



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: July 27, 2017 REPORT NO. PC-17-057

HEARING DATE: August 3, 2017

SUBJECT: PINE NEEDLES. Process Four Decision

PROJECT NUMBER: [512502](#)

OWNER/APPLICANT: Vask Living Trust, dated November 29, 2001/Sanjay Nigam and Vibha Bhatnager (Trustees)

SUMMARY

Issue: Should the Planning Commission approve the subdivision of one parcel into two parcels with deviations to lot depth at 13610 Pine Needles Drive, within the Torrey Pines Community Planning area?

Staff Recommendations:

1. APPROVE Planned Development Permit No. 1898704 and Coastal Development Permit No. 1832283; and
2. APPROVE Tentative Map No. 1832285.

Community Planning Group Recommendation: On April 13, 2017, the Torrey Pines Community Planning Group voted 5-4 to recommend approval of the proposed project with conditions as detailed in this report (Attachment 9).

Environmental Review: The project was determined to be exempt pursuant to California Environmental Quality Act (CEQA) Guidelines 15332. The section applies to project that are consistent with all plan designations, are within City limits, has no habitat value, and would have no noise, traffic, water or air impacts. This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on May 5, 2017, and the opportunity to appeal that determination ended May 19, 2017 (Attachment 7).

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

Code Enforcement Impact: None with this action.

Housing Impact Statement: This project is the subdivision of one parcel into two within a single-family zone and designation within the Community Plan. The project is not subject to an inclusionary housing regulation, but will add one parcel to be developed with a single-family structure.

BACKGROUND

The 0.31-acre site is located at 13610 Pine Needles Drive on the west side of Pine Needles Drive between Cordero Road and Ocean View Avenue (Attachment 1). The site is within the RS-1-6 zone and the Coastal Overlay zone (non-appealable). To the south, the site borders the City of Del Mar and is surrounded by single-family development. The northern half of the site is developed with a 3,872-square-foot, single-family, four bedroom home with a large yard, built in 1975 with a non-standard driveway with access off Pine Needles Drive. The existing lot depth tapers from 89 feet to the north to 70 feet to the south.

The site is mostly flat with onsite elevations ranging from 325 feet above mean sea level to the north and 320 feet above mean sea level to the southern property line. There is an existing 10-foot public utility easement that runs parallel to Pine Needles Drive the length of the lot. The southern portion of the site was once Pinar Place (a public right-of-way) which ran east to west. On November 22, 2013, Pinar Place was vacated per Resolution No. R-308464, with the vacated portion returned to the underlying fee and current owner.

DISCUSSION

Project Description:

The project would subdivide the existing 0.31-acres to create two single-family parcels (Parcel 1 and 2) within an area designated for low density residential (5-9 DUs/acre) with deviations to the lot depth on each parcel. The existing single-family home on Parcel 1 will remain and any future development on Parcel 2 will be subject to Coastal Development Permit approval and any other necessary discretionary approvals. The existing non-standard driveway on Parcel 1 would be closed and replaced by a new 12-foot driveway as well as new curb, gutter and sidewalk. When Parcel 2 is developed, a driveway will be required for access.

As shown in the table below, the project is proposing deviations to allow a lot depth of approximately 81 feet where 95 feet is required for Parcel 1, and a lot depth of approximately 71 feet where 95 feet is required for Parcel 2. The existing lot depth tapers from 89 feet to the north to 70 feet to the south. The previously non-conforming lot depth currently exists on the site whether or not the proposed subdivision occurs.

	Minimum Lot area	Proposed Lot Area (sf)	Lot Depth required (feet)	Proposed Lot Depth (feet)
Parcel 1	6,000	7,330	95	81
Parcel 2	6,000	6,001	95	71

A Planned Development Permit would allow the subdivision of under-utilized, residentially zoned land. There are a number of existing non-conforming lots in this neighborhood that have substandard lot dimension and/or lot sizes as required in the RS-1-6 zone. Therefore, the requested deviations are consistent and compatible with the surrounding community. The two requested deviations are minor in nature and strict conformance with the underlying zones would result in the loss of another housing unit in this community and in the City at large. With the exception of the two requested deviations, all remaining development regulations (i.e. lot width, lot area, street frontage and density) are in compliance with the RS-1-6 zone.

A Coastal Development Permit pursuant to San Diego Municipal Code (SDMC) Section 126.0702 is required for any subdivision of land within the Coastal Overlay Zone.

The applicant is requesting the approval of a Tentative Map per SDMC Section 125.0120 to subdivide the existing parcel into two parcels.

Community Plan Analysis:

The site is designated for low density residential (5-9 DUs/acre) development within the Torrey Pines Community Plan. The majority of residential development within Torrey Pines is low density, implemented through the existing RS-1-5 and RS-1-6 zones. The subdivision of the existing parcel into two parcels complies with the low density land use designation.

Community Planning Group:

On April 13, 2017, the Torrey Pines Community Planning Group voted 5-4 to recommend approval of the proposed project with the following conditions:

1. Both lots would have the minimum 6,000 square feet appropriate for the zone.

Response: Both parcels observe the 6,000-square-foot minimum lot area as required by the RS-1-6 zone. Parcel 1 is 7,330 square feet and Parcel 2 is 6,001 square feet.

2. Existing grading cannot be changed and project cannot exceed coastal 30-foot height on existing grading.

Response: There is no grading proposed with the subdivision. There is minor excavation needed to construct the new driveway. Should Parcel 2 be developed it will be subject to all the regulations in effect, including maximum height limits and would require additional discretionary review.

Conclusion:

City staff has reviewed the proposed project and all issues identified through the review process have been resolved in conformance with adopted City Council policies and regulations of the Land Development Code. Staff has provided draft findings to support approval of the Project (Attachments 3 and 5) and draft conditions of approval (Attachments 4 and 6). Staff recommends the Planning Commission approve the Project as proposed.

ALTERNATIVES

1. Approve Planned Development Permit No. 1898704, Coastal Development Permit No. 1832283, and Tentative Map No. 1832285, with modifications.
2. Deny Planned Development Permit No. 1898704, Coastal Development Permit No. 1832283, and Tentative Map No. 1832285, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,


Elyse W. Lowe
Deputy Director
Development Services Department


Renee Mezo
Development Project Manager
Development Services Department

LOWE/RM

Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Draft Permit Resolution with Findings
4. Draft Permit with Conditions

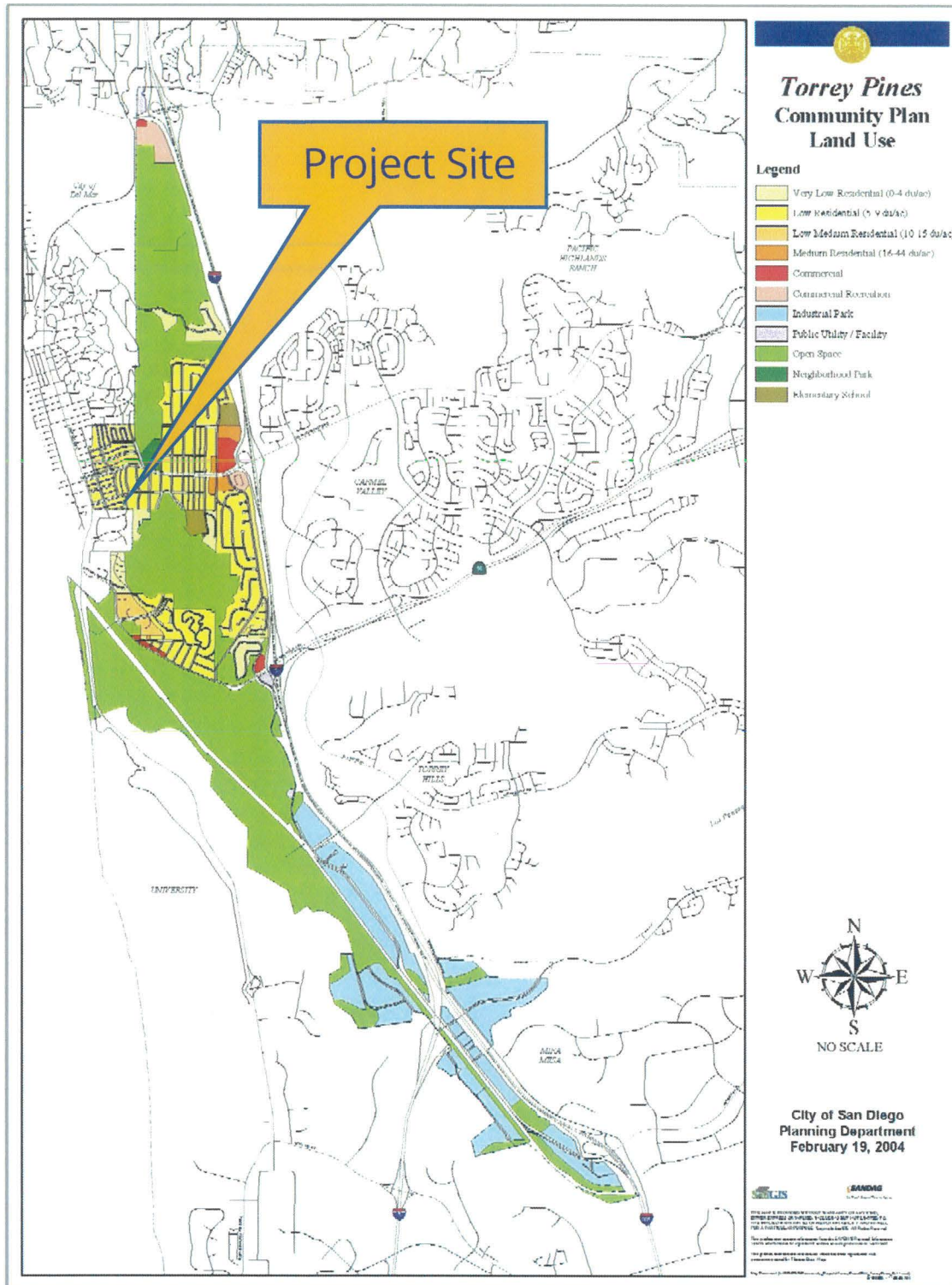
5. Draft Map Resolution with Findings
6. Draft Map Conditions
7. Environmental Exemption
8. Map Exhibit-Tentative Map
9. Community Planning Group Recommendation
10. Ownership Disclosure Statement



Aerial Photo

Pine Needles/ 13610 Pine Needles Drive
PROJECT NO. 512502





Torrey Pines Land Use Map

Pine Needles / 13610 Pine Needles Drive
PROJECT NO. 512502

North



PLANNING COMMISSION
RESOLUTION NO. XXXX
PLANNED DEVELOPMENT PERMIT NO. 1898704
COASTAL DEVELOPMENT PERMIT NO. 1832283
PINE NEEDLES - PROJECT NO. 512502
DRAFT

WHEREAS, Vask Living Trust, dated November 29, 2001, Owner/Permittee, filed an application with the City of San Diego for a permit to subdivide a single parcel lot with residential development into two parcel lots with deviations to lot depth (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval) for the associated Permit Nos. 1898704 and 1832283 on portions of a 0.31-acre site;

WHEREAS, the project site is located at 13610 Pine Needles Drive in the RS-1-6 zone and the Coastal Overlay zone (non-appealable) within the Torrey Pines Community Plan and Local Coastal Program Land Use Plan area;

WHEREAS, the project site is legally described as Parcel 2 of Parcel Map No. 1278, recorded in February 5, 1973 and together with the vacated right-of-way per Resolution No. R-308464;

WHEREAS, on August 3, 2017, the Planning Commission of the City of San Diego considered Planned Development Permit No. 1898704 and Coastal Development Permit No. 1832283 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on May 5, 2017, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guideline Section 15332 and there was no appeal of the environmental determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

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

That the Planning Commission adopts the following written Findings, dated August 3, 2017.

FINDINGS:

Planned Development Permit Findings, San Diego Municipal Code Section 126.0604

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

The site is designated for low density residential (5-9 DUs/acre) development within the Torrey Pines Community Plan and Local Coastal Program Land Use Plan. The majority of residential development within Torrey Pines is low density, implemented through the existing RS-1-5 and RS-1-6 zones. The subdivision of the existing parcel into two parcels complies with the low density land use designation meets the Torrey Pines Community Plan policies of providing a compatible density and pattern of development with adjacent land uses since the proposed subdivided lots have a compatible density, lot configuration/size

and pattern of development with adjacent parcels in this community. The project preserves the existing single-family home and the subdivision would allow for another single-family home to be built in the future. Therefore, the proposed development will not adversely affect the applicable land use plan.

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

The project will not be detrimental to public health, safety and welfare in that the permit controlling the development and continued use of this site contains specific conditions addressing compliance with the City's codes, policies, regulations and other regional, state, and federal regulations. Any future construction will be inspected by certified building and engineering inspectors to assure construction is in accordance with the approved plans and with all regulations. Therefore, the proposed development will not be detrimental to the public health, safety, and welfare.

3. The proposed development will comply with the regulations of the Land Development Code including any proposed deviations pursuant to Section 126.0602(b)(1) that are appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone, and any allowable deviations that are otherwise authorized pursuant to the Land Development Code.

The 0.31-acre site is located at 13610 Pine Needles Drive on the west side of Pine Needles Drive between Cordero Road and Ocean View Avenue. The site is within the RS-1-6 zone and the Coastal Overlay Zone (non-appealable). The project is proposing the subdivision of an existing single parcel lot to create Parcel 1 and Parcel 2 with deviations to allow a lot depth of approximately 81 feet where 95 feet is required for Parcel 1, and a lot depth of approximately 72 feet where 95 feet is required for Parcel 2. The existing lot depth tapers from 89 feet to the north to 70 feet to the south. The previously non-conforming lot depth currently exists on the existing lot whether or not the subdivision occurs.

The southern portion of the site was once Pinar Place (a public right-of-way) which ran east to west. On November 22, 2013, Pinar Place was vacated per Resolution No. R-308464, with the vacated portions of the right-of-way returning to the underlying fee owner and doubling the size of the existing lot.

A Planned Development Permit would allow the subdivision of underutilized, residentially zoned land in a neighborhood which has a consistent pattern of non-conforming lots that do not meet the minimum lot dimensions and/or meet the minimum lot size in the RS-1-6 zone.

The project would result in a more desirable project by increasing the housing stock in this community and City while maintaining consistency with the neighborhood. The strict conformance of the development regulations with this project would result in an oversized and underutilized parcel. The two requested deviations are minor in nature and strict conformance with the underlying zones would result in the loss of another housing unit in this community and the City at large. With the exception of the two requested deviations, all

remaining development regulations (i.e. lot width, lot area, street frontage and density) are in compliance with the RS-1-6 zone.

Therefore, the proposed development will comply with the regulations of the Land Development Code including any proposed deviations pursuant to Section 126.0602(b)(1) that are appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone, and any allowable deviations that are otherwise authorized pursuant to the Land Development Code.

Findings for Coastal Development Permit San Diego Municipal Code Section 126.0708

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

The 0.31-acre site is located at 13610 Pine Needles Drive on the west side of Pine Needles Drive between Cordero Road and Ocean View Avenue. The site is within the RS-1-6 zone and the Coastal Overlay Zone (non-appealable). The proposed project is 0.3 miles from the beach and involves the subdivision of one parcel into two parcels. The site is not used for public access nor is there any proposed access way identified over this lot in a Local Coastal Program Land Use Plan. The site is not located within, or adjacent to any existing physical accessway or proposed accessway to the coast. Furthermore, there are no public views to the ocean from or across this lot that would be impacted by this subdivision.

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

The project site is within a developed suburban neighborhood that does not contain nor is adjacent to any environmentally sensitive lands. Therefore, no impacts to environmentally sensitive lands would occur with this subdivision.

- 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 is within the Torrey Pines Community Plan and the Local Coastal Program Land Use Plan. The site is designated for low density residential (5-9 DUs/acre) development within the Torrey Pines Community Plan. The majority of residential development within Torrey Pines is low density, implemented through the existing RS-1-5 and RS-1-6 zones. The subdivision of the existing parcel into two parcels intended for single-family development complies with the low density land use designation and no additional development is proposed. The proposed project meets the land use designation 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.**

This project is not located between the nearest public road and the sea or any body of water and therefore, would not be subject to the public access and public recreation policies of Chapter 3 of the California Coastal Act

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission Planned Development Permit No. 1898704 and Coastal Development Permit No. 1832283 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit Nos. 1898704 and 1832283 a copy of which is attached hereto and made a part hereof.

Renee Mezo
Development Project Manager
Development Services

Adopted on: August 3, 2017

IO#: 24006989

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

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

INTERNAL ORDER NUMBER: 24006989

SPACE ABOVE THIS LINE FOR RECORDER'S USE

PLANNED DEVELOPMENT PERMIT NO. 1898704
AND COASTAL DEVELOPMENT PERMIT NO. 1832283
PINE NEEDLES - PROJECT NO. 512502
PLANNING COMMISSION
DRAFT

This Planned Development Permit No. 1898704 and Coastal Development Permit No. 1832283 is granted by the Planning Commission of the City of San Diego to Vask Living Trust, dated November 29, 2001, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0702 and 126.0602(b)(1). The 0.31-acre site is located at 13610 Pine Needles Drive in the RS-1-6 zone and the Coastal Overlay zone (non-appealable) within the Torrey Pines Community Plan area. The project site is legally described as Parcel 2 of Parcel Map No. 1278, recorded on February 5, 1973 and together with the vacated right-of-way per Resolution No. R308464.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to create two parcels with deviations to lot depth described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated August 3, 2017, on file in the Development Services Department.

The project shall include:

- a. The creation of two parcels from an existing single parcel. The existing residential single-family dwelling unit to remain;
- b. A deviation for Parcel 1 to allow a lot depth of 81 feet where 95 feet is required;
- c. A deviation for Parcel 2 to allow a lot depth of 71 feet where 95 feet is required;
- d. Off-street parking;
- e. 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 August 17, 2020.
2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
7. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.
8. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.

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

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

10. The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify Owner/Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owner/Permittee shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, Owner/Permittee shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Owner/Permittee regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

ENGINEERING REQUIREMENTS:

11. The Coastal Development and Planned Development Permit shall comply with all conditions of Tentative Map No. 1832285.

12. The project proposes to export no material from the project site. Any excavated material that is exported, shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2015 edition and Regional Supplement Amendments adopted by Regional Standards Committee.

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

14. Prior to the issuance of any construction permit the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Part 2 Construction BMP Standards Chapter 4 of the City's Storm Water Standards.

PLANNING/DESIGN REQUIREMENTS:

15. Owner/Permittee shall maintain a minimum of two off-street parking spaces on each parcel 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.

16. Any future development on Parcel Two shall require a Coastal Development Permit and any other necessary discretionary approvals.

17. 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

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

INFORMATION ONLY:

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

APPROVED by the Planning Commission of the City of San Diego on August 3, 2017 and Resolution No. XXXX.

PLANNING COMMISSION RESOLUTION NUMBER R-_____

TENTATIVE MAP NO. 1832285
PINE NEEDLES - PROJECT NO. 512502
DRAFT

WHEREAS, Vask Living Trust, dated November 29, 2001, Subdivider, and Landmark Consulting, Engineer, submitted an application to the City of San Diego for Tentative Map No. 1832285 for the subdivision of one parcel into two parcels with deviations to lot depth. The project site is located 13610 Pine Needles Drive in the RS-1-6 zone and the Coastal Overlay zone (non-appealable) within the Torrey Pines Community Plan area. The property is legally described as Parcel 2 of Parcel Map No. 1278, recorded in February 5, 1973 and together with the vacated right-of-way per Resolution No. R-308464; and

WHEREAS, the Map proposes the subdivision of a 0.31-acre site into two lots for residential development; and

WHEREAS, on May 5, 2017, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act [CEQA] (Public Resources Code section 21000 et. seq.) under CEQA Guideline Section 15332 and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520; and

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

WHEREAS, on August 3, 2017, the Planning Commission of the City of San Diego considered Tentative Map No. 1832285 and pursuant to San Diego Municipal Code section 125.0440, and

Subdivision Map Act section 66428, received for its consideration written and oral presentations, evidence having been submitted, and testimony having been heard from all interested parties at the public hearing, and the Planning Commission having fully considered the matter and being fully advised concerning the same; NOW THEREFORE,

BE IT RESOLVED by the Planning Commission of the City of San Diego, that it adopts the following findings with respect to Tentative Map No. 1832285:

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 is within the Torrey Pines Community Plan and the Local Coastal Program Land Use Plan. The site is designated for low density residential (5-9 DUs/acre) development within the Torrey Pines Community Plan. The majority of residential development within Torrey Pines is low density, implemented through the existing RS-1-5 and RS-1-6 zones. The subdivision of the existing parcel into two parcels intended for single-family development complies with the low density land use designation and no additional development is proposed. 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 0.31-acre site is located at 13610 Pine Needles Drive on the west side of Pine Needles Drive between Cordero Road and Ocean View Avenue. The site is within the RS-1-6 zone and the Coastal Overlay Zone (non-appealable). The project is proposing the subdivision of an existing single parcel lot to create Parcel 1 and Parcel 2 with deviations to allow a lot depth of approximately 81 feet where 95 feet is required for Parcel 1, and a lot depth of approximately 72 feet where 95 feet is required for Parcel 2. The existing lot depth tapers from 89 feet to the north to 70 feet to the south. The previously non-conforming lot depth currently exists on the existing lot whether or not the subdivision occurs.

The southern portion of the site was once Pinar Place (a public right-of-way) which ran east to west. On November 22, 2013, Pinar Place was vacated per Resolution No. R-308464, with the vacated portions of the right-of-way returning to the underlying fee owner and doubling the size of the existing lot.

Consistent with the Planned Development Permit regulations, the requested deviation would allow the subdivision of underutilized, residentially zoned land in a neighborhood which has a consistent pattern of non-conforming lots that do not meet the minimum lot dimensions and/or meet the minimum lot size in the RS-1-6 zone.

The project would result in a more desirable project by increasing the housing stock in this community and City while maintaining consistency with the neighborhood. The strict conformance of the development regulations with this project would result in an oversized and underutilized parcel. The two requested deviations are minor in nature and strict conformance with the underlying zones would result in the loss of another housing unit in this community and the City at large. With the exception of the two requested deviations, all remaining development regulations (i.e. lot width, lot area, street frontage and density) are in compliance with the RS-1-6 zone.

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 0.31-acre site is located at 13610 Pine Needles Drive on the west side of Pine Needles Road between Cordero Road and Ocean View Avenue. The site is within the RS-1-6 zone and the Coastal Overlay Zone (non-appealable). To the south, the site borders the City of Del Mar and is surrounded by single-family development. The site is developed with a 3,872-square-foot, single-family, four bedroom home with a large yard, built in 1975 with a non-standard driveway with access off Pine Needles Road. The existing lot depth tapers from 89 feet to the north to 70 feet to the south. The existing structure, yard and driveway encompasses the northern half of the site. There is an existing 10-foot public utility easement that runs parallel to Pine Needles Drive for the length of the lot.

The site is mostly flat with a with onsite elevations ranging from 325 feet above mean sea level to the north and 320 feet above mean sea level to the southern property line. Parcel 1 is 7,330 square feet and Parcel 2 is 6,001 square feet. Each parcel would maintain the required density of one unit per 6,000 square feet of lot area in conformance with the RS-1-6 zone. 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 site is surrounded by similar residential development on all sides and does not contain nor is adjacent to any fish or wildlife habitats, environmentally sensitive lands or Multiple Habitat Planning Area lands. Therefore, the design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably 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.

Other than the subdivision to allow an existing parcel to be subdivided into two parcels, no additional development, grading or intensification of use is requested with this action. The project has been reviewed and is in compliance with the Municipal Code and the Subdivision

Map Act. The Tentative Map includes conditions and corresponding exhibits of approvals relevant to adequate parking, public improvements and payment of applicable fees in order to achieve compliance with the regulations of the San Diego Municipal Code.

The proposed subdivision is consistent with the development regulations of the underlying zone of the Land Development Code and all Uniform Building, Fire, Plumbing, Electrical and Mechanical Code regulations and permitting requirements continue to govern this project. The project was determined to be exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15332 which addresses the construction and location of limited numbers of new, small facilities or structures; and CEQA Section 15301 which allows for the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing facilities (public or private) involving negligible or no expansion of use beyond that existing at the time of the determination. Therefore, the design of the subdivision or the type of improvements will not be detrimental to the public, health, safety and welfare.

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

The 0.31-acre site is located at 13610 Pine Needles Drive on the west side of Pine Needles Drive between Cordero Road and Ocean View Avenue. The site is within the RS-1-6 zone and the Coastal Overlay Zone (non-appealable). To the south, the site borders the City of Del Mar and is surrounded by single-family development. The site is developed with a 3,872-square-foot, single-family, four bedroom home with a large yard, built in 1975 with a non-standard driveway with access off Pine Needles Road. The existing structure, yard and driveway encompasses the northern half of the site. There is an existing 10-foot public utility easement (reserved for SDG&E and Cox Cable) that runs the length of the lot parallel to Pine Needles Drive and will remain. There are no other easements acquired by the public at large for access through or use of property within the proposed subdivision, therefore no conflicts exist.

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

The 0.31-acre site is located at 13610 Pine Needles Drive on the west side of Pine Needles Drive between Cordero Road and Ocean View Avenue. Other than the subdivision to allow an existing parcel to be subdivided into two parcels, no additional development, grading or intensification of use is requested with this action.

The site is mostly flat with a with onsite elevations ranging from 325 feet above mean sea level to the north and 320 feet above mean sea level to the southern property line. Parcel 1 is 7,330 square feet and Parcel 2 is 6,001 square feet. Each parcel would maintain the required density of one unit per 6,000 square feet of lot area in conformance with the RS-1-6 zone.

The subject and surrounding properties consist of rectangular lots that run from south to north. The project site is surrounded by existing one and two-story structures at roughly the

same elevation. The existing two-story residential structure includes a pitched roof which could provide opportunities for future solar installations. Therefore, the potential and opportunity for passive or natural heating and cooling opportunities or the implementation of sustainable building features, such as photovoltaic (solar) systems, would be provided to the extent feasible with this subdivision. With the independent design of the proposed subdivision each structure will have the opportunity through building materials, site orientation, architectural treatments, placement and selection of plant materials to provide to the extent feasible, for 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 proposal would add an additional parcel for future single-family development to the City's housing supply. There would be no additional development or intensification of use associated with the subdivision. The site is accessed from the developed Pine Needles Drive public right-of-way, which includes curb, gutter, sidewalk and street lights. The site is surrounded by similar residential development with complete public services provided.

The creation of two parcel lots will not place a significant impact on public resources such as police, fire, parks and library resources. Existing public utility services to the subdivision shall continue to be provided and serve the existing dwelling unit and any future dwelling unit. The proposed subdivision has implemented drainage and storm water improvements due to the required implementation of current codes, and the fees and taxes from the subdivision will be used for future infrastructure. Therefore, the Planning Commission has considered the effects of the proposed subdivision on the housing needs of the region and that those needs are balanced against the needs for public services and the available fiscal and environmental resources.

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

BE IT FURTHER RESOLVED, that based on the Findings hereinbefore adopted by the Planning Commission, Tentative Map No. 1832285, hereby granted to Vask Living Trust, dated November 29, 2001 subject to the attached conditions which are made a part of this resolution by this reference.

ATTACHMENT 5

(R-[Reso Code])

By

Renee Mezo
Development Project Manager
Development Services Department

ATTACHMENT: Tentative Map Conditions

Internal Order No. 24006989

PLANNING COMMISSION
CONDITIONS FOR TENTATIVE MAP NO. 1832285

PINE NEEDLES - PROJECT NO. 512502

ADOPTED BY RESOLUTION NO. R-_____ ON _____
DRAFT

GENERAL

1. This Tentative Map will expire on August 17, 2020.
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 Tentative Map shall conform to the provisions of Planned Development Permit No. 1898704 and Coastal Development Permit No. 1832283.
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. The Subdivider shall underground existing and/or proposed public utility systems and service facilities in accordance with the San Diego Municipal Code.
8. The Subdivider shall assure, by permit and bond, the construction of a new 12-foot driveway per current City Standards, adjacent to the site on Pine Needles Drive, satisfactory to the City Engineer.

9. The Subdivider shall assure, by permit and bond, the closure of the existing driveway with City standard curb, gutter, and sidewalk, adjacent to the site on Pine Needles Drive, satisfactory to the City Engineer.
10. The Subdivider shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for the existing stairs in the Pine Needles Drive right-of-way.

MAPPING

11. "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].
12. "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."
13. 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.

PUBLIC UTILITIES

14. Prior to the recordation of the Parcel Map, all public water and sewer facilities shall be complete and operational in a manner satisfactory to the Public Utilities Director and the City Engineer.
15. Prior to the recordation of the Parcel Map, 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.
16. No trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any sewer facilities and five feet of any water facilities.
17. Prior to the recordation of the Parcel Map, the Owner/Permittee shall assure, by permit and bond, to cap (abandon) at the property line any existing unused sewer lateral and install new sewer lateral(s) which must be located outside of any driveway or vehicular use area.
18. Prior to the recordation of the Parcel Map, the Owner/Permittee shall assure, by permit and bond, to remove (kill) at the main any existing unused water service.

GEOLOGY

19. Prior to the issuance of a grading permit, the Subdivider shall submit a geotechnical report prepared in accordance with the City of San Diego's "Guidelines for Geotechnical Reports," satisfactory to the City Engineer.

INFORMATION:

- The approval of this Tentative Map by the Planning Commission of the City of San Diego does not authorize the Subdivider to violate any Federal, State, or City laws, ordinances, regulations, or policies including but not limited to, the Federal Endangered Species Act of 1973 and any amendments thereto (16 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. 24006989

NOTICE OF EXEMPTION

(Check one or both)

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

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

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

Project No.: 512502

Project Title: Pine Needles

PROJECT LOCATION-SPECIFIC: The project site is located at 13610 Pine Needles Drive, San Diego, CA within the Torrey Pines Community Plan

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

Description of nature and Purpose of the Project: Coastal Development Permit (CDP), Tentative Map (TM) and Planned Development Permit (PDP) to allow for the subdivision of one existing 13,331 square foot parcel into two parcels. Proposed Parcel Number one would measure 7,330 square feet and Parcel Number 2 would measure 6,001 square feet. The PDP is required for Parcel 1 to allow for a lot depth of 81.4 feet instead of 95 feet and for parcel 2 to allow for a lot depth of 71.3 feet instead of 95 feet. An existing residence will remain on Parcel 1 but the driveway will be modified. The .306 acre site is located within the coastal overlay zone (Non-Appealable) in the RS-1-6 zone of the Torrey Pines community plan area. The project site has been previously developed and consist of the existing residence and various landscape and hardscape improvements.

NAME OF PUBLIC AGENCY APPROVING PROJECT: City of San Diego

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Vask, Living Trust 1155 Camino del Mar, Del Mar California 92014. (858) 353-5760

EXEMPT STATUS: (CHECK ONE)

- () MINISTERIAL (SEC. 21080(b)(1); 15268);
- () DECLARED EMERGENCY (SEC. 21080(b)(3); 15269(a));
- () EMERGENCY PROJECT (SEC. 21080(b)(4); 15269 (b)(c)..
- (X) CATEGORICAL EXEMPTION: 15332 (In Fill)
- () STATUTORY EXEMPTION:

REASONS WHY PROJECT IS EXEMPT: The City of San Diego conducted an environmental review that determined that the project would not have the potential to cause a significant effect on the environment. Since the project consist of only a subdivision of a previously developed parcel with only minor alterations for the driveway improvements it was determined that the project meets the criteria set forth in CEQA Section 15332. The section applies to projects that are consistent with all plan designations, are within City limits, has no habitat value, and would have no noise, traffic, water or air impacts. City staff has reviewed the project and no impacts in these issue areas have been identified and the exceptions listed in CEQA Section 15300.2 would not apply.


LEAD AGENCY CONTACT PERSON: JEFFREY SZYMANSKI

TELEPHONE: 619 446-5324

IF FILED BY APPLICANT:

1. ATTACH CERTIFIED DOCUMENT OF EXEMPTION FINDING.
2. HAS A NOTICE OF EXEMPTION BEEN FILED BY THE PUBLIC AGENCY APPROVING THE PROJECT?
() YES () NO

IT IS HEREBY CERTIFIED THAT THE CITY OF SAN DIEGO HAS DETERMINED THE ABOVE ACTIVITY TO BE EXEMPT FROM CEQA

 / SENIOR PLANNER
SIGNATURE/TITLE

6/19/2017
DATE

CHECK ONE:

(X) SIGNED BY LEAD AGENCY

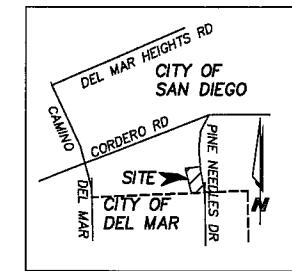
DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR:

CITY OF SAN DIEGO

TENTATIVE MAP NO. 1832285

PDP NO. 1898704, CDP NO. 1832283

PINE NEEDLES TM



VICINITY MAP
N.T.S.

GENERAL NOTES:

- PROJECT NAME: PINE NEEDLES TM
- APN: 300-347-23
- PROJECT LOCATION: 13610 PINE NEEDLES DRIVE, SAN DIEGO, CA
- PROJECT AREA: GROSS: 0.306 ACRES±
NET: 0.306 ACRES±
- EASEMENTS: EXIST 10' WIDE PUBLIC UTILITY EASEMENT RESERVED PER RESOLUTION NO. R-308464 ADOPTED 09/30/2013
- EXISTING LOTS: 1
- PROPOSED LOTS: 2
- ZONING: EXISTING: RS-1-6
PROPOSED: RS-1-6
- PUBLIC UTILITIES AND DISTRICTS: GAS AND ELECTRICITY: SDG&E
TELEPHONE: AT&T
FIRE AND POLICE: CITY OF SAN DIEGO
SCHOOL DISTRICT: DEL MAR UNION SCHOOL DISTRICT
SAN DIEGO UNION HIGH SCHOOL DISTRICT
WATER AND SEWER: CITY OF SAN DIEGO
STORM DRAIN: CITY OF SAN DIEGO
- TOPOGRAPHY SOURCE: AERIAL SURVEY, DATED: 6-1-2016
SOURCE: INLAND AERIAL SURVEYS, INC.
- NAD 27: 284-1691
NAD 83: 1924-6251

APN

300-347-23

FOR GRADING QUANTITIES

GRADED AREA	2050 SQ FT
CUT (2:1 MAX)	1 CY
FILL (2:1 MAX)	86 CY
IMPORT/EXPORT	85 CY
MAX CUT HEIGHT	1 FT
MAX FILL HEIGHT	4 FT

DEVELOPMENT SUMMARY

A PROPOSED 2 PARCEL SUBDIVISION OF ONE EXISTING LEGAL PARCEL. A PLANNED DEVELOPMENT PERMIT IS REQUESTED FOR PARCEL 1 TO ALLOW A LOT DEPTH OF 81' INSTEAD OF 95'. A PLANNED DEVELOPMENT PERMIT IS REQUESTED FOR LOT 2 TO ALLOW A LOT DEPTH OF 71' INSTEAD OF 95'. ALSO, A COASTAL DEVELOPMENT PERMIT IS REQUIRED BECAUSE THE PROJECT IS LOCATED IN THE COASTAL OVERLAY ZONE.

LEGAL DESCRIPTION

PARCEL 2 OF PARCEL MAP NO. 1278, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO, RECORDED FEBRUARY 5, 1973, AS FILE NO. 73-031251 AND TOGETHER WITH THE VACATED RIGHT OF WAY PER RESOLUTION NO. R308464, RECORDED NOVEMBER 22, 2013, AS FILE NO. 2013-0689112 O.R.

BENCHMARK

CONCRETE CENTERLINE MONUMENT
LOCATION = NOB AVENUE AND DE MAYO ROAD
ELEVATION = 238.141
DATUM = M.S.L.
PER CITY OF SAN DIEGO VERTICAL CONTROL BOOK

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM (CCS), ZONE 6, 1991.35 EPOCH GRID BEARING BETWEEN STATION "CURRY" AND STATION "CITY BDRY" AS SAID STATIONS ARE PUBLISHED IN PM 21169, I.E. NORTH 22°13'48" WEST.

MAPPING NOTES

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

SETBACKS

FRONT = 15'
*SIDE = 7.5' AVERAGE
**REAR = AVERAGE DEPTH*0.1 = 8'

*PER SDMC FOOTNOTES FOR TABLE 131-04D, THE REQUIRED SETBACKS MAY BE REALLOCATED WHERE THE COMBINED DIMENSION OF EACH SIDE SETBACK WOULD MEET OR EXCEED THE COMBINED TOTAL REQUIRED IN TABLE 131-04D, IN WHICH CASE SIDE SETBACKS SHALL NOT BE REDUCED TO LESS THAN 4 FEET.

**PER SDMC 131044.3, LOTS LESS THAN 100 FEET IN DEPTH, THE REAR SETBACK IS AT LEAST 10 PERCENT OF THE LOT DEPTH, BUT NOT LESS THAN 5 FEET.

NOTES

- ONE PUBLIC 10' UTILITY EASEMENT RESERVED FOR SDG&E AND COX CABLE.
- NO OVERHEAD ELECTRICAL UTILITIES ON SITE
- NO OBSTRUCTION INCLUDING SOLID WALLS IN THE VISIBILITY AREA SHALL EXCEED THREE FEET IN HEIGHT. PLANT MATERIAL, OTHER THAN TREES, WITHIN THE PUBLIC RIGHT-OF-WAY THAT IS LOCATED WITHIN VISIBILITY AREAS SHALL NOT EXCEED 24 INCHES IN HEIGHT, MEASURED FROM THE TOP OF THE ADJACENT CURB.
- FUTURE DEVELOPMENT WILL COMPLY WITH THE PLANNED DEVELOPMENT PERMIT REGULATIONS OF THE LAND DEVELOPMENT CODE (LDC), SECTION 143.0402, BUILDING COVERAGE AND OPEN SPACE WILL BE COMPLIANT.
- PLEASE REFER TO FINDINGS DOCUMENT FOR ADDITIONAL CDP, PDP, AND TM FINDINGS.

DATE OF PREPARATION:

NO.	DATE	REVISION
1	10/10/2016	FIRST SUBMITTAL
2	02/07/2017	SECOND SUBMITTAL
3	03/21/2017	THIRD SUBMITTAL
4		

ENGINEER OF WORK

LANDMARK CONSULTING
9555 GENESEE AVE. STE 200
SAN DIEGO, CA. 92121
PHONE: (858)-587-8070 FAX: (858)-587-8750

MARK A. BRENNICK R.C.E. 48153

DATE

OWNER

VASK LIVING TRUST
13610 PINE NEEDLES DRIVE
SAN DIEGO, CA 92014

SANJAY NIGAM, TRUSTEE

DATE

PARCEL AREAS

PCL	GROSS & NET AREA (SF)	GROSS & NET AREA (AC)
PCL 1	7,330	0.17
PCL 2	6,001	0.14

IMPERVIOUS AREAS

PCL	EXISTING (SF)	REPLACED/CREATED (SF)
1	3,905	1,144
2	1,230	0

LEGEND

PROPERTY LINE/TM BOUNDARY

RIGHT OF WAY

PROPOSED LOT LINE

EXISTING BUILDING

EXISTING PROPERTY LINE

BUILDING SETBACK

EXISTING EASEMENT

EXISTING CONTOUR

PROPOSED CONTOUR

SEWER LATERAL

WATER SERVICE

EXISTING SEWER LATERAL

EXISTING WATER SERVICE

DIRECTION OF FLOW

VISIBILITY TRIANGLE

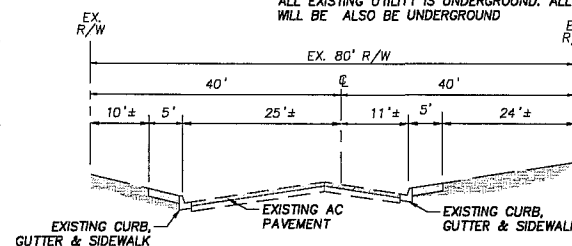
PARKING SPACE NOTE

EXISTING HOUSE:

REQUIRED 2 FOR 4-BEDROOM HOME
PROVIDED 4 (2 IN 2-CAR GARAGE, 2 ON PRIVATE DRIVEWAY.)
(DRIVEWAY PARKING AREA WILL BE SCREENED)

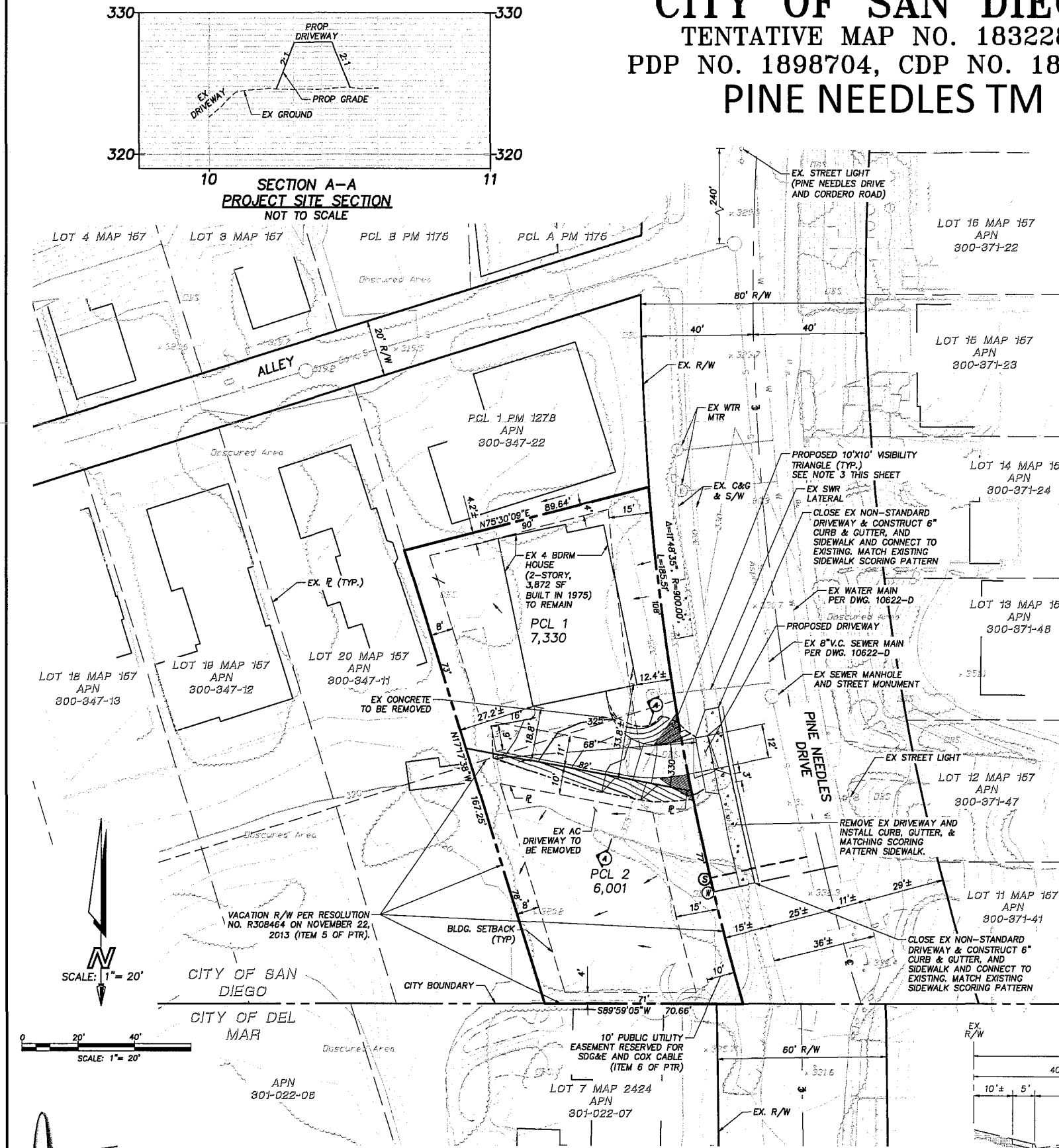
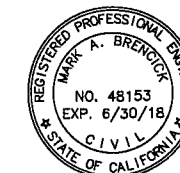
UTILITY NOTES

ALL EXISTING UTILITY IS UNDERGROUND. ALL PROPOSED UTILITY WILL BE ALSO BE UNDERGROUND



TYPICAL SECTION: EX. PINE NEEDLES DRIVE

NOT TO SCALE



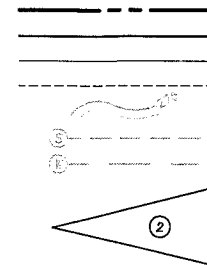
CITY OF SAN DIEGO

EXISTING SITE PLAN FOR PINE NEEDLES

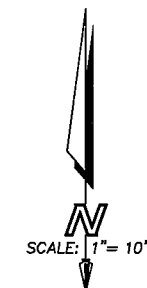
(APN: 300-347-23)

LEGEND

PROPERTY LINE/TM BOUNDARY
RIGHT OF WAY
EXISTING PROPERTY LINE
EXISTING EASEMENT
EXISTING CONTOUR
EX SEWER LATERAL
EX WATER SERVICE

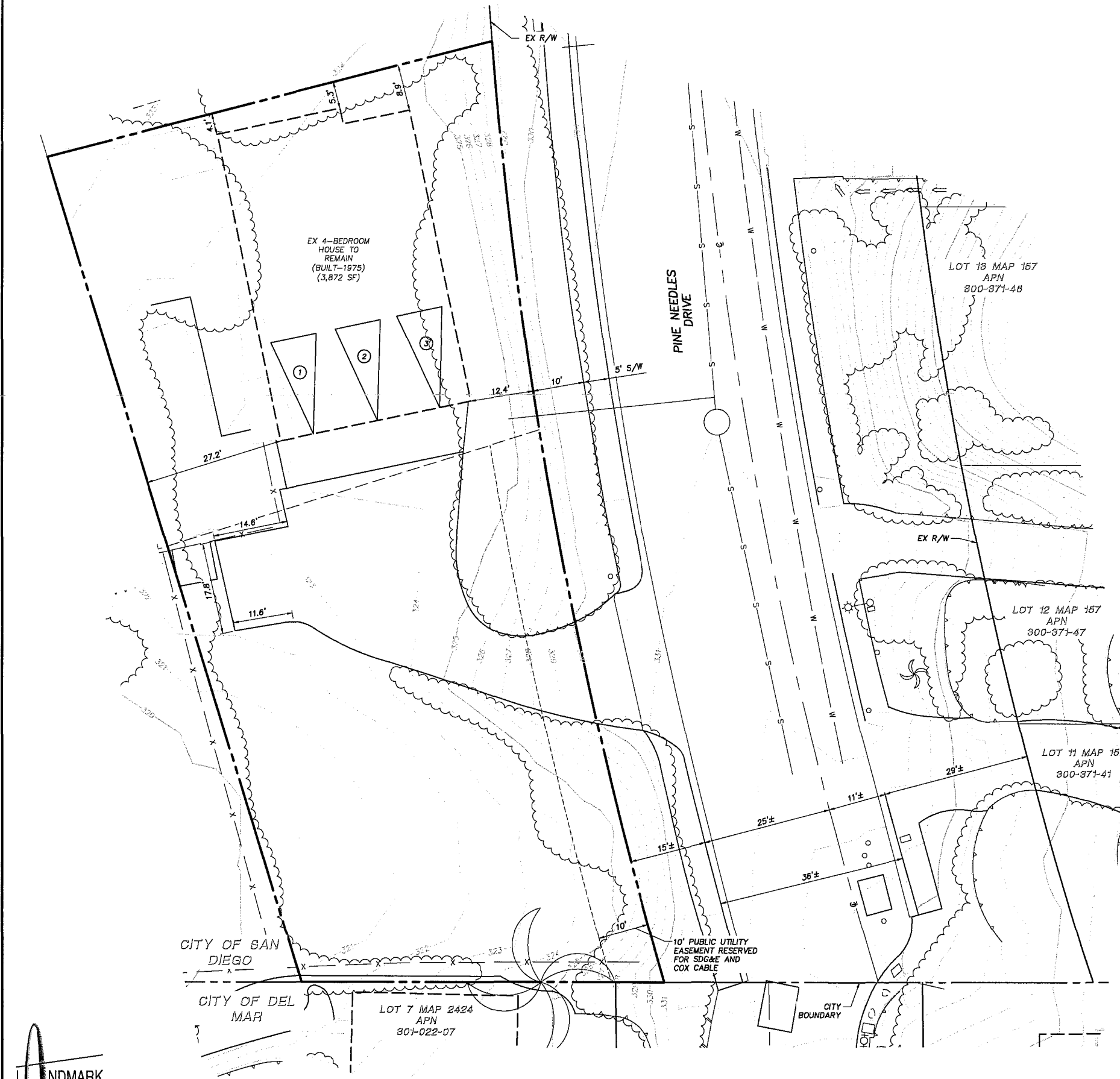
**NOTES**

1. EXISTING OFF STREET PARKING: 3-CAR GARAGE.



SCALE: 1" = 10'

SCALE: 1" = 10'



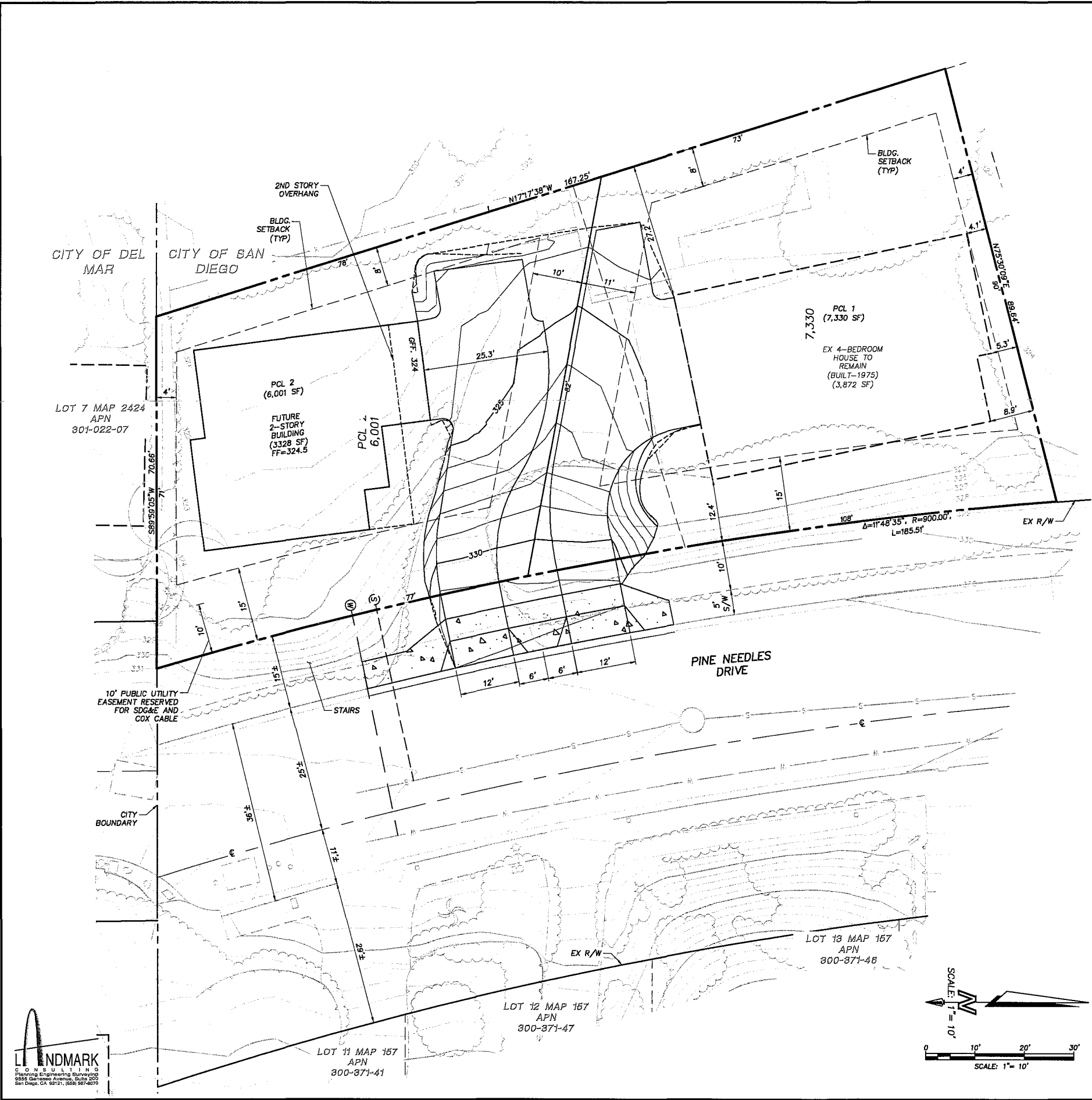
LANDMARK
CONSULTING
Planning, Engineering, Surveying
9555 Gaviota Avenue, Suite 200
San Diego, CA 92121 (619) 581-4071

CITY OF SAN DIEGO

SITE PLAN FOR PDP

PINE NEEDLES

(APN: 300-347-23)



LEGEND

PROPERTY LINE/TM BOUNDARY	---
RIGHT OF WAY	---
PROPOSED LOT LINE	---
EXISTING PROPERTY LINE	---
BUILDING SETBACK	---
EXISTING EASEMENT	---
EXISTING CONTOUR	---
PROPOSED CONTOUR	---
EX SEWER LATERAL	---
EX WATER SERVICE	---
SEWER LATERAL	---
WATER SERVICE	---

REQUEST FOR DEVIATIONS

- PARCEL 1 - REQUESTING DEVIATION FROM MINIMUM LOT DEPTH PER RS-1-6 OF 95' TO PROPOSED AVERAGE DEPTH OF 81'
- PARCEL 2 - REQUESTING DEVIATION FROM MINIMUM LOT DEPTH PER RS-1-6 OF 95' TO PROPOSED AVERAGE DEPTH OF 71'

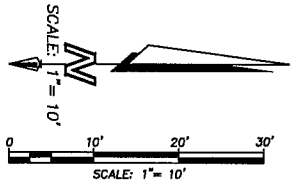
NOTES

1. NO DEVELOPMENT IS PROPOSED FOR PARCEL 2. IMPROVEMENTS ASSOCIATED WITH PARCEL 2 IS CONCEPTUAL AND WILL REQUIRE A SEPARATE CDP WHEN DEVELOPMENT OCCURS.

PARCEL 1 - EX 4 BEDROOM HOUSE (AVG. WIDTH=93.0, DEPTH=80.0)		
	PER RS-1-6	PER EX HOUSE
FLOOR AREA RATIO	0.59	0.53
LOT COVERAGE	50%	31%
BUILDING HEIGHT	30'	30'
FRONT SETBACK	15'	15'
SIDE SETBACK (1)	0.08*WIDTH =7.44' AVG.	7.5' AVG.
REAR SETBACK (2)	0.1*DEPTH =8.0'	8'
PARKING	2	(2-CAR GARAGE) (2-CAR DRIVEWAY)

GUIDELINES FOR FUTURE DEVELOPMENT OF PARCEL 2 (AVG. WIDTH=84.3, DEPTH=71.5)		
	PER RS-1-6	PER EXAMPLE
FLOOR AREA RATIO	0.59	0.55
LOT COVERAGE	50%	28%
BUILDING HEIGHT	30'	30'
FRONT SETBACK	15'	15'
SIDE SETBACK (1)	0.08*WIDTH =6.7' AVG.	7' AVG.
REAR SETBACK (2)	0.1*DEPTH =7.2'	8'
PARKING	2	(2-CAR GARAGE) (2-CAR DRIVEWAY)

- (1) PER SDMC FOOTNOTES FOR TABLE 131-04D, THE REQUIRED SETBACKS MAY BE REALLOCATED WHERE THE COMBINED DIMENSION OF EACH SIDE SETBACK WOULD MEET OR EXCEED THE COMBINED TOTAL REQUIRED IN TABLE 131-04D, IN WHICH CASE SIDE SETBACKS SHALL NOT BE REDUCED TO LESS THAN 4 FEET.
- (2) PER SDMC 131.0443, LOTS LESS THAN 100 FEET IN DEPTH, THE REAR SETBACK IS AT LEAST 10 PERCENT OF THE LOT DEPTH, BUT NOT LESS THAN 5 FEET.



CONSTRUCTION GENERAL NOTES

1. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL CONTACT LOCAL UNDERGROUND SERVICE ALERT.
2. ALL LANDSCAPE & IRRIGATION SHALL CONFORM TO ALL APPLICABLE CITY & REGIONAL STANDARDS FOR LANDSCAPE & IRRIGATION INSTALLATION AND MAINTENANCE. IF ANY EXISTING HARDSCAPE OR LANDSCAPE IDENTIFIED TO REMAIN ON THE APPROVED PLANS IS DAMAGED OR REMOVED DURING DEMOLITION OR CONSTRUCTION, IT SHALL BE REPAIRED AND/OR REPLACED IN KIND & EQUIVALENT SIZE PER THE ORIGINALLY APPROVED PLANS FOR THE PROJECT.
3. CONTRACTOR SHALL VERIFY HARDSCAPE LAYOUT (INCLUDING BUILDING/WALL FOOTPRINTS, PAVING, MOWSTRIPS, FENCING, UTILITIES, ETC.) & NOTIFY OWNER'S AUTHORIZED REPRESENTATIVE (OAR) OF ANY DISCREPANCIES FOUND PRIOR TO CONSTRUCTION.
4. CONTRACTOR SHALL NOTIFY THE OAR PRIOR TO COMMENCING WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WORK WITH THE OAR, OTHER CONSTRUCTION TRADES, AND GOVERNING AGENCIES.
5. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED TO PERFORM THE WORK AS INDICATED ON THE PLANS PRIOR TO CONSTRUCTION.
6. CONTRACTOR SHALL ARRANGE FOR PAYMENT OF ANY PERMIT FEES, AND RELATED EXPENSES, WITH THE OAR. ALL LOCAL, MUNICIPAL, COUNTY & STATE LAWS, RULES & REGULATIONS GOVERNING OR RELATING TO ANY PORTION OF THE WORK DEPICTED ON THESE PLANS SHALL BE CARRIED OUT BY THE CONTRACTOR.
8. ALL WORKMANSHIP SHALL COMPLY WITH INDUSTRY STANDARDS EXCEPT WHEN MORE RESTRICTIVE TOLERANCES OR SPECIFIED REQUIREMENTS INDICATE MORE RIGID STANDARDS OR MORE PRECISE WORKMANSHIP.
9. CONTRACTOR SHALL ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, DRIVEWAYS, SIDEWALKS & ADJACENT FACILITIES.
10. CONTRACTOR SHALL POST SIGNS AS REQUIRED TO ALERT TRAFFIC TO CONSTRUCTION ACTIVITIES, AND TO DIRECT TRAFFIC THROUGH & AROUND THE CONSTRUCTION AREAS.
11. CONTRACTOR SHALL REMOVE TEMPORARY MATERIALS, EQUIPMENT, SERVICES & CONSTRUCTION PRIOR TO SUBSTANTIAL COMPLETION INSPECTION BY THE OAR.
12. CONTRACTOR SHALL CONTROL THE ACCUMULATION OF WASTE MATERIALS & RUBBISH ON THE PROJECT SITE & SHALL PERIODICALLY DISPOSE OF ALL WASTE MATERIAL OFF-SITE AT AN APPROVED LEGAL DISPOSAL FACILITY. ALL CLEANING & DISPOSAL OPERATIONS COMPLY WITH ALL APPLICABLE CODES, ORDINANCES, REGULATIONS & ANTI-POLLUTION LAWS.
13. CONTRACTOR SHALL USE ONLY THOSE CLEANING MATERIALS WHICH WILL NOT CREATE HAZARDS TO HEALTH OR PROPERTY & WHICH WILL NOT DAMAGE SURFACES.
14. CONTRACTOR SHALL USE CLEANING MATERIALS ONLY ON SURFACES RECOMMENDED BY THE CLEANING MATERIAL MANUFACTURER.
15. DURING CONSTRUCTION, CONTRACTOR SHALL CLEAN SPACES ADJACENT TO CONSTRUCTION AREAS AS CONSTRUCTION PROGRESSES, AND SHALL CONTINUE CLEANING ON A DAILY BASIS UNTIL CONSTRUCTION IS FINISHED.
16. DURING CONSTRUCTION, CONTRACTOR SHALL MAINTAIN PROJECT ROADWAYS & WALKWAYS FREE FROM CONSTRUCTION OR EXCAVATED MATERIALS, EXCEPT IN DESIGNATED STORAGE OR STOCKPILING AREAS.
17. CONTRACTOR SHALL EXECUTE FINAL CLEANING PRIOR TO FINAL INSPECTION BY THE OAR.
18. CONTRACTOR SHALL REMOVE ALL TOOLS, UNINSTALLED MATERIALS, AND CONSTRUCTION DEBRIS, ETC. FROM THE PROJECT SITE.
19. CONTRACTOR SHALL REMOVE GREASE, MASTIC, ADHESIVES, DUST, DIRT, STAINS, FINGER-PRINTS, LABELS & OTHER FOREIGN MATERIALS FROM SIGHT-EXPOSED SURFACES.
20. PRIOR TO FINAL COMPLETION, CONTRACTOR SHALL CONDUCT AN INSPECTION OF SITE-EXPOSED SURFACES & ALL WORK AREAS, TO VERIFY THAT THE ENTIRE WORK AREA IS CLEAN.

LANDSCAPE CONDITIONS:

1. PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS FOR PUBLIC RIGHT-OF-WAY IMPROVEMENTS, THE PERMITEE OR SUBSEQUENT OWNER SHALL SUBMIT COMPLETE LANDSCAPE CONSTRUCTION DOCUMENTS FOR RIGHT-OF-WAY IMPROVEMENTS TO THE DEVELOPMENT SERVICES DEPARTMENT FOR APPROVAL. IMPROVEMENT PLANS SHALL TAKE INTO ACCOUNT A 40 S.F. AREA AROUND EACH TREE WHICH IS UNENCUMBERED BY UTILITIES, DRIVEWAYS, DRAINS, WATER & SEWER LATERALS.
2. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMITS FOR BUILDINGS, THE PERMITEE OR SUBSEQUENT OWNER SHALL SUBMIT COMPLETE LANDSCAPE & IRRIGATION CONSTRUCTION DOCUMENTS CONSISTENT WITH THE LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS TO THE DEVELOPMENT SERVICES DEPARTMENT FOR APPROVAL.
3. PRIOR TO ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, IT SHALL BE RESPONSIBILITY OF THE PERMITEE OR SUBSEQUENT OWNER TO INSTALL ALL REQUIRED LANDSCAPE & OBTAIN ALL REQUIRED INSPECTIONS. A NO-FEE STREET TREE PERMIT SHALL BE OBTAINED FOR THE INSTALLATION, ESTABLISHMENT & ON-GOING MAINTENANCE OF ALL STREET TREES.
4. THE PERMITEE OR SUBSEQUENT OWNER SHALL MAINTAIN ALL LANDSCAPE IN A DISEASE, WEED, & LITTER-FREE CONDITION AT ALL TIMES. SEVERE PRUNING OR TOPPING OF TREES IS NOT PERMITTED. TREES SHALL BE MAINTAINED IN A SAFE MANNER TO ALLOW EACH TREE TO GROW TO ITS MATURE HEIGHT & SPREAD.
5. THE PERMITEE OR SUBSEQUENT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE IMPROVEMENTS IN THE RIGHT-OF-WAY CONSISTENT WITH THE LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS.
6. IF ANY REQUIRED LANDSCAPE (INCLUDING EXISTING OR NEW PLANTINGS, HARDSCAPE, LANDSCAPE FEATURES, ETC.) INDICATED ON THE APPROVED CONSTRUCTION DOCUMENTS PLANS IS DAMAGED OR REMOVED DURING DEMOLITION OR CONSTRUCTION, THE PERMITEE OR SUBSEQUENT OWNER IS RESPONSIBLE TO REPAIR AND/OR REPLACE ANY LANDSCAPE IN KIND & EQUIVALENT SIZE PER APPROVED DOCUMENTS TO THE SATISFACTION OF THE DEVELOPMENT SERVICES DEPARTMENT WITHIN 30 DAYS OF DAMAGE OR PRIOR TO A CERTIFICATE OF OCCUPANCY.

MAINTENANCE NOTE:

ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE OWNER UNTIL BUYER OCCUPANCY. LANDSCAPE AREAS SHALL BE FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.

PLANTING LEGEND:

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
TREES				
●	MAGNOLIA G. 'SAMUEL SOMMERS'	SOUTHERN MAGNOLIA VARIETY	100% 24" BOX	FULL, GOOD COLOR EVERGREEN
SHRUBS				
○	LANTANA 'DWARF YELLOW'	LANTANA VARIETY	100% 5 GAL.	FULL, GOOD COLOR
⊕	PODOCARPUS GRACILIOR	FERN PINE (HEDGE FORM)	100% 15 GAL.	FULL, GOOD COLOR
⊖	FEJOIA SELLOWIANA	PINEAPPLE GUAVA	100% 5 GAL.	FULL, GOOD COLOR
GROUND COVER				
■	SENECIO MANDRALISCAE	KLENIA	FLATS @ 12" O.C.	FULL, GOOD COLOR
(AT SLOPES & WITHIN VISIBILITY TRIANGLE PER CIVIL ENGINEERING PLANS)				

FEATURES LEGEND ☐ SYMBOL: (per civil engineering plans)

1. EXISTING SEWER IN STREET
2. VISIBILITY TRIANGLE
3. PROPOSED SEWER LATERAL
4. PROPOSED WATER LATERAL
5. PROPOSED DRIVEWAY
6. EXISTING TREES ALONG STREET FRONTAGE
7. EXISTING WATER IN STREET

PLANTING NOTES:

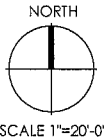
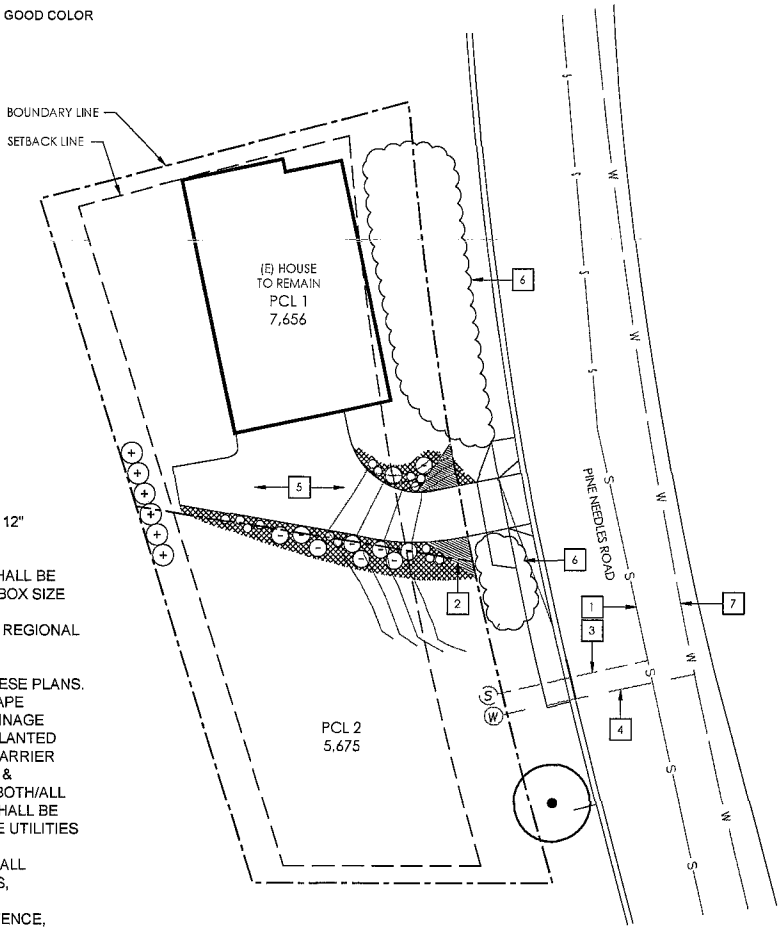
1. ALL SLOPE PLANTED AREAS SHALL RECEIVE A 2" LAYER OF GORILLA HAIR BARK MULCH. LEAVE A 12" DIAMETER AREA AROUND EACH TREE & SHRUB MAINTAINED FREE OF BARK MULCH.
2. ALL PLANTED AREAS SHALL BE RAKED CLEAN OF ALL EXTRANEIOUS MATERIALS.
3. ALL PLANT MATERIAL SHALL CONFORM TO NURSERYMAN'S STANDARDS FOR SIZE & HEALTH, & SHALL BE APPROVED BY THE OAR PRIOR TO PLANTING. THE CONTRACTOR SHALL SUBMIT PHOTOS OF ALL BOX SIZE TREES FOR APPROVAL BY THE OAR.
4. ALL LANDSCAPE CONSTRUCTION INSTALLATION & PRACTICES SHALL COMPLY WITH ALL LOCAL & REGIONAL STANDARDS FOR LANDSCAPE CONSTRUCTION & MAINTENANCE.
5. ANY PLANT MATERIAL DELETIONS OR SUBSTITUTIONS SHALL BE APPROVED BY THE OAR.
6. ALL PLANT MATERIAL SHALL BE INSTALLED ACCORDING TO THE DETAILS & NOTES SHOWN ON THESE PLANS.
7. ALL TREES SHALL BE LOCATED MIN. 6' (FEET) FROM PROPERTY LINE FENCING & WALLS, HARDSCAPE SURFACES, BUILDING FOUNDATIONS, BUILDING EAVES & SUBSURFACE UTILITIES INCLUDING DRAINAGE LINES, DOMESTIC SUPPLY LINES & SEWER LINES WHEREVER POSSIBLE/APPLICABLE. ANY TREE PLANTED WITHIN 5' (FEET) OF HARDSCAPE SURFACES & BUILDING FOUNDATIONS SHALL RECEIVE A ROOT BARRIER (BIO-BARRIER OR EQ.) INSTALLED PER MANUFACTURER'S DETAILS & SPECIFICATIONS, ADJACENT & PARALLEL TO THE HARDSCAPE, FOUNDATION, AND/OR UTILITY & 8' BEYOND THE TREE TRUNK IN BOTH/ALL DIRECTIONS. IN CASE OF DISCREPANCIES, IMMEDIATELY NOTIFY THE OAR. IN ADDITION, TREES SHALL BE LOCATED MIN. 5' (FEET) FROM ALL FIRE HYDRANTS, MAIL BOXES, WATER METERS, & SUBSURFACE UTILITIES INCLUDING TELEPHONE, ELECTRICAL & CABLE TV, MIN. 10' (FEET) FROM THE DOOR SIDE OF ALL TRANSFORMER BOXES, MIN. 10' (FEET) FROM ALL EASEMENT BOUNDARIES, MIN. 10' (FEET) FROM ALL STREET LIGHTS, SIGNS & POWER POLES. CONTRACTOR SHALL VERIFY ALL UTILITIES, EASEMENTS, HARDSCAPE & EQUIPMENT PRIOR TO THE INSTALLATION OF TREES.
8. WHERE APPLICABLE, REMOVE ALL VINE OR ESPALIER STAKES AND/OR TRELLISES & ATTACH TO FENCE, WALL, POST, OR VINE TRELLIS SHOWN ON PLAN.
9. ALL PLANT BASINS SHALL RECEIVE SARVON SOIL PENETRANT. APPLY PER MANUFACTURER'S SPECIFICATIONS, OR AS DIRECTED IN THE AGRICULTURAL SOILS REPORT OBTAINED BY THE CONTRACTOR.
10. PRIOR TO ANY CONSTRUCTION, CONTRACTOR SHALL CONTACT LOCAL UNDERGROUND SERVICE ALERT.
11. IF ANY EXISTING HARDSCAPE OR LANDSCAPE INDICATED ON THE APPROVED PLANS IS DAMAGED OR REMOVED DURING DEMOLITION OF CONSTRUCTION, IT SHALL BE REPAIRED AND/OR REPLACED IN KIND & EQUIVALENT SIZE PER THE APPROVED PLANS.
12. IF ANY REQUIRED LANDSCAPE (INCLUDING EXISTING OR NEW PLANTINGS, HARDSCAPE, LANDSCAPE FEATURES, ETC.) INDICATED ON THE APPROVED CONSTRUCTION DOCUMENTS PLANS IS DAMAGED OR REMOVED DURING DEMOLITION OR CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE TO REPAIR AND/OR REPLACE ANY LANDSCAPE IN KIND & EQUIVALENT SIZE PER THE APPROVED DOCUMENTS TO THE SATISFACTION OF THE CITY DEVELOPMENT SERVICES DEPARTMENT WITHIN 30 DAYS OF DAMAGE OR PRIOR TO A CERTIFICATE OF OCCUPANCY.

MINIMUM TREE SEPARATION DISTANCES:

TRAFFIC SIGNALS (STOP SIGN) - 20 FEET
UNDERGROUND UTILITY LINES - 5 FEET
ABOVE GROUND STRUCTURES - 10 FEET
DRIVEWAYS (ENTRIES/ EXITS) - 10 FEET
INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) - 25 FEET

SPECIAL NOTE:

A MINIMUM OF 40 S.F. IN SIZE WITHIN A MINIMUM DIMENSION OF 5 FEET, SHALL BE PROVIDED FOR ALL TREES. ALL OTHER REQUIRED PLANTING AREAS SHALL BE GREATER THAN 30 S.F. IN SIZE WITHIN A MINIMUM DIMENSION OF 3 FEET.



Above It All Design, Inc.
LANDSCAPE ARCHITECTURE
6479 DWANE AVENUE
SAN DIEGO, CALIFORNIA 92120
(619) 985-9773
bkal252@hotmail.com



PINE NEEDLES RESIDENCE
PINE NEEDLES DR., SAN DIEGO, CA 92014

CONCEPTUAL
PHASE

LANDSCAPE CONCEPT PLAN

REVISIONS:
1. APR-19-2017
2.
3.

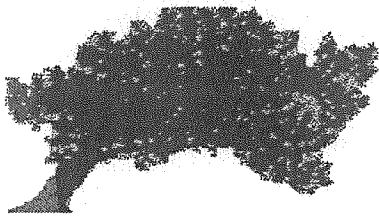
ISSUE DATE:

FEB-08-2017

SHEET NO:

1

OF 1 SHEETS



Torrey Pines Community Planning Board

www.torreypinescommunity.org

Minutes for April 13, 2017

Torrey Pines Committee Planning Board MONTHLY MEETING

THURSDAY APRIL 13, 2017 at 7:00 PM- 9:00

CALL TO ORDER/INTRODUCTIONS: Noel Spaid

OFFICER PHILIPS SDPD-Officer Phillips was absent.

***OUT OF ORDER: REQUEST FOR VOLUNTEER TO TAKE OVER PLAGUE PRESIDENCY-** Noel Spaid reported that she is leaving PLAGUE and wanted a volunteer to take over. Barbara Cerny will take over if there are no other volunteers. Dee Rich said she will help Barbara.

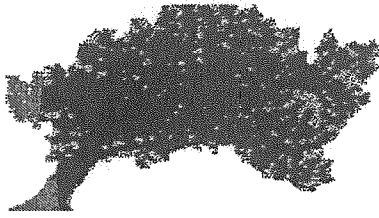
INSTALLMENT OF NEW BOARD AND ELECTION OF OFFICERS-New Board Members Jill W. MacDonald and Pat Whitt were installed. Present were Past Chair Retiring Board Member Noel Spaid, Vice-Chair Deanna Rich, Treasurer Patti Ashton who was reappointed to a 1 year term, Secretary Jake Mumma, Rich Caterina, Eduardo Savigliano, Cathy Kenton, Dennis Ridz, Troy VanHorst, Pat Whitt, and Jill W. MacDonald. Absent: Barbara Cerny and Ryan Gordon. New Officers elected were Dennis Ridz-Administrative Chair and Co-Chair Dee Rich, Vice-Chair Eduardo Savigliano, and Treasurer Patti Ashton. No Secretary was elected, but board members will rotate as Secretary. After the election, Past Chair Noel Spaid left.

TIME ALLOTTED FOR ITEMS A THROUGH G IS 10 MINUTES

1. **NON-AGENDA PUBLIC COMMENT:** Issues not on the Board Agenda but within the jurisdiction of the Community Planning Board. Time limit - 3 minutes per
1. **GENERAL ANNOUNCEMENTS:** None
2. **MODIFICATIONS TO THE AGENDA:** Motion to Approve the Agenda
3. **ACTION TO APPROVE PAST MEETING MINUTES:** Jake Mumma- no action
4. **REPORT BY TREASURER:** Patti Ashton- Treasurer reported no change in treasury.
5. **CONSENT AGENDA ITEMS:** none

BRIEFING, INFORMATION, QUESTION & ANSWER (non-action)

1. **STOP SIGNS AND ROAD MARKINGS ON PORTIFINO:** Troy Van Horst presenting- Despite addition of Stop Signs no crosswalks will be installed by the City of San Diego.
2. **DMH ROAD ENHANCEMENT COMMITTEE:** Dee Rich updating and reporting-Daniel Orloff and Vicki Joes from Councilmember Barbara Bry's Office will have another meeting with members of the San Diego Planning Department to get approval for the Del Mar Heights Road Ad Hoc Committee to go ahead with a Grant Applications with help and approval of the Planning Department this Friday. Dee asked treasurer Patti Ashton about the process for submitting a receipt from Dan Jensvold for \$48 for the blowup of a map included in the 2007 Del Mar Heights Road Study. This map will be used for location of projects and planning safer Complete Streets.



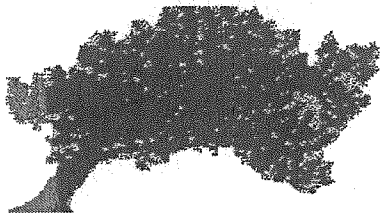
Minutes for April 13, 2017

3.

ACTION ITEMS

1. **APPOINTMENT/VOTE** on new member application for Board, Samson Gavranian-Item was tabled for this meeting. The application was for a business seat. The proper application should have been for a property owner's seat as per Department of Planning Representative Lisa Lind.
2. **TORREY PINES ASSOCIATION**: Mike Hasting: general information including dredging lagoon, financing- Excellent update on lagoon openings, funding, and a introduction to future improvements. Sand from beach replenishment to the North, storms, and changing tides have contributed to a total of 6 openings this past year. This year's opening has begun.
3. **LAGOON/MOSQUITOES**: Chris Conlan, maintenance of the lagoon relating specifically to mosquito control-Work has begun to reduce mosquito reproduction.
4. **FUNDS FOR LAGOONS**: Dennis Ridz, response to San Dieguito Lagoon Restoration EIR- Dennis reported that he attended a presentation on the EIR. He expressed concerns that sand replenishment in Del Mar as part of this project might further hamper the ability of the lagoon mouth to remain open to tidal flushing and that Los Penasquitos Lagoon might need more mitigation money to keep the lagoon open. He asked for support for him to write a letter in response to the EIR with our concerns.
5. **SAN DIEGUITO RIVER VALLEY CONSERVANCY**: Appointment of Pat Whitt to Chair of this subcommittee and report by Pat. Pat reported on the EIR and new projects that are included.
6. **STATE WATER ISSUES**: Eduardo Savigliano, examine issue and potential action available- This item was tabled for lack of time.
7. **PINE NEEDLES PROJECT**: Project No. 512502 Presenter: 13610 Pine Needles CDP/TM/PDP, Project No. 512502 Mark Brencick- Discussion of this project began with Rich Caterina reminding the Board that the City gave the easement as a valuable gift of public monies to the applicant, and that the applicant told the Torrey Pines Board that he had no intention of building on the property at the time of the donation of the easement. The Board approved the plans with a major change by the applicant on the plans as requested by PRC. 1. Both lots would have the minimum 6000 sq. ft appropriate for the zone. 2. Existing grading cannot be changed, and project cannot exceed coastal 30 ft height on existing grading. The vote was 5-4 to approve the project with the previous conditions.
8. **CPC SUBCOMMITTEE**: Dennis Ridz- enlarging our CPC representative's role by inclusion of duties to working on training subcommittee or having another individual appointed to this position. Eduardo Savigliano will attending.
9. **POTHoles ON MANGO** north of DMH. Troy Von Horst- Troy reported that some pot holes on Mango Drive have been filled, but others to North need filling.

OFFICIALS INFORMATION REPORTS - 5 minutes each



Torrey Pines Community Planning Board

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Minutes for April 13, 2017

1. **Supervisor office:** Corrine Busta introduced herself as the Community Representative for County Supervisor Kristin Gaspar. She said that she would be looking for Grant Applications that might fit our needs for the DMH Road Project.
2. **Councilmember Bry's Appointee: Daniel Orloff-**Reported that he was working on getting approval for process of getting approval to apply for a grant.
3. **San Diego Planning Department: Lisa Lind-** Discussed Business Seat vs. Property Owner Seat on the Board.

NON-AGENDA ITEMS (Constituting new or future business) **ADJOURN AT 9:00 PM**

The Public is invited to submit agenda items. Please submit to Chair, Dennis Ridz e-mail DennisRidz@hotmail.com.



THE CITY OF SAN DIEGO

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

Pine Needles TPM

Project No. For City Use Only

Project Address:

13610 Pine Needles Drive, San Diego, CA 92014

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):

SANJAY NIGAM (Trustee VASK LIVING TRUST)

☒ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

13610 Pine Needles Drive

City/State/Zip:

San Diego, CA 92014

Phone No:

(858)353-5760

Fax No:

(858)587-8750

Signature:

[Signature]

Date:

8/9/16

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):

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Date: