REPORT TO THE HEARING OFFICER

HEARING DATE: November 20, 2013 REPORT NO. HO 13-098

ATTENTION: Hearing Officer

SUBJECT: MASON RESIDENCE
PTS PROJECT NUMBER: 306085

LOCATION: 320 San Fernando Street

APPLICANT: Paul V. Mason and Lauren N. Mason

SUMMARY

Issue: Should the Hearing Officer approve the construction of an addition to a one-story, single dwelling unit located at 320 San Fernando Street within the Peninsula Community Plan Area?

Staff Recommendation: APPROVE an application for Coastal Development Permit (CDP) No. 1078520.

Community Planning Group Recommendation – On March 21, 2013 the Peninsula Community Planning Board voted 7-0-0 to recommend approval of the proposed project with no conditions.

Environmental Review: The project was determined to be exempt pursuant to California Environmental Quality Act (CEQA) Guidelines 15301(e)(2) (Existing Facilities, additions to existing structures and where the exceptions listed in CEQA section 15300.2 would not apply). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made October 11, 2013 and the opportunity to appeal that determination ended October 25, 2013.

BACKGROUND

The project is located at 320 San Fernando Street within the Peninsula Community Planning Area and in the RS-1-4 zone. The site is designated for single-family residential development and is located near the southern end of San Fernando Street. The site is located in a built-out, single family residential neighborhood, is within the First Public Roadway and is within the appealable area of the Coastal Overlay Zone.
The maximum height permitted in the Coastal Zone is 30 feet and the project would not exceed 16 feet.

DISCUSSION

The project is a single-story addition of 1,098 square feet to a single-story, residence. The proposal requires a Coastal Development Permit due to its location within the Coastal Overlay Zone. The proposed single-family residence would be consistent with the single-family land use designation within the Peninsula Community Plan.

A Peninsula Community Plan objective is to conserve the character of existing stable single-family neighborhoods. The project blends with the mix of single-family detached, one- and two-story units found in the area. The character of the neighborhood along San Fernando Street within the vicinity of the subject site is predominantly 1950’s-60’s construction described as modest Ranch and Mission style residences of similar bulk and scale. The proposal would add approximately 600 square feet on the north end of the home, connecting the garage and the residence, and approximately 500 square feet to the southern end of the residence. The architectural design of the addition is comprised of differentiation for the proposed windows and siding such that the design is consistent with U.S. Secretary of Interior’s Standards. This would preserve any future eligibility of the structure for historic designation.

ALTERNATIVES

1. Approve Coastal Development Permit No. 1078520, PTS No. 321843, with modifications.

2. Deny Coastal Development Permit No. 1078520, PTS No. 321843, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

Morris E. Dye, Development Project Manager

Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Draft Permit Resolution with Findings
6. Draft Permit with Conditions
7. Environmental Exemption
8. Community Planning Group Recommendation
9. Ownership Disclosure Statement
10. Project Plans
Project Location Map
Mason Residence – 320 San Fernando Street
PROJECT NO. 306085
Land Use Map

Mason Residence - 320 San Fernando Street
PROJECT NO. 306085
# PROJECT DATA SHEET

<table>
<thead>
<tr>
<th><strong>PROJECT NAME:</strong></th>
<th>Mason CDP</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>PROJECT DESCRIPTION:</strong></td>
<td>Addition of 1,098 square feet to an existing 2,545 square foot, one-story, single family residence, located at 320 San Fernando Street.</td>
</tr>
<tr>
<td><strong>COMMUNITY PLAN AREA:</strong></td>
<td>Peninsula</td>
</tr>
<tr>
<td><strong>DISCRETIONARY ACTIONS:</strong></td>
<td>Coastal Development Permit (Process 3)</td>
</tr>
<tr>
<td><strong>COMMUNITY PLAN LAND USE DESIGNATION:</strong></td>
<td>Single-Family Residential (Allows residential development up to four dwelling units per acre).</td>
</tr>
</tbody>
</table>

## ZONING INFORMATION:
- **ZONE**: RS-1-4: (Single-Family Residential)
- **HEIGHT LIMIT**: 30-foot maximum height limit
- **LOT SIZE**: 10,000 square-foot minimum lot size
- **FLOOR AREA RATIO**: 0.48 maximum
- **FRONT SETBACK**: 20 feet
- **SIDE SETBACK**: 12 feet
- **STREETSIDE SETBACK**: not applicable
- **REAR SETBACK**: 20 feet
- **PARKING**: 2 parking spaces required

<table>
<thead>
<tr>
<th><strong>ADJACENT PROPERTIES</strong></th>
<th><strong>LAND USE DESIGNATION &amp; ZONE</strong></th>
<th><strong>EXISTING LAND USE</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>NORTH:</td>
<td>Single-Family Residential; RS-1-4</td>
<td>Single-Family Residence</td>
</tr>
<tr>
<td>SOUTH:</td>
<td>Single-Family Residential; RS-1-4</td>
<td>Single-Family Residence</td>
</tr>
<tr>
<td>EAST:</td>
<td>Single-Family Residential; RS-1-4</td>
<td>Single-Family Residence</td>
</tr>
<tr>
<td>WEST:</td>
<td>Single-Family Residential; RS-1-4</td>
<td>Single-Family Residence</td>
</tr>
</tbody>
</table>

**DEVIATIONS OR VARIANCES REQUESTED:** None

**COMMUNITY PLANNING GROUP RECOMMENDATION:** On March 21, 2013 the Peninsula Community Planning Board voted 7-0-0 to recommend approval of the project with no conditions.
WHEREAS, Paul V. Mason and Lauren N. Mason, Owners/Permittees, filed an application with the City of San Diego for a permit for a 1,098 square-foot addition to a 2,545 square-foot, one-story, single dwelling unit (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Coastal Development Permit No. 1078520) on portions of a 0.37-acre lot.

WHEREAS, the project site is located at 320 San Fernando Street in the RS-1-4 zone and within the Peninsula Community Plan Area.

WHEREAS, the project site is legally described as that portion of Lot 4, Block 118 of La Playa and a portion of Jenkins Street closed to public use.

WHEREAS, on November 20, 2013, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. 1078520 pursuant to the Land Development Code of the City of San Diego.

WHEREAS, on October 11, 2013 the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code section 21000 et. seq.) under CEQA Guideline Sections 15301(c)(2) - Existing Facilities, additions to existing structures and where the exceptions listed in CEQA section 15300.2 would not apply, and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520.

NOW, THEREFORE,

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

That the Hearing Officer adopts the following written Findings, dated November 20, 2013.

FINDINGS:

Coastal Development Permit - Section 126.0708

1. The proposed coastal development will not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway identified in a Local Coastal Program land use plan; and the proposed coastal development will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program land use plan.

The project would add 1,098 square feet to a 2,545 square-foot, single-story, single dwelling unit on a 0.37-acre lot located at 320 San Fernando Street in the RS-1-4 zone and within the Peninsula Community Plan Area.
The site does not contain a public physical accessway nor is it designated as having a proposed accessway or a public view corridor within the Peninsula Community Plan and Local Coastal Program. The nearest physical accessway is near the easterly end of Kellogg Street, four blocks to the east of the project site at San Diego Bay. The nearest views to the coastal area is also along San Diego Bay four blocks to the east. As the project will not be located in any public view corridor or public vista, the project will protect public views. Therefore, the proposed coastal development will not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway identified in a Local Coastal Program land use plan and the proposed coastal development will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program land use plan.

2. The proposed coastal development will not adversely affect environmentally sensitive lands.

The project would add 1,098 square feet to a 2,545 square-foot, single-story, single dwelling unit on a 0.37-acre lot located at 320 San Fernando Street in the RS-1-4 zone and within the Peninsula Community Plan Area.

The property does not contain nor is it adjacent to environmentally sensitive lands. Therefore, the proposed coastal development will not adversely affect environmentally sensitive lands.

3. The proposed coastal development is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program.

The project would add 1,098 square feet to a 2,545 square-foot, single-story, single dwelling unit on a 0.37-acre lot located at 320 San Fernando Street in the RS-1-4 zone and within the Peninsula Community Plan Area.

The site is designated for residential development within the Peninsula Community Plan. The project is an addition to a single-family dwelling and would comply with all of the development regulations of the underlying RS-1-4 Zone. No deviations have been requested for the development. The Peninsula Community Plan and Local Coastal Program do not identify the site as containing a public physical accessway nor as having a proposed accessway or a public view corridor. The site is not recommended for zoning change in the Implementation section of the Peninsula Local Coastal Program (Page 159). Therefore, the proposed coastal development is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the Certified Implementation Program.

4. For every Coastal Development Permit issued for any coastal development between the nearest public road and the sea or the shoreline of any body of water located within the Coastal Overlay Zone the coastal development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act.
The project would add 1,098 square feet to a 2,545 square-foot, single-story, single dwelling unit on a 0.37-acre lot located at 320 San Fernando Street in the RS-1-4 zone and within the Peninsula Community Plan Area.

For private developments, Chapter 3 of the California Coastal Act addresses the requirement for new developments to not impede public access to Coastal amenities. The site is not located on or adjacent to any existing physical accessway. The residence would be constructed entirely within private property and would observe all required setbacks, building height requirements, and floor area ratio. Therefore, the project would not impede public access to the nearby Coastal amenity. The Peninsula Community Plan and Local Coastal Program do not identify the site as containing a public physical accessway nor as having a proposed accessway or a public view corridor. Therefore, the coastal development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Coastal Development Permit No. 1078520 is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Coastal Development Permit No. 1078520, a copy of which is attached hereto and made a part hereof.

Morris E. Dye
Development Project Manager
Development Services

Adopted on: November 20, 2013

Job Order No. 24003449
This Coastal Development Permit No. 1078520 is granted by the Hearing Officer of the City of San Diego to Paul V. Mason and Lauren N. Mason, Owners/Permittees, pursuant to San Diego Municipal Code [SDMC] section 126.0708. The 0.37-acre site is located at 320 San Fernando Street in the RS-1-4 zone of the Peninsula Community Plan Area. The project site is legally described as that portion of Lot 4, Block 118 of La Playa and a portion of Jenkins Street closed to public use.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owners/Permittees to construct a 1,098 square-foot addition to a 2,545 square-foot, one-story, single dwelling unit (as described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated November 20, 2013) on file in the Development Services Department.

The project shall include:

a. Construct a 1,098 square-foot, single-story addition.

b. Off-street parking;

c. 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 December 5, 2016.

2. This Coastal Development Permit shall become effective on the eleventh working day following receipt by the California Coastal Commission of the Notice of Final Action, or following all appeals.

3. 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.

4. 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.

5. 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.

6. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.

7. 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.).

8. 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.

9. 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.
10. 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" 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.

11. 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.

ENGINEERING REQUIREMENTS:

12. The project proposes to export 25 cubic yards of material from the project site. All excavated material listed to be exported, shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2009 edition and Regional Supplement Amendments adopted by Regional Standards Committee.

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

14. Prior to foundation inspection, the Owner/Permittee shall submit a building pad certification signed by a Registered Civil Engineer or a Licensed Land Surveyor, certifying that
the pad elevation based on USGS datum is consistent with Exhibit “A,” satisfactory to the City Engineer.

15. Prior to the issuance of any building permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for the curb outlet in the San Fernando Street Right-of-Way.

16. Prior to the issuance of any construction permit, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.

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

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

19. Any party, on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this development permit, may protest the imposition within 90 days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code 66020.

PLANNING/DESIGN REQUIREMENTS:

20. Owner/Permittee shall maintain a minimum of two (2) off-street parking spaces on the property at all times in the approximate locations shown on the approved Exhibit “A.” Parking spaces shall comply at all times with the SDMC and shall not be converted for any other use unless otherwise authorized by the appropriate City decision maker in accordance with the SDMC.

21. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.

INFORMATION ONLY:

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

• This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Hearing Officer of the City of San Diego on November 20, 2013 and Resolution No. ________.
Coastal Development Permit No. 1078520
November 20, 2013

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Morris E. Dye
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.

Paul V. Mason
Owner/Permittee

By __________________________________________
Paul V. Mason

Lauren N. Mason
Owner/Permittee

By __________________________________________
Lauren N. Mason

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
FROM: City of San Diego

T.O. Box 1750, MS A-33
1600 Pacific Hwy, Room 260
San Diego, CA 92101-2422

Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

PROJECT NO.: 306085
PROJECT TITLE: Mason CDP

PROJECT LOCATION-SPECIFIC: 320 San Fernando Street, San Diego CA 92106 (Portion of Lot 4 Block 118 of La Playa)

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

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: Coastal Development Permit for an addition of 1,098 square feet to an existing 2,545-square-foot, one-story, single dwelling unit. The site is located at 320 San Fernando Street in the RS-1-4 zone, Coastal Overlay Appealable Area, First Public Roadway and Parking Impact zone within the Peninsula Community Plan area.

NAME OF PUBLIC AGENCY APPROVING PROJECT: City of San Diego

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Omar Paraiso
2400 Kettner Boulevard
San Diego, CA, 92106
619-269-3630

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)(e))
( X ) CATEGORICAL EXEMPTION: Section 153301 (e)(2) - Existing Facilities, additions to existing structures
( ) STATUTORY EXEMPTIONS:

REASONS WHY PROJECT IS EXEMPT: This project is exempt because minimal grading is proposed, the project is located in a developed neighborhood and not sensitive resources exist on or adjacent to the project site. In addition the project is exempt because it meets the criteria set forth in CEQA section 153301(e)(2) - Existing Facilities, additions to existing structures and where the exceptions listed in CEQA section 15300.2 would not apply.

LEAD AGENCY CONTACT PERSON: Lizzi
TELEPHONE: (619) 446-5159

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

SIGNATURE:

DATE: 10/10/13

CHECK ONE:
( X ) SIGNED BY LEAD AGENCY
( ) SIGNED BY APPLICANT

DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR:
Peninsula Community Planning Board Minutes
March 21, 2013
Meeting Room, Pt. Loma – Hervey Library

I. Parliamentary Items:

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

(Note: MSP = moved, seconded and passed; MSF = moved, seconded and failed)

A. Approval of Agenda – The March 21, 2013 agenda was approved.

B. Approval of Minutes – Minutes for January 2013 were approved.

C. Secretary’s Report – Nothing to report.

D. Treasurer’s Report – Nothing to report.


F. Chair’s Report – Nothing to report.

G. Non Agenda Public Comment – 1) Mr. Jim Gilhooly brought the board up to date on the fuel facility with repair of the fuel pipeline to follow inspection and identification of need to repair. Construction probably will not be until 2015. The lighting system will be shielded. An issue relating to property lines and fuel tank layout is to be checked. 2) Don Murphy spoke to the joint use agreement of the Dana ball field, but discussion was deferred to the action items on the agenda. 3) Roberto Alcalar, State Senator Marty Block’s office, introduced himself to the community and advised that new offices are to be opened soon at 701 B St 18th floor.

H. Government Reports – Michael Patton, Councilman Kevin Faulconer’s office reported on the recent activities including: 1) The City Land Use and Housing Committee will consider neighborhood parking protection ordinance to limit on-street parking of mobile homes and other large vehicles between 2:00 a.m. to 6:00 a.m. on 3/27/13 at 2 pm; if implemented, this will require 8 additional parking control officers to patrol the community; 2) State of the District address scheduled on 4/10/13 at Paradise Point; 3) homeless shelter being looked at for permanent placement in the area; 4) the Councilman is in receipt of the PCPB letter regarding Bldg 271 at Liberty Station; Patton indicated that the City does not have legal ability to require renovation of this building, but Board members noted that the DDA with McMillian requires this.
I. *New/Old Business*  1) City Water Group Job 926 was presented by Paula Roberts, Eugene Gay (Orion Construction) and Sarah Chavez.  2) Martha Phillips sought a letter of support for the upcoming Point Loma Summer Concerts. On motion of Jarvis Ross, seconded by Paul Webb, letter of support for the concert series was unanimously approved by the board.

J. *Action Items*  1) Nicole Burgess presented a proposal for a Caltrans Community Based Planning Grant for the Nimitz Bike Facilities project to identify type of facility to improve bicycle access between Mission Bay Park and Harbor Drive, about a 2.5 mile segment. The City of San Diego will be the grant applicant. On motion of J. Shumaker, seconded by P. Webb, the Board approved writing a letter of support for the grant application. Motion approved 7/0/1, with P. Nystrom abstaining due to need for more information, and not wanting any project that would restrict vehicular traffic along Nimitz Blvd.  2) Simon Borger, Ken Anderson, Julie Anderson, and Don Severin presented the problem of stop signs, unauthorized stop signs and general confusion of what was appropriate for the intersection. On motion of P. Webb, seconded by J. Shumaker, the matter was tabled pending resolution of the issue by agreement among the neighbors (Vote was 8/0/0).  3) Jarvis Ross presented a resolution that (1) the City of San Diego City Council, Mayor and City Attorney refrain from revising the Municipal Code in order to facilitate the legal approval of Plaza de Panama Project, and that (2) the City of San Diego City Council, Mayor and City Attorney rescind the July 2012 Plaza de Panama Project Plan Amendments to the 1989 Balboa Park Master and Precise Plans and reinstate those 1989 plans. Motion by J. Ross, seconded by J. Shumaker, to adopt resolution and forward to City of San Diego passed 8/0/0.  4) Dana Middle School Joint Use agreement was presented by Robin Shifflet, representing the City of San Diego Parks and Recreation Department. The City entered into a 25 year joint use agreement with the San Diego Unified School District (SDUSD) to utilize a portion of the school grounds to meet park requirements in the community and wishes to continue the current agreement. Byron Wear, Scott Van Arsdale, and Ken Stauderman, representing the Point Loma High School Baseball Boosters, presented a proposal to terminate the existing joint agreement with City Parks and Rec and placing the property under the control of SDUSD in order to obtain funding from David Wells for ball field renovations. Motion by J. Shumaker, seconded by P. Nystrom, to support Point Loma High School Baseball Boosters proposal to place the baseball field under the San Diego Unified School District passed 8/0/0.  5) Correia Junior High Retaining Wall, Landscaping and Burn Ash Capping, Project No. 286168 presented for consideration. On motion by J. Shumaker, seconded by P. Webb, Board unanimously approved by 8/0/0 vote.  6) Mason Residence, project No. 306085, for approval of an 1100 sf addition at home at 320 San Fernando, was presented for consideration. On motion of J. Shumaker, seconded by P. Nystrom, project approved as presented by 7/0/0 vote (J. Ross absent for vote).  7) Poe Residence, Project No. 292095, for approval of addition at home at 4564 Del Monte was presented for consideration. On motion of J. Shumaker, seconded by P. Nystrom, project approved 8/0/0.  8) Prichett Residence Project No. 310627, for approval of replacement residence at 932 Cordova was presented for approval. Elena Bennett, neighbor, had concerns about the height, size, and scale of the proposed structure and future privacy at her property at 940 Cordova. Motion by J. Ross, seconded by B. Coons, to refer project back to Project Review Committee so the neighbors can discuss fencing issues approved 8/0/0.  9) Paul Webb reported on the EIR Notice of Preparation for the Airport Land Use Compatibility Plan and Safety Zone proposal brought forth by the Airport Authority. A draft of a letter was
presented, but Mr. Webb needed more time to review the document and its ramifications for Point Loma, particularly those who live under the flight path. Motion by J. Shumaker, seconded by P. Nystrom, to request time extension from the Airport Authority to complete review and submit written comments, and if time extension not granted, authorize P. Webb to send preliminary comments to Airport Authority approved 8/0/0. Mr. Webb will be attending the NOP scoping meeting at the Airport Authority offices on March 27, 2013 representing the board.

K. Subcommittees: (Note: NTR= Nothing to report)

1. Form Base (Long Range Planning) – Jay Shumaker: NTR
2. Parks and Rec – Mike Ryan: NTR
3. Project Review – Jay Shumaker: NTR
4. Airport Authority – Paul Webb: NTR.
5. Traffic and Transportation – Peter Nystrom: NTR
6. Environment/Water – Norm Allenby: Requested and was granted authority to contact the Mayor’s office regarding erosion issues at Sunset Cliffs Natural Park Council.
7. North Bay Community Planning Group – Jarvis Ross: NTR
8. Liberty Station – Dominic Carnevale: NTR

V. Government Reports / Public Communications: NTR

VI. Adjournment: A motion to adjourn was seconded and passed unanimously around 10:15 p.m.

Next PCPB monthly meeting 3701 Voltaire St., April 18, at 6:30 p.m., Pt. Loma-Hervey Library.

Airport Noise Compliance 619-400-2799
Neighborhood Code Compliance 619-236-5500

Prepared by: Norm Allenby
April 5, 2013
# Ownership Disclosure Statement

<table>
<thead>
<tr>
<th>Approval Type:</th>
<th>Check appropriate box for type of approval(s) requested:</th>
<th>Neighborhood Use Permit</th>
<th>Coastal Development Permit</th>
<th>Neighborhood Development Permit</th>
<th>Site Development Permit</th>
<th>Planned Development Permit</th>
<th>Conditional Use Permit</th>
<th>Variance</th>
<th>Tentative Map</th>
<th>Vested Tentative Map</th>
<th>Map Waiver</th>
<th>Land Use Plan Amendment</th>
<th>Other</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Project Title</th>
<th>Project No.</th>
<th>For City Use Only</th>
</tr>
</thead>
<tbody>
<tr>
<td>MASON RESIDENCE</td>
<td>320 69 85</td>
<td></td>
</tr>
</tbody>
</table>

| Project Address: | 320 SAN FERNANDO ST. |

## 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 or 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

<table>
<thead>
<tr>
<th>Name of Individual (type or print):</th>
<th>Name of Individual (type or print):</th>
</tr>
</thead>
<tbody>
<tr>
<td>[ ] Owner</td>
<td>[ ] Owner</td>
</tr>
<tr>
<td>[ ] Tenant/Lessee</td>
<td>[ ] Tenant/Lessee</td>
</tr>
<tr>
<td>[ ] Redevelopment Agency</td>
<td>[ ] Redevelopment Agency</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Street Address:</th>
<th>Street Address:</th>
</tr>
</thead>
<tbody>
<tr>
<td>320 SAN FERNANDO ST.</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>City/State/Zip:</th>
<th>City/State/Zip:</th>
</tr>
</thead>
<tbody>
<tr>
<td>SAN DIEGO CA 92116</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Phone No:</th>
<th>Phone No:</th>
</tr>
</thead>
<tbody>
<tr>
<td>(619) 222 0215</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Signature:</th>
<th>Date:</th>
</tr>
</thead>
<tbody>
<tr>
<td>[ ] Owner</td>
<td>[ ] Owner</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Signature:</th>
<th>Date:</th>
</tr>
</thead>
<tbody>
<tr>
<td>12/10/12</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Name of Individual (type or print):</th>
<th>Name of Individual (type or print):</th>
</tr>
</thead>
<tbody>
<tr>
<td>[ ] Owner</td>
<td>[ ] Owner</td>
</tr>
<tr>
<td>[ ] Tenant/Lessee</td>
<td>[ ] Tenant/Lessee</td>
</tr>
<tr>
<td>[ ] Redevelopment Agency</td>
<td>[ ] Redevelopment Agency</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Street Address:</th>
<th>Street Address:</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>City/State/Zip:</th>
<th>City/State/Zip:</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Phone No:</th>
<th>Phone No:</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Signature:</th>
<th>Date:</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Signature:</th>
<th>Date:</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Name of Individual (type or print):</th>
<th>Name of Individual (type or print):</th>
</tr>
</thead>
<tbody>
<tr>
<td>[ ] Owner</td>
<td>[ ] Owner</td>
</tr>
<tr>
<td>[ ] Tenant/Lessee</td>
<td>[ ] Tenant/Lessee</td>
</tr>
<tr>
<td>[ ] Redevelopment Agency</td>
<td>[ ] Redevelopment Agency</td>
</tr>
</tbody>
</table>

| Street Address: | Street Address: |

<table>
<thead>
<tr>
<th>City/State/Zip:</th>
<th>City/State/Zip:</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Phone No:</th>
<th>Phone No:</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Signature:</th>
<th>Date:</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Signature:</th>
<th>Date:</th>
</tr>
</thead>
</table>

---

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.

DS-318 (5-05)