



City of San Diego
Office of the City Clerk
202 C Street
Second Floor
San Diego, CA 92101
(619) 533-4000

Recommendations
Community Planning Group/
Staff's/Planning Commission

000411

Project Manager **must** complete the following information for the Council docket:

CASE NUMBER: 18292 - Petrie Residences

Staff's:

Please indicate the recommended action for each item (i.e. Resolution/Ordinance):

Resolution certifying the Negative Declaration. Ordinance approving the Rezone. Resolutions approving the Public Rights-of-Way Vacation, Tentative Map and Site Development Permit.

Planning Commission:

(List names of Commissioners voting yea or nay)

YEAS: Golba, Otsuji, Schultz & Griswold

NAYS: --

RECUSING: Ontai

ABSENT: Smiley & Naslund

Recommended Action: On October 9, 2008 the Planning Commission voted to recommend City Council approval.

Community Planning Group:

Choose one:

LIST NAME OF GROUP:

- No officially recognized community planning group for this area.
- Community Planning Group has been notified of this project and has not submitted a recommendation.
- Community Planning Group has been notified of this project and has not taken a position.
- Community Planning Group has recommended approval of this project.
- Community Planning Group has recommended denial of this project.
- This is a matter of City-wide effect. The following community group(s) have taken a position on the item:

In favor:

Opposed:

By: *M. [Signature]*
Project Manager

*This information is available in alternative formats for persons with disabilities.
To request this information in alternative format, call (619)446-5446 or (800)735-2929 (TDD)*

000413



THE CITY OF SAN DIEGO

340
02/24

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: August 29, 2008 **REPORT NO. PC-08-074**

ATTENTION: Planning Commission, Agenda of September 4, 2008

SUBJECT: PETRIE RESIDENCES – PROJECT NO. 18262. PROCESS FIVE

REFERENCE: Report to the Planning Commission No. P-03-102, dated April 23, 2003 (Attachment 13)

**OWNER/
APPLICANT:** John R. Petrie, Trustee of the John R. Petrie Trust Agreement, dated July 21, 2004 (Attachment 15)

SUMMARY

Issue(s): Should the Planning Commission recommend to the City Council approval of a Rezone, Public Right-of-Way Vacation, Tentative Map and Site Development Permit for the creation of two lots, construction of one new single-family residence and construction of an addition to an existing single-family residence at 3520 Dove Court, within the Uptown Community Plan area?

Staff Recommendation:

1. Recommend the City Council **Certify** Negative Declaration No. 18262; and
2. Recommend the City Council **Approve** Rezone No. 42905, Public Right-of-Way Vacation No. 42923, Tentative Map No. 42906, and Site Development Permit No. 42924.

Community Planning Group Recommendation: At their April 1, 2008, meeting, the Uptown Planners voted 14-0-1 to recommend approval of the proposed project with no recommended conditions (Attachment 14).

Environmental Review: A Negative Declaration, Project No. 18262, has been prepared for this project in accordance with the State of California Environmental Quality Act.

Fiscal Impact Statement: None with this action. Project costs are paid by the applicant



through a deposit account.

Code Enforcement Impact: None with this action.

Housing Impact Statement: The proposed project consists of two parcels. The Uptown Community Plan designates Parcel "A" as Low Residential 5 to 10 dwelling units per acre (0.07 acres) and Open Space (0.29 acres). This site is currently developed with one existing single-family dwelling unit. The community plan designates Parcel "B" as Open Space (0.27 acres). According to the Open Space and Recreation Element of the community, Parcel "B" is located in Biological/Geological Zone 1, which allows very low residential development at 1 to 2 dwelling units per acre. Based on the existing land use designation, 1 dwelling unit would be allowed on Parcel "B" resulting in the net increase of one single-family dwelling unit within the community.

BACKGROUND

The Petrie Residences project site is located at 3520 Dove Court, west of Bear Drive/Walnut Avenue, and north of Eagle Street, in the RS-1-7 and RS-1-1 Zones and the FAA Part 77 Noticing Area, within the Uptown Community Plan area (Attachment 3). The 0.63-acre site contains environmentally sensitive lands in the form of steep slopes.

The site is comprised of one parcel with an existing single-family residence (3520 Dove Court) and an adjacent parcel to the south, which is undeveloped. Through this permitting process, the applicant hopes to reconfigure the parcels, including portions of vacated streets, and create two new lots, which will permit the construction of additions to the existing residence on Parcel A, and the construction of a new single-family residence on Parcel B. In order to accomplish this, a Rezone, Public Rights-of-Way Vacation, Tentative Map, and Site Development Permit are required.

Community Plan Amendment

Prior to this project submittal, the applicant submitted a request to initiate a Community Plan Amendment for this proposal. On May 1, 2003, the Planning Commission approved a General/Community Plan Amendment Initiation to evaluate re-designating 0.56-acres of this project site from Open Space to Low Residential 5 to 10 dwelling units per acre in order to allow an additional dwelling unit on site (Attachment 13). Subsequently, through further review of the proposed project and the proposal to create two legal, separate parcels, a General/Community Plan Amendment was determined to no longer be necessary. According to the Open Space and Recreation Element of the community plan, the 0.27-acre portion of the project site is located predominantly within Biological/Geological Zone (Zone 1) of the Maple/Reynard Canyon System. The community plan identifies this area as the highest preservation zone which includes slopes of 25% or greater and canyon bottoms. According to the plan only very low residential development (1 to 2 dwelling units per acre) should be allowed within this zone, therefore the creation of a new, separate 0.27-acre parcel within this area would allow the development of 1 single-family dwelling unit.

000415

The project is subject to a Process 5 City Council decision due to the request for the Rezone and Public Rights-of-Way Vacations.

DISCUSSION

Project Description:

The project proposes the reconfiguration of two existing parcels, including some areas of vacated streets. In addition, the construction of an addition to the existing residence located at 3520 Dove Court is proposed, along with the construction of a new single-family residence on the second lot. The site is irregularly shaped, and slopes down from Dove Court to the west.

The existing residence is accessed via the cul de sac at the end of Dove Court, at the top of slope. The new residence will be accessed via Bear Drive, which follows a different path to the site. Bear Drive extends off of Dove Court to the east of this site, and loops around to the west. Midway down the street, Bear Drive turns into Walnut Avenue, which ends at this project site at the junction with Eagle Street. The front of the site is closest to Dove Court, with the rear of the site located downslope.

Rezone:

The project site is located within two zones: RS-1-7 at the front, and RS-1-1 at the rear. The existing residence is located within the RS-1-7 Zone, although a portion of the proposed addition would be located within the RS-1-1 Zone. The new residence location is within the current RS-1-1 Zone entirely. With this project, the applicant proposes to modify the RS-1-7 Zone boundary so the existing residence and addition would be all located within the RS-1-7 Zone. In addition, the remaining portion of the site within the RS-1-1 Zone would be rezoned to RS-1-4 to permit the construction of the new single-family residence. Staff has reviewed this Rezone request and has determined it is consistent with the current land use designations in the Uptown Community Plan (Attachment 11).

Public Rights-of-Way Vacations:

The applicant's request includes several public rights-of-way vacations required to implement the proposed project. While the majority of Parcel A is existing, Parcel B is composed of portions of a non-contiguous parcel of land, separated by the dedicated Walnut Avenue right-of-way. This is also bounded by dedicated Eagle Street on the south. During the course of project review, staff requested the applicant also incorporate the vacation of additional off-site portions of Eagle Street since the applicant's proposed vacation would leave remnant portions of these dedicated rights-of-way which would be unusable. These vacations are further illustrated in Attachment 10.

In addition to these vacations, the portion of Walnut Avenue leading from Bear Drive to the new Parcel B site would be renamed to Bear Drive (Attachment 12). This would provide clarity and consistency on the street name in the neighborhood.

000416

Tentative Map:

The existing residence at 3520 Dove Court sits on a legal lot. The proposed Tentative Map (Attachment 6) will provide for a reconfiguration of this lot, and incorporate the non-contiguous parcel and adjacent vacated public rights-of-way into a new parcel, resulting in two parcels (Parcel A and Parcel B). Parcel A will contain the existing residence addressed as 3520 Dove Court. Parcel B will contain the new single-family residence, but the address has not yet been requested or assigned; presumably it will be addressed on Bear Drive.

Site Development Permit:

A Site Development Permit is required due to the presence of environmentally sensitive lands on the site in the form of steep slopes. The site is irregularly-shaped and slopes descending from east to west. Steep slopes indicating the presence of environmentally sensitive lands are those that are natural, undisturbed slopes, 25% slope or greater, and have at least 50 feet in elevation. A slope analysis was prepared for this project. That analysis clarified the location of steep slopes on this project site. Minor portions of the additions to the existing residence at 3520 Dove Court are within the natural, undisturbed portion of the steep slopes. The new residence construction is located entirely within an area of previously-disturbed slopes, and has been designed to impact a minimal amount of this area, in accordance with Land Development Code regulations. Based on Land Development Code requirements, the applicant has made many plan revisions in order to achieve the project proposed. The proposed project conforms with all development regulations of the Land Development Code and no deviations or variances are requested or required with this action.

Community Plan Analysis:

The Uptown Community Plan designates the proposed 0.63-acre project site for Low Residential 5 to 10 dwelling units per acre and Open Space, of which the site is predominantly designated (Attachment 2). The project proposes to develop 0.27-acres of the total project site into a separate parcel ("Parcel B") and develop a new single-family residence. Parcel B would be entirely in community plan designated Open Space. The proposed Rezoning is consistent with the current community plan designations.

The Uptown Community Plan recommends that streets should be vacated only if the following can be made, that the right-of-way will not be used in the future:

- For public access;
- To provide public parking;
- To provide open space for public use; or,
- To maintain views of open space from public rights-of-way

The project proposes to vacate portions of Walnut Avenue and Eagle Street. The portion of these streets that are proposed for vacation would not provide use for public access. Nor would these portions of street provide for parking for a commercial district, park, or other destination of

interest. Rather, it would be used by residents and their guests. Additionally, the proposed street vacations would not preclude these users from parking along the remaining portion of Walnut Avenue, where there is available public, on-street parking. The portions of Walnut Street and Eagle Street proposed for vacation also would not provide for additional open space for public use since they are surrounded by private property. Further, the Uptown Community Plan does not identify any public views from the portions of Walnut Avenue and Eagle Street proposed for vacation therefore, no identified public views would be adversely impacted by the proposed right-of-way vacations.

Environmental Analysis:

A Negative Declaration was prepared for this project, which evaluated Biological Resources, Geology, and Historical Resources (architecture). It was determined that the proposed project would not result in significant impacts to these resources, based on the following:

- **Biological Resources:** A biological resources report was prepared to determine if the proposed project would have the potential to result in significant impacts to sensitive biological resources. The report concluded that the site contains a mixture of ornamental trees with interspersed native trees and shrubs, and that no biologically sensitive plant or animal species and/or habitats exist onsite. Due to the lack of sensitive biological resources, no impacts are expected and no mitigation would be required.
- **Geology:** The site occupies a ridge and southwest facing slopes above Reynard Way canyon. Elevation differential across the site is approximately 90 feet. West and adjacent to the site is a steep cut slope up to 70 feet high. The site is located in Geologic Hazard Category 52 as shown on the City's Seismic Safety Study maps. Geologic Hazard Category 52 is characterized as "other level areas, gently sloping to steep terrain, favorable geologic structure, [and] low risk."

A geotechnical investigation report and several addenda were prepared for the proposed hillside project that addressed geologic hazards. Slope stability of the site was evaluated and the geotechnical consultant determined that the proposed building site and existing building site have adequate gross and surficial slope stability. The consultant opined that the proposed subdivision will be safe from geologic hazards. However, the western portions of site were determined to have a factor of safety of less than 1.5 with respect to slope stability due to the proximity of the existing steep cut slope located west and adjacent to the site. The project's geotechnical consultant has concluded that the appropriate measure to improve the slope's factor-of-safety would be the construction of a tie-back anchor or soil nail type retaining wall along the face of the off-site slope.

Considering the steep slope is an existing offsite non-conforming condition, the owner has agreed to establish a "Building Restricted Easement" for the areas of the site determined to have a factor of safety of less than 1.5. In addition, a Notice of Geologic and Geotechnical Conditions has been recorded against the subject property which functions as a disclosure and hold harmless agreement.

- Historical Resources (architecture): The project proposes to construct an addition to an existing single-family residence that is 45 years in age or older. This residence at 3520 Dove Court has not been historically designated. Staff evaluated the site and records and determined the building does not meet the designation criteria for historical designation, and no mitigation is required.

Project-Related Issues:

As indicated above, the project originally included a Community Plan Amendment, which was deemed by staff not to be necessary once the actual project proposal was submitted with more refined details. During the course of project review, the applicant modified the proposal to incorporate proposed additions to the existing residence at 3520 Dove Court. The applicant has presented various forms of this proposal to Uptown Planners several times since originally submitted. Uptown Planners has always supported the proposal.

Community Planning Group:

The current and most applicable Uptown Planners recommendation is attached (Attachment 14). This recommendation incorporates the proposed addition to the residence at 3520 Dove Court, as well as the other project requests. At their April 1, 2008, meeting, the Uptown Planners voted 14-0-1 to recommend approval of the proposed project and stated the following: "The board expressed approval of the architectural style of the proposed structure, and believed it complimented the topography and character of the site it was to be located." No recommended conditions have been provided by Uptown Planners.

Other Communications:

Staff has received one letter from adjacent neighbors regarding this proposed project (Attachment 16). In this letter, signed as being from "The Mission Hills Park Board of Directors," the writers indicate their opposition to the off-site portion of the Eagle Street vacation. This letter was received in March 2007. Staff had received a few phone calls from the author for a few months after the date of the letter requesting updates on the review process. No calls have been received for over one year. As indicated above, staff supports the vacation of this off-site portion of Eagle Street since the applicant's proposed vacation would leave remnant portions of these dedicated rights-of-way which would be unusable.

Conclusion:

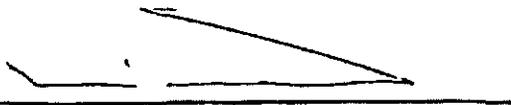
In summary, staff finds the project consistent with the recommended land use and development standards in effect for this site per the adopted Uptown Community Plan, the proposed RS-1-7 and RS-1-4 Zones. Draft conditions of approval and findings have been prepared for the Site Development Permit (Attachment 8), as well as information for the Rezone, Public Rights-of-Way Vacations and Tentative Map (Attachments 7, 9 and 11).

000419

ALTERNATIVES

1. **Recommend** to the City Council approval of Rezone No. 42905, Public Right-of-Way Vacation No. 42923, Tentative Map No. 42906, and Site Development Permit No. 42924, with modifications.
2. **Recommend** to the City Council denial of Rezone No. 42905, Public Right-of-Way Vacation No. 42923, Tentative Map No. 42906, and Site Development Permit No. 42924, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



Mike Westlake
Program Manager
Development Services Department

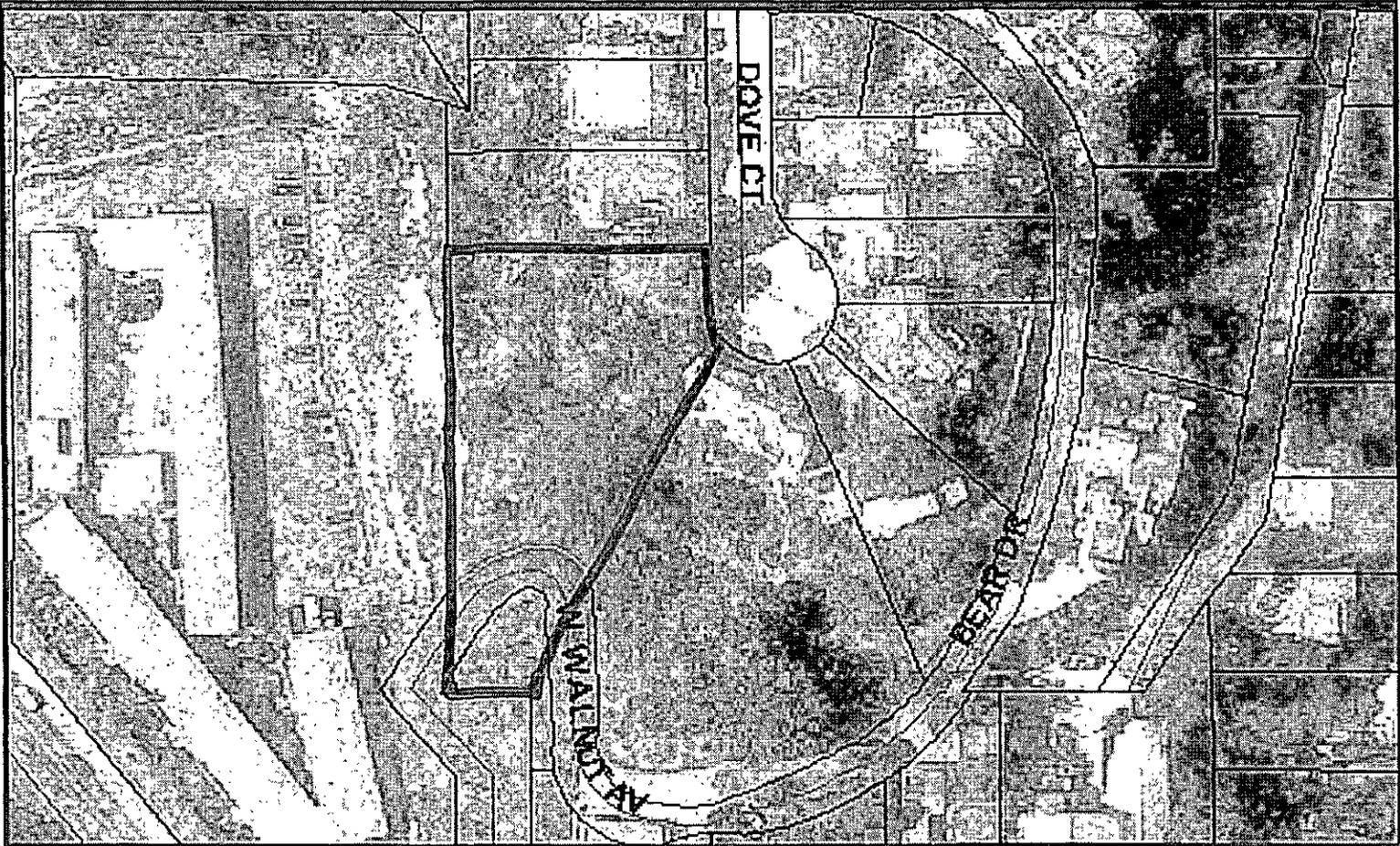


Michelle Sokolowski
Project Manager
Development Services Department

WESTLAKE/MAS

Attachments:

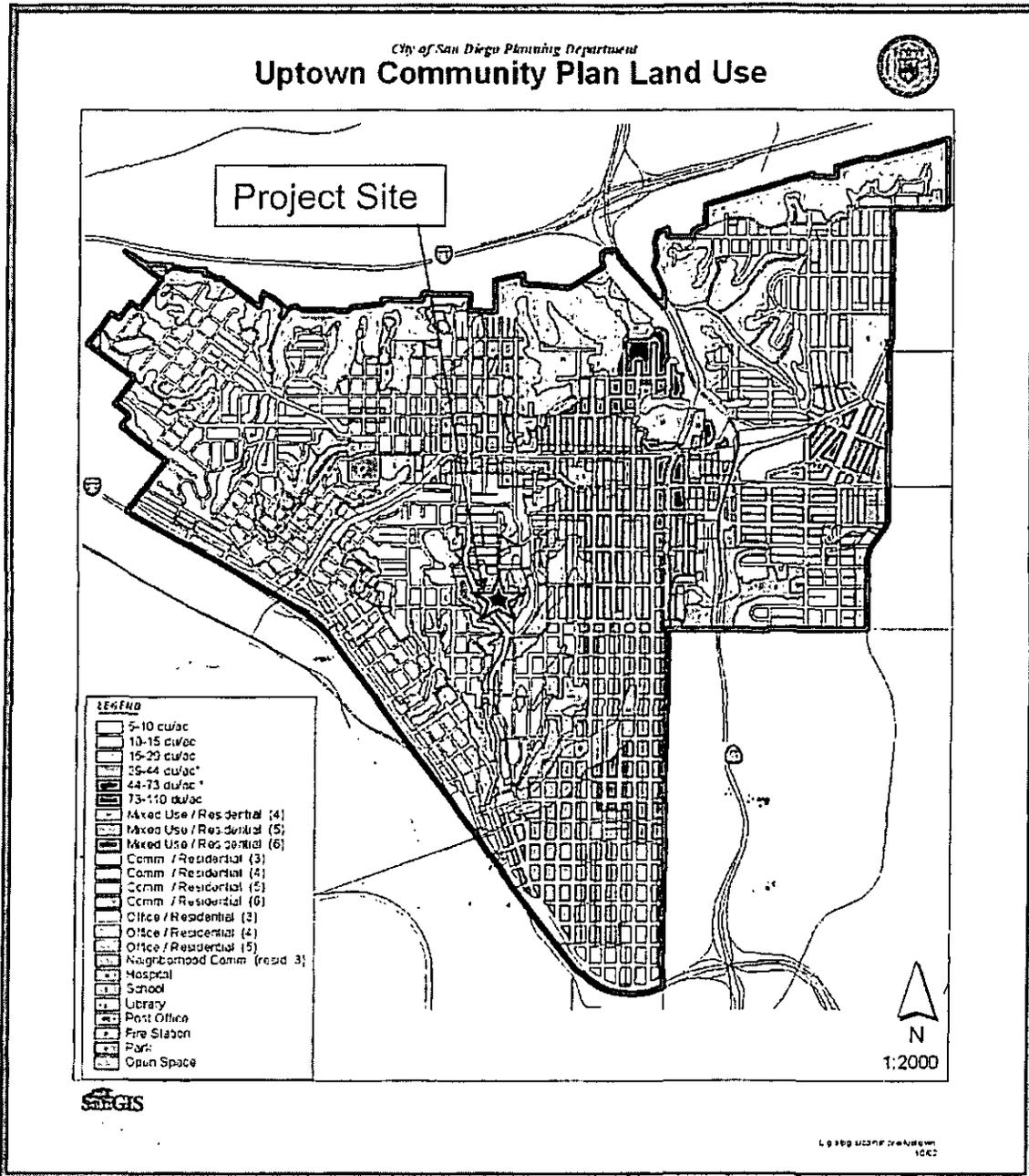
1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Project Site Plans
6. Tentative Map
7. Draft Map Conditions and Subdivision Resolution
8. Draft Permit/Resolution with Conditions and Findings
9. Draft Public Rights-of-Way Vacation Resolution
10. Public Rights-of-Way Vacation Exhibits
11. Rezone – B-4267 and Ordinance
12. Street Name Change Exhibit and Resolution
13. Report to Planning Commission No. 03-102
14. Community Planning Group Recommendation
15. Ownership Disclosure Statement
16. Letter from The Mission Hills Park Board of Directors dated March 1, 2007
17. Project Chronology
18. Project Diagram – Clarification of Project Specifics
19. Project Site Photographs



Aerial Photo

PETRIE RESIDENCES - PROJECT NUMBER 18262
3520 Dove Court

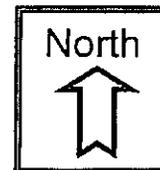


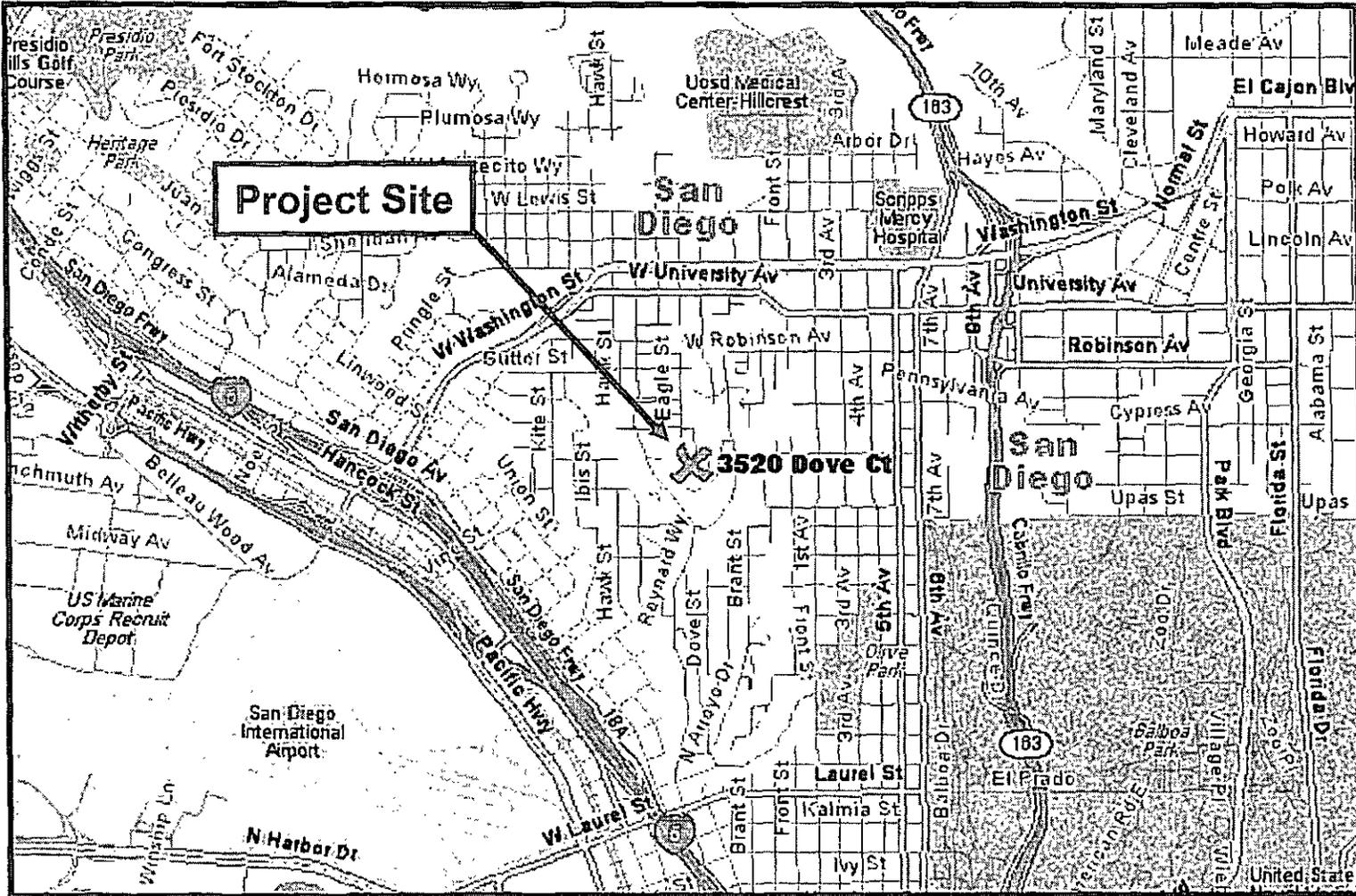


Community Plan Land Use Map

PETRIE RESIDENCES – PROJECT NUMBER 18262

3520 Dove Court - Uptown





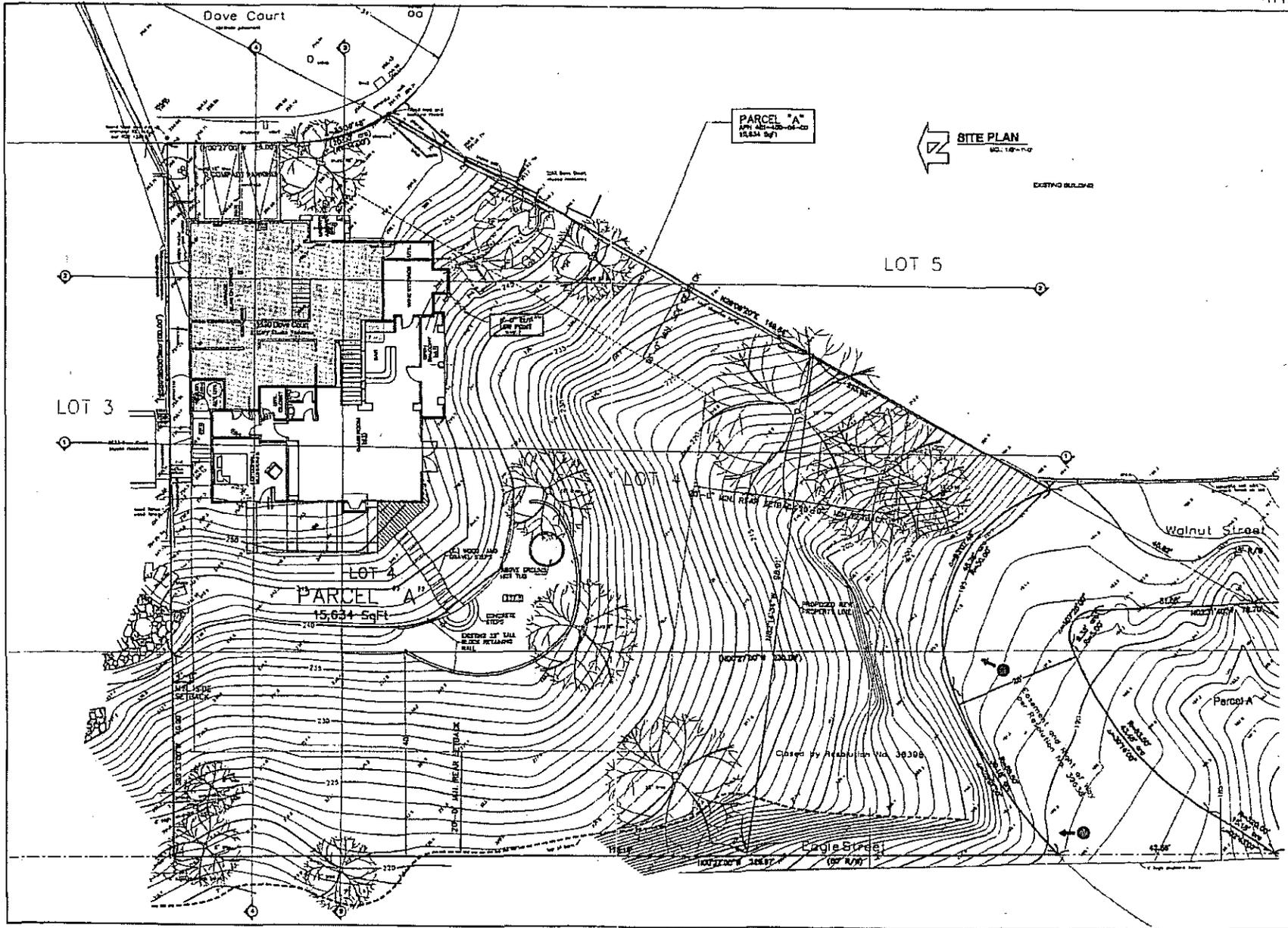
Project Location Map

PETRIE RESIDENCES – PROJECT NUMBER 18262
3520 Dove Court

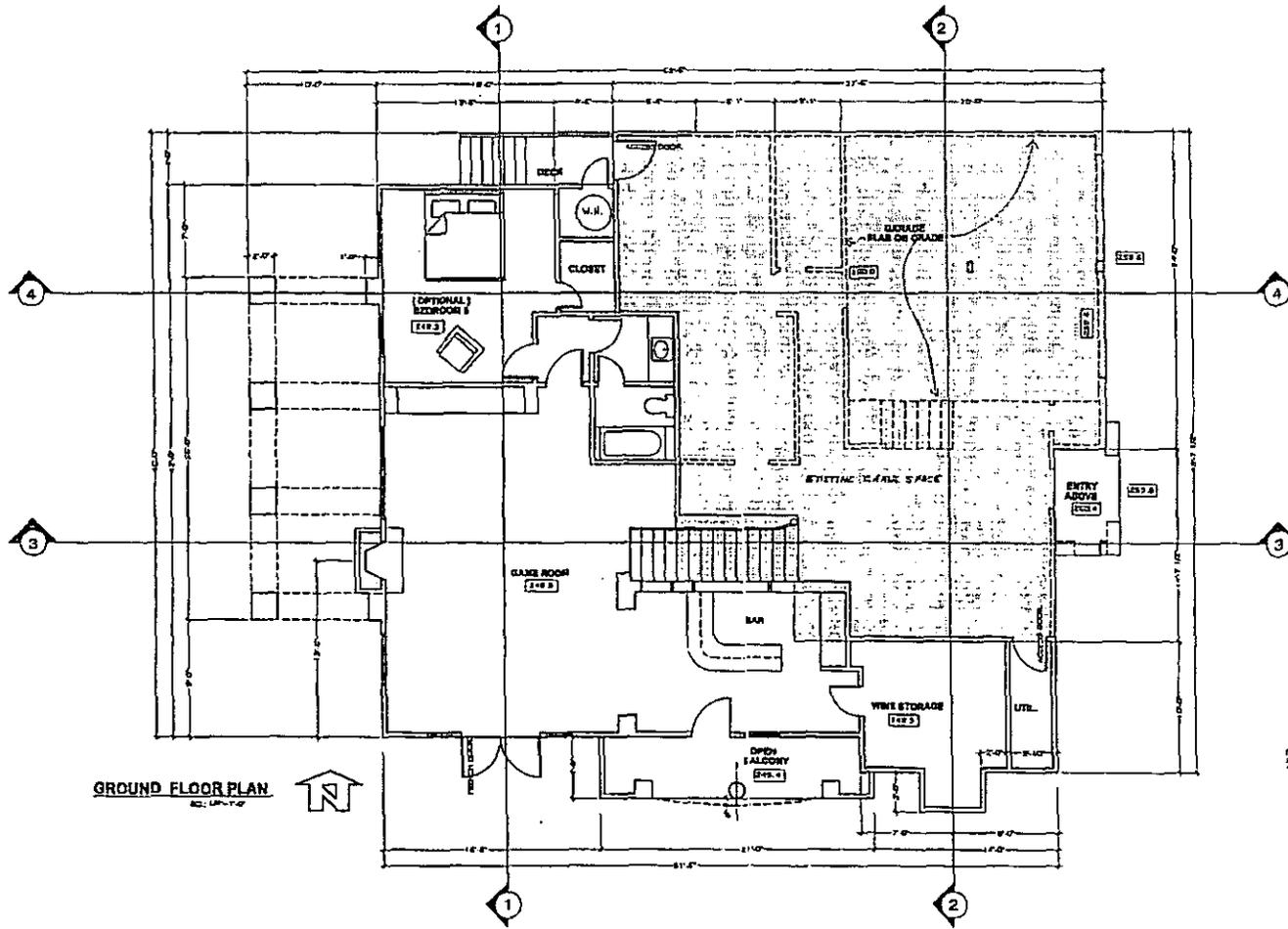


PROJECT DATA SHEET

PROJECT NAME:	Petrie Residences – Project No. 18262	
PROJECT DESCRIPTION:	Creation of two lots, construction of one new single-family residence and construction of an addition to an existing single-family residence	
COMMUNITY PLAN AREA:	Uptown	
DISCRETIONARY ACTIONS:	Rezone; Public Rights-of-Way Vacation; Tentative Map; Site Development Permit	
COMMUNITY PLAN LAND USE DESIGNATION:	Low Residential 5 to 10 dwelling units per acre and Open Space	
<u>ZONING INFORMATION (PROPOSED RS-1-7 AND RS-1-4 ZONES):</u>		
<u>PARCEL "A"</u>	<u>PARCEL "B"</u>	
ZONE: RS-1-7/RS-1-4	ZONE: RS-1-4	
HEIGHT LIMIT: 30'-0" maximum	HEIGHT LIMIT: 30'-0" maximum	
MINIMUM LOT SIZE: 5,000/10,000 sf	MINIMUM LOT SIZE: 10,000 sf	
FLOOR AREA RATIO: 0.53/0.49 maximum	FLOOR AREA RATIO: 0.53 maximum	
FRONT SETBACK: 15/20 feet	FRONT SETBACK: 20 feet	
SIDE SETBACK: 4/6 feet	SIDE SETBACK: 6 feet	
STREETSIDE SETBACK: N/A	STREETSIDE SETBACK: N/A.	
REAR SETBACK: 13/20 feet	REAR SETBACK: 20 feet	
PARKING: 2 spaces required	PARKING: 2 spaces required	
<u>ADJACENT PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Single-family residential; RS-1-7	Single-family residential
SOUTH:	Single-family residential; RS-1-1	Single-family residential
EAST:	Single-family residential; RS-1-1 & RS-1-7	Single-family residential
WEST:	Multi-Family Residential; MR-1000 (Mid-City PDO).	Multi-family apartments
DEVIATIONS OR VARIANCES REQUESTED:	None	
COMMUNITY PLANNING GROUP RECOMMENDATION:	At their April 1, 2008, meeting, the Uptown Planners voted 14-0-1 to recommend approval of the proposed project with no recommended conditions	



NO. / REVISION	
NO.	
1/03/2006	
1/11/2006	
1/22/2008	
PROPOSED SINGLE FAMILY ROOM ADDITION 3550 DOVE COURT SAN DIEGO, CA 92103	
SITE / CONTOUR PLAN	
NO.	11/21/07
SCALE	1/8" = 1'-0"
DATE	11/02
NO.	
A-2	



GROUND FLOOR PLAN
02/14/10

GROUND FLOOR PLAN
02/14/10

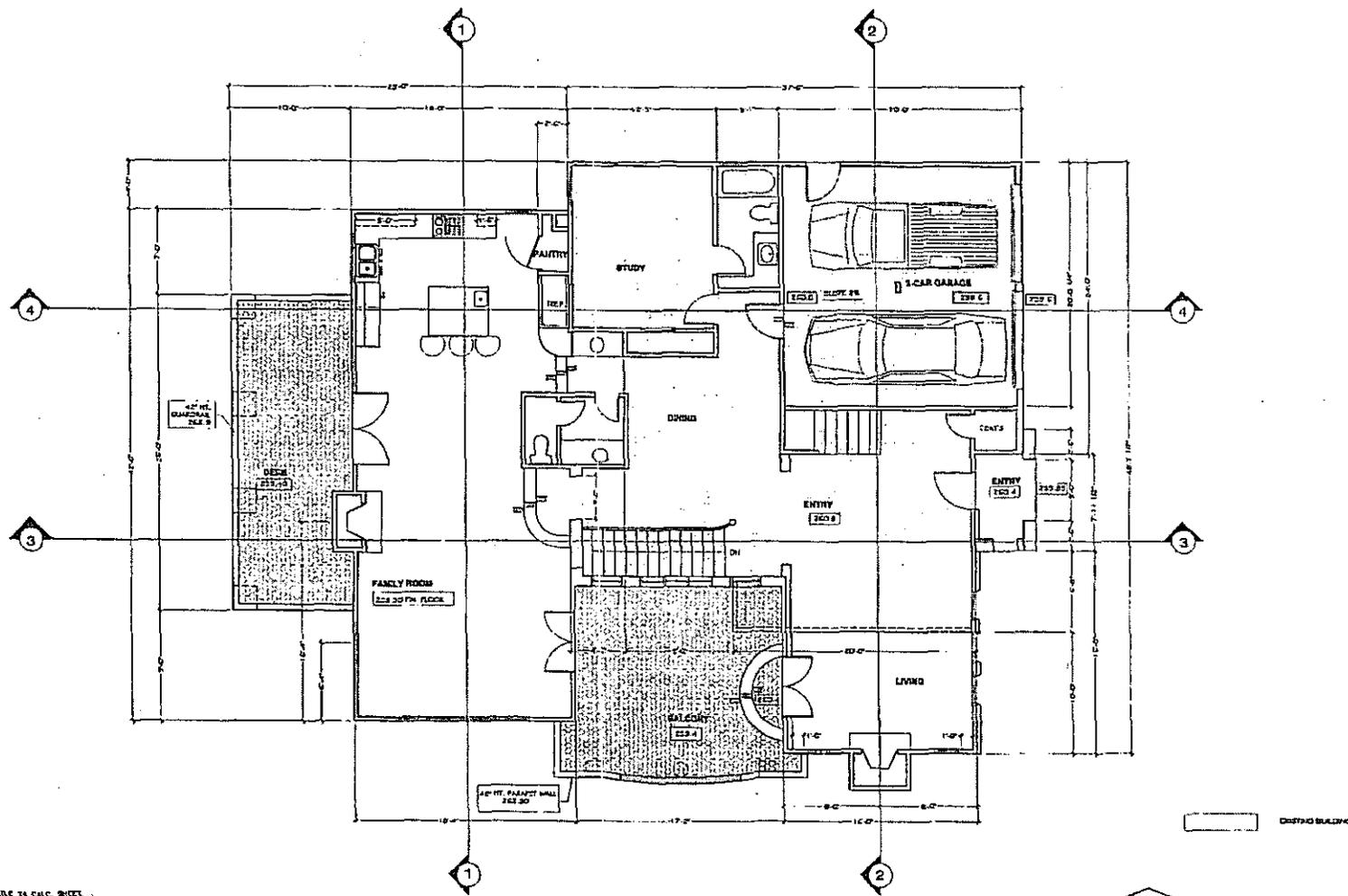
DATE	DESCRIPTION
01/02/2008	
01/10/2008	
01/22/2008	

PROPOSED SINGLE FAMILY
ROOM ADDITION
3520 DOVE COURT
SAN DIEGO, CA 92103

GROUND
FLOOR
PLAN

DATE	11/21/07
SCALE	1/4" = 1'-0"
PROJECT	H902
NO.	

A-3

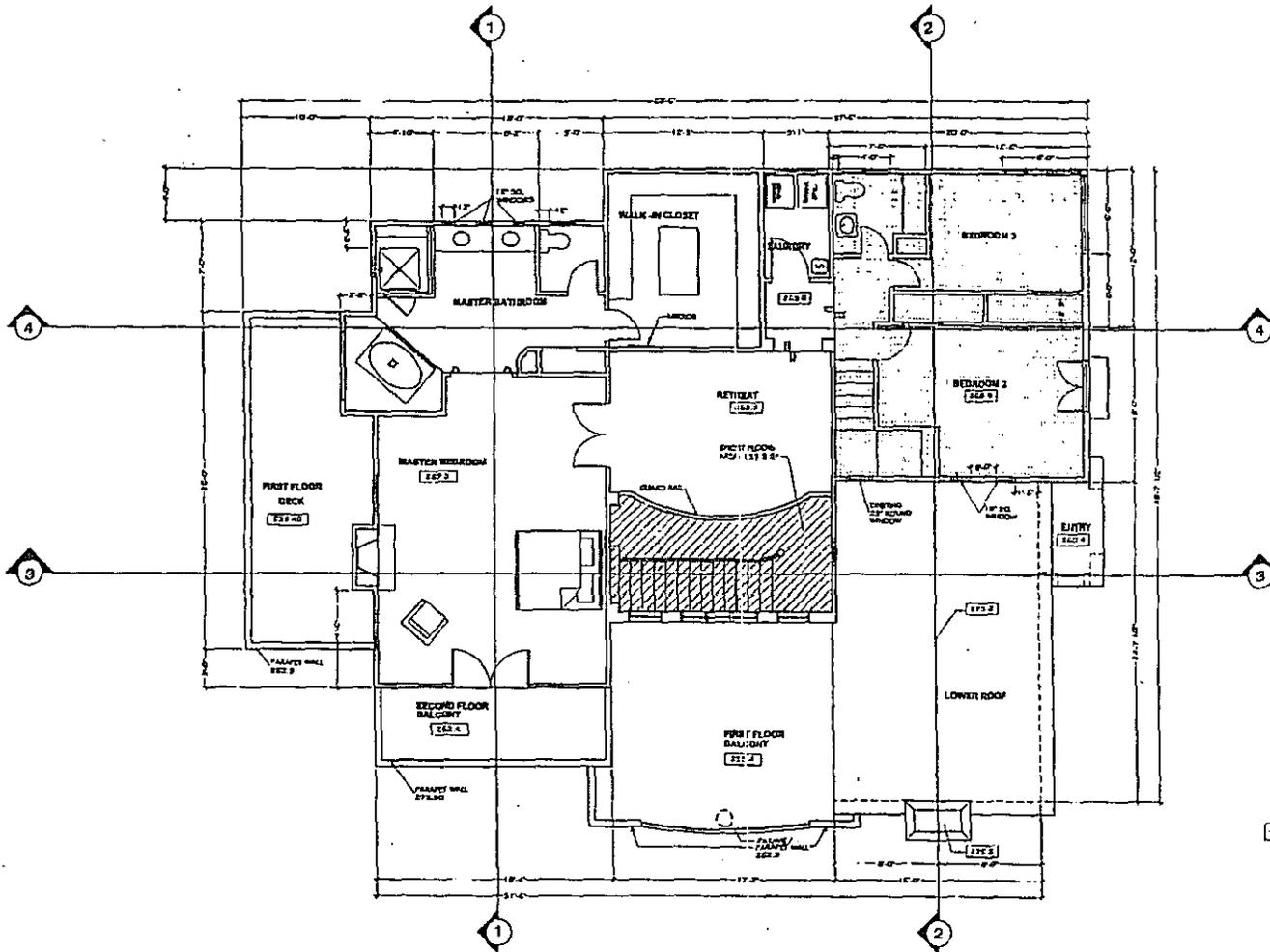


- NOTE:
1. ATIC FASH VENTS SEE TABLE IN CALC. SHEET.
 2. PROVIDE MIN. 3/4" DEEP UNOBSTRUCTED WORKING SPACE IN FRONT OF FURNACE.
 3. PROVIDE ATIC VENTS AS SOURCE OF COMBUSTION AIR TO FURNACE 2 SOLA PER 1000 BTU FOR BURNER TYPES AND 7 SOLA PER 1000 BTU FOR CATALYTIC TYPES.
 4. PASSAGE WAY TO THE ATIC FURNACE SHALL BE UNOBSTRUCTED AND HAS CONTIGUOUS SOLID FLOORING NOT LESS THAN 3/4" WIDE NOT MORE THAN 20" IN LENGTH THROUGH THE ATIC.
 5. ACCEPTABLE OUTLET LOCATIONS WILL COMPLY WITH LATEST NEC REQUIREMENTS.
 6. A 1/2" MINIMUM ACCESS PANEL TO BATHING TOP CONNECTION IS REQUIRED UNLESS PLUMBING IS WITHOUT JUMP JOINTS (UPC 405.2).
 7. GFIET SHALL BE 15 GALLON/FLOID, DOWNWARDS TO BE 2.5 GPM, AND FAUCETS @ 2.2 GPM PER UPC 402.
 8. PROVIDE CIRCUIT FAULT CIRCUIT-INTERDISPTERS (CFI) PROTECTION FOR ALL 125 VOLT, SINGLE PHASE, 15 AND 20 AMP, BATH RM GARAGE, OUTDOOR AND BASEMENT RECEPTACLES AND GROUND TOP RECEPTACLES WHICH IS OF A KITCHEN SINK (NEC 210.12(a)).
 9. AT LEAST ONE WALL SWITCH-CONTROLLED LIGHT OUTLET SHALL BE INSTALLED AT EXTERIOR SIDE OF OUTDOOR ENTRANCES AND EXIT (NEC 210.12(a)).
 10. PROVIDE FLOURESCENT LIGHTING IN BATHROOMS AND KITCHENS AND LOCATE SWITCH FOR GENERAL LIGHTING COMPLIANCE (TABLE 34-100).

FIRST FLOOR PLAN



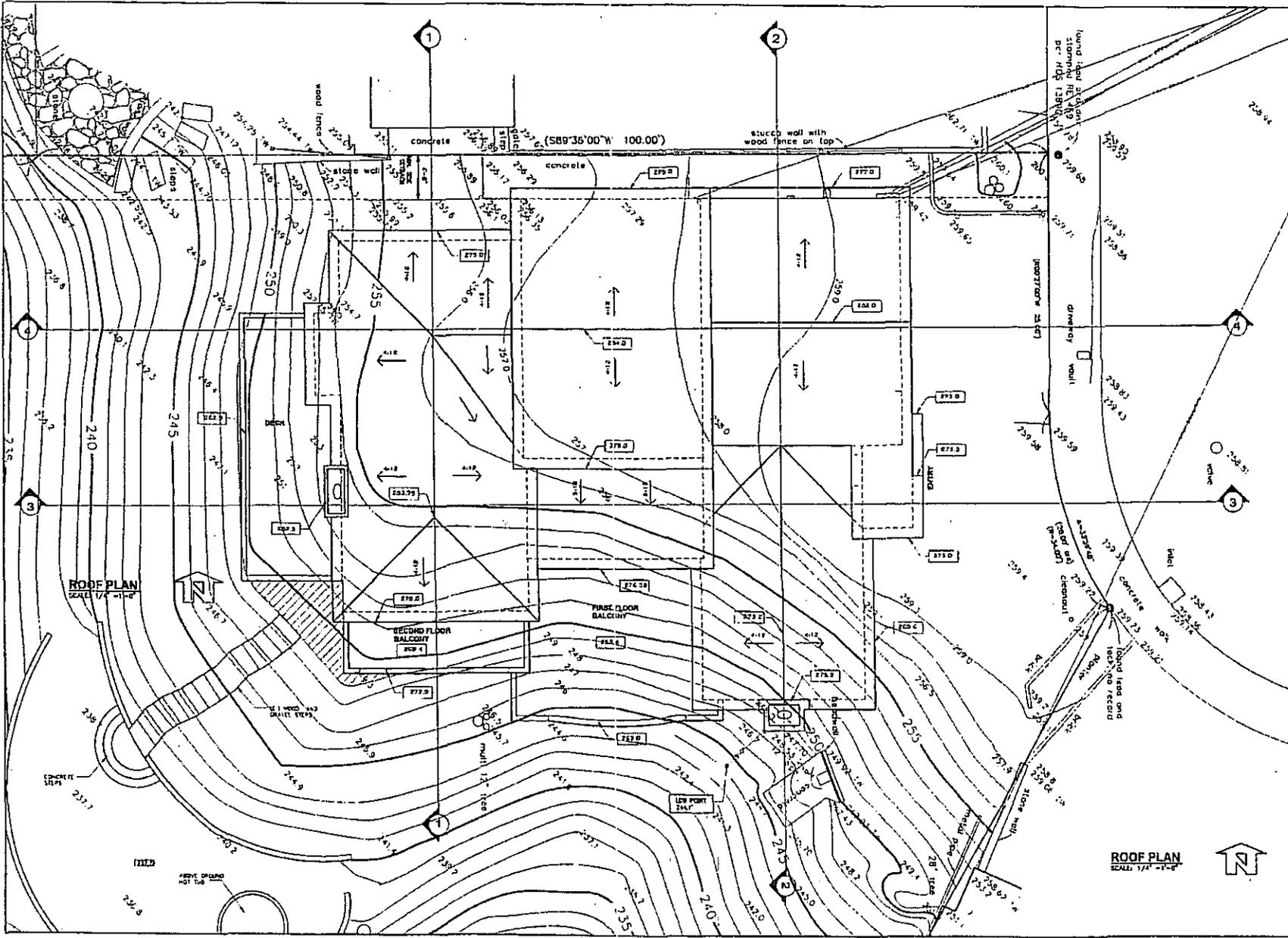
01/03/2008 01/10/2008 01/22/2008	
PROPOSED SINGLE FAMILY ROOM ADDITION 3520 DOVE COURT SAN DIEGO, CA 92103	
FIRST FLOOR PLAN	
DATE: 11/21/07	SCALE: 1/4" = 1'-0"
SHEET NO: H802	NO: A-4



SECOND FLOOR PLAN
MILL DEVELOPMENT



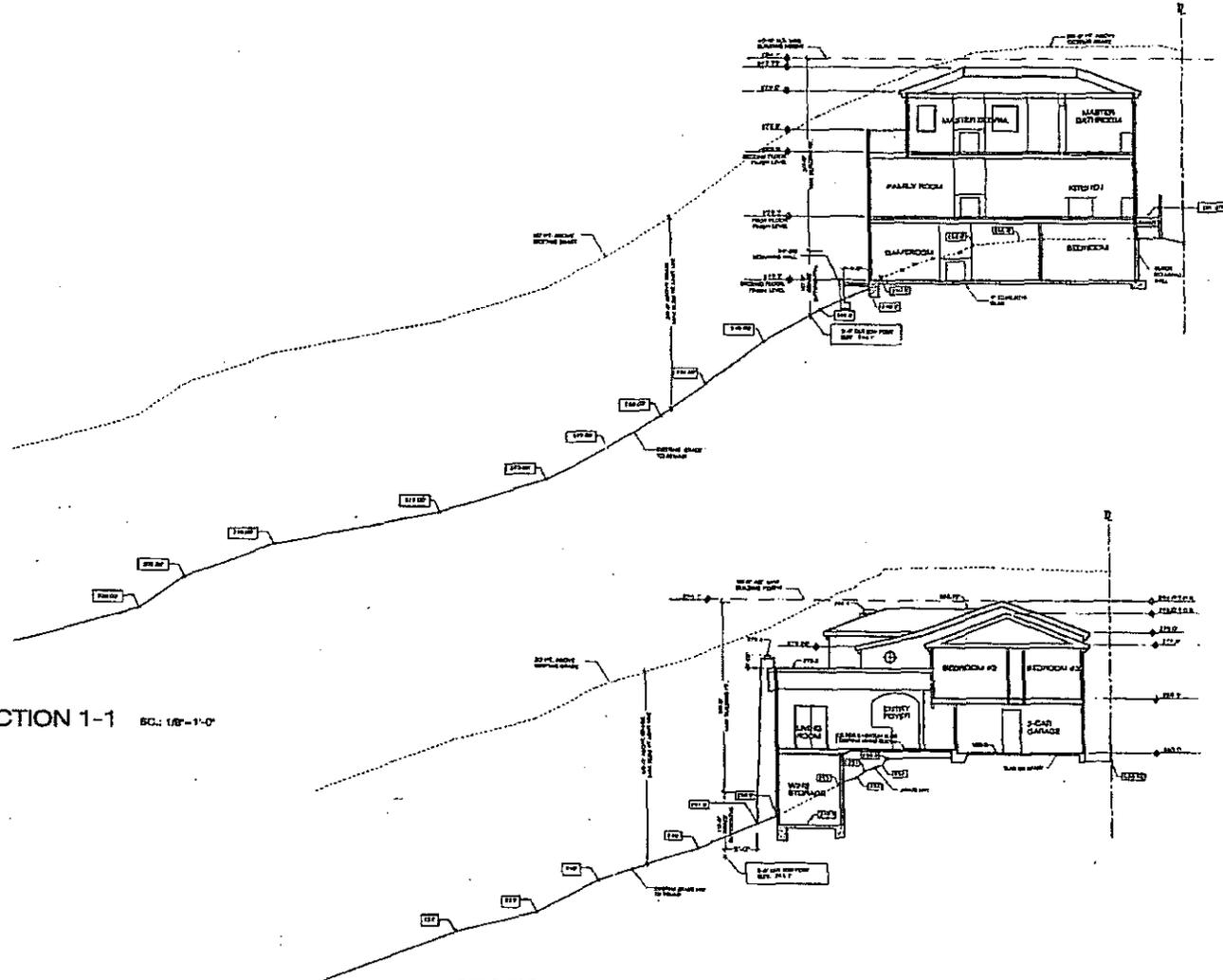
DATE	
▲	01/03/2008
▲	01/10/2008
▲	01/22/2008
▲	
▲	
▲	
PROJECT	
PROPOSED SINGLE FAMILY ROOM ADDITION 3550 DOVE COURT SAN DIEGO, CA 92103	
DRAWING	
SECOND FLOOR PLAN	
DATE	11/21/07
SCALE	1/4" = 1'-0"
NO.	H902
SHEET	
A-5	



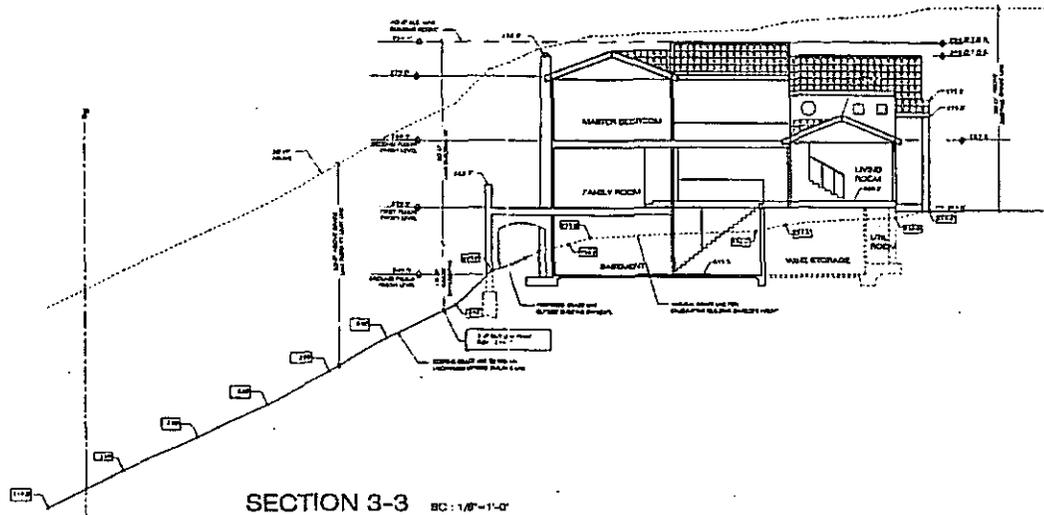
<p>PROPOSED SINGLE FAMILY ROOM ADDITION 3520 DOVE COURT SAN DIEGO, CA 92103</p>	
<p>DATE: 01/03/2008 01/10/2008 01/22/2008 01/24/2008</p>	<p>SCALE: 1/4" = 1'-0"</p>
<p>PROJECT: PROPOSED SINGLE FAMILY ROOM ADDITION 3520 DOVE COURT SAN DIEGO, CA 92103</p>	<p>DATE: 11/21/07 SCALE: 1/4" = 1'-0" SHEET: H302</p>
<p>A-6</p>	

SECTION 1-1 SC: 1/8"=1'-0"

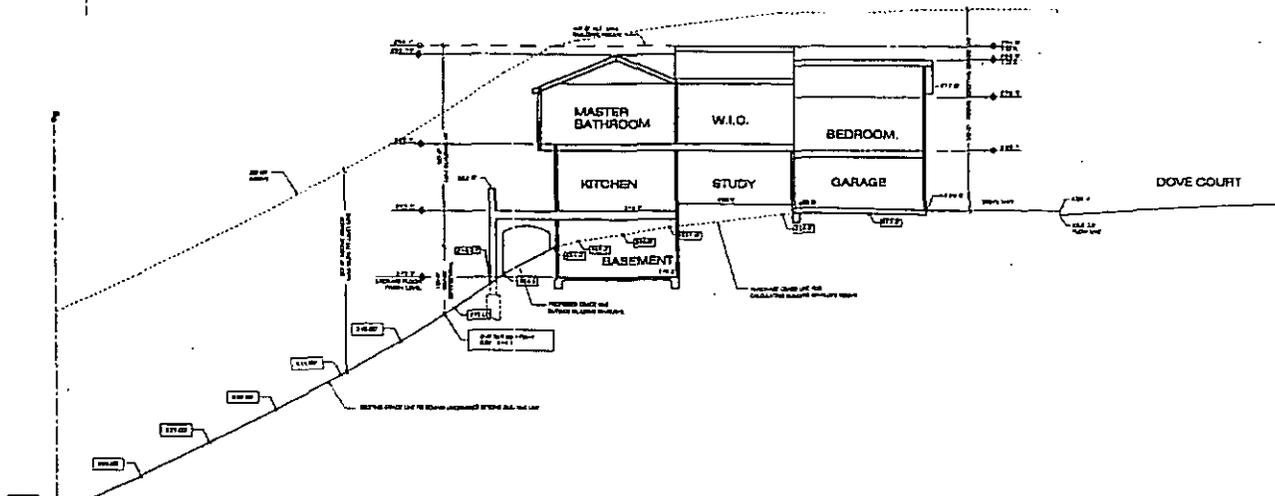
SECTION 2-2 SC: 1/8"=1'-0"



REVISIONS	
NO.	DATE / DESCRIPTION
1	01/03/2008
2	01/10/2008
3	01/22/2008
4	
5	
PROPOSED SINGLE FAMILY ROOM ADDITION 3520 DOVE COURT SAN DIEGO, CA 92103	
SECTION 1-1, 2-2	
DATE	11/21/07
SCALE	1/8" = 1'-0"
NO. OF SHEETS	4/002
A-7	

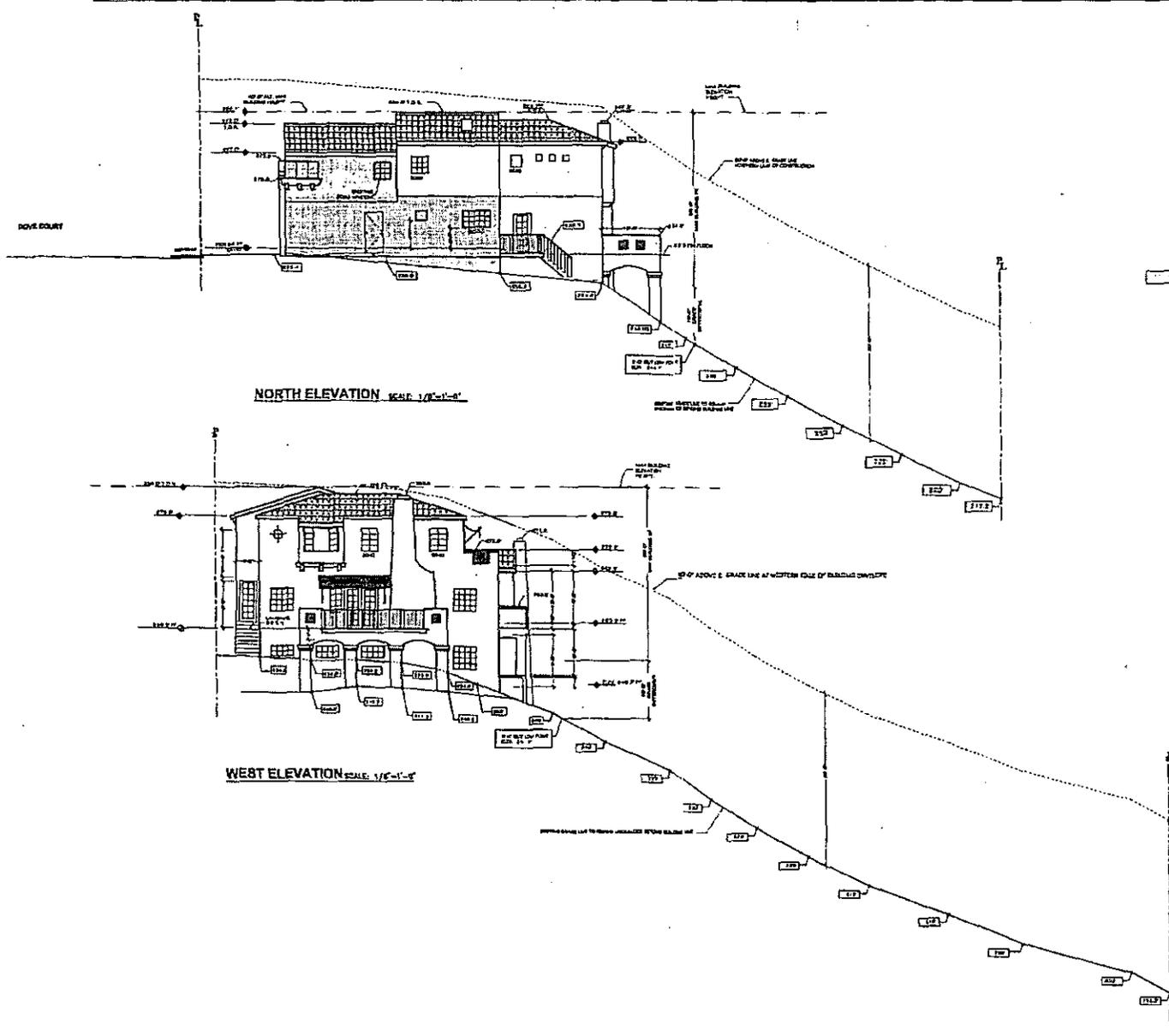


SECTION 3-3 CC: 1/8" = 1'-0"



SECTION 4-4 CC: 1/8" = 1'-0"

NO. / DATE	
Δ	01/03/2008
Δ	01/10/2008
Δ	01/22/2008
Δ	
Δ	
PROPOSED SINGLE FAMILY ROOM ADDITION 3580 DOVE COURT SAN DIEGO, CA 92103	
SECTION 3-3	
DATE	11/21/07
SCALE	1/8" = 1'-0"
DESIGNER	HPOD
A-8	



NORTH ELEVATION SCALE: 1/8"=1'-0"

WEST ELEVATION SCALE: 1/8"=1'-0"

DATE	DESCRIPTION
01/23/2008	
01/17/2008	
01/22/2008	
01/24/2008	

PROPOSED SINGLE FAMILY
ROOM ADDITION
3520 DOVE COURT
SAN DIEGO, CA 92103

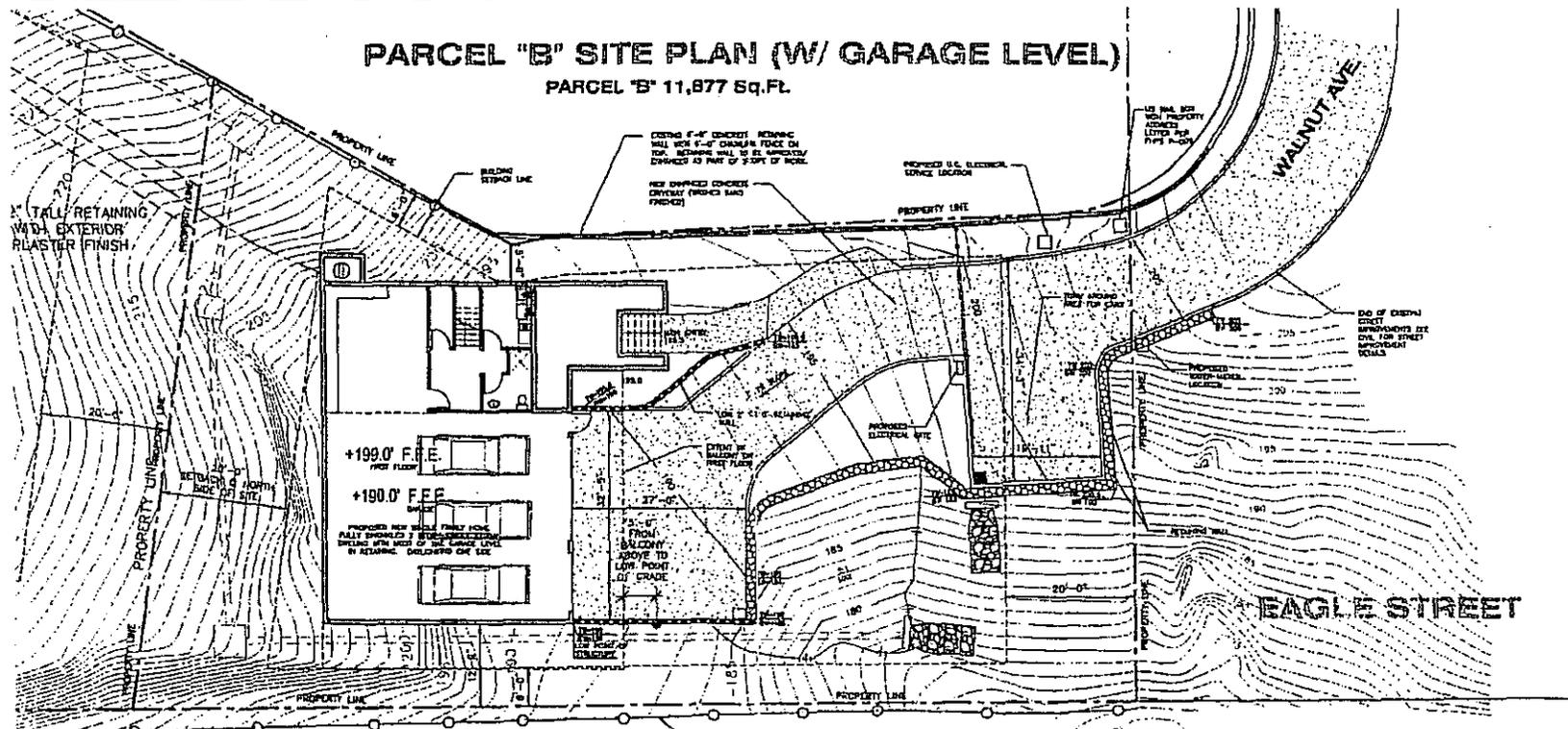
WEST & NORTH
ELEVATIONS

DATE	11/21/07
SCALE	1/8" = 1'-0"
PROJECT #	
NO. IN SET	10002

A-10

PARCEL "B" SITE PLAN (W/ GARAGE LEVEL)

PARCEL "B" 11,877 Sq.Ft.



PROJECT DATA

LOT SIZE
 PARCEL A = 15,834 SQUARE FEET
 PARCEL B = 11,877 SQUARE FEET

DENSITY
 1 UNIT / 11,877 SQUARE FEET ±

ZONING
 CURRENT ZONE
 RS-1-7 (ABOVE 253 FEET ELEVATION)
 RS-1-1 (BELOW 253 FEET ELEVATION)

PROPOSED ZONE:
 RS-1-7 (ABOVE 253 FEET ELEVATION)
 RS-1-4 (BELOW 253 FEET ELEVATION)

PARKING SPACES
 PER TABLE 142-058, SECTION 142.0570 CHAPTER 11, SAN
 DIEGO MUNICIPAL CODE LAND DEVELOPMENT CODE:

REQUIRED: (1) SPACES PER DWELLING UNIT
 PROVIDED: (3) 9' x 20' GARAGE SPACES PER DWELLING UNIT

GARAGE AREA: 1086 SQ. FT.
UTILITY: 861 SQ. FT.
TOTAL: 1749 SQ. FT.

ARCHITECTURAL SITE PLAN

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

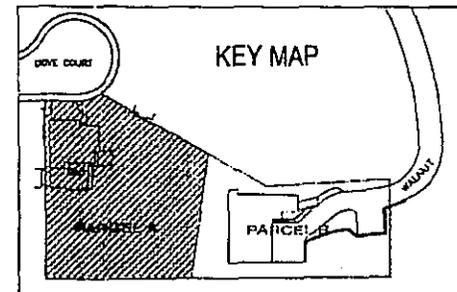
PROPOSED BUILDING AREA - PARCEL "B":

GROUND (GARAGE) FLOOR: 1,749 SF. GARAGE + UTILITY
 FIRST FLOOR: 1,584 SF. LIVING AREA + 839 EXTERIOR BALCONY/DECKS
 SECOND FLOOR: 1,648 SF. LIVING AREA + 146 EXTERIOR BALCONY/DECKS
 TOTAL LIVING AREA: 3,312 SF. / BALCONY/DECKS: 785 SF. / GARAGE & UTILITY: 1,749 SF.
 TOTAL INTERIOR BUILDING AREA: 5,891 SF.

FLOOR TO AREA RATIO
 F.A.R. = 5,891 / 11,877 = 42%

LOT COVERAGE
 2,303 / 11,877 = 18%
 OUTDOOR OPEN SPACE = 9,620 SF.

1. Provide building address numbers, visible and legible from the street or road fronting the property per TYPSPolicy P-00-5 (UTC 901.4.4)
2. Single family residence and garage will be fire sprinklered.
3. Post indicator valves, fire department connections, and alarm bell are to be located on the address/access side of the structure. UPC 1001.4
4. "An approved vehicle status detector system, with Klaus Keysafch override, satisfactory to the Fire Marshal, shall be provided on all vehicle main entry and emergency sub-panels to the project."



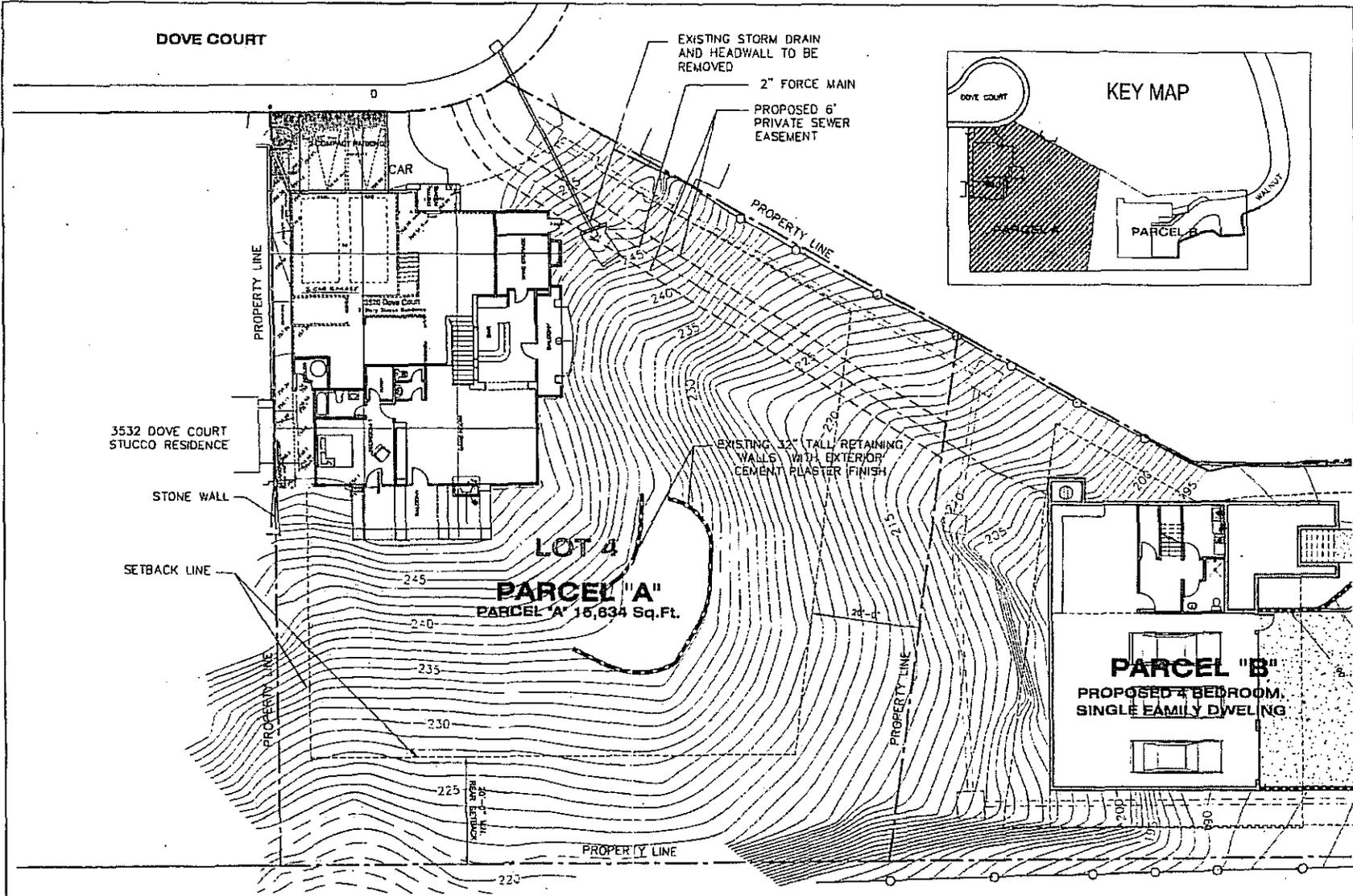
RAND PETRIES RESIDENCE
 SAN DIEGO, CALIFORNIA



PROJECT
 A-7-18-01

ARCHITECTURAL SITE
 PLAN

11 1/2" x 17" 1/2"
A0.1



ARCHITECTURAL SITE PLAN PARCEL 'A'
 SCALE: 1/8"=1'-0"

PARCEL 'A' SITE PLAN (DOVE COURT)

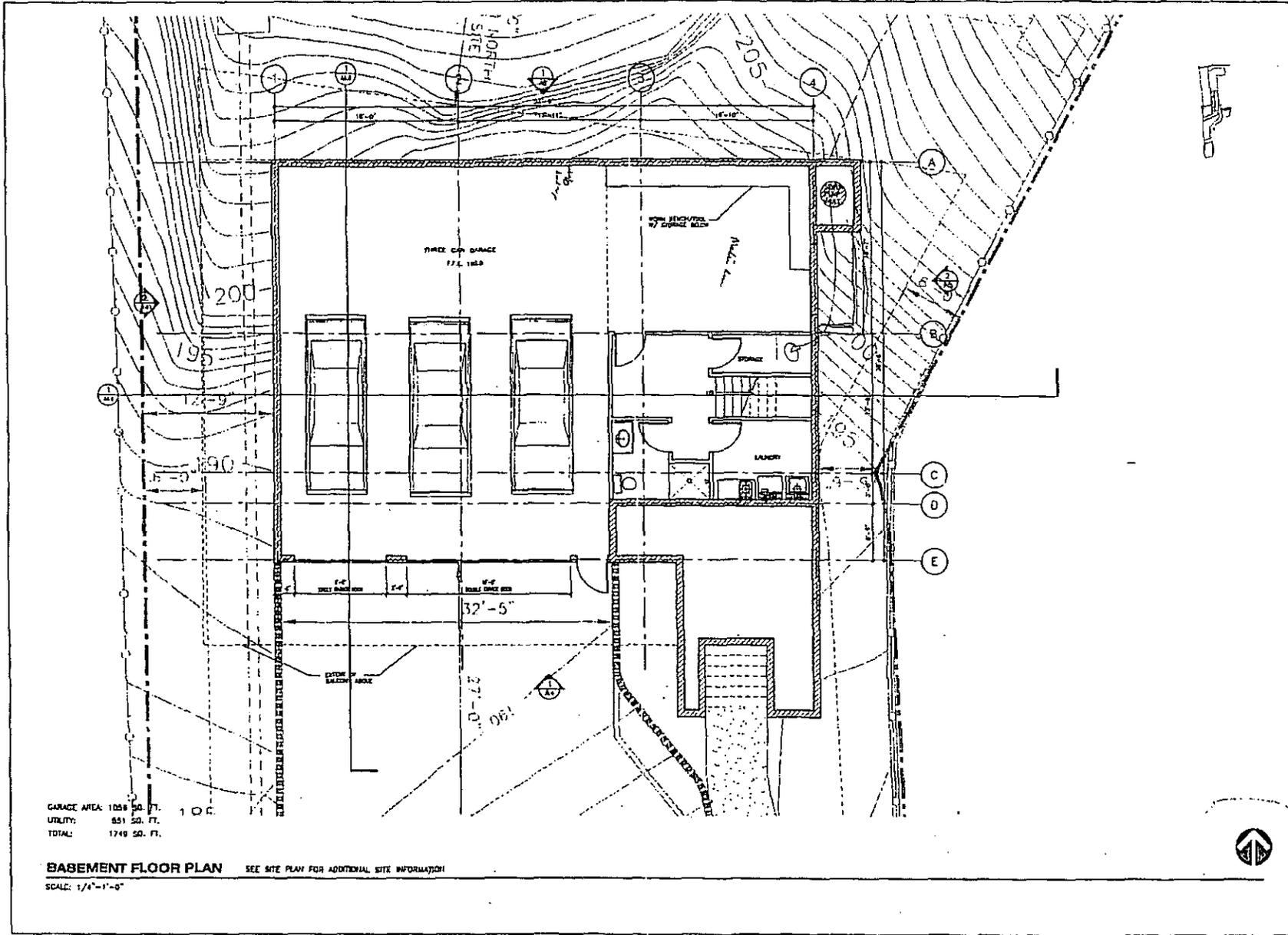
RAND PETRIE'S RESIDENCE
 SAN DIEGO, CALIFORNIA



REGISTERED ARCHITECT

ARCHITECTURAL SITE
 PLAN

11/17/10
 A0.2



GARAGE AREA: 1058 SQ. FT.
 UTILITY: 851 SQ. FT.
 TOTAL: 1749 SQ. FT.

BASEMENT FLOOR PLAN SEE SITE PLAN FOR ADDITIONAL SITE INFORMATION
 SCALE: 1/4"=1'-0"

RAND PETRIES RESIDENCE
 SAN DIEGO, CALIFORNIA



BASEMENT LEVEL
PLAN

1/2" = 1'-0"
A2.0

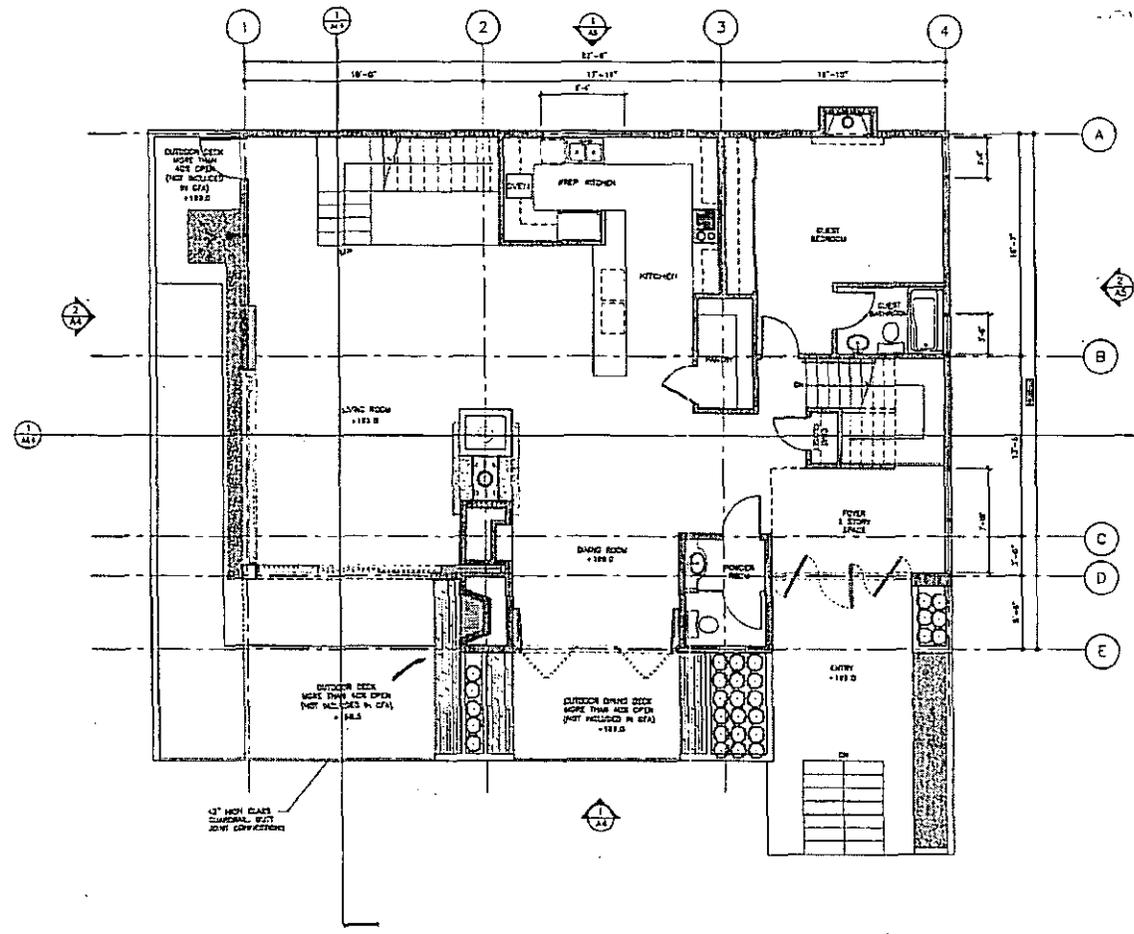
**RAND PETRIE'S RESIDENCE
SAN DIEGO, CALIFORNIA**



REVISED:

FIRST FLOOR PLAN

1/1 6/20/97
A2.1

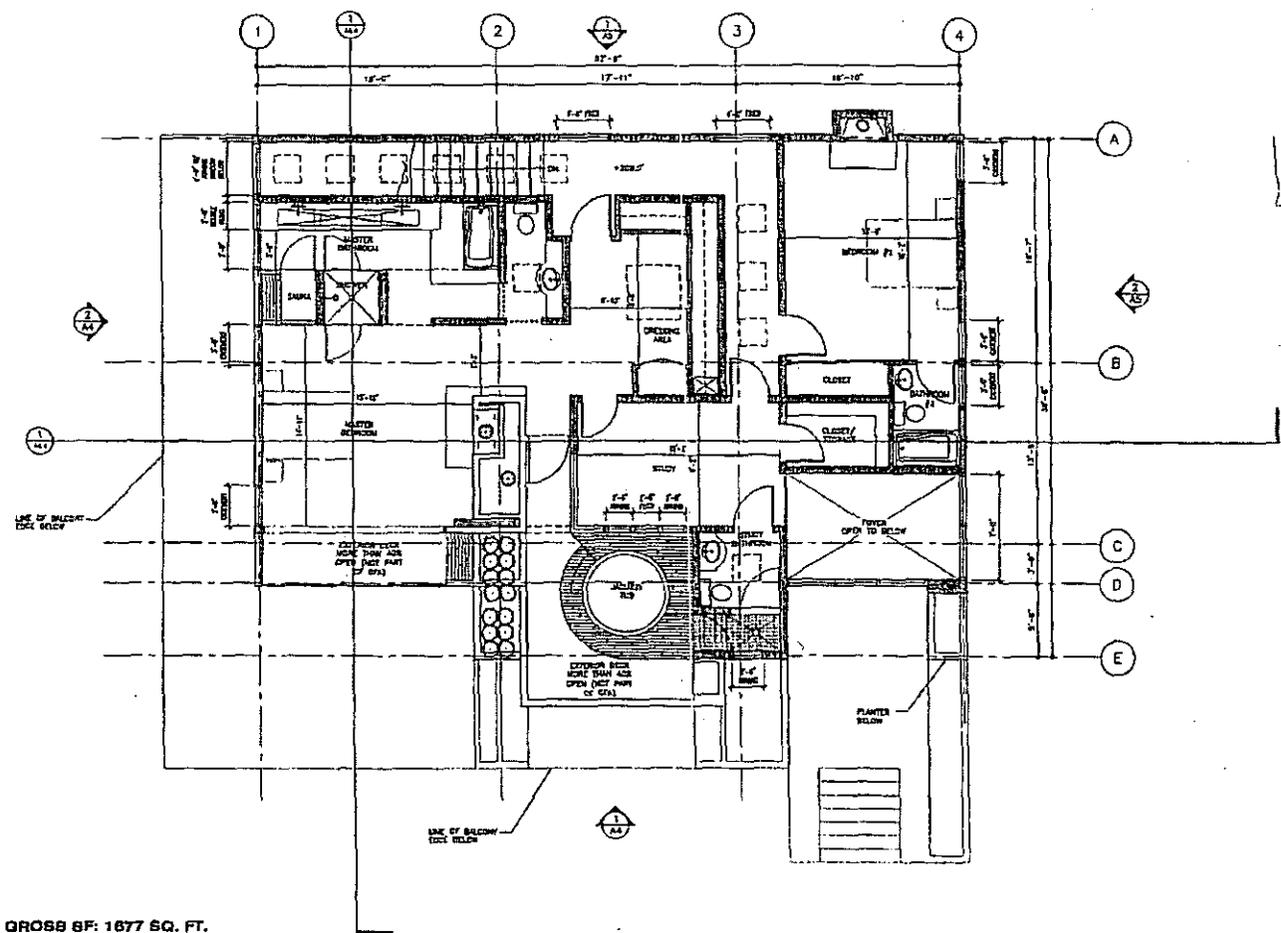


NET LIVING AREA: 1,020 SQ. FT.
EXTERIOR DECK AREA: 334 SQ. FT.

FIRST FLOOR PLAN

SCALE: 1/4"=1'-0"





LIVING AREA GROSS SF: 1677 SQ. FT.
 EXTERIOR DECK AREA: 211 SQ. FT.

SECOND FLOOR PLAN

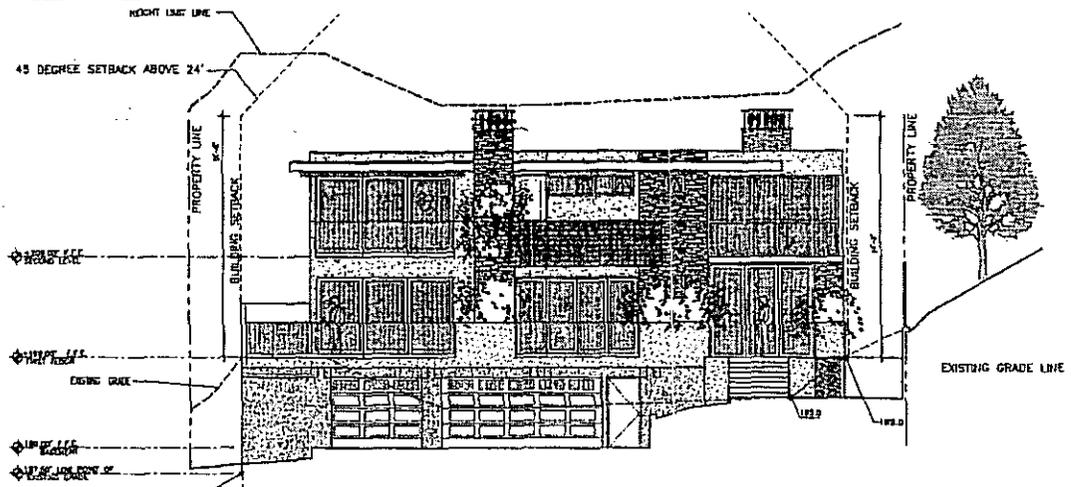
SCALE: 1/4"=1'-0"

RAND PETRIE'S RESIDENCE
 SAN DIEGO, CALIFORNIA



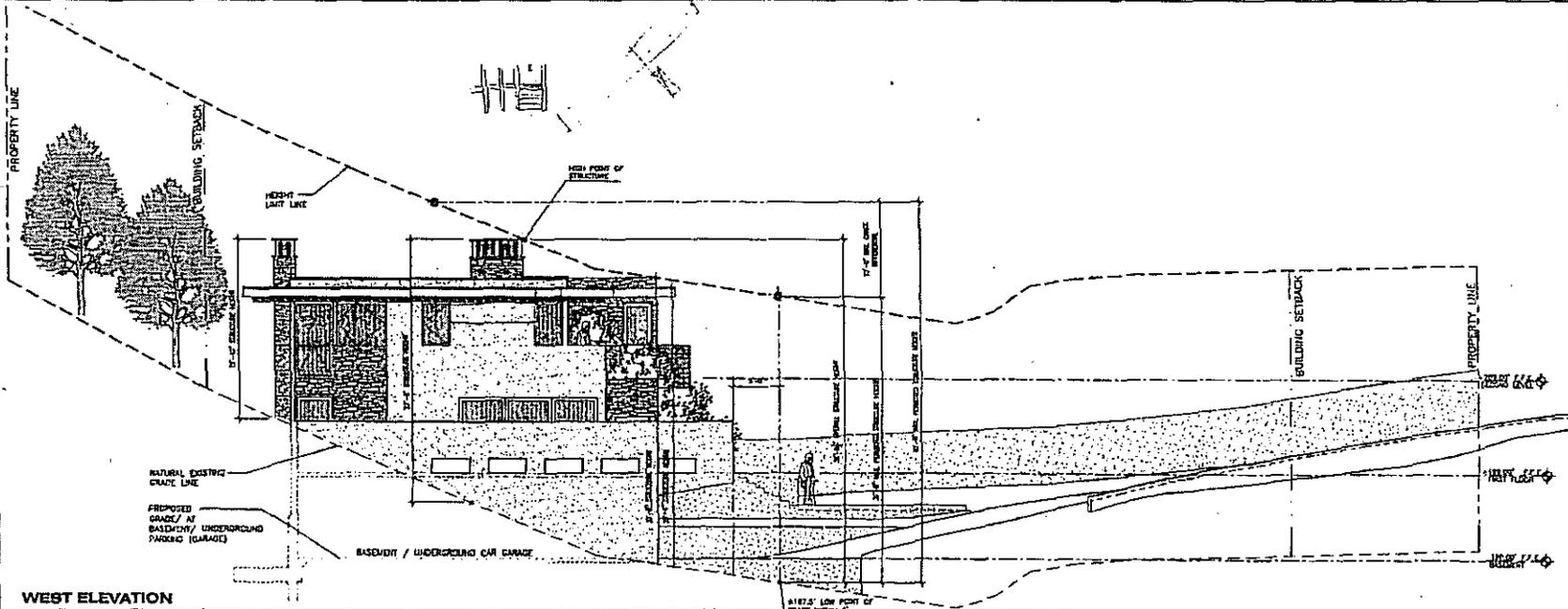
SECOND FLOOR PLAN

1/1
 A2.2



- EXTERIOR MATERIAL LEGEND**
- INTERIOR COLOR EXTERIOR CEMENT PLASTER WITH TEXTURE OF SANTA BARBARA TEXTURE FINISH, TONE WHITE OR EARTH TONE COLOR
 - DRY STACK CALCIUM STONE VENEER
 - EXTERIOR COLOR CONCRETE SYSTEM WITH ZIGZAG LINES TOP AND BOTTOM
 - GLAZING AT RECESSED ALUMINUM WINDOW, DOORS AND GLASS RAIL & BALCONY
 - TAN STAINED WOOD SIDING / FIBER BOARD

SOUTH ELEVATION
 118.0' LOW POINT OF GRADE NORTH OF DRIVE NORTH B
 SCALE: 3/16"=1'-0"



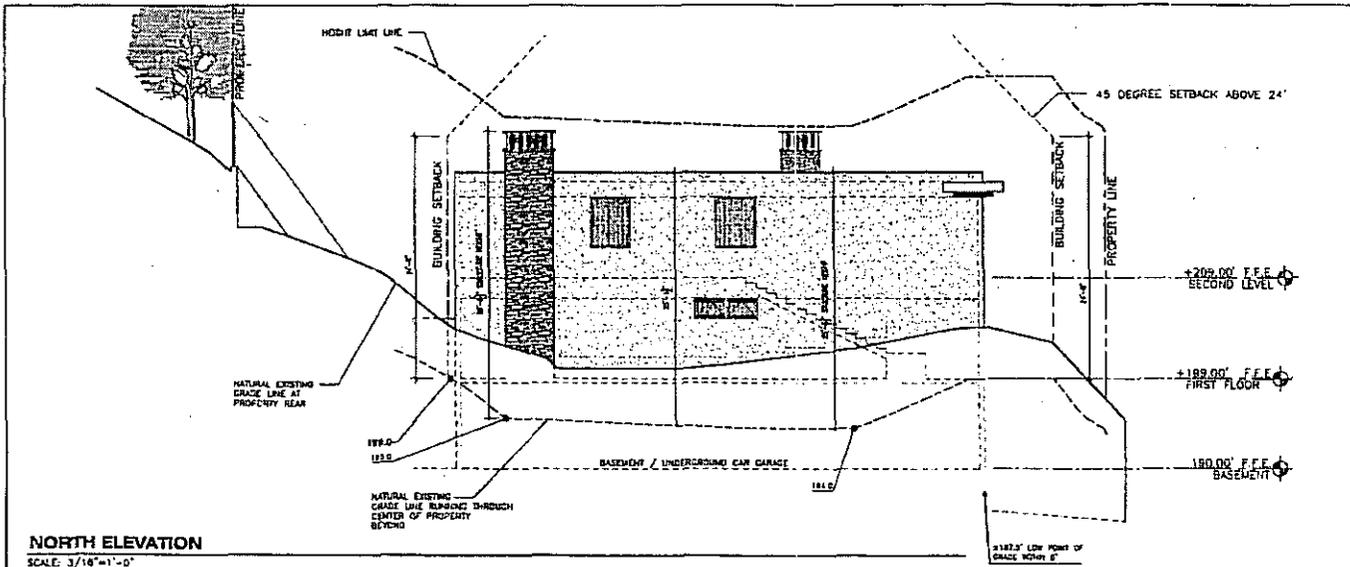
WEST ELEVATION
 118.0' LOW POINT OF GRADE NORTH OF DRIVE NORTH B
 SCALE: 3/16"=1'-0"

RAND PETRIE'S RESIDENCE
 SAN DIEGO, CALIFORNIA



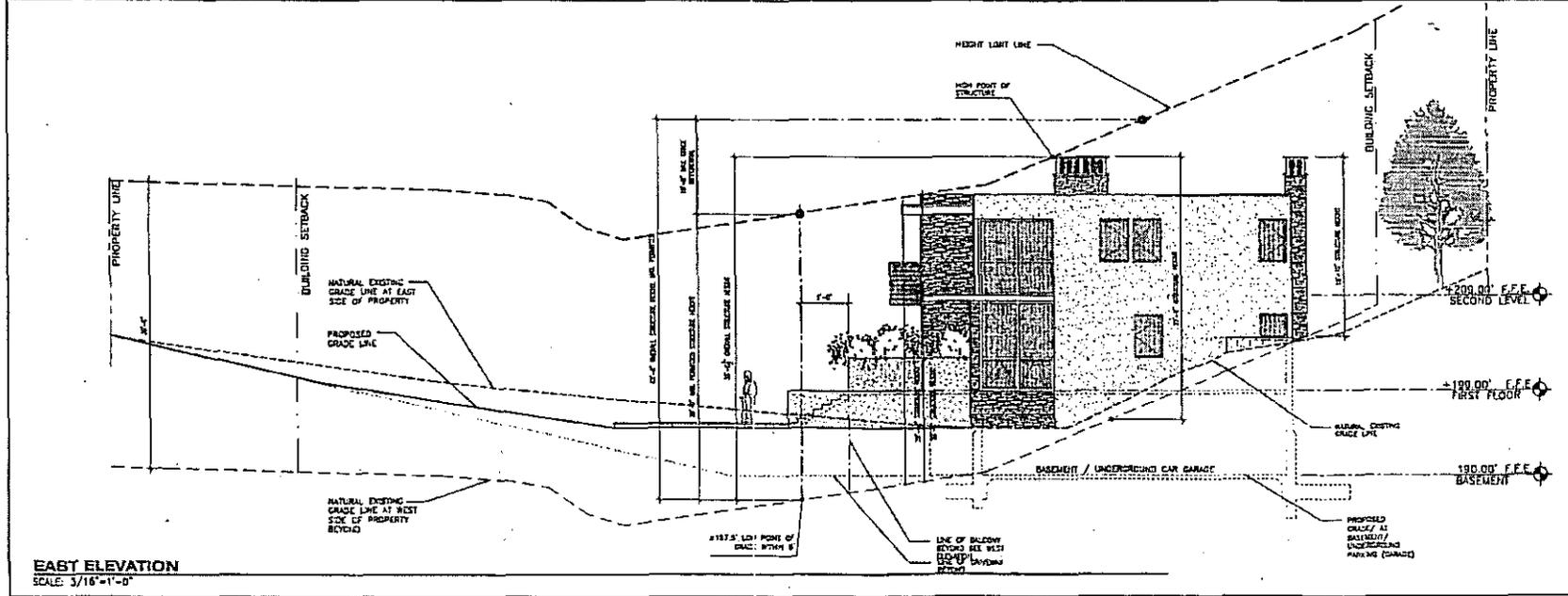
BUILDING EXTERIOR ELEVATIONS

11/21/21
A4.0



NORTH ELEVATION
SCALE: 3/16"=1'-0"

- EXTERIOR MATERIAL LEGEND**
- INTERIOR COLOR EXTERIOR CEMENT PLASTER WITH TEXTURE OF SANTA BARBARA TEXTURE FINISH TOP, WHITE OR EARTH TONE COLOR
 - DRY STACK CULTURE STONE VENEER
 - DIP HORIZONTAL COLOR CONCRETE, DISTER WHITE, WEATHER MARK - POPPING FINISH
 - GLAZING AT ANGLED ALUMINUM WINDOW DOORS AND GUARD RAIL @ BALCONY
 - TEAK STAINED WOOD SIDING / FASCIA BOARD



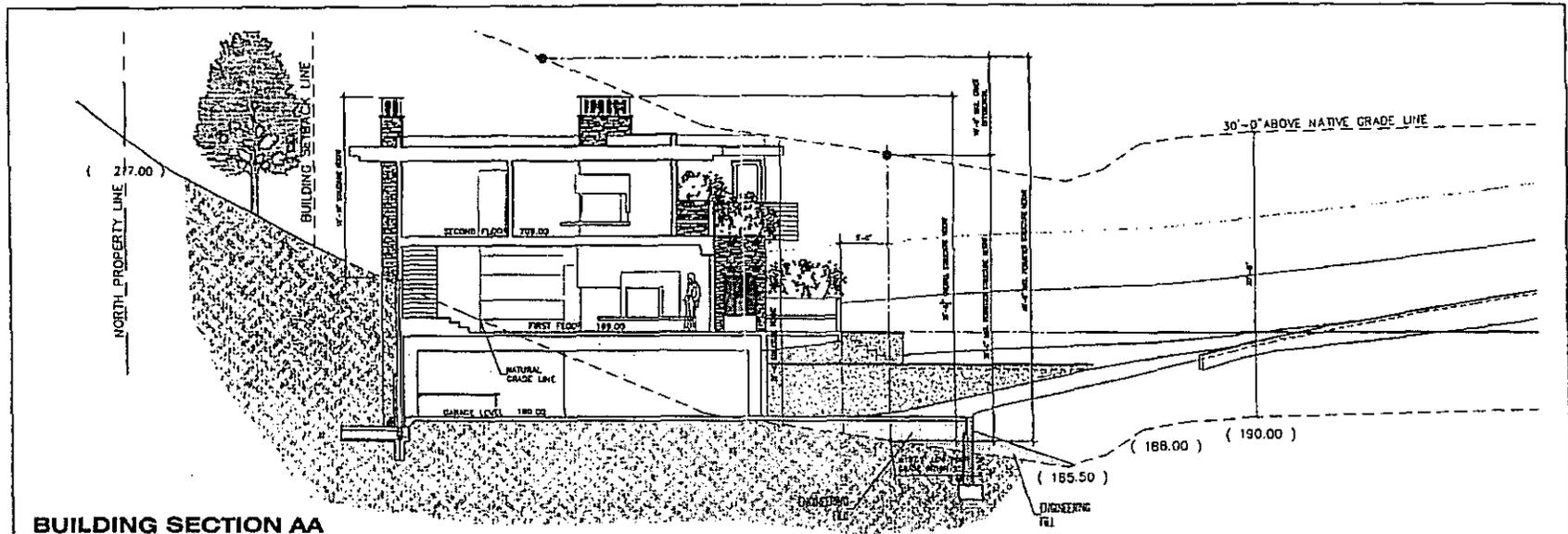
EAST ELEVATION
SCALE: 3/16"=1'-0"

RAND PETRIES RESIDENCE
SAN DIEGO, CALIFORNIA



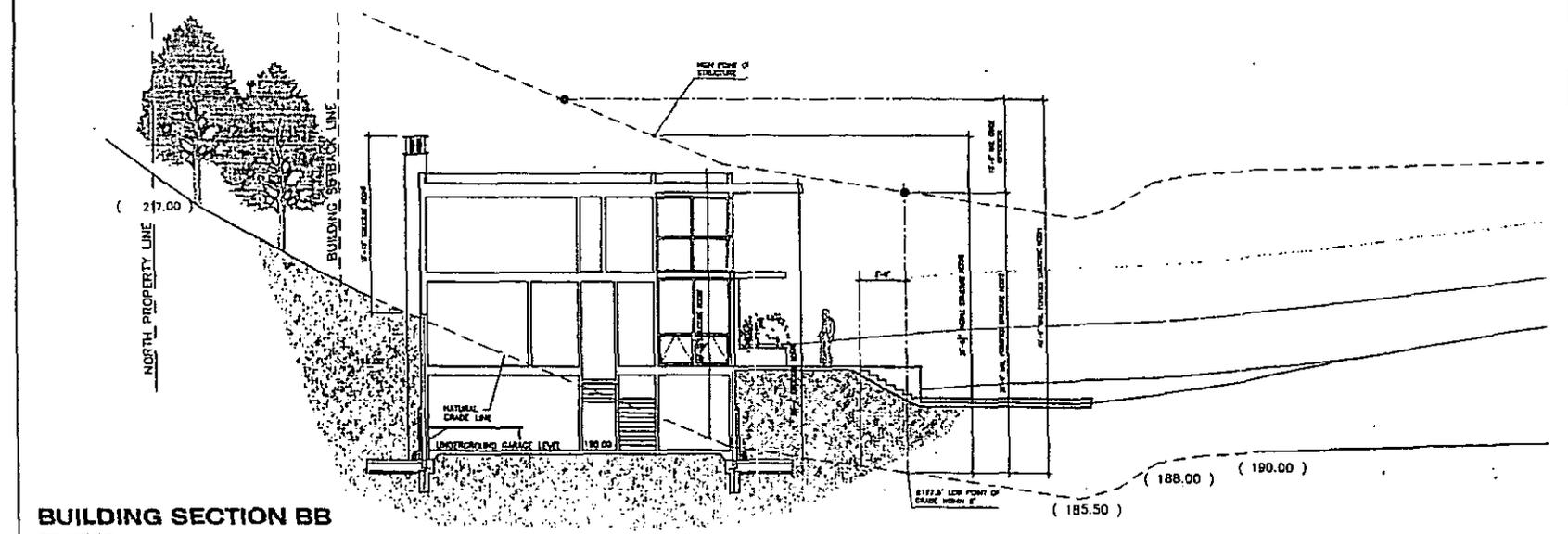
BUILDING EXTERIOR ELEVATIONS

DATE: 12/17/11
A4.1



BUILDING SECTION AA

SCALE 3/16"=1'-0"



BUILDING SECTION BB

SCALE 3/16"=1'-0"

RAND PETRIE'S RESIDENCE
SAN DIEGO, CALIFORNIA



BUILDING SECTIONS

BY: [Signature]
A6.0

LANDSCAPE PLAN NOTES

- GENERAL NOTES:**
- **Construction:** All species specified shall comply with City of San Diego water conservation requirements. Below Grade Permanent Automatic Dry System to be used in all areas before and after construction. Irrigation System (indicated notes) to be used for all irrigation which is available or shown.
 - **Operation:** All areas shall be operated by electrical automatic water control system equipped with multiple solenoid, float, signal probe and pressure detection device capabilities. Each valve shall be designed to be capable of meeting the minimum needs of the specific zone material.
 - **Backflow:** All valves shall be installed in all completed water service locations.
 - **Construction:** All landscape & irrigation shall conform to the standards of the Landscape Experience and the Landscape Guidelines Manual and all other landscape related City and Regional Standards.
 - **Maintenance:** The Project Owner, John Petrie or owner agent shall be responsible for installation, maintenance and operation of all landscape areas.

SHRUBS, TREES & VINES

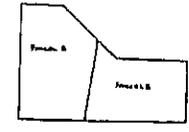
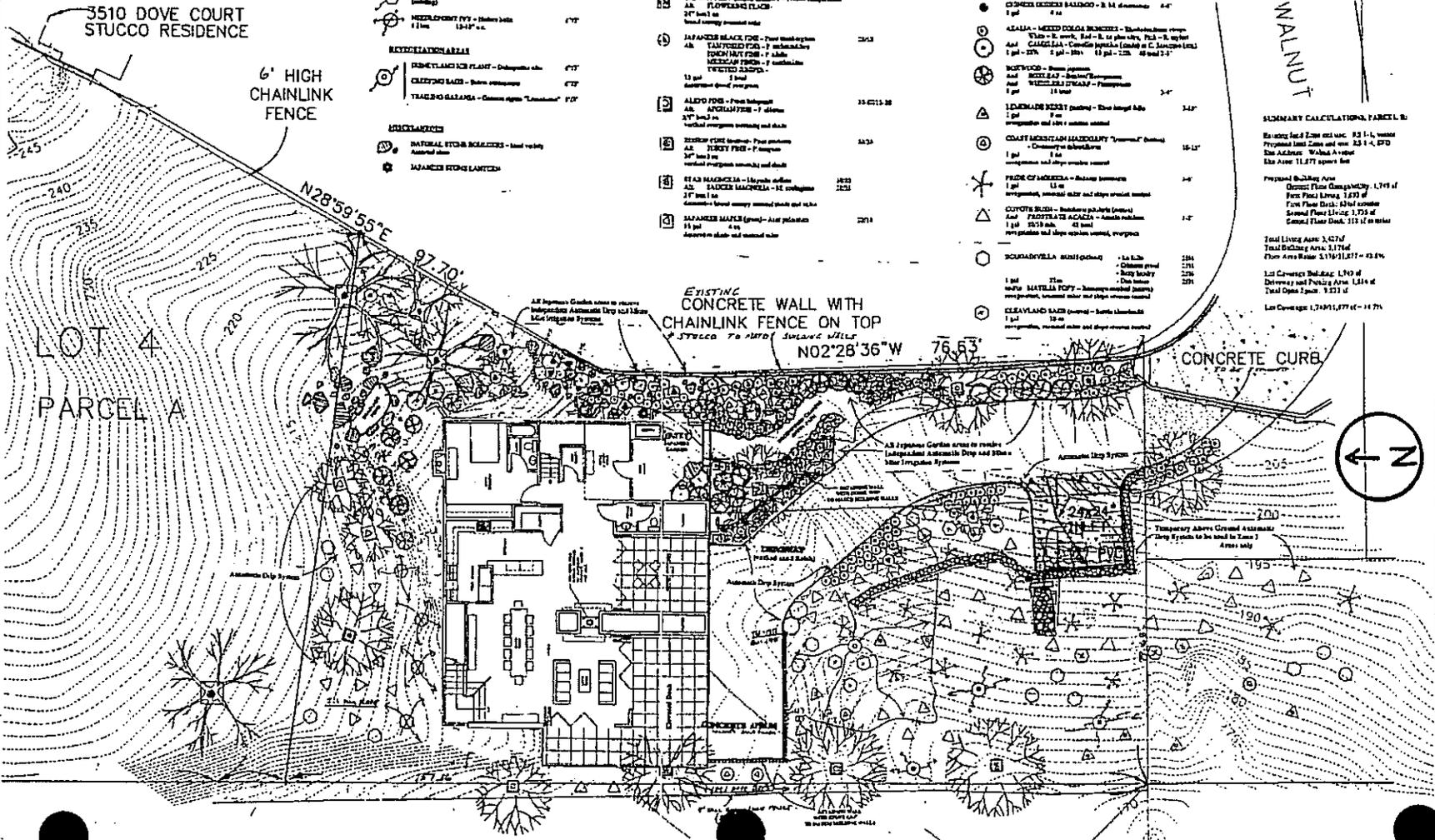
- ① **STAR JASMINE** - Deciduous, prostrate to 10' high, yellow flowers, drought tolerant, all climates, 1 gal. 11-24" x 6"
 - ② **GERANIUM CRISTATA** - Deciduous, upright, 20" high, 6-12" x 6"
 - ③ **CLIPPING FIG** - Tree, 10' high, 12-18" x 6"
 - ④ **TRAILING ICE PLANT** - Deciduous, trailing, 12" x 6"
 - ⑤ **WEDDING IVY** - Shrub, 10' high, 12-18" x 6"
- WETLAND VEGETATION**
- ⑥ **WETLAND ICE PLANT** - Deciduous, 12" x 6"
 - ⑦ **CLIPPING BARK** - Shrub, 10' high, 12-18" x 6"
 - ⑧ **TRAILING SALAL** - Ground cover, 12" x 6"

LANDSCAPE LEGEND

- TREES**
- ① **LEMON LIME** - Deciduous, 7-10' high, 12-18" x 6"
 - ② **HAZEL CORAL TREE** - Deciduous, 12-18" x 6"
 - ③ **TAJMAH FLOWERING GINKGO** - Deciduous, 12-18" x 6"
 - ④ **JAPANESE BLACK PINE** - Evergreen, 12-18" x 6"
 - ⑤ **ALYON PINE** - Evergreen, 12-18" x 6"
 - ⑥ **WEDDING IVY** - Shrub, 10' high, 12-18" x 6"
 - ⑦ **GERANIUM CRISTATA** - Deciduous, 20" high, 6-12" x 6"
 - ⑧ **STAR JASMINE** - Deciduous, 10' high, 12-18" x 6"
 - ⑨ **JAPANESE MAPLE** - Deciduous, 12-18" x 6"

SHRUBS

- ① **JAPANESE GARDEN SPIDER** - Deciduous, 12-18" x 6"
- ② **PASTEL CHERRY BLOSSOM** - Deciduous, 12-18" x 6"
- ③ **CHERRY BLOSSOM** - Deciduous, 12-18" x 6"
- ④ **ALABAMA WAXED DOGWOOD** - Deciduous, 12-18" x 6"
- ⑤ **WEDDING IVY** - Shrub, 10' high, 12-18" x 6"
- ⑥ **LEMON LIME** - Deciduous, 7-10' high, 12-18" x 6"
- ⑦ **COAST REDWOOD** - Evergreen, 12-18" x 6"
- ⑧ **PRIDE OF WINDWARD** - Deciduous, 12-18" x 6"
- ⑨ **COYOTE BUSH** - Deciduous, 12-18" x 6"
- ⑩ **SCOURMELLO** - Deciduous, 12-18" x 6"
- ⑪ **WAXY MATRILIA TOFF** - Deciduous, 12-18" x 6"
- ⑫ **CLEVELAND BIRD** - Deciduous, 12-18" x 6"



WALNUT

BOUNDARY CALCULATIONS, PARCEL B

20' x 100' x 100' x 100' = 40,000 sq. ft.
 20' x 100' x 100' = 20,000 sq. ft.
 20' x 100' = 2,000 sq. ft.
 100' x 100' = 10,000 sq. ft.

REVISIONS BY	1-21-07	W
PROJECT TITLE	PETRIE RESIDENCE LANDSCAPE PLAN LOT 4, PARCEL B	
DRAWN BY	J.K.P.	
CHECKED BY	J.K.P.	
DATE	1-21-07	
SCALE	AS SHOWN	
SHEET NUMBER	L-1	

TENTATIVE PARCEL MAP No. 42906

OWNER(s)

JOHN R. PETREZ
3520 DOVE COURT
SAN DIEGO, CA 92163
(619) 596-0230

DATE: _____
BY: JOHN R. PETREZ

DESIGNED BY
FOR CIVIL ENGINEERING
180 YORK CENTER ROAD
MIRAGE, CA 92071
(619) 449-8800



DATE: _____
BY: JAMES H. HODGSON, R.C.E. 28828

ARCHITECT
T. PAUL HARRIS, A.I.A., P.E.
17025 WILSON ROAD
MIRAGE, CA 92028
(619) 596-1911

LEGAL DESCRIPTION

LOT 4, INSPIRATION VIEW, MAP NO. 1854, INCLUDING A PORTION OF WICKED EAGLE STREET (PARCEL "A"), A PORTION OF LOT 5, INSPIRATION VIEW, MAP NO. 1854 AND A PORTION OF WICKED WILSON STREET (PARCEL "B").

SITE ADDRESS ASSESSOR PARCEL NUMBER
3520 DOVE COURT 031402-04, 03
SAN DIEGO, CA 92163

TITLE SOURCE

SOUTHERN CALIFORNIA SURVEY
FIELD SURVEY BY:
SURVEY CONDUCTED
BY: _____
DATE: _____
ELEVATION: 4,300.633 MSL

PROJECT DATA

LOT SIZE
PARCEL A = 14,534 S.F.
PARCEL B = 11,877 S.F.

DENSITY
1 UNIT / 11,877 S.F. ±

FLOOR AREA RATIO
0.40 ±

LOT COVERAGE
3.18% / 11,877 ± 14,146 (BLDG.)
4.0% / 11,877 ± 3.42 (2222)

ZONING
RM-17 (MIN. 28 FEET ELEV.)
RM-11 (MIN. 28 FEET ELEV.)

PROPOSED BLDG.
RM-17 (MIN. 28 FEET ELEV.)
RM-11 (MIN. 28 FEET ELEV.)

OCCUPANCY CLASSIFICATION
URS OCCUPANCY GROUP 8-3 & 8-11

DESIGN CODE
SDM1 UNIVERSAL BUILDING CODE

PARKING SPACES
PER TABLE 402-008, SECTION 143.0208 CHAPTER 11, SAN DIEGO MUNICIPAL LAND DEVELOPMENT CODE

REQUIRED: 2 SPACES PER DWELLING UNIT
PROVIDED: 2 (14' x 20') GARAGE SPACES PER DWELLING UNIT

WATER NOTES

THE DEVELOPER IS TO PROVIDE WATER SERVICE TO LOT 5 FROM PRIVATE WELLS AND WATER CATCHMENT SYSTEMS TO LOT 4 FROM DOVE COURT WATER SERVICE. WATER SERVICE PRESSURE TO BE REGULATED WITH A SERVICE OF WATER PRESSURE REGULATOR. WATER SERVICE PRESSURE TO BE REGULATED WITH A SERVICE OF WATER PRESSURE REGULATOR. WATER SERVICE PRESSURE TO BE REGULATED WITH A SERVICE OF WATER PRESSURE REGULATOR.

GRADING TABULATIONS

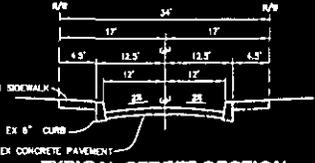
TOTAL AMOUNT OF SITE TO BE GRADED: 813.5 SQ. FEET PERCENT OF TOTAL SITE: 6.8%
AMOUNT OF CUT: 200 CUBIC YARDS AND MAXIMUM DEPTH OF CUT: 15 FEET
AMOUNT OF FILL: 200 CUBIC YARDS AND MAXIMUM DEPTH OF FILL: 10 FEET
MAXIMUM HEIGHT OF FILL SLOPE(S): 1.5 FEET 2:1 SLOPE RATIO
MAXIMUM HEIGHT OF CUT SLOPE(S): 2 FEET 2:1 SLOPE RATIO
AMOUNT OF IMPORT/EXPORT SOIL: 130 CUBIC YARDS

NOTICE OF GEOLOGIC AND GEOTECHNICAL CONDITIONS

DOCUMENT NO. 2007-0334733, DATE RECORDED: MAY 16, 2007

PROPERTY LINE DATA

LOT 1	17.00
LOT 2	17.00
LOT 3	17.00
LOT 4	17.00
LOT 5	17.00
LOT 6	17.00

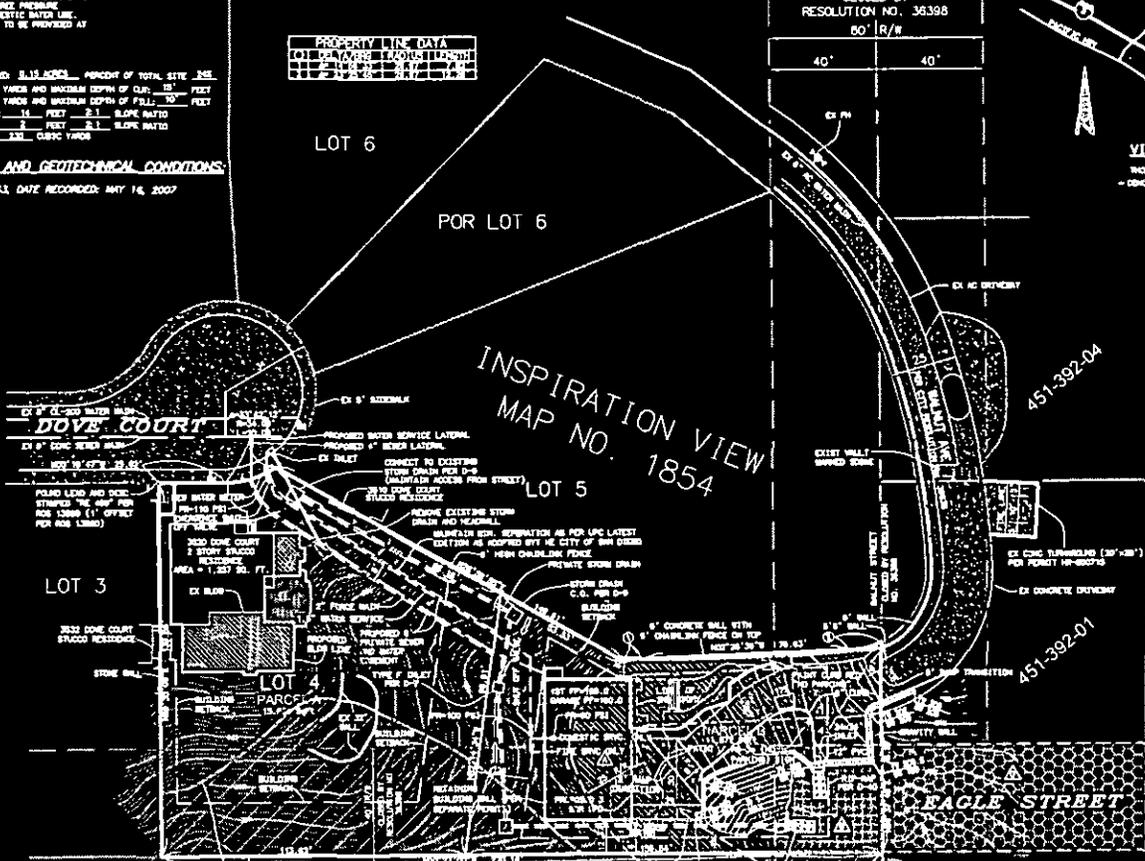


TYPICAL STREET SECTION DOVE COURT

TYPICAL STREET SECTION WALNUT AVENUE



VICINITY MAP NOT TO SCALE - CHANGES IN FUTURE HIGHWAY



PRIVATE CONTRACT
TENTATIVE PARCEL MAP FOR:
3520 DOVE COURT
SAN DIEGO, CA 92163

LOT 4, OF INSPIRATION VIEW MAP NO. 1854
CITY OF SAN DIEGO, CALIFORNIA
SHEET 1 OF 1 SHEETS

NO.	DATE	DESCRIPTION	BY	CHKD.	PTS.
1	05/16/07	PREPARED	JRP	JRP	18262
2	05/16/07	REVISION	JRP	JRP	18262
3	05/16/07	REVISION	JRP	JRP	18262
4	05/16/07	REVISION	JRP	JRP	18262
5	05/16/07	REVISION	JRP	JRP	18262
6	05/16/07	REVISION	JRP	JRP	18262
7	05/16/07	REVISION	JRP	JRP	18262
8	05/16/07	REVISION	JRP	JRP	18262
9	05/16/07	REVISION	JRP	JRP	18262
10	05/16/07	REVISION	JRP	JRP	18262

W.O. 422010

CITY COUNCIL
RESOLUTION NO. _____
TENTATIVE MAP NO. 42906
PETRIE RESIDENCES - PROJECT NO. 18262
DRAFT

WHEREAS, JOHN R. PETRIE, TRUSTEE OF THE JOHN R. PETRIE TRUST AGREEMENT DATED JULY 21, 2004, Applicant/Subdivider, CDS CIVIL ENGINEERS, submitted an application with the City of San Diego for a Tentative Map, No. 42906, for the creation of two lots, construction of one new single-family residence and the construction of an addition to an existing single-family residence. The project site is located on the south side of Dove Court, west of Bear Drive/Walnut Avenue, at 3520 Dove Court, and is legally described as Lot 4, Inspiration View, Map No. 1854, including a portion of vacated Eagle Street (Parcel "A") and a portion of Lot 5, Inspiration View, Map No. 1854 and a portion of vacated Walnut Street (Parcel "B"), in the RS-1-1 and RS-1-7 Zones and the FAA Part 77 Noticing Area, within the Uptown Community Plan; and

WHEREAS, the Map proposes the subdivision of a 0.63-acre site into two (2) lots for residential development; and

WHEREAS, a Negative Declaration, Project No. 18262, has been issued pursuant to the California Environmental Quality Act (CEQA).

WHEREAS, the project complies with the requirements of a preliminary soils and/or geological reconnaissance report pursuant to the Subdivision Map Act and Section 144.0220 of the Municipal Code of the City of San Diego; and

WHEREAS, on October 9, 2008 the Planning Commission of the City of San Diego considered Tentative Map No. 42906, and pursuant to Resolution No. 4470-PC, voted to recommend City Council approval of the map; and

WHEREAS, on _____, the City Council of the City of San Diego considered Tentative Map No. 42906, and pursuant to Section 125.0440 (tentative map) of the Municipal Code of the City of San Diego and Subdivision Map Act Section 66428, received for its consideration written and oral presentations, evidence having been submitted, and heard testimony from all interested parties at the public hearing, and the City Council having fully considered the matter and being fully advised concerning the same; NOW THEREFORE,

BE IT RESOLVED by the City Council of the City of San Diego, that it adopts the following findings with respect to Tentative Map No. 42906:

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

Code Section 125.0440.a and State Map Action Sections 66473.5, 66474(a), and 66474(b)).

The proposed subdivision would provide for a balanced community and equitable development within the community through the provision of housing that provides varying levels of architectural styles, size and affordability through residential development. The proposed subdivision is consistent with the recommended residential land use and density prescribed in the Uptown Community Plan. Therefore, the proposed subdivision and its design or improvement would be consistent with the policies, goals, and objectives of the applicable land use plan

2. The proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code (Land Development Code Section 125.0440.b).

The proposed subdivision would comply with the development regulations of the underlying RS-1-4 and RS-1-7 zones and all of the applicable development regulations of the Land Development Code. No deviation or variance is requested with this application.

3. The site is physically suitable for the type and density of development (Land Development Code Section 125.0440.c and State Map Act Sections 66474(c) and 66474(d)).

The proposed subdivision would be consistent with the recommended residential land use and density range of the Uptown Community Plan and would comply with the applicable development of the underlying RS-1-4 and RS-1-7 zones. Therefore, the bulk, scale and siting of the proposed development would be compatible with the existing and future surrounding land uses and the site is physically suitable for the type and density of the proposed development.

4. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidable injure fish or wildlife or their habitat (Land Development Code Section 125.0440.d and State Map Act Section 66474(e)).

An initial Environmental Initial Study (EIS) was conducted for the proposed subdivision in accordance with the California Environmental Quality Act (CEQA) that determined that a Negative Declaration should be prepared for the proposed project. No adverse environmental impacts would result from this development and therefore no mitigation would be required. The site does not include sensitive biological resources. Steep slopes do existing on the site, however, the new residence avoids these areas entirely and only minor portions of the additions to the existing residence are located within the natural, undisturbed portion of the steep slopes; the minimal impact area conforms with Land Development Code

regulations. The proposed subdivision will be safe from geologic hazards according to the geotechnical investigation report prepared for the project. Proper engineering design of a retaining wall on the site will also improve the site's factor-of-safety. Finally, a Building Restricted Easement for the areas of the site determined to have a factor-of-safety of less than 1.5 is required, in addition to a Notice of Geologic and Geotechnical Conditions which as been recorded against the property and functions as a disclosure and hold harmless agreement. Therefore, the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidable injure fish or wildlife or their habitat.

5. The design of the subdivision or the type of improvements will not be detrimental to the public health, safety, and welfare (Land Development Code Section 125.0440.e and State Map Act Section 66474(f)).

The proposed subdivision and improvements have been designed to comply with all applicable Federal, State and local land use policies including the California State Map Act and the City of San Diego Land Development Code. Further, the proposed subdivision and improvements would be permitted, constructed and inspected in accordance with the California Building Code Therefore, the design of the subdivision or the proposed improvements would not be detrimental to the public health, safety, and welfare.

6. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision (Land Development Code Section 125.0440.f and State Map Act Section 66474(g)).

The project includes vacation of portions of Eagle Street and Walnut Avenue which are no longer required for public right-of way purposes, as supported by the Resolution adopted by the City Council accompanying this Tentative Map Resolution as a companion project. The remainder of the proposed subdivision would maintain and, as required, improve the existing public rights-of-ways and general utility easements therefore, the design of the subdivision and the associated improvements would not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

7. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities (Land Development Code Section 125.0440.g and State Map Act Section 66473.1).

The design of the proposed subdivision through building materials, site orientation, architectural treatments and the placement and selection of plant materials provide to the extent feasible, for future passive or natural heating and cooling opportunities.

8. The decision maker has considered the effects of the proposed subdivision on the housing needs of the region and that those needs are balanced against the needs for public services and the available fiscal and environmental resources (Land Development Code Section 125.0440.h and State Map Act Section 66412.3).

The decision maker has reviewed the administrative record including the project plans, technical studies, environmental documentation and public testimony to determine the effects of the proposed subdivision on the housing needs of the region and; that those needs are balanced against the needs for public services and the available fiscal and environmental resources and found that the addition of one residential unit would assist the housing needs of the Uptown community.

9. The property contains a right-of-way which must be vacated to implement the Parcel Map in accordance with San Diego Municipal Code 125.0430, and more fully described in Resolution No. _____ and "Legal Description" Exhibit A and "Drawing" Exhibit B (B-Sheet Nos. 20313-1, 20313-2-B, and 20313-3-B).

The project includes proposed vacation of portions of the Eagle Street and Walnut Avenue rights-of-way, which conform with Resolution No. _____ and "Legal Description" Exhibit A and "Drawing" Exhibit B (B-Sheet Nos. 20313-1, 20313-2-B, and 20313-3-B).

10. That said Findings are supported by the minutes, maps, and exhibits, all of which are herein incorporated by reference.

The above findings are supported by the administrative record for this project including all review documentation, maps and the Exhibit "A" drawing dated February 24, 2009.

BE IT FURTHER RESOLVED, that, based on the Findings hereinbefore adopted by the City Council, Tentative Map No. 42906, is hereby granted to JOHN R. PETRIE, TRUSTEE OF THE JOHN R. PETRIE TRUST AGREEMENT DATED JULY 21, 2004, Applicant/Subdivider, subject to the conditions below.

BE IT FURTHER RESOLVED, that the recommendation of the Planning Commission is sustained, and Tentative Map No. 42906 is granted to JOHN R. PETRIE, TRUSTEE OF THE JOHN R. PETRIE TRUST AGREEMENT DATED JULY 21, 2004, subject to the conditions attached hereto and made a part hereof.

CONDITIONS

GENERAL

1. This Tentative Map will expire _____.

2. Compliance with all of the following conditions shall be assured, to the satisfaction of the City Engineer, prior to the recordation of the Parcel Map, unless otherwise noted.
3. Prior to the issuance of the Parcel Map, taxes must be paid on this property pursuant to section 66492 of the Subdivision Map Act. A tax certificate, recorded in the office of the County Recorder, must be provided to satisfy this condition
4. The Parcel Map shall conform to the provisions of Site Development Permit No. 42924 and Public Right-of-Way Vacations specified in Resolution No. _____ and "Legal Description" Exhibit A and "Drawing" Exhibit B (B-Sheet Nos. 20313-1, 20313-2-B, and 20313-3-B).
5. The applicant 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, including, but not limited to, any 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 applicant of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the applicant 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, applicant 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 applicant 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 applicant shall not be required to pay or perform any settlement unless such settlement is approved by applicant
6. Prior to recordation of the Parcel Map, subdivider shall provide a valid "Determination of No Hazard to Air Navigation" issued by the Federal Aviation Administration (FAA).

ENGINEERING

7. Prior to the issuance of a grading permit and recordation of the Easement Vacation, the applicant/permit holder shall demonstrate to the satisfaction of the City of San Diego that the same has obtained clear title to ownership of the entire property within, upon, and below the public right-of-way that are the subject of Easement Vacation No. 42923.
8. Prior to recordation of the Parcel Map, the owner shall grant and relinquish to the City of San Diego, a municipal corporation, in the County of San Diego, State of

California, any right to construct, erect, or maintain any habitable structure (as defined in the Uniform Building Code) within the Building Restricted delineated on the Tentative Map because of the existence of a possible geologic/geotechnical hazard (slope instability). This easement may be terminated or adjusted by recorded instrument at any time the City engineer finds that said easement is no longer needed for the purpose for which it was granted and that it is in the public interest and safe to do so.

9. The Subdivider shall underground any new service run to any new or proposed structures within the subdivision.
10. The subdivider shall ensure that all existing onsite utilities serving the subdivision shall be undergrounded with the appropriate permits. The subdivider shall provide written confirmation from applicable utilities that the conversion has taken place, or provide other means to assure the undergrounding, satisfactory to the City Engineer.
11. Prior to the issuance of a building permit the applicant 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.
12. Prior to the issuance of any building permit, the applicant shall enter into an agreement to indemnify, protect and hold harmless City, its officials and employees from any and all claims, demands, causes or action, liability or loss because of, or arising out of private drainage system within this development.
13. The drainage system proposed for this development is private and shall be privately maintained and is subject to approval by the City Engineer.
14. The subdivider shall underground existing and/or proposed public utility systems and service facilities in accordance with the San Diego Municipal Code.
15. The subdivider shall ensure that all existing onsite utilities serving the subdivision shall be undergrounded with the appropriate permits. The subdivider shall provide written confirmation from applicable utilities that the conversion has taken place, or provide other means to assure the undergrounding, satisfactory to the City Engineer.
16. The subdivider shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance.
17. Prior to the issuance of any construction permit, the subdivider shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the San Diego Municipal Code, into the construction plans or specifications.

18. Prior to the issuance of any construction permit the subdivider shall incorporate and show the type and location of all post-construction Best Management Practices (BMPs) on the final construction drawings, in accordance with the approved Water Quality Technical Report.
19. This project proposes to export approximately 230 cubic yards of material from the project site. All export material shall be discharged into a legal disposal site. The approval of this project does not allow the onsite processing and sale of the export material unless the underlying zone allows a construction and demolition debris recycling facility with an approved Neighborhood Use Permit or Conditional Use Permit per LDC Section 141.0620(i).
20. Voluntary Construction Parameters from Applicant. The conditions below were voluntarily agreed to be included within this Tentative Map and referenced Site Development Permit by the applicant at the October 9, 2008, Planning Commission hearing. To the satisfaction of the City Engineer, all of the following recommendations will be followed during the construction of improvements, as proposed for one new single family home to be constructed at the end of Bear Drive and as referred to as Lot B of TM 18262:
 - a. A Traffic Control plan taking into account traffic safety and road capacity shall be prepared, submitted and approved by the City Engineer prior to the commencement of any grading operations.
 - b. No construction vehicles, equipment or supplies will be stored or parked on Bear Drive unless directly adjacent to the property being improved.
 - c. All heavy equipment and materials will be off-loaded from Torrance Ave or Dove Court and then transported in smaller batches, 1 ton or less, by way of a rubber tired forklift or smaller truck, not in excess of 12,000 lbs GVW, to the construction site. The only exception shall be for awkward sized loads such as lumber or steel which may be transported on a limited basis by trucks not exceeding 45,000lbs. GVW.
 - d. All wet concrete will be off-loaded and pumped down the hill from the end of Dove Court, not Walnut Avenue or Bear Drive.
 - e. Earth moving equipment and dirt hauling trucks shall be of the smallest and lightest variety practically useful and locally available for the job required but shall not exceed 55,000lbs. GVW under any circumstances.
 - f. At no time shall any construction vehicle loads exceed the safe weight limit for any street as may be determined and notified or posted by the City Engineer.

It is hereby agreed that the above measures shall be followed during construction at all times. These measures shall be a part of the Development Permit and shall endure to and be enforceable upon the applicant and any future owner or builder of the improvements as referenced above.

21. Conformance with the "General Conditions for Tentative Subdivision Maps," filed in the Office of the City Clerk under Document No. 767688 on May 7, 1980, is required. Only those exceptions to the General Conditions which are shown on the tentative map and covered in these special conditions will be authorized.

All public improvements and incidental facilities shall be designed in accordance with criteria established in the Street Design Manual, filed with the City Clerk as Document No. RR-297376.

MAPPING

22. "Basis of Bearings" means the source of uniform orientation of all measured bearings shown on the map. Unless otherwise approved, this source will be the California Coordinate System, Zone 6, North American Datum of 1983 (NAD 83).
23. "California Coordinate System means the coordinate system as defined in Section 8801 through 8819 of the California Public Resources Code. The specified zone for San Diego County is "Zone 6," and the official datum is the "North American Datum of 1983."
24. The Parcel Map shall:
 - a. Use the California Coordinate System for its "Basis of Bearing" and express all measured and calculated bearing values in terms of said system. The angle of grid divergence from a true median (theta or mapping angle) and the north point of said map shall appear on each sheet thereof. Establishment of said Basis of Bearings may be by use of existing Horizontal Control stations or astronomic observations.
 - b. Show two measured ties from the boundary of the map to existing Horizontal Control stations having California Coordinate values of Third Order accuracy or better. These tie lines to the existing control shall be shown in relation to the California Coordinate System (i.e., grid bearings and grid distances). All other distances shown on the map are to be shown as ground distances. A combined factor for conversion of grid-to-ground distances shall be shown on the map.

SEWER AND WATER

25. Water and Sewer Requirements:

Wastewater Requirements:

- a. The developer shall design and construct all proposed public sewer facilities to the most current edition of the City of San Diego's Sewer Design Guide.
- b. Proposed private underground sewer facilities located within a single lot shall be designed to meet the requirements of the California Uniform Plumbing Code and shall be reviewed as part of the building permit plan check.
- c. All onsite sewer facilities shall be private.

Water Requirements:

- a. The subdivider shall execute the Hold Harmless and Release Agreement for the new water meter to serve the subject project.
- b. The subdivider shall design and construct new water service(s) outside of any driveway, and the disconnection at the water main of all existing unused services adjacent to the site, in a manner satisfactory to the Director of Public Utilities and the City Engineer.
- c. The subdivider shall apply for a plumbing permit for the installation of appropriate private back flow prevention devices(s) on each water service (domestic, fire, and irrigation), in a manner satisfactory to the Director of Public Utilities, the City Engineer, and the Cross Connection Supervisor in the Customer Support Division of the Water Department.
- d. Prior to the issuance of any Certificates of Occupancy, public water facilities necessary to serve the development, including services, shall be complete and operational in a manner satisfactory to the Director of Public Utilities and the City Engineer.
- e. The subdivider agrees to design and construct all public water facilities in accordance with established criteria in the most current edition of the City of San Diego Water Design Guide and City regulations, standards and practices pertaining thereto. Water facilities, as shown on the approved tentative map, will be modified in accordance with standards and requirements at final engineering.

TRANSPORTATION

26. The applicant shall construct a modified hammer-head vehicle turn-around area at the west end of Bear Drive, and within the hammer head area the applicant shall paint the curb red and install the "No Parking" sign (R8-3a), to the satisfaction of the City Engineer.

INFORMATION:

- The approval of this Tentative Map by the City Council of the City of San Diego does not authorize the subdivider to violate any Federal, State, or City laws, ordinances, regulations, or policies including but not limited to, the Federal Endangered Species Act of 1973 and any amendments thereto (16 USC Section 1531 et seq.).
- If the subdivider makes any request for new water and sewer facilities (including services, fire hydrants, and laterals), then the subdivider shall design and construct such facilities in accordance with established criteria in the most current editions of the City of San Diego water and sewer design guides and City regulations, standards and practices pertaining thereto. Off-site improvements may be required to provide adequate and acceptable levels of service and will be determined at final engineering.
- Subsequent applications related to this Tentative Map will be subject to fees and charges based on the rate and calculation method in effect at the time of payment.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of the Tentative Map, may protest the imposition within 90 days of the approval of this Tentative Map by filing a written protest with the City Clerk pursuant to California Government Code Section 66020.
- BE IT FURTHER RESOLVED, that the recommendation of the Planning Commission is sustained and Tentative Map No. 42906 is granted to JOHN R. PETRIE, TRUSTEE OF THE JOHN R. PETRIE TRUST AGREEMENT DATED JULY 21, 2004, subject to the conditions attached hereto and made a part hereof.
- Where in the course of development of private property, public facilities are damaged or removed the property owner shall at no cost to the City obtain the required permits for work in the public right-of-way, and repair or replace the public facility to the satisfaction of the City Engineer. Municipal Code Section 142.0607.

APPROVED: _____, City Attorney

By _____
(insert name)
Deputy City Attorney

ATTY/SEC. INITIALS

DATE

R- INSERT

Reviewed by Michelle Sokolowski, Development Project Manager

Job Order No. 42-2010

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

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

SPACE ABOVE THIS LINE FOR RECORDER'S USE

JOB ORDER NUMBER: 42-2010

SITE DEVELOPMENT PERMIT NO. 42924
PETRIE RESIDENCES – PROJECT NO. 18262
CITY COUNCIL

DRAFT

This Site Development Permit No. 42924 is granted by the City Council of the City of San Diego to JOHN R. PETRIE, TRUSTEE OF THE JOHN R. PETRIE TRUST AGREEMENT DATED JULY 21, 2004, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] sections 103.0104 and 126.0502. The 0.063-acre site is located at 3520 Dove Court in the RS-1-1 and RS-1-7 Zones and the FAA Part 77 Noticing Area, within the Uptown Community Plan. The project site is legally described as Lot 4, Inspiration View, Map No. 1854, including a portion of vacated Eagle Street (Parcel "A") and a portion of Lot 5, Inspiration View, Map No. 1854 and a portion of vacated Walnut Street (Parcel "B"). This approval would change the zones from RS-1-1 and RS-1-7 to RS-1-4 and RS-1-7, as shown on the approved Exhibit A.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to create two lots, construct one new single-family residence and construct an addition to an existing single-family residence, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated _____, on file in the Development Services Department.

The project shall include:

- a. The creation of two lots, the construction of a new, approximately 5,061-square-foot, single-family residence with attached garage, and the construction of an addition to an existing single-family residence (resulting in a total size of approximately 4,082 square feet);
- b. Landscaping (planting, irrigation and landscape related improvements);
- c. Off-street parking;

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

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. Failure to utilize and maintain utilization of this permit as described in the SDMC will automatically void the permit unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in affect at the time the extension is considered by the appropriate decision maker.
2. No permit for the construction, occupancy or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The 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. Unless this Permit has been revoked by the City of San Diego the property included by reference within this Permit shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the Development Services Department.
4. This Permit is a covenant running with the subject property and shall be binding upon the Owner/Permittee and any successor or successors, and the interests of any successor shall be subject to each and every condition set out in this Permit and all referenced documents.
5. The 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 modifications to the building and site improvements to comply with applicable building, fire, mechanical and plumbing codes and State law requiring access for disabled people may be required.

8. Construction plans shall be in substantial conformity to Exhibit "A." No changes, modifications or alterations shall be made unless appropriate application(s) or amendment(s) to this Permit have been granted.

9. All of the conditions contained in this Permit have been considered and have been determined to be necessary in order to make the findings required for this Permit. It is the intent of the City that the holder of this Permit be required to comply with each and every condition in order to be afforded the special rights which the holder of the Permit is entitled as a result of obtaining this Permit.

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

10. The applicant 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 applicant of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the applicant 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, applicant 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 applicant 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 applicant shall not be required to pay or perform any settlement unless such settlement is approved by applicant.

11. Prior to issuance of a building permit the applicant shall provide a valid "Determination of No Hazard to Air Navigation" issued by the Federal Aviation Administration (FAA).

12. This project shall conform with the provisions of Tentative Map No. 42906; Public Right-of-Way Vacations per Resolution No. _____ (more fully described in "Legal Description" Exhibit A and "Drawing" Exhibit B [B-Sheet Nos. 20313-1, 20313-2-B, and 20313-3-B]); and Rezone No. 42905.

ENGINEERING REQUIREMENTS:

13. Prior to the issuance of a grading permit and recordation of the Easement Vacation, the applicant/permit holder shall demonstrate to the satisfaction of the City of San Diego that the same has obtained clear title to ownership of the entire property within, upon, and below the public right-of-way that are the subject of Easement Vacation No. 42923.

14. Voluntary Construction Parameters from Applicant. The conditions below were voluntarily agreed to be included within this Tentative Map and referenced Site Development Permit by the applicant at the October 9, 2008, Planning Commission hearing. To the satisfaction of the City Engineer, all of the following recommendations will be followed during the construction of improvements, as proposed for one new single family home to be constructed at the end of Bear Drive and as referred to as Lot B of TM 18262:

- a. A Traffic Control plan taking into account traffic safety and road capacity shall be prepared, submitted and approved by the City Engineer prior to the commencement of any grading operations.
- b. No construction vehicles, equipment or supplies will be stored or parked on Bear Drive unless directly adjacent to the property being improved.
- c. All heavy equipment and materials will be off-loaded from Torrance Ave or Dove Court and then transported in smaller batches, 1 ton or less, by way of a rubber tired forklift or smaller truck, not in excess of 12,000 lbs GVW, to the construction site. The only exception shall be for awkward sized loads such as lumber or steel which may be transported on a limited basis by trucks not exceeding 45,000lbs. GVW.
- d. All wet concrete will be off-loaded and pumped down the hill from the end of Dove Court, not Walnut Avenue or Bear Drive.
- e. Earth moving equipment and dirt hauling trucks shall be of the smallest and lightest variety practically useful and locally available for the job required but shall not exceed 55,000lbs. GVW under any circumstances.
- f. At no time shall any construction vehicle loads exceed the safe weight limit for any street as may be determined and notified or posted by the City Engineer.

It is hereby agreed that the above measures shall be followed during construction at all times. These measures shall be a part of the Development Permit and shall endure to and be enforceable upon the applicant and any future owner or builder of the improvements as referenced above.

15. In lieu of providing Fire Department access, the single-family residences and garages located off Walnut Avenue/Bear Drive shall be equipped with a residential fire sprinkler system, satisfactory to the Fire Marshal.

16. An updated geotechnical report will be required as grading plans are developed for the project. The geotechnical consultant must review, sign and stamp the grading plans as part of the plan review and grading permit issuance process. A Final As-Built Report is required within 15 days of completion of grading operations.

17. Additional geotechnical information such as verification of as-graded or existing soil conditions needed for design of structure foundations will be subject to approval by Building Development Review prior to issuance of building permits.
18. Prior to the issuance of a building permit the applicant 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.
19. Prior to the issuance of any building permit, the applicant shall enter into an agreement to indemnify, protect and hold harmless the City, its officials and employees from any and all claims, demands, causes or action, liability or loss because of, or arising out of private drainage system within this development.
20. The drainage system proposed for this development is private and shall be privately maintained and is subject to approval by the City Engineer.
21. The subdivider shall underground existing and/or proposed public utility systems and service facilities in accordance with the San Diego Municipal Code.
22. The subdivider shall ensure that all existing onsite utilities serving the subdivision shall be undergrounded with the appropriate permits. The subdivider shall provide written confirmation from applicable utilities that the conversion has taken place, or provide other means to assure the undergrounding, satisfactory to the City Engineer.
23. The subdivider shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance.
24. Prior to the issuance of any construction permit, the subdivider shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the San Diego Municipal Code, into the construction plans or specifications.
25. Prior to the issuance of any construction permit the subdivider shall incorporate and show the type and location of all post-construction Best Management Practices (BMPs) on the final construction drawings, in accordance with the approved Water Quality Technical Report.
26. This project proposes to export approximately 230 cubic yards of material from the project site. All export material shall be discharged into a legal disposal site. The approval of this project does not allow the onsite processing and sale of the export material unless the underlying zone allows a construction and demolition debris recycling facility with an approved Neighborhood Use Permit or Conditional Use Permit per LDC Section 141.0620(i).

LANDSCAPE REQUIREMENTS:

27. In the event the Landscape Plan and the Site Plan conflict, the Site Plan shall be revised to meet the Landscape Regulations.
28. Prior to issuance of construction permits for grading, the Permittee or Subsequent Owner shall submit landscape construction documents for the revegetation and hydro-seeding of all disturbed land in accordance with the Land Development Manual, Landscape Standards and to the satisfaction of the Development Services Department. All plans shall be in substantial conformance to this permit and Exhibit 'A,' on file in the Office of the Development Services Department.
29. Prior to issuance of any construction permits for buildings, the Permittee or Subsequent Owner shall submit complete landscape and irrigation construction documents consistent with the Land Development Manual, 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 Office of the Development Services Department.
30. Prior to Final Inspection, it shall be the responsibility of the Permittee or Subsequent Owner to install all required landscape. A "No Fee" Street Tree Permit, if applicable, shall be obtained for the installation, establishment, and on-going maintenance of all street trees.
31. The Permittee or Subsequent Owner shall maintain all landscape in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees is not permitted. The trees shall be maintained in a safe manner to allow each tree to grow to its mature height and spread.
32. The Permittee or Subsequent Owner shall be responsible for the maintenance of all landscape improvements in the right-of-way consistent with the Land Development Manual, Landscape Standards.
33. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction document plans is damaged or removed during demolition or construction, the Permittee or Subsequent Owner is responsible to repair and/or replace any landscape in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or prior to the performance of a Final Landscape Inspection.
34. Prior to issuance of construction permits for grading; the Permittee or Subsequent Owner shall ensure that all proposed landscaping, especially landscaping adjacent to native habitat and/or MHPA, shall not include exotic plant species that may be invasive to native habitats. Plant species found within the California Invasive Plant Council's (Cal-IPC) Invasive Plant Inventory and the prohibited plant species list found in "Table 1" of the Landscape Standards shall not be permitted.

PLANNING/DESIGN REQUIREMENTS:

35. No fewer than two off-street parking spaces for each single-family residence shall be maintained on the property at all times in the approximate locations shown on the approved Exhibit "A." Parking spaces shall comply at all times with the SDMC and shall not be converted for any other use unless otherwise authorized by the Development Services Department.

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. There shall be compliance with the regulations of the underlying zone(s) unless a deviation or variance to a specific regulation(s) is approved or granted as condition of approval of this permit. Where there is a conflict between a condition (including exhibits) of this permit and a regulation of the underlying zone, the regulation shall prevail unless the condition provides for a deviation or variance from the regulations.

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

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

40. All fences and retaining walls shall comply with the San Diego Municipal Code Section 142.0301.

41. 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

42. The applicant shall maintain the modified hammer-head vehicle turn-around area open to the general public (including the red curb and the "No Parking" sign [R8-3a]), and may construct a future gate to the north of this area, to the satisfaction of the City Engineer.

WASTEWATER REQUIREMENTS:

43. The developer shall design and construct all proposed public sewer facilities to the most current edition of the City of San Diego's Sewer Design Guide.

44. Proposed private underground sewer facilities located within a single lot shall be designed to meet the requirements of the California Uniform Plumbing Code and shall be reviewed as part of the building permit plan check.

45. All onsite sewer facilities shall be private.

WATER REQUIREMENTS:

46. The Owner/Permittee shall execute the Hold Harmless and Release Agreement for the new water meter to serve the subject project.

47. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of new water service(s) outside of any driveway, and the disconnection at the water main of all existing unused services adjacent to the site, in a manner satisfactory to the Director of Public Utilities and the City Engineer.

48. 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, the City Engineer, and the Cross Connection Supervisor in the Customer Support Division of the Water Department.

49. Prior to the issuance of any Certificates of Occupancy, public water facilities necessary to serve the development, including services, shall be complete and operational in a manner satisfactory to the Director of Public Utilities and the City Engineer.

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

INFORMATION ONLY:

- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this development permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code §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 _____ by Resolution No. _____.

CITY COUNCIL
RESOLUTION NO. _____
SITE DEVELOPMENT PERMIT NO. 42924
PETRIE RESIDENCES - PROJECT NO. 18262
DRAFT

WHEREAS, JOHN R. PETRIE, TRUSTEE OF THE JOHN R. PETRIE TRUST AGREEMENT DATED JULY 21, 2004, Owner/Permittee, filed an application with the City of San Diego for a permit to create two lots, construct one new single-family residence and construct an addition to an existing single-family residence (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 42924 on portions of a 0.63-acre site;

WHEREAS, the project site is located at 3520 Dove Court in the RS-1-1 and RS-1-7 Zones (proposed RS-1-7 and RS-1-4 with the accompanying Rezone action) and the FAA Part 77 Noticing Area, within the Uptown Community Plan;

WHEREAS, the project site is legally described as Lot 4, Inspiration View, Map No. 1854, including a portion of vacated Eagle Street (Parcel "A") and a portion of Lot 5, Inspiration View, Map No. 1854 and a portion of vacated Walnut Street (Parcel "B");

WHEREAS, on October 9, 2008, the Planning Commission of the City of San Diego considered Site Development Permit No. 42924, and pursuant to Resolution No. 4470-PC, voted to recommend City Council approval of the permit;

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

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

That the City Council adopts the following written Findings, dated _____.

FINDINGS:

SITE DEVELOPMENT PERMIT FINDINGS (LDC SECTION 126.0504):

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

The proposed project consists of the creation of two lots, construction of one new single-family residence and the construction of an addition to an existing single-family residence. The proposed project consists of two parcels. The Uptown Community Plan designates Parcel "A" as Low Residential 5 to 10 dwelling units per acre (0.07 acres) and Open Space (0.29 acres). This site is currently developed with one existing single-family dwelling unit. The community plan designates Parcel "B" as Open Space (0.27 acres). According to the Open Space and Recreation Element of the community, Parcel "B" is

located in Biological/Geological Zone 1, which allows very low residential development at 1 to 2 dwelling units per acre. Based on the existing land use designation, 1 dwelling unit would be allowed on Parcel "B" resulting in the net increase of one single-family dwelling unit within the community. The proposed single-family uses are consistent with the Uptown Community Plan designation and will not adversely affect this land use plan.

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

The proposed project consists of the creation of two lots, construction of one new single-family residence and the construction of an addition to an existing single-family residence. A Negative Declaration was prepared for this project, which evaluated Biological Resources, Geology, and Historical Resources (architecture). It was determined that the proposed project would not result in significant impacts to these resources. All Uniform Building, Fire, Plumbing, Electrical, Mechanical Codes and City regulations governing the construction of development apply to this project to prevent adverse affects to those persons or properties in the vicinity of the project.

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

The proposed project consists of the creation of two lots, construction of one new single-family residence and the construction of an addition to an existing single-family residence. No deviations are requested or granted from the applicable development regulations of the zones. The project has been conditioned to conform with all applicable regulations of the Land Development Code.

4. 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 proposed project consists of the creation of two lots, construction of one new single-family residence and the construction of an addition to an existing single-family residence. The site is irregularly-shaped and slopes descending from east to west. Steep slopes indicating the presence of environmentally sensitive lands are those that are natural, undisturbed slopes, 25% slope or greater, and have at least 50 feet in elevation. A slope analysis was prepared for this project. That analysis clarified the location of steep slopes on this project site. A minor portion of a balcony addition to the existing residence at 3520 Dove Court is within the natural, undisturbed portion of the steep slopes. The new residence construction is located entirely within an area of previously-disturbed slopes, and has been designed to impact a minimal amount of this area, in accordance with Land Development Code regulations. Proposed grading consists of approximately 500 cubic yards of cut, with a maximum cut depth of 15 feet, 350 cubic yards of fill, with a maximum fill depth of 10 feet, and approximately 230 cubic yards of export. The maximum height of the cut slope would be 2 feet at a 2:1 slope ratio, and the maximum height of the fill slope would be 14 feet at a 2:1 slope ratio at the location of the required hammerhead turnaround. The project would result in a total graded area of approximately 0.15 acre. Based on the above information and the applicable Land

Development Code regulations, the proposed development is not located on natural steep slopes and the proposed development will result in a minimum disturbance to the environmentally sensitive lands.

5. 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 proposed project consists of the creation of two lots, construction of one new single-family residence and the construction of an addition to an existing single-family residence. As indicated in Finding No. 4, above, the project has been designed to minimize the alteration of the natural steep slopes existing on the site. A geotechnical investigation report and several addenda were prepared for the proposed hillside project that addressed geologic hazards. Slope stability of the site was evaluated and the geotechnical consultant determined that the proposed building site and existing building site have adequate gross and surficial slope stability and the proposed subdivision will be safe from geologic hazards. However, the western portions of site were determined to have a factor of safety of less than 1.5 with respect to slope stability due to the proximity of the existing steep cut slope located west and adjacent to the site. Considering the steep slope is an existing offsite non-conforming condition, the owner has agreed to establish a "Building Restricted Easement" for the areas of the site determined to have a factor of safety of less than 1.5. In addition, a Notice of Geologic and Geotechnical Conditions has been recorded against the subject property that is a disclosure and hold harmless agreement. A new storm drain system would be installed with project implementation. The project would be required to incorporate construction and post-construction Best Management Practices (BMP), and the applicant would be required to enter into a maintenance agreement with the City of San Diego for on-going permanent BMP maintenance, as a condition of project approval. All site runoff would be required to comply with the City's Storm Water Standards. Accordingly, implementation of the proposed project will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards.

6. The proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands.

The proposed project consists of the creation of two lots, construction of one new single-family residence and the construction of an addition to an existing single-family residence. All modifications required to implement the proposed project will occur on the project site, and will not impact adjacent properties. Any sensitive slopes extending onto adjacent properties would not be modified as a result of this project. In addition to the slope analysis and geologic reconnaissance referenced in Findings 4 and 5 above, a biological resources report was prepared to determine if the proposed project would have the potential to result in significant impacts to sensitive biological resources. The report concluded that the site contains a mixture of ornamental trees with interspersed native trees and shrubs, and that no biologically sensitive plant or animal species and/or habitats exist onsite. Due to the lack of sensitive biological resources, no impacts are expected and no mitigation would be required. The project would not adversely impact any adjacent environmentally sensitive lands.

7. The proposed development will be consistent with the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan.

The proposed project consists of the creation of two lots, construction of one new single-family residence and the construction of an addition to an existing single-family residence. The project site is not located within the City of San Diego's Multiple Species Conservation Program Subarea Plan, and therefore will not provide any impacts and is consistent with the Plan.

8. The proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply.

The proposed project consists of the creation of two lots, construction of one new single-family residence and the construction of an addition to an existing single-family residence. The project site, approximately two miles from San Diego Bay, is not located within any coastal areas and will therefore not contribute to the erosion of public beaches or adversely impact local shoreline sand supply.

9. 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.

The proposed project consists of the creation of two lots, construction of one new single-family residence and the construction of an addition to an existing single-family residence. A Negative Declaration was prepared for this project, which evaluated Biological Resources, Geology, and Historical Resources (architecture). It was determined that the proposed project would not result in significant impacts to these resources. Accordingly, no mitigation is required as a condition of this permit.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the City Council, Site Development Permit No. 42924 is hereby GRANTED by the City Council to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 42924, a copy of which is attached hereto and made a part hereof.

Michelle Sokolowski
Development Project Manager
Development Services

Adopted on: _____

Job Order No. 42-2010

cc: Legislative Recorder, Planning Department

Permit Type/PTS Approval No.: SDP No. 42924

Date of Approval: TBD

AUTHENTICATED BY THE DEVELOPMENT SERVICES DEPARTMENT

Michelle Sokolowski
TITLE: 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.**

[NAME OF COMPANY]

Owner/Permittee

By _____
NAME
TITLE

[NAME OF COMPANY]

Owner/Permittee

By _____
NAME
TITLE

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

(R-2009-___)

RESOLUTION NUMBER R-_____

ADOPTED ON _____

WHEREAS, California Streets and Highways Code section 8330 et seq. provides a procedure for the summary vacation of public street easements by City Council resolution where the easement is no longer required; and

WHEREAS, the affected property owner has requested the vacation of a portion of Eagle Street and Walnut Avenue to unencumber this property and facilitate development of the site; and

WHEREAS, the City Council finds that:

(a) there is no present or prospective public use for the public right-of-way, either for the facility for which it was originally acquired, or for any other public use of a like nature that can be anticipated;

(b) the public will benefit from the action through improved use of the land made available by the vacation;

(c) the vacation does not adversely affect any applicable land use plan or; and

(d) the public facility for which the public right-of-way was originally acquired will not be detrimentally affected by this vacation; NOW, THEREFORE,

BE IT RESOLVED, by the Council of the City of San Diego, California, as follows:

1. That Eagle Street and Walnut Avenue, as more particularly described on "Legal Description" Exhibit A and "Drawing" Exhibit B, drawing nos. 20313-1-B, 20313-2-B, 20313-3-B, on file in the office of the City Clerk as Document No. RR-_____, which said Drawings are attached hereto and made a part hereof, is ordered vacated.

000454

ATTACHMENT 9

2. That the City Clerk shall cause a certified copy of this resolution, with attached legal description marked as Exhibit "A" and as shown on Drawing Nos. 20313-1-B, 20313-2-B, 20313-3-B marked as Exhibit "B," attested by the City Clerk under seal to be recorded in the Office of the County Recorder.

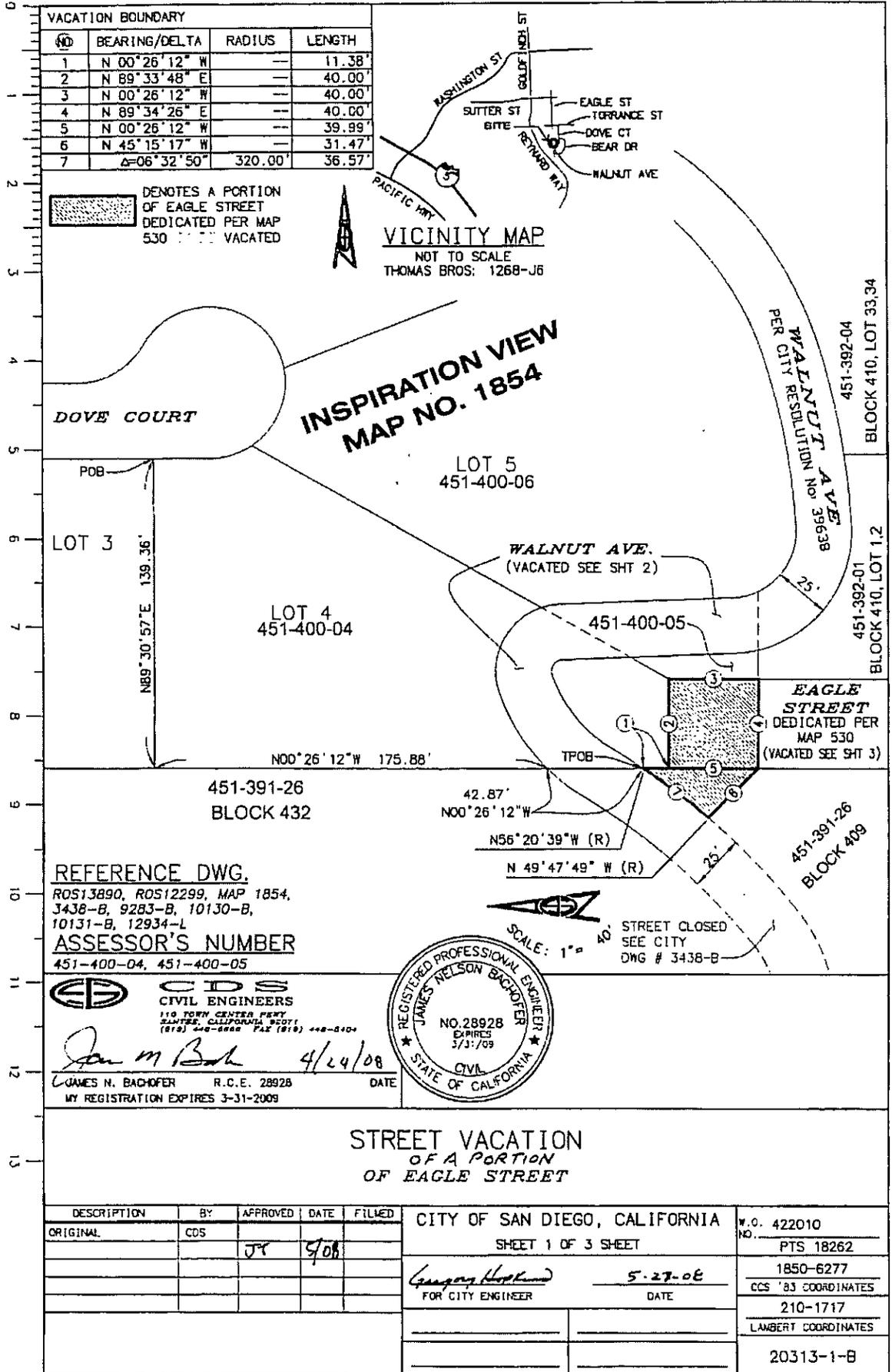
APPROVED: Jan Goldsmith, City Attorney

By _____
Deputy City Attorney

Orig.Dept: DSD
J.O. 422010
Drawing No. 20313-1through 3-B
R-2009-___

000455

Exhibit B



000457

LEGAL DESCRIPTION *Exhibit A*
FOR
STREET VACATION OF A PORTION OF EAGLE STREET

THAT PORTION OF EAGLE STREET DEDICATED PER MAP 530, RECORDED APRIL 14, 1888, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

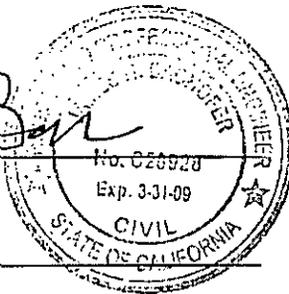
BEGINNING AT THE NORTHEAST CORNER OF LOT 4 OF INSPIRATION VIEW, ACCORDING TO MAP THEREOF NO 1854, RECORDED SEPTEMBER 2, 1925, IN SAID COUNTY; THENCE SOUTH 89°30'57" WEST 139.36 FEET TO THE NORTHWEST CORNER OF SAID LOT 4; THENCE ALONG THE WEST LINE OF SAID LOT 4 SOUTH 00°26'12" EAST 175.88 FEET TO THE INTERSECTION OF THE WEST LINE OF SAID LOT 4 AND THE NORTH LINE OF WALNUT AVE; THENCE CONTINUING ALONG SAID WEST LINE SOUTH 00°26'12" EAST 42.87 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE SOUTH 00°26'12" EAST 11.38 FEET; THENCE NORTH 89°33'48" EAST 40.00 FEET; THENCE SOUTH 00°26'12" EAST 40.00 FEET; THENCE SOUTH 89°33'48" WEST 40.00 FEET; THENCE NORTH 45°15'17" WEST 31.47 FEET TO A POINT ON A NON-TANGENT 320.00 FOOT RADIUS CURVE CONCAVE TO THE NORTH AND HAVING A RADIAL BEARING OF SOUTH 49°47'49" EAST, THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06°32'50" AND AN ARC LENGTH OF 36.57 FEET TO THE **TRUE POINT OF BEGINNING**.

Jan M. Bar

Signature

5-19-08

Date



PTS 18262

W.O. 422010

DWG 20313-1-B

*Original
Legal*

000461

LEGAL DESCRIPTION - *Exhibit A*
FOR
STREET VACATION OF A PORTION OF WALNUT AVE

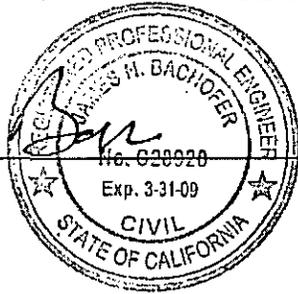
THAT PORTION OF WALNUT AVENUE, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DEDICATED TO THE CITY OF SAN DIEGO PER DOCUMENT NO. 9317 RECORDED NOVEMBER 10, 1926 IN BOOK 1253, PAGE 391, IN SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 4 OF INSPIRATION VIEW, ACCORDING TO MAP THEREOF NO 1854, RECORDED SEPTEMBER 2, 1925, IN SAID COUNTY; THENCE SOUTH $89^{\circ}30'57''$ WEST 139.36 FEET TO THE NORTHWEST CORNER OF SAID LOT 4; THENCE ALONG THE WEST LINE OF SAID LOT 4 SOUTH $00^{\circ}26'12''$ EAST 175.88 FEET TO A POINT ON A NON-TANGENT 88.50 FOOT RADIUS CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIAL BEARING OF NORTH $45^{\circ}54'11''$ WEST ALSO BEING THE **TRUE POINT OF BEGINNING** THENCE NORTHEAST ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $25^{\circ}53'00''$ AND AN ARC LENGTH OF 39.98 FEET TO THE BEGINNING OF A 30.00 FOOT RADIUS CURVE, CONCAVE TO THE SOUTHWEST; THENCE SOUTHEASTERLY ALONG SAID CURVE THOUGH A CENTRAL ANGLE OF $91^{\circ}18'34''$ AND AN ARC LENGTH OF 47.81 FEET TO THE INTERSECTION OF WALNUT AVENUE AND THE SOUTHEASTERLY LINE OF SAID LOT 4; THENCE CONTINUING ALONG SAID 30.00 FOOT RADIUS CURVE THROUGH A CENTRAL ANGLE OF $16^{\circ}09'26''$ AND AN ARC LENGTH OF 8.46 FEET; THENCE SOUTH $02^{\circ}33'11''$ EAST 76.70 FEET TO THE BEGINNING OF A TANGENT 30.00 FOOT RADIUS CURVE CONCAVE TO THE SOUTHEAST; THENCE SOUTH ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $23^{\circ}16'55''$ AND AN ARC LENGTH OF 12.19 FEET TO A POINT ON THE CENTERLINE OF WALNUT AVENUE, SAID STREET CLOSED PER CITY OF SAN DIEGO RESOLUTION NO. 36398 APPROVED JANUARY 4, 1926, AND RECORDED NOVEMBER 10, 1926 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY OF SAN DIEGO; THENCE ALONG SAID CENTERLINE SOUTH $89^{\circ}34'26''$ WEST 26.37 FEET TO A POINT ON A NON-TANGENT 55.00 FOOT RADIUS CURVE, CONCAVE TO THE EAST AND HAVING A RADIAL BEARING OF SOUTH $76^{\circ}02'19''$ WEST; THENCE NORTH ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $11^{\circ}24'29''$ AND AN ARC LENGTH OF 10.95 FEET; THENCE TANGENT NORTH $02^{\circ}33'11''$ WEST 46.23 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF SAID LOT 4; THENCE CONTINUING NORTH $02^{\circ}33'11''$ WEST 30.47 FEET TO THE BEGINNING OF A TANGENT 5.00 FOOT RADIUS CURVE CONCAVE TO THE SOUTH; THENCE NORTHWEST ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $107^{\circ}28'00''$ AND AN ARC LENGTH OF 9.38 FEET TO THE BEGINNING OF A TANGENT 63.50 FOOT RADIUS CURVE CONCAVE TO THE SOUTHEAST; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $39^{\circ}14'00''$ AND AN ARC LENGTH OF 43.48 FEET TO THE BEGINNING OF A TANGENT 320.00 FOOT RADIUS CURVE, CONCAVE TO THE NORTHWEST; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $02^{\circ}54'32''$

000462

AND AN ARC LENGTH OF 16.25 FEET TO A POINT ON THE WEST LINE OF SAID LOT 4; THENCE CONTINUING ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06°32'50" AND AN ARC LENGTH OF 36.57 FEET; THENCE NON-TANGENT NORTH 45°15'17" WEST 25.09 FEET TO A POINT ON A NON-TANGENT 295.00 FOOT RADIUS CURVE, CONCAVE TO THE NORTHWEST A RADIAL BEARING THROUGH SAID POINT BEARS NORTH 50°10'58" WEST; THENCE NORTHEASTERLY ALONG SAID CURVE THOUGH A CENTRAL ANGLE OF 09°04'13" AND AN ARC LENGTH OF 46.70 FEET TO THE BEGINNING OF A REVERSE 88.50 FOOT RADIUS CURVE, CONCAVE TO THE SOUTHEAST; THENCE NORTHEASTERLY ALONG SAID CURVE THOUGH A CENTRAL ANGLE OF 13°21'00" AND AN ARC LENGTH OF 20.62 FEET TO THE **TRUE POINT OF BEGINNING.**

Jan M.
Signature



5-19-08
Date

PTS 18262

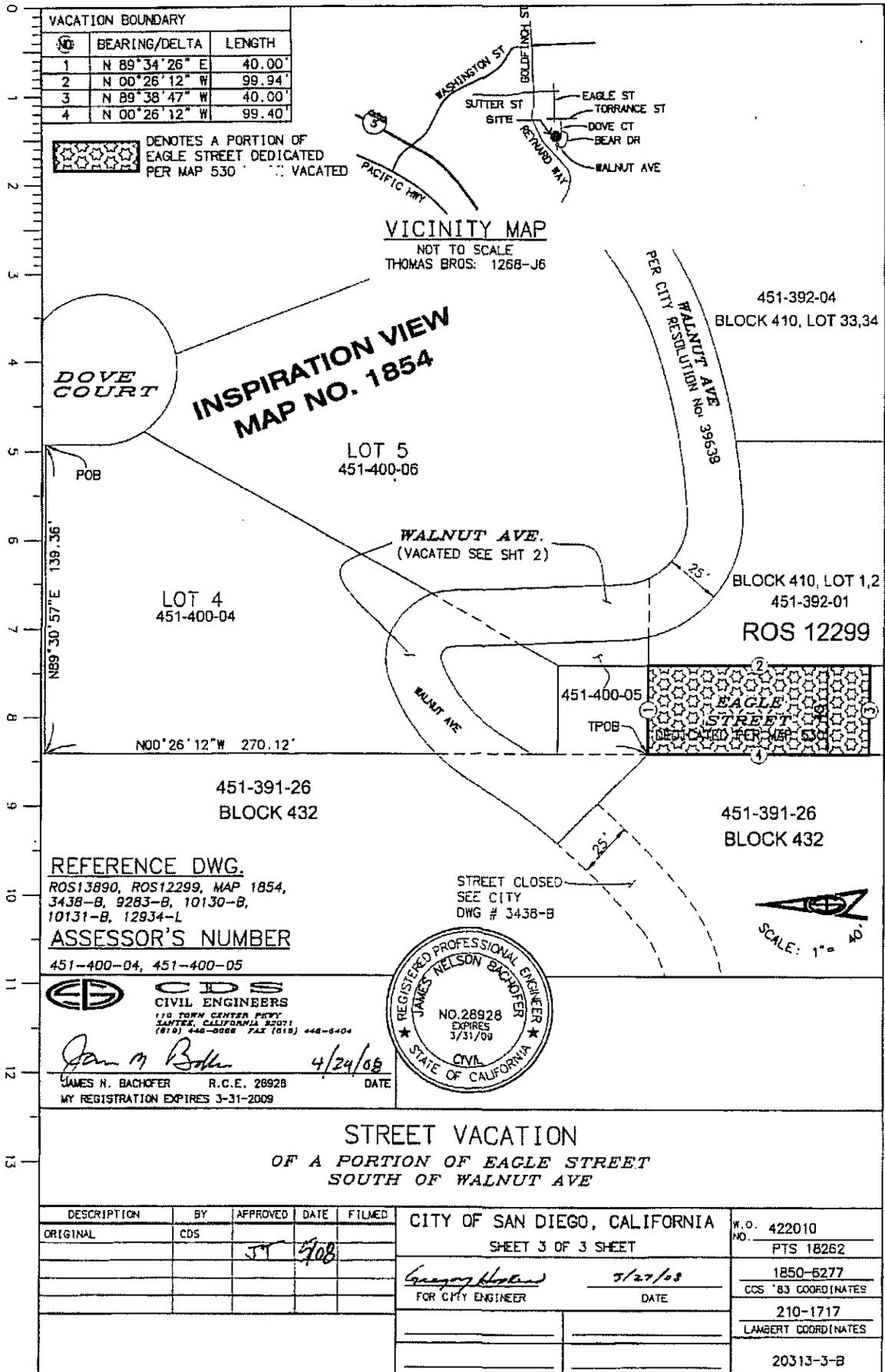
W.O. 422010

DWG 20313-2-B

*original
Legal*

000463

EXHIBIT B



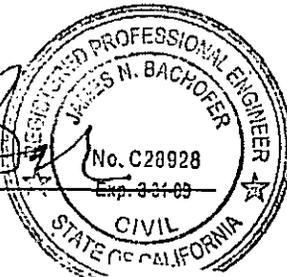
000465

LEGAL DESCRIPTION - *Exhibit A*
FOR
STREET VACATION OF A PORTION OF EAGLE STREET

THAT PORTION OF EAGLE STREET DEDICATED PER MAP 530, RECORDED APRIL 14, 1888, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 4 OF INSPIRATION VIEW, ACCORDING TO MAP THEREOF NO 1854, RECORDED SEPTEMBER 2, 1925, IN SAID COUNTY; THENCE SOUTH 89°30'57" WEST 139.36 FEET TO THE NORTHWEST CORNER OF SAID LOT 4; THENCE SOUTH 00°26'12" EAST 270.12' FEET TO THE **TRUE POINT OF BEGINNING**; THENCE NORTH 89°34'26" EAST 40.00 FEET TO THE NORTHWEST CORNER OF ROS 12299 IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED AUGUST 24, 1989; THENCE ALONG THE EAST LINE OF EAGLE STREET SOUTH 00°26'12" EAST 99.94 FEET; THENCE DEPARTING SAID EAST LINE NORTH 89°38'47" WEST 40.00 FEET; THENCE NORTH 00°26'12" WEST 99.40 FEET ALONG THE WEST LINE OF EAGLE STREET TO THE **TRUE POINT OF BEGINNING**.

Jan M. Bachofer
Signature



5-19-08
Date

PTS 18262

W.O. 422010

DWG 20313-3-B

*original
legal*

Rezone Ordinance

(O-_____)

ORDINANCE NUMBER O-_____ (NEW SERIES)

ADOPTED ON _____

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SAN DIEGO CHANGING 0.55 ACRES LOCATED AT 3520 DOVE COURT, WITHIN THE UPTOWN COMMUNITY PLAN AREA, IN THE CITY OF SAN DIEGO, CALIFORNIA, FROM THE RS-1-1 AND RS-1-7 ZONES INTO THE RS-1-4 AND RS-1-7 ZONES, AS DEFINED BY SAN DIEGO MUNICIPAL CODE SECTION 131.0403; AND REPEALING ORDINANCE NO. 17306 (NEW SERIES), ADOPTED MAY 30, 1989, OF THE ORDINANCES OF THE CITY OF SAN DIEGO INsofar AS THE SAME CONFLICTS HEREWITH.

WHEREAS, under Charter section 280(a)(2) this ordinance 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 to by law to consider evidence at the hearing and to make legal findings based on evidence presented; NEW, THEREFORE,

BE IT ORDAINED, by the Council of the City of San Diego, as follows:

Section 1. That 0.55 acres located at 3520 Dove Court, and legally described as Lot 4, Inspiration View, Map No. 1854, including a portion of vacated Eagle Street (Parcel "A") and a portion of Lot 5, Inspiration View, Map No. 1854 and a portion of vacated Walnut Street (Parcel "B"), in the Uptown Community Plan area, in the City of San Diego, California, as shown on Zone Map Drawing No. B-4267 filed in the office of the City Clerk as Document No. OO-_____, are rezoned from the RS-1-1 and RS-1-7 Zones into the RS-1-4 and RS-1-7 Zones,

as the zones are described and defined by San Diego Municipal Code Chapter 13 Article 1 Division 4. This action amends the Official Zoning Map adopted by Resolution R-301263 on February 28, 2006.

Section 2. That Ordinance No. 17306 (New Series), adopted May 30, 1989, of the ordinances of the City of San Diego is repealed insofar as the same conflicts with the rezoned uses of the land.

Section 3. That a full reading of this ordinance is dispensed with prior to its final passage, a written or printed copy having been available to the City Council and the public a day prior to its final passage.

Section 4. This ordinance shall take effect and be in force on the thirtieth day from and after its passage, and no building permits for development inconsistent with the provisions of this ordinance shall be issued unless application therefore was made prior to the date of adoption of this ordinance.

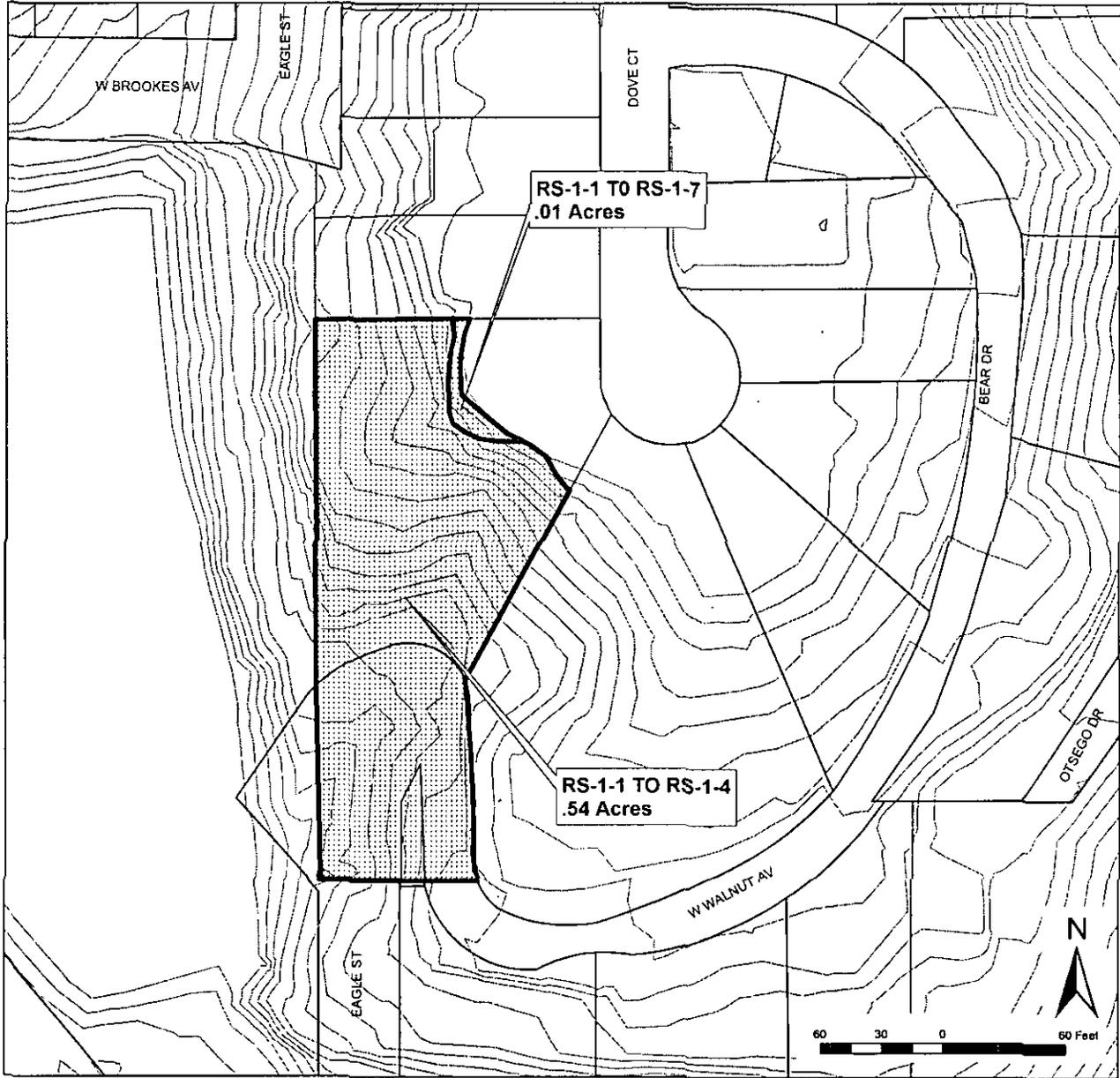
APPROVED: MICHAEL AGUIRRE, City Attorney

By _____
Attorney name
Deputy City Attorney

Initials~
Date~
Or.Dept: INSERT~
Case No.42-2010
O-_____
Form=inloto.frm(61203wct)

000469

CITY OF SAN DIEGO • DEVELOPMENT SERVICES DEPARTMENT
PROPOSED REZONING



LOT 4 AND POR LOT 5 INSPIRATION VIEW, MAP 1854, POR OF VACATED WALNUT ST

CASE NO. PTS 18262

ORDINANCE NO. _____
 EFF. DATE ORD. _____
 ZONING SUBJ. TO _____
 BEFORE DATE _____
 EFF. DATE ZONING _____
 MAP NAME AND NO. _____

REQUEST RS-1-4
 PLANNING COMM.
 RECOMMENDATION
 CITY COUNCIL
 ACTION

CITY PLANNING AND COMMUNITY INVESTMENT
 MANAGER

B- 4267

APN: 451-400-04 & 05

(210-1716) 8-23-08 LDJ

STREET NAME CHANGE RESOLUTION

R-2008- _____

RESOLUTION NUMBER R- _____

ADOPTED ON _____

WHEREAS, Section 34091.1 of the California Government Code and Section 5026 of the California Streets and Highways Code authorizes the City Council to change the name of City streets by resolution; and

WHEREAS, 100 percent of the property owners on Walnut Avenue have approved that the name of the street be changed to Bear Drive in order to provide continuity of the existing street;

WHEREAS, the street name change is supported by the Uptown Planners; NOW, THEREFORE,

BE IT RESOLVED, by the Council of the City of San Diego, as follows:

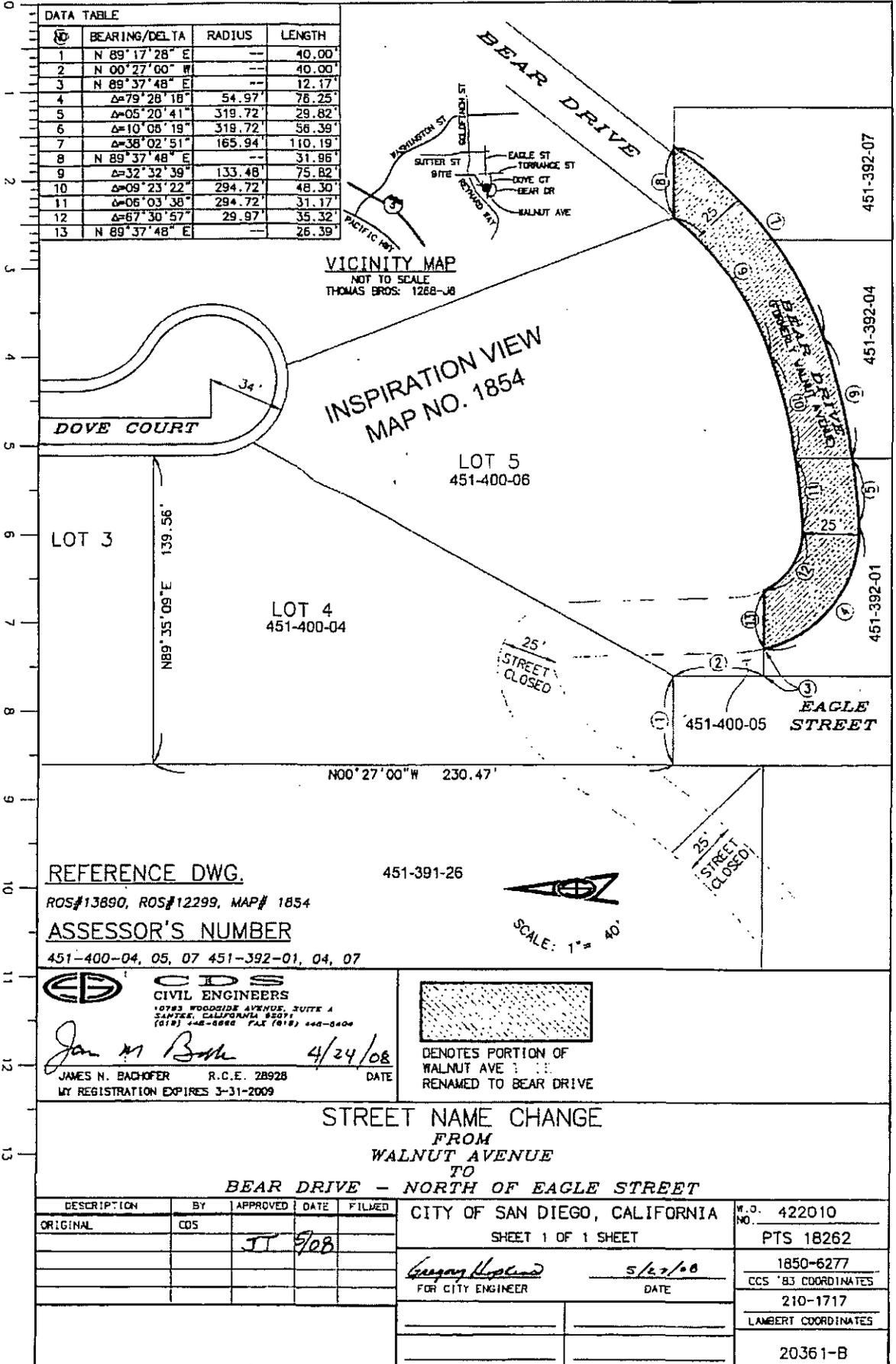
1. That the name of Walnut Avenue, more particularly shown on Drawing No. 20361-B attached hereto as Exhibit "A," is changed to Bear Drive.
2. That the City Clerk shall cause a certified copy of this resolution, with Exhibit "A," attested by him under seal, to be recorded in the Office of the County Recorder.

APPROVED: Michael Aguirre, City Attorney

By _____
Deputy City Attorney

000473

EXHIBIT A



ID	BEARING/DELTA	RADIUS	LENGTH
1	N 89° 17' 28" E	--	40.00'
2	N 00° 27' 00" W	--	40.00'
3	N 89° 37' 48" E	--	12.17'
4	Δ=79° 28' 18"	54.97'	78.25'
5	Δ=05° 20' 41"	319.72'	29.82'
6	Δ=10° 08' 19"	319.72'	56.39'
7	Δ=38° 02' 51"	165.94'	110.19'
8	N 89° 37' 48" E	--	31.96'
9	Δ=32° 32' 39"	133.48'	75.82'
10	Δ=09° 23' 22"	294.72'	48.30'
11	Δ=06° 03' 38"	294.72'	31.17'
12	Δ=67° 30' 57"	29.97'	35.32'
13	N 89° 37' 48" E	--	26.39'

VICINITY MAP
NOT TO SCALE
THOMAS BROS: 1268-J8

INSPIRATION VIEW
MAP NO. 1854

LOT 5
451-400-06

LOT 3

LOT 4
451-400-04

REFERENCE DWG. 451-391-26
ROS#13890, ROS#12299, MAP# 1854
ASSESSOR'S NUMBER
451-400-04, 05, 07 451-392-01, 04, 07

CDS CIVIL ENGINEERS
10783 WOODSIDE AVENUE, SUITE A
SAN DIEGO, CALIFORNIA 92115
(619) 444-8888 FAX (619) 444-8400

Jan M. Bach 4/24/08
JAMES N. BACHOFER R.C.E. 28928 DATE
MY REGISTRATION EXPIRES 3-31-2009

25' STREET CLOSED

25' STREET CLOSED

25' STREET CLOSED

SCALE: 1" = 40'

DENOTES PORTION OF WALNUT AVE TO BE RENAMED TO BEAR DRIVE

STREET NAME CHANGE					CITY OF SAN DIEGO, CALIFORNIA	
FROM					SHEET 1 OF 1 SHEET	
WALNUT AVENUE					PTS 18262	
TO					1850-6277	
BEAR DRIVE - NORTH OF EAGLE STREET					CCS '83 COORDINATES	
DESCRIPTION	BY	APPROVED	DATE	FILMED	210-1717	
ORIGINAL	CDS	<i>JT</i>	<i>9/08</i>		LAMBERT COORDINATES	
					20361-B	
					M.O. NO. 422010	
					DATE 5/27/08	
					FOR CITY ENGINEER	



000475

THE CITY OF SAN DIEGO

340
02/24

REPORT TO THE PLANNING COMMISSION

John: 214.6200
LANA: 533.6404

Requested OPEN SPACE MAP
ANALYSIS OF SURROUNDING
AREAS.

DATE ISSUED: April 23, 2003 REPORT NO. P-03-102
ATTENTION: Planning Commission, Agenda of May 1, 2003
SUBJECT: **Dove Court Community Plan Amendment:** Initiation of an amendment to the Uptown Community Plan and the Progress Guide and General Plan to redesignate .56 acres of an approximately .63-acre site from Open Space to Low Density Residential (5-10 dwelling units per acre). Project No. 6251.

OWNER/
APPLICANT: John Petrie, Property Owner

SUMMARY

Issue – Should the Planning Commission INITIATE a land use plan amendment to the Progress Guide and General Plan and the Uptown Community Plan pursuant to Municipal Code Section 122.0103? An amendment to the Progress Guide and General Plan and the Uptown Community Plan has been requested for the redesignation of .56 acres of an approximately .63-acre site from Open Space to Low Density Residential (density range “1,” 5-10 dwelling units per acre, as defined by the Uptown Community Plan).

Staff Recommendation – INITIATE the plan amendment process.

Community Planning Group Recommendation – At the regularly scheduled and noticed planning committee meeting of April 1, 2003, the Uptown Planners voted 9-7-0 to support the initiation of the community plan amendment.

Environmental Impact – If initiated, the proposed plan amendment and future discretionary actions would be subject to environmental review.

Fiscal Impact – Processing costs are paid by the applicant.



000476

Housing Element - The potential redesignation of the site from Open Space to Low Density Residential could add one single family residential dwelling unit to the region's housing supply.

This initiation request does not constitute an endorsement of the project proposal. A staff recommendation will be developed once the project has been fully analyzed. This action will allow the staff analysis to proceed.

BACKGROUND

The subject .63-acre site is located between Reynard Way and Bear Drive, south of Dove Court in the Uptown Community Planning Area (see Attachment 1). The property consists of two parcels that constitute 21,750 square feet and an additional 5,700 square feet of contiguous unused public easement, granted for public right-of-way. The current land use designation on the subject property is two-fold. At the northern end of the property adjacent to Dove Court, approximately .07 acres is designated for Low Density Residential at 5 to 10 dwelling units per acre. The residual .56-acre area is designated as Open Space, including the unused portions of Walnut Avenue and Eagle Street (see Attachment 2). The site is currently vacant and contains some hillside areas that are considered steep slopes. The steepest slopes on the property are between 45% and 50%.

The applicant is requesting the current Open Space land use designation of the project site, including the paper street portion of Walnut Avenue and Eagle Street adjacent to the property, be redesignated to Low Density Residential. The redesignation would allow for the future development of one single family residence. If initiated, the proposed plan amendment would be reviewed in conjunction with a request for a re-zone from R1-40,000 to R1-10,000, a site development permit as well as a street vacation for the unused portions of Walnut Avenue and Eagle Street.

The neighborhood, within a 300 foot radius of the site, consists of a mixture of residential development including low, medium and high density residential uses. To the north, a single family residence is sited on a 7,000 square foot lot and was constructed during the 1980s. To the south, a two-unit condominium complex is sited on an approximately 7,600-square-foot lot and was constructed in the 1990s. To the east, a single family residence that was built in the 1920s is situated on the largest parcel, totaling 29,760 square feet. Finally, to the west of the property is a 60-unit apartment complex that was constructed in the 1960s (see Attachment 3).

Substantial portions of the subject site have been previously graded as evidenced by the geotechnical investigation report prepared by Christian Wheeler Engineering. Report findings indicate there are one to four feet of fill materials on the northern portion of the site and two to six feet of fill materials on the relatively flat portion of the site. Further, both Walnut Avenue and Eagle Street, although unpaved, are previously graded. A biological survey conducted for the site determined that no endangered, threatened or sensitive plants or animals exist on the site.

DISCUSSION

Before a community plan amendment can be initiated, Section 122.0103 of the Municipal Code requires any one of three initial criteria or all four supplemental criteria specified in the Code must be met. The Planning Department does not believe any of the following three initial criteria can be met:

- (1) **The amendment is appropriate due to a mapping or textural error or omission made when the original land use plan or local coastal program was adopted or during subsequent amendments;**
- (2) **Denial of initiation would jeopardize the public health, safety or general welfare; or**
- (3) **The amendment is appropriate due to a material change in circumstances since the adoption of a land use plan or local coastal program whereby denial of initiation would result in a hardship to the applicant by denying any reasonable use of the subject real property.**

The Planning Department does, however, believe all of the following supplemental criteria can be met:

- (1) **The proposed land use plan amendment is consistent with the goals and objectives of the Progress Guide and General Plan.**

Recommendations embodied in the Open Space Element of the Progress Guide and General Plan include establishing an open space system for the preservation of natural resources, the managed production of resources, the provision of outdoor recreation, the protection of public health and safety, and the utilization of varied terrain and natural drainage systems of the San Diego community to guide the form of urban development.

The Open Space Element of the Uptown Community Plan designates the subject site as Open Space. The Open Space Element further calls for the preservation of Uptown's most sensitive open space resources. The proposed redesignation from Open Space to Low Density Residential could adversely affect Community and General Plan recommendations for the preservation and retention of designated open space areas. However, the Open Space Element also acknowledges that land use changes to allow Low Density Residential development may be appropriate in less sensitive designated open space areas. The Element further states that a comprehensive open space sensitivity analysis should be conducted to determine whether development is appropriate in specific designated open space areas. This analysis should include an assessment of on-site open space resources including hillside characteristics, public view areas and the presence of any important geologic or biologic features. The subject site may be appropriate for development of a single family residence based on previous alterations to the site, site topography, the lack of significant geologic/biologic resources and surrounding development patterns.

000478

Therefore, for the purposes of this initiation, staff recommends that this criterion be considered fulfilled with the understanding that, if initiated, a comprehensive open space analysis would be conducted to determine the significance of Open Space on the site and the appropriateness for development.

- (2) **The proposed land use plan amendment appears to offer a public benefit to the community or City.**

The redesignation of Open Space to Low Density Residential would allow for the development of one residential unit. While the community plan amendment would not result in a large number of additional units, it is proposed at a time when the City of San Diego is searching for areas that can accommodate additional residential units.

However, the loss of land designated for Open Space may create an adverse impact to the surrounding community. As part of the community plan amendment analysis, staff proposes to analyze the redesignation of Open Space to Low Density Residential and would determine to what extent of any impacts associated with the redesignation on the surrounding environs and the Uptown Community Plan.

- (3) **Public services are available or are planned to be available to serve the proposed change in density or intensity of use.**

Library, Fire, and Police services are currently in place and are provided by the City of San Diego. Any proposed development would have access to existing public water and sewer services located within the area. If initiated, any impacts to services would be fully analyzed during review of the proposed amendment.

- (4) **City staff is available to process the proposed land use plan amendment without any work being deferred on General Fund supported programs or ongoing land use plan updates.**

Staff is available to process this amendment request without delaying general fund programs or ongoing plan updates, as the Planning Department's work program includes staff time for non-general fund development projects. The costs associated with processing this amendment will be paid for by the applicant.

CONCLUSION

Planning Department staff recommends that the amendment process be initiated to study the issues and impacts related to the proposed land use change from Open Space to Low Density Residential at 5 to 10 dwelling units per acre.

The following land use issues have been identified with the initiation request. If initiated, these issues, as well as others that may be identified, will be analyzed and evaluated through the community/general plan amendment review process:

000479

- The relationship between the proposed community plan amendment and the City's Progress Guide and General Plan including the Strategic Framework Element and the Housing Element.
- Impacts to the open space resources.
- Comparison of current land use density designations with proposed land use density ranges found in the Uptown Community Plan.
- Impacts on the community circulation system to determine if any circulation improvements would be necessary to serve an increase in residential density.
- Impacts relating to the proposed street vacation.
- The adequacy of parks and other public facilities to service additional residential development within the community.
- Provision of streetscape improvements associated with new structure.
- Impacts of structure height, architectural character on surrounding development.
- Impacts of proposed development on the surrounding slopes.

Although staff believes that the proposed amendment meets the necessary criteria for initiation, staff has not fully reviewed the applicant's proposal. **Therefore, by initiating this community plan amendment, neither the staff nor the Planning Commission are committed to recommend in favor or denial of the proposed amendment.**

Respectfully submitted,



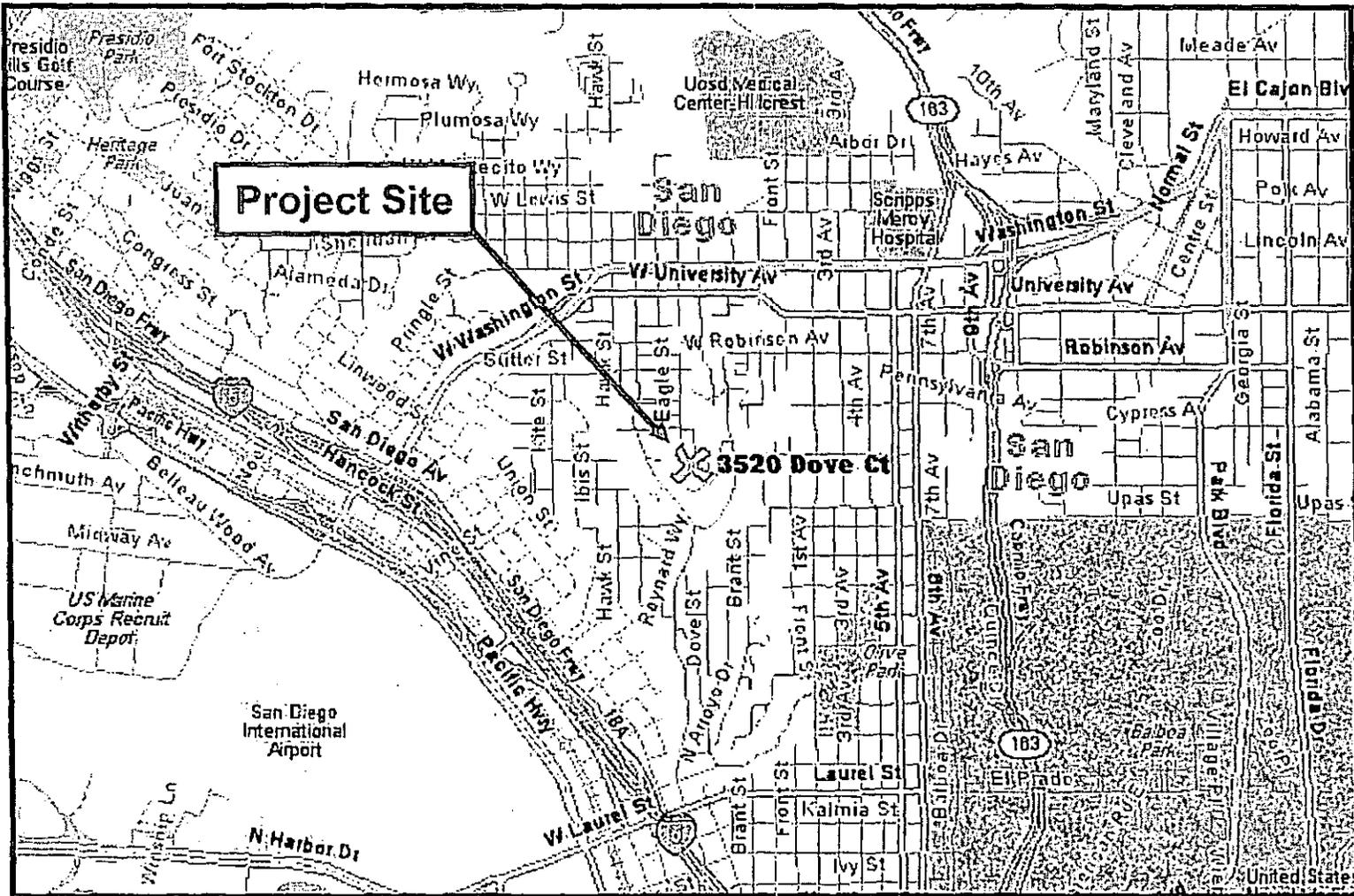
MARY P. WRIGHT
Program Manager
Planning Department



LARA EVANS
Senior Planner
Planning Department

MPW/le

- Attachments:
1. Proposed Project Location Map
 2. Uptown Community Plan Land Use Designation Map
 3. Aerial Photo of Site
 4. Ownership Disclosure Statements



Project Site

3520 Dove Ct



Project Location Map

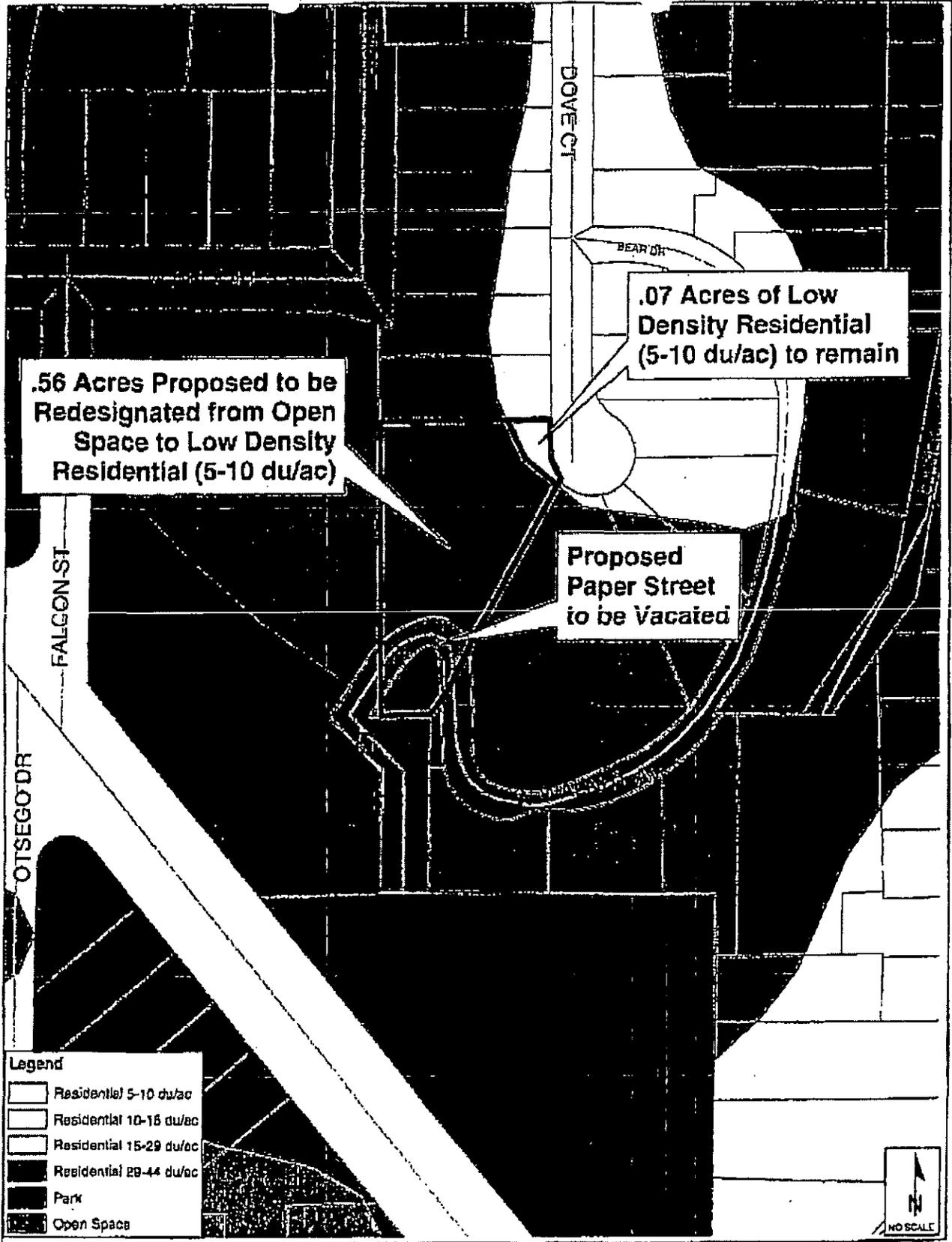
PETRIE RESIDENCES – PROJECT NUMBER 13262

3520 Dove Court



ATTACHMENT 1

Handwritten: M.W. 348 - 2/24/09

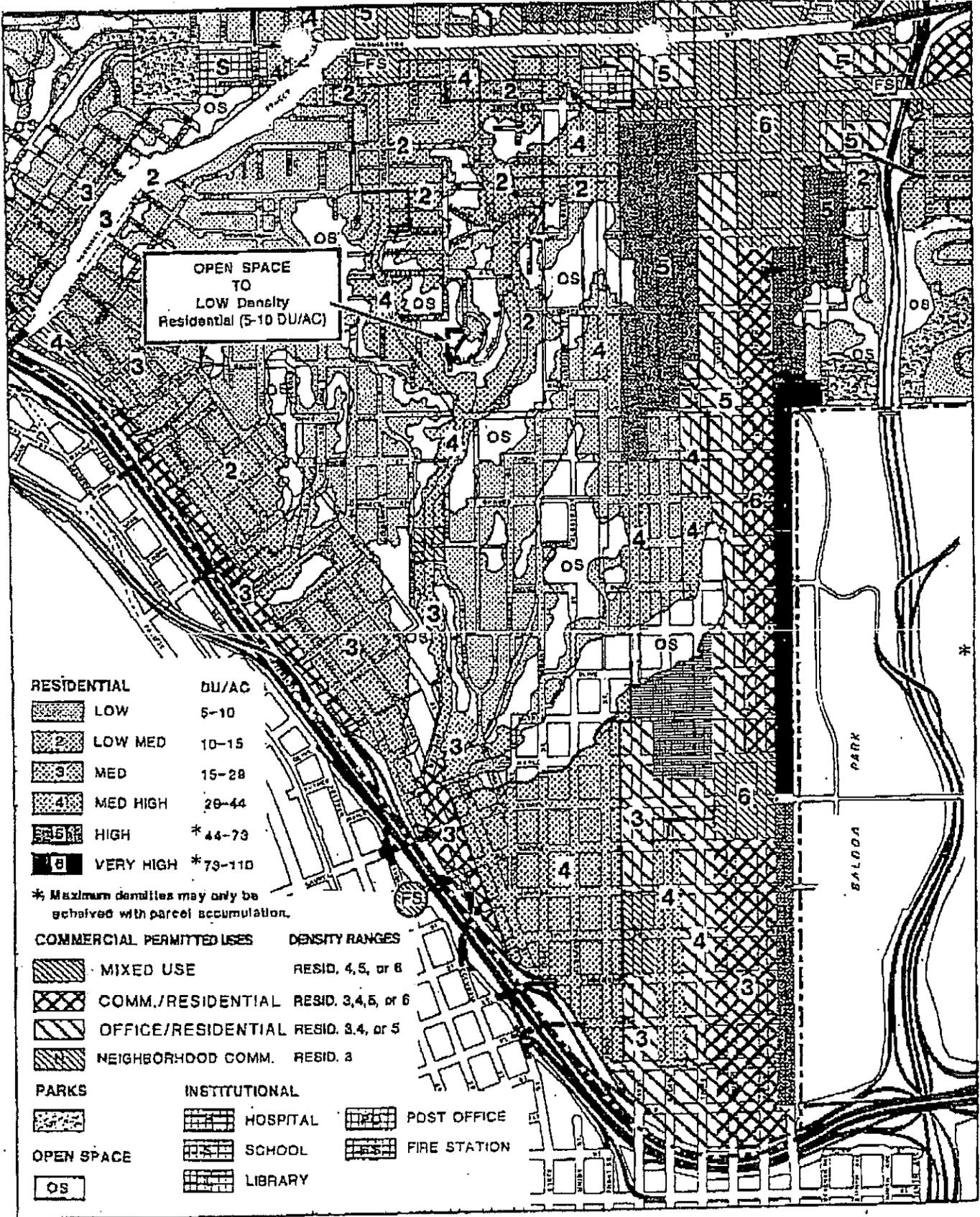


COMMUNITY PLAN LAND USE DESIGNATIONS

Uptown Community Plan

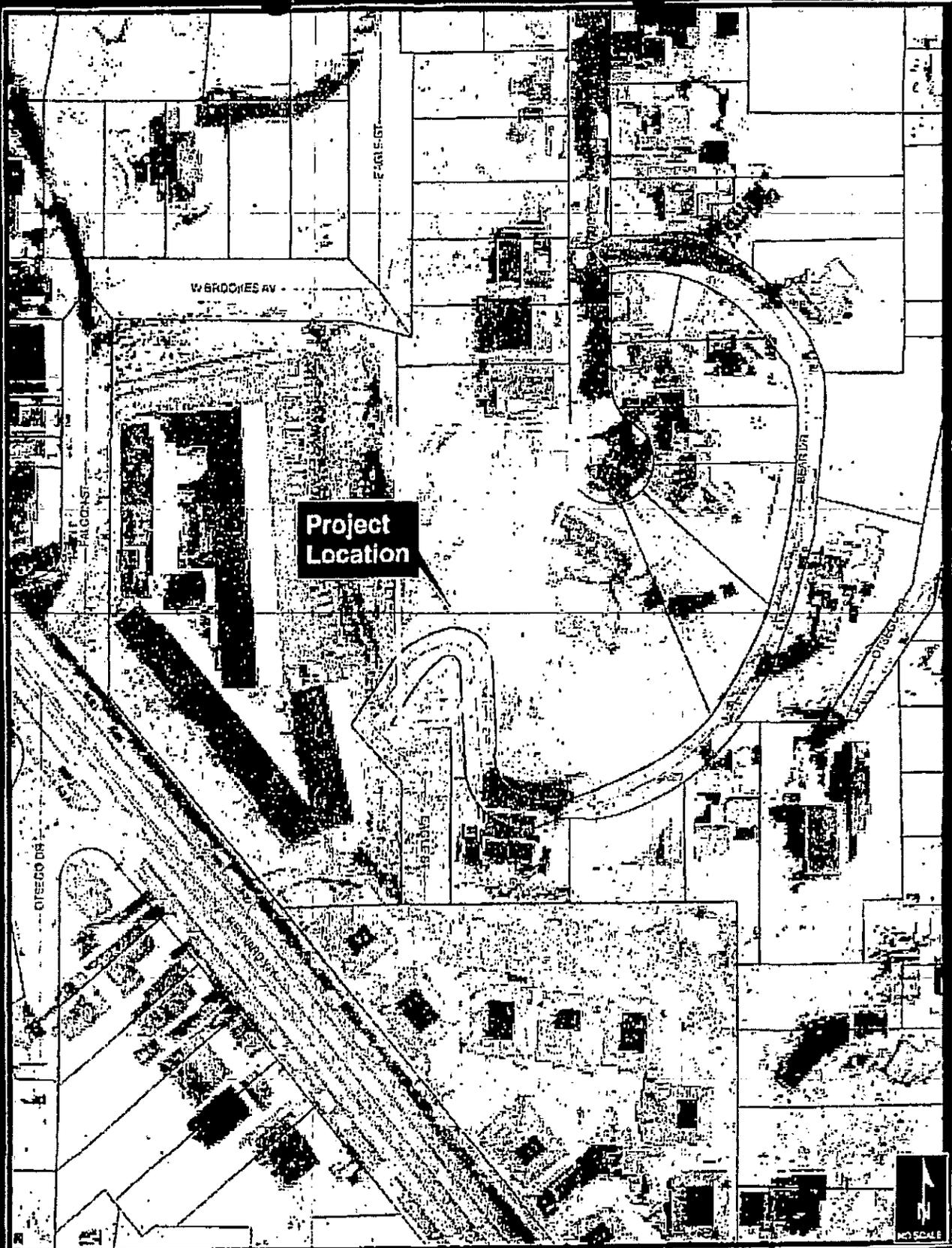
CITY OF SAN DIEGO PLANNING DEPARTMENT

ATTACHMENT 2



COMMUNITY LAND USE PLAN - South
UPTOWN Community Plan
 CITY OF SAN DIEGO PLANNING DEPARTMENT

ATTACHMENT



AERIAL PHOTO LOCATION MAP

Uptown Community Plan

CITY OF SAN DIEGO PLANNING DEPARTMENT

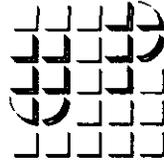
ATTACHMENT 3

OWNERSHIP DISCLOSURE STATEMENT

PETRIE RESIDENCES

Project No. 18262

Owner: John R. Petrie, Trustee of the John R. Petrie Trust Agreement,
dated July 21, 2004



UPTOWN PLANNERS

Uptown Community Planning Committee

MEETING MINUTES

April 1, 2008

Present: Towne, Grinchuk, Lamb, Gatzke, Satz, Dahl, Bonn, Wilson (Chair), Seidel, Adler, Edwards, Gottschalk, O'Dea, Wendorf, Hyde, Mellos. Seidel left early prior to the votes on action items; Mellos arrived after commencement of meeting, and voted on action items.

I. Parliamentary Items/ Reports:

B. ELECTION OF OFFICERS

The following board members were elected by unanimous vote (Chair Wilson abstaining):

Chair: Leo Wilson

Vice-Chair: Janet O'Dea

Treasurer: Roy Dahl

Secretary: Andrew Towne

C. ADOPTION OF AGENDA AND RULES OF ORDER

Chair Wilson announced that T-Mobile had asked to be taken off the agenda.

Chair Wilson advised that Olive Street Park be dropped from the agenda because of an apparent legal dispute over ownership of the property. Hyde proposed a motion, seconded by Gottschalk, to drop Olive Street Park from the agenda. After some board discussion, Hyde withdrew his motion, and made another motion (seconded by Satz) to change Olive Street Park from an action item to an information item. Motion passed 13,0,2, Chair Wilson and Edwards abstaining.

Gatzke moved to adopt agenda. Motion passed by voice vote.

D. ADOPTION OF MARCH MINUTES: Gatzke moved to adopt the March minutes. Motion passed by voice vote.

E. TREASURER'S REPORT: Dahl reported that \$31 had been collected in March, that \$37 had been spent on the March Board Election, and that the remaining account balance was \$450.46.

F. WEBSITE REPORT: Satz reported that Uptown Planners can now be found as a ".org" in addition to being found as a ".com." He asked board members to consider whether the domain name should be prepaid several years in advance, at a rate of \$20 per year.

G. CHAIR/CPC REPORT: Chair Wilson praised the March Election Committee for a job well done. He said that a proposed boutique hotel, roughly 10 stories high, would be an information item in May. He noted that the Police Vice Department requirement for a 5' Plexiglas wall for outdoor seating areas adjacent to the sidewalk in restaurants and cafes that serve beer and wine was opposed by the Hillcrest Town Council and the Hillcrest Business Association. He said that the Plexiglas wall requirement would be considered by the board in May if not eliminated sooner. He said that the CPC disagreed with the conclusion of the Grand Jury Report that recommended restricting historic designations under the Mills Act. He said that there was concern over rats at 2250 Third Avenue (a city storage site.)

II. Public Communications – Non-agenda Public Comment

INTRODUCTION OF DAVID SURWILO, THE NEW CRO FOR HILLCREST: Officer David Surwilo introduced himself as the new Community Relations Officer for Hillcrest. He said that he was working with Cal Trans to resolve problems related to the homeless living in canyons, especially the canyon under highway 163. He gave his contact information. Telephone 876-9646; surwilo@pdsandiego.gov.

Board member Bonn said that the city had asked her whether she wants to be the contact person for notification of impending demolitions.

III. Representatives of Public Officials

The representative of Council-member Kevin Faulconer said that the council-member supports historic preservation, and that his office would look into the rat problem at 2250 Third Avenue.

Announcements of various events and programs were made by the representatives of State Assembly-member Lori Saldana and U.S. Congresswoman Susan Davis.

Amy Benjamin (representative of Council-member Toni Atkins) said that the city was working to get the developer of Mi Arbolito (Sixth Avenue at Upas) to restore the public right of way. She said that the Mayor's proposed restrictions to use of the Mills Act for

historic preservation will go through a long process of consideration. (Chair Wilson noted that the CPC has established a historic resources subcommittee.)

IV. Consent Agenda

O'Dea asked that Item 1 (4178 Falcon Street NDP) be taken off the consent agenda.

Dahl asked that Item 2 (4257 Third Avenue Map Waiver) be taken off the consent agenda.

Gatzke moved (with Hyde seconding) that a letter of support by the Uptown Planners to the **San Diego Union-Tribune for the Literacy Walk** be moved to the consent agenda. The consent agenda was approved by a vote of 14,0,1 (Chair Wilson abstaining.)

VI. Informational Items:

1. Olive Street Park

OLIVE STREET PROPERTY – Bankers Hill/ Park West -- Stacey LoMedico, Park and Recreation Department Director – Recommendation sought on use of a 16,000 sq. ft. property owned by the City of San Diego, located at the corner of Third Avenue and Olive Street. Pursuant to a Revocable Permit Agreement entered into in 1961, an adjoining property owner was allowed to maintain the site as a public park in exchange for access to their property over the site.

Todd Schmidt of City Planning and Community Investment said that the city was seeking a recommendation regarding two 8,000 square foot parcels deeded to the city in 1908. He said that in 1963, a revocable permit had been given to an adjacent property owner to use one of the parcels for access to his/her property. In 1984, Park and Rec had voted to sell both parcels. In 1985, the Planning Commission agreed to the sale, but the City Council never voted on it (the City Attorney had said that a 2/3 "yes" vote was required.) Schmidt noted that the park land was "designated park land," not "dedicated park land." He said that the Planning Dept was reconsidering the matter and had suggested four options. Option A: Impose new conditions on the use of the property. Option B: Sell the parcels but keep the canyon portion as a park. Option C: Sell part of the property to the adjacent property owner -- estimated value \$1.8 - 1.9 million. Option D: Adjacent owners might sell land to expand the park.

Public Comment:

Barbara Navarro said that the land was given to the city with the understanding that it would be preserved as park land forever. She said that the 1963 revocable permit to the adjacent property owner was a violation of this understanding.

Judy Bieler objected to the park being used for private, not public, benefit. She said that the park was in disrepair and that its current condition was a "disgrace."

Various members of the Makee family, descendants of the person who donated the land to the city, said that no private use should have been granted and that the land should be a park only.

Board Discussion: Gatzke thanked the Makee family and the city for taking an interest in ensuring that the original gift to the city would be honored. Satz asked why the problem hadn't been resolved. Park and Rec official Lomedico said that the legal issues over ownership were not yet resolved. Bonn asked whether the adjacent property owner had acquired a right to the land through adverse possession or some other form of grandfathering. Lomedico said no, that such concepts do not apply to government land. Dahl, Adler, O'Dea, Mellos and Wendorf said that continued private use of the public land was inappropriate. Chair Wilson said that the matter could not become an action item until the board received an opinion from the City Attorney.

2. Presidio Canyon Redirection of Flow Study.

Presidio Canyon Redirection of Flow Study – Metropolitan Wastewater Department – Study to determine if it is technically and financially feasible to re-direct sewage flow out of three small canyons areas on the western edge of Mission Hills into water mains in the City right-of-way.

Project Engineer Nhan Dang said that the city recommends partial redirection (out of the canyon) for Presideo Canyon, total redirection for Trios Canyon, and no redirection for Heritage Canyon.

3. San Diego Housing Commission Report: Affordable Housing Fund.

San Diego Housing Commission Report: Affordable Housing Fund – Lisa Wolfe, Program Analyst, San Diego Housing Commission.

Lisa Wolfe, Program Analyst, presented copies of the report to the board and asked board members to send her comments (in writing) and suggestions for new programs and changes to existing programs by April 15.

VI. Action Items: Projects:

1. 4178 Falcon Street NDP (pulled off consent agenda):

4178 FALCON STREET NDP ("SAFDIE/RABINES RESIDENCE NDP) – Mission Hills – Neighborhood Development Permit for Environmentally Sensitive Lands to demolish existing residence and construct a 4,488 sq. ft. single family residence on a 0.23 acres site at 4178 Falcon Street in the RS-1-7 & RS-1-1 Zone.; FAA Part 77 Flight Path Notification

O'Dea moved (Satz seconding) that the board recommend approval of the NDP subject to an added condition that the existing house be relocated as long as there was no cost to the property owner. Motion passed 12,2,1 (Chair Wilson abstaining; Adler and Wendorf voting against because they thought the house should be kept on the property instead of moved or demolished.)

2. 4257 Third Avenue Map Waiver (pulled off consent agenda):

4257 THIRD AVENUE MAP WAIVER – Process Three – North Hillcrest – Application to waive the requirements of a tentative map and under grounding overhead utilities to create five residential condominiums on a 0.11 acre site with the street address of 4257 Third Avenue, in the MR-800B Zone; FAA Part 77.

Dahl expressed his concern that the project had been permitted as apartments, not condos. The applicant said no, that they had been permitted by the city as condos. Dahl indicated he could not vote to support a project that was originally submitted as an apartment building; and which subsequently filed a tentative map waiver to become condominiums.

Gatzke (Edwards seconding) moved to approve the map waiver. Motion passed 11,3,1, with Chair Wilson abstaining and Bonn, Dahl and Wendorf voting against.

3. Fifth and Thorn SDP and Tentative Map:

FIFTH AND THORN SDP AND TENTATIVE MAP – (Process Four) -- Bankers Hill/Park West – Site Development Permit and Tentative Map to demolish existing structures and construct 100 residential condominiums with affordable units in a 14 story building on a 0.93 acre site at 3255 Fourth Avenue in the CV-1 and NP-1 Zone: Tandem Parking Overlay Zone; Transit Overlay Zone.

After a presentation by the applicant, board members discussed the historic and architectural issues involving the project. After review by the Historic Resources Board, the project was revised to preserve a Spanish bungalow court on Fourth Avenue; a structure on the corner of Fourth Avenue and Thorn Street was redesigned to reflect the architecture of the Park Manor Hotel.

Some board members stated they felt the architecture contained too many features and did not like the design; other board members complimented the design, particularly the curvature of the balconies. Several members indicated they could not vote for the project because of its height and scale.

Gatzke (Dahl seconding) moved to approve the SDP and Tentative Map. Satz offered a friendly amendment, that the approval be conditioned by a requirement that the landscaping depicted in the project plans be the actual landscaping that would be used in the project. The amendment was accepted. Motion passed 9,5,1, Chair Wilson abstaining; O'Dea, Adler, Mellos, Wendorf and Gottschalk voting against.

4. 3520 Dove Street SDP, Rezone, Tentative Map and Public Right of Way Vacation:

3520 DOVE STREET ("PETRIE TM/ VACATION") – (Process Five) – Site Development Permit for Environmentally Sensitive Lands, Rezone from RS-1-1 & RS-1-7 to RS-1-4, Tentative Map to create two parcels from one existing 0.63 acre site, Public Right of Way Vacation to vacate a portion of Walnut Avenue and Eagle Street

The project involved the construction of a structure on the site of a project the board had previously approved. The board expressed approval of the architectural style of the proposed structure, and believed it complimented the topography and character of the site it was to be located.

Wendorf (Hyde seconding) moved to approve the SDP, Rezone, Tentative Map and Public Right of Way Vacation. Motion passed 14,0,1, Chair Wilson abstaining.

These Minutes respectfully submitted by Board Secretary Andrew Towne

000491

ATTACHMENT 15

OWNERSHIP DISCLOSURE STATEMENT

PETRIE RESIDENCES

Project No. 18262

Owner: John R. Petrie, Trustee of the John R. Petrie Trust Agreement,
dated July 21, 2004

000493

March 1, 2007

City of San Diego
 Development Services, Dept. MS501
 1222 First Avenue
 San Diego, CA. 92101
 Attn: Ms. Michelle Sokolwski (Project Director)

Dear Ms. Sokolwski,

Mr. Allen Wake with the city Map Check Department referred me to you regarding Mr. John Petrie's proposal to record a new Tentative Parcel Map(project # 18262), in his efforts to build a new home at the terminal point of Walnut Avenue, and adjacent to an unbuilt portion of Eagle Street above us.

Initially Mr. Petrie contacted the Mission Hills Park (MHP) Board of Directors in December, 2005 asking for our cooperation in having the City of San Diego vacate back to the himself a portion of Eagle Street which he needs to build driveway access into his proposed new home site, currently open canyon.

Mr. Petrie indicated in his letter to us that Mr.Wake had requested that the remaining portion of Eagle Street also be vacated back to the adjacent property owners(3), presumably at the same time, and then left as open space, with the exception of the portion Mr. Petrie needs to complete new driveway access.

Approximately 8-10 months ago via a phone conversation with Mr. Petrie, I told Mr. Petrie the MHP Board of Directors were not in favor of this proposed street vacation, and wouldn't be able to support his proposal. We had no desire to have land vacated back to us that was given to the city over 60 years ago.

Recently, Mr. Petrie left a message on my answering machine summarizing in his own words a generalized overview of our previous 2-3 conversations. He indicated he was writing another letter to the City of San Diego in his efforts to get his project #18262 approved, and that he would be speaking on our behalf as well as the Baron family's behalf in his newest letter to your department.

Today I reviewed Mr. Petrie's taped message from mid-February saying he would be telling the city MHP wishes to "take no action and would prefer to wait until the city decides what to do" in this matter. We wish to speak for ourselves.

Please be advised the 30 MHP homeowners living directly below this unbuilt portion of Eagle St. remain opposed to this street vacation proposal. Shortly, we will be contacting your dept. after reviewing the terrain's soil engineering reports.

Yours truly,

The Mission Hills Park Board of Directors
 Joan Condra (Pres.) and Roselen Lindeman (Vice-Pres.)

Joan Condra 3/1/07
Roselen Lindeman

DEVELOPMENT SERVICES
Project Chronology
 PETRIE RESIDENCES; PROJECT NO. 18262

	Action	Description	City Review Time	Applicant Response
12/10/03	First Submittal	Project Deemed Complete		
3/19/04	First Assessment Letter	First assessment letter sent to applicant.	100 days	
12/28/04	Second submittal	Applicant's response to first assessment letter.		284 days
3/14/05	Second Assessment Letter	Second assessment letter sent to applicant.	76 days	
9/21/05	Third submittal	Applicant's response to second assessment letter		191 days
12/19/05	Third Assessment Letter	Third assessment letter sent to applicant (included analysis to determine removal of CPA)	89 days	
2/1/07	Fourth submittal	Applicant's response to third assessment letter		409 days
3/15/07	Fourth Assessment Letter	Fourth assessment letter sent to applicant.	42 days	
4/17/07	Fifth submittal	Applicant's response to fourth assessment letter		33 days
6/15/07	Fifth Assessment Letter	Fifth assessment letter sent to applicant.	59 days	
9/7/07	Sixth submittal	Applicant's response to fifth assessment letter		84 days
10/19/07	Sixth Assessment Letter	Sixth assessment letter sent to applicant.	42 days	
11/29/07	Seventh submittal	Applicant's response to sixth assessment letter (included addition to existing residence at 3520 Dove Ct)		41 days
3/13/08	Seventh Assessment Letter	Seventh assessment letter sent to applicant.	105 days	
4/28/08	Eighth submittal	Applicant's response to seventh assessment letter		46 days
5/29/08	Eighth Assessment Letter - issues addressed	Issues addressed, other than Neg Dec finalization/distribution	31 days	
9/4/08	Public Hearing-Planning Commission	Planning Commission Hearing - First Available (legislative recess)	98 days	
TOTAL STAFF TIME**			642 days	
TOTAL APPLICANT TIME**				1,052 days
TOTAL PROJECT RUNNING TIME**		From Deemed Complete to PC Hearing	1,694 days (4 years, 7 months, 24 days)	

**Based on 30 days equals to one month.

LEGAL DESCRIPTION

LOT 4, INSPIRATION VIEW, MAP NO. 1854, INCLUDING A PORTION OF VACATED EAGLE STREET (PARCEL "A") AND A PORTION OF LOT 5, INSPIRATION VIEW, MAP NO. 1854 AND A PORTION OF VACATED WALNUT STREET (PARCEL "B").

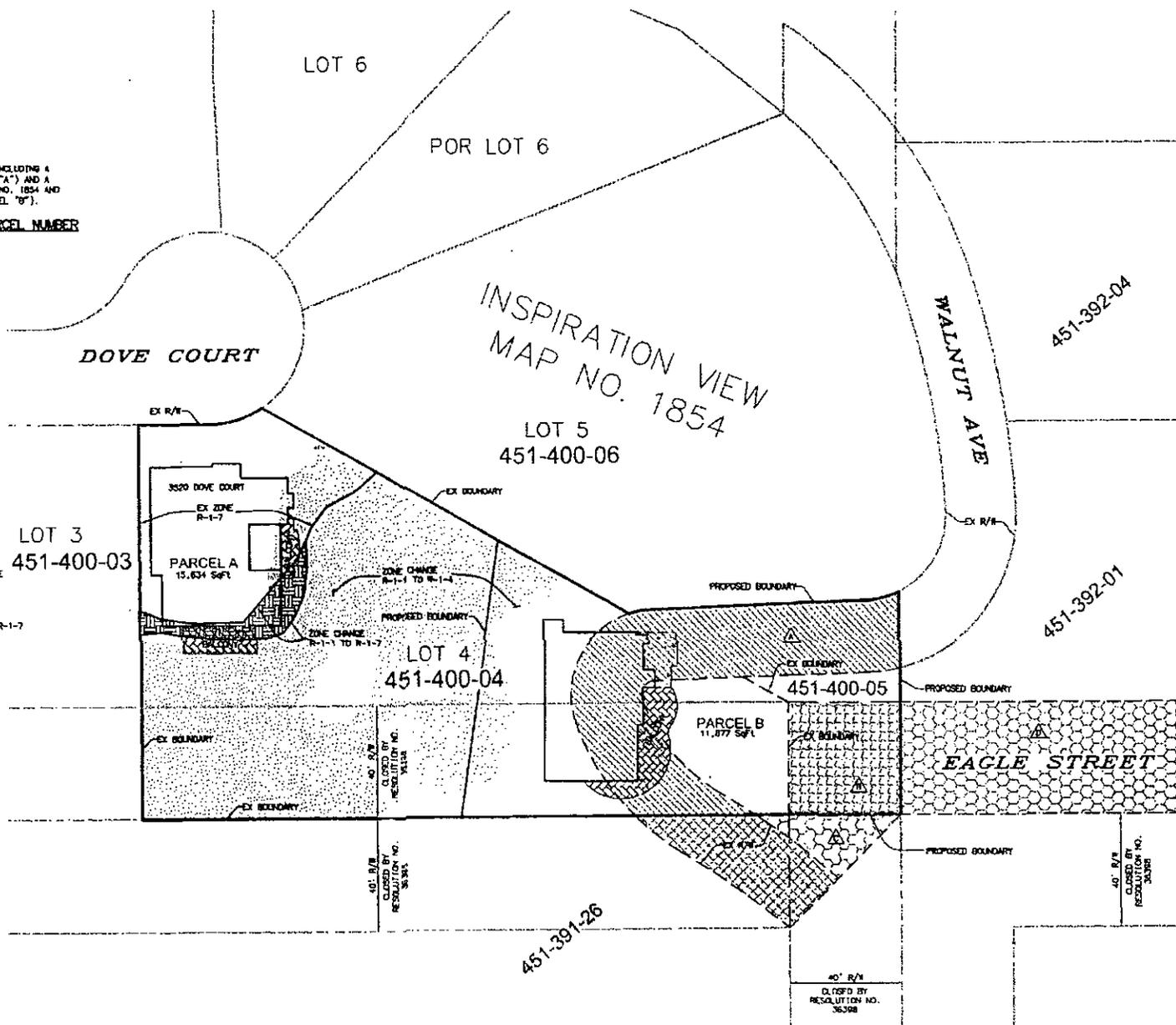
SITE ADDRESS ASSESSOR PARCEL NUMBER

3520 DOVE COURT 451-400-04, 05
SAN DIEGO, CA 92103

PROJECT DATA

NET LOT SIZE
PARCEL A = 15,634 SqFt
PARCEL B = 11,677 SqFt

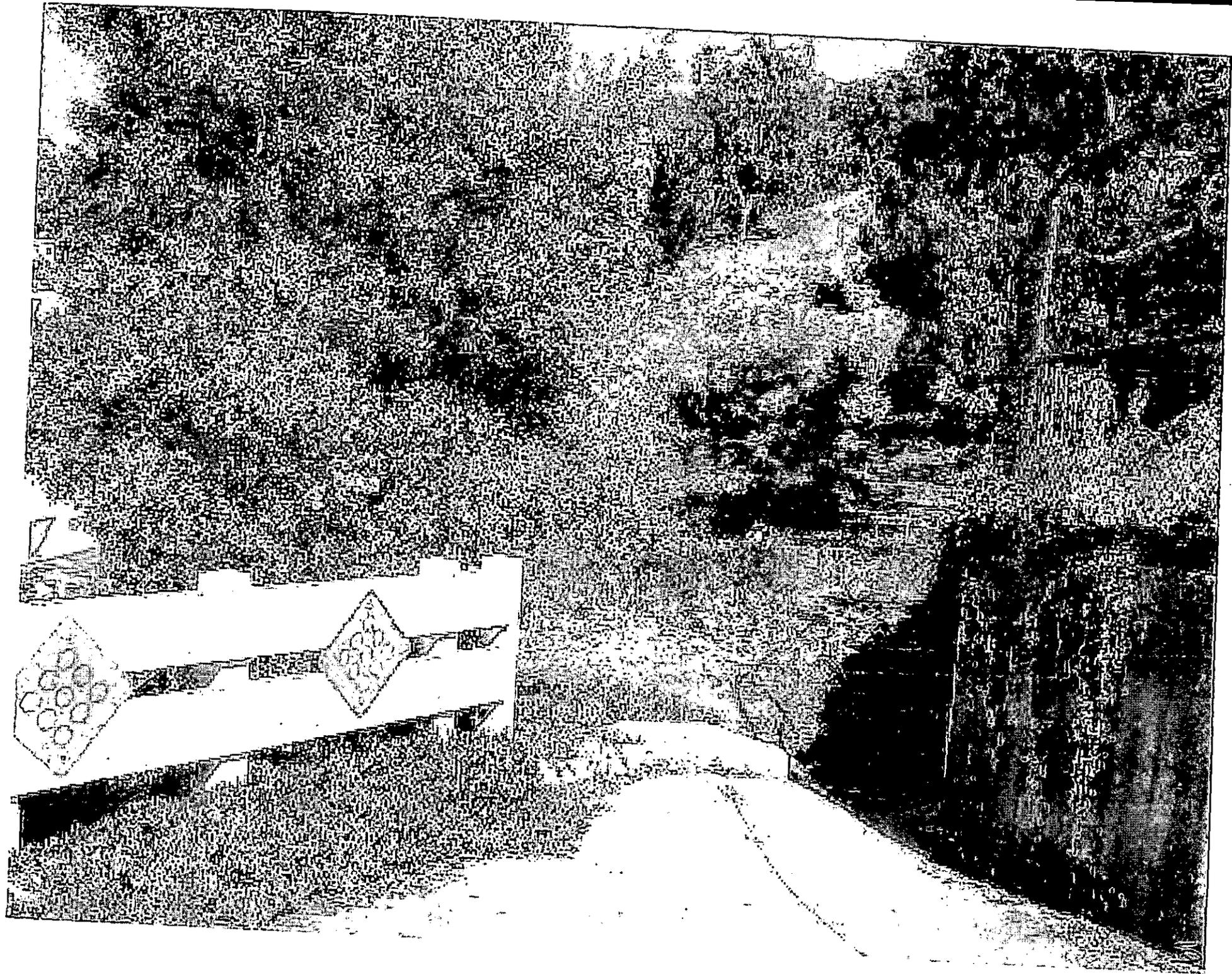
-  ON-SITE STREET VACATION OF A PORTION OF WALNUT AVENUE (SEE 20313-2-B)
-  ON-SITE STREET VACATION OF A PORTION OF EAGLE STREET (SEE 20313-1-B)
-  OFF-SITE STREET VACATION OF A PORTION OF EAGLE STREET (SEE 20313-1-B)
-  OFF-SITE STREET VACATION OF A PORTION OF EAGLE STREET (SEE 20313-3-B)
-  DENOTES AREAS OF UNDISTURBED / NATURAL SLOPE
-  DENOTES AREAS OF ZONE CHANGE FROM R-1-1 TO R-1-7
-  OFF-SITE STREET VACATION OF A PORTION OF WALNUT AVENUE (SEE 20313-2-B)

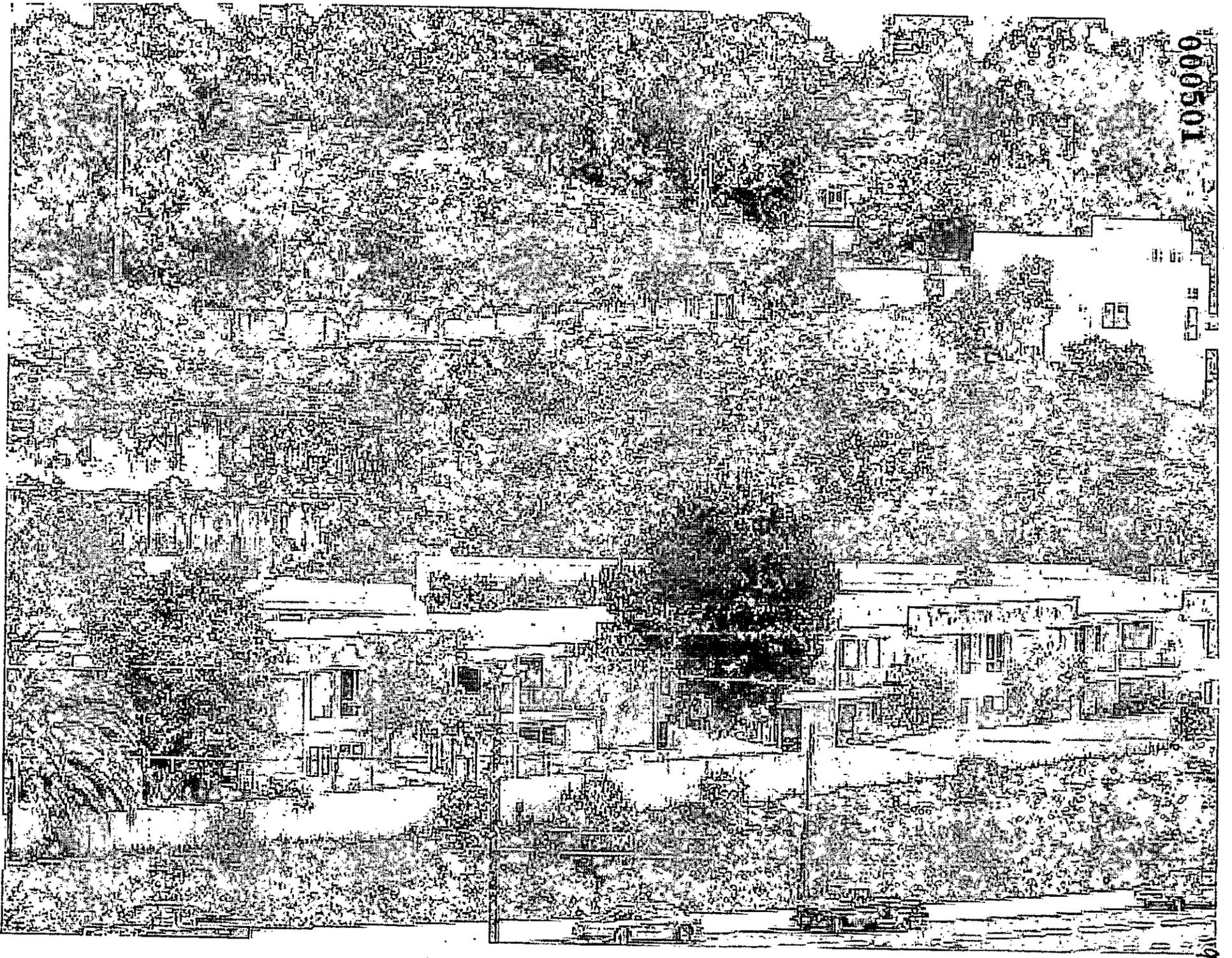




000499

91





000501

000502





Negative Declaration

ENTITLEMENTS DIVISION
(619) 446-5460

Project No. 18262

SUBJECT: Petrie TM/Vacation: SITE DEVELOPMENT PERMIT, TENTATIVE MAP, PUBLIC RIGHT-OF-WAY VACATION and REZONE from RS-1-1 (Residential—Single Unit) and RS-1-7 to RS-1-4 and RS-1-7 to create two legal lots from ~~an~~ two existing single parcels, and to construct one new single-family residence with an attached three-car garage (approximately 5,061 square-feet), and an addition (approximately 2,344 square-feet) to an existing single-family residence. The 0.63-acre project site is located at 3520 Dove Court within the Uptown Community Plan area and FAA Part 77 Noticing Area. Council District 2. Legal Description: ~~Parcel "A"~~ Lot 4, of Inspiration View, according to Map thereof No. 1854, (APN ~~451-400-04~~) including a portion of vacated Eagle Street (Parcel "A") and ~~Parcel "B"~~ a Portion of Lot 5, of Inspiration View, according to Map thereof No. 1854 and a portion of vacated Walnut Street (Parcel "B") (APN ~~451-400-04 and 451-400-05~~). Applicant: John Petrie.

UPDATE July 2008: Revisions to this document have been made when compared to the draft Negative Declaration. The revisions are not considered "substantial revisions" pursuant to CEQA Section 15073.5(b). Revisions are shown in ~~strikeout~~/underline format.

- I. PROJECT DESCRIPTION: See attached Initial Study.
- II. ENVIRONMENTAL SETTING: See attached Initial Study.
- III. DETERMINATION:

The City of San Diego has conducted an Initial Study and determined that the proposed project will not have a significant environmental effect and the preparation of an Environmental Impact Report will not be required.

- IV. DOCUMENTATION:

The attached Initial Study documents the reasons to support the above Determination.

- V. MITIGATION, MONITORING AND REPORTING PROGRAM:

None required.

- VI. PUBLIC REVIEW DISTRIBUTION:

Draft copies or notice of this Negative Declaration were distributed to:

City of San Diego:

Councilmember Faulconer, District 2
Michelle Sokolowski, Development Project Manager, DSD
Martha Blake, Senior Planner, DSD
Jim Quinn, Geology, DSD
City Attorney's Office (MS59)
Mission Hills Branch Library (81L)

Other:

John Petrie
Hillcrest Association (495)
Middletown Property Owner's Association (496)
Uptown Planners (498)
Hillside Protection Association (501)
Banker's Hill Canyon Association (502)
Allen Canyon Committee (504)
California Department of Fish and Game (32)
Environmental Law Society (164)
Sierra Club (165)
San Diego Audubon Society (167)
Mr. Jim Peugh (167A)
California Native Plant Society (170)
Stuart Hurlbert (172)
Center for Biological Diversity (176)
Endangered Habitats League (182A)

VII. RESULTS OF PUBLIC REVIEW:

- (X) No comments were received during the public input period.
- () Comments were received but did not address the draft Negative Declaration finding or the accuracy/completeness of the Initial Study. No response is necessary. The letters are attached.
- () Comments addressing the findings of the draft Negative Declaration and/or accuracy or completeness of the Initial Study were received during the public input period. The letters and responses follow.

Copies of the draft Negative Declaration, and any Initial Study material, are available in the office of the Land Development Review Division for review, or for purchase at the cost of reproduction.



Martha Blake, Senior Planner, AICP
Development Services Department

June 27, 2008
Date of Draft Report

August 8, 2008
Date of Final Report

Analyst: Arnhart

City of San Diego
Development Services Department
ENTITLEMENTS DIVISION
1222 First Avenue, Mail Station 501
San Diego, CA 92101
(619) 446-6460

INITIAL STUDY
Project No. 18262

SUBJECT: Petrie TM/Vacation: SITE DEVELOPMENT PERMIT, TENTATIVE MAP, PUBLIC RIGHT-OF-WAY VACATION and REZONE from RS-1-1 (Residential—Single Unit) and RS-1-7 to RS-1-4 and RS-1-7 to create two legal lots from an two existing single parcels, and to construct one new single-family residence with an attached three-car garage (approximately 5,061 square-feet), and an addition (approximately 2,344 square-feet) to an existing single-family residence. The 0.63-acre project site is located at 3520 Dove Court within the Uptown Community Plan area and FAA Part 77 Noticing Area. Council District 2. Legal Description: Parcel "A" Lot 4, of Inspiration View, according to Map thereof No.1854, (APN 451-400-04) including a portion of vacated Eagle Street (Parcel "A") and Parcel "B" a Portion of Lot 5, of Inspiration View, according to Map thereof No. 1854 and a portion of vacated Walnut Street (Parcel "B") (APN 451-400-04 and 451-400-05). Applicant: John Petrie.

I. PURPOSE AND MAIN FEATURES:

A Site Development Permit, Tentative Map, Public Right-of-Way Vacation and Rezone are required to create two new legal lots from a single two existing lot parcels, and construct a new two-story, single-family with attached three-car garage and an addition to an existing two-story, single-family residence located at 3520 Dove Court (see Figure 1, Location Map).

The Tentative Map would split reconfigure the existing 0.63-acre lot parcels (see Figure 2, Existing Site Plan), including portions of vacated streets, and create into two new lots, (Parcel "A" and Parcel "B"). Parcel "A" would be an approximately 0.36-acre parcel containing the existing single-family residence and proposed addition. Parcel "B" would be an approximately 0.27-acre parcel containing the newly proposed single-family residence. The project site contains Environmentally Sensitive Lands (ESL) for Steep Hill-sides. Therefore, a Site Development Permit would be required for the development. The site is zoned RS-1-1 and RS-1-7. A Rezone is requested to convert the RS-1-1 portion of the site to RS-1-4, including a small portion of the RS-1-1 area to RS-1-7. No changes to the existing RS-1-7 Zone are proposed. A Public Right-of-Way Vacation is also proposed to vacate portions of West Walnut Avenue and Eagle Street on-site and portions of Eagle Street off-site to allow for development of the proposed single-family residence, associated driveway, and hammerhead turnaround for public access. The remaining portion of Walnut Avenue that would not be vacated would be renamed "Bear Drive".

The existing two-story, two-bedroom, single-family residence with attached two-car garage (located on proposed Parcel "A") is approximately 1,739 square feet. The addition would result in an increase of approximately 2,343 square feet for a total square-footage of approximately 4,082 square feet. The addition would include construction of a new

basement level and expansion of the existing first and second levels resulting in two new bedrooms, living room, game room, kitchen, and three additional decks/balconies (see Figure 3, Site Plan - Parcel "A"). Exterior access to the basement level would be provided via an exterior staircase along the north building façade (see Figure 4, Building Elevations – Parcel "A"). A standard staircase would provide interior access to the basement, first and second levels. The site would be accessible via a paved driveway fronting Dove Court. Per the City of San Diego Municipal Code (SDMC), two off-street parking spaces are required. The existing two-car garage would provide two off-street parking spaces, and would meet all SDMC parking requirements.

The proposed two-story, four-bedroom, single-family residence with attached three-car garage and basement (~~to be located on proposed~~ Parcel "B") would be approximately 5,061 square feet (see Figure 5, Site Plan – Parcel "B"). Interior access to the basement/garage level and first and second floor levels would be provided via two standard staircases. Exterior building materials would include color cement plaster with a smooth or Santa Barbara texture finish; dry stack culture stone veneer, integral color concrete (oyster white) with a smooth micro-topping finish; glazed anodized aluminum windows, doors and guard rail; and teak stained wood siding/fascia board (see Figure 6, Building Elevations – Parcel "B"). A sewer pump would be installed and connected to a 0'-2" force main to be located within a proposed 6'-0" private sewer easement connecting the single-family residence to the City's existing sewer system located on Dove Court.

The proposed grading tabulations for the entire project are as follows: 500 cubic yards (cy) cut with a maximum cut depth of 15'-0", 350 cy of fill with a maximum fill depth of 10'-0", and approximately 230 cy of export. The maximum height of cut slope would be 2 feet at a 2:1 slope ratio, and the maximum height of fill slope would be 14 feet at a 2:1 slope ratio. The project would result in a total graded area of approximately 0.15 acres.

Existing drainage on-site flows from east to west downward across the site. The existing storm drain and headwall on-site connecting to an existing inlet on Dove Court would be partially removed. A new private storm drain system would be installed. The new storm drain system would connect to the remaining portion of the existing storm drain and drain out through a rip-rap dissipater located at the southwestern corner of the property. Additional storm drain outlets and a second rip-rap dissipater would be located within the driveway area of the newly proposed single-family residence to collect runoff from Bear Drive. The project would be required to incorporate construction and post-construction Best Management Practices (BMPs). The property owner would also be required to enter into a Maintenance Agreement with the City of San Diego for on-going permanent BMP maintenance. All site runoff would be required to comply with the City of San Diego's Storm Water Standards. Landscaping for both single-family residences would be required to conform to the City's Landscape Technical Manual.

II. ENVIRONMENTAL SETTING:

The 0.63-acre ~~lot~~ project site is partially developed with an existing single-family residence located at 3520 Dove Court within the Uptown Community Plan area and FAA Part 77 Noticing Area (see Figure 1, Location Map). The project site and existing single-family residential development to the north, south and east are located within the RS-1-1 (Residential—Single Unit) Zone and RS-1-7 Zone. An apartment complex is located west of the site within the M CCD-MR-1000 Zone. The site is designated as Open Space (0.56 acre) and Low Density Residential (5-10 dwelling units/acre) (0.07 acre). Surrounding land uses include Low Density Residential to the north and immediate east, Low Medium

Density Residential to the east (10-15 dwelling units/acre), ~~and~~ Medium High Residential (29-44 dwelling units/acre) to the west, and Open Space to the north, northwest, south and east.

The project site is an irregularly-shaped, ~~lot~~ and slopes downward sloping descending from east to west. The ~~lot~~ site is located westerly and southwesterly of Dove Court, and is bounded by Dove Court to the northeast and Walnut Avenue to the south; developed single-family residences to the north, east, and south; and a multi-family apartment complex to the west. Elevations across the site range from approximately 255 feet Above Mean Sea Level (AMSL) in the northeastern corner, adjacent to Dove Court, to approximately 190 feet AMSL in the southwest corner of the site, adjacent to Walnut Avenue. The project site contains Environmentally Sensitive Lands for Steep Hillides. Vegetation on-site is predominantly non-native with interspersed non-native trees and shrubs. Non-native vegetation on-site consists of ornamental trees, shrubs and ground cover. The project site is not located within or adjacent to the City's Multiple Habitat Planning Area.

III. ENVIRONMENTAL ANALYSIS: See attached Initial Study Checklist.

IV. DISCUSSION:

During the environmental review of the project, it was determined that proposed project would not result in significant impacts to the environment in the following area(s):
Biological Resources, Geology and Historical Resources (Architecture).

Biological Resources

A biological resources report was required to determine if the proposed project would have the potential to result in significant impacts to sensitive biological resources. A biological resources report entitled, *Biological Letter Report for 3520 Dove Court, San Diego, California, Project Number 18262* (July 15, 2005) was prepared by Varanus Monitoring Services, Inc. Subsequent revised biological reports were submitted by Varanus Monitoring Services, Inc. on April 1, 2007; December 18, 2007; and April 16, 2008.

The project site contains a mixture of ornamental tress with interspersed native trees and shrubs. The results of the biological resources report indicate that no biologically sensitive plant or animal species and/or habitats exist on-site. Project-related impacts are limited to Disturbed Habitat (Tier IV). According to the City's Biology Guidelines, all habitats classified as Tier IV habitats are not considered sensitive, and require no mitigation.

Ornamental plants present on-site include large mature gum trees, which have the potential to be used by raptors for nesting, perching, roosting and/or hunting. No raptorial species or nests were detected on-site or within the immediate vicinity of the project site during both the 2005 site visit and 2007 site visit. Therefore, the potential likelihood of impacts to nesting raptors would be considered low.

The Migratory Bird Treaty Act of 1918, which decreed that all migratory birds and their parts are protected (Fish and Wildlife Service, 2002), protects only those birds and their parts and not unoccupied breeding habitat. Removal of the existing vegetation at 3520 Dove Court would not be in violation of the Migratory Bird Treaty Act.

Due to the lack of sensitive biological resources on-site and the results of the raptor nest survey, no impacts to sensitive biological resources is expected to occur on-site. Therefore, no mitigation is required.

Geology

The City of San Diego Seismic Safety Study, Geologic Hazards and Faults map indicates the project site has been mapped within Geologic Hazards Category 52. According to the City of San Diego Significance Determination Thresholds, lands designated as Category 52 are defined as "Other level areas, gently sloping to steep terrain, favorable geologic structure, low risk". The site was observed to contain relatively steep slopes.

Due to the potential for geologic hazards, a geologic reconnaissance report entitled, *Report of Preliminary Geotechnical Recommendations, Proposed Single-Family Residence, Walnut Avenue, San Diego, California* (March 23, 2004) and subsequent addendum reports were prepared by Christian Wheeler Engineering. The results of the reports indicate the subject property is suitable for the proposed single-family residence, provided the recommendations provided within the geologic reconnaissance report are adhered to. The site is underlain by competent materials of the San Diego Formation that are overlain by surficial soils consisting of slopewash in the undeveloped areas of the site and by man-placed fill material in the portion of Walnut Avenue to be vacated. The surficial materials are relatively loose and are considered unsuitable in their present conditions to support fill and/or settlement-sensitive improvements. The excavations for the building pad for the proposed single-family residence would remove the existing surficial materials and expose competent formational soil. Where the planned excavations do not remove the existing surficial materials (i.e. driveway and fill slope), the surficial materials would need to be removed and replaced as properly compacted fill.

No geologic hazards of sufficient magnitude to preclude development of the site are known to exist. No faults are known to traverse the subject site. A review of the "Landslide Hazards in the Southern Part of the San Diego Metropolitan Area" (Tan, 1995) was conducted by the project geologist. This reference is a comprehensive study that classifies San Diego County into areas of relative landslide susceptibility. The project site is located in area 3-1. The 3-1 classification is assigned to areas considered generally susceptible to slope movement. Natural slopes within the 3-1 classification are considered at or near their stability limits due to their steep inclinations, and can be expected to fail locally when adversely modified. Sites within this classification are located outside the boundaries of known landslides.

Slope stability analyses were performed to analyze the stability of the site and the existing cut slope west of the subject site along the site's west property line. The results of the slope stability analyses indicate the portions of the site with inclinations of 1.5:1 or flatter have a factor-of-safety higher than the City's required minimum factor-of-safety of 1.5. The geotechnical consultant determined that the proposed building site and existing building site have adequate gross and surficial slope stability, and The consultant opined that the proposed subdivision will be safe from geologic hazards. However, the western portions of site were determined to have a factor of safety of less than 1.5 with respect to slope stability due to the proximity of the existing steep cut slope located west and adjacent to the site. The project's geotechnical consultant has concluded that the appropriate measure to improve the slope's factor-of-safety would be the construction of a tie-back anchor or soil nail type retaining wall along the face of the off-site slope.

~~The small portion of the site along the central portion of the western property line that has a near-vertical slope is expected to have a factor of safety less than 1.5. No development is proposed within this area. As such, the applicant has decided not to stabilize this area to meet the City's minimum 1.5 factor of safety requirement. Therefore, the applicant would be required to sign the City's "Notice of Geologic and Geotechnical Conditions" holding the City harmless for any slope failures that may occur. A building restricted easement would encompass those areas of the site with a factor of safety of less than 1.5.~~

Considering the steep slope is an existing offsite non-conforming condition, the owner has agreed to establish a "Building Restricted Easement" for the areas of the site determined to have a factor of safety of less than 1.5. In addition, a Notice of Geologic and Geotechnical Conditions has been recorded against the subject property that is a disclosure and hold harmless agreement against the City of San Diego.

Historical Resources (Architecture)

As a baseline, the City of San Diego has established a threshold of 45 years of age to initiate an evaluation of historical significance under the California Environmental Quality Act (CEQA). CEQA Public Resources Code section 21084.1 states that "a project that may cause a substantial adverse change in the significance of a historical resource is a project that may cause a significant effect on the environment." A historical resource is a resource that is listed in, or determined to be eligible for, the California Register of Historical Resources. Historical resources that are listed in a local historical register are presumed to be historically significant, unless a preponderance of the evidence indicates the resource is historically significant.

The project proposes to construct an addition to an existing single-family, two-story residence (built in 1952) that is 45 years in age or older. The existing single-family has not been historically designated. City staff visited the site, reviewed building records and a photographic survey, and determined the building does not meet the designation criteria for historical designation. Therefore, the proposed addition would not result in a substantial adverse change to a potential or designated historic resource. No mitigation is required.

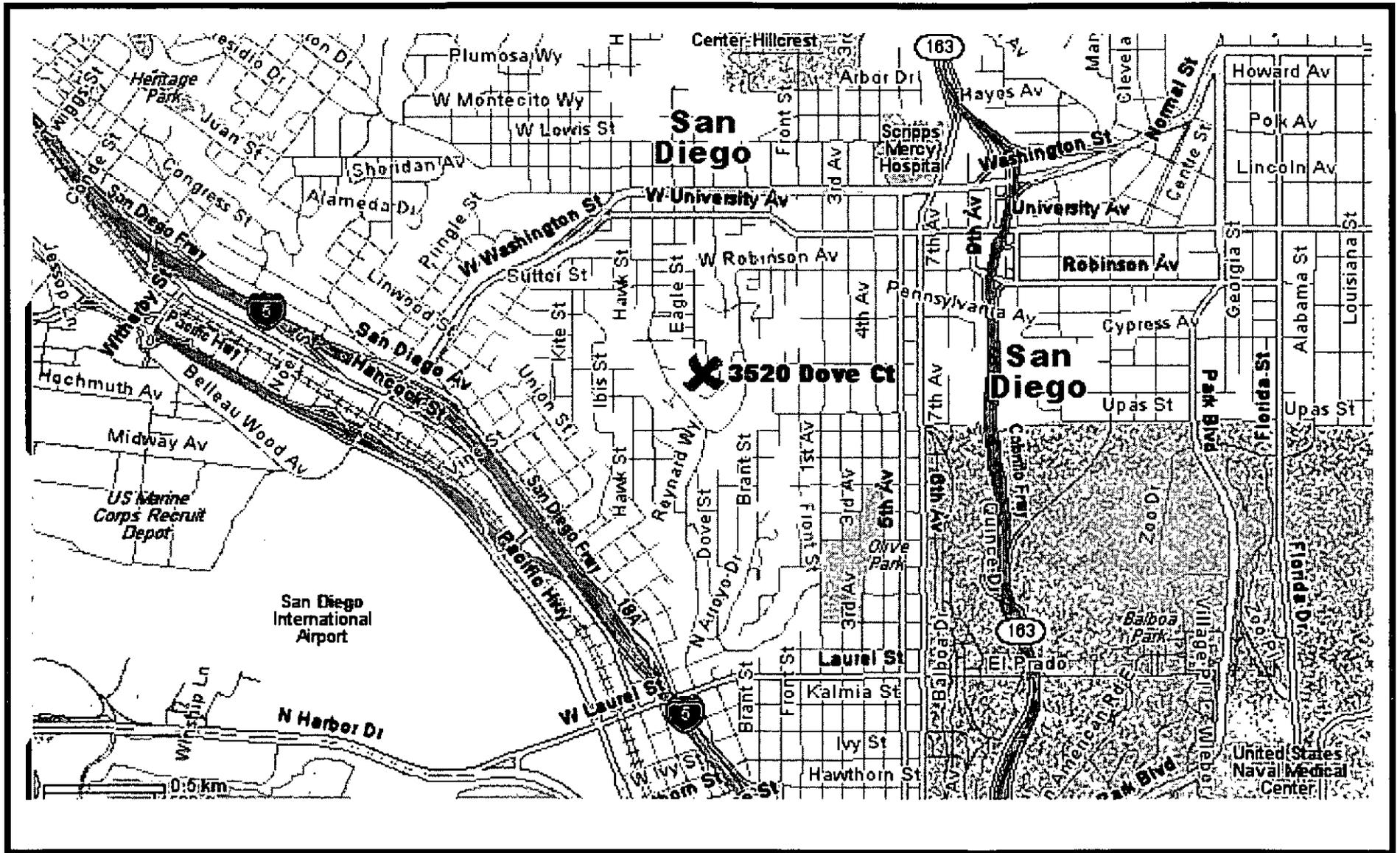
V. RECOMMENDATION:

On the basis of this initial evaluation:

- The proposed project would not have a significant effect on the environment, and a NEGATIVE DECLARATION should be prepared.
- Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described in Section IV above have been added to the project. A MITIGATED NEGATIVE DECLARATION should be prepared.
- The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT should be required.

PROJECT ANALYST: Arnhart

Attachments: Location Map
Existing Site Plan
Site Plan – Parcel “A”
Building Elevations – Parcel “A”
Site Plan – Parcel “B”
Building Elevations – Parcel “B”
Initial Study Checklist



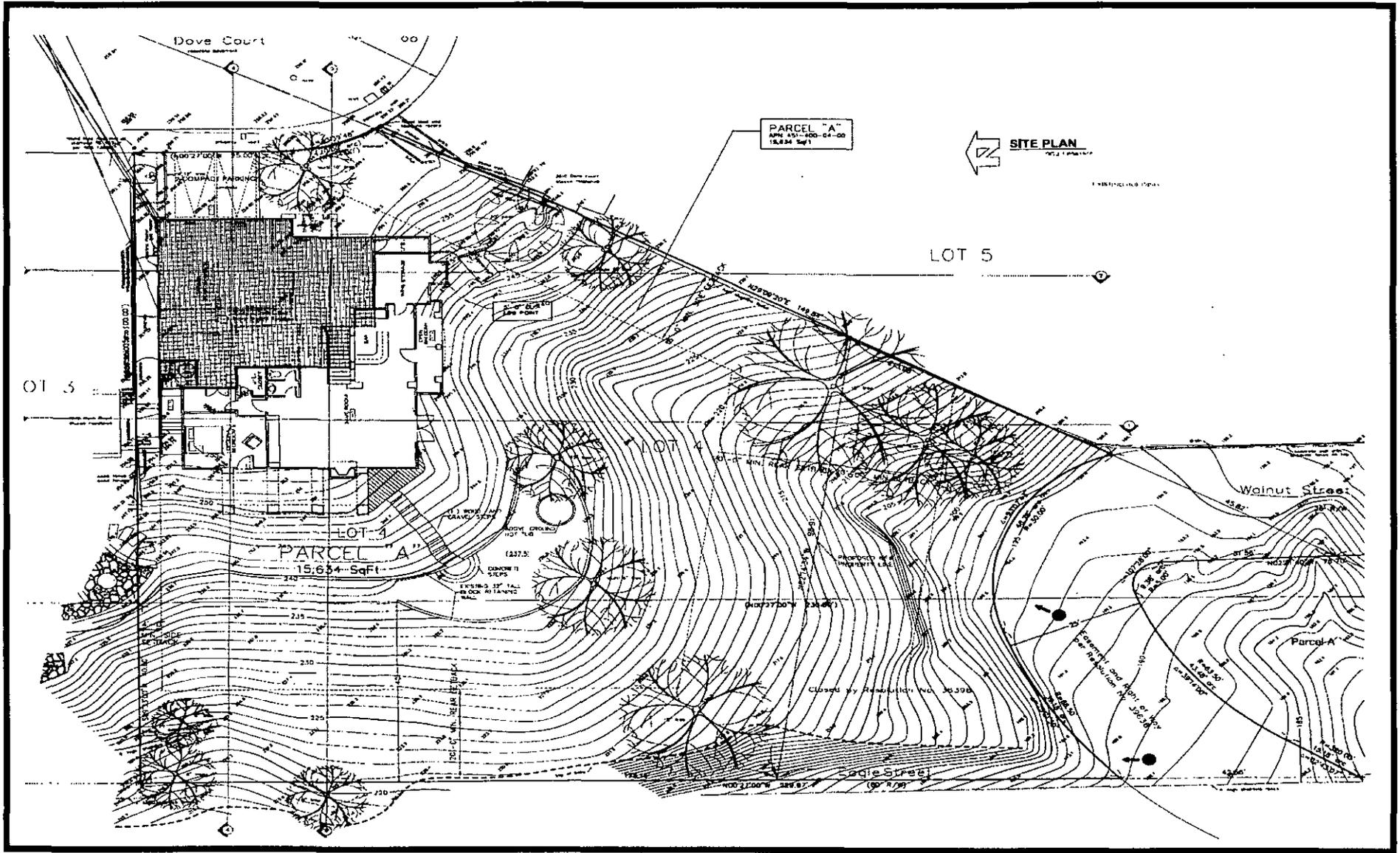
Location Map

Petrie TM/Vacation

Project No. 18262

City of San Diego – Development Services Department

FIGURE
1



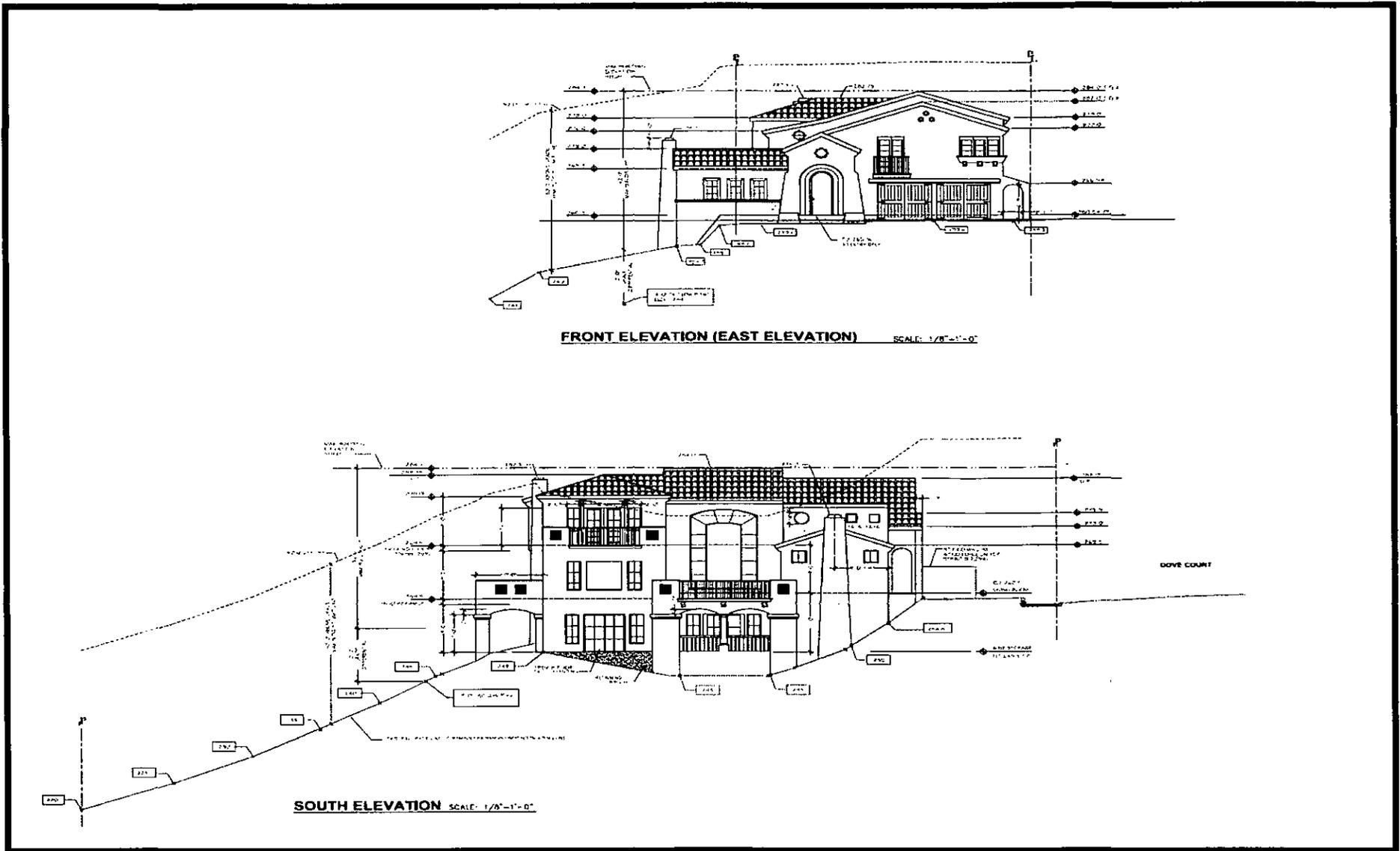
Existing Site Plan

Petrie TM/Vacation

Project No. 18262

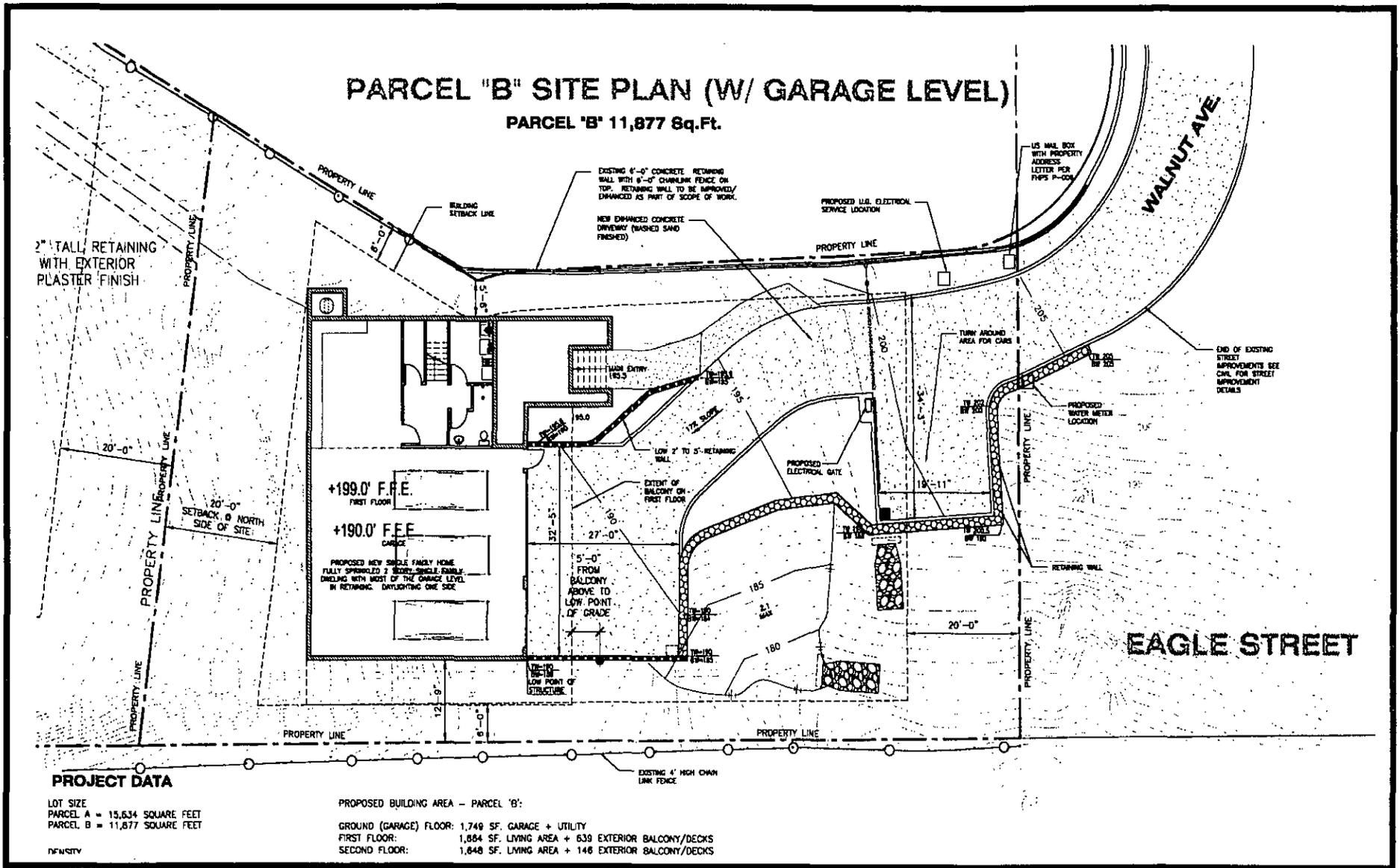
City of San Diego – Development Services Department

FIGURE
2



Building Elevations – Parcel “A”
 Petrie TM/Vacation Project No. 18262
 City of San Diego – Development Services Department

FIGURE
4



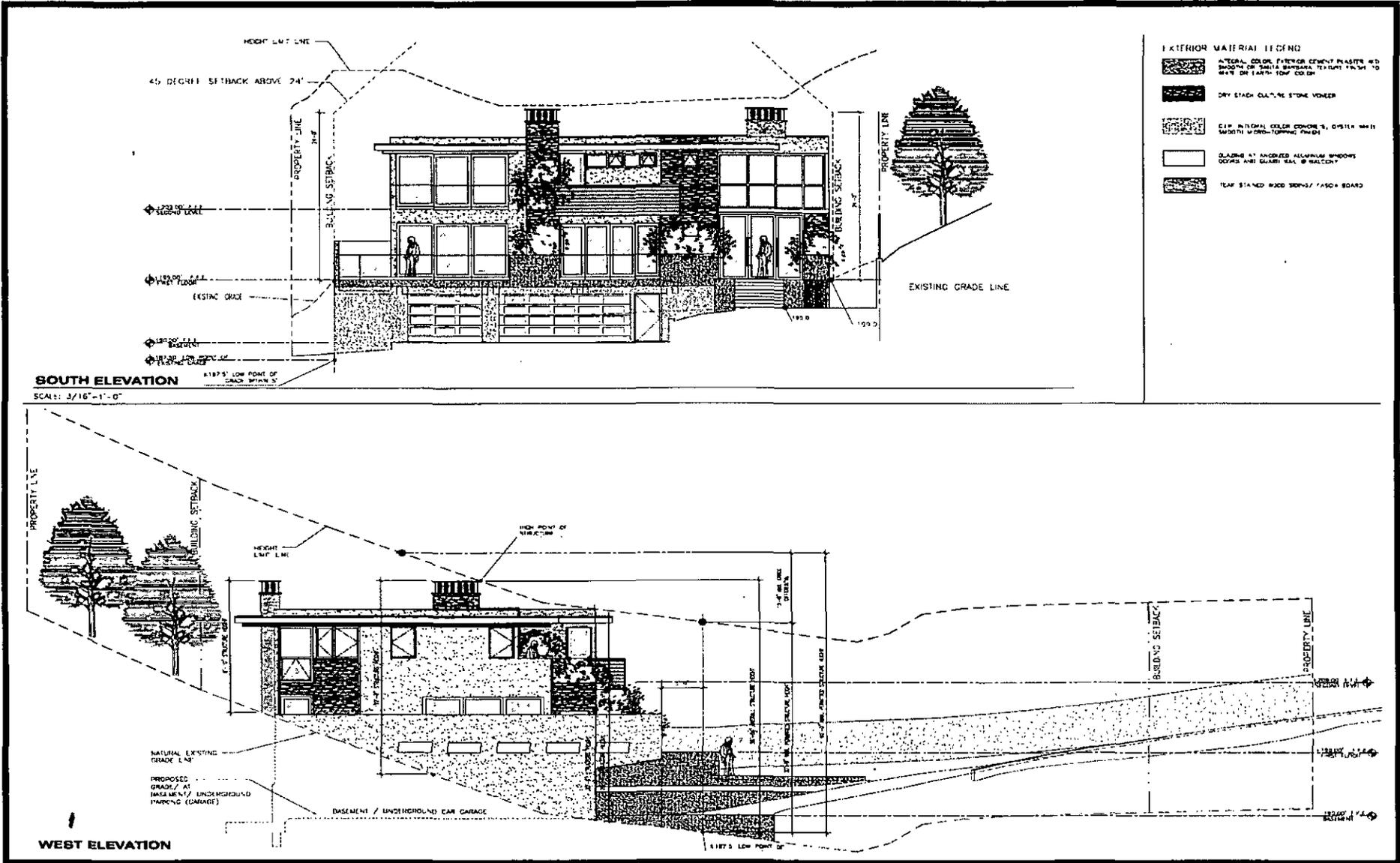
Site Plan – Parcel “B”

Petrie TM/Vacation

Project No. 18262

City of San Diego – Development Services Department

FIGURE
5



Building Elevations – Parcel “B”
 Petrie TM/Vacation Project No. 18262
 City of San Diego – Development Services Department

FIGURE
6

INITIAL STUDY CHECKLIST

Date: 3/1/2007

Project No. : 18262

Name of Project: Petrie TM/Vacation

III. ENVIRONMENTAL ANALYSIS:

The purpose of the Initial Study is to identify the potential for significant environmental impacts which could be associated with a project pursuant to Section 15063 of the State CEQA Guidelines. In addition, the Initial Study provides the lead agency with information which forms the basis for deciding whether to prepare an Environmental Impact Report, Negative Declaration or Mitigated Negative Declaration. This Checklist provides a means to facilitate early environmental assessment. However, subsequent to this preliminary review, modifications to the project may mitigate adverse impacts. All answers of "yes" and "maybe" indicate that there is a potential for significant environmental impacts and these determinations are explained in Section IV of the Initial Study.

		YES	MAYBE	NO
I.	AESTHETICS / NEIGHBORHOOD CHARACTER – Will the proposal result in:			
A.	The obstruction of any vista or scenic view from a public viewing area? <i>The project would not result in an obstruction to a public view corridor, as no designated public corridors have been identified on or adjacent to the site.</i>	—	—	<u>X</u>
B.	The creation of a negative aesthetic site or project? <i>The project would be consistent with surrounding residential development, and would not result in a negative aesthetic site or project.</i>	—	—	<u>X</u>
C.	Project bulk, scale, materials, or style which would be incompatible with surrounding development? <i>The proposed residential project would be consistent with the surrounding development in terms of bulk, scale, materials, and style.</i>	—	—	<u>X</u>

	YES	MAYBE	NO
D. Substantial alteration to the existing character of the area? <i>The project conforms to the existing RS-1-7 (Residential—Single Unit) Zone and proposed RS-1-4 Zone, and would be in general conformance with surrounding residential uses.</i>	—	—	<u>X</u>
E. The loss of any distinctive or landmark tree(s), or a stand of mature trees? <i>No distinctive or landmark tree(s), or strand of mature trees, exist on-site. Therefore, no such loss would occur as a result of project implementation.</i>	—	—	<u>X</u>
F. Substantial change in topography or ground surface relief features? <i>The project would require grading. However, the topography and/or ground surface relief features would not substantially change as a result of project implementation.</i>	—	—	<u>X</u>
G. The loss, covering or modification of any unique geologic or physical features such as a natural canyon, sandstone bluff, rock outcrop, or hillside with a slope in excess of 25 percent? <i>No unique geologic or physical features are located on-site. The project site does contain slopes in excess of 25 percent. However, development of a portion of the slope to construct the proposed single-family residence would not result in significant environmental impact.</i>	—	—	<u>X</u>
H. Substantial light or glare? <i>Lighting and exterior building treatments and materials would not result in substantial light and/or glare.</i>	—	—	<u>X</u>
I. Substantial shading of other properties? <i>The project conforms to the height requirements of the RS-1-4 and RS-1-7 zones, and would not result in substantial shading of surrounding residential properties.</i>	—	—	<u>X</u>
II. AGRICULTURE RESOURCES / NATURAL RESOURCES / MINERAL RESOURCES – Would the proposal result in:			
A. The loss of availability of a known mineral resource (e.g. sand or gravel) that would be of value to the region and the residents of the state? <i>The project site is located on urban land. No known mineral resources are known, or are anticipated, to be present on-site.</i>	—	—	<u>X</u>

	YES	MAYBE	NO
B. The conversion of agricultural land to nonagricultural use or impairment of the agricultural productivity of agricultural land? <i>The site contains no agricultural land or agricultural uses.</i>	—	—	<u>X</u>
III. AIR QUALITY – Would the proposal?			
A. Conflict with or obstruct implementation of the applicable air quality plan? <i>The project would not result in a significant amount of Average Daily Trips (ADTs), nor would it result in significant stationary source emissions. Therefore, the project would not conflict with or obstruct the implementation of the air quality plan.</i>	—	—	<u>X</u>
B. Violate any air quality standard or contribute substantially to an existing or projected air quality violation? <i>See III-A.</i>	—	—	<u>X</u>
C. Expose sensitive receptors to substantial pollution concentrations? <i>The single-family residence would not result in substantial pollution concentrations. No sensitive receptors are known to be located in the immediate vicinity of the project site. Therefore, no such exposure would result.</i>	—	—	<u>X</u>
D. Create objectionable odors affecting a substantial number of people? <i>The project may result in some minor odors during construction, but they would be temporary.</i>	—	—	<u>X</u>
E. Exceed 100 pounds per day of Particulate Matter 10 (dust)? <i>No such result would occur as a result of project implementation.</i>	—	—	<u>X</u>
F. Alter air movement in the area of the project? <i>Construction a single-family residence and an addition to an existing single-family residence would not substantially alter air movement in the area.</i>	—	—	<u>X</u>
G. Cause a substantial alteration in moisture; or temperature, or any change in climate, either locally or regionally? <i>No such impact/alteration would occur as a result of project implementation.</i>	—	—	<u>X</u>

YES MAYBE NO

IV. BIOLOGY – Would the proposal result in?

- | | | | | |
|----|--|---|---|----------|
| A. | <p>A reduction in the number of any unique, rare, endangered, sensitive, or fully protected species of plants or animals?
 <i>The project site is surrounded by single-family residential development to the north, east and south and by multi-family residential development to the west. No unique, rare, endangered, sensitive, or fully protected plant or animal species exist on-site. The project does contain a small number of mature gum trees which are used by raptor species for nesting, foraging, and perching. A biological resources report was prepared to analyze the contents of the site and the potential for nesting raptors on-site and immediately adjacent to site. No evidence of raptors was discovered during the raptor survey or subsequent site visits.</i></p> <p><i>Due to lack of sensitive biological resources and nesting raptors on-site, EAS determined the project would not have the potential to result in direct, indirect or cumulative impacts to sensitive biological resources. See Initial Study Discussion, Section IV.</i></p> | — | — | <u>X</u> |
| B. | <p>A substantial change in the diversity of any species or animals or plants?
 <i>See IV-A.</i></p> | — | — | <u>X</u> |
| C. | <p>Introduction of invasive species of plants into the area?
 <i>A landscape plan was not provided. However, the project site is completely surrounded by residential development in an urbanized area and would not have the potential to impact/invade sensitive plant species or sensitive habitats.</i></p> | — | — | <u>X</u> |
| D. | <p>Interference with the movement of any resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridor?
 <i>The project site would not interfere with the movement of any resident or migratory fish, nor would it impact any wildlife corridors. See IV-A.</i></p> | — | — | <u>X</u> |
| E. | <p>An impact to a sensitive habitat, including but not limited to streamside vegetation, aquatic, riparian, oak woodland, coastal sage scrub or chaparral?
 <i>See IV-A.</i></p> | — | — | <u>X</u> |

	YES	MAYBE	NO
F. An impact to wetlands regulated under city, state and/or federal standards (including, but not limited to, coastal salt marsh, vernal pool, lagoon, coastal, etc.) through direct removal, filling, hydrological interruption or other means? <i>No wetlands are located on-site.</i>	—	—	<u>X</u>
G. Conflict with the provisions of the City's Multiple Species Conservation Program (MSCP) Subarea Plan or other approved local, regional or state habitat conservation plan? <i>The project would not result in a conflict with the provisions of the City's MSCP Subarea Plan or any other approved local, regional or state habitat conservation plan.</i>	—	—	<u>X</u>
V. ENERGY – Would the proposal?			
A. Result in the use of excessive amounts of fuel or energy? <i>Construction of a new single-family residence and an addition to an existing single-family residence on-site would not result in the use excessive amounts of fuel, energy or power.</i>	—	—	<u>X</u>
B. Result in the use of excessive amounts of power? <i>See V-B.</i>	—	—	<u>X</u>
VI. GEOLOGY/SOILS – Would the proposal:			
A. Expose people or property to geologic hazards such as earthquakes, landslides, mudslides, ground failures, or similar hazards? <i>According to the City of San Diego Seismic Safety Study maps, the site has Geologic Hazard Category rating of 52 (Other level areas, gently sloping to steep terrain, favorable geologic structure, low risk). No faults have been identified on-site. A geotechnical report was provided, which indicated the project site is suitable for the proposed development. A portion of the site outside of the development area does not meet the City's minimum factor-of-safety of 1.5 for slope stability. The applicant would be required to sign a "Notice of Geologic and Geotechnical Conditions" holding the City harmless for any slope failures that may occur on-site. A building restricted easement would encompass those areas of the site with a factor-of-safety of less than 1.5. See Initial Study Discussion, Section IV for additional information.</i>	—	—	<u>X</u>

	YES	MAYBE	NO
<p>B. Result in a substantial increase in wind or water erosion of soils, either on or off the site? <i>The project proposal would not result in a substantial increase in wind or water erosion of soils. Compliance with the City's standard Best Management Practices (BMPs) would prevent such impacts.</i></p>	—	—	<u>X</u>
<p>C. Be located on a geologic unit or soil that is unstable or that would become unstable as a result of the project, and potentially result in on- or off-site landslides, lateral spreading, subsidence, liquefaction or collapse? <i>No geologic hazards of sufficient magnitude to preclude development of the site are known to exist. All proposed development would occur on stable portions of the project site with a minimum factor-of-safety of 1.5. See VI-A.</i></p>	—	—	<u>X</u>
<p>VII. HISTORICAL RESOURCES – Would the proposal result in:</p>			
<p>A. Alteration or destruction of a prehistoric or historic archaeological site? <i>According to the City's Historical Resources Sensitivity Map, the site is located in an area with a high potential for subsurface archaeological resources. A record search of the California Historical Resources Information System (CHRIS) digital database, provided to the City of San Diego under the SCIC CHRIS Partnership Agreement, was reviewed to determine the presence or absence of potential archaeological resources within the project site's boundaries and within a one-mile radius. Recorded sites were identified within a mile radius. However, no recorded sites were identified on, or immediately adjacent to, the project site.</i> <i>Staff determined the probability for encountering cultural resources would be low due to the site's topography (over 25% slope) and the results of the CHRIS data search and EAS library search..</i></p>	—	—	<u>X</u>
<p>B. Adverse physical or aesthetic effects to a prehistoric or historic building, structure, object or site? <i>The project proposes to construct an addition to an existing single-family, two-story residence (built in 1952) that is 45 years in age or older. City staff visited the site, reviewed building records and a photographic survey, and determined the building does not meet the designation criteria for historical designation. See Initial Study Discussion Section IV.</i></p>	—	—	<u>X</u>

	YES	MAYBE	NO
C. Adverse physical or aesthetic effects to an architecturally significant building, structure or object? <i>No architecturally significant buildings, structures or objects are located on the site. See Initial Study Discussion, Section IV.</i>	—	—	<u>X</u>
D. Any impact to existing and/or sacred uses within the potential impact area? <i>See VII-A.</i>	—	—	<u>X</u>
E. The disturbance of any human remains, including those interred outside of formal cemeteries? <i>See VII-A.</i>	—	—	<u>X</u>
VIII. HUMAN HEALTH / PUBLIC SAFETY / HAZARDOUS MATERIALS- Would the proposal:			
A. Create any known health hazard (including mental health)? <i>The project would not result in any type of health hazard.</i>	—	—	<u>X</u>
B. Expose people or the environment to a significant hazard through the routine transport, use or disposal of hazardous materials? <i>The project would not include the routine transport, use or disposal of hazardous materials.</i>	—	—	<u>X</u>
C. Create a future risk of an explosion or the release of hazardous substances (including but not limited to gas, oil, pesticides, chemicals, radiation, or explosives)? <i>No such impact would occur as a result of project implementation.</i>	—	—	<u>X</u>
D. Impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan? <i>No such impairment/interference would occur as a result of project implementation.</i>	—	—	<u>X</u>
E. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, create a significant hazard to the public or environment? <i>The site is not listed as a hazardous material site.</i>	—	—	<u>X</u>
F. Create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	—	—	<u>X</u>

YES MAYBE NO

See VIII-A,B,C,D and E.

IX. HYDROLOGY / WATER QUALITY – Would the proposal result in:

- | | | | | |
|----|---|---|---|----------|
| A. | <p>An increase in pollutant discharges, including downstream sedimentation, to receiving waters during or following construction? Consider water quality parameters such as temperature, dissolved oxygen, turbidity and other typical storm water pollutants.</p> <p><i>The project would not result in a significant increase in pollutant discharges, and would be required to comply with the City's Storm Water Standards, which would include implementation of construction and post-construction Best Management Practices (BMPs). The owner would be required to enter into a Maintenance Agreement for permanent ongoing BMP maintenance.</i></p> | — | — | <u>X</u> |
| B. | <p>An increase in impervious surfaces and associated increased runoff?</p> <p><i>The project would result in an increase in impervious surfaces. However, the increase would not be considered significant. Runoff would be minimized through compliance with the City's Storm Water Standards. See IX-A.</i></p> | — | — | <u>X</u> |
| C. | <p>Substantial alteration to on- and off-site drainage patterns due to changes in runoff flow rates or volumes?</p> <p><i>The project would not substantially alter on- and off-site drainage patterns. Runoff flow rates and volumes would not significantly increase with the construction of the proposed single-family residence.</i></p> | — | — | <u>X</u> |
| D. | <p>Discharge of identified pollutants to an already impaired water body [as listed on the Clean Water Act Section 303(d) list]?</p> <p><i>No such impact would result from project implementation.</i></p> | — | — | <u>X</u> |
| E. | <p>A potentially significant adverse impact on ground water quality?</p> <p><i>See IX-A and B.</i></p> | — | — | <u>X</u> |
| F. | <p>Cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses?</p> <p><i>See IX-A and B.</i></p> | — | — | <u>X</u> |

	YES	MAYBE	NO
X. LAND USE – Would the proposal result in:			
A. A land use which is inconsistent with the adopted community plan land use designation for the site or conflict with any applicable land use plan, policy or regulation of an agency with jurisdiction over a project? <i>The proposed residential development is consistent with the land use provided in the Uptown Community Plan (UCP) and the existing underlying RS-1-7 (Residential—Single Unit) Zone and the proposed RS-1-4 Zone.</i>	—	—	<u>X</u>
B. A conflict with the goals, objectives and recommendations of the community plan governing the project site? <i>The project is consistent with the UCP.</i>	—	—	<u>X</u>
C. A conflict with adopted environmental plans, including applicable habitat conservation plans adopted for the purpose of avoiding or mitigating an environmental effect for the area? <i>No such result would occur from project implementation.</i>	—	—	<u>X</u>
D. Physically divide an established community? <i>No such result would occur from project implementation.</i>	—	—	<u>X</u>
E. Land uses which are not compatible with aircraft accident potential as defined by an adopted Airport Land Use Compatibility Plan? <i>The project site is not located within the aircraft accident potential zone or an adopted ALUCP.</i>	—	—	<u>X</u>
XI. NOISE – Would the proposal result in:			
A. A significant increase in the existing ambient noise levels? <i>The project would result in a temporary increase in ambient noise levels during construction.</i>	—	—	<u>X</u>
B. Exposure of people to noise levels which exceed the City's adopted noise ordinance? <i>No such exposure would occur as a result of project implementation.</i>	—	—	<u>X</u>
C. Exposure of people to current or future transportation noise levels which exceed standards established in the Transportation Element of the General Plan or an adopted ALUCP? <i>No such result would occur from project implementation.</i>	—	—	<u>X</u>

	YES	MAYBE	NO
<p>XII. PALEONTOLOGICAL RESOURCES: Would the proposal impact a unique fossil resource or site or unique geologic feature? <i>The site is underlain by San Diego Formation (Kennedy maps). San Diego Formation has a high sensitivity rating for fossil localities. Proposed grading quantities do not meet the significance threshold requirements for high sensitivity formations. Therefore, paleontological monitoring would not be required.</i></p>	—	—	<u>X</u>
<p>XIII. POPULATION AND HOUSING – Would the proposal:</p>			
<p>A. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? <i>Construction of a new single-family residence and an addition to an existing single-family residence would not induce substantial population growth.</i></p>	—	—	<u>X</u>
<p>B. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? <i>The project would not result in the displacement of any housing.</i></p>	—	—	<u>X</u>
<p>C. Alter the planned location, distribution, density or growth rate of the population of an area? <i>The project site is zoned for residential development, and would meet the goals, objectives and recommendations of the UCP. No such alteration would occur as a result of project implementation.</i></p>	—	—	<u>X</u>
<p>XIV. PUBLIC SERVICES – Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:</p>			
<p>A. Fire protection? <i>The project would require a Development Impact Fee (DIF) of \$7,665.00. The DIF would be deposited into the Uptown Impact Fee Fund, which provides funding for the following facilities: Fire, Transportation, Library, and Parks and Recreation.</i></p>	—	—	<u>X</u>

	YES	MAYBE	NO
B. Police protection? <i>No such impact would result from project implementation.</i>	—	—	<u>X</u>
C. Parks or other recreational facilities? <i>See XIV-C.</i>	—	—	<u>X</u>
D. Maintenance of public facilities, including roads? <i>See XIV-C.</i>	—	—	<u>X</u>
E. Other governmental services? <i>The DIF would provide funding for libraries in the Uptown community. See XIV-C.</i>	—	—	<u>X</u>
XV. RECREATIONAL RESOURCES – Would the proposal result in			
A. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? <i>No significant increase in the use of parks and/or recreational facilities would occur as a result of project implementation.</i>	—	—	<u>X</u>
B. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? <i>No adverse physical effects are anticipated. See XV-A and XIV-C.</i>	—	—	<u>X</u>
XVI. TRANSPORTATION/CIRCULATION – Would the proposal result in:			
A. Traffic generation in excess of specific/community plan allocation? <i>No such impact would occur as a result of project implementation.</i>	—	—	<u>X</u>
B. An increase in projected traffic which is substantial in relation to the existing traffic load and capacity of the street system? <i>The proposed project would result in a minimal amount of Average Daily Trips (ADTs), and would not significantly increase projected traffic.</i>	—	—	<u>X</u>
C. An increased demand for off-site parking? <i>All on-site parking requirements have been met.</i>	—	—	<u>X</u>
D. Effects on existing parking? <i>See XVI-C.</i>	—	—	<u>X</u>

	YES	MAYBE	NO
E. Substantial impact upon existing or planned transportation systems? <i>No such impact would result from project implementation.</i>	—	—	<u>X</u>
F. Alterations to present circulation movements including effects on existing public access to beaches, parks, or other open space areas? <i>The project would have not result in alteration to circulation movements.</i>	—	—	<u>X</u>
G. Increase in traffic hazards for motor vehicles, bicyclists or pedestrians due to a proposed, non-standard design feature (e.g., poor sight distance or driveway onto an access-restricted roadway)? <i>No such traffic hazards would occur as a result of project implementation.</i>	—	—	<u>X</u>
H. A conflict with adopted policies, plans or programs supporting alternative transportation models (e.g., bus turnouts, bicycle racks)? <i>The project proposal would not conflict with adopted policies, plans or programs supporting alternative transportation models.</i>	—	—	<u>X</u>
XVII. UTILITIES – Would the proposal result in a need for new systems, or require substantial alterations to existing utilities, including:			
A. Natural gas? <i>No new systems would be required, and existing utilities would not require substantial alterations.</i>	—	—	<u>X</u>
B. Communications systems? <i>No new systems would be required, and existing utilities would not require substantial alterations.</i>	—	—	<u>X</u>
C. Water? <i>No new systems would be required, and existing utilities would not require substantial alterations.</i>	—	—	<u>X</u>
D. Sewer? <i>No new systems would be required, and existing utilities would not require substantial alterations.</i>	—	—	<u>X</u>
E. Storm water drainage? <i>The project would result in an insignificant increase in impervious surfaces, and would be required to comply with the City's Storm Water Standards. The City's existing storm water system would not</i>	—	—	<u>X</u>

	YES	MAYBE	NO
<i>be affected.</i>			
F. Solid waste disposal? <i>Construction of a single-family residence and an addition to an existing single-family residence is not anticipated to result in a significant amount of solid waste. Any solid waste would be transported and disposed of at the appropriate location, according to applicable City requirements.</i>	—	—	<u>X</u>
XVIII WATER CONSERVATION – Would the proposal result in:			
A. Use of excessive amounts of water? <i>The project would result in water usage typical of two single-family residences.</i>	—	—	<u>X</u>
B. Landscaping which is predominantly non-drought resistant vegetation? <i>No landscape plans were required for the project.</i>	—	—	<u>X</u>
XIX. MANDATORY FINDINGS OF SIGNIFICANCE:			
A. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory? <i>No such results are expected to occur as a result of project implementation.</i>	—	—	<u>X</u>
B. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one which occurs in a relatively brief, definitive period of time while long-term impacts that would endure well into the future). <i>No such results are expected to occur as a result of project implementation.</i>	—	—	<u>X</u>
C. Does the project have impacts which are individually limited, but cumulatively considerable? (A project may impact on two or more separate resources where the impact on each resource is relatively small, but where the effect of the total of those impacts on the	—	—	<u>X</u>

YES MAYBE NO

environment is significant).

No such impacts are expected to occur as a result of project implementation.

- D. Does the project have environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly?

— — X

No such impacts are expected to occur as a result of project implementation.

INITIAL STUDY CHECKLIST

REFERENCES

I. Aesthetics / Neighborhood Character

City of San Diego Progress Guide and General Plan.

Community Plan.

Local Coastal Plan.

II. Agricultural Resources / Natural Resources / Mineral Resources

City of San Diego Progress Guide and General Plan.

U.S. Department of Agriculture, Soil Survey - San Diego Area, California, Part I and II, 1973.

California Department of Conservation - Division of Mines and Geology, Mineral Land Classification.

Division of Mines and Geology, Special Report 153 - Significant Resources Maps.

Site Specific Report: _____.

III. Air

California Clean Air Act Guidelines (Indirect Source Control Programs) 1990.

Regional Air Quality Strategies (RAQS) - APCD.

Site Specific Report: _____.

IV. Biology

City of San Diego, Multiple Species Conservation Program (MSCP), Subarea Plan, 1997

City of San Diego, MSCP, "Vegetation Communities with Sensitive Species and Vernal Pools" maps, 1996.

- City of San Diego, MSCP, "Multiple Habitat Planning Area" maps, 1997.
- Community Plan - Resource Element.
- California Department of Fish and Game, California Natural Diversity Database, "State and Federally-listed Endangered, Threatened, and Rare Plants of California," January 2001.
- California Department of Fish & Game, California Natural Diversity Database, "State and Federally-listed Endangered and Threatened Animals of California," January 2001.
- City of San Diego Land Development Code Biology Guidelines.
- Site Specific Report: Results of Biological Survey at 3520 Dove Court, San Diego, California (March 28, 2003) prepared by Varanus Biological Services, Inc.
- Site Specific Report: Project Number 18262 – Results of Biological Survey at 3520 Dove Court, San Diego, California (March 2, 2004) prepared by Varanus Biological Services, Inc.
- Site Specific Report: Updated to the Biological Letter Report for 3520 Dove Court, San Diego, CA, Project Number 18262 (July 15, 2005) prepared by Varanus Monitoring Services.
- Site Specific Report: Updated to the Biological Letter Report for 3520 Dove Court, San Diego, CA, Project Number 18262 (April 1, 2007) prepared by Varanus Monitoring Services.
- Site Specific Report: Updated to the Biological Letter Report for 3520 Dove Court, San Diego, CA, Project Number 18262 (December 18, 2007) prepared by Varanus Monitoring Services.
- Site Specific Report: Updated to the Biological Letter Report for 3520 Dove Court, San Diego, CA, Project Number 18262 (April 16, 2008) prepared by Varanus Monitoring Services.
- V. **Energy**
- N/A
- VI. **Geology/Soils**

- City of San Diego Seismic Safety Study.
- U.S. Department of Agriculture Soil Survey - San Diego Area, California, Part I and II, December 1973 and Part III, 1975.
- Site Specific Report: Report of Preliminary Geotechnical Recommendations, Proposed Single-Family Residence, Walnut Avenue, San Diego, California (March 23, 2004) prepared by Christian Wheeler Engineering.
- Site Specific Report: Addendum Geotechnical Report & Response to Geotechnical Review of Documents, Proposed Single-Family Residence, Walnut Avenue, San Diego, California (April 15, 2005) prepared by Christian Wheeler Engineering.
- Site Specific Report: Addendum Geotechnical Report & Response to Geotechnical Review of Documents, Proposed Single-Family Residence, Walnut Avenue, San Diego, California (April 27, 2005) prepared by Christian Wheeler Engineering.
- Site Specific Report: Revised Addendum Geotechnical Report & Response to Geotechnical Review of Documents, Proposed Single-Family Residence, Walnut Avenue, San Diego, California (October 31, 2005) prepared by Christian Wheeler Engineering.
- Site Specific Report: Improved Factor-of-Safety for Existing Off-Site Slope, Proposed Single-Family Residence, Walnut Avenue, San Diego, California (October 31, 2005) prepared by Christian Wheeler Engineering.

VII. Historical Resources

- City of San Diego Historical Resources Guidelines.
- City of San Diego Archaeology Library.
- Historical Resources Board List.
- Community Historical Survey: _____.
- Site Specific Report: California Historic Resources Information System records search, EAS library search, and a site survey conducted by City staff. Photographic survey reviewed.

VIII. Human Health / Public Safety / Hazardous Materials

- San Diego County Hazardous Materials Environmental Assessment Listing, 2008.

- San Diego County Hazardous Materials Management Division
- FAA Determination
- State Assessment and Mitigation, Unauthorized Release Listing, Public Use Authorized 1995.
- Airport Land Use Compatibility Plan.
- Site Specific Report:
- IX. Hydrology/Water Quality**
- Flood Insurance Rate Map (FIRM).
- Federal Emergency Management Agency (FEMA), National Flood Insurance Program - Flood Boundary and Floodway Map.
- Clean Water Act Section 303(d) list, dated July 2007, http://www.swrcb.ca.gov/tmdl/303d_lists.html.
- Site Specific Report: *Drainage Study for APN 451-400-04, Dove Court, San Diego, CA (August 11, 2004) prepared by CDS Civil Engineers.*
- X. Land Use**
- City of San Diego Progress Guide and General Plan.
- Community Plan.
- Airport Land Use Compatibility Plan
- City of San Diego Zoning Maps
- FAA Determination
- XI. Noise**
- Community Plan
- San Diego International Airport - Lindbergh Field CNEL Maps.
- Brown Field Airport Master Plan CNEL Maps.

- Montgomery Field CNEL Maps.
- San Diego Association of Governments - San Diego Regional Average Weekday Traffic Volumes.
- San Diego Metropolitan Area Average Weekday Traffic Volume Maps, SANDAG.
- City of San Diego Progress Guide and General Plan.
- Site Specific Report: _____.

XII. Paleontological Resources

- City of San Diego Paleontological Guidelines.
- Demere, Thomas A., and Stephen L. Walsh, "Paleontological Resources City of San Diego," Department of Paleontology San Diego Natural History Museum, 1996.
- Kennedy, Michael P., and Gary L. Peterson, "Geology of the San Diego Metropolitan Area, California. Del Mar, La Jolla, Point Loma, La Mesa, Poway, and SW 1/4 Escondido 7 1/2 Minute Quadrangles," California Division of Mines and Geology Bulletin 200, Sacramento, 1975.
- Kennedy, Michael P., and Siang S. Tan, "Geology of National City, Imperial Beach and Otay Mesa Quadrangles, Southern San Diego Metropolitan Area, California," Map Sheet 29, 1977.
- Site Specific Report: _____.

XIII. Population / Housing

- City of San Diego Progress Guide and General Plan.
- Community Plan.
- Series 8 Population Forecasts, SANDAG.
- Other: _____.

XIV. Public Services

- City of San Diego Progress Guide and General Plan.

Community Plan.

XV. Recreational Resources

City of San Diego Progress Guide and General Plan.

Community Plan.

Department of Park and Recreation

City of San Diego - San Diego Regional Bicycling Map

Additional Resources: _____.

XVI. Transportation / Circulation

City of San Diego Progress Guide and General Plan.

Community Plan.

San Diego Metropolitan Area Average Weekday Traffic Volume Maps, SANDAG.

San Diego Region Weekday Traffic Volumes, SANDAG.

Site Specific Report: _____.

XVII. Utilities

XVIII. Water Conservation

Sunset Magazine, New Western Garden Book. Rev. ed. Menlo Park, CA: Sunset Magazine.