



THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: September 11, 2014 **REPORT NO. PC-14-059**

ATTENTION: Planning Commission, Agenda of September 25, 2014

SUBJECT: La Mirage Apartments
PROJECT NO. 346480. PROCESS 5.

**OWNER/
APPLICANT:** La Mirage Apartments, LLC
Irvine Company

SUMMARY

Issue: Should the Planning Commission recommend that the City Council Approve a Public Right-of-Way Vacation and Planned Development Permit for a 90-unit apartment project located at 6410-6590 Ambrosia Drive and 6403-6595 Reflection Drive within the Tierrasanta Community Plan Area?

Staff Recommendations: Recommend that the City Council **Approve** Right-of-Way Vacation No. 1240258 and Planned Development Permit No. 1212413.

Community Planning Group Recommendation: On July 16, 2014, the Tierrasanta Community Council voted 15-0-0 to recommend approval of the project with no conditions (Attachment 9).

Environmental Review: The Development Services Department has completed a California Environmental Quality Act (CEQA) review for the La Mirage (PTS #346480) project. Environmental Impact Report (EIR) No. 77-0736 was prepared and allowed for the subdivision of 77 acres into five lots for residential development and the subsequent Mitigated Negative Declaration (MND) No. 98-0786 evaluated the impact of the construction of 340 units. It was determined that the current project would not result in new impacts, a substantially changed project or changed circumstances when compared to EIR No. 77-0736 and MND No. 98-0786 and, therefore, a new environmental document would not be required.

Fiscal Impact Statement: All review and processing costs are covered by the applicant through a deposit account.

Code Enforcement Impact: None with this action.

Housing Impact Statement: The project site is located within the Regency Hill residential subarea as identified by the Tierrasanta Community Plan. The community plan assigns a density of 10-15 dwelling units per acre. However, due to the unique characteristics of the property, the community plan allows an increased density of 5 dwelling units per acre with approval of a Planned Development Permit. The proposal to add 90 dwelling units to the project site is in conformance with the Tierrasanta Community Plan's allowed density increase of 5 dwelling units per acre with a Planned Development Permit for a total of 1,500 residential units within the Regency Hill residential subarea.

The project proposes to comply with the City of San Diego's Inclusionary Affordable Housing Ordinance through payment of an affordable housing fee.

DISCUSSION/BACKGROUND

The project site is located at 6410-6590 Ambrosia Drive and 6403-6595 Reflection Drive in the RM-1-1 and RM-2-5 zones within the Tierrasanta Community Plan Area. The project would demolish three tennis courts, one sand volleyball court and a lap swimming pool, and construct 90 apartment units on a portion of Lot 2 at the northern end of the development (Attachment 1). The overall site is currently developed with 1,410 apartment units, pools, tennis courts and other site amenities. This Planned Development Permit would amend a prior Planned Residential Development Permit No. 98-0786, and would allow for a 78-foot high architectural design element to exceed the 40-foot height restriction, allow another 72-foot high portion of the proposed building to exceed the 40-foot height limit, and allow deviations to sign, storage area width and driveway separation requirements.

Project Issues

Right-of-Way Vacation

Ambrosia Drive and Reflection Drive within the development are currently public rights-of-way and the proposal would vacate these streets and make them private roads. These rights-of-way currently comprise a loop road that only serves the La Mirage development. The applicant also proposes to restrict public access to the development with a gated entry and guard house near the intersection of Santo Road and Ambrosia Drive (Attachment 12). A temporary cul de sac would be provided by the applicant on Santo Road at the new Ambrosia Drive driveway to provide a turnaround area for the public. This would accommodate drivers who might inadvertently arrive at the development entry by mistake. The cul de sac would not preclude any future extension of Santo Road to the north by constructing the cul de sac with an asphalt berm instead of concrete. Vacating Ambrosia Drive and Reflection Drive would relieve the City of ongoing maintenance as the applicant would assume these responsibilities. The City would also no longer have liability associated with the rights-of-way to be vacated. There is no present or prospective use for these rights-of-way other than to provide access to the La Mirage development by its residents and guests. The rights-of-way to be vacated do not connect to any other circulation element roadways. These facts support the findings for approval of the vacation.

Deviations

Staff has reviewed each of the proposed deviations and has determined that each can be supported due to their consistency with the Tierrasanta Community Plan, the maintenance of public safety, and that a better overall project would result than if the proposal were to strictly adhere to the zoning requirements. Each deviation is discussed below.

The project is requesting deviations to building height, sign regulations, storage area width requirements and driveway separation distance through a Planned Development Permit (PDP).

Building Height

The proposal includes height deviations for the proposed residential buildings and an architectural tower element, which exceed the 40-foot height limit. The residential buildings would exceed the height limit by 32 feet at one point and the tower element would exceed the limit by 38 feet.

These height deviations are consistent with the surrounding development as previous phases of the project developed at greater heights due to development regulation changes to the underlying zone. The project site is surrounded by two-story buildings on its perimeter and the structures step up to four stories (60 feet) near the center of the site. Allowing the proposed deviations, therefore, would maintain that progression in building mass and height. The site is isolated from other development in the community and there are no single family homes or other low profile structures in the immediate vicinity. The project is the fourth and final phase of development for the apartment community. Per San Diego Municipal Code (SDMC) §143.0410(j)(2) recommendations, the scale of the project buildings is designed to be consistent with the surrounding neighborhood scale. The height deviation requested for the addition of a non-habitable tower element will help avoid a repetitious development pattern as recommended per SDMC §143.0410(j)(4), and will help create a sense of place that is visible from the project's entry drive. Regarding the deviation to allow the building structure to exceed the 40-foot height limit, concentrating the proposed 90-unit development on the approximate one-acre site would preserve the open space surrounding the larger development site as called for in the Tierrasanta Community Plan. Additionally, there are no public views or view corridors identified in the Tierrasanta Community Plan along Reflection Drive or Ambrosia Drive. The project's height deviations are, therefore, consistent with the Land Development Code (LDC) and the Tierrasanta Community Plan, are appropriate for the project location and would result in a more desirable project than would be achieved with strict conformance with the development regulations of the underlying zone.

Sign Regulations

The project is proposing one wall sign, one project identification (ID) sign, one secondary project directional sign, and one corner project ID sign (see Attachment 13). In addition, one large existing project ID sign would be removed from Friars Road at Rancho Mission Road. The project proposes two ground signs where SDMC Section 142.1270(2) permits one ground sign or one wall sign per street frontage. The project is proposing one wall sign and two ground signs to

provide an enhanced visual appearance and to allow residents and visitors to more efficiently and effectively navigate the neighborhood.

The project is also requesting a deviation to allow sign area and sign height in excess of SDMC Section 142.1270(2) as follows (refer to Attachment 13):

Wall Sign - The existing wall sign is 274 square feet (SF) where the SDMC allows 16 SF. The proposed wall sign would be 289 SF (a five SF increase).

Project ID Sign - The existing project identification sign is 120 SF where the SDMC allows 11 SF. The proposed identification sign would be 166 SF (a 46 SF increase). That same sign is 17 feet high and the SDMC allows that sign to be 4 feet in height. The proposed sign would be 9 feet in height (an eight-foot reduction in height – 47%).

Secondary Project Directional Sign - There is currently no secondary project directional sign on Santo Road near the entrance to Admiral Baker Field. The SDMC allows this sign to be three SF and two feet in height. The proposed sign would be 16 SF and five feet, six inches tall.

Corner Project ID Sign - Finally, the existing corner project identification sign is 51 SF and 12 feet, six inches in height where the SDMC allows 16 SF and six feet in height. The proposed sign would be 71 SF and six feet in height (a 20 SF increase and 6.5-foot reduction in height).

The Tierrasanta Community Plan states that it will be “advantageous to utilize the Planned Residential Development (PRD, now PDP) procedure to ensure an attractive, sensitive development which is appropriate for the site characteristics.” The Plan describes the project site as being, “in an isolated corner of the community, surrounded by a highway, a prime arterial and a major street,” and “also unique due to its prominent hilltop location.” The project site has been further isolated by land use policies and the location of open space that present challenges to connecting Santo Road between Mission Valley and Tierrasanta. The roadway has not yet become the originally planned major roadway and is currently more of an isolated remnant roadway, reducing public awareness of the project’s location.

The Land Development Code states that the purpose of the PDP procedures is “to provide flexibility in the application of development regulations for projects where strict application of the base zone development regulations would restrict design options and result in a less desirable project.” The PDP regulations, therefore, allow for flexibility in development regulations on a site-specific basis. As noted in the Plan, due to the location of the project “in an isolated corner of the community,” and its “prominent hilltop location,” the project and its location can be easily missed. At full build out the development would have 1,500 units of multi-family housing, providing a needed increase in the San Diego housing stock. These units would provide a variety of affordability for San Diego residents. The proposed signage would allow the public to locate the project by providing adequate project identification and way finding, while ensuring an attractive, sensitive development, consistent with the project site. To that end, the project proposes a sign plan that will refurbish and enhance the existing on-site signage.

The project proposes to replace the wall sign overlooking the corner of I-15 and Friars Road with a similar sign that would increase the total sign area from 274.15 square feet to 289 square feet.

As noted in the Plan, the isolated hilltop location of the project poses challenges to identify the property to passing motorists on the surrounding highway. The enhancements to the identification sign will minimally increase the size of the existing sign, while enhancing the design.

In addition, the project's location at the end of Santo Road requires way finding signs to ensure prospective residents and guests arrive at the project without traveling down toward the adjacent U. S. Navy recreational facility at Admiral Baker Field. The project sign plan proposes three way finding signs: (1) along Santo Road at the corner with Friars Road, (2) at the halfway point on Santo Road, and (3) at the entryway at Ambrosia Drive. The sign plan reduces the height of the existing way finding sign at the corner of Friars and Santo Roads from 17.1 feet to 9.45 feet while increasing the total sign area from 120 square feet to 165.82 square feet. The reduction in height, and increased horizontal area, along with the consistent design theme with the other signs in the plan, creates an attractive entry that enhances way finding while reducing vertical massing. A new 5.5-foot sign just beyond the entrance to Admiral Baker Field is proposed to also keep residents and guests from mistakenly turning onto the Admiral Baker Field entrance road, requiring a U-turn to return to Santo Road.

The final sign at Ambrosia Drive provides drivers with an understated destination sign before entering the project. The sign plan includes consistent design features that will provide much needed way finding to this isolated community, and is needed to allow prospective residents and guests to find the project. Therefore, consistent with LDC sections 143.0401 and 143.0410, the deviations in the sign plan provide flexibility in achieving a zone-equivalent project that will be consistent with the intent of the base zone while creating an equitable balance of development given the site constraints stated in the Community Plan.

Storage Area Width Requirements

The RM-2-5 zone requires that each apartment unit have a fully enclosed, personal storage area outside the unit that is at least 240 cubic feet (CF), and each storage area must have a minimum 7-foot horizontal dimension. The proposal meets or exceeds the cubic footage requirement for all storage areas, but would deviate from the minimum seven-foot horizontal dimension requirement for 15 of the 90 proposed units. The 15 units deviating from the horizontal dimension requirement would include a 90 CF storage area on those 15 apartment balconies and would provide a 160 CF of storage area within an associated garage level. This would exceed the 240 total CF requirement by 10 CF. It should be noted that the 15 apartment units that would have this split storage configuration would be one-bedroom units which typically need less on-site storage than multi-bedroom units with more residents.

With the deviation the project could build the 90 units on the northern portion of Lot 2 as allowed by the Community Plan, and would provide storage capacity beyond the amount required. Therefore, the project would provide a more desirable project than would be achieved if designed in strict conformance with the storage regulations of the applicable zone.

Driveway Separation

The Land Development Code requires a 45-foot separation between driveways. The project is proposing 20 feet. Due to the existing topography of the site and to preserve open space areas to

the north, a reduction in the required distance between the two proposed driveways is required at the gated entry to the project on Ambrosia Drive at Santo Road (Attachment 12). Providing the additional 25 feet between the proposed driveways would widen the footprint of the entry and would require cutting into open space terrain to the north of the proposed entrance and into an established landscaped area south of the driveway. The project proposes to use the existing paved right-of-way of Ambrosia Drive, reducing the distance between driveways to 20-feet. Consistent with LDC section 143.0410(a)(2), a deviation is being requested to provide flexibility in achieving a zone-equivalent project that would be consistent with the intent of the Code requirement to provide safe ingress and egress for opposing traffic movements. The proposed driveway width is compliant with the minimum access width for the City of San Diego Fire Department per FPB policy A-08-1, and, therefore, the deviation would not impede emergency vehicle access. Using the existing Ambrosia Drive right of way would reduce ground disturbance and not increase the amount of impervious surface in the area, and would reduce storm water runoff/sediment discharge from the site compared to not allowing the deviation.

Community Plan Analysis:

The project site is located within the Regency Hill residential subarea as identified by the Tierrasanta Community Plan. The community plan assigns a density of 10-15 dwelling units per acre. However, due to the unique characteristics of the property, the community plan allows a density increase of 5 dwelling units per acre with approval of a Planned Development Permit to ensure an attractive, sensitive development which is appropriate for the site.

The proposal to add 90 dwelling units to the project site is in conformance with the Tierrasanta Community Plan's allowed density increase of 5 dwelling units per acre with a Planned Development Permit for a total of 1,500 residential units within the Regency Hill residential subarea.

The main goal identified in the Urban Design Element of the Tierrasanta Community Plan is "To create a functional, affordable, efficient and diverse suburban environment which is aesthetically pleasing and sensitive to the natural environment." In order to achieve this, the Urban Design Element identifies several objectives which include implementation of sensitive site design techniques which respect natural hillsides, provision of various housing types, promotion of defensible space whereby crimes can be reduced, protection of Mission Trails Regional Park and encouraging energy conservation.

The proposed 90-unit addition has been designed to compliment and integrate into the existing residential development through use of materials, color, offsetting planes and a landscape plan which is both efficient and compatible with the existing landscaping. The development would occur within an already improved area within the residential area, thereby preserving the integrity of the hillsides surrounding the entire development. The units will utilize energy efficient fixtures and appliances to encourage energy conservation and the street vacation would allow for the construction of a controlled entry into this residential subarea and help reduce the risk of crime for the residents.

Environmental Analysis:

The Development Services Department has completed a California Environmental Quality Act (CEQA) review for the La Mirage project. The proposed project would allow for an additional 90 units with subterranean parking to be constructed on the La Mirage Site. EIR 77-0736 was prepared and allowed for the subdivision of 77 acres into five lots for residential development and the subsequent MND No. 98-0786 allowed for the construction of 340 units. It was determined that the current 90-unit project would not result in new impacts or changed circumstances when compared to EIR No. 77-0736 and MND No. 98-0786 and therefore a new environmental document would not be required.

Section 15162 of the California Environmental Quality Act Guidelines states that when an Environmental Impact Report has been certified or a Negative Declaration adopted for a project, no subsequent or supplemental Environmental Impact Report or Negative Declaration shall be prepared for that project unless one or more of the following events occur:

1. Substantial changes are proposed to the project
2. Substantial changes occur with respect to circumstances under which the project is being undertaken
3. New information, which was not known or could not have been known at the time the Environmental Impact Report or Negative Declaration was certified as complete, becomes available.

Based upon the review of the current action it was determined that the only CEQA impact would be to paleontological resources. This impact would result from excavation amounts which exceed the City's Significance Thresholds. Potential paleontological resource impacts were identified in MND #98-0786 and mitigation was required that reduced the impact to below a level of significance. Therefore, mitigation measure V.1., from MND #98-0786 would be required for the current action and is included as a permit condition.

Therefore, because none of the three above criteria have occurred, no new document or amendment is required.

Conclusion:

Staff has analyzed the project and determined that the portion of public right-of-way in Reflection Drive and Ambrosia Drive at this location are no longer needed for its original purpose of providing public streets and that converting them to private roads is acceptable in this location. Adequate access would be provided to the neighborhood. Therefore, staff is recommending approval of the proposed right-of-way vacation.

Approving the requested height deviation would allow the project to be consistent with the surrounding development, maintain a progression in building mass and height, be consistent with the surrounding neighborhood scale, avoid a repetitious development pattern and would preserve the open space surrounding the site, as called for in the Tierrasanta Community Plan. The

requested sign deviation would provide adequate identification and way finding, ensure that prospective residents and guests arrive at the project without long, out-of-direction travel, and would create an attractive entry while reducing vertical sign massing. Allowing the horizontal length deviation to the storage area requirement for 15 out of 90 apartment units would allow the proposal to exceed the cubic footage requirement for all storage areas and the project would reach the apartment unit density allowed by the Tierrasanta Community Plan. The driveway separation deviation would preserve open space and a landscaped area south of the right of way, consistent with the Tierrasanta Community Plan. The proposal would meet the intent of the regulations to provide safe ingress and egress. Together, granting these deviations would provide for a more desirable project than would be achieved if designed in strict conformance with the storage regulations of the applicable zone.

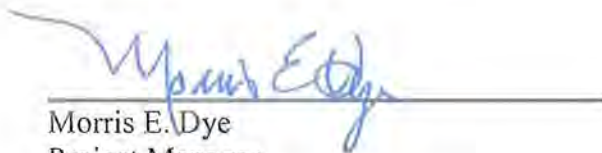
ALTERNATIVES

1. Recommend **Approval** of Right-of-Way Vacation No. 1240258 and Planned Development Permit (PDP) No. 1212413, **with modifications.**
2. Recommend **Denial** of Right-of-Way Vacation No. 1240258 and Planned Development Permit (PDP) No. 1212413, **if the findings required to approve the project cannot be affirmed.**

Respectfully submitted,



Mike Westlake
Assistant Deputy Director
Development Services Department



Morris E. Dye
Project Manager
Development Services Department

Attachments:

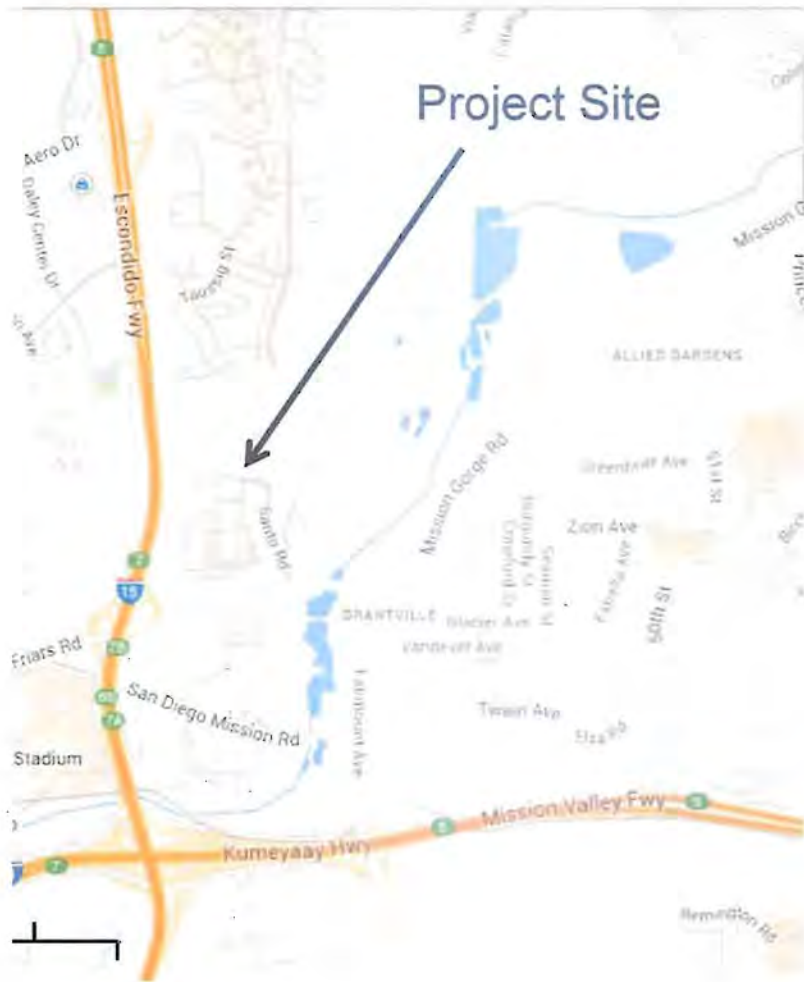
1. Aerial Photograph
2. Project Location Map
3. Community Plan Land Use Map
4. Project Data Sheet
5. Draft Street Vacation Resolution with Findings
6. Draft Permit Resolution with Findings
7. Draft Permit with Conditions
8. Previously Certified EIR Evaluation
9. Community Planning Group Recommendation
10. Ownership Disclosure
11. Vacation Exhibit
12. Project Plans
13. Sign Plans



Location Aerial Photo

La Mirage Apts. – 6410-6590 Ambrosia Dr. & 6403-6595 Reflection Dr.
PROJECT NO. 346480

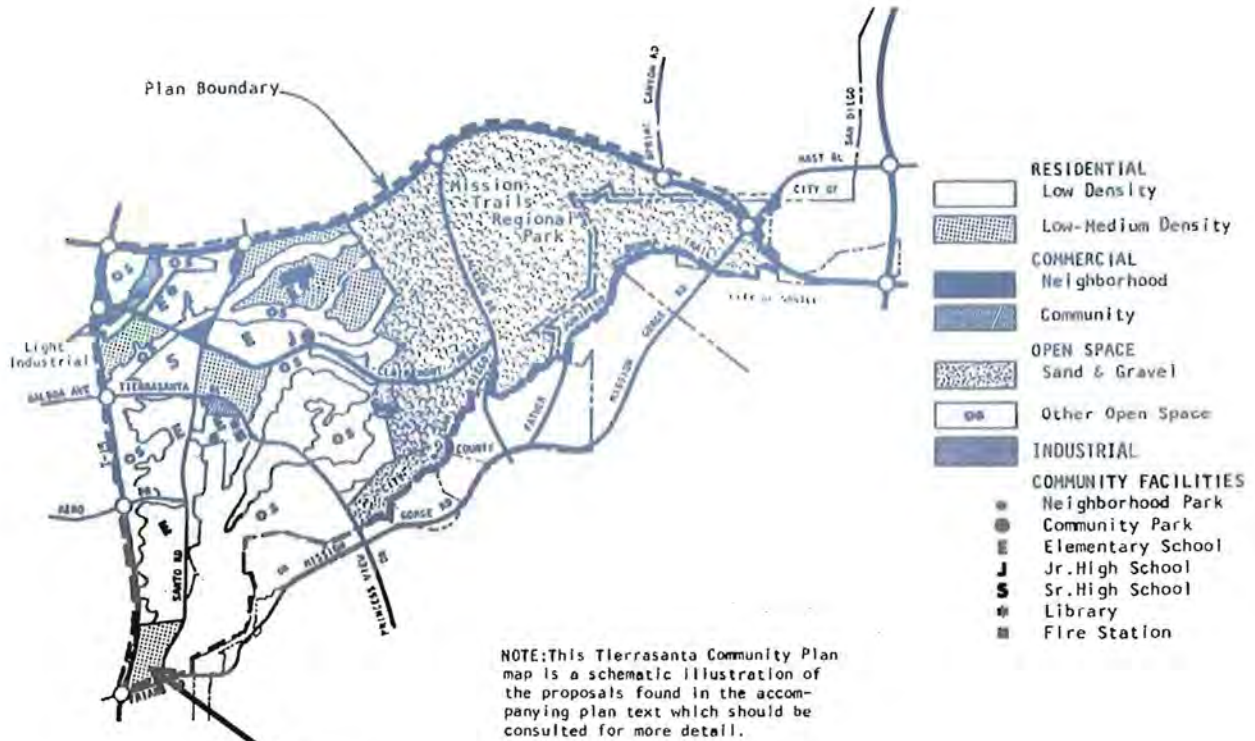




Project Location Map

La Mirage Apts. - 6410-6590 Ambrosia Dr. & 6403-6595 Reflection Dr.
PROJECT NO. 346480



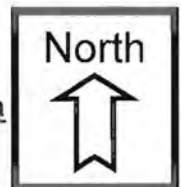


Project Site



Land Use Map

La Mirage Apts. – 6410-6590 Ambrosia Dr. & 6403-6595 Reflection Dr. PROJECT NO. 346480



PROJECT DATA SHEET

PROJECT NAME:	La Mirage Apartments – PTS#346480	
PROJECT DESCRIPTION:	Construction of a 90-unit, multi-family structure with subterranean parking, gated entry and guard house on an 11.71 acre site. The project is located at 6410-6590 Ambrosia Dr. & 6403-6595 Reflection Dr.	
COMMUNITY PLAN AREA:	Tierrasanta Community Plan	
DISCRETIONARY ACTIONS:	Planned Development Permit and Street Vacation	
COMMUNITY PLAN LAND USE DESIGNATION:	Residential Development	
<u>ZONING INFORMATION:</u>		
ZONE: RM-2-5, RM-1-1		
HEIGHT LIMIT: 40-Foot max. height limit		
LOT SIZE: 40,000square-foot minimum lot size		
FLOOR AREA RATIO: 1.35 maximum		
FRONT SETBACK: 15/20 feet		
SIDE SETBACK: 5 feet		
STREETSIDE SETBACK: 10 feet		
REAR SETBACK: 15 feet		
PARKING:		
<u>ADJACENT PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Single Family Residential; RS-1-8	Vacant Land
SOUTH:	Multi Family Residential; MVPD-MVR-2	Interstate Freeway 15
EAST:	Single Family Residential; RS-1-8	Military Use
WEST:	Single Family Residential; RS-1-8	Interstate Freeway 15
DEVIATIONS OR VARIANCES REQUESTED:	<ol style="list-style-type: none"> 1. Deviation to allow a 78' tower element where the zone permits a maximum height of 40'; 2. Deviation to allow 72' for the residential building where the zone permits a maximum of 40'; 3. Deviation to allow the reduction in personal storage 	

	<p>space for 15 of the 90 dwelling units proposed. The deviation allows each unit to provide 90 c.f. with a minimum 6' horizontal dimension along one plane located on the balcony and a 160 c.f., 5' horizontal dimension along one plane located in the garage where the SDMC requires each unit to provide a fully enclosed personal storage area outside the unit that is at least 240 c.f. with a minimum 7' horizontal dimension along one plane.</p> <ol style="list-style-type: none"> 4. Deviation to allow a Project ID Wall Sign that is 4'-5" high with a copy area of 289 s.f. where the zone permits one Project ID Wall sign with a maximum height of 6' and a maximum copy area of 16 s.f.. 5. Deviation to allow a Project Identification Sign that is 9'-4.5" high with a copy area of 165.82 s.f. where the zone permits one Project Identification Sign with a maximum height of 4' and a copy area of 10.56 s.f.. 6. Deviation to allow a secondary Project Identification Sign that is 5.5' high with a copy area of 15.59 s.f. where the zone permits one secondary Project Identification Sign with a maximum height of 2' and a copy area of 3 s.f.. 7. Deviation to allow a Project Identification Sign that is 6' high with a copy area of 70.75 s.f. where the zone permits a maximum of one Project Identification with a maximum height of 6' and a copy area of 16 s.f. 8. Deviation to allow a 20-foot driveway separation where 45 feet is required.
<p>COMMUNITY PLANNING GROUP RECOMMENDATION:</p>	<p>On July 16, 2014 the Tierrasanta Community Council voted 15-0-0 to recommend approval of the project with no suggested conditions.</p>

RESOLUTION NUMBER R-_____

DATE OF FINAL PASSAGE _____

STREET VACATION OF REFLECTION DRIVE AND
AMBROSIA DRIVE WITH RESERVATION OF GENERAL
UTILITY EASEMENT.

WHEREAS, California Streets and Highways Code section 8320 *et seq.* and San Diego Municipal Code section 125.0901 *et seq.* provide a procedure for the vacation of public rights-of-way by City Council resolution.

WHEREAS, it is proposed that Reflection Drive and Ambrosia Drive Street Vacation No. 1240258 be vacated.

WHEREAS, in connection with said vacation, a General Utility Easement shall be reserved.

WHEREAS, under Charter Section 280(a)(2), this resolution is not subject to veto by the Mayor because this matter requires the City Council to act as a quasi-judicial body, a public hearing was required by law implicating due process rights of individuals affected by the decision, and the Council was required by law to consider evidence at the hearing and to make legal findings based on the evidence presented.

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

BE IT RESOLVED, by the Council of the City of San Diego, that with respect to Reflection Drive and Ambrosia Drive Street, the Council finds that:

(R-[Reso Code])

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

There would be no present or prospective public use for the public right-of-way as the portions of Reflection Drive and Ambrosia Drive proposed for vacation only serve the private development and its residents. The streets to be vacated would become internal circulation drives that would bring residents and guests to dwelling units inside the larger complex. Today these roadways provide access to an isolated development and do not connect to any other circulation elements in the region. A proposed gate will be placed in an area that only regulates the project access, and therefore will not impede access to any public right of way.

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

The public would benefit by being relieved of the cost of management and maintenance responsibilities for these roadways as they would become private roads and the responsibility of the developer. This would also result in reduced liability to the City. Reductions in car theft and greater access control may also reduce police calls to the development, which would benefit the public. The vacation may reduce out-of-direction travel by the general public not destined for the La Mirage development. The public could avoid traveling through the entire development to return to Friars Road, and could turn around at the new, temporary cul de sac at the end of Santo Road.

(c) The vacation does not adversely affect any applicable land use plan.

The streets proposed for vacation are not part of the circulation element in the Tierrasanta Community Plan. Neither Reflection Drive nor Ambrosia Drive is identified in the Plan for extension or expansion. These roads proposed to become private only serve the subject development. Therefore, there would be no impact to any other portions of the Tierrasanta Community Plan. Therefore, the vacation does not adversely affect any applicable land use plan.

(d) The public facility for which the right-of-way was originally acquired will not be detrimentally affected by the vacation.

The public rights of way were acquired to provide travel ways to the Regency Hills development area. These streets serve one development and access to that development would be maintained.

(R-[Reso Code])

The development area is isolated and not accessed by the general public. These streets generally provide access to the development for those living in or visiting the development. The project site is an isolated area in a hilltop location and Reflection and Ambrosia Drives do not connect with other streets and do not provide circulation to surrounding areas. The public facility for which the public right-of-way was originally acquired was to provide access to the subject development and no other area. Public facilities located within the public right of way being vacated will not be effected by the vacation because a general utility easement has been reserved in this vacation to provide continued access to these utilities. This would allow for regular maintenance activities to take place. The affected utilities would also be provided access to their respective services through the gated entry. As the purpose and intent of the current access to the subject development would be maintained, access to affected utilities would be kept in place and there is no connection of the roads to be vacated to the circulation system, the public facility for which the right of way was acquired will not be detrimentally affected by the vacation.

BE IT FURTHER RESOLVED, that La Mirage Right of Way Vacation in connection with Planned Development Permit as more particularly described in the legal description marked as Exhibit "A," and shown on Drawing No. 37842-1-B marked as Exhibit "B," which said drawing is attached hereto and made a part hereof, is ordered vacated.

BE IT FURTHER RESOLVED, that the City of San Diego reserves and excepts from the foregoing vacation the permanent easement as more particularly described hereinafter as General Utilities Easement.

BE IT FURTHER RESOLVED, that the easements reserved herein are in, under, over, upon, along and across that portion of Refection Drive and Ambrosia Drive vacated by this Document and as more particularly described in the legal description marked as Exhibit "A," and shown on Drawing No. 37842-1-B, marked as Exhibit "B."

BE IT FURTHER RESOLVED, that the Development Services Department shall record a certified copy of this resolution with attached exhibits, attested by the City Clerk under seal, in the office of the County Recorder.

APPROVED: JAN I. GOLDSMITH, City Attorney

By

Shannon Thomas
Deputy City Attorney

[Initials]:[Initials]

[Month]/[Day]/[Year]

Or.Dept:[Dept]

JO: [INSERT JO Number]

Drawing No.: [INSERT Drawing No.]

R-R-[Reso Code]

(R-[Reso Code])

RESOLUTION NUMBER R-_____

DATE OF FINAL PASSAGE _____

PLANNED DEVELOPMENT PERMIT.

WHEREAS, La Mirage Apartments, LLC, Owner/Permittee, filed an application with the City of San Diego for the construction of 90 apartment units known as the La Mirage Apartments project, located at 6410-6590 Ambrosia Drive and 6403-6595 Reflection Drive, and legally described Lots 1, 2 and 3 of Hilltop, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 9577, filed in the Office of the County Recorder of San Diego County on February 26, 1980, together with Parcels 1 and 2 of Parcel Map No. 16049, in the City of San Diego, County of San Diego, State of California, filed in the Office of the County Recorder of San Diego County, April 12, 1990, in the of the Tierrasanta Community Plan Area, in the in the RM-2-5 and RM-1-1 zones.

WHEREAS, on September 25, 2014, the Planning Commission of the City of San Diego considered Planned Development Permit (PDP) Permit No. 1212413, and pursuant to Resolution No _____-PC voted to recommend approval of the Permit; and

WHEREAS, under Charter section 280(a)(2) this resolution is not subject to veto by the Mayor because this matter requires the City Council to act as a quasi-judicial body and where a public hearing was required by law implicating due process rights of individuals affected by the decision and where the Council was required by law to consider evidence at the hearing and to make legal findings based on the evidence presented; and

(R-[Reso Code])

WHEREAS, the matter was set for public hearing on

_____, testimony having been heard, evidence having been submitted, and the City Council having fully considered the matter and being fully advised concerning the same; NOW, THEREFORE,

BE IT RESOLVED, by the Council of the City of San Diego, that it adopts the following findings with respect to Planned Development Permit No. 1212413:

Findings for all Planned Development Permits

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

The project proposes to construct 90 apartment units and subterranean parking, with requested deviations to height, driveway separation distance and storage unit length, and the vacation of portions of Reflection Drive and Ambrosia Drive. The project is the final phase of a 1,500 unit apartment project where 1,410 units are built.

The Tierrasanta Community Plan also designates the site for residential development and the project is proposing a multi-family residential development. The Tierrasanta Community Plan (Plan) states that the project site consists of approximately 78 net acres, 68 acres of which are considered developable. The Plan also indicates that a residential development of low-medium density should be allowed to develop here, and that at 15 units per acre, this would allow up to 1,000 units to develop in this area.

However, due to the unique characteristics of this property, the Plan says it may be able to develop at a higher density than other areas of Tierrasanta. The Plan indicates that the project site is in an isolated corner of the community, surrounded by a highway, a prime arterial and a major street. The Plan also points out, that across Friars Road to the south, there is a significant area of medium-density development, with up to 29 units per acre.

The Plan states that the project site is also unique due to its prominent hilltop location, and it would, therefore, be advantageous to utilize the PRD (now Planned Development Permit, or PDP) procedure to ensure an attractive, sensitive development which is appropriate for the site characteristics. The Plan further states that this area should, therefore, be granted a five-unit-per-acre density increase if a PRD is approved. This bonus would allow up to approximately 1,500 units.

Given the project is a multi-family residential development that proposes to build 90 units resulting in 1,500 units at this location, the project would be consistent with the Tierrasanta Community Plan land use designation and density range.

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The project site is 11.7 acres and is part of the overall 78-acre development area. The Tierrasanta Community Plan assigns a density of 10-15 dwelling units per acre. However, due to the unique characteristics of the property, the community plan allows a density increase of 5 dwelling units per acre with approval of a PDP (formerly a PRD) to ensure an attractive, sensitive development which is appropriate for the site. The proposal to add 90 dwelling units to the project site is in conformance with the Plan's allowed density increase of 5 dwelling units per acre with a Planned Development Permit for a total of 1,500 residential units within the Regency Hill residential subarea. The project is consistent with the City's General Plan which encourages in-fill development in already existing urbanized areas.

The project is consistent with the Tierrasanta Community Plan recommendation for land use designation and would be consistent with the number of units recommended in the Plan. Therefore, the project would be consistent with the City's General Plan, the proposed development will not adversely affect the applicable land use plan.

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

The project proposes to construct 90 apartment units and subterranean parking, with requested deviations to height, driveway separation distance and storage unit length, and the vacation of portions of Reflection Drive and Ambrosia Drive. The project is the final phase of a 1,500 unit apartment project where 1,410 units are built.

The project will not be detrimental to the public health, safety and welfare because the permit controlling the development contains specific conditions addressing the project's compliance with the City's codes, policies, regulations and other regional, state, and federal regulations to prevent detrimental impacts to the health, safety and general welfare of persons residing and/or working in the area. Specific site conditions include Best Management Practices necessary to comply with Grading Regulations, compliance with storm water constructions requirements, and construction of new water and sewer services. Conditions of approval require compliance with several operational constraints and development controls, the review of all construction plans by professional staff to determine construction will comply with all regulations and the inspection of construction to assure construction permits are implemented in accordance with the approved plans and the final construction will comply with all regulations, will assure the continued health, safety and general welfare of persons residing or working in the area.

Given storm water runoff will be controlled, grading activities will conform to City requirements, and new water and sewer service will be constructed in a manner satisfactory to the City Engineer, the proposed development will not be detrimental to the public health, safety and welfare.

3. The proposed development will comply with the regulations of the Land Development Code including any proposed deviations pursuant to Section 126.0602(b)(1) that are appropriate for this location and will result in a more

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desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone; and any allowable deviations that are otherwise authorized pursuant to the Land Development Code.

The project proposes to construct 90 apartment units and subterranean parking, with requested deviations to height, driveway separation distance and storage unit length, and the vacation of portions of Reflection Drive and Ambrosia Drive. The project is the final phase of a 1,500 unit apartment project where 1,410 units are built.

The project proposes deviations to building height, sign, storage area horizontal length and driveway separation distance requirements.

Building Height

The project would deviate from the 40-foot height limit of the underlying RM-2-5 zone to allow for a 78-foot tower element (a 38-foot deviation) and a 72-foot (maximum) residential building (a 32-foot deviation). The deviations are consistent with the surrounding development as previous phases of the project developed at greater height due to development regulation changes to the underlying zone. The project site is surrounded by two-story buildings on the perimeter and the structures step up to five stories near the center of the site. Allowing the proposed deviations, therefore, would maintain that progression in building mass and height. The site is isolated from other development in the community and there are no single family homes or other low profile structures in the immediate vicinity. The project is the fourth and final phase of development for the apartment community. Per San Diego Municipal Code (SDMC) §143.0410(j)(2) recommendations, the scale of the project buildings is designed to be consistent with the surrounding neighborhood scale. The height deviation requested for the addition of a non-habitable tower element will help avoid a repetitious development pattern as recommended per SDMC §143.0410(j)(4), and will help create a sense of place that is visible from the project's entry drive. In addition, concentrating the proposed 90-unit development on the approximate one-acre site would preserve the open space surrounding the site as called for in the Tierrasanta Community Plan. The project deviations are, therefore, consistent with the Land Development Code (LDC) and the Tierrasanta Community Plan, appropriate for the project location and will result in a more desirable project than would be achieved with strict conformance with the development regulations of the underlying zone.

Sign Regulations

The project is proposing one wall sign, one project identification (ID) sign, one secondary project directional sign, and one corner project ID sign. In addition, one large project ID sign would be removed from Friars Road at Rancho Mission Road. The project proposes signs in excess of the number of signs allowed per street frontage where SDMC Section 142.1270(2) permits one ground sign or one wall sign per street frontage. The project is proposing one wall sign and two ground signs to provide an enhanced

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visual appearance and improved way finding. The project is also requesting a deviation to allow sign area and sign height in excess of SDMC Section 142.1270(2) as follows:

Wall Sign - The existing wall sign is 274 square feet (SF) where the SDMC allows 16 SF. The proposed wall sign would be 289 SF.

Project ID Sign - The existing project identification sign is 120 SF where the SDMC allows 11 SF. The proposed identification sign would be 166 SF. That same sign is 17 feet high and the SDMC allows that sign to be 4 feet in height. The proposed sign would be 9 feet in height (a 47% reduction).

Secondary Project Directional Sign - There is currently no secondary project directional sign on Santo Road near the entrance to Admiral Baker Field. The SDMC allows this sign to be 3 SF and two feet in height. The proposed sign would be 16 SF and 5 feet, six inches tall.

Corner Project ID Sign - Finally, the existing corner project identification sign is 51 SF and 12 feet, six inches in height where the SDMC allows 16 SF and six feet in height. The proposed sign would be 71 SF and six feet in height.

The Tierra Santa Community Plan states that it will be "advantageous to utilize the PRD [PDP] procedure to ensure an attractive, sensitive development which is appropriate for the site characteristics." The Community Plan describes the project site as being, "in an isolated corner of the community, surrounded by a highway, a prime arterial and a major street," and "also unique due to its prominent hilltop location." The project site has been further isolated by land use policies and the location of open space that present challenges to connecting Santo Road between Mission Valley and Tierrasanta. The roadway has not yet become the originally planned major roadway and is currently more of an isolated remnant roadway, reducing public awareness of the project's location.

The Land Development Code states that the purpose of the PDP procedures is "to provide flexibility in the application of development regulations for projects where strict application of the base zone development regulations would restrict design options and result in a less desirable project." The PDP regulations, therefore, call for flexibility in development regulations on a site specific basis. As noted in the Community Plan, due to the location of the project "in an isolated corner of the community," and its "prominent hilltop location," the location and mere existence of the project can be easily missed. At full build out the project will have 1,500 units of multi-family housing, which provides a significant amount of housing stock at various affordability rates for San Diego residents. It is, therefore, desirous to allow the public to locate the project using signage that provides adequate identification and way finding, while ensuring an attractive, sensitive development consistent with the project site. To that end, the project proposes a sign plan that will refurbish and enhance the existing on-site signage. The project proposes to replace the identification sign overlooking the corner of I-15 and Friars road with a similar sign that will increase the total sign area from 274.15 square feet to 289 square feet. As noted in the Community Plan the isolated hilltop location of the project poses

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unique opportunities to identify the property to passing motorists on the surrounding highway. The enhancements to the identification sign will minimally increase the size of the existing sign, while enhancing the design. Sharpening of the font will better identifying the project for passing motorists, thereby overcoming the “isolated” constraints of the site. In addition, the project’s location at current end of Santo Road requires way finding signs to ensure prospective residents and guests arrive at the project without turning around on the long, straight roadway, or down toward Admiral Baker Field. The project sign plan proposes three way finding signs along Santo Road at the corner with Friars Road, at the halfway point on Santo Road, and at the entryway at Ambrosia Drive. The sign plan reduces the height of the existing way finding sign at the corner of Friars and Santo Roads from 17.1 feet to 9.45 feet while increasing the total sign area from 120 square feet to 165.82 square feet. The reduction in height, and increased horizontal area, along with the consistent design theme with the other signs in the plan, creates an attractive entry that enhances way finding while reducing vertical massing. A new 5.5 foot sign just beyond the entrance to Admiral Baker Field is proposed to keep residents and guests from mistakenly turning down this road which would require them to u-turn to return the path to the project. The final sign at Ambrosia Drive provides drivers with an understated destination sign before entering the Project. The sign plan includes consistent design features that will provide much needed way finding to this “isolated corner of community,” and is needed to allow prospective residents and guests to find the Project. Therefore, consistent with LDC sections 143.0401 and 143.0410, the deviations in the sign plan provide flexibility in achieving a zone-equivalent project that will be consistent with the intent of the base zone while creating an equitable balance of development given the site constraints stated in the Community Plan.

Storage Unit Horizontal Length

The RM-2-5 zone requires that each apartment unit have a fully enclosed, personal storage area outside the unit that is at least 240 cubic feet (CF) and each storage area must have a minimum 7-foot horizontal dimension. The proposal meets or exceeds the cubic footage requirement for all storage areas but deviates from the minimum horizontal dimension requirement for 15 units due to structural constraints. The 15 units deviating from the horizontal dimension requirement would include a 90 CF storage area on the apartment balcony and would provide a 160 CF of storage area within the garage level, exceeding the 240 CF requirement by 10 CF at 250. The 15 apartment units with split storage configurations are one-bedrooms and these typically have less on-site storage needs than multi-bedroom units with more residents. The deviation will allow the project to reach the unit density contemplated by the Community Plan without loss of storage capacity, and, therefore, would provide a more desirable project than would be achieved if designed in strict conformance with the storage regulations of the applicable zone.

Driveway Separation

The Land Development Code requires a 45-foot separation between driveways. Due to the existing topography of the site and to preserve open space areas to the north, a

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reduction in the required distance between the two proposed driveways is required at the entry to the project on Ambrosia Drive at Santo Road. Providing the additional 25 feet between the proposed driveways as required would necessitate cutting into open space terrain to the north of the proposed entrance and a landscaped area south of the right of way. The project proposes to use existing paved right of way reducing the distance between driveways to 20-feet. Consistent with LDC section 143.0410(a)(2) a deviation is being requested to provide flexibility in achieving a zone-equivalent project that will be consistent with the intent of the base code to provide safe ingress and egress by reducing the potential for vehicular collisions due to opposing traffic movements. The proposed driveway width is compliant with the minimum access width for the City of San Diego Fire Department per FPB policy A-08-1, and, therefore, the deviation would not impede emergency vehicle access. Using the existing right of way would reduce ground disturbance and not increase the amount of impervious surface in the area. This would reduce storm water runoff/sediment discharge from the site.

In summary, allowing the requested height deviation for the project would be consistent with the surrounding development, maintain a progression in building mass and height, be consistent with the surrounding neighborhood scale, avoid a repetitious development pattern and would preserve the open space surrounding the site as called for in the Tierrasanta Community Plan. The requested sign deviation would provide adequate identification and way finding, ensure that prospective residents and guests arrive at the project without long, out-of-direction travel, and would create an attractive entry while reducing vertical massing. Allowing the horizontal length deviation to the storage area requirement for 15 out of 90 apartment units would allow the proposal to exceed the cubic footage requirement for all storage areas and would allow the project to build 90 units on the project site as contemplated by the Tierrasanta Community Plan. The driveway separation deviation would preserve open space and a landscaped area south of the right of way, consistent with the Tierrasanta Community Plan. The proposal would meet the intent of the regulations of providing safe ingress and egress. Together, granting these deviations would provide for a more desirable project than would be achieved if designed in strict conformance with the storage regulations of the applicable zone.

Therefore, the proposed development will comply with the regulations of the Land Development Code including any proposed deviations pursuant to Section 126.0602(b)(1) that are appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone; and any allowable deviations that are otherwise authorized pursuant to the Land Development Code.

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

BE IT FURTHER RESOLVED, that Planned Development Permit No. 1212413 is granted to La Mirage Apartments, LLC, Owner/Permittee, under the terms and conditions set forth in the attached permit which is made a part of this resolution.

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

INTERNAL ORDER NUMBER: 24004197

PLANNED DEVELOPMENT PERMIT
LA MIRAGE PROJECT NO. 346480
AMENDEMENT TO: PRD NO. 98-0786
CITY COUNCIL

This Planned Development Permit is granted by the **City Council** of the City of San Diego to La Mirage Apartments, LLC, Owner/ Permittee, pursuant to San Diego Municipal Code [SDMC] Section 143.0410. The 11.7-acre site is located at 6410-6590 Ambrosia Drive and 6403-6595 Reflection Drive in the RM-2-5 and RM-1-1 zones of the Tierrasanta Community Plan Area. The project site is legally described as: Lots 1, 2 and 3 of Hilltop, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 9577, filed in the Office of the County Recorder of San Diego County on February 26, 1980, together with Parcels 1 and 2 of Parcel Map No. 16049, in the City of San Diego, County of San Diego, State of California, filed in the Office of the County Recorder of San Diego County, April 12, 1990.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to build a 90-unit, multi-family 134,225 square-foot structure with subterranean parking, gated entry and guard house on portions of an 11.7-acre site, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated _____, on file in the Development Services Department.

The project shall include:

- a. The construction of 90 apartment units, 134,255 square feet;
- b. Deviations to height, sign regulations, storage space, and driveway separation;
- c. Landscaping (planting, irrigation and landscape related improvements);
- d. Off-street parking;

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

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by _____.
2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
7. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

8. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.

9. All of the conditions contained in this Permit have been considered and were determined necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

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

10. The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify Owner/Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owner/Permittee shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, Owner/Permittee shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Owner/Permittee regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

AFFORDABLE HOUSING REQUIREMENTS:

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

ENVIRONMENTAL REQUIREMENTS:

12. The applicant shall comply with the Mitigation, Monitoring and Reporting Program (MMRP) as specified in Mitigated Negative Declaration LDR No. 98-0786, satisfactory to the

City Manager and the City Engineer. As specifically outlined in the MMRP, all paleontological mitigation measures shall be implemented prior to the release of the grading bond.

ENGINEERING REQUIREMENTS:

13. Prior to the issuance of any construction permit, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.

14. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the Municipal Code, into the construction plans or specifications.

15. Prior to the issuance of any construction permit, the Water Quality Technical Report will be subject to final review and approval by the City Engineer.

16. The drainage system for this project shall be private and will be subject to approval by the City Engineer.

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

18. Development of this project shall comply with all storm water construction requirements of the State Construction General Permit, Order No. 2009-0009-DWQ and the Municipal Storm Water Permit, Order No. R9-2007-0001 in accordance with Order No. 2009-0009DWQ, a Risk Level Determination shall be calculated for the site and a Storm Water Pollution Prevention Plan (SWPPP) shall be implemented concurrently with the commencement of grading activities.

19. Prior to issuance of a grading or a construction permit, a copy of the Notice of Intent (NOI) with a valid Waste Discharge ID number (WDID#) shall be submitted to the City of San Diego as a proof of enrollment under the Construction General Permit. When ownership of the entire site or portions of the site changes prior to filing of the Notice of Termination (NOT), a revised NOI shall be submitted electronically to the State Water Resources Board in accordance with the provisions as set forth in Section II.C of Order No. 2009-0009-DWQ and a copy shall be submitted to the City.

20. This project proposes to export 20,111 cubic yards of material from the project site. All export material shall be discharged into a legal disposal site. The approval of this project does not allow the processing and sale of the export material. All such activities require a separate Conditional Use Permit.

LANDSCAPE REQUIREMENTS:

21. Prior to issuance of any engineering permits for grading, the Owner/Permittee shall submit complete construction documents for the revegetation and hydroseeding of all disturbed land in accordance with the Landscape Standards and to the satisfaction of the Development Services Department. All plans shall be in substantial conformance to this permit (including Environmental conditions) and Exhibit "A," on file in the Office of the Development Services Department.

22. Prior to issuance of any construction permits for grading, the Owner/Permittee shall submit complete Landscape Construction Documents showing the brush management zones on the property in substantial conformance with Exhibit 'A' in accordance with the Landscape Standards and to the satisfaction of the Development Services Department.

23. Prior to issuance of any construction permits for structures, the Owner/Permittee shall submit complete landscape and irrigation construction documents consistent with the Landscape Standards to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit "A," Landscape Development Plan, on file in the Development Services Department. Construction plans shall show, label, and dimension a 40 sq-ft area around each tree which is unencumbered by hardscape and utilities as set forth under LDC 142.0403(b)(5).

24. Prior to issuance of any construction permits for structures, the Owner/Permittee shall submit a water budget in accordance with the Water Conservation Requirements per SDMC 142.0413, Table 142-04I, to be included with the construction documents. An irrigation audit shall be submitted consistent with Section 2.7 of the Landscape Standards of the Land Development Manual at final inspection. The irrigation audit shall certify that all irrigation systems have been installed and operate as approved by the Development Services Department.

25. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, consistent with the Landscape Standards unless long-term maintenance of said landscaping will be the responsibility of a Landscape Maintenance District or other approved entity. All required landscape shall be maintained in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees is not permitted unless specifically noted in this Permit.

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

PLANNING/DESIGN REQUIREMENTS:

27. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, during construction, that there may be a conflict between the building(s) under

construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.

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

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

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

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

32. The project site is required to provide a minimum of 81,700 square feet of useable and total open space. The open space may be modified and/or relocated but maintain a minimum of 81,700 square feet of open space for Lot 2 (Map 9577) at all times.

33. Except for the granted deviation herein, all signs associated with this development shall be consistent with sign criteria established by either the approved Exhibit "A" or City-wide sign regulations.

TRANSPORTATION REQUIREMENTS

34. A minimum of 855 (655 from PRD No. 98-0786 plus 190 for current project) automobile spaces (including 4 standard accessible spaces and 2 van accessible spaces), 9 motorcycle spaces, and 39 bicycle spaces with rack(s) are required by the Land Development Code. All on-site parking stalls and aisle widths shall be in compliance with requirements of the City's Land Development Code and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing by the Development Services Director.

35. Prior to issuance of any building permit, the owner/permittee shall assure by permit and bond construction of a temporary (asphalt berm) cul-de-sac at the northern end of Santo Road with a minimum pavement radius of 54 feet within 64 feet of right-of-way, satisfactory to the City Engineer. Prior to issuance of the first certificate of occupancy, the cul-de-sac shall be completed and accepted by the City Engineer.

36. Prior to issuance of any building permit, the owner/permittee shall assure by permit and bond construction of two 20-foot directional driveways with 20-foot raised median separation at the site off the temporary (asphalt berm) cul-de-sac at Santo Road, satisfactory to the City Engineer. Prior to issuance of the first certificate of occupancy, the driveways shall be completed and accepted by the City Engineer.

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

37. Prior to the issuance of any building permit, the Owner/Permittee shall assure, by permit and bond relocate the existing 10" water main within Ambrosia Drive right-of-way as shown on the approved Exhibit "A", in a manner satisfactory to the Public Utilities Director and the City Engineer.

38. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of an 8" sewer cleanout within Friars Road parkway on the existing 8" sewer main as shown on the approved Exhibit "A", in a manner satisfactory to the Public Utilities Director and the City Engineer. The existing onsite sewer facilities will be privatized.

39. All onsite sewer facilities will be private and 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.

40. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of new water and sewer service(s) outside of any driveway or drive aisle and the abandonment of any existing unused water and sewer services within the right-of-way adjacent to the project site, in a manner satisfactory to the Public Utilities Director, the City Engineer.

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

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

43. The Owner/Permittee shall provide keyed access to the Water Operations Branch and Wastewater Collection Divisions of the Public Utilities Department in a manner satisfactory to the Public Utilities Director. The City will not be responsible for any issues that may arise relative to the availability of keys.

44. No trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any public sewer facilities and five feet of any public water facilities.

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

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 Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the City Council of the City of San Diego on _____ and [Approved Resolution Number].

Permit Type/PTS Approval No.:
Date of Approval:

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES
DEPARTMENT

NAME
Development Project Manager

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

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

[NAME OF COMPANY]
Owner/Permittee

By _____
NAME
TITLE

[NAME OF COMPANY]
Owner/Permittee

By _____
NAME
TITLE

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



THE CITY OF SAN DIEGO

MEMORANDUM

DATE: August 29, 2014

TO: Morris Dye, Development Project Manager II, Project Management Division,
Development Services Department

FROM: Natalie de Freitas, Associate Planner, Environmental Analysis Section,
Development Services Department

SUBJECT: La Mirage Apartments (PTS #346480) –California Environmental Quality Act -
15162 Evaluation of previously certified Environmental Impact Report (EIR)
#77-0736 and Mitigated Negative Declaration (MND) #98-0786/State Clearing
House (SCH) #99041036.

The Development Services Department has completed a California Environmental Quality Act (CEQA) Guidelines review for the La Mirage (PTS #346480) project. The proposed project would allow for an additional 90 units with subterranean parking to be constructed on the La Mirage Site. EIR #77-0736 (Certified on January 17, 1978) was prepared and allowed for the subdivision of 77 acres into five lots for residential development and the subsequent MND #98-0786 (Certified on June 2, 1999) allowed for the construction of 340 units. It was determined that the project would not result in new impacts or changed circumstances when compared to EIR #77-0736 and MND #98-0786 and therefore a new environmental document would not be required.

Taking into consideration the additional analysis conducted by Development Services Department along with review of the previously certified environmental documents, it was concluded that the project would not result in a substantially changed project. The project would not result in new impacts or changed circumstances that would require a new environmental document.

Section 15162 of the California Environmental Quality Act Guidelines states that when an Environmental Impact Report has been certified or a Negative Declaration adopted for a project, no subsequent or supplemental Environmental Impact Report or Negative Declaration shall be prepared for that project unless one or more of the following events occur:

1. Substantial changes are proposed to the project
2. Substantial changes occur with respect to circumstances under which the project is being undertaken

3. New information, which was not known or could not have been known at the time the Environmental Impact Report or Negative Declaration was certified as complete, becomes available.

Based upon the review of the current action it was determined that the only CEQA impact would be to paleontological resources. This impact would result from excavation amounts which exceed the City's Significance Thresholds. Potential paleontological resource impacts were identified in MND #98-0786 and mitigation was required that reduced the impact to below a level of significance. Therefore mitigation measure V.1. from MND #98-0786 would be required for the current action.

Summary

No additional significant impacts beyond those identified in EIR #77-0736 and MND #98-0786 were identified for the proposed project. The proposed project does not propose mitigation measures other than those outlined in MND #98-0786. As such, pursuant to State CEQA Guidelines Section 15162 and PRC Section 21166: 1) the proposed project does not propose substantial changes that require major revisions of the PEIR; 2) substantial changes with respect to the circumstances under which the project is undertaken would not occur; and 3) no new information of substantial importance has become available since the time the previous EIR was certified.

Taking into consideration the additional analysis discussed in this memorandum, and review of the previously certified environmental documents the proposed La Mirage Apartments project would not result in a substantially changed project. The proposed project also would not result in new impacts or substantially changed circumstances that would require a new environmental document. In addition, although there is new project-specific information available that was not part of the original environmental document, it is standard practice under CEQA Section 15168 to introduce additional details as specific projects to be implemented as part of an earlier project. In light of this new information, the significant impact identified for the proposed project was contemplated in MND #98-0786, mitigation measures addressing such impacts were included in the MND, and those relevant mitigation measures have been incorporated into the project as appropriate.

Therefore, because none of the three events described in PRC Section 21166/State CEQA Guidelines 15162 have occurred, there is a need to conduct additional environmental review for the La Mirage Project. All project issues and mitigation for significant impacts have been adequately addressed pursuant to CEQA for the project.

Natalie de Freitas
Associate Planner

NDF/ndf

Dye, Morris

From: Justin DeCesare [justindierrasanta@gmail.com]
Sent: Friday, August 22, 2014 2:36 PM
To: Nate Johnson
Cc: Dye, Morris
Subject: Re: La Mirage

Hello Morris,

The minutes are taking quite some time this month, due to the amount of comments received at a three hour meeting in regards to a seperate project.

The secretary told me the draft will be be ready next week, and will be voted on at the regular 9/17 meeting at 6:30.

The following is the motion that will appear in the minutes and subsequent result:

Action Item 5: La Mirage Renovation on the July 16, 2014 meeting of the Tierrasanta Community Council and Planning Group. Following a presentation by Mark Middlebrook representing The Irvine Co., the opportunity for questions and answers and upon a unanimous recommendation by the TCC's Community Development Committee to approve the project, the TCC voted 15-0 to recommend approval of the proposed amendment to Planned Development Permit PDP 98-0726 including the addition of 90 housing units, a gated vehicular entry with manned guards, street vacation to privatize internal loop road and new community signage with all Officers and Area Directors present voting "aye."

I will forward the minutes as soon as they are received.

Best Regards,
Justin DeCesare
President, Tierrasanta Community Council
619-861-0745

On Fri, Aug 22, 2014 at 2:31 PM, Nate Johnson <njohnson@irvinecompany.com> wrote:

Hi Justin-

If the meeting minutes aren't going to be completed for a while, would you or someone from the planning committee send an e-mail directly to Morris noting the unanimous approval and any comments made and responded to regarding the 90 unit. I have copied Morris on this e-mail.

Regards,

Nate Johnson

From: Nate Johnson
Sent: Wednesday, August 13, 2014 3:26 PM



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

Ownership Disclosure Statement

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: La Mirage Apartments
 Project No. For City Use Only: 346480

Project Address:
 6554 Ambrosia Drive, San Diego, CA 92124

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):
 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:

Name of Individual (type or print):
 Owner Tenant/Lessee Redevelopment Agency
 Street Address:
 City/State/Zip:
 Phone No: Fax No:
 Signature : Date:

Project Title:	Project No. (For City Use Only)
----------------	---------------------------------

Part II - To be completed when property is held by a corporation or partnership

Legal Status (please check):

Corporation Limited Liability -or- General) What State? DE Corporate Identification No. 30-0793232
 Partnership

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 names, titles 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 corporate officers, and all partners in a partnership who own the property). A signature is required of at least one of the corporate officers or partners who own the property. Attach additional pages if needed. **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

Corporate/Partnership Name (type or print):
La Mirage Apartments LLC, a Delaware limited liability co

Owner Tenant/Lessee

Street Address:
550 Newport Center Drive

City/State/Zip:
Newport Beach, CA 92660

Phone No: (949) 720-2000 Fax No: (949) 720-2421

Name of Corporate Officer/Partner (type or print):
Mark Middlebrook

Title (type or print):
Vice President

Signature:  Date: Nov 5, 2013

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature : Date:

Corporate/Partnership Name (type or print):
LA MIRAGE APTS. LLC A DELAWARE LIMITED LIABILITY CORP.

Owner Tenant/Lessee

Street Address:
550 NEWPORT CENTER DRIVE

City/State/Zip:
NEWPORT BEACH, CA 92660

Phone No: (949) 720-2000 Fax No:

Name of Corporate Officer/Partner (type or print):
TODD KELLER

Title (type or print):
VICE PRESIDENT

Signature : Date:

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature : Date:

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature : Date:

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

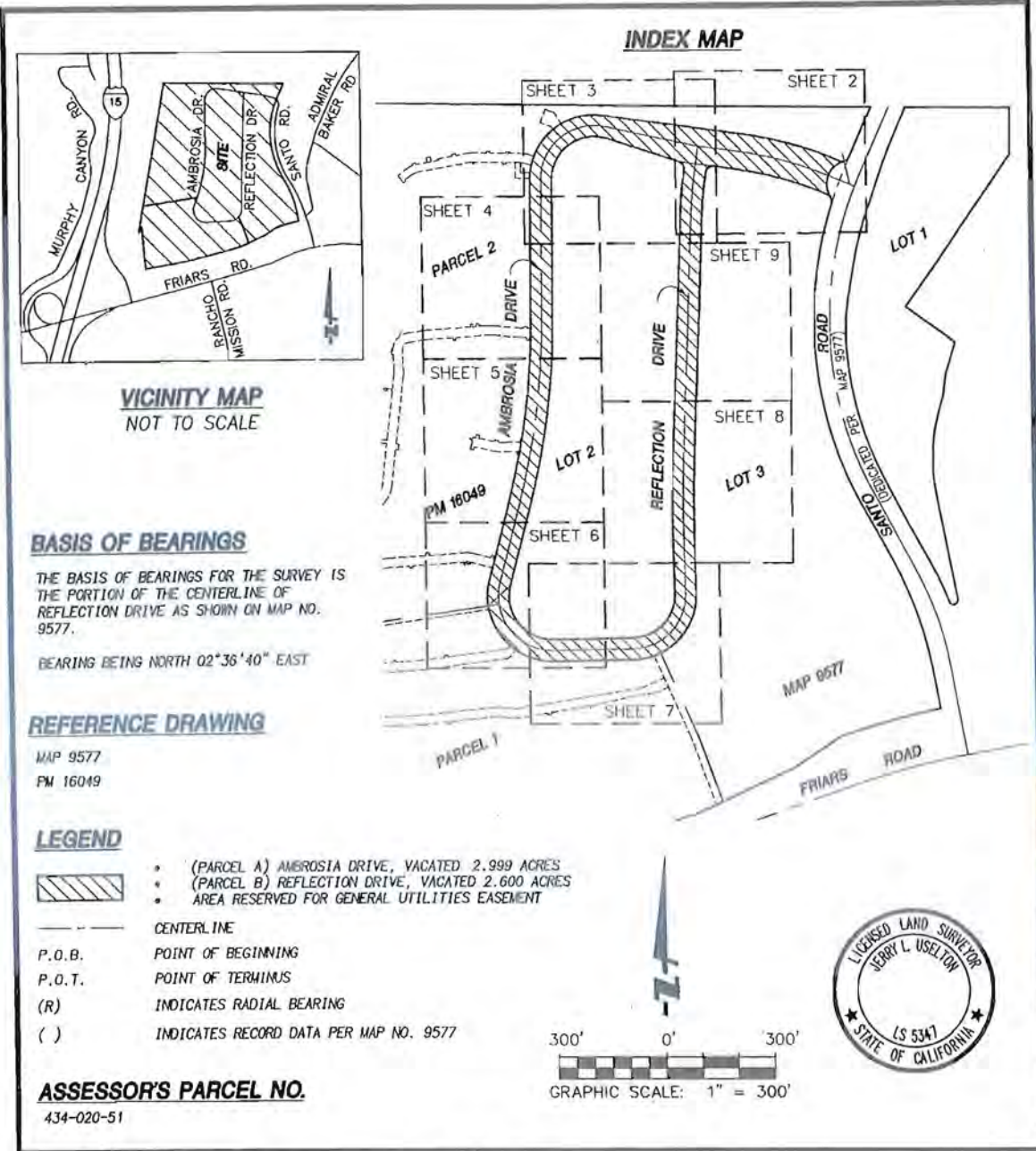
City/State/Zip:

Phone No: Fax No:

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature : Date:

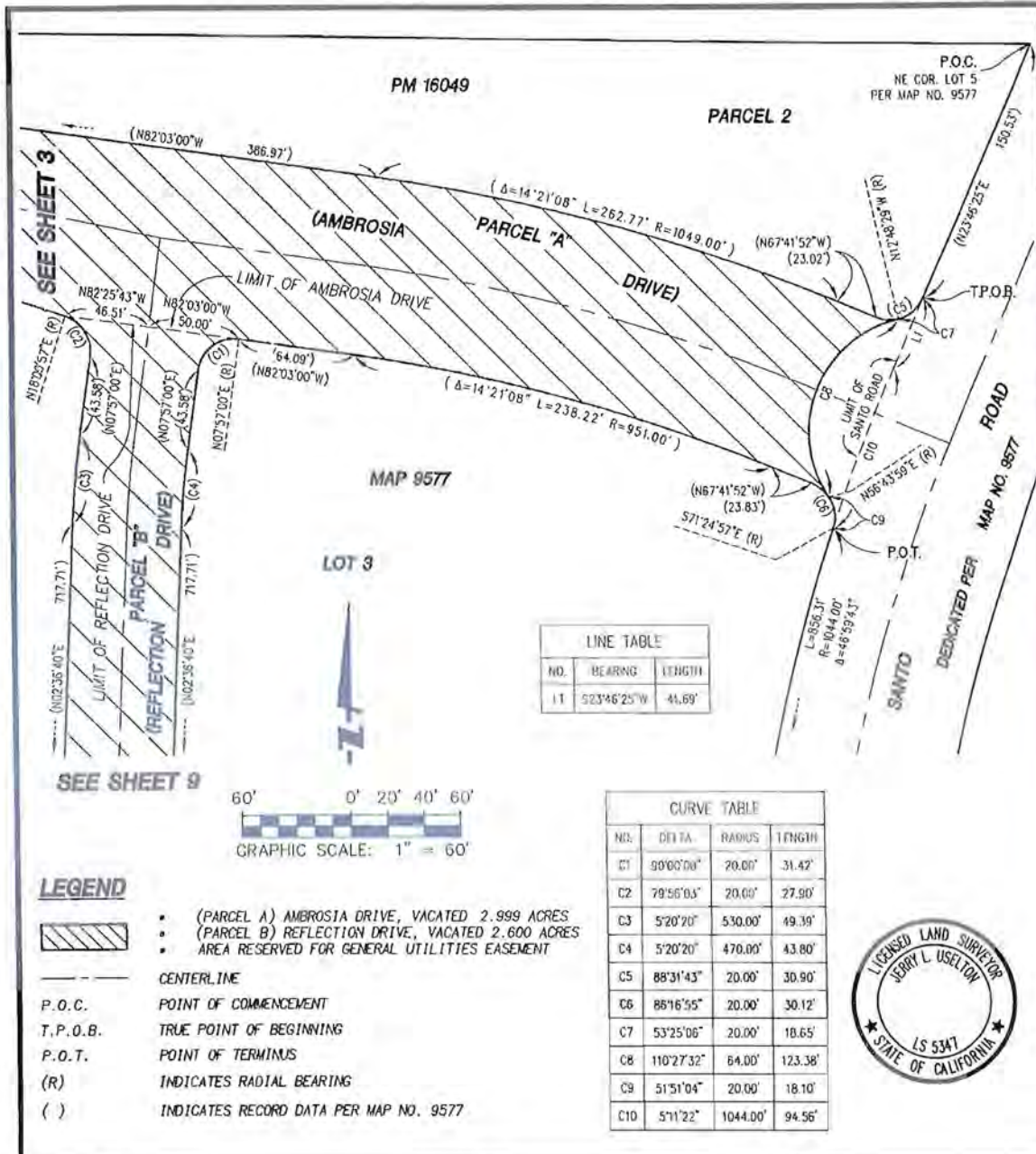


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JERRY L. USELTON, L.S. 5347 *[Signature]* 7/23/19 Date

PUBLIC RIGHT - OF - WAY VACATION
REFLECTION DRIVE AND A PORTION OF AMBROSIA DRIVE DEDICATED PER MAP 9577

DESCRIPTION	BY	APPROVED	DATE	FILMED	CITY OF SAN DIEGO, CALIFORNIA	J.O. NO. 24004197
ORIGINAL	FEI				SHEET 1 OF 9 SHEET	P.T.S. NO. 346480
					FOR CITY ENGINEER	1868-6295
					DATE	NAD 83 COORDINATES
					DIVISION HEAD	228-1735
						LAMBERT COORDINATES
					STATUS	37842-1 - B
					SECTION HEAD	



LINE TABLE		
NO.	BEARING	LENGTH
11	S23°46'25"W	41.69'

CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	90°00'00"	20.00'	31.42'
C2	70°56'03"	20.00'	27.90'
C3	5°20'20"	530.00'	49.39'
C4	5°20'20"	470.00'	43.80'
C5	88°31'43"	20.00'	30.90'
C6	88°16'55"	20.00'	30.12'
C7	53°25'06"	20.00'	18.65'
C8	110°27'32"	64.00'	123.38'
C9	51°51'04"	20.00'	18.10'
C10	5°11'22"	1044.00'	94.56'

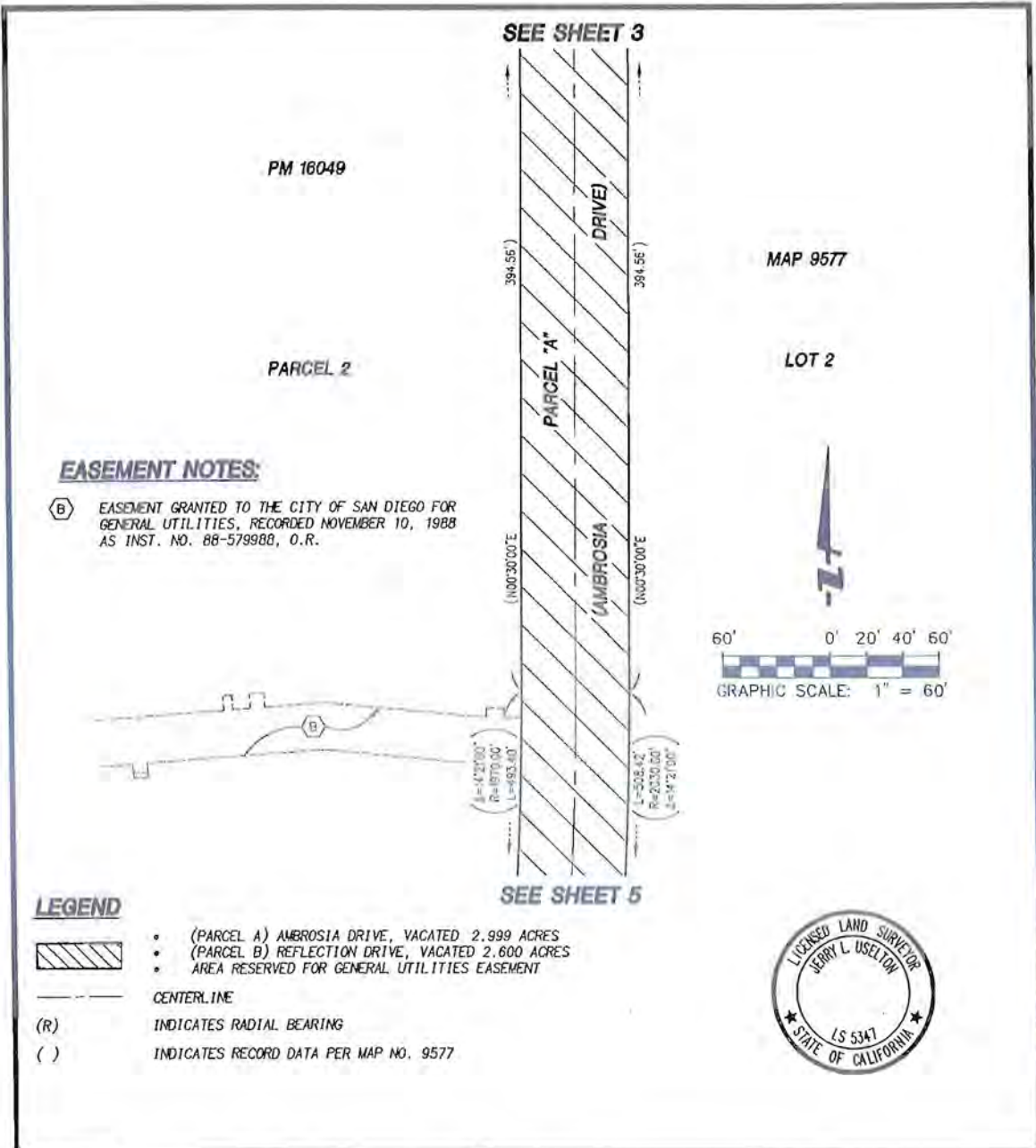
LEGEND

- (PARCEL A) AMBROSIA DRIVE, VACATED 2.999 ACRES
- (PARCEL B) REFLECTION DRIVE, VACATED 2.600 ACRES
- AREA RESERVED FOR GENERAL UTILITIES EASEMENT
- CENTERLINE
- P.O.C. POINT OF COMMENCEMENT
- T.P.O.B. TRUE POINT OF BEGINNING
- P.O.T. POINT OF TERMINUS
- (R) INDICATES RADIAL BEARING
- () INDICATES RECORD DATA PER MAP NO. 9577



**PUBLIC RIGHT - OF - WAY VACATION
REFLECTION DRIVE AND A PORTION OF AMBROSIA DRIVE DEDICATED PER MAP 9577**

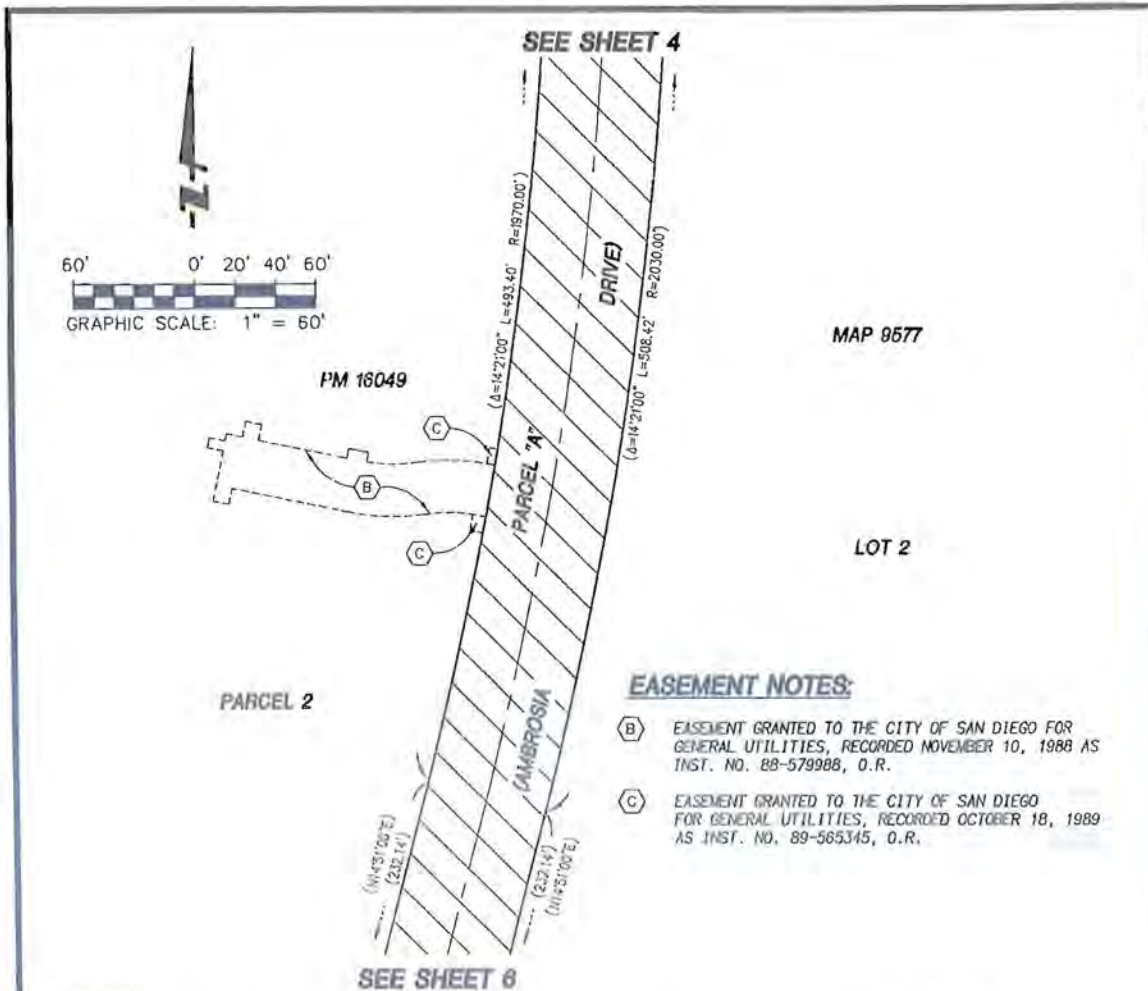
DESCRIPTION	BY	APPROVED	DATE	FILMED	CITY OF SAN DIEGO, CALIFORNIA SHEET 2 OF 9 SHEET	J.O. NO. 24004197 P.T.S. NO. 346480
ORIGINAL	FEJ					1868-6295 NAD 83 COORDINATES
					FOR CITY ENGINEER	DATE
					DIVISION HEAD	228-1735 LAMBERT COORDINATES
					SECTION HEAD	37842-2 - B



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**PUBLIC RIGHT - OF - WAY VACATION
 REFLECTION DRIVE AND A PORTION OF AMBROSIA DRIVE DEDICATED PER MAP 9577**

DESCRIPTION	BY	APPROVED	DATE	FILMED	CITY OF SAN DIEGO, CALIFORNIA	J.O. NO. 24004197
ORIGINAL	FEI				SHEET 4 OF 9 SHEET	P.T.S. NO. 346480
					FOR CITY ENGINEER	1868-6295
					DATE	NAD 83 COORDINATES
					DIVISION HEAD	228-1735
						LAMBERT COORDINATES
					SECTION HEAD	37842-4 - B
					STATUS	



EASEMENT NOTES:

- (B) EASEMENT GRANTED TO THE CITY OF SAN DIEGO FOR GENERAL UTILITIES, RECORDED NOVEMBER 10, 1988 AS INST. NO. 88-579988, O.R.
- (C) EASEMENT GRANTED TO THE CITY OF SAN DIEGO FOR GENERAL UTILITIES, RECORDED OCTOBER 18, 1989 AS INST. NO. 89-565345, O.R.

LEGEND

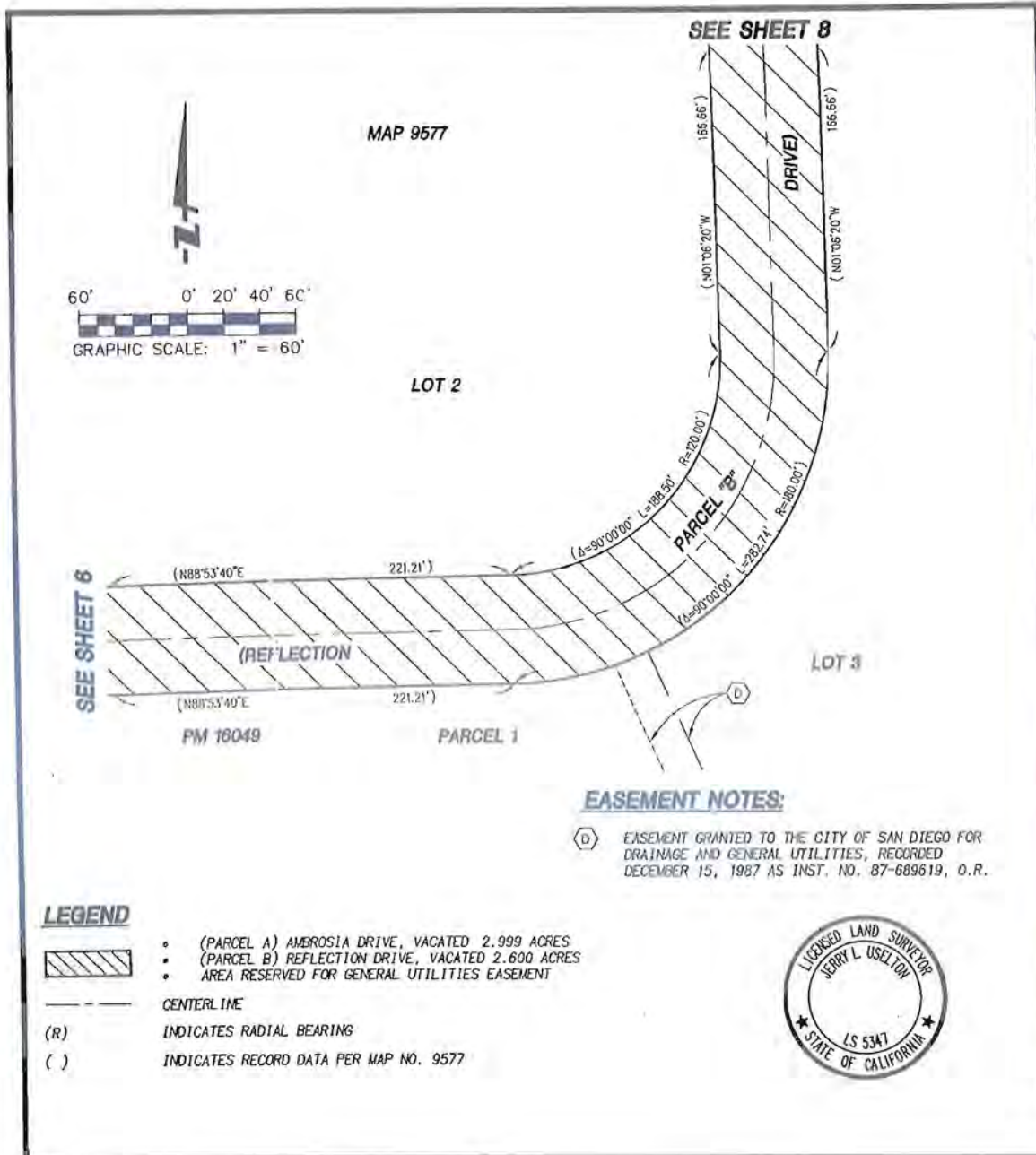
- (PARCEL A) AMBROSIA DRIVE, VACATED 2.999 ACRES
- (PARCEL B) REFLECTION DRIVE, VACATED 2.600 ACRES
- AREA RESERVED FOR GENERAL UTILITIES EASEMENT
- CENTERLINE
- (R) INDICATES RADIAL BEARING
- () INDICATES RECORD DATA PER MAP NO. 9577



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**PUBLIC RIGHT - OF - WAY VACATION
 REFLECTION DRIVE AND A PORTION OF AMBROSIA DRIVE DEDICATED PER MAP 9577**

DESCRIPTION	BY	APPROVED	DATE	FILMED	CITY OF SAN DIEGO, CALIFORNIA	J.O. NO.
ORIGINAL	FEI				SHEET 5 OF 9 SHEET	24004197
					FOR CITY ENGINEER	1868-6295
					DATE	NAD 83 COORDINATES
					DIVISION HEAD	228-1735
					SECTION HEAD	LAMBERT COORDINATES
					STATUS	37842-5 - B



EASEMENT NOTES:

(D) EASEMENT GRANTED TO THE CITY OF SAN DIEGO FOR DRAINAGE AND GENERAL UTILITIES, RECORDED DECEMBER 15, 1987 AS INST. NO. 87-689619, O.R.

LEGEND

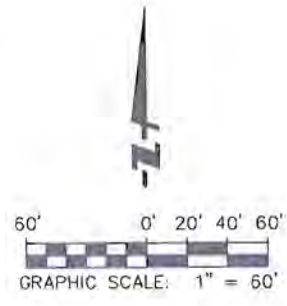
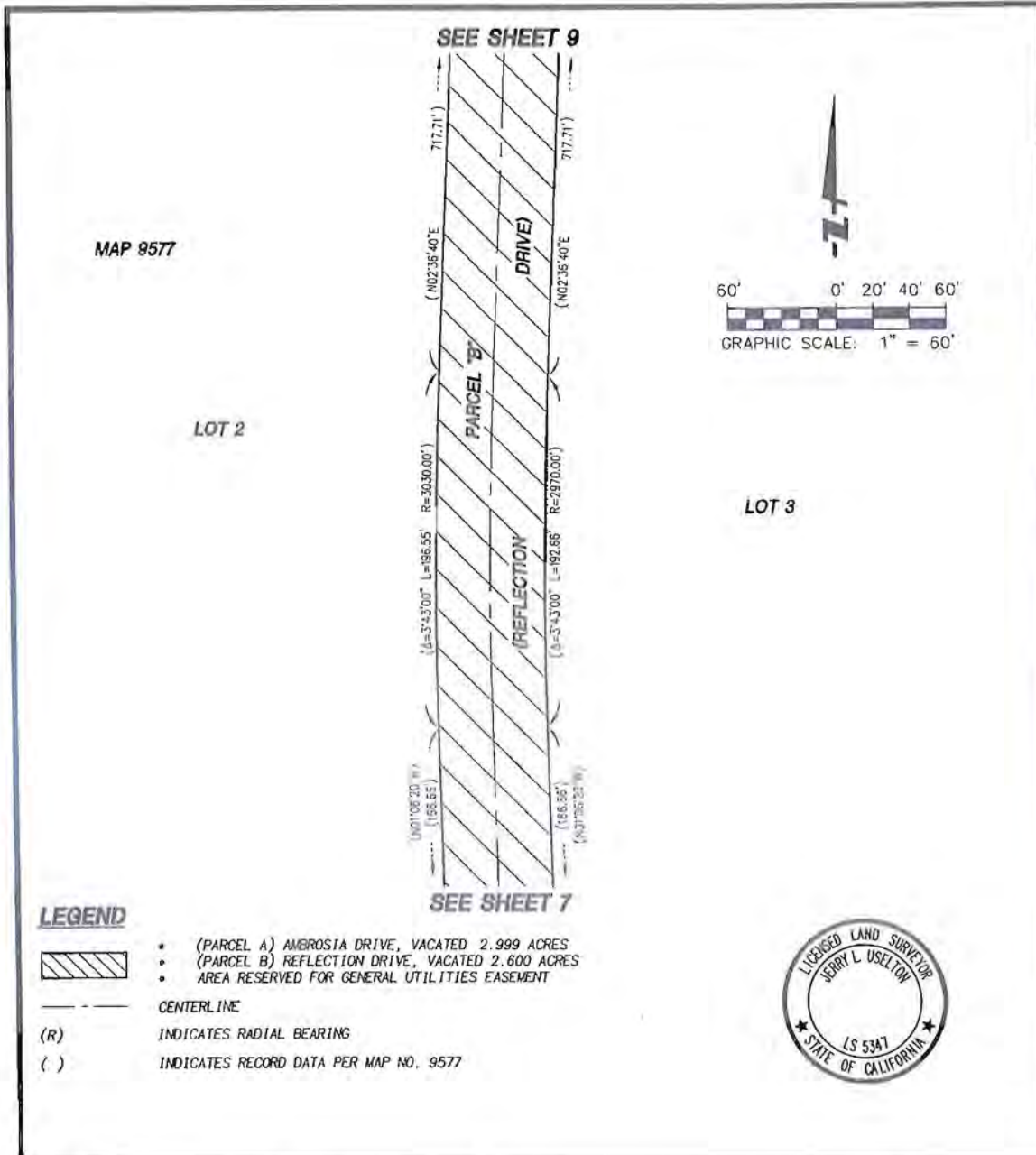
- (PARCEL A) AMBROSIA DRIVE, VACATED 2.999 ACRES
- (PARCEL B) REFLECTION DRIVE, VACATED 2.600 ACRES
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**PUBLIC RIGHT - OF - WAY VACATION
REFLECTION DRIVE AND A PORTION OF AMBROSIA DRIVE DEDICATED PER MAP 9577**

DESCRIPTION	BY	APPROVED	DATE	FILMED	CITY OF SAN DIEGO, CALIFORNIA	J.O. NO.
ORIGINAL	FEI				SHEET 7 OF 9 SHEET	24004197
						P.T.S. NO. 346480
					FOR CITY ENGINEER	DATE
					DIVISION HEAD	1868-6295
						NAD 83 COORDINATES
						228-1735
						LAMBERT COORDINATES
						37842-7
						- B
					STATUS	
					SECTION HEAD	



LEGEND

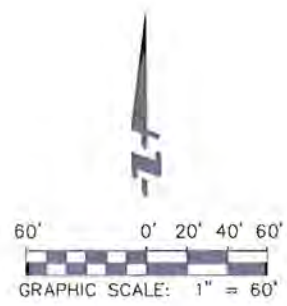
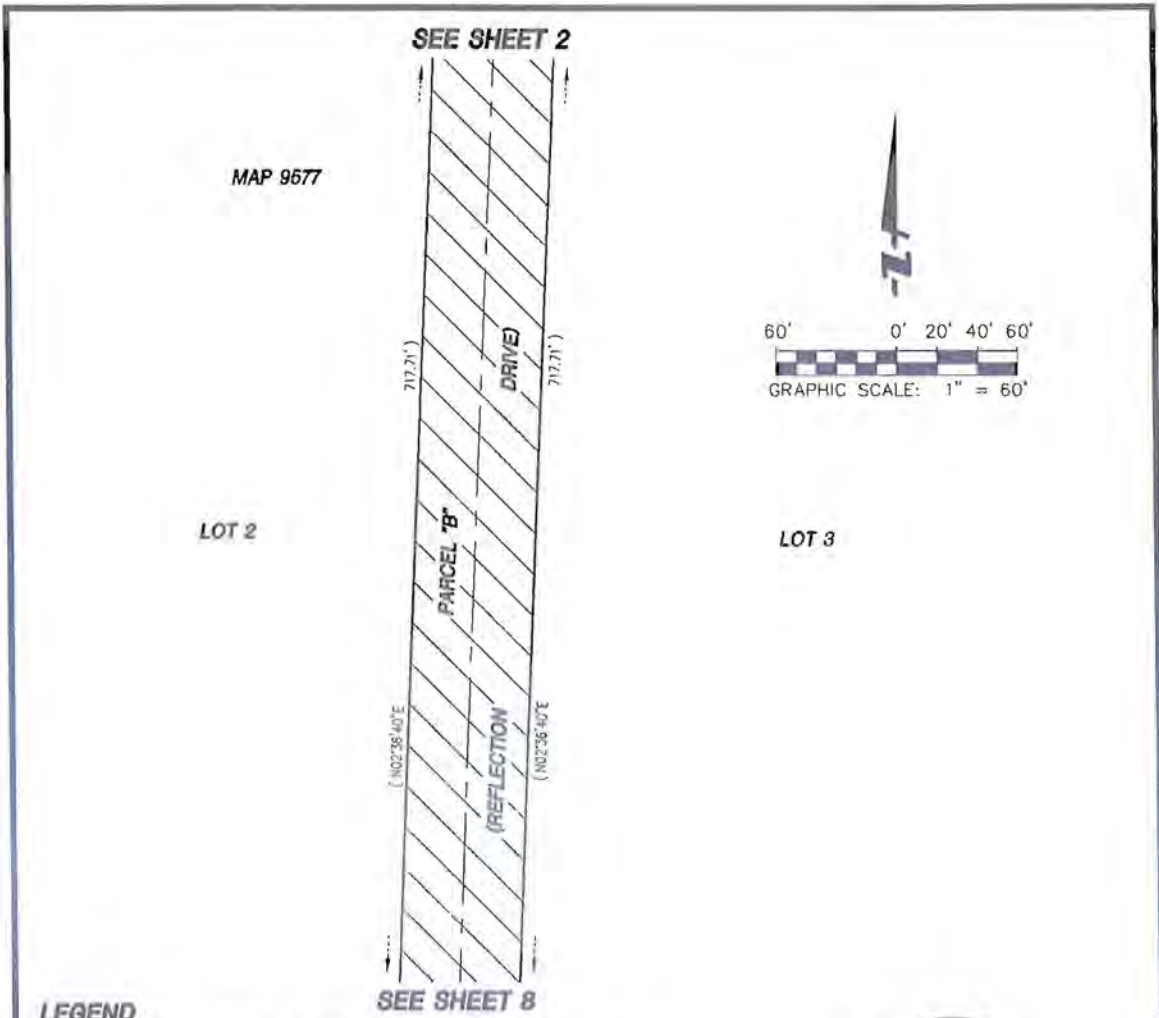
- (PARCEL A) AMEROSIA DRIVE, VACATED 2.999 ACRES
- (PARCEL B) REFLECTION DRIVE, VACATED 2.600 ACRES
- AREA RESERVED FOR GENERAL UTILITIES EASEMENT
- CENTERLINE
- (R) INDICATES RADIAL BEARING
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**PUBLIC RIGHT - OF - WAY VACATION
REFLECTION DRIVE AND A PORTION OF AMBROSIA DRIVE DEDICATED PER MAP 9577**

DESCRIPTION	BY	APPROVED	DATE	FILMED	CITY OF SAN DIEGO, CALIFORNIA SHEET 8 OF 9 SHEET	J.O. NO. 24004197 P.T.S. NO. 346480
ORIGINAL	FEI					1868-6295 NAD 83 COORDINATES
					FOR CITY ENGINEER	DATE
					DIVISION HEAD	
					SECTION HEAD	
						228-1735 LAMBERT COORDINATES
						37842-8 - B



LEGEND

- (PARCEL A) AMBROSIA DRIVE, VACATED 2.999 ACRES
- (PARCEL B) REFLECTION DRIVE, VACATED 2.600 ACRES
- AREA RESERVED FOR GENERAL UTILITIES EASEMENT
- CENTERLINE
- (R) INDICATES RADIAL BEARING
- () INDICATES RECORD DATA PER MAP NO. 9577



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**PUBLIC RIGHT - OF - WAY VACATION
REFLECTION DRIVE AND A PORTION OF AMBROSIA DRIVE DEDICATED PER MAP 9577**

DESCRIPTION	BY	APPROVED	DATE	FILMED	CITY OF SAN DIEGO, CALIFORNIA SHEET 9 OF 9 SHEET	J.O. NO. 24004197
ORIGINAL	FEI					P.T.S. NO. 346480
					FOR CITY ENGINEER	1868-6295
					DATE	NAD 83 COORDINATES
					DIVISION HEAD	228-1735
						LAMBERT COORDINATES
					SECTION HEAD	37842-9
					STATUS	- B

**EXHIBIT A
(LEGAL DESCRIPTION)
STREET VACATION**

ALL OF REFLECTION DRIVE AND THAT PORTION OF AMBROSIA DRIVE OF HILLTOP, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, PER MAP NO. 9577, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY ON FEBRUARY 26, 1980, DESCRIBED AS FOLLOWS:

PARCEL "A" (PORTION OF AMBROSIA DRIVE)

ALL OF AMBROSIA DRIVE DEDICATED PER SAID MAP NO. 9577 EXCEPTING THAT PORTION ADJOINING SANTO ROAD AS DEDICATED PER MAP NO. 9577 AND LYING EASTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE NORTHEAST CORNER OF LOT 5 OF SAID MAP NO. 9577;
THENCE ALONG THE NORTHWESTERLY RIGHT OF WAY LINE OF SANTO ROAD AS SHOWN ON SAID MAP, SOUTH 23°46'25" EAST 150.53 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 20.00 FEET, SAID POINT ALSO BEING THE **TRUE POINT OF BEGINNING**;

THENCE LEAVING SAID NORTHWESTERLY RIGHT OF WAY LINE SOUTHWESTERLY ALONG SAID CURVE 18.65 FEET THROUGH A CENTRAL ANGLE OF 53°25'06" TO A POINT OF REVERSE CURVE, HAVING A RADIUS OF 64.00 FEET, A RADIAL LINE TO SAID POINT HAVING A BEARING OF NORTH 12°48'29" WEST;

THENCE SOUTHWESTERLY, SOUTHERLY, AND SOUTHEASTERLY ALONG SAID CURVE 123.38 FEET THROUGH A CENTRAL ANGLE OF 110°27'32" TO A POINT OF REVERSE CURVE, HAVING A RADIUS OF 20.00 FEET, A RADIAL LINE TO SAID POINT HAVING A BEARING OF NORTH 56°43'59" EAST;

THENCE SOUTHERLY ALONG SAID CURVE 18.10 FEET THROUGH A CENTRAL ANGLE OF 51°51'04" TO THE NORTHWESTERLY RIGHT OF WAY LINE OF SAID SANTO ROAD AND THE **POINT OF TERMINUS**.

CONTAINING 145,569 SQUARE FEET, 2.999 ACRES MORE OR LESS.

RESERVING THEREFROM AN EASEMENT FOR GENERAL UTILITIES.

PARCEL "B" (REFLECTION DRIVE)

ALL OF REFLECTION DRIVE DEDICATED PER SAID MAP NO. 9577.

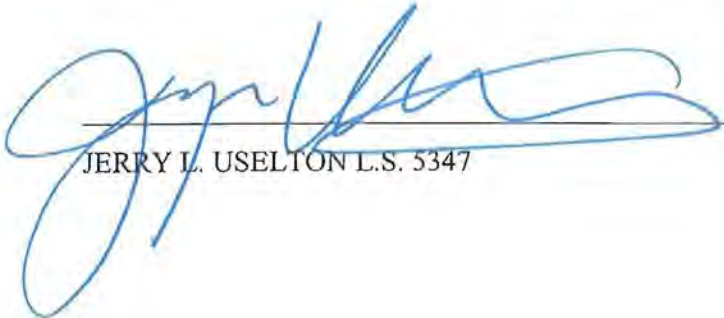
CONTAINING 113,269 SQUARE FEET, 2.600 ACRES MORE OR LESS

RESERVING THEREFROM AN EASEMENT FOR GENERAL UTILITIES.

ATTACHED HERETO IS CITY DWG NO. 37842-B (EXHIBIT "B") AND BY THIS REFERENCE MADE A PART HEREOF.

DATED THIS 23th DAY OF July 2014.





JERRY L. USELTON L.S. 5347

LA MIRAGE REFLECTIONS ADDITION



IRVINE COMPANY
APARTMENT COMMUNITIES

550 NEWPORT CENTER DRIVE, NEWPORT BEACH, CA 92660-7011
TELEPHONE: (949) 720-5536 FAX: (949) 720-2789



PLANNED DEVELOPMENT PERMIT SUBMITTAL

(NOT FOR CONSTRUCTION)

PROJECT ADDRESS:
6560 AMBROSIA DRIVE
SAN DIEGO, CA 92124

IRVINE COMPANY
APARTMENT COMMUNITIES

550 NEWPORT CENTER DRIVE, NEWPORT BEACH, CA 92660-7011
TELEPHONE: (949) 720-5536 FAX: (949) 720-2789

LA MIRAGE
6560 AMBROSIA DR., SAN DIEGO, CA 92124



REVISIONS	
DESCRIPTION	DATE

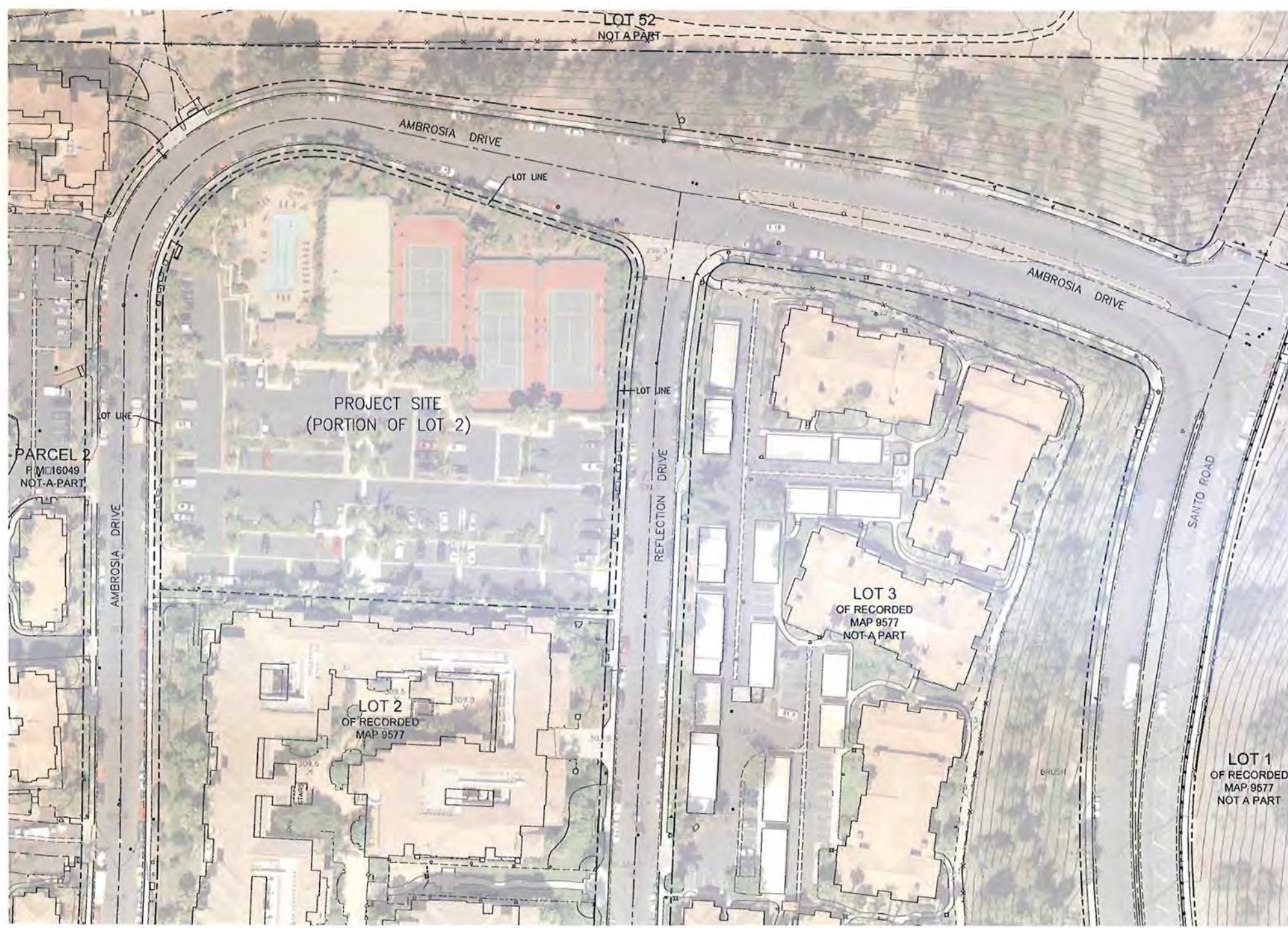
SHEET TITLE
COVER SHEET

SHEET NUMBER
.GEN-0.

MVE
+ PARTNERS
1900 Main Street, Suite 800
Irvine, California 92614
949.809.3388
www.mve-architects.com

PDP SUBMITTAL #4 - 08/15/2014

GEN-0 COVER SHEET



BENCHMARK:
 BENCHMARK DESIGNATION: CITY OF SAN DIEGO VERTICAL CONTROL
 SECONDARY STREET: WILSON VILLAGE DRIVE
 CORNER: 3255
 EASTING: 12228
 ELEVATION: 88.374' (MEAN SEA LEVEL)
 DESCRIPTION: BP IN RELY CORNER OF S-1006

TOPOGRAPHY NOTE:
 THE TOPOGRAPHY SHOWN HEREON IS BY:
 ROBERT A. LIND & ASSOCIATES
 1832 WALNUT AVENUE, SUITE C
 TOTTEN, CALIFORNIA 92080
 (714) 832-7077
 PHOTO DATE: SEPT. 13, 2013



IRVINE COMPANY
APARTMENT COMMUNITIES
 550 NEWPORT CENTER DRIVE, NEWPORT BEACH, CA 92660-7011
 TELEPHONE: (949) 750-2568 FAX: (949) 750-2566

LA MIRAGE
 8554 AMBROSIA DR., SAN DIEGO, CA 92124



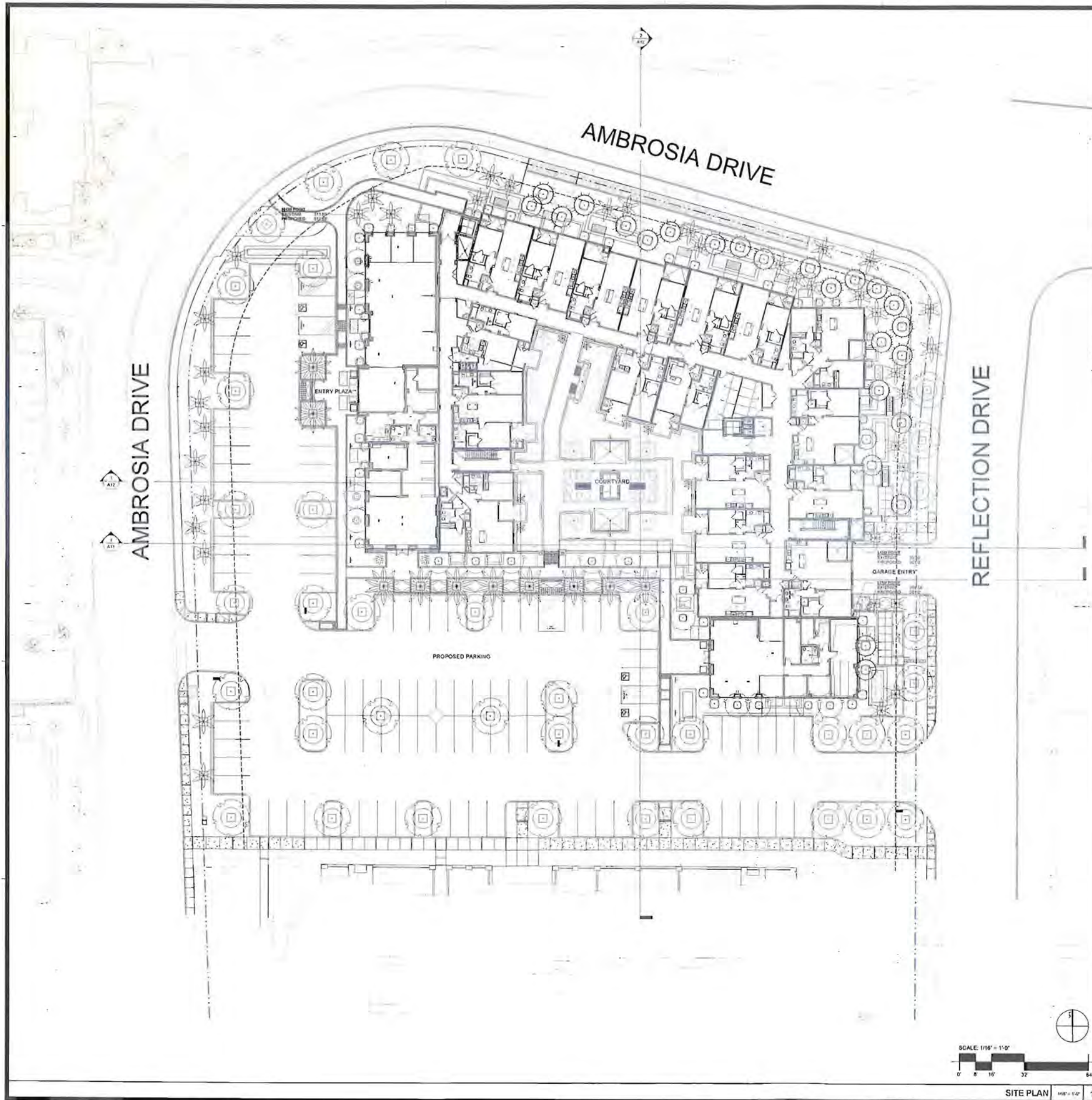
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 San Diego, California 92122
 Tel: 619 554 1500 • Fax: 619 597 8335
 www.fusco.com

REVISIONS		
NO.	DESCRIPTION	DATE
1	FOR SUBMITTAL #1	08/15/14

SHEET TITLE
 EXISTING AERIAL PHOTO OVERLAY

SHEET NUMBER
C7

M & PARTNERS
 McLerrand Vooght Emrick & Partners, Inc.
 1300 Main Street, Suite 600
 Irvine, California 92614
 T 949.499.3258 • F 949.409.3299
 www.mve-architects.com
 Architecture Planning Interiors



- 1 ALL WORK SHALL COMPLY WITH THE SAN DIEGO MUNICIPAL CODE CHAPTER 14 ARTICLE 3 DIVISION 2 "SIGN REGULATIONS"
- 2 ALL REFLECTED WALLS SHALL COMPLY WITH THE SAN DIEGO MUNICIPAL CODE 142034
- 3 ALL APPROVED VEHICLES SHALL BE DETECTED WITH AN INFRARED BEAM DEVICE SATISFACTORY TO THE FIRE MARSHAL. SHALL BE PROVIDED ON ALL VEHICLES WITH ENTRY AND EMERGENCY EXIT POINTS
- 4 ALL SUPPLEMENTED DIRECTORY IN ACCORDANCE WITH PFD POLICY 1.6.8.4 SHALL BE PROVIDED WITH INDICATOR LIGHTS, FIRE DEPARTMENT CONNECTIONS, AND ALARM BELL AND TO BE LOCATED ON THE ADDRESSABLE SIDE OF THE STRUCTURE
- 5 PROVIDE FIRE ACCESS THROUGH COURTS OR RED CURBS IN ACCORDANCE WITH PFD POLICY 1.6.8.1
- 6 PROVIDE BUILDING ACTIVITIES SIGNAGE, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER PFD POLICY 1.6.8.2

SITE PLAN NOTES

LOOK POINT WITHIN BUILDING FOOTPRINT	34'
MINIMUM WITHIN BUILDING FOOTPRINT	27' 6"
ACTUAL GRADE DIFFERENTIAL	10.00'
ALLOWED MAXIMUM GRADE DIFFERENTIAL	15'
SPACING 1/2" @ 12" MAXIMUM	

REFER TO BUILDING ELEVATION SHEETS A11 & A12 FOR PLUMB LINE BUILDING HEIGHT
REFER TO BUILDING SECTION SHEET A11 FOR OVERALL BUILDING HEIGHT

GRADE DIFFERENTIAL

IRVINE COMPANY
APARTMENT COMMUNITIES
550 NEWPORT CENTER DRIVE, NEWPORT BEACH, CA 92660-7011
TELEPHONE: (949) 770-2556 FAX: (949) 770-2995



LA MIRAGE
6555 AMBROSIA DR., SAN DIEGO, CA 92124

REVISIONS

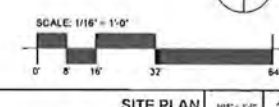
DESCRIPTION	DATE

SHEET TITLE
SITE PLAN

SHEET NUMBER
A1

MVE
+ PARTNERS
1900 Main Street, Suite 800
Irvine, California 92614
949.809.3388
www.mve-architects.com

PDP SUBMITTAL #4 - 08/15/2014



SITE PLAN 1/16" = 1'-0" 1

*BUILDING HEIGHT IS MEASURED FROM EXISTING GRADE OR PROPOSED GRADE WHICHEVER IS LOWER.
 LOW POINT WITHIN BUILDING FOOTPRINT: 301'
 HIGH POINT WITHIN BUILDING FOOTPRINT: 311.55'
 ACTUAL GRADE DIFFERENTIAL: 10.55'
 ALLOWED MAXIMUM GRADE DIFFERENTIAL: 10'
 (SDMC 113.0270(a)(2)(B))



West Elevation - Leasing 19 of 20 2



North Elevation 19 of 20 1

IRVINE COMPANY
 APARTMENT COMMUNITIES
 550 NEWPORT CENTER DRIVE, NEWPORT BEACH, CA 92660-7011
 TELEPHONE: (949) 720-2008 FAX: (949) 720-2098
LA MIRAGE
 PROJECT: 10/15/14, SAN DIEGO, CA 92108



REVISIONS	
DESCRIPTION	DATE

SHEET TITLE
ELEVATIONS

SHEET NUMBER
A10.1





East Elevation 2



South Elevation 1

IRVINE COMPANY
APARTMENT COMMUNITIES
100 NEWPORT CENTER DRIVE, NEWPORT BEACH, CA 92660-1811
TELEPHONE: (949) 720-2366 FAX: (949) 720-2998
LA MIRAGE
6555 AMERICUS DR., SAN DIEGO, CA 92121



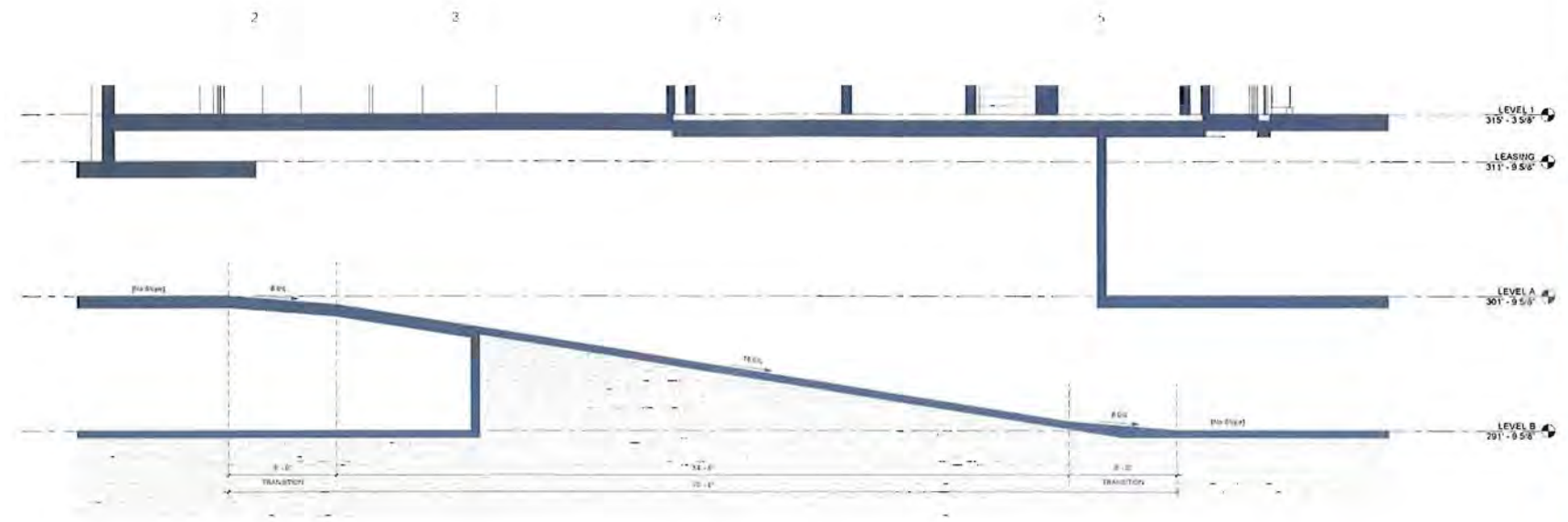
REVISIONS	
DESCRIPTION	DATE

SHEET TITLE
ELEVATIONS

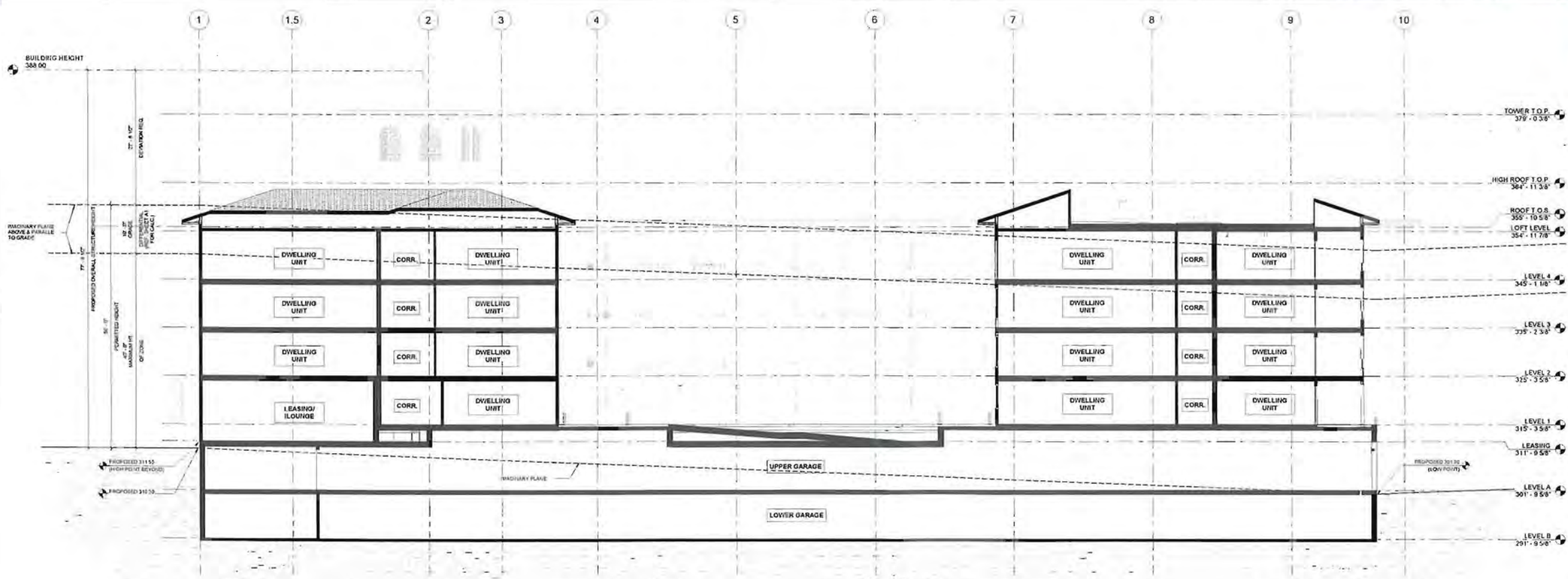
SHEET NUMBER
A10.2



IRVINE COMPANY
APARTMENT COMMUNITIES
 550 NEWPORT CENTER DRIVE, NEWPORT BEACH, CA 92660-7011
 TELEPHONE: (949) 725-2588 FAX: (949) 725-2586
LA MIRAGE
 8555 AUBREY DR., SAN DIEGO CA 92124



ENLARGED SECTION - VEHICLE RAMP 1/4" = 1' 2



BUILDING SECTION - OVERALL STRUCTURE HEIGHT 1/8" = 1' 1

REVISIONS

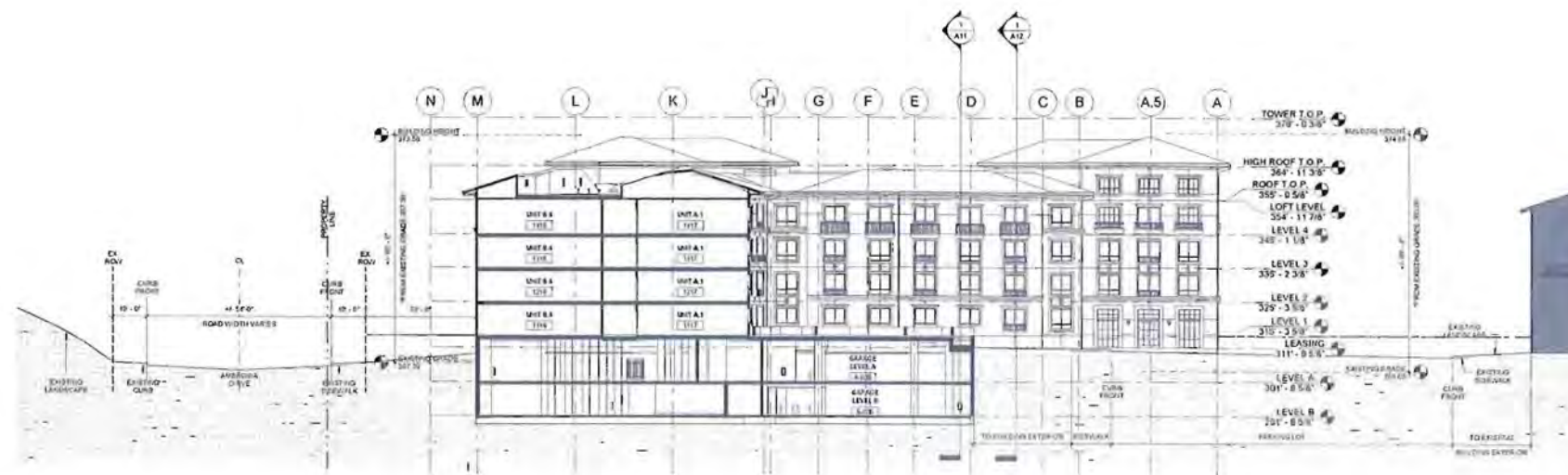
DESCRIPTION	DATE

SHEET TITLE
SECTION

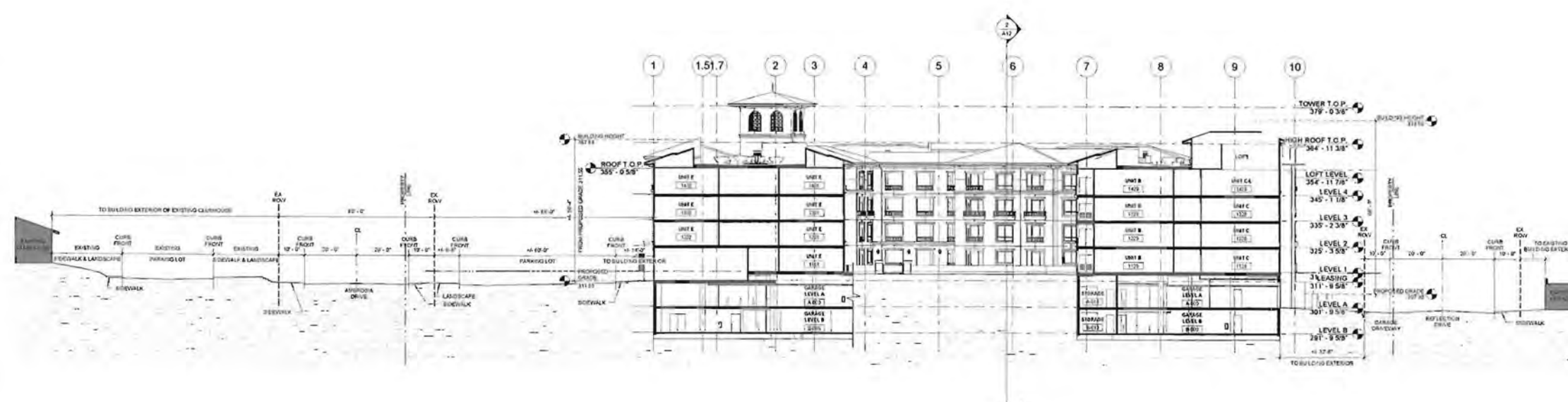
SHEET NUMBER
A11

MVE
 + PARTNERS
 1900 Main Street, Suite 800
 Irvine, California 92614
 949.809.3388
 www.mve-architects.com

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OVERALL SECTION 2 1/8" = 1'-0" 2



OVERALL SECTION 1 1/8" = 1'-0" 1

IRVINE COMPANY
APARTMENT COMMUNITIES
 500 NEWPORT CENTER DRIVE, NEWPORT BEACH, CA 92660-7011
 TELEPHONE: (949) 720-3556 FAX: (949) 720-2296

LA MIRAGE
 5335 AMBROSIA DR., SAN DIEGO, CA 92124

REVISIONS		
NO.	DESCRIPTION	DATE

SHEET TITLE
OVERALL SECTIONS

SHEET NUMBER
A12

MVE
 + PARTNERS

1900 Main Street, Suite 800
 Irvine, California 92614
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IRVINE COMPANY
APARTMENT COMMUNITIES
 550 NEWPORT CENTER DRIVE NEWPORT BEACH, CA 92660-7011
 TELEPHONE: (949) 720-2554 FAX: (949) 720-2596

LA MIRAGE
 550 AMBERGLOA DR. SUITE 1000 CA 92614



UNIT D (CORRIDOR WH)

1253 GSF	
1161 HSF	
UNIT D	1

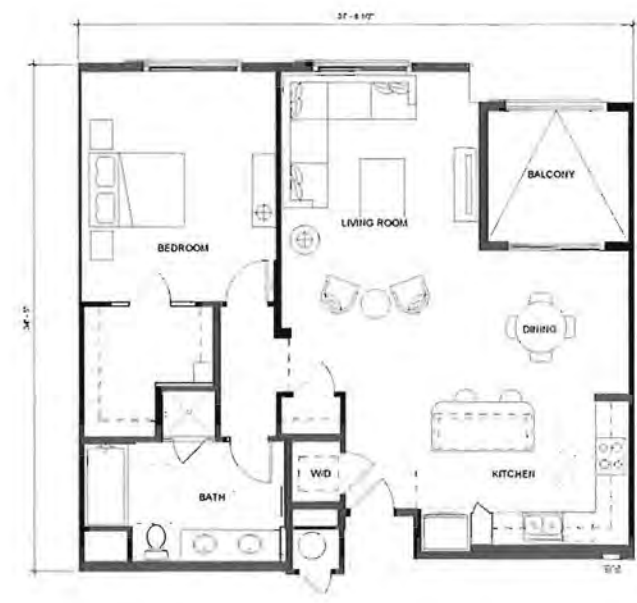


UNIT B (CORRIDOR WH)

681 GSF	
304 HSF	
UNIT B	5



1250 GSF	
1176 HSF	
UNIT E	3



1135 GSF	
1058 HSF	
UNIT C	2



730 GSF	
678 HSF	
UNIT A	4

REVISIONS	
DESCRIPTION	DATE

SHEET TITLE
UNIT PLANS

SHEET NUMBER
A13



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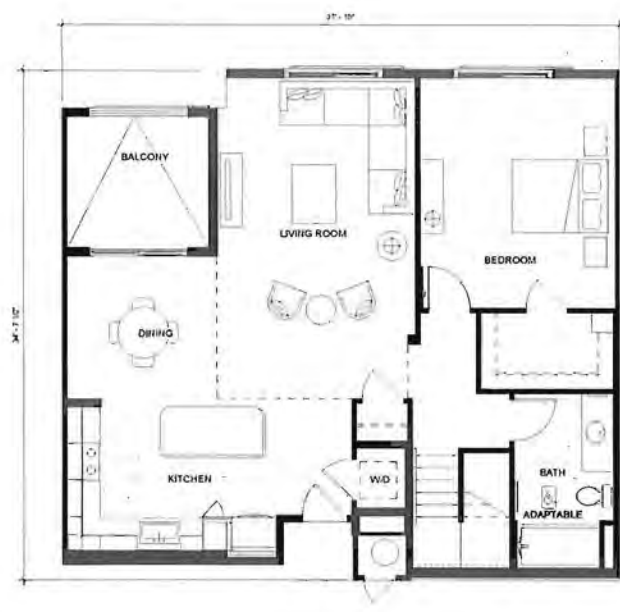
PDP SUBMITTAL #4 - 08/15/2014

ALL UNIT PLANS



UNIT E-L LOFT 2

UNIT C-L LOFT 4



1517 GSF
1425 HSF
UNIT E-L 1

1360 GSF
1288 HSF
UNIT C-L 3

IRVINE COMPANY
APARTMENT COMMUNITIES



550 NEWPORT CENTERS DRIVE, NEWPORT BEACH, CA 92660-7011
TELEPHONE (949) 720-3558 FAX (949) 720-2996

LA MIRAGE
6555 AUBURNDALE CR., SAN DIEGO, CA 92124

REVISIONS		
DESCRIPTION	DATE	

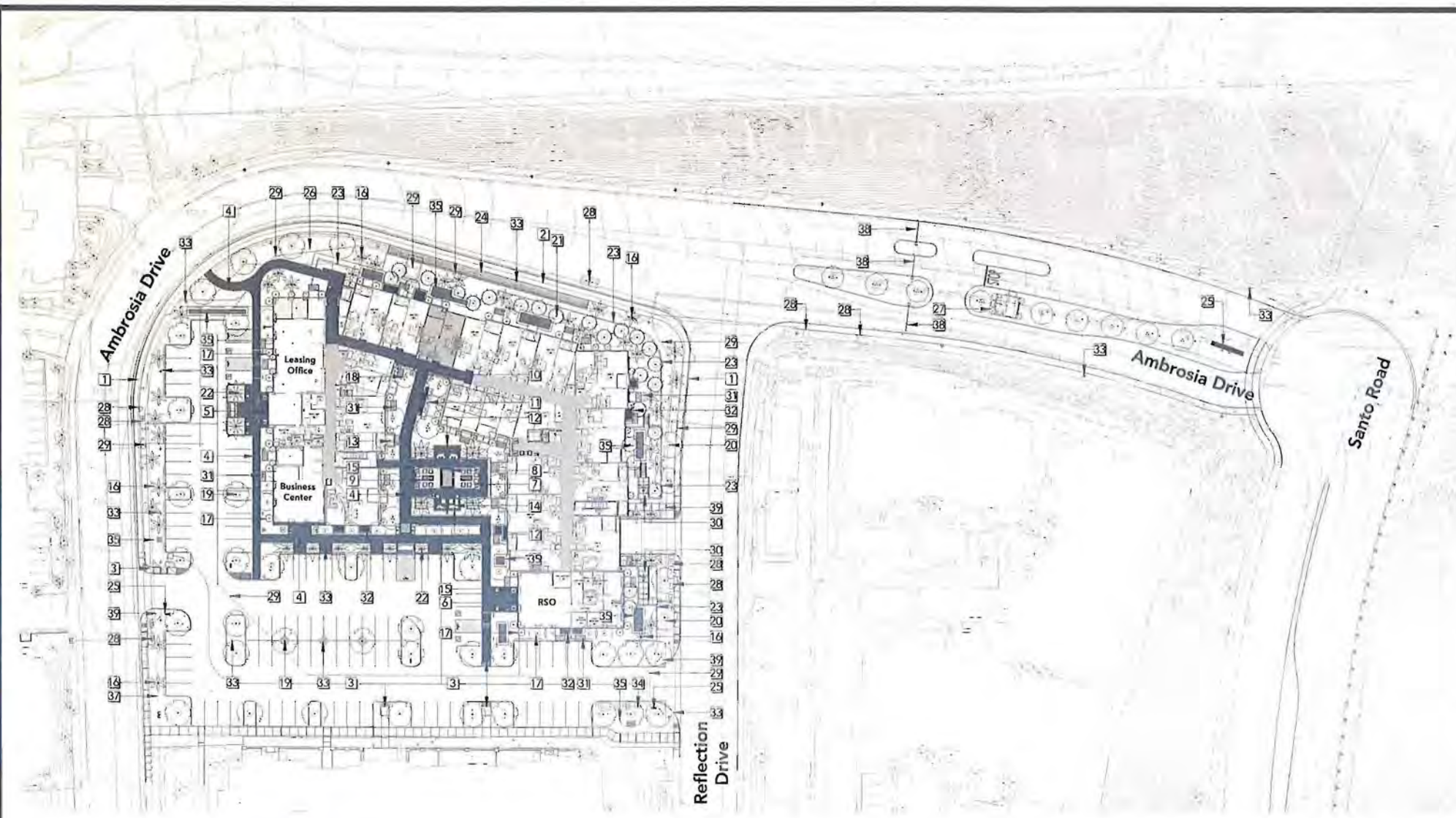
SHEET TITLE
UNIT PLANS

SHEET NUMBER
A14



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Irvine, California 92614
949.809.3388
www.mve-architects.com

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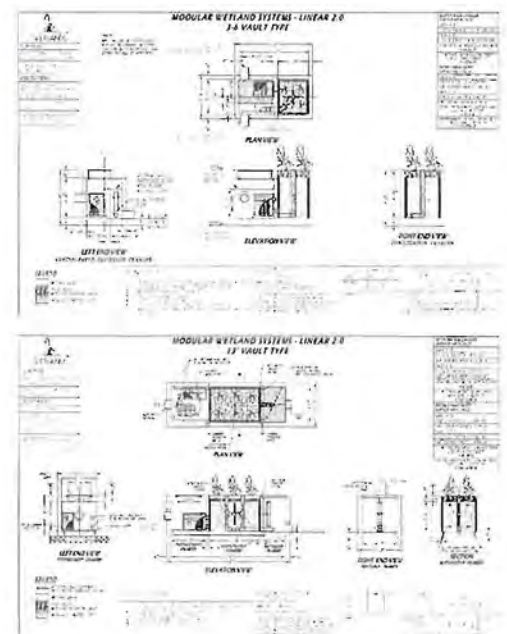
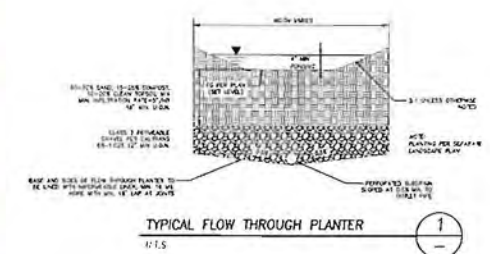
DESIGN LEGEND:

Symbol	Description
1	Existing Natural Gray Concrete Sidewalk
2	Widened Natural Gray Concrete Sidewalk
3	Accessible Pedestrian Connections to Existing Apartments
4	Decorative Unit Paving
5	Leasing Office Entrance
6	RSO Entrance
7	Enhanced Courtyard Unit Paving
8	Water Feature
9	Fire Table with Group Seating
10	Barbecue Area
11	Courtyard
12	Shaded Seating
13	Private Patios
14	Soft Furniture Grouping
15	Decorative Planters
16	Palm Groupings to Match Existing Landscape Context
17	Column Architectural Accents
18	Sprinkler Trees
19	Shade Trees
20	Scenographic Trees
21	Screening Trees
22	Acacia Palms
23	Burning Mill
24	Turkibush
25	Sagebrush
26	Turf
27	Edge Gravel Hous
28	Existing Utilities
29	Proposed Utilities (Sewer and water laterals, storm drains and fire hydrant)
30	Gas Vent Room
31	Ladder Access/Clearance Zone
32	Accessways per Architect
33	Site Lighting (Street, Parking and Landscaped)
34	Catch Basin
35	Flow Through Planter (Batch represents lined area)
36	Modular Wetland System
37	Indigation Controller
38	Vehicle Entry UH Gate
39	10' x 10' Visibility Triangle



ILLUSTRATIVE SITE PLAN 1:30

TECHNICAL SITE PLAN 1:30



STORM WATER BMP DETAILS, TYP

IRVINE COMPANY
APARTMENT COMMUNITIES
 550 NEWPORT CENTER DRIVE, NEWPORT BEACH, CA 92660-7011
 TELEPHONE: (949) 720-2558 FAX: (949) 720-2556

LA MIRAGE
 8554 AMBROSIA DR., SAN DIEGO, CA 92124

REVISIONS

DESCRIPTION	DATE

SHEET TITLE
LANDSCAPE PLAN

SHEET NUMBER
L1

Silverwood landscape
 1111 Baker Street
 Costa Mesa, CA 92626
 Phone: 714-427-6134
 www.silverwoodlandscape.com

THE VILLAGE APARTMENTS

DIRECTIONAL SIGN PROGRAM

Date: 08-11-2014
Revised: 08-27-2014

Prepared by:



THE PROJECT

The Village Apartment Homes (formerly La Mirage), is located at the Northwest corner of Santo Rd. and Friars Rd. in San Diego, California. The site is bounded on the south by Friars Road, east by Santo Rd., west by I-15 and north by undeveloped residential zoned properties. The approximately 75 acre site is in the RM1-1, RM2-5 and RS1-8 zones, within the Tierrasanta Community Planning Area, City Council District 7.

THE SIGN PROGRAM

The Village Directional Sign Program addresses the sales and directional needs of The Village Apartment Homes and is composed of 1 wall sign and 3 ground signs:

Sign 1: A Project Identification Wall Sign located high on the bluff overlooking I-15 and Friars Road. The sign is composed of dimensional letters and replaces an existing sign of similar dimensions at that same location.

Location 2: A Project Directional Ground Sign located on the North side of Friars Road is to be removed.

Sign 3: A Project Identification Ground Sign is located at the turn onto Santo Road from Friars Road, at a point that serves as the project's principle entrance. It replaces an existing ground sign at the same location.

Sign 4: A Secondary Project Directional Ground Sign is located midway along Santo Road. The sign serves as a continuation marker along the 1500 feet between Friars Road and Ambrosia.

Sign 5: A Project Identification Ground Sign is located at the secondary project entrance and signals a left turn onto Ambrosia. It replaces an existing ground sign at the same location.

The Village Apartments Directional Sign Program proposes signs of greater height and size as the standard City of San Diego Zoning regulations normally allow. Comprehensive sign plans may be requested to modify applicable sign requirements if the proposed signs, as a whole, are in conformance with the intent of the sign regulations and if the exceptions result in an improved relationship among the signs and building facades on the premises. (Sec 141.1103)

THE SIZE AND SCALE OF THE PROJECT:

1. The signs serve a 75 acre site which contains approximately 1,410 new or newly renovated high-end residential units with recreational and lifestyle amenities. The City's zoning regulations for directional signs in the RM1-1, RS1-8 and RM2-5 zones are highly restrictive allowing for signs, at most, no greater than 6 feet high and 16 square feet. These limitations do not anticipate a project of the size and scale of The Village. Smaller projects with fewer units generally require a lesser distance to access from surrounding streets. At The Village, vehicles travel over one mile from first sighting the Project Identification Sign to the leasing office. Consequently the sign plan seeks approval for deviations for sign size and height by way of this sign program.

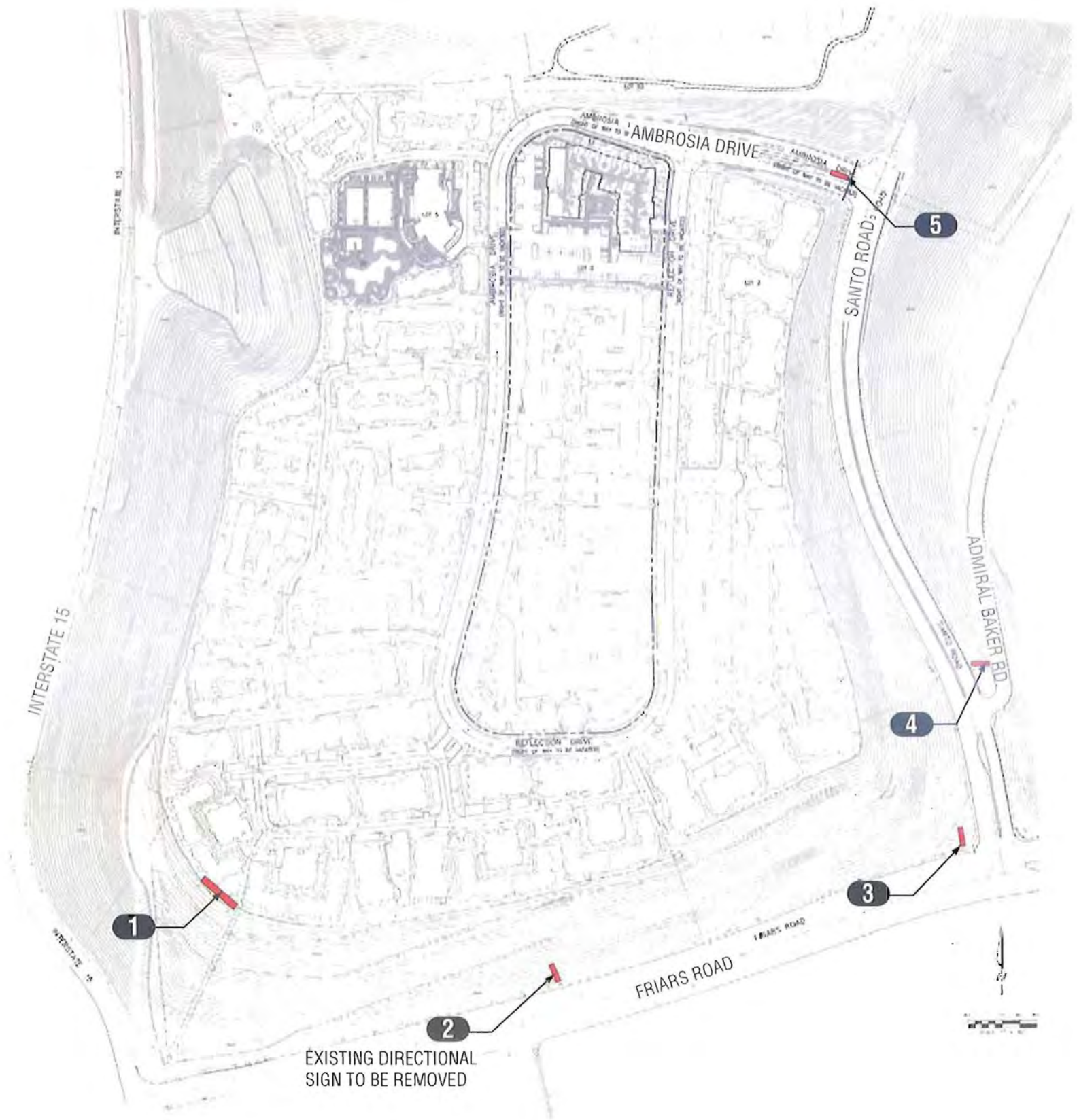
TRAFFIC SAFETY:

Signs No's 1 and 3 are viewed from Friars Road, a roadway 108 to 115 feet wide with a speed limit of 50 MPH. Sign readability can be a safety issue where sign lettering is not adequately sized to be easily readable. The Directional Sign Plan provides letter sizes designed to be readable from 400 - 800 ft., giving the driver adequate decision and reaction time to negotiate through the three lanes along east bound Friars Road to the left turn at the principle project entrance.

IN SCALE WITH SURROUNDINGS:

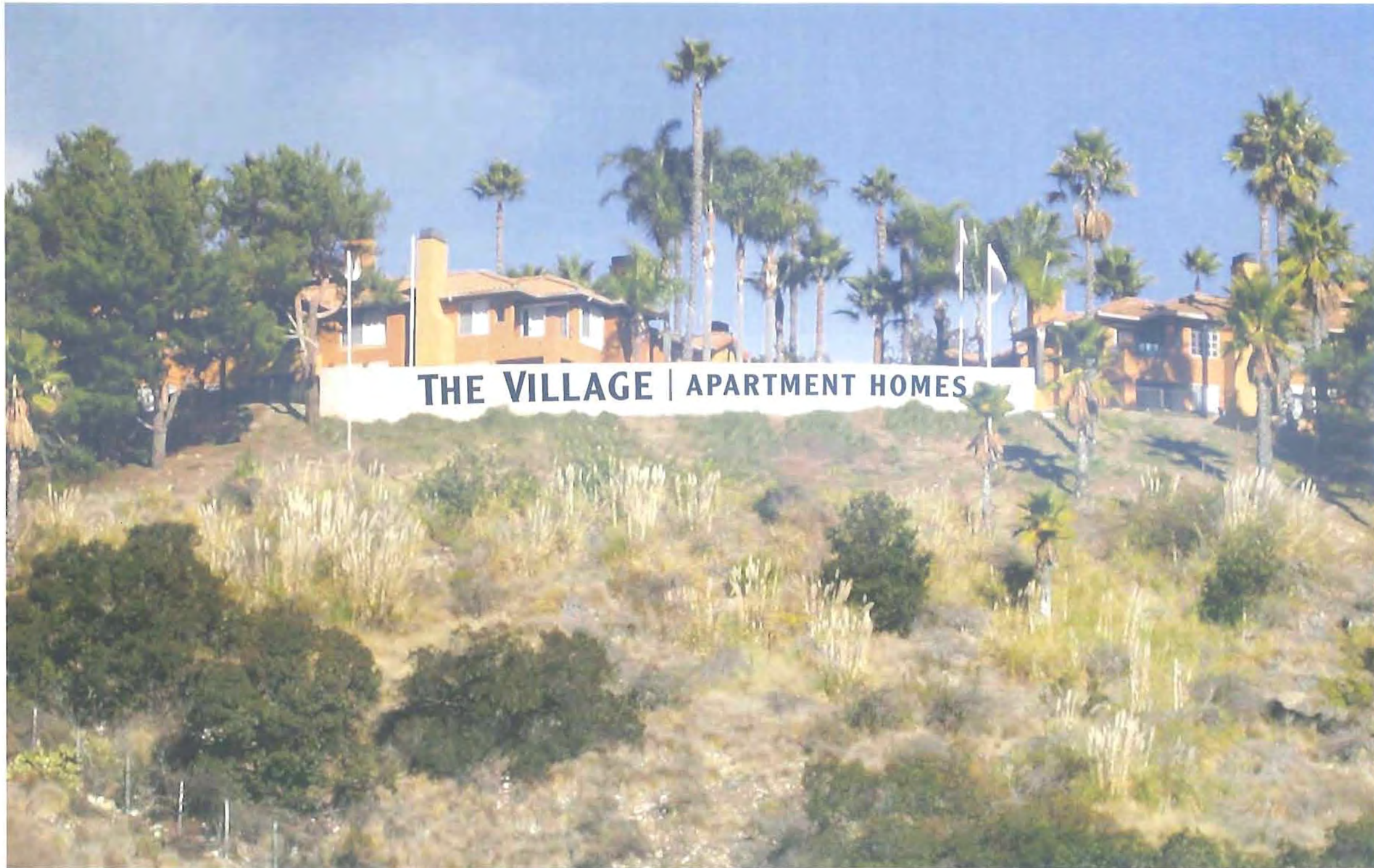
Sign No.1 is viewed from over a half mile and is located more than 100 feet above the roadway. It is seen against a backdrop of two story buildings and natural vegetation. Sign 3 is located at the base of a 95 foot embankment and viewed in front of a backdrop of natural vegetation. The foreground is the north side of Friars Road - a traffic environment with few pedestrians and no curb-side parking. The signs are positioned and sized so they do not break the visual skyline and do not overwhelm their surroundings. Though large in dimensions, the signs appear smaller and in-scale with their surroundings. As such, the signs are configured to display adequately sized lettering but are not so large as to be overbearing where they are sited.

- THE VILLAGE | APARTMENT HOMES**
- 1 PROJECT IDENTIFICATION WALL SIGN
4'-5" x 80'-0"
 - 2 TO BE REMOVED
 - 3 CORNER PROJECT IDENTIFICATION SIGN
9'-4 1/2" X 17'-8"
 - 4 SECONDARY PROJECT DIRECTIONAL SIGN
(SUBDIVISION DIRECTIONAL)
5'-6" X 2'-10"
 - 5 CORNER PROJECT IDENTIFICATION SIGN
6'-0" X 11'-9 1/2"



EXISTING DIRECTIONAL SIGN TO BE REMOVED

SITE PLAN - SIGN LOCATIONS
SCALE: 1" = 300'-0"



1 PROJECT IDENTIFICATION WALL SIGN

SIGN 1: IS A PROJECT IDENTIFICATION WALL SIGN WITH 4'-5" HIGH DIMENSIONAL LETTERS, 272 SQ. FT. IT REPLACES AN EXISTING 274 SQ. FT. WALL SIGN AT THE SAME LOCATION. THE SIGN IS IN THE RM1-1 ZONE ORIENTED TOWARDS I-15.



EXISTING WALL SIGN - COPY TO BE CHANGED



FABRICATED PAINTED ALUMINUM LETTERS, STUD MOUNTED TO EXISTING WALL. FRONT ILLUMINATED WITH GROUND MOUNTED LIGHT FIXTURES.

COLOR
 WALL: DUNN EDWARDS DE6169 - MILK MUSTACHE.
 COPY: BENJAMIN MOORE (CUSTOM) - DEEP BRONZE.
 ACCENT STRIPE: (PAINT TO MATCH) GERBER 220-29 - RUSSET BROWN.

1 PROJECT IDENTIFICATION WALL SIGN



2 SIGN TO BE REMOVED



3 CORNER PROJECT IDENTIFICATION SIGN

SIGN 3: IS A PROJECT IDENTIFICATION GROUND SIGN APPROXIMATELY 9'-4 1/2" HIGH, 165.82 SQ. FT. IT REPLACES AN EXISTING 120 SQ. FT. GROUND SIGN AT THE SAME LOCATION. THE SIGN IS IN THE RM1-1 ZONE, ALONG SANTO RD. STREET WIDTH IS 73 FT., SPEED LIMIT 40 MPH.



EXISTING SIGN - TO BE REPLACED

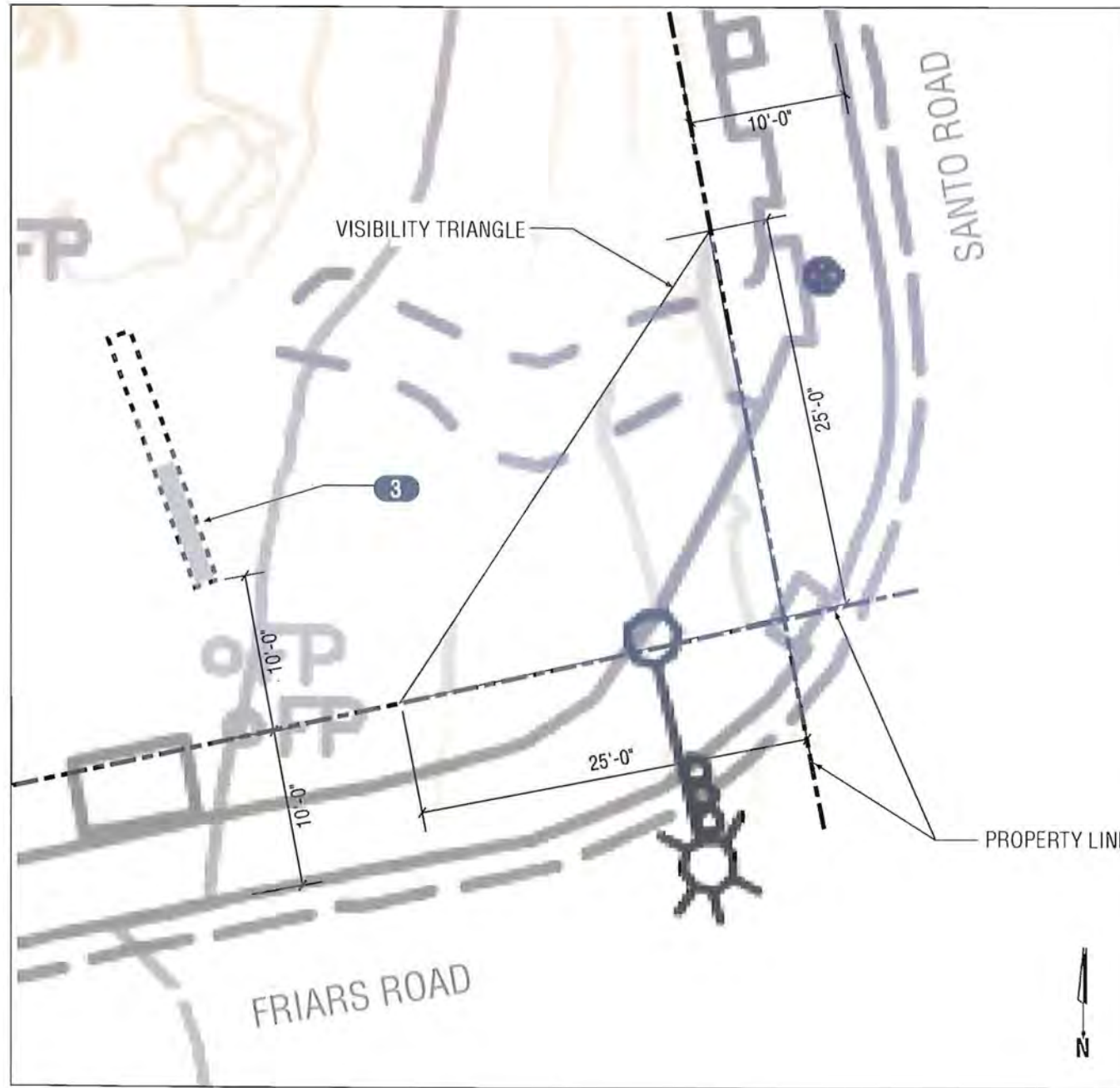


FRONT VIEW - (DOUBLE FACED)
SCALE: 1/4" = 1'-0"

INTERNALLY ILLUMINATED ALUMINUM SIGN CABINET WITH PUSH-THRU ACRYLIC LETTERS, RETURNS LIGHTLY SANDED, FACES WITH FACE APPLIED OPAQUE VINYL.

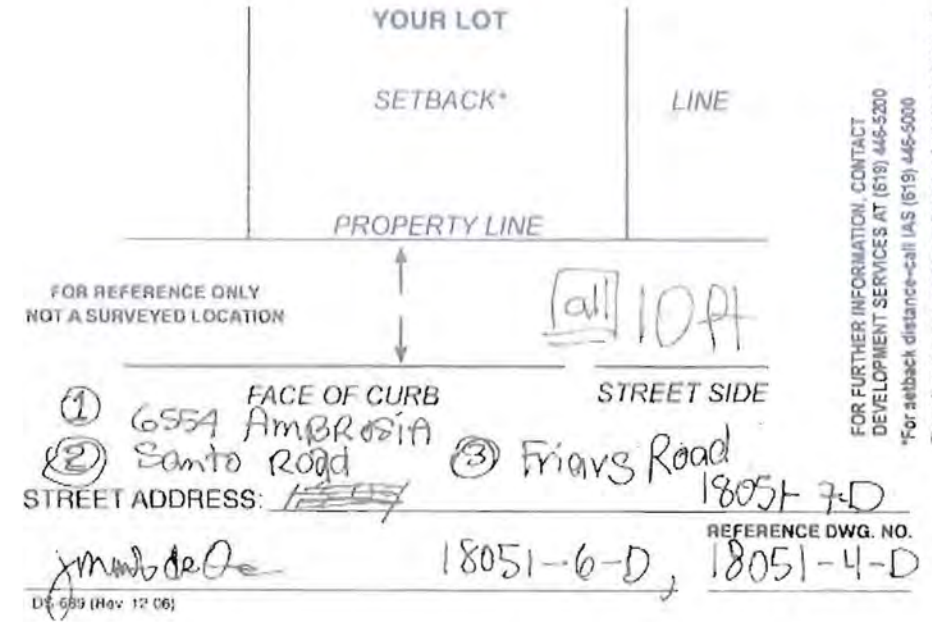
COLOR
CABINET BODY: DUNN EDWARDS DE6169 - MILK MUSTACHE.
CAP AND BASE: SHERWIN WILLIAMS SW 7026 GRIFFIN.
LETTER FACES: GERBER DURANODIC 220-69.

3 CORNER PROJECT IDENTIFICATION SIGN



SIGN LOCATION
SCALE: 1" = 10'

— EXISTING MONUMENT
 - - - - - PROPOSED NEW MONUMENT



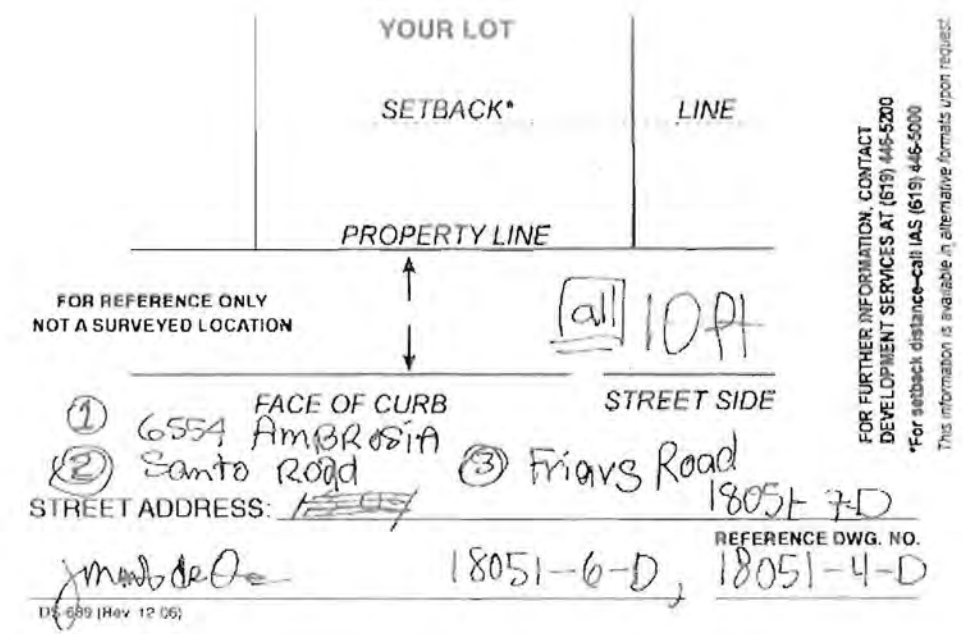
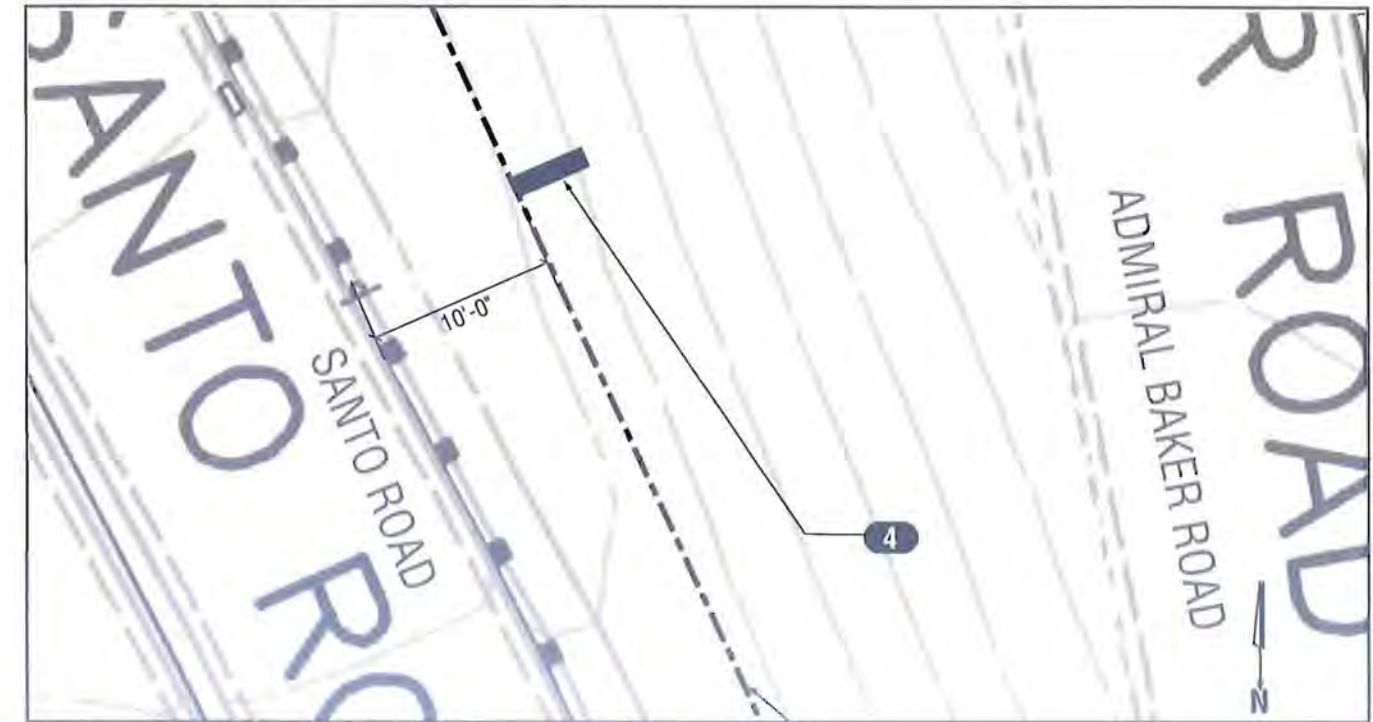
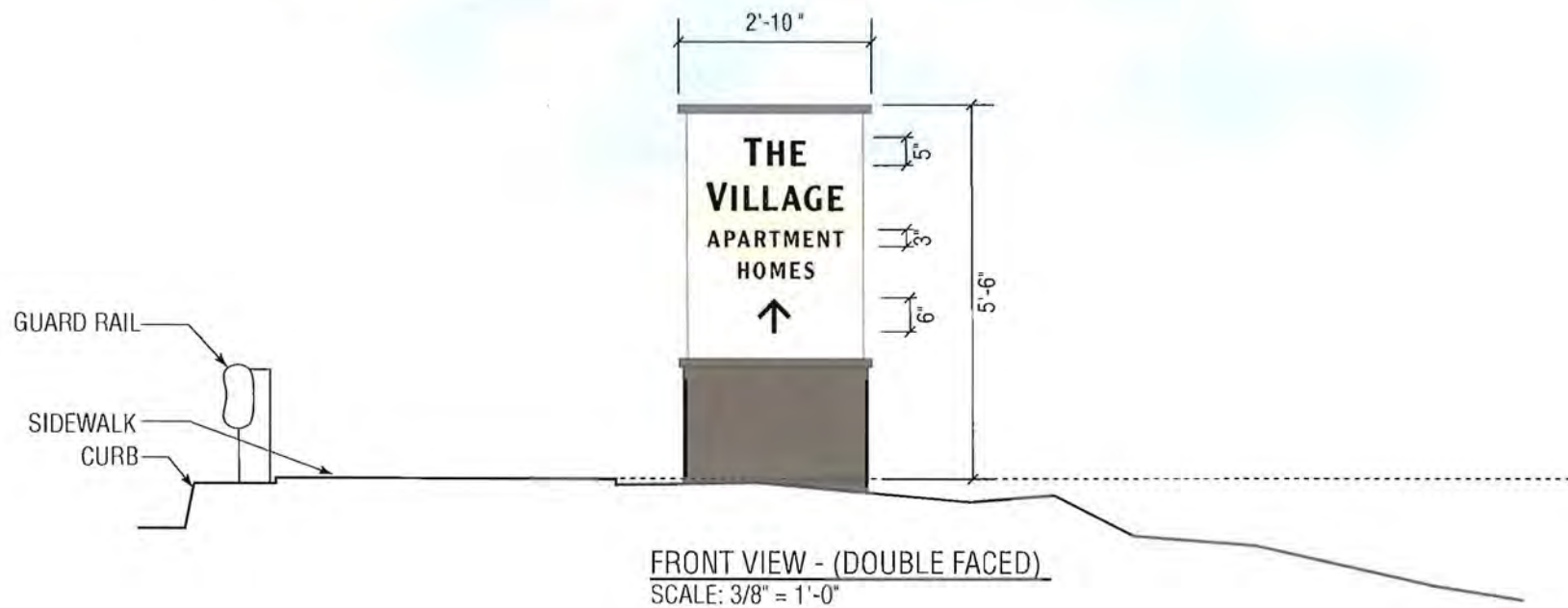


4 SECONDARY PROJECT DIRECTIONAL SIGN
(SUBDIVISION DIRECTIONAL)

SIGN 4: IS A SECONDARY PROJECT DIRECTIONAL GROUND SIGN, A NEW STRUCTURE, APPROXIMATELY 5'-6" HIGH, 15.59 SQ. FT. THE SIGN IS IN THE RS1-8 ZONE, ALONG SANTO RD. STREET WIDTH IS 73 FT., SPEED LIMIT 40 MPH.

INTERNALLY ILLUMINATED ALUMINUM SIGN CABINET WITH PUSH-THRU ACRYLIC LETTERS, RETURNS LIGHTLY SANDED, FACES WITH FACE APPLIED OPAQUE VINYL.

COLOR
 CABINET BODY: DUNN EDWARDS DE6169 - MILK MUSTACHE.
 CAP AND BASE: SHERWIN WILLIAMS SW 7026 GRIFFIN.
 LETTER FACES: GERBER DURANODIC 220-69.



4 SECONDARY PROJECT DIRECTIONAL SIGN
 (SUBDIVISION DIRECTIONAL)



5 ENTRY PROJECT IDENTIFICATION SIGN

SIGN 5: IS A PROJECT IDENTIFICATION GROUND SIGN APPROXIMATELY 6'-0" HIGH, 70.75 SQ. FT. IT REPLACES AN EXISTING 120 SQ. FT. GROUND SIGN AT THE SAME LOCATION. THE SIGN IS IN THE RM1-1 ZONE, ALONG SANTO RD. STREET WIDTH IS 73 FT., SPEED LIMIT 40 MPH.

INTERNALLY ILLUMINATED ALUMINUM SIGN CABINET WITH PUSH-THRU ACRYLIC LETTERS, RETURNS LIGHTLY SANDED, FACES WITH FACE APPLIED OPAQUE VINYL.

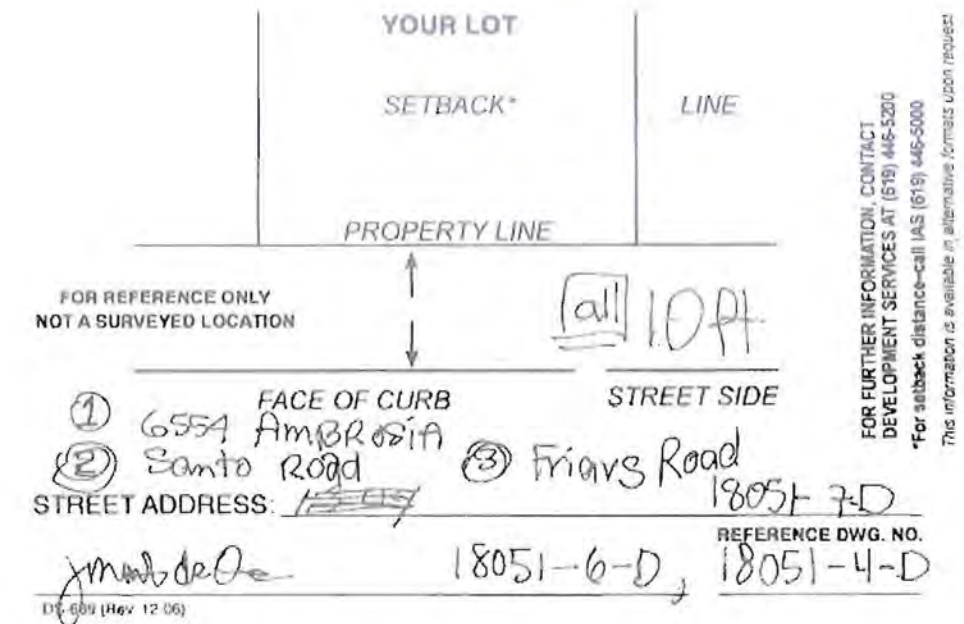
COLOR
 CABINET BODY: DUNN EDWARDS DE6169 - MILK MUSTACHE.
 CAP AND BASE: SHERWIN WILLIAMS SW 7026 GRIFFIN.
 LETTER FACES: GERBER DURANODIC 220-69.



EXISTING SIGN - TO BE REPLACED

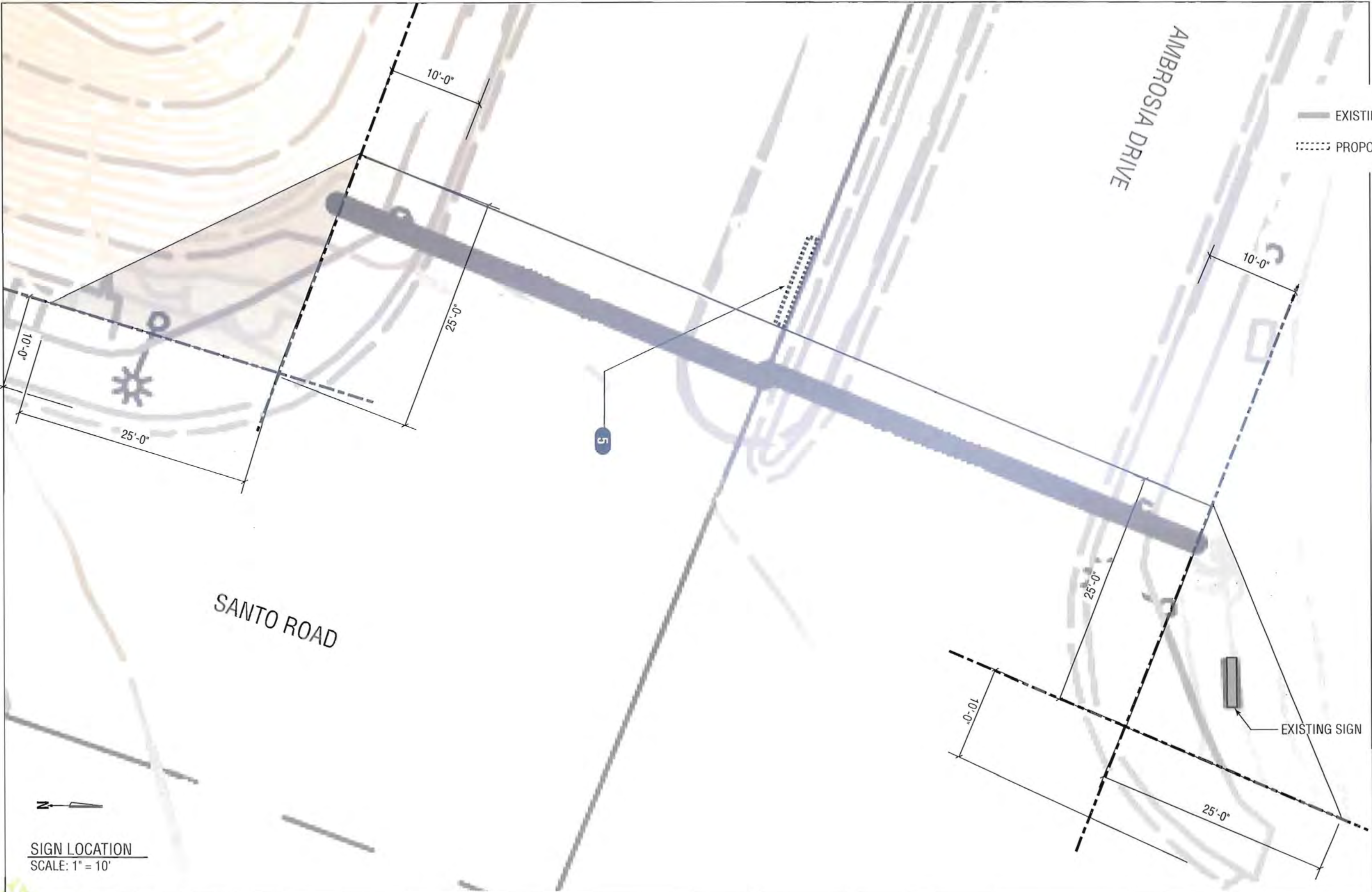


FRONT VIEW - (SINGLE FACED)
 SCALE: 1/2" = 1'-0"



FOR FURTHER INFORMATION, CONTACT DEVELOPMENT SERVICES AT (619) 445-5200
 *For setback distance—call IAS (619) 445-5000
 This information is available in alternative formats upon request

5 ENTRY PROJECT IDENTIFICATION SIGN



— EXISTING MONUMENT
 - - - - - PROPOSED NEW MONUMENT

SIGN LOCATION
 SCALE: 1" = 10'

SIGN	LOCATION	CRITERIA	EXISTING	PROPOSED	ALLOWED PER CITY SDMC	Deviation in Height	Deviation in area	DEVIATION
1 Project ID Wall Sign	Street: Corner I-15 and Friars Road Street Width: Speed Limit: 50 mph Zone: RM1-1 Within Visibility Triangle: No	Quantity:	1	1	1			Area
		Letter Ht.:	3'-10 1/2"	4'-5"	6'-0"	0		
		Wall Ht.:	8'-4"	8'-4"		0		
		Area:	274 sq. ft.	272	16 sq. ft.		-2 sq. ft.	
		Copy:	La Mirage Apartments	The Village Apartment Homes	n/a			
2 Project Directional (TO BE REMOVED)	Street: Friars Rd. Street Width: 108 - 115 ft. Speed Limit: 50 mph Zone: RM1-1 Prox. to PROW: 16 ft. Within Visibility Triangle: No	Quantity:	1	0 (to be removed)	1			N/A
		Height:	16'-7"	0	4'-0" *	-16'-7"		
		Area:	116 sq. ft.	0 (to be removed)	10.56 sq.ft. *		-116 sq. ft.	
		Copy:	La Mirage Next Left <		n/a			
					* allowance reduced to 66% height and area by proximity to PROW (6 ft. h, 16 sq. ft.)			
3 Project Identification	Street: Santo Rd. Street Width: 73 - 76 ft. Speed Limit: 40 mph Zone: RM1-1 Prox. to PROW: 20 ft. Within Visibility Triangle: No	Quantity:	1	1	1			Height and Area
		Height:	17'-1"	9'-4 1/2"	4'-0" *	- 7'-9"		
		Area:	120 sq. ft.	166 sq. ft.	10.56 sq.ft. *		+46 sq. ft.	
		Copy:	La Mirage 1, 2, 3 Bedrooms < Turn Here	The Village Apartment Homes	n/a			
					* allowance reduced to 66% height and area by proximity to PROW (6 ft. h, 16 sq. ft.)			

SIGN	LOCATION	CRITERIA	EXISTING	PROPOSED	ALLOWED PER CITY SDMC	Deviation in Height	Deviation in area	DEVIATION
4 Secondary Project Directional	Street: Santo Rd. Street Width: 73 - 76 ft. Speed Limit: 40 mph Zone: RS1-8 Prox. to PROW: 10 ft. Within Visibility Triangle: No	Quantity:	n/a	1	1			Height and Area
		Height:	n/a	5'-6"	2'-0" **	+5'-6"		
		Area:	n/a	15-1/2 sq. ft.	3 sq. ft., not to exceed 3' x 3' **	+15-1/2 sq. ft.		
		Copy:	n/a	The Village Apartment Homes ^	n/a			
					** allowance reduced to 33% height and area by proximity to PROW (6 ft. h, 16 sq. ft.)			
5 Project Identification	Street: Santo Rd. Street Width: 73 - 76 ft. Speed Limit: 40 mph Zone: RM1-1 Prox. to PROW: 26 Within Visibility Triangle: No	Quantity:	1	1	1			Area
		Height:	12'-6"	6'-0"	6'-0"	-6'-6"		
		Area:	51 sq. ft.	71 sq. ft.	16 sq. ft.	+20 sq. ft.		
		Copy:	La Mirage Leasing Center <	The Village Apartment Homes	n/a			
TOTAL DEVIATION:						-25 sq. ft.	-36 1/2 sq. ft.	