

THE CITY OF SAN DIEGO

# Report to the Hearing Officer

DATE ISSUED: July 5, 2017

REPORT NO. HO-17-042

HEARING DATE: July 12, 2017

SUBJECT: HE RESIDENCE, Process Three Decision.

PROJECT NUMBER: <u>491736</u>

OWNER/APPLICANT: Yuxin He and Juan Qiao

#### **SUMMARY**

<u>Issue</u>: Should the Hearing Officer approve the construction of a 3326-square-foot, threestory single dwelling unit on a vacant lot, within the Rancho Penasquitos Community Planning area?

Staff Recommendation: Approve Site Development Permit No.1732449.

<u>Community Planning Group Recommendation</u>: On March 8, 2017, the Rancho Penasquitos Planning Board voted 10-5-1 to recommend approval of the proposed project without recommendations.

<u>Environmental Review</u>: The project was determined to be exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15303 (New Construction). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on March 3, 2017, and the opportunity to appeal that determination ended March 17, 2017.

#### BACKGROUND

The project proposes to construct a three-level, 3,326-square-foot single family residence with attached three-car garage on a vacant 0.67-acre-site and is located at 11436 Almazon Street, in the RS-1-14 Zone, within the Rancho Penasquitos Community Plan area, the Airport Influence Area Overlay Zone (MCAS Miramar - Review Area 2), the Airport Land Use Compatibility Overlay Zone (MCAS Miramar), the Residential Tandem Parking Overlay Zone, and the Protected Single-Family Neighborhoods designation.

The purpose of the Site Development Permit procedures is to establish a review process for proposed development that, because of its site, location, size, or some other characteristic, may

have significant impacts on resources or on the surrounding area, even if developed in conformance with all regulations. The <u>SDMC Section 126. 0502(2)(B)</u> states that Development on lots greater than 15,000 square feet containing sensitive biological resources or steep hillsides and as described in <u>Section 143.0110</u> require a Site Development Permit. The project site is entirely located within steep slope, with sensitive vegetation in the form of Diegan Coastal Sage Scrub. Steep slope on site also satisfies the City's definition of Environmentally Sensitive Lands (ESL) designation of Steep Slope, and all development will be subject to ESL regulations outlined in <u>San Diego Municipal Code</u> (<u>SDMC</u>) <u>Sections 143.0140</u>, 143.0142, as well as the Steep Hillside Guidelines of the Land Development Manual. Table 143-01A also notes that single swelling unit development on lots greater than 15,000 square feet in size require a Site Development Permit (SDP) in accordance with Process Three, Hearing Officer as the decision maker.

#### DISCUSSION

#### Project Description:

The project proposes to construct a three-level, 3,326-square-foot single family residence with attached three-car garage on a vacant 0.67-acre-site. Public improvements required of the project include the construction of a current City Standard 16-foot-wide driveway on Almazon Street.

#### Project Analysis:

The 0.67-acre-site is located in the RS-1-14 Zone and is currently vacant. The purpose of the RS zones is to provide appropriate regulations for the development of single dwelling units that accommodate a variety of lot sizes and residential dwelling types and which promote neighborhood quality, character, and livability. It is intended that these zones provide for flexibility in development regulations that allow reasonable use of property while minimizing adverse impacts to adjacent properties. The project site is currently vacant and is located within a well-developed, urbanized community, between two developed lots.

The project site is entirely located within steep slope, with Sensitive Vegetation in the form of Diegan Coastal Sage Scrub. Pursuant to Environmental Sensitive Lands (ESL) and Steep Hillside guidelines, the development area would be located within the front approximate 25 percent of the lot adjacent to the street in order to minimize impacts to the environmentally sensitive lands. As conditioned by these permits, the remainder of the parcel will be placed within a covenant of easement to protect environmentally sensitive lands.

The proposed project complies with the RS-1-14 zone and applicable regulations of the Land Development Code (LDC), including setbacks, floor area ratio, landscaping, parking and height and no deviations are requested.

#### Community Plan Analysis:

The project proposal includes construction of a new 3,326-square-foot, three-level "cottage" style single dwelling unit with an attached three-car garage on a vacant 0.67-acre-lot. No development regulation deviations are proposed.

The Rancho Penasquitos Community Plan designates the site as Low Density Residential (1-5 dwelling units/ acre). The property is within the Glen's Neighborhood of the community plan and zoned RS-1-14. The site contains environmentally sensitive lands in the form of sensitive biological resources and steep hillsides.

The Neighborhood Element of the community plan identifies the Glen's Neighborhood as having a predominant architectural style of Spanish mission, Old West ranch style and Early Californian homes. The Element recommends that the existing quality of development in the area be maintained and that the scale and character of new development be compatible with the neighborhood. Surrounding developments include a variety of architectural styles including newer three level homes. The project incorporates asphalt shingle pitched roof commonly used in the homes throughout the neighborhood, and a combination of cement fiber, wood, and concrete exterior walls. To soften the street edge of the homes, the project was designed to include a porch on the second level above the garage accessed by an exterior staircase, and landscaping which includes trees consistent with neighboring street trees. The project proposal is compatible in that it meets the height limits of both the community plan and zoning code for single family homes and is consistent with the bulk and scale of the newer homes in the area. The proposed home is cut into the hillside which helps reduce the bulk and scale. As an infill project, the bulk and scale of the project is also minimized between the existing newly built 3000+square-foot single-family houses.

The Residential Element and the Urban Design Guidelines of the community plan state that new development should use creative and flexible site planning to maximize the preservation of open space and hillside areas and that existing topography should be considered to minimize impacts to hillside areas. The topographic relief of the existing terrain would minimize cut and fill slopes as cut slopes will be minimized by the construction of retaining walls. The development area would be located within the front approximate 25 percent of the lots adjacent to the street in order to minimize impacts to the environmentally sensitive lands. As conditioned by this SDP, the remainder of the parcel will be placed within a covenant of easement to protect environmentally sensitive lands. The project is consistent with this recommendation of the Residential Element.

#### Environmental Analysis:

The biology report prepared by Klutz Biological Consulting dated August 31, 2016, states that the project as currently proposed would not require mitigation and all impacts to biological resources are below the City's California Environment Quality Act (CEQA) significance thresholds. The development adheres to San Diego Municipal Code Section 143.0142(g) in that erosion control measures including retaining walls and drainage swales would be incorporated into the design for controlling or minimizing erosion. Maintenance of the erosion control devices will adhere to the Site Design Low-Impact Development Design Practices and Source Control Best Management Practices as required by the City of San Diego Storm Water Standards. Slope revegetation conforms to LDC section 142.0411, Revegetation and Erosion Control requirements by including drought-tolerant, deep-rooting species.

The proposed development is consistent with the Steep Hillside Guidelines for development within steep slopes, which allow for a 25 percent development area. The remaining 75 percent of each parcel would be placed within a covenant easement to restrict further encroachment into environmentally sensitive areas. The purpose and intent of the guidelines is to balance development

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opportunities while preserving the community's natural resources. Sensitive resources will be preserved. Therefore, the proposed development will not be detrimental to the public health, safety, and welfare.

#### CONCLUSION

The proposed construction of a 3,326-square-foot single family residence conforms to all of the development standards of the Rancho Penasquitos Community Plan and Land Development Code including structure height, setbacks, floor area ratio, landscape, and architectural design. Therefore, the development will be in conformity with the land use plan and complies with all regulations.

#### **ALTERNATIVES**

- 1. Approve Site Development Permit No 1732449, with modifications.
- 2. Deny Site Development Permit No 1732449, if the findings required to approve the project cannot be affirmed.

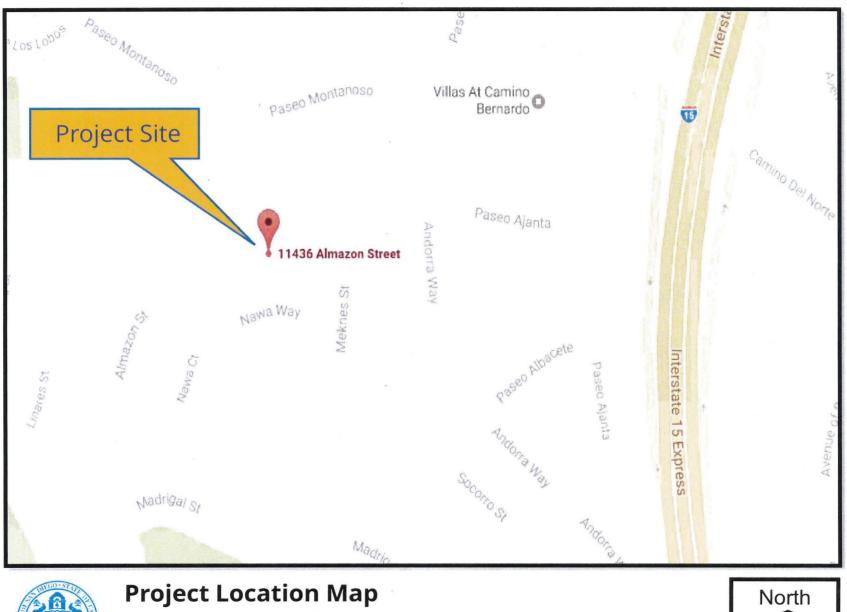
Respectfully submitted,

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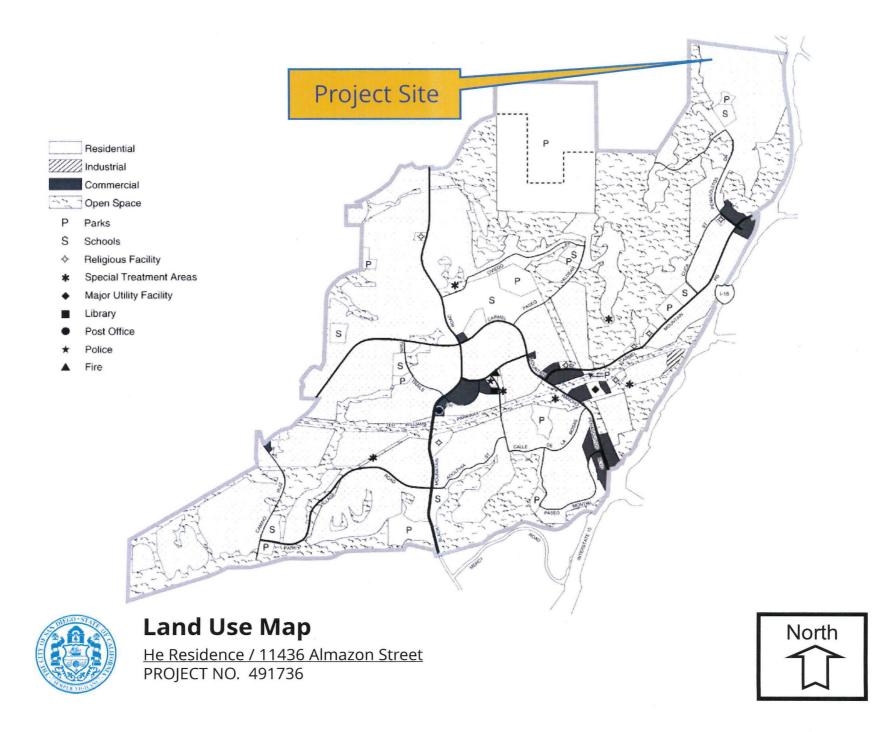
Gaetano Martedi, Development Project Manager

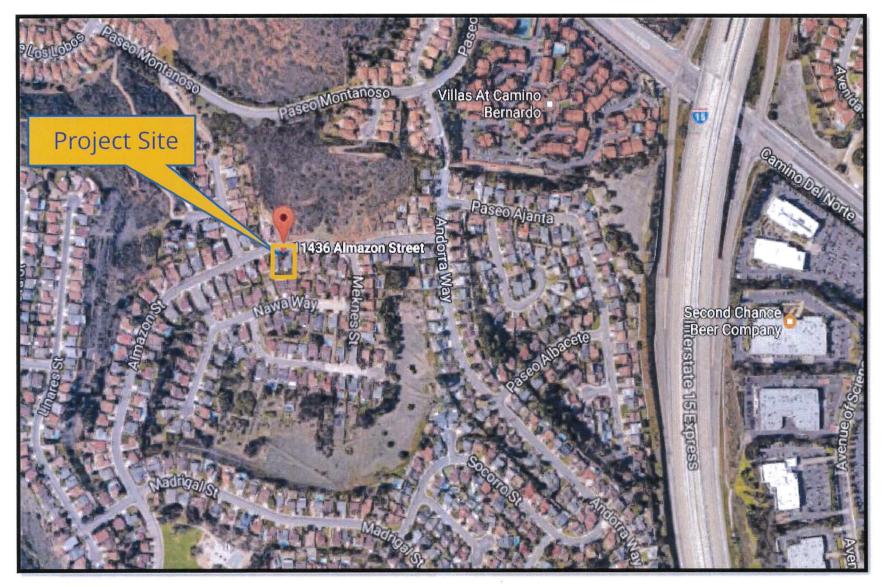
Attachments:

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



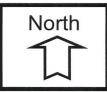
He Residence SDP/ 11436 Almazon Street PROJECT NO. 491736 ATTACHMENT 1







Aerial Photo <u>He Residence SDP / 11436 Almazon Street</u> PROJECT NO. 491736



	PROJECT DATA	SHEET		
PROJECT NAME:	HE RESIDENCE			
PROJECT DESCRIPTION:	Construction of a 3,326-square-foot single family residence with an attached 3-car garage on a single vacant lot.			
COMMUNITY PLAN AREA:	Rancho Penasquitos			
DISCRETIONARY ACTIONS:	Site Development Permit Proces	is 3		
COMMUNITY PLAN LAND USE DESIGNATION:	Low density residential at 1-5 dwelling units per acre (du/ acre) in the Rancho Penasquitos Community Plan.			
	ZONING INFORMATI	ON:		
ZONE: HEIGHT LIMIT:				
	0.67 acres			
	0.60 maximum/0.14 proposed			
SIDE SETBACK:	15 foot minimum/15 proposed 4 foot minimum/4 proposed			
STREETSIDE SETBACK:	NA			
REAR SETBACK:	10 foot minimum/10 proposed			
PARKING: ADJACENT PROPERTIES:	2 minimum/3 proposed LAND USE DESIGNATION &			
ADJACENT I KOT EKTED.	ZONE	EXISTING LAND USE		
NORTH:	RS-1-14	Residential-Single		
SOUTH:	RS-1-14	Residential-Single		
EAST:	RS-1-14	Residential-Single		
WEST:	RS-1-14	Residential-Single		
DEVIATION REQUESTED:	None			
COMMUNITY PLANNING GROUP RECOMMENDATION:	On March 8, 2017, the Rancho Penasquitos Planning Board voted 10-5-1 to recommend approval of the proposed project without recommendations.			

#### HEARING OFFICER RESOLUTION NO. \_\_\_\_\_ SITE DEVELOPMENT PERMIT NO. 1732449 HE RESIDENCE - PROJECT NO. 491736

WHEREAS, YUXIN HE and JUAN QIAO, Owners/Permittees, filed an application with the City of San Diego for a permit to construct a 3,326-square-foot, three-level, single family residence on a single vacant lot (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 1732449), on portions of a 0.67-acre-site;

WHEREAS, the project site is located at 11436 Almazon Street in the RS-1-14 Zone, the Airport Influence Area Overlay Zone (MCAS Miramar - Review Area 2), the Airport Land Use Compatibility Overlay Zone (MCAS Miramar), the Residential Tandem Parking Overlay Zone, and is within the Rancho Peñasquitos Community Plan Area and the Protected Single-Family Neighborhoods designation. of the Rancho Peñasquitos Community Plan area;

WHEREAS, the project site is legally described as: Lot 204 of Peñasquitos Glens Unit No. 4, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 6982, filed in the office of the County of San Diego recorder of San Diego County, on July 9, 1971;

WHEREAS, on March 3, 2017, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guideline Section 15303 (New Construction) 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 12, 2017, the Hearing Office of the City of San Diego considered Site Development Permit No. 1732449 pursuant to the Land Development Code of the City of San Diego; NOW, THEREFORE,

BE IT RESOLVED by the Hearing Office of the City of San Diego as follows:

That the Hearing Officer adopts the following written Findings, dated July 12, 2017.

FINDINGS:

### A. Site Development Permit Findings - Section 126.0504

# 1. THE PROPOSED DEVELOPMENT WILL NOT ADVERSELY AFFECT THE APPLICABLE LAND USE PLAN.

The proposed project constructs a three-level single-family residence on one legal lot. The vacant 0.67-acre-lot is located at 11436 Almazon Street. The Rancho Penasquitos Community Plan (RPCP) designates the site as Low Density Residential 1-5 dwelling units per acre (du/ac). The property is within the Glen's Neighborhood of the community plan and zoned RS-1-14.

The Overall Community Goals section of the RPCP states that a diversity of housing opportunities for a variety of household types should be provided while maximizing the health, safety and welfare of the community. The vacant parcel is located within a well-developed, urbanized community and is located between two developed lots. The proposed development will provide additional housing stock for the community on properties that have never been developed.

The Neighborhood Element of the community plan identifies the Glen's Neighborhood as having a predominant architectural style of Spanish mission, Old West ranch style and Early Californian homes. The Element recommends that the existing quality of development in the area be maintained and that the scale and character of new development be compatible with the neighborhood. Surrounding developments include a variety of architectural styles including newer three level homes. The project incorporates asphalt shingle pitched roof commonly used in the homes throughout the neighborhood, and a combination of cement fiber, wood, and concrete exterior walls. To soften the street edge of the homes, the project was designed to include a porch on the second level above the garage accessed by an exterior staircase, and landscaping which includes trees consistent with neighboring street trees. The project proposal is compatible in that it meets the height limits of both the community plan and zoning code for single family homes and is consistent with the bulk and scale of the newer homes in the area. The proposed home is cut into the hillside which helps reduce the bulk and scale. As an infill project, the bulk and scale of the project is also minimized between the existing newly built 3000+square-foot single-family houses.

The Residential Element of the RPCP and the Urban Design Guidelines of the General Plan state that new development should use creative and flexible site planning to maximize the preservation of open space and hillside areas and that existing topography should be considered to minimize impacts to hillside areas. Construction of retaining walls will minimize cut and fill into the existing slopes of the proposed development. The project site is entirely outlined as steep slope with Sensitive Vegetation in the form of Diegan Coastal Sage Scrub. Pursuant to Environmental Sensitive Lands (ESL) and Steep Hillside guidelines, the development area would be located within the front approximate 25 percent of the lot adjacent to the street in order to minimize impacts to the environmentally sensitive lands. As conditioned by this SDP, the remainder of the parcel will be placed within a covenant of easement to protect environmentally sensitive lands. The project is consistent with this recommendation of the Residential Element.

The Urban Design Guidelines of the General Plan also recommends that alternative building foundations be provided, that site drainage should support the natural system of drainage, and, that slope drainage systems maximize the erosion control. Site drainage will be directed away from any steep hillside area and directed onto the street. With respect to alternative foundations, stepped footings and retaining walls have been incorporated into the home design reducing hillside impacts and grading quantities. Impervious surfaces will be minimized by the incorporation of Site Design Low-Impact Development Design Practices as required by the City of San Diego Storm Water Standards.

As the project is consistent with the land use designation for low density residential development, and implements several goals and recommendations of the community plan, the proposed development will not adversely affect the applicable land use plan.

# 2. THE PROPOSED DEVELOPMENT WILL NOT BE DETRIMENTAL TO THE PUBLIC HEALTH, SAFETY, AND WELFARE.

The proposed project is the construction of a three-level single-family residence on one legal lot. The vacant 0.67-acre-lot is located at 11436 Almazon Street. The Rancho Penasquitos Community Plan designates the site as Low Density Residential (1-5 du/ ac). The property is within the Glen's Neighborhood of the community plan and zoned RS-1-14. The site contains environmentally sensitive lands in the form of sensitive biological resources and steep hillsides.

The development will meet or exceed all relevant and applicable building, electrical, mechanical, plumbing and fire code requirements. As stated in a biology report prepared for the project by Korey Klutz on August 31, 2016, the project as currently proposed would not require mitigation and all impacts to biological resources are below the City's California Environment Quality Act (CEQA) significance thresholds. The development adheres to San Diego Municipal Code Section 143.0142(g) in that erosion control measures including retaining walls and drainage swales would be incorporated into the design for controlling or minimizing erosion. Maintenance of the erosion control devices will adhere to the Site Design Low-Impact Development Design Practices and Source Control Best Management Practices as required by the City of San Diego Storm Water Standards. Proposed slope revegetation conforms to LDC section 142.0411, Revegetation and Erosion Control requirements by including drought-tolerant, deep-rooting species.

The proposed development is consistent with the Steep Hillside Guidelines for development within steep slopes, which allow for a 25 percent development area. The remaining 75 percent of each parcel would be placed within a covenant of easement to restrict further encroachment into environmentally sensitive areas. The purpose and intent of the guidelines is to balance development opportunities while preserving the community's natural resources. Sensitive resources will be preserved. 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 ALLOW ABLE DEVIATIONS PURSUANT TO THE LAND DEVELOPMENT CODE

The proposed project is the construction of a three-level single-family residence on one legal lot. The vacant 0.67-acre-lot is located at 11436 Almazon Street. The Rancho Penasquitos Community Plan designates the site as Low Density Residential (1-5 du/developable acre). The property is within the Glen's Neighborhood of the community plan and zoned RS-1-14. The site contains environmentally sensitive lands in the form of sensitive biological resources and steep hillsides.

The proposed development is consistent with the Steep Hillside Guidelines which allow for a 25 percent development area and includes requirements for site design, drainage control and maximizing the preservation of open space area. No development will occur within the steep slope areas. Drainage from the site will be directed away from any steep hillside area and directed onto the street with gutter system and underdrain pipes designed to carry surface drainage runoff. Stepped footings and retaining walls have been implemented into the design of the home reducing hillside impacts and grading quantities. Impervious surfaces will be minimized by the incorporation of Site Design Low-Impact Development Design Practices as required by the City of San Diego Storm Water Standards.

The development adheres to San Diego Municipal Code Section 143.0142(g) in that erosion control measures including retaining walls and drainage swales would be incorporated into the design for controlling or minimizing erosion. Maintenance of the erosion control devices will adhere to the Site Design Low-Impact Development Design Practices and Source Control Best Management Practices as required by the City of San Diego Storm Water Standards. Slope revegetation conforms to LDC section 142.0411, Revegetation and Erosion Control requirements by including drought-tolerant, deep-rooting species.

The project complies with all of the development regulations in effect for the site including but not limited to setbacks, landscaping, floor area ratio, height and parking. No deviations are proposed. Therefore, the proposed development complies with the applicable regulations.

#### B. Supplemental Findings--Environmentally Sensitive Lands

## 1. THE SITE IS PHYSICALLY SUITABLE FOR THE DESIGN AND SITING OF THE PROPOSED DEVELOPMENT AND THE DEVELOPMENT WILL RESULT IN MINIMUM DISTURBANCE TO ENVIRONMENTALLY SENSITIVE LANDS.

The proposed project is the construction of a three-level single-family residence on one legal lot. The vacant 0.67-acre-lot is located at 11436 Almazon Street. The site contains environmentally sensitive lands in the form of sensitive biological resources and steep hillsides.

Approximately 98 percent of the lot has slopes in excess of 25 percent. The development area would be located within the front portion of the lot adjacent to the street in order to minimize impacts to the environmentally sensitive lands. The property is allowed a maximum development footprint of 25 percent of the premise. The remainder of the lot would be placed within a covenant of easement to ensure no further encroachment. As stated in a biology report prepared for the project by Korey Klutz on August 31, 2016, the project as currently proposed would not require mitigation and all impacts to biological resources are below the City's California Environment Quality Act (CEQA) significance thresholds.

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 the construction of a three-level single-family residence on one legal lot. The vacant 0.67-acre-lot is located at 11436 Almazon Street. The site contains environmentally sensitive lands in the form of sensitive biological resources and steep hillsides. The property is within Geologic Hazard Zone 53 (low to moderate risk). An updated preliminary geotechnical investigation and an addendum to this report was prepared for the project and it concluded that remedial grading would be required to prepare the site for the proposed development and that no significant geologic or soils conditions were identified.

The development adheres to San Diego Municipal Code Section 143.0142(g) in that erosion control measures including retaining walls and drainage swales would be incorporated into the design for controlling or minimizing erosion. Maintenance of the erosion control devices will adhere to the Site Design Low-Impact Development Design Practices and Source Control Best Management Practices as required by the City of San Diego Storm Water Standards. Slope revegetation conforms to LDC section 142.0411, Revegetation and Erosion Control requirements by including drought-tolerant, deep-rooting species

## 3. THE PROPOSED DEVELOPMENT WILL BE SITED AND DESIGNED TO PREVENT ADVERSE IMPACTS ON ANY ADJACENT ENVIRONMENTALLY SENSITIVE LANDS.

The vacant 0.67-acre-lot is located at 11436 Almazon Street within a developed urbanized neighborhood. Single family residences abut this lot and adjacent lots. The proposed development would be located entirely on private property and would not encroach upon adjacent properties.

The proposed development adheres to San Diego Municipal Code Section 143.0142(f) in that drainage from the development of the site containing steep hillsides will be directed onto the street, and the remainder of the site containing steep slopes would be placed within a covenant of easement to preclude future development.

Impervious surfaces would be minimized by the incorporation of Site Design Low-Impact Development Design Practices as required by the City of San Diego Storm Water Standards. The development adheres to San Diego Municipal Code Section 143.0142(g) in that erosion control measures, including retaining walls and drainage swales, would be incorporated into the design for controlling or minimizing erosion. Maintenance of the erosion control devices will adhere to the Site Design Low-Impact Development Design Practices and Source Control Best Management Practices as required by the City of San Diego Storm Water Standards. Slope revegetation conforms to LDC section 142.0411, Revegetation and Erosion Control requirements to include drought-tolerant, deep-rooting species. The property is not within a special flood hazard area. Surface drainage would be collected on site and directed to the street gutter within the public right-of-way. Therefore, 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.

Therefore, the proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands.

# 4. THE PROPOSED DEVELOPMENT WILL BE CONSISTENT WITH THE CITY OF SAN DIEGO'S MULTIPLE SPECIES CONSERVATION PROGRAM (MSCP) SUBAREA PLAN.

The subject property is not located within the Multiple Habitat Planning Area of the City of San Diego's Multiple Species Conservation Program Subarea Plan. Therefore, the finding is not applicable.

# 5. THE PROPOSED DEVELOPMENT WILL NOT CONTRIBUTE TO THE EROSION OF PUBLIC BEACHES OR ADVERSELY IMPACT LOCAL SHORELINE SAND SUPPLY.

The subject property is located within the Rancho Penasquitos community and located approximately 11 miles from the nearest public beach or local shoreline. Therefore, the proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply.

## 6. THE NATURE AND EXTENT OF MITIGATION REQUIRED AS A CONDITION OF THE PERMIT IS REASONABLY RELATED TO, AND CALCULATED TO ALLEVIATE, NEGATIVE IMPACTS CREATED BY THE PROPOSED DEVELOPMENT.

The proposed project is the construction of a three-level single-family residence on one legal lot. The vacant 0.67-acre-lot is located at 11436 Almazon Street. The Rancho Penasquitos Community Plan designates the site as Low Density Residential (1-5 du/developable acre). The property is within the Glen's Neighborhood of the community plan and zoned RS-1-14. The site contains environmentally sensitive lands in the form of sensitive biological resources and steep hillsides.

As stated in a biology report prepared for the project by Klutz Biological consulting dated August 31, 2016, the project as currently proposed would not require mitigation. Furthermore the report denotes all impacts to biological resources are below the City's California Environment Quality Act (CEQA) significance thresholds. No new impacts would occur to other resources. Therefore, the nature and extent of mitigation required as a condition of the permit is reasonably related to, and calculated to alleviate, negative impacts created by the proposed development. BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Site Development Permit No. 1732449, is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 1732449, a copy of which is attached hereto and made a part hereof.

Gaetano Martedi Development Project Manager Development Services

Adopted on: July 12, 2017

10#: 24006731

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: 24006731

SPACE ABOVE THIS LINE FOR RECORDER'S USE

#### SITE DEVELOPMENT PERMIT NO. 1732449 HE RESIDENCE PROJECT NO. 491736 HEARING OFFICER

This Site Development Permit No. 1732449 is granted by the Hearing Officer of the City of San Diego to Yuxin He and Juan Qiao, Owners/Permittees, pursuant to San Diego Municipal Code [SDMC] section 126.0503. The 0.67-acre-site is located at 11436 Almazon Street in the RS-1-14 Zone, the Airport Influence Area Overlay Zone (MCAS Miramar - Review Area 2), the Airport Land Use Compatibility Overlay Zone (MCAS Miramar), the Residential Tandem Parking Overlay Zone, within the Rancho Peñasquitos Community Plan Area and the Protected Single-Family Neighborhoods designation zone(s) of the Rancho Peñasquitos Community Plan. The project site is legally described as: Lot 204 of Peñasquitos Glens Unit No. 4, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 6982, filed in the office of the County of San Diego recorder of San Diego County, on July 9, 1971.

Subject to the terms and conditions set forth in this Permit, permission is granted to Yuxin He and Juan Qiao, Owners/Permittees to construct a single family residence described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated July 12, 2017, on file in the Development Services Department.

The project shall include:

- a. Construction of a 3,326-square-foot, three-level, single family residence.
- b. Landscaping (planting, irrigation and landscape related improvements);
- c. Off-street parking; 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, 2020.

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 Owners/Permittees 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 Owners/Permittees 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 Owners/Permittees 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 Owners/Permittees shall secure all necessary building permits. The Owners/Permittees 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 Owners/Permittees 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 Owners/Permittees shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" conditions(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo, and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

10. The Owners/Permittees 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 Owners/Permittees of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owners/Permittees 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, Owners/Permittees 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 Owners/Permittees 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 Owners/Permittees shall not be required to pay or perform any settlement unless such settlement is approved by Owners/Permittees.

#### **CLIMATE ACTION PLAN REQUIREMENTS:**

11. The Owners/Permittees 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."

12. The Climate Action Plan strategies as identified on Exhibit "A" shall be enforced and implemented to the satisfaction of the Development Services Department.

#### **ENGINEERING REQUIREMENTS:**

13. The project proposes to export 786 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"), 2015 edition and Regional Supplement Amendments adopted by Regional Standards Committee.

14. The drainage system proposed for this development, as shown on the site plan, is private and subject to approval by the City Engineer.

15. Prior to the issuance of any building permits, the Owners/Permittees 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.

16. Prior to the issuance of any building permits, the Owners/Permittees shall assure, by permit and bond, the construction of a current City Standard 16-foot wide driveway, adjacent to the site on Almazon Street, satisfactory to the City Engineer.

17. Prior to the issuance of any construction permits, the Owners/Permittees 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.

18. Prior to the issuance of any construction permit the Owners/Permittees 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.

#### LANDSCAPE REQUIREMENTS:

19. Prior to issuance of any engineering permits for grading, the Owners/Permittees shall submit complete construction documents for the revegetation and hydroseeding of all disturbed land in accordance with the City of San Diego Landscape Standards, Stormwater Design Manual, and to the satisfaction of the Development Services Department. All plans shall be in substantial conformance to this permit (including Environmental conditions if any) and Exhibit "A," on file in the Office of the Development Services Department.

20. Prior to issuance of any engineering permits for right-of-way improvements, the Owners/Permittees shall submit complete landscape construction documents for right-of-way improvements to the Development Services Department for approval. Improvement plans shall show, label, and dimension a 40-square-foot area around each tree which is unencumbered by utilities. Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees.

21. Prior to issuance of any construction permits for structures the Owners/Permittees shall submit complete landscape and irrigation construction documents consistent with the Landscape Standards 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 show, label, and dimension a 40-square-foot area around each tree that is unencumbered by hardscape and utilities unless otherwise approved per LDC 142.0403(b)5.

22. The Owners/Permittees shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, consistent with the

Landscape Standards unless long-term maintenance of said landscaping will be the responsibility of a Landscape Maintenance District or other approved entity.

23. 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.

24. 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, the Owners/Permittees shall repair and/or replace in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or Certificate of Occupancy.

#### BRUSH MANAGEMENT PROGRAM REQUIREMENTS:

25. Prior to issuance of any construction permits, a complete set of Brush Management Construction Documents shall be submitted for approval to the Development Services Department. The construction documents shall be in substantial conformance with Exhibit "A" the Land Development Manual, Landscape Standards; and the Land Development Code, Landscape Regulations Section 142.0412.

26. The Brush Management Program shall be based in a standard Zone One of 35 feet measured from the rear of the structure toward the native/naturalized vegetation and a corresponding Zone Two 65 feet between the outer edge of Zone One and the undisturbed native/naturalized vegetation.

27. Within Zone One, combustible accessory structures (including, but not limited to decks, trellises, gazebos, etc.) shall not be permitted while non-combustible accessory structures may be approved within the designated Zone One area subject to Fire Marshall and Development Services Department approval.

28. The following note shall be provided on the Brush Management Construction Documents: "It shall be the responsibility of the Permittee to schedule a pre-construction meeting on-site with the contractor and the Development Services Department to discuss and outline the implementation of the Brush Management Program."

29. In Zone One, plant material shall be selected to visually blend with the existing hillside vegetation. No invasive plant material shall be permitted as jointly determined by the Landscape Analysis Section [LAS] and the Environmental Analysis Section [EAS].

30. The Owners/Permittees shall ensure that all proposed landscaping, especially landscaping adjacent to native habitat and/or MHPA, shall not include exotic plant species that may be invasive to native habitats. Plant species found within the California Invasive Plant Council's (Cal-IPC) Invasive Plant Inventory and the City of San Diego's Land Development Manual, Landscape Standards are prohibited.

31. Prior to issuance of any Engineering Permits for grading, landscape construction documents required for the engineering permit shall be submitted showing the brush management zones on the property in substantial conformance with Exhibit "A."

#### PLANNING REQUIREMENTS:

32. 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 by the appropriate City decision maker in accordance with the SDMC.

33. Prior to the issuance of any construction permit, the Owners/Permittees shall execute a covenant of easement recorded against title to the affected premises and executed in favor of the City. The Owner/Permittee shall draft the covenant of easement as follows: a) To contain a description of the premises affected by the permit with a description of the development are and the environmentally sensitive lands that will be preserved (i.e. steep hillsides); b) To impart notice to all persons to the extent afforded by the recording by the recording laws of the state regarding the restrictions affecting the use of the environmentally sensitive lands covered by the permit; c) To insure that the burdens of the covenant shall be binding upon, and the benefits of the covenant shall inure to, all successors in interest to the affected premises; and d) To ensure enforceability of the covenant of easement by the City.

34. 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 Owners/Permittees.

35. All signs associated with this development shall be consistent with sign criteria established by either the approved Exhibit "A" or City-wide sign regulations.

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

#### **INFORMATION ONLY:**

- The issuance of this discretionary 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 12, 2017 and HO-XXXXX.

Site Development Permit No. 1732449 Date of Approval: July 12, 2017

#### AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Gaetano Martedi 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.

By \_\_\_\_\_ Yuxin He Owner/Permittee

By \_\_\_\_\_ Juan Qiao Owner/Permittee

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

#### NOTICE OF EXEMPTION

#### (Check one or both)

- TO: X Recorder/County Clerk P.O. Box 1750, MS A-33 1600 Pacific Hwy, Room 260 San Diego, CA 92101-2400
  - Office of Planning and Research 1400 Tenth Street, Room 121 Sacramento, CA 95814

Project Name: HE RESIDENCE SDP

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

Project No. / SCH No.: 491736

Project Location-Specific: 11436 Almazon Street, San Diego, CA 92129

Project Location-City/County: San Diego/San Diego

Description of nature and purpose of the Project: A Site Development Permit (SDP) for construction of a new 3,326-square-foot three level single dwelling unit with an attached three car garage on vacant land. Also, a new 18-foot wide, 30-foot long driveway from Almazon Street, curb to garage would be constructed. The proposed project is addressed at 11436 Almazon Street, San Diego, CA 92129. The project site is located within the RS-1-14 Zone, the Airport Influence Area Overlay Zone (MCAS Miramar - Review Area 2), the Airport Land Use Compatibility Overlay Zone (MCAS Miramar), the Residential Tandem Parking Overlay Zone, and is within the Rancho Peñasquitos Community Plan Area and the Protected Single-Family Neighborhoods designation, Council District 5. The proposed project would not significantly impact any sensitive habitat species that would require mitigation. The project complies with all height and bulk regulations and is located on a site that is currently developed with all public utilities in place to serve the residence.

Name of Fublic Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Yuxin He, 9135 Judicial Drive, Apt. 3224, San Diego, CA 858-243-9410

#### Exempt Status: (CHECK ONE)

- () Ministerial (Sec. 21080(b)(1); 15268);
- () Declared Emergency (Sec. 21080(b)(3); 15269(a));
- () Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
- (X) Categorical Exemption: Section 15303, New Construction
- () Statutory Exemptions:

Reasons why project is exempt: The City of San Diego determined that the project would qualify to be categorically exempt from CEQA pursuant to Section 15303 (New Construction). Section 15303 allows for construction and location of limited numbers of new, small facilities, or structures. Since the project proposed is construction of one single-family residence, complies with all height and bulk regulations, and is located on a site that is currently developed with all public utilities in place to serve the residence the exemption is appropriate. Furthermore, the exceptions listed in CEQA Section 15300.2 would not apply because no cumulative impacts were identified; no significant effects on the environment were identified; the project is not adjacent to a scenic highway; nor is the project identified on a list of hazardous waste sites pursuant to Section 65962.5 of the Government Code.

## ATTACHMENT 7

Lead Agency Contact Person: Courtney Holowach

Telephone: (619) 446-5187

If filed by applicant:

- 1. Attach certified document of exemption finding.
- 2. Has a notice of exemption been filed by the public agency approving the project? ( ) Yes ( ) No

It is hereby certified that the City of San Diego has determined the above activity to be exempt from CEQA

SENIOR PLANNER ature/Title

3/21/2017

Check One: (X) Signed By Lead Agency ( ) Signed by Applicant

Date Received for Filing with County Clerk or OPR:

		-	
	Gal	192	
Statistics.			
	Cherry and		

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

#### THE CITY OF SAN DIEGO

# Community Planning Committee Distribution Form Part 2

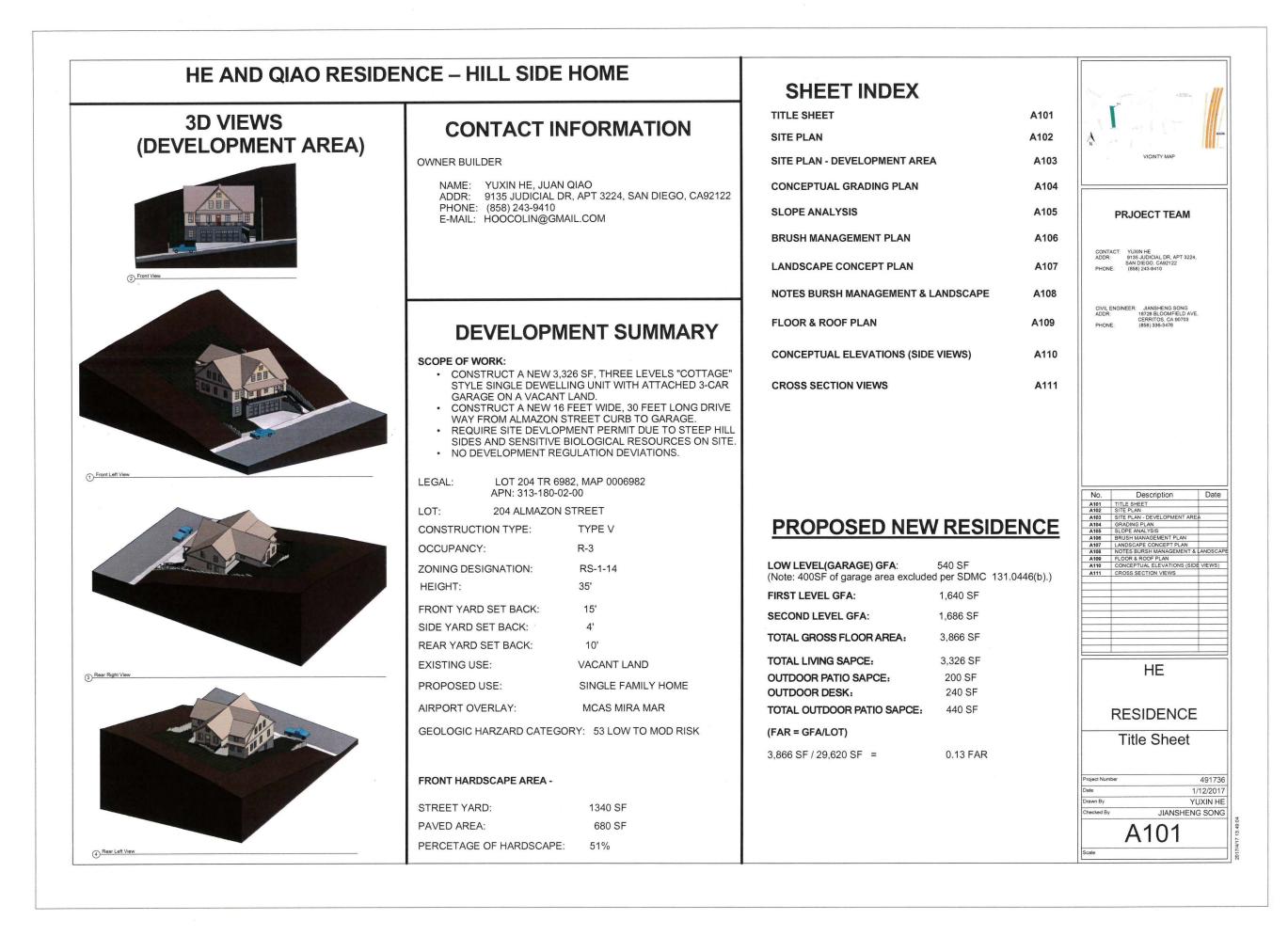
Project Name:		Project Number:		Distribution Date:		
He Residence SDP			491736		07/05/2016	
Project Scope/Location: RANCHO PENASQUITOS: (Process 3) Site Developm on a single lot. The 0.67-acre site is located at 11436 Community Plan area within Council District 5.						
Applicant Name: YUXIN HE				Applicant F	Phone Number:	
Project Manager:	Project Manager: Phone Numb		: 1	Fax Number:	E-mail Address:	
Edith Gutierrez	(61	9) 446-514	7 (	619) 446-5245	EGutierrez@sandiego.gov	
Committee Recommendations (To be completed for WENT PERMIT FOR PROJECT NUMBE RESIDENCE OF 3,326 SQUARE FEET DIEGO, CA 92129,	r Initi 12 4 5 LO	ial Review): 91736 CATED &	Mor FOR	NON 15 to Al A THREE ST 436 ALMA	PROVE & SITE DEVELOP- ORY SINGLE FAMILY & ZON STRUET, SAN	
Vote to Approve		Members	Yes	Members No 5	Members Abstain	
Vote to Approve With Conditions Listed Below		Members	Yes	Members No	Members Abstain	
Vote to Approve With Non-Binding Recommendations Listed Bel	low	Members	Yes	Members No	Members Abstain	
Uvote to Deny		Members	Yes	Members No	Members Abstain	
No Action (Please specify, e.g., Need further info quorum, etc.)	ormat	tion, Split vo	ote, L	ack of	Continued	
CONDITIONS: NONE						
NAME: THOMAS GLARK			TITLE: CH	TITLE: CHAIR, LAND USE COMMITTE		
SIGNATURE: MACH			DATE: MARCH 8,2017			
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 o Upon request, this information is av						

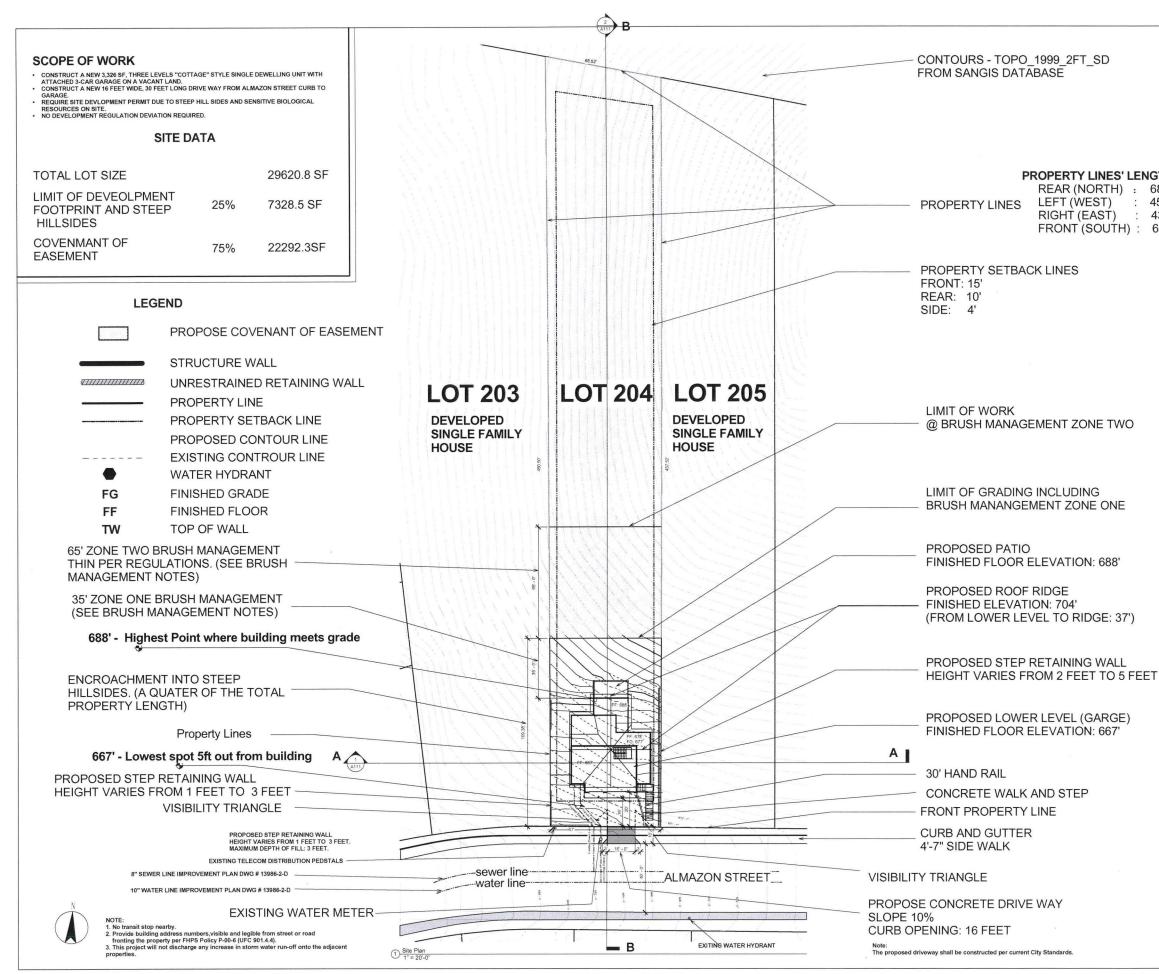
City of San Diego Development Services 1222 First Ave., MS-302 San Diego, CA 92101			C	om	munity Planning Committee
THE CITY OF SAN DIEGO			Distri	bu	tion Form Part 1
Project Name:		Proj	ect Number:		Distribution Date:
He Residence SDP			491736		07/05/2016
Project Scope/Location: RANCHO PENASQUITOS: (Process 3) Site Development Permit for ESL to construct a 4,266 square-foot single dwelling unit on a single lot. The 0.67-acre site is located at 11436 Almazon Street in the RS-1-14 zone(s) of the Rancho Penasquitos Community Plan area within Council District 5.					
Applicant Name:			Applicant Phone	e Nur	nber:
Project Manager:	Phone Number	r:	Fax Number:	E-r	nail Address:
Edith Gutierrez	(619) 446-51	47	(619) 446-5245	EG	utierrez@sandiego.gov
Attach Additional Pages If Necessary.	Projec City of Develo 1222 F	f San D opment First Av	agement Division	nt	
Printed on recycled paper. Upon request, this informatic					
	(01-12	2)			

City of San Diego Development Services 1222 First Ave., MS-302 San Diego, CA 92101 (619) 446-5000	Ownership Disclosure Statemen
Approval Type: Check appropriate box for type of approval (s) requeste Neighborhood Development Permit X Site Development Permit Variance Tentative Map Vesting Tentative Map Map Wa	Planned Development Permit Conditional Use Permit
Project Title HE AND QIAO'S RESIDENCE	Project No. For City Use Only 491736
Project Address: 11436 ALMAZON ST, SAN DIEGO, CA92129	
• Part I - To be completed when property is held by Individual(	s)
below the owner(s) and tenant(s) (if applicable) of the above referenced who have an interest in the property, recorded or otherwise, and state the individuals who own the property). <u>A signature is required of at least on</u> rom the Assistant Executive Director of the San Diego Redevelopment A Development Agreement (DDA) has been approved / executed by the Manager of any changes in ownership during the time the application is	ge that an application for a permit, map or other matter, as identified with the intent to record an encumbrance against the property. Please list I property. The list must include the names and addresses of all persons a type of property interest (e.g., tenants who will benefit from the permit, all <u>e of the property owners</u> . Attach additional pages if needed. A signature Agency shall be required for all project parcels for which a Disposition and City Council. Note: The applicant is responsible for notifying the Project being processed or considered. Changes in ownership are to be given to the subject property. Failure to provide accurate and current ownership
Name of Individual (type or print):	Name of Individual (type or print):
YUXIN HE X Owner Tenant/Lessee Redevelopment Agency	JUAN QIAO
Street Address: 9135 JUDICIAL DR, APT 3224 City/State/Zip:	Street Address: 9135 JUDICIAL DR, APT 3224 City/State/Zip:
SAN DIEGO, CA 92122           Phone No:         Fax No:           858-243-9410         Fax No:	SAN DIEGO, CA 92122           Phone No:         Fax No:           858-245-0105         Fax No:
Signature: Date: XMAE May 19,2016	Signature: Date: Juan Riao , 05/19/2016
Name of Individual (type or print):	Name of Individual (type or print):
Owner Tenant/Lessee Redevelopment Agency	Owner Tenant/Lessee Redevelopment Agency
Street Address: City/State/Zip:	Street Address: City/State/Zip:
Phone No: Fax No:	Phone No: Fax No:
Signature : Date:	Signature : Date:

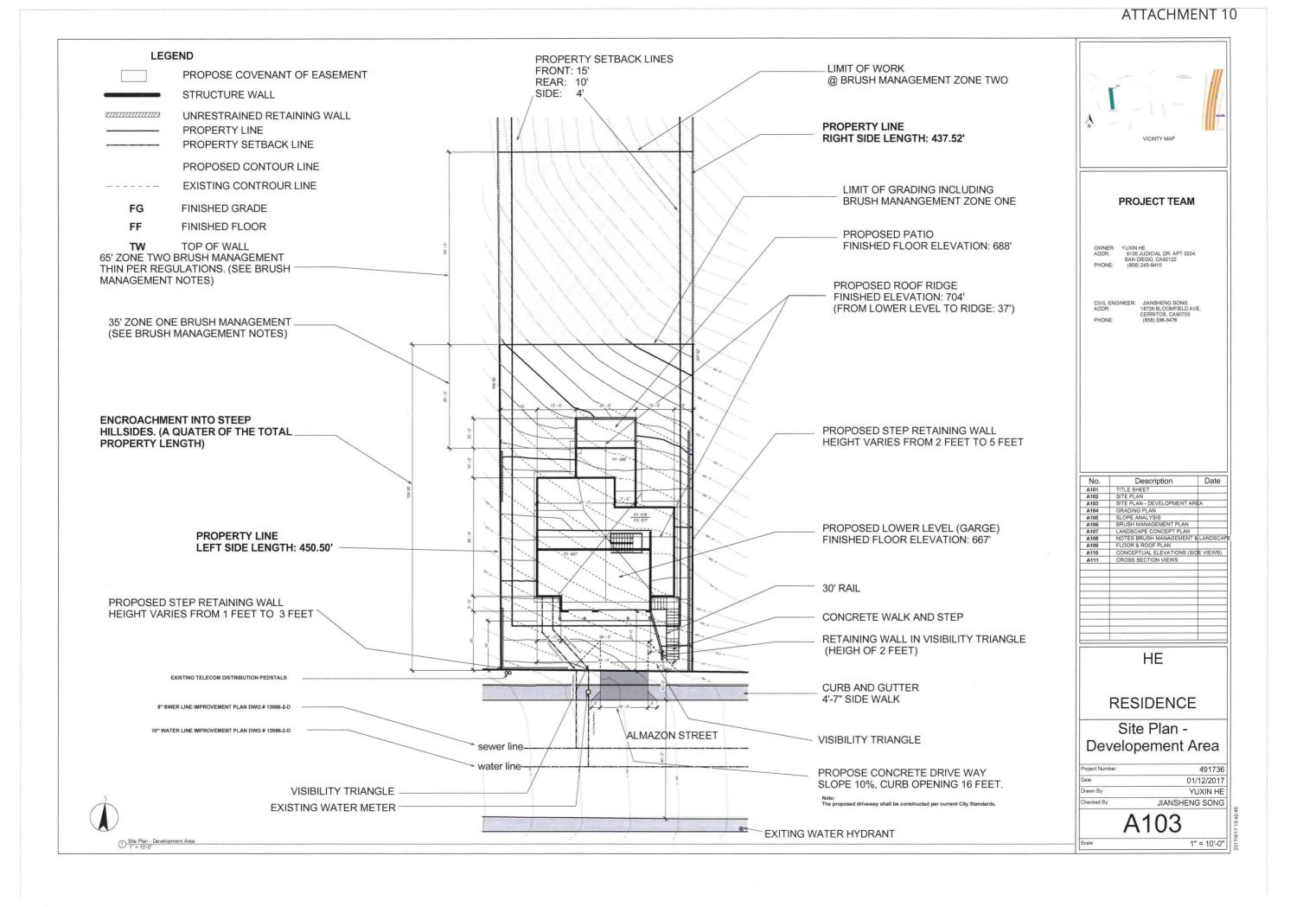
Printed on recycled paper. Visit our web site at <u>www.sandiego.gov/development-services</u> Upon request, this information is available in alternative formats for persons with disabilities.

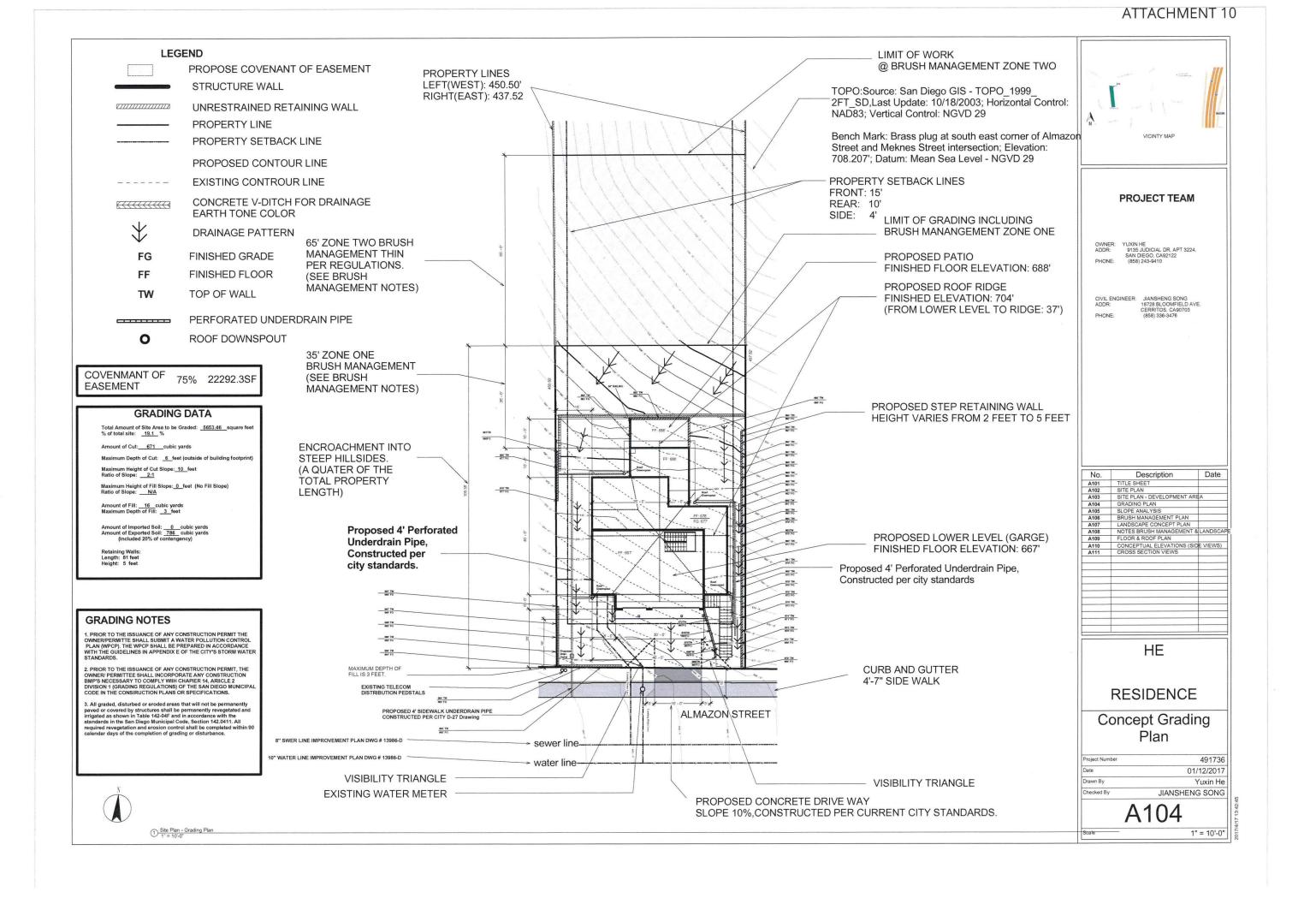
DS-318 (5-05)

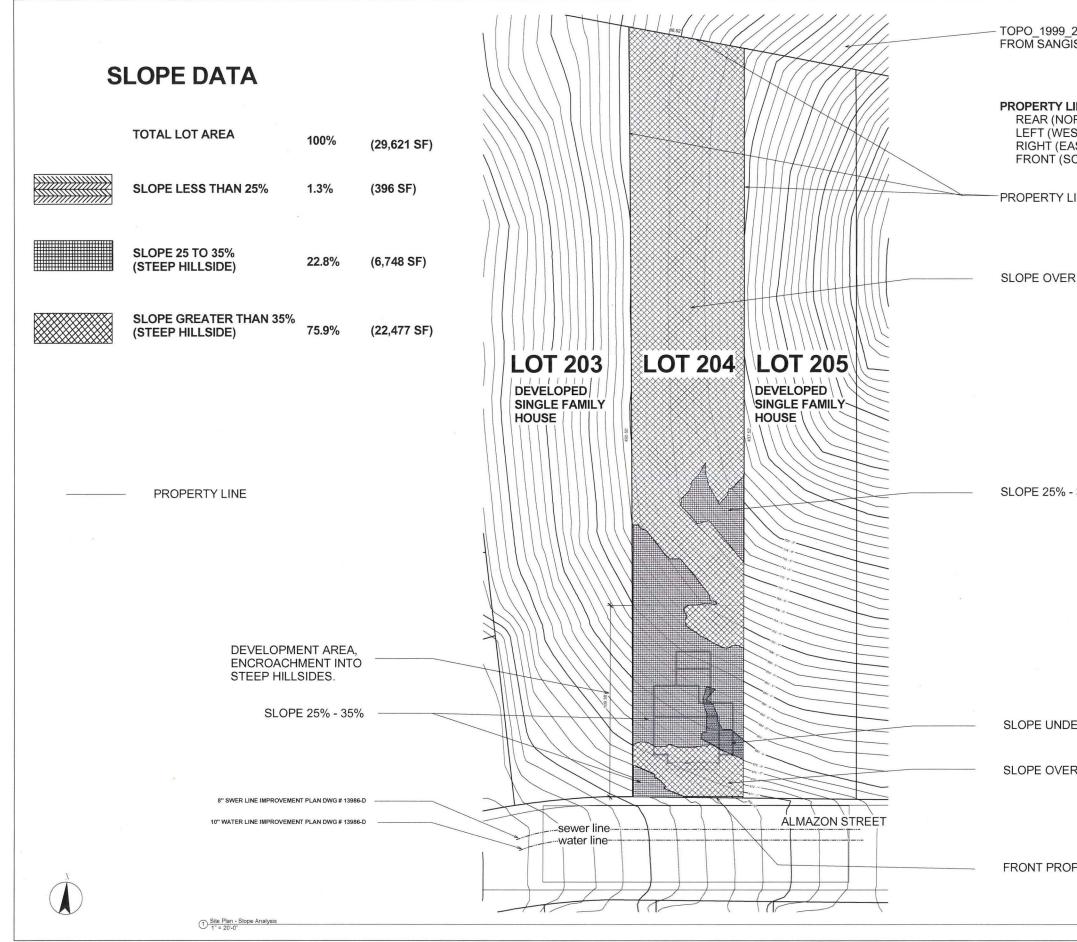




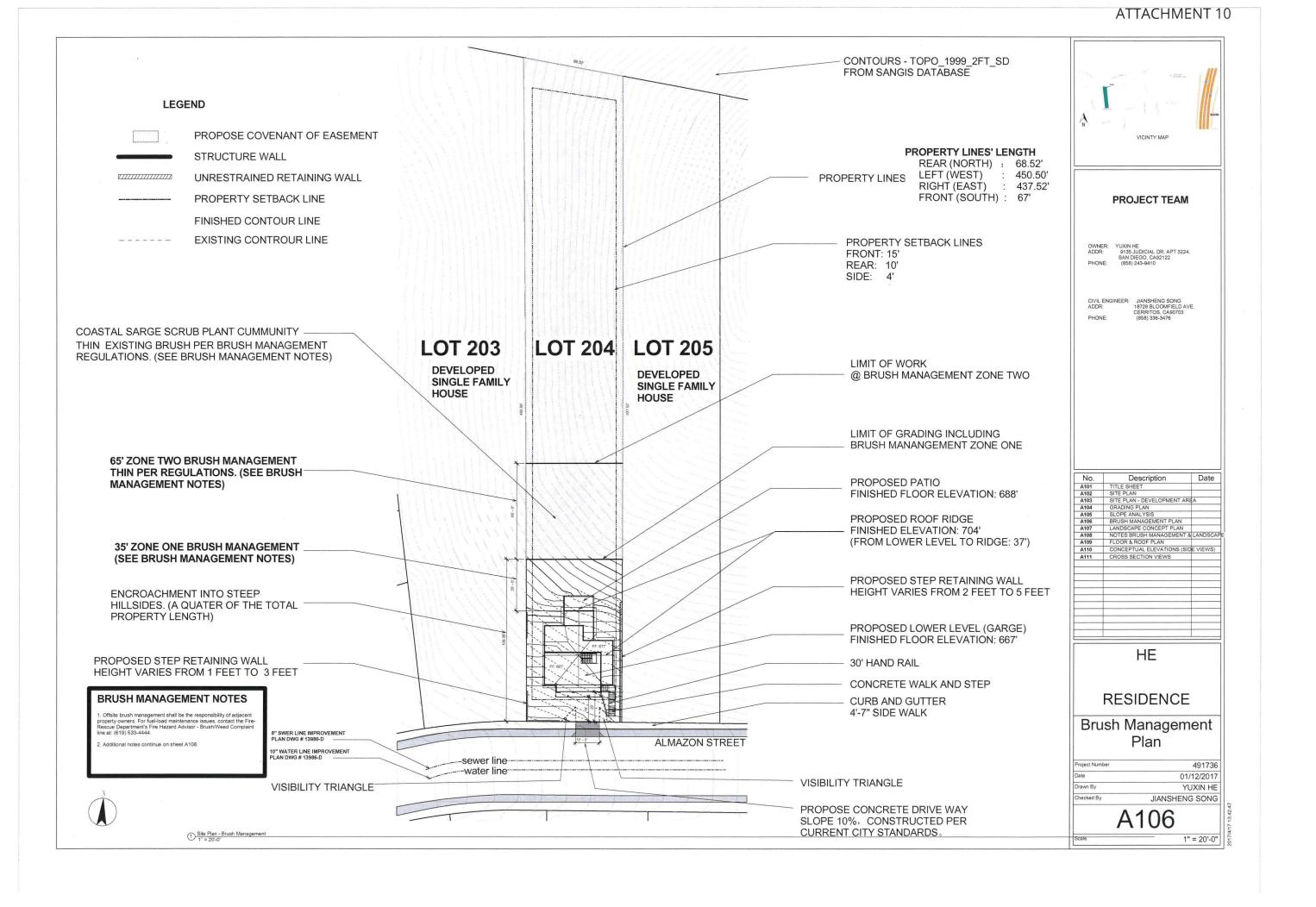
# **ATTACHMENT 10** A VICINTY MAP PROPERTY LINES' LENGTH REAR (NORTH) : 68.52' 450.50 : : 437.52' **PROJECT TEAM** FRONT (SOUTH) : 67' OWNER: ADDR: YUXIN HE 9135 JUDICIAL DR, APT 3224, SAN DIEGO, CA92122 (858) 243-9410 PHONE CIVIL ENGINEER: JIANSHENG SONG ADDR: 18728 BLOOMFIELD AVE, CERRITOS, CA90703 PHONE (858) 336-3476 Date No. Description A101 A102 A103 TE SHEET SITE PLAN SITE PLAN - DEVELOPMENT AREA GRADING PLAN SLOPE ANALYSIS BRUSH MANAGEMENT PLAN A104 A104 A105 A106 A107 LANDSCAPE CONCEPT PLAN A107 LANDSCAPE CONCEPT PLAN A108 NOTES BRUSHNEAPT & LANDSCAPE A109 FLOOR & ROOF PLAN A110 CONCEPTUAL ELEVATIONS (SIDE VIEWS) A111 CROSS SECTION VIEWS HE RESIDENCE Site Plan Project Number 491736 01/12/2017 Drawn By YUXIN HE JIANSHENG SONG necked By A102 Scale 1" = 20'-0"

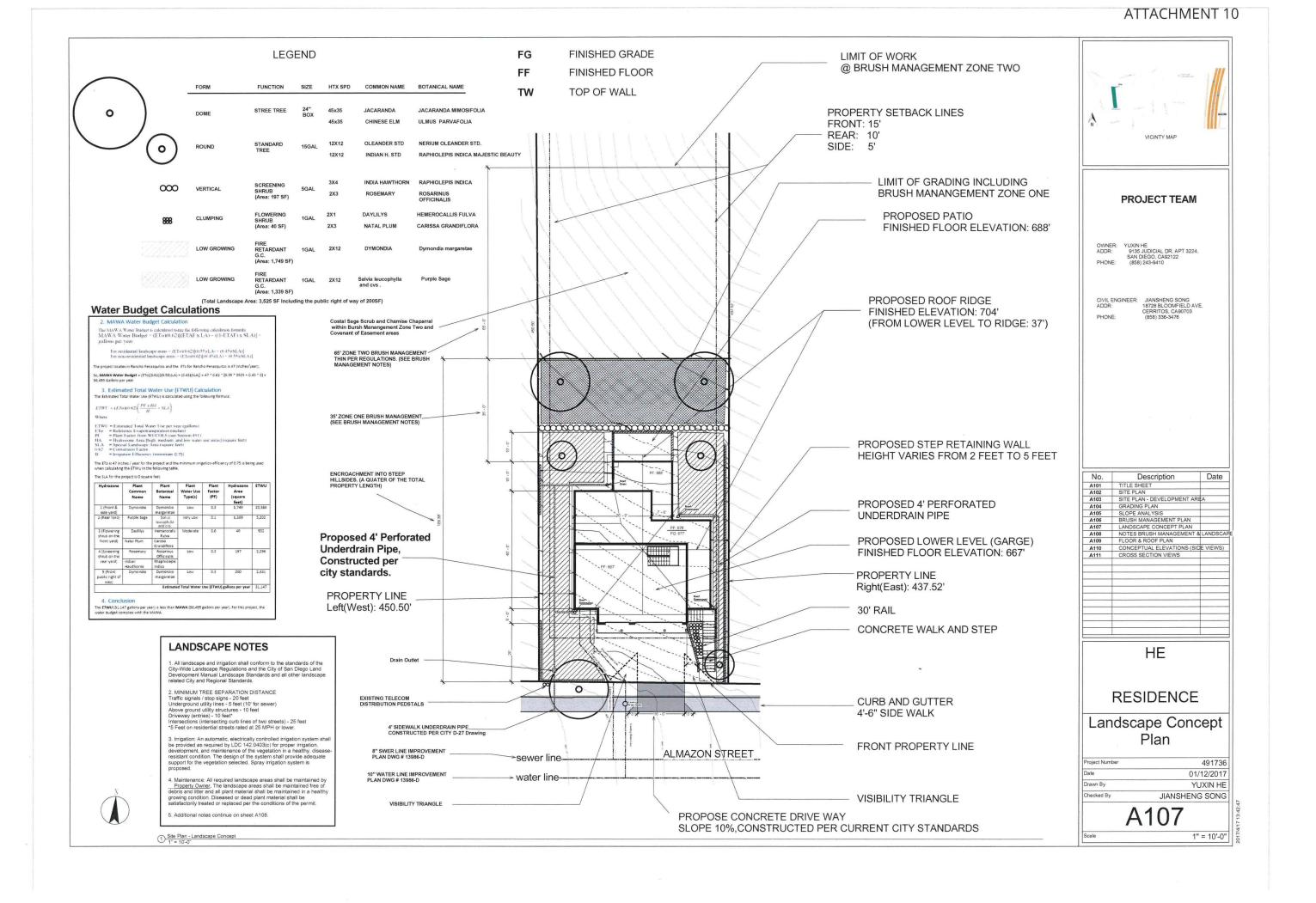






	ATTACHMENT 10
_2FT_SD GIS DATABASE LINES' LENGTH	
ORTH) : 68.52' EST) : 450.50' :AST) : 437.52' SOUTH) : 67'	
LINES	PROJECT TEAM
R 35%	OWNER: YUXIN HE ADDR: 9135 JUDICIAL DR. APT 3224, SAN DIEGO, CA92122 PHONE: (858) 243-9410
	CIVIL ENGINEER: JIANSHENG SONG ADDR: 18728 BLOOMFIELD AVE, CERRITOS, CA90703 PHONE: (858) 336-3476
- 35%	No.         Description         Date           A101         TITLE SHEET         A103         SITE PLAN           A103         SITE PLAN - DEVELOPMENT AREA .         A103         SITE PLAN - DEVELOPMENT AREA .           A104         GRADING PLAN         A105         SLOPE ANALYSIS         A106         BRUSH MANAGEMENT PLAN           A105         SLOPE ANALYSIS         A106         NOTES BRUSH MANAGEMENT PLAN         A107         LANDSCAPE CONCEPT PLAN           A106         BRUSH MANAGEMENT PLAN         A107         LANDSCAPE CONCEPT PLAN         A109         FLOOR & ROF PLAN
	A110 CONCEPTUAL ELEVATIONS (SIDE VIEWS) A111 CROSS SECTION VIEWS
	HE
DER 25%	
ER 35%	RESIDENCE Slope Analysis
OPERTY LINE	Project Number         491736           Date         01/12/2017           Drawn By         YUXIN HE           Checked By         JIANSHENG SONG           A105         Scale
	Scale 1" = 20'-0"





#### **BRUSH MANAGEMENT NOTES**

1. GENERAL MAINTENANCE - REGULAR INSPECTIONS AND LANDSCAPE MAINTENANCE ARE NECESSARY TO MINIMIZE THE POTENTIAL DAMAGE OR LOSS OF PROPERTY FROM BRUSH FIRES AND OTHER NATURAL HAZARDS SUCH AS EROSION AND SLOPE FAILURE. BECAUSE EACH PROPERTY IS UNIQUE ESTABLISHING

A PRECISE MAINTENANCE SCHEDULE IS NOT FEASIBLE FOR EFFECTIVE FIRE AND WATERSHED MANAGEMENT, HOWEVER, PROPERTY OWNERS

A PREVENE WAINTERNANCE SCHEDULETS NOT PREVANCE ACCORDING TO EACH BRUSH MANAGEMENT ZONE: ZONE 1: YEAR-ROLIND MAINTENANCE ACCORDING TO EACH BRUSH MANAGEMENT ZONE: ZONE 1: YEAR-ROLIND MAINTENANCE ACCORDING TO EACH BRUSH MANAGEMENT ZONE: ZONE 1: YEAR-ROLIND MAINTENANCE SCHULENT SCRUB, AND COASTAL SAGE-CHAPARRAL HABTATS FROM MARCH 11 THROUGH AUGUST 15, EXCEPT WHERE DOCUMENTI TO THE SUTSCILLENT SCRUB, AND COASTAL SAGE-CHAPARRAL HABTATS FROM MARCH 11 THROUGH AUGUST 15, EXCEPT WHERE DOCUMENTI TO THE SUTSCILLENT SCRUB, AND COASTAL SAGE-CHAPARRAL HABTATS FROM MARCH 11 THROUGH AUGUST 15, EXCEPT WHERE DOCUMENTI TO THE SUTSCILLENT SCRUB, AND MAINTENANCE MAINT SUBAREA PLAN

2. BRUSH MANAGEMENT ZONE 1- THIS IS THE MOST CRITICAL AREA FOR FIRE AND WATERSHED SAFETY. ALL ORNAMENTAL PLANTINGS SHOULD BE KEPT WELL WATERED AND ANY IRRIGATION RUN-OFF SHOULD DRAIN TOWARD THE STREET. RAIN QUITTERS AND DRAINAGE PIESS SHOULD BE CLEANED REQUARLY AND ALL LEAVES REMOVED FORM THE ROOT BEFORE FIRE SEASON BEGINS, ALL PLANTINGS, PARTICULARLY NON-RINGATED NATIVES AND LARGE TREES SHOULD BE REGULARLY PRUNED TO ELIMINATE DEAD FUELS. TO REDUCE EXCESSIVE FUEL ADN TO PROVIDE ADEQUATE SPACE BETTWEEN PLANTS AND STRUCTURES

3. BRUSH MANAGEMENT ZONE 2 - SEASONAL MAINTENANCE IN THIS ZONE SHOULD INCLUDE REMOVAL OF DEAD WOODY PLANTS, ERADICATIONS OF WEEDY SPECIES AND PERIODIC PRUNING AND THINNING OF THEES AND SHRUBS, REMOVAL OF WEEDS SHOULD NOT BE DONE WITH HAND TOOLS SUCH HOES, AS THESE DISTURBS VALUABLE SOIL. THE OF WEED TRIMMERS OR OTHER TOOLS WITHCH RETAIN SHORT STUBBLE THAT PROTECTS THE SOIL IS RECOMMENDED. NATIVE SHRUBS SHOULD BE PRUNED IN THE SUMMER AFTER THE MAJOR PLANT GROWTH OCCURS. WELL PRUNED HEALTHY SHRUBS SHOULD TYPICALLY REQUIRE SEVERAL YEARS BUILD UF SCESSIVE LIVE AND DEAD FUEL ON SLOPES ALL DRAINAGE DEVICES MUST BE KEPT CLEAR. RE-INSPECT AFTER EACH MAJOR STORM SINCE MINOR SOIL SLIPS CAN BLOCK DRAINS. VARIOUS GROUND COVERS SHOULD BE PERIODICALLY SHEARED AND THATCH HER/OVED. DISEASED AND DEAD WOLD SHOULD BE PRUNED FROM TREES. FERTILIZING TREES AND SHRUBS IS NOT TYPICALLY RECOMMENDED AS THIS MAY STIMULATE EXCESSIVE UROWTH.

4. LONG-TERM MAINTENANCE RESPONSIBILITY - ALL LANDSCAPING/BRUSH MANANGEMENT WITHIN BRUSH MANAGEMENT ZONE(S) AS SHOWN ON THE PLAN SHALL BE THE RESPONSIBILITY OF THE OWNER. THE BURSH MANAGEMENT ZONE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN HEALTHY GROWING CONDITIONS.

5. LOT 204 IS PART OF A SUBDIVISION APPROVED PRIOR TO NOVEMBER 15, 1989 (TR 6982, MAP 0006982), AND THEREFOR WILL NOT BE REQUIRED TO PROVIDE ZONE ON A 4:1 SLOPE. THE EXISTING 3:1 SLOPE SHALL BE CLEARED AND REVEGETATED CONSISTENT WITH ZONE ONE CRITERIA TO INCLUDE: LOW-FUEL AND FIRE RESISTIVE DROUGHT TOLERANT NON-INVASIVE SPECIES LESS THAN 4F IN HEIGHT ONLY WITH THE EXCEPTION OF

6. BRUSH MANAGEMENT ZONE 2 SHALL BE THINNED IN ACCORDANCE WITH THE BRUSH MANAGEMENT REGULATIONS AND GUIDE LINES.

7. BIO REPORT - REFER TO FINAL BIOLOGICAL RESOURCES REPORT ALMAZON STREET PROPERTY, SAN DIEGO, CA LDR NO. 6107, APRIL 2003,

#### IRRIGATIONS

INRUSA HIDRS. BRUSH MANAGEMENT ZONE ONE, SIDE YARDS AND STREET YARDS SHALL PROVIDED A FULLY AUTOMATIC BELOW GRADE IRRIGATION SYSTEM INCORPORATIONG MICRO ROTORS AND DRIP TECHNOLOGY. NO IRRIGATION IS ALLOWED IN ZONE TWO OR THE PRESERVED

BRUSH MANGEMENT PRE-CONSTRUCTION MEETING: A PRE-CONSTRUCTION MEETING SHALL BE HELD WITH THE CITY'S LANDSCAPE INSPECTOR PRIOR TO IMPLEMENTING THE BRUSH MANAGMENT PROGRAM

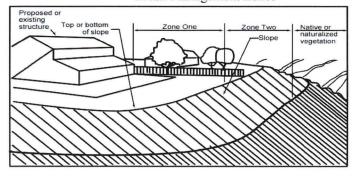
DEVELOPMENT AREA: DEVELOPMENT PERMIT OR SITE DEVELOPMENT PERMIT EROSION CONTROL MEASURES ARE NOT SUBJECT TO THE 25 PERCENT DEVELOPMENT AREA LIMIT AS LONG AS THEY DO NOT IMPACT SENSITIVE BIOLOGICAL RESOURCES AND ARE NOT LOCATED WITHIN THE DELINEATED VIEWSHED AREAS OF MAP DRAWING NO. C-720.

#### Table 142-04H **Brush Management Zone Width Requirements**

Criteria		
	Zone Widths	
Zone One Width	35 ft.	
Zone Two Width	65 ft.	

#### Diagram 142-04E

#### Brush Management Zones



#### LANDSCAPE STANDARD

#### SECTION III: BRUSH MANAGEMENT

#### 3-1 BRUSH MANAGEMENT - DESCRIPTION

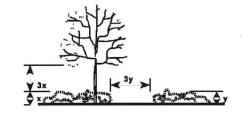
Fire safety in the landscape is achieved by reducing the readily flammable fuel adjacent to structures. This can be accomplished by pruning and thimning of native and naturalized vegetation, revegetation with low fuel volume plantings or a combination of the two. Implementing brush management in an environmentally appropriate manner requires a reduction in the amount and continuity of highly flammable fuel while maintaining plant coverage for soil protection. Such a transition will minimize the visual, biological and erosion impacts while reducing the risks of wildland fires.

#### 3-2 BRUSH MANAGEMENT - REOUREMENTS

3.2-1 Basic requirements - All Zones

- 3.2-1.01 For zone two, plants shall not be cut below six inches.
- 3.2-1.02 Debris and trimmings produced by thinning and pruning shall be removed from the site or if left, shall be converted into mulch by a chipping machine and evenly dispersed, non-irrigated, to a maximum depth of 6 inches.
- 3.2-1.03 Trees and large tree form shrubs (e.g., Oaks, Sumac, Toyon) which are being retained shall be pruned to provide clearance of three times the height of the under story plant material or six feet whichever is higher (Figure 3-1). Dead and excessively twiggy growth shall also be removed.

FIGURE 3-1 PRUNING TREES TO PROVIDE CLEARANCE FOR BRUSH MANAGEMENT



3.2-1.04 All plants or plant groupings except cacti, succulents, trees and tree-form shrubs shall be separated by a distance three times the height of the tallest adjacent plants (Figure 3-1).

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- 3.2-1.05 Maximum coverage and area limitations as stated herein shall not apply to indigenous native tree species (i.e., Pinus, Quercus, Platanus, Salix and Populus).
- 3.2-2 Zone 1 Requirements All Structures
  - 3.2-2.01 Do not use, and remove if necessary, highly flammable plant materials (see Appendix "B").
  - 3.2-2.02 Trees should not be located any closer to a structure than a distance equal to the tree's mature spread.
  - 3.2-2.03 Maintain all plantings in a succulent condition
  - 3.2-2.04 Non-irrigated plant groupings over six inches in height may be retained provided they do not exceed 100 square feet in area and their combined coverage does not exceed 10 percent of the total Zone 1 area.
- 3.2-3 Zone 2 Requirements All Structures
  - 3.2-3.01 Individual non-irrigated plant groupings over 24 inches in height may be retained provided they do not exceed 400 square feet in area and their combined coverage does not exceed 30 percent of the total Zone 2 area.

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#### **Brush Management Program Notes**

Brush Management Zone Width General Requirements

1. Brush management activities are prohibited within coastal sage scrub, maritime succulent scrub, and coastal sage-chaparral habitats from March 1 through August 15, except where documented to the satisfaction of the City Mayor's Designee that the thinning would be consistent with conditions of species coverage described in the City of San Diego's MSCP Subarea Plan.

Zwrkiek zone One windm is required adjacent to the mirrA of winnin the Ceasai Overaly Zone, any the following modifications to development regulations of the Land Development Code or standards in the Land Development Manual are permitted to accommodate the increase in width: a. The required front yard setback of the base zone may be reduced by 5 feet. b. A sidewalk may be eliminated from one side of the public right-of-way and the minimum required public right-of-way width may be reduced by 5 feet, or the overall minimum pavement and public right-of-way width may be reduced in accordance with the Street Design Standars of the Land Development Manual Section 142.0412(g).

#### Zone One Requirements

1. The required Zone One width shall be provided between native or natuallized vegetation and any structure and shall be measured from the exterior of the structure to the

2. Zone one shall contain no habitable structures, structures that are directly attached to habitable structures, or other combustible construction that provides a means for transmitting fire to the habitable structures. Structures such as fences, walls, palapas, play structures, and nonhabitable gazebos that are located within brush management Zone One shall be of noncombustible construction and or 1 hr fire rated (per FBP Folicy No. B-08-1).

3. Plants within Zone One shall be primaritly low-growing and less than 4 feet in height with the exception of trees. Plants shall be low-fuel and fire-resistive. The 3:1 slope shall be revegetated consistent with zone one criteria to include: low-fuel and fire resistive drought tolerant non-invasive species less than 4 ft in height only with the exception of trees.

4. Trees with Zone One shall be located away from structures to a minimum distance of 10 feet as measured from the structures to the drip line of the tree a maturity in accordance with the Landscape Standars of the Land DEvelopment Manual.

5. Permanaent irrigation is required for all planting ares with Zone One except as follow a. When planting areas contain only species that do not grow taller than 24 Inches in

Then planning areas contain only native or naturalized species that are not summer-dorimant and have a maximum height at plant maturity of less than 24 Inches.

6. Zone One irrigation overspray and ranoff shall not be allowed into adjacent areas of native

7. Zone one shall be maintained on a regular basis by pruning and thinning plants, controlling weeds, and maintaining irrigation systems.

#### Zone Two Requirements

1. The required Zone Two width shall be provided between Zone One and the undistrubed native or naturalized vegetation, and shall be measured from the edge of Zone One that is farthest from the habitable structure to the edge fo undisturbed vegetation.

2. No structures shall be constructed in Zone Two

3. Within Zone Two, 50 percent of the plants over 24 inches in height shall be cut and cleared to a height of 6 Inches.

4. Within Zone Two, all plants remaining after 50 percent are reduced in height, shall be pruned to reduce fuel loading in accordance with the Landscape Standards in the Land Development Manual. Non-native plants shall be pruned before native plants are pruned.

5. The following standards shall be used where Zone Two is in an area previously graded as or the following standards shall be used where 2016 rwo is a rail area previously graduce part of legal development activity and is proposed to be planted with new plant material instead of cleaning existing native or naturalized wegelation:
a. All new plant material for Zone Two shall be native, low-fuel, and fire-resistive. No non-

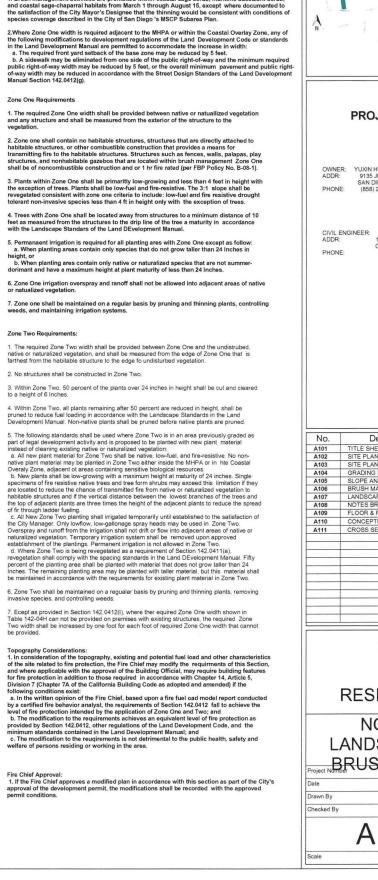
6. Zone Two shall be maintained on a regualar basis by pruning and thinning plants, removing

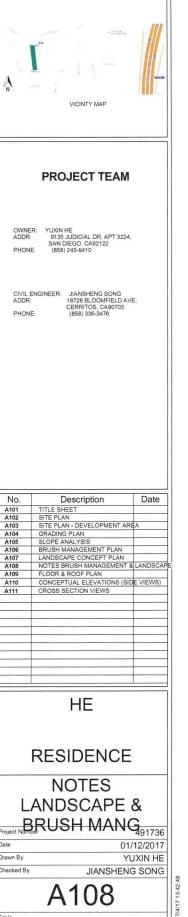
7. Ecept as provided in Section 142.0412(I), where ther equired Zone One width shown in Table 142-04H can not be provided on premises with existing structures, the required Zone Two width shall be increased by one foot for each foot of required Zone One width that cannot be provided.

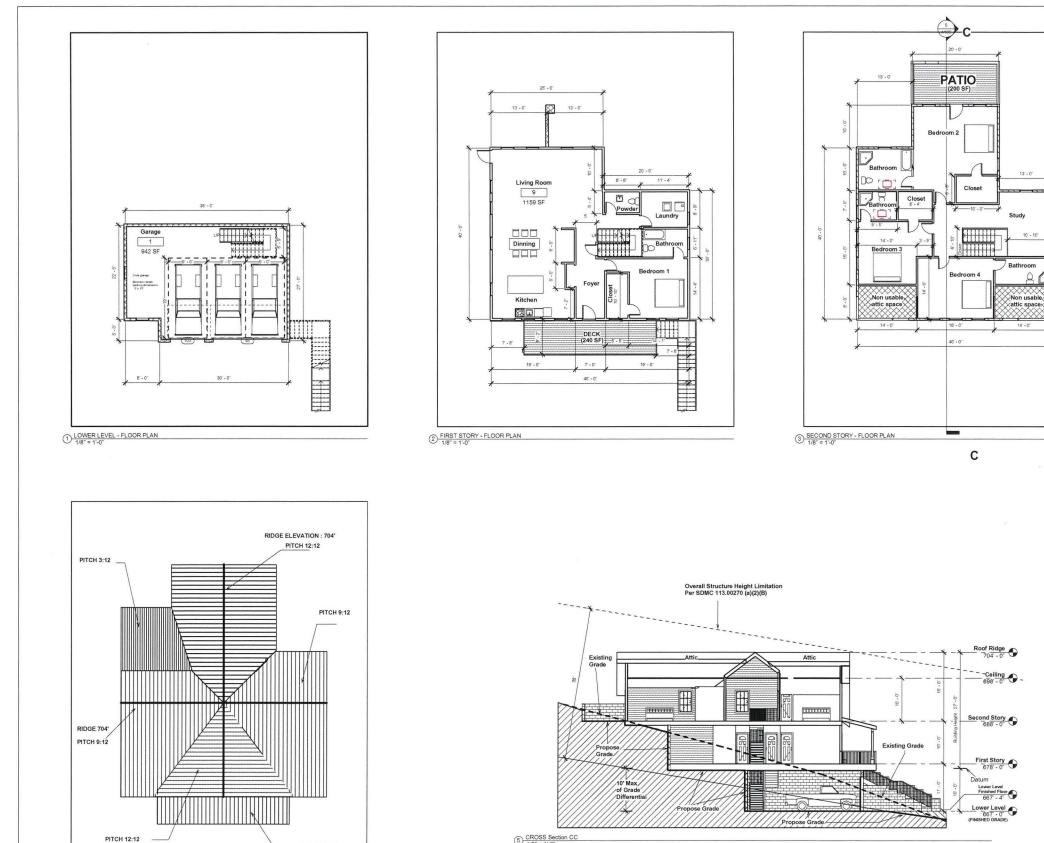
Topography Considerations: 1. In consideration of the topography, existing and potential fuel load and other characteristics of the site related to fire protection, the Fire Chief may modify the requirments of this Section, and where applicable with the approval of the Building Official, may require building features for fire protection in addition to those required in accordance with Chapter 14, Article 5, Division 7 (Chapter TA of the California Building Code as adopted and amended) if the

Division 7 (Chapter 7A of the California Building Code as adopted and amended) if the following conditions exist: a. In the written opinion of the Fire Chief, based upon a fire fuel oad model report conducter by a certified fire behavior analyst, the requirements of Section 142.0412 fail to achieve the level of fire protection intended by the application of Zone One and Two; and b. The modification to the requirements achieves an equivalent level of fire protection as provided by Section 142.0412, other regulations of the Land Development Code, and the minimum standards contained in the Land Development Manual; and c. The modification to the requirements is not detrimental to the public health, safety and welfare of persons residing or working in the area.

## **ATTACHMENT 10**





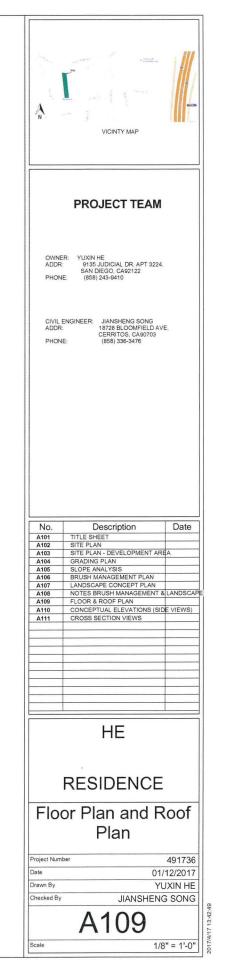


5 CROSS Section CC 1/8" = 1'-0"

PITCH 4:12

(4) ROOF - PLAN 1/8" = 1'-0"

## ATTACHMENT 10



Q.

14' - 0'

