



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: January 26, 2016 REPORT NO. PC-17-003

HEARING DATE: February 2, 2017

SUBJECT: CAVALLO STREET DUPLEX, Process Five Decision

PROJECT NUMBER: [461765](#)

REFERENCE: Planning Commission Report No. 87-522 (Attachment 12)

OWNER/APPLICANT: Kalyan Yellapu

SUMMARY:

Issue: Should the Planning Commission recommend approval to the City Council of an application for the subdivision of two lots into four and for the construction of two single-family dwelling units located within the Carmel Valley Community Planning area?

Staff Recommendations:

1. RECOMMEND the City Council APPROVE Vesting Tentative Map No. 1615361 and Easement Vacation No. 1615364;
2. RECOMMEND the City Council APPROVE Site Development Permit No. 1851203;
3. RECOMMEND the City Council APPROVE Coastal Development Permit No. 1615365.

Community Planning Group Recommendation: On July 28, 2016, the Carmel Valley Community Planning Board voted 10-0-0 to recommend approval of the project with no conditions (Attachment 8).

Environmental Review: Environmental Impact Report (EIR) No. 86-0875, 87-0228, and 87-0769 / SCH No. 87060306 was prepared and certified for the original Carmel Del Mar, Neighborhoods 4, 5, and 6 Precise Plan project, by the City Council, along with the adoption of the Mitigation, Monitoring and Reporting Program (MMRP) on March 22, 1998 by Resolution No. 270597. The Cavallo Street Duplex project was reviewed by the Environmental Analysis Section and it was determined that in accordance with California Environmental Quality Act (CEQA) Guidelines Section 15162(a): (1) No substantial changes are proposed in the project which would require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the

severity of previously identified significant effects; (2) No substantial changes have occurred with respect to the circumstances under which the project is undertaken which would require major revisions to the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and (3) There is no new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified, that shows any of the circumstances described in CEQA Guidelines 15162(3)(A) - (D). Therefore, no subsequent environmental document is required, in that no new additional impacts and/or mitigation measures are required beyond those that were analyzed in the original environmental document. All of the impacts were adequately addressed and disclosed in previously certified EIR No. 86-0875, 87-0228, and 87-0769 / SCH No. 87060306.

Fiscal Impact Statement: None associated with this action. All costs associated with the processing for this project are paid by the applicant.

Code Enforcement Impact: None.

Housing Impact Statement: The proposed project would provide for two new market rate housing units that are within the product type and lot size parameters established by Carmel Valley Neighborhoods 4, 5, and 6 Precise Plan. This project is subject to the requirements of the City's Inclusionary Affordable Housing Regulations (Chapter 14, Article 2, Division 13 of the San Diego Municipal Code).

BACKGROUND

The project site is located at 12592 1/3 and 12594 Cavallo Street (temporary address), located at the southern end of Cavallo Street and consists of two vacant lots totaling 1.29-acres. The project site is in the Carmel Valley Planned District Single Family 3 Zone (CVPD SF-3) within the Coastal Overlay Zone (non-appealable) of the Carmel Valley Planned District, within the Carmel Valley Community Plan (Attachments 1 through 4). The site has been previously graded and currently part of North City West Planned District Development Permit (NCWPDP) and Tentative Map (TM) No. 87-0769 approved on November 12, 1987 (Attachment 10). NCWPDP 87-0769 allows 76 detached single-family dwelling units, and 126 attached (duplex) single-family dwelling units for a total of 202 units; and the development of a tennis club, church with a cemetery, and a three-acre park. To date, the planned development has constructed 124 attached single-family dwelling units where 126 are allowed. The project proposes to develop one additional attached single-family dwelling unit for a total of 126 single-family dwelling units which will remain within the allotted density of NCWPDP No. 87-0769.

The two vacant lots (Lot 127 and Parcel 1) were originally created as Lot 127 and Lot A per Map No. 12440 through NCWPDP/TM No. 87-0769. With this Map, the City acquired a building restricted easement over all of Lot A, a slope easement over portions of Lot A and a slope easement over portions of Lot 127. In 1991, a lot line adjustment through Parcel Map No. 16422 was filed which renamed Lot A to Parcel 1, and increased Parcel 1 from 3.489 acres to 3.514 acres. With Parcel Map No. 16422, the building restricted easement was increased. In 1994, portions of Parcel 1 and Lot 127 along the old Carmel Valley Road were granted to the City of San Diego for right-of-way purposes to build future SR-56. Additionally, a sewer easement was granted to the City of San Diego

which traverses through the site. The intent of the building restricted easement was to allow Caltrans flexibility with various design options during the SR-56 planning stages. Only portions of Lot 127 and Parcel 1 were needed by Caltrans for the construction of SR-56. The surplus parcels, Parcel 1 (0.82 acres) and Lot 127 (0.47 acres) were sold to the project's owner as they were no longer required for the development of SR-56. The proposed project would vacate the remainder of the building restricted easement and slope easement, and retain the sewer easement in order to develop the two single-family dwelling units.

While the project requires a Coastal Development Permit, the property is not identified in the City's adopted Local Coastal Program (LCP) Land Use Plan as a public accessway. There is no physical accessway used by the public on or adjacent to this property or any proposed public accessway as identified in the LCP Land Use Plan. The project is completely contained within private property and does not contain or is adjacent to sensitive coastal bluffs. The nearest public access to the Pacific Ocean is located at Torrey Pines State Beach approximately four miles to the west. The project site is surrounded by residential developments to the west and north consisting of duplexes and single family dwelling units. To the east is Carmel County Road, and to the south is vacant land and State Route 56.

DISCUSSION

Project Description:

The project proposes the subdivision of two parcels into four parcels for the development of two, 2,200 square foot attached single-family dwellings. The two-story single-family dwellings will include four bedrooms, four bathrooms, living room, kitchen and backyards. The project was reviewed for compliance with the CVPD SF-3 zone land development requirements which includes but not limited to setbacks, density, landscape, parking, and floor area ratio with no deviations proposed. The project proposes a maximum building height of 30 feet where 35 feet is allowed in the CVPD SF-3 zone and is outside of the Coastal Height Overlay zone. Each single-family dwelling unit would be located on its own lot sharing one common wall along the side yard property line matching the existing duplex style homes in the area. The single-family dwelling units are designed to match the existing architecture and square-footage of the surrounding neighborhood consisting of hipped roofs and second story setbacks. The additional two lots will remain vacant with this project approval.

Cavello Street ends at the west property line of the site and is inaccessible due to a free standing wall. The wall is to be removed to extend Cavello Street by 55 feet to the south to include full width paving with curbs, gutters, and sidewalks to accommodate access to the new single-family dwelling units and to provide a turn-around for automobiles. The development will require the import of 5,830 cubic yards of soil to build out an existing slope and create developable pads for the two homes. The newly created slope will be contoured at a 2:1 ratio with a maximum height of 21 feet and will be partially supported by three, six-foot maximum high retaining walls on the south side of the site and one retaining wall on the north side of the site. The entire slope will be vegetated to screen the walls and stabilize the slope with drought tolerant and self-acclimating landscape.

The single-family dwelling units will utilize renewable energy technology, self-generating at least 50-percent of the projected total energy consumption on site through photovoltaic technology (also

known as solar panels) located on the roof.

Development approvals needed for the project include a Process 2 Coastal Development Permit, for coastal development pursuant to San Diego Municipal Code (SDMC) Section 126.0707; a Process 3 Site Development Permit (SDMC 143.0920) for the amendment to NCWPDP No. 87-0769 to remove the building restricted easement contained within Lot A; a Process 3 Tentative Map in accordance with SDMC section 125.0440 to subdivide two parcels into four; and an Process 5 Easement Vacation incorporated within the Tentative Map to remove the encumbrance of the slope easement and building restricted easement from Map No. 12440 for Lot 127 and Parcel 1.

Community Plan Analysis:

The project site is within the Carmel Valley Community Plan, the City's adopted land use plan for this area. The project site is within Neighborhood 5, Unit 11. Carmel Valley Neighborhood 5 is one of 10 neighborhood development units identified in the 1975 Carmel Valley Community Plan. The community plan requires preparation of precise plans for each neighborhood development units within the planning area. Neighborhood 5 is a component of the neighborhood development plan that also covers Neighborhoods 4 and 6, known as the Carmel Valley Neighborhoods 4, 5 and 6 Precise Plan (Precise Plan). This planning area comprises 820 acres along the SR-56 corridor and the precise plan was first adopted in 1982.

The project site is characterized as an infill development site designated by the Carmel Valley Community Plan for Low Density Residential Development at a density range between 5 and 14 single-family dwelling units per acre. The 1.29-acre site could accommodate up to 18 single-family dwelling units per the Community Plan, however, the Precise Plan further defines land use by specifying various development parameters, including zone recommendations, to establish neighborhood form. The Precise Plan, however, does not specifically allocate density for each of the two residential land use components, single-family and duplex housing. The site is also constrained because local street access, is not permitted from Carmel Country Road at this location and by the presence of steep previously graded slopes adjacent to Cavallo Street, the local street proposed for project access.

The project site is identified by the Precise Plan for Duplex Housing residential use. Density is defined for the neighborhood as a whole as a result of the allocation of land uses at an average of 5.81 single-family dwelling units per acre. Overall single-family dwelling unit sizes within Neighborhood 5 are also intended to be smaller than those within adjacent Neighborhood 4, with the implication that lot sizes should be smaller and density greater. Zoning for this site is Carmel Valley Planned District CVPD-SF3, which allows single-family and zero lot line development with a minimum lot size of 3,000 square feet. The proposed "duplex" building type and lot sizes are within the parameters established by the zone and surrounding development.

The Precise Plan also includes an urban design element that focuses on implementation of contour grading principles and informal landscape design as well as achieving neighborhood design unity through use of consistent development standards. The element contains standards for grading, site planning, architecture and landscaping. The Precise Plan's grading standards were applied with earlier developments that included mass grading of the neighborhood to create a series of cul-de-

sac streets and stepped pads following the natural sloping landform toward Carmel Valley. The mass grading established the grade within and around the site creating a flatter depression surrounded by manufactured slopes and the SR-56 Freeway.

While General Plan and Precise Plan grading policies favor retention of existing landforms, due to the lack of access available from Carmel Country Road the applicant is proposing to build up the grade to the level of the existing street (Cavallo Street), generally matching the grade and lot patterns of the adjacent homes. This grading approach may be supported as it favors neighborhood context, which is a goal for an infill development, and has community support. The grading plan provides some slope contouring while minimizing the overall footprint of the fill slopes. Proposed retaining walls will be softened with landscaping.

The Precise Plan's standards for site planning recommend that structures be designed and located to avoid repetitive patterns yet incorporate unifying design elements to maintain neighborhood design unity. The proposed duplex or twin-home building incorporates forms similar to the existing duplexes in the neighborhood with enough architectural variation avoid repetition.

Conclusion:

Staff has determined that the project complies with the development regulations of all applicable sections of the Land Development Code. Staff has determined that the required findings can be made as the project meets the applicable SDMC regulations, the Carmel Valley Community Plan, Precise Plan, and the General Plan. Staff recommends approval of the project as proposed

ALTERNATIVES

1. Recommend the City Council APPROVE Site Development Permit No. 1851203, Tentative Map No. 1615361, Easement Vacation No. 1615364, and Coastal Development Permit No. 1615365 with modifications.
2. Recommend the City Council DENY Site Development Permit No. 1851203, Tentative Map No. 1615361, Easement Vacation No. 1615364, and Coastal Development Permit No. 1615365 if the findings required approve the project cannot be affirmed.

Respectfully submitted,


Elyse W. Lowe
Deputy Director
Development Services Department


William Zounes
Development Project Manager
Development Services Department

Attachments:

1. Location Map
2. Aerial Photograph
3. Zoning Map
4. Community Plan Land Use Map
5. Project Data Sheet
6. Draft Permit Resolution with Findings
7. Draft Permit with Conditions
8. Draft TM Resolution with Findings
9. Draft TM Conditions
10. Community Planning Group Recommendation
11. Ownership Disclosure Statement
12. Report No. 87-522
13. Project Plans

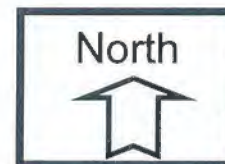
Internal Order No. 24006386



Attachment 1 Project Location Map



Project Location Map
Cavallo Duplex Project No. 461765
12592 1/3 and 12594 Cavallo Street



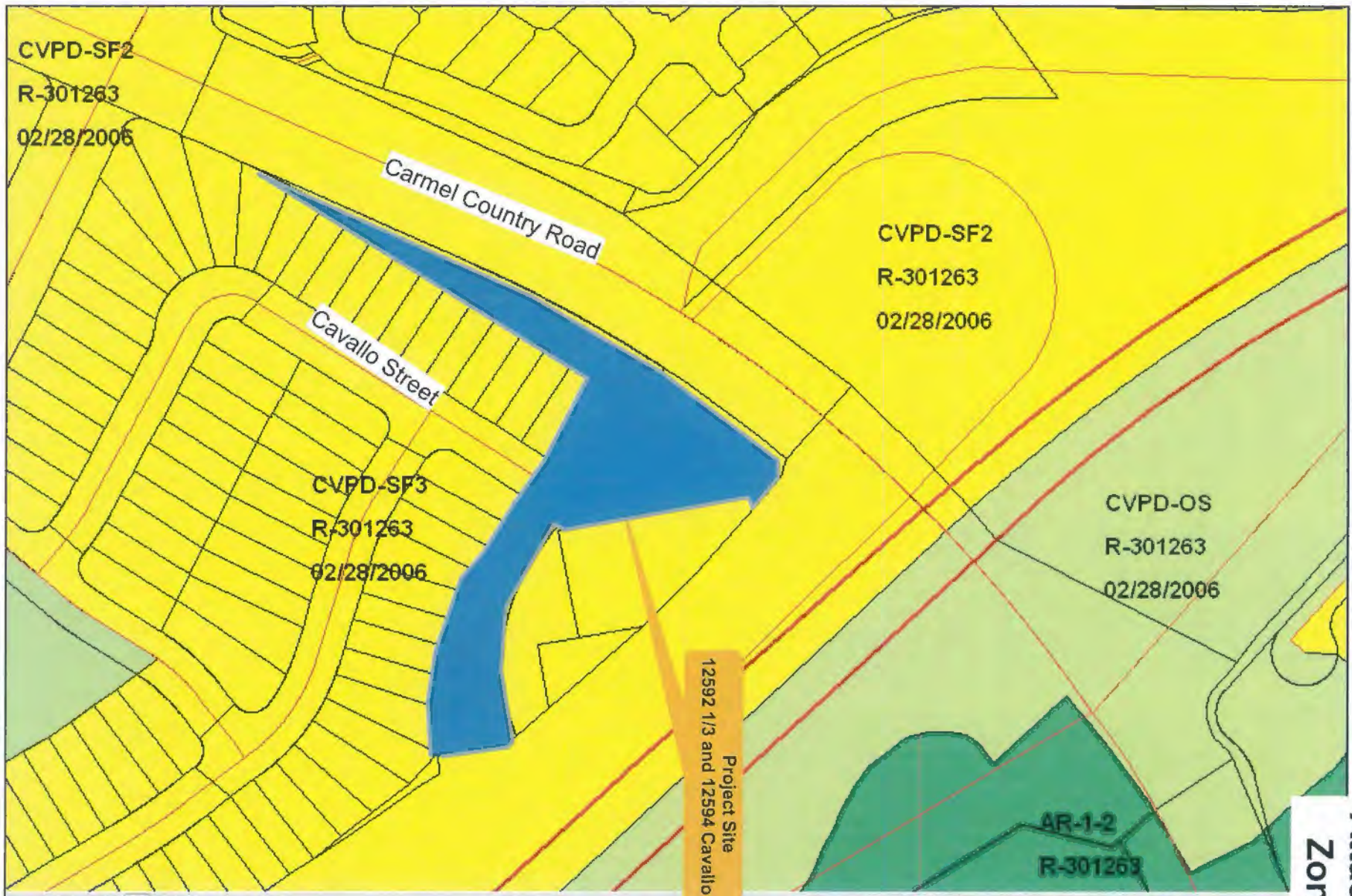


Attachment 2
Aerial Photograph of Site



Aerial Photograph (Birds Eye)
Cavallo Duplex Project No. 461765
12592 1/3 and 12594 Cavallo Street





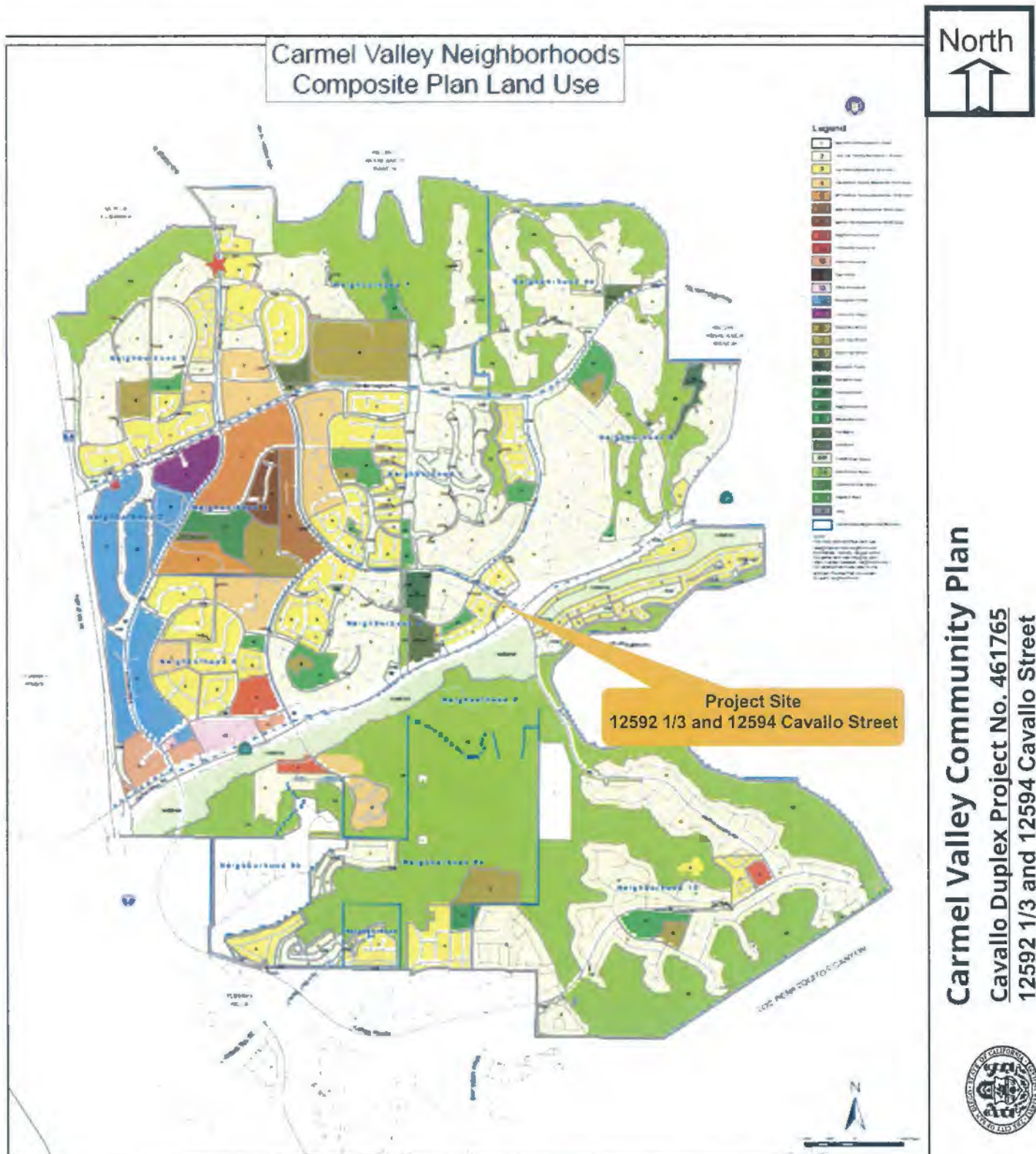
Project Zoning Map

Cavallo Duplex Project No. 461765
12592 1/3 and 12594 Cavallo Street



Attachment 3
Zoning Map

Attachment 4 Community Plan Land Use Map



PROJECT DATA SHEET		
PROJECT NAME:	Cavallo Duplex	
PROJECT DESCRIPTION:	The subdivision of two parcels into four parcels for the development of two, 2,200 square feet attached single-family dwellings.	
COMMUNITY PLAN AREA:	Carmel Valley	
DISCRETIONARY ACTIONS:	Coastal Development Permit/Site Development Permit/Tentative Map	
COMMUNITY PLAN LAND USE DESIGNATION:	Residential	
<p align="center"><u>ZONING INFORMATION:</u></p> <p>ZONE: SF-3</p> <p>HEIGHT LIMIT: 35 feet</p> <p>LOT SIZE: 3,000 square feet</p> <p>FLOOR AREA RATIO: No building shall cover more than 60 percent of the lot</p> <p>FRONT SETBACK: 10/15 for garage</p> <p>SIDE SETBACK: 4 feet</p> <p>STREETSIDE SETBACK: 10 feet</p> <p>REAR SETBACK: 4 feet</p> <p>PARKING: 2 parking spaces for each unit</p>		
ADJACENT PROPERTIES:	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Residential, SF-3	Mixed attached and detached single family homes
SOUTH:	Residential, SF-3	SR-56, vacant land
EAST:	Residential, SF-3	Single family homes, SR-56 on-ramp.
WEST:	Residential, SF-31	Mixed attached and detached single family homes
DEVIATIONS OR VARIANCES REQUESTED:	None	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On July 28, 2016 the Carmel Valley Community Planning Board voted 10-0-0 to recommend approval with the condition of no eucalyptus trees.	

CITY COUNCIL
RESOLUTION NO. _____
COASTAL DEVELOPMENT PERMIT NO. 1615365
SITE DEVELOPMENT PERMIT NO. 1851203
CAVALLO DUPLEX PROJECT NO. 461765 [MMRP]
AMENDMENT TO NORTH CITY WEST PLANNED DISTRICT DEVELOPMENT PLAN PERMIT NO. 87-0769

WHEREAS, KALYAN YELLAPU, Owner/Permittee, filed an application with the City of San Diego for a Coastal Development Permit and Site Development Permit for the construction of two single family residential units known as the Cavallo Duplex project, located at 12592 1/3 and 12594 Cavallo Street (temporary address) and legally described as Parcel 1 of Parcel Map No. 16422 in the City of San Diego, County of San Diego, State of California, filed in the office of the County Recorder of San Diego County, March 5, 1991 as Instrument No. 91-095897 of official records except therefrom that portion thereof conveyed to the City of San Diego by Grant Deed recorded July 25, 1994 as instrument No. 94-0458234 of official records; and Lot 127 of Carmel Del Mar Neighborhood 5, Unit No. 11, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 12440, filed in the Office of the County Recorder of San Diego, August 10, 1989, excepting therefrom that portion of lot 127 conveyed to the City of San Diego for right of way purposes in grant deed recorded July 25, 1994 as file No. 1994-0458234, in the Carmel Valley Community Plan area, in the CVPD-SF3 zone of the Carmel Valley Planned District zone and;

WHEREAS, on February 2, 2017, the Planning Commission of the City of San Diego considered Site Development Permit [SDP] No. 1851203 and Coastal Development Permit No. [CDP] No. 1615365, and pursuant to Resolution No. _____-PC voted to recommend approval of the Permit; and

WHEREAS, under Charter section 280(a)(2) this resolution is not subject to veto by the Mayor because this matter requires the City Council to act as a quasi-judicial body and where a public hearing was required by law implicating due process rights of individuals affected by the decision

and where the Council was required by law to consider evidence at the hearing and to make legal findings based on the evidence presented; and

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

BE IT RESOLVED, by the Council of the City of San Diego, that it adopts the following findings with respect to Site Development Permit No. 1851203 and Coastal Development Permit No. 1615365:

I. COASTAL DEVELOPMENT PERMIT- 129.0708

A. Findings for all Coastal Development Permits

1. The proposed coastal development will not encroach upon any existing physical access way 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 1.29-acre site is located at Lot 127 of Map 12440 and Parcel 1 of Map 16422 near the northwest intersection of Carmel Country Road and State Route 56 in the CVPD SF-3 zone of the Carmel Valley Planned District within the Carmel Valley Community Plan in the Coastal Overlay Zone (non-appealable area).

The property is not identified in the City's adopted Local Coastal Program (LCP) Land Use Plan as a public accessway. There is no physical accessway used by the public on or adjacent to this property or any proposed public accessway as identified in the LCP Land Use Plan. The project is completely contained within private property and does not contain or is adjacent to sensitive coastal bluffs. The nearest public access to the Pacific Ocean is located at Torrey Pines State Beach approximately four miles to the west. The proposed coastal development will not encroach upon any existing physical access way 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 by not encroaching into any identified ocean view corridor.

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

The project site has been previously graded and surrounded by single-family dwelling units to the north and west, Carmel Mountain Road to the east, and State Route 56 to the south. The site is completely contained within private property and does not include or is 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 site is within the Carmel Valley Community Plan, the City's adopted land use plan for this area. The project site is within Neighborhood 5, Unit 11. Carmel Valley Neighborhood 5 is one of 10 neighborhood development units identified in the 1975 Carmel Valley Community Plan. The community plan requires preparation of precise plans for each neighborhood development units within the planning area. Neighborhood 5 is a component of the neighborhood development plan that also covers neighborhoods 4 and 6, known as the Carmel Valley Neighborhoods 4, 5 and 6 Precise Plan (Precise Plan). This planning area comprises 820 acres along the SR-56 corridor and the precise plan was first adopted in 1982.

The project site is characterized as an infill development site designated by the Carmel Valley Community Plan for Low Density Residential Development at a density range between 5 and 14 single-family dwelling units per acre. The 1.29-acre site could accommodate up to 18 single-family dwelling units per the Community Plan, however, the Precise Plan further defines land use by specifying various development parameters, including zone recommendations, to establish neighborhood form. The Precise Plan, however, does not specifically allocate density for each of the two residential land use components, single-family and duplex housing. The site is constrained because local street access is not permitted from Carmel Country Road at this location and by the presence of steep previously graded slopes adjacent to Cavallo Street, the local street proposed for project access.

The project site is identified by the Precise Plan for Duplex Housing residential use. Density is defined for the neighborhood as a whole as a result of the allocation of land uses at an average of 5.81 single-family dwelling units per acre. Overall, single-family dwelling unit sizes within Neighborhood 5 are intended to be smaller than those within adjacent Neighborhood 4, with the implication that lot sizes should be smaller and density greater. Zoning for this site is Carmel Valley Planned District CVPD-SF3, which allows single-family and zero lot line development with a minimum lot size of 3,000 square feet. The proposed duplex housing building type and lot sizes are within the parameters established by the zone and surrounding development.

The Precise Plan also includes an urban design element that focuses on implementation of contour grading principles and informal landscape design as well as achieving neighborhood design unity through use of consistent development standards.

The element contains standards for grading, site planning, architecture and landscaping. The Precise Plan's grading standards were applied with earlier developments that included mass grading of the neighborhood to create a series of cul-de-sac streets and stepped pads following the natural sloping landform toward Carmel Valley. The mass grading established the grade within and around the site creating a flatter depression surrounded by manufactured slopes and the SR-56 Freeway.

While General Plan and Precise Plan grading policies favor retention of existing landforms, due to the lack of access available from Carmel Country Road, the applicant is proposing to build up the grade to the level of the existing street (Cavallo Street), generally matching the grade and lot patterns of the adjacent homes. This grading approach may be supported as it favors neighborhood context, which is a goal for an infill development, and has community support. The grading plan provides some slope contouring while minimizing the overall footprint of the fill slopes. Proposed retaining walls will be softened with landscaping.

The Precise Plan's standards for site planning recommend that structures be designed and located to avoid repetitive patterns yet incorporate unifying design elements to maintain neighborhood design unity. The proposed duplex or twin-home building incorporates forms similar to the existing duplex housing in the neighborhood with enough architectural variation avoid repetition. 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 site is an interior lot, and is located approximately four miles from the Pacific Ocean and is not located between the sea or shoreline of any body of water and first public right-of-way paralleling the sea. Therefore, the proposed development does not have to comply with the public access and recreation policies of the Chapter 3 of the California Coastal Act.

II. SITE DEVELOPMENT PERMIT - SECTION 126.0504

A. Finding to all Site Development Permit

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

The project site is within the Carmel Valley Community Plan, the City's adopted land use plan for this area. The project site is within Neighborhood 5, Unit 11. Carmel Valley Neighborhood 5 is one of 10 neighborhood development units identified in the 1975 Carmel Valley Community Plan. The community plan requires preparation of precise plans for each

neighborhood development units within the planning area. Neighborhood 5 is a component of the neighborhood development plan that also covers neighborhoods 4 and 6, known as the Carmel Valley Neighborhoods 4, 5 and 6 Precise Plan (Precise Plan). This planning area comprises 820 acres along the SR-56 corridor and the precise plan was first adopted in 1982.

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The project site is identified by the Precise Plan for duplex housing residential use. Density is defined for the neighborhood as a whole as a result of the allocation of land uses at an average of 5.81 single-family dwelling units per acre. Overall, single-family dwelling unit sizes within Neighborhood 5 are intended to be smaller than those within adjacent Neighborhood 4, with the implication that lot sizes should be smaller and density greater. Zoning for this site is Carmel Valley Planned District CVPD-SF3, which allows single-family and zero lot line development with a minimum lot size of 3,000 square feet. The proposed duplex housing building type and lot sizes are within the parameters established by the zone and surrounding development.

The Precise Plan also includes an urban design element that focuses on implementation of contour grading principles and informal landscape design as well as achieving neighborhood design unity through use of consistent development standards. The element contains standards for grading, site planning, architecture and landscaping. The Precise Plan's grading standards were applied with earlier developments that included mass grading of the neighborhood to create a series of cul-de-sac streets and stepped pads following the natural sloping landform toward Carmel Valley. The mass grading established the grade within and around the site creating a flatter depression surrounded by manufactured slopes and the SR-56 Freeway.

While General Plan and Precise Plan grading policies favor retention of existing landforms, due to the lack of access available from Carmel Country Road, the applicant is proposing to build up the grade to the level of the existing street (Cavallo Street), generally matching the grade and lot patterns of the adjacent homes. This grading approach may be supported as it favors neighborhood context, which is a goal for an infill development, and has community support. The grading plan provides some slope contouring while minimizing the overall footprint of the fill slopes. Proposed retaining walls will be softened with landscaping.

The Precise Plan's standards for site planning recommend that structures be designed and located to avoid repetitive patterns yet incorporate unifying design elements to maintain neighborhood design unity. The proposed duplex or twin-home building incorporates forms similar to the existing duplex housing in the neighborhood with enough architectural variation avoid repetition. 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.

Environmental Impact Report (EIR) No. 86-0875, 87-0228, and 87-0769 / SCH No. 87060306 was prepared and certified for the original Carmel Del Mar, Neighborhoods 5 and 6 Precise Plan project, by the City Council, along with the adoption of the Mitigation, Monitoring and Reporting Program (MMRP) on March 22, 1998 by Resolution No. 270597. The project was reviewed in accordance with the California Environmentally Quality Act (CEQA) Guidelines Section 15162(a) and determined that no new additional impacts and/or mitigation measures are required beyond those that were analyzed in the original environmental document. All the impacts were adequately addressed and disclosed in previously certified EIR No. 86-0875, 87-0228, and 87-0769 / SCH No. 87060306.

The project requires a Site Development Permit for the amendment to NCWPDP No. 87-0769 to remove a building restricted easement on a portion of Lot "A" identified on the previously approved permit (NCWPDP No. 87-0769). The permit for the project includes various conditions and referenced exhibits of approval relevant to achieving project compliance with the applicable regulations of the San Diego Municipal Code (SDMC) in effect for this project. Such conditions within the permit have been determined necessary to avoid adverse impacts upon the health, safety and general welfare of persons residing or working in the surrounding area. The project shall comply with the development conditions in effect for the subject property as described in Vesting Tentative Map No. 1615361 and Easement Vacation No. 1615364, and other regulations and guidelines pertaining to the subject property per the SDMC. Prior to issuance of any building permit for the proposed development, the plans shall be reviewed for compliance with all Building, Electrical, Mechanical, Plumbing and Fire Code requirements, and the subdivider shall be required to obtain grading and public improvement permits. Therefore, the proposed project conforms to the development regulations and will not be detrimental to the public health, safety, and welfare.

3. The proposed development will comply with the applicable regulations of the Land Development Code.

The proposed development complies with the applicable zoning and development regulations of the Land Development Code including land development requirements regulating single-family development. The proposed project was reviewed for compliance with the CVPD-SF3 zone land development requirements and North City West Planned District Development Permit No. 87-0769, which include but are not limited to setbacks, density, landscape, parking, and floor area ratio. No deviations are proposed with the

Attachment 6
Draft Permit Resolution with Findings

proposed single-family home. The project incorporates a roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 50-percent of the project's projected energy consumption, to be installed on the roof of each single-family dwelling unit. The photovoltaic system will be located on the roof of the house. Therefore, the project complies with the applicable zoning and development regulations of the Land Development Code. Therefore, the proposed development will comply with the applicable regulations of the Land Development Code.

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

BE IT FURTHER RESOLVED, that Coastal Development Permit No. 1615365 and Site Development Permit No. 1851203 is granted to, KALYAN YELLAPU, Owner/Permittee, under the terms and conditions set forth in the attached permit which is made a part of this resolution.

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

APPROVED: MARA W. ELLIOTT, City Attorney

By _____

NAME

Deputy City Attorney

ATTY/SEC. INITIALS

DATE

R- INSERT

Reviewed by _____, DPM

Internal Order No. ???????

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

WHEN RECORDED MAIL TO
CITY CLERK
MAIL STATION 2A

INTERNAL ORDER NUMBER: 24006386

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COASTAL DEVELOPMENT PERMIT NO. 1615365
SITE DEVELOPMENT PERMIT NO. 1851203

CAVALLO DUPLEX PROJECT NO. 461765 [MMRP]

AMENDMENT TO NORTH CITY WEST PLANNED DISTRICT DEVELOPMENT PLAN PERMIT NO. 87-0769
CITY COUNCIL

This Coastal Development Permit No. 1615365, Site Development Permit No. 1851203, and Amendment to North City West Planned District Development Plan Permit No. 87-0769 is granted by the City Council of the City of San Diego to KALYAN YELLAPU, Owner, and, Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0702. The 1.29 -acre site is located at 12592 1/3 and 12594 Cavallo Street (temporary address), in the CVPD-SF3 zone within the Coastal Overlay Zone (non-appealable) of the Carmel Valley Planned District within the Carmel Valley Community Plan Area. The project site is legally described as: Parcel 1 of Parcel Map No. 16422 in the City of San Diego, County of San Diego, State of California, filed in the office of the County Recorder of San Diego County, March 5, 1991 as Instrument No. 91-095897 of official records except therefrom that portion thereof conveyed to the City of San Diego by Grant Deed recorded July 25, 1994 as instrument No. 94-0458234 of official records; and Lot 127 of Carmel Del Mar Neighborhood 5, Unit No. 11, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 12440, filed in the Office of the County Recorder of San Diego, August 10, 1989, excepting therefrom that portion of lot 127 conveyed to the City of San Diego for right of way purposes in grant deed recorded July 25, 1994 as file No. 1994-0458234, official records;

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

The project shall include:

- a. Construction of two, 2,200 square-foot, two-story single family dwelling units with attached two car garages;
- b. Landscaping (planting, irrigation and landscape related improvements);

- c. Off-street parking;
- d. Retaining Walls:
 - 1. One six-foot maximum high retaining wall located at northeast corner of site;
 - 2. Three six-foot maximum high retaining walls on southwest portion of site;
- e. A roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 50 percent of the proposed project's projected energy consumption, in conformance with the criteria of the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program for each home; and
- f. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

- 1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by _____.
- 2. 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" 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.
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.

12. The entitlements and conditions of North City West Planned District Development Plan Permit No. 87-0169 shall remain in force and effect, except as modified herein.

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

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

14. The mitigation measures specified in the MMRP and outlined in Environmental Impact Report (EIR) No. 86-0875, 87-0228, and 87-0769 / SCH No. 87060306, prepared for Carmel Del Mar, Neighborhoods 5 and 6 project, shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL MITIGATION REQUIREMENTS

15. The Owner/Permittee shall comply with the MMRP as specified in EIR No. 86-0875, 87-0228, and 87-0769 / SCH No. 87060306 to the satisfaction of the Development Services Department and the City Engineer. Prior to issuance of any construction permit, all conditions of the MMRP shall be adhered to, to the satisfaction of the City Engineer. All mitigation measures described in the MMRP shall be implemented for the following issue area:

Noise

AFFORDABLE HOUSING REQUIREMENTS:

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

ENGINEERING REQUIREMENTS:

17. The Coastal Development Permit and Site development Permit shall comply with all Conditions of the Tentative Map No.1615361 and Easement Vacation No. 1615364.

18. Prior to the issuance of any building permits, the Owner/Permittee shall obtain a bonded grading permit for the grading proposed for this project. All grading shall conform to the requirements of the City of San Diego Municipal Code in a manner satisfactory to the City Engineer.

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

20. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, two 12-foot wide driveway per City standard (one for each unit) on Cavallo Street .
21. Prior to the issuance of any building permits, the Owner/Permittee shall assure by permit and bond the installation of a new street light on Cavallo Street across from subject property in accordance with the City of San Diego Street Design Manual-Street Light Standards, and Council Policy 200-18.
22. Prior to the issuance any building permits, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.
23. Prior to the issuance of any construction permit the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Part 2 Construction BMP Standards Chapter 4 of the City's Storm Water Standards.

LANDSCAPE REQUIREMENTS:

24. Prior to issuance of public improvement plans, landscape construction plans consistent with this development permit shall be submitted for approval. Improvement plans shall take into account a 40 square-foot area around each required tree which is unencumbered by utilities.
25. Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees. In the event that the Landscape Plan and the Public Improvement Plan conflict, the Public Improvement Plan shall be revised to be consistent with the Landscape Plan such that landscape areas are consistent with the Exhibit "A" Landscape Development Plan.
26. Prior to building permit issuance, landscape and irrigation plans substantially conforming to Exhibit "A," (Landscape Development Plan) shall be submitted to the Development Services Department for approval.
27. Any existing landscape to remain, as indicated on the approved plans, that is damaged during construction shall be replaced in kind to the satisfaction of the Development Services Department within 30 days of damage or final inspection.

PLANNING/DESIGN REQUIREMENTS:

28. Owner/Permittee shall maintain a minimum of four 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.
29. 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.

30. Condition 18 of North City West Planned District Development Plan Permit No. 87-0769 is hereby modified to remove a portion of Lot "A" from the "non-building area" designation and shall allow development consistent with the approved Exhibit A of Coastal Development Permit No. 1615365/Site Development Permit No. 1851203. All other conditions of North City West Planned District Development Plan Permit No. 87-0769 shall remain in full force and effect except as modified herein.

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

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

TRANSPORTATION REQUIREMENTS

33. Prior to the issuance of any building permit, the Owner/Permittee shall dedicate and assure by permit and bond an extension of Cavallo Street of approximately 55 feet to the east. The dedication shall include 32 feet of pavement within 48 feet right of way, City standard curb, gutter and sidewalk within 8 foot parkway on both sides of the street as shown on Exhibit "A", satisfactory to the City Engineer and in accordance with standard drawing SDG-113. These improvements shall be completed and accepted by the City Engineer prior to the issuance of any occupancy permit.

34. Prior to the issuance of any building permit, the Owner/Permittee, the Subdivider shall dedicate and assure by permit and bond construction of a turnaround area (approximately 20 feet by 10 feet) south of the proposed extension of Cavallo Street, as shown on Exhibit "A". The Subdivider shall also assure by permit and bond installation of City standard barricades and signage at the east end of the Cavallo Street satisfactory to the City Engineer. These improvements shall be completed and accepted by the City Engineer prior to the issuance of any occupancy permit.

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

35. Prior to the issuance of any grading permit, the applicant shall provide confirmation from a geotechnical engineer, that the proposed retaining wall located at the northeast section of the lot, with a $\frac{3}{4}$ to 1 slope line of influence adjacent to the existing 18-inch sewer main will be suitable.

36. Prior to the issuance of any building permits, the Owner/Permittee shall apply for a plumbing permit for the installation of appropriate private back flow prevention device(s), on each water service (domestic, fire and irrigation), in a manner satisfactory to the Public Utilities Director and the City Engineer. BFPDs shall be located above ground on private property, in line with the service and immediately adjacent to the right-of-way. The Public Utilities Department will not permit the required BFPDs to be located below grade or within the structure.

37. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of all public water and sewer facilities are to be in accordance with established criteria in the most current City of San Diego Water and Sewer Design Guides.

38. All public water and sewer facilities are to be in accordance with the established criteria in the most current City of San Diego Water and Sewer Design Guides.

39. All proposed private water and sewer facilities located within a single lot are to be designed to meet the requirements of the California Uniform Plumbing Code and will be reviewed as part of the building permit plan check.

40. No trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any public sewer facilities and five feet of any public water facilities.

INFORMATION ONLY:

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

APPROVED by the City Council of the City of San Diego on _____

Attachment 7
Draft Permit with Conditions

Permit Type/PTS Approval No.: Coastal Development Permit No. 1615365 and
Site Development Permit No. 1851203

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

William Zounes
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.

KALYAN YELLAPU
Owner/Permittee

By _____
Kalyan Yellapu

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

CITY COUNCIL RESOLUTION NUMBER R-_____

VESTING TENTATIVE MAP NO. 1615361
EASEMENT VACATION NO. 1615364
CAVALLO STREET DUPLEX- PROJECT NO. 461765 [MMRP]

WHEREAS, KALYAN YELLAPU, Subdivider, and, JOHN LEPPERT, Engineer, submitted an application to the City of San Diego for Vesting Tentative Map No. 1615361 and Easement Vacation No. 1615364 for the construction of two single-family dwelling units. The project site is located at _____(temporary address), in the CVPD-SF3 zone of the Carmel Valley Planned District within the Carmel Valley Community Plan Area. The property is legally described as; Parcel 1 of Parcel Map No. 16422 in the City of San Diego, County of San Diego, State of California, filed in the office of the County Recorder of San Diego County, March 5, 1991 as Instrument No. 91-095897 of official records except therefrom that portion thereof conveyed to the City of San Diego by Grant Deed recorded July 25, 1994 as instrument No. 94-0458234 of official records; and Lot 127 of Carmel Del Mar Neighborhood 5, Unit No. 11, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 12440, filed in the Office of the County Recorder of San Diego, August 10, 1989, excepting therefrom that portion of lot 127 conveyed to the City of San Diego for right of way purposes in grant deed recorded July 25, 1994 as file No. 1994-0458234, official records; and

WHEREAS, the Map proposes the Subdivision of two existing lots totaling a 1.29-acres into four lots; and

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

WHEREAS, on February 2, 2016, the Planning Commission of the City of San Diego considered Vesting Tentative Map No.1615361 and Easement Vacation No. 1615364 pursuant to Resolution No._____, the Planning Commission voted to recommend City Council approve Vesting Tentative Map No.1615361 and Easement Vacation No. 1615364; and

WHEREAS, under Charter section 280(a)(2) this resolution is not subject to veto by the Mayor because this matter requires the City Council to act as a quasi-judicial body and where a public hearing was required by law implicating due process rights of individuals affected by the decision and where the Council was required by law to consider evidence at the hearing and to make legal findings based on the evidence presented; and

WHEREAS, on _____, the City Council of the City of San Diego considered Vesting Tentative Map No. 1615361, and Easement Vacation No. 1615364 pursuant to San Diego Municipal Code section(s) 125.0440, 125.1040 and Subdivision Map Act section 66428, received for its consideration written and oral presentations, evidence having been submitted, and testimony having been heard from all interested parties at the public hearing, and the City Council having fully considered the matter and being fully advised concerning the same; NOW THEREFORE,

BE IT RESOLVED by the City Council of the City of San Diego, that it adopts the following findings with respect to Vesting Tentative Map No. 1615361:

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

The project site is within the Carmel Valley Community Plan, the City's adopted land use plan for this area. The project site is within Neighborhood 5, Unit 11. Carmel Valley Neighborhood 5 is one of 10 neighborhood development units identified in the 1975 Carmel Valley Community Plan. The community plan requires preparation of precise plans for each neighborhood development units within the planning area. Neighborhood 5 is a component of the neighborhood development plan that also covers neighborhoods 4 and 6, known as the Carmel Valley Neighborhoods 4, 5 and 6 Precise Plan (Precise Plan). This planning area comprises 820 acres along the SR-56 corridor and the precise plan was first adopted in 1982.

The project site is characterized as an infill development site designated by the Carmel Valley Community Plan for Low Density Residential Development at a density range between 5 and 14 single-family dwelling units per acre. The 1.29-acre site could accommodate up to 18 single-family dwelling units per the Community Plan, however, the Precise Plan further defines land use by specifying various development parameters, including zone recommendations, to establish neighborhood form. The Precise Plan, however, does not specifically allocate density for each of the two residential land use components, single-family and duplex housing. The site is constrained because local street access is not permitted from Carmel Country Road at this location and by the presence of steep previously graded slopes adjacent to Cavallo Street, the local street proposed for project access.

The project site is identified by the Precise Plan for duplex housing residential use. Density is defined for the neighborhood as a whole as a result of the allocation of land uses at an average of 5.81 single-family dwelling units per acre. Overall, single-family dwelling unit sizes within Neighborhood 5 are intended to be smaller than those within adjacent Neighborhood 4, with the implication that lot sizes should be smaller and density greater. Zoning for this site is Carmel Valley Planned District CVPD-SF3, which allows single-family and zero lot line development with a minimum lot size of 3,000 square feet. The proposed duplex housing building type and lot sizes are within the parameters established by the zone and surrounding development.

The Precise Plan also includes an urban design element that focuses on implementation of contour grading principles and informal landscape design as well as achieving neighborhood design unity through use of consistent development standards. The element contains standards for grading, site planning, architecture and landscaping. The Precise Plan's grading standards were applied with earlier developments that included mass grading of the neighborhood to create a series of cul-de-sac streets and stepped pads following the natural sloping landform toward Carmel Valley. The mass grading established the grade within and around the site creating a flatter depression surrounded by manufactured slopes and the SR-56 Freeway.

While General Plan and Precise Plan grading policies favor retention of existing landforms, due to the lack of access available from Carmel Country Road, the applicant is proposing to build up the grade to the level of the existing street (Cavallo Street), generally matching the grade and lot patterns of the adjacent homes. This grading approach may be supported as it favors neighborhood context, which is a goal for an infill development, and has community support. The grading plan provides some slope contouring while minimizing the overall footprint of the fill slopes. Proposed retaining walls will be softened with landscaping.

The Precise Plan's standards for site planning recommend that structures be designed and located to avoid repetitive patterns yet incorporate unifying design elements to maintain neighborhood design unity. The proposed duplex or twin-home building incorporates forms similar to the existing duplex housing in the neighborhood with enough architectural variation avoid repetition. Therefore, the proposed subdivision and its design or improvement are consistent with the policies, goals, and objectives of the applicable land use plan.

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

The proposed development complies with the applicable zoning and development regulations of the Land Development Code, including land development requirements regulating single-family development. The proposed project was reviewed for compliance with the CVPD-SF3 zone land development requirements and North City West Planned District Development Permit/Tentative Map No. 87-0769, which include but are not limited to setbacks, density, landscape, parking, and floor area ratio. No deviations are proposed for the project. As a component of the proposed project, the project incorporates a roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 50-percent of the project's projected energy consumption. The photovoltaic system will be located on the roof of each house. Therefore, the proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code, including any allowable deviations pursuant to the land development code.

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

The project is located within Neighborhood 5 of the Carmel Valley Neighborhoods 4, 5, & 6 Precise Plan. The site could accommodate up to 18 dwelling units per the Community Plan, however, the Precise Plan further defines land use by specifying various development parameters, including zone recommendations, to establish neighborhood form.

The project site is currently vacant and contains a 20-foot slope. The project is proposing to build up the grade by importing 5,830 cubic yards of soil to match to the elevation grade of the existing street (Cavallo Street). This will match the grade of the existing lots adjacent to the site and continue the lot patterns of the adjacent dwelling units. This grading approach may be supported as it favors neighborhood context, which is a goal for an infill development. The grading plan provides slope contouring while minimizing the overall footprint of the fill slopes. Proposed retaining walls will be softened with landscaping. Therefore, the site is physically suitable for the type and density of development.

4. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

The project is located within an urbanized and built-out environment where there are no watercourses or environmentally sensitive lands harboring fish or wildlife on or adjacent to the site. The project is within the Coastal Overlay Zone non-appealable area, approximately four miles from the Pacific Ocean and three miles east of the Los Penasquitos Lagoon. Storm runoff from the site will be treated on site through a Water Pollution Control Plan and not impact the aforementioned bodies of water. Therefore, the subdivision or the proposed improvements will not cause substantial environmental damage or substantially injure fish or wildlife or their habitat.

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

Environmental Impact Report (EIR) No. 86-0875, 87-0228, and 87-0769 / SCH No. 87060306 was prepared and certified for the original Carmel Del Mar, Neighborhoods 5 and 6 Precise Plan project, by the City Council, along with the adoption of the Mitigation, Monitoring and Reporting Program (MMRP) on March 22, 1998 by Resolution No. 270597. The project was reviewed in accordance with the California Environmentally Quality Act (CEQA) Guidelines Section 15162(a) and determined that no new additional impacts and/or mitigation measures are required beyond those that were analyzed in the original environmental document. All the impacts were adequately addressed and disclosed in previously certified EIR No. 86-0875, 87-0228, and 87-0769 / SCH No. 87060306.

The permit for the project includes various conditions and referenced exhibits of approval relevant to achieving project compliance with the applicable regulations of the SDMC in effect for this project. Such conditions within the permit have been determined necessary to avoid adverse impacts upon the health, safety and general welfare of persons residing or working in the surrounding area. The project shall comply with the development conditions in effect for the subject property as described in Vesting Tentative Map No. 1615361 and Easement Vacation No. 1615364, and other regulations and guidelines pertaining to the subject property per the SDMC. Prior to issuance of any building permit for the proposed development, the plans shall be reviewed for compliance with all Building, Electrical, Mechanical, Plumbing and Fire Code requirements, and the subdivider shall be required to obtain grading and public improvement permits. Therefore, the proposed subdivision or the type of improvement would not be detrimental to the public health, safety and welfare.

6. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

The design of the subdivision and the type of improvements are such that they will not conflict with any easements, acquired by the public at large, for access through or use of property within and outside the proposed subdivision. Currently, the site contains a sewer easement which is to be preserved through this Tentative Map action. The project proposes the extension and improvements of Cavello Street in order to access two new single-family dwelling units. Access to the sewer easement will be able to be accessed from the Cavello Street or Carmel Country Road. Therefore, 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.

7. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.

The 1.29-acre site is located at Lot 127 of Map 12440 and Parcel 1 of Map 16422 or near the northwest intersection of Carmel Country Road and State Route 56 in the CVPD SF-3 zone of the Carmel Valley Planned District within the Carmel Valley Community Plan within the Coastal Overlay Zone (non-appealable area). The project incorporates a roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 50-percent of the project's projected energy consumption. The photovoltaic system will be located on a portion of the roofs. The photovoltaic

system will have the capacity to generate energy to run the heating and cooling system proposed for each home. Therefore, each structure, with its southwest orientation will have the opportunity through building design, articulation, and other architectural treatments, placement and selection of plant materials to provide to the extent feasible, future passive or natural heating and cooling opportunities.

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

The decision maker has reviewed the administrative record including the project plans and environmental documentation to determine the effects of the proposed subdivision on the housing needs of the region. With the proposed development of two single family dwelling units, there would be a gain of two for-sale units. The two single-family dwelling units are within a built out urbanized community with adequate infrastructure. The applicant has chosen the option of paying an in-lieu fee to meet their affordable housing requirement rather than provide affordable housing on site. The decision maker has determined that the available fiscal and environmental resources are balanced by the proximity of shopping, essential services, and recreation in the nearby developed urban area. The project is within two miles from retail services and sales. In addition, the site is located within a planned development which contains a three acre public park. Therefore, the housing needs of the region are balanced against the needs for public services and the available fiscal and environmental resources.

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

BE IT FURTHER RESOLVED, that portions of a building restricted easement and slope easement, located within the project boundaries as shown in Vesting Tentative Map No. 1615361, shall be vacated, contingent upon the recordation of the approved Final Map for the project, and that the following findings are supported by the minutes, maps, and exhibits, all of which are herein incorporated by reference:

1. There is no present or prospective use for the easement, either for the facility or purpose for which it was originally acquired, or for any other public use of a like nature that can be anticipated.

Lot 127 and Parcel 1 were originally created per Map No. 12440 through NCWPDP/TM No. 87-0769. With this Map the City acquired a building restricted easement over all of Lot A, a slope easement over portions of Lot A, and a slope easement over portions of Lot 127. In 1991 lot line

adjustment through Parcel Map No. 16422 was filed which renamed Lot A to Parcel 1 and increased Parcel 1 from 3.489 acres to 3.514 acres. With Parcel Map No. 16422, the City increased the building restricted easement. In 1994, portions of Parcel 1 and Lot 127 along the old Carmel Valley Road were granted to the City of San Diego for right-of-way purposes to build future SR-56. Additionally, a sewer easement was granted to the City of San Diego which traverses through the site. The intent of the building restricted easement was to allow Caltrans flexibility with various design options during the SR-56 planning stages. Only portions of Lot 127 and Parcel 1 were needed from Caltrans for the construction of SR-56. The surplus parcels, Parcel 1 (0.82 acres) and Lot 127 (0.47 acres) were sold to the project's owner as they were no longer needed for the development of SR-56 and for NCWPDP/TM No. 87-0769. Therefore, there is no present or prospective use for the easement, either for the facility or purpose for which it was originally acquired, or for any other public use of a like nature that can be anticipated.

2. The public will benefit from the abandonment through improved utilization of the land made available by the abandonment.

The proposed easements abandonments will allow the extensions of Cavello Street and the development of two single-family dwelling units. Currently, the improved Cavello Street ends at the west property line of the project site and is inaccessible due to a free standing wall. The project would allow for the removal of the free standing wall and extend Cavello Street 55 feet to the south to include full width paving with curbs, gutters, and sidewalks to accommodate access to two new single-family dwelling units and to provide a turn-around for automobiles. The development will require the import of 5,830 cubic yards of soil to build out an existing slope and create developable pads for the two homes. The newly created slope will be contoured at a 2:1 ratio with a maximum height of 21 feet and will be partially supported by three, six-foot maximum high retaining walls on the south side of the site and one retaining wall on the north side of the site. The entire slope will be vegetated to screen the walls and stabilize the slope with drought tolerant and self-acclimating landscape. Therefore, the public will benefit from the abandonment through improved utilization of the land made available by the abandonment.

3. The abandonment is consistent with any applicable land use plan. (San Diego Municipal Code § 125.1040(c))

The project site is within the Carmel Valley Community Plan, the City's adopted land use plan for this area. The project site is within Neighborhood 5, Unit 11. Carmel Valley Neighborhood 5 is one of 10 neighborhood development units identified in the 1975 Carmel Valley Community Plan. The community plan requires preparation of precise plans for each neighborhood development units within the planning area. Neighborhood 5 is a component of the neighborhood development plan that also covers neighborhoods 4 and 6, known as the Carmel Valley Neighborhoods 4, 5 and 6 Precise Plan (Precise Plan). This planning area comprises 820 acres along the SR-56 corridor and the precise plan was first adopted in 1982.

The project site is characterized as an infill development site designated by the Carmel Valley Community Plan for Low Density Residential Development at a density range between 5 and 14 single-family dwelling units per acre. The 1.29-acre site could accommodate up to 18 single-family dwelling units per the Community Plan, however, the Precise Plan further defines land use by

specifying various development parameters, including zone recommendations, to establish neighborhood form. The Precise Plan, however, does not specifically allocate density for each of the two residential land use components, single-family and duplex housing. The site is constrained because local street access is not permitted from Carmel Country Road at this location and by the presence of steep previously graded slopes adjacent to Cavallo Street, the local street proposed for project access.

The project site is identified by the Precise Plan for duplex housing residential use. Density is defined for the neighborhood as a whole as a result of the allocation of land uses at an average of 5.81 single-family dwelling units per acre. Overall, single-family dwelling unit sizes within Neighborhood 5 are intended to be smaller than those within adjacent Neighborhood 4, with the implication that lot sizes should be smaller and density greater. Zoning for this site is Carmel Valley Planned District CVPD-SF3, which allows single-family and zero lot line development with a minimum lot size of 3,000 square feet. The proposed duplex housing building type and lot sizes are within the parameters established by the zone and surrounding development.

The Precise Plan also includes an urban design element that focuses on implementation of contour grading principles and informal landscape design as well as achieving neighborhood design unity through use of consistent development standards. The element contains standards for grading, site planning, architecture and landscaping. The Precise Plan's grading standards were applied with earlier developments that included mass grading of the neighborhood to create a series of cul-de-sac streets and stepped pads following the natural sloping landform toward Carmel Valley. The mass grading established the grade within and around the site creating a flatter depression surrounded by manufactured slopes and the SR-56 Freeway.

While General Plan and Precise Plan grading policies favor retention of existing landforms, due to the lack of access available from Carmel Country Road, the applicant is proposing to build up the grade to the level of the existing street (Cavallo Street), generally matching the grade and lot patterns of the adjacent homes. This grading approach may be supported as it favors neighborhood context, which is a goal for an infill development, and has community support. The grading plan provides some slope contouring while minimizing the overall footprint of the fill slopes. Proposed retaining walls will be softened with landscaping.

The Precise Plan's standards for site planning recommend that structures be designed and located to avoid repetitive patterns yet incorporate unifying design elements to maintain neighborhood design unity. The proposed duplex or twin-home building incorporates forms similar to the existing duplex housing in the neighborhood with enough architectural variation avoid repetition. Therefore the abandonment is consistent with any applicable land use plan.

4. The public facility or purpose for which the easement was originally acquired will not be detrimentally affected by this abandonment or the purpose for which the easement was acquired no longer exists.

Lot 127 and Parcel 1 were originally created per Map No. 12440 through NCWPDP/TM No. 87-0769. With this Map the City acquired a building restricted easement over all of Lot A, a slope

easement over portions of Lot A, and a slope easement over portions of Lot 127. In 1991 lot line adjustment through Parcel Map No. 16422 was filed which renamed Lot A to Parcel 1 and increased Parcel 1 from 3.489 acres to 3.514 acres. With Parcel Map No. 16422, the City increased the building restricted easement. In 1994, portions of Parcel 1 and Lot 127 along the old Carmel Valley Road were granted to the City of San Diego for right-of-way purposes to build future SR-56. Additionally, a sewer easement was granted to the City of San Diego which traverses through the site. The intent of the building restricted easement was to allow Caltrans flexibility with various design options during the SR-56 planning stages. Only portions of Lot 127 and Parcel 1 were needed from Caltrans for the construction of SR-56. The surplus parcels, Parcel 1 (0.82 acres) and Lot 127 (0.47 acres) were sold to the project's owner as they were no longer needed for the development of SR-56 and for NCWPDP/TM No. 87-0769. Therefore, the public facility or purpose for which the easement was originally acquired will not be detrimentally affected by the vacation or the purpose for which the easement was acquired no longer exists.

BE IT FURTHER RESOLVED, that based on the Findings hereinbefore adopted by the City Council, Vesting Tentative Map No. 1615361 and Easement Vacation No. 1615364 are approved, hereby granted to KALYAN YELLAPU, subject to the attached conditions which are made a part of this resolution by this reference.

APPROVED: JAN I. GOLDSMITH, City Attorney

By

[Attorney]
Deputy City Attorney

[Initials]:[Initials]
[Month]/[Day]/[Year]
Or.Dept:[Dept]
R-R-[Reso Code]

Internal Order No. 24006386

CITY COUNCIL
CONDITIONS FOR TENTATIVE MAP NO. 1615361
EASEMENT VACATION NO. 1615364
CAVALLO DUPLEX - PROJECT NO. 461765 [MMRP]
ADOPTED BY RESOLUTION NO. R-_____ ON _____

GENERAL

1. This Tentative Map will expire _____
2. Compliance with all of the following conditions shall be completed and/or assured, to the satisfaction of the City Engineer, prior to the recordation of the Parcel Map, unless otherwise noted.
3. Prior to the recordation of the Parcel Map, taxes must be paid on this property pursuant to Subdivision Map Act section 66492. To satisfy this condition, a tax certificate stating that there are no unpaid lien conditions against the subdivision must be recorded in the Office of the San Diego County Recorder.
4. The Parcel Map shall conform to the provisions of Coastal Development Permit No. 1615365 and Site Development Permit No. 1851203.
5. The Subdivider shall defend, indemnify, and hold the City (including its agents, officers, and employees [together, "Indemnified Parties"]) harmless from any claim, action, or proceeding, against the City and/or any Indemnified Parties to attack, set aside, void, or annul City's approval of this project, which action is brought within the time period provided for in Government Code section 66499.37. City shall promptly notify Subdivider of any claim, action, or proceeding and shall cooperate fully in the defense. If City fails to promptly notify Subdivider of any claim, action, or proceeding, or if City fails to cooperate fully in the defense, Subdivider shall not thereafter be responsible to defend, indemnify, or hold City and/or any Indemnified Parties harmless. City may participate in the defense of any claim, action, or proceeding if City both bears its own attorney's fees and costs, City defends the action in good faith, and Subdivider is not required to pay or perform any settlement unless such settlement is approved by the Subdivider.

ENGINEERING

6. The Subdivider shall underground any new service run to any new or proposed structures within the subdivision.
7. Conformance with the "General Conditions for Tentative Subdivision Maps," filed in the Office of the City Clerk under Document No. 767688 on May 7, 1980, is required. Only those exceptions to the General Conditions which are shown on the Tentative Map and covered in these special conditions will be authorized. All public improvements and incidental facilities

shall be designed in accordance with criteria established in the Street Design Manual, filed with the City Clerk as Document No. RR-297376.

MAPPING

8. "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].
9. "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."
10. The Slope Easement and Building Restricted Easement will be vacated pursuant to State Map Act Vacation.
11. The Parcel Map shall:
 - a. Use the California Coordinate System for its "Basis of Bearing" and express all measured and calculated bearing values in terms of said system. The angle of grid divergence from a true median (theta or mapping angle) and the north point of said map shall appear on each sheet thereof. Establishment of said Basis of Bearings may be by use of existing Horizontal Control stations or astronomic observations.
 - b. Show two measured ties from the boundary of the map to existing Horizontal Control stations having California Coordinate values of First Order accuracy. These tie lines to the existing control shall be shown in relation to the California Coordinate System (i.e., grid bearings and grid distances). All other distances shown on the map are to be shown as ground distances. A combined factor for conversion of grid-to-ground distances shall be shown on the map.

INFORMATION:

- The approval of this Tentative Map by the City Council of the City of San Diego does not authorize the subdivider to violate any Federal, State, or City laws, ordinances, regulations, or policies including but not limited to, the Federal Endangered Species Act of 1973 and any amendments thereto (16 USC § 1531 et seq.).
- If the Subdivider makes any request for new water and sewer facilities (including services, fire hydrants, and laterals), the Subdivider shall design and construct such facilities in accordance with established criteria in the most current editions of the City of San Diego water and sewer design guides and City regulations, standards and practices pertaining thereto. Off-site improvements may be required to provide adequate and acceptable levels of service and will be determined at final engineering.

- Subsequent applications related to this Tentative Map will be subject to fees and charges based on the rate and calculation method in effect at the time of payment.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of the Tentative Map, may protest the imposition within ninety days of the approval of this Tentative Map by filing a written protest with the San Diego City Clerk pursuant to Government Code sections 66020 and/or 66021.
- Where in the course of development of private property, public facilities are damaged or removed, the Subdivider shall at no cost to the City, obtain the required permits for work in the public right-of-way, and repair or replace the public facility to the satisfaction of the City Engineer (San Diego Municipal Code § 142.0607).

Internal Order No. 24006386

**CARMEL VALLEY COMMUNITY PLANNING BOARD
Meeting Minutes**

7:00 to 9:00 p.m., July 28, 2016

Carmel Valley Library, Community Room
3919 Townsgate Dr., San Diego, CA 92130

Board Member	Representing	Present	Absent	Absence (Board Year)
1. Ken Farinsky	CV Voting District 1	X		0
2. Barry Schultz	CV Voting District 2	X		1
3. Steve Davison	CV Voting District 3		X	1
4. Debbie Lokanc	CV Voting District 4	X		0
5. Frisco White, Chair	CV Voting District 5	X		0
6. Monique Chen	CV Voting District 6	X		1
7. Shreya Sasaki	PHR Voting District 11	X		2
8. Jonathan Tedesco, Vice Chair	PHR Voting District 12	X		1
9. VACANT	CV Business Representative			
10. Allen Kashani, Secretary	CV Developer Representative	X		0
11. Christian Clews	CV Property Owner	X		2
12. Kimberly Elliott	CV Property Owner	X		1
13. VACANT	Fairbanks Country Club/Via de la Valle/North City Subarea 2			

APPROVAL OF MINUTES – June 23, 2016

The board could not approve June's minutes because corrections need to be made and there was no quorum.

Debbie Lokanc expressed concern because there was no budget provided in Terry Decker's presentation.

CONSENT AGENDA

None.

PUBLIC COMMUNICATION - Speakers are limited to topics not listed on the agenda. Presentations are limited to 2 minutes or less.

A student intern, representing Barbara Bry, presented on her behalf and informed the board that he could answer any questions the board may have.

Bruce Cameron informed the board about the frequent jet engine noise over PHR. The noise can be heard when doors and windows are closed as late as midnight and early in the mornings. The resident is seeking help mitigating this problem. Chair White stated that the planning board cannot do much about it but Brian Maienschein offered to help and speak with him after the meeting.

Jon Tedesco mentioned the traffic issues on westbound Carmel Valley Rd towards the 56. He wants to

start a traffic subcommittee. Shreya Sasaki stated that the PHR HOA is interested in this as well.

Ken Farinsky brought some interesting ideas for new development to the board's attention with examples in the LA Times Newspaper.

ANNOUNCEMENTS - San Diego Police Department, Officer Trevor Philips

None.

WRITTEN COMMUNICATIONS

None.

COMMUNITY PLANNER REPORT - Bernard Turgeon and Daniel Monroe, City of San Diego

None.

COUNCIL DISTRICT 1 REPORT - Barbara Mohondro, Office of Council President Sherri Lightner

Barbara Mohondro provided a report. Barbara mentioned that although Council President Sherri Lightner denied the Surf Cup Project because of CEQA and deed issues, it passed (8-1). Ken Farinsky inquired about the availability to public when the field is not in use and Barbara said it will most likely be available to the public when not in use but she will check to make sure. Chair White inquired about the crosswalk and Shreya Sasaki mentioned it will be discussed when they get together to discuss traffic.

MAYOR'S REPORT - Francis Barraza, Office of Mayor Faulconer

None.

COUNTY SUPERVISOR'S REPORT - Janie Hoover, Office of Supervisor Dave Roberts

Janie Hoover provided a report and informed the board on the trend of abuse in San Diego of the drug Fentanyl. SB 1323 categorizes this drug with cocaine and heroin. Janie Hoover also provided a second update for the board on the "Live Well 5K."

STATE ASSEMBLY REPORT - Bob Knudsen, Office of Assembly member Brian Maienschein

Bob Knudsen informed the board about the internship program open to high school and college students. Interns presented Assembly Bill 2499 and Assembly Bill 1639. Assembly Bill 2499 promotes the sexual assault evidence kits tracking program by ensuring the kits are processed. Assembly Bill 1639 addresses Sudden Cardiac Arrest (SCA) Prevention Act by ensuring proper precautions are taken in order to prevent SCA.

STATE SENATE REPORT - Sarah Fields, Office of State Senator Marty Block

None.

US CONGRESS - Hugo Carmona III, Office of US Congressman Scott Peters

None.

INFORMATION AGENDA:

1. Carmel Valley Hotel: Introduction and update of proposed new hotel to be constructed on the Tio Leo site.

*Applicant – Neil Patel, Excel Hotel Group

Neil Patel introduced the project. The project is to be constructed adjacent to the Hampton Inn on the Northwest quadrant. Chair White mentioned coordinating with the Olivers. There will be surface and underground parking. The project emphasizes pedestrian circulation and has a transparent building design. The building will have an even elevation with the 56 freeway. There is an 85% parking ratio with the possibility to expand the parking if it becomes a problem. The project is zoned for a height of 60 feet. They want to go to 72-75 feet to add more interest to the project and a roof top deck. The project needs the board's support in order to exceed the current zoned height limit. Christian Clews inquired about the smell of the sewer. A gasket will be put in place to eliminate the smell. Barry Schultz inquired about the height and the benefits of a higher building. Neil Patel responded, saying that the rooftop deck will be available to the public and will increase visual interest. Kim Elliott asked about permits. All permits have been acquired. Ken Farinsky suggested incorporating a hotel shuttle since the parking ration is 85%. Ken Farinsky also inquired about the exterior color palette. It will be simple but final colors have not been chosen. There will be no beige or yellow colors. Garbage will be located in the garage. The roof will be white for energy efficiency. The roof will have a bar but it wont be fixed. Jon Tedesco asked about impacted views with the additional height and Neil Patel stated that the additional height will not impact views. Chair White also stated that there is no protected views for that area. Debbie Lokanc suggested keeping mature trees that are shown in the renderings. Monique Chen inquired about a TDM program and it was stated that this is an option. Anne Harvey stated that the building should be LEED certified and the group responded that it is energy efficient.

ACTION AGENDA:

1. Marvin Gerst: Consider naming a trail in honor of the late Marvin Gerst.

*Applicant – Anne Harvey & Lisa Ross

The Rec council must endorse the naming of the trail. Chair White asked where the trail naming will be – from where to where? Anne Harvey stated it will be from El Camino Real to Carmel Country Rd, possibly to the east side of Palacio. Christian Clews motioned to name the trail and leave the responsibility of locating the beginning and end of the trail to Anne Harvey. Seconded by Kim Elliott, the motion was unanimously approved (10-0-0).

2. Cavallo Street Twinhomes: Consider re-subdivision of two existing lots into four parcels to facilitate the construction of one twinhome building (2 units). The proposal includes the vacation of a building restricted easement and a slope easement.

*Applicant – John Leppert and Christina Mannion, Consultants

Christina Mannion, the architect of the project, has updated project. The project site will be elevated in order to be the same height as the rest of the neighborhood. They have added a turnaround at the end of the street so that cars will no longer have to use resident's driveways. The project has reduced its size in order to match the other twinhomes. The project also has a less modern design. The roof will be concrete tiles with integral solar tiles. The project also added landscape to the retaining walls. The project is under the height limit as well. The completion of the sidewalk has been confirmed. Kim Elliott motioned to approve the project with the recommendation of no eucalyptus trees. The motion was seconded by Christian Clews and unanimously approved (10-0-0).

3. City Council Candidates Communities Debate: Consider naming board member to work with Dee Rich and Noel Spaid (TPCPB) to assist in hosting and gathering questions from the community for the September 8, 2016 event held at Del Mar Hills Academy.

*Applicant – Chair

Shreya Sasaki will assist in hosting and gathering questions from the community for the September 8, 2016 event held at Del Mar Hills Academy. Chair White motioned to approve Shreya Sasaki and was seconded by Kim Elliot. The motion was unanimously approved (10-0-0).

4. PHR Employment Center: Consider submitting correspondence to City of San Diego regarding the approved density of the Employment Center verses the Community Plan and to amend the CP.

*Applicant – Ken Farinsky

Ken Farinsky read the meeting minutes and stated the inconsistencies within the community plan. He did not know if he was using the “sub-committee” plan. Ken Farinsky asked Allen Kashani to get a copy of the sub-area plan. Chair White will talk to Randy about 6300 ADT inconsistency.

SUBCOMMITTEE MEETING REPORTS AND ANNOUNCEMENTS

Subcommittee	Representative(s)	Report	Next Meeting
1. Design & Planning	Frisco White, Jan Fuchs & Anne Harvey	None.	None noted.
2. CV & PHR FBA	Frisco White	None.	None noted.
3. CV MAD	Debbie Lokanc	None.	None noted.
4. CV MAD N10	VACANT	None.	None noted.
5. PHR MAD	Jonathan Tedesco	None.	None noted.
6. Bylaws, Policy & Procedures	Frisco White	None.	None noted.
7. Open Space	Christian Clews & Anne Harvey	Christian Clews provided a report.	None noted.
8. CPC	Ken Farinsky	Ken Farinsky provided a report.	None noted.
9. Livability (Special)	Monique Chen & Chris Moore	Monique Chen provided a report.	None noted.

CHAIR'S REPORT

None.

OLD / ONGOING BUSINESS

None.

ADJOURNMENT

The meeting was adjourned at 9:23 PM.

NEXT MEETING

Thursday, August 25, 2016
Carmel Valley Library, 7 PM



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

Cavallo Street Duplex

Project Address:

Carmel Country Road and SR-56

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):

Kalyan Yellapu

☒ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

10988 Ivy Hill Drive Unit 4

City/State/Zip:

San Diego, CA 92131

Phone No:

619-204-5805

Fax No:

Signature:

Date:

11/12/15

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:



Planning Reports

CITY PLANNING DEPARTMENT • SAN DIEGO, CALIF. 92101 • 236-6460

DATE ISSUED: November 6, 1987

REPORT NO. 87-522

ATTENTION: Planning Commission, Agenda of November 12, 1987, Item Nos. 6-11.

SUBJECT:

1. LAND USE AMENDMENTS TO THE PROGRESS GUIDE AND GENERAL PLAN, THE NORTH CITY WEST COMMUNITY PLAN, AND THE NEIGHBORHOOD 4, 5 and 6 PRECISE PLAN;
2. TENTATIVE MAP AND DEVELOPMENT PLAN PERMIT NOS. 87-0228 AND 87-0769 TO IMPLEMENT THE LAND USE CHANGES; AND
3. AMENDMENTS TO THE NORTH CITY WEST PLANNED DISTRICT ORDINANCE TO ADOPT REVISED DEVELOPMENT REQUIREMENTS.

DESCRIPTION: Neighborhoods 4, 5 and 6 consist of an 822-acre tract of land in Carmel Valley planned for residential, institutional, office, commercial and industrial development. The plan area is located on the north side of Carmel Valley Road, between El Camino Real and a point about 4,300 feet east of Shaw Valley Road, which is the eastern edge of the North City West Community Planning area.

OWNER: The Baldwin Company, A-440 Enterprises and Roman Catholic Bishop of San Diego.

APPLICANT: The Baldwin Company

SUMMARY:

Issue - Are the proposed amendments and development plan permits consistent with goals and objectives of the Progress Guide and General Plan, the North City West Community Plan and Planned District Ordinance and the Neighborhood 4, 5 and 6 Precise Plan? Can the necessary findings be met for granting the related tentative subdivision maps?

Department Recommendation -

1. APPROVE the General Plan, North City West Community Plan and the Precise Plan Amendment for the street realignment and modified land uses in Neighborhoods 5 and 6 and APPROVE the related

Page 2

Tentative Subdivision Map and Development Plan Permit Nos. 87-0228 and 87-0769;

2. APPROVE the North City West Planned District Ordinance amendment to rezone the subject properties;
3. WITHDRAW, at the request of the applicant, consideration of the North City West Planned District Ordinance amendments.
4. CERTIFY Environmental Impact Report Nos. 86-0875, 87-0228 and 87-0769 and adopt Findings and a Statement of Overriding Considerations for the unmitigated impacts.

Community Planning Group Recommendation - On August 11, 1987, the North City West Community Planning Board voted 13-0 to approve the proposed street realignment, tentative subdivision map and neighborhood shopping center development permit in Neighborhood 6, subject to an acceptable comprehensive sign plan being approved for the shopping center.

On October 13, 1987, the Planning Board voted 11-0 to approve the proposed land use changes to the Neighborhood 6 Precise Plan. On the same date, the Planning Board also voted 11-0 to approve the proposed land use changes to Neighborhood 5 and the tentative subdivision map and development plan permit to implement those changes, subject to conditions (Attachment No. 1).

Fiscal Impact - None with this action.

Environmental Impact - A separate environmental impact analysis was submitted for the tentative map and development permit in Neighborhood 5 (87-0769), the tentative map and development permit in Neighborhood 6 (87-0228) and for the General Plan, Community Plan, Precise Plan and Planned District Ordinance Amendments (86-0875). This information has been combined into a single environmental impact report. The project will result in cumulative unmitigated impacts and will require the adoption of Findings and a Statement of Overriding Considerations.

BACKGROUND:

The proposed project involves plan amendments, tentative subdivision map and development plan permit proposals within Neighborhood Units 5 and 6 of the Precise Plan for Neighborhoods 4, 5 and 6 in North City West. Neighborhoods 4, 5 and 6 were adopted as a single precise plan in 1982. The Planning Commission initiated the planning process for the proposed amendment to Neighborhood 5 on August 8, 1986, and to Neighborhood 6 on December 11, 1986.

The Neighborhood 4, 5 and 6 Precise Plan area totals 822 acres and extends along the north side of Carmel Valley Road from El Camino Real on the west to the east boundary of the community (Attachment No. 2).

Page 3

No amendments to Neighborhood 4 are proposed. The 338-acre Neighborhood 4 is located at the east end of the precise plan area and is approved for development with 1,004 detached single-family houses, a neighborhood public park and an elementary school (Attachment No. 3). The Neighborhood 4 plan area is undeveloped at this time.

ANALYSIS:

Neighborhood 5

Neighborhood 5 is the central neighborhood within the precise plan area. With a total of 243 acres, Neighborhood 5 is approved for development with 589 detached single-family dwellings, 426 duplex residences, an elementary school and a neighborhood public park. A 150-foot-wide San Diego Gas and Electric Company easement divides the Neighborhood 5 area into an east half and a west half (Attachment No. 4).

The west half of Neighborhood 5 is developed. Seventy of the authorized 753 dwelling units in the western portion of Neighborhood 5 have not been utilized, as some of the designated duplex area has been developed with lower density, single-family detached dwellings. The east half of the neighborhood is vacant, except for a restaurant and a cemetery. The adopted precise plan recommends that the restaurant be phased out and the cemetery relocated to accommodate single-family residential development.

The east portion of Neighborhood 5 would be amended by revising the dwelling unit mixture and adding three institutional uses. The amendment would replace the approved 262 detached, single-family residences with 76 detached, single-family homes, 138 duplex units, a public park, a tennis club, and a church. The church would have a related church school and maintain the existing cemetery (Attachment No. 5). The restaurant would be phased out as previously proposed. Part of the restaurant site is required for the right-of-way for Carmel Valley Road when it is widened to accommodate a four-lane roadway on an interim basis and ultimately, a freeway. The portion of the restaurant site remaining after road widening would be developed with 12 of the proposed 138 duplex units.

The public park acreage is proposed to supplement usable acreage that will be lost to graded slopes in the developing public park in the western portion of Neighborhood 5. As the park in the western portion of the Neighborhood is being developed, it has been observed that, due to topographic constraints, the park will fall short of Community Plan and General Plan standards for containing five usable acres. The applicant for this amendment proposes to work with the community in placing that usable acreage lost to graded slopes within a park in the eastern portion of the neighborhood.

EAST PORTION NEIGHBORHOOD 5 LAND USE

	<u>Adopted</u>	<u>Proposed</u>
Single-Family Residential	262 units	76 units
Duplex	0	138 units
Tennis Club	0	8.26 acres
Church	0	9.25 acres
Cemetery	0	1.45 acres
Park	0	2.86 acres

The original 1975 Community Plan for North City West proposed 940 dwelling units for all of Neighborhood 5. Through the adoption of the precise plan in 1982, and a subsequent amendment in 1984, the number of dwelling units was increased to 1,015. The proposed precise plan amendment proposes a total of 897 dwelling units for all of Neighborhood 5. This represents a reduction of 70 dwelling units that were not built in the western portion of Neighborhood 5 because of a change in dwelling unit type and a reduction of 48 units in the eastern portion due to the added church, tennis club and park.

The density of development proposed in that portion of Neighborhood 5 east of SOG&E easement that would be devoted only to residential use would increase from 3.76 to 4.50 dwelling units per acre through the amendment. Overall, the density in Neighborhood 5 would be reduced from 5.55 to 5.53 units per net residential acre.

The North City West Community Planning Board has recommended that a deed restriction be placed on the tennis club site, limiting any future use of that area to community recreational use. The applicant has agreed to do this.

A tentative subdivision map and development plan permit have been filed on the entire revised area in Neighborhood 5 concurrent with the plan amendment (Case No. 87-0769). The subdivision map indicates lot and street configuration and grading for all of the lots. The development plan permit provides information on siting and landscaping for the residential units. Additional information on building elevations and setbacks is provided for the duplex units. Information provided on the park, church and tennis club is conceptual at this time and their development will require a subsequent detailed submittal and amendment to this development plan permit.

The Planning Department recommends approval of the requested land use and zoning changes to Neighborhood 5 and the related tentative map and development plan permit. The added park and tennis club provide additional recreational benefits to the community and an additional dwelling unit type is provided

Neighborhood 6

Neighborhood 6 is the westernmost neighborhood within the precise plan area. Neighborhood 6 is approved for development with 1,782 multi-family residential units, 53 acres of industrial/office development, a neighborhood shopping center and a visitor commercial center (Attachment No. 6).

Six hundred forty-five of the approved multi-family residential units are built, as well as one office building in the industrial/office complex. All other properties in the neighborhood are vacant.

The land use plan for Neighborhood 6 would be amended by splitting the one approved visitor commercial site into two locations (5.5 and 4.1 acres). Carmel View Road would be extended east, separating the neighborhood commercial site from the original visitor commercial property. The extension is proposed to provide a more direct link to a planned freeway on/off ramp on Carmel Creek Road. (Attachment No. 7). Carmel View Road would intersect with Carmel Creek Road, 450 feet north of Carmel Valley Road. The east-west portion of the roadway, extending from El Camino Real to Carmel Creek Road would be named Carmel Cove Road. The new road extension should provide improved access to the abutting commercial and employment center sites and would separate commercial and residential traffic in the area (Attachment No. 7). As a result of the bisection, the neighborhood commercial center would be increased from 9.15 to 13.1 acres in size and the visitor commercial area reduced. The visitor commercial acreage at this location would be further reduced by transferring 5.5 acres to the northeast corner of El Camino Real and Carmel Valley Road to form a second visitor commercial site within Neighborhood 6. This second site should compliment another visitor commercial area proposed at the northwest corner of El Camino Real and Carmel Valley Road.

A new "T" intersection would result from the connection of the new east-west and old north-south alignments of Carmel View Road. As a consequence of this intersection, a 0.5-acre, triangular-shaped parcel would be created. It is proposed that this parcel be developed as a mini park to be financed through the Facilities Benefit Assessment program for the Community.

A tentative subdivision map and development plan permit to create lots and the new street alignment and to develop the neighborhood commercial site are also proposed (Case No. 87-0228). The neighborhood commercial center is proposed to be 13.1 acres in size and serve the needs of residents of Neighborhoods 5 and 6 as well as the needs of residents in adjacent neighborhoods. Possible uses include a chain supermarket and drug store, delicatessen, laundromat, dry cleaners, beauty or barber shop, real estate office, card/gift shop and other neighborhood serving uses. The center would total 144,530 square feet in floor area within an L-shaped building at the rear of the site and three satellite pads at the street frontages. The buildings are proposed to have a Mediterranean-style exterior, with

beige walls and red tile roofs. Two pedestrian plazas, with seating areas, would be provided and 30-foot-high tower features would be provided for architectural accent. Pedestrian access would also be provided to residences to the west by a stairway up the slope at the rear of the site.

The Planning Department recommends approval of the proposed land use and zoning changes to Neighborhood 6 and the related tentative subdivision map and development plan permit.

Planned District Ordinance Amendments

The applicant proposes to amend the Planned District Ordinance for North City West to change the zoning of the affected plan areas to match the amended land use plan (Attachment No. 8). In Neighborhood 5, the proposed duplex area is to be rezoned from the SF-2 Residential Zone to the SF-3 Residential Zone to accommodate smaller 3,000-square-foot lots. The public park, tennis club and church/cemetery sites would be rezoned from SF-2 Residential Zone to Special Use (SP).

In Neighborhood 6, the NC-Neighborhood Commercial Zone would be revised to reflect the new boundaries of the planned neighborhood commercial center and the two proposed visitor/commercial centers would be rezoned Visitor Commercial (VC), from their present Neighborhood Commercial (NC) and Employment Center (EC) zoning. The EC zoning replaced by the visitor/commercial center at the northeast corner of Carmel Valley Road and Carmel Creek Road would be relocated further to the east where the original visitor/commercial center was reduced in size.

The Planning Department recommends approval of the proposed Planned District rezoning.

The applicant also requested amendments to the Planned District Ordinance to allow for the frontage of single-family zoned lots on private streets and to allow for the review of development plan permits separate from the review of the related subdivision map in zones SP and EP. The applicant has since withdrawn these requests.

CONCLUSIONS

The Planning Department recommends approval of the requested land use and zoning changes to Neighborhoods 5 and 6. The changes are consistent with the principles and objectives of the North City West Community Plan and would be compatible with surrounding land use. The realignment of Carmel View Road creates improved access to the commercial and residential properties planned in Neighborhood 6 and should serve to further separate residential and commercial vehicular traffic in the area.

The division of the single visitor/commercial site in Neighborhood 6 into two separate sites serves to complement the major community-serving visitor center proposed at the northwest corner of Carmel Valley Road and El Camino

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Real, while retaining acreage at Carmel Creek Road that would interact with the planned neighborhood retail center.

The land use changes in Neighborhood 5 would provide additional recreational acreage to serve the entire community.

The Planning Department also recommends approval of the related subdivision maps and development plan permits 87-0228 and 87-0769. Recommended conditions to these maps and permits are found in Attachments 9-12, should the Commission wish to act favorably.



Allen M. Jones
Deputy Director

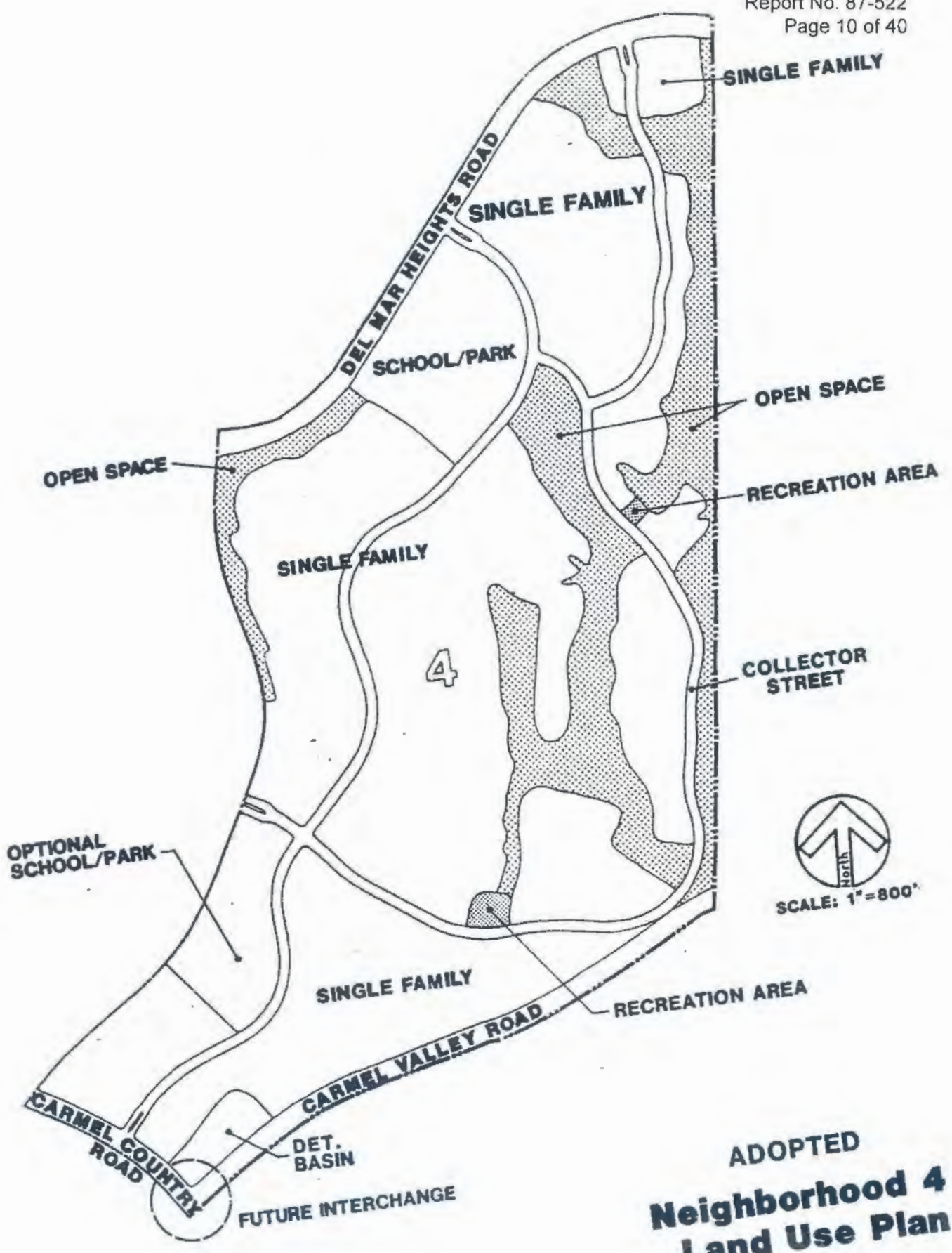
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- ATTACHMENTS:
1. Conditions Recommended by the North City West Planning Board
 2. Area Map
 3. Adopted Land Use Plan, Neighborhood 4
 4. Adopted Land Use Plan, Neighborhood 5
 5. Proposed Land Use Plan, Neighborhood 5
 6. Adopted Land Use Plan, Neighborhood 6
 7. Proposed Land Use Plan, Neighborhood 6
 8. Proposed Zoning Change
 9. Recommended Conditions for Tentative Map No. 87-0228
 10. Recommended Conditions for Development No. 87-0228
 11. Recommended Conditions for Tentative Map No. 87-0769
 12. Recommended Conditions for Development Permit No. 87-0769
 13. Recommended Changes to the Precise Plan Text

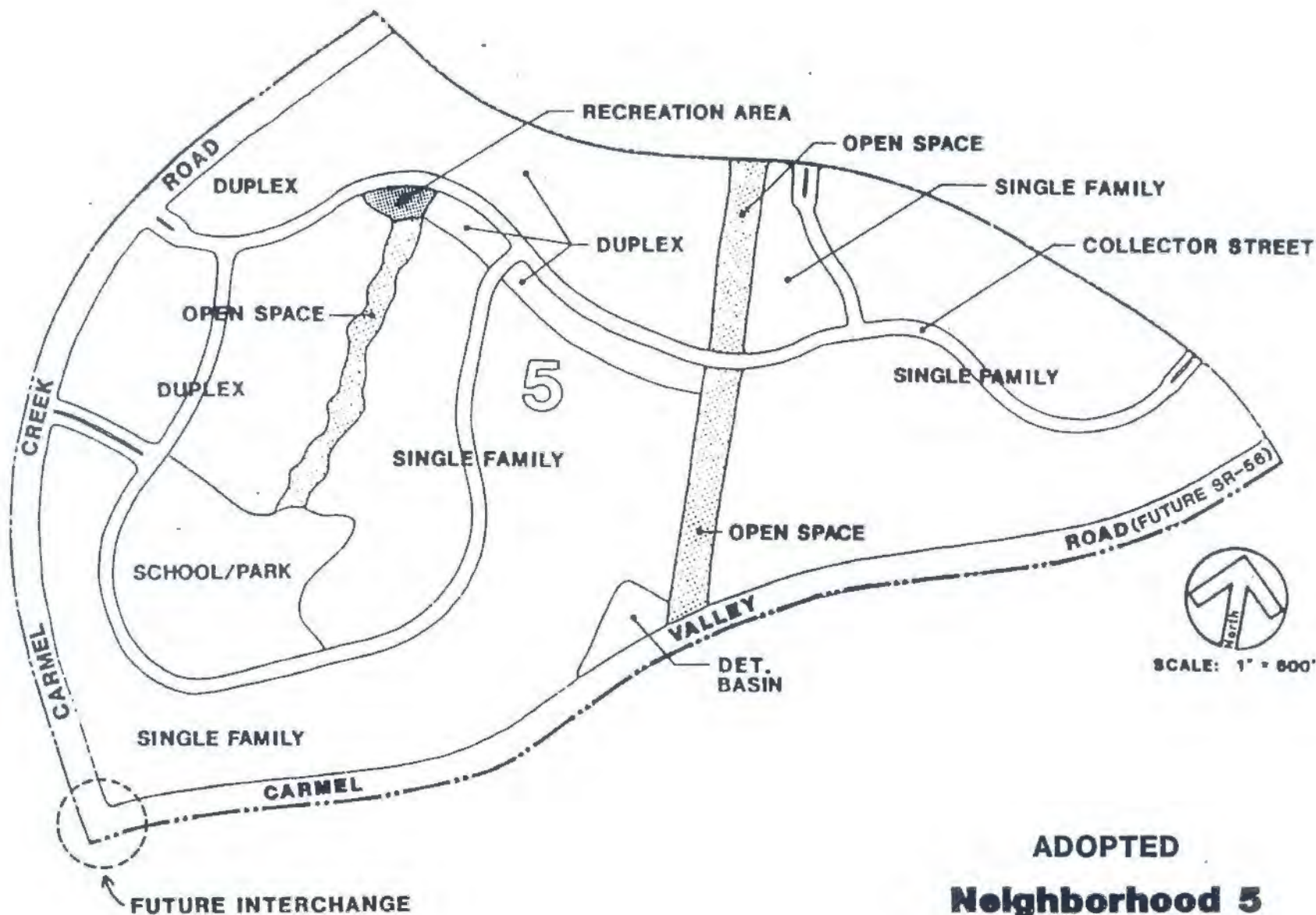
NORTH CITY WEST COMMUNITY PLAN BOARD RECOMMENDED
CONDITIONS FOR AMENDING NEIGHBORHOOD 5

1. This project is not to set a precedent for allowing higher density projects along the freeway in other neighborhoods, especially Neighborhood 4.
2. There would have to be an Institutional Zone Placed on the church site.
3. A deed restriction would have to be placed on the area proposed for the tennis facility, limiting any future use of that area to community recreational use.
4. The tennis facility would have to provide an after-school program for the children of the community at either no cost or a reduced cost.
5. The tennis facility would also have to offer a reduced fee or membership program to residents of the community.
6. The residential density shall not exceed 210 dwelling units in Neighborhood 5, east of the SDG&E easement.
7. The 8 lots being eliminated from the duplex area, to reach the 210-unit maximum, shall be developed with tot lots/small park-like areas, with the ultimate location and development of these areas being subject to review and approval of the North City West Park and Recreation Review Council.

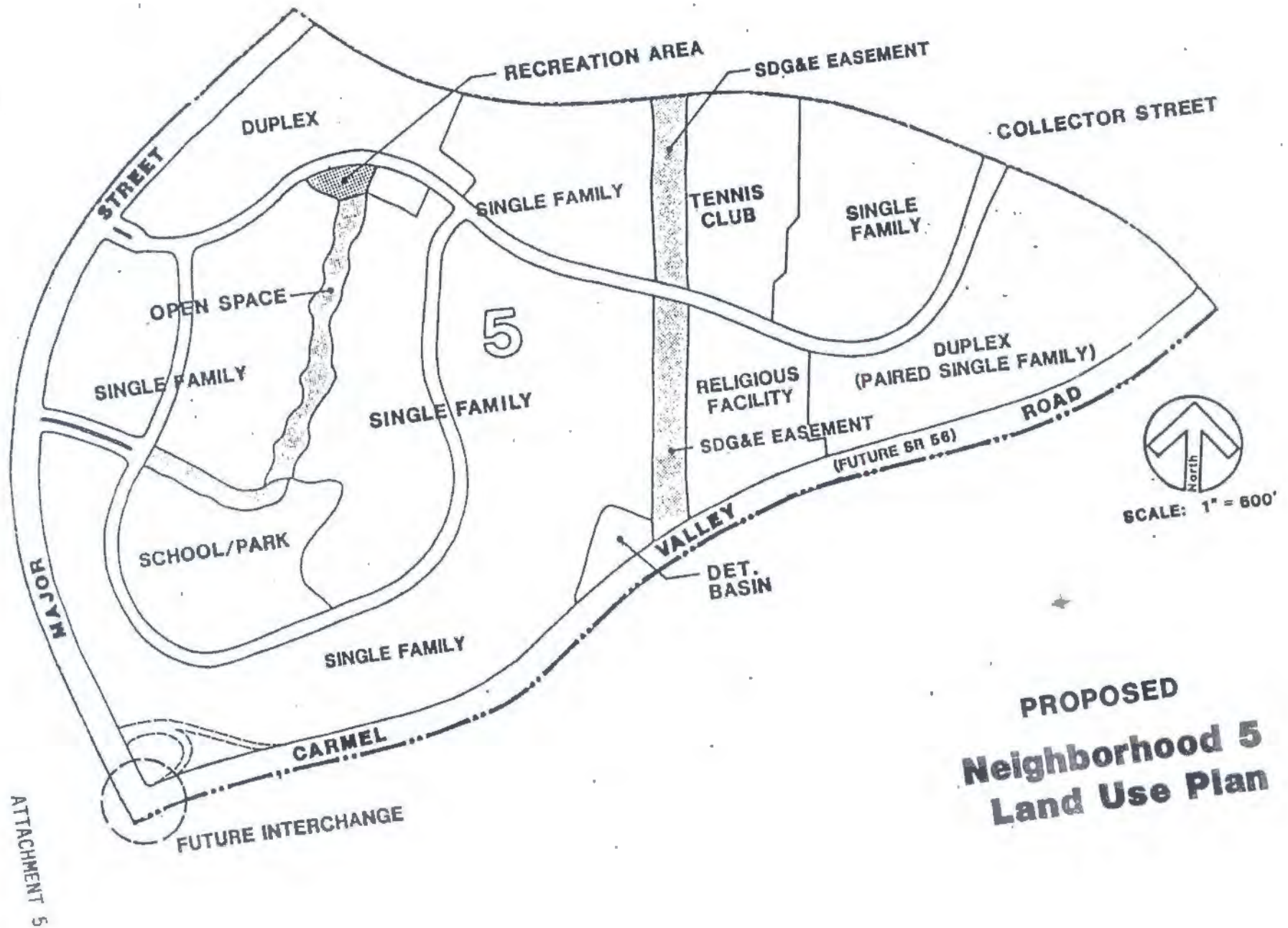




**ADOPTED
Neighborhood 4
Land Use Plan**



ADOPTED
Neighborhood 5
Land Use Plan





* NOTE: Each planned residential development must provide 1800 sq. ft. of open space per dwelling unit and may contain a private recreation facility. (900 sq. ft. of open space per dwelling unit in lots 2, 11, 12, and 13)

ADOPTED Neighborhood 6 Land Use Plan

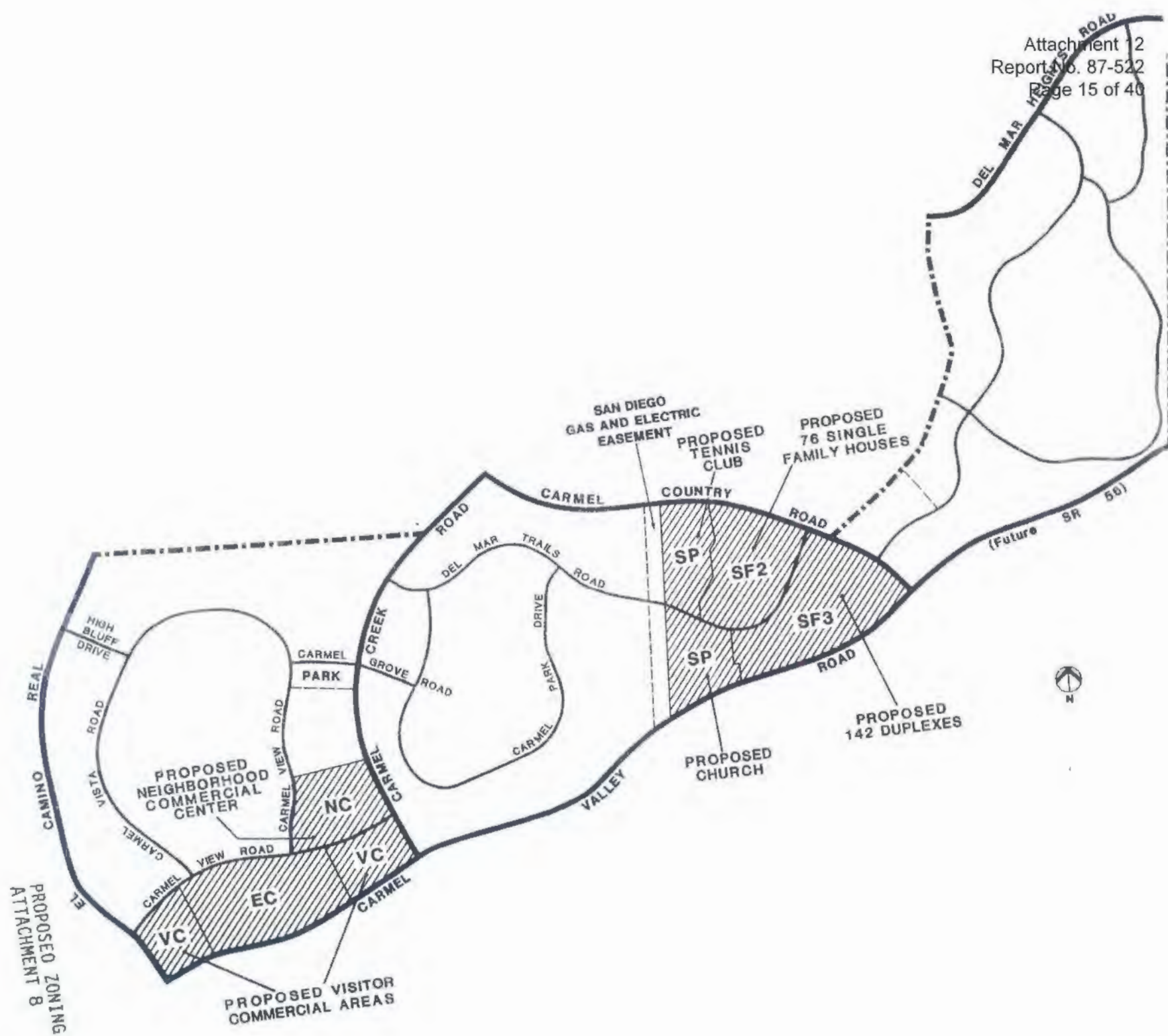
ATTACHMENT 6



* NOTE: each NCW Development Plan must provide 1800 sq.ft. of open space per dwelling unit and may contain a private recreation facility (900 sq. ft. of open space per dwelling unit in lots 9, 11, 12)

PROPOSED Neighborhood 6 Land Use Plan

ATTACHMENT 7



TM 87-0228
November 12, 1987

DRAFT SUBJECT TO CHANGE AT PUBLIC HEARING
PLANNING COMMISSION RESOLUTION NO.

WHEREAS, BALDWIN COMPANY and JBF AND ASSOCIATES, filed an application for a seven-parcel, Parcel Map located on the north side of Carmel Valley Road west of Carmel Creek Road and described as a portion of Parcels 3, 4 and 5, Parcel Map 12871 and a portion of the SE 1/4 of Section 19, T14S, R3W, SBM in the N-NC and N-EC Zones of the North City West Planned District Ordinance (proposed N-NC Zone); and

WHEREAS, on November 12, 1987, the Planning Commission of The City of San Diego considered TENTATIVE PARCEL MAP, TM 87-0228, pursuant to Section 102.0307 of the Municipal Code of The City of San Diego and received for its consideration written and oral presentations, and heard from all interested parties present at the public hearing;

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of The City of San Diego makes the following findings:

1. The map proposes the subdivision of a 13.1-acre site into seven parcels for and commercial and industrial/office development and a mini-park. This type of development is consistent with the General Plan and the North City West Community Plan which would designate the area for commercial and industrial/office development and a mini-park. The proposed map will retain the community's character by encouraging orderly, sequential development compatible in its intensity with surrounding existing and future land development.
2. The design and proposed improvements for the map are consistent with the zoning/development regulations of the N-NC and N-EC Zones of the North City West Planned District Ordinance in that:
 - (a) All lots have minimum frontage on a dedicated street which is open to and usable by vehicular traffic only as allowed by a Development Plan (DP) Permit.
 - (b) All lots meet the minimum dimension requirements of the N-NC and N-EC Zones as allowed by a DP Permit.
 - (c) All lots are designed so that required improvements do not result in nonconforming lots in respect to building area, setbacks, side yard and rear yard regulations.
 - (d) Development of the site is controlled by Development Plan Permit No. 87-0228.

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3. The design and proposed improvements for the subdivision are consistent with State Map Act Section 66473.1 regarding the design of the subdivision for future passive or natural heating and/or cooling opportunities.
4. The site is physically suitable for commercial, industrial/office development and a mini-park. The harmony in scale, height, bulk, density and coverage of development creates a compatible physical relationship to surrounding properties for which this area has been planned.
5. The site is physically suitable for the proposed density of development. This is consistent with the proposed amendment to the community plan which provides for commercial and industrial/office development and a mini-park.
6. The design of the subdivision and the type of improvements will not likely cause serious public health problems inasmuch as needed public services and facilities are available/or required by condition of this map to provide for water and sewage facilities as well as other related public services.
7. The design of the subdivision and the type of improvements are such that they will not conflict with any easements, acquired by the public at large, for access through or use of property within the proposed subdivision as demonstrated by the City Engineer's request for public dedications and adequate improvement on the proposed subdivision map.
8. The notices required by paragraph A, Section 101.0993 of the Municipal Code, have been given in the manner required by that paragraph.
9. That said Findings are supported by the minutes, maps and exhibits all of which are herein incorporated by reference.

8E IT FURTHER RESOLVED, that based on the Findings hereinbefore adopted by the Planning Commission, TENTATIVE PARCEL MAP, TM 87-0228, is hereby APPROVED, subject to the following conditions:

1. This tentative map will become effective with either the effective date of the Ordinance amending the North City West Planned District Ordinance or the effective date of the Carmel Valley Neighborhoods 4, 5 and 6 Precise Plan, or the North City West Community Plan and General Plan Amendment, whichever occurs later. The tentative map will expire 3 years after such date. If the Plan Amendments or the North City West Planned District Ordinance is denied, this tentative map shall be deemed denied.

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2. Approval of this tentative map is subject to Council approval of an amendment to the Carmel Valley Neighborhoods 4, 5 and 6 Precise Plan, the North City West Community Plan and General Plan to allow neighborhood commercial and industrial/office development and a mini-park and a realignment of Carmel Center Road as proposed by the subject map.
3. The "General Conditions for Tentative Subdivision Maps" filed in the office of the City Clerk under Document No. 767688 on May 7, 1980, shall be made a condition of map approval. Only those exceptions to the General Conditions which are shown on the tentative map and covered in these special conditions will be authorized.
4. The subdivider must provide a geological reconnaissance on the subject property to determine the stability of the soil. All slopes shall be constructed in accordance with the provisions of San Diego Municipal Code Section 62.0410 et seq.
5. Undergrounding of existing and/or proposed public utility systems and service facilities is required according to San Diego Municipal Code Section 62.0410 et seq.
6. "A" Street is classified as a 4-lane collector within a 98-foot-wide right-of-way constructed to 4-lane major standards. This street shall have a minimum radius of 1333 feet and shall line up with the CalTrans proposed freeway off-ramp location. In connection with this subdivision, the subdivider shall provide full-width improvements including curbs, sidewalks, as specified in the Development Plan, 64 feet of paving, with a 14-foot raised center median. A median break will be allowed at Carmel View Road and at the driveway shown on the approved tentative map.
7. Carmel Creek Road is classified as a 6-lane major within a 122-foot-wide right-of-way. In connection with this subdivision, the subdivider shall assure 61 feet of right-of-way, 44 feet of paving, a 14-foot-wide raised center median, curb and a 5-foot-wide sidewalk transitioning off-site satisfactory to the City Engineer. Median breaks will be allowed at the signalized intersections only.
8. All non-contiguous sidewalks shall be located within dedicated right-of-way providing for an adequate parkway satisfactory to the City Engineer. This may involve the dedication of additional right-of-way to provide an increased curb-to-property-line distance.
9. The subdivider shall construct fully interconnected traffic signal systems at the following locations:
 - a. Carmel Valley Road and Carmel Creek Road.

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b. "A" Street and Carmel Creek Road.

10. Water requirements:

- a. Install 12" water mains in "A" Street connecting to the 12" main in Carmel View Road, in Carmel Creek Road, and in easement along northerly boundary connecting again to Carmel View Road.
- b. Install fire hydrants at locations satisfactory to the Fire Department and to the City Engineer.

11. Sewer requirements:

- a. The subdivider shall provide a sewer study, satisfactory to the Water Utilities Director, for the sizing of on-site gravity mains and to show that the grade of the sewer mains will provide adequate capacity and cleansing velocities.
- b. Install all facilities required by the approved study.

12. This subdivision is in a community plan area designated in the General Plan as Planned Urbanizing or Future Urbanizing. As such, special financing plans have been, or will be, established to finance the public facilities required for the community plan area.

Therefore, in connection with Council approval of the final map, the subdivider shall comply with the provisions of the financing plan then in effect for this community plan area, in a manner satisfactory to the City Engineer. This compliance shall be achieved by entering into a development agreement, paying a facilities benefit assessment, or such other means as may have been established by the City Council.

Parcel 7 is designated as a public park and is to be acquired in accordance with procedures established in Section 64479 et seq. of the Subdivision Map Act. Prior to the approval of a final map including this park site, the City shall enter into an agreement to acquire the site within two years. Failure to enter into such agreement will terminate the park reservation.

The subdivider shall, as a part of the subdivision improvements, grade the park site and install the necessary public improvements and shall be reimbursed by the City for such work from appropriate funds. The portions of the existing right-of-way of Carmel View Road shall be vacated and this right-of-way shall be incorporated into Parcel 7. An agreement authorizing such reimbursement shall be entered into prior to the approval of the final map.

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13. This tentative map is within the North City West Community for which a Transportation Phasing Plan has been incorporated in the Public Facilities Financing Plan. Contained within this plan are individual traffic facility improvements. Before predetermined thresholds of development may be exceeded, the City Engineer must be satisfied that these improvements are either:
- Completed.
 - Under contract.
 - Bonded.
 - Scheduled and funded for construction in the immediate fiscal year of the City's Capital Improvement Program, or
 - Scheduled and funded for construction in the immediate fiscal year of the State Transportation Improvement Program (STIP).

The subdivider is advised that issuance of Building Permits may be limited or otherwise withheld because of unsatisfied thresholds in the Phasing Plan. The filing of a final map does not guarantee that building permits will be issued for properties within the final map area. A copy of the North City West Public Facilities Financing Plan may be viewed or purchased at the office of the City Engineer.

14. Prior to the filing of the final map, the subdivider shall demonstrate compliance with the North City West School Facilities Master Plan. Compliance may be evidenced through either of the following methods: 1) By otherwise demonstrating the availability of school facilities to accommodate residents of the subdivision; or 2) By participating in the "School Deposit Procedure" alternative as provided in the Master Plan. A development agreement may be required as provided in the North City West School Facilities Master Plan to implement the deposit procedure.
15. Prior to the recordation of a final map, a phasing plan shall be submitted to the satisfaction of the Planning Director which ties development to: (a) the allocation schedule of the Community Plan, as set forth in Schedule A of the Interim Development Ordinance, adopted by the City Council on July 21, 1987 and any successor plan or policy imposing the same or similar requirements; and (b) the construction and actual installation of all public facilities specified in the Capital Improvement Program portion of the applicable community plan that would be required for this project approval.
16. This map shall comply with the standards, policies and requirements of all ordinances in effect at the time of approval of this map, including

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the Interim Development Ordinance adopted by the City Council on July 21, 1987, and any successor ordinance, plan or policy imposing the same or similar requirements upon environmentally sensitive habitats, floodplains, hillsides, wetlands or coastal bluffs, which approval shall be binding upon all subsequent approvals and permits required for the development.

PASSED AND ADOPTED BY THE PLANNING
COMMISSION OF THE CITY OF SAN DIEGO,
CALIFORNIA ON NOVEMBER 12, 1987
BY A VOTE OF

APPROVED AS TO FORM AND CONTENT: JOHN W. WITT, CITY ATTORNEY

BY Frederick C. Conrad, Chief Deputy

BY Tom Murphy, Senior Planner
City Planning Department

In the event that you are dissatisfied with any action of the Planning Commission with respect to the tentative map, you may appeal directly to the City Council within 10 days. Notice of appeal shall be in writing and filed with the CITY CLERK.

PLANNING COMMISSION RESOLUTION NO.

GRANTING NORTH CITY WEST PLANNED DISTRICT
DEVELOPMENT PLAN PERMIT NO. 87-0228
CARMEL VALLEY CENTER

WHEREAS, THE BALDWIN COMPANY, A California Corporation, "Owner/Permittee," filed an application for a permit to construct a neighborhood commercial center, located north of Carmel Valley Road between Carmel Creek Road and Carmel View Road, described as Portion of Parcels 3, 4, 5 of Parcel Map 12871 and a Portion of the SE corner of Section 19, T14N, R3W, SBM, in the Neighborhood Commercial (NC) Zone of the North City West Planned District; and

WHEREAS, on November 12, 1987, the Planning Commission of The City of San Diego held a public hearing to consider a Development Plan Permit No. 87-0228 AND TENTATIVE SUBDIVISION MAP NO. 87-0228 for LANDSCAPING 144,530 square feet of commercial space, with 29 percent landscaping and 725 parking spaces, pursuant to Section 103.0606 of the Municipal Code of The City of San Diego; and

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

BE IT RESOLVED by the Planning Commission of The City of San Diego that the proposed Development Plan is consistent with the North City West Neighborhood 6 Precise Plan and the NC Zone, as set forth in Planning Report No. , dated November 5, 1987, a copy of said findings is attached hereto and the Planning Report by this reference is incorporated herein; and

BE IT FURTHER RESOLVED by the Planning Commission of The City of San Diego that NORTH CITY WEST PLANNED DISTRICT DEVELOPMENT PLAN PERMIT NO. 87-0228 is hereby GRANTED to Owner/Permittee in the form and with the terms and conditions set forth in the

RECOMMENDED PERMIT CONDITIONS
ATTACHMENT 10

permit, a copy of which is attached hereto and made a part
hereof.

Janet MacFarlane, Secretary to
the Planning Commission

Robert M. Korch, Senior Planner
Planning Department

Adopted on _____
by a vote of _____

NORTH CITY WEST PLANNED DISTRICT DEVELOPMENT
PLAN PERMIT NO. 87-0228
(EMPLOYMENT CENTER AND VISITOR CENTER)

Planning Commission

This Planned District Development Plan Permit is hereby granted by the Planning Commission of The City of San Diego to THE BALDWIN COMPANY, a California corporation, "Owner/Permittee," under the conditions in Section 103.0611 of the Municipal Code of The City of San Diego.

1. Permission is granted to Owner/Permittee to construct a neighborhood commercial center known as the Carmel Valley Center, located north of Carmel Valley Road between Carmel Creek Road and Carmel View Road, described as Portion of Parcels 3, 4, 5 of Parcel Map 12871 and a portion of the SE corner of Section 19, T14N, R3W, SBM in the Neighborhood Commercial (NC) Zone of the North City West Planned District.
2. The facility shall consist of the following:
 - a. Market, 30 feet high, 50,000 square feet
Major Tenants, 28 feet high, 35,000 square feet
Shops, 23 feet high, 39,430 square feet
Restaurant, 23 feet high, 5,000 square feet
Pad Sites, 18 feet high, 15,000 square feet;
 - b. 144,530 square feet of floor area;
 - c. 725 parking spaces; and
 - d. landscaping on 29 percent of the site.
3. Prior to the issuance of any building permits, complete grading and building plans (including signs and exterior lighting) shall be submitted to the Planning Director for approval. Plans shall be in substantial conformity with Exhibit "A," dated November 12, 1987, on file in the office of the Planning Department. The property shall be developed in accordance with the approved grading and building plans except where regulations of this or other governmental agencies require deviation therefrom. Prior to and subsequent to the completion of the project, no changes, modifications or alterations shall be made unless and until appropriate applications for amendment of this permit shall have been approved and granted.
4. Prior to the issuance of any grading or building permits, a complete landscaping plan, including a permanent watering system, shall be submitted to the Planning Director for approval. Said

NCW-DP Permit No. 87-0228

plans shall be in substantial conformity with Exhibit "A," dated November 12, 1987, on file in the office of the Planning Department. Approved planting shall be installed prior to the issuance of an occupancy permit on any building. Such planting shall not be modified or altered unless and until this permit shall have been amended to permit such modification or alteration. If any existing hardscape or landscape indicated on the approved plans is damaged or removed during demolition or construction, it shall be repaired and/or replaced in kind per the approved plans.

5. All outdoor lighting shall be so shaded and adjusted that the light therefrom is directed to fall only on the same premises where such light sources are located.

6. Construction and operation of the approved use shall comply at all times with the regulations of this or other governmental agencies.

7. This Planned District Development Plan Permit shall not be final until the seventh day following the decision of the Planning Commission and is subject to appeal to the City Council as provided for in Section 103.0606 of the Municipal Code of The City of San Diego.

8. The effectiveness of this Planned District Development Plan Permit is expressly conditioned upon, and the same shall not become effective for any purpose unless and until the Permittee shall have agreed to each and every condition hereof by having this Planned District Permit signed within 90 days of the Commission's decision.

9. After the establishment of the project as provided herein, the subject property shall not be used for any other purposes unless specifically authorized by the Planning Commission or unless the proposed use meets every requirement of the zone existing for the subject property at the time of conversion.

10. The property included within this Planned District Development Plan shall be used only for the purposes and under the terms and conditions as set forth in this permit unless specifically authorized by the Planning Director or the permit shall have been revoked by The City of San Diego.

11. In addition to any other remedy provided by law, any breach in any of the terms or conditions of this permit or any default on the part of the Permittee or its successors in interest, shall be deemed a material breach hereof, and this Planned District Development Plan Permit may be cancelled or revoked. Cancellation or revocation of this Planned District Development

NCW-DP Permit No. 87-0228

Plan Permit may be instituted by the City or Permittee. The Planning Commission may cancel or revoke this permit with that decision appealable to the City Council. Public notice will be provided as in Section 103.0606. An appeal from the decision of the Planning Commission may be taken to the City Council within seven (7) days after the decision is filed with the City Clerk. The Clerk shall set this matter for public hearing before the City Council giving the same notice as provided in Section 103.0606.

12. This Planned District Development Plan Permit shall inure to the benefit of and shall constitute a covenant running with the lands, and the terms, conditions and provisions hereof shall be binding upon Permittee, and any successor or successors thereto, and the interests of any successor shall be subject to each and every condition herein set out.

13. Prior to the recordation of a final map, a phasing plan shall be submitted to the satisfaction of the Planning Director which ties development to: (a) the allocation schedule of the North City West Community Plan, as set forth in Schedule A of the Interim Development Ordinance, adopted by the City Council on July 21, 1987 and any successor ordinance, plan or policy imposing the same or similar requirements; and (b) the construction and actual installation of all public facilities specified in the Capital Improvement Program portion of the applicable community plan that would be required for this project approval.

14. This map and site plan shall comply with the standards, policies and requirements of all ordinances in effect at the time of approval of this map, including the Interim Development Ordinance adopted by the City Council on July 21, 1987 and successor ordinance, plan or policy imposing the same or similar requirements upon environmentally sensitive habitats, floodplains, hillsides, wetlands or coastal bluffs, which approval shall be required for the development.

15. That extended hours of operation will be allowed as follows:

- one fast food restaurant: 6:00 a.m. to 12:00 p.m.
- two full service restaurants: 6:00 a.m. to 2:00 p.m.

PASSED AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF SAN DIEGO ON November 12, 1987.

TM 87-0769
November 12, 1987

DRAFT SUBJECT TO CHANGE AT PUBLIC HEARING
PLANNING COMMISSION RESOLUTION NO.

WHEREAS, VILLAGE PROPERTIES and JBF & ASSOCIATES and filed an application for a 218-lot subdivision, located north of Carmel Valley Road and west of Carmel Country Road and described as a portion of Parcel Map No. 12871 in the SF-2 (proposed SF-2, SF-3 and SP) Zone; and

WHEREAS, on November 12, 1987, the Planning Commission of The City of San Diego considered CARMEL DEL MAR NEIGHBORHOOD 5 EAST, TM 87-0769, pursuant to Section 102.0307 of the Municipal Code of The City of San Diego and received for its consideration written and oral presentations, and heard from all interested parties present at the public hearing;

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission The City of San Diego makes the following findings:

1. The map proposes the subdivision of a 68.6-acre site into 218 lots for residential development. This type of development is consistent with the General Plan and the North City West Community Plan which designate the area for residential use. The proposed map will retain the community's character by encouraging orderly, sequential development compatible in its intensity with surrounding existing and future land development.
2. The design and proposed improvements for the map are consistent with the zoning/development regulations of the proposed SF-2, SF-3 and SP Zones of the North City West Planned District Ordinance (PDO), in that:
 - (a) All lots have minimum frontage on a dedicated street which is open to and usable by vehicular traffic.
 - (b) All lots meet the minimum dimension requirements of the SF-2, SF-3 and SP Zones.
 - (c) All lots are designed so that required improvements do not result in nonconforming lots in respect to building area, setbacks, side yard and rear yard regulations.
 - (d) Development of the site is controlled by Planned Development Permit No. 87-0769.
3. The design and proposed improvements for the subdivision are consistent with State Map Act Section 66473.1 regarding the design of the subdivision for future passive or natural heating and/or cooling opportunities.

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4. The site is physically suitable for industrial development. The harmony in scale, height, bulk, density and coverage of development creates a compatible physical relationship to surrounding properties for which this area has been planned.
5. The site is physically suitable for the proposed density of development. This is consistent with the community plan which provides for this density.
6. The design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat based upon the findings of Environmental Impact Report No. 86-0875 which is included herein by this reference. However, a finding has been made pursuant to subdivision (c) of Section 21081 of the Public Resources Code that specific economic, social, or other considerations make infeasible the mitigation measures or project alternatives identified in the environmental impact report.
7. The design of the subdivision and the type of improvements will not likely cause serious public health problems inasmuch as needed public services and facilities are available/or required by condition of this map to provide for water and sewage facilities as well as other related public services.
8. The design of the subdivision and the type of improvements are such that they will not conflict with any easements, acquired by the public at large, for access through or use of property within the proposed subdivision as demonstrated by the City Engineer's request for public dedications and adequate improvement on the proposed subdivision map.
9. The Planning Commission has reviewed the adopted Housing Element, the Progress Guide and General Plan of the City of San Diego and hereby finds, pursuant to Section 66412.3 of the Government Code, that the housing needs of the region are being met since residential development has been planned for the area and public services programmed for installation, as determined by the City Engineer, in accordance with financing and environmental policies of the City Council.
10. The notices required by paragraph A, Section 101.0993 of the Municipal Code, have been given in the manner required by that paragraph.
11. 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, CARMEL DEL MAR NEIGHBORHOOD 5 EAST, TM 87-0769 is hereby APPROVED, subject to the following conditions:

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1. This tentative map will become effective with the effective date of the Community Plan Amendment and the Precise Plan Amendment. The tentative map will expire 3 years from such approval. If the Community Plan Amendment or the Precise Plan Amendment is denied, this tentative map shall be deemed denied.
2. Approval of this tentative map is subject to a Community Plan and Precise Plan Amendment.
3. The "General Conditions for Tentative Subdivision Maps" filed in the office of the City Clerk under Document No. 767688 on May 7, 1980, shall be made a condition of map approval. Only those exceptions to the General Conditions which are shown on the tentative map and covered in these special conditions will be authorized.
4. The subdivider must provide a geological reconnaissance on the subject property to determine the stability of the soil. All slopes shall be constructed in accordance with the provisions of San Diego Municipal Code Section 62.0410 et seq.
5. Undergrounding of existing and/or proposed public utility systems and service facilities is required according to San Diego Municipal Code Section 62.0410 et seq.
6. Carmel Valley Road is designated as a 6-lane primary arterial street with the possibility of being converted to a freeway. In connection with this subdivision, the subdivider shall dedicate 61 feet of right-of-way adjacent to the subdivision as half of the primary arterial street. In addition, the subdivider shall create parcels, adjacent to the dedicated Carmel Valley Road right-of-way, to be labeled "Not a Building Site" for later acquisition by CalTrans. The area and configuration of these parcels shall be satisfactory to CalTrans and shall include the additional right-of-way required for the ultimate freeway and required interchanges.

The 61 feet of dedicated right-of-way shall be graded full-width and the grading shall extend 3 feet beyond the Carmel Valley Road right-of-way into the adjacent "Not a Building Site" parcels as required by CalTrans.

The design of the improvements to be constructed in Carmel Valley Road adjacent to the subdivision shall be satisfactory to both the City Engineer and CalTrans. The improvements will consist of a 44-foot-wide Schedule I paved roadway located 7 feet northerly of the centerline of the ultimate right-of-way and the ultimate centerline paved with 2" AC paving on native material. AC berm shall be constructed at the outside edge of the roadway and on the 2" AC paving 5 feet from the centerline. The design shall be a 60 m.p.h. minimum design speed with a minimum

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centerline radius of 1750 feet and a maximum grade of 6 percent. A 5-foot-wide AC sidewalk shall be constructed on the northerly side at a location satisfactory to the City Engineer.

Council approval of the final maps for all of the units within the tentative map abutting Carmel Valley Road shall be withheld until approval of the alignment, grade, and geometrics of Carmel Valley Road and the associated interchanges is received from CalTrans.

7. Carmel Country Road is classified as a 4-lane primary arterial within a 98-foot-wide right-of-way. In connection with this subdivision, the subdivider shall provide full half-width improvements including curb, 4-foot-wide sidewalks, 32 feet of paving, and a 14-foot-wide raised center median. The subdivider shall also provide additional right-of-way to provide for additional turn lanes.
8. Del Mar Trails is classified as a 2-lane collector within a 68-foot-wide right-of-way. In connection with this subdivision, the subdivider shall provide full improvements including curbs, 5-foot-wide sidewalks, and 40 feet of paving. The subdivider shall also construct a raised turn pocket at the intersection of Carmel Country Road.
9. The subdivider shall dedicate a 48-foot-wide street from "D" Street to lot 67. The subdivider shall reserve a 48-foot-wide street through lots 67 and 68 to the "Not A Park" section adjacent to Carmel Valley Road. The subdivider shall also provide slope rights necessary for the future construction of this street/reservation or grade the street/reservation in a manner satisfactory to the City Engineer.
10. The remaining streets shall be fully improved as shown on the approved tentative map.
11. The subdivider shall construct a fully-interconnected traffic signal system at the intersection of Carmel Country Road and Del Mar Trails Road.
12. A temporary access through lot 68 to Carmel Country Road from the "Not A Park" section shall be provided in a manner satisfactory to the City Engineer and shall be revokable upon the construction of the future freeway interchange or when the existing use is abandoned.
13. The subdivider shall relinquish access rights to Lots A, B, C, and D, adjacent to Carmel Valley Road, and they shall be labeled "Not A Building Site" on the final map which have been created for acquisition by CalTrans.
14. Water Requirements:

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- a. Extend the 16" water main (470 HGL) in Carmel Country Road to Carmel Valley Road.
- b. Extend the 12" water main (330 HGL) in Del Mar Trails Road to Carmel Country Road and in Carmel Country Road to Carmel Valley Road.
- c. Install a pressure-regulating station at Carmel Country Road and Del Mar Trails Road.
- d. Provide an analysis for the sizing of the pressure-regulating station.
- e. All lots within an elevation of 180 feet MFL, located within Unit 3 shall have oversized plumbing.
- f. Install 8" water mains in B, G, H, A, C and D Streets.
- g. Install 6" water mains in portion of H, J, E and F Streets.
- h. Install fire hydrants at locations satisfactory to the Fire Department and to the City Engineer.

15. Sewer Requirements:

- a. The subdivider shall provide a sewer study satisfactory to the Water Utilities Director for the sizing of on-site gravity mains and to show that the grade of the sewer mains will provide adequate capacity and cleansing velocities.
- b. Install all facilities required by approved study.
- c. Providing water and sewer for this subdivision is dependent upon the prior construction of certain water and sewer mains in previously approved subdivisions in this area. If they have not been constructed when required for this subdivision, then the construction of certain portions of these previously approved water and sewer mains, as required by the City Engineer, will become off-site improvement requirements for this subdivision.

16. This tentative map is within the North City West Community for which a Transportation Phasing Plan has been incorporated in the Public Facilities Financing Plan. Contained within this plan are individual traffic facility improvements. Before predetermined thresholds of development may be exceeded, the City Engineer must be satisfied that these improvements are either:

- a. Completed.

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- b. Under contract.
- c. Bonded.
- d. Scheduled and funded for construction in the immediate fiscal year of the City's Capital Improvement Program, or
- e. Scheduled and funded for construction in the immediate fiscal year of the State Transportation Improvement Program (STIP).

The subdivider is advised that issuance of Building Permits may be limited or otherwise withheld because of unsatisfied thresholds in the Phasing Plan. The filing of a final map does not guarantee that building permits will be issued for properties within the final map area. A copy of the North City West Public Facilities Financing Plan may be viewed or purchased at the office of the City Engineer.

- 17. Prior to the filing of the final map, the subdivider shall demonstrate compliance with the North City West School Facilities Master Plan. Compliance may be evidenced through either of the following methods:
1) By otherwise demonstrating the availability of school facilities to accommodate residents of the subdivision; or 2) By participating in the "School Deposit Procedure" alternative as provided in the Master Plan. A development agreement may be required as provided in the North City West School Facilities Master Plan to implement the deposit procedure.
- 18. Prior to the recording of the final map, the developer shall submit an approved permit from the Coastal Commission for this project.
- 19. Prior to recordation of any final subdivision map by the City Council, the subdivider shall provide evidence to ensure that an affirmative marketing program is established.
- 20. The subdivider has requested approval to file final maps out of numerical sequence. This request is approved subject to the provision that the City Engineer can review the off-site improvements proposed in connection with each unit.
- 21. The final map shall conform to the provisions of DP Permit No. 87-0769.
- 22. Prior to the recordation of a final map, a phasing plan shall be submitted to the satisfaction of the Planning Director which ties development to: (a) the allocation schedule of the Community Plan, as set forth in Schedule A of the Interim Development Ordinance, adopted by the City Council on July 21, 1987 and any successor plan or policy imposing the same or similar requirements; and (b) the construction and actual installation of all public facilities specified in the Capital Improvement Program portion of the applicable community plan that would be required for this project approval.

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23. This map shall comply with the standards, policies and requirements of all ordinances in effect at the time of approval of this map, including the Interim Development Ordinance adopted by the City Council on July 21, 1987, and any successor ordinance, plan or policy imposing the same or similar requirements upon environmentally sensitive habitats, floodplains, hillsides, wetlands or coastal bluffs, which approval shall be binding upon all subsequent approvals and permits required for the development.

PASSED AND ADOPTED BY THE PLANNING
COMMISSION OF THE CITY OF SAN DIEGO,
CALIFORNIA ON NOVEMBER 12, 1987
BY A VOTE OF

APPROVED AS TO FORM AND CONTENT: JOHN W. WITT, CITY ATTORNEY

BY _____
Frederick C. Conrad, Chief Deputy

BY _____
Tom Murphy, Senior Planner
City Planning Department

In the event that you are dissatisfied with any action of the Planning Commission with respect to the tentative map, you may appeal directly to the City Council within 10 days. Notice of appeal shall be in writing and filed with the CITY CLERK.

DRAFT
PLANNING COMMISSION RESOLUTION NO.

GRANTING NORTH CITY WEST PLANNED DISTRICT
DEVELOPMENT PLAN PERMIT NO. 87-0769
CARMEL DEL MAR NEIGHBORHOOD 5

WHEREAS, VILLAGE PROPERTIES, a California Partnership, "Owner/Permittee," filed an application for a permit to construct 202 residential dwellings, a church, a tennis club, a public park and associated recreational facilities, located east of the SDG&E easement between on the north side of Carmel Valley Road between Carmel Creek and Carmel Country Road, described as Parcels 29-35, Parcel Map No. 12871 and a portion of Section 20, T14S, R3W, SBM, in the SF2 (proposed SF2, SF3 and SP Zones of the North City West Planned District; and

WHEREAS, on November 12, 1987, the Planning Commission of The City of San Diego held a public hearing to consider a Development Plan Permit No. 87-0769 for the development of 76 detached single-family residences and 126 duplex residential units, for an overall total of 202 units, a church, public park and a tennis club, pursuant to Section 103.0606 of the Municipal Code of The City of San Diego; and

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

BE IT RESOLVED by the Planning Commission of The City of San Diego that the proposed Development Plan is consistent with the proposed SF2, SF3 and SP Zones and with the purpose and intent of the North City West Community Plan. A plan amendment is in process for this area of the Neighborhood 5 Precise Plan and the proposed Development Permit is consistent with that amendment.

The proposed development plan permit would reduce the authorized residential density in the area while providing additional recreational facilities to serve the community. The change in land use should improve the quality of life in the area.

BE IT FURTHER RESOLVED by the Planning Commission of the City of San Diego that NORTH CITY WEST PLANNED DISTRICT REDEVELOPMENT PERMIT No. 87-0769 is hereby granted.

Janet MacFarlane, Secretary to
the Planning Commission

Robert M. Korch, Senior Planner
Planning Department

Adopted on _____
by a vote of _____

DRAFT
NORTH CITY WEST PLANNED DISTRICT
DEVELOPMENT PLAN PERMIT NO. 87-0769
{Residential}

Planning Commission

This Planned District Development Plan Permit is granted by the Planning Commission of The City of San Diego to VILLAGE PROPERTIES, a California partnership, "Owner/Permittee," for the purposes and under the terms and on the conditions as set out herein pursuant to the authority contained in Section 103.0600 of the Municipal Code of The City of San Diego.

1. Permission is hereby granted to "Owner/Permittee" to construct a Planned District Development, Carmel Del Mar Neighborhood 5, located on the east side of the SDG&E easement between Carmel Valley Road and Carmel Country Road in the SF2, proposed SF2, SF3, and SP zones. The project site is legally described as Parcels 29-35, Parcel Map No. 12871 and a portion of Section 20, T14S, R3W, SBM.

2. The Planned District Development Plan Project ("Project") shall include the total of the following facilities:

- a. 76 detached single-family dwelling units and 138 attached single-family dwelling units (214 units total);
- b. A tennis club;
- c. A church with church school and cemetery;
- d. A 2.86-acre public park site;
- e. Off-street parking; and
- f. Incidental accessory uses as may be determined and approved by the Planning Director.

3. Prior to the issuance of grading permits, a landscaping and irrigation plan shall be submitted to the Planning Director for approval. Prior to the issuance of building permits, complete building plans, including landscaping and signs, shall be submitted to the Planning Director for approval. All plans shall be in substantial conformity to Exhibit "A," dated November 12, 1987 on file in the Planning Department. All landscaping shall be installed prior to issuance of an occupancy permit. Subsequent to the completion of this project, no changes shall be made until an appropriate application for an amendment to this permit shall have been granted. If any existing hardscape or landscape indicated on the approved plans is damaged or removed

during demolition or construction, it shall be repaired and/or replaced in kind per the approved plans.

4. Six hundred thirty (578) total parking spaces shall be provided for the residential development (at a ratio of three spaces per dwelling unit). Of those spaces, 174 shall be provided for guests. The number of guest parking spaces may be reduced depending on their location, satisfactory to the City Engineer. Each of the parking spaces shall be permanently maintained and not converted for any other use at any time. Each subsequent owner shall be informed of this requirement through the C.C. and R's. Each space shall be maintained on the subject property in the approximate location as shown on Exhibit "A," dated November 12, 1987. Parking spaces and aisles shall conform to Planning Department standards. No charge shall be made at any time for use of these off-street parking spaces.

5. Exterior radio or television antennas shall be prohibited, except for one master antenna for the project. The installation of any underground CATV cable in any public rights-of-way within or adjacent to the project shall require either a license or franchise with the City prior to such installation.

6. Building additions shall conform to the underlying zone. No building additions, including patio covers, shall be permitted unless approved by the homeowners association, if an association exists, and by the Planning Director. Patio covers may be permitted only if they are consistent with the architecture of the dwelling unit.

7. The applicant shall post a copy of the approved permit in the sales office for consideration by each prospective buyer.

8. Any sales office or temporary sales signs advertising the subdivision shall be approved by the Planning Director and shall be consistent with the criteria established by the SF2, SF3 and SP zones.

9. Sidewalks shall be provided from each unit to the sidewalk within the dedicated right-of-way.

10. Minimum setbacks, lot dimensions and lot areas for the residential units shall conform to the requirements of the underlying applicable zone.

11. An amendment to this development plan permit must be approved by the Planning Commission in accordance with the procedures of the North City West Planned District Ordinance before development of the church facility, public park and tennis club can occur. This amendment to the permit shall address specific development plans for the tennis club and church site, including but not limited to a site plan, landscape plan, grading plan, building elevations and floor plans.

12. The tennis club shall be for the use of the public and the tennis court may be lighted but the lights shall be placed and designed to not fall or reflect onto adjacent property. The hours of operation of the tennis courts shall be not earlier than 7:00 a.m. nor later than 10:00 p.m.

13. Fences between the residences and the tennis club area shall be reviewed by the Planning Director to assure compatibility with the adjacent residential structures and open space areas.

14. Prior to the issuance of any building permits for the tennis club, the lot shall be deed restricted limiting any future use of that site to community recreational use.

15. The tennis club facility shall provide, to the satisfaction of the Planning Director, an after school program for the children of North City West at either no cost or reduced cost.

16. The tennis club facility shall offer a reduced fee or membership program to residents of North City West.

17. Prior to the issuance of any building permits the accompanying Planned District zone designation shall be approved by City Council and a final subdivision map or maps shall be recorded on the subject property. Permits may be issued for model units prior to the final map recordation subject to the requirements of the City Attorney, Engineering and Development Director and Planning Director.

18. A "Non-Building Area" designation shall be granted and shown on said map on all areas not shown for building sites. Lettered Lots A-G shall be maintained through the North City West Lighting and Open Space Maintenance District. Lots B, D, and F shall be so maintained until such time as these slopes are taken by the California Department of Transportation for the construction of Route 56.

19. The construction and continued use of this permit shall be subject to the regulations of this or other governmental agencies.

20. No manufactured slope shall be steeper than a ratio of 2:1 except slopes not greater than five feet in height between building pads which may not exceed a slope ratio of 1.5:1.

21. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located.

22. The effective date of this permit shall be the date of final action by the Planning Commission or, if appealed, the date of City Council action.

23. No development shall commence, nor shall any permit for construction be issued, until the Permittee signs and returns the permit to the Planning Department. If the signed permit is not received by the Planning Department within 90 days of the

decision of the Planning Commission or City Council, the permit shall be void.

24. The property included within this Planned District Development shall be used only for the purposes and under the terms and conditions as set forth in this permit unless specifically authorized by the Planning Director or the permit has been revoked by The City of San Diego.

25. This Planned District Development Plan Permit may be cancelled or revoked if there is any material breach or default in any of the conditions of this permit. Cancellation or revocation may be instituted by the City, Planning Commission or Permittee.

26. This Planned District Permit shall constitute a covenant running with the land; all conditions and provisions shall be binding upon the permittee and any successor(s), and the interests of any successor(s) shall be subject to every condition herein.

27. Prior to the recordation of a final map, a phasing plan shall be submitted to the satisfaction of the Planning Director which ties development to: (a) the allocation schedule of the North City West Community Plan, as set forth in Schedule A of the Interim Development Ordinance, adopted by the City Council on November 12, 1987 and any successor ordinance, plan or policy imposing the same or similar requirements; and (b) the construction and actual installation of all public facilities specified in the Capital Improvement Program portion of the applicable community plan that would be required for this project approval.

28. This map and site plan shall comply with the standards, policies and requirements of all ordinances in effect at the time of approval of this map, including the Interim Development Ordinance adopted by the City Council on July 21, 1987, and any successor ordinance; and any successor ordinance, plan or policy imposing the same or similar requirements upon environmentally sensitive habitats, floodplains, hillsides, wetlands or coastal bluffs, which approval shall be required for the development.

29. The design and materials of the noise wall along Carmel County Road shall be reviewed and approved by the Planning Director to assure compatibility with the development. This wall shall utilize the City-wide fence and wall requirements as guidelines for design.

30. The property shown on Tentative Subdivision Map No. 87-0769 as "not a part," shall require a future Tentative Subdivision Map and a Development Plan Permit. This site was previously shown on Development Plan Permit No. 82-0432 and by this Development Plan Permit No. 87-0769, no development is now indicated.

APPROVED by the Planning Commission of The City of San Diego on November 14, 1987.

RECOMMENDED MODIFICATIONS TO THE PRECISE PLAN TEXT

The following modifications to the North City West Neighborhood 4, 5 and 6 Precise Plan Text should be made to reflect recent changes to the plan amendment:

1. Page 5, the third and fourth sentences should be replaced with: "This precise plan, which supercedes the previously adopted precise plan, is consistent with the overall purpose and intent of the community plan but, has been revised to conform with current market conditions and with community desires for additional park and recreation area."
2. Page 6, revise Figure 2 by: Adding asterisks and a legend identifying those neighborhood units not yet adopted.
3. Pages 14, 15, 16 and 25, revise the text and tables to: Reflect the currently proposed dwelling unit count, residential acreage, neighborhood density and percent of land use type to reflect the latest proposals.
4. Page 35, revise Figure 14 to: Reflect the added park site.
5. Page 38, revise table 5 to: Reflect the added park site under the Land Use Category heading.
6. Pages 113 and 114, revise the text to: Reflect the added park area in the east half of Neighborhood 5.
7. Page 115, revise Figure 17 to: Reflect the added park area in Neighborhood 5.
8. Page 128, first paragraph: Indicate that maintenance of the detention basins is not the responsibility of the City.
9. Page 148, revise the Land Use Summary to: Reflect the added park site.

DEVELOPMENT SUMMARY

1.

GENERAL INFO

PARCELS PER TENTATIVE MAP APPLICATION

GRADING PER GRADING AND IMPROVEMENT APPLICATION

REMOVAL OF EXISTING NON-NATIVE VEGETATION
2.

OVERLAYS:

COASTAL (CITY)

BRUSH ZONES WITH 300 FT BUFFER

PARKING IMPACT
3.

STREET ADDRESS

SITE LOCATED AT THE END OF CAVALLO ST. NOT YET ADDRESSED
4.

ASSESSOR'S PARCEL NO.'S:

307-330-90-00

307-330-88-00
5.

SITE AREA

TOTAL SITE AREA: .17 ACRE 7392 SQ. FT.
6.

LOT COVERAGE DATA

PARCEL 1 LOT COVERAGE 1650 SF/ 3696 SF = 45%

PARCEL 2 LOT COVERAGE 1650 SF/ 3696 SF = 45%

60% ALLOWABLE
7.

FRONT YARD PAVING AND HARDSCAPE COVERAGE DATA

PARCEL 1 FRONT YARD COVERAGE: 297 SF/ 506 SF = 59%

PARCEL 2 FRONT YARD COVERAGE: 302 SF/ 510 SF = 59%

60% ALLOWABLE
8.

DENSITY

NUMBER OF PROPOSED UNITS: TWO
9.

EXISTING LEGAL DESCRIPTION:

307-330-90-00:

LOT 127 OF CARMEL DEL MAR NEIGHBORHOOD 5, UNIT NO. 11, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 12440, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO, AUGUST 10, 1989.

EXCEPTING THEREFROM THAT PORTION OF LOT 127 CONVEYED TO THE CITY OF SAN DIEGO FOR RIGHT OF WAY PURPOSES IN GRANT DEED RECORDED JULY 25, 1994 AS FILE NO. 1994-0458234, OFFICIAL RECORDS.

307-330-88-00:

PARCEL 1 OF PARCEL MAP NO. 16422 IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MARCH 5, 1991 AS INSTRUMENT NO. 91-095897 OF OFFICIAL RECORDS.

EXCEPT THEREFROM THAT PORTION THEREOF CONVEYED TO THE CITY OF SAN DIEGO BY GRANT DEED RECORDED JULY 25, 1994 AS INSTRUMENT NO. 94-0458234 OF OFFICIAL RECORDS.
16.

YEAR/ SETBACK

FRONT SETBACK: 10' HOUSE/ 15' GARAGE

REAR SETBACK: 4 FEET

SIDE SETBACK: 4 FEET - MAY BE REDUCED TO 0 FEET ON ONE SIDE WITH ONE-HOUR FIRE RESISTIVE CONSTRUCTION AND NO OPENINGS
17.

PARKING

TWO PARKING SPACES REQUIRED PER UNIT + TWO OFFSITE PARKING SPACES
18.

BUILDING HEIGHT: 30'-0"

35'-0" ALLOWABLE HEIGHT LIMIT PER PLANNED DISTRICT (NO COASTAL HEIGHT LIMIT OVERLAY)

PROJECT DATA

PROJECT NAME:
CAVALLO STREET TWINHOMES

SCOPE OF WORK:
NEW CONSTRUCTION OF ONE SINGLE-FAMILY RESIDENTIAL TOWNHOUSE ON EACH OF TWO SEPARATE PARCELS OF PROPERTIES IN CARMEL VALLEY, SAN DIEGO, CA 92130

FLOOR AREA ANALYSIS

PARCEL 1

400 SF	GARAGE (NOT INCLUDED IN GSF)
1040 SF	FIRST FLOOR
1160 SF	SECOND FLOOR
2200 SF	TOTAL GROSS
3697 SF	PARCEL 1
.60	FAR

PARCEL 2

400 SF	GARAGE (NOT INCLUDED IN GSF)
1040 SF	FIRST FLOOR
1160 SF	SECOND FLOOR
2200 SF	TOTAL GROSS
3697 SF	PARCEL 2
.60	FAR

NO FLOOR AREA RATIO PER CARMEL VALLEY PLANNED DISTRICT
PER SDMC MAX FAR IN WHEN NONE SPECIFIED SHALL APPLY RS-1-14 ZONING.
RS-1-14 FAR MAX = .60

BUILDING CODE DATA

TYPE OF CONSTRUCTION: VB

RATED WALLS: ONE HOUR FIRE-RESISTIVE CONSTRUCTION WITH OPENING WITH INDEPENDENT STRUCTURAL SYSTEM AND FOUNDATION BETWEEN RESIDENCES

SPRINKLERED: YES

OCCUPANCY CLASSIFICATION: R3/U

NUMBER OF STORIES: 2

BUILDING HEIGHT: 30'-0"

GOVERNING BUILDING CODES: 2013 CALIFORNIA RESIDENTIAL CODE (CRC)
WHERE CRC NOT APPLICABLE, 2013 (CALIFORNIA BUILDING CODE (CBC) APPLIES
RESIDENTIAL SPRINKLER SYSTEM PER NFPA 13D, CRC SECTION R313
2013 CRC, CH. 3, SECTION R327 REGULATIONS PER SDMC 145.0702

SUSTAINABLE FEATURES

- ROOF-TOP PHOTOVOLTAIC PANEL SYSTEM
- ELECTRIC VEHICLE CHARGING (EVCS)
- ENERGY STAR RATED APPLIANCES AND LED LIGHTING
- DROUGHT TOLERANT "XERA-SCAPE" LANDSCAPE CONCEPT
- RETRACTABLE GLASS DOORS, FLOORING FLOWS TO THESE AREAS SEAMLESSLY BLENDING INDOOR AND OUTDOOR SPACE AND MINIMIZE THE NEED FOR AIR-CONDITIONING.
- NATURAL LOCALLY SOURCED MATERIALS SUCH AS STONE, RICH WOODS, AND LUSH PLANTINGS ALLOW THE HOME TO SEAMLESSLY FIT IN WITH THE NATURAL LANDSCAPE OF THE SITE. SUSTAINABLE PRODUCTS INCLUDING LOW-FLOW PLUMBING FIXTURES, RECYCLED GLASS COUNTERTOPS, LOCALLY QUARRIED NATURAL STONE TILE, AND BAMBOO FLOORING AND CABINETRY.

INFORMATION INDEX

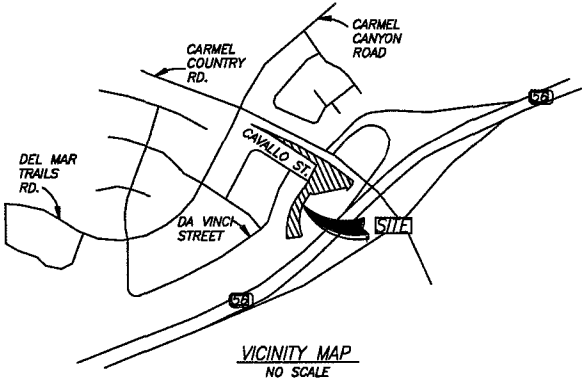
T1.0	TITLE SHEET
C-1	TENTATIVE MAP
C-2	GRADING AND IMPROVEMENTS
C-3	SLOPE ANALYSIS
C-4	BMP SHEET
A1.0	PROPOSED SITE PLAN/ EXISTING SITE PLAN
A2.0	FLOOR PLANS
A3.0	ROOF AND LANDSCAPE PLANS
A4.0	ELEVATIONS
A5.0	SECTIONS

PROJECT TEAM

OWNER/ APPLICANT:
KALYAN YELLAPU
BOX 261425
SAN DIEGO, CA 92196

ENGINEER:
LEPPERT ENGINEERING CORPORATION
JOHN LEPPERT
5190 GOVERNOR DRIVE, SUITE 205
SAN DIEGO, CALIFORNIA 92122-2848
(858) 597-2001

DESIGNER:
CHRISTINA MANNION
11326 MANORGATE DRIVE
SAN DIEGO, CA 92130



PREPARED BY:

NAME: CHRISTINA MANNION, ARCHITECT

ADDRESS: 11326 MANORGATE DRIVE
SAN DIEGO, CALIFORNIA 92130

PHONE #: (619) 948-1544

PROJECT ADDRESS:
END OF CAVALLO STREET
SAN DIEGO, CA 92130

PROJECT NAME:
CAVALLO STREET TWINHOMES

SHEET TITLE:
T1.0 TITLE SHEET

REVISION 14: _____

REVISION 13: _____

REVISION 12: _____

REVISION 11: _____

REVISION 10: _____

REVISION 9: _____

REVISION 8: _____

REVISION 7: _____

REVISION 6: _____

REVISION 5: _____

REVISION 4: _____

REVISION 3: 08-02-16

REVISION 2: 06-16-16

REVISION 1: 02-04-16

ORIGINAL DATE: 12-10-15

SHEET 1 OF 10

PTS# 461765

CAVALLO STREET TWINHOMES TENTATIVE MAP NO. 1615361

PURPOSE OF MAP:
RESUBDIVISION OF 2 LOTS TO 4 PARCELS TO MEET TWINHOMES DEVELOPMENT SUBDIVISION AND THE VACATION OF A BUILDING RESTRICTION EASEMENT IN PARCEL 1 AND THE VACATION OF A SLOPE EASEMENT IN PARCEL 1 AND LOT 127.

EXISTING LEGAL DESCRIPTION:
307-330-80-00:
LOT 127 OF CARMEL DEL MAR NEIGHBORHOOD B, THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 12440, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, AUGUST 10, 1989.

EXCEPTING THEREFROM THAT PORTION OF LOT 127 CONVEYED TO THE CITY OF SAN DIEGO FOR RIGHT OF WAY PURPOSES IN GRANT DEED RECORDED JULY 25, 1994 AS FILE NO. 1994-0458234, OFFICIAL RECORDS.
307-330-88-00:
PARCEL 1 OF PARCEL MAP NO. 18422 IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MARCH 5, 1991 AS INSTRUMENT NO. 91-095897 OF OFFICIAL RECORDS.
EXCEPT THEREFROM THAT PORTION THEREOF CONVEYED TO THE CITY OF SAN DIEGO BY GRANT DEED RECORDED JULY 25, 1994 AS INSTRUMENT NO. 94-0458234 OF OFFICIAL RECORDS.

ASSESSOR'S PARCEL NO.'S:
307-330-80-00
307-330-88-00

OWNER/APPLICANT:
KALYAN YELLAPU
P.O. BOX 261425
SAN DIEGO, CA 92196

SITE ADDRESS:
END OF CAVALLO STREET
SAN DIEGO, CA 92130

ZONING INFORMATION:
COMMUNITY PLAN:
CARMEL VALLEY COMMUNITY PLAN AREA
BASE ZONE:
CVPD-SF3
OVERLAYS:
COASTAL (CITY)
BRUSH ZONES WITH 300 FT BUFFER
PARKING IMPACT
GEOLOGIC HAZARD CATEGORIES: S2

BENCHMARK:
BRASS PLUG ON TOP OF A STORM DRAIN INLET ON THE SOUTHEAST CORNER OF CARMEL CANYON ROAD AND CARMEL GREEN ROAD
ELEVATION: 152.680 M.S.L.
DATUM: MEAN SEA LEVEL (MWD 20)

BASIS OF BEARINGS:
THE BASIS OF BEARINGS FOR THIS MAP IS A PORTION OF THE WESTERLY LINE OF SECTION 20, TOWNSHIP 14 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, PER PARCEL MAP NO. 12871, I.E. N00°34'27"E.

TOPOGRAPHY SOURCE:
SOURCE: SANGIS
DATE: 1989
DATUM: MSL

EXISTING/PROPOSED UTILITIES:

- EXISTING PUBLIC 8" AC WATER IN CAVALLO STREET PER DWG. NO. 24672-5-D. THE EXISTING PUBLIC 8" WATER MAIN WILL BE EXTENDED TO SERVE THE PROPOSED TWINHOMES.
- EXISTING 16" AND 12" WATER MAINS IN CARMEL COUNTRY ROAD PER DWG. NO. 26464-258-D. SHOWN JUST FOR REFERENCE.
- EXISTING 8" PVC SEWER IN CAVALLO STREET PER DWG. NO. 24672-5-D. A NEW SEWER MANHOLE WILL BE CONSTRUCTED AT THE END OF THE EXISTING 8" SEWER IN CAVALLO STREET AND A PRIVATE SYSTEM WILL CONNECT INTO THIS PUBLIC SEWER MANHOLE. THE PRIVATE SYSTEM CONSISTS OF A PRIVATE 8" MAIN, AND A TRANSITION FROM PRIVATE FORCE MAIN LATERALS TO GRAVITY SEWER LATERALS, AND SEWER PUMPS.
- EXISTING PUBLIC 18" CONCRETE ENCASED SEWER PIPE PER DWG. NO. 26464-222-D.

OVERHEAD ELECTRICAL UTILITIES:

ALL ELECTRICAL UTILITIES ARE CURRENTLY UNDERGROUND. ALL NEW ELECTRICAL FACILITIES WILL BE INSTALLED UNDERGROUND.

STATUS OF EASEMENTS/I.O.D.:

- PORTION OF LOT 127 AND PARCEL 1 RESERVED FOR FUTURE STREET SHOWN ON MAP NO. 12440. THIS STREET RESERVATION WILL BE IMPROVED AS A PUBLIC STREET AS AN EXTENSION OF CAVALLO STREET.
- EASEMENT GRANTED TO THE CITY OF SAN DIEGO FOR SEWER FACILITIES AND INCIDENTAL PURPOSES PER DOC. REC. JULY 25, 1994 AS FILE NO. 1994-0458234, O.R.
- SLOPE EASEMENT SHOWN ON MAP NO. 12440. THIS EASEMENT TO BE VACATED TO ACCOMMODATE THE PROPOSED DEVELOPMENT.

THE FOLLOWING EASEMENTS HAVE NO LOCATION DEFINED IN SAID RECORD DOCUMENT AND CANNOT BE PLOTTED ON THIS MAP:

EASEMENT TO SAN DIEGO GAS AND ELECTRIC COMPANY PER DOC. REC. JANUARY 22, 1990 AS FILE NO. 90-035570, O.R.
EASEMENT TO AMERICAN TELEVISION AND COMMUNICATIONS CORPORATION DBA SOUTHWESTERN CABLE TV PER DOC. REC. MARCH 23, 1990 AS FILE NO. 90-134751, O.R.

307-330-88-00:
ALL OF THE ABOVE AND:

- BUILDING RESTRICTED EASEMENT SHOWN ON PARCEL MAP NO. 18422. THIS EASEMENT TO BE VACATED. THIS EASEMENT IS NO LONGER REQUIRED AS IT IS PROVIDED TO ACCOMMODATE THE, THEN FUTURE, ROW REQUIREMENTS FOR THE SR-56 INTERCHANGE, WHICH IS NOW AS-BUILT.
- PROPOSED 2" GENERAL UTILITY EASEMENT

PRIOR DEVELOPMENT APPROVALS:

1988 - NORTH CITY WEST PLANNED DISTRICT DEVELOPMENT PLAN PERMIT NO. 87-0789, CARMEL DEL MAR NEIGHBORHOOD, RECORDED ON MARCH 2, 1988 AS FILE NO. 83-250308.

SETBACKS:

- FRONT IS 10 FEET, 15 FEET FOR A GARAGE
- SIDE YARD IS 4 FEET, SIDE YARD SETBACK MAY BE REDUCED TO 0 FEET FOR BUILDING WALLS WITH NO OPENINGS
- REAR YARD IS 4 FEET.

REQUIRED DEVELOPMENT APPROVALS:

- TENTATIVE MAP (TM)
- COASTAL DEVELOPMENT PERMIT (CDP)
- EASEMENT VACATIONS

PROPOSED ACCESS:

ACCESS TO ALL PARCELS SHALL BE BY WAY OF A PROPOSED PUBLIC STREET FROM THE END OF CAVALLO STREET. CAVALLO STREET IS AN EXISTING FULLY IMPROVED, 48-FOOT WIDE PUBLIC STREET. A 10'x20' TURNAROUND IS PROPOSED.

GROSS SITE AREA AND PARCEL SIZES:

EXISTING: PARCEL 1: 0.82 ACRES, LOT 127: 0.47 ACRES

PROPOSED: PARCEL 1: 3,696 SF, PARCEL 2: 3,696 SF, PARCEL 3: 30,031 SF, PARCEL 4: 16,485 SF, PROPOSED CAVALLO RIGHT-OF-WAY: 2,466 SF

DEVELOPMENT SUMMARY:

- EXISTING NUMBER OF PARCELS: 2
- PROPOSED NUMBER OF PARCELS: 4

MAPPING NOTE:

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

GRADING AND DRAINAGE:

GRADING AND DRAINAGE IMPROVEMENTS, AS WELL AS THE REQUIRED NOTES AND STATISTICS, ARE SHOWN ON SHEET C-2.

ENGINEER:

LEPPERT ENGINEERING CORPORATION
5190 GOVERNOR DRIVE, SUITE 205
SAN DIEGO, CA 92122

BY: JOHN D. LEPPERT RCE 26283 DATE:

CERTIFICATION STATEMENT

I HEREBY ACKNOWLEDGE AND CERTIFY THAT:

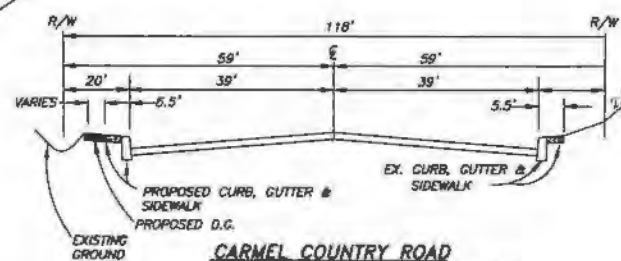
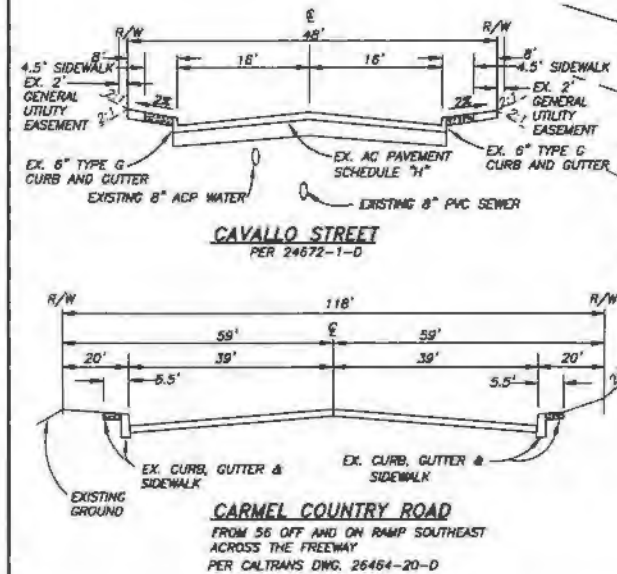
- I AM ACCOUNTABLE FOR KNOWING AND COMPLYING WITH THE GOVERNING POLICIES, REGULATIONS AND SUBMITTAL REQUIREMENTS APPLICABLE TO THIS PROPOSED DEVELOPMENT.
- I HAVE PERFORMED REASONABLE RESEARCH TO DETERMINE THE REQUIRED APPROVALS AND DECISION PROCESS FOR THE PROPOSED PROJECT, AND THAT FAILURE TO ACCURATELY IDENTIFY AN APPROVAL OR DECISION PROCESS COULD SIGNIFICANTLY DELAY THE PERMITTING PROCESS.
- I HAVE TAKEN THE PROFESSIONAL CERTIFICATION FOR DEVELOPMENT PERMIT COMPLETENESS REVIEW TRAINING AND AM ON THE APPROVED LIST FOR PROFESSIONAL CERTIFICATION.
- MAINTAINING MY PROFESSIONAL CERTIFICATION FOR DEVELOPMENT PERMIT COMPLETENESS REVIEW PRIVILEGE REQUIRES ACCURATE SUBMITTALS ON A CONSISTENT BASIS.
- SUBMITTING INCOMPLETE DOCUMENTS AND PLANS ON A CONSISTENT BASIS MAY RESULT IN THE REVOCATION OF MY PROFESSIONAL CERTIFICATION FOR DEVELOPMENT PERMIT COMPLETENESS REVIEW.
- IF REQUIRED DOCUMENTS OR PLAN CONTENT IS MISSING, REVIEW WILL BE DELAYED; AND THIS SUBMITTAL PACKAGE MEETS ALL THE MINIMUM SUBMITTAL REQUIREMENTS CONTAINED IN LAND DEVELOPMENT MANUAL, VOLUME 1, CHAPTER 1, SECTION 4.

RESPONSIBLE CERTIFIED PROFESSIONAL NAME:

SIGNATURE: [Signature] DATE: 12/11/15

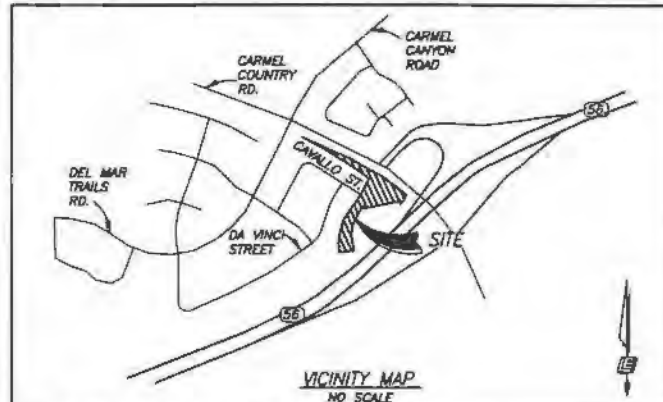
LEGEND:

SYMBOL:	SYMBOL:
PROJECT BOUNDARY	---
EXISTING LOT LINE	---
STREET CENTERLINE	---
LOT LINE	---
EXISTING EASEMENT	---
EXISTING CONTOUR	---
ACCESS RIGHTS RELINQUISHED	---



NO.	DATE	BY	DESCRIPTION	NO.	DATE	BY	DESCRIPTION
1	08-02-10	KS	CITY REVISIONS	10			
2	08-18-10	KS	CITY REVISIONS	11			
3	03-04-10	KS	CITY REVISIONS	12			
4	11-10-10	KS	ORIGINAL	13			

APPROVED BY ENGINEER OF RECORD: [Signature] REGISTRATION NO. 26283
DATE: 12/11/15
FILE CODE: NCW 17.01-19.15
PREPARATION AND REVISION LOG



PREPARED BY:
NAME: LEPPERT ENGINEERING CORPORATION

ADDRESS: 5190 GOVERNOR DRIVE, SUITE 205
SAN DIEGO, CALIFORNIA 92122-2648
PHONE #: (858) 597-2001

PROJECT ADDRESS:
END OF CAVALLO STREET
SAN DIEGO, CA 92130

PROJECT NAME:
CAVALLO STREET TWINHOMES
TENTATIVE MAP

SHEET TITLE:
TENTATIVE MAP (TM) NO. 1615361
COASTAL DEVELOPMENT PERMIT (CDP) NO. XXXXXXXX

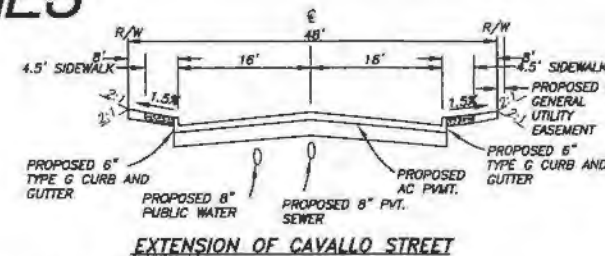
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REVISION 8:		
REVISION 7:		
REVISION 6:		
REVISION 5:		
REVISION 4:	09-02-18	
REVISION 3:	08-16-18	
REVISION 2:	02-04-16	
REVISION 1:		

ORIGINAL DATE: 12-10-15
SHEET C-1 OF 10
PTS# 451765

CAVALLO STREET TWINHOMES

LEGEND:

- PROJECT BOUNDARY
EXISTING LOT LINE
STREET CENTERLINE
LOT LINE
EXISTING EASEMENT
EXISTING CONTOUR
EXISTING STORM DRAIN
EXISTING SEWER
EXISTING WATER
EXISTING FIRE HYDRANT
EXISTING BROW DITCH
EXISTING RIP RAP
PROPOSED IMPROVEMENTS
PROPOSED PRIVATE SEWER PUMP
PROPOSED DOMESTIC WATER SERVICE
PROPOSED BACKFLOW PREVENTION DEVICE SDW-155
PROPOSED WATER METER
PROPOSED BLOW OFF VALVE
PROPOSED FIRE HYDRANT
PROPOSED STREET LIGHT
PROPOSED SIDEWALK
PROPOSED D.G.
PROPOSED SEWER
PROPOSED 8" WATER
PROPOSED SEWER MANHOLE
PROPOSED RETAINING WALL
DRAINAGE ARROWS
PROPOSED BARRICADES
PROPOSED BROW DITCH
PROPOSED RIP RAP
PROPOSED 12' DRIVEWAY SDG-162



GRADING TABULATION:

1. TOTAL AMOUNT OF SITE TO BE GRADED:	0.40 AC.±
2. PERCENT OF TOTAL SITE TO BE GRADED:	31.0%
3. AMOUNT OF CUT:	0 C.Y.±
4. MAXIMUM DEPTH OF CUT:	0 FT.±
5. AMOUNT OF FILL:	5,830 C.Y.±
6. MAXIMUM DEPTH OF FILL:	21 FT.±
7. MAXIMUM HEIGHT OF FILL SLOPE:	21 FT.± (SINGLE POINT)
8. MAXIMUM HEIGHT OF CUT SLOPE:	N/A
9. CUT SLOPE RATIO:	N/A
10. FILL SLOPE RATIO:	2:1
11. AMOUNT OF IMPORT:	5,830 C.Y.

GRADING AND DRAINAGE:

A. **GRADING:** IT IS PROPOSED THAT THE PROJECT BE GRADED AS SHOWN HEREON.

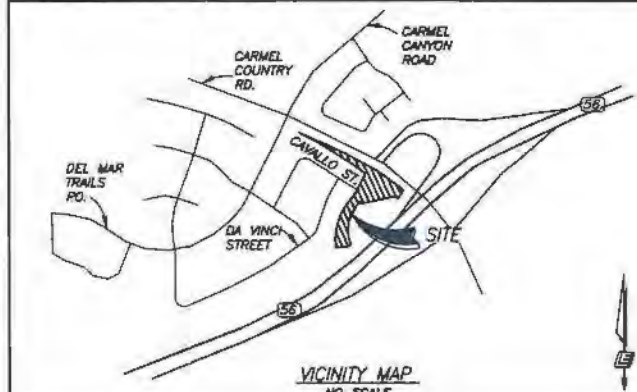
B. **DRAINAGE:** PROPOSED DRAINAGE AS SHOWN HEREON. AT THE END OF THE EXISTING PORTION OF CAVALLO STREET, THE STREET IS TILTED TO ONE SIDE AND THERE IS AN EXISTING CURB OPENING WHERE THE STORM WATER DRAINS INTO AN EXISTING BROW DITCH WITH RIP RAP AT THE BOTTOM. WITH THE EXTENSION OF CAVALLO STREET, WE WILL REPLICATE THE SAME DESIGN AND ARE PROPOSING A CURB OPENING AND A BROW DITCH WITH RIP RAP. THE OUTFALL STRUCTURE WILL BE LOCATED 50 FEET AWAY FROM CITY OWNED LAND.



AREA MAP
NOT TO SCALE

LEGEND:
EXISTING FIRE HYDRANT
THERE ARE NO EXISTING BUS STOPS IN THE AREA

NOTES:
NO MODIFICATIONS SHALL BE MADE TO THE SITE DRAINAGE, AND PERMANENT POST CONSTRUCTION BMP DEVICES SHOWN ON THE PLANS SHALL NOT BE MOVED OR MODIFIED WITHOUT PRIOR WRITTEN APPROVAL OF THE CITY ENGINEER. THE PROPERTY OWNER SHALL MAINTAIN IN GOOD WORKING CONDITION ALL COMPONENTS OF THE SITE DRAINAGE DESIGN. STORM WATER RUNOFF MUST BE CONVEYED IN A MANNER THAT WILL NOT RESULT IN NEGATIVE ADDITIONAL IMPACTS OR EROSION TO THE DOWN SLOPE PROPERTY OWNER.



PREPARED BY:
NAME: LEPPERT ENGINEERING CORPORATION
ADDRESS: 5180 GOVERNOR DRIVE, SUITE 205
SAN DIEGO, CALIFORNIA 92122-2848
PHONE #: (858) 587-2001

PROJECT ADDRESS:
END OF CAVALLO STREET
SAN DIEGO, CA 92130

PROJECT NAME:
CAVALLO STREET TWINHOMES

SHEET TITLE:
GRADING AND IMPROVEMENTS

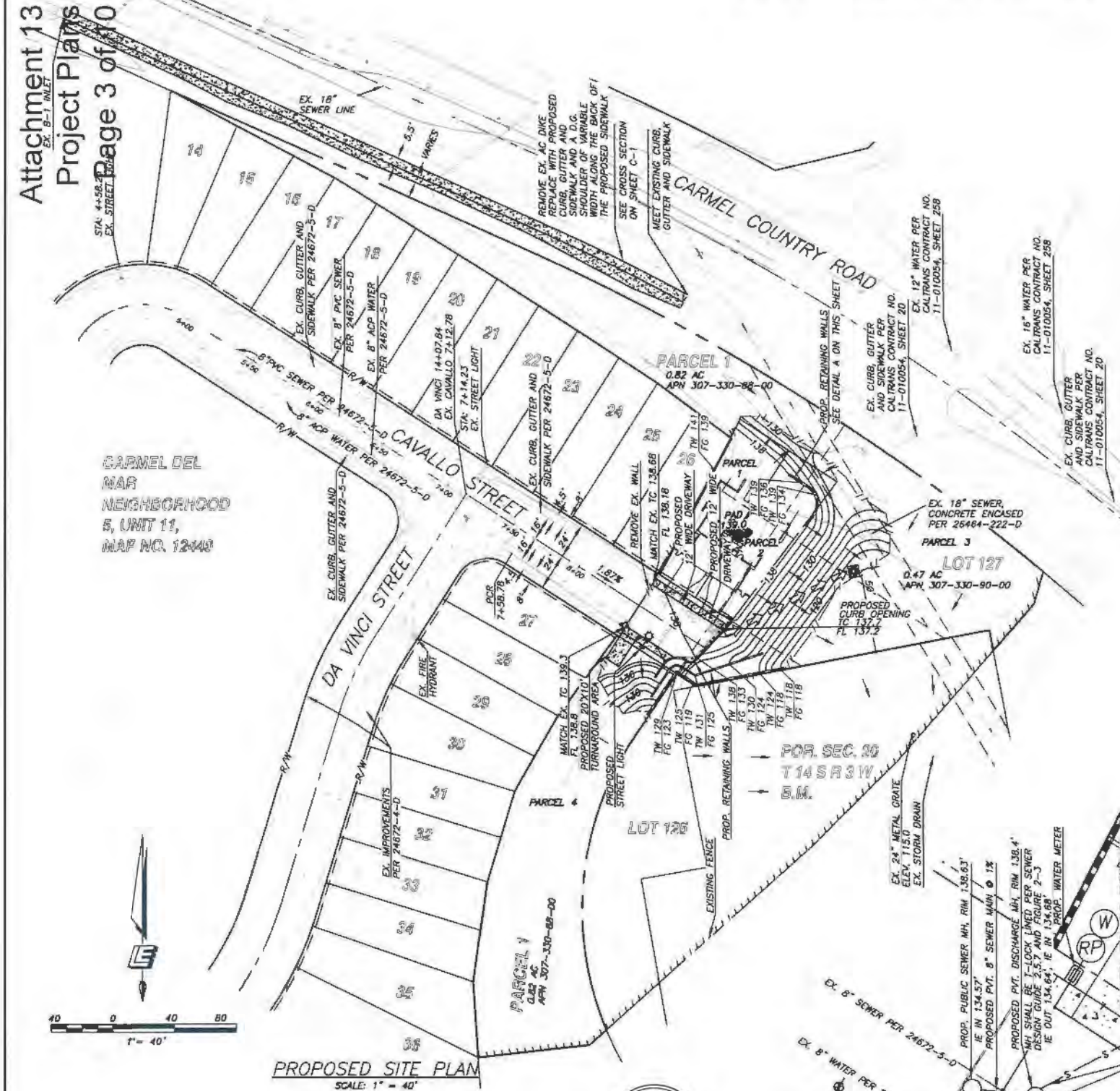
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REVISION 13:	
REVISION 12:	
REVISION 11:	
REVISION 10:	
REVISION 9:	
REVISION 8:	
REVISION 7:	
REVISION 6:	
REVISION 5:	
REVISION 4:	10-13-18
REVISION 3:	09-02-18
REVISION 2:	06-16-18
REVISION 1:	02-04-18

ORIGINAL DATE: 12-10-15

SHEET: C-2 OF 10

PTS#: 451785

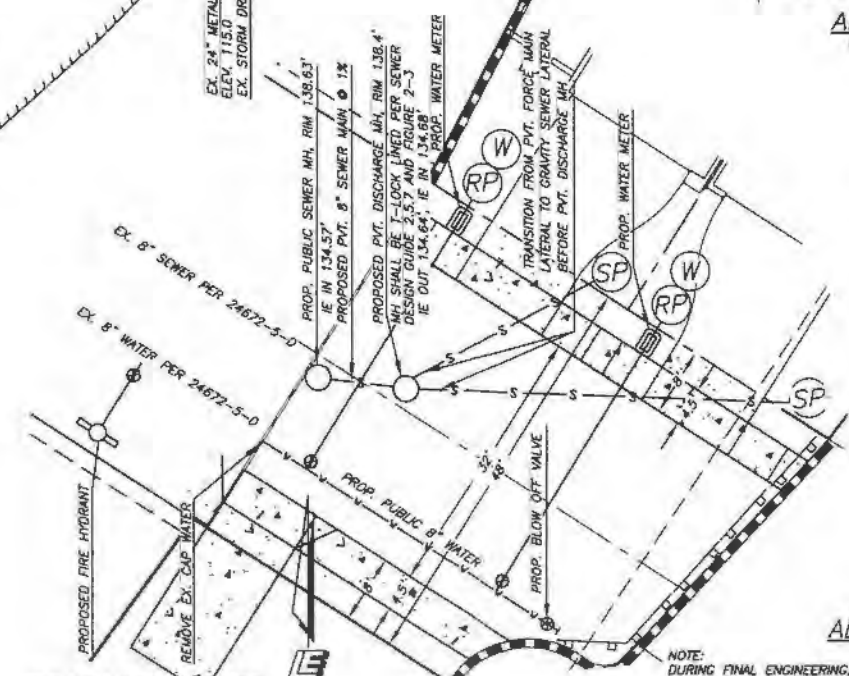


PROPOSED SITE PLAN
SCALE: 1" = 40'

ENGINEER:
LEPPERT ENGINEERING CORPORATION
5180 GOVERNOR DRIVE, SUITE 205
SAN DIEGO, CA 92122



BY: JOHN D. LEPPERT RCE 26283 DATE: _____



DETAIL A
RETAINING WALL FOOTING
ADJACENT TO SEWER EASEMENT
SCALE: 1" = 10'

NOTE:
DURING FINAL ENGINEERING, AS PART OF THE GEOTECHNICAL REPORT, THE GEOTECHNICAL ENGINEER SHALL CONFIRM THAT THE PROPOSED RETAINING WALL WOULD BE ABLE TO WITHSTAND A FUTURE EXCAVATION OF THE EXISTING 18" SEWER AT 3/4:1 AS SHOWN ABOVE, TO THE SATISFACTION OF THE CITY ENGINEER.

PROPOSED SEWER AND WATER PLAN
SCALE: 1" = 10'

NO.	DATE	BY	DESCRIPTION	NO.	DATE	BY	DESCRIPTION
1	10/13/18	KS	CITY REVISIONS	11			
2	09/02/18	KS	CITY REVISIONS	12			
3	08/18/18	KS	CITY REVISIONS	13			
4	02/04/18	KS	CITY REVISIONS	14			
5	12/10/15	KS	ORIGINAL	15			

PREPARATION AND REVISION LOG

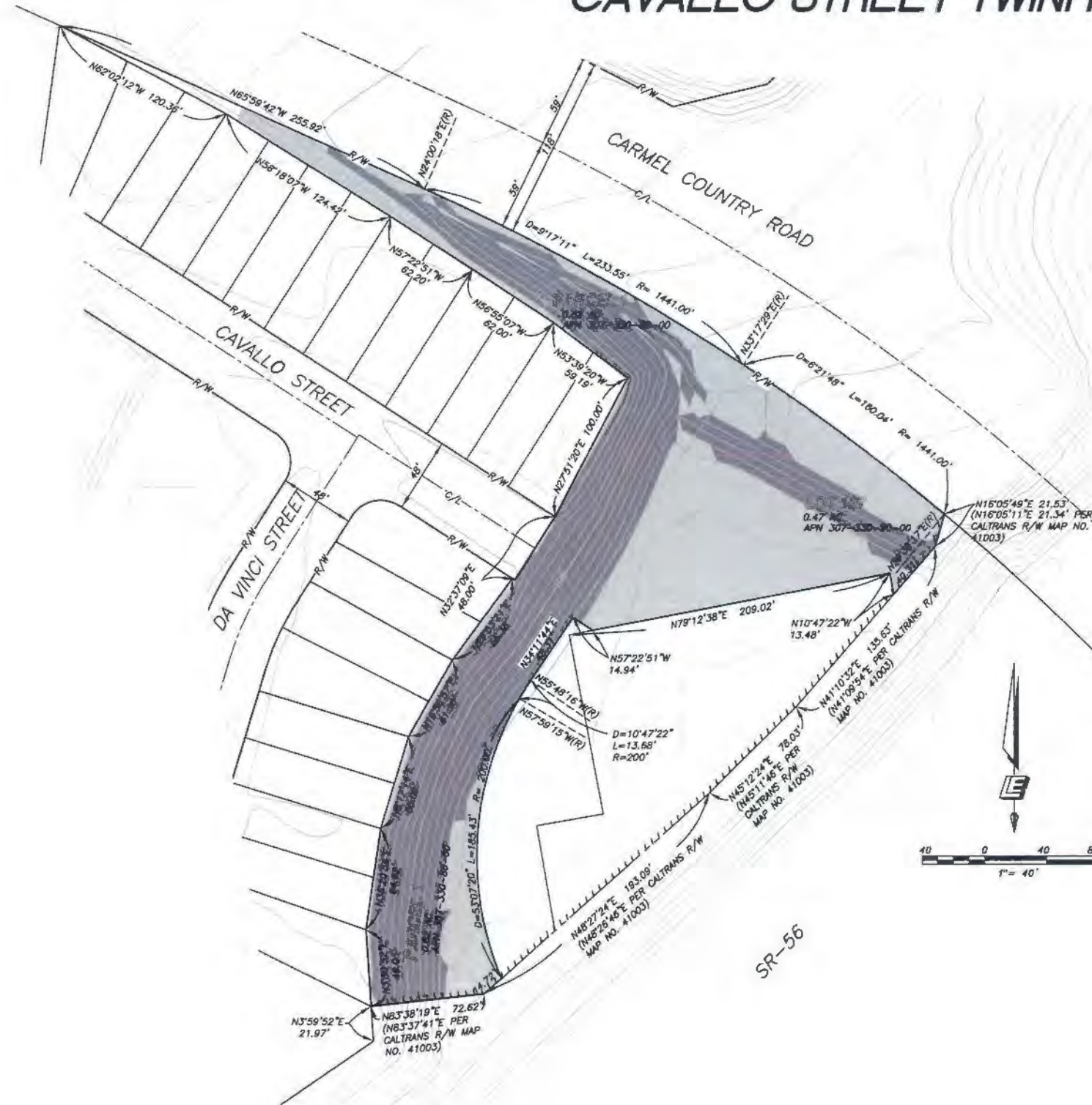
NOV 17.01-19.15

REGISTRATION: 26283

DATE: _____

Leppert Engineering
CORPORATION
5180 Governor Drive, Suite 205, San Diego, CA 92122-2848
Phone: (858) 587-2001 Fax: (858) 587-2008

CAVALLO STREET TWINHOMES



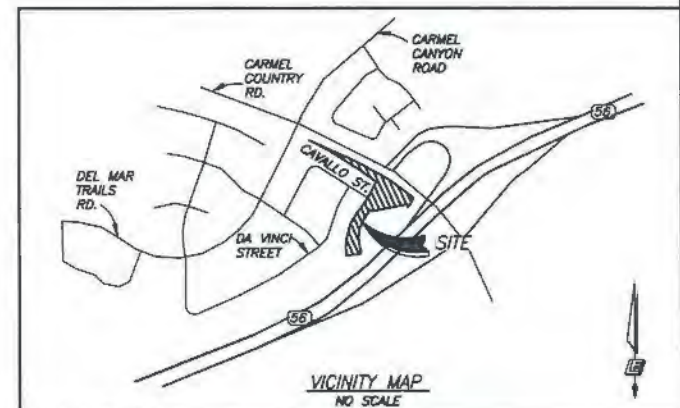
LEGEND:
PROJECT BOUNDARY
EXISTING LOT LINE
STREET CENTERLINE
EXISTING CONTOUR
SLOPES 0-25%
MANUFACTURED
SLOPES GREATER THAN 25%

SYMBOL:
Attachment 13
Project Plans
Page 4 of 10

SLOPE ANALYSIS:

SLOPE CATEGORY	AREA	PERCENTAGE
1. SLOPES 0 TO 25%	0.60 AC.	46.5%
2. MANUFACTURED SLOPES GREATER THAN 25%	0.69 AC.	53.5%
TOTAL	1.29 AC.	100.0%

STEEP SLOPES:
THERE ARE NO STEEP SLOPES ON THE SITE. PARTS OF THE SITE HAVE BEEN PREVIOUSLY GRADED.



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PHONE #: (858) 597-2001

PROJECT ADDRESS:
END OF CAVALLO STREET
SAN DIEGO, CA 92130

PROJECT NAME:
CAVALLO STREET TWINHOMES
TENTATIVE MAP

SHEET TITLE:
SLOPE ANALYSIS

REVISION 14: _____
REVISION 13: _____
REVISION 12: _____
REVISION 11: _____
REVISION 10: _____
REVISION 9: _____
REVISION 8: _____
REVISION 7: _____
REVISION 6: _____
REVISION 5: _____
REVISION 4: _____
REVISION 3: 08-02-16
REVISION 2: 08-16-16
REVISION 1: 02-04-16

ORIGINAL DATE: 12-10-15

SHEET C-3 OF 10

PTS# 481783

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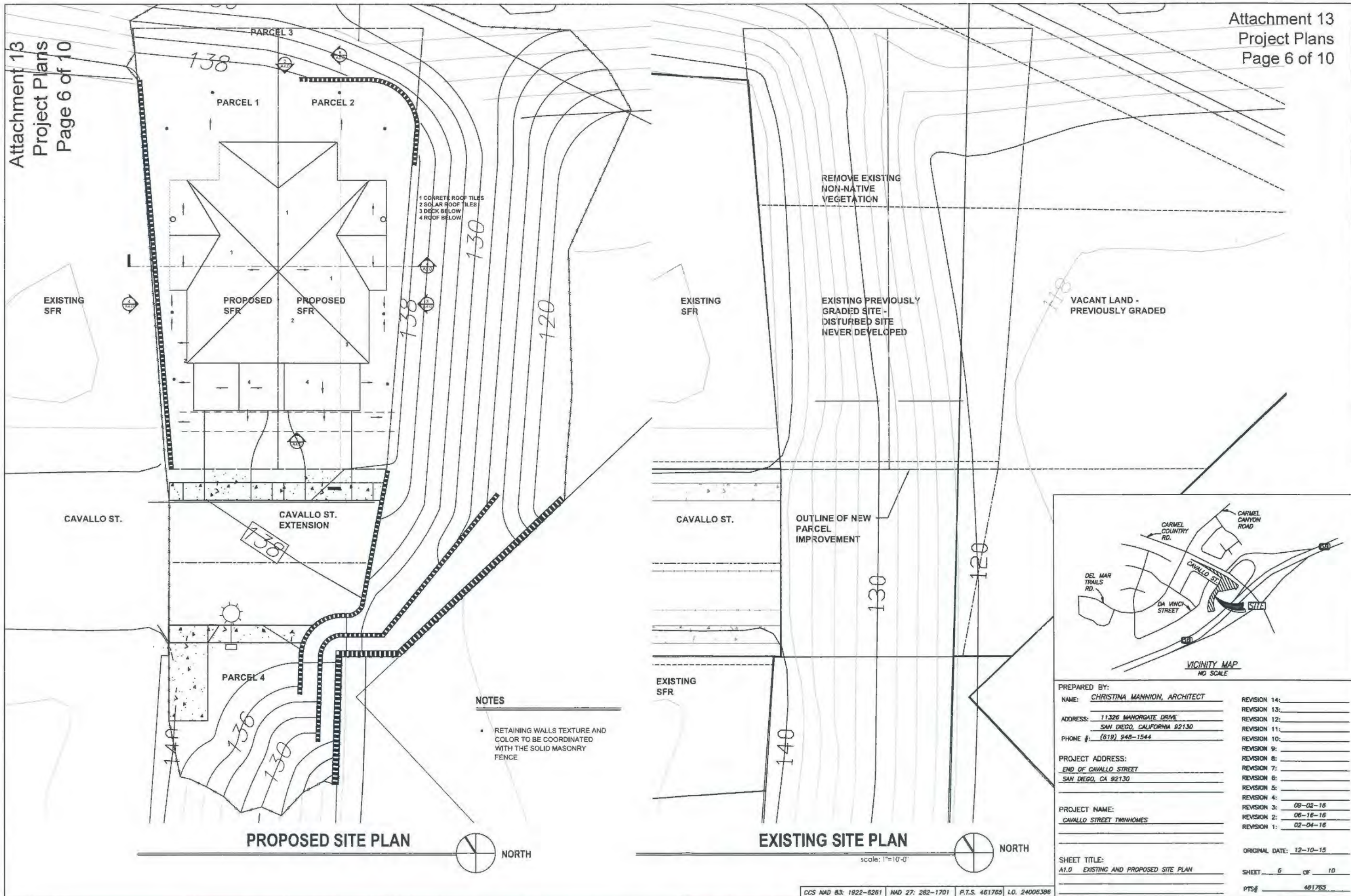
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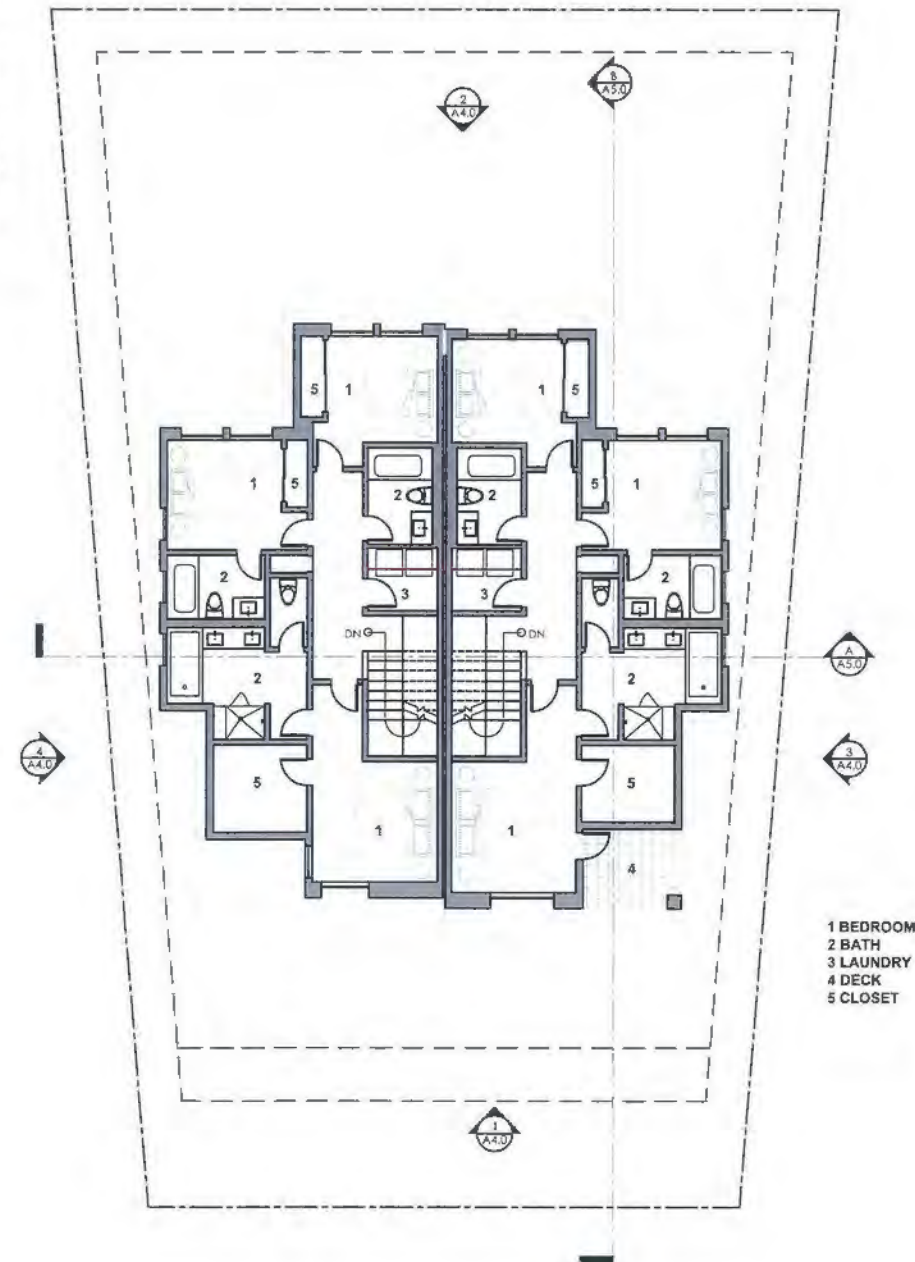
Leppert Engineering CORPORATION
5190 Governor Drive, Suite 205, San Diego, CA 92122-2848
Phone: (858) 597-2001 Fax: (858) 597-2001

APPROVED BY ENGINEER
DATE: 12-10-15
REGISTRATION # C-1 26283

FILE CODE: NCW 17.01-15.15

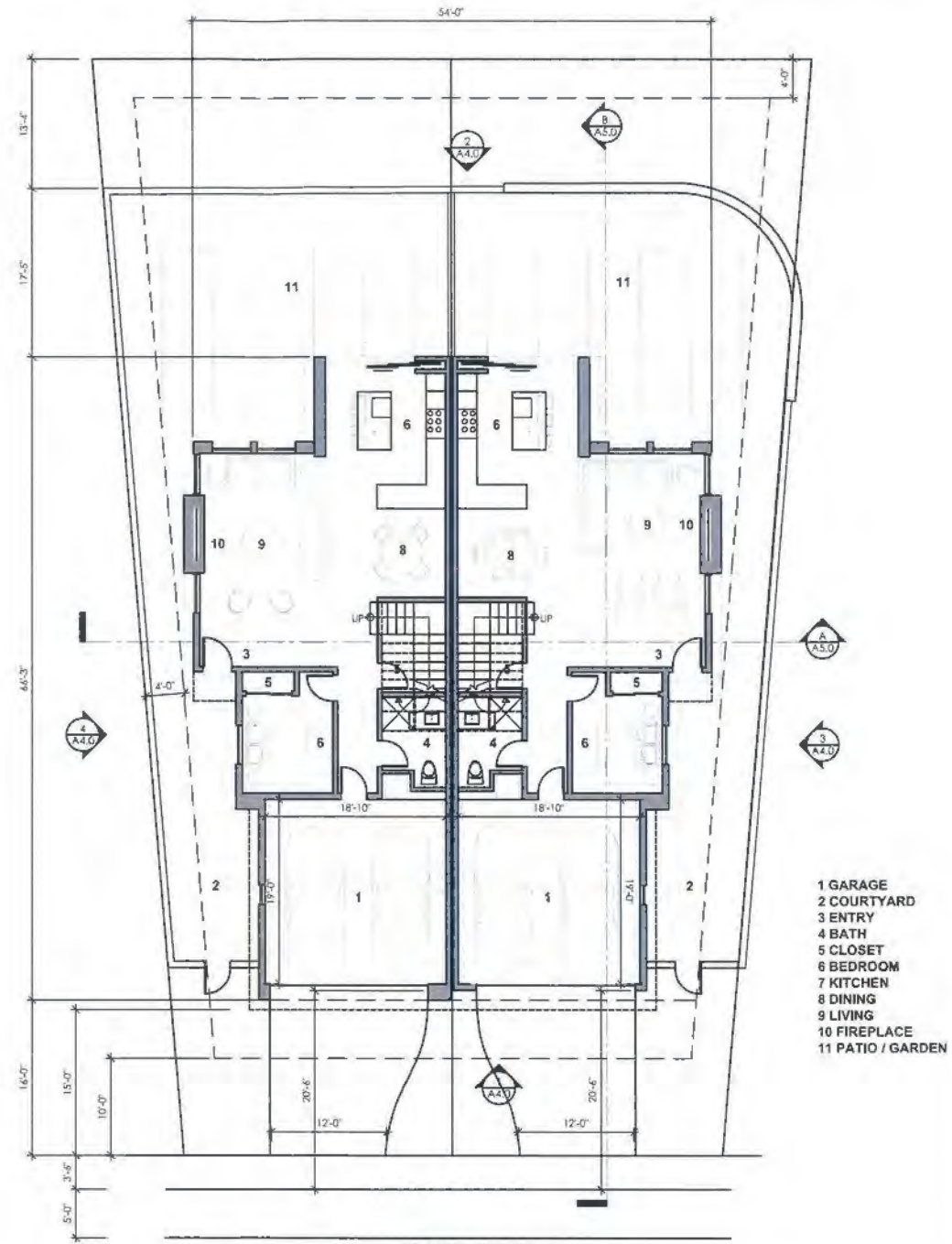
PREPARATION AND REVISION LOG





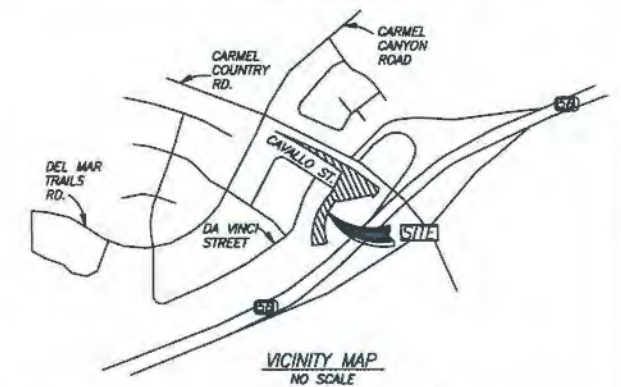
SECOND FLOOR PLAN

scale: 1/8"=1'-0"



FIRST FLOOR PLAN

scale: 1/8"=1'-0"



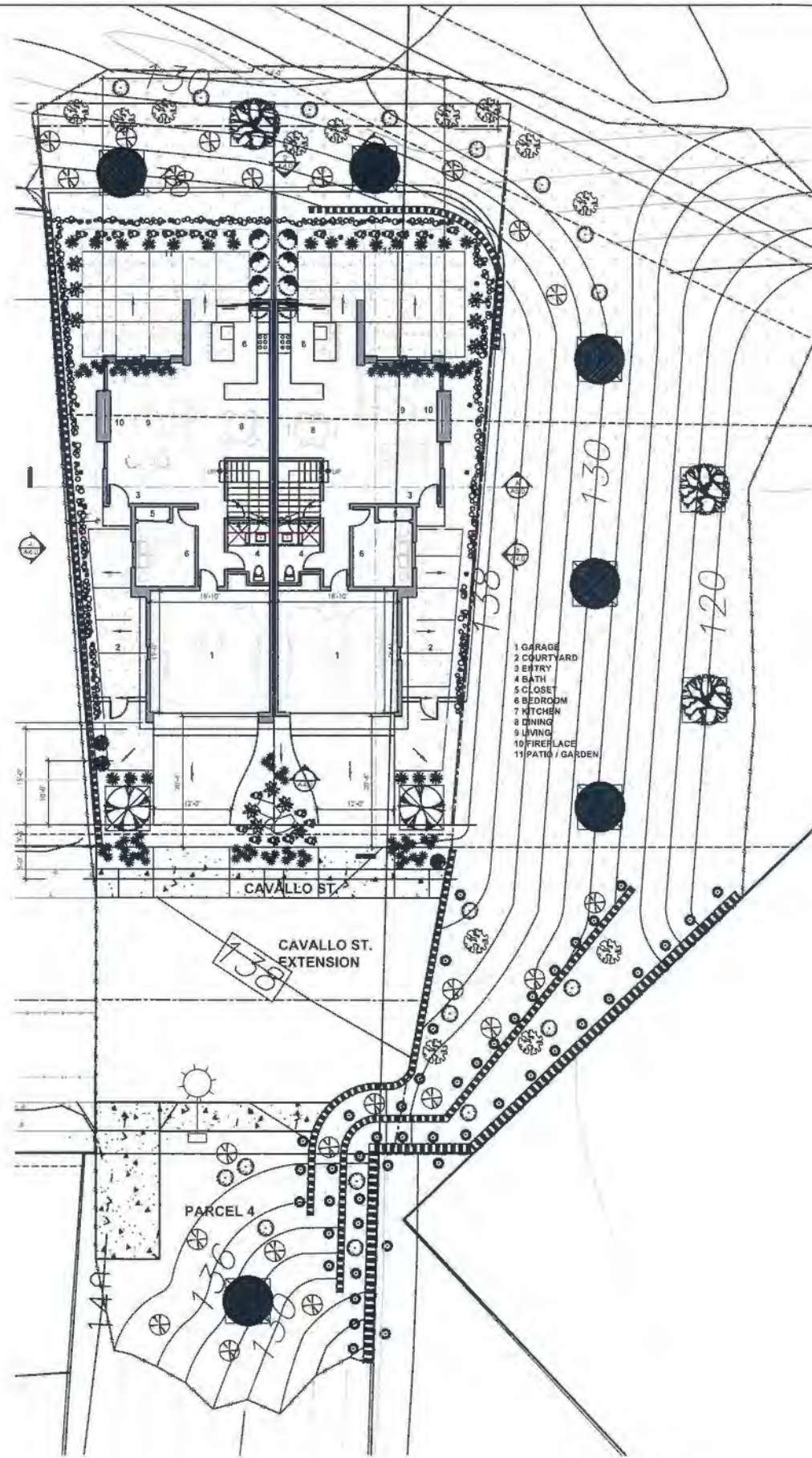
PREPARED BY:		REVISION 14:	
NAME:	CHRISTINA MANNION, ARCHITECT	REVISION 13:	
ADDRESS:	11326 MANOR GATE DRIVE	REVISION 12:	
	SAN DIEGO, CALIFORNIA 92130	REVISION 11:	
PHONE #:	(619) 948-1544	REVISION 10:	
		REVISION 9:	
PROJECT ADDRESS:		REVISION 8:	
	END OF CAVALLO STREET	REVISION 7:	
	SAN DIEGO, CA 92130	REVISION 6:	
		REVISION 5:	
		REVISION 4:	
PROJECT NAME:		REVISION 3:	08-02-16
	CAVALLO STREET TWINHOMES	REVISION 2:	08-16-16
		REVISION 1:	02-04-16
		ORIGINAL DATE:	12-10-15
SHEET TITLE:		SHEET	7 OF 10
	A2.0 FLOOR PLANS	PTS#	461768

LANDSCAPE LEGEND

- Slope 2" per ft. away from house foundation
- 24" BOX Brachychiton Flame - Flame Tree
- 24" BOX Pinus Halepensis - 'Aleppo Pine'
- 24" BOX Shoestring Acacia Tree
- 5 GA Passiflora incarnata 'Inspiration Purple' - Purple Passion Vine
- 5 GA Bambusa oldhamii - Giant Timber Bamboo
- 15 GA Pittosporum tenuifolium 'Silver Sheen'
- 5 GA Anigozanthos 'Tequila Sunrise' - Kangaroo paw
- 1 GA ASPARAGUS densiflorus 'Myers' - Foxtail Fern
- 1 GA Festuca glauca 'Elijah Blue' - Elijah Blue Fescue
- 1 GA Cordyline 'Pink Passion'
- Flats Seneio mandarinia - Blue Chalk Strips
- Flats Clipping fig - Flats pumila
- KRC ROCK Blue Moon Boulder
- 1" 2" Beach Pebble Black Pebbles around bamboo
- NATURAL CONCRETE PATIO AND WALLS - sawcut pattern
- Flats Myoporum laetifolium
- 5 GA Baccharis pilularis 'Pigeon Point Coyote Brush'
- 5 GA Mexican Bush Sage
- 5 GA Tree Poppy - Gendromeron rigida

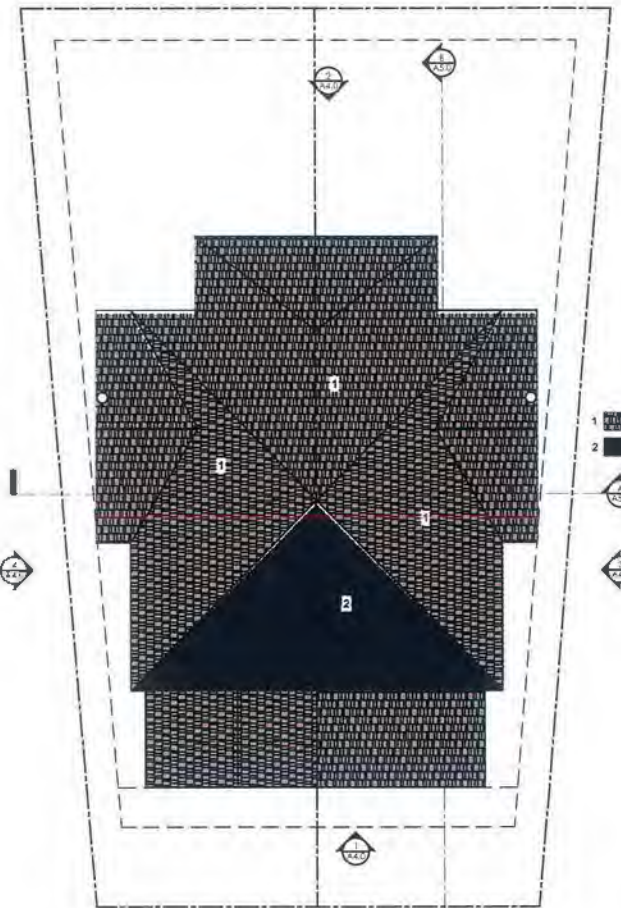
LANDSCAPE NOTES

- PROVIDE 40 SQUARE FOOT AREA AROUND EACH PROPOSED TREE UNENCUMBERED BY UTILITIES AS SHOWN ON THE PLANS
- DRIVEWAYS, UTILITIES, DRAINS, WATER AND SEWER LATERALS SHALL BE DESIGNED SO AS NOT TO PROHIBIT THE PLACEMENT OF TREES



LANDSCAPE PLAN

scale: 3/32"=1'-0"

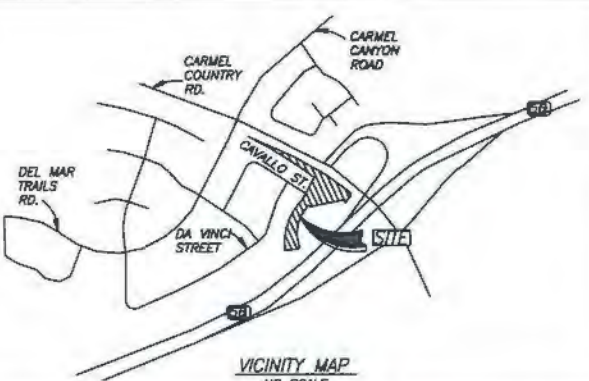


ROOF PLAN

scale: 1/8"=1'-0"



NORTH



PREPARED BY:
NAME: CHRISTINA MANNION, ARCHITECT
ADDRESS: 11328 MANOR GATE DRIVE
SAN DIEGO, CALIFORNIA 92130
PHONE #: (619) 948-1544

PROJECT ADDRESS:
END OF CAVALLO STREET
SAN DIEGO, CA 92130

PROJECT NAME:
CAVALLO STREET TWINHOMES

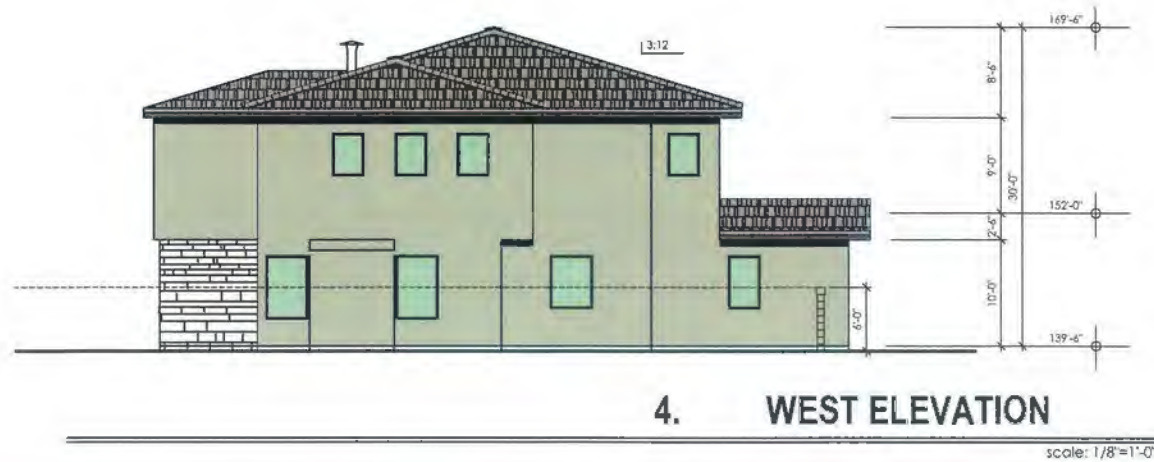
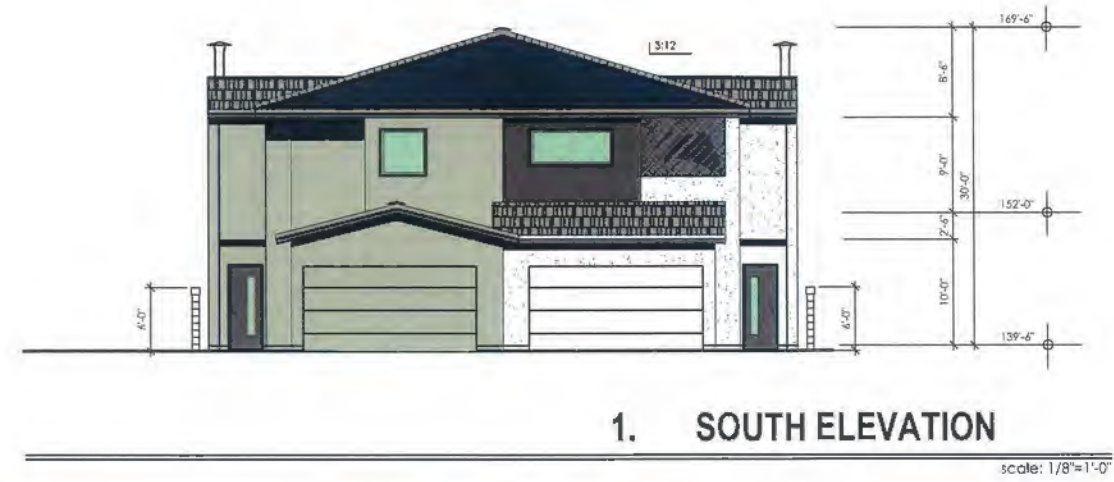
SHEET TITLE:
A3.0 ROOF AND LANDSCAPE PLANS

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REVISION 11:	
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REVISION 9:	
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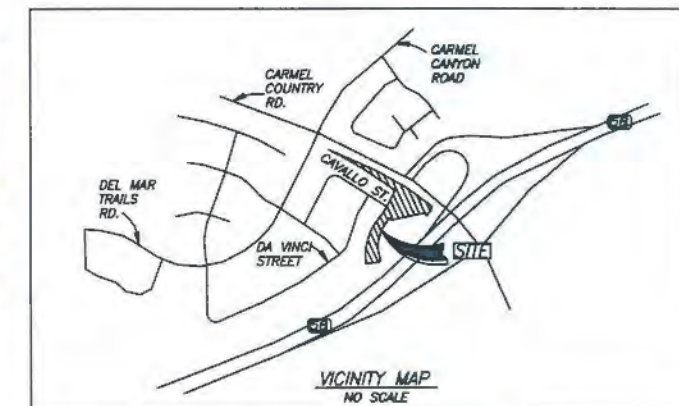
ORIGINAL DATE: 12-10-15

SHEET 8 OF 10

PTS# 461785



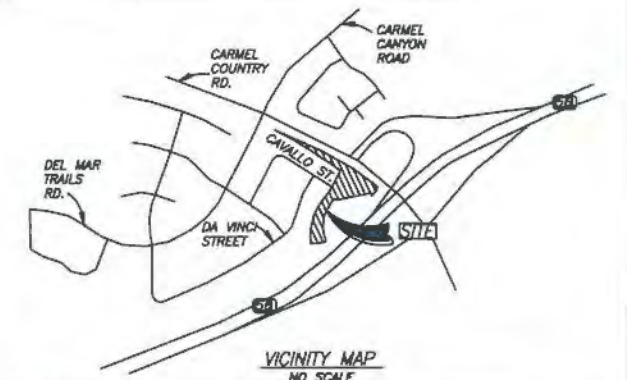
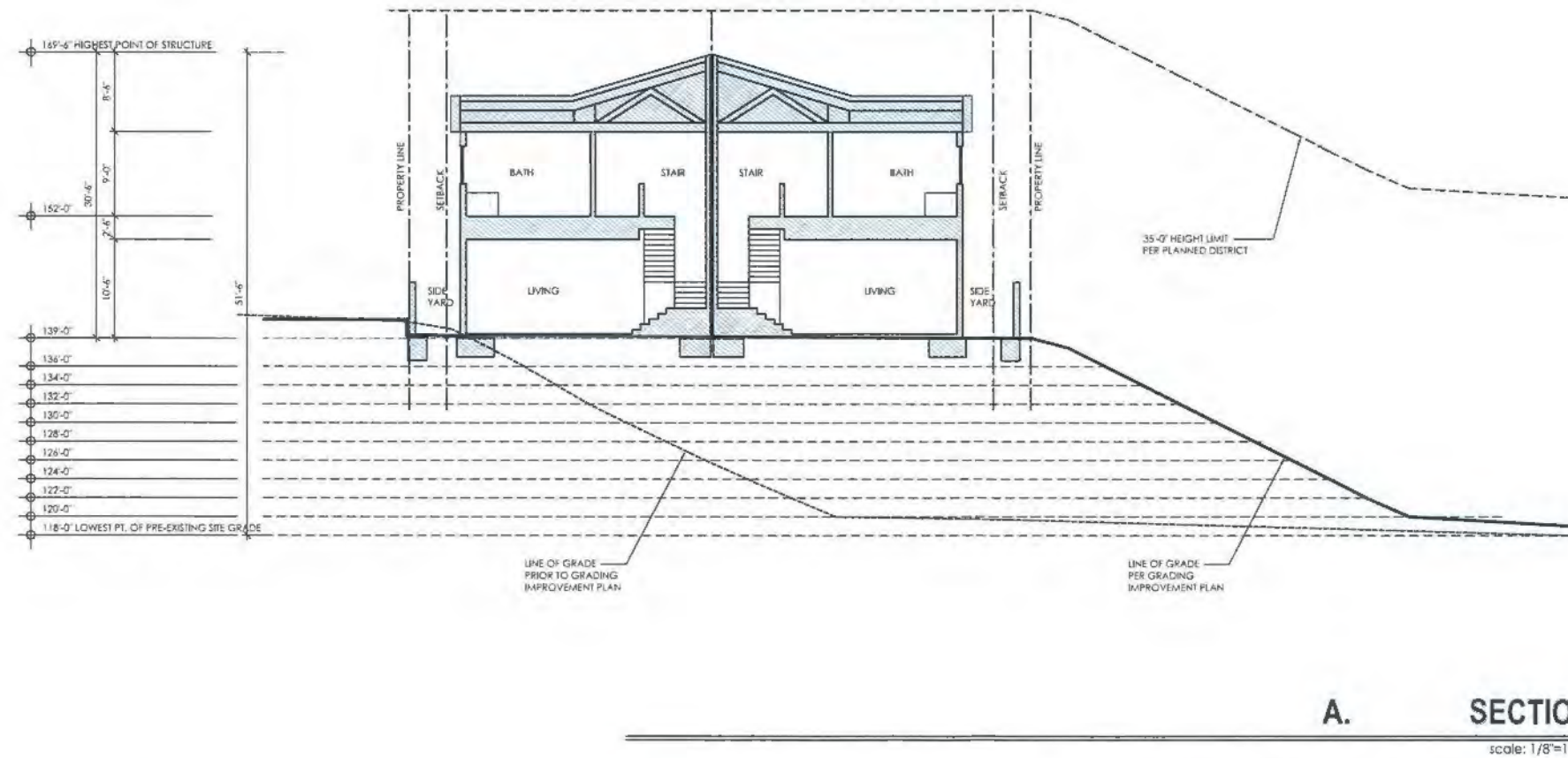
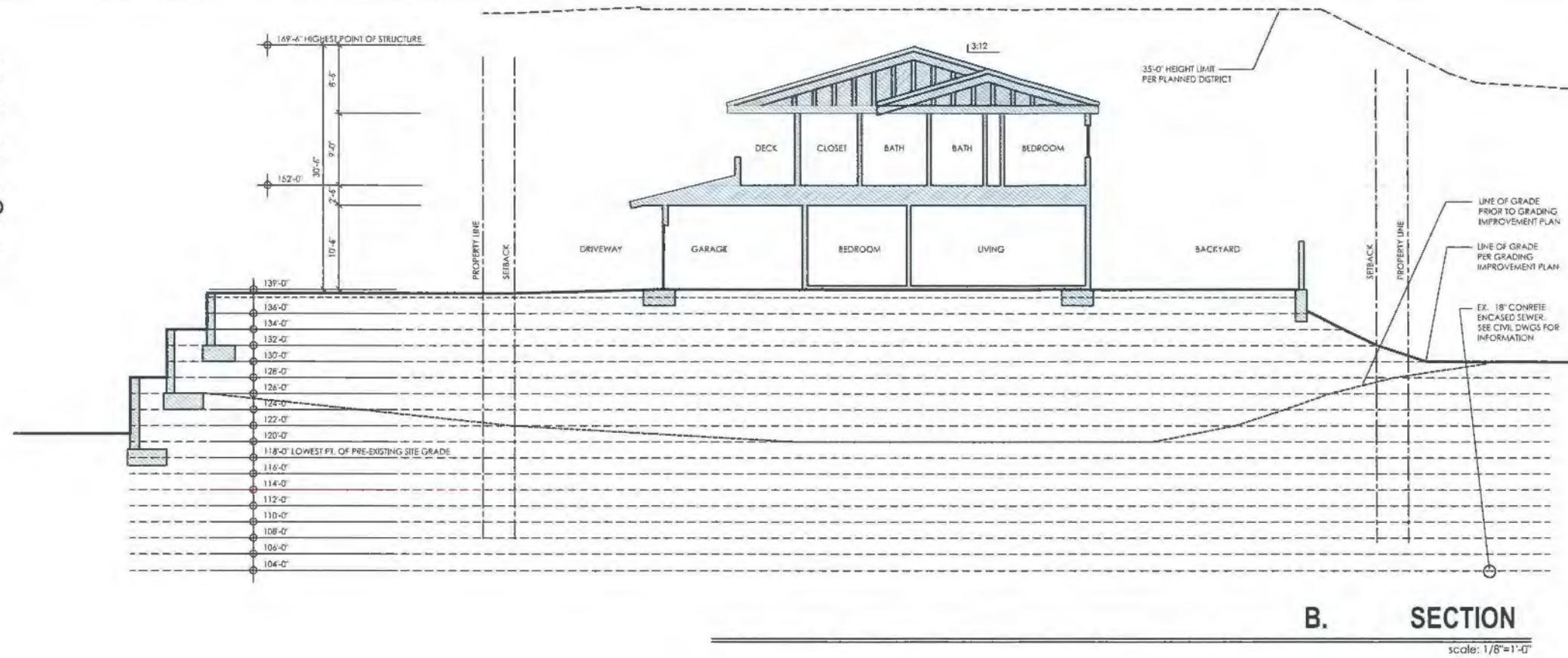
NEIGHBORHOOD CONTEXT PHOTOS



LEGEND

- OFF WHITE SMOOTH STUCCO
- WARM GREY SMOOTH STUCCO
- TAUPE SMOOTH STUCCO/ PAINT ACCENT COLOR
- OFF WHITE SMOOTH COAT STUCCO BLOCK WALL
- HIGH PERFORMANCE GLAZING
- STONE ACCENT
- CONCRETE TILE ROOFING
- SOLAR ROOF TILES
- MASONRY BLOCK SOLID FENCE WALLS TO MATCH EXISTING NEIGHBORHOOD

PREPARED BY:		REVISION 14:	
NAME:	CHRISTINA MANNION, ARCHITECT	REVISION 13:	
ADDRESS:	11326 MAWORGATE DRIVE	REVISION 12:	
	SAN DIEGO, CALIFORNIA 92130	REVISION 11:	
PHONE #:	(619) 948-1544	REVISION 10:	
PROJECT ADDRESS:		REVISION 9:	
END OF CAVALLO STREET		REVISION 8:	
SAN DIEGO, CA 92130		REVISION 7:	
PROJECT NAME:		REVISION 6:	
CAVALLO STREET TWINHOMES		REVISION 5:	
		REVISION 4:	
		REVISION 3:	08-02-16
		REVISION 2:	06-16-16
		REVISION 1:	02-04-16
SHEET TITLE:		ORIGINAL DATE:	12-10-15
A4.0 ELEVATIONS		SHEET	9 OF 10
		PTS#	481765



PREPARED BY:		NAME: CHRISTINA MANNION, ARCHITECT	
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PROJECT ADDRESS:		END OF CAVALLO STREET	
PROJECT NAME:		CAVALLO STREET TOWNHOMES	
SHEET TITLE:		A5.0 SECTIONS	
CCS NAD 83: 1922-6261		NAD 27: 282-1701	
P.T.S. 461765		I.O. 24006386	
REVISION 14:		REVISION 13:	
REVISION 12:		REVISION 11:	
REVISION 10:		REVISION 9:	
REVISION 8:		REVISION 7:	
REVISION 6:		REVISION 5:	
REVISION 4:		REVISION 3: 09-02-16	
REVISION 2: 06-16-16		REVISION 1: 02-04-16	
ORIGINAL DATE: 12-10-15		SHEET 10 OF 10	
PTS# 461768			