

Item 333-7/11/17

(R-2017-652)

Subitem 'C'

RESOLUTION NUMBER R- 311237

DATE OF FINAL PASSAGE JUL 11 2017

A RESOLUTION OF THE COUNCIL OF THE CITY OF
SAN DIEGO GRANTING PLANNED DEVELOPMENT
PERMIT NO. 1328845 FOR THE UNITAS PROJECT –
PROJECT NO. 375001.

WHEREAS, CROUCH STREET, LLC, a California limited liability company,
Owner/Permittee, filed an application with the City of San Diego for a Planned Development
Permit to create a six-lot subdivision (five residential lots and one homeowner association lot for
a private drive), and construct five single dwelling units with deviations, known as the Unitas
project (Project), located at 6645 Carmel Valley Road in the RX-1-2 zone within the Pacific
Highlands Ranch Community Plan area; and

WHEREAS, the Project site is legally described as Lot 19 of Costa del Sol Unit No. 2,
according to Map thereof No. 14958, recorded in the Office of the County Recorder of San
Diego County on February 3, 2005; and

WHEREAS, on April 27, 2017, the Planning Commission of the City of San Diego
considered Planned Development Permit No. 1328845, and pursuant to Resolution No. 4856-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 July 11, 2017, 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 Planned Development Permit No. 1328845:

Planned Development Permit Findings – San Diego Municipal Code § 126.0604

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

The 0.66-acre site is designated for residential uses by the Pacific Highlands Ranch Subarea Plan. The proposed six-lot subdivision includes five detached single family homes. The proposed residential development is consistent with the residential designation (Peripheral Residential) and density range of 5-9 dwelling units per acres (du/ac = 7.6) of the Plan. The Project fulfills a community need by providing needed housing in the City of San Diego. The Peripheral Residential portion of the Subarea Plan calls for residential areas that can include diverse housing products such as small-lot single family homes. General Plan Policy LU-C.1b of the Land Use and Community Planning Element relies on community plans for site-specific land use density regulations and recommendations. The Project does not propose a change in the land use or zoning of the site. In conformance with the Subarea Plan, the project concentrates residential development as part of a series of compact and diverse neighborhoods. The Project, therefore, is consistent with General Plan Policy LU-C.1b. The proposed project has been designed in harmony with the adjacent neighborhood pattern as well as the Pacific Highlands Ranch Subarea Plan, and the project will implement the goals and policies of the Subarea Plan. Therefore, the subdivision will not adversely affect the applicable land use plan.

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

The proposed development as currently designed will not be detrimental to the public health, safety, and welfare. The proposed development has been designed to conform with the City of San Diego's codes, policies, and regulations whose primary focus is the public's health, safety and welfare. The proposed development will construct necessary sewer and water facilities to serve the occupants. All structures constructed will be reviewed by City staff for compliance with all relevant and applicable building, electrical, mechanical, and fire codes to assure the structures will meet or exceed the current City regulations. The proposed development has been reviewed by City staff and is consistent with the City's policies and requirements. Additionally, the permit controlling the development contains conditions addressing the project compliance with the City's regulations and policies, and other regional, state, and federal regulations to prevent detrimental impacts to the public health, safety, and welfare. Compliance with these

regulations and project conditions would result in a development that 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 proposed development will comply with the regulations of the Land Development Code with proposed deviations. The deviations requested for the Unitas Project are needed in order to create a balanced site plan consistent with neighboring properties in the Pacific Highlands Ranch Community.

The Unitas project site is unique. The parcel is a remainder lot from the Costa del Sol Subdivision, and due to its irregular shape and being surrounded by existing single family residential development, requires the following proposed deviations in order to create a functional project.

Deviations Table				
No.	Regulation	Requirement	Proposed	Lots
1	131.0443(b)(1); Front Setbacks in RX Zones	Variable Front Setbacks	Setbacks as proposed	1 – 5
2	Table 131-04E; Standard Front Setback	15'	11.9 feet	4
3	Table 131-04E; Minimum Lot Width	35'	20 feet	1 and 5
4	131.0443(b)(2)(a)(i); Minimum Side Setback	4.5' Lot 2 4.7' Lot 3	4 feet	2 and 3
5	131.0443(b)(2)(a)(iii) Minimum Setback, Building Separation	10'	8-foot building separation	Between lots 1-2 and lots 2-3
6	Table 131-04E; Minimum Rear Yard Setback	10'	Allow 4 foot rear yard setback.	1 and 4
7	142-05B, Footnote 1 Driveway Length	20'	Allow 18 feet	3
8	142.0340; Front and Side Yard Retaining Wall Height	Two walls – 3' max each	One wall, 6 feet high	2 - 5

The Unitas project requires a deviation (No. 1) from San Diego Municipal Code (SDMC) Section 131.0443(b)(1) to remove the requirement for variable front setbacks. Variable setbacks are required for developments in the RX zone exceeding four dwelling units: 15-foot setbacks are required for at least 25 percent of the total dwelling units, 10-foot setbacks are required for at least 25 percent of the total dwelling units, and 20-foot setbacks are required for at least 25 percent of the total dwelling units. No more than 40 percent of the total number of dwelling units are permitted to have front setbacks in any one category (10 feet, 15 feet, 20 feet). However, with only five units in a constricted, irregularly-shaped remainder parcel, it is not feasible to satisfy this regulation. The proposed buildings are sited relative to site constraints and in harmony to the adjacent neighborhood and street pattern, as guided by the community plan. This results in a site-sensitive, varying setback among all lots of the project that takes into account the best use of the land to minimize grading. Each home provides a setback that is different from the next, as a response to the sloping-nature and constraints of the parcel. This provides visual interest and façade articulation, and a reduction in perceived bulk and scale. Therefore, the applicant is requesting to deviate from the variable front setback regulation as the project meets the intent of the regulation.

If the variable setback deviation is granted, the applicant would request a deviation (No. 2) to the standard minimum 15-foot setback requirement. Lot 4 encroaches into the front yard setback by approximately three feet due to the angled nature of the house to the private drive frontage and the arrangement of all lots on the remainder parcel. Lot 4 would observe an 11.9-foot front yard setback.

There are two lots with minimum lot width deviations. The minimum lot width requirement for RX-1-2 is 35 feet. Using lot width measurements unique to irregularly shaped lots (per 113.0243(c)(1)), Lots 1 and 5 require a deviation (No. 3). These lots are flag shaped or pinched in order to fit into the irregular shape of the remainder parcel. The average width of the first 50 feet of lot depth is less than the required 35 feet. The extended driveway and flag lot shape require a deviation for Lot 5. The pinched lot shape requires a deviation for Lot 1. Granting the deviations on Lots 1 and 5 would also help create a varied streetscape along Carmel Valley Road and the proposed private drive.

The Unitas project is requesting deviations (Nos. 4 and 5) from SDMC Section 131.0443(b)(2)(a)(i) and (iii) to reduce the side yard setbacks and building separation distances. Minimum side- and street-side setbacks are at least three feet or 10 percent of the lot width, whichever is greater, but are not required to be more than five feet. Because the proposed lots are irregularly shaped, the setback requirement is 4.5- and 4.7-foot setbacks for Lots 2 and 3, respectively. Therefore, the applicants are requesting a deviation (No. 4) for a four-foot setback between lots to allow the dwellings to be sited on the constricted parcel shape. Adhering to these proposed four-foot setbacks requires an additional deviation to building separation setback requirements. The applicant is requesting a deviation (No. 5) for an 8-foot building separation between Lots 1 and 2, and Lots 2 and 3 to distribute useable side-yards among the project.

The proposed project requires a deviation (No. 6) from SDMC Section 131.0443(b)(3) to reduce the minimum rear yard setback. Due to the remainder parcel irregular shape, and siting of buildings, a reduction to the rear yard setback to four feet is requested on Lots 1 and 4. These

deviations, in conjunction with the retaining wall deviations, provide useable side- or rear- yard spaces for each dwelling.

Lot 3 requires a deviation (No. 7) from SDMC Section 142.0560, Table 142-05K, to reduce the required driveway length. Single family dwelling units that do not provide a driveway of at least 20 feet in length require two additional parking spaces (Table 142-05B, Footnote 1). Due to the necessary siting of the building in relation to the irregular parcel shape, Lot 3 proposes an 18-foot long driveway. The driveway length of 18-feet would meet the required length for standard off-street parking space (8' x 18'), thus meeting the intent of the regulation. Additionally, the proposed driveway length contributes to the varying setback of the project.

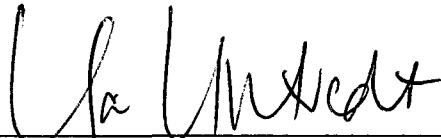
As a result of the sloping, irregularly shaped lot, the applicant is requesting a deviation (No. 8) to the maximum height of retaining walls in SDMC Section 142.0340. Two retaining walls with a maximum height of three feet are permitted in the required front and street side yards. The applicant is requesting a deviation to allow one six-foot-high wall between Lots 2 and 3, to maintain useable yards and transition the elevation drop along the private drive. A similar situation between Lot 4 and 5 would occur, resulting in a transition of the private drive and the driveway into Lot 5, while retaining a useable side yard for Lot 4. These retaining walls would result in generally flat, usable side yard spaces between dwellings on this southerly-sloping irregularly shaped remainder parcel and takes into account the best use of the land while minimizing grading.

The requested deviations noted above would provide a similar product type to the adjacent neighborhood to the south and creates continuity with the community, a development pattern goal of the community plan. If the project were designed in strict conformance to the development regulations, the project would be under-density and dissimilar in bulk, scale, and pattern to the prevailing neighborhood, resulting in an incongruous project within the community that does not align with the City's Strategic Plan Goals. Through the requested deviations, a more desirable project is created than would be achieved if designed in strict conformance with the development regulations of the RX-1-2 zone. Therefore, the proposed development will comply with the regulations of the Land Development Code including the 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.

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

BE IT FURTHER RESOLVED, that Planned Development Permit No. 1328845 is granted to CROUCH STREET, LLC, Owner/Permittee, under the terms and conditions set forth in the attached permit which is made a part of this resolution.

APPROVED: MARA W. ELLIOTT, City Attorney

By 
Inga B. Lintvedt
Deputy City Attorney

IBL:mcm
June 22, 2017
Or.Dept: DSD
Doc. No.: 1518002

ATTACHMENT(S): Exhibit A, Planned Development Permit No. 1328845

EXHIBIT A

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

WHEN RECORDED MAIL TO
CITY CLERK
MAIL STATION 2A

INTERNAL ORDER NUMBER: 24004790

SPACE ABOVE THIS LINE FOR RECORDER'S USE

PLANNED DEVELOPMENT PERMIT NO. 1328845
UNITAS PROJECT NO. 375001
CITY COUNCIL

This Planned Development Permit No. 1328845 is granted by the City Council of the City of San Diego to CROUCH STREET, LLC, a California limited liability company, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0604. The 0.66-acre site is located south of Carmel Valley Road, east of Rancho Santa Fe Farms Road in the RX-1-2 zone of the Pacific Highlands Ranch Subarea Plan. The project site is legally described as Lot 19 of Costa Del Sol Unit No. 2, according to Map thereof No. 14958, recorded in the Office of the County Recorder of San Diego County on February 3, 2005.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to subdivide a 0.66-acre site to create a six lot subdivision (five residential lots and one homeowner association lot (private driveway)), and develop five single dwelling units with deviations to lot width, setbacks, and wall height described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated July 11, 2017, on file in the Development Services Department.

The project shall include:

- a. Subdivide a 0.66-acre site to create a six-lot subdivision with a private driveway, and develop five single dwelling units with deviations;
- b. Deviations to lot width, front-, side- and rear-yard setbacks, front yard wall height, and driveway length;
- c. A free-standing, perimeter noise wall;
- d. Landscaping (planting, irrigation and landscape related improvements);
- e. Off-street parking; and

- f. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by JUL 11 2020 [3 years from date of final approval, City Clerk to Stamp].

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.

AFFORDABLE HOUSING REQUIREMENTS:

11. Prior to issuance of the first building permit, the Owner/Permittee shall pay an in-lieu fee to the San Diego Housing Commission in conformance with the NCFUA Framework Plan requirements for affordable housing based on the current fee amount at that time.

ENGINEERING REQUIREMENTS:

12. This Planned Development Permit shall comply with conditions of Vesting Tentative Map No. 1424164.

13. 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 City Storm Water Standards.
14. Prior to issuance of any construction permit, the Owner/Permittee shall submit a Technical Report that will be subject to final review and approval by the City Engineer, based on the Storm Water Standards in effect at the time of the construction permit issuance.
15. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the construction of a City standard 20-foot driveway, on Carmel Valley Road, satisfactory to the City Engineer.
16. Prior to the issuance of any building permit, the Owner/Permittee shall obtain an Encroachment Maintenance and Removal Agreement for the private storm drain system located within the City public easements in Rancho Del Acacia Way, satisfactory to the City Engineer.
17. Prior to the issuance of any construction permit, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.
18. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the Municipal Code, into the construction plans or specifications.
19. The drainage system for this project shall be private and will be subject to approval by the City Engineer.
20. Prior to the issuance of any building permits, the Owner/Permittee shall obtain a bonded grading permit for the grading proposed for this project. All grading shall conform to requirements in accordance with the City of San Diego Municipal Code in a manner satisfactory to the City Engineer.

LANDSCAPE REQUIREMENTS:

21. Prior to issuance of any engineering permits for grading, the Owner/Permittee shall submit complete construction documents for the revegetation and hydroseeding of all disturbed land in accordance with the Landscape Standards, to the satisfaction of the Development Services Department. All plans shall be in substantial conformance to this permit and Exhibit "A."
22. Prior to issuance of any engineering permits for right-of-way improvements, the Owner/Permittee shall submit complete landscape construction documents for right-of-way improvements to the Development Services Department for approval. Improvement plans shall show, label, and dimension a forty-square-foot area around each tree which is unencumbered by utilities. Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees.
23. Prior to issuance of any construction permits for structures, the Owner/Permittee shall submit complete landscape and irrigation construction documents consistent with the Landscape Standards to the Development Services Department for approval. The construction documents shall

be in substantial conformance with Exhibit "A." Construction plans shall show, label, and dimension a forty-square-foot area around each tree which is unencumbered by hardscape and utilities as set forth under LDC 142.0403(b)(5).

24. Prior to issuance of any construction permits for structures, the Owner/Permittee shall submit a water budget in accordance with the Water Conservation Requirements per SDMC 142.0413, Table 142-041, to be included with the construction documents. An irrigation audit shall be submitted consistent with Section 2.7 of the Landscape Standards of the Land Development Manual at final inspection. The irrigation audit shall certify that all irrigation systems have been installed and operate as approved by the Development Services Department.

25. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, consistent with the Landscape Standards. The Owner/Permittee may transfer responsibility to a Home Owners' Association, Landscape Maintenance District, or other approved entity. 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 unless specifically noted in this Permit.

26. If any required landscape, including existing or new plantings, hardscape, landscape features, et cetera, indicated on the approved construction document plans is damaged or removed during demolition or construction, the Owner/Permittee shall repair and/or replace it in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage.

PLANNING/DESIGN REQUIREMENTS:

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

28. The Owner/Permittee shall post a copy of each approved discretionary Permit or Tentative Map in its sales office for consideration by each prospective buyer.

29. 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:

30. The Owner/Permittee shall maintain all street trees along Carmel Valley Road in accordance with the site distance restrictions in the Landscape Design Manual and shall insure that the canopy shall be not lower than eight (8) feet above the street curb level, satisfactory to the City Engineer.

31. The automobile, motorcycle and bicycle parking spaces must be constructed in accordance with the requirements of the 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.

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

32. Prior to the issuance of any building permits, the Owner/Permittee shall apply and obtain plumbing permit(s) for the installation of appropriate above ground private back flow prevention device(s) [BFPDs], on each water service (domestic, fire and irrigation), in a manner satisfactory to the Public Utilities Director and the City Engineer. BFPDs are typically located on private property, in line with the service and immediately adjacent to the right-of-way. The Public Utilities Department will not permit the required BFPDs to be located below grade or within the structure.
33. Prior to issuance of any engineering permits, the Owner/Permittee shall obtain Encroachment and Maintenance Removal Agreement (EMRA) for proposed improvements of any kind, including utilities, landscaping, enriched paving, and electrical conduits to be installed within the public- right-of-way or public easement.
34. The Owner/Permittee shall design and install all necessary irrigation appurtenances to utilize recycled water. If recycled water is unavailable, then the irrigation system shall initially be supplied from the potable water system until recycled water is available. The system shall be designed to allow the conversion from potable to recycled water service and avoid any cross connections between the two systems satisfactory to the Public Utilities Director and the City Engineer. This will necessitate a separate irrigation service.
35. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of any new water and sewer service(s) outside of any driveway, and the disconnection at the water main of the existing unused water service adjacent to the project site, in a manner satisfactory to the Public Utilities Director and the City Engineer.
36. All proposed public water and sewer facilities must be designed and constructed in accordance with established criteria in the most current edition of the City of San Diego Water and Sewer Facility Design Guidelines and City regulations, standards and practices pertaining thereto.
37. All on-site water and sewer facilities shall be private.
38. All proposed private sewer facilities located within a single lot are to be designed to meet the requirements of the California Plumbing Code and will be reviewed as part of the building permit plan check.
39. No trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any sewer and five feet of any water facilities.

INFORMATION ONLY:

- The issuance of this discretionary permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The 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 payment of School Impact Fees at the time of issuance of building permits, as provided by Education Code Section 17620, in accordance with procedures established by the Director of Building Inspection.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the City Council of the City of San Diego JUL 11 2017 and Resolution R-311237

Permit Type/PTS Approval No.: PDP No. 1328845

Date of Approval: JUL 11 2017

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Francisco Mendoza
Development Project Manager

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

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

Crouch Street, LLC
a California limited liability company
Owner/Permittee

By _____
R. Bruce Kleege,
Manager

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

JUL 11 2017

Passed by the Council of The City of San Diego on _____, by the following vote:

Councilmembers	Yeas	Nays	Not Present	Recused
Barbara Bry	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lorie Zapf	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Chris Ward	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Myrtle Cole	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Kersey	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chris Cate	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Scott Sherman	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
David Alvarez	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Georgette Gomez	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Date of final passage **JUL 11 2017**


(Please note: When a resolution is approved by the Mayor, the date of final passage is the date the approved resolution was returned to the Office of the City Clerk.)

AUTHENTICATED BY:

KEVIN L. FAULCONER
Mayor of The City of San Diego, California.

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

(Seal)

By , Deputy

<p>Office of the City Clerk, San Diego, California</p> <p style="text-align: center;">311437</p> <p>Resolution Number R-_____</p>
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