



THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: November 26, 2014 **REPORT NO.** PC-14-084

ATTENTION: Planning Commission, Agenda of December 4, 2014

SUBJECT: CRESCENT HEIGHTS TENTATIVE MAP WAIVER
PROJECT NO. 369121. PROCESS 4.

REFERENCE: Planning Commission Report P-03-078

**OWNER/
APPLICANT:** Pardee Homes, Owner/Beth Fischer, Applicant (Attachment 11).

SUMMARY

Issue(s): Should the Planning Commission approve the subdivision of an 8.55 acre site into four parcels within the Mira Mesa Community Planning area?

Staff Recommendations: Approve Tentative Map Waiver No. 1316302, Coastal Development Permit No. 1316301 and Site Development Permit No. 1376658.

Community Planning Group Recommendation - On October 20, 2014 the Mira Mesa Community Planning Group heard a presentation by the applicant and voted unanimously to recommend approval of the Crescent Heights Map Waiver, with no conditions.

Environmental Review - This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Article 19 Section 15061(b)(3) on November 6, 2014. This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on November 6, 2014, and the opportunity to appeal that determination ended November 21, 2014.

Fiscal Impact Statement - No fiscal impact. All costs associated with the processing of the application are recovered through a deposit account funded by the applicant.

Code Enforcement Impact - None with this action.

Housing Impact Statement - The proposed project includes only the subdivision of open space, and no development is proposed, therefore there is no housing impact associated with this proposal.

BACKGROUND

The site is located within the Mira Mesa community and is designated by the Mira Mesa Community Plan Land Use map for open space (Attachment 1). The site is undeveloped land north of Calle Cristobal and west of Caminito Propico (Attachment 2). The site is adjacent to an existing housing development (Attachment 3). The entire site is within the Coastal Overlay Zone. A portion of the site is located within the City's permit jurisdiction, non-appealable area-1, and the remainder of the site is within the deferred certification area in the jurisdiction of the Coastal Commission.

The site is part of a prior project known as Crescent Heights which was approved by the City Council on October 24, 2005 and by the California Coastal Commission on October 11, 2006. The site is entirely within the Multi-Habitat Planning Area and is protected by existing conservation easements.

DISCUSSION

Project Description

The Crescent Heights Map Waiver (Project) proposes to subdivide an 8.55 acre site into four parcels (Attachment 4). No development will result from the subdivision of the site. Parcels A and D would be deeded to the City of San Diego as open space. Parcels B and C would be deeded to an existing homeowners association of the housing development east of and adjacent to the site for open space and fire protection purposes for brush management activities. Parcels B and C would be used to create brush management zone two areas for the benefit of the structures nearest to Parcels B and C.

Required Approvals

A Tentative Map Waiver is required to subdivide the site into four parcels. A Coastal Development Permit is required to subdivide properties located within the Coastal Overlay Zone. A Site Development Permit is required to subdivide property where environmentally sensitive lands exist. The Coastal Development Permit and Site Development Permit would amend the prior approvals granted to the Owner with the approval of the Crescent Heights project.

Conclusion

Staff has reviewed the proposed project and all issues identified through the review process have been resolved in conformance with adopted City Council policies and regulations of the Land Development Code. Staff has provided draft findings (Attachment 5 and 6) to support the

approval of the proposed development and draft conditions of approval (Attachment 7 and 8). Staff is recommending the Planning Commission approve the project as presented.

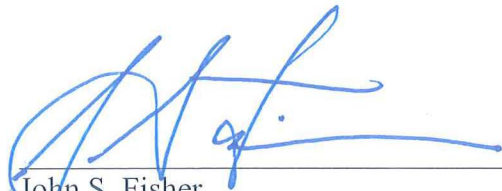
ALTERNATIVES

1. **Approve** Tentative Map Waiver No. 1316302, Coastal Development Permit No. 1316301 and Site Development Permit No. 1376658, **with modifications**.
2. **Deny** Tentative Map Waiver No. 1316302, Coastal Development Permit No. 1316301 and Site Development Permit No. 1376658, **if the findings required to approve the project cannot be affirmed**.

Respectfully submitted,



Mike Westlake
Assistant Deputy Director
Development Services Department

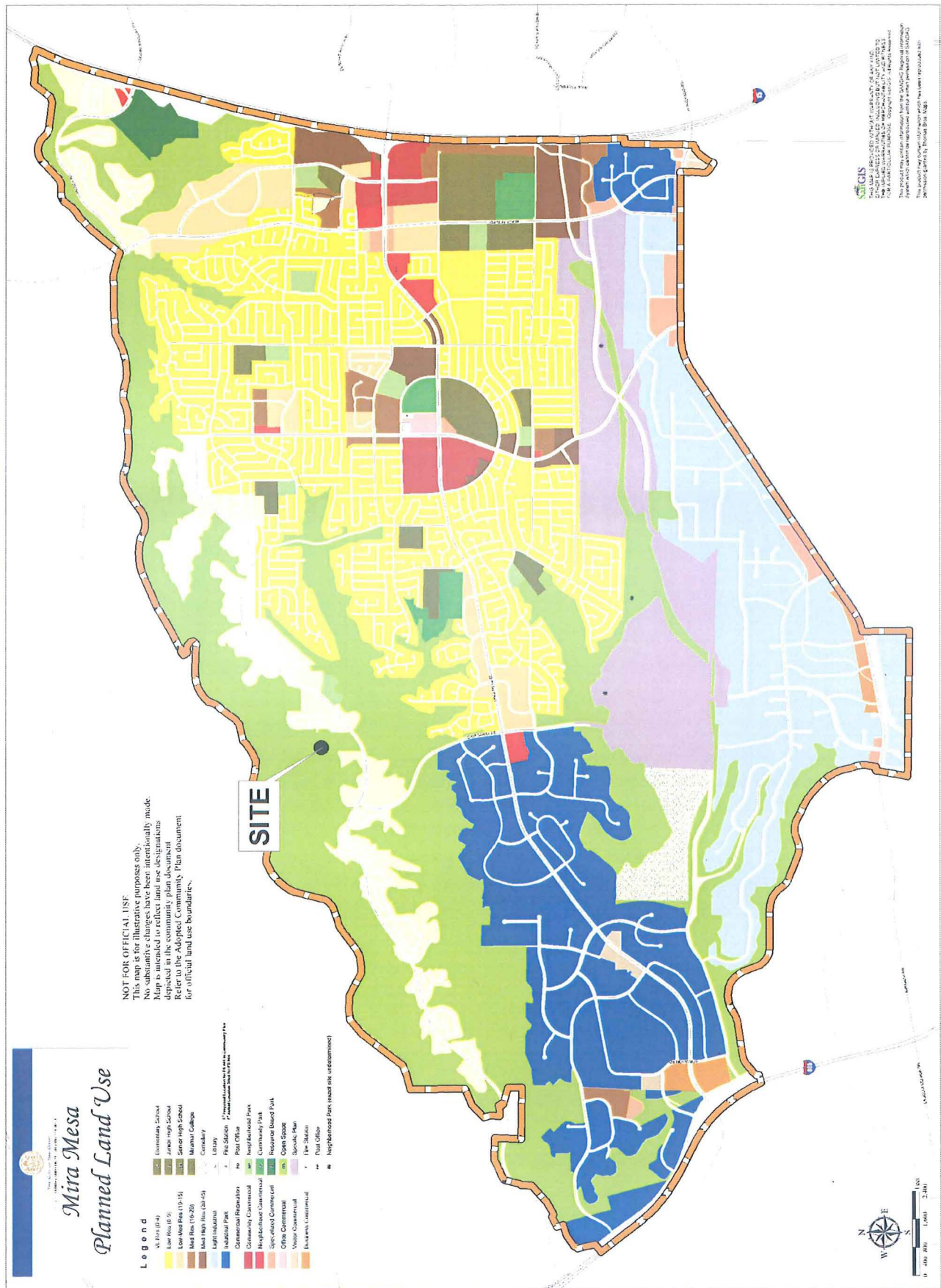


John S. Fisher
Development Project Manager
Development Services Department

VACCHI/JSF

Attachments:

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



LOT A, CRESCENT HEIGHTS - UNIT 4

SITE

CITY OPEN SPACE

CAMINITO
PROPICO

CITY OPEN SPACE



J- 13745D

RICK
ENGINEERING COMPANY

5620 FRIARS ROAD
SAN DIEGO, CA 92110
619.291.0707
(FAX) 619.291.4165

rickengineering.com

San Diego

Riverside - Orange - San Luis Obispo - Bakersfield - Sacramento - Phoenix - Tucson



ATTACHMENT 2

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TENTATIVE MAP WAIVER

LOT A, CRESCENT HEIGHTS - UNIT 4



J- 13745D

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ATTACHMENT 3

TENTATIVE MAP WAIVER
LOT A, CRESCENT HEIGHTS - UNIT 4

TENTATIVE MAP WAIVER NO. 1316302

Legal Description

LOT A PER CRESCENT HEIGHTS UNIT 4
FINAL MAP NUMBER 15884
RECORDED NOVEMBER 21, 2012

General Notes

- Existing Zoning: OC 1-1 and AR 1-1
- Proposed Zoning: OC 1-1 and AR 1-1
- Existing Community Plan: Mira Mesa Community Plan
- There is No Proposed Development
- A Tentative Map is Being Waived
- This Project Consists of a Tentative Map Waiver, Coastal Development Permit, Site Development Permit Amendment to Planned Residential Development Permit No. 9693, Coastal Development Permit No. 9694, Multiple Habitat Preservation Area Boundary Line Adjustment.
- Existing Number of Lots: 1
- Proposed Number of Lots: 4
- Parcel A and D are to Remain as Open Space
- Parcel B and C are to Become Brush Management Zone 2 Lots

OVERLAY ZONES

COASTAL NON-APPEALABLE OVERLAY ZONE,
STATE COASTAL PERMIT, MHPA, AIRPORT
INFLUENCE AREA-MCAS MIRAMAR

EASEMENT NOTES

THE FOLLOWING EASEMENTS APPLY TO ALL
PROPOSED PARCELS (A, B, C & D)

- CONSERVATION EASEMENTS RECORDED NOVEMBER 23, 2011 AS DOCUMENTS NO. 2011-0629568 AND NO. 2011-0629571
- OPEN SPACE DEED RESTRICTION RECORDED MAY 1, 2008, AS DOCUMENT NO. 2008-0235016
- IRREVOCABLE OFFER TO DEDICATE, RECORDED JULY 24, 2008 AS DOCUMENT NO. 2008-0397685

BENCH MARK

BRASS PLUG FOUND ON TOP OF CURB
SOUTHWEST OF THE INTERSECTION
OF SORRENTO VALLEY ROAD AND
CAMINO SANTA FE.
ELEVATION: 388.955 M.S.L.

MAPPING NOTE

A Parcel Map filed at the County Recorder's office prior to the expiration of the Tentative Map Waiver. A detailed Procedure of Survey will be shown on the Parcel Map and all property corners will be set on the Parcel Map.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM ZONE 6, EPOCH 1991.35 AS DETERMINED BY RTK G.P.S. MEASUREMENTS TAKEN AUGUST 22, 2006 AT PT #114 AND #624 AS SHOWN HEREON, PER RECORD OF SURVEY NO. 14492.

BEARING #114 TO #624: S 21°17'56" E

QUOTED BEARINGS FROM REFERENCE MAPS OR DEEDS MAY OR MAY NOT BE IN TERMS OF SAID SYSTEM.

THE COMBINED SCALE FACTOR AT STATION 'A' IS 0.9999651.
GRID DISTANCE = GROUND DISTANCE X COMBINED SCALE FACTOR.

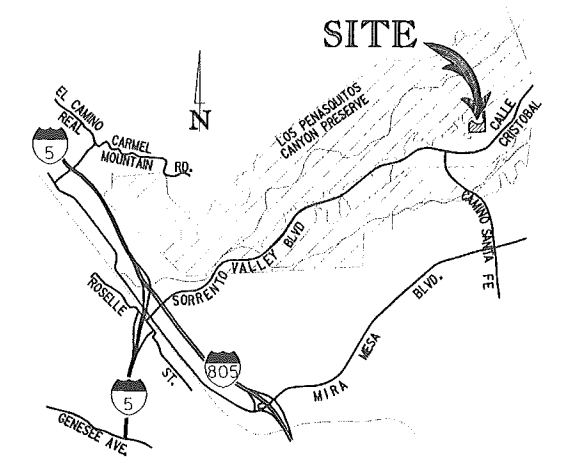
Site Data

Parcel A: (APN: 308-040-15)
Area: 7.364 AC
Parcel B: (APN: 308-040-15)
Area: 0.143 AC
Parcel C: (APN: 308-040-15)
Area: 0.485 AC
Parcel D: (APN: 308-040-15)
Area: 0.565 AC

Gross Site Area: 8.557 ac.

Legend

- Existing Major Contour..... 350
Existing Minor Contour.....
Existing Trail.....
Existing Trees / brush.....
Existing Spot Elevation..... x 486 1
Brush Management- Zone 2.....
Project Boundary.....



VICINITY MAP
NO SCALE

Owner / Developer

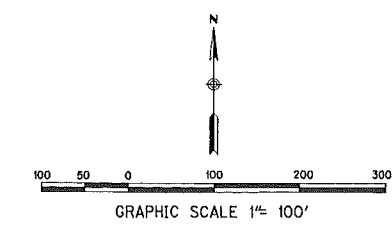
Pardee Homes
13400 Sabre Springs Parkway
Suite 200
San Diego, CA 92128
United States
(858) 794-2579

Beth Fischer - DIVISION PRESIDENT

Engineer of Work

Rick Engineering Company
5620 Friars Road
San Diego, California 92110
(619) 291-0707

Michael S. While 10-29-14
MICHAEL S. WHILE, RCE 49865



NO.	DESCRIPTION	PREPARED BY	DATE
1	FIRST SUBMITTAL	R.E.C.	4/30/14
2	SECOND SUBMITTAL	R.E.C.	9/26/14
3	SUPPLEMENTAL SECOND SUBMITTAL	R.E.C.	10/28/14

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ATTACHMENT 4

ATTACHMENT 4

Original Date: 4/30/2014
Sheet 1 of 1
PTS 369121

Job Number: 13745-D

RESOLUTION NO. _____
DATE OF FINAL PASSAGE _____

A RESOLUTION OF THE PLANNING COMMISSION
ADOPTING THE FINDINGS AND APPROVING MAP
WAIVER NO. 1316302 FOR CRESCENT HEIGHTS
MAP WAIVER – PROJECT NO. 369121

WHEREAS, PARDEE HOMES, Subdivider, and MICHAEL S. WHILE, Engineer, submitted an application with the City of San Diego for Map Waiver No. 1316302, to waive the requirement for a Tentative Map for subdivide Lot A of Crescent Heights Unit 4, Map No. 15884 into a two open space parcels and two brush management parcels. The project site is located north of Calle Cristobal and west of Caminito Aclara and Caminito Rodar in the Mira Mesa Community Plan area. The property is legally described as Lot A of Crescent Heights Unit 4, Map No. 15884; and

WHEREAS the Map proposes the subdivision of an 8.56 acre site into four parcels, two open space lots and two brush management lots; and

WHEREAS, on November 6, 2014, 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 Guidelines Section 15061(b)(3); and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code section 112.0520; and

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

WHEREAS, on December 4, 2014, the Planning Commission of the City of San Diego considered Map Waiver No. 1316302, and pursuant to sections 125.0122 of the San Diego Municipal Code and Subdivision Map Act section 66428, received for its consideration written and oral presentations, evidence having been submitted, and testimony having been heard from all interested parties at the public hearing, and the Planning Commission having fully considered the matter and being fully advised concerning the same; NOW THEREFORE,

BE IT RESOLVED by the Planning Commission of the City of San Diego, that it adopts the following findings with respect to Map Waiver No. 1316302:

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

The Crescent Heights Tentative Map Waiver proposes to subdivide an 8.55 acre site into four parcels. No development will result from the subdivision of the site. Parcels A and D would be deeded to the City of San Diego as open space. Parcels B and C would be deeded to an existing homeowners association of the housing development east of and adjacent to the site for open space and fire protection purposes for brush management activities. The site is located within the Mira Mesa community and is designated by the Mira Mesa Community Plan Land Use map for open space. The proposed tentative map is consistent with the policies, goals, and objectives of the Mira Mesa Community Plan.

2. The proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code (San Diego Municipal Code § 125.0440(b)).

The Crescent Heights Tentative Map Waiver proposes to subdivide an 8.55 acre site into four parcels. No development will result from the subdivision of the site. Parcels A and D would be deeded to the City of San Diego as open space. Parcels B and C would be deeded to an existing homeowners association of the housing development east of and adjacent to the site for open space and fire protection purposes for brush management activities. The site is zoned AR-1-1 and OC-1-1. The proposed tentative map is consistent with all the development regulations of the AR-1-1 and OC-1-1 zones.

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

The Crescent Heights Tentative Map Waiver proposes to subdivide an 8.55 acre site into four parcels. No development will result from the subdivision of the site. Parcels A and D would be deeded to the City of San Diego as open space. Parcels B and C would be deeded to an existing homeowners association of the housing development east of and adjacent to the site for open space and fire protection purposes for brush management activities. Technical reports addressing geology were provided for review by qualified City staff which indicates the site has no undue geologic instability and is therefore suitable for the subdivision as proposed by the tentative map.

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

The Crescent Heights Tentative Map Waiver proposes to subdivide an 8.55 acre site into four parcels. No development will result from the subdivision of the site. Parcels A and D would be deeded to the City of San Diego as open space. Parcels B and C would be deeded to an existing homeowners association of the housing development east of and adjacent to the site for open space and fire protection purposes for brush management activities. The design of the subdivision or the proposed improvements will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat in that no development will result from the subdivision of the site.

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

The Crescent Heights Tentative Map Waiver proposes to subdivide an 8.55 acre site into four parcels. No development will result from the subdivision of the site. Parcels A and D would be deeded to the City of San Diego as open space. Parcels B and C would be deeded to an existing homeowners association of the housing development east of and adjacent to the site for open space and fire protection purposes for brush management activities. The design of the subdivision or the type of improvements will not be

detrimental to the public health, safety, and welfare in that no development will result from the subdivision of the site.

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

The Crescent Heights Tentative Map Waiver proposes to subdivide an 8.55 acre site into four parcels. No development will result from the subdivision of the site. Parcels A and D would be deeded to the City of San Diego as open space. Parcels B and C would be deeded to an existing homeowners association of the housing development east of and adjacent to the site for open space and fire protection purposes for brush management activities. The Project site contains no public easements for access or use of the property, therefore the design of the subdivision will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

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

The Crescent Heights Tentative Map Waiver proposes to subdivide an 8.55 acre site into four parcels. No development will result from the subdivision of the site. Parcels A and D would be deeded to the City of San Diego as open space. Parcels B and C would be deeded to an existing homeowners association of the housing development east of and adjacent to the site for open space and fire protection purposes for brush management activities. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities in that no development will result from the subdivision of the site.

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

The Crescent Heights Tentative Map Waiver proposes to subdivide an 8.55 acre site into four parcels. No development will result from the subdivision of the site. Parcels A and D would be deeded to the City of San Diego as open space. Parcels B and C would be deeded to an existing homeowners association of the housing development east of and adjacent to the site for open space and fire protection purposes for brush management activities. In that no development will result from the subdivision of the site, the proposed subdivision will have no effect on the housing needs of the region, the needs for public services and the available fiscal and/or environmental resources.

9. The proposed subdivision of land complies with requirements of the Subdivision Map Act and the Land Development Code as to area, improvement and design, floodwater drainage control, appropriate improved public roads, sanitary disposal facilities, water supply availability, environmental protection, and other requirements of the Subdivision Map Act or the Land Development Code enacted pursuant thereto (San Diego Municipal Code § 125.0123 and Subdivision Map Act § 66428(b)).

The Crescent Heights Tentative Map Waiver proposes to subdivide an 8.55 acre site into four parcels. No development will result from the subdivision of the site. Parcels A and D would be deeded to the City of San Diego as open space. Parcels B and C would be deeded to an existing homeowners association of the housing development east of and adjacent to the site for open space and fire protection purposes for brush management activities. In that no development will result from the subdivision of the site, the proposed subdivision of land complies with requirements of the Subdivision Map Act and the Land Development Code as to area, improvement and design, floodwater drainage control, appropriate improved public roads, sanitary disposal facilities, water supply availability, environmental protection, and other requirements of the Subdivision Map Act or the Land Development Code enacted pursuant thereto.

That said Findings are supported by the minutes, maps, and exhibits, all of which are herein incorporated by reference.

BE IT FURTHER RESOLVED, that based on the Findings hereinbefore adopted by the Planning Commission, Map Waiver No. 1316302 is hereby granted to Pardee Homes subject to the attached conditions which are made a part of this resolution by this reference.

By

John S. Fisher
Development Project Manager
Development Services Department

ATTACHMENT: Map Waiver Conditions
Internal Order No. 24004680

PLANNING COMMISSION RESOLUTION NO. PC-014-XXX
COASTAL DEVELOPMENT PERMIT NO. 1316301 and
SITE DEVELOPMENT PERMIT NO. 1376658
Amending Planned Residential Development Permit No. 9693, Coastal Development Permit
No. 9694 and MHPA Boundary Line Adjustment
CRESCENT HEIGHTS MAP WAIVER PROJECT NO. 369121

WHEREAS, PARDEE HOMES, a California Corporation, Owner/Permittee, filed an application with the City of San Diego for a permit to subdivide a 8.55 acre site into four parcels (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit Nos. 1316301 and 1376658), on portions of a 8.55 acre site;

WHEREAS, the project site is located at north of Calle Cristobal, west of Caminito Propico in the OC-1-1 and AR-1-1 zones of the Mira Mesa Community Plan area;

WHEREAS, the project site is legally described as Lot A, Crescent Heights Unit 4, according to Map thereof No. 15884, filed in the office of the County Recorder on November 21, 2012;

WHEREAS, on December 4, 2014, the Planning Commission of the City of San Diego considered Coastal Development Permit No. 1316301 and Site Development Permit No. 1376658 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on November 6, 2014, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code section 21000 et. seq.) under CEQA Guideline Section 15061(b)(3) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of San Diego as follows:

That the Planning Commission adopts the following written Findings, dated December 4, 2014.

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 Crescent Heights Tentative Map Waiver proposes to subdivide an 8.55 acre site into four parcels. No development will result from the subdivision of the site. Parcels A and D would be deeded to the City of San Diego as open space. Parcels B and C would be deeded to an existing homeowners association of the housing development east of and adjacent to the site for open space and fire protection purposes for brush management activities. In that no development will result from the subdivision of the site, 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. More specifically there are no existing physical accessways legally used by the public or any proposed public accessway identified in a Local Coastal Program land use plan across the property. In that no development will result from the subdivision of the site, the proposed coastal development will have no effect upon 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 Crescent Heights Tentative Map Waiver proposes to subdivide an 8.55 acre site into four parcels. No development will result from the subdivision of the site. Parcels A and D would be deeded to the City of San Diego as open space. Parcels B and C would be deeded to an existing homeowners association of the housing development east of and adjacent to the site for open space and fire protection purposes for brush management activities. The design of the subdivision will not cause any environmental damage or substantially and avoidably injure fish or wildlife. The implementation of Brush management Zone Two are allowed in open space and do not represent an environmental impact to sensitive habitat. In that no development will result from the subdivision of the site, 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 Crescent Heights Tentative Map Waiver proposes to subdivide an 8.55 acre site into four parcels. No development will result from the subdivision of the site. Parcels A and D would be deeded to the City of San Diego as open space. Parcels B and C would be deeded to an existing homeowners association of the housing development east of and adjacent to the site for open space and fire protection purposes for brush management activities. The design of the subdivision conforms to the Mira Mesa Community Plan which designates this site for open space. The implementation of Brush management Zone Two are allowed in open space and do not represent an environmental impact to sensitive habitat. The proposed tentative map is consistent with the policies, goals, and objectives of the Mira Mesa Community Plan and 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 Crescent Heights Tentative Map Waiver proposes to subdivide an 8.55 acre site into four parcels. No development will result from the subdivision of the site. Parcels A and D would be deeded to the City of San Diego as open space. Parcels B and C would be deeded to an existing homeowners association of the housing development east of and adjacent to the site for open space and fire protection purposes for brush management activities. The site is not between the nearest public road and the sea or the shoreline of any body of water located within the Coastal Overlay Zone.

Site Development Permit - Section 126.0504

A.

1. The proposed development will not adversely affect the applicable land use plan. The Crescent Heights Tentative Map Waiver proposes to subdivide an 8.55 acre site into four parcels. No development will result from the subdivision of the site. Parcels A and D would be deeded to the City of San Diego as open space. Parcels B and C would be deeded to an existing homeowners association of the housing development east of and adjacent to the site for open space and fire protection purposes for brush management activities. The site is located within the Mira Mesa community and is designated by the Mira Mesa Community Plan Land Use map for open space. The implementation of Brush management Zone Two are allowed in open space and do not represent an environmental impact to sensitive habitat. The proposed tentative map is consistent with the policies, goals, and objectives of the Mira Mesa Community Plan. Therefore, 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 Crescent Heights Tentative Map Waiver proposes to subdivide an 8.55 acre site into four parcels. No development will result from the subdivision of the site. Parcels A and D would be deeded to the City of San Diego as open space. Parcels B and C would be deeded to an existing homeowners association of the housing development east of and adjacent to the site for open space and fire protection purposes for brush management activities. The implementation of Brush management Zone Two are allowed in open space and do not represent an environmental impact to sensitive habitat. The design of the subdivision or the type of improvements will not be detrimental to the public health, safety, and welfare in that no development will result from the subdivision of the site.

3. The proposed development will comply with the applicable regulations of the Land Development Code, including any allowable deviations pursuant to the Land Development Code. The Crescent Heights Tentative Map Waiver proposes to subdivide an 8.55 acre site into four parcels. No development will result from the subdivision of the site. Parcels A and D would be deeded to the City of San Diego as open space. Parcels B and C would be deeded to an existing homeowners association of the housing development east of and adjacent to the site for open space and fire protection purposes for brush management activities. The site is zoned AR-1-1 and OC-1-1. The proposed tentative map is consistent with all the development regulations of the AR-1-1 and OC-1-1 zones. No deviations are required to approve the tentative map waiver.

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 Crescent Heights Tentative Map Waiver proposes to subdivide an 8.55 acre site into four parcels. No development will result from the subdivision of the site. Parcels A and D would be deeded to the City of San Diego as open space. Parcels B and C would be deeded to an existing homeowners association of the housing development east of and adjacent to the site for open space and fire protection purposes for brush management activities. Technical reports addressing geology were provided for review by qualified City staff which indicates the site has no undue geologic instability and is therefore suitable for the subdivision as proposed by the tentative map. The implementation of Brush management Zone Two are allowed in open space and do not

represent an environmental impact to sensitive habitat. The design of the subdivision or the proposed improvements will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat in that no development will result from the subdivision of the site.

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 Crescent Heights Tentative Map Waiver proposes to subdivide an 8.55 acre site into four parcels. No development will result from the subdivision of the site. Parcels A and D would be deeded to the City of San Diego as open space. Parcels B and C would be deeded to an existing homeowners association of the housing development east of and adjacent to the site for open space and fire protection purposes for brush management activities. Technical reports addressing geology were provided for review by qualified City staff which indicates the site has no undue geologic instability and is therefore suitable for the subdivision as proposed by the tentative map.

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

The Crescent Heights Tentative Map Waiver proposes to subdivide an 8.55 acre site into four parcels. No development will result from the subdivision of the site. Parcels A and D would be deeded to the City of San Diego as open space. Parcels B and C would be deeded to an existing homeowners association of the housing development east of and adjacent to the site for open space and fire protection purposes for brush management activities. The design of the subdivision will not cause any environmental damage or substantially and avoidably injure fish or wildlife on any adjacent environmentally sensitive lands. In that no development will result from the subdivision of the site, the proposed tentative map waiver will have no 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 Crescent Heights Tentative Map Waiver proposes to subdivide an 8.55 acre site into four parcels. No development will result from the subdivision of the site. Parcels A and D would be deeded to the City of San Diego as open space. Parcels B and C would be deeded to an existing homeowners association of the housing development east of and adjacent to the site for open space and fire protection purposes for brush management activities. The implementation of Brush management Zone Two are allowed in open space and do not represent an environmental impact to sensitive habitat. The design of the subdivision will be consistent with the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan.

5. The proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply.

The Crescent Heights Tentative Map Waiver proposes to subdivide an 8.55 acre site into four parcels. No development will result from the subdivision of the site. Parcels A and D would be deeded to the City of San Diego as open space. Parcels B and C would be deeded to an existing homeowners association of the housing development east of and adjacent to the site for open space and fire protection purposes for brush management activities. The implementation of Brush management Zone Two are allowed in open space and do not represent an environmental impact to sensitive habitat. The design of the subdivision 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 Crescent Heights Tentative Map Waiver proposes to subdivide an 8.55 acre site into four parcels. No development will result from the subdivision of the site. Parcels A and D would be deeded to the City of San Diego as open space. Parcels B and C would be deeded to an existing homeowners association of the housing development east of and adjacent to the site for open space and fire protection purposes for brush management activities. The proposed subdivision is exempt from the California Environmental Quality Act in accordance with Article 19 Section 15061(b)(3) and the design of the subdivision requires no mitigation.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Coastal Development Permit No. 1316301 and Site Development Permit No. 1376658 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit Nos. 1316301 and 1376658, a copy of which is attached hereto and made a part hereof.

John S. Fisher
Development Project Manager
Development Services

Adopted on: December 4, 2014

Job Order No. 24004680

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

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24004680

COASTAL DEVELOPMENT PERMIT NO. 1316301 and
SITE DEVELOPMENT PERMIT NO. 1376658
CRESCENT HEIGHTS MAP WAIVER PROJECT NO. 369121

Amending Planned Residential Development Permit No. 9693, Coastal Development Permit
No. 9694 and MHPA Boundary Line Adjustment
PLANNING COMMISSION

This Coastal Development Permit No. 1316301 and Site Development Permit No. 1376658, amending Planned Residential Development Permit No. 9693, Coastal Development Permit No. 9694 and MHPA Boundary Line Adjustment is granted by the Planning Commission of the City of San Diego to PARDEE HOMES, a California Corporation, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0507 and 126.0504. The 8.55 acre site is located at north of Calle Cristobal, west of Caminito Propico in the OC-1-1 and AR-1-1 zones of the Mira Mesa Community Plan area. The project site is legally described as Lot A, Crescent Heights Unit 4, according to Map thereof No. 15884, filed in the office of the County Recorder on November 21, 2012.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to subdivide a 8.55 acre site into four parcels described and identified by size, dimension, quantity, type, and location on the approved Tentative Map Waiver No. 1316302 dated [INSERT Approval Date] , on file in the Development Services Department.

The project shall include:

- a. Subdivide an 8.55 acre site into four parcels.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. Utilization of this permit shall be recording of a Parcel Map at the

County of San Diego to subdivide the property which is the subject of this permit. 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 [ENTER DATE including the appeal time].

2. This permit amends Planned Residential Development Permit No. 9693, Coastal Development Permit No. 9694 and MHPA Boundary Line Adjustment to allow the subdivision of the site into four parcels, per Tentative Map Waiver No. 1316302, only. All other permissions, restrictions and obligations of Planned Residential Development Permit No. 9693, Coastal Development Permit No. 9694 and MHPA Boundary Line Adjustment and California Coastal Commission Permit No. 6-03-098 shall remain in full force and effect.

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. All of the conditions contained in this Permit have been considered and were determined-necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

If any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable,

this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the “invalid” condition(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the “invalid” condition(s). Such hearing shall be a hearing de novo, and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

9. 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.

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 Planning Commission of the City of San Diego
on [INSERT Approval Date] and [Approved Resolution Number].

Permit Type/PTS Approval No.: CDP No. 1316301 and SDP No. 1376658
Date of Approval:

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES
DEPARTMENT

John S. Fisher
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.

PARDEE HOMES,
a California Corporation
Owner/Permittee

By

Beth Fischer
Division President – San Diego

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

PLANNING COMMISSION
CONDITIONS FOR TENTATIVE MAP WAIVER NO. 1316302
CRESCENT HEIGHTS TENTATIVE MAP WAIVER - PROJECT NO.369121
ADOPTED BY RESOLUTION NO. _____ ON _____

GENERAL

1. This Map Waiver will expire [INSERT: Date 3 years from Decision Date - or blank line if prior to Council hearing].
2. Compliance with all of the following conditions shall be completed and/or assured, to the satisfaction of the City Engineer, prior to the recordation of the Parcel Map unless otherwise noted.
3. Prior to the Map Waiver expiration date, a Parcel Map to subdivide into four parcels shall be recorded in the office of the County Recorder.
4. Prior to the recordation of the Parcel Map taxes must be paid or bonded for this property pursuant to section 66492 of the Subdivision Map Act. A current original tax certificate, recorded in the office of the San Diego County Recorder must be provided to satisfy this condition.
5. The Parcel Map shall conform to the provisions of Coastal Development Permit No. 1316301 and Site Development Permit No. 1376658.
6. The Subdivider shall defend, indemnify, and hold the City (including its agents, officers, and employees [together, "Indemnified Parties"]) harmless from any claim, action, or proceeding, against the City and/or any Indemnified Parties to attack, set aside, void, or annul City's approval of this project, which action is brought within the time period provided for in Government Code section 66499.37. City shall promptly notify Subdivider of any claim, action, or proceeding and shall cooperate fully in the defense. If City fails to promptly notify the Subdivider of any claim, action, or proceeding, or if the City fails to cooperate fully in the defense, Subdivider shall not thereafter be responsible to defend, indemnify, or hold City and/or any Indemnified Parties harmless. City may participate in the defense of any claim, action, or proceeding if City bears its own attorney's fees and costs, City defends the action in good faith, and Subdivider is not be required to pay or perform any settlement unless such settlement is approved by the Subdivider.
7. Prior to recording the Parcel Map, the Subdivider shall provide evidence of a Coastal Development Permit issued by the California Coastal Commission.

ENGINEERING

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

MAPPING

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

INFORMATION:

- The approval of this Map Waiver by the Planning Commission of the City of San Diego does not authorize the Subdivider to violate any Federal, State, or City laws, ordinances, regulations, or policies including but not

limited to, the Federal Endangered Species Act of 1973 and any amendments thereto (16 U.S.C. § 1531 *et seq.*).

- If the Subdivider makes any request for new water and sewer facilities (including services, fire hydrants, and laterals), the Subdivider shall design and construct such facilities in accordance with established criteria in the most current editions of the City of San Diego water and sewer design guides and City regulations, standards and practices pertaining thereto. Off-site improvements may be required to provide adequate and acceptable levels of service and will be determined at final engineering.
- Subsequent applications related to this Map Waiver will be subject to fees and charges based on the rate and calculation method in effect at the time of payment.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of the Map Waiver, may protest the imposition within 90 days of the approval of this Map Waiver by filing a written protest with the San Diego City Clerk pursuant to Government Code Sections 66020 and/or 66021.
- Where in the course of development of private property, public facilities are damaged or removed, the Subdivider shall at no cost to the City, obtain the required permits for work in the public right-of-way, and repair or replace the public facility to the satisfaction of the City Engineer (San Diego Municipal Code § 142.0607).

Internal Order No. 24004680

NOTICE OF EXEMPTION

ATTACHMENT 9

(Check one or both)

TO: X RECORDER/COUNTY CLERK
P.O. BOX 1750, MS A-33
1600 PACIFIC HWY, ROOM 260
SAN DIEGO, CA 92101-2422

FROM: CITY OF SAN DIEGO
DEVELOPMENT SERVICES DEPARTMENT
1222 FIRST AVENUE, MS 501
SAN DIEGO, CA 92101

____ OFFICE OF PLANNING AND RESEARCH
1400 TENTH STREET, ROOM 121
SACRAMENTO, CA 95814

PROJECT TITLE/NO: **CRESCENT HEIGHTS MAP WAIVER / 369121**

PROJECT LOCATION-SPECIFIC: North of Calle Cristobal and west of Caminito Aclara and Caminito Rodar, City and County of San Diego

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

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: A MAP WAIVER, COASTAL DEVELOPMENT PERMIT, and SITE DEVELOPMENT PERMIT to amend Planned Residential Development Permit No. 9683, Coastal Development Permit No. 9694, and Multiple Habitat Preservation Area Boundary Line Adjustment is being request to subdivide Lot "A" of Final Map No. 15884 into four legal parcels. The original Project No. 99-0639 was approved on July 1, 2003. Parcel A (7.364 acres) and Parcel D (0.565-acre) would remain as open space and Parcel B (0.143-acre) and Parcel C (0.485-acre) would become brush management parcels and remain as open space. The 8.557-acre project site is located North of Calle Cristobal and west of Caminito Aclara and Caminito Rodar. The land use designation for the project site is Open Space per the community plan. Furthermore the project site is located within the OC-1-1 and AR-1-1 zones, the Coastal Overlay Zone (Non-Appealable 1 and Deferred Certification Areas), the Parking Overlay Zone (Coastal Impact Area), the Residential Tandem Parking Overlay Zone, the Federal Aviation Administration Part 77 (Marine Corps Air Station - Miramar) Noticing Area, and the Mira Mesa Community Plan area. (LEGAL DESCRIPTION: Lot A of Crescent Heights, Unit No. 4, Final Map No. 15884).

NAME OF PUBLIC AGENCY APPROVING PROJECT: City of San Diego

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Beth Fischer, Pardee Homes, 6025 Edgewood Bend Court, San Diego, California 92130, (858)794-2500

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))
☒ GENERAL RULE EXEMPTION: (SEC 15061(b)(3))

REASONS WHY PROJECT IS EXEMPT: The City of San Diego conducted an environmental review that determined the project would not have the potential for causing a significant effect on the environment. The project meets the criteria set forth in CEQA Section 15061(b)(3) which allows a project to be exempt from CEQA where a project would not have a significant effect on the environment. The project would subdivide a single lot into four legal parcels. Parcels B and C would be maintained by the Home Owners Association and Parcels A and D would remain as Open Space. The project would not result in any physical changes to the land or environment as no development would result from the subdivision of the project site.

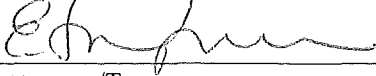
LEAD AGENCY CONTACT PERSON: Scott Cooper

TELEPHONE: 619.446.5348

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


____ SR. PLANNER
SIGNATURE/TITLE

November 6, 2014
DATE

CHECK ONE:

- ☒ SIGNED BY LEAD AGENCY
☐ SIGNED BY APPLICANT

DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR:

Fisher, John

From: John Horst [mmcpvg.chair@gmail.com]
Sent: Tuesday, October 21, 2014 10:21 AM
To: Fisher, John
Subject: Crescent Heights Map Waiver - Project 369121

John...

On October 20, 2014 the Mira Mesa Community Planning Group heard a presentation by the applicant and voted unanimously to recommend approval of the Crescent Heights Map Waiver, PTS# 369121, with no conditions.

John Horst
Chairman, Mira Mesa Community Planning Group
(858) 429-5759 x4

Mira Mesa: Excellence in Education | Richness in Culture | Innovation in Industry



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

Ownership Disclosure Statement

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

Project Title

Project No. For City Use Only

Crescent Heights - Unit 4, Lot A, Lot Split

369121

Project Address:

Crescent Heights

Part I - To be completed when property is held by individual(s)

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property, with the intent to record an encumbrance against the property. Please list below the owner(s) and tenant(s) (if applicable) of the above referenced property. The list must include the names and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all individuals who own the property). A signature is required of at least one of the property owners. Attach additional pages if needed. A signature from the Assistant Executive Director of the San Diego Redevelopment Agency shall be required for all project parcels for which a Disposition and Development Agreement (DDA) has been approved / executed by the City Council. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

Additional pages attached ☐ Yes ☐ No

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

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

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

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

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

Legal Status (please check):

☒ Corporation ☐ Limited Liability -or- ☐ General) What State? _____ Corporate Identification No. _____
☐ Partnership

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property.. Please list below the names, titles and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all corporate officers, and all partners in a partnership who own the property). A signature is required of at least one of the corporate officers or partners who own the property. Attach additional pages if needed. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process. Additional pages attached ☐ Yes ☒ No

Corporate/Partnership Name (type or print):

Pardee Homes

☒ Owner ☐ Tenant/Lessee

Street Address:
6025 Edgewood Bend Court

City/State/Zip:
San Diego, CA, 92130

Phone No: (858)794-2579 Fax No:

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

Title (type or print):
Vice President

Signature : *Beth Fischer* Date: 4/25/14

Corporate/Partnership Name (type or print):

☐ Owner ☐ Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

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

Title (type or print):

Signature : Date:

Corporate/Partnership Name (type or print):

☐ Owner ☐ Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

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

Title (type or print):

Signature : Date:

Corporate/Partnership Name (type or print):

☐ Owner ☐ Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

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

Title (type or print):

Signature : Date:

Corporate/Partnership Name (type or print):

☐ Owner ☐ Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

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

Title (type or print):

Signature : Date:

Corporate/Partnership Name (type or print):

☐ Owner ☐ Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

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

Title (type or print):

Signature : Date:

UNANIMOUS ACTIONS OF THE BOARD OF DIRECTORS
OF
PARDEE HOMES,
a California corporation,
TAKEN WITHOUT A MEETING

The undersigned three (3) Directors, constituting all of the members of the Board of Directors of Pardee Homes, a California corporation, (the "Corporation"), acting as of October 20, 2014, without a meeting in accordance with California Corporations Code Section 307(b); and Article III, Section 12; and Article IV, Section 2; of the Corporation's By-Laws, hereby resolve as follows:

WHEREAS, it will serve the best interests of the Corporation for Beth Fischer to hold the office of "Division President - San Diego" in lieu of any other office of the Corporation; and

WHEREAS, it will serve the best interests of the Corporation for Beth Fischer to use the title of "Division President - San Diego" in lieu of any other title on behalf of the Corporation; and

WHEREAS, it will serve the best interests of the Corporation for Michael C. Taylor to hold the office of "Division President - Inland Empire" in lieu of any other office of the Corporation; and


WHEREAS, it will serve the best interests of the Corporation for Michael C. Taylor to use the title of "Division President - Inland Empire" in lieu of any other title on behalf of the Corporation; and

NOW THEREFORE, BE IT RESOLVED, that Beth Fischer and Michael C. Taylor are elected "Division President - San Diego" of the Corporation and "Division President - Inland Empire" of the Corporation, respectively, to serve in such respective office until removed by the Board or the President, by resignation, or until such time as a successor is elected; and

RESOLVED FURTHER, that Beth Fischer and Michael C. Taylor are each removed from the office of Vice President to which elected as of March 7, 2014; and

RESOLVED FURTHER, that those resolutions of the Corporation, dated as of October 19, 2006, pertaining to Beth Fischer, and dated as of January 3, 2014, pertaining to Michael C. Taylor, are hereby rescinded.

The undersigned hereby consent to the foregoing Resolutions and direct that the Secretary of this Corporation file these Unanimous Actions of the Board of Directors, including this consent, with the Minutes of the proceedings of this Board of Directors and that said Resolutions shall have the same force and effect as if adopted at a meeting of the Board of Directors at which all of the undersigned were personally present.



Douglas F. Bauer, Director



Jon E. Lash, Director



Anthony P. Dolim, Director