

RESOLUTION NUMBER R- 301619
DATE OF FINAL PASSAGE JUN 27 2006

WHEREAS, Casey Development Inc., Owner/Permittee, filed an application with the City of San Diego for a planned development permit to construct eleven single-family homes on individual lots known as the Parkview project, located at 1222 Saturn Boulevard, and legally described as Lot 46 of Park Places Estates, the City of San Diego, County of San Diego, State of California according to map thereof No. 13337, filed in the Office of the County Recorder of County of San Diego, June 25, 1996, and as amended by certificate of correction recorded November 20, 1998, as file No. 1998-0756448 of O.R., in the Otay Mesa-Nestor Community Plan area, in the RS-1-7 zone (previously referred to as the R1-5000 zone); and

WHEREAS, on May 18, 2006, the Planning Commission of the City of San Diego considered Planned Development Permit [PDP] No. 221897, and pursuant to Resolution No. 4034-PC voted to recommend City Council 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 JUN 27 2006, 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 PDP Permit No. 221897:

PLANNED DEVELOPMENT PERMIT – SAN DIEGO MUNICIPAL CODE [SDMC]
SECTION 126.0604

1. The proposed development will not adversely affect the applicable Land Use Plan. The project proposes the subdivision of eleven lots, for the proposed development of eleven single-family homes and a Public Right-Of-Way Vacation of Yodel Lane. The project site is designated for residential use at a density of 5-10 dwelling unit per acre in accordance with the Otay Mesa-Nestor Community Plan. The designation characterizes almost two-thirds of the Otay Mesa-Nestor community, and is typified by conventional single-family detached units on lots that are 5000 to 6000 square feet. The proposed development will also characterize an extension of the existing Park Place Estates subdivision adjacent to the proposed development which includes single family homes on individual lots between 5000-6000 square feet.

The proposed development will allow an increase in the number of single-family dwelling units and will provide a consistent single-family residence extension from the existing Park Place Estates single-family home development to the south and east. In addition, the project will increase the regional housing supply within walking distance to commercial developments, schools, and parks. The proposed project's use does not adversely affect the goals and objectives of the community plan

2. The proposed development will not be detrimental to the public health, safety, and welfare. The proposal of eleven single-family homes was exempt from the California Environmental Quality Act [CEQA] and there are no environmentally sensitive conditions on the site. The permit controlling the development contains conditions addressing the project's compliance with City's regulations and other regional, State and Federal regulations to prevent detrimental impacts to the health, safety, and welfare of persons residing in the area. All Uniform Building, Fire, Plumbing, Electrical, and Mechanical Codes governing the construction and continued operation of the development apply to this site to prevent adverse affects to those persons or other properties in the vicinity.

3. The proposed Development will comply with the regulations of the Land Development Code. Development of the proposed site will meet the required regulations and development criteria of the RS-1-7 (Residential Single-Unit) zone in all areas except the following:

Lot Area		
Lots	Proposed Area	Required Area
1	4,700 square feet	5,000 square feet
2	4,700 square feet	5,000 square feet
3	4,700 square feet	5,000 square feet
4	4,448 square feet	5,000 square feet
5	4,665 square feet	5,000 square feet

Street Frontage		
Lots	Proposed Area	Required Area
1	47 linear feet	50 linear feet
2	47 linear feet	50 linear feet
3	47 linear feet	50 linear feet
4	47 linear feet	50 linear feet
5	42 linear feet	50 linear feet
7	21 linear feet	50 linear feet
9	46 linear feet	50 linear feet
10	44 linear feet	50 linear feet

Lot Width		
Lots	Proposed Area	Required Area
1	47 linear feet	50 linear feet
2	47 linear feet	50 linear feet
3	47 linear feet	50 linear feet
4	47 linear feet	50 linear feet

The site is a remnant parcel of land located between established subdivisions which consist of single-family homes to the east and south, Emory Elementary School to the north and the South Bay Recreation Center and Mar Vista Junior High to the west. The shape of the lot is asymmetrical with Yodel Lane ending in a cul-de-sac adjacent to the east side of the property, Switzerland Drive dead ending into the lot to the south and an existing residence that off-sets the lot to the north. The lot contains an existing single-family home with detached garage that will be removed prior to construction.

The site has unusual circumstances which are not of the making of the applicant. The unusual shape of the lot has created hardship conditions and site constraints. If the lot were to be built to strict conformance with the underlying zone, the property would yield only five single-family homes instead of the eleven which the underlying zone and community plan allow. The connection of Yodel Lane and Switzerland Drive will be in the form of a curved street. The reduced frontage due to the street connection is consistent with other properties that end in a cul-de-sac.

The proposed development is consistent with the design standards of the Planned Development Permit ordinance which requires a comparative analysis of the surrounding development, open space requirements and conformance to the community plan. The project proposes to provide open space in excess of what is required for each of the proposed lots. The

average open space area will be 2,790 square feet where 1,500 square feet is required. The open space will be in the form of front and back yards. The proposed bulk and scale of the homes and lot sizes are consistent with the existing subdivision to the east and south. The existing subdivision consists of 1 and 2-story, single-family dwellings with an average lot size of 5,300 square feet and containing homes averaging 2,100 square feet. The proposed subdivision will have an average lot size of 5,591 square feet and an average home size of 2,464 square feet.

The project has incorporated additional open space requirements in excess of what is required by the Planned Development Permit Ordinance. The project is consistent with the Planned Development Ordinance. Therefore, the proposed development will comply with the applicable regulations of the Land Development Code.

4. The proposed development, when considered as a whole, will be beneficial to the community. The project proposes the subdivision of eleven lots, the development of eleven single-family homes on individual lots, the extension of Switzerland Drive and the Public Right-of-Way Vacation of Yodel Lane. The project site is designated for residential at a density of 5-10 dwelling unit per acre in accordance with the Otay Mesa-Nestor Community Plan, the Progress Guide and General Plan. The designation characterizes almost two-thirds of the Otay Mesa-Nestor community, and is typified by conventional single-family detached units on lots that are 5000 to 6000 square feet. The proposed development is also consistent with the existing Park Place Estates subdivision adjacent to the proposed development which includes single-family homes on individual lots between 5000-6000 square feet.

Currently, Yodel Lane terminates in a cul-de-sac at the east side of the site and Switzerland Drive dead ends at the south side of the site with a barrier. The project proposes to join the two streets by dedicating a new Right-of-Way across the project site to give access to the newly created lots and existing residences. The cul-de-sac at the end of Yodel Lane will no longer be needed, and will be reduced from a cul-de-sac to a normal 56-foot-wide City street. The unused portion of the cul-de-sac is to become part of the adjacent lots in the form of front yards fronting the street.

The proposed development will allow an increase in the number of single-family dwelling units and will result in an extension of the existing Park Place Estates single-family home development to the south and east. The Otay Mesa-Nestor Community Plan goal is to maintain planned residential land use intensities to ensure conservation of neighborhood character. In addition, the project will increase the regional housing supply within walking distance to commercial developments, schools, and parks. Therefore, when considered as a whole the project will be beneficial to community.

5. Any proposed deviations pursuant to SDMC section 126.0602(b)(1) 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. The project proposes the development of eleven single-family homes on individual lots. The proposed infill development will comply with the development regulations within the RS-1-7 zone with respect to coverage, floor area ratio, setbacks, parking and density. Minor deviations have been incorporated into the project design to allow for a logical extension

of the existing single-family development to the south and east of the project. The requested deviations are associated with lot dimensions where the applicant is asking a reduction in street frontage, lot width, and lot area for a few of the lots. The unusual shape of the lot has created hardship conditions and site constraints. If the lot were to be built to strict conformance with the underlying zone, the property would yield only five single-family homes instead of the eleven which the underlying zone and community plan allow. The connection of Yodel Lane and Switzerland Drive will be in the form of a curved street. The reduced frontage due to the street connection is consistent with other properties that end in a cul-de-sac.

The proposed development is consistent with the design standards of the Planned Development Permit ordinance which requires a comparative analysis of the surrounding development, open space requirements and conformance to the community plan. The project proposes to provide open space in excess of what is required for each of the proposed lots. The average open space area will be 2,790 square feet where 1,500 square feet is required. The open space will be in the form of front and back yards. The proposed bulk and scale of the homes and lot sizes are consistent with the existing subdivision to the east and south. The existing subdivision consists of 1 and 2 story, single-family dwellings with an average lot size of 5,300 square feet and containing homes averaging 2,100 square feet. The proposed subdivision will have an average lot size of 5,591 square feet and an average home size of 2,464 square feet.

The associated Planned Development Permit allows flexibility in the application of development regulations for projects where strict application of the base zone development regulations would restrict design options and result in a less desirable project. Staff can support the proposed deviation as the project conforms to the Otay Mesa-Nestor Community Plan through sensitive design practices. The proposed project is consistent in density with adjacent subdivision by providing one dwelling per lot. In addition, the project is proposing an infill design that will incorporate architectural elements that are characteristic of the existing developments in the neighborhood by providing pitched roofs and off-setting plans.

In terms of project benefits, the proposed project is consistent with the purpose and intent of the Planned Development Permit Ordinance by incorporating the design criteria for residential developments and providing open space in excess of what is required. The project will provide additional housing stock for the community. The project is anticipated to visually enhance the site and neighborhood by constructing eleven single-family homes providing four and five bedrooms and 2-car garages each. The homes will be constructed with pitch concrete tile roofs, dual glazed vinyl windows, rear and side yard fencing, Mediterranean themed architectural exteriors, recessed openings, and decorative eaves and shutters. The proposed street trees and landscape will be consistent with the adjacent single family homes. In addition, the project would result in the connection of Yodel Lane and Switzerland Drive. This will increase street connectivity enhancing pedestrian walkability within the neighborhood.

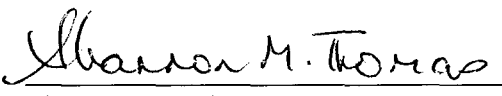
The project is providing infill development on a remnant, irregularly shaped parcel. Minor deviations to the lot standards have been incorporated into the project design to achieve the allowable density. The project has incorporated additional requirements such as excess open space with each home in accordance with the Planned Development Permit regulations and has been determined to be consistent with the Planned Development Ordinance.

Therefore, the proposed development is 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.

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

BE IT FURTHER RESOLVED, that Planned Development Permit No. 221897 is granted to Casey Development Inc., Owner/Permittee, under the terms and conditions set forth in the permit attached hereto and made a part hereof.

APPROVED: MICHAEL J. AGUIRRE, City Attorney

By 
Shannon M. Thomas
Deputy City Attorney

SMT:als
06/05/06
Or.Dept:DSD
R-2006-1041
MMS#3333

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

WHEN RECORDED MAIL TO
CITY CLERK
MAIL STATION 2A

SPACE ABOVE THIS LINE FOR RECORDER'S USE

JOB ORDER NUMBER 42-4470

PLANNED DEVELOPMENT PERMIT NO. 221897
PARKVIEW – PROJECT NO. 71242
CITY COUNCIL

This Planned Development Permit No. 221897, is granted by the Council of the City of San Diego to Casey Development Inc., Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0602 and 143.0402. The 1.57-acre site is located at 1222 Saturn Street in the RS-1-7 zone(s) of the Otay Mesa-Nestor Community Plan area. The project site is legally described as Lot 46 of Park Places Estates, the City of San Diego, County of San Diego, State of California, according to Map thereof No. 13337, filed in the Office of the County Recorder of San Diego County, June 25, 1996, and as amended by certificate of correction recorded November 20, 1998, as file No. 1998-0756448 of O.R.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to develop eleven detached single-family homes on individuals lots, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated JUN 27 2006, on file in the Development Services Department.

The project or facility shall include:

- a. Proposed eleven single-family homes ranging in size from 2,396 square feet;
- b. Deviations from the following lot standards:

Lot Area		
Lots	Proposed Area	Required Area
1	4,700 square feet	5,000 square feet
2	4,700 square feet	5,000 square feet
3	4,700 square feet	5,000 square feet
4	4,448 square feet	5,000 square feet
5	4,665 square feet	5,000 square feet

Street Frontage		
Lots	Proposed Area	Required Area
1	47 linear feet	50 linear feet
2	47 linear feet	50 linear feet
3	47 linear feet	50 linear feet
4	47 linear feet	50 linear feet
5	42 linear feet	50 linear feet
7	21 linear feet	50 linear feet
9	46 linear feet	50 linear feet
10	44 linear feet	50 linear feet

Lot Width		
Lots	Proposed Area	Required Area
1	47 linear feet	50 linear feet
2	47 linear feet	50 linear feet
3	47 linear feet	50 linear feet
4	47 linear feet	50 linear feet

- c. Landscaping (planting, irrigation and landscape related improvements); and
- d. Accessory improvements determined by the City Manager to be consistent with the land use and development standards in effect for this site per the adopted community plan, California Environmental Quality Act Guidelines, public and private improvement requirements of the City Engineer, the underlying zone(s), conditions of this Permit, and any other applicable regulations of the SDMC in effect for this site.

STANDARD REQUIREMENTS:

1. Construction, grading or demolition must commence and be pursued in a diligent manner within thirty-six months after the effective date of final approval by the City, following all appeals. Failure to utilize the permit within thirty-six months will automatically void the permit unless an Extension of Time has been granted. Any such Extension of Time must meet all the SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker.

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 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. Unless this Permit has been revoked by the City of San Diego the property included by reference within this Permit shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the City Manager.

4. This Permit is a covenant running with the subject property and shall be binding upon the Permittee and any successor or successors, and the interests of any successor shall be subject to each and every condition set out in this Permit and all referenced documents.

5. The utilization and 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 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 applicant is informed that to secure these permits, substantial modifications to the building and site improvements to comply with applicable building, fire, mechanical and plumbing codes and State law requiring access for disabled people may be required.

8. Before issuance of any building or grading permits, complete grading and working drawings shall be submitted to the Mayor for approval. Plans shall be in substantial conformity to Exhibit "A." No changes, modifications or alterations shall be made 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 have been determined to be necessary in order to make the findings required for this Permit. It is the intent of the City that the holder of this Permit be required to comply with each and every condition in order to be afforded the special rights which the holder of the Permit is entitled as a result of obtaining this Permit.

In the event that 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.

AFFORDABLE HOUSING REQUIREMENTS:

10. Prior to the issuance of any building permits, the developer shall comply with the Affordable Housing Requirements of the City's Inclusionary Housing Ordinance (Chapter 14, Article 2, Division 13 of the Land Development Code).

ENGINEERING REQUIREMENTS:

11. The Permit shall comply with Tentative Map No. 221903.

LANDSCAPE REQUIREMENTS:

12. Prior to issuance of any construction permits for structures, complete landscape and irrigation construction documents consistent with the Landscape Standards (including planting and irrigation plans, details and specifications) shall be submitted to the City Manager for approval. The construction documents shall be in substantial conformance with Exhibit "A," Landscape Development Plan.

13. In the event that the Landscape Plan and the Site Plan conflict, the Site Plan shall be revised to be consistent with the Landscape Plan such that landscape areas are consistent with the Exhibit "A," Landscape Development Plan.

14. Prior to issuance of any Certificate of Occupancy, it shall be the responsibility of the Permittee or subsequent Owner to install all required landscape and obtain all required landscape inspections. A No Fee Street Tree Permit, if applicable, shall be obtained for the installation, establishment and on-going maintenance of all street trees.

15. All required landscape shall be maintained in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees is not permitted. The trees shall be maintained in a safe manner to allow each tree to grow to its mature height and spread.

16. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction document plans is damaged or removed during demolition or construction, it shall be repaired and/or replaced in kind and equivalent size per the approved documents to the satisfaction of the City Manager within thirty days of damage or Certificate of Occupancy.

PLANNING/DESIGN REQUIREMENTS:

17. No fewer than twenty-two off-street parking spaces shall be maintained 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 City Manager.

18. There shall be compliance with the regulations of the underlying zone(s) unless a deviation or variance to a specific regulation(s) is approved or granted as a condition of approval of this Permit. Where there is a conflict between a condition (including exhibits) of this Permit and a regulation of the underlying zone, the regulation shall prevail unless the condition provides for a deviation or variance from the regulations. Where a condition (including exhibits) of this Permit establishes a provision which is more restrictive than the corresponding regulation of the underlying zone, then the condition shall prevail.

19. The height(s) of the building(s) or structure(s) shall not exceed those heights set forth in the conditions and the exhibits (including, but not limited to, elevations and cross sections) or the maximum permitted building height of the underlying zone, whichever is lower, unless a deviation or variance to the height limit has been granted as a specific condition of this Permit.

20. 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 Permittee.

21. Any future requested amendment to this Permit shall be reviewed for compliance with the regulations of the underlying zone(s) which are in effect on the date of the submittal of the requested amendment.

22. The applicant shall post a copy of the approved discretionary permit and Tentative Map in the sales office for consideration by each prospective buyer

23. 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.

24. All uses, except storage and loading, shall be conducted entirely within an enclosed building. Outdoor storage of merchandise, material and equipment is permitted in any required interior side or rear yard, provided the storage area is completely enclosed by walls, fences, or a combination thereof. Walls or fences shall be solid and not less than six feet in height and, provided further, that no merchandise, material or equipment stored not higher than any adjacent wall.

WASTEWATER REQUIREMENTS:

25. Prior to the issuance of any building permits, the developer shall assure, by permit and bond, the design and construction of all public sewer facilities necessary to serve this development.

26. All proposed public sewer facilities are to be designed and constructed in accordance with established criteria in the most current City of San Diego Sewer Design Guide.

27. All proposed private 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.

WATER REQUIREMENTS:

28. The Owner/Permittee agrees to design and construct all proposed public water facilities in accordance with established criteria in the most current edition of the City of San Diego Water Facility Design Guidelines and City regulations, standards and practices pertaining thereto. Water facilities as shown on the approved plans shall be modified at final engineering to comply with standards.

29. Prior to the issuance of any certificates of occupancy, public water facilities necessary to serve the development, including services and meters, shall be complete and operational in a manner satisfactory to the Water Department Director, the City Engineer and the CAWC.

30. All on-site water facilities shall be private including domestic, fire and irrigation systems.

31. The City of San Diego will collect a "meter charge" based on the sizes of the domestic water meters installed by CAWC. There are no capacity charges or charges for the other appurtenances such as fire hydrants. The meter charges will be due at the time of building permit issuance.

32. Prior to the approval of any public improvement drawings, the improvement plans (D-sheets) submitted to the City of San Diego for engineering permits must include a signature block, with signature, for CAWC on each sheet.

33. The Owner/Permittee agrees to design and construct all proposed public water facilities in accordance with established criteria in the most current edition of the City of San Diego Water Facility Design Guidelines and City regulations, standards and practices pertaining thereto. Water facilities as shown on the approved plans shall be modified at final engineering to comply with standards.

TRANSPORTATION REQUIREMENTS:

34. Lots 1, 2, 3, 10 and 11 must have a vehicular turn-around area at all times as shown on Site Plan. This area shall not be used for vehicle storage.

35. All new street sections shall be constructed to the satisfaction of the City Engineer. All abandoned driveways, damaged or reconstructed curbs and sidewalks must be replaced by full curb gutter and sidewalk satisfactory to the city engineer.

36. This project shall comply with all current street lighting standards according to the City of San Diego Street Design Manual (Document No. 297376, filed November 25, 2002) and the amendment to Council Policy 200-18 approved by City

Council on February 26, 2002 (Resolution R-296141) satisfactory to the City Engineer. This may require (but not be limited to) installation of new street light(s), upgrading light from low pressure to high pressure sodium vapor and/or upgrading wattage.

INFORMATION ONLY:

- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this development permit, may protest the imposition within 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 building/engineering permit issuance

APPROVED by the City Council of the City of San Diego on JUN 27, 2006, by Resolution No. R- 301619.

AUTHENTICATED BY THE CITY MANAGER

By _____

The undersigned Permittee, by execution hereof, agrees to each and every condition of this Permit and promises to perform each and every obligation of Permittee hereunder.

CASEY DEVELOPMENT INC.
Owner/Permittee

By _____

**NOTE: Notary acknowledgments
must be attached per Civil Code
section 1180 et seq.**

PERMIT/OTHER – Permit Shell 11-01-04

Passed by the Council of The City of San Diego on JUN 27 2006, by the following vote:

Council Members	Yeas	Nays	Not Present	Ineligible
Scott Peters	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Kevin Faulconer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Toni Atkins	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Anthony Young	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Brian Maienschein	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Donna Frye	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jim Madaffer	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ben Hueso	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Date of final passage JUN 27 2006

AUTHENTICATED BY:

(Seal)

JERRY SANDERS
Mayor of The City of San Diego, California.

ELIZABETH S. MALAND
City Clerk of The City of San Diego, California.

By , Deputy

Office of the City Clerk, San Diego, California

Resolution Number R- 301619