 418-square foot basement, which would be accessed from the existing cul-de-sac at the terminus of Goldfinch Street.

The proposed project includes a request for deviations to lot depth, street frontage, and site wall height. The proposed Akin-Parcel 1 shall have a lot depth of 90.19-feet and Akin-Parcel 2 shall have a lot depth of 90.27-feet, where the RS-1-7 Zone requires a minimum of 95-feet. Both parcels would be 6,320 square feet in size and 70.03-feet wide, which exceed the RS-1-7 Zone requirements of a minimum 5,000 square foot lot size and a minimum lot width of 50-feet. In addition, Akin-Parcel 2 shall have a 40-foot street frontage and no street frontage on Akin-Parcel 1, where the RS-1-7 Zone requires a minimum of 50-feet. The project site currently has only an existing 40-foot street connection to the existing cul-de-sac at the terminus of Goldfinch Street and an undivided 1/9 interest in a shared private driveway along the eastern side of the property that was recorded on July 31, 1978, which would be the only access to the proposed Akin-Parcel 1. Because the existing topography of the adjacent property is higher, the project includes a deviation for a retaining wall along the western property line to allow for the proposed garage and the driveway that is accessed from Goldfinch Street.

Each of the deviations was reviewed as they relate to the proposed design of the project, the property configuration with its varying topographic conditions, the surrounding development, and the applicable regulations. It was determined that the deviations are appropriate and will result in a more desirable project that efficiently utilizes the site and by providing a separate access to each of the proposed buildings, than would be achieved if designed in strict conformance with the development regulations of the applicable zone.

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

BE IT FURTHER RESOLVED, that Site Development Permit [SDP] No. 1258689 is granted to G2F TALBCO, LLC, a California Limited Liability Company, Owner/Permittee, under the terms and conditions set forth in the attached permit which is made a part of this resolution.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF SAN DIEGO OF THE CITY OF SAN DIEGO, CALIFORNIA, ON _____.

APPROVED: JAN I. GOLDSMITH, City Attorney

By _____
NAME
Deputy City Attorney

ATTY/SEC. INITIALS

DATE

R- INSERT

Reviewed by Jeffrey A. Peterson, DPM

Internal Order No. 24004292

RECORDING REQUESTED BY
 CITY OF SAN DIEGO
 DEVELOPMENT SERVICES
 PERMIT INTAKE, MAIL STATION 501

WHEN RECORDED MAIL TO
CITY CLERK
MAIL STATION 2A

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24004292

SITE DEVELOPMENT PERMIT NO. 1258689
AKIN RESIDENCES PROJECT NO. 352250 [MMRP]
CITY COUNCIL

This Site Development Permit No. 1258689 is granted by the City Council of the City of San Diego to G2F TALBCO, LLC, a California Limited Liability Company, Owner and Permittee, pursuant to San Diego Municipal Code [SDMC] Section 126.0504. The 0.29-acre site is located at 3116 1/3 Falcon Street (temporary address) in the RS-1-7 and RS-1-2 Zones within the Uptown Community Plan area, the Airport Environs Overlay Zone (AEOZ) and Airport Land Use Compatibility Plan (ALUCP) Noise Contours for the San Diego International Airport (SDIA), Airport Approach Overly Zone (AAOZ) for SDIA, Airport Influence Areas (AIA) for SDIA, and the Federal Aviation Administration (FAA) Part 77 for the SDIA and North Island Naval Air Station (NAS). The project site is legally described as:

Parcel 1: Lot F, Block 368 of Horton's Addition, in the City of San Diego, County of San Diego, State of California, according to Map thereof filed on file in the Office of the County Recorder of San Diego County together with that portion of the northerly half of Redwood Street adjoining said Lot F on the south. Also together with an undivided 1/9 interest in Lot J in said Block 368; and together with that portion of Goldfinch Street adjoining Block 368 of Horton's Addition, in the City of San Diego, County of San Diego, State of California, according to Map thereof filed on file in Deed Book 13, Page 522, in the Office of the County Recorder of San Diego County;

Parcel 2: An easement for road and utility purposes over, under, along and across strip of land 24.00 feet in width lying within Lot C through J inclusive in Block 368 of Horton's Addition, in the City of San Diego, County of San Diego, State of California, according to Map thereof filed on file in the Office of the County Recorder of San Diego County, together with that portion of the north half of Redwood Street adjoining said Block 368 on the south as vacated and closed to public use. The center line of said 24.00 foot strip being described as follows: Beginning at the intersection of the southerly prolongation of the easterly line of Lot F in said Block 368, with the southerly line of the north 40.00 feet of said Redwood Street; thence

northerly along said prolongation to and along the easterly lines of Lots F, E, D, and C, to the northeasterly corner of said Lot C. Also, beginning at a point of the westerly line of Lot H in said Block 368, distant thereon southerly 4.00 feet from the northwest corner thereof, said point of being the beginning of a tangent 90.00 foot radius curve, concave southeasterly; thence northerly and northeasterly along said curve, through a central angle of 90°, a distance of 141.37 feet, thence tangent to said curve, easterly 10.00 feet to the easterly line of Lot J in said Block 368. The easement herein described is hereby declared to be appurtenant to and for the use and benefit of the present and future owners of all or any portion of Parcel 1 above.

Parcel 3: An easement for sewer and water line purposes over, under, along and across the northerly 10.00 feet of Lot G, Block 368 of Horton's Addition, in the City of San Diego, County of San Diego, State of California, according to Map thereof filed on file in the Office of the County Recorder of San Diego County. The easement herein described is hereby declared to be appurtenant to and for the use and benefit of the present and future owners of all or any portion of Parcel 1 above.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to construct two single family dwelling units on a vacant parcel of land, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated _____, on file in the Development Services Department.

The project shall include:

- a. Construction of two single family dwelling units on a vacant parcel of land. Akin-Parcel 1 consists of a two-story, 3,157-square foot single family dwelling unit with a 1,251-square foot basement/two-car garage; Akin-Parcel 2 consists of a two-story, 3,570-square foot single family dwelling unit with a two-car garage, and a 418-square foot basement;
- b. Deviations as follows;
 - 1) *Minimum Lot Depth* - A deviation to SDMC Section 131.0430(b) and Table 131-04D to allow for a lot depth of 90.19-feet (Akin-Parcel 1) and 90.27-feet (Akin-Parcel 2), where the RS-1-7 Zone requires a minimum of 95-feet;
 - 2) *Street Frontage* - A deviation to SDMC Table 131-04D to allow for a 40-foot street frontage for Akin-Parcel 2 and no street frontage on Akin-Parcel 1, where the RS-1-7 Zone requires a minimum of 50-feet [access shall be provided from the existing 1/9 undivided ownership private road along the easterly property line]; in addition, a deviation to SDMC Section 144.0211(a) and (b) to allow no street frontage for Akin-Parcel 1;
 - 3) *Retaining Wall Heights* - A deviation to SDMC Section 142.0340(d) to allow for the retaining wall on the westerly property line of Akin-Parcel 2 to exceed the maximum permitted height by a maximum 3-feet for a length of 5-feet,

where the development regulations allows for a maximum 6-foot high retaining wall.

- c. Landscaping (planting, irrigation and landscape related improvements);
- d. Off-street parking; and
- e. A roof-mounted photovoltaic system for each single family dwelling unit consisting of solar panels sufficient to generate at least 50 percent of the project's projected energy consumption; and
- f. 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 _____.
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.

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

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

12. The mitigation measures specified in the MMRP and outlined in MITIGATED NEGATIVE DECLARATION, NO. 352250, shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL MITIGATION REQUIREMENTS.

13. The Owner/Permittee shall comply with the MMRP as specified in MITIGATED NEGATIVE DECLARATION, NO. 352250, 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

AFFORDABLE HOUSING REQUIREMENTS:

14. Prior to the issuance of any building permits, the Owner/Permittee shall comply with the affordable housing requirements of the City's Inclusionary Affordable Housing Regulations (SDMC § 142.1301 et seq.).

AIRPORT REQUIREMENTS:

15. Prior to the issuance of any building permits, the Owner/Permittee shall grant an avigation easement to the San Diego County Regional Airport Authority as the operator of the San Diego International Airport for the purposes of aircraft operations, noise and other effects caused by the operation of aircraft, and for structure height if the same would interfere with the intended use of the easement. The Owner/Permittee shall use the avigation easement form provided by the San Diego County Regional Airport Authority.

16. Prior to submitting building plans to the City for review, the Owner/Permittee shall place a note on all building plans indicating that an avigation easement has been granted across the property to the airport operator. The note shall include the County Recorder's recording number for the avigation easement.

17. Prior to the issuance of any building permits, the Owner/Permittee shall provide a copy of the signed agreement [DS-503] and show certification on the building plans verifying that the structures do not require Federal Aviation Administration [FAA] notice for Determination of No

Hazard to Air Navigation, or provide an FAA Determination of No Hazard to Air Navigation as specified in Information Bulletin 520.

ENGINEERING REQUIREMENTS:

18. This Permit shall comply with all conditions of Tentative Parcel Map No. 1255887, satisfactory to the City Engineer.
19. The project proposes to export 1200 cubic yards of material from the project site. All excavated material listed to be exported, shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2009 edition and Regional Supplement Amendments adopted by Regional Standards Committee.
20. The drainage system proposed for this development, as shown on the site plan, is private and subject to approval by the City Engineer.
21. Prior to the issuance of any building permits, the Owner/Permittee 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.
22. Prior to the issuance of any building permits, the Owner/Permittee shall obtain a Letter of Permission from the adjacent property owner, for the proposed offsite grading, to the satisfaction of the City Engineer.
23. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the construction of a current City Standard 12 ft wide driveway, adjacent to the site on Goldfinch Street, satisfactory to the City Engineer.
24. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, that the non-utilized portions of the driveway shall be closed with current City Standard curb, gutter and sidewalk, adjacent to the site on Goldfinch Street, satisfactory to the City Engineer.
25. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, to construct a current City Standard concrete sidewalk by joining the existing sidewalk and transitioning the sidewalk around the proposed driveway, adjacent to the site on Goldfinch Street, satisfactory to the City Engineer.
26. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, to construct a current City Standard SDG-159 12 foot wide concrete driveway, adjacent to the site on Goldfinch Street, satisfactory to the City Engineer.

27. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, to construct a Current City Standard SDG-159 16 foot wide concrete driveway, adjacent to the site on the private access drive, satisfactory to the City Engineer.

28. Prior to the issuance of any construction permit, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent Best Management Practice (BMP) maintenance, satisfactory to the City Engineer.

29. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction BMPs necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the San Diego Municipal Code, into the construction plans or specifications.

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

31. The Owner/Permittee shall apply for a plumbing permit for the installation of appropriate private back flow prevention device(s) [BFPDs], on each water service (domestic, fire and irrigation), in a manner satisfactory to the Public Utilities Director 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.

GEOLOGY REQUIREMENTS:

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

33. The Owner/Permittee shall submit an as-graded geotechnical report prepared in accordance with the City's "Guidelines for Geotechnical Reports" following completion of the grading. The as-graded geotechnical report shall be reviewed for adequacy by the Geology Section of the Development Services Department prior to exoneration of the bond and grading permit close-out.

LANDSCAPE REQUIREMENTS:

34. Prior to issuance of any construction permits for structures, complete landscape and irrigation construction documents consistent with the Landscape Standards shall be submitted to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit 'A,' Landscape Development Plan, on file in the Office of the Development Services Department. Construction plans shall take into account a 40 sq-ft area around each tree which is unencumbered by hardscape and utilities as set forth under LDC 142.0403(b)(5).

35. Landscape construction plans shall include Tree Protection Notes for the Pinus radiata to remain.
36. Prior to issuance of construction permits for public right-of-way improvements, the Owner/Permittee shall submit complete landscape construction documents for right-of-way improvements to the Development Services Department for approval. Improvement plans shall take into account a 40 square-foot area around each tree, which is unencumbered by utilities. Driveways, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees.
37. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction document plans is damaged or removed during demolition or construction, it shall be repaired and/or replaced in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or a Final Landscape Inspection.
38. All required landscape shall be maintained in a disease, weed, and litter free condition at all times. Severe pruning or "topping" of trees is not permitted unless specifically noted in this Permit. The trees shall be maintained in a safe manner to allow each tree to grow to its mature height and spread.

PLANNING/DESIGN REQUIREMENTS:

39. 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.
40. Prior to the issuance of building permits, construction documents shall fully illustrate the incorporation of a roof-mounted photovoltaic system for each single family dwelling unit consisting of solar panels sufficient to generate at least 50 percent of the project's projected energy consumption, in conformance with the criteria of the City's Affordable/In-Fill Housing and Sustainable Buildings Expedite Program.
41. 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.

TRANSPORTATION REQUIREMENTS

42. Owner/Permittee shall maintain a minimum of two (2) off-street parking spaces on each parcel 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.

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

43. Prior to the expiration date of the building permit associated with this review, all public water and sewer facilities necessary to serve the buildings (including water services and sewer laterals) must be connected and operational in a manner satisfactory to the City Engineer and Public Utilities Director.

44. Prior to the issuance of any construction permit, the Owner/Permittee shall obtain a building or misc/plumbing permit to install a private above ground backflow prevention device (BFPD) for each water service (domestic, fire, and/or irrigation) serving the property. BFPDs are typically located on private property, in-line with the service, and immediately adjacent to the Right-of-Way. The Public Utilities Department will not allow BFPDs to be located below grade or within a structure.

45. Prior to the issuance of any construction permit, the Owner/Permittee shall demonstrate to the satisfaction of the City Engineer and the Public Utilities Director that any proposed sewer lateral which crosses into another owner's lot has been authorized by that owner via a private easement or some other legally binding agreement.

46. Prior to the issuance of any building permit the following note must be added to the landscape plans. "No trees or shrubs exceeding three (3) feet in height at maturity shall exist within five (5) feet of any public water facilities, or within ten (10) feet of any public sewer facilities."

47. All proposed private water and sewer facilities must be designed and installed in accordance with the current California Plumbing Code and will be reviewed during the building plan check process.

48. All proposed public water and sewer facilities, including water services and sewer laterals, must be designed and constructed in accordance with the criteria as established in the most current version of the Public Utilities Department's Facility Design Guidelines, City regulations, City standards, and practices pertaining thereto.

49. Prior to the issuance of any construction permit, the Owner/Permittee shall ensure that all required EMRA's have been approved by the City and filed with the County Recorder. [Note: All proposed private sewer facilities located inside a public right-of-way (ROW) must be must be designed and constructed in accordance with the Public Utilities Department Facility Design Guidelines. These facilities are to be located on the Site Plan, the Tentative Map, and the construction drawing or D-sheet. In addition, they must be labeled "PRIVATE" and include a reference to their associated EMRA.]

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 City Council of the City of San Diego on _____, and
Resolution No. _____.

Permit Type/PTS Approval No.: SDP No. 1258689
Date of Approval: _____

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES
DEPARTMENT

Jeffrey A. Peterson
Development Project Manager

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

**The undersigned Owner/Permittee, by execution hereof, agrees to each and every condition of
this Permit and promises to perform each and every obligation of Owner/Permittee hereunder.**

G2F TALBCO, LLC,
a California Limited Liability Company
Owner/Permittee

By _____
Jason Talbot
Managing Member of G2F TALBCO, LLC

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

RESOLUTION NUMBER R- _____

DATE OF FINAL PASSAGE _____

A RESOLUTION GRANTING TENTATIVE PARCEL MAP NO.
1255887 FOR THE AKIN RESIDENCES PROJECT NO. 352250
[MMRP]

WHEREAS, G2F TALBCO, LLC, a California Limited Liability Company, Subdivider, and COFFEY ENGINEERING, INC., Surveyor, submitted an application to the City of San Diego for a tentative parcel map (Tentative Parcel Map No. 1255887) for the subdivision of a single parcel into two residential lots for the project known as the Akin Residences. The 0.29-acre site is located at 3116 1/3 Falcon Street (temporary address) in the RS-1-7 and RS-1-2 Zones within the Uptown Community Plan area, the Airport Environs Overlay Zone (AEOZ) and Airport Land Use Compatibility Plan (ALUCP) Noise Contours for the San Diego International Airport (SDIA), Airport Approach Overlay Zone (AAOZ) for SDIA, Airport Influence Areas (AIA) for SDIA, and the Federal Aviation Administration (FAA) Part 77 for the SDIA and North Island Naval Air Station (NAS). The project site is legally described as: Parcel 1: Lot F, Block 368 of Horton's Addition, in the City of San Diego, County of San Diego, State of California, according to Map thereof filed on file in the Office of the County Recorder of San Diego County together with that portion of the northerly half of Redwood Street adjoining said Lot F on the south. Also together with an undivided 1/9 interest in Lot J in said Block 368; and together with that portion of Goldfinch Street adjoining Block 368 of Horton's Addition, in the City of San Diego, County of San Diego, State of California, according to Map thereof filed on file in Deed Book 13, Page 522, in the Office of the County Recorder of San Diego County; and

Parcel 2: An easement for road and utility purposes over, under, along and across strip of land 24.00 feet in width lying within Lot C through J inclusive in Block 368 of Horton's

Addition, in the City of San Diego, County of San Diego, State of California, according to Map thereof filed on file in the Office of the County Recorder of San Diego County, together with that portion of the north half of Redwood Street adjoining said Block 368 on the south as vacated and closed to public use. The center line of said 24.00 foot strip being described as follows:

Beginning at the intersection of the southerly prolongation of the easterly line of Lot F in said Block 368, with the southerly line of the north 40.00 feet of said Redwood Street; thence northerly along said prolongation to and along the easterly lines of Lots F, E, D, and C, to the northeasterly corner of said Lot C. Also, beginning at a point of the westerly line of Lot H in said Block 368, distant thereon southerly 4.00 feet from the northwest corner thereof, said point of being the beginning of a tangent 90.00 foot radius curve, concave southeasterly; thence northerly and northeasterly along said curve, through a central angle of 90° , a distance of 141.37 feet, thence tangent to said curve, easterly 10.00 feet to the easterly line of Lot J in said Block 368.

The easement herein described in hereby declared to be appurtenant to and for the use and benefit of the present and future owners of all or any portion of Parcel 1 above; and

Parcel 3: An easement for sewer and water line purposes over, under, along and across the northerly 10.00 feet of Lot G, Block 368 of Horton's Addition, in the City of San Diego, County of San Diego, State of California, according to Map thereof filed on file in the Office of the County Recorder of San Diego County. The easement herein described in hereby declared to be appurtenant to and for the use and benefit of the present and future owners of all or any portion of Parcel 1 above; and

WHEREAS, the Map proposes the Subdivision of a 0.29-acre site into two (2) residential lots; and

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 August 14, 2014, the Planning Commission of the City of San Diego considered Tentative Parcel Map No. 1255887, and pursuant to Planning Commission Resolution No. _____, the Planning Commission voted to recommend City Council approval of the map; 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 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 _____, the City Council of the City of San Diego considered Tentative Parcel Map No. 1255887, and pursuant to San Diego Municipal Code section(s) 125.0440, and Subdivision Map Act section 66428, 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 City Council having fully considered the matter and being fully advised concerning the same; NOW THEREFORE,

BE IT RESOLVED by the City Council of the City of San Diego, that it adopts the following findings with respect to Tentative Parcel Map No. 1255887:

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 proposes the subdivision of a 0.29-acre vacant parcel into two residential parcels to allow for the construction of a single family dwelling unit on each of the new 6,230

square foot parcels. The proposed project site is located at 3116 1/3 Falcon Street, on the southeastern side at the terminus of Goldfinch Street, in the RS-1-7 and RS-1-2 Zones within the Uptown Community Plan area. The community plan designates the site for Low-Residential 5-10 dwelling units per acre (DU/AC) with a limited portion of the southern end of the property designated for Open Space (approximately 0.01 acres). The proposed parcels are within Urban Design Area 2 which is a transition zone designed to preserve the open space character of the neighborhood and afford public views. Development intensity is allowed within this transition zone at a very low density 3-4 DU/AC. The project site could accommodate one dwelling unit on each of the proposed parcels based on the underlying zone and the community plan. No development is proposed on the portion of the project site designated for Open Space.

The project subdivision is consistent with the policy documents, recommended land use, design guidelines, and development standards in effect for this site per the adopted Uptown Community 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 proposes the subdivision of a 0.29-acre vacant parcel into two residential parcels to allow for the construction of a single family dwelling unit on each of the new 6,230 square foot parcels. The proposed project site is located at 3116 1/3 Falcon Street, on the southeastern side at the terminus of Goldfinch Street, in the RS-1-7 and RS-1-2 Zones within the Uptown Community Plan area. The community plan designates the site for Low-Residential 5-10 DU/AC with a limited portion of the southern end of the property designated for Open Space (approximately 0.01 acres). The proposed parcels are within Urban Design Area 2 which is a transition zone designed to preserve the open space character of the neighborhood and afford public views. Development intensity is allowed within this transition zone at a very low density 3-4 DU/AC. The project site could accommodate one dwelling unit on each of the proposed parcels based on the underlying zone and the community plan. No development is proposed on the portion of the project site designated for Open Space.

The proposed project includes a request for deviations to lot depth, street frontage, and site wall height. The proposed Akin-Parcel 1 shall have a lot depth of 90.19-feet and Akin-Parcel 2 shall have a lot depth of 90.27-feet, where the RS-1-7 Zone requires a minimum of 95-feet. Both parcels would be 6,320 square feet in size and 70.03-feet wide, which exceed the RS-1-7 Zone requirements of a minimum 5,000 square foot lot size and a minimum lot width of 50-feet. In addition, Akin-Parcel 2 shall have a 40-foot street frontage and no street frontage on Akin-Parcel 1, where the RS-1-7 Zone requires a minimum of 50-feet. The project site currently has only an existing 40-foot street connection to the existing cul-de-sac at the terminus of Goldfinch Street and an undivided 1/9 interest in a shared private driveway along the eastern side of the property that was recorded on July 31, 1978, which would be the only access to the proposed Akin-Parcel 1. Because the existing topography of the adjacent property is higher, the project includes a deviation for a retaining wall along the western property line to allow for the proposed garage and the driveway that is accessed from Goldfinch Street.

Each of the requested deviations has been analyzed as they relate to the proposed design of the project, the property configuration with its varying topographic conditions, and the

surrounding development. The deviations have been determined appropriate and will result in a more desirable project that efficiently utilizes the site, while meeting the purpose and intent of the development regulations. Therefore, with the approval of the deviations, the proposed subdivision complies with the applicable regulations and policy documents, and is consistent with the recommended land use, design guidelines, and development standards in effect for this site per the adopted Uptown Community Plan, SDMC, and the General Plan.

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 proposes the subdivision of a 0.29-acre vacant parcel into two residential parcels to allow for the construction of a single family dwelling unit on each of the new 6,230 square foot parcels. The proposed project site is located at 3116 1/3 Falcon Street, on the southeastern side at the terminus of Goldfinch Street, in the RS-1-7 and RS-1-2 Zones within the Uptown Community Plan area. The community plan designates the site for Low-Residential 5-10 DU/AC with a limited portion of the southern end of the property designated for Open Space (approximately 0.01 acres). The proposed parcels are within Urban Design Area 2 which is a transition zone designed to preserve the open space character of the neighborhood and afford public views. Development intensity is allowed within this transition zone at a very low density 3-4 DU/AC. The project site could accommodate one dwelling unit on each of the proposed parcels based on the underlying zone and the community plan. No development is proposed on the portion of the project site designated for Open Space.

The project site is an interior lot with an undivided 1/9 interest in a shared private driveway along the eastern side of the property that would provide access to one of the parcels, and the other parcel will be accessed from the existing cul-de-sac at the terminus of Goldfinch Street. The surrounding parcels have been developed with single family dwelling units. The properties to the west and south are zoned RS-1-7 and RS-1-2 and are designated as Low-Residential 5-10 DU/AC and Open Space within the community plan. The properties to the north and east are zoned RS-1-7 and are designated as Low-Residential 5-10 DU/AC within the community plan. 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 property is an interior lot, and is located approximately 0.70 miles from the shoreline of San Diego Bay. The site is approximately 147-feet above Mean Sea Level (MSL) and is located above the 100-year floodplain. The property lies within the boundaries of the City's Multiple Species Conservation Program (MSCP) Subarea; however, the Multiple Habitat Planning Area (MHPA) of the MSCP is not mapped on-site nor is it adjacent. The site is located in an urbanized area and there are no watercourses on site; therefore, the subdivision would not impact 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 proposes the subdivision of a 0.29-acre vacant parcel into two residential parcels to allow for the construction of a single family dwelling unit on each of the new 6,230 square foot parcels. The proposed project includes a request for deviations to lot depth, street frontage, and site wall height. The proposed Akin-Parcel 1 shall have a lot depth of 90.19-feet and Akin-Parcel 2 shall have a lot depth of 90.27-feet, where the RS-1-7 Zone requires a minimum of 95-feet. Both parcels would be 6,320 square feet in size and 70.03-feet wide, which exceed the RS-1-7 Zone requirements of a minimum 5,000 square foot lot size and a minimum lot width of 50-feet. In addition, Akin-Parcel 2 shall have a 40-foot street frontage and no street frontage on Akin-Parcel 1, where the RS-1-7 Zone requires a minimum of 50-feet. The project site currently has only an existing 40-foot street connection to the existing cul-de-sac at the terminus of Goldfinch Street and an undivided 1/9 interest in a shared private driveway along the eastern side of the property that was recorded on July 31, 1978, which would be the only access to the proposed Akin-Parcel 1. Because the existing topography of the adjacent property is higher, the project includes a deviation for a retaining wall along the western property line to allow for the proposed garage and the driveway that is accessed from Goldfinch Street. The deviations have been determined appropriate and will result in a more desirable project that efficiently utilizes the site, while meeting the purpose and intent of the development regulations. Therefore, with the approval of the deviations, the proposed subdivision complies with the applicable regulations and policy documents, and is consistent with the recommended land use, design guidelines, and development standards in effect for this site per the adopted Uptown Community Plan, SDMC, and the General Plan.

A Mitigated Negative Declaration (MND) No. 352250 has been prepared for the project in accordance with State of California Environmental Quality Act (CEQA) guidelines, which addresses potential impacts to Paleontological Resources. A Mitigation, Monitoring, and Reporting Program (MMRP) would be implemented with this project to reduce the potential impacts to a level below significance.

The permit for the project does include various conditions and referenced exhibits of approval relevant to achieving project compliance with the applicable regulations of the LDC in effect for this project. Such conditions within the permit have been determined as necessary to avoid adverse impacts upon the health, safety and general welfare of persons residing or working in the surrounding area. The project shall comply with the development conditions in effect for the subject property as described in Site Development Permit (SDP) No. 1258689 and Tentative Parcel Map (TPM) No. 1255887, and other regulations and guidelines pertaining to the subject property per the SDMC. Prior to issuance of any building permit for the proposed development, the plans shall be reviewed for compliance with all Building and Fire Code requirements, and the subdivider shall be required to obtain grading and public improvement permits. Therefore, the subdivision 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 proposes a partial right-of way (ROW) vacation at the terminus of Goldfinch Street as described in Public ROW Vacation No. 1255893; of which approximately 2,000 square feet would be allocated to the project site and the remaining approximately 2,000 square feet would be allocated to the adjacent parcel.

The vacation of this unimproved portion of Goldfinch Street would not preclude access to individual, privately owned parcels as existing residences in the vicinity maintain access from the improved portion of the Goldfinch Street or other streets. The paper street portion of Goldfinch Street connects to Reynard Canyon which is designated as Open Space; however, properties within this portion of the canyon are privately owned, and largely developed with single-family dwelling units. The area proposed for vacation would not be needed for parking in the future as the existing portion of Goldfinch Street currently terminates as an existing cul-de-sac. Additionally, the portions of the street vacation are contiguous with private property and therefore would not provide access to open space for public use. Further, no public views are identified or are proposed along the Goldfinch Street ROW. Therefore, the proposed 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 proposes the subdivision of a 0.29-acre vacant parcel into two residential parcels to allow for the construction of a single family dwelling unit on each of the new 6,230 square foot parcels. The proposed project includes a request for deviations to lot depth, street frontage, and site wall height. However, the subdivision has taken into account the best use of the land to minimize grading and the structures will have the opportunity through building materials, site orientation, architectural treatments, placement and selection of plant materials to provide, to the extent feasible, for future passive or natural heating and cooling opportunities. As a component of the proposed development, each of the single family dwelling units will incorporate a roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 50 percent of the project's projected energy consumption, in conformance with the criteria of the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program.

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 proposed project site is located at 3116 1/3 Falcon Street, on the southeastern side at the terminus of Goldfinch Street, in the RS-1-7 and RS-1-2 Zones within the Uptown Community Plan area. The community plan designates the site for Low-Residential 5-10 DU/AC with a limited portion of the southern end of the property designated for Open Space (approximately 0.01 acres). The proposed parcels are within Urban Design Area 2 which is a transition zone designed to preserve the open space character of the neighborhood and afford public views. Development intensity is allowed within this transition zone at a very low density 3-4 DU/AC. The project site could accommodate one dwelling unit on each of the proposed

parcels based on the underlying zone and the community plan. No development is proposed on the portion of the project site designated for Open Space.

The 0.29-acre vacant site would be subdivided into two parcels and a single family dwelling unit would be constructed on each of the new 6,230 square foot parcels, which would result in the creation of two single family dwelling units. The decision maker has reviewed the administrative record including the project plans, environmental documentation and heard public testimony to determine 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 and found that the addition of residential units for private development is consistent with the housing needs anticipated for the Uptown 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 based on the Findings hereinbefore adopted by the City Council, Tentative Parcel Map No. 1255887, hereby granted to G2F TALBCO, LLC, a California Limited Liability Company, 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]

R-Error! Reference source not found.

ATTACHMENT: Tentative Map Conditions

Internal Order No. 24004292

CITY COUNCIL
CONDITIONS FOR TENTATIVE PARCEL MAP NO. 1255887
AKIN RESIDENCES PROJECT NO. 352250 [MMRP]

ADOPTED BY RESOLUTION NO. R- _____ ON _____

GENERAL

- 1. This Tentative Parcel 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 Parcel Map, unless otherwise noted.
- 3. Prior to the recordation of the Parcel Map taxes must be paid or bonded for this property pursuant to section 66492 of the Subdivision Map Act. A current original tax certificate, recorded in the office of the San Diego County Recorder must be provided to satisfy this condition.
- 4. The Tentative Parcel Map all conform to the provisions of Site Development Permit No. 1258689.
- 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.

ENGINEERING

- 6. This Permit shall comply with all conditions of Site Development Permit No. 1258689, satisfactory to the City Engineer.

Project No. 352250
TPM No. 1255887

7. The Subdivider shall underground any new service run to any new or proposed structures within the subdivision.
8. 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.
9. 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 Parcel 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

10. "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].
11. "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."
12. The Parcel Map shall:
 - a. Use the California Coordinate System for its "Basis of Bearings" 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 First Order accuracy. 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 shall be shown on the map.

INFORMATION:

- The approval of this Tentative Parcel 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 Parcel 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 the Tentative Parcel Map, may protest the imposition within ninety days of the approval of this Tentative Parcel 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. 24004292

Project No. 352250
TPM No. 1255887

RESOLUTION NUMBER R-_____

DATE OF FINAL PASSAGE _____

A RESOLUTION CERTIFYING MITIGATED NEGATIVE
DECLARATION NO. 352250 FOR THE AKIN RESIDENCES
PROJECT NO. 352250 [MMRP]

WHEREAS, on March 25, 2014, G2F TALBCO, LLC, a California Limited Liability Company, Owner and Permittee, submitted an application to Development Services Department for Site Development Permit, Tentative Parcel Map, and Public Right-of Way Vacation, for the Akin Residences (Project); 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 Mitigated Negative Declaration No. 352250 (Report) prepared for this Project; NOW THEREFORE,

BE IT RESOLVED, by the City Council, that it is certified that the Mitigated Negative Declaration No. 352250 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 Report reflects the independent judgment of the City of San Diego as Lead Agency and that the information contained in said Report, 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 Report 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 Report 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.

BE IT FURTHER RESOLVED, that the CITY CLERK is directed to file a Notice of Determination [NOD] with the Clerk of the Board of Supervisors for the County of San Diego regarding the Project.

APPROVED: JAN I. GOLDSMITH, City Attorney

By _____
NAME
Deputy City Attorney

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

EXHIBIT A**MITIGATION MONITORING AND REPORTING PROGRAM**

MITIGATED NEGATIVE DECLARATION NO. 352250 FOR THE AKIN
RESIDENCES PROJECT NO. 352250 [MMRP]

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 Land Development Review Division, 1222 First Avenue, Fifth Floor, San Diego, CA, 92101. All mitigation measures contained in the Mitigated Negative Declaration No. 352250 shall be made conditions of Site Development Permit No. 1258689, Tentative Parcel Map No. 1255887, and Public Right-of Way Vacation No. 1255893 as may be further described below.

A. GENERAL REQUIREMENTS -PART I Plan Check Phase (prior to permit issuance)

1. Prior to the issuance of a Notice To Proceed (NTP) for a subdivision, or any construction permits, such as Demolition, Grading or Building, or beginning any construction related activity on-site, the Development Services Department (DSD) Director's Environmental Designee (ED) shall review and approve all Construction Documents (CD), (plans, specification, details, etc.) to ensure the MMRP requirements are incorporated into the design.
2. In addition, the ED shall verify that the MMRP Conditions/Notes that apply ONLY to the construction phases of this project are included VERBATIM, under the heading, "**ENVIRONMENTAL/MITIGATION REQUIREMENTS.**"
3. These notes must be shown within the first three (3) sheets of the construction documents in the format specified for engineering construction document templates as shown on the City website:

<http://www.sandiego.gov/development-services/industry/standtemp.shtnrl>
4. The **TITLE INDEX SHEET** must also show on which pages the "Environmental/Mitigation Requirements" notes are provided.
5. **SURETY AND COST RECOVERY**- The Development Services Director or City Manager may require appropriate surety instruments or bonds from private Permit Holders to ensure the long term performance or implementation of

required mitigation measures or programs. The City is authorized to recover its cost to offset the salary, overhead, and expenses for City personnel and programs to monitor qualifying projects.

B. GENERAL REQUIREMENTS -PART II Post Plan Check (After permit issuance/Prior to start of construction)

1. **PRE CONSTRUCTION MEETING IS REQUIRED TEN (10) WORKING DAYS PRIOR TO BEGINNING ANY WORK ON THIS PROJECT.** The PERMIT HOLDER/OWNER is responsible to arrange and perform this meeting by contacting the CITY RESIDENT ENGINEER (RE) of the Field Engineering Division and City staff from MITIGATION MONITORING COORDINATION (MMC). Attendees must also include the Permit holder's Representative(s), Job Site Superintendent and the following consultants: Not applicable.

Note: Failure of all responsible Permit Holder's representatives and consultants to attend shall require an additional meeting with all parties present.

CONTACT INFORMATION:

- a) The PRIMARY POINT OF CONTACT is the **RE** at the **Field Engineering Division- 858-627-3200**
- b) For Clarification of ENVIRONMENTAL REQUIREMENTS, applicant is also required to call **RE and MMC at 858-627-3360**

2. **MMRP COMPLIANCE:** This Project, Project Tracking System (PTS) Number 352250 and/or Environmental Document Number 352250, shall conform to the mitigation requirements contained in the associated Environmental Document and implemented to the satisfaction of the DSD's Environmental Designee (MMC) and the City Engineer (RE). The requirements may not be reduced or changed but may be annotated (i.e. to explain when and how compliance is being met and location of verifying proof, etc.). Additional clarifying information may also be added to other relevant plan sheets and/or specifications as appropriate (i.e., specific locations, times of monitoring, methodology, etc).

Note: Permit Holder's Representatives must alert RE and MMC if there are any discrepancies in the plans or notes, or any changes due to field conditions. All conflicts must be approved by RE and MMC BEFORE the work is performed.

3. **OTHER AGENCY REQUIREMENTS:** Evidence of compliance with all other agency requirements or permits shall be submitted to the RE and MMC for review and acceptance prior to the beginning of work or within one week of the Permit Holder obtaining documentation of those permits or

requirements. Evidence shall include copies of permits, letters of resolution or other documentation issued by the responsible agency: **Not Applicable**

4. **MONITORING EXHIBITS:** All consultants are required to submit, to RE and MMC, a monitoring exhibit on a 11x17 reduction of the appropriate construction plan, such as site plan, grading, landscape, etc., marked to clearly show the specific areas including the LIMIT OF WORK, scope of that discipline's work, and notes indicating when in the construction schedule that work will be performed. When necessary for clarification, a detailed methodology of how the work will be performed shall be included.

NOTE: Surety and Cost Recovery-When deemed necessary by the Development Services Director or City Manager, additional surety instruments or bonds from the private Permit Holder may be required to ensure the long term performance or implementation of required mitigation measures or programs. The City is authorized to recover its cost to offset the salary, overhead, and expenses for City personnel and programs to monitor qualifying projects.

5. **OTHER SUBMITTALS AND INSPECTIONS:** The Permit Holder/Owner's representative shall submit all required documentation, verification letters, and requests for all associated inspections to the RE and MMC for approval per the following schedule:

DOCUMENT SUBMITTALS INSPECTION CHECKLIST		
Issue Area	Document Submittal	Associated
General	Consultant Qualification	Prior to Preconstruction Meeting
General	Consultant Construction Monitoring	Prior to or at Preconstruction Meeting
Paleontology	Paleontology Reports	Paleontology Site Observation
Bond Release	Request for Bond Release Letter	Final MMRP Inspections Prior to Bond Release

C. SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS

PALEONTOLOGICAL RESOURCES

In order to avoid significant paleontological resources impacts, the following mitigation measures shall be implemented by the project applicant. Compliance with the mitigation measures shall be the responsibility of the applicant:

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. Then 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 CSV and submit to MMC via fax by SAM 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 SAM 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.
 - 1. MMC shall return the Draft Monitoring Report to the PI for revision or, for preparation of the Final Report.
 - 2. The PI shall submit revised Draft Monitoring Report to MMC for approval.
 - 3. MMC shall provide written verification to the PI of the approved report.
 - 4. 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.

Paleo Private_100509.doc

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.

RESOLUTION NUMBER R-_____

DATE OF FINAL PASSAGE _____

A RESOLUTION VACATING A PORTION OF GOLDFINCH STREET PUBLIC RIGHT-OF-WAY, VACATION NO. 1255893, FOR THE AKIN RESIDENCES PROJECT NO. 352250 [MMRP]

WHEREAS, California Streets and Highways Code section 8320 *et seq.* and San Diego Municipal Code section 125.0901 *et seq.* provide a procedure for the vacation of public rights-of-way by City Council resolution; and

WHEREAS, G2F TALBCO, LLC, a California Limited Liability Company, filed an application with the City of San Diego proposing that an unimproved portion of Goldfinch Street in the City of San Diego, County of San Diego, State of California, as dedicated to public use on the Hortons Addition map (Deed Book 13, Page 522) filed in the Office of the County Recorder of San Diego County, July 21, 1871, Public Right-Of-Way Vacation No. 1255893, be formally vacated; 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 was required by law implicating due process rights of individuals affected by the decision, and the Council was required by law to consider evidence at the hearing and to make legal findings based on the evidence presented; and

WHEREAS, the matter was set for public hearing on _____, testimony having been heard, evidence having been submitted, and the City Council having fully considered the matter and being fully advised concerning the same; NOW, THEREFORE,

BE IT RESOLVED, by the Council of the City of San Diego, that with respect to a portion of Goldfinch Street, the Council finds that:

(a) There is no present or prospective use for the public right-of-way, either for the facility for which originally acquired, or for any other public use of a like nature that can be anticipated;

The street pattern/grid for the surrounding community was established on July 21, 1871, with the recordation of the Hortons Addition map (Deed Book 13, Page 522). This map identifies Goldfinch Street running north to south, which is located along the western side of Lot F, Block 368 of Horton's Addition, and intersecting Redwood Street to the south that runs east to west. On April 27, 1948, this portion of Redwood Street that intersects Goldfinch Street was vacated and closed to public use, per Resolution No. 89212. In 1983, the public right-of-way (ROW) improvements and construction of a cul-de-sac at the terminus of Goldfinch Street was completed pursuant to Drawing No. 20501-2-D. Because of the existing topography problems within the ROW, the cul-de-sac was constructed on the western portion of the Goldfinch Street ROW and did not extend the full length of the dedicated public ROW, and the remaining area identified in Exhibit B was left unimproved.

The vacation of this unimproved portion of Goldfinch Street would not preclude access to individual, privately owned parcels as existing residences in the vicinity maintain access from the improved portion of the Goldfinch Street or other streets. The paper street portion of Goldfinch Street connects to Reynard Canyon which is designated as Open Space; however properties within this portion of the canyon are privately owned, and largely developed with single-family dwelling units. The area proposed for vacation would not be needed for parking in the future as the existing portion of Goldfinch Street currently terminates as an existing cul-de-sac. Additionally, the portions of the ROW vacation are contiguous with private property and therefore would not provide access to open space for public use. Further, no public views are identified or are proposed along the Goldfinch Street ROW. Therefore, it has been determined that there are no present or prospective uses for that unimproved portion of the Goldfinch Street, either for the facility for which originally acquired, or for any other public use of a like nature that can be anticipated.

(b) The public will benefit from the action through improved use of the land made available by the vacation;

The vacation of this unimproved portion of Goldfinch Street would not preclude access to individual, privately owned parcels as existing residences in the vicinity maintain access from the improved portion of the Goldfinch Street or other streets. The paper street portion of Goldfinch Street connects to Reynard Canyon which is designated as Open Space; however properties within this portion of the canyon are privately owned, and largely developed with single-family dwelling units. The area proposed for vacation would not be needed for parking in the future as the existing portion of Goldfinch Street currently terminates as an existing cul-de-sac. Additionally, the portions of the ROW vacation are contiguous with private property and therefore would not provide access to open space for public use. Further, no public views are identified or are proposed along the Goldfinch Street ROW. Therefore, it has been determined

that there are no present or prospective uses for that unimproved portion of the Goldfinch Street, either for the facility for which originally acquired, or for any other public use of a like nature that can be anticipated. The public would benefit from the action through the improved use of the land and no longer maintaining the liability of this paper street portion of Goldfinch Street.

(c) The vacation does not adversely affect any applicable land use plan; and

The vacation of an approximate 0.09-acre unimproved portion of the Goldfinch Street ROW is located within the Uptown Community Plan area. According to the Open Space and Recreation Element of the community plan, public ROW should be vacated only if the following “findings” can be made in which the ROW will not be needed in the future for:

- either public access to individual parcels or to public open space;
- to provide for parking;
- to provide open space for public use; or
- to maintain views of open space from public ROW.

The vacation of this unimproved portion of Goldfinch Street would not preclude access to individual, privately owned parcels as existing residences in the vicinity maintain access from the improved portion of the Goldfinch Street or other streets. The paper street portion of Goldfinch Street connects to Reynard Canyon which is designated as Open Space; however properties within this portion of the canyon are privately owned, and largely developed with single-family dwelling units. The area proposed for vacation would not be needed for parking in the future as the existing portion of Goldfinch Street currently terminates as an existing cul-de-sac. Additionally, the portions of the street vacation are contiguous with private property and therefore would not provide access to open space for public use. Further, no public views are identified or are proposed along the Goldfinch Street ROW. Therefore, the vacation would not adversely impact the goals and recommendations of the Uptown Community Plan.

(d) The public facility for which the right-of-way was originally acquired will not be detrimentally affected by the vacation.

The street pattern/grid for the surrounding community was established on July 21, 1871, with the recordation of the Hortons Addition map (Deed Book 13, Page 522). This map identifies Goldfinch Street running north to south, which is located along the western side of Lot F, Block 368 of Horton’s Addition, and intersecting Redwood Street to the south that runs east to west. On April 27, 1948, this portion of Redwood Street that intersects Goldfinch Street was vacated and closed to public use, per Resolution No. 89212. In 1983, the public ROW improvements and construction of a cul-de-sac at the terminus of Goldfinch Street was completed pursuant to Drawing No. 20501-2-D. Because of the existing topography problems within the ROW, the cul-de-sac was constructed on the western portion of the Goldfinch Street ROW and did not extend the full length of the dedicated public ROW, and the remaining area identified in Exhibit B was left unimproved.

The vacation of this unimproved portion of Goldfinch Street would not preclude access to individual, privately owned parcels as existing residences in the vicinity maintain access from the improved portion of the Goldfinch Street or other streets. The area proposed for vacation would not be needed for parking in the future as the existing portion of Goldfinch Street currently terminates as an existing cul-de-sac. Additionally, the portions of the ROW vacation are contiguous with private property and therefore would not provide access to open space for public use. Further, no public views are identified or are proposed along the Goldfinch Street ROW. Therefore, the public facility for which the right-of-way was originally acquired will not be detrimentally affected by the vacation of this unimproved portion of Goldfinch Street.

BE IT FURTHER RESOLVED, that portion of the easement for public street granted on the Hortons Addition map (Deed Book 13, Page 522) filed in the Office of the County Recorder of San Diego County, July 21, 1871, in connection with Site Development Permit No. 1258689 and Tentative Parcel Map No. 1255887, as more particularly described in the legal description marked as Exhibit "A," and shown on Drawing No. 37912-B, marked as Exhibit "B," which said drawing is attached hereto and made a part hereof, is ordered vacated.

BE IT FURTHER RESOLVED, that the Development Services Department shall record a certified copy of this resolution with attached exhibits, attested by the City Clerk under seal, in the office of the County Recorder.

APPROVED: JAN I. GOLDSMITH, City Attorney

By

[Attorney]

Deputy City Attorney

[Initials]:[Initials]

[Month]/[Day]/[Year]

Or.Dept:[Dept]

IO: 24004292

Drawing No.: 37912-B

R- R [Reso Code]

EXHIBIT 'A'**LEGAL DESCRIPTION
VACATION OF A PORTION OF GOLDFINCH STREET**

THAT PORTION OF GOLDFINCH STREET ADJOINING BLOCK 368 AND 369 OF HORTON'S ADDITION, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF ON FILE IN DEED BOOK 13, PAGE 522, IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY CORNER OF LOT G OF SAID BLOCK 369, THENCE NORTH $89^{\circ}56'23''$ EAST A DISTANCE OF 17.88 FEET TO THE BEGINNING OF A NON-TANGENT 34.72 FOOT-RADIUS CURVE CONCAVE NORTHERLY, THE RADIAL OF WHICH BEARS SOUTH $22^{\circ}25'50''$ WEST, THENCE ALONG SAID CURVE A DISTANCE OF 22.57 FEET THROUGH A CENTRAL ANGLE OF $37^{\circ}14'17''$ TO A POINT ON THE CENTERLINE OF GOLDFINCH STREET, THENCE CONTINUING ALONG SAID ARC A DISTANCE OF 4.47 FEET THROUGH A CENTRAL ANGLE OF $07^{\circ}22'20''$,

THENCE NORTH $89^{\circ}56'23''$ EAST A DISTANCE OF 35.76 FEET TO THE NORTHWEST CORNER OF LOT F OF SAID BLOCK 368,

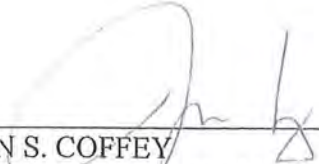
THENCE ALONG THE WESTERLY LINE OF SAID LOT F SOUTH $00^{\circ}03'37''$ EAST A DISTANCE OF 50.23 FEET TO THE SOUTHWEST CORNER OF LOT F,

THENCE ALONG THE NORTHERLY RIGHT OF WAY LINE OF REDWOOD STREET VACATED TO PUBLIC USE APRIL 27, 1948 PER CITY RESOLUTION NO. 89212, SOUTH $89^{\circ}58'46''$ WEST A DISTANCE OF 80.00 FEET TO THE SOUTHEAST CORNER OF LOT G OF SAID BLOCK 369,

THENCE ALONG THE EASTERLY BOUNDARY OF SAID LOT G NORTH $00^{\circ}03'37''$ WEST A DISTANCE OF 50.26 FEET TO THE **POINT OF BEGINNING**.

ATTACHED HERETO IS A DRAWING NO. 37912-B LABELED EXHIBIT "B" AND BY THIS REFERENCE MADE A PART HEREOF.

CONTAINING AN AREA OF 0.091 ACRES OR 3972.8 SQUARE FEET MORE OR LESS.



JOHN S. COFFEY
LS 8733 EXPIRES 12/31/14

6/9/14
DATE

PTS NO. 352250
DWG NO. 37912-B
I.O. NO. 24004292



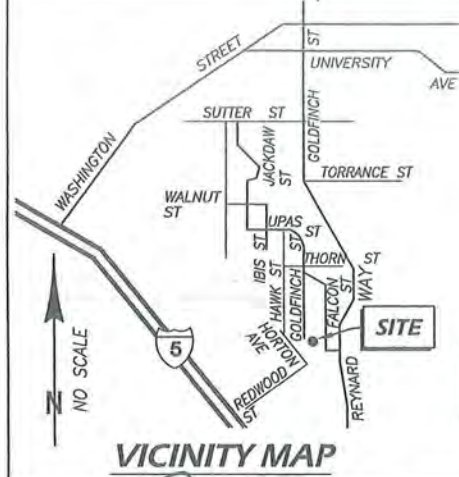
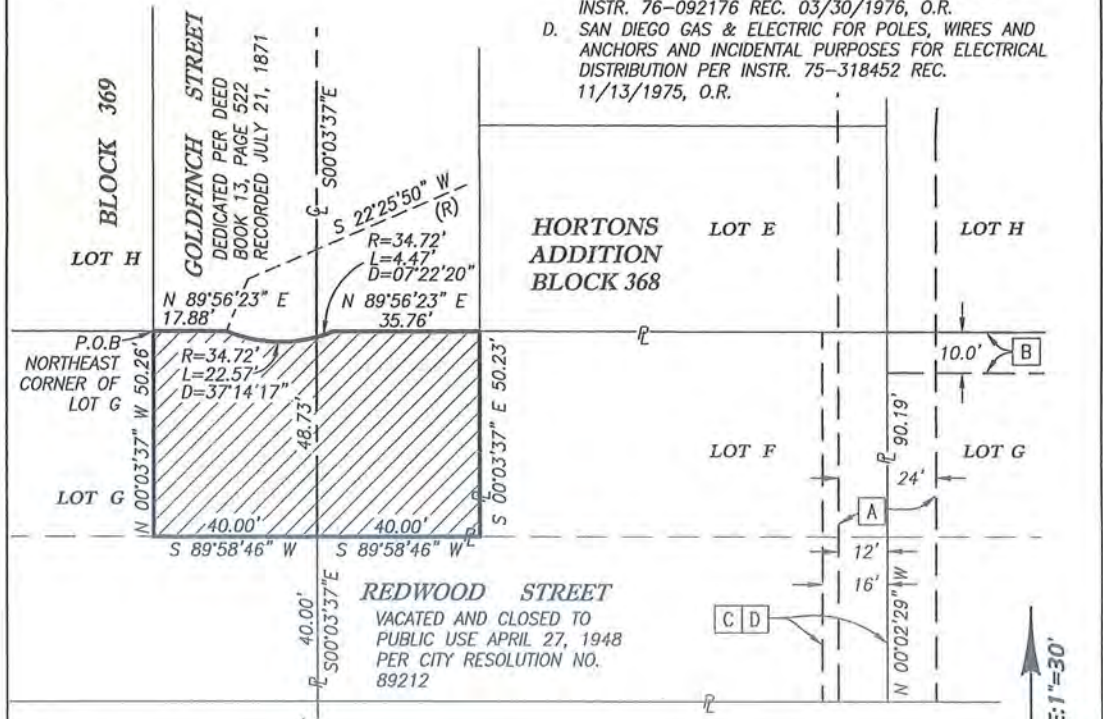
EXHIBIT 'B'

BASIS OF BEARINGS:

BASIS OF BEARINGS IS THE CENTERLINE OF GOLDFINCH STREET PER ROS NO. 9606 i.e. S 00°03'37" E

EASEMENTS

- A. PRIVATE ROAD AND UTILITY PURPOSES PER INSTR. 78-319462 REC. 07/31/1978, O.R.
- B. SEWER AND WATER PURPOSES PER T.R. (PARCEL 3).
- C. PACIFIC TELEPHONE & TELEGRAPH FOR AERIAL AND UNDERGROUND COMMUNICATIONS STRUCTURES PER INSTR. 76-092176 REC. 03/30/1976, O.R.
- D. SAN DIEGO GAS & ELECTRIC FOR POLES, WIRES AND ANCHORS AND INCIDENTAL PURPOSES FOR ELECTRICAL DISTRIBUTION PER INSTR. 75-318452 REC. 11/13/1975, O.R.



PARCEL 1
PM 13444

LEGEND



PORTION OF GOLDFINCH STREET VACATED 3972.8 SQFT. (0.091 AC) MORE OR LESS

() INDICATES RECORD DATA PER MAP NO. 1011

REFERENCE DRAWINGS:

- CR 26848
- PM 13444
- ROS 9606
- DEED BK 13, PAGE 522 HORTON'S ADDITION
- APN # 451-570-11



John S. Coffey
JOHN S. COFFEY LS 8733
CE COFFEY ENGINEERING, INC.

STREET VACATION OF A PORTION OF GOLDFINCH STREET

DESCRIPTION	BY	APPROVED	DATE	FILED	CITY OF SAN DIEGO, CALIFORNIA	P.T.S.# 352250
ORIGINAL	CE				SHEET 1 OF 1 SHEETS	I.O.# 24004292
		<i>AEA</i>	<i>6-5-2014</i>		<i>Frederick R. LaPrade</i>	<i>6/9/14</i>
					FOR CITY ENGINEER	DATE
						1848-6277
						CCS 83
						208-1717
						LAMBERT COORDINATES
						37912-B

STATUS

PLANNING COMMISSION RESOLUTION NO. _____-PC

RECOMMENDATION TO THE CITY COUNCIL APPROVAL OF
SITE DEVELOPMENT PERMIT NO. 1258689, TENTATIVE PARCEL MAP NO.
1255887, AND PUBLIC RIGHT-OF WAY VACATION NO. 1255893
AKIN RESIDENCES PROJECT NO. 352250 [MMRP]

WHEREAS, on August 14, 2014, the Planning Commission of the City of San Diego held a public hearing for the purpose of considering and recommending of to the City Council of the City of San Diego approval of Site Development Permit No. 1258689, Tentative Parcel Map No. 1255887, and Public Right-of Way Vacation No. 1255893;

WHEREAS, G2F TALBCO, LLC, a California Limited Liability Company, Owner and Permittee, submitted an application with the City of San Diego for a Site Development Permit, Tentative Parcel Map, and Public Right-of Way Vacation for a public right-of-way (ROW) vacation at the terminus of Goldfinch Street; of which approximately 2,000 square feet would be allocated to the project site and the remaining approximately 2,000 square feet would be allocated to the adjacent parcel. The 0.29-acre vacant site would be subdivided into two parcels and a single family dwelling unit would be constructed on each of the new parcels;

WHEREAS, the Planning Commission of the City of San Diego has considered all maps, exhibits, and written documents contained in the file for this project on record in the City of San Diego, and has considered the oral presentations given at the public hearing;
NOW THEREFORE,

BE IT RESOLVED, by the Planning Commission of the City of San Diego that it hereby recommends to the Council of the City of San Diego approval of the Site Development Permit No. 1258689, Tentative Parcel Map No. 1255887, and Public Right-of Way Vacation No. 1255893.

Jeffrey A. Peterson
Development Project Manager
Development Services Department

Dated August 14, 2014
By a vote of: X:X:X



UPTOWN PLANNERS
 MEMORANDUM OF MOTION
 MOTION APPROVED ON MAY 6, 2014
 BY THE BOARD OF UPTOWN PLANNERS

Motion Approved By Uptown Planners on May 6, 2014:

The board of Uptown Planners on May 6, 2014 passed the following motion regarding the Akin Residence SDP/ TPM/ and Goldfinch Street right-of-way vacation, as described below on the agenda for the meeting:

1. **3116 1/3 FALCON STREET SDP, TPM, GOLDFINCH RIGHT-OF-WAY VACATION ("AKIN RESIDENCE")** – Process Five – Mission Hills -- Application for a public right-of-way vacation for a portion of Goldfinch Street fronting 3116 1/3 Falcon Street and 3101 Horton Avenue; Site Development Permit (SDP) for deviations; Tentative Map with a subdivision of the parcel into two lots, and construction of two single family residences (3,014 Sq. ft. and 3,543 sq. ft.) at the southeast terminus of Goldfinch Street. Project incorporates a roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 50% of the project's projected energy consumption (potential LEED Silver Certification). The vacant 16,600 foot lot is located at 3116 1/3 Falcon Street (temporary address) in the RS-1-7 and RS-1-2 zone; Airport Environs Overlay Zone (AEOZ), ALUCP Noise Contours, AAOZ, FAA Part 77.

Voting YES 12 Voting NO 3 Abstain 1 (non-voting chair)

Leo Wilson
 Chair, Uptown Planners



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

Ownership Disclosure Statement

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

Project Title **Project No. For City Use Only**
 Akin RESIDENCES 352250

Project Address:
 No Address / Vacant Land (APN: 451-570-11-00)

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):
 G2F Talbco LLC % Jason Talbot
 Owner Tenant/Lessee Redevelopment Agency
 Street Address:
 1515 Ninth Ave Unit A
 City/State/Zip:
 San Diego, CA 92101
 Phone No: 310.890.4845 Fax No: 619.374.7323
 Signature: [Signature] Date: 3/24/14

Name of Individual (type or print):
 RICHARD L. AND DYAH L. IMMENHAUSEN
 Owner Tenant/Lessee Redevelopment Agency
 Street Address:
 3101 HORTON AVE
 City/State/Zip:
 SAN DIEGO / CA / 92103
 Phone No: _____ Fax No: _____
 Signature : _____ Date: _____

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

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

201322410290

LLC-1

Articles of Organization of a Limited Liability Company (LLC)

To form a limited liability company in California, you can fill out this form, and submit for filing along with:

- A \$70 filing fee.
- A separate, non-refundable \$15 service fee also must be included, if you drop off the completed form or document.

Important! LLCs in California may have to pay a minimum \$800 yearly tax to the California Franchise Tax Board. For more information, go to https://www.ftb.ca.gov.

LLCs may not provide "professional services," as defined by California Corporations Code sections 13401(a) and 13401.3.

Note: Before submitting the completed form, you should consult with a private attorney for advice about your specific business needs.

FILED
Secretary of State
State of California
AUG 09 2013

This Space For Office Use Only

For questions about this form, go to www.sos.ca.gov/business/be/filing-tips.htm.

LLC Name

G2F Talco LLC

Proposed LLC Name

The name must end with: "LLC," "L.L.C.," "Limited Liability Company," "Limited Liability Co.," "Ltd. Liability Co.," or "Ltd. Liability Company;" and may not include: "bank," "trust," "trustee," "Incorporated," "inc.," "corporation," or "corp.," "insurer," or "insurance company." For general entity name requirements and restrictions, go to www.sos.ca.gov/business/be/name-availability.htm.

Purpose

The purpose of the limited liability company is to engage in any lawful act or activity for which a limited liability company may be organized under the Beverly-Killea Limited Liability Company Act.

LLC Addresses

a. 408 West Juniper Street San Diego, California 92101
Initial Street Address of LLC City (no abbreviations) State Zip

b. Initial Mailing Address of LLC, if different from 3a City (no abbreviations) State Zip

Service of Process (List a California resident or an active 1505 corporation in California that agrees to be your initial agent to accept service of process in case your LLC is sued. You may list any adult who lives in California. You may not list an LLC as the agent. Do not list an address if the agent is a 1505 corporation.)

a. John Scannell

Agent's Name

b. 3838 Camino Del Rio North San Diego CA 92108
Agent's Street Address (if agent is not a corporation) City (no abbreviations) State Zip

Management (Check only one.)

- The LLC will be managed by:
[] One Manager [] More Than One Manager [x] All Limited Liability Company Member(s)

This form must be signed by each organizer. If you need more space, attach extra pages that are 1-sided and on standard letter-sized paper (8 1/2" x 11"). All attachments are made part of these articles of organization.

Organizer - Sign here

By: Karla Figueroa, Assistant Secretary, LegalZoom.com, Inc.
Print your name here

Make check/money order payable to: Secretary of State
Upon filing, we will return one (1) uncertified copy of your filed document for free, and will certify the copy upon request and payment of a \$5 certification fee.

By Mail
Secretary of State
Business Entities, P.O. Box 944260
Sacramento, CA 94244-2600

Drop-Off
Secretary of State
1500 11th Street., 3rd Floor
Sacramento, CA 95814

DEVELOPMENT SERVICES DEPARTMENT
PROJECT CHRONOLOGY
AKIN RESIDENCEA-PROJECT NO. 352250

Date	Action	Description	City Review Time (Working Days)	Applicant Response
3/25/2014	First Submittal	Project Deemed Complete	-	-
4/23/2014	First Assessment Letter		20 days	
5/13/2014	Second Submittal			14 days
5/27/2014	Second Review Completed		9 days	
6/3/2014	Third Submittal			5 days
6/13/2014	Third Review Completed	All issues resolved.	8 days	
6/30/2014	Environmental Determination	Mitigated Negative Declaration distributed for public review	11 day	
7/21/2014	Environmental Determination	Mitigated Negative Declaration public review period ends on 7/21/2014		14 day
7/24/2014	Environmental Determination	Mitigated Negative Declaration Finalized	3 days	
8/14/2014	Public Hearing	First available date	15 days	
TOTAL STAFF TIME		(Does not include City Holidays or City Furlough)	66 days	
TOTAL APPLICANT TIME		(Does not include City Holidays or City Furlough)		33 days
TOTAL PROJECT RUNNING TIME		From Deemed Complete to Hearing	99 working days (142 calendar days)	