



THE CITY OF SAN DIEGO

## REPORT TO THE PLANNING COMMISSION

**DATE ISSUED:** November 8, 2012 **REPORT NO. PC-12-102**

**ATTENTION:** Planning Commission, Agenda of November 15, 2012

**SUBJECT:** HEAD EOT - PROJECT NO. 289147  
PROCESS FOUR

**REFERENCE:** Planning Commission Report No. PC-08-061 (Attachment 7)  
Planned Development Permit No. 521253, with Resolution (Attachment 8)

**OWNERS/  
APPLICANT:** Jonathan and Kathy Head, Owners/Gary Taylor & Associates, Applicant

### SUMMARY

**Issue(s):** Should the Planning Commission approve an Extension of Time (EOT) to previously approved Planned Development Permit (PDP) No. 521253, to demolish an existing single-family residence and construct a three-story, four-unit, multi-family structure within the Linda Vista Community Plan area?

**Staff Recommendation:** APPROVE Extension of Time No. 1041825.

**Community Planning Group Recommendation:** On August 27, 2012, the Linda Vista Community Planning Group voted 12-0-1 to recommend denial of the Extension of Time based on their continued opposition to the provision of tandem parking (Attachment 10).

**Environmental Review:** A California Environmental Quality Act (CEQA) Exemption was prepared for the original project (Costa Villas, Project No. 102781), which was presented to and approved by the Planning Commission on July 10, 2008, by Resolution No. 4421-PC. Staff has reviewed the request and determined that in accordance with CEQA Guidelines Section 15162(a): (1) No substantial changes are proposed to the project which would alter the previous Exemption determination; (2) No substantial changes occur with respect to the circumstances under which the project was undertaken that would alter the previous Exemption determination; and (3) There is no new information of substantial importance that was not known and could not have been known at the time of the previous exemption.

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

**Code Enforcement Impact:** None.

**Housing Impact Statement:** The Linda Vista Community Plan designates the project site for Medium-High density residential development at a rate of 30-43 dwelling units per acre, or 3-5 dwelling units allowed on this 0.11-acre site. Project implementation would result in the demolition of an existing single-family residence and the construction of four market-rate residential units, for a net increase of three units. The applicant has elected to pay the Inclusionary Affordable Housing fee.

## **BACKGROUND**

The project is located on a 0.11-acre site at 5648 Laurretta Street, in the RM-3-7 Zone and the Campus Parking Impact Overlay Zone, within the Silver Terrace neighborhood of the Linda Vista Community Plan area. The Linda Vista Community Plan designates the Silver Terrace neighborhood for Medium-High density multi-family development at a rate of 30-43 dwelling units per acre.

On July 10, 2008, the Planning Commission voted 5-0-2 to approve Planned Development Permit No. 521253, known as the Costa Villas project at that time. As stated in Condition 1 of the attached approved Planned Development Permit, the permit must be utilized within 36 months after the date on which all rights of appeal have expired, for an expiration date of July 24, 2011. The project was granted an automatic 12-month extension through State Law SB1185/AB333 and City Council Ordinance No. 19864, which allows such extensions for approved discretionary development permits. Allowing for the automatic 12-month extension, the original approved permit expired on July 24, 2012.

## **DISCUSSION**

### **Project Description:**

The applicant is requesting an Extension of Time for the previously approved Costa Villas Project No. 102781, Planned Development Permit No. 521253. The time allowed for the utilization of this permit expired on July 24, 2012. No changes to the originally approved project are proposed. The applicant is requesting that the expiration date be extended 36 months to July 24, 2015, as allowed by San Diego Municipal Code Section 126.0111, *Extension of Time of a Development Permit*.

The previously approved Planned Development Permit allows for the demolition of an existing one-story, single-family residence and the construction of a three-story, 7,918-square-foot, four-unit residential development with ten off-street parking spaces, as described in detail in the attached Planning Commission Report No. PC-08-061. Each unit would provide three bedrooms and three bathrooms, ranging in size from 1,388- to 1,404-square-feet.



The approved project includes two deviations. The first deviation allows four tandem garage parking spaces provided off the alley to be counted as eight spaces. Because the site is not located within the Residential Tandem Parking Overlay Zone, tandem spaces would typically count as one space, not two. The second deviation allows the project to maintain the existing driveway access off Laretta Street to provide access to two, one-car garage parking spaces.

**Conclusion:**

The approval of the requested Extension of Time would allow the owner an additional 36 months to develop the project. Staff has reviewed the proposed Extension of Time and determined that the project would comply with all applicable local, state and federal laws without requiring any new conditions being added to the approval. No project changes are proposed and the original approved conditions and deviations would remain in effect.

**ALTERNATIVES**

1. **Approve** Extension of Time No. 1041825, **with modifications.**
2. **Deny** Extension of Time No. 1041825, **if the findings required to approve the project cannot be affirmed.**

Respectfully submitted,



---

Mike Westlake  
Assistant Deputy Director  
Development Services Department



---

Paul Godwin  
Development Project Manager  
Development Services Department

WESTLAKE/PBG

Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Draft EOT Resolution with Findings
6. Draft EOT Permit
7. Planning Commission Report No. PC-08-061 (without attachments)
8. Approved PDP Permit No. 521253 and Resolution
9. Approved Site Plan and Project Plans
10. Community Planning Group Recommendation
11. Ownership Disclosure Statement

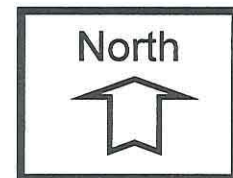






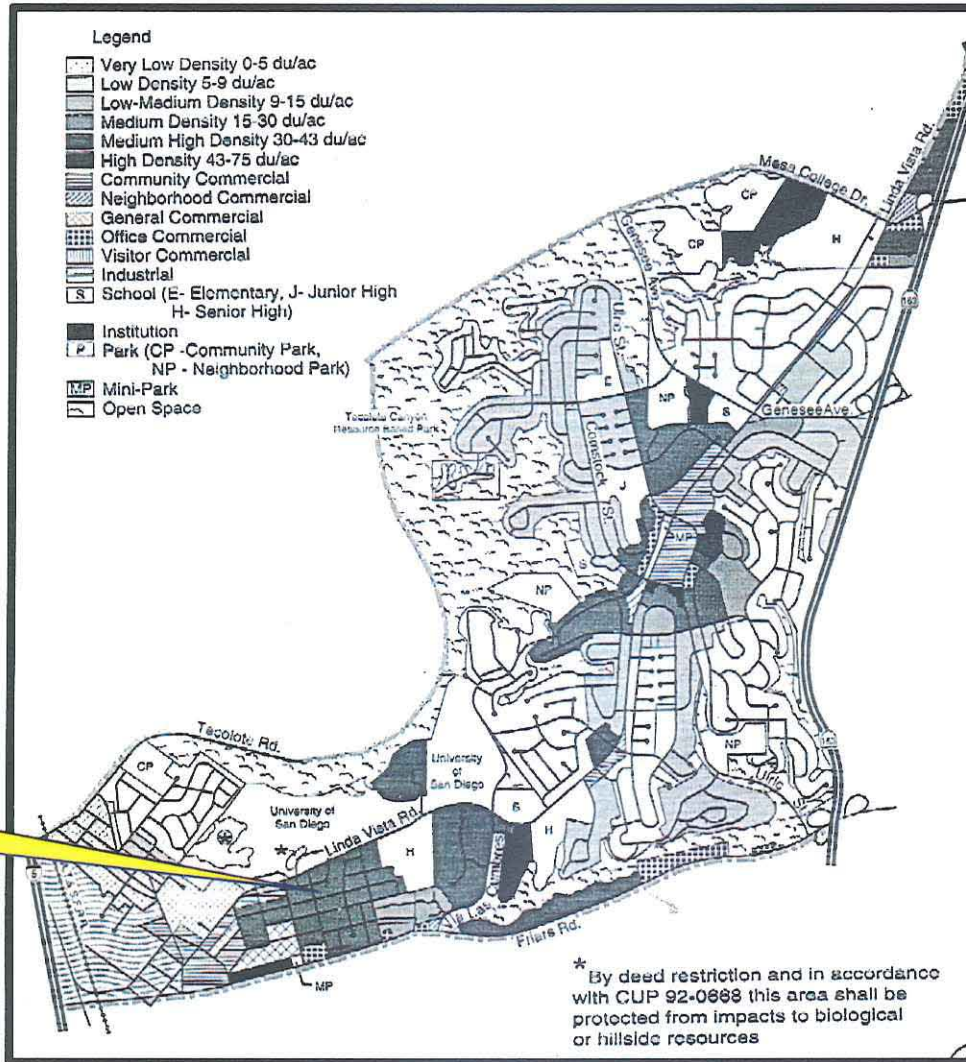
## Aerial Photo

Head EOT - 5648 Laurreta Street  
PROJECT NO. 289147









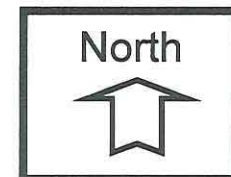
**Project Site**



## Land Use Map, Linda Vista Community Plan

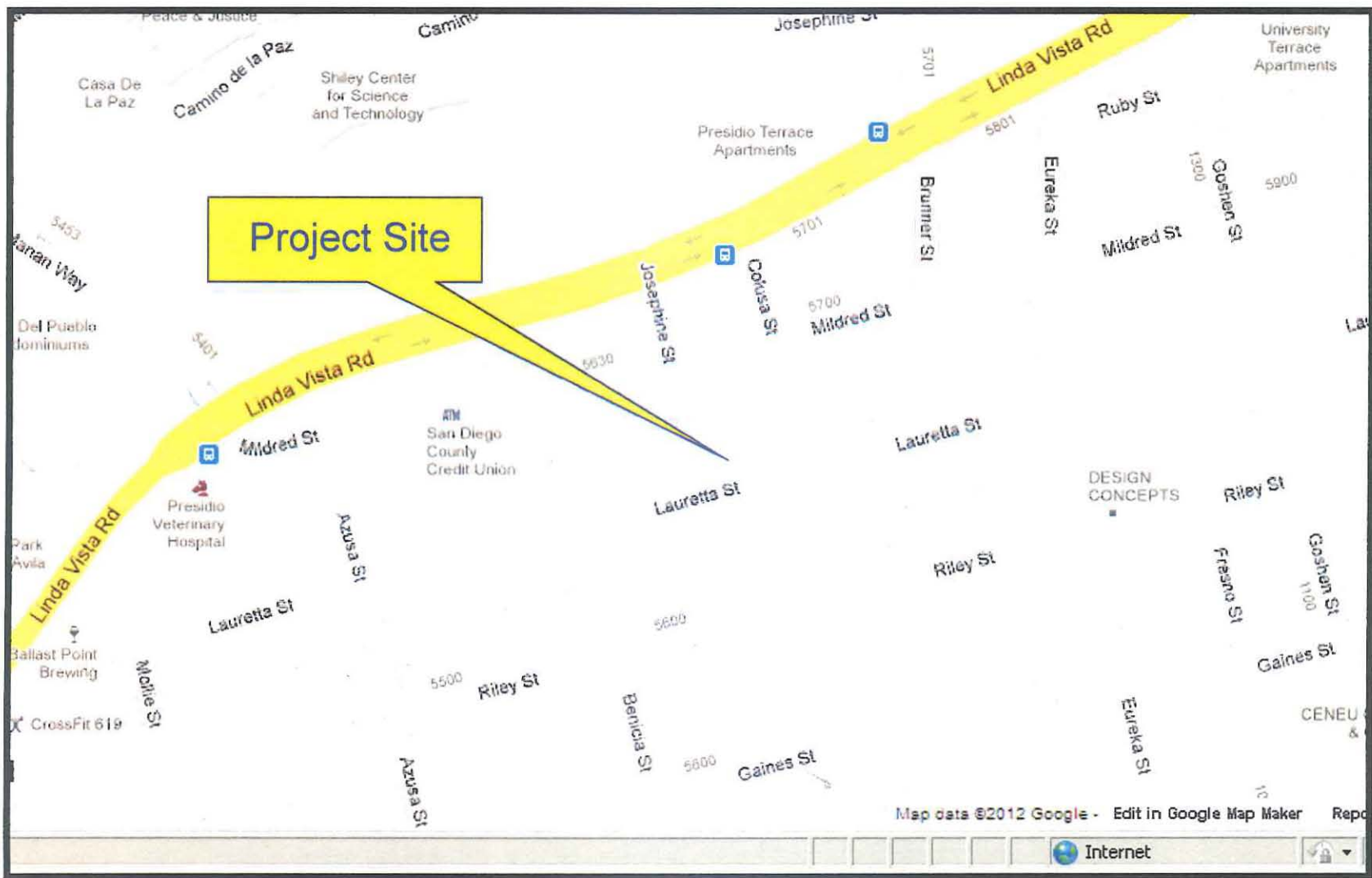
Head EOT - 5648 Laurretta Street

PROJECT NO. 289147



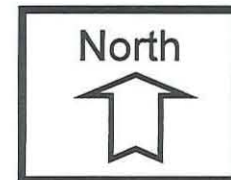






## Project Location Map

Head EOT – 5648 Laurretta Street  
**PROJECT NO. 289147**







## PROJECT DATA SHEET

<b>PROJECT NAME:</b>	Head EOT	
<b>PROJECT DESCRIPTION:</b>	Extension of Time Request for an approved Planned Development Permit to demolish a single-family residence and construct a three-story, four-unit multi-family structure	
<b>COMMUNITY PLAN AREA:</b>	Linda Vista	
<b>DISCRETIONARY ACTIONS:</b>	Extension of Time for Approved Planned Development Permit	
<b>COMMUNITY PLAN LAND USE DESIGNATION:</b>	Medium-High Density Residential	
<b><u>ZONING INFORMATION:</u></b>		
<b>ZONE:</b> RM-3-7 (Multi-family residential zone)		
<b>HEIGHT LIMIT:</b> 40-foot maximum height limit / 36 feet 6 inches approved.		
<b>LOT SIZE:</b> 7,000 square-foot minimum lot size / 5,000 existing		
<b>FLOOR AREA RATIO:</b> 1.80 maximum / 1.58 approved		
<b>FRONT SETBACK:</b> 10-20 feet / 10-20 feet approved		
<b>SIDE SETBACK:</b> 5 feet minimum / 5 feet approved		
<b>REAR SETBACK:</b> 5 feet minimum / 5 feet approved		
<b>PARKING:</b> 10 spaces required / 10 spaces provided tandem spaces approved		
<b><u>ADJACENT PROPERTIES:</u></b>	<b>LAND USE DESIGNATION &amp; ZONE</b>	<b>EXISTING LAND USE</b>
<b>NORTH:</b>	RM-3-7; Medium High Density	Multi-Family
<b>SOUTH:</b>	RM-3-7; Medium High Density	Multi-Family
<b>EAST:</b>	RM-3-7; Medium High Density	Multi-Family
<b>WEST:</b>	RM-3-7; Medium High Density	Multi-Family
<b>DEVIATIONS OR VARIANCES REQUESTED:</b>	Deviation to allow tandem parking spaces and retention of existing curb cut on Lauretta Street previously approved by Planned Development Permit	
<b>COMMUNITY PLANNING GROUP RECOMMENDATION:</b>	On August 27, 2012, the Linda Vista Community Planning Group voted 12-0-1 to recommend denial of the Extension of Time based on their continued opposition to the provision of tandem parking	



**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**

JOB ORDER NUMBER: 24003022

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**EXTENSION OF TIME NO. 1041825**  
**EXTENSION OF TIME TO PLANNED DEVELOPMENT PERMIT NO. 521253**  
**HEAD EOT – PROJECT NO. 289147**  
**PLANNING COMMISSION**

This Extension of Time No. 1041825 is a 36-month Extension of Time to previously approved Planned Development Permit No. 521253, and is hereby granted by the Planning Commission of the City of San Diego to Jonathan and Kathy Head, Owners/Permittees, pursuant to San Diego Municipal Code Section 126.0111. The 0.11-acre site is located at 5648 Laurretta Street, in the RM-3-7 zone, within the Linda Vista Planning area. The property is legally described as Lot 11, Block 10, Silver Terrace Addition, Map No. 695.

Subject to the terms and conditions set forth in this Permit, and previously approved Planned Development Permit No. 521253, permission is granted to Jonathan and Kathy Head, Owners/Permittees to demolish an existing single-family residence and construct a three-story, four-unit residential structure, described and identified by size, dimension, quantity, type, and location on the previously approved exhibits [Exhibit "A"] and conditions on file in the Development Services Department. The original Planned Development Permit No. 521253, Project No. 102781, approved by the Planning Commission on July 10, 2008, is hereby extended as indicated within this permit until July 24, 2015.

The project shall include:

- a. A 36-month extension of time for the previously approved Planned Development Permit No. 521253, Project No. 102781.

**STANDARD REQUIREMENTS:**

1. This permit must be utilized prior to July 24, 2015, which does not exceed thirty-six (36) months from the expiration date of the original permit. Failure to utilize and maintain utilization of this permit as described in the SDMC will automatically void the permit.



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. No further Extension of Time may be granted pursuant to SDMC Section 126.0111(a).
4. Construction plans shall be in substantial conformity to Exhibit "A," per the previously approved Exhibits and conditions on file with Development Services for Planned Development Permit No. 521253, Project No. 102781, Recorded with the County of San Diego Recorder on July 30, 2008, Document No. 2008-0407239, with the exception of the expiration dates. No changes, modifications or alterations shall be made unless appropriate application(s) or amendment(s) to this Permit have been granted.

**INFORMATION ONLY:**

- The issuance of this discretionary use permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary use permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this 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 Planning Commission the City of San Diego on November 15, 2012, by Resolution No. \_\_\_\_\_.

EXTENSION OF TIME NO. 1041825  
EXTENSION OF TIME TO PLANNED DEVELOPMENT PERMIT NO. 521253  
NOVEMBER 15, 2012

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

\_\_\_\_\_  
Paul Godwin  
Development Project Manager

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

\_\_\_\_\_  
The undersigned Owners/Permittees, by execution hereof, agrees to each and every condition of this Permit and promises to perform each and every obligation of Owners/Permittees hereunder.

**[NAME OR NAME OF COMPANY]**  
Owner/Permittee

By \_\_\_\_\_  
**NAME**  
**TITLE**

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



**PLANNING COMMISSION RESOLUTION NO. \_\_\_\_\_**  
**EXTENSION OF TIME NO. 1041825**  
**EXTENSION OF TIME TO PLANNED DEVELOPMENT PERMIT NO. 521253**  
**HEAD EOT – PROJECT NO. 289147**

WHEREAS, JONATHAN AND KATHY HEAD, Owners/Permittees, filed an application with the City of San Diego for a 36-month Extension of Time to Planned Development Permit No. 521253, for the demolition of an existing single-family residence and construction of a new three-story residential fourplex. The project site is located on a 0.11-acre site at 5648 Laretta Street, in the RM-3-7 zone, within the Linda Vista Planning area. The property is legally described as Lot 11, Block 10, Silver Terrace Addition, Map No. 695; and

WHEREAS, all associated permits shall conform to the previously approved Exhibit "A" and conditions on file with the Development Services Department pursuant to Planned Development Permit No. 521253, Project No. 102781, with the exception of the expiration date; and

WHEREAS, the activity is covered under the previous Environmental Categorical Exemption, pursuant to Article 19, Section 15303, "New Construction or Conversion of Small Structures" of the California Environmental Quality Act; and

BE IT FURTHER RESOLVED, by the Planning Commission of the City of San Diego, that it adopts the following findings with respect to the Extension of Time No. 1041825:

1. The project as originally approved and without any new conditions would not place the occupants of the proposed development or the immediate community in a condition dangerous to their health or safety.

The project proposes no changes to the approved Planned Development Permit for the demolition of an existing single-family home and the construction of a three-story, four-unit residential structure. The proposed multi-family structure would be located on an existing, developed residential lot, surrounded by similar development. The Environmental Analysis Section of the City of San Diego, as lead agency, determined that this proposed project was categorically exempt under the California Environmental Quality Act, pursuant to Article 19, Section 15303, "New Construction or Conversion of Small Structures". This environmental analysis did consider potential negative impacts to public health, safety and welfare with no negative impacts found or identified. The demolition of an existing residence and construction of a three-story, four-unit residential structure would therefore not be detrimental to the public health, safety and welfare of the occupants or the immediate community

2. No new condition is required to comply with state or federal law.

The project proposes no changes to the approved Planned Development Permit for the demolition of an existing single-family home and the construction of a three-story, four-unit residential structure. No new conditions were required to comply with state or federal law and the original approved conditions of approval and deviations remain in effect for this project.



BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Extension of Time No. 1041825 is hereby GRANTED by the Planning Commission to JONATHAN AND KATHY HEAD, Owners/Permittees, in the form, exhibits, terms and conditions as set forth in Extension of Time No. 1041825, a copy of which is attached hereto and made a part hereof.

PASSED AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF SAN DIEGO, CALIFORNIA, ON NOVEMBER 15, 2012.

By

\_\_\_\_\_  
Paul Godwin  
Development Project Manager  
Development Services Department

SAP Internal Order No. 24003022



## THE CITY OF SAN DIEGO

## REPORT TO THE PLANNING COMMISSION

**DATE ISSUED:** May 15, 2008 **REPORT NO. PC-08-061**

**ATTENTION:** Planning Commission, Agenda of May 22, 2008

**SUBJECT:** COSTA VILLAS – PROJECT NO. 102781  
PROCESS FOUR

**OWNER:** Jonathan & Kathy Head

**APPLICANT:** Gary Taylor and Associates, Inc – Gary Taylor

**SUMMARY**

**Issue(s):** Should the Planning Commission approve the demolition of an existing single family residence and construction of a residential fourplex within the Linda Vista Community Plan area?

**Staff Recommendation:** APPROVE Planned Development Permit No. 521253.

**Community Planning Group Recommendation:** On February 26, 2007, the Linda Vista Planning Committee voted 5-9-0 to approve the Variance. The motion failed. The applicant withdrew the request for a Variance and applied for a Planned Development Permit. The applicant has elected not to return to the planning group for reconsideration.

**Environmental Review:** This project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15301 (Existing Facilities). The environmental exemption determination for this project was made on July 21, 2006, and opportunity to appeal that determination ended on August 11, 2006.

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

**Code Enforcement Impact:** None.

**Housing Impact Statement:** The Linda Vista Community Plan designates the proposed project site for Medium-High Residential use at 30 to 43 dwelling units per acre. Based



on this land use designation, three to five dwelling units could be allowed. The proposed project consisting of four multi-family dwelling units would implement this residential density range. Approval of the demolition of an existing single-family unit and the construction of four residential units would result in an increase of residential units in an area with a high student population. The applicant has elected to pay the Inclusionary Affordable Housing In-Lieu fee.

## **BACKGROUND**

The project site is located at 5648 Laurretta Street in the RM-3-7 zone, the Campus Parking Impact Overlay Zone and the Linda Vista Community Plan area. The project site is located within the Silver Terrace neighborhood of the Linda Vista Community Plan area. The Silver Terrace neighborhood is designated for multi-unit condominium and apartment complexes with a Medium-High density of 30-43 dwelling units per acre. Goals within this neighborhood include maintaining and promoting Silver Terrace as a diverse neighborhood which interacts with the University of San Diego and the trolley. The Silver Terrace Neighborhood is identified in the community plan as being affected by crowded parking conditions due to the proximity of large educational institutions, high student population in the area, and the existence of older residential development that did not provide adequate off-street parking.

The site currently has a one-story single family residence built in 1956. The site has an existing curb cut, however, it does not currently lead into a required off-street parking space. The site has an overall grade differential of approximately ten feet. The grade at the rear of the property abutting the alley is ten feet higher than the grade on Laurretta Street.

The proposed project was originally submitted requesting demolition of an existing single family residence and construction of a fourplex with a Variance for parking deviations for tandem parking and maintaining an existing street access. Staff reviewed the project and could not support a Variance; therefore, the applicant resubmitted the project with a request for a Planned Development Permit, which per San Diego Municipal Code Section 126.0602(b)(1) requires a Process Four, Planning Commission Decision.

## **DISCUSSION**

### **Project Description:**

The applicant is requesting approval of a Planned Development Permit for the demolition of an existing one-story single family residence and construction of a three-story, 7,918 square-foot, residential fourplex with two deviations. The first deviation is to construct four tandem garages accessed off the alley and count them as eight parking spaces. Typically the tandem spaces on the proposed project site, while not within the Residential Tandem Parking Overlay Zone, would count as one space and not two. The second deviation is to maintain an existing driveway access off Laurretta Street where redevelopment with access to an alley must take access from the alley and its current access from the street must be removed (Parking and Access Requirements (SDMC, Section 142.0525 & 142.0560).



The project site is 5,000 square feet and zoned RM-3-7. The minimum lot size for this zone is 7,000 square feet. Although five units can be developed on this site, based on the lot size of 5,000 square feet, the maximum height of 40 feet, the maximum floor area ratio of 1.80 (9,000 square feet) and a ten-foot grade differential on the site, only four units with deviations could be developed. The proposed units will each have three bedrooms, three bathrooms and will range in size from 1,388 square feet to 1,404 square feet. There will be a total of six attached garages. Four tandem garages will be accessed off the alley, and will count as eight off-street parking spaces and two, one-car garages will be accessed from Laurtta Street. There will be a total of ten off-street parking spaces. In addition, there will also be a twenty foot long driveway that will accommodate one guest parking space.

The Silver Terrace neighborhood is designated for multi-unit condominium and apartment complexes with a Medium-High density of 30-43 dwelling units per acre. The existing single family residence does not meet the residential density set forth by the community plan for the site as it currently provides nine dwelling units per acre and has no off-street parking. The proposed residential fourplex would meet the residential density set forth by the community plan for this site as it would provide 35 dwelling units per acre and provide the required off-street parking.

The proposed fourplex is under the permitted density, floor area ratio and height allowed in the area. Emphasis on the design was placed on architecture, articulation, density and garaged parking. Staff has analyzed the proposed deviations for tandem parking and maintaining the existing access and can support the requested deviations.

#### **Community Plan Analysis:**

The Linda Vista Community Plan designates the proposed 5,000 square foot site for Medium High Residential. The community plan further identifies the project site within the Silver Terrace neighborhood, which is primarily developed with multi-unit condominium and apartment complexes. Based on the existing land use designation, four to five dwelling units could be allowed. The proposed project consisting of four multi-family units would implement the residential density of the existing land use designation.

The Residential Land Use Element of the community plan recommends that new multi-family development provide adequate screening and landscaping. The proposed projects would implement this recommendation by providing 24-inch box trees and accent shrubs along the street frontage. Additionally, accent shrubs and 24-inch box accent palms would be planted along the alley side of the project. The proposed project would also implement recommendations in the Urban Design Element by incorporating 24-inch box Purple Leaf Plum and Coral Gum trees along Laurretta Street which are listed trees within the Linda Vista Street Tree Plan for the Silver Terrace Neighborhood.

According to the Residential Land Use Element of the community plan, neighborhoods such as the Silver Terrace neighborhood, are affected by crowded parking conditions due the proximity of large education institutions, high student populations, and the existence of older residential developments which did not provide adequate off-street parking. In order to address these issues, the project proposes deviations to allow four tandem off-street parking spaces to count as eight

spaces and to maintain an existing driveway where access should be taken from the alley when new development is proposed. The Residential Land Use Element of the community plan mentions that additional mechanisms should be considered to address parking issues within the Silver Terrace neighborhood. The proposal of tandem parking spaces would allow an opportunity to provide adequate off-street parking for the proposed project. Additionally, maintaining the existing driveway along Laretta Street would allow the proposed project to access off-street parking spaces where accessing all spaces from the alley would be infeasible due to the higher grade along the alley. As proposed, the project along with the proposed deviations would not adversely impact the goals and recommendations of the Linda Vista Community Plan.

**Conclusion:**

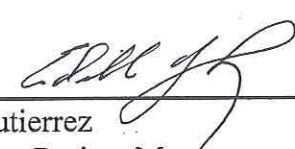
Staff has reviewed the proposed Planned Development Permit and has found it to be in conformance with the Linda Vista Community Plan and the applicable sections of the San Diego Municipal Code regulating the RM-3-7 zone, Planned Development Permit and land use policies. Staff has determined that the required findings can be made as the project meets the applicable regulations and requirements. Staff recommends approval of the project as proposed.

**ALTERNATIVES**

1. **Approve Planned Development Permit No. 521253, with modifications.**
2. **Deny Planned Development Permit No. 521253, if the findings required to approve the project cannot be affirmed.**

Respectfully submitted,

  
 \_\_\_\_\_  
 Mike Westlake  
 Program Manager  
 Development Services Department

  
 \_\_\_\_\_  
 Edith Y. Gutierrez  
 Development Project Manager  
 Development Services Department

**Attachments:**

1. Aerial
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Project Plans
6. Draft Permit with Conditions
7. Draft Resolution with Findings
8. Community Planning Group Recommendation
9. Ownership Disclosure Statement
10. Project Chronology



THE ORIGINAL OF THIS DOCUMENT  
WAS RECORDED ON JUL 30, 2008  
DOCUMENT NUMBER 2008-0407239  
GREGORY J. SMITH, COUNTY RECORDER  
SAN DIEGO COUNTY RECORDER'S OFFICE  
TIME: 11:30 AM

**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: 42-6440

**PLANNED DEVELOPMENT PERMIT NO. 521253**  
**COSTA VILLAS – PROJECT NO. 102781**  
**PLANNING COMMISSION**

This Planned Development Permit No. 521253 is granted by the Planning Commission of the City of San Diego to JONATHAN AND KATHY HEAD, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0601. The 0.11 acre site is located at 5648 Laurretta Street in the RM-3-7 zone, the Campus Parking Impact Overlay Zone and the Linda Vista Community Plan. The project site is legally described as Lot 11, Block 10, Silver Terrace Addition, Map No. 695.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to demolish an existing single family residence and construct a three-story residential fourplex, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated July 10, 2008, on file in the Development Services Department.

The project shall include:

- a. Demolition of an existing, one-story, single family residence;
- b. Construction of a three-story, 7,918 square-foot, residential fourplex;
- c. Deviations to maintain an existing driveway on Laurretta Street and allowing four tandem garages to count as eight parking spaces;
- d. Landscaping (planting, irrigation and landscape related improvements);
- e. Off-street parking;



- f. 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 effect at the time the extension is considered by the appropriate decision maker.
2. No permit for the construction, occupancy or operation of any facility or improvement described herein shall be granted; nor shall any activity authorized by this Permit be conducted on the premises until:
  - a. The 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, 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.

**AFFORDABLE HOUSING REQUIREMENTS:**

11. Prior to the issuance of construction permits, the Subdivider shall comply with the Affordable Housing Requirements of the City's Inclusionary Housing Ordinance (Chapter 14, Article 2, Division 13 of the Land Development Code). The applicant has elected to pay an in-lieu fee to meet these requirements. Prior to receiving a final map/certificate of compliance, the applicant must either pay the entire in-lieu fee amount or enter into an agreement with the San Diego Housing Commission to assure the payment of the in-lieu fee.



**ENGINEERING REQUIREMENTS:**

12. Prior to the issuance of construction permits, the Owner/Permittee 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.
13. Prior to the issuance of construction permits, the Owner/Permittee submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Appendix E of the City's Storm Water Standards.
14. Prior to the issuance of construction permits, the Owner/Permittee shall dedicate 5'-0" of right-of-way for Laretta Street, along the property frontage, satisfactory to the City Engineer.
15. Whenever street rights-of-way are required to be dedicated, it is the responsibility of the applicant to provide the right-of-way free and clear of all encumbrances and prior easements. The subdivider must secure "subordination agreements" for minor distribution facilities and/or "joint-use agreements" for major transmission facilities.
16. Prior to the issuance of construction permits, the Owner/Permittee shall assure, by permit and bond, the closure of the existing driveway with restoration to full-height curb, gutter and sidewalk, and the installation of a new 14'-0" driveway, adjacent to the site on Laretta Street, all satisfactory to the City Engineer.

**LANDSCAPE REQUIREMENTS:**

17. Prior to issuance of construction permits for public right-of-way improvements, the Owner/Permittee shall submit complete landscape construction documents for right-of-way improvements to the Development Services Department for approval. Improvement plans shall take into account a 40 square foot area around each tree which is unencumbered by utilities. Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees.
18. Prior to issuance of construction permits for buildings; the Owner/Permittee 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.
19. Prior to Final Inspection, it shall be the responsibility of the Owner/Permittee 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.
20. The Owner/Permittee 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.



21. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements in the right-of-way consistent with the Land Development Manual, Landscape Standards unless long-term maintenance of said landscaping will be the responsibility of a Landscape Maintenance District or other approved entity. In this case, a Landscape Maintenance Agreement shall be submitted for review by a Landscape Planner.

22. 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 Owner/Permittee 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 a Final Inspection.

#### **PLANNING/DESIGN REQUIREMENTS:**

23. 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.

24. Prior to the issuance of construction permits, construction documents shall fully illustrate compliance with the Citywide Storage Standards for Trash and Recyclable Materials (SDMC) to the satisfaction of the City Manager. All exterior storage enclosures for trash and recyclable materials shall be located in a manner that is convenient and accessible to all occupants of and service providers to the project, in substantial conformance with the conceptual site plan marked Exhibit "A," on file in the Development Services Department.

25. Prior to the issuance of construction permits, the Owner/Permittee shall demonstrate that all fences and walls, including existing fences and walls which will remain on-site, are in conformance with SDMC Ch. 14, Art. 2, Div. 3 (Fence Regulations).

26. Prior to the issuance of construction permits, plans shall be submitted to the Development Services Department which clearly demonstrate that the vertical elements of the stairways between the front and rear structures are at least 40 percent open. This is necessary to ensure that project does not exceed the maximum allowable Lot Coverage of .60 as required by SDMC Sec. 143.0420(d).

27. 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**

28. No fewer than 10 off-street automobile parking spaces shall be permanently maintained on the property within the approximate location shown on the project's Exhibit "A". All on-site parking stalls shall be in compliance with requirements of the City's Land Development Code

and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing by the City Manager.

29. Prior to issuance of construction permits, the Owner/Permittee shall dedicate an additional 5'-0" of right-of-way along Laretta Street to provide a minimum 10'-0" curb to property line distance, satisfactory to the City Engineer.

30. Prior to issuance of construction permits, the Owner/Permittee shall assure by permit and bond the installation of a 14'-0" wide driveway along Laretta Street, satisfactory to the City Engineer.

#### **WASTEWATER REQUIREMENTS:**

31. All on-site wastewater systems shall be private.

32. All proposed public sewer facilities are to be designed and constructed in accordance with established criteria in the most current City of San Diego sewer design guide. Proposed facilities that do not meet the current standards shall be private or re-designed.

33. If the dwelling units are condominiums, the developer shall provide evidence, satisfactory to the Metropolitan Wastewater Department Director, indicating that each dwelling unit will have its own sewer lateral or provide CC&Rs for the operation and maintenance of on-site private sewer facilities that serve more than one unit.

34. No trees or shrubs exceeding 3'-0" in height at maturity shall be installed within 10'-0" of any public sewer facilities.

35. The Owner/Permittee shall design and construct all proposed private sewer facilities to conform with the most current State, Federal and City Regulations, and to the requirements of the most current edition of the Metropolitan Wastewater Department Sewer Design Guide or the California Uniform Plumbing Code as adopted by the City of San Diego.

#### **WATER REQUIREMENTS:**

36. Prior to the issuance of construction permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of new water service(s), if needed, outside of any driveway or drive aisle and the removal of any existing unused water services within all rights-of-way adjacent to the project site, in a manner satisfactory to the Water Department Director and the City Engineer.

37. Prior to the issuance of construction 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), if needed, in a manner satisfactory to the Water Department Director, the City Engineer and the Cross Connection Control Group in the Customer Support Division of the Water Department.



38. All on-site water facilities, including domestic, fire and irrigation systems shall be private.
39. Prior to the issuance of the certificate of occupancy, public water facilities necessary to serve the development, including services and meters, shall be complete and operational in a manner satisfactory to the Water Department Director and the City Engineer.
40. The Owner/Permittee agrees to design and construct all proposed public water facilities in accordance with established criteria in the most current edition of the City of San Diego Water Facility Design Guidelines and City regulations, standards and practices pertaining thereto. Water facilities as shown on the approved plans shall be modified at final engineering to comply with standards.

**INFORMATION ONLY:**

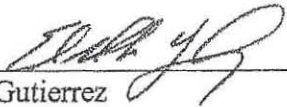
Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this development permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code §66020.

APPROVED by the Planning Commission of the City of San Diego on July 10, 2008.  
Resolution No. 4421-PC.



Planned Development Permit No.: 521253  
Date of Approval: July 10, 2008

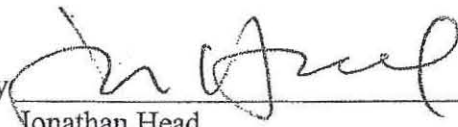
AUTHENTICATED BY THE DEVELOPMENT SERVICES DEPARTMENT

  
\_\_\_\_\_  
Edith Y. Gutierrez  
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.

**JONATHAN HEAD**  
Owner/Permittee

By   
\_\_\_\_\_  
Jonathan Head  
Trustee

**KATHY HEAD**  
Owner/Permittee

By   
\_\_\_\_\_  
Kathy Head  
Trustee

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

**ORIGINAL**

PLANNING COMMISSION  
RESOLUTION NO. 4421-PC  
PLANNED DEVELOPMENT PERMIT NO. 521253  
COSTA VILLAS - PROJECT NO. 102781

WHEREAS, JONATHAN AND KATHY HEAD, Owner/Permittee, filed an application with the City of San Diego for a permit to demolish an existing single family residence and construct a three-story residential fourplex (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 521253), on portions of a 0.11 acre site;

WHEREAS, the project site is located at 5648 Laretta Street in the RM-3-7 zone, the Campus Parking Impact Overlay Zone and the Linda Vista Community Plan area;

WHEREAS, the project site is legally described as Lot 11, Block 10, Silver Terrace Addition, Map No. 695;

WHEREAS, on July 10, 2008, the Planning Commission of the City of San Diego considered Planned Development Permit No. 521253 pursuant to the Land Development Code of the City of San Diego;  
NOW, THEREFORE,

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

That the Planning Commission adopts the following written Findings, dated July 10, 2008.

FINDINGS:

**Planned Development Permit - Section 126.0604**

**A. Findings for all Planned Development Permits**

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

The proposed project includes the demolition of an existing single family residence and construction of a three-story residential fourplex. The project site is located within the Silver Terrace neighborhood of the Linda Vista Community Plan area. The Silver Terrace neighborhood is designated for multi-unit condominium and apartment complexes with a Medium-High density of 30-43 dwelling units per acre. Goals within this neighborhood include maintaining and promoting Silver Terrace as a diverse neighborhood which interacts with the University of San Diego and the trolley. The Silver Terrace neighborhood is identified in the community plan as being affected by crowded parking conditions due to the proximity of large educational institutions, high student population in this area, and the existence of older residential development that did not provide adequate off-street parking. In order to address off-street parking, the community plan recommends that new development meet or exceed required parking requirements. The existing single family residence does not meet the residential density set forth by the community plan for the site as it currently provides nine dwelling units per acre and has no off-street parking. The proposed residential fourplex would meet the residential density set forth

**ORIGINAL**



by the community plan for this site as it would provide 35 dwelling units per acre and provide the required off-street parking.

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

The proposed project includes the demolition of an existing single family residence and construction of a three-story residential fourplex. The proposed residential fourplex would comply with all applicable development regulations and community plan guidelines, except for proposed deviation from tandem parking and parking access. The proposed project is requesting to provide four tandem parking garages and maintain an existing driveway access on Laretta Street. The project site is not within the Residential Tandem Parking Overlay Zone and therefore, tandem parking spaces would normally be counted as one parking space, not two. Additionally, redevelopment with access to an alley must take access from the alley and its current access from the street must be removed. The proposed project will provide a total of six attached garages. Four garages will have tandem parking that would count as eight spaces and two garages will have standard sized spaces. There would be a total of ten off-street parking spaces. There will also be a twenty foot long driveway that can accommodate one guest parking space. The project as designed will provide needed rental housing near the University of San Diego and will meet the off-street parking required. The project is exempt from the California Environmental Quality Act, as it is an existing facility, it complies with the Land Development Code, Linda Vista Community Plan and is conditioned to comply with Water Pollution Control Plan and Best Management Practices. The project as designed, will not be detrimental to the public health, safety and welfare.

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

The proposed project includes the demolition of an existing single family residence and construction of a three-story residential fourplex. The proposed fourplex complies with the applicable regulations of the Land Development Code, including height, landscaping, setbacks, coverage and floor area limitations. However, deviations are being requested for Parking and Access Requirements (SDMC, Section 142.0525 & 142.0560). The proposed project is requesting to provide four tandem parking garages and maintain an existing driveway access on Laretta Street. Tandem parking would normally be counted as one space, not two, and the driveway access must be removed. The Land Development Code has provision through a Planned Development Permit to allow these deviations. In order to accommodate four units, off-street parking, and rental housing for a high student population, various alternatives were reviewed, however, because of an existing ten-foot grade differential on the site, this design was the best alternative. The grade at the rear of the property abutting the alley is ten feet higher than the grade on Laretta Street. Due to the grade differential and lot size, a below grade parking garage could not be developed on this lot. A maximum of four tandem garages can be accessed from the alley and by maintaining the existing curb cut for access, two standard, one-car garages and one guest spaces in the driveway will be provided. Based on this design, the project was able to develop four units. The proposed fourplex is under the permitted density, floor area ratio and height allowed in the area. Emphasis on the design was placed on architecture, articulation and garaged parking. Staff has analyzed the proposed deviations for tandem parking and maintaining the existing access and can support the requested deviations.

ORIGINAL



**4. The proposed development, when considered as a whole, will be beneficial to the community; and**

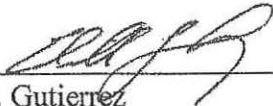
The proposed project includes the demolition of an existing single family residence and construction of a three-story residential fourplex. The proposed residential fourplex would comply with all applicable development regulations and community plan guidelines, except for proposed deviation for tandem parking and access requirements. The Linda Vista Community Plan designates this Silver Terrace neighborhood for multi-unit condominium and apartment complexes to accommodate a large student population. The community plan encourages development to be designed for student housing. The proposed project will provide rental properties near the university and will provide garaged off-street parking. The project will provide the required ten off-street parking spaces and one guest parking space. The project as a whole would enhance the visual quality of the area, as well as enhanced streetscape and landscaping. Overall, the project will create a benefit to the Linda Vista community and the Silver Terrace neighborhood, because it will provide needed housing, it will meet the required parking requirements, and the proposed density will be in conformance with the community plan as opposed to the existing single family residence with no off-street parking currently on the site.

**5. Any proposed deviations pursuant to Section 126.0602(b)(1) are appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone.**

The proposed project includes the demolition of an existing single family residence and construction of a three-story residential fourplex. The proposed residential fourplex is zone RM-3-7 (one dwelling unit per 1,000 square feet) and is designated Medium-High density (30-43 dwelling units per acre) in the community plan. The proposed project complies with the zone guidelines and community plan designation, except for a proposed deviation from tandem parking and access. Based on the lot size, five units could be developed on this lot. However, because of an existing ten-foot grade differential, the substandard lot size, the requirement to close an existing curb cut, and parking requirements, only three units could be developed in strict conformance with the development regulations. Providing only three units in this zone, would not meet the residential density set forth by the community plan. The proposed fourplex complies with the permitted density, floor area ratio and height allowed in the area. Ten off-street parking spaces are being provided. The proposed fourplex as architecturally designed with streetscape and landscaping will enhance the neighborhood with a large student population. The tandem garages will be accessed from the alley and will not be visible from Laretta Street. In addition, the existing curb cut is consistent with other residential lots taking access from Laretta Street. The project as proposed will be a more desirable project than would be achieved if strict conformance with the development regulations were required, because it will provide needed housing, it meets the required parking requirements, and the proposed density is in conformance with the community plan.

ORIGINAL

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Planned Development Permit No. 521253 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 521253, a copy of which is attached hereto and made a part hereof.

  
\_\_\_\_\_  
Edith Y. Gutierrez  
Development Project Manager  
Development Services

Adopted on: July 10, 2008

Job Order No. 42-6440

cc: Legislative Recorder

ORIGINAL





GARY TAYLOR & ASSOCIATES INC.

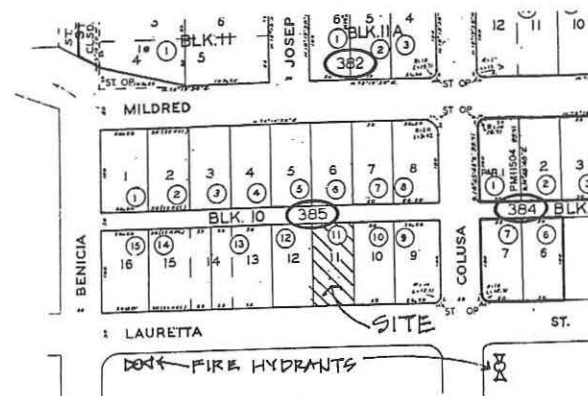
ASSOCIATE ENGINEER

REGISTERED PROFESSIONAL ENGINEER

NO. 10001

SDS 230741

EX-380-7016



**FIRE HYDRANT LOCATION PLAN**

1"=100'

**CONSULTANTS**

DESIGN / AGENT: Gary Taylor & Associates Inc.  
3241 Adams Ave  
San Diego, CA 92116  
(619) 280-7613 fax 280-7616

SURVEY: Kappa Surveying, Inc.  
8707 La Mesa Blvd.  
La Mesa, CA 91941  
(619) 485-8948 fax 465-6410

LANDSCAPE: Hutter Designs, Inc.  
2667 Camino Del Rio So. #107C  
San Diego, CA 92108  
(619) 283-4421 fax (877) 717-7948

**FIRE DEPARTMENT NOTES**

- Visible and legible building address numbers on the street fronting the property will be provided per FHPS Policy P-00-6 (UFC 901.4.4)
- Existing fire hydrant location is indicated on the Site Plan.
- Buildings are designed as (2) duplexes, which are classified as R-3 occupancies

**GENERAL NOTES**

- No Environmentally Sensitive Lands (ESL) on site.
- No existing easements on site
- No existing or proposed bus / transit stops.
- No offsite improvements are proposed.
- Any new public sidewalks including the sidewalk component of the closed driveways shall have the historic square grid scoring pattern.
- The proposed private underground sewer facilities 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. All water services to the site, including domestic, irrigation, will be provided with above ground back flow prevention devices.
- Prior to the issuance of any building permit, the owner shall apply for a plumbing permit for the installation of appropriate private back flow prevention devices on all water services within the development, in a manner satisfactory to the Water Department Director and the City Engineer.
- If any existing hardscape or landscape indicated on the approved plans is damaged or removed during demolition or construction, it shall be repaired and /or replaced in kind and equivalent size per approved plans.
- All landscape materials shall be permanently maintained by the owner / operator in a growing and healthy condition including trimming as appropriate to the landscape materials.
- Utility Note: Water meter is shown. No other utilities exists in the city right-of-way

**PLANNED DEVELOPMENT PERMIT FINDINGS**

**A. FINDINGS:**

- The proposed development will not adversely affect the applicable land use plan: The land use plan designation remains the same, medium density residential. The underlying zoning allows 5 units. To achieve the 4 proposed living units, the two requested deviations are necessary. There are no deviations proposed for parking space reduction or increase in allowed floor area, increased building height, reduced setbacks or increased building coverage.
- The proposed development will not be detrimental to the public health, safety and welfare: The proposed project will be designed to the latest building and fire codes. No deviations are requested to life safety codes or regulations. No changes to the current zoning is proposed.
- The proposed development will comply with the regulations of the Land Development Code: The project complies with the regulations of the Land Development Code except for the two requested deviations.
- The proposed development, when considered as a whole, will be beneficial to the community: The Community Plan calls for addressing the needs for rental housing near the university campus. Also it requests additional parking be provided where possible. Each of the units proposes 3 bedrooms and each unit will have available off-street parking spaces. Plus (2) additional parking spaces in the front driveway behind the public sidewalk will help with the current on street parking situation for guests and emergency vehicles. These (2) spaces are not counted towards meeting the City requirements.
- Any proposed deviations pursuant to Section 126.0602(b)(1) are appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone. The granting of the deviations will allow 80% of the allowed density in a location (near the USD campus) that will benefit from the additional rental units. The proposed (2) front garages will be setback 20 feet from the front property line which will allow for guests and emergency vehicles. These (2) spaces are not counted towards meeting the City requirements.

**WATER NOTES**

- All on-site water facilities, including domestic, irrigation and fire systems, will be private.
- All proposed public water facilities, including service and meters, must be designed and constructed in accordance with established criteria... the most current edition of the City of San Diego Water Facilities Design Guidelines and City regulations, standards and practices pertaining thereto.

**WASTEWATER NOTES**

- The developer shall design and construct all proposed private sewer facilities to conform with the most current State, Federal and City Regulation, and to the requirements of the most current edition of the Metropolitan Wastewater Department Sewer Design Guide or the California Uniform Plumbing Code as adopted by the City of San Diego.
- All proposed public sewer facilities are to be designed and constructed in accordance with established criteria in the most current City of San Diego sewer design guide.
- The developer will be required to provide evidence, satisfactory to the Metropolitan Wastewater Department Director, indicating that each dwelling unit will have its own sewer lateral.
- Utilization of existing sewer laterals is at the sole risk and responsibility of the developer to ensure the laterals are functional and connected to public sewer facility. Existing sewer laterals that have been unused over 5 years are considered abandoned and will need to be replaced if necessary.
- All on-site wastewater systems are private.
- If the dwelling units are condominiums, the developer will be required to provide evidence, satisfactory to the Metropolitan Wastewater Department Director, indicating that each unit will have its own sewer lateral or provide O&Rs for the operation and maintenance of on-site private sewer facilities that serve more than one unit.
- No trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any public sewer facilities.

**FENCE NOTE:**

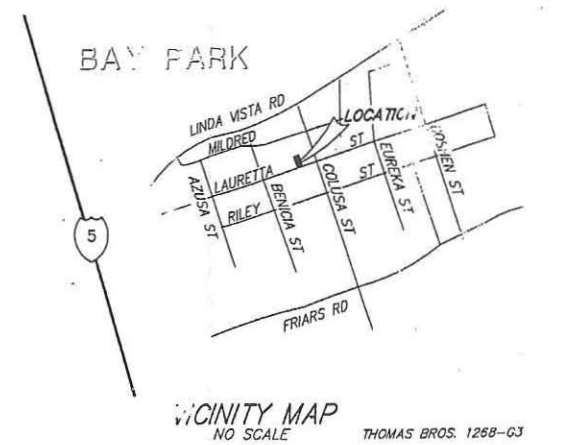
- All fences and walls must be consistent with the Fence Regulations, SDMC Chapter 14, Article 2, Division 3.

**WATER CONTROL NOTE:**

- Prior to the issuance of any construction permits, the applicant 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.
- Prior to the issuance of any construction permits, the applicant shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Appendix E of the City's Storm Water Standards.

**Street Lighting**

This project shall comply with all current street lighting standards according to the City of San Diego Street Design Manual (Document No. 297376, filed November 25, 2002) and the amendment to Council Policy 200-18 approved by City Council on February 26, 2002 (Resolution R-296141) satisfactory to the City Engineer. This may require (but not be limited to) installation of new street light(s), upgrading light from low pressure to high pressure sodium vapor and/or upgrading wattage.



**VICINITY MAP**

NO SCALE

THOMAS BROS. 1258-G3

**PROJECT DATA**

**REQUEST:** Requesting a **Planned Development Permit** with a deviation to maintain a driveway access and a deviation to allow tandem parking to accommodate the required parking needed to satisfy the campus impact parking requirement. A 20 foot long open drive will accommodate (2) addition parking spaces. One will be a guest parking space and one for an emergent vehicle. The project is a (2) Three Story (rental) Duplexes with 6 attached garages. An existing three bedroom residence will be removed.

**DESCRIPTION:** New Three Story (4) Residential Units with 6 attached Garages. Each unit is a 2-level 3-Bedroom, 3 Bathroom Townhouse. One existing residence (built in 1956) will be removed.

**OWNER:** Jonathan Head  
11633 Thristle Hill Place  
San Diego, CA 92130 (858) 794-8431

**JOB ADDRESS:** 5648 Laurretta Street  
San Diego, CA 92111

**LEGAL DESCRIPTION:** Lot 11 Block 10 Silver Terrace Amended Map 695

**A.P.N.** 436-385-1 **SITE AREA:** 50' x 100' = 5,000 sf

**ZONE:** RM 3-7 (campus parking impact) **COMMUNITY:** Linda Vista

**DENSITY:** Units allowed 1 / 1,000 sf = 5 Units shown - 4

**F.A.R.:** Allowed 1.80 / 9,000 sf Shown 1.58 / 7,918 sf  
Allowed for primary use 0.67 / 6,030 sf Shown 0.65 / 5,878 sf  
Allowed for parking 0.33 / 2,970 sf Shown 0.23 / 2,040 sf

**HEIGHT:** Allowed - 40' Shown - 36.5' Overall height 43' with 9.9' differential.

**PARKING:** Spaces required - 2.5 per unit (campus impact) = 10 Spaces shown - 10 plus (1) guest and emergency vehical space.

**CONSTRUCTION:** Type V non-rated Occupancy: R-3 (2) duplexes

**ACCESSIBILITY:** The project is designed as (2) duplexes which are classified by the building code as R-3 occupancies and are exempt from the accessibility regulations.

AREA DATA:	Unit 1	Unit 2	Unit 3	Unit 4	Unit 5
	3 - Bedroom / 3 - Bath	3 - Bedroom / 3 - Bath	3 - Bedroom / 3 - Bath	3 - Bedroom / 3 - Bath	3 - Bedroom / 3 - Bath
	1,388 sf	1,482 sf	1,404 sf	1,404 sf	1,404 sf

Total Living Area	5,678 sf
Total Garage Area	1,400 sf
Total Storage Area	200 sf
Total Enclosed Area	7,278 sf

**APPROVED EXHIBIT "A"**

PROJECT NO. 102781

APPROVAL NO(s) PDP 521253

APPROVED BY: HEARING OFFICER (PLANNING)  
COMMISSION CITY COUNCIL ON 7-10-07

SIGNATURE [Signature]

**SHEET INDEX**

- SITE PLAN PROJECT DATA
- SURVEY - EXISTING FLOOR PLAN
- SITE GRADING PLAN BMP'S, CROSS SECTIONS
- FLOOR PLANS ROOF PLAN
- EXTERIOR ELEVATIONS
- LANDSCAPE DEVELOPMENT PLAN
- WATER CONTROL PLAN

**REQUEST:** PLANNED DEVELOPMENT PERMIT FOR A 4-UNIT RESIDENTIAL RENTAL DEVELOPMENT

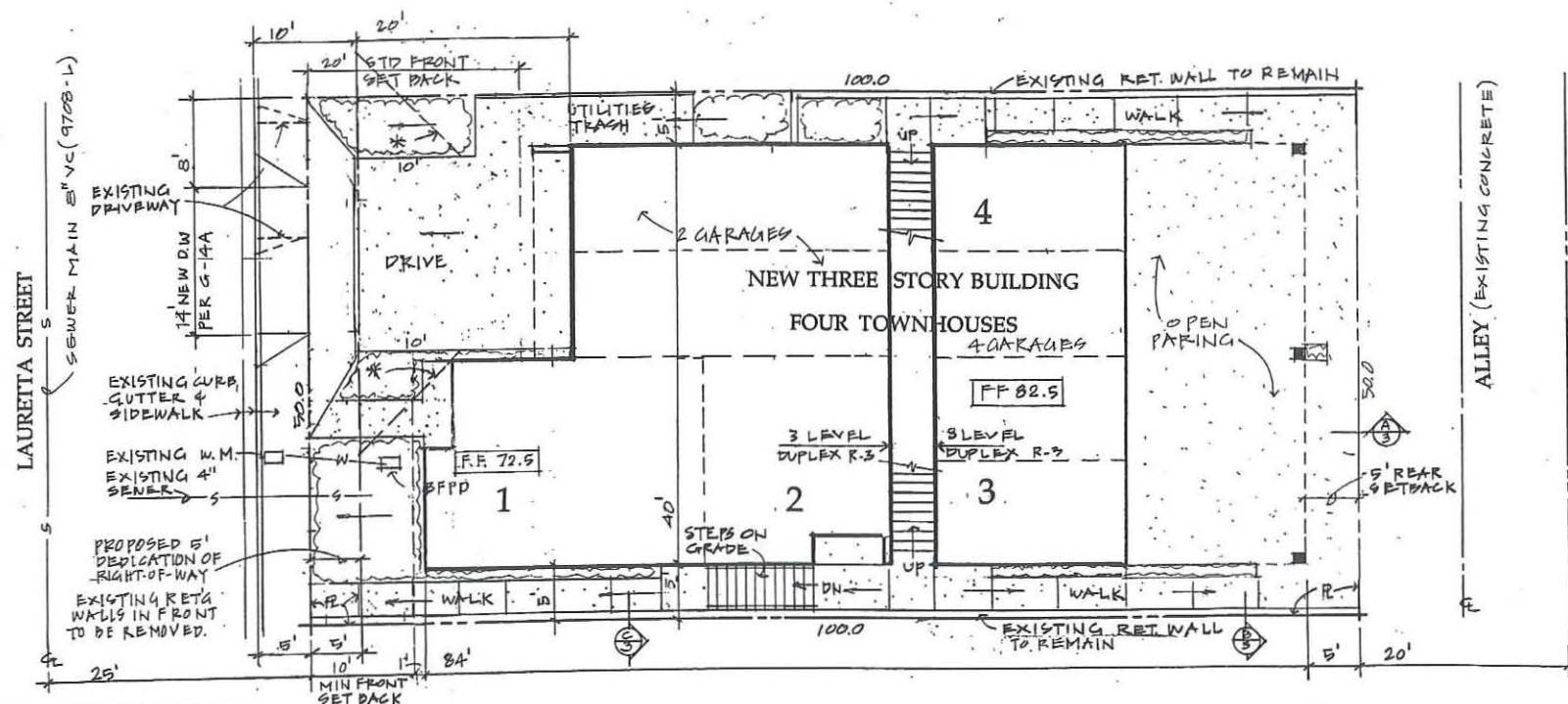
**PLANNED DEVELOPMENT PERMIT**

5648 LAURETTA ST.  
7-1-08  
REVISION 6 6-23-08  
REVISION 5 1-4-08  
REVISION 4 2-10-07  
REVISION 3 10-12-07  
REVISION 2 9-25-06  
REVISION 1 6-15-06

ORIGINAL DATE 5-2-06

**SITE PLAN**

sheet 1 of 7  
pts # 102781



\* VISIBILITY NOTE: NO OBSTACLES HIGHER THAN 36" IN HEIGHT ARE PROPOSED IN THE VISIBILITY AREAS OF THE DRIVEWAY, 10 x 10 @ 45°

**SITE PLAN 1/8"=1'-0"**

COSTA VILLAS  
LINDA VISTA





# TOPOGRAPHIC SURVEY OF LAURETTA STREET

SAN DIEGO, CA  
DECEMBER 6, 2005

**LEGEND**

	ASPHALT CONCRETE PAVING
	BUILDING
	CONCRETE PAVING
EM ○	ELECTRIC METER
X	FENCE
GM ○	GAS METER
OH	OVERHEAD UTILITY LINES
○ PP	POWER POLE
	PROPERTY LINE
	WALL
□ WM	WATER METER



**KAPPA Surveying, Inc.**

0707 La Mesa Blvd (619) 465-8948  
La Mesa, Calif. 91941 FAX(619) 465-6410



*Allen R. A. Turner III* 12-14-05  
Allen R. A. Turner III PLS DATE



**PREPARED FOR:**

JONATHAN HEAD  
11633 THISTLE HILL PLACE  
SAN DIEGO, CA 92130

**BENCH MARK:**

BENCH MARK FOR THIS SURVEY IS A CITY OF SAN DIEGO SURVEY CONTROL MONUMENT, A BRASS PLUG, ON THE NORTHEAST CORNER OF LAURETTA STREET AND BENICIA STREET.  
ELEVATION: 62.44'

DATUM: MEAN SEA LEVEL

**NOTES:**

1. SITE ADDRESS: 5648 LAURETTA, SAN DIEGO, CA.
2. LEGAL DESCRIPTION: LOT 11, BLOCK 10 OF SILVERE TERRACE MAP, ACCORDING TO MAP THEREOF MAP 685, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED WITH THE COUNTY RECORDER OF SAN DIEGO COUNTY.
3. ASSESSOR'S PARCEL NO. 436-385-11.
4. THE PROPERTY LINE BEARINGS & DIMENSIONS WERE TAKEN FROM A FIELD SURVEY.

**PLANNED DEVELOPMENT PERMIT**

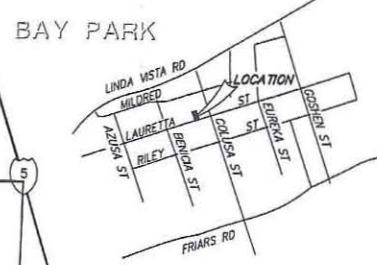
5648 LAURETTA ST.

REVISION 6	
REVISION 5	7-1-06
REVISION 4	1-4-08
REVISION 3	2-10-07
REVISION 2	4-25-06
REVISION 1	6-15-06

ORIGINAL DATE 5-2-06

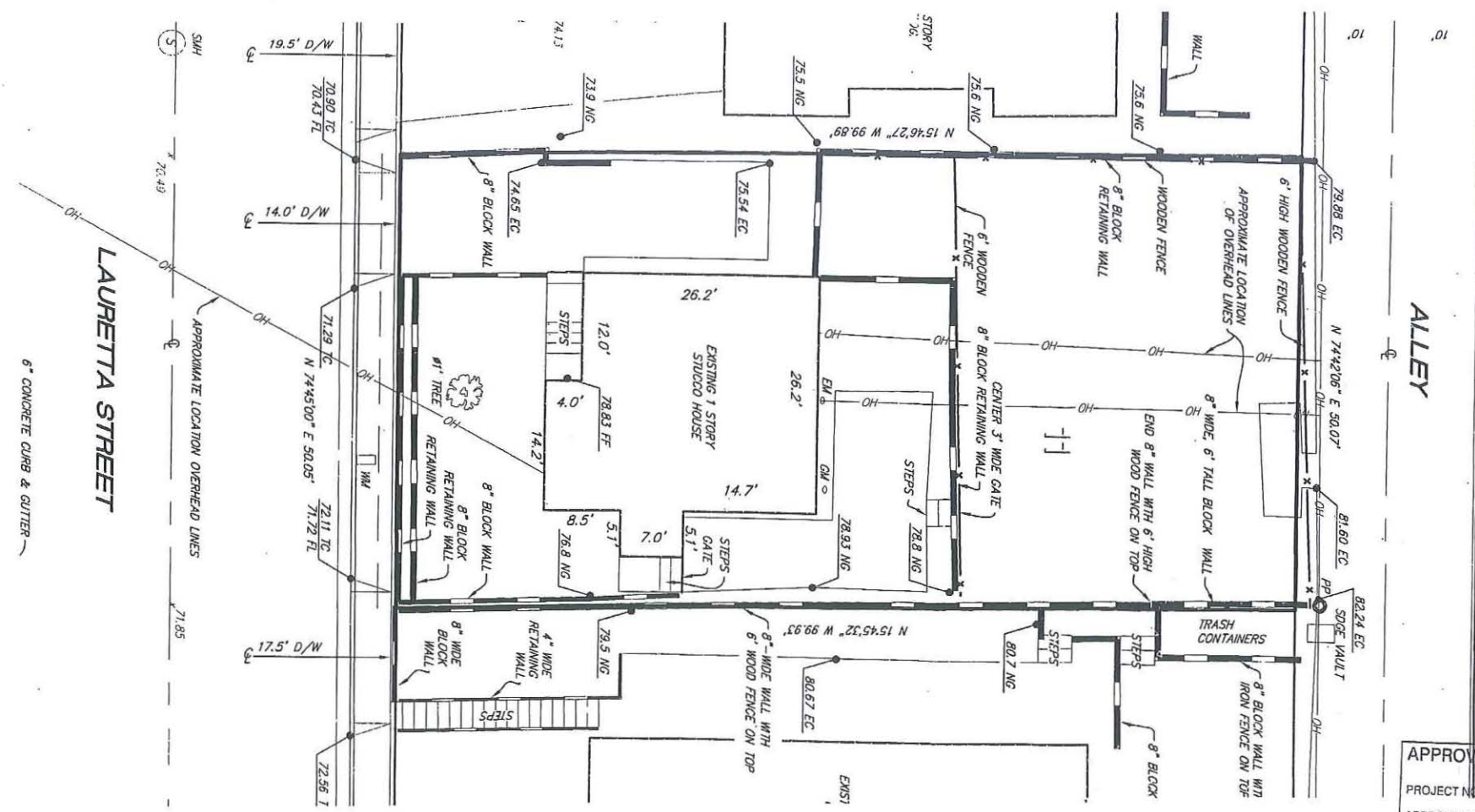
**SURVEY - EXISTING CONDITIONS**

sheet 2 of 7  
pts # 102781



VICINITY MAP  
NO SCALE  
THOMAS BROS. 1268-G3

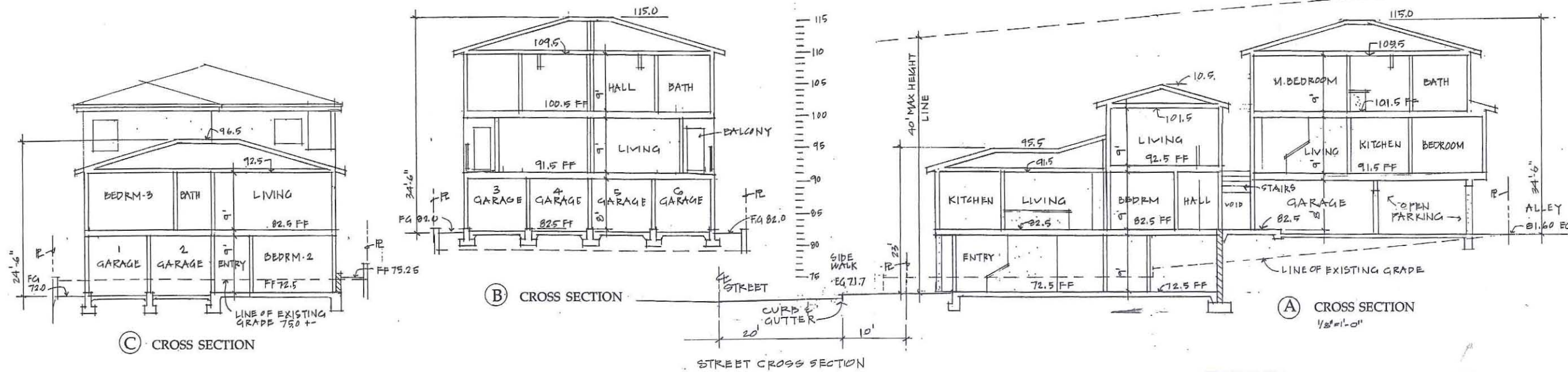
**APPROVED EXHIBIT "A"**  
PROJECT NO. 102781  
APPROVAL NO(s) PDP 521253  
APPROVED BY: HEARING OFFICER, PLANNING COMMISSION, CITY COUNCIL ON 5-2-06  
SIGNATURE *[Signature]*



COSTA VILLAS  
LINDA VISTA





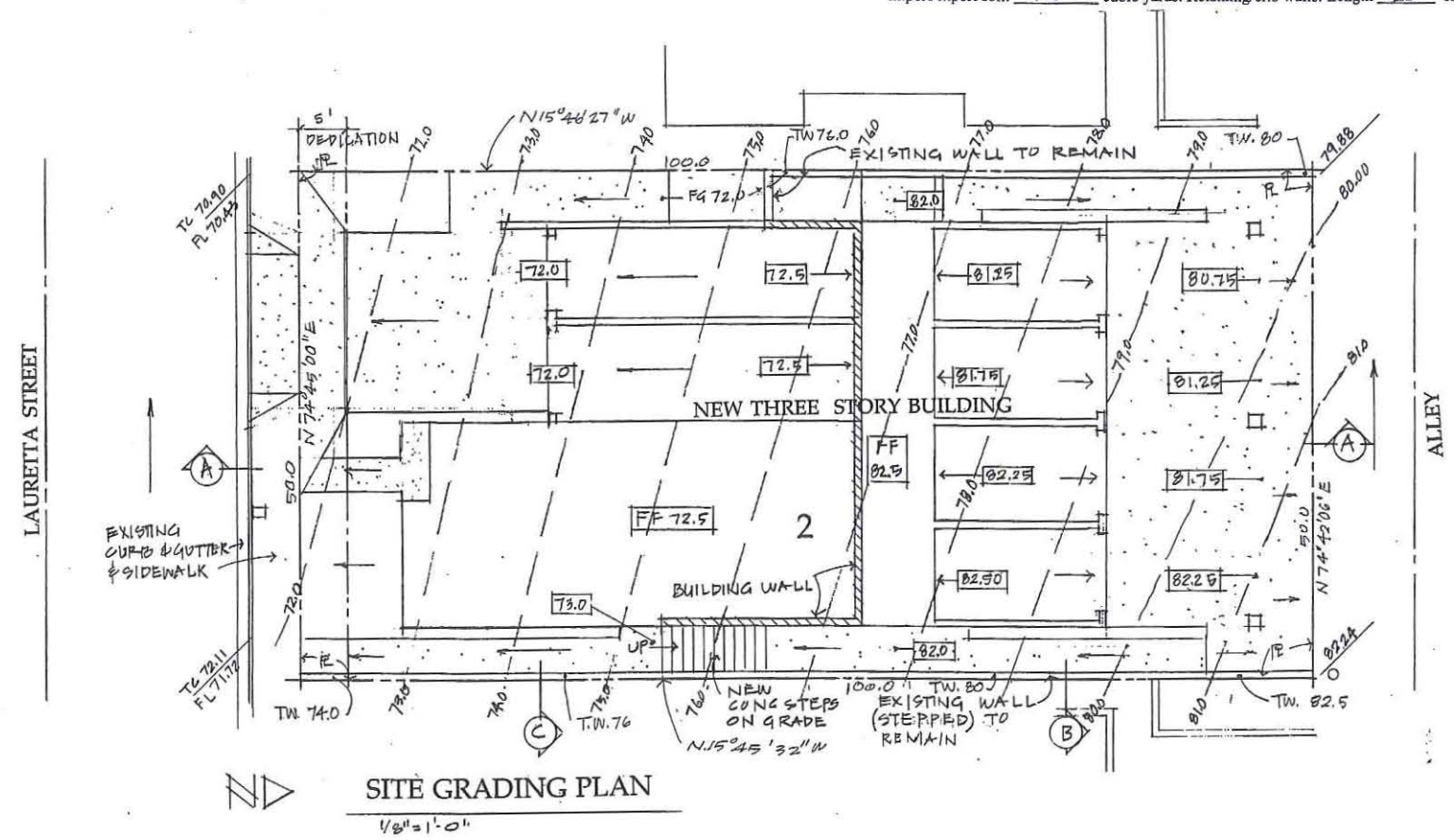


**Grading Tabulations:** Provide the following tabulations on the grading plans: Total amount of site to be graded: Area 5000 sq ft of total site 100%. Amount of cut: 360 cubic yards and Maximum depth of cut: 6 feet Amount of fill: 210 cubic yards and Maximum depth of fill: 4 feet Maximum height of fill slope(s): 0 feet 0 slope ratio. Maximum height of cut slope(s): 0 feet 0 slope ratio. Amount of import/export soil: 360 cubic yards. Retaining/crib walls: Length 20 feet; maximum height 6 feet.

**STORM WATER QUALITY NOTES - CONSTRUCTION BMP'S (BEST MANAGEMENT PRACTICES)**

THIS PROJECT SHALL COMPLY WITH ALL THE REQUIREMENTS OF THE STATE PERMIT: CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD, SAN DIEGO REGION, ORDER NO. 2001.01 NPDES NO. CAS010875 & THE CITY OF SAN DIEGO LAND DEVELOPMENT CODE.

1. SUFFICIENT BMP'S MUST BE INSTALLED TO PREVENT SILT, MUD OR OTHER CONSTRUCTION DEBRIS FROM BEING TRACKED INTO THE ADJACENT STREET OR ALLEY OR STORM WATER CONVEYANCE SYSTEMS DUE TO CONSTRUCTION VEHICLES OR ANY OTHER CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING ANY SUCH DEBRIS THAT MAY BE IN THE STREET AT THE END OF EACH WORKDAY OR AFTER A STORM EVENT THAT CAUSES A BREACH IN THE INSTALLED CONSTRUCTION BMP'S.
2. ALL STOCK PILES OF UNCOMPACTED SOIL AND / OR BUILDING MATERIALS THAT ARE INTENDED TO BE LEFT UNPROTECTED FOR A PERIOD GREATER THAN SEVEN CALENDAR DAYS ARE TO BE PROVIDED WITH EROSION AND SEDIMENT CONTROLS. SUCH SOIL MUST BE PROTECTED EACH DAY WHEN THE PROBABILITY OF RAIN IS 40% OR GREATER.
3. A CONCRETE WASHOUT AREA SHALL BE PROVIDED ON ALL PROJECTS WHICH PROPOSE THE CONSTRUCTION OF ANY CONCRETE IMPROVEMENTS THAT ARE TO BE POURED IN PLACE ON THE SITE.
4. ALL EROSION / SEDIMENT CONTROL DEVICES SHALL BE MAINTAINED IN WORKING ORDER AT ALL TIMES.
5. ALL SLOPES THAT ARE CREATED OR DISTURBED BY CONSTRUCTION ACTIVITY MUST BE PROTECTED AGAINST EROSION AND SEDIMENT TRANSPORT AT ALL TIMES.
6. THE STORAGE OF ALL CONSTRUCTION MATERIALS AND EQUIPMENT MUST BE PROTECTED AGAINST ANY POTENTIAL RELEASE OF POLLUTANTS INTO THE ENVIRONMENT.



APPROVED EXHIBIT "A"  
 PROJECT NO. 102781  
 APPROVAL NO(S) PDP 581253  
 APPROVED BY: HEARING OFFICER, PLANNING COMMISSION, CITY COUNCIL ON 7-11-07  
 SIGNATURE [Signature]

**SITE NOTES**

1. SEE SURVEY FOR EXISTING CONDITIONS
2. SEE SITE PLAN FOR FLATWORK AND LANDSCAPED AREAS
3. SEE SOIL REPORT FOR GRADING AND FOUNDATION RECOMMENDATIONS

**SITE LEGEND**

- 00.0 — EXISTING GRADE    00.0 — FINISH GRADE
- > DRAINAGE DIRECTIONAL ARROW - SURFACE FLOW
- FF = FINISH FLOOR    TW = TOP OF WALL    TWF = TOP OF WALL / FOOTING
- TC = TOP OF CURB    FL = FLOWLINE

**PLANNED DEVELOPMENT PERMIT**

5648 LAURETTA ST.

- REVISION 6 7-1-08
- REVISION 5 6-23-08
- REVISION 4 1-4-08
- REVISION 3 1-10-07
- REVISION 2 9-25-06
- REVISION 1 6-15-06

ORIGINAL DATE 5-2-06

**GRADING, BMP'S CROSS SECTIONS**

sheet 3 of 7  
 pts # 102781

COSTA VILLAS  
 LINDA VISTA

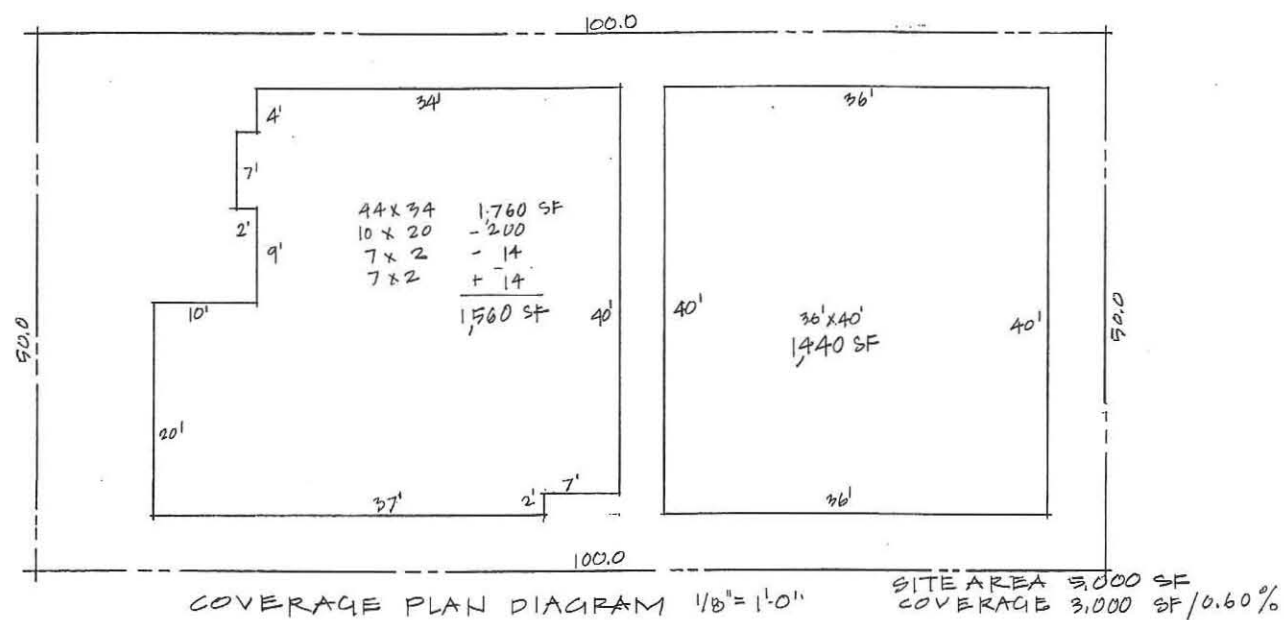
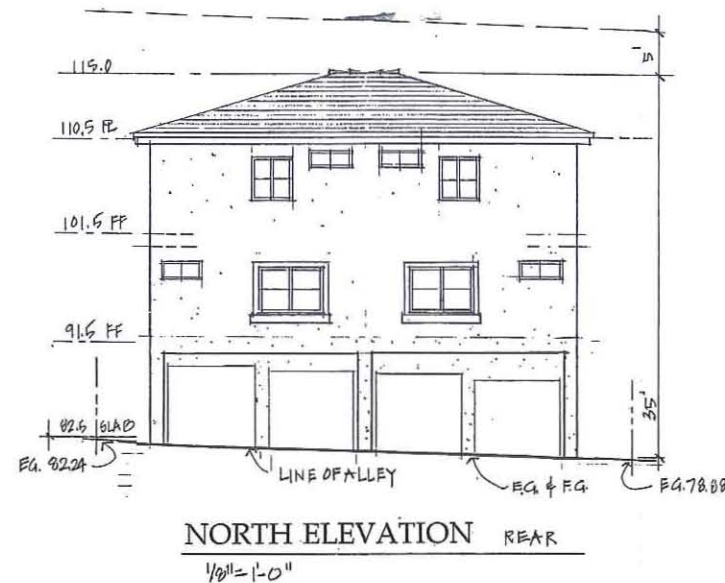
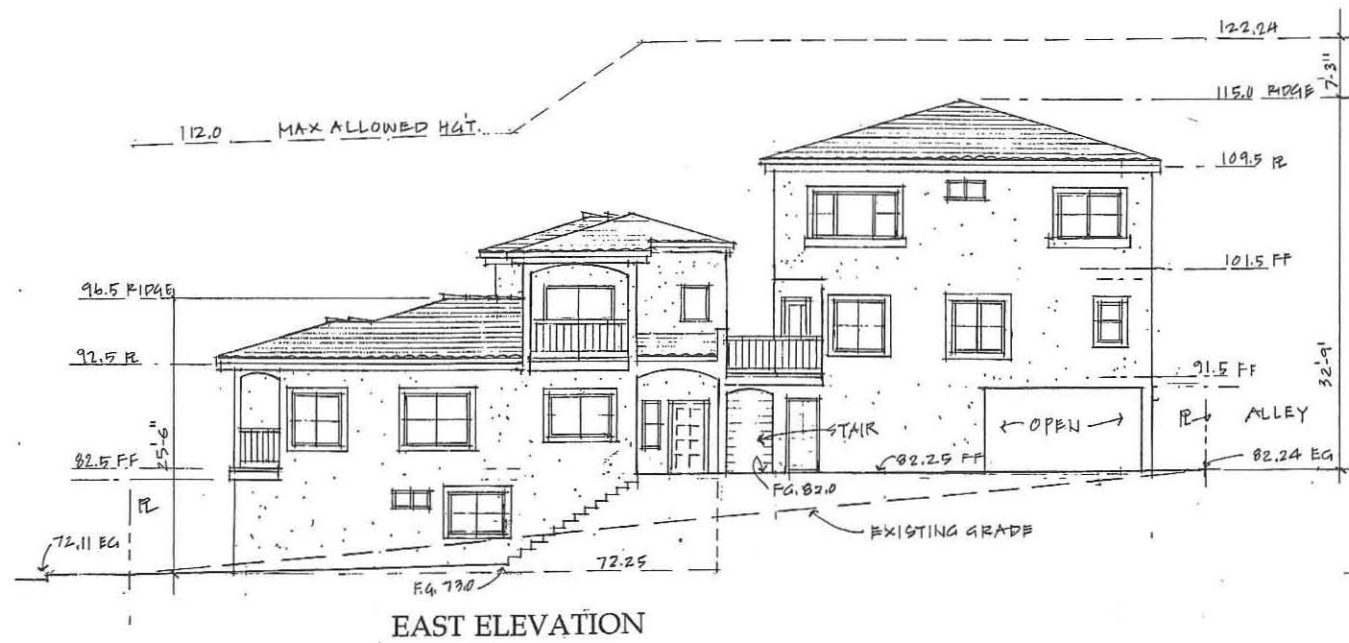












COSTA VILLAS  
LINDA VISTA

APPROVED EXHIBIT "A"  
PROJECT NO. 112781  
APPROVAL NO(s) PDR 521258  
APPROVED BY: HEARING OFFICER-PLANNING  
COMMISSION CITY COUNCIL ON 7-14-07  
SIGNATURE [Signature]

PLANNED DEVELOPMENT PERMIT

5648 LAURETTA ST.

REVISION 6 7-1-08  
REVISION 5 6-23-08  
REVISION 4 1-4-08  
REVISION 3  
REVISION 2 2-10-07  
REVISION 1 6-15-06

ORIGINAL DATE 5-2-06

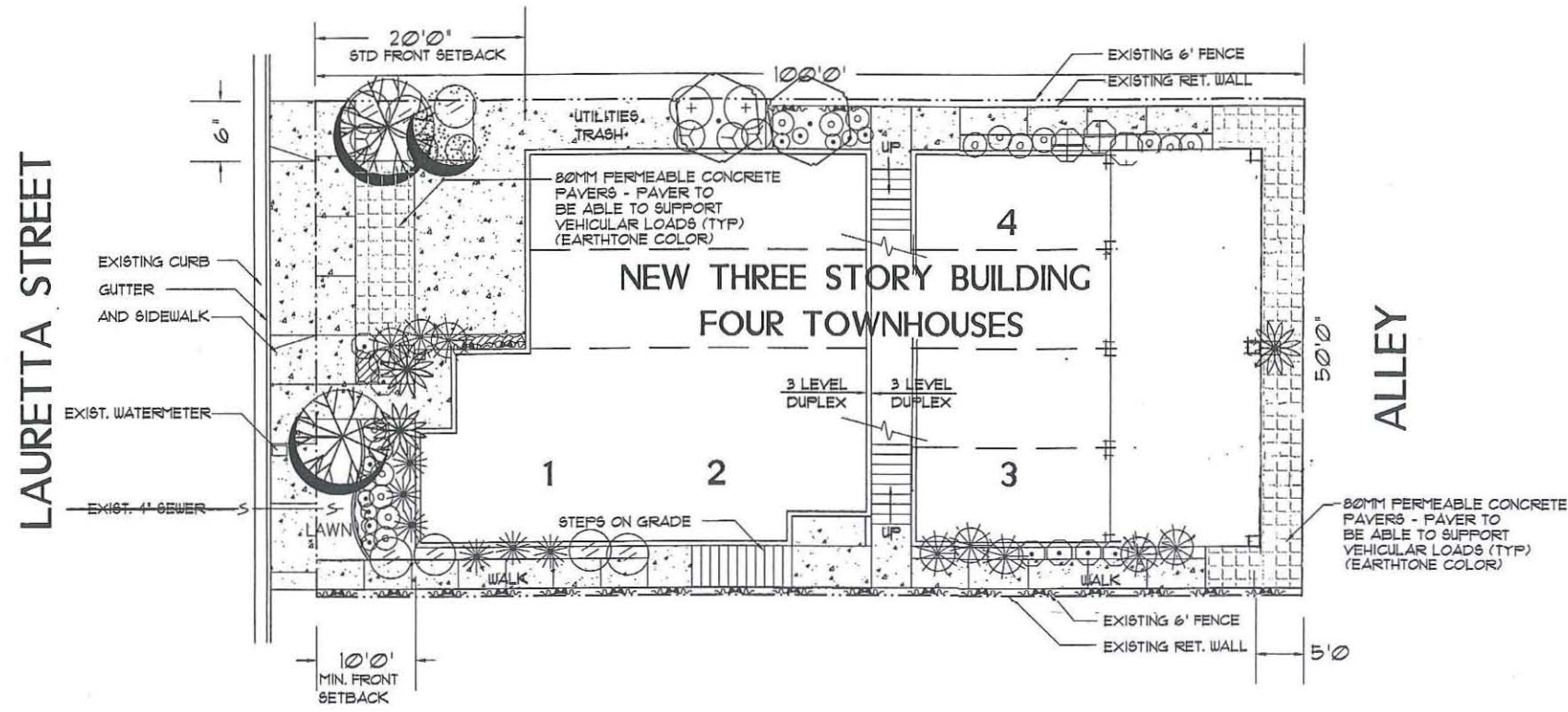
EXTERIOR ELEVATIONS

sheet 5 of 7  
pts # 102781





NOT TO BE PUBLISHED, ALL RIGHTS RESERVED. THE DRAWING DESIGN IS THE PROPERTY OF THE ARCHITECT. NO PART OF THIS DRAWING SHALL BE REPRODUCED, COPIED, ADAPTED, INCREASED OR DECREASED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. THE ARCHITECT'S LIABILITY IS LIMITED TO THE SERVICES PROVIDED AND DOES NOT INCLUDE THE DESIGN OR CONSTRUCTION OF ANY STRUCTURE OR THE PERFORMANCE OF ANY PROFESSIONAL SERVICE. THE ARCHITECT'S LIABILITY IS LIMITED TO THE SERVICES PROVIDED AND DOES NOT INCLUDE THE DESIGN OR CONSTRUCTION OF ANY STRUCTURE OR THE PERFORMANCE OF ANY PROFESSIONAL SERVICE. COPYRIGHT 2006



**IRRIGATION NOTE:**  
 1. IRRIGATION SYSTEMS ARE TO BE INSTALLED IN ACCORDANCE WITH THE CRITERIA AND STANDARDS OF THE CITY OF SAN DIEGO LANDSCAPE ORDINANCE SECTION 142.0403 AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS.

**NOTE:**  
 1. ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS, AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.  
 2. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED FOR PROPER IRRIGATION, DEVELOPMENT AND MAINTENANCE OF THE VEGETATION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED.  
 3. A RAISED CONCRETE OR OTHER CURB OF AT LEAST 6 INCHES IN HEIGHT WILL BE PROVIDED TO ALL LANDSCAPE AREAS IN OR ADJACENT TO ALL VUA AREAS FOR PROTECTION FROM VEHICULAR DAMAGE.

**LANDSCAPE CALCULATIONS**

STREET TREES	
LENGTH OF STREET FRONTAGE	50'
STREET TREES REQUIRED (@ 30' o.c.)	1.6
STREET TREES PROVIDED	2.0
STREET YARD	
LAURETTA STREET	
TOTAL AREA	808 SF
PLANTING AREA REQ'D (50%)	404 SF
PLANTING AREA PROVIDED (INCL. PAVERS)	468 SF
PLANT POINTS REQUIRED (@ 5 PTS/SF)	40 PTS
PLANT POINTS PROVIDED	50+ PTS
PTS ACHIEVED W/ TREES (50% MIN)	20 PTS
REMAINING YARD	
MINIMUM PTS. REQUIRED	60 PTS
POINTS PROVIDED	10+ PTS

**NOTE:**  
 1. ALL CANOPY TREES SHALL BE PROVIDED WITH 40 SQ. FT. ROOT ZONE AND PLANTED IN AN AIR AND WATER PERMEABLE LANDSCAPE AREA. THE MINIMUM DIMENSION (WIDTH) OF THIS AREA SHALL BE 5 FEET.  
 2. TREE ROOT BARRIERS "DEEP ROOT UB-24" SHALL BE INSTALLED WHERE TREES ARE PLACED WITHIN 5' OF PUBLIC IMPROVEMENTS, INCLUDING WALKS, CURBS, STREET PAVEMENT, OR WHERE NEW PUBLIC IMPROVEMENTS ARE PLACED ADJACENT TO EXISTING TREES. DO NOT WRAP ROOT BARRIER AROUND ROOTBALL.

MINIMUM TREE SEPARATION DISTANCES ARE AS FOLLOWS:

TRAFFIC SIGNALS -	20 FEET
UNDERGROUND UTILITY LINES -	5 FEET
ABOVE GROUND UTILITY STRUCT. -	10 FEET
DRIVEWAYS -	10 FEET
INTERSECTIONS -	25 FEET
SEWER LINES -	10 FEET

ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE OWNER / HOMEOWNER'S ASSOCIATION. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY, GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.

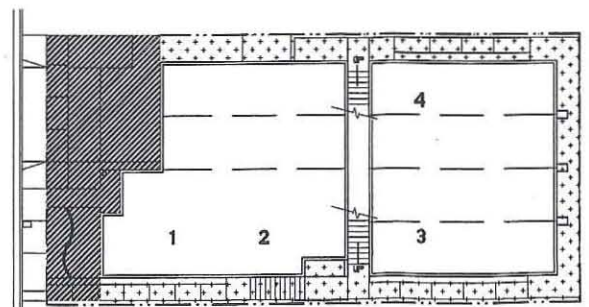
**PLANT LEGEND**

STREET TREES	
(Semi-Evergreen) (20'-30' Spread) such as:	100% 24" BOX
PRUNUS CERASIFERA	PURPLE-LEAF PLUM
EUCALYPTUS TORQUATA	CORAL GUM
ACCENT TREES	
(Deciduous + Evergreen) (15-35' Spread) such as:	100% 24" BOX
BAUHINIA BLAKEANA	HONG KONG ORCHID TREE
PYRUS CHANTICLEER	ORNAMENTAL PEAR
ACCENT PALMS	
(8'-10' Spread) (Evergreen) Accents such as:	100% 24" BOX / 8' bth
ARECASTRUM ROMANZOFFIANUM	QUEEN PALM (8' Brown trunk height)
WASHINGTONIA ROBUSTA	PALMS (8' Brown trunk height)

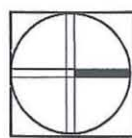
**NOTE:**  
 NO EXISTING TO TREES ON SITE.  
 NONE TO REMAIN - NONE TO REMOVE.

ALL PLANTERS SHALL RECEIVE 2" LAYER OF SHREDDED BARK MULCH.

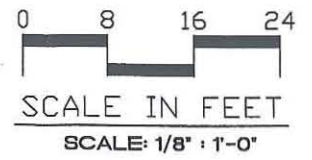
ACCENT SHRUBS	
Evergreen Shrubs 3'-8' DIA. + 5'-10' Ht. such as:	20% 15 GAL 80% 5GAL
PHOENIX ROEBELLENII	PYGMY DATE PALM
PODOCARPUS HENKELII	LONG LEAF YELLOWWOOD
STRELITZIA NICHOLAI	GIANT BIRD-OF-PARADISE
SCREEN/FOUNDATION SHRUBS	
Evergreen Shrubs 3'-8' DIA. such as:	10% 15 GAL 90% 5 GAL
RAPIHOLEPIS INDICA 'PINKIE'	INDIA HAWTHORN
PHOTINIA FRASERI	RED PHOTINIA
PITTOSPORUM 'VARIEGATA'	VARIEGATED MOCK ORANGE
NANDINA DOMESTICA	HEAVENLY BAMBOO
LIGUSTRUM JAPONICUM 'TEXANUM'	JAPANESE PRIVET
SMALL SHRUBS/VINES	
Evergreen Shrubs 1'-3' DIA. such as:	50% 5 GAL 50% 1 GAL
CUPHEA HYSSOPIFOLIA	FALSE HEATHER
PITTOSPORUM 'WHEELER'S DWARF'	DWARF MOCK ORANGE
TULBAGHIA VIOLACEA	SOCIETY GARLIC
HEMEROCALLIS HYBRIDS	DAYLILY
AGAPANTHUS AFRICANUS	LILY-OF-THE-NILE
GREUIA CAFFRA	LAVENDER STAR FLOWER
SOLANUM JASMINOIDES	POTATO VINE
DISTICTUS BUCCINATORIA	RED TRUMPET VINE
GROUNDCOVERS	
8"-12" O.C. 6"-18" HT. such as:	FLATS/1 GAL
SCAVEOLA 'BLUE WONDER'	SCAVEOLA
TRACHELOSPERMUM JASMINOIDES	STAR JASMINE
VINCA MINOR	PERIWINKLE
BANDINI FESCUE	LAWN (50D)



**LANDSCAPE AREA DIAGRAM**  
 FOR MORE INFORMATION SEE LANDSCAPE CALCULATIONS



NORTH



APPROVED EXHIBIT "A"  
 PROJECT NO. 112781  
 APPROVAL NO(S) PDP 52/253  
 APPROVED BY: HEARING OFFICER, PLANNING COMMISSION, CITY COUNCIL ON 7-10-08  
 SIGNATURE: [Signature]

5648 LAURETTA ST.

PLANNED DEVELOPMENT PERMIT

REVISION 6	7-1-08
REVISION 5	6-23-06
REVISION 4	
REVISION 3	2-10-07
REVISION 2	8/17/06
REVISION 1	8/16/06

ORIGINAL DATE 5-2-06

LANDSCAPE DEVELOPMENT PLAN

SHEET 6 OF 7  
 PTS# 102781

**HUTTER DESIGNS, INC.**  
 LANDSCAPE ARCHITECTS  
 2667 Camino Del Rio S., Ste. 107C  
 San Diego, Ca 92108  
 T: (619) 283-4421  
 F: (877) 717-7946  
 EMAIL: Landarch@mindspring.com







STORM WATER QUALITY NOTES - CONSTRUCTION BMP'S  
(BEST MANAGEMENT PRACTICES)

THIS PROJECT SHALL COMPLY WITH ALL THE REQUIREMENTS OF THE STATE PERMIT:  
CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD, SAN DIEGO REGION, ORDER  
NO. 2001-01 NPDES NO. CAS010875 & THE CITY OF SAN DIEGO LAND DEVELOPMENT CODE.

1. SUFFICIENT BMP'S MUST BE INSTALLED TO PREVENT SILT, MUD OR OTHER CONSTRUCTION DEBRIS FROM BEING TRACKED INTO THE ADJACENT STREET OR ALLEY OR STORM WATER CONVEYANCE SYSTEMS DUE TO CONSTRUCTION VEHICLES OR ANY OTHER CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING ANY SUCH DEBRIS THAT MAY BE IN THE STREET AT THE END OF EACH WORKDAY OR AFTER A STORM EVENT THAT CAUSES A BREACH IN THE INSTALLED CONSTRUCTION BMP'S.
2. ALL STOCK PILES OF UNCOMPACTED SOIL AND / OR BUILDING MATERIALS THAT ARE INTENDED TO BE LEFT UNPROTECTED FOR A PERIOD GREATER THAN SEVEN CALENDAR DAYS ARE TO BE PROVIDED WITH EROSION AND SEDIMENT CONTROLS. SUCH SOIL MUST BE PROTECTED EACH DAY WHEN THE PROBABILITY OF RAIN IS 40% OR GREATER.
3. A CONCRETE WASHOUT AREA SHALL BE PROVIDED ON ALL PROJECTS WHICH PROPOSE THE CONSTRUCTION OF ANY CONCRETE IMPROVEMENTS THAT ARE TO BE POURED IN PLACE ON THE SITE.
4. ALL EROSION / SEDIMENT CONTROL DEVICES SHALL BE MAINTAINED IN WORKING ORDER AT ALL TIMES.
5. ALL SLOPES THAT ARE CREATED OR DISTURBED BY CONSTRUCTION ACTIVITY MUST BE PROTECTED AGAINST EROSION AND SEDIMENT TRANSPORT AT ALL TIMES.
6. THE STORAGE OF ALL CONSTRUCTION MATERIALS AND EQUIPMENT MUST BE PROTECTED AGAINST ANY POTENTIAL RELEASE OF POLLUTANTS INTO THE ENVIRONMENT.

LEGEND FOR TEMPORARY EROSION CONTROL

DESCRIPTION	SYMBOL
TEMPORARY EROSION CONTROL - GRAVEL BAGS	
GRADING LIMITS AND TEMPORARY EROSION CONTROL - SILT FENCE	
FIBER ROLL - CONTINUOUS	
TEMPORARY EROSION CONTROL - GRAVEL BAGS AROUND INLETS	

DURING CONSTRUCTION, ANY STORM WATER RUN-OFF GENERATED ON SITE WILL BE FILTERED THROUGH SILT FENCE ALONG THE PERIMETER OF THE CONSTRUCTION AREA.

Permanent Storm Water BMPs

1. Pollutants from the project area per Table 2, Attached Residential Development: Sediments, nutrients, trash and debris, pesticides.
2. Site Design Objectives
  - A. Impervious area have been reduced.
  - B. Runoff storage measures have been incorporated.
3. Site Design BMPs: Pervious surfaces (unit pavers at the alley side and lawn areas on the street side) have been incorporated to dissipate all runoff prior to entering public right-of-way. All roof gutter / downspouts to be directed thru pervious surfaces prior to entering public right-of-way. Water collected at the interior portion of the lot will be collected in filter basins.

MINIMUM POST CONSTRUCTION MAINTENANCE PLAN

AT THE COMPLETION OF THE WORK SHOWN, THE FOLLOWING PLAN SHALL BE FOLLOWED TO ENSURE WATER QUALITY CONTROL IS MAINTAINED FOR THE LIFE OF THE PROJECT:

1. STABILIZATION: ALL PLANTED SLOPES AND OTHER VEGETATED AREAS SHALL BE INSPECTED PRIOR TO OCTOBER 1 OF EACH YEAR AND AFTER MAJOR RAINFALL EVENTS (MORE THAN 1/2 INCH) AND REPAIRED AND REPLANTED AS NEEDED.
2. STRUCTURAL PRACTICES: DESILTING BASINS, DIVERSION DITCHES, DOWN DRAINS, INLETS, OUTLET PROTECTION MEASURES, AND OTHER PERMANENT WATER QUALITY AND SEDIMENT AND EROSION CONTROLS SHALL BE INSPECTED PRIOR TO OCTOBER 1ST OF EACH YEAR AND AFTER MAJOR RAINFALL EVENTS (MORE THAN 1/2 INCH) REPAIRS AND REPLACEMENTS SHALL BE MADE AS NEEDED.
3. OPERATION AND MAINTENANCE FUNDING: POST CONSTRUCTION MANAGEMENT MEASURES ARE THE RESPONSIBILITY OF THE DEVELOPER UNTIL THE TRANSFER OF RESPECTIVE SITE TO THE HOME OWNERS ASSOCIATION. AT THAT TIME, THE NEW OWNERS SHALL ASSUME RESPONSIBILITY FOR THEIR RESPECTIVE PORTIONS OF THE DEVELOPMENT.

APPROVED EXHIBIT "A"

PROJECT NO. 102781

APPROVAL NO(S) PDP 521253

APPROVED BY HEARING OFFICER, PLANNING COMMISSION, CITY COUNCIL ON 7-10-07

SIGNATURE

PLANNED DEVELOPMENT PERMIT

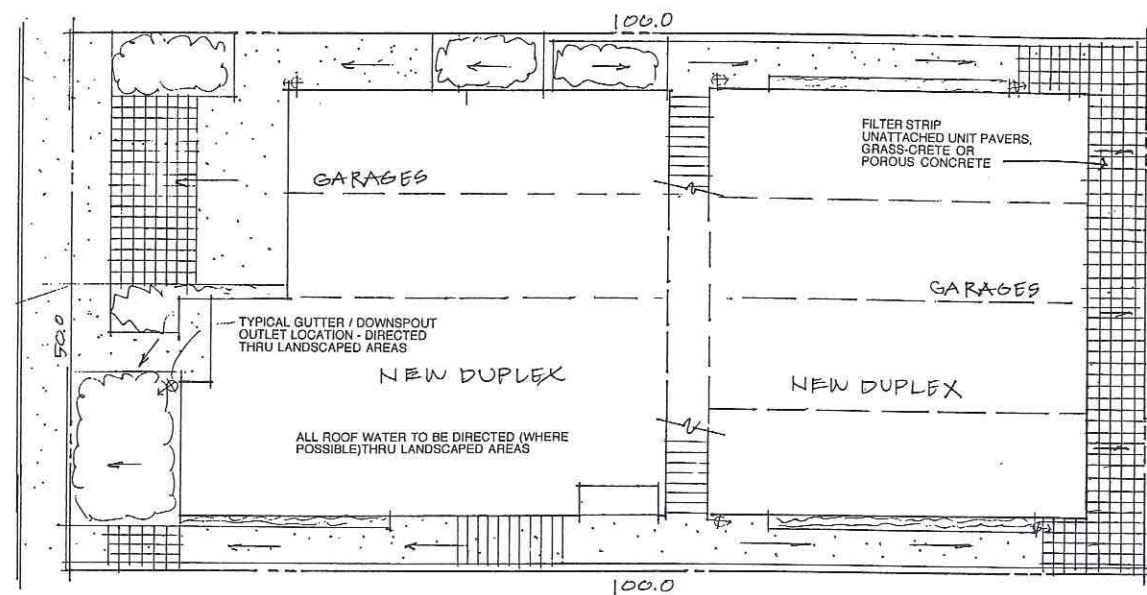
5648 LAURETTA ST.

REVISION 6	7-1-08
REVISION 5	1-4-08
REVISION 4	2-10-07
REVISION 3	
REVISION 2	
REVISION 1	

ORIGINAL DATE 9-25-06

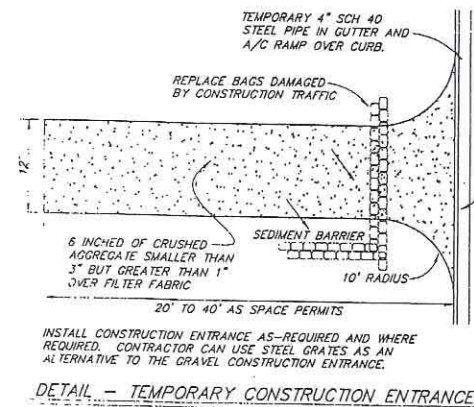
WATER CONTROL PLAN - BMP'S

COSTA VILLAS  
LINDA VISTA

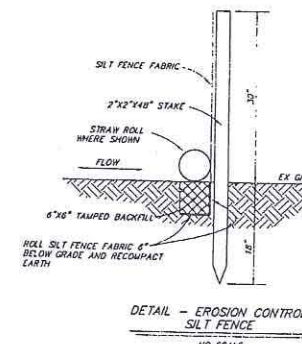


POST CONSTRUCTION - HYDROLOGY PLAN

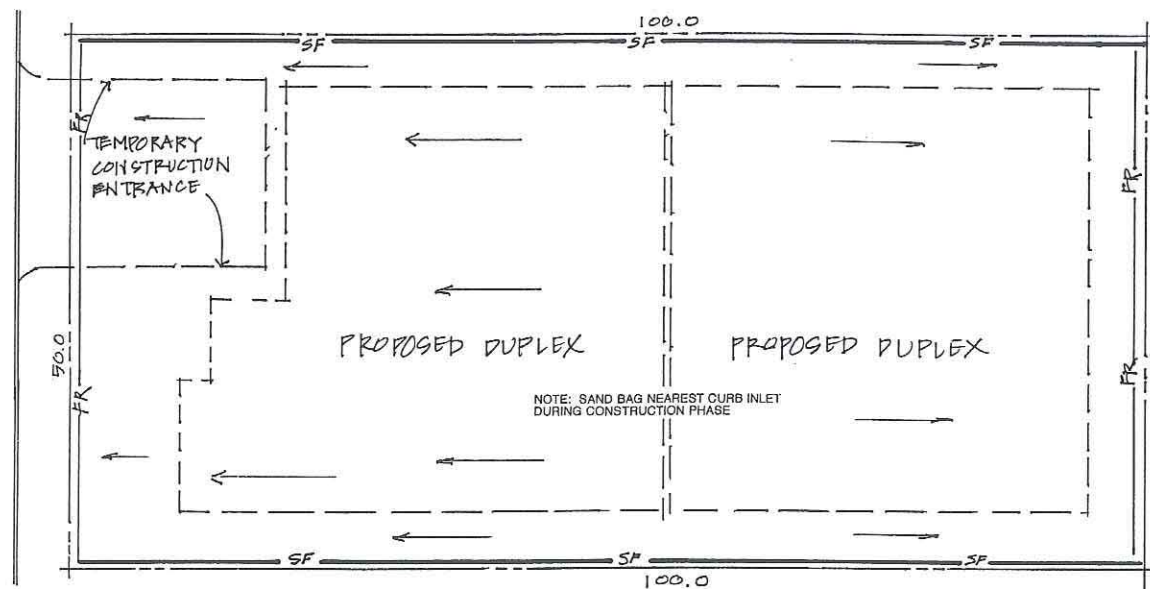
SEE SHEET 3 FOR EXISTING AND FINISH GRADES



DETAIL - TEMPORARY CONSTRUCTION ENTRANCE



DETAIL - EROSION CONTROL SILT FENCE  
NO SCALE



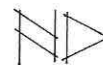
EROSION AND SEDIMENT CONTROL PLAN

1/8" = 1'-0"

SEE SHEET 3 FOR EXISTING AND FINISH GRADES

5648 LAURETTA ST.

5648 LAURETTA ST.









City of San Diego  
 Development Services  
 1222 First Ave., MS-302  
 San Diego, CA 92101

**Community Planning  
 Committee  
 Distribution Form Part 1**

<b>Project Name:</b> Head EOT		<b>Project Number:</b> 289147		<b>Distribution Date:</b> 7/27/2012	
<b>Project Scope/Location:</b> LINDA VISTA: (PROCESS 4) Extension of time for approved PDP (PTS 102781) to continue the use of an existing driveway and allow tandem parking for a new 3-story 4-unit townhouse development with 6 attached tandem garages on a 5,000 sq. ft. site at 5648 Laurretta Street in the RM-3-7 Zone within the Linda Vista Community Plan. Council District 6. Notice Cards=1.					
<b>Applicant Name:</b> Gary Taylor			<b>Applicant Phone Number:</b> (619) 280-7613		
<b>Project Manager:</b> Paul Godwin		<b>Phone Number:</b> (619) 446-5190	<b>Fax Number:</b> (619) 446-5245	<b>E-mail Address:</b> PGodwin@sandiego.gov	
<b>Project Issues (To be completed by Community Planning Committee for initial review):</b>  The Linda Vista Planning Group voted to reject the extension of time on this permit and re-iterated its opposition based on the issue of tandem parking. The vote was unanimous: 12-0-1 (the chair does not vote except in matters with a tied vote).					
<i>Attach Additional Pages If Necessary.</i>			Please return to: Project Management Division City of San Diego Development Services Department 1222 First Avenue, MS 302 San Diego, CA 92101		
Printed on recycled paper. Visit our web site at <a href="http://www.sandiego.gov/development-services">www.sandiego.gov/development-services</a> . Upon request, this information is available in alternative formats for persons with disabilities.					





City of San Diego  
 Development Services  
 1222 First Ave., MS-302  
 San Diego, CA 92101

## Community Planning Committee Distribution Form Part 2

<b>Project Name:</b> Head EOT		<b>Project Number:</b> 289147	<b>Distribution Date:</b> 7/27/2012
<b>Project Scope/Location:</b> LINDA VISTA: (PROCESS 4) Extension of time for approved PDP (PTS 102781) to continue the use of an existing driveway and allow tandem parking for a new 3-story 4-unit townhouse development with 6 attached tandem garages on a 5,000 sq. ft. site at 5648 Laurretta Street in the RM-3-7 Zone within the Linda Vista Community Plan. Council District 6. Notice Cards=1.			
<b>Applicant Name:</b> Gary Taylor		<b>Applicant Phone Number:</b> (619) 280-7613	
<b>Project Manager:</b> Paul Godwin	<b>Phone Number:</b> (619) 446-5190	<b>Fax Number:</b> (619) 446-5245	<b>E-mail Address:</b> PGodwin@sandiego.gov
<b>Committee Recommendations (To be completed for Initial Review):</b>			
<input type="checkbox"/> Vote to Approve	Members Yes <i>0</i>	Members No <i>12</i>	Members Abstain <i>1 (Chair)</i>
<input type="checkbox"/> Vote to Approve With Conditions Listed Below	Members Yes	Members No	Members Abstain
<input type="checkbox"/> Vote to Approve With Non-Binding Recommendations Listed Below	Members Yes	Members No	Members Abstain
<input type="checkbox"/> Vote to Deny	Members Yes	Members No	Members Abstain
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)			<input type="checkbox"/> Continued
<b>CONDITIONS:</b>			
<b>NAME:</b> <i>Tom Cleary</i>		<b>TITLE:</b> <i>Chair, LVPG</i>	
<b>SIGNATURE:</b> <i>Tom Cleary</i>		<b>DATE:</b> <i>8/31/12</i>	
<i>Attach Additional Pages If Necessary.</i>		Please return to: Project Management Division City of San Diego Development Services Department 1222 First Avenue, MS 302 San Diego, CA 92101	
Printed on recycled paper. Visit our web site at <a href="http://www.sandiego.gov/development-services">www.sandiego.gov/development-services</a> . Upon request, this information is available in alternative formats for persons with disabilities.			



City of San Diego  
 Development Services  
 1222 First Ave., MS-302  
 San Diego, CA 92101  
 (619) 446-5000

# Ownership Disclosure Statement

*EXTENSION OF TIME*

Approval Type: Check appropriate box for type of approval (s) requested:  Neighborhood Use Permit  Coastal Development Permit  
 Neighborhood Development Permit  Site Development Permit  Planned Development Permit  Conditional Use Permit  
 Variance  Tentative Map  Vesting Tentative Map  Map Waiver  Land Use Plan Amendment •  Other \_\_\_\_\_

Project Title: CO STA VILLAS Project No. For City Use Only: \_\_\_\_\_

Project Address: 5048 LAURETTA ST SAN DIEGO CA 92111

**Part I - To be completed when property is held by Individual(s)**

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property, with the intent to record an encumbrance against the property. Please list below the owner(s) and tenant(s) (if applicable) of the above referenced property. The list must include the names and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all individuals who own the property). A signature is required of at least one of the property owners. Attach additional pages if needed. A signature from the Assistant Executive Director of the San Diego Redevelopment Agency shall be required for all project parcels for which a Disposition and Development Agreement (DDA) has been approved / executed by the City Council. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

Additional pages attached  Yes  No

Name of Individual (type or print): JONATHAN & KATHY HEAD  
 Owner  Tenant/Lessee  Redevelopment Agency

Street Address: 11633 THISTLE HILL PL

City/State/Zip: SAN DIEGO, CA

Phone No: 658 794 8431 Fax No: \_\_\_\_\_

Signature: Kathy Head Date: 7/10/12

Name of Individual (type or print): \_\_\_\_\_  
 Owner  Tenant/Lessee  Redevelopment Agency

Street Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

Phone No: \_\_\_\_\_ Fax No: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Name of Individual (type or print): \_\_\_\_\_  
 Owner  Tenant/Lessee  Redevelopment Agency

Street Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

Phone No: \_\_\_\_\_ Fax No: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Name of Individual (type or print): \_\_\_\_\_  
 Owner  Tenant/Lessee  Redevelopment Agency

Street Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

Phone No: \_\_\_\_\_ Fax No: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

