

RESOLUTION NUMBER R- 311462

DATE OF FINAL PASSAGE DEC 11 2017

A RESOLUTION OF THE COUNCIL OF THE CITY OF
SAN DIEGO APPROVING SITE DEVELOPMENT PERMIT
NO. 1532102 AND PLANNED DEVELOPMENT PERMIT NO.
2000231 FOR MARBURN CORP TM – PROJECT NO. 435483.

WHEREAS, Marburn Corporation, a California Limited Liability Corporation, Owner/Permittee, filed an application with the City of San Diego for a Site Development Permit and Planned Development Permit to construct 24 dwelling units known as the Marburn Corp TM project, located north of Interstate 8 and east of College Avenue at 5551 1/3 College Avenue, and legally described as Portion of Lot 67 of Rancho Mission of San Diego, In the City of San Diego, County of San Diego, State of California, as described in Grant Deed Recorded November 3, 1975 as Document 75-306249, in the Navajo Community Plan area, in the RS-1-7 Zone, and the Montgomery Field Airport Land Use Compatibility Overlay Zone, Airport Influence Area (Review Area 2), and the Parking Impact Overlay Zone (Campus); and

WHEREAS, on September 14, 2017, the Planning Commission of the City of San Diego considered Site Development Permit No 1532102 and Planned Development Permit No. 2000231 and pursuant to Resolution No. 4892-PC voted 5-0, with Commissioner Otsuji recusing and Commissioner Granowitz absent, to recommend City Council approval of the Permit with the recommendations that “Keep Clear” striping be added on College Avenue fronting the project site, the requested Lot 1 rear yard setback deviation not be supported and add a restriction on second floor additions to the new single-family homes; 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 December 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; and

WHEREAS, after the Council approval on December 11, 2017, but before the recordation of the approvals, the ownership changed to Light On A Hill, LLC.; NOW, THEREFORE,

BE IT RESOLVED, by the Council of the City of San Diego, that it adopts the following findings with respect to Site Development Permit No. 1532102 and Planned Development Permit No. 2000231:

**I. SITE DEVELOPMENT PERMIT – SAN DIEGO MUNICIPAL CODE (SDMC)
SECTION 126.0504**

A. Findings for all Site Development Permits

1. The proposed development will not adversely affect the applicable land use plan. The 5.99-acre project site is located immediately north of Interstate 8 on the east side of College Avenue within the Navajo Community Plan (NCP). The project proposes to subdivide the existing vacant parcel into a total of 29 lots consisting of 24 lots to accommodate the construction of 24 single dwelling units with deviations from the RS-1-7 Zone development regulations, and five Homeowner Association (HOA) lots consisting of two private open space lots totaling 0.18 and 0.31 acres; a water easement access lot totaling 441.2 square feet; a 0.58-acre lot for storm water basins; and one lot for the private drive. The project also includes the construction of associated site improvements including site walls, bio-filtration basins, utilities, landscaping and a private drive, and the vacation for four existing easements for storm drains, sewer, and slope.

The NCP designates the site for Very Low/Low Density Residential development at a density range between zero and nine dwelling units per acre (du/ac). The NCP land use designation is implemented by the underlying RS-1-7 zone, which is a Residential-Single Unit zone intended for the development of single dwelling units that accommodate a variety of lot sizes and residential dwelling types and which promote neighborhood quality, character and livability. The project site could accommodate a maximum of 54 dwelling units based on the land use designation, and a maximum of 52 dwelling units based on the RS-1-7 zone. The project

proposes 24 residential units yielding a density of four du/ac, which is consistent with the NCP land use designation, and the RS-1-7 zone.

The long-range vision for the NCP is to retain the residential character of the area and enhance Navajo as a livable, walkable community. The principal objective of the Residential Element of the NCP is to maintain and enhance the quality of existing residences and encourage the development of a variety of new housing types with dwelling unit densities primarily in the low to low-medium density range. The NCP provides several policy recommendations for residential development, which have been incorporated into the design of the proposed development as detailed below.

The project is a low density residential development consisting of three design plans that are similar in bulk and scale to the surrounding low density residential development while providing new housing opportunities within the community. The Residential Element of the NCP recommends site design for new residential development to be sensitive to the topography and surrounding areas, including use of retaining walls to minimize grading and recontouring areas where needed. According to the Geotechnical Investigation report prepared by AGS Advanced Geotechnical Solutions, Inc. for the project, the site was partially previously graded to its current configuration in the late 1950's to early 1960's in relation to the construction of the residential development to the east, College Avenue to the west and Interstate 8 and associated College Avenue off ramp to the south and southwest. The report further states that fills of 20 to 30 feet deep appear to have been placed in the southwesterly portion of the site associated with the residential development to the southeast, based on historic photos and topographic maps. A slope analysis of the site demonstrated the site does not contain any steep hillsides as defined in SDMC Section 113.0103.

Overall, the project is designed to work with the site's topographic conditions while integrating well with the surrounding development. The project achieves a site design that is sensitive to the topography and surrounding areas with the use of a combination of cut, fill, contour grading techniques and retaining walls that minimizes grading while providing a transition between project's grade elevations in relation to the abutting development.

The NCP also calls for streets to be designed and developed to be pleasant places to walk and drive, as well as the protection of residential areas from noise of excessive traffic. The project proposes a 26-foot wide private drive, with sidewalk along the east side providing a walkable private drive for residents. The project has also been conditioned to include sound attenuation features that will reduce noise associated with the traffic on I-8 and College Avenue to 45 decibel (dB) Community Noise Equivalent Level (CNEL) interior noise level as recommended in the Acoustical Analysis prepared by Davy & Associates, Inc., dated December 16, 2016. The project is consistent with NCP land use designation and consistent with its policy recommendations for residential development and 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 is consistent with the relevant City of San Diego's codes, policies, and regulations whose primary focus is the protection of the public's health, safety, and

welfare. The permit for the project includes various conditions and referenced exhibits of approval relevant to achieving project compliance with the applicable regulations of the San Diego Municipal Code (SDMC) in effect for this project. Such conditions within the permit have been determined as necessary to avoid adverse impact upon the health, after and general welfare of persons residing or working in the surrounding area. The project shall comply with the development conditions in effect for the subject property and other regulations and guidelines pertaining to the subject property per the SDMC.

Prior to issuance of any building permit for the proposed development, the plans shall be reviewed for compliance with all building, electrical, mechanical, plumbing and fire Code requirements, and the owner/permittee shall be required to obtain grading and public improvement permits. Compliance with these regulations during and after construction will be enforced through building inspections completed by the City's building inspectors. Furthermore, this project has been reviewed pursuant to the California Environmental quality Act, and the environmental analysis did not find any significant impacts to the public health and safety. Therefore, the proposed development will not be detrimental to the public health, safety, and welfare.

3. The proposed development will comply with the applicable regulations of the Land Development Code, including any allowable deviations pursuant to the Land Development Code. The project proposes the subdivision of a vacant 5.99-acre parcel into 29 lots for the construction of 24 dwelling units, and five HOA lots for private open space, water easement access, storm water basins, and a private drive. The project also includes construction of associated site improvements including site walls, bio-filtration basins, utilities, landscaping and a private drive.

The Project complies with the regulations of the Land Development Code (LDC), including requirements for floor area ratio, height, lot area, open space, parking, landscaping, and all other requirements of the development criteria for its zoning, except where deviations are allowed through the Planned Development Permit process. Consistent with the provisions of the LDC, the project includes four deviations: to create buildable lots without frontage on a dedicated public right-of-way, to create residential lots which take access from a private drive, to reduce the front yard setback for certain dwelling units, and to allow certain lots to deviate from the minimum required lot depth. The deviations are justified based upon the site configuration, topographic constraints, and project location along a major roadway. Therefore, the proposed development will comply with the applicable regulations of the land Development Code, including any allowable deviations pursuant to the LDC.

B. Supplemental Findings--Environmentally Sensitive Lands:

1. The site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands. The project proposes to subdivide the existing vacant parcel into a total of 29 lots consisting of 24 lots to accommodate the construction of 24 single dwelling units with deviations from the RS-1-7 Zone development regulations, and five HOA lots. The project also includes construction of associated site improvements including site walls, bio-filtration basins,

utilities, landscaping and a private access road. Topography on site generally slopes down toward the southwest with approximate elevations ranging 450 mean sea level at the northerly limits of the site to 356 mean sea level at the southwest corner.

According to the Geotechnical Investigation report prepared by AGS Advanced Geotechnical Solutions, Inc. for the project, the site was previously partially graded to its current configuration in the late 1950's to early 1960's in relation to the construction of the residential development to the east, College Avenue to the west and Interstate 8 and associated College Avenue off ramp to the south and southwest. The report further states that fills of 20 to 30 feet deep appear to have been placed in the southwesterly portion of the site associated with the residential development to the southeast, based on historic photos and topographic maps. A slope analysis of the site demonstrated the site does not contain steep hillsides as defined in SDMC Section 113.0103. The site contains Environmentally Sensitive Lands (ESL) in the form of biological resources.

Furthermore, the aforementioned geotechnical report indicates the geotechnical consultant has adequately addressed the soil and geologic conditions potentially affecting the proposed project for the purposes of environmental review and the site is physically suitable for the design and siting of the proposed development. A Drainage Study and Water Quality Technical Report were also submitted which indicate the proposed development will be suitable for the proposed development and adhere to all engineering and water quality standards that apply to the Project resulting in minimum disturbance to environmentally sensitive lands.

The project site is not located within or adjacent to the City's Multi-habitat Planning Area. In accordance with SDMC Section 143.0141(a)(6)(B), encroachment into sensitive biological resources is not limited on the subject property. Biological Technical Report dated December 12, 2016 prepared by Alden Environmental, Inc. was provided for the project reflecting the current conditions of the site and impacts to biological resources. The project proposes to mitigate impacts to biological resources through payment into the City Habitat Acquisition Fund, as well as other mitigation as provided in the Mitigation Monitoring and Reporting Program (MMRP).

All impacts created by the Project will be mitigated at the appropriate ratios in accordance with the City's adopted Biology Guidelines. The Owner/Permittee has agreed to all conditions in the Mitigation Monitoring and Reporting Program and the City will monitor compliance with these conditions. Based on the above, the site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands.

2. The proposed development will minimize the alteration of natural land forms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards. The site was previously partially graded to its current configuration in the late 1950's to early 1960's in relation to the construction of the residential development to the east, College Avenue to the west and Interstate 8 and associated College Avenue off ramp to the south and southwest. The report further states that fills of 20 to 30 feet deep appear to have been placed in the southwesterly portion of the site associated with the residential development to the southeast,

based on historic photos and topographic maps. A slope analysis of the site demonstrated the site does not contain steep hillsides as defined in SDMC Section 113.0103.

Overall, the project is designed to work with the site's topographic conditions while integrating well with the surrounding development. The project achieves a site design that is sensitive to the topography and surrounding areas with the use of a combination of cut, fill, contour grading techniques and retaining walls that minimizes grading while providing a transition between project's grade elevations in relation to the abutting development. The project limits of development and grading has been located to minimize erosion, flood, and fire hazards. The project has been designed to avoid discharging concentrated run off onto slope areas. The proposed storm drain system will collect the onsite runoff and have a direct connection to the existing public storm drain system. The project meets City-wide applicable requirements related to storm water runoff and Best Management Practices (BMPs) related to storm water runoff. Furthermore, the project area is not within a floodway.

The project will not result in undue or significant risks from geologic forces based on the review of geotechnical reports provided by the geotechnical consultant and project design measures. Additional geotechnical review will be provided with the construction applications and plans for the improvement of the site in accordance with City regulations.

Therefore, the project will minimize the alteration of natural landforms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards.

3. The proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands. The project site contains Environmentally Sensitive Lands in the form of sensitive biological resources. The project site is not located within or adjacent to the City's Multi-habitat Planning Area. In accordance with SDMC Section 143.0141(a)(6)(B), encroachment into sensitive biological resources is not limited on the subject property. Biological Technical Report dated December 12, 2016 prepared by Alden Environmental, Inc. was provided for the project reflecting the current conditions of the site and impacts to biological resources. The project proposes to mitigate impacts to biological resources through payment into the City Habitat Acquisition Fund and additional measures as set forth in the MMRP.

The project site is within a fully urbanized community and bounded by development along all property lines with the exception of a portion of its southern property line which abuts City owned open space. The project provides a 12-foot wide access easement for access to the adjacent City owned property for maintenance and brush management. Furthermore, the project has been conditioned to require the Owner/Permittee revegetate and restore any disturbed area within the adjacent City-owned property to the satisfaction of the Park and Recreation Department in the event of any damage caused by the construction of the project. Based on the above, and upon implementation of the MMRP and conditions of the permit, the proposed development has been sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands.

4. The proposed development will be consistent with the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan. The project site is located in an urbanized area of the City bounded by development on all sides, with the exception of a portion of the southern property line, which abuts City open space and adjacent to the interstate 8 off-ramp. The project site is not located within or adjacent to the City's Multi-habitat Planning Area (MHPA). Although the project is not within the city's MHPA, the project would be consistent with all relevant goals and policies regarding the preservation and protection of biological resources in accordance with the City of San Diego's MSCP Subarea Plan.

5. The proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply. The proposed development, located within the Navajo community, is not located near any public beach or the shoreline. The project will include BMPs in compliance with local and state regulations to ensure downstream hydrology and water quality is not significantly affected. The project has been designed to avoid discharging concentrated run off onto slope areas. The proposed stormdrain system will collect the onsite runoff and have a direct connection to the existing downstream public stormdrain system. Conditions have been included in the Permit which require compliance with established laws and policies regarding drainage and stormwater management. Therefore, the proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply.

6. The nature and extent of mitigation required as a condition of the permit is reasonably related to, and calculated to alleviate, negative impacts created by the proposed development. Mitigated Negative Declaration (MND) No. 435483/SCH No. 2017051071 has been prepared for the project in accordance with State of California Environmental Quality Act (CEQA) Guidelines which analyzed the environmental impact of the proposed project. Implementation of the MMRP would reduce impacts to a level below significance in the area of Biological Resources, Cultural Resources (Archaeology and Paleontology), and Tribal Cultural Resources. The nature and extent of mitigation required as a condition of the permit is reasonably related to, and calculated to alleviate, negative impacts created by the proposed development.

II. 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 to subdivide the existing 5.99-acre vacant parcel into a total of 29 lots consisting of 24 lots to accommodate the construction of 24 single dwelling units with deviations from the RS-1-7 Zone development regulations, and five HOA lots consisting of two private open space lots totaling 0.18 and 0.31 acres; a water easement access lot totaling 441.2 square feet; a 0.58-acre lot for storm water basins; and one lot for the private drive. The project also includes the construction of associated site improvements including site walls, bio-filtration basins, utilities, landscaping and a private drive, and the vacation for four existing easements for storm drains, sewer, and slope.

The NCP designates the site for Very Low/Low Density Residential development at a density range between zero and nine dwelling units per acre (du/ac). The NCP land use designation is implemented by the underlying RS-1-7 zone, which is a Residential-Single Unit zone intended for the development of single dwelling units that accommodate a variety of lot sizes and residential dwelling types and which promote neighborhood quality, character and livability. The project site could accommodate a maximum of 54 dwelling units based on the land use designation, and a maximum of 52 dwelling units based on the RS-1-7 zone. The project proposes 24 residential units yielding a density of 4 du/ac, which is consistent with the NCP land use designation, and the RS-1-7 zone.

The long-range vision for the NCP is to retain the residential character of the area and enhance Navajo as a livable, walkable community. The principal objective of the Residential Element of the NCP is to maintain and enhance the quality of existing residences and encourage the development of a variety of new housing types with dwelling unit densities primarily in the low to low-medium density range. The NCP provides several policy recommendations for residential development, which have been incorporated into the design of the proposed development as detailed below.

The project is a low density residential development consisting of three design plans that are similar in bulk and scale to the surrounding low density residential development while providing new housing opportunities within the community. The Residential Element of the NCP recommends site design for new residential to be sensitive to the topography and surrounding areas, including use of retaining walls to minimize grading and recontouring areas where needed. According to the Geotechnical Investigation report prepared by AGS Advanced Geotechnical Solutions, Inc. for the project, the site was partially previously graded to its current configuration in the late 1950's to early 1960's in relation to the construction of the residential development to the east, College Avenue to the west and Interstate 8 and associated College Avenue off ramp to the south and southwest. The report further states that fills of 20 to 30 feet deep appear to have been placed in the southwesterly portion of the site associated with the residential development to the southeast, based on historic photos and topographic maps. A slope analysis of the site demonstrated the site does not contain any steep hillsides as defined in SDMC Section 113.0103.

Overall, the project is designed to work with the site's topographic conditions while integrating well with the surrounding development. The project achieves a site design that is sensitive to the topography and surrounding areas with the use of a combination of cut, fill, contour grading techniques and retaining walls that minimizes grading while providing a transition between project's grade elevations in relation to the abutting development.

The NCP also calls for streets to be designed and developed to be pleasant places to walk and drive, as well as the protection of residential areas from noise of excessive traffic. The project proposes a 26-foot wide private drive, with sidewalk along the east side providing a walkable private drive for residents. The project has also been conditioned to include sound attenuation features that will reduce noise associated with the traffic on I-8 and College Avenue to 45 decibel (dB) Community Noise Equivalent Level (CNEL) interior noise level as recommended in the Acoustical Analysis prepared by Davy & Associates, Inc., dated December 16, 2016. The project is consistent with NCP land use designation and consistent with its policy

recommendations for residential development and 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 is consistent with the relevant City of San Diego's codes, policies, and regulations whose primary focus is the protection of the public's health, safety, and welfare. The permit for the project includes various conditions and referenced exhibits of approval relevant to achieving project compliance with the applicable regulations of the San Diego Municipal Code (SDMC) in effect for this project. Such conditions within the permit have been determined as necessary to avoid adverse impact upon the health, after and general welfare of persons residing or working in the surrounding area. The project shall comply with the development conditions in effect for the subject property and other regulations and guidelines pertaining to the subject property per the SDMC.

Prior to issuance of any building permit for the proposed development, the plans shall be reviewed for compliance with all building, electrical, mechanical, plumbing and fire Code requirements, and the owner/permittee shall be required to obtain grading and public improvement permits. Compliance with these regulations during and after construction will be enforced through building inspections completed by the City's building inspectors. Furthermore, this project has been reviewed pursuant to the California Environmental quality Act, and the environmental analysis did not find any significant impacts to the public health and safety. 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 project complies with the regulations of the LDC, including requirements for floor area ratio, height, lot area, open space, parking, landscaping, and all other requirements of the development criteria for its zoning, except where deviations are allowed through the Planned Development Permit process. Consistent with the provisions of the LDC, the project includes five deviations: to create buildable lots without frontage on a dedicated public right-of-way, to create residential lots which take access from a private drive, to reduce the front yard setback for certain dwelling units and to allow certain lots to deviate from the minimum required lot depth as illustrated below:

SDMC Section	Required	Proposed (lots with deviation)
Street Frontage (Section 131.0431(b) & Section 144.0211(a))	50' lot width fronting a public street	No frontage on a public street
Direct Vehicle Access (Section 144.0211(a))	Access from a public street	No access from a public street, access will be from a private drive
Front Yard Setback (Section 131.0431(b))	15-feet	Lot 1 - 10 feet Lot 20 – 5 feet Lot 24 – 10 feet
Minimum Lot Depth (Section 131.0431(b))	95 feet	Lot 1 - 72.8 feet Lot 24 – 81.5 feet

The project site is an elongated and irregularly shaped lot with approximately 900 feet of street frontage along College Avenue. The deviations are justified based upon the site configuration, topographic constraints, and project location along a major roadway. Therefore, the lots are oriented to a private drive which will provide one location of egress/ingress to College Avenue (public right-of-way). Based upon City policies and regulations, access to a public right-of-way may be provided via a private drive; however, said private drive shall be maintained by a HOA which relieves the City from long-term maintenance and operation obligations while providing access to residents and visitors.

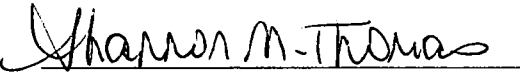
The requested setback and lot depth deviations affect three of the 24 lots within the subdivision. Three homes would have front yard setbacks less than the required 15 feet. All lots within the proposed subdivision conform to the required minimum lot dimensions except for lot 1 and lot 24 with proposed lot depths of 72.8 feet and 81.5 feet. The requested setback and lot deviations are appropriate due to the irregular configuration of the project site and based on the overall design of the project. When considered, the added housing units will provide opportunities for home ownership, and the added benefit to the community of new housing replacing a vacant underutilized site. The deviations 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 Site Development Permit No. 1532102 and Planned Development Permit No. 2000231 is granted to Light On A Hill, LLC, a California Limited

Liability Company, 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 
Shannon M. Thomas
Deputy City Attorney

SMT:als
11/16/2017
12/12/2017 Rev. Copy
01/10/2018 Rev. Cor.
Or.Dept: DSD
Doc. No.: 1628377_3

Attachment: Site Development Permit and Planned Development Permit

**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: 24006076 SPACE ABOVE THIS LINE FOR RECORDER'S USE

SITE DEVELOPMENT PERMIT NO. 1532102
PLANNED DEVELOPMENT PERMIT NO. 2000231
MARBURN CORP TM - PROJECT NO. 435483 [MMRP]
CITY COUNCIL

This Site Development Permit No. 1532102 and Planned Development Permit No. 2000231 is granted by the City Council of the City of San Diego to Light On A Hill, LLC, a California Limited Liability Company, Owner and Permittee, pursuant to San Diego Municipal Code (SDMC) section 126.0504 and 126.0604. The 5.99-acre site is located at 555 1/3 College Avenue, north of Interstate 8 and east of College Avenue within the RS-1-7 Zone, and the Montgomery Field Airport Land Use Compatibility Overlay Zone, the Airport Influence Area (Review Area 2), and the Parking Impact Overlay Zone (Campus Impact) within the Navajo Community Plan area. The project site is legally described as Portion of Lot 67 of Rancho Mission of San Diego, In the City of San Diego, County of San Diego, State of California, as described in Grant Deed Recorded November 3, 1975, as Document 75-306249.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to subdivide a vacant property into 24 residential lots and five Home Owner's Association (HOA) lots for the development of 24 dwelling units, with deviations from the RS-1-7 zone requirements, and construction of associated site improvements described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated December 11, 2017, on file in the Development Services Department.

The project shall include:

- a. Construction of 24 single-family dwelling units consisting of two one-story and one two-story floor plans with six different elevation options, ranging in size from approximately 1,881 square feet to 2,073 square feet with attached two-car garages;
- b. Creation of the following five HOA lots: two private open space lots totaling 0.18 and 0.31 acres; one access water easement lot totaling 441.2 square feet; a 0.58-acre lot for storm water basins; and a private street;

- c. Deviations as follows:
 - (1) Minimum lot depth: deviation to allow Lot 1 and Lot 24 to vary from the minimum 95-foot lot depth;
 - (2) Minimum front yard setback: deviation to allow Lot 1, Lot 20, and Lot 24 to vary from the minimum 15-foot front yard setback; and
 - (3) Lots without public street frontage: deviation to allow creation of lots without frontage on a dedicated public right-of-way; and
 - (4) Lots without public street access: deviation to allow residential lots access from a private drive.
- d. Landscaping (planting, irrigation and landscape related improvements);
- e. Off-street parking;
- f. Construction of combination of walls and fences including 1,970 linear feet of retaining walls up to a maximum of height of 12 feet high; 6-foot high masonry walls, wood fences, view fences; and five-foot high tabular steel fences; and
- g. 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 December 11, 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. The Owner/Permittee shall comply with all conditions of Tentative Map No. 1532103.
5. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
6. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
7. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 (ESA) and any amendments thereto (16 U.S.C. § 1531 et seq.).
8. In accordance with authorization granted to the City of San Diego from the United States Fish and Wildlife Service (USFWS) pursuant to Section 10(a) of the federal Endangered Species Act (ESA) and by the California Department of Fish and Wildlife (CDFW) pursuant to California Fish and Wildlife Code section 2835 as part of the Multiple Species Conservation Program (MSCP), the City of San Diego through the issuance of this Permit hereby confers upon Owner/Permittee the status of Third Party Beneficiary as provided for in Section 17 of the City of San Diego Implementing Agreement (IA), executed on July 16, 1997, and on file in the Office of the City Clerk as Document No. OO-18394. Third Party Beneficiary status is conferred upon Owner/Permittee by the City: (1) to grant Owner/Permittee the legal standing and legal right to utilize the take authorizations granted to the City pursuant to the MSCP within the context of those limitations imposed under this Permit and the IA, and (2) to assure Owner/Permittee that no existing mitigation obligation imposed by the City of San Diego pursuant to this Permit shall be altered in the future by the City of San Diego, USFWS, or CDFW, except in the limited circumstances described in Sections 9.6 and 9.7 of the IA. If mitigation lands are identified but not yet dedicated or preserved in perpetuity, maintenance and continued recognition of Third Party Beneficiary status by the City is contingent upon Owner/Permittee maintaining the biological values of any and all lands committed for mitigation pursuant to this Permit and of full satisfaction by Owner/Permittee of mitigation obligations required by this Permit, in accordance with Section 17.1D of the IA.
9. 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.
10. 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.
11. 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.

12. 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.

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

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

14. The mitigation measures specified in the MMRP and outlined in MITIGATED NEGATIVE DECLARATION NO. 435483 shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL MITIGATION REQUIREMENTS.

15. The Owner/Permittee shall comply with the MMRP as specified in MITIGATED NEGATIVE DECLARATION NO. 435483 to the satisfaction of the Development Services Department and the City Engineer. Prior to issuance of any construction permit, all conditions of the MMRP shall be adhered to, to the satisfaction of the City Engineer. All mitigation measures described in the MMRP shall be implemented for the following issue areas:

BIOLOGICAL RESOURCES
CULTURAL RESOURCES (ARCHAEOLOGY and PALEONTOLOGY)
TRIBAL CULTURAL RESOURCES

CLIMATE ACTION PLAN REQUIREMENTS:

16. Owner/Permittee shall comply with the Climate Action Plan (CAP) Consistency Checklist stamped as Exhibit "A." Prior to issuance of any construction permit, all CAP strategies shall be noted within the first three (3) sheets of the construction plans under the heading "Climate Action Plan Requirements" and shall be enforced and implemented to the satisfaction of the Development Services Department.

AFFORDABLE HOUSING REQUIREMENTS:

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

ENGINEERING REQUIREMENTS:

18. 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.

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

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

21. Prior to the issuance of any building permits, the Owner/Permittee shall dedicate an additional 0.7 feet on College Avenue to provide a 10-foot curb-to-property-line distance, satisfactory to the City Engineer.

22. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the construction of a current City Standard 25-foot wide driveway, adjacent to the site on College Avenue, satisfactory to the City Engineer.

23. Prior to the issuance of any building permits, the Owner/Permittee shall grant to the City General Utility Easement over lots D and E.

24. Prior to the issuance of any construction permit, the applicant 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.
25. 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.
26. 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 SDMC, into the construction plans or specifications.
27. 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 Appendix E of the City's Storm Water Standards.

LANDSCAPE REQUIREMENTS:

28. Prior to issuance of any engineering permits for grading, the Owner/Permittee shall submit complete construction documents for the revegetation and hydro-seeding of all disturbed land in accordance with the City of San Diego Landscape Standards, Storm Water Design Manual, and to the satisfaction of the Development Services Department. All plans shall be in substantial conformance to this permit (including Environmental conditions) and Exhibit "A," on file in the Development Services Department.
29. 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 40-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.
30. Prior to issuance of any construction permits for structures (including shell), the Owner/Permittee shall submit complete landscape and irrigation construction documents, which are consistent with the Landscape Standards, to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit "A," Landscape Development Plan, on file in the Development Services Department. Construction plans shall provide a 40-square-foot area around each tree that is unencumbered by hardscape and utilities unless otherwise approved per §142.0403(b)(5).
31. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, unless long-term maintenance of said landscaping will be the responsibility of a Landscape Maintenance District or other approved entity. All required landscape shall be maintained consistent with the Landscape Standards in a disease, weed, and litter free condition at all times. Severe pruning or "topping" of trees is not permitted.

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

PARK AND RECREATION REQUIREMENTS:

33. The Owner/Permittee shall remove any vandalism (graffiti) from the face of the retaining wall adjacent City fee-owned property within a 24-hour period following its identification.

34. The Owner/Permittee shall be responsible for the revegetation and restoration of any disturbed area due to project construction within the adjacent City fee-owned property to the satisfaction of the Park and Recreation Department.

35. The Owner/Permittee shall obtain a permit from the Park and Recreation Department Open Space Division, prior to entering City fee owned open space.

PLANNING/DESIGN REQUIREMENTS:

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

37. All signs associated with this development shall be consistent with sign criteria established by either the approved Exhibit "A" or City-wide sign regulations.

38. 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.

39. Prior to the issuance of any building permits, the Owner/Permittee shall assure that all structures shall be sound attenuated to 45 decibel (dB) Community Noise Equivalent Level interior noise level.

TRANSPORTATION REQUIREMENTS:

40. 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 authorized by the appropriate City decision maker in accordance with the SDMC.

41. The applicant shall provide and maintain a minimum of 440 feet clear sight distance along the project's frontage on College Avenue at the project driveway. No obstacles higher than 36

inches shall be located within this area, including but not limited to, landscape material, walls, columns, and signs, satisfactory to the City Engineer.

42. Prior to the issuance of any building permits, the Owner/Permittee shall assure by permit and bond the installation of an exclusive northbound right turn lane at the project's driveway on College Avenue, satisfactory to the City Engineer. The right turn lane shall be permitted and installed along with the other required public improvements on the project's frontage.

43. Prior to the issuance of any building permits, the Owner/Permittee shall install a "No U Turn" sign facing southbound traffic at Interstate 8/College Avenue westbound off-ramp intersection, to the satisfaction of Caltrans and the City Engineer.

GEOLOGY REQUIREMENTS:

44. The Owner/Permittee shall submit a geotechnical investigation report or update letter that specifically addresses the proposed construction plans. The geotechnical investigation report or update letter shall be reviewed for adequacy by the Geology Section of the Development Services Department prior to issuance of any construction permits.

45. The Owner/Permittee shall submit an as-graded geotechnical report prepared in accordance with the City's "Guidelines for Geotechnical Reports" following completion of the grading. The as-graded geotechnical report shall be reviewed for adequacy by the Geology Section of the Development Services Department prior to exoneration of the bond and grading permit close-out.

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

46. Prior to the issuance of any construction permit, the Owner/Permittee shall assure, by permit and bond the design and construction of all public water and sewer facilities as shown on the approved Exhibit "A," in a manner satisfactory to the Public Utilities Director and the City Engineer.

47. Prior to the issuance of any building permits, the Owner/Permittee shall apply for a plumbing permit for the installation of appropriate private back flow prevention device(s) on each water service (domestic, fire and irrigation), in a manner satisfactory to the Director of Public Utilities and the City Engineer. Back flow prevention devices shall be located above ground on private property, in line with the service and immediately adjacent to the right-of-way.

48. The Owner/Permittee shall be responsible for any damage caused to City of San Diego sewer facilities in the vicinity of the project site, due to the construction activities associated with this project, in accordance with Municipal Code section 142.0607. In the event that any such facility loses integrity then, the Owner/Permittee shall repair or reconstruct any damaged public sewer facility in a manner satisfactory to the Director of Public Utilities and the City Engineer.

49. 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.

50. The Owner/Permittee shall design and construct all proposed public water and sewer facilities, in accordance with established criteria in the current edition of the City of San Diego Water Facility Design Guidelines and City regulations, standards and practices.

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 City Council of the City of San Diego on December 11, 2017, and Resolution No. R-311463.

Permit Type/PTS Approval No.: SDP No. 1532102/PDP No. 2000231
Date of Approval: DEC 11 2017

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES
DEPARTMENT

Paul Godwin
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.**

LIGHT ON A HILL, LLC
Owner/Permittee

By _____

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



Office of
The City Attorney
City of San Diego

MEMORANDUM

DATE: January 10, 2018
TO: Elizabeth Maland, City Clerk
FROM: Shannon M. Thomas *ST*
SUBJECT: Item 209 – Sub-Item B (R-2018-207) and Sub-Item C (R-2018-205)
Marburn Corp. TM – Project No. 435483 – Council Meeting of December 11,
2017

We are submitting corrected Resolution Nos. R-2018-207 and R-2018-205 to reflect the change of ownership from Marburn Corporation to Light On A Hill, LLC. Please see attached Grant Deed.

SMT:als
Doc. No.: 1664684

Recording Requested By:
First American Title Company
Subdivision Department

DOC# 2017-0602317



RECORDING REQUESTED BY

First American Title Insurance Company

AND WHEN RECORDED RETURN TO:

Light On A Hill, LLC
Attn: Kendall Laughlin
5577 University Avenue
San Diego, CA 92105

Dec 21, 2017 03:34 PM
OFFICIAL RECORDS
Ernest J. Dronenburg, Jr.,
SAN DIEGO COUNTY RECORDER
FEES: \$3,334.00
PCOR: YES
PAGES: 4

Escrow number: DTR-5605152 (SK)

Title Number 581014A

APN# 463-010-10-00

THE UNDERSIGNED GRANTOR(S) DECLARE(S):

DOCUMENTARY TRANSFER TAX is \$ 3,300.00

computed on full value of property conveyed, or
 computed on full value less value of liens or encumbrances
remaining at time of sale,

Unincorporated area: City of San Diego

GRANT DEED


SIGNATURE

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, I-8 College Ave, LLC, a California limited liability company ("Grantor"), as grantor, hereby GRANTS and conveys to Light On A Hill, LLC, a California limited liability company, as grantee, the following described real property in the City of San Diego, County of San Diego, State of California:

See Exhibit A attached hereto and incorporated herein by this reference.

SUBJECT TO:

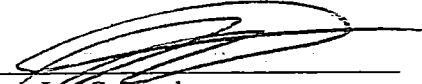
1. General and special real property taxes and assessments and supplemental assessments, if any, for the current fiscal year.
2. All other covenants, conditions, restrictions, reservations, rights, rights-of-way, dedications, offers of dedication and easements of record as of the date hereof.
3. Deed of Trust with Assignment of Rents as Additional Security recorded in the Official Records of the State of California, County of San Diego, concurrently herewith.

(the balance of this page is intentionally blank)
(the signature page follows)

Mail Tax Statements to: Light On A Hill, LLC
Attn: Joel Sanders
5577 University Avenue
San Diego, CA 92105

IN WITNESS WHEREOF, Grantor hereto has executed this Grant Deed on the date shown in the notarization below.

I-8 COLLEGE AVE, LLC,
a California limited liability company

By: 
Jon C. Sundt
Its. Manager

CERTIFICATE OF ACKNOWLEDGMENT

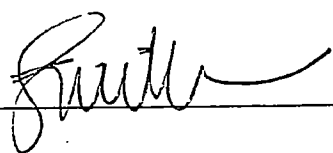
A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
) ss.
COUNTY OF SAN DIEGO)

On December 20, 2017, before me, Linda Rubio, Notary Public, personally appeared Jon C. Sundt, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature  [SEAL]



**CITY OF SAN DIEGO
MEMORANDUM
533-4000**

DATE: December ¹³~~12~~, 2017
~~TO:~~ FROM: CITY ATTORNEY/SHANNON M. THOMAS
FROM: ~~TO:~~ Office of the City Clerk/Matthew R. Hilario
SUBJECT: Item 209b of Monday, December 11, 2017, Council Meeting

Item 209: Marburn Corp TM – Project No. 435483.

Total Estimated Cost of Proposed Action and Funding Source:

None. All costs associated with processing this project are paid through a deposit account funded by the applicant.

Council District(s) Affected: 7.

Proposed Actions:

Easement Vacation, Tentative Map, Site Development Permit, and Planned Development Permit for the subdivision of a vacant parcel containing Environmentally Sensitive Lands into 24 residential lots and five homeowners association lots, and the construction of 24 single dwelling units with a private drive accessing internal lots, landscaping, and other site improvements, with deviations. The 5.99-acre site is located at 5551 1/3 College Avenue, north of Interstate 8 and east of College Avenue, in the RS-1-7 zone within the Navajo Community Plan area. Mitigated Negative Declaration No. 435483 has been prepared for the Project in accordance with State of California Environmental Quality Act (CEQA) Guidelines. A Mitigation Monitoring and Reporting Program has been prepared and will be implemented which will reduce, to a level of insignificance, all potential impacts identified in the environmental review process.

Subitem-A:

(R-2018-206) ADOPTED AS RESOLUTION R-311461

Adopt a Resolution adopting the Mitigated Negative Declaration and adopting the Mitigation, Monitoring, and Reporting Program for the Marburn Corp TM Project.

This subitem is not subject to the Mayor's veto.

Subitem-B:

(R-2018-207) ADOPTED AS AMENDED AS RESOLUTION R-311462

Adopt a Resolution approving the Site Development Permit and Planned Development Permit for the Marburn Corp TM Project.

This subitem is not subject to the Mayor's veto.

Subitem-C:

(R-2018-205) ADOPTED AS RESOLUTION R-311463

Adopt a Resolution approving the Tentative Map with Easement Vacations for the Marburn Corp TM project.

This subitem is not subject to the Mayor's veto.

Committee Actions Taken: N/A

Development Services: Paul Godwin, (619) 446-5190

City Attorney Contact: Shannon M. Thomas

COUNCIL ACTION WAS:

Motion by Scott Sherman to approve the resolution, amending Planned Development Permit. No. 2000231, to remove Condition No. 40 “No second story additions shall be permitted until this Planned Development Permit is amended by the Planning Commission or other designated decision maker.”

Directing the City Attorney to prepare the appropriate resolution according to Section 40 of the City Charter.

COUNCIL VOTE WAS:

Unanimous; all present

Please prepare the resolution to reflect Council’s Action using the appropriate language, and return to the City Clerk’s Office for further processing.

ELIZABETH S. MALAND
City Clerk

By: Matthew R. Hilario, Deputy

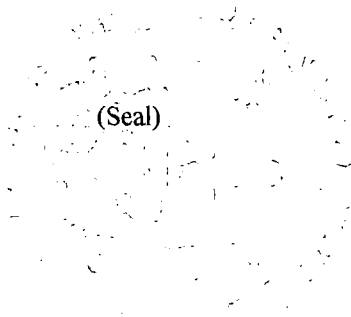
Passed by the Council of The City of San Diego on DEC 11 2017, by the following vote:

Councilmembers	Yeas	Nays	Not Present	Recused
Barbara Bry	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lorie Zapf	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 DEC 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.)

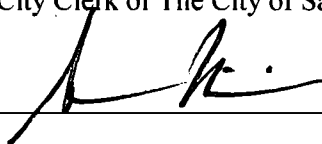
AUTHENTICATED BY:



(Seal)

KEVIN L. FAULCONER
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- 311462