



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: July 2, 2019 REPORT NO. HO-19-031
HEARING DATE: July 10, 2019
SUBJECT: RITCHEY STREET TENTATIVE MAP - PROCESS THREE DECISION
PROJECT NUMBER: [409608](#)
OWNER/APPLICANT: Reya and Company, Inc.

SUMMARY

Issue: Should the Hearing Officer approve subdivision of one lot into three, located at 403 Ritchey Street in the Skyline-Paradise Hills Community Plan area?

Staff Recommendation: Approve Neighborhood Development Permit No. 2279109 and Tentative Map No. 1441129.

Community Planning Group Recommendation: On September 8, 2016, the Skyline-Paradise Hills Community Planning Committee voted 9-0-1 to recommend approval of the project with no conditions.

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15601. This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on May 22, 2019 and the opportunity to appeal that determination ended June 6, 2019.

BACKGROUND

The 0.42-acre project site is located at 403 Ritchey Street, within the RS-1-7 zone of the Skyline-Paradise Hills Community Plan area and is within the Transit Area overlay zone.

The project site is currently undeveloped, but as recently as 2007 was developed with a single dwelling unit. The site is relatively flat, though there are slopes along the eastern and northern portions of the lot, with frontage along both Ritchey Street and Madrone Avenue. The project is

located within a fully developed residential neighborhood south of Imperial Avenue and the San Diego Trolley Line.

DISCUSSION

The project proposes the subdivision of one existing lot into three new lots, which could be developed with three single residential dwelling units. Each lot would have access from Madrone Avenue. The project complies with all development regulations, including lot size and density, and the lots are suitable for development without any deviations or variances from the applicable regulations. The site is in an urbanized area and is served by all necessary public utilities.

The applicant is requesting a Process 2 Neighborhood Development Permit (NDP) for infill development in accordance with SDMC Section [143.0915\(b\)\(2\)](#), as the site is located within a Transit Priority Area (TPA). Per SDMC Section [143.0920\(b\)](#), eligible development on a site that contains Environmentally Sensitive Lands (ESL) may be permitted with an NDP pursuant to SDMC Section [126.0404](#), provided findings can be made. A Process 3 Tentative Map per SDMC Section [125.0410](#) is also requested, and in accordance with the [SDMC 112.0103](#), those actions are consolidated under the higher level process, therefore both actions are before the Hearing Officer. The Tentative Map would allow for the subdivision of the lot and allow for the waiver of the requirement to underground existing, off-site overhead utilities. The subdivision qualifies for the Waiver of Requirements to Underground Existing Offsite Utilities in that the conversion involves a short span of overhead facility (less than a full block in length) and the conversion would not represent a logical extension to an underground facility.

The Skyline-Paradise Hills Plan land use designation for the site is low density residential (0-10 dwelling units per acre), and the proposed subdivision that would allow three dwelling units on the 0.42-acre site is within the allowable density and consistent with the land use designation.

CONCLUSION:

City staff has reviewed the proposed project and all issues identified through the review process have been resolved in conformance with adopted City Council policies and regulations of the Land Development Code. Staff has provided draft findings and conditions to support approval of the project (Attachments 4 and 5). Staff recommends the Hearing Officer approve the project as proposed.

ALTERNATIVES

1. Approve Tentative Map Waiver No. 1441129 and Neighborhood Development Permit No. 2279109, with modifications.
2. Deny Tentative Map Waiver No. 1441129 and Neighborhood Development Permit No. 2279109 if the findings required to approve the project cannot be affirmed.

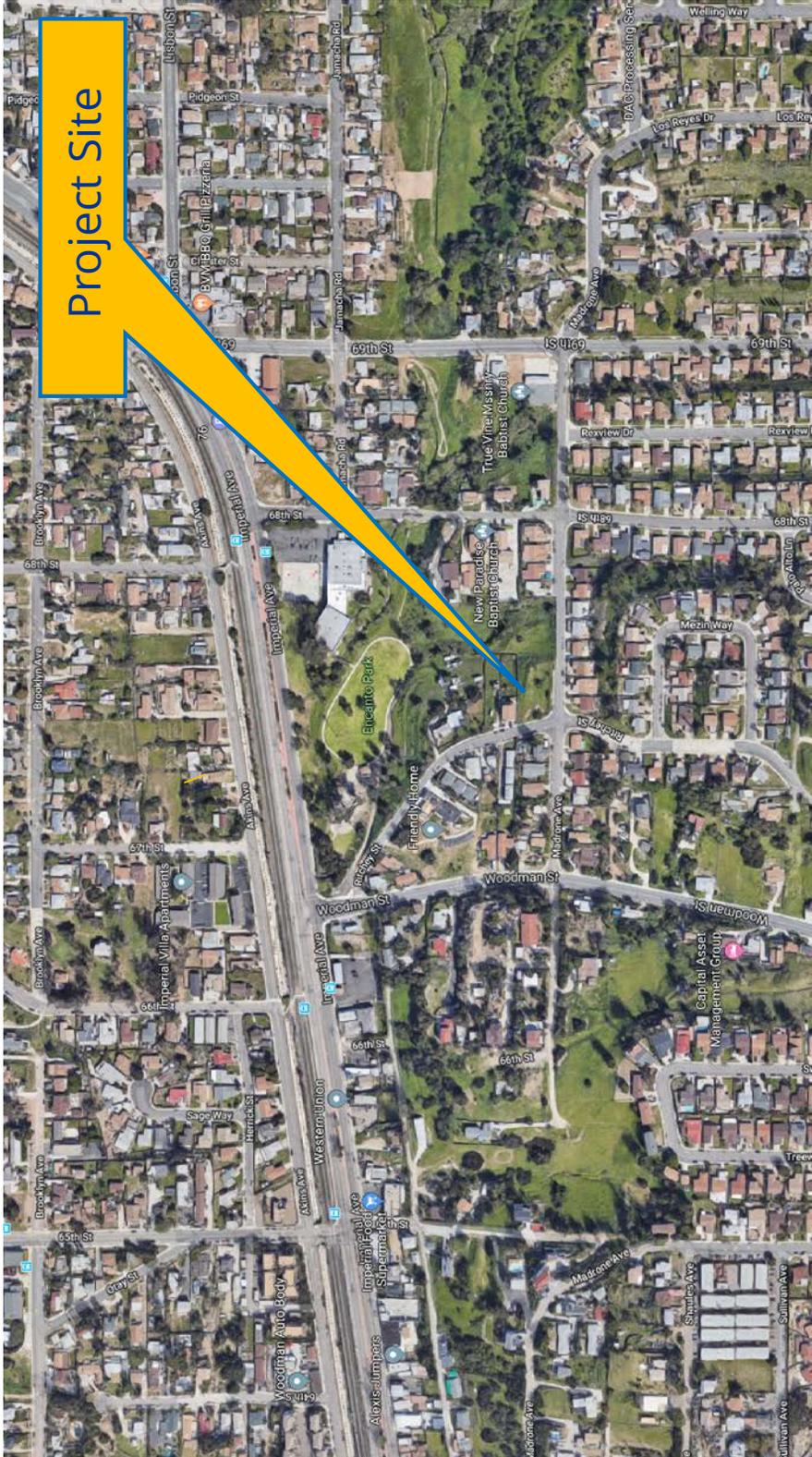
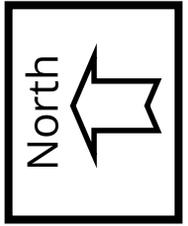
Respectfully submitted,



Martha Blake, Development Project Manager

Attachments:

1. Aerial Photograph
2. Project Location Map
3. Community Plan Land Use Map
4. Draft Resolution with Findings
5. Draft Permit with Conditions
6. Draft Map Resolution
7. Draft Map Conditions
8. Environmental Exemption
9. Community Planning Group Recommendation
10. Ownership Disclosure Statement
11. Map Waiver Exhibit

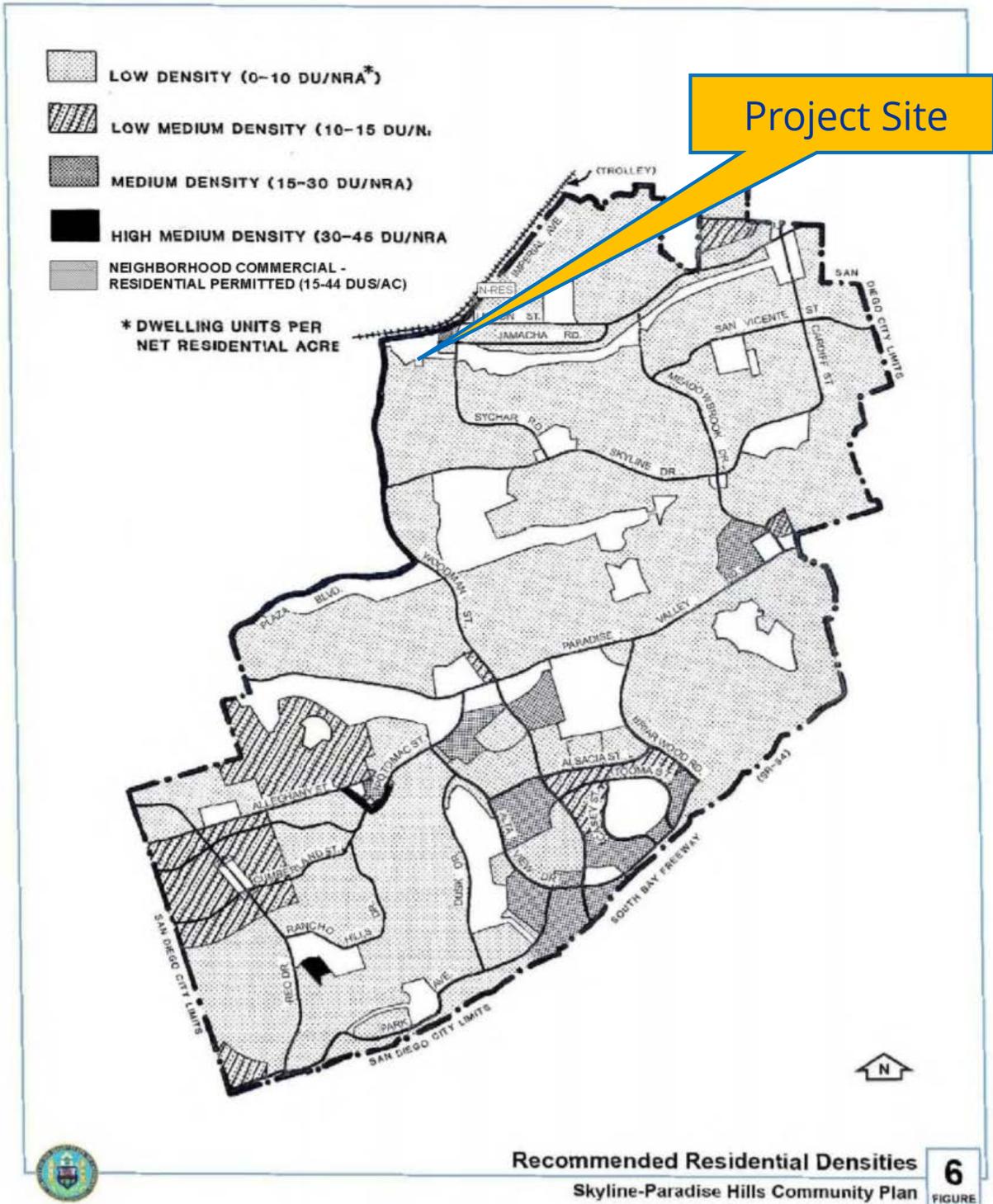


Aerial Photo

Ritchey Street Tentative Map/NDP

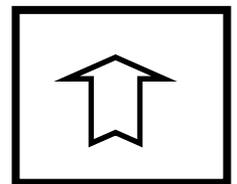
PROJECT NO. 409608



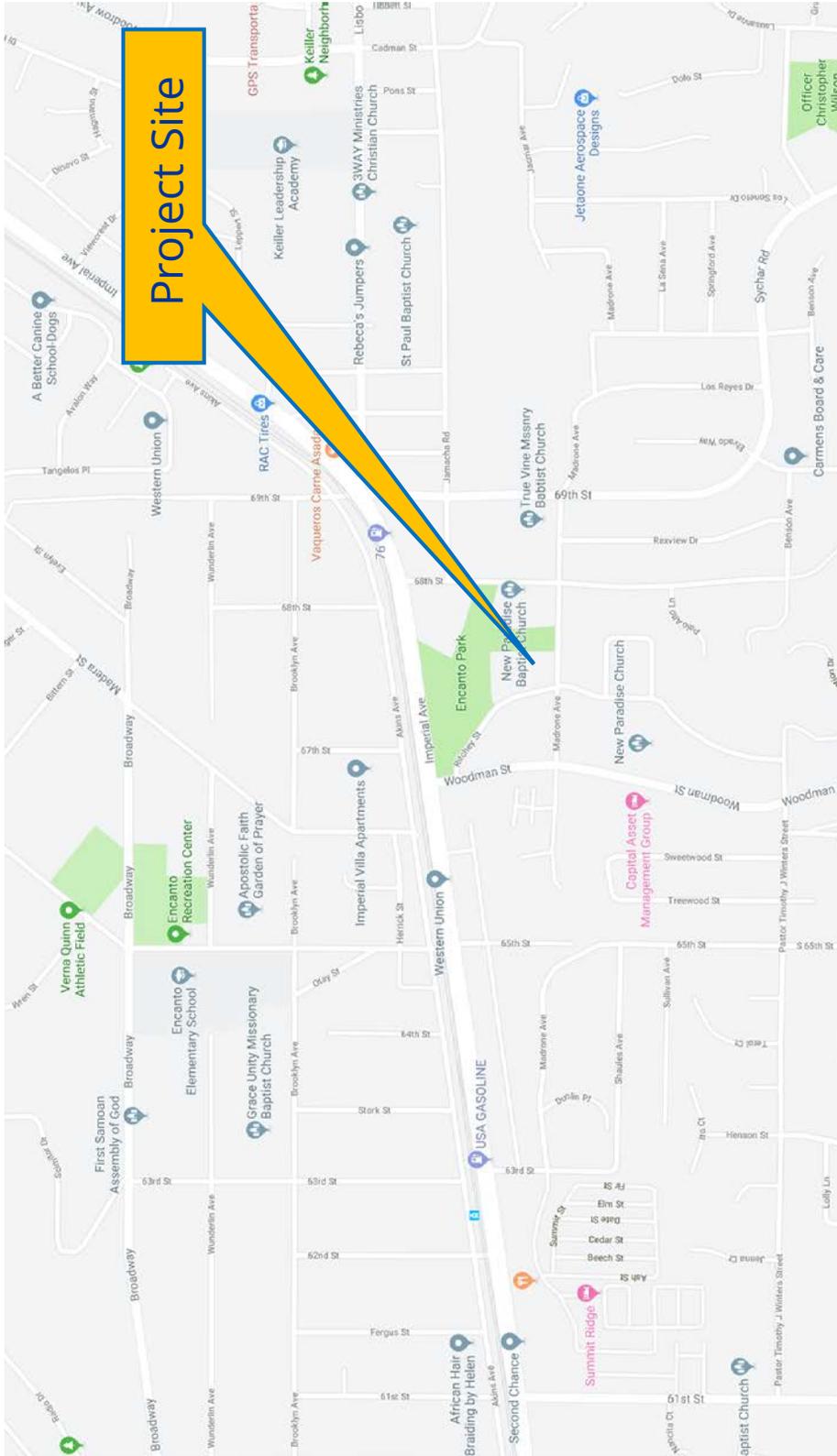
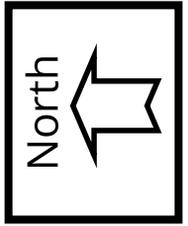


Land Use Map

Ritchey Street Tenative Map/NDP
PROJECT NO. 409608



North



Project Location Map
Ritchey Street Tentative Map/NDP
PROJECT NO. 409608



HEARING OFFICER RESOLUTION NO. XX-XXXX
NEIGHBORHOOD DEVELOPMENT PERMIT NO. 2279109
RITCHEY STREET PROJECT NO. 409608
DEVELOPMENT SERVICES DEPARTMENT

WHEREAS, Reya and Company, Inc., Owner/Permittee, filed an application with the City of San Diego for a permit to subdivide a 0.42-acre site into three lots (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Neighborhood Development Permit No. 2279109.), on portions of a 0.42-acre site;

WHEREAS, the project site is located at 403 Richey Street in the RS-1-7 of the Skyline-Paradise Hills Community Plan area;

WHEREAS, the project site is legally described as Lot 55 of Encanto Park Addition to Encanto Heights, in the City of San Diego, County of San Diego, State of California, According to Map thereof No. 1228, filed in the Office of the County Recorder of San Diego County, January 10, 1910;

WHEREAS, on May 22, 2019, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guideline Section 15061(b)(3)]; and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

WHEREAS, on July 10, 2019, the Hearing Officer of the City of San Diego considered Neighborhood Development Permit No. 2279109 pursuant to the Land Development Code of the City of San Diego;

BE IT RESOLVED by the Hearing Officer of the City of San Diego, that it adopts the following findings with respect to Neighborhood Development Permit No. 2279109:

A. NEIGHBORHOOD DEVELOPMENT PERMIT [SDMC Section 126.0404]

1. Findings for all Neighborhood Development Permits:

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

The proposed project is a subdivision of a 0.42-acre parcel into three lots for residential development. The site is located at the corner of Madrone Avenue and Ritchey Street within the Skyline-Paradise Hills Community Plan area and is Zoned RS-1-7. The site is designated for single residential dwelling units, with a low-density designation (0 – 10 dwelling units per acre (du/ac)) in the Community Plan. Three units on this site will result in a density of 7.14 du/ac, consistent with the plan density range.

The project would implement the goals and objectives of the community plan by allowing for single residential development that is consistent with the Land Use Designation and is compatible with the surrounding residential uses and densities. The project is consistent in character, scale and intensity with the existing residential development and adjacent properties. Therefore, the proposed development will not adversely affect the applicable land use plan.

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

The proposed project is a subdivision consisting of a 0.42-acre parcel to create three lots for residential development. The site is located at the corner of Madrone Avenue and Ritchey Street within the Skyline-Paradise Hills Community and is zoned RS-1-7. Any future development on the new lots will be subject to review to ensure compliance with all applicable development regulations to preclude impacts to public health, safety, and welfare. The proposed subdivision meets the minimum lot width requirements, and each new lot will have direct access to a public right-of-way.

The project, the subdivision of land, has been conditioned to ensure project compliance with the all applicable local, state, and federal regulations to prevent detrimental impacts to public health, safety, and welfare. The proposed project will provide for the health, safety and welfare of the residents by providing for the orderly development of the area consistent with the community plan. The proposed project will provide the sewer and water facilities necessary to serve any future residents. Therefore, the proposed development will not be detrimental to the public's health, safety, and welfare.

c. 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 proposed project is a subdivision consisting of a 0.42-acre parcel to create three lots for residential development. The site is located at the corner of Madrone Avenue and Ritchey

Street within the Skyline-Paradise Hills Community and is Zoned RS-1-7. The proposed lots meet the minimum lot size (5,000 square feet) required by the RS-1-7 zone. No deviations are proposed. The project has been conditioned to address project compliance with the City's regulations and other regional, state, and federal regulations.

Therefore, the proposed development will comply with the applicable regulations of the Land Development Code. No deviations are proposed with this project.

Supplemental Findings - Environmentally Sensitive Lands

1. The Site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands.

The proposed project is a subdivision of a 0.42-acre parcel to create three lots for residential development. The site is located at the corner of Madrone Avenue and Ritchey Street within the Skyline-Paradise Hills Community Plan area and is within the RS- 1-7 zone. The project will comply with the RS-1-7 zone's development regulations as required by the Land Development Code. No deviations are proposed.

The site is currently undeveloped, apart from a sidewalk along the Richey Street frontage. The site is in a developed community, primarily single dwelling unit development, along with parks and religious institutions. The 0.42-acre site contains non-native grassland, which is defined by the City's Biology Guidelines as a Tier IIIB sensitive habitat. However, due to the project's location in an urbanized area and impacts to less than 1.0 acres of non-native grassland, those impacts are below the City's Thresholds for requiring mitigation. As such, the project would not have a significant direct or indirect impact on any sensitive ESL vegetation communities. In addition, no other sensitive plant or animal species occur on site based on site visits, historical mapping, the developed condition of the site, and the surrounding land uses. Given the small size of the site, lack of sensitive biological resources, urban situation, and lack of connectivity with the MHPA, the project would also have no cumulative biological impacts.

Therefore, the Site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands.

2. The proposed development will minimize the alteration of natural land forms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards.

The proposed project is a subdivision consisting of a 0.42-acre parcel to create three lots for residential development. The site is located at the corner of Madrone Avenue and Ritchey Street within the Skyline-Paradise Hills Community, on a relatively flat lot, with areas that slope to the north and east. The site was previously developed with a single dwelling unit, but the site has been vacant for approximately 10 years. The proposed lots are configured

so that access to each lot would be along the Madrone Avenue street frontage, which is slightly elevated from the project area.

The onsite grading and the construction of multiple retaining walls will balance 3,000 cubic yards onsite to create three graded pads for the new development. Much of the surrounding on-site slope would be filled. The applicant has adequately addressed the soil and geologic conditions potentially affecting future development. The proposed subdivision development will not alter the existing drainage pattern leaving the site and will direct runoff away from homes and eliminate on- and off-site drainage issues. The project is conditioned to conform with all applicable Best Management Practices (BMP's) such as site design, source control and treatment control of BMP's to reduce/eliminate potential erosion. The subdivision of the land would not increase geologic, erosional, or fire hazards. All future development would be required to comply with all applicable building codes and regulations, including but not limited to, storm water standards and brush management regulations. The proposed project includes minor alteration of the existing land forms on site, through the use of walls and fill, and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards.

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

The proposed project is a subdivision consisting of a 0.42-acre parcel to create three lots for residential development. The site is located at the corner of Madrone Avenue and Ritchey Street within the Skyline-Paradise Hills Community and is Zoned RS-1-7. The project will comply with the RS-1-7 development regulations as required by the Land Development Code. No deviations are proposed.

The project site is surrounded by development, consisting of single dwelling units, a developed park area, and institutional uses such as churches. As such, the project would not have a significant, direct or indirect impact on any sensitive ESL vegetation communities either on- or off-site.

Given the lack of sensitive resources, and the given that all project impacts will be limited to the project site itself, the project is designed to prevent adverse impacts to adjacent lands, including any that may contain ESL.

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

The project site is located within the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan but is not within or adjacent to the any designated Multi-Habitat Planning Area (MHPA). The nearest MHPA preserve areas are located approximately 0.85 miles to the west and south.

Therefore, the proposed development will be consistent with the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan.

ATTACHMENT 4

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, based on the findings hereinbefore adopted by the Hearing Officer, Neighborhood Development Permit No. 2279109 is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Neighborhood Development Permit No. 2279109, a copy of which is attached hereto and made a part hereof.

Martha Blake
Development Project Manager
Development Services

Adopted on: July 10, 2019

IO#: 12002110

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

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
 PERMIT CLERK
 MAIL STATION 501

INTERNAL ORDER NUMBER: 24005602

SPACE ABOVE THIS LINE FOR RECORDER'S USE

NEIGHBORHOOD DEVELOPMENT PERMIT NO. 2279109
RITCHEY STREET PROJECT NO. 409608
 DEVELOPMENT SERVICES DEPARTMENT

This Neighborhood Development Permit No. 2279109 is granted by the Development Services Department of the City of San Diego to Reya and Company, Inc., Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0404. The 0.42 -acre site is located at 403 Ritchey Street in the RS-1-7 zone(s) of the Skyline-Paradise Hills Community Plan area. The project site is legally described as: Lot 55 of Encanto Park Addition to Encanto Heights, in the City of San Diego, County of San Diego, State of California, According to Map thereof No. 1228, filed in the Office of the County Recorder of San Diego County, January 10, 1910.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to subdivide one lot into three lots and grading of the site for development pads for a single dwelling unit on each lot.

The project shall include:

- a. Subdivision of a 0.42-acre-lot into three lots:
 - Lot 1 would be 0.151 acres (6,596 square feet);
 - Lot 2 would be 0.12 acres (5,019 square feet); and
 - Lot 3 would be 0.151 acres (6,549 square feet);
- b. Grading of 0.41 acres for development pads;
- c. Construction of seven (7) retaining walls up to 5 feet in height and with a maximum length of 362 feet; and
- d. 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 July 24, 2022.
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.

CLIMATE ACTION PLAN REQUIREMENTS:

11. Owner/Permittee shall comply with the Climate Action Plan (CAP) Consistency Checklist stamped as Exhibit "A." Prior to issuance of any construction permit, all CAP strategies shall be noted within the first three (3) sheets of the construction plans under the heading "Climate Action Plan Requirements" and shall be enforced and implemented to the satisfaction of the Development Services Department.

ENGINEERING REQUIREMENTS:

12. The Neighborhood Development Permit shall comply with all conditions of the Final Map for the Tentative Map No.1441129.

13. Prior to the issuance of any construction 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.

14. Prior to the issuance of any construction permits, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the SDMC, into the construction plans or specifications.
15. The drainage system proposed for this development, as shown on the site plan, is private and subject to approval by the City Engineer.
16. The project proposes to export no material from the project site. Any excavated material that is exported, shall be exported to a legal disposal site in accordance with the Standard Specification for Public Works Construction (the "Green Book"), 2015 edition and Regional Supplement Amendments adopted by Regional Standards Committee.
17. Prior to the issuance of any construction permits, the Owner/Permittee shall assure, by permit and bond, the reconstruction of the existing curb ramp at the northeast corner of Ritchey Street and Madrone Avenue, per current City Standard, satisfactory to the City Engineer.
18. Prior to the issuance of any construction permits, the Owner/Permittee shall assure, by permit and bond, 7-foot pavement widening of Madrone Avenue, adjacent to the site, per current City Standard, satisfactory to the City Engineer.
19. Prior to the issuance of any construction permits, the Owner/Permittee shall assure, by permit and bond, the closure of non-utilized driveway on Ritchey Street with current City Standard, curb, gutter and sidewalk, per current City Standards, satisfactory to the City Engineer.
20. Prior to the issuance of any construction permits, the Owner/Permittee shall assure, by permit and bond, the construction of new sidewalk, curb and gutter along the property frontage, on Madrone Avenue.
21. Prior to the issuance of any construction permits, the Owner/Permittee shall assure, by permit and bond, the construction of new three 14 feet wide driveways to current City Standards adjacent to the site on Madrone Avenue, satisfactory to the City Engineer.
22. Prior to the issuance of any construction permit, the applicant shall submit a Technical Report that will be subject to final review and approval by the City Engineer, based on the Storm Water Standards in effect at the time of the construction permit issuance.
23. 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 Part 2 Construction BMP Standards Chapter 4 of the City's Storm Water Standards.

PLANNING/DESIGN REQUIREMENTS:

24. 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.

25. The automobile, motorcycle and bicycle parking spaces must be constructed in accordance with the requirements of the SDMC. All on-site parking stalls and aisle widths shall be in compliance with requirements of the City's Land Development Code and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing authorized by the appropriate City decision maker in accordance with the SDMC.

PUBLIC UTILITIES REQUIREMENTS:

26. Prior to any Certificate of Occupancy being issued, all domestic, irrigation, and fire water lines serving this development must pass through a permitted, private, above ground, backflow prevention device (BFPD).

27. Prior to any Certificate of Occupancy being issued, the Owner/Permittee shall repair or reconstruct, in a manner satisfactory to the City Engineer, any public water or sewer facility which has been damaged as a consequence of the development's construction.

28. Prior to the issuance of any Building Construction Permit, the Owner/Permittee shall have constructed, or ensured the construction of (via permit and bond), all public water and/or sewer facilities as provided for in Exhibit 'A'.

INFORMATION ONLY:

- The issuance of this discretionary permit alone does not allow the immediate commencement or continued operation of the proposed use on site. Any operation allowed by this discretionary permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Hearing Officer of the City of San Diego on July 10, 2019 and Resolution No. XX-XXXX.

Neighborhood Development Permit No. 2279109
Date of Approval: July 10, 2019

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Martha Blake
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.

Reya and Company, Inc.
Owner/Permittee

By _____
Ann Gullickson
TITLE

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

RESOLUTION NO. _____
DATE OF FINAL PASSAGE July 10, 2019

A RESOLUTION OF THE HEARING OFFICER ADOPTING THE FINDINGS
AND APPROVING TENTATIVE MAP NO. 1441129 FOR RITCHEY STREET
PROJECT NO. 409608

WHEREAS, Reya and Company, Inc., Owner/Subdivider, and Sergio Salinas, Engineer, submitted an application with the City of San Diego for Tentative Map No. 1441129 to waive the requirement for a Tentative Map and Parcel Map for the subdivision of a 0.42-acre lot into three new lots of 0.151 acres; 0.12 acres; and 0.151 acres, and to waive the requirement to underground existing offsite overhead utilities. . The project site is located at 403 Ritchey Street in the Skyline-Paradise Hills Community. The property is legally described as Lot 55 of Encanto Park Addition to Encanto Heights, in the City of San Diego, County of San Diego, State of California, According to Map thereof No. 1228, filed in the Office of the County Recorder of San Diego County, January 10, 1910; and

WHEREAS, the Map proposes the subdivision of a 0.42-acre lot into three new lots of 0.151 acres; 0.12 acres; and 0.151 acres; and

WHEREAS, on May 22, 2019, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guideline Section 15061(b)(3)]; and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520; 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, the request to waive the undergrounding of existing overhead utilities has been determined to be appropriate pursuant to San Diego Municipal Code section 144.0242(c)(1)(B); as the conversion would involve a short span of overhead facility (less than a full block in length) and would not represent a logical extension to an underground facility; and

WHEREAS, on July 10, 2019, the Hearing Officer of the City of San Diego considered Tentative Map No. 1441129, including the waiver of the requirement to underground existing offsite overhead utilities, and pursuant to sections and pursuant to sections 125.0122 and 125.0440 of the San Diego Municipal Code 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 Hearing Officer having fully considered the matter and being fully advised concerning the same; NOW THEREFORE,

BE IT RESOLVED by the Hearing Officer of the City of San Diego, that it adopts the following findings with respect to Tentative Map No. 1441129:

1. The proposed subdivision and its design or improvement are consistent with the policies, goals, and objectives of the applicable land use plan.

The 0.42-acre project site, located at 403 Ritchey Street is a currently undeveloped parcel of land. The site has been previously developed with a residential structure, but has been vacant for approximately 10 years. The project proposes to subdivide the existing lot into three new lots, of 0.151, 0.12, and 0.151 acres in size.

The Skyline-Paradise Hills Community Plan designates the site for single residential dwelling units, with a low-density designation (0 – 10 dwelling units per acre (du/ac)). Three dwelling units on this site, one per proposed lot, will result in a density of 7.14 du/ac, consistent with plan density range.

The project would implement the goals and objectives of the community plan by allowing for single residential development that is consistent with the Land Use Designation and is compatible with the surrounding residential uses and densities. The project is consistent in character, scale and intensity with the existing residential development and adjacent properties. Therefore, the proposed development will not adversely affect the applicable land use plan.

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

The proposed project is a subdivision consisting of a 0.42-acre parcel to create three lots for residential development. The site is located at the corner of Madrone Avenue and Ritchey Street within the Skyline-Paradise Hills Community and is Zoned RS-1-7. The proposed lots meet the minimum lot size (5,000 square feet) required by the RS-1-7 zone. No deviations are proposed. The project has been conditioned to address project compliance with the City's regulations and other regional, state, and federal regulations.

No deviations are proposed with this project. Therefore, the proposed development will comply with the applicable regulations of the Land Development Code.

3. The site is physically suitable for the type and density of development.

The proposed project is a subdivision of a 0.42-acre parcel to create three lots for residential development. The site is located at the corner of Madrone Avenue and Ritchey Street within the Skyline-Paradise Hills Community Plan area and is within the RS- 1-7 zone. The project will comply with the RS-1-7 zone's development regulations as required by the Land Development Code. No deviations are proposed.

While the site is currently undeveloped, apart from a sidewalk along the Richey Street frontage, the site was previously developed with a single dwelling unit. The site is in a developed community, primarily single dwelling unit development, along with parks and religious institutions. The proposed subdivision would allow for three single dwelling units to be developed, one per new lot, for a density of 7.14 du/ac, which is consistent with the Skyline-Paradise Hills Community Plan area density range of 0 -10 du/ac.

Therefore, the Site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands.

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.

The proposed project is a subdivision of a 0.42-acre parcel to create three lots for residential development. The site is located at the corner of Madrone Avenue and

Ritchey Street within the Skyline-Paradise Hills Community Plan area and is within the RS- 1-7 zone.

The project is located within an urbanized environment where there are no watercourses or environmentally sensitive lands (ESL) harboring fish or wildlife on or adjacent to the site. The site does contain ESL in the form of non-native grassland (NNG), but this is in an urbanized area and the amount of NNG is less than an acre, which is the standard for requiring mitigation in urbanized areas (the site is 0.42 acres and the NNG does not encompass the full site). Therefore, the project will not cause substantial environmental damage or substantially injure fish or wildlife or their habitat.

5. The design of the subdivision or the type of improvements will not be detrimental to the public health, safety, and welfare.

The 0.42-acre project site, located at 403 Ritchey Street is currently undeveloped. The project proposes subdividing the parcel into three new lots for residential development within the Skyline-Paradise Hills Community Plan area.

Seven retaining walls, up to 5 feet in height and with a maximum length of 362 feet are proposed to create development pads on the three new lots. Grading on site will be balanced.

No significant land modifications are proposed with this Tentative Map and the project has been reviewed and determined to be in compliance with the San Diego Municipal Code and Subdivision Map Act. The project includes conditions of approval requiring adequate parking, public improvements, and paying applicable taxes and/or fees in order to achieve compliance with the regulations of the San Diego Municipal Code. This project was deemed exempt from CEQA under CEQA Guidelines Sections 15061(b)(3). Therefore, the design of the subdivision or the type of improvements 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.

There are no public easements located within the project boundaries. Therefore, the project will not conflict with any public easements 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.

The project is not seeking any deviations from any development standards, therefore there will be adequate setbacks between any future dwelling units built on site as well as between existing development to the north of the site. The project is located on a corner, so there is a least a two-lane road between existing development to the south and west of the project. Additionally, development to the east of the site is located across portions of a city-owned park.

The dwelling units could be developed most of the length of the lot, maximizing the roof line oriented to the east and west, maximizing the potential for solar panels should they be installed. No final designs for any units have been developed, but the size of the lots is such that architectural features can be incorporated to enhance passive or natural heating and cooling opportunities.

8. The decision maker has considered the effects of the proposed subdivision on the housing needs of the region and that those needs are balanced against the needs for public services and the available fiscal and environmental resources.

The proposed project is a subdivision of a 0.42-acre parcel to create three lots for residential development. The site is located at the corner of Madrone Avenue and Ritchey Street within the Skyline-Paradise Hills Community Plan area and is within the RS- 1-7 zone.

The subject subdivision is within the allowed residential density for the area and would result in an increase of three residential units on the property, thereby increasing the City's housing supply. Currently, there are commercial services, public transportation, and retail sales within a few blocks from the development, which can offer assistance to the new owners and who could in turn, support existing and future businesses. Therefore, 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.

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 Hearing Officer, Tentative Map No. 1441129 including the waiver of the requirement to underground existing offsite overhead utilities is hereby granted to Reya and Company, Inc., Owner/Subdivider, and Sergio Salinas, Engineer subject to the attached conditions which are made a part of this resolution by this

By _____
Martha Blake
Development Project Manager
Development Services Department

ATTACHMENT: Tentative Map Conditions
Internal Order No. 24005602

HEARING OFFICER
CONDITIONS FOR TENTATIVE MAP NO. 1441129
RITCHEY STREET - PROJECT NO. 409608
ADOPTED BY RESOLUTION NO. HO-XXXX ON July 10, 2019

GENERAL

1. This Tentative Map will expire July 20, 2022.
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 Subdivision Map Act section 66492. A current original tax certificate, recorded in the office of the San Diego County Recorder must be provided to satisfy this condition.
4. Prior to the expiration of the Tentative Map, a Parcel Map to subdivide the existing lot into three parcels shall be recorded in the office of the County Recorder.

ENGINEERING

5. The Tentative Map conditions shall comply with all Neighborhood Development Permit Conditions of the Final Map for the Tentative Map No. 1441129.
6. The Subdivider shall assure, by permit and bond, the installation of new streetlight to current City Standards adjacent to the site on Ritchey Street, satisfactory to the City Engineer.
7. The subdivider shall underground proposed public utility systems and service facilities in accordance with the San Diego Municipal Code.
8. The Subdivider shall record a Declaration of Covenants and Reservation of Easements for the private drainage Easements for the project sites currently held by the same owner. The Declaration of Covenants and Reservation of Easements shall state: Since the private drainage 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.

MAPPING

9. All subdivision maps in the City of San Diego are required to be tied to the California Coordinate System of 1983 (CCS83), Zone 6 pursuant to Section 8801 through 8819 of the California Public Resources Code.
10. The Parcel Map shall:

- a. Use the California Coordinate System for its "Basis of Bearing" and express all measured and calculated bearing values in terms of said system. The angle of grid divergence from a true median (theta or mapping angle) and the north point of said map shall appear on each sheet thereof. Establishment of said Basis of Bearings may be by use of existing Horizontal Control stations or astronomic observations.
- b. Show two measured ties from the boundary of the map to existing Horizontal Control stations having California Coordinate values of 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 distances shall be shown on the map.

INFORMATION:

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

Internal Order No. 24005602



THE CITY OF SAN DIEGO

Date of Notice: May 22, 2019

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 24005602

PROJECT NAME / NUMBER: Ritchey Street TM NDP /409608**COMMUNITY PLAN AREA:** Skyline-Paradise Hills Community Plan**COUNCIL DISTRICT:** 4**LOCATION:** 403 Ritchey Street, San Diego, CA 92114

PROJECT DESCRIPTION: Tentative Map (TM) for the subdivision of one existing lot into three parcels for the development of 3 single-family dwelling units. A Neighborhood Development Permit (NDP) is required as the site contains Environmentally Sensitive Lands. The 0.42-acre site is in the RS-1-7 zone within the Skyline-Paradise Hills Community Plan Area, Brush Management, Very High Fire Hazard Severity Zone, and the Transit Priority Area. The site is designated low-density single-family residential land use at a density of 0-10 dwelling units per net residential acre.

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego Hearing Officer**ENVIRONMENTAL DETERMINATION:** CEQA Exemption 15061 (b) (3) (Common Sense)**ENTITY MAKING ENVIRONMENTAL DETERMINATION:** City of San Diego Designated Staff

STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION: The City of San Diego conducted an environmental review that determined the project would not have the potential for causing a significant effect on the environment. The project meets the criteria set forth in CEQA Section 15061 (b) (3). A project is exempt from CEQA if the activity is covered by the common sense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment. A project is exempt from CEQA where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.

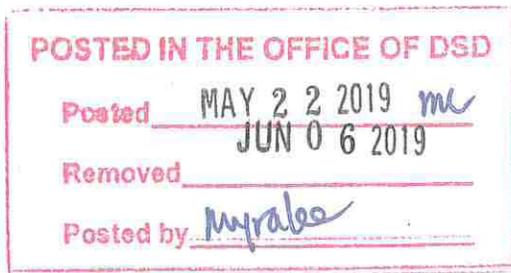
DEVELOPMENT PROJECT MANAGER: Martha Blake**MAILING ADDRESS:** 1222 First Avenue, MS 501, San Diego, CA 92101-4153**PHONE NUMBER / EMAIL:** (619) 446-5375/ MBlake@sandiego.gov

On May 22, 2019, the City of San Diego made the above-referenced environmental determination

pursuant to the California Environmental Quality Act (CEQA). This determination is appealable to the City Council. If you have any questions about this determination, contact the City Development Project Manager listed above.

Applications to appeal CEQA determination made by staff (including the City Manager) to the City Council must be filed in the office of the City Clerk within 10 business days from the date of the posting of this Notice (June 6, 2019). The appeal application can be obtained from the City Clerk, 202 'C' Street, Second Floor, San Diego, CA 92101.

This information will be made available in alternative formats upon request.





City of San Diego
 Development Services
 1222 First Ave., MS-302
 San Diego, CA 92101

Community Planning Committee Distribution Form Part 2

Project Name: Ritchey Street Tentative Map		Project Number: 409608	Distribution Date: 12-07-15
Project Scope/Location: SKYLINE-PARADISE HILLS: (Process 3) Tentative Map for the subdivision of one existing lot into three parcels located at 403 Ritchey St. The 0.42 acre site is in the RS-1-7 zone within the Skyline-Paradise Hills Community Plan Area. Council District 4.			
Applicant Name:		Applicant Phone Number:	
Project Manager: Tirandazi, Firouzeh	Phone Number: (619) 446-5325	Fax Number: (619) 446-5245	E-mail Address: FTirandazi@sandiego.gov
Committee Recommendations (To be completed for Initial Review):			
<input checked="" type="checkbox"/> Vote to Approve	Members Yes 9	Members No 0	Members Abstain 1
<input type="checkbox"/> Vote to Approve With Conditions Listed Below	Members Yes	Members No	Members Abstain
<input type="checkbox"/> Vote to Approve With Non-Binding Recommendations Listed Below	Members Yes	Members No	Members Abstain
<input type="checkbox"/> Vote to Deny	Members Yes	Members No	Members Abstain
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)			<input type="checkbox"/> Continued
CONDITIONS:			
NAME: John Mooney		TITLE: Chair	
SIGNATURE:		DATE: Sept. 8, 2015	
Attach Additional Pages If Necessary.		Please return to: Project Management Division City of San Diego Development Services Department 1222 First Avenue, MS 302 San Diego, CA 92101	
Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services . Upon request, this information is available in alternative formats for persons with disabilities.			



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** _____

RITCHEY TENTATIVE MAP

Project Address:

403 RITCHEY STREET. SAN DIEGO CA 92114

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):
Ann Gullikson
 Owner Tenant/Lessee Redevelopment Agency
 Street Address: **3603 Ingraham St**
 City/State/Zip: **San Diego, CA 92109**
 Phone No: **858-405-2832** Fax No: _____
 Signature: **[Signature]** Date: **12/1/2015**

Name of Individual (type or print):

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

Name of Individual (type or print):

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

Name of Individual (type or print):

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

Project Title:	Project No. (For City Use Only)
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Part II - To be completed when property is held by a corporation or partnership

Legal Status (please check):

Corporation
 Limited Liability -or-
 General) What State? CA
 Corporate Identification No. C3473504
 Partnership

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 names, titles 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 corporate officers, and all partners in a partnership who own the property). A signature is required of at least one of the corporate officers or partners who own the property. Attach additional pages if needed. **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

Corporate/Partnership Name (type or print): _____

Owner Tenant/Lessee

Street Address: 3603 Ingraham St

City/State/Zip: San Diego, CA 92109

Phone No: 858-405-2832 Fax No: _____

Name of Corporate Officer/Partner (type or print): Ann Gullickson

Title (type or print): President

Signature: [Signature] Date: 12/1/2015

Corporate/Partnership Name (type or print): _____

Owner Tenant/Lessee

Street Address: _____

City/State/Zip: _____

Phone No: _____ Fax No: _____

Name of Corporate Officer/Partner (type or print): _____

Title (type or print): _____

Signature : _____ Date: _____

Corporate/Partnership Name (type or print): _____

Owner Tenant/Lessee

Street Address: _____

City/State/Zip: _____

Phone No: _____ Fax No: _____

Name of Corporate Officer/Partner (type or print): _____

Title (type or print): _____

Signature : _____ Date: _____

Corporate/Partnership Name (type or print): _____

Owner Tenant/Lessee

Street Address: _____

City/State/Zip: _____

Phone No: _____ Fax No: _____

Name of Corporate Officer/Partner (type or print): _____

Title (type or print): _____

Signature : _____ Date: _____

Corporate/Partnership Name (type or print): _____

Owner Tenant/Lessee

Street Address: _____

City/State/Zip: _____

Phone No: _____ Fax No: _____

Name of Corporate Officer/Partner (type or print): _____

Title (type or print): _____

Signature : _____ Date: _____

Corporate/Partnership Name (type or print): _____

Owner Tenant/Lessee

Street Address: _____

City/State/Zip: _____

Phone No: _____ Fax No: _____

Name of Corporate Officer/Partner (type or print): _____

Title (type or print): _____

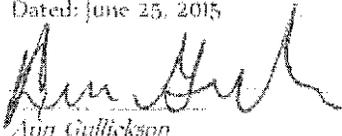
Signature : _____ Date: _____

WAIVER OF NOTICE
MINUTES OF THE ANNUAL MEETING OF DIRECTORS
REYA AND COMPANY, INC.

WE, THE UNDERSIGNED, being all the Directors of the above named Corporation, organized under the laws of the State of California, DO HEREBY WAIVE NOTICE of the time and place of the annual meeting of the directors, and do fix the 25th day of June 2015 at 10 o'clock A.M. as the time, and 3972 Jewell St., #S-307, San Diego, CA 92109 as the place of said meeting.

And we do hereby waive all the requirements of the statutes of California as to the notice of this meeting, and do consent to the transaction of such business as may come before the meeting.

Dated: June 25, 2015



Ann Gullickson

MINUTES OF THE ANNUAL MEETING OF DIRECTORS
REYA AND COMPANY, INC.

The annual meeting of the Directors of the above-named Corporation was held on the 25th day of June 2015 at 10:00 AM as the time, and 3972 Jewell St., #S-307, San Diego, CA 92109 as the place of said meeting.

The Chairman then called the roll and found that the all of directors were present in person:

Ann Gullickson

A written Waiver of Notice of the time and place of holding the present meeting, signed by all of the directors of this corporation was then presented and read by the Chairman and the same was ordered, filed and spread at length upon the minutes.

Upon motion duly made and carried, the following named persons were elected to the following offices of the Corporation to serve until the next annual meeting of directors, or until his successor is duly elected and qualified:

Ann Gullickson, President

Ann Gullickson, Secretary

Ann Gullickson, Treasurer

The motion duly made and carried, it was:

RESOLVED, that the above-named Officers of this Corporation be promptly notified of their election.

There being no further business before the meeting the same was, on motion, duly adjourned.



Ann Gullickson, Secretary

3173504

ENDORSED - FILED
in the office of the Secretary of State
of the State of California

MAY 04 2012

ARTICLES OF INCORPORATION OF REYA AND COMPANY, INC.

ARTICLE I NAME

The name of the corporation shall be Reya and Company, Inc.

ARTICLE II

The purpose of the corporation is to engage in any lawful act or activity for which a corporation may be organized under the GENERAL CORPORATION LAW of California other than the banking business, the trust company business or the practice of a profession permitted to be incorporated by the California Corporations Code.

ARTICLE III

The name and address in the State of California of the initial agent for service of process is:

Anna Gullickson
3923 Ingraham St, V-105
San Diego, CA 92109

ARTICLE IV

The corporation is authorized to issue only one class of shares of stock, and a maximum number of shares of stock that this corporation is authorized to issue is 10,000 shares of common stock having a par value of \$1.00 per share.

ARTICLE V

This corporation is a CLOSE CORPORATION. All of the Corporation's issued shares of stock, of all classes, shall be held of record by not more than 20 persons.



Ethan Barkett, Incorporator

5-2-12

Date



I hereby certify that the foregoing
manuscript of _____
is a true and correct copy of the
original record in the custody of the
California Secretary of State's Office

MAY 19 2012

CL/67

Date: _____

Debra Bowen

DEBRA BOWEN, Secretary of State

SOLAR ACCESS NOTE

THIS IS TO AFFIRM THAT THE DESIGN OF THIS SUBDIVISION PROVIDES, TO THE EXTENT FEASIBLE, FOR FUTURE PASSIVE OR NATURAL HEATING AND COOLING OPPORTUNITIES IN ACCORDANCE WITH THE PROVISION OF SECTION 66473.1 OF THE STATE SUBDIVISION MAP ACT.

RITCHEY TENTATIVE MAP AND SITE DEVELOPMENT PERMIT FOR ENVIRONMENTALLY SENSITIVE LANDS(ESL) NO.1441129 AND GRADING PLAN

UNDERGROUNDING UTILITIES

THE SUBDIVIDER SHALL ENSURE THAT ONSITE UTILITIES SERVING THE SUBDIVISION SHALL BE UNDERGROUND WITH 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.

LEGAL DESCRIPTION

APN 549-184-13-00 LOT 55 OF ENCANTO PARK ADDITION TO ENCANTO HEIGHTS, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP NO.1228

NESTING BIRD DISCLOSURE:

PLEASE NOTE THAT NESTING BIRDS MAY BE PRESENT DURING CONSTRUCTION, AND ARE PROTECTED UNDER US AND STATE LAW INCLUDING THE FEDERAL MIGRATORY BIRD TREATY ACT AND IN PARTICULAR: CA LAW - FISH AND GAME CODE - SECTION 3503. CDGF CODE 3503 STATES: "IT IS UNLAWFUL TO TAKE, POSSESS, OR NEEDLESSLY DESTROY THE NEST OR EGGS OF ANY BIRD, EXCEPT AS OTHERWISE PROVIDED BY THIS CODE OR ANY REGULATION MADE PURSUANT THERETO."

THE INTENT OF THESE COMMENTS ARE TO ALERT THE PROPERTY OWNER/AGENT THAT THEY ARE RESPONSIBLE FOR COMPLIANCE WITH THESE LAWS, AND THAT THEY MAY BE SUBJECT TO FINES/PROSECUTION SHOULD THE LAWS BE VIOLATED. IT IS RECOMMENDED THIS INFORMATION BE PLACED ON THE CONSTRUCTION PLANS TO ENSURE COMPLIANCE.

ASSESSOR'S PARCEL NO.

APN 549-184-13-00

DENSITY:

TOTAL SITE ACREAGE = 0.42 ACRES GROSS MAXIMUM NUMBER OF DWELLING UNITS ALLOWED PER ZONE: 3 UNITS MAXIMUM NUMBER OF DWELLING UNITS ON SITE: 3 UNITS

GENERAL NOTES

- 1. TOTAL NUMBER OF LOTS IS = 3 RESIDENTIAL LOTS: 1 THROUGH 3
2. TOTAL AREA WITHIN SUBDIVISION IS 0.42 ACRES GROSS. EXISTING ZONING IS RS-1-7
3. GAS AND ELECTRIC: SAN DIEGO GAS & ELECTRIC
4. TELEPHONE: PACIFIC TELEPHONE COMPANY
5. CABLE TELEVISION: COX CABLE TELEVISION.
6. SEWER AND WATER: CITY OF SAN DIEGO
7. DRAINAGE SYSTEM: AS REQUIRED BY CITY ENGINEER
8. FIRE: CITY OF SAN DIEGO
9. SCHOOL DISTRICT: SAN DIEGO UNIFIED SCHOOL DISTRICT
11. ALL NEW UTILITIES WILL BE LOCATED UNDERGROUND
12. CONTOUR INTERVAL: 2 FEET
DATUM: NGVD 29
SOURCE: SPIRO LAND SURVEYING
DATE: 8-4-2015

NOTES:

- FIELD TOPOGRAPHY WAS PERFORMED BY SPIRO LAND SURVEYING ON 8/4/2015 AND 8/6/2015. VERTICAL CONTROL WAS ESTABLISHED BY CITY OF SAN DIEGO BENCHMARK LOCATED AT SOUTH EAST CORNER OF MADRONE AVENUE AND WOODMAN STREET. BRASS PLUG ELEVATION 279.187'.
13. ALL PROPOSED SLOPES ARE 2:1 UNLESS NOTED OTHERWISE.
14. GRADING SHOWN HEREON IS PRELIMINARY AND IS SUBJECT TO MODIFICATION IN FINAL DESIGN.
15. LOT DIMENSIONS AND SETBACK DIMENSIONS SHOWN HEREON ARE PRELIMINARY AND ARE SUBJECT TO MODIFICATION IN FINAL DESIGN.
16. THIS PROJECT WILL NOT DISCHARGE ANY INCREASE IN STORM WATER RUN-OFF ONTO THE ADJACENT PROPERTIES.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM, CSC 83, ZONE 6, EPOCH 1991.35. TRAVERSE MEASUREMENTS TO POINTS "A" AND "B" ARE SHOWN HEREON. THE CSC 83 COORDINATES OF POINTS "A" AND "B" ARE ESTABLISHED FROM G.P.S. STATION ROS 16375 P126 AND ROS16375 P127. QUOTED BEARINGS FROM REFERENCE MAPS OR DEEDS MAY OR MAY NOT BE IN TERMS OF SAID SYSTEM. THE COMBINED GRID FACTOR AT POINT "A" IS 1.00000365. GRID DISTANCE= GROUND DISTANCE X COMBINED GRID FACTOR. ELEVATION AT POINT "A" IS 309.50.

DRAINAGE NOTE

"THIS PROJECT WILL NOT DISCHARGE ANY INCREASE IN STORM WATER RUN-OFF ONTO THE ADJACENT PROPERTIES."

APPLICANT

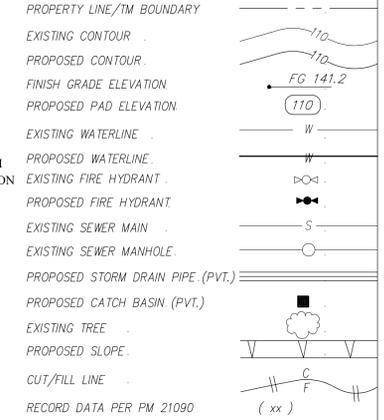
APPLICANT: ANN GULLICKSON 3603 INGRAHAM SAN DIEGO, CA 92109

OWNER: REYA AND COMPANY INC. 3603 INGRAHAM SAN DIEGO, CA 92109

BENCHMARK

BENCHMARK LOCATED AT SOUTH EAST CORNER OF MADRONE AVENUE AND WOODMAN STREET. BRASS PLUG ELEVATION 279.187 MSL.

LEGEND:



MONUMENTS

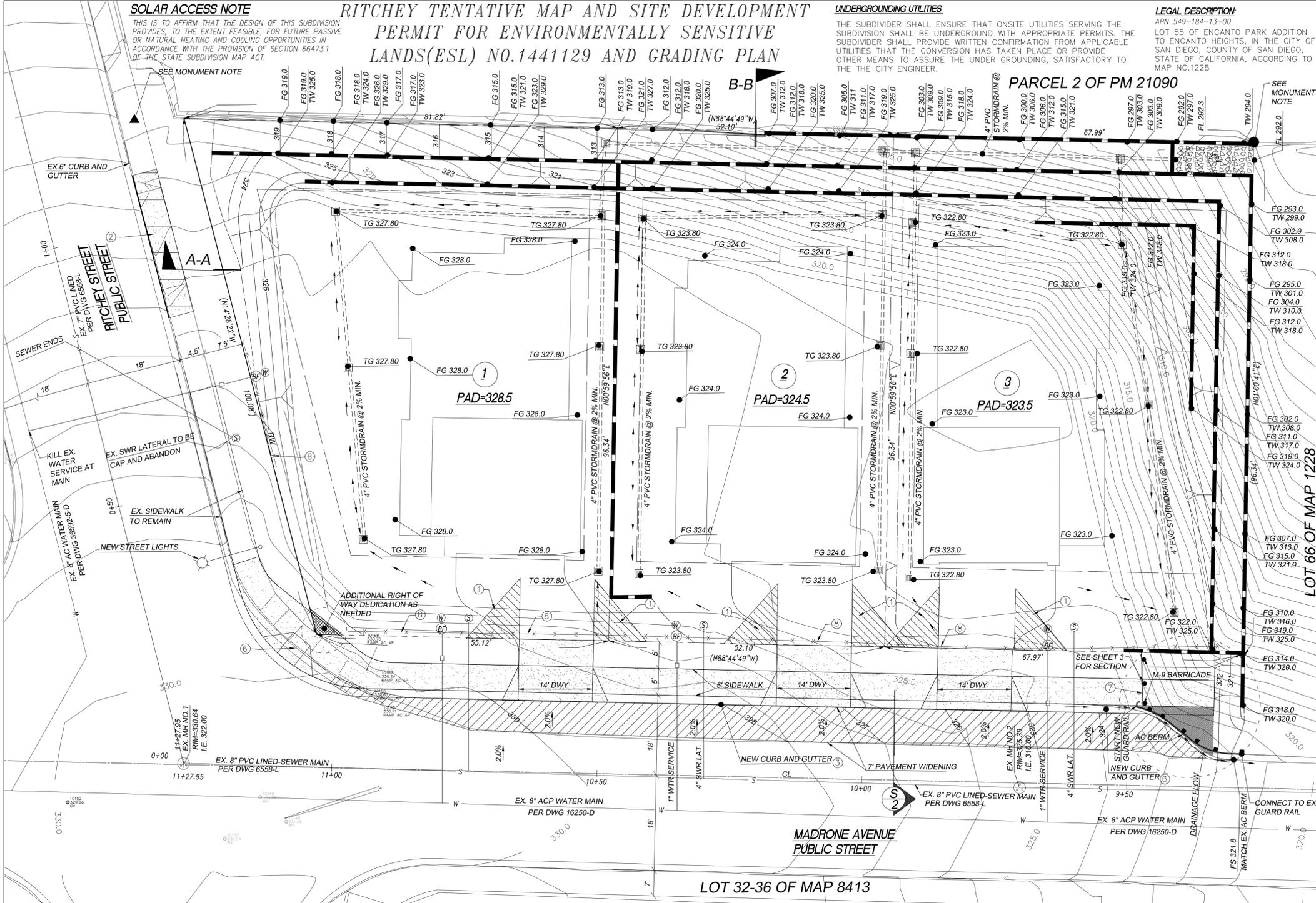
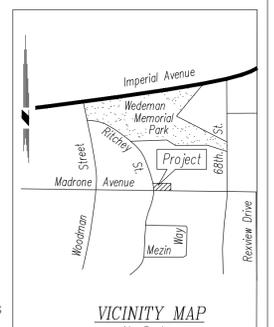
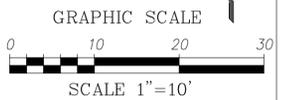
Fd. 3/4" I.P. with brass disc stamped "LS 5335", flush, per PM 21090. FOUND BRASS DISC MARKED "LS 5335" IN SIDEWALK PER PM 21090.

GRADING

- 1. TOTAL AMOUNT OF SITE TO BE GRADED: 0.41AC.
2. PERCENT OF TOTAL SITE GRADED: 52%
3. AMOUNT OF SITE WITH 25 PERCENT SLOPES OR GREATER: 0 AC.
4. PERCENT OF THE EXIST. SLOPES STEEPER THAN 5% PROPOSED TO BE GRADED: 3%
5. PERCENT OF TOTAL SITE WITH 25 PERCENT SLOPES OR GREATER: 5%
6. AMOUNT OF CUT: 3,000 CUBIC YARDS.
7. AMOUNT OF FILL: 3,000 CUBIC YARDS.
8. MAXIMUM HEIGHT OF FILL SLOPE(S): 21 FEET 2:1 SLOPE RATIO.
9. MAXIMUM HEIGHT OF CUT SLOPE(S): 15 FEET 2:1 SLOPE RATIO.
10. AMOUNT OF IMPORT SOIL: 0 CUBIC YARDS.
11. RETAINING/CRIB WALLS: HOW MANY: 7 MAXIMUM LENGTH: 362 MAXIMUM HEIGHT: 5 FEET
NOTE: ADDITIONAL WALLS UNDER 5' IN HEIGHT MAY BE REQUIRED IN RESIDENTIAL PAD AREAS BASED ON FINAL HOUSE PLOTTING

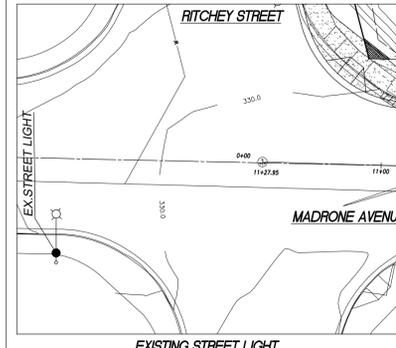
CONSTRUCTION NOTES

- 1. VISIBILITY AREA TRIANGLE PER SDMC DIAGRAM 113-02SS. "NO OBSTRUCTION INCLUDING CURB AND GUTTER ADJACENT TO THE VISIBILITY AREA SHALL EXCEED 3 FEET IN HEIGHT."
2. REMOVE EXISTING DRIVEWAY AND REPLACE WITH NEW SIDEWALK, CURB AND GUTTER.
3. THE OWNER PERMITTEE SHALL CONSTRUCT A CURRENT STANDARD CURB, GUTTER AND SIDEWALK.
4. NOT USED
5. 50 FEET LONG CURB TRANSITION. THE OWNER/PERMITTEE SHALL CONSTRUCT AN OFFSITE 50 FOOT TRANSITION BETWEEN THE PROPOSED CURB AND GUTTER ADJACENT TO THE EAST PROPERTY AC PAVEMENT ON MADRONE AVE.
6. REMOVE AND REPLACE EXISTING ADA CURB RAMP PER SDDSD.
7. M-9 BARRICADE
8. REMOVE EXISTING FENCE



FIRE DEPT. NOTES

1. PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. (UFC 901.4.4)



DEVELOPMENT SUMMARY

- 1. SUMMARY OF REQUEST: A TENTATIVE MAP, FOR 3 SINGLE-FAMILY DWELLING UNITS.
2. STREET ADDRESS: (NOT ASSIGNED)
3. SITE AREA: TOTAL SITE AREA (GROSS): 0.42 ACRES
4. ZONING: RS-1-7
5. COVERAGE DATA: GROSS FLOOR AREA (GFA): 0.59 (5,000-6,000 SQFT) GROSS FLOOR AREA (GFA): 0.58 (6,001-7,000 SQFT)
6. DENSITY: MAXIMUM DWELLING UNITS ALLOWED PER ZONE: 3 NUMBER OF PROPOSED DWELLING UNITS ON SITE: 3
7. YARD/SETBACK: FRONT YARD: REQUIRED: 15' PROPOSED: 15' SIDE YARD: REQUIRED: 4' PROPOSED: 5' CORNER SIDE YARD: REQUIRED: 5' PROPOSED: 10' REAR YARD: REQUIRED: 13' PROPOSED: 13'

8. PARKING (RESIDENTIAL): TOTAL NUMBER OF SPACES REQUIRED BY ZONE: 2 SPACES TOTAL NUMBER OF SPACES PROVIDED ON SITE: 2 SPACES

LOT TABLE

Table with columns: LOT NO., S.F., ACRES, FDR. Rows for Lot 1, 2, and 3.

MAPPING NOTE:

A PARCEL MAP SHALL BE FILED AT THE COUNTY RECORDER'S OFFICE PRIOR TO THE EXPIRATION OF THE TENTATIVE MAP, IF APPROVED. A DETAILED PROCEDURE OF SURVEY SHALL BE SHOWN ON THE PARCEL MAP AND ALL PROPERTY CORNERS SHALL BE MARKED WITH DURABLE SURVEY MONUMENTS.

PRIVATE STORM DRAIN EASEMENT NOTE:

THE SUBDIVIDER SHALL RECORD A DECLARATION OF COVENANTS AND RESERVATION OF EASEMENT FOR THE PRIVATE DRAINAGE EASEMENTS FOR THE 3 LOTS CURRENTLY HELD BY THE SAME OWNER: SINCE THE PRIVATE DRAINAGE 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.

9. LOT DIMENSIONS:

Table with columns: MIN. LOT REQUIREMENTS, PROPOSED LOT DIMENSIONS. Rows for Lot 1, Lot 2, and Lot 3.

NOTE: EACH PARCEL SHALL COMPLY WITH THE APPLICABLE DEVELOPMENT REGULATIONS OF THE RS-1-, INCLUDED IN THE LAND DEVELOPMENT CODE SECTION 131.0431(B) AND TABLE 131-04-D

COORDINATE INDEX:

L.C.: 198-1753 CCS83: 1838-6313

SHEET SUMMARY

- SHEET 1 TENTATIVE MAP AND GRADING PLAN
SHEET 2 EXISTING CONDITIONS
SHEET 3 CROSS SECTIONS
SHEET 4 ARCHITECTURE PLAN

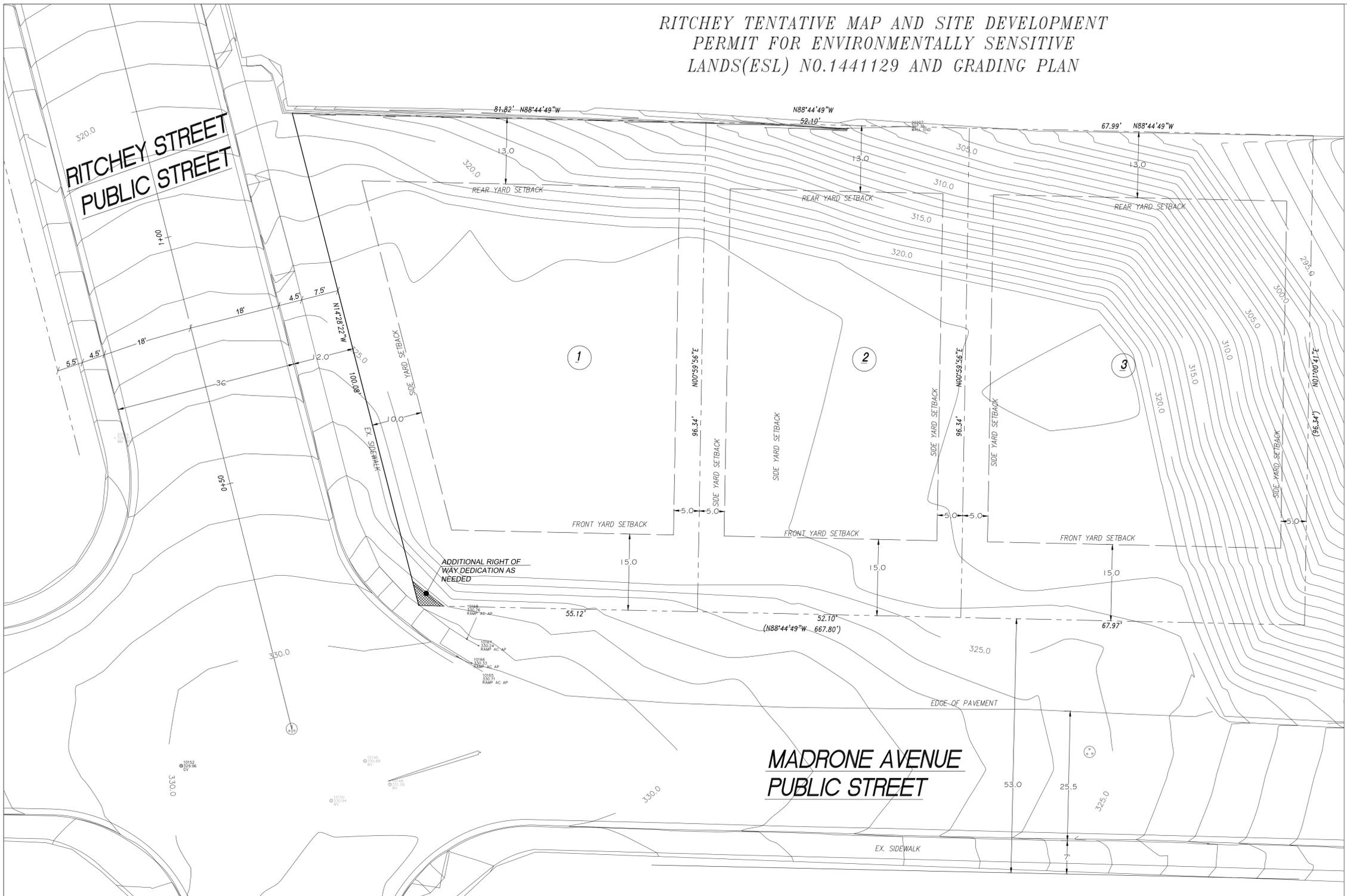
Professional Engineer stamps for Ann Gullickson and Sergio Salinas, State of California.

ARC CONSTRUCTION ENGINEERING INC. CIVIL ENGINEERING • LAND PLANNING • SURVEYING 10948 ELDERWOOD LANE, San Diego, California, 92131 • 858-722-7765

Prepared By: ARC CONSTRUCTION & ENGINEERING INC. Name: Address: 10948 ELDERWOOD LANE SAN DIEGO, CA 92131 Phone #: (858) 722-7785 E-MAIL: SERGIO.SALINAS@ATT.NET

Project Name: RITCHEY TENTATIVE MAP AND SITE DEVELOPMENT PERMIT FOR ENVIRONMENTALLY SENSITIVE LANDS(ESL) NO.1441129 AND GRADING PLAN. Sheet Title: RITCHEY TENTATIVE MAP AND SITE DEVELOPMENT PERMIT FOR ENVIRONMENTALLY SENSITIVE LANDS(ESL) NO.1441129 AND GRADING PLAN. Revision 3: 3/26/2019, Revision 2: 2/27/2019, Original Date: 9/20/15. Sheet 1 of 4. I.O.NO. 24005602. PTS. NO. 409608.

RITCHEY TENTATIVE MAP AND SITE DEVELOPMENT
 PERMIT FOR ENVIRONMENTALLY SENSITIVE
 LANDS(ESL) NO.1441129 AND GRADING PLAN

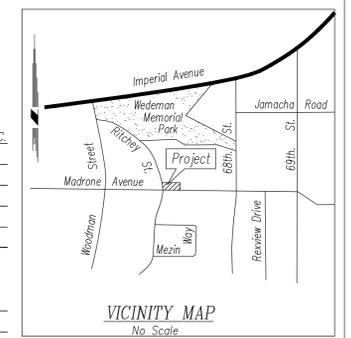
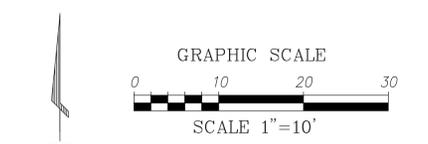


LEGAL DESCRIPTION:
 APN 549-184-13-00
 LOT 55 OF ENCANTO PARK ADDITION TO ENCANTO HEIGHTS, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP NO.1228
ASSESSOR'S PARCEL NO.
 APN 549-184-13-00
DENSITY:
 TOTAL SITE ACREAGE = 0.42 ACRES GROSS
 MAXIMUM NUMBER OF DWELLING UNITS ALLOWED PER ZONE: 3 UNITS
 MAXIMUM NUMBER OF DWELLING UNITS ON SITE: 3 UNITS

SURVEYING NOTES
 CONTOUR INTERVAL: 2 FEET
 DATUM: NGVD 29
 SOURCE: SPIRO LAND SURVEYING
 DATE: 8-4-2016
 NOTES:
 FIELD TOPOGRAPHY WAS PERFORMED BY SPIRO LAND SURVEYING ON 8/4/2015 AND 8/6/2015. VERTICAL CONTROL WAS ESTABLISHED BY CITY OF SAN DIEGO BENCHMARK LOCATED AT SOUTH EAST CORNER OF MADRONE AVENUE AND WOODMAN STREET. BRASS PLUG ELEVATION 279.187'.

APPLICANT
 APPLICANT: ANN GULLICKSON
 3603 INGRAHAM
 SAN DIEGO, CA 92109
 OWNER: REYA AND COMPANY INC.
 3603 INGRAHAM
 SAN DIEGO, CA 92109

EASEMENTS
 NONE

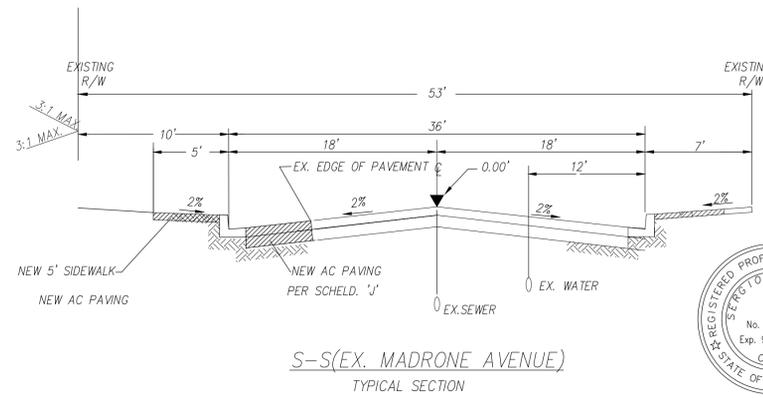
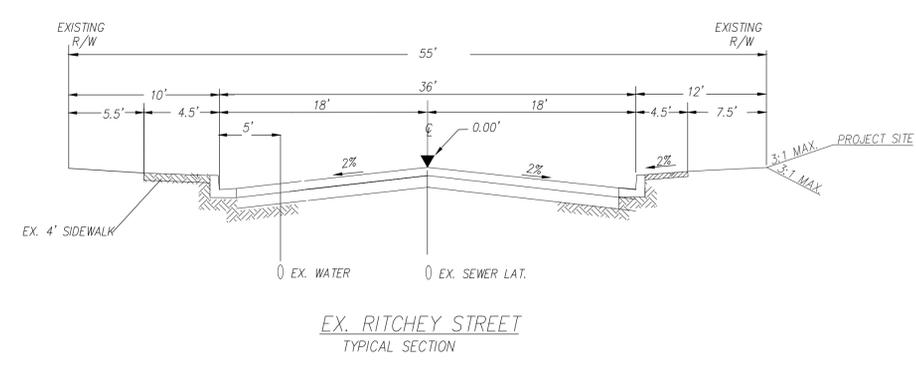


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 Name: ARC CONSTRUCTION & ENGINEERING INC.
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SAN DIEGO, CA 92131
 Phone #: (858) 722-7785
 E-MAIL: SERG.SALINAS@ATT.NET

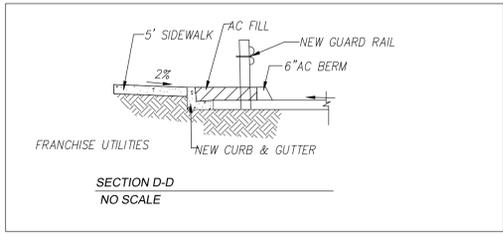
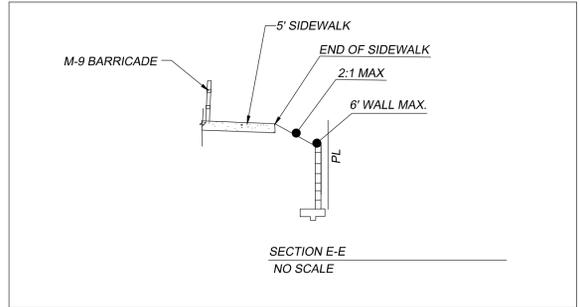
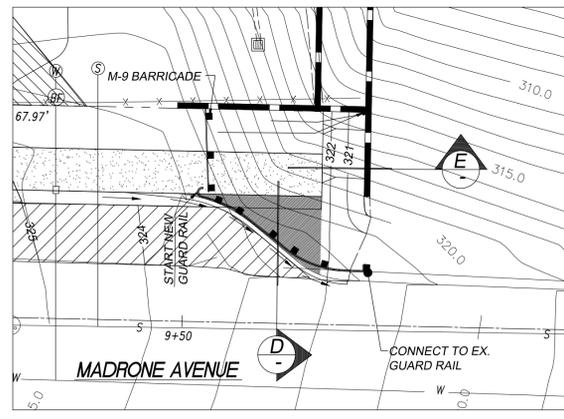
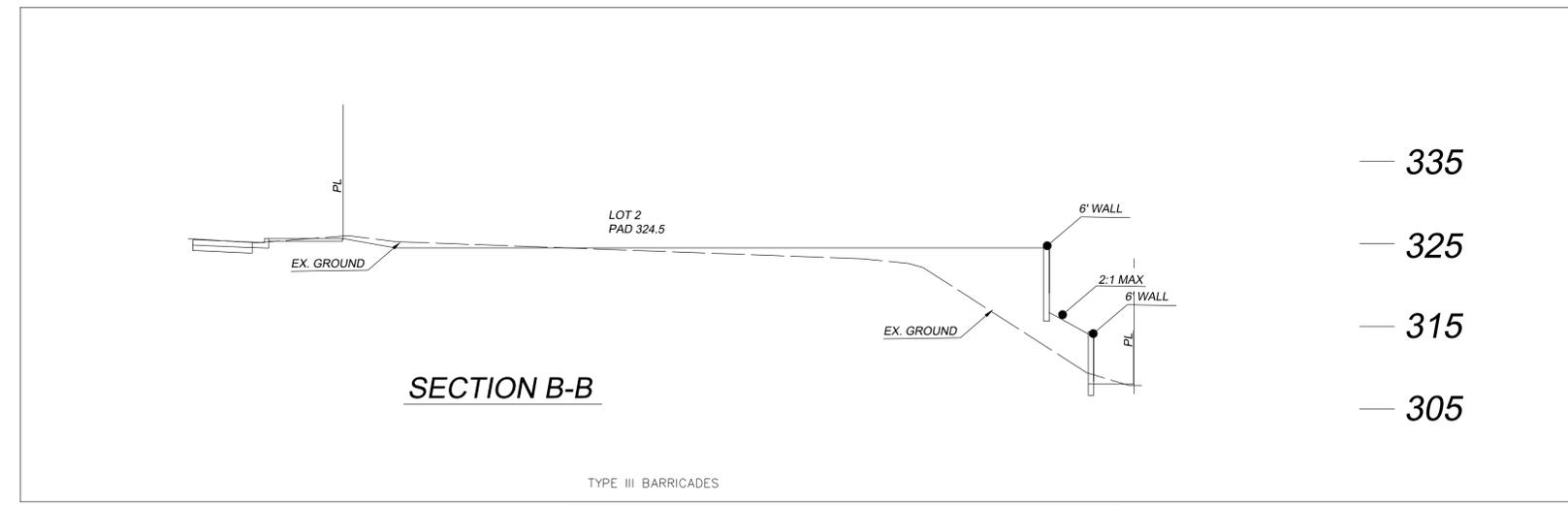
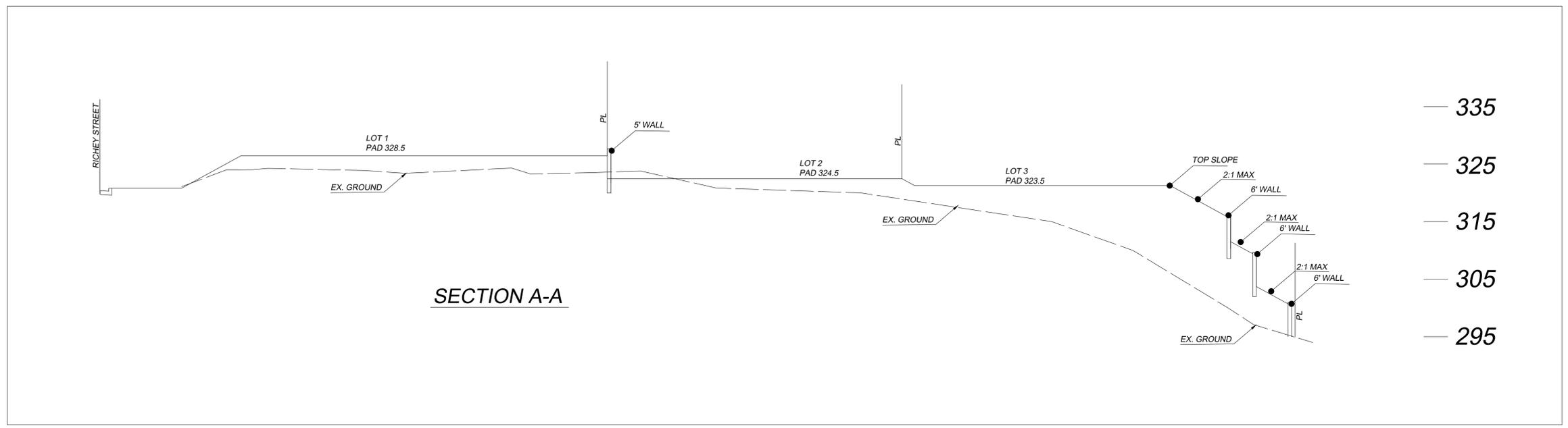
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Project Name:
RITCHEY TENTATIVE MAP
 Sheet Title:
EXISTING CONDITIONS

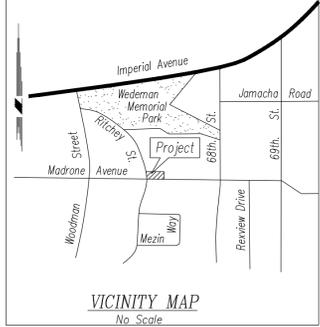
Revision 3: _____
 Revision 2: 3/26/2019
 Revision 1: 2/27/2019
 Original Date: 9/20/15
 Sheet 2 of 4
 PTS NO. 409608



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 No. C81026
 Exp. 9-31-19
 CIVIL
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 SERGIO SALINAS RCE NO. 81026



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Project Address: _____

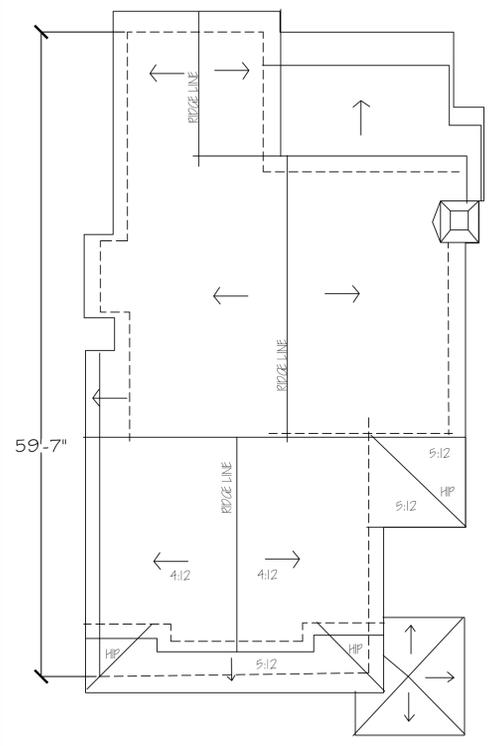
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Sheet Title: CROSS-SECTIONS

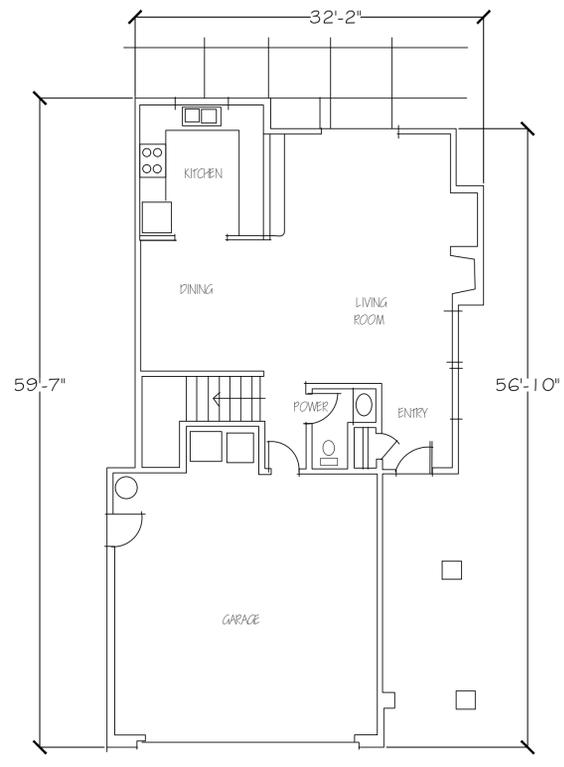
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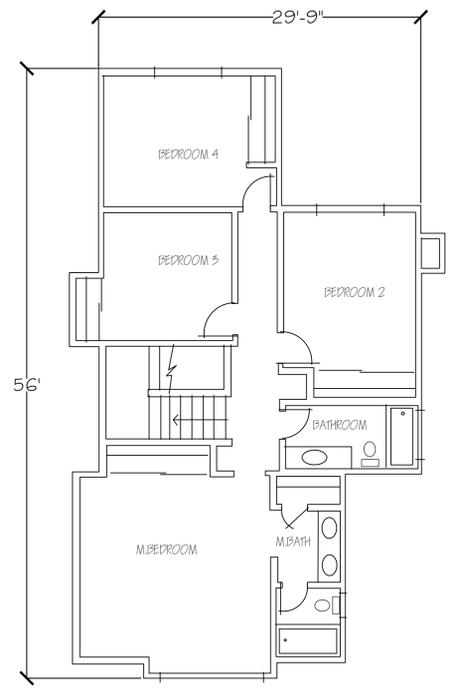
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ROOF PLAN



FIRST FLOOR



SECOND FLOOR



SIDE ELEVATION



SIDE ELEVATION



BACK ELEVATION



FRONT ELEVATION

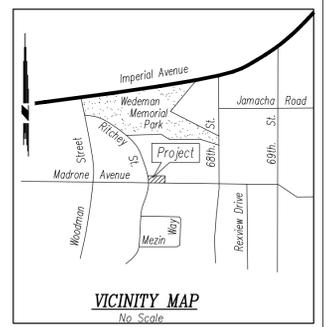
1628 SQFT

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Project Address:

Project Name:
RITCHEY TENTATIVE MAP

Sheet Title:
ARCHITECTURE SHEET



VICINITY MAP
 No. Scale

Revision 3: _____
 Revision 2: _____
 Revision 1: _____
 Original Date: 9/20/15
 Sheet 4 of 4
 PTS NO. _____



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