



THE CITY OF SAN DIEGO

Report to the Hearing Officer

HEARING DATE: April 20, 2016 REPORT NO. HO 16-023

SUBJECT: Park and Polk

PROJECT NUMBER: 422693

REFERENCE: Planning Commission Report No. PC-08-136

OWNER/APPLICANT: Uptown Villas, LLC, Owner/Matthew Segal, Applicant

SUMMARY:

Issue: Should the Hearing Officer approve the construction of a new mixed-use development with affordable housing on the southeast corner of Park Boulevard and Polk Avenue, within the Greater North Park Community Planning area?

Staff Recommendations:

1. APPROVE Site Development Permit No. 1487730; and
2. APPROVE Neighborhood Development Permit No. 1631231

Community Planning Group Recommendation: On July 21, 2015, the North Park Planning Committee voted 12-0-0 to recommend approval of the proposed project without conditions or recommendations.

Environmental Review: Mitigated Negative Declaration (MND) and associated Mitigation, Monitoring and Reporting Program (MMRP) No. 147090 was prepared for the original project and certified by the Planning Commission on October 23, 2008. The proposed project was reviewed by City staff and it was determined that, in accordance with California Environmental Quality Act (CEQA) Guidelines Section 15162(a): (1) No substantial changes are proposed in the project that would require major revisions of the previous MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) No substantial changes have occurred with respect to the circumstances under which the project will be undertaken that would have required major revisions to the previous MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

and (3) There is no new information of substantial importance that was not known and could not have been known at the time the previous MND was certified that shows any of the circumstances described in CEQA Guidelines 15162(3)(A)-(D). Therefore, no subsequent environmental document is required, in that no new impacts, increase in severity of the impacts and/or mitigation measures are required beyond those that were analyzed in the original environmental document. All of the impacts were adequately addressed and disclosed in previously certified MND No. 147090. Additionally, the current project would be required to implement all mitigation measures (Paleontological Resources) outlined within the previously certified MND. Mitigation is required for the project to ensure that any impacts will be mitigated to below a level of significance.

BACKGROUND

The 0.48-acre project site is located at 4075 Park Boulevard at the southeast corner of Park Boulevard and Polk Avenue (Attachment 1) in a developed, urban neighborhood. The site is currently vacant but was previously developed with a church that was demolished with approved permits. The site is located in the CL-2 Zone of the Mid-City Communities Planned District (MCCPD), the Transit Area Overlay Zone and the FAA Part 77 Noticing Area, within the Greater North Park Community Plan (GNPCP) area (Attachment 2).

The CL-2 Zone is a Commercial Linear zone that is applied to areas between commercial nodes to encourage mixed-use development. This zone allows a residential density of one unit per 600 square feet of lot area, or 35 units allowed on this 20,909-square-foot site. The GNPCP designates the site for commercial and multi-family development with a residential density of 45 to 55 dwelling units per acre. A density bonus based on parcel accumulation and adherence to the design guidelines of the GNPCP Urban Design Element can allow a bonus of up to 75 dwelling units per acre, or 36 units allowed onsite.

The project site is a relatively flat, square-shaped lot that is bordered by Park Boulevard to the west, Polk Avenue to the north, an alley to the east and an existing one-story commercial structure to the south. The properties to the north and west of the site are also zoned CL-2 and include one- to three-story commercial structures and several two-story, multi-family structures on Polk Avenue. The properties to the east are zoned MR-800B, which is a multi-family zone, and are developed with two-story, multi-family structures. The San Diego Metropolitan Transit System's University Avenue Rapid bus station is located approximately two blocks south of the project site.

On October 23, 2008, the Planning Commission approved Park Terrace, Project No. 147099, Site Development Permit (SDP) No. 519003 and Vesting Tentative Map (VTM) No. 516984, for the construction of a 67,187-square-foot, five-story, mixed-use project with one commercial and 35 market-rate residential condominium units and 87 underground parking spaces on the project site. The project included deviations from the height, setback, street wall and transparency requirements of the CL-2 Zone. The project was not constructed and the VTM final map process was never completed to create the condominium units. The expiration date of the SDP and VTM was November 6, 2015.

DISCUSSION

The proposed project is an eight-story, 90,643-square-foot, mixed-use structure with 47 two-bedroom residential apartment units, which includes 43 market-rate units and four affordable units restricted to very low income households. The project would also provide two commercial units totaling 3,287 square feet and eight single-tenant office spaces totaling 3,928 square feet. A total of 88 parking spaces would be provided on the ground level and in a subterranean parking garage with access via two driveways along the alley frontage.

The two commercial units would be located on the ground level along the entire Park Boulevard frontage and a portion of the Polk Avenue frontage. The corner of Park Boulevard and Polk Avenue includes a plaza area to create a more pedestrian-friendly environment. The eight single-tenant offices would be located on the first, second, seventh and eighth floors and a permit condition has been included which prohibits the offices from being used for residential purposes. The project incorporates extensive landscaping, including street trees in excess of code requirements on Park Boulevard and Polk Avenue, street yard plantings along Park Boulevard, south side yard trees and planters on the second and eighth floors which incorporate trees and ground cover.

As proposed, the project requires the approval of a Neighborhood Development Permit (NDP) and an amendment to approved Site Development Permit (SDP) No. 519003, which had not yet expired as of the deemed complete date of this project. The SDP is required because the project exceeds the residential unit count and gross floor area listed in Table 1512.02A of the San Diego Municipal Code (SDMC) and to allow for deviations from the development requirements of the MCCPD Ordinance. The NDP is required to allow for commercial tandem parking. Both the SDP and NDP requests are discussed in detail below.

Affordable Housing Density Bonus and Incentives

The applicant has requested a density bonus in accordance with the Affordable Housing Density Bonus Regulations described in Chapter 14, Article 2, Division 13 of the SDMC and consistent with State of California Density Bonus Law. The CL-2 Zone allows for 35 dwelling units on the project site. In exchange for restricting 11 percent (four units) of the allowed 35 units as affordable to very-low income households, the applicant is eligible for a 35 percent density bonus, for a total of 47 units allowed and two development incentives, as described in SDMC Table No. 143-07B.

The applicant is requesting the development regulation deviations listed below as their two allowed Development Incentives for Affordable Housing Density Bonus Projects:

Affordable Housing Density Bonus Incentives			
Regulation	Requirement	Proposed	Deviation Percent
Height	50' maximum	Main Building - 84'-3"	69%
		Top of Elevator Tower - 91'	82%
Commercial Parking	15.4 spaces	7 spaces	55%

Site Development Permit - Deviations

The applicant is requesting the approval of deviations from the setback, transparency and offsetting plane requirements of the MCCPD Ordinance. Deviations are allowed by the MCCPD Ordinance with the approval of a Mid-City Communities Development Permit, which is processed in the same manner as a Process Three SDP. The requested deviations differ from those approved by the original SDP, therefore an amendment is required. The deviations were analyzed by staff to determine consistency with the MCCPDO and the Greater North Park Community Plan. City staff is supportive of the deviations as proposed and believes the required findings can be met. The requested deviations are as follows:

Mid-City Communities Planned District Ordinance Deviations			
Regulation	Requirement	Proposed	Deviation Percent
Front Yard Setbacks - North Elevation	3 rd floor - 12'	11'	8%
	4 th floor - 18'	11'	39%
	5 th floor - 24'	11'	54%
	6 th floor - 24'	11'	54%
	7 th floor - 24'	11'	54%
	8 th floor - 24'	18'	25%
Side Yard Setbacks - East Elevation	6 th floor - 15'	9'	40%
	7 th floor - 15'	9'	40%
Transparency - West Elevation	50% maximum	73%	46%
Offsetting Planes - West Elevation	6 planes	4 planes	33%

Table 1512-03Q of the MCCPD Ordinance requires every story above the second to incorporate an additional setback from the story below. For the front yard this additional setback is limited to a maximum of 24 feet and for the interior side yard setback it is limited to 15 feet. The purpose of the required upper-floor setbacks is to reduce the bulk and scale of development as viewed from the street and adjacent properties.

As designed, the project meets the purpose and intent of these regulations by breaking the building up into three connected segments in an "H" configuration. The open end of the "H" pattern comprises the north elevation, thereby providing three separate building planes which are further articulated by exterior decks and large glazing areas. Exterior planters with 36-inch box trees and ground cover would be located on the northern edge of the second floor, serving to further reduce the bulk and scale of the building from the north elevation.

Two of the eight floors on the east elevation require a setback deviation. The east elevation is adjacent to a developed 20-foot alley right-of-way which provides an additional buffer between the project and the existing multi-family development to the east. Alternating sections of concrete, stucco, glazing areas and projecting patio areas serve to break up the visual mass of the building.

The requested transparency and offsetting planes deviations on the west elevation adjacent to Park Boulevard are supportable based on the overall design of the structure.

The west elevation incorporates a strong pedestrian orientation at street level as the commercial space spans the entire ground floor frontage. The inclusion of design elements such as vertical “fin” features, patios and glazing areas provide visual interest and further limit the effects of bulk and scale on the west elevation.

Neighborhood Development Permit – Tandem Parking

As described in SDMC Section 126.04029(d), a Process Two NDP is required for commercial development proposing tandem parking. Six of the seven commercial parking spaces provided would be tandem spaces accessed from the alley right-of-way. City staff is supportive of the tandem parking as proposed.

Community Plan Analysis

The Commercial Element of the GNPCP identifies the project site within the Park Boulevard–Howard Avenue to University Avenue multiple use area (Area 12). This area is intended for a mix of neighborhood commercial uses, office, institutional, and residential development at high to very-high residential density. Within this area the GNPCP calls for accommodating opportunities to upgrade and redevelop underutilized areas for residential development and needed commercial goods and services. As proposed, the mixed-use development with 47 dwelling units, ground floor commercial spaces and single-tenant offices spaces would implement the land use designation and meet the Commercial Element objectives of providing mixed-use development, encouraging new development for purposes of increasing employment opportunities and residential development within the community.

The goal of the Urban Design Element of the GNPCP is to enhance the unique character and community image of North Park and design guidelines contained within the Element provide specific recommendations to accomplish this goal. While not every guideline is applicable to the proposed project and location, it meets several design guidelines and policies in the Urban Design Element.

Although existing development within the vicinity of the proposed eight-story project consists of lower scale structures, these properties are located within commercial and residential areas where the GNPCP recommends mixed-use development at high to very high residential densities and current zoning allows up to a 60-foot height limit, should redevelopment occur. Additionally, existing multi-family residential tower developments ranging from approximately nine to 15 stories in height are located two blocks south of the project along Park Boulevard.

The GNPC acknowledges that new development, while not being forced to comply with the scale of existing development where the plan designates higher development intensities, should not ignore existing scale and should provide good design relationships with adjacent development. Additionally, the GNPC recommends several measures to offset the bulk and scale of new development such as stepping taller portions of buildings back from the required front setbacks to limit bulk and scale impacts. Features such as entryways, side notches, partial façade setbacks, entry porches, bay windows, window proportions, and other small-scale geometric forms should be utilized in order create harmony between new development and the surrounding area.

The project would adhere to the design guideline for controlling building bulk through the use of vertical and horizontal offsets and other architectural features (projecting balconies, varied building materials, glazing areas, etc.) which serve to break up building facades by incorporating recessed building facades along Polk Avenue and the southern elevations. The project has been designed to break up the mass of the elevations and give the impression of three separate structures and incorporates extended and recessed balconies. The Park Boulevard elevation would utilize vertical "fin" features to break up the building façade and incorporates a ground-level corner plaza at the corner of Park Boulevard and Polk Avenue. Additionally, two, roof level, single-tenant office spaces would be set back from the west elevation.

The Urban Design Element indicates that building surfaces can be textured by using different materials, colors, or facades to produce separate elements. The proposed project would meet this guideline through the incorporation of concrete and stucco-textured vertical elements to break up the mass along all building elevations. Regarding architectural detailing, the plan recommends that flat roof surfaces should be considered for use as terraces with limited landscaping if feasible. The proposed project would address this guideline through the incorporation of private and common area decks located on the roof, with exterior planters located on the second and eighth floor roof areas.

To encourage pedestrian orientation, commercial space would line the entire ground floor frontage along Park Boulevard. The proposed project would also follow the design guideline for presenting an open façade on commercial buildings by the incorporation of large windows and direct pedestrian access from the street. Parking would be on located in an internal surface lot and a subterranean lot accessed from the existing rear alley as recommended by the Urban Design Element to minimize and screen the parking facilities. The existing driveway along Park Boulevard would be replaced with new sidewalk, curb, and gutter. To meet the design guideline of enhancing the visual quality of public streets through street plantings, the proposed project would incorporate 36-inch box trees along Polk Avenue including a double-row of 36-inch box trees along Park Boulevard, along with accent shrubs and succulents.

The proposed project would also meet the objective in the Conservation Element of the community plan for encouraging water conservation through the use of native, drought tolerant plant material. The Conservation Element objectives would be further met by minimizing waste through a variety of strategies such as: green roofs on the ground level roof areas; use of high efficiency LED lighting throughout the project; utilizing raw materials derived from sustainable and renewable resources; and use of materials and products with long life, durability, and recyclability. Natural ventilation and cooling features of the project would include open roof parking to reduce ventilation requirements associated with parking structures, use of shading devices and high thermal mass concrete to reduce power usage, large expanses of glazing and natural cross ventilation in housing units, and the incorporation of a cool roof system designed to reflect sunlight and absorb less heat than a standard roof.

Additionally, the proposed project would include a solar panel array mounted on the roof and perimeter planting of canopy street streets along the north, west, and south elevations including a double row of trees along Park Boulevard.

Conclusion

Staff has reviewed the proposed project and all issues identified through the review process have been resolved in conformance with adopted City Council policies and regulations of the Land Development Code. Staff has provided draft findings to support approval of the project and draft conditions of approval. Staff recommends the Hearing Officer approve the project as proposed.

ALTERNATIVES

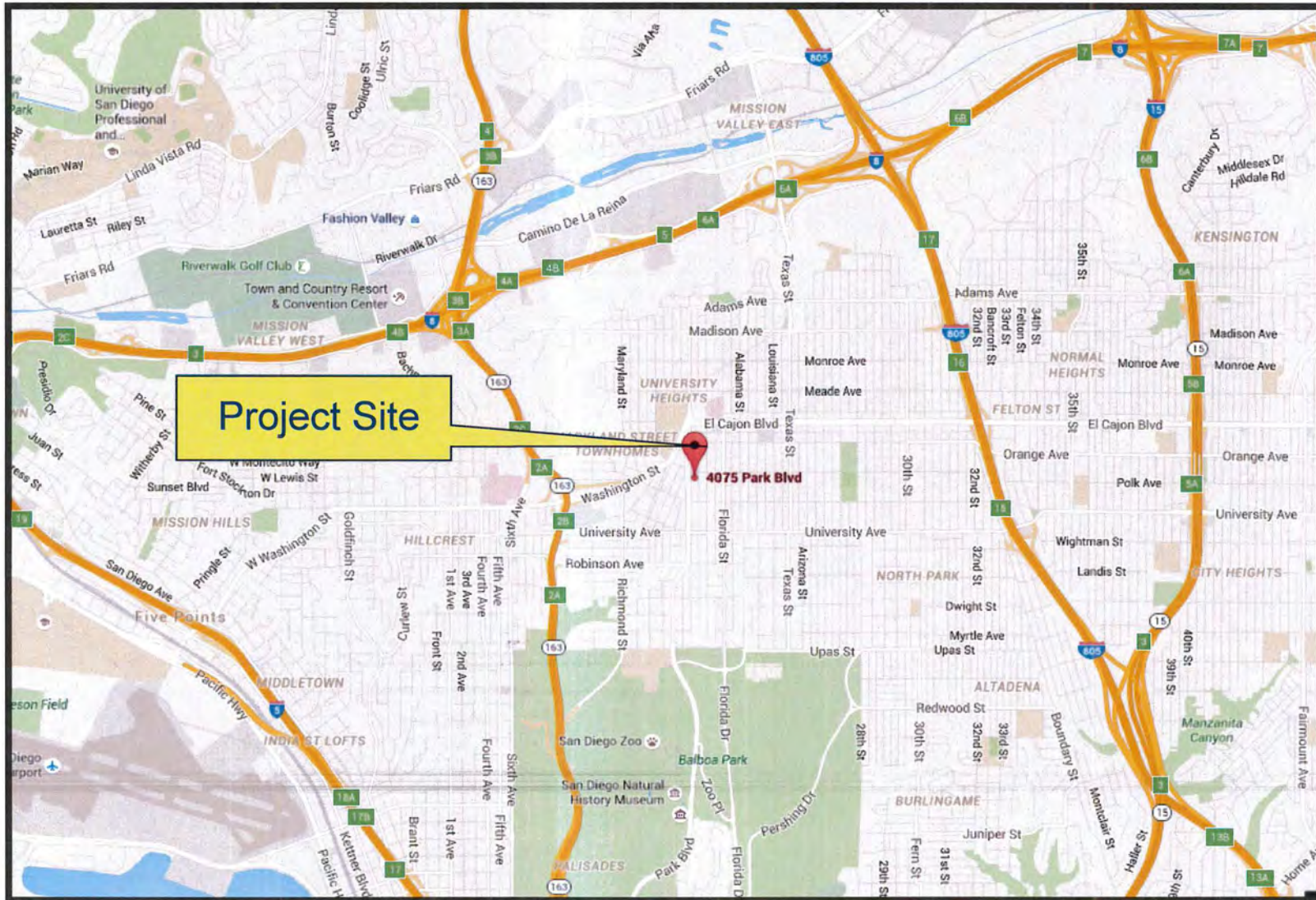
1. Approve Site Development Permit No. 1487730 and Neighborhood Development Permit No. 1631231, with modifications.
2. Deny Site Development Permit No. 1487730 and Neighborhood Development Permit No. 1631231, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,


Paul Godwin, Development Project Manager

Attachments:

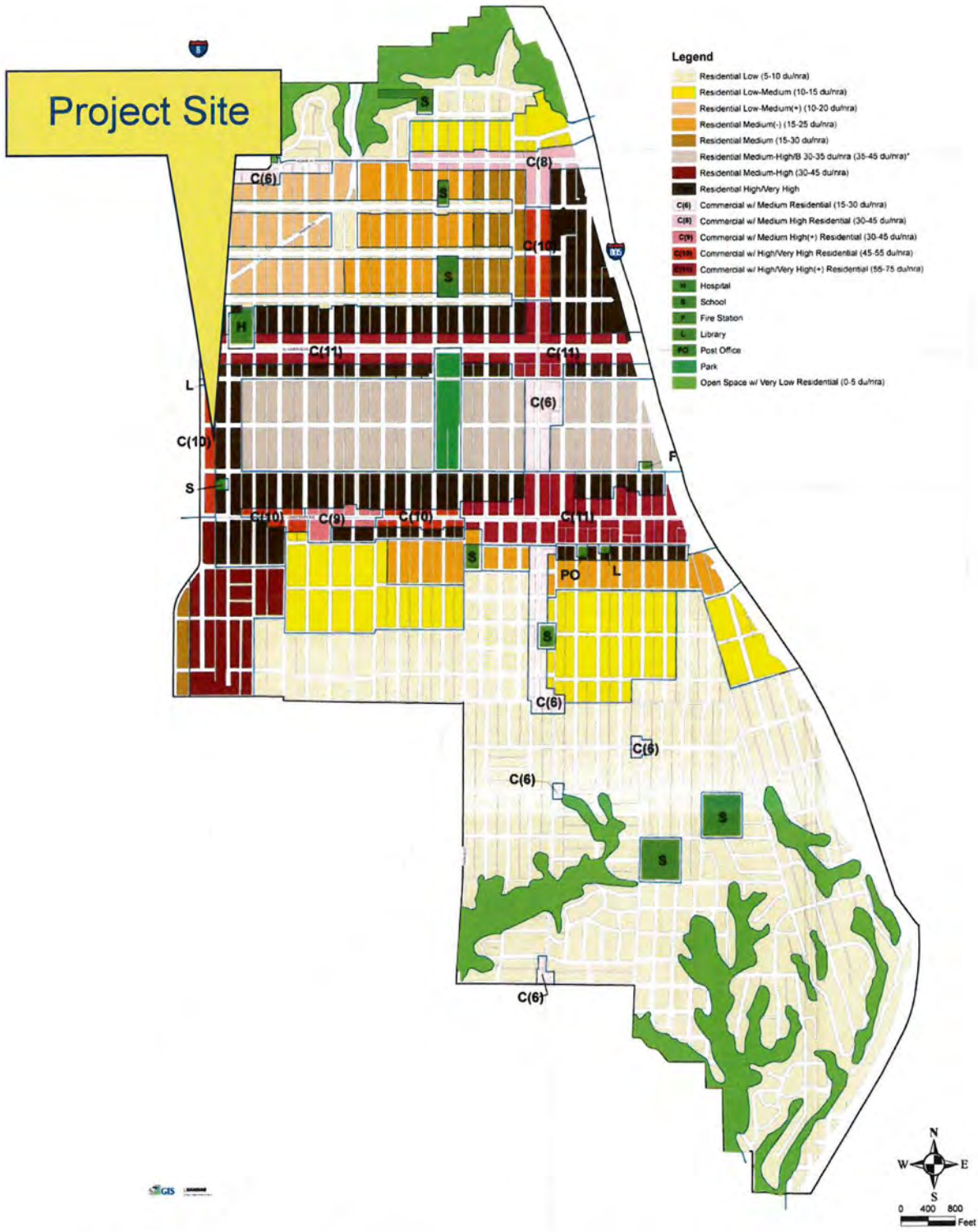
1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Draft Resolution with Findings
5. Draft Permit with Conditions
6. Mitigated Negative Declaration No. 147090
7. Copy of Recorded Permit, Project No. 147090
8. Community Planning Group Recommendation
9. Ownership Disclosure Statement
10. Project Site Plan, Elevations and Landscape Plan (Full Plan Set to Hearing Officer)



Project Location Map

**PARK AND POLK - 4075 PARK BOULEVARD
PROJECT NO. 422693**





North Park CP Land Use Map

PARK AND POLK - 4075 PARK BOULEVARD
PROJECT NO. 422693





Project Site

Aerial Photo

PARK AND POLK - 4075 PARK BOULEVARD

PROJECT NO. 422693



HEARING OFFICER
RESOLUTION NO. _____
SITE DEVELOPMENT PERMIT NO. 1487730
NEIGHBORHOOD DEVELOPMENT PERMIT NO. 1631231
PARK AND POLK - PROJECT NO. 422693 (MMRP)

WHEREAS, UPTOWN VILLAS, LLC, Owner, and JONATHAN SEGAL, Permittee, filed an application with the City of San Diego for a permit to construct an eight-story, mixed-use project with 47 residential units including four very-low income affordable units as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Site Development Permit No. 1487730 (amending Site Development Permit No. 519003), and Neighborhood Development Permit No. 1631231, on portions of a 0.48-acre site;

WHEREAS, the project site is located at 4075 Park Boulevard in the CL-2 Zone of the Mid-City Communities Planned District, within the Greater North Park Community Plan;

WHEREAS, the project site is legally described as Lots 1, 2, 3, 4, 5 and 6, Block 77 of University Heights;

WHEREAS, on April 20, 2016, the Hearing Officer of the City of San Diego considered Site Development Permit No. 1487730 and Neighborhood Development Permit No. 1631231, pursuant to the Land Development Code of the City of San Diego; NOW, THEREFORE,

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

That the Hearing Officer adopts the following written Findings, dated April 20, 2016.

FINDINGS:

Site Development Permit (SDP) – San Diego Municipal Code Section 126.0504(a)

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

The Greater North Park Community Plan (GNPCP) designates the vacant, 0.48-acre site for commercial and multi-family development with a residential density of 45 to 55 dwelling units per acre. A density bonus based on parcel accumulation and adherence to the design guidelines of the Urban Design Element of the community plan can allow a density bonus of up to 75 dwelling units per acre, or 36 units allowed onsite. Additionally, through the utilization of the Affordable Housing Density Bonus Ordinance, the proposed project would seek a 35% density bonus for the incorporation of four Very-Low Income-restricted dwelling units. In total, the project would include 47 residential dwelling units in addition to commercial and office uses.

The Commercial Element of the GNPCP identifies the project site within the Park Boulevard–Howard Avenue to University Avenue multiple use area (Area 12). This area is intended for a mix of neighborhood commercial uses, office, institutional, and residential development at high to very-high residential density. Within this area the GNPCP calls for accommodating opportunities to upgrade and redevelop underutilized areas for residential development and needed commercial goods and services. As proposed, the mixed-use development with 47 dwelling units, ground floor commercial spaces and single-tenant offices spaces would implement the land use designation as well as meet the Commercial Element objectives of providing mixed-use development, encouraging new development for purposes of increasing employment opportunities and residential development within the community.

Although existing development within the vicinity of the proposed eight-story project consists of lower scale structures, these properties are located within commercial and residential areas where the GNPCP recommends mixed-use development at high to very high residential densities and current zoning allows up to a 60-foot height limit, should redevelopment occur. Additionally, existing multi-family residential tower developments ranging from approximately nine to 15 stories in height are located two blocks south of the project along Park Boulevard.

The GNPC acknowledges that new development, while not being forced to comply with the scale of existing development where the plan designates higher development intensities, should not ignore existing scale and should provide good design relationships with adjacent development. Additionally, the GNPC recommends several measures to offset the bulk and scale of new development such as stepping taller portions of buildings back from the required front setbacks to limit bulk and scale impacts. Features such as entryways, side notches, partial façade setbacks, entry porches, bay windows, window proportions, and other small-scale geometric forms should be utilized in order create harmony between new development and the surrounding area.

The project would adhere to the design guideline for controlling building bulk through the use of vertical and horizontal offsets and other architectural features (projecting balconies, varied building materials and glazing areas.) which serve to break up building facades by incorporating recessed building facades along Polk Avenue and the southern elevations. The project has been designed to break up the mass of the elevations and give the impression of three separate structures and incorporates extended and recessed balconies. The Park Boulevard elevation would utilize vertical “fin” features to break up the building façade and incorporates a ground-level corner plaza at the corner of Park Boulevard and Polk Avenue. Additionally, two, roof level, single-tenant offices spaces would be set back from the west elevation.

The Urban Design Element indicates that building surfaces can be textured by using different materials, colors, or facades to produce separate elements. The proposed project would meet this guideline through the incorporation of concrete and stucco-textured vertical elements to break up the mass along all building elevations. Regarding architectural detailing, the plan recommends that flat roof surfaces should be considered for use as terraces with limited landscaping if feasible. The proposed project would address this guideline through the incorporation of private and common area decks located on the roof, with exterior planters located on the second and eighth floor roof areas.

To encourage pedestrian orientation, commercial space would line the entire ground floor frontage along Park Boulevard. The project would follow the design guideline for presenting an open façade on commercial buildings by the incorporation of large windows and direct pedestrian access from the street. Parking would be located in an internal surface lot and a subterranean lot accessed from the existing rear alley as recommended by the Urban Design Element to minimize and screen the parking facilities. The existing driveway along Park Boulevard would be replaced with new sidewalk, curb, and gutter. To meet the design guideline of enhancing the visual quality of public streets through street plantings, the proposed project would incorporate 36-inch box trees along Polk Avenue including a double-row of 36-inch box trees along Park Boulevard, along with accent shrubs and succulents.

Therefore, the proposed development will not adversely affect the applicable land use plan.

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

The project will have adequate levels of essential public services available, including police, fire, and emergency medical services. The project will not be detrimental to public health, safety and welfare in that the permit controlling the development and continued use of this site contains specific conditions addressing compliance with the City's codes, policies, regulations and other regional, state, and federal regulations. The level, vacant project site is located in a developed urban neighborhood and is served by existing improved streets, sidewalks and public utilities, including water, sewer, gas and electric services. The conditions of approval require the review and approval of all construction plans by professional staff prior to construction to determine the construction of the project will comply with all building code regulations. The construction will be inspected by certified building and engineering inspectors to assure construction is in accordance with the approved plans and with all regulations.

On July 29, 2015, the Federal Aviation Administration issued a Determination of No Hazard to Air Navigation for the project. In addition, City staff has reviewed the Mitigated Negative Declaration (MND) No. 147090 prepared for the original project and determined that no subsequent environmental document is required, in that no new additional impacts and/or mitigation measures are required beyond those that were analyzed in the original environmental document.

Therefore, the project 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 allowable deviations pursuant to the Land Development Code.

The proposed use of the site for a mixed-use development with residential and commercial uses complies with the Mid-City Communities Planned District (MCCPD) CL-2 Zone allowed uses, which include commercial and residential with an emphasis on mixed-use projects. The CL-2 Zone would allow 35 residential units on the project site. The applicant has requested a density bonus in accordance with the City's Affordable Housing Density Bonus Regulations and consistent with State of California Density Bonus Law. In exchange for restricting 11 percent of the allowed 35 units (four units) as affordable to very-low income households, the applicant is eligible for a 35 percent density bonus, for a total of 47 units allowed onsite.

The project complies with the requirements of the CL-2 Zone, with the exception of the requested deviations and the Affordable Housing Density Bonus incentives that are incorporated into the project. The requested deviations are allowed with the approval of a Mid-City Communities Development Permit, which is processed in the same manner as a Process Three, Site Development Permit (SDP). Based on the overall design of the project, the requested setback, offsetting plane and transparency deviations are consistent with the purpose and intent of the MCCPD Ordinance and allow for a project design that is more consistent with the existing character of this developed, urban community than a project required to strictly adhere to the regulations of the zone. The deviations are as follows:

Mid-City Communities Planned District Ordinance Deviations			
Regulation	Requirement	Proposed	Deviation Percent
Front Yard Setbacks – North Elevation	3 rd floor – 12'	11'	8%
	4 th floor – 18'	11'	39%
	5 th floor – 24'	11'	54%
	6 th floor – 24'	11'	54%
	7 th floor – 24'	11'	54%
	8 th floor – 24'	18'	25%
Side Yard Setbacks – East Elevation	6 th floor – 15'	9'	40%
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Transparency – West Elevation	50% maximum	73%	46%
Offsetting Planes – West Elevation	6 planes	4 planes	33%

The MCCPD Ordinance requires every story above the second story to incorporate an additional setback from the story below. For the front yard this additional setback is limited to a maximum of 24 feet and for the interior side yard setback it is limited to 15 feet. The purpose of the required upper-floor setbacks is to reduce the bulk and scale of development as viewed from the street and adjacent properties.

As designed, the project meets the purpose and intent of these regulations by breaking the building up into three connected segments in an “H” configuration. The open end of the “H” pattern comprises the north elevation, thereby providing three separate building planes which are further articulated by exterior decks and large glazing areas. Exterior planters with 36-inch box trees and ground cover would be located on the northern edge of the second floor, serving to further reduce the bulk and scale of the building from the north elevation.

Two of the eight floors on the east elevation require a setback deviation. The east elevation is adjacent to a developed 20-foot alley right-of-way which provides an additional buffer between the project and the existing multi-family development to the east. Alternating sections of concrete, stucco, glazing areas and projecting patio areas serve to break up the visual mass of the building.

The requested transparency and offsetting planes deviations on the west elevation adjacent to Park Boulevard are supportable based on the overall design of the structure. The west elevation incorporates a strong pedestrian orientation at street level as the commercial space spans the entire ground floor frontage.

The inclusion of design elements such as vertical “fin” features, patios and glazing areas provide visual interest and further limit the effects of bulk and scale on the west elevation.

The Affordable Housing Density Bonus Regulations and State of California Density Bonus Law allow the project to incorporate two development incentives, as described in Table 143-07B of the San Diego Municipal Code. The applicant has selected height and commercial parking deviations as their two incentives. These incentives will assist with the overall cost of the residential development and are compatible with the proposed development. The incentives are as follows:

Affordable Housing Density Bonus Incentives			
Regulation	Requirement	Proposed	Deviation Percent
Height	50' maximum	Main Building - 84'-3"	69%
		Top of Elevator Tower - 91'	82%
Commercial Parking	15.4 spaces	7 spaces	55%

Based on the above, the proposed development will comply with the regulations of the Land Development Code, including the allowable deviations.

Mid-City Communities Development Permit – Section 1512.0204(a)

(1) Conformance With Community Plan and Design Manuals. The proposed use and project design meet the purpose and intent of the Mid-City Communities Planned District (Section 1512.0101), and the following documents, as applicable to the site: the Mid-City Community Plan, the Greater North Park Community Plan, the State University Community Plan, the Uptown Community Plan, the Mid-City Design Plan (California State Polytechnic University, Pomona; Graduate studies in Landscape Architecture; June, 1983), Design Manual for the Normal Heights Demonstration Area and the City Heights Demonstration Area (HCH Associates and Gary Coad; April, 1984), The Design Study for the Commercial Revitalization of El Cajon Boulevard (Land Studio, Rob Quigley, Kathleen McCormick), The North Park Design Study, Volume 1, Design Concept and Volume 2, Design Manual (The Jerde Partnership, Inc. and Lawrence Reed Moline, Ltd.), Sears Site Development Program (Gerald Gast and Williams-Kuebelbeck and Assoc.; 1987) and will not adversely affect the Greater North Park Community Plan, the Uptown Community Plan or the General Plan of the City of San Diego;

The GNPCP designates the vacant, 0.48-acre site for commercial and multi-family development with a residential density of 45 to 55 dwelling units per acre. A density bonus based on parcel accumulation and adherence to the design guidelines of the Urban Design Element of the community plan can allow a density bonus of up to 75 dwelling units per acre, or 36 units allowed onsite. Additionally, through the utilization of the Affordable Housing Density Bonus Ordinance, the proposed project would seek a 35% density bonus for the incorporation of four Very-Low Income-restricted dwelling units. In total, the project would include 47 residential dwelling units in addition to commercial and office uses.

The Commercial Element of the GNPCP identifies the project site within the Park Boulevard–Howard Avenue to University Avenue multiple use area (Area 12). This area is intended for a mix of neighborhood commercial uses, office, institutional, and residential development at high to very-high residential density.

Within this area the GNPCP calls for accommodating opportunities to upgrade and redevelop underutilized areas for residential development and needed commercial goods and services. As proposed, a mixed-use development including 47 dwelling units, ground floor commercial spaces and single-tenant offices spaces would implement the land use designation as well as meet the Commercial Element objectives of providing mixed-use development, encouraging new development for purposes of increasing employment opportunities and additional residential development within the community.

The goal of the Urban Design Element of the GNPCP is to enhance the unique character and community image of North Park and design guidelines contained within the Element provide specific recommendations to accomplish this goal. While not every guideline is applicable to the proposed project and location, it meets several design guidelines and policies in the Urban Design Element.

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The GNPC acknowledges that new development, while not being forced to comply with the scale of existing development where the plan designates higher development intensities, should not ignore existing scale and should provide good design relationships with adjacent development. Additionally, the GNPC recommends several measures to offset the bulk and scale of new development such as recommending that taller portions of buildings should be set back from the required front setbacks to limit bulk and scale impacts. Features such as entryways, side notches, partial façade setbacks, entry porches, bay windows, window proportions, and other small-scale geometric forms should be utilized in order create harmony between new development and the surrounding area.

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The Urban Design Element indicates that building surfaces can be textured by using different materials, colors, or facades to produce separate elements. The proposed project would meet this guideline through the incorporation of concrete and stucco-textured vertical elements to break up the mass along all building elevations. Regarding architectural detailing, the plan recommends that flat roof surfaces should be considered for use as terraces with limited landscaping if feasible.

The proposed project would address this guideline through the incorporation of private and common area decks located on the roof, with exterior planters located on the second and eighth floor roof areas.

To encourage pedestrian orientation, commercial space would line the entire ground floor frontage along Park Boulevard. The proposed project would also follow the design guideline for presenting an open façade on commercial buildings by the incorporation of large windows and direct pedestrian access from the street. Parking would be located in an internal surface lot and a subterranean lot accessed from the existing rear alley as recommended by the Urban Design Element to minimize and screen the parking facilities. The existing driveway along Park Boulevard would be replaced with new sidewalk, curb, and gutter. To meet the design guideline of enhancing the visual quality of public streets through street plantings, the proposed project would incorporate 36-inch box trees along Polk Avenue including a double-row of 36-inch box trees along Park Boulevard, along with accent shrubs and succulents.

Therefore, the proposed development is in conformance with the Community Plan and Design Manuals.

(2) Compatibility with surrounding development. The proposed development will be compatible with existing and planned land use on adjoining properties and will not constitute a disruptive element to the neighborhood and community. In addition, architectural harmony with the surrounding neighborhood and community will be achieved as far as practicable;

The proposed project is an eight-story, 90,643-square-foot, mixed-use structure with 47 two-bedroom residential apartment units, which includes 43 market-rate units and four affordable units restricted to very low income households. The project would also provide two commercial units totaling 3,287 square feet and eight single-tenant office spaces totaling 3,928 square feet. A total of 88 parking spaces would be provided on the ground level and in a subterranean parking garage with access via two driveways along the alley frontage.

The Commercial Element of the GNPCP identifies the project site within the Park Boulevard–Howard Avenue to University Avenue multiple use area (Area 12). This area is intended to have a mixture of neighborhood commercial uses, office, institutional, and residential development at high to very-high residential density. Within this area the GNPCP calls for accommodating opportunities to upgrade and redevelop underutilized areas for residential development and needed commercial goods and services. As proposed, a mixed-use development would implement the land use designation as well as meet the Commercial Element objectives of providing mixed-use development, encouraging new development for purposes of increasing employment opportunities and residential development within the community.

Although existing development within the vicinity of the proposed eight-story project consists of lower scale structures, these properties are located within commercial and residential areas where the GNPCP recommends mixed-use development at high to very high residential densities and current zoning allows up to a 60-foot height limit, should redevelopment occur. Additionally, existing multi-family residential tower developments ranging from approximately nine to 15 stories in height are located two blocks south of the project along Park Boulevard.

The GNPC acknowledges that new development, while not being forced to comply with the scale of existing development where the plan designates higher development intensities, should not ignore existing scale and should provide good design relationships with adjacent development. Additionally, the GNPC recommends several measures to offset the bulk and scale of new development such as recommending that taller portions of buildings should be set back from the required front setbacks to limit bulk and scale impacts. Features such as entryways, side notches, partial façade setbacks, entry porches, bay windows, window proportions, and other small-scale geometric forms should be utilized in order create harmony between new development and the surrounding area.

The project would adhere to the design guideline for controlling building bulk through the use of vertical and horizontal offsets and other architectural features (projecting balconies, varied building materials and glazing areas.) which serve to break up building facades by incorporating recessed building facades along Polk Avenue and the southern elevations. The project has been designed to break up the mass of the elevations and give the impression of three separate structures and incorporates extended and recessed balconies. The Park Boulevard elevation would utilize vertical “fin” features to break up the building façade and incorporates a ground-level corner plaza at the corner of Park Boulevard and Polk Avenue. Additionally, two, roof level, single-tenant offices spaces would be set back from the west elevation.

The Urban Design Element indicates that building surfaces can be textured by using different materials, colors, or facades to produce separate elements. The proposed project would meet this guideline through the incorporation of concrete and stucco-textured vertical elements to break up the mass along all building elevations. Regarding architectural detailing, the plan recommends that flat roof surfaces should be considered for use as terraces with limited landscaping if feasible. The proposed project would address this guideline through the incorporation of private and common area decks located on the roof, with exterior planters located on the second and eighth floor roof areas.

Therefore, the proposed development will be compatible with existing and planned land uses on adjoining properties and will not constitute a disruptive element and architectural harmony with the surrounding neighborhood and community will be achieved as far as practicable.

(3) No Detriment to Health, Safety and Welfare. The proposed use, because of conditions that have been applied to it, will not be detrimental to the health, safety and general welfare of persons residing or working in the area, and will not adversely affect other property in the vicinity;

The project will have adequate levels of essential public services available, including police, fire, and emergency medical services. The project will not be detrimental to public health, safety and welfare in that the permit controlling the development and continued use of this site contains specific conditions addressing compliance with the City's codes, policies, regulations and other regional, state, and federal regulations. The level, vacant project site is located in a developed urban neighborhood and is served by existing improved streets, sidewalks and public utilities, including water, sewer, gas and electric services. The conditions of approval require the review and approval of all construction plans by professional staff prior to construction to determine the construction of the project will comply with all building code regulations.

The construction will be inspected by certified building and engineering inspectors to assure construction is in accordance with the approved plans and with all regulations.

On July 29, 2015, the Federal Aviation Administration issued a Determination of No Hazard to Air Navigation for the project. In addition, City staff has reviewed the Mitigated Negative Declaration (MND) No. 147090 prepared for the original project and determined that no subsequent environmental document is required, in that no new additional impacts and/or mitigation measures are required beyond those that were analyzed in the original environmental document. Therefore, the project will assure the continued health, safety and general welfare of persons residing or working in the area and will not adversely affect other property in the vicinity.

Therefore, the project would not be detrimental to the health, safety and general welfare of persons residing or working in the area, and will not adversely affect other property in the vicinity.

(4) Adequate Public Facilities. For residential and mixed residential/commercial projects within the park-deficient neighborhoods shown on Map Number B-4104 that are not exempted by Section 1512.0203(b)(1)(A) or (B), the proposed development provides a minimum of 750 square feet of on-site usable recreational open space area per dwelling unit. The on-site usable recreational open space area shall not be located within any area of the site used for vehicle parking, or ingress and egress, and shall be configured to have a minimum of 10 feet in each dimension. The area will be landscaped and may also include hardscape and recreational facilities;

The Mid-City Communities Planned District identifies facility-deficient neighborhoods as those shown on Map No. B-4104. The Central Urbanized Planned District now incorporates all neighborhoods that are shown on Map No. B-4104 and those neighborhoods are no longer within the MCCPD. Therefore, the project is not required to provide the additional recreation space described in this finding.

(5) Adequate Lighting. In the absence of a street light within 150 feet of the property, adequate neighborhood-serving security lighting consistent with the Municipal Code is provided on-site; and

There is an existing City standard street light located in the right-of-way adjacent to the project site at the southeast corner of Park Boulevard and Polk Avenue. Additionally, the site is served by an offsite streetlight located approximately 50 feet to the south of the project site on the east side of Park Boulevard, adjacent to 4063 Park Boulevard. Therefore, no additional neighborhood-serving security lighting is required for this project.

(6) The proposed use will comply with the relevant regulations in the San Diego Municipal Code.

The proposed use of the site for a mixed-use development with residential and commercial uses complies with the MCCPD CL-2 Zone allowed uses, which include commercial and residential with an emphasis on mixed-use projects. The CL-2 Zone would allow 35 residential units on the project site. The applicant has requested a density bonus in accordance with the City's Affordable Housing Density Bonus Regulations and consistent with State of California Density Bonus Law.

In exchange for restricting 11 percent (four units) of the allowed 35 units as affordable to very-low income households, the applicant is eligible for a 35 percent density bonus, for a total of 47 units allowed onsite.

The project complies with the requirements of the CL-2 Zone, with the exception of the requested deviations and the Affordable Housing Density Bonus incentives that are incorporated into the project. The requested deviations are allowed with the approval of a Mid-City Communities Development Permit, which is processed in the same manner as a Process Three, Site Development Permit. Based on the overall design of the project, the requested setback, offsetting plane and transparency deviations are consistent with the purpose and intent of the MCCPD Ordinance and allow for a project design that is more consistent with the existing character of this developed, urban community than a project required to strictly adhere to the regulations of the zone. The deviations are as follows:

Mid-City Communities Planned District Ordinance Deviations			
Regulation	Requirement	Proposed	Deviation Percent
Front Yard Setbacks – North Elevation	3 rd floor – 12'	11'	8%
	4 th floor – 18'	11'	39%
	5 th floor – 24'	11'	54%
	6 th floor – 24'	11'	54%
	7 th floor – 24'	11'	54%
	8 th floor – 24'	18'	25%
Side Yard Setbacks – East Elevation	6 th floor – 15'	9'	40%
	7 th floor – 15'	9'	40%
Transparency – West Elevation	50% maximum	73%	46%
Offsetting Planes – West Elevation	6 planes	4 planes	33%

The MCCPD Ordinance requires every story above the second story to incorporate an additional setback from the story below. For the front yard this additional setback is limited to a maximum of 24 feet and for the interior side yard setback it is limited to 15 feet. The purpose of the required upper-floor setbacks is to reduce the bulk and scale of development as viewed from the street and adjacent properties.

As designed, the project meets the purpose and intent of these regulations by breaking the building up into three connected segments in an “H” configuration. The open end of the “H” pattern comprises the north elevation, thereby providing three separate building planes which are further articulated by exterior decks and large glazing areas. Exterior planters with 36-inch box trees and ground cover would be located on the northern edge of the second floor, serving to further reduce the bulk and scale of the building from the north elevation.

Two of the eight floors on the east elevation require a setback deviation. The east elevation is adjacent to a developed 20-foot alley right-of-way which provides an additional buffer between the project and the existing multi-family development to the east. Alternating sections of concrete, stucco, glazing areas and projecting patio areas serve to break up the visual mass of the building.

The requested transparency and offsetting planes deviations on the west elevation adjacent to Park Boulevard are supportable based on the overall design of the structure. The west elevation incorporates a strong pedestrian orientation at street level as the commercial space spans the entire ground floor frontage. The inclusion of design elements such as vertical “fin” features, patios and glazing areas provide visual interest and further limit the effects of bulk and scale on the west elevation.

The Affordable Housing Density Bonus Regulations and State of California Density Bonus Law allow the project to incorporate two development incentives, as described in Table 143-07B of the San Diego Municipal Code. The applicant has selected height and commercial parking deviations as their two incentives. These incentives will assist with the overall cost of the residential development and are compatible with the proposed development. The incentives are as follows:

Affordable Housing Density Bonus Incentives			
Regulation	Requirement	Proposed	Deviation Percent
Height	50' maximum	Main Building - 84'-3"	69%
		Top of Elevator Tower - 91'	82%
Commercial Parking	15.4 spaces	7 spaces	55%

Based on the above, the proposed development will comply with the relevant regulations of the Land Development Code, including the allowable deviations and Affordable Housing Density Bonus Incentives.

Neighborhood Development Permit (NDP) – San Diego Municipal Code Section 126.0404(a)

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

As described in Site Development Permit Finding No. 1 above, the proposed development will not adversely affect the applicable land use plan. The requested NDP is required to allow the provision of six tandem commercial parking spaces on the project site. The provision of tandem parking assists with the overall project design, which includes residential, office and commercial uses by allowing a more compact design that places commercial uses at street level, shields parking areas from view and creates a more pedestrian-friendly environment. Thus the provision of tandem parking would support the implementation of the GNPCP Commercial Element goal to encourage mixed-use development. The Commercial Element goals include the provision of adequate parking for commercial areas, encouraging off-street parking. By allowing the tandem parking configuration, more off-street parking spaces can be provided than with a traditional single-space design. Also, the spaces are located in close proximity to the commercial uses they support.

An objective of the Urban Design element of the GNPCP is that on-site parking be underground or located in the rear of buildings and accessed from the rear alley whenever feasible, This element also encourages the use of common alley spaces. The six tandem commercial spaces would be accessed from the alley, with no project driveways located on the Park Boulevard or Polk Avenue frontages. This serves to meet the GNPCP objectives of locating parking at the rear of buildings and on alleys, while enhancing the pedestrian scale of the project by eliminating driveways that cross the sidewalk causing pedestrian/automobile conflicts.

Therefore, the proposed development will not adversely affect the applicable land use plan.

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

As described in Site Development Permit Finding No. 2 above, the proposed development will not be detrimental to the public health, safety, and welfare. The requested NUP is required to allow the provision of six tandem commercial parking spaces on the project site. The spaces are dimensioned and designed in accordance with SDMC requirements and access to the spaces is provided from the developed alley right-of-way. Placing the tandem spaces at the rear of the project site along the alley serves to reduce pedestrian/automobile conflicts as the project proposes no driveways along the Park Boulevard or Polk Avenue frontages. Therefore, the proposed development will not be detrimental to the public health, safety, and welfare.

(3) The proposed development will comply with the applicable regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.

As described in Site Development Permit Finding No. 3 above, the proposed development will comply with the applicable regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code. As described in SDMC Section 126.04029(d) an NDP is required to allow the provision of tandem commercial parking spaces on the project site. The six tandem spaces are dimensioned and designed in accordance with SDMC requirements and access to the spaces is provided from the developed alley right-of-way. Therefore, the proposed development will comply with the applicable regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Site Development Permit No. 1487730 and Neighborhood Development Permit No. 163,1231 are hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit Nos. 1487730 and 1631231, a copy of which is attached hereto and made a part hereof.

Paul Godwin
Development Project Manager
Development Services

Adopted on: April 20, 2016

IO#: 24005854

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: 24005854

SITE DEVELOPMENT PERMIT NO. 1487730
 NEIGHBORHOOD DEVELOPMENT PERMIT NO. 1631231
PARK AND POLK - PROJECT NO. 422693 (MMRP)
 AMENDMENT TO SITE DEVELOPMENT PERMIT NO. 519003
 HEARING OFFICER

This Site Development Permit No. 1487730 amending Site Development Permit No. 519003, and Neighborhood Development Permit No. 1631231 is granted by the Hearing Officer of the City of San Diego to UPTOWN VILLAS, LLC, Owner, and JONATHAN SEGAL, Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0502 (Site Development Permit) and 126.0402 (Neighborhood Development Permit). The 0.48-acre site is located at 4075 Park Boulevard in the CL-2 Zone of the Mid-City Communities Planned District Ordinance, within the Greater North Park Community Plan. The project site is legally described as: Lots 1, 2, 3, 4, 5 and 6, Block 77 of University Heights.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner and Permittee to construct an eight-story, mixed-use project with 47 residential units including four very-low income affordable units, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated April 20, 2016, on file in the Development Services Department. The project shall include:

- a. Construction of a 90,643-square-foot, eight-story, mixed-use development with 47 residential units including four very-low income affordable units (44,777 square feet), single-tenant office space (3,928 square feet), ground floor commercial space (3,287 square feet) and two levels of subterranean parking/storage areas (38,651 square feet);
- b. Two Affordable Housing Density Bonus development incentives and deviations to the Mid-City Communities Planned District Ordinance relative to the setback, transparency, offsetting planes, height and parking requirements, as described below:

Affordable Housing Density Bonus Incentives			
Regulation	Requirement	Proposed	Deviation Percent
Height	50' maximum	Main Building - 84'-3"	69%
		Top of Elevator Tower - 91'	82%
Commercial Parking	15.4 spaces	7 spaces	55%

Mid-City Communities Planned District Ordinance Deviations			
Regulation	Requirement	Proposed	Deviation Percent
Front Yard Setbacks - North Elevation	3 rd floor - 12'	11'	8%
	4 th floor - 18'	11'	39%
	5 th floor - 24'	11'	54%
	6 th floor - 24'	11'	54%
	7 th floor - 24'	11'	54%
	8 th floor - 24'	18'	25%
Side Yard Setbacks - East Elevation	6 th floor - 15'	9'	40%
	7 th floor - 15'	9'	40%
Transparency - West Elevation	50% maximum	73%	46%
Offsetting Planes - West Elevation	6 planes	4 planes	33%

- c. Landscaping (planting, irrigation and landscape related improvements);
- d. Provision of 88 off-street parking spaces, including tandem commercial 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 May 4, 2019.
2. 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.

3. 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.
4. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
5. This Permit supersedes the conditions and requirements listed in Site Development Permit No. 519003, Project No. 147090, that was originally approved for the project site.
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.

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

11. Mitigation requirements in the Mitigation, Monitoring, and Reporting Program [MMRP] associated with Mitigated Negative Declaration No. 147090 shall apply to this Permit. These MMRP conditions are hereby incorporated into this Permit by reference.
12. The mitigation measures specified in the MMRP and outlined in Mitigated Negative Declaration (MND) No. 147090 shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL MITIGATION REQUIREMENTS.
13. The Owner/Permittee shall comply with the MMRP as specified in Mitigated Negative Declaration (MND) No. 147090, to the satisfaction of the Development Services Department and the City Engineer. Prior to issuance of any construction permit, all conditions of the MMRP shall be adhered to, to the satisfaction of the City Engineer. All mitigation measures described in the MMRP shall be implemented for Paleontological Resources.

AFFORDABLE HOUSING REQUIREMENTS:

14. Prior to the issuance of any building permits, the Owner/Permittee shall enter into an affordable housing agreement with the San Diego Housing Commission to provide affordable housing units in compliance with the City's Inclusionary Affordable Housing Regulations (SDMC § 142.1301 et seq.).
15. Prior to issuance of any building permit associated with this Project, Owner/Permittee shall demonstrate compliance with the provisions of Chapter 14, Article 3, Division 7 of the San Diego Municipal Code [SDMC] [Affordable Housing Density Bonus Regulations]. Owner/Permittee shall enter into a written agreement with the San Diego Housing Commission [Agreement] - drafted and approved by the San Diego Housing Commission, executed by the Owner/Permittee, and secured by a deed of trust - that incorporates applicable affordability conditions consistent with the SDMC; specifically including that, in exchange for the City's approval of the Project, which contains a 35% density bonus (12 units in addition to what is permitted by the underlying zoning regulations), alone or in conjunction with any incentives or concessions granted as part of Project approval, the Owner/Permittee shall provide 4 units with rents of no more than 30% of 50% of AMI, so as to be considered affordable to very-low income households, for no fewer than 55 years.

The Agreement referenced in the preceding paragraph will satisfy the requirements of SDMC section 142.1303(g) and therefore, exempt the Project from Chapter 14, Article 2, Division 13 of the San Diego Municipal Code [Inclusionary Affordable Housing Regulations].

AIRPORT REQUIREMENTS:

16. Prior to issuance of any building permits, the Owner/Permittee shall provide a valid "Determination of No Hazard to Air Navigation" issued by the Federal Aviation Administration [FAA].

ENGINEERING REQUIREMENTS:

17. Prior to the issuance of any building permits, the Owner/Permittee shall assure by permit and bond the installation of City Standard bus slab, adjacent to the site on Park Boulevard, per standard Drawing SDG-102, satisfactory to the City Engineer.

18. Prior to the issuance of any building permits, the Owner/Permittee shall close the existing driveway with full height curb, gutter, and sidewalk, adjacent to the site on Park Boulevard, satisfactory to the City Engineer.

19. Prior to the issuance of any building permits, the Owner/Permittee shall replace all damaged utility covers within the parkway, adjacent to the site on Polk Avenue, satisfactory to the City Engineer.

20. Prior to the issuance of any building permits, the Owner/Permittee shall assure by permit and bond the replacement of the existing curb ramp with City standard curb ramp with truncated domes, located on the west side of the alley entrance on Polk Avenue, satisfactory to the City Engineer.

21. Prior to the issuance of any building permits, the Owner/Permittee shall assure by permit and bond the replacement of all existing sidewalk on Polk Avenue and damaged portions of sidewalk on Park Boulevard, satisfactory to the City Engineer. All sidewalk scoring patterns shall be maintained and any contractor's stamp shall be preserved.

22. Prior to the issuance of any building permits, the Owner/Permittee shall assure by permit and bond the replacement of existing curb with City Standard curb and gutter, along the entire project frontage on Park Boulevard and Polk Avenue, satisfactory to the City Engineer.

23. 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.

24. 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.

25. The drainage system for this project shall be private and will be subject to approval by the City Engineer.
26. This project proposes to export 10,066 cubic yards of material from the project site. All export material shall be discharged into a legal disposal site. The approval of this project does not allow the onsite processing and sale of the export material unless the underlying zone allows a construction and demolition debris recycling facility with an approved Neighborhood Use Permit or Conditional Use Permit per LDC Section 141.0620(i).
27. Prior to the issuance of any building permits, the Owner/Permittee shall obtain a bonded shoring 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.
28. Prior to the issuance of any construction permit the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with current City Storm Water Standards.
29. Prior to the issuance of any construction permit, the Owner/Permittee shall submit a Technical Report that will be subject to final review and approval by the City Engineer, based on the Storm Water Standards in effect at the time of the construction permit issuance.

LANDSCAPE REQUIREMENTS:

30. 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 City of San Diego Landscape Standards, Stormwater Design Manual, and to the satisfaction of the Development Services Department. All plans shall be in substantial conformance to this permit (including Environmental conditions) and Exhibit 'A,' on file in the Office of the Development Services Department.
31. Prior to issuance of any engineering permits for right-of-way improvements, the Owner/Permittee shall submit complete landscape construction documents for right-of-way improvements to the Development Services Department for approval. Improvement plans shall show, label, and dimension a 40 square-foot area around each tree which is unencumbered by utilities. Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees.
32. Prior to issuance of any construction permits for structures (including shell), 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 Office of the Development Services Department. Construction plans shall provide a 40 square-foot area around each tree that is unencumbered by hardscape and utilities unless otherwise approved per LDC 142.0403(b)5.

33. In the event that a foundation only permit is requested by the Owner/Permittee, a site plan or staking layout plan shall be submitted to the Development Services Department identifying all landscape areas consistent with Exhibit 'A,' Landscape Development Plan, on file in the Office of the Development Services Department. These landscape areas shall be clearly identified with a distinct symbol, noted with dimensions and labeled as 'landscaping area'.

34. 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.

35. 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.

36. 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 in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or Certificate of Occupancy.

PLANNING/DESIGN REQUIREMENTS:

37. Owner/Permittee shall maintain a minimum of 88 off-street parking spaces on the property at all times in the approximate locations shown on the approved Exhibit "A." Parking spaces shall comply at all times with the SDMC and shall not be converted for any other use unless otherwise authorized by the appropriate City decision maker in accordance with the SDMC.

38. 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.

39. Prior to issuance of any building permits, an agreement with the Housing Commission shall be provided to staff and recorded with the County, to accommodate very-low income affordable housing units on-site, as proposed.

40. The single-tenant office spaces may not be rented or utilized for residential purposes.

41. A minimum of 100 cubic feet of secured storage space that is not part of the habitable area and is accessible from a common circulation area or garage shall be provided for each dwelling unit.

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

43. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.

TRANSPORTATION REQUIREMENTS

44. No fewer than 88 parking spaces (including 3 accessible spaces), plus 5 motorcycle spaces, and 30 bicycle spaces shall be maintained on the property at all times in the approximate locations shown on Exhibit "A". 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 Department.

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

45. 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) (BFPDs), 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. The Public Utilities Department will not permit the required BFPDs to be located below grade or within the structure.

46. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of all public water and sewer facilities are to be in accordance with established criteria in the most current City of San Diego Water and Sewer Design Guides.

47. All public water and sewer facilities are to be in accordance with the established criteria in the most current City of San Diego Water and Sewer Design Guides.

48. All proposed private water and sewer facilities located within a single lot are to be designed to meet the requirements of the California Uniform Plumbing Code and will be reviewed as part of the building permit plan check.

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

50. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, to cap (abandon) at the property line any existing unused sewer lateral and install new sewer lateral(s) which must be located outside of any driveway or vehicular use area.

51. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, to remove (kill) at the main any existing unused water service.

52. All public water and sewer facilities are to be in accordance with the approved Water and Sewer Studies.

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 Hearing Officer of the City of San Diego on April 20, 2016, and [Approved Resolution Number].

Permit Type/PTS Approval No.: SDP No. 1487730

NDP No. 1631231

Date of Approval: April 20, 2016

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Paul Godwin
Development Project Manager

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

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

[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.**



Mitigated Negative Declaration

Project No. 147090
SCH No. N/A

SUBJECT: PARK TERRACE: Vesting Tentative Map (VTM) and Site Development Permit (SDP) to allow for the construction of a five-story, 67,187-square-foot mixed-use building over two levels of underground parking to accommodate 35 residential condominiums and a 7,377-square-foot ground-floor commercial space. The vacant 0.48-acre project site is located at 4075 Park Boulevard in the Mid City Communities Planned District within the Greater North Park Community Planning area in the Transit Overlay Zone (Lots 1, 2, 3, 4, 5 and 6 in Block 177 of University Heights, According to Map prepared by G.A. D’Hemecourt, Book 8, page 36 et. seq. of Lis Pendens). JO No. 43-0093

Applicant: Uptown Villas LLC

October Update

Staff noticed after the release of the draft environmental document that the south elevation shown on Figure 3 was incorrect. Figure 3A has been provided that contains the correct south elevation.

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

The City of San Diego conducted an Initial Study which determined that the proposed project could have a significant environmental effect in the following area: Paleontological Resources. Subsequent revisions in the project proposal create the specific mitigation identified in Section V of this Mitigated Negative Declaration (MND). The project as revised now avoids or mitigates the potentially significant environmental effects previously identified, and the preparation of an Environmental Impact Report will not be required.

- IV. DOCUMENTATION:

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

- V. MITIGATION, MONITORING AND REPORTING PROGRAM:

General measures which must be completed prior to any authorization to proceed:

The Assistant Deputy Director (ADD) of the City’s Entitlement Division shall verify that the

following statements are shown on the grading and/ or construction plans as notes under the heading "Environmental Requirements:"

1. "The Park Terrace Project is subject to a Mitigation, Monitoring, and Reporting Program (MMRP) and shall conform to the mitigation conditions in Mitigated Negative Declaration No. 147090.
2. Prior to any site disturbance (excluding survey and utility mark outs), the owner/permittee shall schedule a pre-construction meeting to ensure implementation of the MMRP. The meeting shall include the City Resident Engineer, Project Paleontologist, and the City's Mitigation Monitoring Coordination (MMC) section.

Paleontological Resources

I. Prior to Permit Issuance

A. Entitlements Plan Check

1. Prior to Notice to Proceed (NTP) for any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits, but prior to the first preconstruction meeting, whichever is applicable, the Assistant Deputy Director (ADD) Environmental designee shall verify that the requirements for Paleontological Monitoring have been noted on the appropriate construction documents.

B. Letters of Qualification have been submitted to ADD

1. The applicant shall submit a letter of verification to Mitigation Monitoring Coordination (MMC) identifying the Principal Investigator (PI) for the project and the names of all persons involved in the paleontological monitoring program, as defined in the City of San Diego Paleontology Guidelines.
2. MMC will provide a letter to the applicant confirming the qualifications of the PI and all persons involved in the paleontological monitoring of the project.
3. Prior to the start of work, the applicant shall obtain approval from MMC for any personnel changes associated with the monitoring program.

II. Prior to Start of Construction

A. Verification of Records Search

1. The PI shall provide verification to MMC that a site specific records search has been completed. Verification includes, but is not limited to a copy of a confirmation letter from San Diego Natural History Museum, other institution or, if the search was in-house, a letter of verification from the PI stating that the search was completed.
2. The letter shall introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities.

B. PI Shall Attend Precon Meetings

1. Prior to beginning any work that requires monitoring, the Applicant shall arrange a Precon Meeting that shall include the PI, Construction Manager (CM) and/or Grading Contractor, Resident Engineer (RE), Building Inspector (BI), if appropriate, and MMC. The qualified paleontologist shall attend any grading/excavation related Precon Meetings to make comments and/or suggestions concerning the

Paleontological Monitoring program with the Construction Manager and/or Grading Contractor.

- a. If the PI is unable to attend the Precon Meeting, the Applicant shall schedule a focused Precon Meeting with MMC, the PI, RE, CM or BI, if appropriate, prior to the start of any work that requires monitoring.
2. Identify Areas to be Monitored

Prior to the start of any work that requires monitoring, the PI shall submit a Paleontological Monitoring Exhibit (PME) based on the appropriate construction documents (reduced to 11x17) to MMC identifying the areas to be monitored including the delineation of grading/excavation limits. The PME shall be based on the results of a site specific records search as well as information regarding existing known soil conditions (native or formation).
3. When Monitoring Will Occur
 - a. Prior to the start of any work, the PI shall also submit a construction schedule to MMC through the RE indicating when and where monitoring will occur.
 - b. The PI may submit a detailed letter to MMC prior to the start of work or during construction requesting a modification to the monitoring program. This request shall be based on relevant information such as review of final construction documents which indicate conditions such as depth of excavation and/or site graded to bedrock, presence or absence of fossil resources, etc., which may reduce or increase the potential for resources to be present.

III. During Construction

- A. Monitor Shall be Present During Grading/Excavation/Trenching
 1. The monitor shall be present full-time during grading/excavation/trenching activities as identified on the PME that could result in impacts to formations with high and moderate resource sensitivity. **The Construction Manager is responsible for notifying the RE, PI, and MMC of changes to any construction activities.**
 2. The monitor shall document field activity via the Consultant Site Visit Record (CSV). The CSV's shall be faxed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly (**Notification of Monitoring Completion**), and in the case of ANY discoveries. The RE shall forward copies to MMC.
 3. The PI may submit a detailed letter to MMC during construction requesting a modification to the monitoring program when a field condition such as trenching activities that do not encounter formational soils as previously assumed, and/or when unique/unusual fossils are encountered, which may reduce or increase the potential for resources to be present.
- B. Discovery Notification Process
 1. In the event of a discovery, the Paleontological Monitor shall direct the contractor to temporarily divert trenching activities in the area of discovery and immediately notify the RE or BI, as appropriate.
 2. The Monitor shall immediately notify the PI (unless Monitor is the PI) of the discovery.
 3. The PI shall immediately notify MMC by phone of the discovery, and shall also submit written documentation to MMC within 24 hours by fax or email with photos

of the resource in context, if possible.

C. Determination of Significance

1. The PI shall evaluate the significance of the resource.
 - a. The PI shall immediately notify MMC by phone to discuss significance determination and shall also submit a letter to MMC indicating whether additional mitigation is required. The determination of significance for fossil discoveries shall be at the discretion of the PI.
 - b. If the resource is significant, the PI shall submit a Paleontological Recovery Program (PRP) and obtain written approval from MMC. Impacts to significant resources must be mitigated before ground disturbing activities in the area of discovery will be allowed to resume.
 - c. If resource is not significant (e.g., small pieces of broken common shell fragments or other scattered common fossils) the PI shall notify the RE, or BI as appropriate, that a non-significant discovery has been made. The Paleontologist shall continue to monitor the area without notification to MMC unless a significant resource is encountered.
 - d. The PI shall submit a letter to MMC indicating that fossil resources will be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that no further work is required.

IV. Night and/or Weekend Work

- A. If night and/or weekend work is included in the contract
 1. When night and/or weekend work is included in the contract package, the extent and timing shall be presented and discussed at the precon meeting.
 2. The following procedures shall be followed.
 - a. No Discoveries
In the event that no discoveries were encountered during night and/or weekend work, The PI shall record the information on the CSVN and submit to MMC via fax by 8AM on the next business day.
 - b. Discoveries
All discoveries shall be processed and documented using the existing procedures detailed in Sections III - During Construction.
 - c. Potentially Significant Discoveries
If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section III - During Construction shall be followed.
 - d. The PI shall immediately contact MMC, or by 8AM on the next business day to report and discuss the findings as indicated in Section III-B, unless other specific arrangements have been made.
- B. If night work becomes necessary during the course of construction
 1. The Construction Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin.
 2. The RE, or BI, as appropriate, shall notify MMC immediately.
- C. All other procedures described above shall apply, as appropriate.

V. Post Construction

- A. Preparation and Submittal of Draft Monitoring Report
 1. The PI shall submit two copies of the Draft Monitoring Report (even if negative),

prepared in accordance with the Paleontological Guidelines which describes the results, analysis, and conclusions of all phases of the Paleontological Monitoring Program (with appropriate graphics) to MMC for review and approval within 90 days following the completion of monitoring,

- a. For significant paleontological resources encountered during monitoring, the Paleontological Recovery Program shall be included in the Draft Monitoring Report.
 - b. Recording Sites with the San Diego Natural History Museum
The PI shall be responsible for recording (on the appropriate forms) any significant or potentially significant fossil resources encountered during the Paleontological Monitoring Program in accordance with the City's Paleontological Guidelines, and submittal of such forms to the San Diego Natural History Museum with the Final Monitoring Report.
2. MMC shall return the Draft Monitoring Report to the PI for revision or, for preparation of the Final Report.
 3. The PI shall submit revised Draft Monitoring Report to MMC for approval.
 4. MMC shall provide written verification to the PI of the approved report.
 5. MMC shall notify the RE or BI, as appropriate, of receipt of all Draft Monitoring Report submittals and approvals.
- B. Handling of Fossil Remains
1. The PI shall be responsible for ensuring that all fossil remains collected are cleaned and catalogued.
 2. The PI shall be responsible for ensuring that all fossil remains are analyzed to identify function and chronology as they relate to the geologic history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate
- C. Curation of fossil remains: Deed of Gift and Acceptance Verification
1. The PI shall be responsible for ensuring that all fossil remains associated with the monitoring for this project are permanently curated with an appropriate institution.
 2. The PI shall include the Acceptance Verification from the curation institution in the Final Monitoring Report submitted to the RE or BI and MMC.
- D. Final Monitoring Report(s)
1. The PI shall submit two copies of the Final Monitoring Report to MMC (even if negative), within 90 days after notification from MMC that the draft report has been approved.
 2. The RE shall, in no case, issue the Notice of Completion until receiving a copy of the approved Final Monitoring Report from MMC which includes the Acceptance Verification from the curation institution.

VI. PUBLIC REVIEW DISTRIBUTION:

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

City of San Diego:

Councilmember Toni Atkins, Council District 3
Development Services Department (78, 78A)

Central Library (81)
 North Park Branch Library (81T)
 City Attorney (MS 59)
 Corey Braun, Permit Planning
 Jeff Harkness, Park Planning
 Sean Torres, Engineering
 Jeffrey Oakley, Landscape
 Kamran Khaligh, Transportation
 Marlon Pangilinan, CPCI

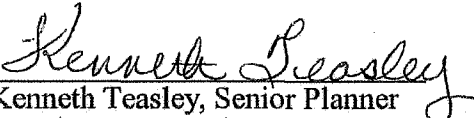
Others:

Greater North Park Planning Committee (363)
 North Park Community Association (366)
 Uptown Planners (498)
 Mark Freed
 Davis & Davis Architects
 Uptown Villas, LLC

VII. RESULTS OF PUBLIC REVIEW:

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

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


 Kenneth Teasley, Senior Planner
 Development Services Department

September 10, 2008
 Date of Draft Report

October 1, 2008
 Date of Final Report

Analyst: Mirrasoul

City of San Diego
DEVELOPMENT SERVICES DEPARTMENT
ENTITLEMENT DIVISION
1222 First Avenue, Mail Station 501
San Diego, CA 92101
(619) 446-6460

INITIAL STUDY
Project No. 147090

SUBJECT: PARK TERRACE: Vesting Tentative Map (VTM) and Site Development Permit (SDP) to allow for the construction of a five-story, 67,187-square-foot mixed-use building over two levels of underground parking to accommodate 35 residential condominiums and a 7,377-square-foot ground-floor commercial space. The vacant 0.48-acre project site is located at 4075 Park Boulevard in the Mid City Communities Planned District within the Greater North Park Community Planning area in the Transit Overlay Zone (Lots 1, 2, 3, 4, 5 and 6 in Block 177 of University Heights, According to Map prepared by G.A. D'Hemecourt, Book 8, page 36 et. seq. of Lis Pendens). JO No. 43-0093
Applicant: Uptown Villas LLC

I. PURPOSE AND MAIN FEATURES:

The proposed Vesting Tentative Map (VTM) and Site Development Permit (SDP) would allow for the construction of a five-story, 67,187-square-foot mixed-use building over two levels of underground parking to accommodate 35 residential condominiums and a 7,377-square-foot ground-floor commercial space on a project site located at the southeast corner of the intersection of Park Boulevard and Polk Avenue (See Figures 1 & 2). A Tentative Map is required to allow individual ownership of the condominiums. The SDP is required because the applicant exceeds the threshold for discretionary review of 22 dwelling units and proposes the following deviations to the Land Development Code regulations within the CL-2 zone of the Mid City Communities Planned District: building height of 65.5 feet where a maximum height of 50 feet is allowed; 380 square feet of transparency on the ground floor of the north facing façade where a minimum of 392 square feet is required; upper floors with a six feet setback from the base of the street wall where a minimum of 15 feet setback is required; front setback on the 4th floor of 12 feet where a front setback of 18 feet is required; front setback on the 5th floor of 22 feet where a front setback of 24 feet is required; interior side setback of six feet on the 4th and 5th floors where a 15-foot setback is required; and a rear setback of 10 feet on the 5th floor where 13 feet is required.

The proposed project would be of typical wood-framed construction with fiber cement board siding and/or plaster finish with decorative cast stone, metal framed windows, glass guardrail, metal guardrails, fabric awnings, wood lattice. Photovoltaic systems would be installed on the sloped roof (Please see Figures 3 & 4). The project construction would require the grading of the entire site with approximately 18,500 cubic yards of cut at a depth 23.5 feet with 18,500 cubic yards of exported soil. The proposed landscaping would include King, Queen, Lady and Foxtail

palms, and 36-inch-box Purple Bailey Acacia, Gold Medallion, Desert Museum Hybrid Palo Verde, and 24-inch-box Flowering Maple, Western Redbud, and Crape Myrtle trees. The landscaping would include five-gallon shrubs such as: Variegated Natal Plum; Pink Australian Fuchsia; Heavenly Bamboo; Mexican Bird of Paradise; Lemon Bottle Brush; and Brazilian Flame Bush. Additional accent grasses, perennials, groundcover plantings and vines consistent with the standards of the Land Development Manual would also be incorporated into the landscape design.

Site access to the on-grade commercial parking would be off of Polk Avenue, while the access into the parking garage for the residential units would occur off of the adjacent alley to the east of the building and with parking provided for 70 vehicles. The diagonal parking spaces on the south side of Polk Avenue adjacent to the property will be removed and replaced with red curb. Drainage would be directed into the existing City storm drain system.

II. ENVIRONMENTAL SETTING

The vacant project site is located at 4075 Park Boulevard on the southeast corner of Park Boulevard and Polk Avenue in the Greater North Park Community Planning area (Please see Figure 1). Multi-family housing is located to the east of the project across the alley while existing commercial establishments are located to the north and south. Park Boulevard is located adjacent to the west of the project site with a three-story office building located directly across the street. The project site is located in the Transit Area Overlay Zone on a transit corridor along Park Boulevard near the major thoroughfares of El Cajon Boulevard, Washington Avenue and University Avenue. The project site and areas to the north, west and south are zoned CL-2. The residential area to the east is zoned MR-800B. The Greater North Park Community Plan designates the project site and areas to the south, east, and north as Commercial with Residential at 45 to 55 dwelling units per acre. Additionally, the community plan establishes a density bonus of up to 75 dwelling units per net residential acre for parcel accumulation and adherence to the design guidelines in the Urban Design Element of the community plan. The areas directly to the west of the project site across Park Boulevard are located within the Uptown Community Planning area and is designated Commercial/High Density Residential with densities ranging from 44 to 73 dwelling units per acre.

The project site is not located within or adjacent to the City of San Diego's Multi-Habitat Planning Area (MHPA); and no sensitive vegetation exists on-site.

The project site would receive police service from the San Diego Police Department Beat 624 with a response time of 5.8 minutes for emergency calls where the citywide average was 6.7 minutes for emergency calls within the January 2008 through July 2008 time period. The site would be served by Fire Stations 5, 8, and 14 with response times ranging from 2.6 to 4.0 minutes.

III. ENVIRONMENTAL ANALYSIS: See attached Initial Study checklist.

IV. DISCUSSION:

The following issue was considered during the environmental review of this project and was determined to be potentially significant.

Paleontological Resources

According to the Geology of the San Diego Metropolitan Area, California, 1975, published by the California Division of Mines and Geology, the project area is underlain by the Linda Vista Formation which is of a medium sensitivity rating for paleontological resources; and this formation has yielded important remains of nearshore marine invertebrates. Based on the Development Services Department Significance Determination Thresholds, a significant impact to paleontological resources could result if the project were to require the excavation of 2,000 cubic yards of cut at a depth of 10 feet or more. The proposed project would require trenching at a maximum depth of 25 feet with approximately 79,500 cubic yards of cut which would exceed the thresholds potentially impacting paleontological resources. Disturbance or loss of fossils without adequate documentation and research would be considered a significant environmental impact. Therefore, a Mitigation, Monitoring, and Reporting Program as detailed in Section V of the MND would be implemented. The program requires that a qualified Paleontologist or Paleontological Monitor be present during excavations that could impact previously undisturbed formations. If significant paleontological resources are discovered, a recovery and documentation program would be implemented. With implementation of the Mitigation, Monitoring and Reporting Program, impacts to paleontological resources would be reduced to below a level of significance.

The following issues were considered during the environmental review of this project and were determined not to be significant.

Land Use/Visual Effects and Neighborhood Character

The proposed project is consistent with the intent of the Greater North Park Community Plan which designates the site's land use as Commercial with Residential at 45 to 55 dwelling units per net residential acre. This would allow approximately 22 to 26 dwelling units on the site. However, a density bonus of up to 75 dwelling units per net residential acre is also available for projects which have accumulated parcels and adhere to applicable design guidelines in the Urban Design Element. According to the Development Services Department Significance Determination Thresholds, a significant neighborhood character impact could result if the project were to exceed the allowable height or bulk regulations and the height and bulk of the existing patterns of development in the vicinity of the project by a substantial margin. The proposed project requires several deviations to the development regulations; however, the deviations were

determined to be consistent with the purpose and intent of the development regulations. The height deviation from the 50-foot maximum to 65.5 feet allows a small 110-square-foot area to include the elevator and roof stair enclosure; and the 60-foot height deviation allows commercial spaces with 14-foot ceiling heights. All of the setback deviations still provide enough articulation of the building to reduce the bulk and scale which is the intent of the regulations which is considered acceptable.

Additionally, the Urban Design Element of the community plan provides several guidelines to reduce the apparent bulk and scale of proposed structures. These guidelines include the use of horizontal and vertical offsets, surface articulation, varying colors and building materials, upper-story setbacks and other architectural elements. The project would implement these guidelines by incorporating multiple offsetting planes along all building elevations and include upper-setbacks along Park Boulevard where the building would be setback 6 feet from the 3rd floor and 12 feet from the 5th floor. The project would include varying colors and building materials such as concrete, glass, cast stone, and fiber cement lap siding to add surface articulation and texture to the building elevations. The project would also include architectural elements like awnings and wood lattices along the Park Boulevard Street frontage, as well as metal and glass guard railing along the open and recessed balconies

With respect to the existing patterns of development, the project site is located in an area that is undergoing transition where new development is implementing the planned land use designations and densities allowed by the underlying zoning and the community plan. Seven buildings of three to 15 stories in height are located within two blocks of the proposed five-story project along Park Boulevard. Therefore, since it was determined that a significant impact would not occur no mitigation would be required.

Water Quality

A "Preliminary Water Quality Technical Report" (April 29, 2008) was prepared for this project by S B & O, Inc. According to the report, the existing drainage patterns for the project are generally to the southwest, towards Park Boulevard. Park Boulevard drains south towards Lincoln Avenue, then east toward Georgia Street where it enters a city of San Diego Storm drain inlet at the base of Lincoln Avenue at Georgia Street. The site is currently vacant and was previously occupied by a church building and parking facilities. It was determined that no increase in runoff would be caused by the project.

A number of Best Management Practices (BMPs) were incorporated into the site design. The pollutants of concern from the project area include: sediment, nutrients, trash, and debris, oxygen demanding substances, oil and grease, bacteria and viruses, and pesticides. The building utilizes covered parking garages that eliminate oil and grease from the list of potential pollutants of concern. The BMPs include directing drainage toward adjacent landscaping where feasible, and planting drought tolerant trees and shrub. The structural treatment BMPs would include the

installation of filters on all building downspouts to intercept roof runoff prior to discharge into curb outlets along Park Boulevard.

The proposed project is subject to the City's Standard Permanent Storm Water Best Management Practices (BMPs) and would be required to comply with all requirements of the State Water Resources Control Board Order No. 99-08, and San Diego Regional Water Quality Control Board Order No. R9-2007-0001. Adherence to the City's Stormwater Standards and use of State and City required construction and operational BMPs would preclude significant water quality impacts.

V. RECOMMENDATION:

On the basis of this initial evaluation:

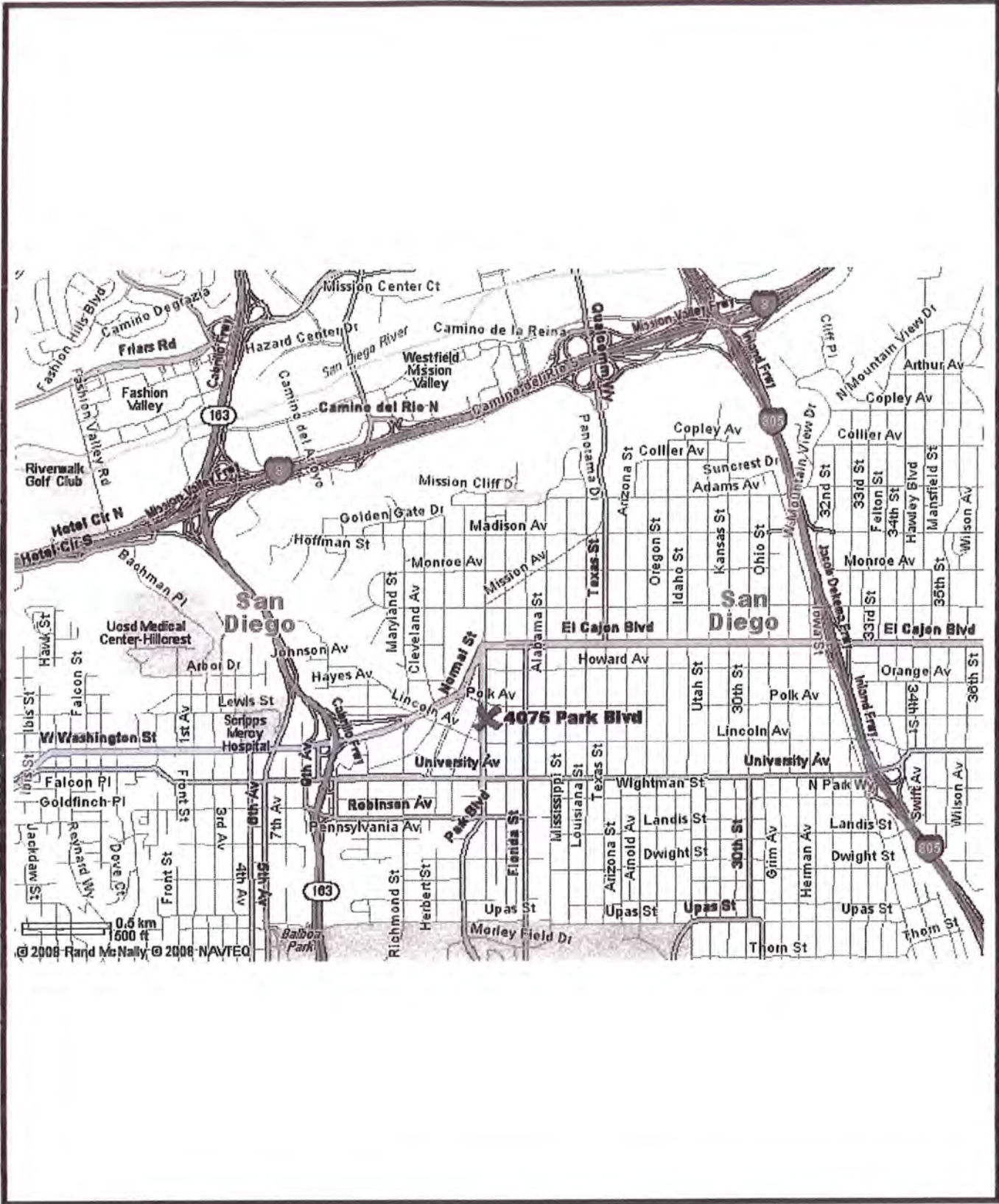
The proposed project would not have a significant effect on the environment, and NEGATIVE DECLARATION should be prepared.

Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described in Section IV above have been added to the project. A MITIGATED NEGATIVE DECLARATION should be prepared.

The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT should be required.

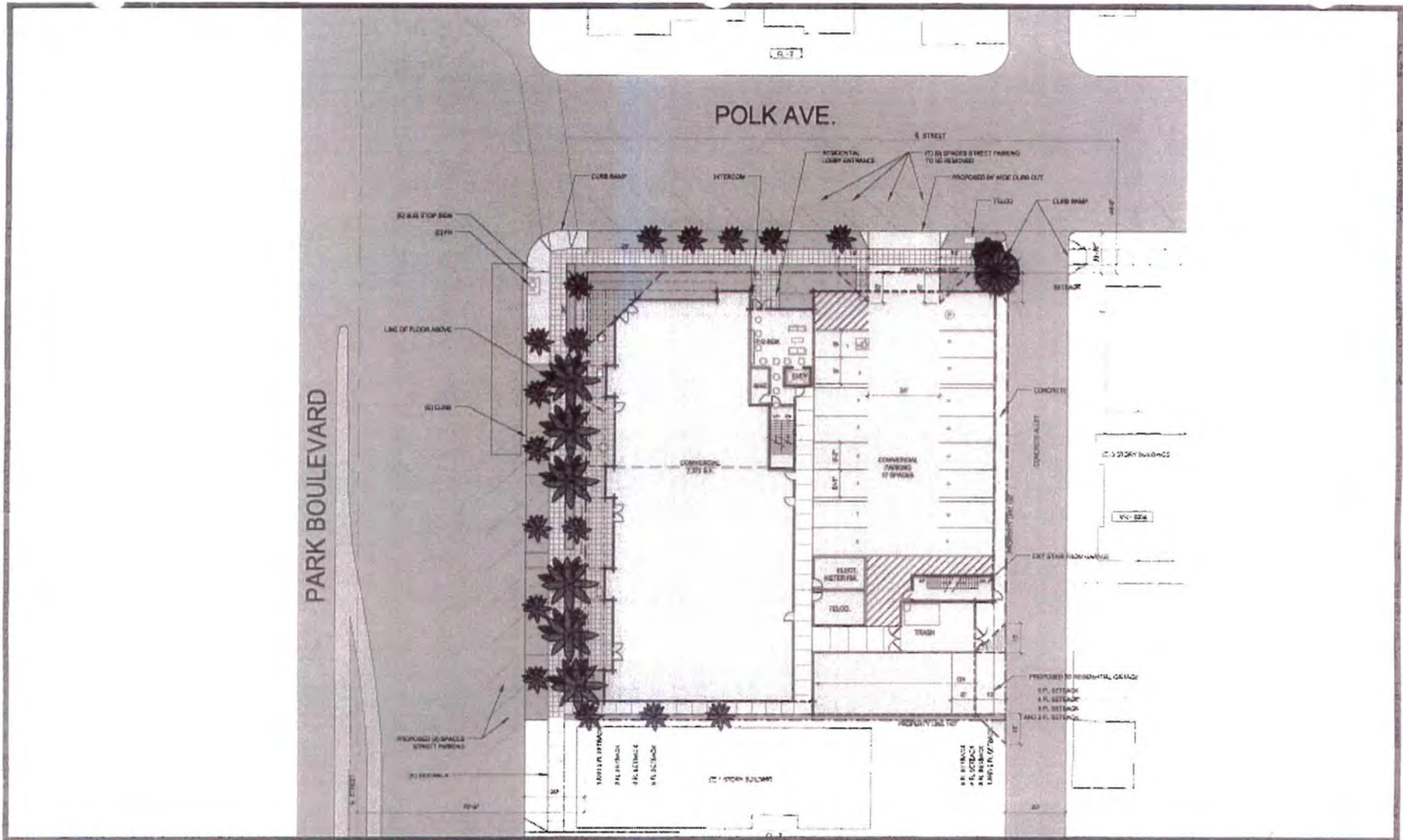
PROJECT ANALYST: Mirrasoul

Attachments: Figure 1 - Location Map
 Figure 2 - Site Map
 Figure 3 & 4 - Elevations
 Initial Study Checklist



Location map
 Park Terrace / Project No. 147090
 City of San Diego – Development Services Department

FIGURE
No. 1

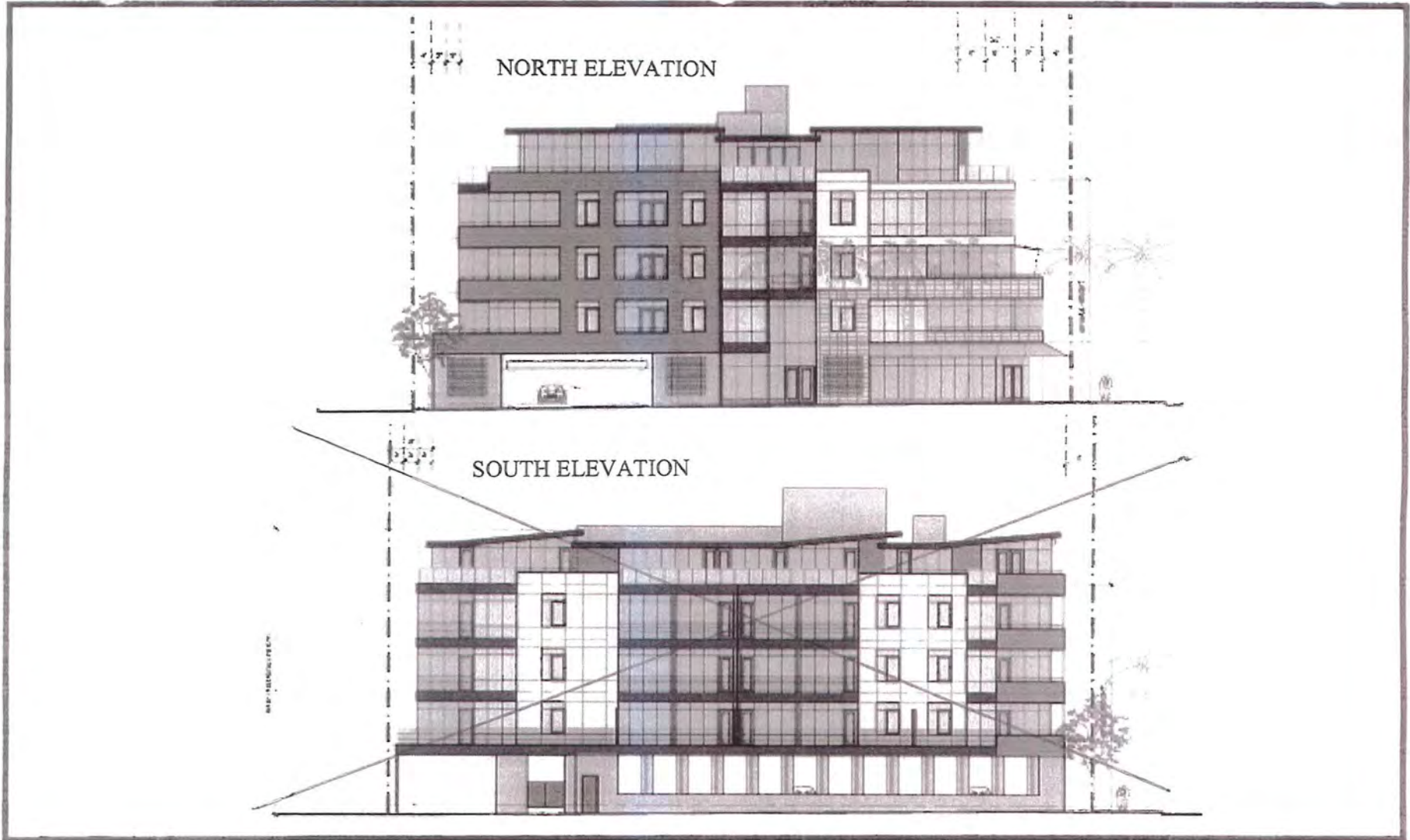


Site Plan

Park Terrace / Project No. 147090

City of San Diego – Development Services Department

FIGURE
No. 2



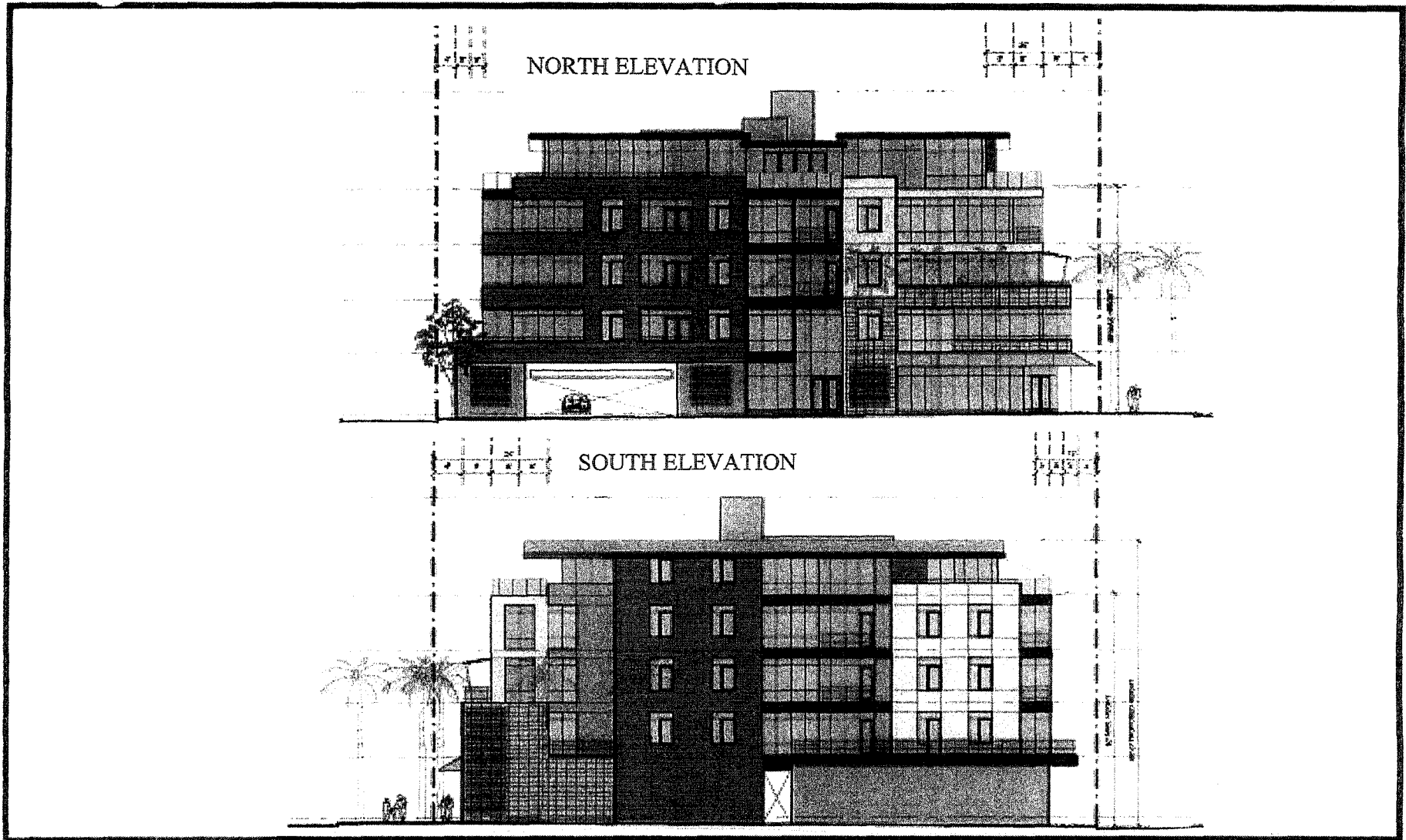
Elevations

Park Terrace / Project No. 147090

City of San Diego – Development Services Department

FIGURE

No. 3



Elevations – with corrected South Elevation

Park Terrace / Project No. 147090

City of San Diego – Development Services Department

FIGURE

No. 3A



Elevations

Park Terrace / Project No. 147090

City of San Diego – Development Services Department

FIGURE
No. 4

Initial Study Checklist

Date: August 27, 2008
 Project No.: 144090
 Name of Project: Park Terrace

III. ENVIRONMENTAL ANALYSIS:

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

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
I. AESTHETICS / NEIGHBORHOOD CHARACTER – Will the proposal result in:			
A. The obstruction of any vista or scenic view from a public viewing area? <u>The proposed project center is not located adjacent to a public viewing area.</u>	—	—	<u>X</u>
B. The creation of a negative aesthetic site or project? <u>The proposed project would incorporate a variety of architectural elements to provide visual relief.</u>	—	—	<u>X</u>
C. Project bulk, scale, materials, or style which would be incompatible with surrounding development? <u>The project area is in transition and seven multi-story projects (3, 6, 8 and 15 stories) have been previously approved within two blocks of the project site. The project has been designed to incorporate plaster and lapboard siding which are elements present in some of the older buildings in the area.</u>	—	—	<u>X</u>
D. Substantial alteration to the existing character of the area?	—	—	<u>X</u>

Yes Maybe No

Please See I-C.

- | | | | |
|---|---|---|----------|
| E. The loss of any distinctive or landmark tree(s), or a stand of mature trees?
<u>The project would not require the removal of any significant trees.</u> | — | — | <u>X</u> |
| F. Substantial change in topography or ground surface relief features?
<u>The project site would not be significantly altered.</u> | — | — | <u>X</u> |
| G. The loss, covering or modification of any unique geologic or physical features such as a natural canyon, sandstone bluff, rock outcrop, or hillside with a slope in excess of 25 percent?
<u>Please see I-F.</u> | — | — | <u>X</u> |
| H. Substantial light or glare?
<u>The proposed lighting would comply with all current street lighting standards in accordance with the City of San Diego Street Design Manual, satisfactory to the City Engineer.</u> | — | — | <u>X</u> |
| I. Substantial shading of other properties?
<u>The proposed project has been designed to prevent substantial shading.</u> | — | — | <u>X</u> |
| II. AGRICULTURE RESOURCES / NATURAL RESOURCES / MINERAL RESOURCES – Would the proposal result in: | | | |
| A. The loss of availability of a known mineral resource (e.g., sand or gravel) that would be of value to the region and the residents of the state?
<u>The project site is not suitable for sand and/or gravel extraction, and is located in an existing urbanized area.</u> | — | — | <u>X</u> |
| B. The conversion of agricultural land to nonagricultural use or impairment of the agricultural productivity of agricultural land?
<u>The project site is not suitable for agricultural uses and is located in an existing urbanized area.</u> | — | — | <u>X</u> |
| III. AIR QUALITY – Would the proposal: | | | |

- A. Conflict with or obstruct implementation of the applicable air quality plan?
No such conflict or obstruction would result. Standard dust abatement measures would be implemented during construction.

— — X

- B. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?
The proposed project is not anticipated to generate substantial quantities of operational emissions. Construction emissions would be generated during any demolition and grading activities; however, these emissions would be temporary and would not exceed applicable significance thresholds. Please see III-A.

— — X

- C. Expose sensitive receptors to substantial pollutant concentrations?
The proposed project would not emit substantial concentrations of air pollutants (See III-B above). Thus, sensitive receptors in the project area would not be exposed to such emissions. Please see III-A.

— — X

- D. Create objectionable odors affecting a substantial number of people?
The proposed commercial/residential project is not anticipated to generate objectionable odors.

— — X

- E. Exceed 100 pounds per day of Particulate Matter 10 (dust)?
Dust would be generated temporarily during construction and would be controlled using standard construction techniques.

— — X

- F. Alter air movement in the area of the project?
The proposed five-story project is not anticipated to significantly alter the air movement in the area.

— — X

- G. Cause a substantial alteration in moisture, or temperature, or any change in climate, either locally or regionally?
The construction of the commercial/residential building would not substantially alter micro or macroclimatic conditions.

— — X

IV. BIOLOGY – Would the proposal result in:

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
A. A reduction in the number of any unique, rare, endangered, sensitive, or fully protected species of plants or animals? <u>The proposed project would not result in a significant impact to sensitive vegetation. No such resources exist on the site.</u>	—	—	<u>X</u>
B. A substantial change in the diversity of any species of animals or plants? <u>Please see IV-A.</u>	—	—	<u>X</u>
C. Introduction of invasive species of plants into the area? <u>The project would not result in the planting of invasive species adjacent to an open space area.</u>	—	—	<u>X</u>
D. Interference with the movement of any resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors? <u>The project is not located near a wildlife corridor and is surrounded by development and/or infrastructure.</u>	—	—	<u>X</u>
E. An impact to a sensitive habitat, including, but not limited to streamside vegetation, aquatic, riparian, oak woodland, coastal sage scrub or chaparral? <u>Please see IV-A.</u>	—	—	<u>X</u>
F. An impact on City, State, or federally regulated wetlands (including, but not limited to, coastal salt marsh, vernal pool, lagoon, coastal, etc.) through direct removal, filling, hydrological interruption or other means? <u>The project site does not contain any City, State or federally regulated wetlands.</u>	—	—	<u>X</u>
G. Conflict with the provisions of the City's Multiple Species Conservation Program Subarea Plan or other approved local, regional or state habitat conservation plan? <u>The project is not located within or adjacent to the Multi-Habitat Planning Area.</u>	—	—	<u>X</u>
V. ENERGY – Would the proposal:			
A. Result in the use of excessive amounts of fuel or energy (e.g. natural gas)?	—	—	<u>X</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
<u>Typical amounts of fuel would be used during the construction of the project.</u>			
B. Result in the use of excessive amounts of power? <u>Typical commercial/residential consumption is expected. Please see V-A.</u>	—	—	<u>X</u>
VI. GEOLOGY/SOILS – Would the proposal:			
A. Expose people or property to geologic hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards? <u>The project site is assigned the geologic hazard category of 52 per the City of San Diego Safety Seismic Study Maps which is described as gently sloping to steep terrain, favorable geologic structure, low risk.</u>	—	—	<u>X</u>
B. Result in a substantial increase in wind or water erosion of soils, either on or off the site? <u>Potential short-term erosion impacts could occur during demolition and excavation activities. Best Management Practice erosion control measures would be implemented during construction.</u>	—	—	<u>X</u>
C. Be located on a geologic unit or soil that is unstable or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? <u>The project site is underlain by the Linda Vista Formation. Utilization of generally accepted engineering techniques would prevent impacts from geologic hazards. See Initial Study.</u>	—	—	<u>X</u>
VII. HISTORICAL RESOURCES – Would the proposal result in:			
A. Alteration of or the destruction of a prehistoric or historic archaeological site? <u>The proposed project would be located on an vacant previously developed site. The site is not located in an area of high sensitivity for historical resources; therefore, impacts to unique archaeological resources are not expected.</u>	—	—	<u>X</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
B. Adverse physical or aesthetic effects to a prehistoric or historic building, structure, object, or site? <u>No historic structures exist on the vacant site.</u>	—	—	<u>X</u>
C. Adverse physical or aesthetic effects to an architecturally significant building, structure, or object? <u>Please see VII-B.</u>	—	—	<u>X</u>
D. Any impact to existing religious or sacred uses within the potential impact area? <u>No such uses occur on-site.</u>	—	—	<u>X</u>
E. The disturbance of any human remains, including those interred outside of formal cemeteries? <u>Human remains are not expected to be encountered during the construction activities.</u>	—	—	<u>X</u>
VIII. HUMAN HEALTH / PUBLIC SAFETY / HAZARDOUS MATERIALS: Would the proposal:			
A. Create any known health hazard (excluding mental health)? <u>The proposed commercial/residential use is not anticipated to be associated with such hazards.</u>	—	—	<u>X</u>
B. Expose people or the environment to a significant hazard through the routine transport, use or disposal of hazardous materials? <u>The project does not propose such uses.</u>	—	—	<u>X</u>
C. Create a future risk of an explosion or the release of hazardous substances (including but not limited to gas, oil, pesticides, chemicals, radiation, or explosives)? <u>Please see VIII-B.</u>	—	—	<u>X</u>
D. Impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan? <u>The proposed project would not interfere with emergency response and/or evacuation plans, and has been reviewed for compliance with City Fire Regulations by the Fire Department.</u>	—	—	<u>X</u>
E. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result,			

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
create a significant hazard to the public or environment? <u>The project site not listed on the County of San Diego Department of Environmental Health's Site Assessment and Mitigation Case Listings.</u>	—	—	<u>X</u>
F. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? <u>The proposed project would not involve the use of hazardous materials. Please see VIII-A & B.</u>	—	—	<u>X</u>
IX. HYDROLOGY/WATER QUALITY – Would the proposal result in:			
A. An increase in pollutant discharges, including down stream sedimentation, to receiving waters during or following construction? Consider water quality parameters such as temperature dissolved oxygen, turbidity and other typical storm water pollutants. <u>Pre- and post-construction Best Management Practices would be implemented. Adherence to State Standards would preclude direct and cumulatively considerable significant impacts.</u>	—	—	<u>X</u>
B. An increase in impervious surfaces and associated increased runoff? <u>The project site would increase the amount of impervious surface; however, adherence to State standards would preclude significant impacts.</u>	—	—	<u>X</u>
C. Substantial alteration to on- and off-site drainage patterns due to changes in runoff flow rates or volumes? <u>Please see IX-A & B.</u>	—	—	<u>X</u>
D. Discharge of identified pollutants to an already impaired water body (as listed on the Clean Water Act Section 303(b) list)? <u>Please see IX-A.</u>	—	—	<u>X</u>
E. A potentially significant adverse impact on ground water quality? <u>No such impact would occur. The majority of the site runoff would be directed into the City's storm water system. The construction of the proposed project is not expected to encroach into the water</u>	—	—	<u>X</u>

Yes Maybe No

table, and no use of groundwater is proposed. No areas of ponded water would result from the project. Please see IX-A.

- F. Cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses?
Please see IX-A above. The project would not make a considerable contribution to water quality degradation. Adherence to stormwater standards would be required.

—	—	<u>X</u>
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X. LAND USE – Would the proposal result in:

- A. A land use which is inconsistent with the adopted community plan land use designation for the site or conflict with any applicable land use plan, policy or regulation of an agency with jurisdiction over a project?
The proposed project is consistent with the Greater North Park Community Plan. Please see Initial Study discussion.

—	—	<u>X</u>
---	---	----------
- B. A conflict with the goals, objectives and recommendations of the community plan in which it is located?
Please see X-A.

—	—	<u>X</u>
---	---	----------
- C. A conflict with adopted environmental plans, including applicable habitat conservation plans adopted for the purpose of avoiding or mitigating an environmental effect for the area?
The project is not located within or adjacent to the Multi-Habitat Planning Area.

—	—	<u>X</u>
---	---	----------
- D. Physically divide an established community?
The project would allow for development on a previously developed site.

—	—	<u>X</u>
---	---	----------
- E. Land uses which are not compatible with aircraft accident potential as defined by an adopted airport Land Use Compatibility Plan?
The project site is not located within the Airport Environs Overlay Zone or the Airport Approach Overlay Zone. A Determination of No Hazard to Air Navigation has been received from the FAA.

—	—	<u>X</u>
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	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
XI. NOISE – Would the proposal result in:			
A. A significant increase in the existing ambient noise levels? <u>A temporary increase in noise within acceptable city thresholds would occur during standard construction hours.</u>	—	—	<u>X</u>
B. Exposure of people to noise levels which exceed the City's adopted noise ordinance? <u>The interior residential noise levels would be regulated by the Building Development Review Division of DSD to ensure that interior noise levels do not exceed 45 (dB) CNEL.</u>	—	—	<u>X</u>
C. Exposure of people to current or future transportation noise levels which exceed standards established in the Transportation Element of the General Plan or an adopted airport Comprehensive Land Use Plan? <u>Please see XI-A.</u>	—	—	<u>X</u>
XII. PALEONTOLOGICAL RESOURCES: Would the proposal impact a unique paleontological resource or site or unique geologic feature? <u>The project site is underlain by the Linda Vista Formation which is of moderate sensitivity for paleontological resources. The proposed project would require the excavation of approximately 18,500 cubic yards of soil at a maximum depth of 23.5 feet which would exceed the Development Services Department significance determination threshold for formations of moderate sensitivity for paleontological resources (2000 cubic yards at a depth of 10 feet or more). Mitigation required. Please see Initial Study discussion.</u>	—	—	<u>X</u>
XIII. POPULATION AND HOUSING – Would the proposal:			
A. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? <u>The proposed project would allow development consistent with the community plan on an already graded commercial site.</u>	—	—	<u>X</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
B. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? <u>Please see XIII-A.</u>	—	—	<u>X</u>
C. Alter the planned location, distribution, density or growth rate of the population of an area? <u>Please see XIII-A.</u>	—	—	<u>X</u>
XIV. PUBLIC SERVICES – Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:			
A. Fire protection? <u>The project site would be served by existing fire department facilities.</u>	—	—	<u>X</u>
B. Police protection? <u>The project would be served by existing police department facilities.</u>	—	—	<u>X</u>
C. Schools? <u>The project would be served by existing public schools.</u>	—	—	<u>X</u>
D. Parks or other recreational facilities? <u>The project would be served by existing recreational facilities.</u>	—	—	<u>X</u>
E. Maintenance of public facilities, including roads? <u>The proposed project would not generate a significant need for increased maintenance of such facilities.</u>	—	—	<u>X</u>
F. Other governmental services? <u>N/A</u>	—	—	<u>X</u>
XV. RECREATIONAL RESOURCES – Would the proposal result in:			
A. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical			

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
deterioration of the facility would occur or be accelerated? <u>The project would be required to contribute Development Impact Fees to satisfy population-base park and recreation facilities requirements.</u>	—	—	<u>X</u>
B. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? <u>Please see XV-A above.</u>	—	—	<u>X</u>
XVI. TRANSPORTATION/CIRCULATION – Would the proposal result in:			
A. Traffic generation in excess of specific/community plan allocation? <u>The project would be consistent with the existing community plan.</u>	—	—	<u>X</u>
B. An increase in projected traffic which is substantial in relation to the existing traffic load and capacity of the street system? <u>Please see XVI-A.</u>	—	—	<u>X</u>
C. An increased demand for off-site parking? <u>Required parking would be provided.</u>	—	—	<u>X</u>
D. Effects on existing parking? <u>Diagonal parking along Polk Avenue would be removed as part of the proposed project. Please see XVI-C.</u>	—	—	<u>X</u>
E. Substantial impact upon existing or planned transportation systems? <u>Project implementation would not affect existing transit service in the project vicinity.</u>	—	—	<u>X</u>
F. Alterations to present circulation movements including effects on existing public access to beaches, parks, or other open space areas? <u>Project implementation would not negatively affect existing circulation in the project vicinity or access to public areas.</u>	—	—	<u>X</u>
G. Increase in traffic hazards for motor vehicles, bicyclists or pedestrians due to a proposed, non-			

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
standard design feature (e.g., poor sight distance or driveway onto an access-restricted roadway)? <u>The project was designed to be in conformance with existing traffic standards.</u>	—	—	<u>X</u>
H. A conflict with adopted policies, plans or programs supporting alternative transportation models (e.g., bus turnouts, bicycle racks)? <u>See XVI-A.</u>	—	—	<u>X</u>
XVII. UTILITIES – Would the proposal result in a need for new systems, or require substantial alterations to existing utilities, including:			
A. Natural gas? <u>Adequate services are available to serve site.</u>	—	—	<u>X</u>
B. Communications systems? <u>Please see XVII-A.</u>	—	—	<u>X</u>
C. Water? <u>Please see XVII A.</u>	—	—	<u>X</u>
D. Sewer? <u>Please see XVII-A.</u>	—	—	<u>X</u>
E. Storm water drainage? <u>Please see XVII-A.</u>	—	—	<u>X</u>
F. Solid waste disposal? <u>Please see XVII-A.</u>	—	—	<u>X</u>
XVIII. WATER CONSERVATION – Would the proposal result in:			
A. Use of excessive amounts of water? <u>The proposed project would not result in the use of excessive amounts of water and drought tolerant landscaping would be installed.</u>	—	—	<u>X</u>
B. Landscaping which is predominantly non-drought resistant vegetation? <u>Landscaping and irrigation would be in compliance with the City's Land Development Code. See XVIII-A.</u>	—	—	<u>X</u>
XIX. MANDATORY FINDINGS OF SIGNIFICANCE:			

Yes Maybe No

- A. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?
Paleontological mitigation required to reduce impacts to below a level of significance.

— — X

- B. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one which occurs in a relatively brief, definitive period of time while long-term impacts would endure well into the future.)
No such impacts are anticipated.

— — X

- C. Does the project have impacts which are individually limited, but cumulatively considerable? (A project may impact on two or more separate resources where the impact on each resource is relatively small, but where the effect of the total of those impacts on the environment is significant.)
Compliance with the City's storm water standard would preclude a significant contribution to water quality impacts.

— — X

- D. Does the project have environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly?
The proposed project would not be associated with such impacts.

— — X

INITIAL STUDY CHECKLIST

REFERENCES

I. Aesthetics / Neighborhood Character

City of San Diego General Plan.

Community Plan.

Local Coastal Plan.

II. Agricultural Resources / Natural Resources / Mineral Resources – N/A

City of San Diego General Plan.

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

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

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

Site Specific Report:

III. Air – N/A

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

Regional Air Quality Strategies (RAQS) - APCD.

Site Specific Report:

IV. Biology

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

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

City of San Diego, MSCP, "Multiple Habitat Planning Area" maps, 1997.

- Community Plan - Resource Element.
- California Department of Fish and Game, California Natural Diversity Database, "State and Federally-listed Endangered, Threatened, and Rare Plants of California," January 2001.
- California Department of Fish & Game, California Natural Diversity Database, "State and Federally-listed Endangered and Threatened Animals of California," January 2001.
- City of San Diego Land Development Code Biology Guidelines.
- Site Specific Report:
- V. Energy – N/A**
-
- VI. Geology/Soils**
- City of San Diego Seismic Safety Study.
- U.S. Department of Agriculture Soil Survey - San Diego Area, California, Part I and II, December 1973 and Part III, 1975.
- Site Specific Report:
- VII. Historical Resources**
- City of San Diego Historical Resources Guidelines.
- City of San Diego Archaeology Library.
- Historical Resources Board List.
- Community Historical Survey:
- Site Specific Report:
- VIII. Human Health / Public Safety / Hazardous Materials**
- San Diego County Hazardous Materials Environmental Assessment Listing

- San Diego County Hazardous Materials Management Division
- FAA Determination
- State Assessment and Mitigation, Unauthorized Release Listing, Public Use Authorized 1995.
- Airport Comprehensive Land Use Plan.
- Site Specific Report:
- IX. Hydrology/Water Quality**
- Flood Insurance Rate Map (FIRM).
- Federal Emergency Management Agency (FEMA), National Flood Insurance Program - Flood Boundary and Floodway Map.
- Clean Water Act Section 303(b) list.
- Site Specific Report: "Preliminary Water Quality Technical Report" (April 29,2008) prepared by SB&O Inc.
- X. Land Use**
- City of San Diego General Plan.
- Community Plan.
- Airport Comprehensive Land Use Plan
- City of San Diego Zoning Maps
- FAA Determination
- Site Specific Reports:
- XI. Noise**
- Community Plan
- San Diego International Airport - Lindbergh Field CNEL Maps.
- Brown Field Airport Master Plan CNEL Maps.

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

XII. Paleontological Resources

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

XIII. Population / Housing – N/A

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

XIV. Public Services

- City of San Diego General Plan.

___ Community Plan.

XV. Recreational Resources

___ City of San Diego General Plan.

___ Community Plan.

___ Department of Park and Recreation

___ City of San Diego - San Diego Regional Bicycling Map

___ Additional Resources:

XVI. Transportation / Circulation

___ City of San Diego General Plan.

___ Community Plan.

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

___ San Diego Region Weekday Traffic Volumes, SANDAG.

___ Site Specific Report:

XVII. Utilities

___ _____

XVIII. Water Conservation

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

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DEC 19, 2008 9:15 AM

OFFICIAL RECORDS
SAN DIEGO COUNTY RECORDER'S OFFICE
GREGORY J. SMITH, COUNTY RECORDER
FEES: 103.00

PAGES: 32



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

1940

P8
32P
100M

SPACE ABOVE THIS LINE FOR RECORDER'S USE

JOB ORDER NUMBER: 43-0093

SITE DEVELOPMENT PERMIT NO. 519003
PARK TERRACE - PROJECT NO. 147090 (MMRP)
PLANNING COMMISSION

This Site Development Permit (SDP) No. 519003 is granted by the Planning Commission of the City of San Diego to Uptown Villas, LLC, Owner and Permittee, pursuant to San Diego Municipal Code [SDMC] section 1512.0203. The 0.48-acre site is located at 4075 Park Boulevard, at the southeast corner of Park Boulevard and Polk Avenue, in the CL-2 zone of the Mid-City Communities Planned District, within the Greater North Park Community Plan area. The project site is legally described as Lots 1 through 6, Block 177 of University Heights, according to the Map prepared by G.A. D'Hemecourt filed at Book 8, Page 36.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner and Permittee to allow the construction of a five-story, 67,187-square-foot mixed-use building over two levels of underground parking to accommodate one commercial condominium unit and 35 residential condominium units and to waive the requirement to underground the existing overhead utilities, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated October 23, 2008, on file in the Development Services Department.

The project shall include:

- a. A five-story, 67,187-square-foot mixed-use building over two levels of underground parking with 87 spaces, to accommodate 35 residential and one commercial condominium units. The project would include two- and three-bedroom residential units and private balconies and roof decks. The ground floor commercial space would include approximately 2,377-square-feet of café space and approximately 5,000-square-feet of retail area;
- b. Deviations to the height, setback, street wall and transparency requirements, as described in this document under *Planning/Design Requirements* and as shown on the approved Exhibit "A";

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

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. Failure to utilize and maintain utilization of this permit as described in the SDMC will automatically void the permit unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker.
2. No permit for the construction, occupancy or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. Unless this Permit has been revoked by the City of San Diego the property included by reference within this Permit shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the Development Services Department.
4. This Permit is a covenant running with the subject property and shall be binding upon the Owner/Permittee and any successor or successors, and the interests of any successor shall be subject to each and every condition set out in this Permit and all referenced documents.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).

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7. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial modifications to the building and site improvements to comply with applicable building, fire, mechanical and plumbing codes and State law requiring access for disabled people may be required.

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

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

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

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

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

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ENVIRONMENTAL/MITIGATION REQUIREMENTS:

12. Mitigation requirements are tied to the environmental document, specifically the Mitigation, Monitoring, and Reporting Program (MMRP). These MMRP conditions are incorporated into the permit by reference or authorization for the project
13. The mitigation measures specified in the Mitigation Monitoring and Reporting Program, and outlined in Mitigated Negative Declaration No. 147090 shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL/MITIGATION REQUIREMENTS.
14. The Owner/Permittee shall comply with the Mitigation, Monitoring, and Reporting Program (MMRP) as specified in Mitigated Negative Declaration No. 147090 satisfactory to the Development Services Department and the City Engineer. Prior to issuance of the first grading permit, all conditions of the MMRP shall be adhered to, to the satisfaction of the City Engineer. All mitigation measures as specifically outlined in the MMRP shall be implemented for potential impacts to paleontological resources.
15. Prior to issuance of any construction permit, the Owner/Permittee shall pay the Long Term Monitoring Fee in accordance with the Development Services Fee Schedule to cover the City's costs associated with implementation of permit compliance monitoring.

ENGINEERING REQUIREMENTS:

16. The Site Development Permit shall comply with the conditions of the final map for Park Terrace Vesting Tentative Map No.516984.

LANDSCAPE REQUIREMENTS:

17. Prior to issuance of construction permits for public right-of-way improvements, the Permittee or Subsequent Owner shall submit complete landscape construction documents for right-of-way improvements to the Development Services Department for approval. Improvement plans shall take into account a 40 sq-ft area around each tree which is unencumbered by utilities. Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees.
18. In the event that a foundation only permit is requested by the Permittee or Subsequent Owner, a site plan or staking layout plan shall be submitted identifying all landscape areas consistent with Exhibit 'A,' Landscape Development Plan, on file in the Office of the Development Services Department. These landscape areas shall be clearly identified with a distinct symbol, noted with dimensions and labeled as 'landscaping area.'
19. Prior to issuance of any construction permits for buildings; the Permittee or Subsequent Owner shall submit complete landscape and irrigation construction documents consistent with the Land Development Manual, Landscape Standards to the Development Services Department

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for approval. The construction documents shall be in substantial conformance with Exhibit 'A,' Landscape Development Plan, on file in the Office of the Development Services Department.

20. Prior to issuance of any Certificate of Occupancy, it shall be the responsibility of the Permittee or Subsequent Owner to install all required landscape and obtain all required landscape inspections. A "No Fee" Street Tree Permit shall be obtained for the installation, establishment, and on-going maintenance of all street trees.

21. The Permittee or Subsequent Owner shall maintain all landscape in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees is not permitted. The trees shall be maintained in a safe manner to allow each tree to grow to its mature height and spread.

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

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

PLANNING/DESIGN REQUIREMENTS:

24. No fewer than 79 off-street parking spaces shall be maintained on the property at all times in the approximate locations shown on the approved Exhibit "A." Parking spaces shall comply at all times with the SDMC and shall not be converted for any other use unless otherwise authorized by the Development Services Department.

25. 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.

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

27. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.

28. A deviation to allow a maximum height of 65.5 feet where 50 feet is allowed, as shown on the approved Exhibit "A".

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29. A deviation to allow 380 square feet of transparency on the ground floor of the north-facing façade where a minimum of 392 square feet is required, as shown on the approved Exhibit "A".
30. A deviation to allow the floors above the street wall to be set back six feet from the base of the street wall where a minimum setback of 15 feet is required, as shown on the approved Exhibit "A".
31. A deviation to allow a 12-foot front setback on the fourth floor where a minimum setback of 18 feet is required, as shown on the approved Exhibit "A".
32. A deviation to allow a 22-foot front setback on the fifth floor where a minimum setback of 24 feet is required, as shown on the approved Exhibit "A".
33. A deviation to allow a 6-foot interior side yard setback on the fourth and fifth floors where a minimum setback of 15 feet is required, as shown on the approved Exhibit "A".
34. A deviation to allow a 9-foot 7-inch rear setback on the fifth floor where a minimum of 13 feet is required, as shown on the approved Exhibit "A".
35. A deviation to allow a 9-foot 7-inch rear yard setback on the fourth floor where 10 feet is required, as shown on the approved Exhibit "A".

TRANSPORTATION REQUIREMENTS

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

WASTEWATER REQUIREMENTS:

37. Prior to the issuance of any engineering or building permits, the developer shall provide evidence, satisfactory to the Metropolitan Wastewater Department Director, indicating that each condominium will have its own sewer lateral or provide CC&R's for the operation and maintenance of on site private sewer mains that serve more than one ownership.
38. The developer shall design and construct any proposed public sewer facilities to the most current edition of the City of San Diego's Sewer Design Guide.
39. Proposed private underground sewer facilities located within a single lot shall be designed to meet the requirements of the California Uniform Plumbing Code and shall be reviewed as part of the building permit plan check.

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WATER REQUIREMENTS:

40. The Owner/Permittee shall install a domestic water service and a fire service, including backflow prevention devices, outside of any driveway or drive aisle, in Park Boulevard. These installations shall include an appropriate backflow prevention device.
41. The Owner/Permittee shall disconnect at the main (kill) one of the existing water services in Polk Avenue in a manner satisfactory to the Director of Water Utilities and the City Engineer. The second existing water service will be utilized for irrigation purposes and will include a backflow prevention device as part of the installation.
42. Prior to the issuance of any building permits, the Owner/Permittee shall apply for plumbing permits for the installation of appropriate private back flow prevention devices on all proposed water services to the development, including all domestic, fire and irrigation services, in a manner satisfactory to the Cross Connection Control Group, the Director of Public Utilities and the City Engineer.
43. Prior to the issuance of any certificates of occupancy, public water facilities necessary to serve the development, including water meters, services and backflow prevention devices, shall be complete and operational in a manner satisfactory to the Director of Public Utilities and the City Engineer.
44. All on-site water facilities shall be private including domestic, fire and irrigation systems.
45. The Owner/Permittee shall provide a letter to the Development Project Manager agreeing to prepare CC&Rs for the operation and maintenance of all private water facilities that serve or traverse more than a single unit or lot.
46. The Owner/Permittee agrees to design and construct all proposed public water facilities in accordance with established criteria in the most current edition of the City of San Diego Water Facility Design Guidelines and City regulations, standards and practices pertaining thereto. Water facilities as shown on the approved plans shall be modified at final engineering to comply with standards.
47. It is the sole responsibility of the Owner/Permittee for any damage caused to or by public water facilities, adjacent to the project site, due to the construction activities associated with this development. In the event any such facility loses integrity then, prior to the issuance of any certificates of occupancy, the Owner/Permittee shall reconstruct any damaged public water facility in a manner satisfactory to the Director of Public Utilities and the City Engineer.

INFORMATION ONLY:

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

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- This development may be subject to impact fees at the time of construction permit issuance.
- This development may be subject to payment of School Impact Fees at the time of issuance of building permits, as provided by Education Code Section 17620, in accordance with procedures established by the Director of Building Inspection.

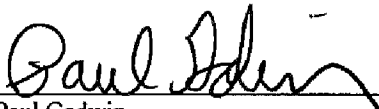
APPROVED by the Planning Commission of the City of San Diego on October 23, 2008,
Resolution No. 4461A-PC

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Permit Type/PTS Approval No.: SDP No. 519003
Date of Approval: October 23, 2008

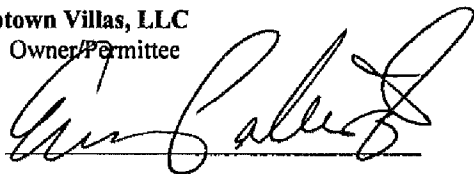
AUTHENTICATED BY THE DEVELOPMENT SERVICES DEPARTMENT


Paul Godwin
TITLE: Development Project Manager

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

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

Uptown Villas, LLC
Owner/Permittee

By 

Eric Poliak, managing
Name and Title member

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

Rev. 02/04/08 rh

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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of San Diego

On December 17, 2008 before me, Maribel A. Martinez, Notary Public

personally appeared Paul Godwin

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/hers/their authorized capacity(ies), and that by his/hers/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature Maribel A. Martinez
Signature of Notary Public



Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Park Terrace Pts 147090-500 No. 519003

Document Date: October 23, 2008 Number of Pages: 9

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer Is Representing: _____

Signer's Name: _____

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____

RIGHT THUMBPRINT OF SIGNER
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Signer Is Representing: _____

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State of California)

County of San Diego)

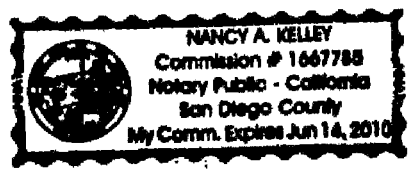
On Dec 1, 2008 before me, Nancy A Kelley, Notary Public
(here insert name and title of the officer), personally appeared Eric Faliak

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is are subscribed to the within instrument and acknowledged to me that he she/they executed the same in his her/their authorized capacity(ies), and that by his her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature Nancy A Kelley (Seal)



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PLANNING COMMISSION
RESOLUTION NO. 4461B-PC
VESTING TENTATIVE MAP NO. 516984
PARK TERRACE - PROJECT NO. 147090

WHEREAS, UPTOWN VILLAS, LLC, Applicant/Subdivider, and SB&O, INC, Engineer, submitted an application with the City of San Diego for a Vesting Tentative Map, No. 516984, to allow the construction of a five-story, 67,187-square-foot mixed-use building over two levels of underground parking to accommodate 35 residential and 1 commercial condominium units and to waive the requirement to underground the existing overhead utilities. The project site is located at 4075 Park Boulevard, at the southeast corner of Park Boulevard and Polk Avenue, legally described as Lots 1 through 6, Block 177 of University Heights, according to the Map prepared by G.A. D'Hemecourt filed at Book 8, Page 36. The site is located in the CL-2 Zone of the Mid-City Communities Planned District, within the Greater North Park Community Plan area; and

WHEREAS, the Map proposes the subdivision of a 0.48-acre site into one (1) lot for a 36 unit condominium development, comprised of 35 residential units and 1 commercial unit; and

WHEREAS, Mitigated Negative Declaration (MND) No. 147090 was prepared for this project in accordance with California Environmental Quality Act (CEQA) guidelines; and

WHEREAS, a preliminary soils and geological reconnaissance report are waived by the City Engineer pursuant to the Subdivision Map Act and Section 144.0220 of the Municipal Code of the City of San Diego; and

WHEREAS, the subdivision is a condominium project as defined in Section 1350 et seq. of the Civil Code of the State of California and filed pursuant to the Subdivision Map Act. The total number of condominium dwelling units is 36; and

WHEREAS, on October 23, 2008, the Planning Commission of the City of San Diego considered Vesting Tentative Map No. 516984, including the waiver of the requirement to underground existing overhead utilities, and pursuant to [INSERT APPLICABLE SECTIONS -] Sections 125.0440 (tentative map) and 144.0240 (underground) of the Municipal Code of the City of San Diego and Subdivision Map Act Section 66428, received for its consideration written and oral presentations, evidence having been submitted, and heard testimony from all interested parties at the public hearing, and the Planning Commission having fully considered the matter and being fully advised concerning the same; NOW THEREFORE,

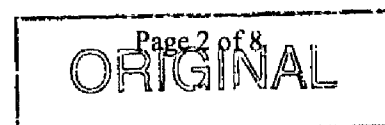
BE IT RESOLVED by the Planning Commission of the City of San Diego, that it adopts the following findings with respect to Vesting Tentative Map No. 516984:

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1. The proposed subdivision and its design or improvement are consistent with the policies, goals, and objectives of the applicable land use plan (Land Development Code Section 125.0440.a and State Map Action Sections 66473.5, 66474(a), and 66474(b)).
2. The proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code (Land Development Code Section 125.0440.b).
3. The site is physically suitable for the type and density of development (Land Development Code Section 125.0440.c and State Map Act Sections 66474(c) and 66474(d)).
4. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidable injure fish or wildlife or their habitat (Land Development Code Section 125.0440.d and State Map Act Section 66474(e)).
5. The design of the subdivision or the type of improvements will not be detrimental to the public health, safety, and welfare (Land Development Code Section 125.0440.e and State Map Act Section 66474(f)).
6. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision (Land Development Code Section 125.0440.f and State Map Act Section 66474(g)).
7. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities (Land Development Code Section 125.0440.g and State Map Act Section 66473.1).
8. The decision maker has considered the effects of the proposed subdivision on the housing needs of the region and that those needs are balanced against the needs for public services and the available fiscal and environmental resources (Land Development Code Section 125.0440.h and State Map Act Section 66412.3).
9. The requested underground waiver of the existing overhead facilities, qualifies under the guidelines of Council Policy No. 600-25 *Underground Conversion of Utility Lines at Developers Expense* in that the conversion involves a short span of overhead facility (less than 600 feet in length).
10. That said Findings are supported by the minutes, maps, and exhibits, all of which are herein incorporated by reference.

Project No. 147090
VTM No. 516984
October 23, 2008



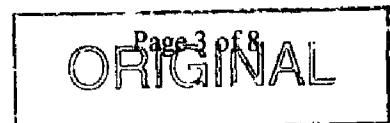
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BE IT FURTHER RESOLVED, that, based on the Findings hereinbefore adopted by the Planning Commission, Vesting Tentative Map No. 516984, including the waiver of the requirement to underground existing overhead utilities, is hereby granted to UPTOWN VILLAS, LLC, Applicant/Subdivider, subject to the following conditions:

GENERAL

1. This Tentative Map will expire October 23, 2011.
2. Compliance with all of the following conditions shall be assured, to the satisfaction of the City Engineer, prior to the recordation of the Final Map, unless otherwise noted.
3. Prior to the issuance of the Final Map, taxes must be paid on this property pursuant to section 66492 of the Subdivision Map Act. A tax certificate, recorded in the office of the County Recorder, must be provided to satisfy this condition
4. The Final Map shall conform to the provisions of Site Development Permit No. 519003.
5. The applicant shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, including, but not limited to, any to any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify applicant of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, applicant shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and applicant regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the applicant shall not be required to pay or perform any settlement unless such settlement is approved by applicant
6. Prior to recordation of the Final Map, the Subdivider shall provide a valid "Determination of No Hazard to Air Navigation" issued by the Federal Aviation Administration (FAA).

Project No. 147090
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AFFORDABLE HOUSING

7. Prior to the issuance of any building permits, the developer shall comply with the Affordable Housing Requirements of the City's Inclusionary Housing Ordinance (Chapter 14, Article 2, Division 13 of the Land Development Code.

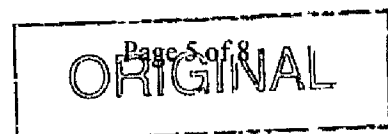
ENGINEERING

8. Pursuant to City Council Policy 600-20, the Subdivider shall provide evidence to ensure that an affirmative marketing program is established.
9. The Subdivider shall enter into a Maintenance Agreement for the ongoing permanent Best Management Practices (BMP's) maintenance.
10. Prior to the issuance of any construction permit, the Subdivider shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the San Diego Municipal Code, into the construction plans or specifications.
11. Prior to the issuance of any construction permit the Subdivider shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Appendix E of the City's Storm Water Standards.
12. Prior to the issuance of any construction permit the Subdivider shall incorporate and show the type and location of all post-construction Best Management Practices (BMP's) on the final construction drawings, in accordance with the approved Water Quality Technical Report.
13. The drainage system proposed for this subdivision, as shown on the approved Vesting Tentative Map, is private and subject to approval by the City Engineer.
14. This project proposes to export approximately 18,500 cubic yards of material from the project site. All export material shall be discharged into a legal disposal site. The approval of this project does not allow the onsite processing and sale of the export material unless the underlying zone allows a construction and demolition debris recycling facility with an approved Neighborhood Use Permit or Conditional Use Permit per LDC Section 141.0620(i).
15. The Subdivider shall install a City Standard bus stop pad, adjacent to the site on Park Boulevard.
16. The Subdivider shall close the existing driveway with full height curb, gutter, and sidewalk, adjacent to the site on Park Boulevard.

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17. The Subdivider shall replace all damaged utility covers within the parkway, adjacent to the site on Polk Avenue.
18. The Subdivider shall replace all existing sidewalk on Polk Avenue and damaged portions of sidewalk on Park Boulevard, adjacent to the site. All sidewalk scoring patterns shall be maintained and any contractor's stamp shall be preserved.
19. The Subdivider shall obtain an Encroachment Maintenance Agreement for the underground parking structure within the Park Boulevard right-of-way.
20. The Subdivider shall obtain an Encroachment Maintenance and Removal Agreement for the private drain outlets and landscaping within the Park Boulevard and Polk Avenue rights-of-way.
21. The Subdivider shall replace all existing curb with City Standard curb and gutter, adjacent to the site on Park Boulevard and Polk Avenue.
22. The Subdivider shall ensure that all existing onsite utilities serving the subdivision shall be undergrounded with the appropriate permits. The Subdivider shall provide written confirmation from applicable utilities that the conversion has taken place, or provide other means to assure the undergrounding, satisfactory to the City Engineer.
23. The Final Map shall comply with the provisions of Site Development Permit No. 519003.
24. The Subdivider shall reconstruct 3 existing curb ramps to current City Standards, 1 at the Park Boulevard & Polk Avenue intersection and 2 at the alley entrance on Polk Avenue, adjacent to the site.
25. The Subdivider shall underground any new service run to any new or proposed structures within the subdivision.
26. The Subdivider shall ensure that all existing onsite utilities serving the subdivision shall be undergrounded with the appropriate permits. The Subdivider shall provide written confirmation from applicable utilities that the conversion has taken place, or provide other means to assure the undergrounding, satisfactory to the City Engineer.
27. Conformance with the "General Conditions for Tentative Subdivision Maps," filed in the Office of the City Clerk under Document No. 767688 on May 7, 1980, is required. Only those exceptions to the General Conditions which are shown on the tentative map and covered in these special conditions will be authorized.

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

MAPPING

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

SEWER AND WATER

31. The developer shall provide evidence, satisfactory to the Metropolitan Wastewater Department Director, indicating that each condominium will have its own sewer lateral or provide CC&R's for the operation and maintenance of onsite private sewer mains that serve more than one ownership.
32. The developer shall design and construct any proposed public sewer facilities to the most current edition of the City of San Diego's Sewer Design Guide.

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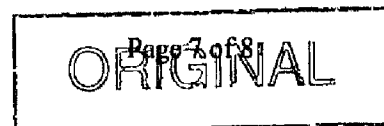
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33. The Subdivider shall install fire hydrants, if required, at locations satisfactory to the Fire/Rescue Department, the Director of Public Utilities and the City Engineer.
34. If the Subdivider makes any request for new water facilities (including services or fire hydrants), then the Subdivider shall design and construct such facilities in accordance with established criteria in the most current edition of the City of San Diego Water Facility Design Guidelines and City regulations, standards and practices pertaining thereto.
35. The Subdivider shall provide a letter to the Development Project Manager agreeing to prepare CC&Rs for the operation and maintenance of all private water facilities that serve or traverse more than a single unit or lot.
36. The Subdivider agrees to design and construct all proposed public water facilities in accordance with established criteria in the most current edition of the City of San Diego Water Facility Design Guidelines and City regulations, standards and practices pertaining thereto. Water facilities, as shown on the approved tentative map may require modification to comply with standards.
37. It is the sole responsibility of the Owner/Permittee for any damage caused to or by public water facilities, adjacent to the project site, due to the construction activities associated with this development. In the event any such facility loses integrity then, prior to the issuance of any certificates of occupancy, the Owner/Permittee shall reconstruct any damaged public water facility in a manner satisfactory to the Water Department Director and the City Engineer.

INFORMATION:

- The approval of this Vesting Tentative Map by the Planning Commission of the City of San Diego does not authorize the subdivider to violate any Federal, State, or City laws, ordinances, regulations, or policies including but not limited to, the Federal Endangered Species Act of 1973 and any amendments thereto (16 USC Section 1531 et seq.).
- If the Subdivider makes any request for new water and sewer facilities (including services, fire hydrants, and laterals), then the subdivider shall design and construct such facilities in accordance with established criteria in the most current editions of the City of San Diego water and sewer design guides and City regulations, standards and practices pertaining thereto. Off-site improvements may be required to provide adequate and acceptable levels of service and will be determined at final engineering.

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VTM No. 516984
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- Subsequent applications related to this Tentative Map will be subject to fees and charges based on the rate and calculation method in effect at the time of payment.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of the Tentative Map, may protest the imposition within 90 days of the approval of this Tentative Map by filing a written protest with the City Clerk pursuant to California Government Code Section 66020.
- Where in the course of development of private property, public facilities are damaged or removed the property owner shall at no cost to the City obtain the required permits for work in the public right-of-way, and repair or replace the public facility to the satisfaction of the City Engineer. Municipal Code Section 142.0607.

PASSED AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF
SAN DIEGO, CALIFORNIA, ON OCTOBER 23, 2008.

By



Paul Godwin
Development Project Manager
Development Services Department

Job Order No. 43-0093

Project No. 147090
VTM No. 516984
October 23, 2008

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PLANNING COMMISSION
RESOLUTION NO. 4461A-PC
SITE DEVELOPMENT PERMIT NO. 519003
PARK TERRACE - PROJECT NO. 147090 (MMRP)

WHEREAS, UPTOWN VILLAS, LLC, Owner/Permittee, filed an application with the City of San Diego for a permit to allow the construction of a five-story, 67,187-square-foot mixed-use building over two levels of underground parking to accommodate one commercial condominium unit and 35 residential condominium units and to waive the requirement to underground the existing overhead utilities, as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Site Development Permit No. 519003, on portions of a 0.48-acre site;

WHEREAS, the project site is located at 4075 Park Boulevard, in the CL-2 Zone of the Mid-City Communities Planned District, within the Greater North Park Community Plan area;

WHEREAS, the project site is legally described as Lots 1 through 6, Block 177 of University Heights, according to the Map prepared by G.A. D'Hemecourt filed at Book 8, Page 36;

WHEREAS, on October 23, 2008, the Planning Commission of the City of San Diego considered Site Development Permit No. 519003, pursuant to the Land Development Code of the City of San Diego;

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

That the Planning Commission adopts the following written Findings, dated October 23, 2008;

FINDINGS:

Site Development Permit - Section 126.0504

A. Findings for all Site Development Permits

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

The project would construct a five-story, mixed-use structure with one commercial condominium unit and 35 residential condominium units and 87 structured parking spaces on a vacant 0.48-acre site located in the CL-2 Zone of the Mid-City Communities Planned District, within the Greater North Park Community Plan area.

The Greater North Park Community Plan designates the site for commercial and multi-family residential development, with an allowed residential density of 45 to 55 dwelling units per acre, or 22 to 26 units allowed on this 0.48-acre site. The Community Plan allows a density bonus of up to 75 dwelling units per net residential acre based on parcel accumulation and the project's ability to adhere to applicable design guidelines in the Urban Design Element. Application of this density bonus would allow up to 36 dwelling units on the project site. The project site was previously developed with a church and accessory buildings on six separate lots and City staff has determined that the project as designed complies with the applicable design guidelines.

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The project design incorporates varied but complimentary materials and finishes, building offsets, upper floor setbacks and multiple roof lines to provide visual interest and reduce the bulk and scale of the structure. In addition, the project would provide first-floor commercial space with entrances located adjacent to the sidewalk, creating a strong pedestrian orientation. By providing both commercial and residential components, architectural variety, off-street parking, substantial landscaping and a strong pedestrian orientation, the project would implement several of the objectives of the Residential Element and Urban Design Element of the Greater North Park Community Plan. Therefore, the proposed development would not adversely affect the applicable land use plan.

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

The project would construct a five-story, mixed-use structure with one commercial condominium unit and 35 residential condominium units and 87 structured parking spaces on a vacant 0.48-acre site located in the CL-2 Zone of the Mid-City Communities Planned District, within the Greater North Park Community Plan area.

Mitigated Negative Declaration (MND) No. 147090 was prepared for this project in accordance with the State of California Environmental Quality Act (CEQA) Guidelines. The MND identified that project implementation may cause a potentially significant impact to paleontological resources. The final MND includes a Mitigation, Monitoring and Reporting Program (MMRP) that would reduce potential impacts to paleontological resources to below a level of significance. Implementation of the MMRP is required and has been included as a condition of the Site Development Permit.

All relevant uniform Building, Fire, Plumbing, Electrical and Mechanical code regulations and permitting requirements governing the construction and continued operation of the development apply to this project. Therefore, the project would not be detrimental to the public health, safety and welfare.

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

The project would construct a five-story, mixed-use structure with one commercial condominium unit and 35 residential condominium units and 87 structured parking spaces on a vacant 0.48-acre site located in the CL-2 Zone of the Mid-City Communities Planned District, within the Greater North Park Community Plan area.

The proposed mixed-use project complies with the requirements of the underlying CN-2 Zone and the deviations requested are allowed by the Mid-City Communities Planned District Ordinance with an approved Site Development Permit. The project would be consistent with the purpose and intent of the ordinance by providing an attractive, mixed-use project that offers pedestrian-friendly ground-floor commercial uses, structured parking that has been designed to minimize conflicts between the commercial and residential uses, as well as pedestrians, and drought-tolerant landscaping designed to soften the edges of the building and enhance the pedestrian orientation.

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The requested height, setback, transparency and street wall deviations are supported by staff because when considered as a whole, the project as designed meets the purpose and intent of the Mid-City Communities Planned District Ordinance and the design of the project reflects and compliments the existing development of this transitioning commercial and residential area. The deviations requested are considered appropriate for the specific circumstances of this site and neighborhood. Therefore, the proposed development will comply with the applicable regulations of the Land Development Code.

II. Mid-City Communities Development Permit Municipal Code Section 103.1504(h)(4)

I. The proposed use and project design meet the purpose and intent of the Mid-City Communities Plan District Ordinance and will not adversely affect the Greater North Park Community Plan.

The project would construct a five-story, mixed-use structure with one commercial condominium unit and 35 residential condominium units and 87 structured parking spaces on a vacant 0.48-acre site located in the CL-2 Zone of the Mid-City Communities Planned District, within the Greater North Park Community Plan area.

The Greater North Park Community Plan designates the site for commercial and multi-family residential development, with an allowed residential density of 45 to 55 dwelling units per acre, or 22 to 26 units allowed on this 0.48-acre site. The Community Plan allows a density bonus of up to 75 dwelling units per net residential acre based on parcel accumulation and the project's ability to adhere to applicable design guidelines in the Urban Design Element. Application of this density bonus would allow up to 36 dwelling units on the project site. The project site was previously developed with a church and accessory buildings on six separate lots and City staff has determined that the project as designed complies with the applicable design guidelines.

The project design incorporates varied but complimentary materials and finishes, building offsets, upper floor setbacks and multiple roof lines to provide visual interest and reduce the bulk and scale of the structure as viewed from the right-of-way. In addition, the project would provide first-floor commercial space with entrances located adjacent to the sidewalk, creating a strong pedestrian orientation. By providing both commercial and residential components, architectural variety, off-street parking, substantial landscaping and a strong pedestrian orientation, the project would implement several of the objectives of the Residential Element and Urban Design Element of the Greater North Park Community Plan.

The proposed mixed-use complies with the requirements of the underlying CN-2 Zone and the deviations requested are allowed by the Mid-City Communities Planned District Ordinance with an approved Site Development Permit. The requested height, setback, transparency and street wall deviations are supported by staff as the overall design because when considered as a whole, the project as designed meets the purpose and intent of the Mid-City Communities Planned District Ordinance and the design of the project reflects and compliments the existing development of this transitioning commercial and residential area. The deviations requested are considered appropriate for the specific circumstances of this site and neighborhood.

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Therefore, the proposed use and project design meet the purpose and intent of the Mid-City Communities Plan District Ordinance and will not adversely affect the Greater North Park Community Plan.

- 2. The proposed development will be compatible with existing and planned land use on adjoining properties and will not constitute a disruptive element to the neighborhood and community. In addition, the proposed development will achieve architectural harmony with the surrounding neighborhood and community to the extent possible.**

The project would construct a five-story, mixed-use structure with one commercial condominium unit and 35 residential condominium units and 87 structured parking spaces on a vacant 0.48-acre site located in the CL-2 Zone of the Mid-City Communities Planned District, within the Greater North Park Community Plan area.

The proposed scale and design of the project is compatible with the existing neighborhood and consistent with the development patterns occurring within the neighborhood, the Greater North Park community and the adjacent Uptown community. The use of the site as a mixed-use development is compatible with and would not adversely affect the Greater North Park Community Plan, which designates the site for mixed use development and residential development, allowing for up to 36 dwelling units on the subject site and 35 dwelling units would be provided.

The level project site is a level, square lot that is that is located in a developed, urban area. The site is bordered by Park Boulevard to the west, Polk Avenue to the north, an alley to the east and an existing one-story commercial structure to the south. The properties to the north of the project site are zoned CL-2 and include a single-story commercial structure at the northeast corner of Park Boulevard and Polk Avenue and several two-story, multi-family structures on Polk Avenue. The properties to the east are zoned MR-800B, which is a multi-family zone, and include three two-story multi-family structures. The properties to the west are zoned CL-2 and include one-story and three-story commercial structures at the southwest corner of Park Boulevard and Polk Avenue and an auto repair shop located between Park Boulevard and Centre Street.

The surrounding structures range greatly in age and design. The proposed structure has been designed to include architectural features that compliment the surrounding development but to also represent the current point in time. The neighborhood is undergoing a transition where new development is implementing the planned land use designations and densities allowed by the underlying zone and community plan. Also, there are seven buildings of three to 15 stories within two blocks of the proposed five-story project.

The requested height, setback, transparency and street wall deviations are supported by staff as the overall design because when considered as a whole, the project as designed meets the purpose and intent of the Mid-City Communities Planned District Ordinance and the design of the project reflects and compliments the existing development of this transitioning commercial and residential area. The deviations requested are considered appropriate for the specific circumstances of this site and neighborhood.

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Therefore, proposed development will be compatible with existing and planned land use on adjoining properties and will not constitute a disruptive element to the neighborhood and community. In addition, the proposed development will achieve architectural harmony with the surrounding neighborhood and community to the extent possible.

- 3. The proposed use, because of conditions that have been applied to it, will not be detrimental to the health, safety and general welfare of persons residing or working in the area, and will not adversely affect other properties in the vicinity.**

The project would construct a five-story, mixed-use structure with one commercial condominium unit and 35 residential condominium units and 87 structured parking spaces on a vacant 0.48-acre site located in the CL-2 Zone of the Mid-City Communities Planned District, within the Greater North Park Community Plan area.

Mitigated Negative Declaration (MND) No. 147090 was prepared for this project in accordance with the State of California Environmental Quality Act (CEQA) Guidelines. The MND identified that project implementation may cause a potentially significant impact to paleontological resources. The final MND includes a Mitigation, Monitoring and Reporting Program (MMRP) that would reduce potential impacts to paleontological resources to below a level of significance. Implementation of the MMRP is required and has been included as a condition of the Site Development Permit.

All relevant uniform Building, Fire, Plumbing, Electrical and Mechanical code regulations and permitting requirements governing the construction and continued operation of the development apply to this project. Therefore, the project would not be detrimental to the public health, safety and welfare.

- 4. Adequate Public Facilities (Park deficient neighborhoods).**

The project would construct a five-story, mixed-use structure with one commercial condominium unit and 35 residential condominium units and 87 structured parking spaces on a vacant 0.48-acre site located in the CL-2 Zone of the Mid-City Communities Planned District, within the Greater North Park Community Plan area.

The development is not located in a park deficient neighborhood, therefore, this finding does not apply to this project. The Mid-City Communities Planned District identifies facility deficient neighborhoods as those neighborhoods that are shown on Map No. B-4104. The Central Urbanized Planned District now incorporates all neighborhoods that are shown on Map No. B-4101 and those neighborhoods are no longer within the Mid-City Communities Planned District.

- 5. Adequate Lighting.**

The project would construct a five-story, mixed-use structure with one commercial condominium unit and 35 residential condominium units and 87 structured parking spaces on a vacant 0.48-acre site located in the CL-2 Zone of the Mid-City Communities Planned District, within the Greater North Park Community Plan area.

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The project has been conditioned to conform with all current street lighting standards according to the adopted City of San Diego Street Design Manual and Council Policy 200-18. Implementation and review of these requirements will occur during the construction permit stage of this project.

6. The proposed use will comply with the relevant regulations in the San Diego Municipal Code.

The project would construct a five-story, mixed-use structure with one commercial condominium unit and 35 residential condominium units and 87 structured parking spaces on a vacant 0.48-acre site located in the CL-2 Zone of the Mid-City Communities Planned District, within the Greater North Park Community Plan area.

The proposed mixed-use complies with the requirements of the underlying CN-2 Zone and the deviations requested are allowed by the Mid-City Communities Planned District Ordinance with an approved Site Development Permit. The project would be consistent with the purpose and intent of the ordinance by providing an attractive, mixed-use project that offers pedestrian-friendly ground-floor commercial uses, structured parking that has been designed to minimize conflicts between the commercial and residential uses, as well as pedestrians, and drought-tolerant landscaping designed to soften the edges of the building and enhance the pedestrian orientation.

The requested deviations are supported by staff as the overall design because when considered as a whole, the project as designed meets the purpose and intent of the Mid-City Communities Planned District Ordinance and the design of the project reflects and compliments the existing and future development of this transitioning commercial and residential area. The deviations requested are considered appropriate for the specific circumstances of this site and neighborhood. Therefore, the proposed development will comply with the applicable regulations of the Land Development Code.

Nonwithstanding the requested deviations which are allowed through the Site Development Permit process, the proposed development will fully comply with the applicable development regulations of the LDC.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Site Development Permit No. 519003 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Site Development Permit No. 519003, a copy of which is attached hereto and made a part hereof.



Paul Godwin
Development Project Manager
Development Services

Adopted on: October 23, 2008

Job Order No. 43-0093

cc: Legislative Recorder, Planning Department

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RESOLUTION NUMBER 4461C-PCADOPTED ON October 23, 2008

WHEREAS, on January 24, 2008, UPTOWN VILLAS, LLC, owner/permittee submitted an application to the Development Services Department for a Vesting Tentative Map (VTM) and Site Development Permit (SDP);

WHEREAS, the permit was set for a public hearing to be conducted by the Planning Commission of the City of San Diego; and

WHEREAS, the issue was heard by the Planning Commission on October 23, 2008; and

WHEREAS, the Planning Commission of the City of San Diego considered the issues discussed in Mitigated Negative Declaration No. 147090; NOW THEREFORE,

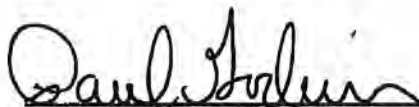
BE IT RESOLVED, by the Planning Commission of the City of San Diego, that it is hereby certified that Mitigated Negative Declaration No. 147090 has been completed in compliance with the California Environmental Quality Act of 1970 (California Public Resources Code Section 21000 et seq.) as amended, and the State guidelines thereto (California Administration Code Section 15000 et seq.), that the report reflects the independent judgment of the City of San Diego as Lead Agency and that the information contained in said report, together with any comments received during the public review process, has been reviewed and considered by the Planning Commission.

BE IT FURTHER RESOLVED that the Planning Commission finds that project revisions now mitigate potentially significant effects on the environment previously identified in the Initial Study and therefore, that said Mitigated Negative Declaration, a copy of which is attached hereto and incorporated by reference, is hereby approved.

BE IT FURTHER RESOLVED that pursuant to California Public Resources Code, Section 21081.6, the Planning Commission hereby adopts the Mitigation Monitoring and Reporting Program, or alterations to implement the changes to the project as required by this body in order to mitigate or avoid significant effects on the environment, a copy of which is attached hereto and incorporated herein by reference.

APPROVED: Planning Commission on October 23, 2008.

By:



Paul Godwin, Development Project Manager

ATTACHMENT: Exhibit A, Mitigation Monitoring and Reporting Program



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EXHIBIT A

MITIGATION MONITORING AND REPORTING PROGRAM

Vesting Tentative Map (VTM) and Site Development Permit (SDP)

PROJECT NO. 147090

This Mitigation Monitoring and Reporting Program is designed to ensure compliance with Public Resources Code Section 21081.6 during implementation of mitigation measures. This program identifies at a minimum: the department responsible for the monitoring, what is to be monitored, how the monitoring shall be accomplished, the monitoring and reporting schedule, and completion requirements. A record of the Mitigation Monitoring and Reporting Program will be maintained at the offices of the Entitlements Division, 1222 First Avenue, Fifth Floor, San Diego, CA 92101. All mitigation measures contained in the Mitigated Negative Declaration (Project No. 147090) shall be made conditions of the Vesting Tentative Map (VTM) and Site Development Permit (SDP) as may be further described below.

MITIGATION, MONITORING AND REPORTING PROGRAM:

General measures which must be completed prior to any authorization to proceed:

The Assistant Deputy Director (ADD) of the City's Entitlement Division shall verify that the following statements are shown on the grading and/ or construction plans as notes under the heading "Environmental Requirements:"

1. "The Park Terrace Project is subject to a Mitigation, Monitoring, and Reporting Program (MMRP) and shall conform to the mitigation conditions in Mitigated Negative Declaration No. 147090.
2. Prior to any site disturbance (excluding survey and utility mark outs), the owner/permittee shall schedule a pre-construction meeting to ensure implementation of the MMRP. The meeting shall include the City Resident Engineer, Project Paleontologist, and the City's Mitigation Monitoring Coordination (MMC) section.

Paleontological Resources**I. Prior to Permit Issuance****A. Entitlements Plan Check**

1. Prior to Notice to Proceed (NTP) for any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits, but prior to the first preconstruction meeting, whichever is applicable, the Assistant Deputy Director (ADD) Environmental designee shall verify that the requirements for Paleontological Monitoring have been noted on the appropriate construction documents.

B. Letters of Qualification have been submitted to ADD

1. The applicant shall submit a letter of verification to Mitigation Monitoring Coordination (MMC) identifying the Principal Investigator (PI) for the project and

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the names of all persons involved in the paleontological monitoring program, as defined in the City of San Diego Paleontology Guidelines.

2. MMC will provide a letter to the applicant confirming the qualifications of the PI and all persons involved in the paleontological monitoring of the project.
3. Prior to the start of work, the applicant shall obtain approval from MMC for any personnel changes associated with the monitoring program.

II. Prior to Start of Construction

A. Verification of Records Search

1. The PI shall provide verification to MMC that a site specific records search has been completed. Verification includes, but is not limited to a copy of a confirmation letter from San Diego Natural History Museum, other institution or, if the search was in-house, a letter of verification from the PI stating that the search was completed.
2. The letter shall introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities.

B. PI Shall Attend Precon Meetings

1. Prior to beginning any work that requires monitoring, the Applicant shall arrange a Precon Meeting that shall include the PI, Construction Manager (CM) and/or Grading Contractor, Resident Engineer (RE), Building Inspector (BI), if appropriate, and MMC. The qualified paleontologist shall attend any grading/excavation related Precon Meetings to make comments and/or suggestions concerning the Paleontological Monitoring program with the Construction Manager and/or Grading Contractor.
 - a. If the PI is unable to attend the Precon Meeting, the Applicant shall schedule a focused Precon Meeting with MMC, the PI, RE, CM or BI, if appropriate, prior to the start of any work that requires monitoring.
2. Identify Areas to be Monitored
Prior to the start of any work that requires monitoring, the PI shall submit a Paleontological Monitoring Exhibit (PME) based on the appropriate construction documents (reduced to 11x17) to MMC identifying the areas to be monitored including the delineation of grading/excavation limits. The PME shall be based on the results of a site specific records search as well as information regarding existing known soil conditions (native or formation).
3. When Monitoring Will Occur
 - a. Prior to the start of any work, the PI shall also submit a construction schedule to MMC through the RE indicating when and where monitoring will occur.
 - b. The PI may submit a detailed letter to MMC prior to the start of work or during construction requesting a modification to the monitoring program. This request shall be based on relevant information such as review of final construction documents which indicate conditions such as depth of excavation and/or site graded to bedrock, presence or absence of fossil resources, etc., which may reduce or increase the potential for resources to be present.

III. During Construction

A. Monitor Shall be Present During Grading/Excavation/Trenching

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1. The monitor shall be present full-time during grading/excavation/trenching activities as identified on the PME that could result in impacts to formations with high and moderate resource sensitivity. **The Construction Manager is responsible for notifying the RE, PI, and MMC of changes to any construction activities.**
2. The monitor shall document field activity via the Consultant Site Visit Record (CSVR). The CSVR's shall be faxed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly (**Notification of Monitoring Completion**), and in the case of ANY discoveries. The RE shall forward copies to MMC.
3. The PI may submit a detailed letter to MMC during construction requesting a modification to the monitoring program when a field condition such as trenching activities that do not encounter formational soils as previously assumed, and/or when unique/unusual fossils are encountered, which may reduce or increase the potential for resources to be present.

B. Discovery Notification Process

1. In the event of a discovery, the Paleontological Monitor shall direct the contractor to temporarily divert trenching activities in the area of discovery and immediately notify the RE or BI, as appropriate.
2. The Monitor shall immediately notify the PI (unless Monitor is the PI) of the discovery.
3. The PI shall immediately notify MMC by phone of the discovery, and shall also submit written documentation to MMC within 24 hours by fax or email with photos of the resource in context, if possible.

C. Determination of Significance

1. The PI shall evaluate the significance of the resource.
 - a. The PI shall immediately notify MMC by phone to discuss significance determination and shall also submit a letter to MMC indicating whether additional mitigation is required. The determination of significance for fossil discoveries shall be at the discretion of the PI.
 - b. If the resource is significant, the PI shall submit a Paleontological Recovery Program (PRP) and obtain written approval from MMC. Impacts to significant resources must be mitigated before ground disturbing activities in the area of discovery will be allowed to resume.
 - c. If resource is not significant (e.g., small pieces of broken common shell fragments or other scattered common fossils) the PI shall notify the RE, or BI as appropriate, that a non-significant discovery has been made. The Paleontologist shall continue to monitor the area without notification to MMC unless a significant resource is encountered.
 - d. The PI shall submit a letter to MMC indicating that fossil resources will be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that no further work is required.

IV. Night and/or Weekend Work

A. If night and/or weekend work is included in the contract

1. When night and/or weekend work is included in the contract package, the extent and timing shall be presented and discussed at the pre-con meeting.

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2. The following procedures shall be followed.
 - a. No Discoveries
In the event that no discoveries were encountered during night and/or weekend work, The PI shall record the information on the CSVR and submit to MMC via fax by 8AM on the next business day.
 - b. Discoveries
All discoveries shall be processed and documented using the existing procedures detailed in Sections III - During Construction.
 - c. Potentially Significant Discoveries
If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section III - During Construction shall be followed.
 - d. The PI shall immediately contact MMC, or by 8AM on the next business day to report and discuss the findings as indicated in Section III-B, unless other specific arrangements have been made.
- B. If night work becomes necessary during the course of construction
 1. The Construction Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin.
 2. The RE, or BI, as appropriate, shall notify MMC immediately.
- C. All other procedures described above shall apply, as appropriate.

V. Post Construction

- A. Preparation and Submittal of Draft Monitoring Report
 1. The PI shall submit two copies of the Draft Monitoring Report (even if negative), prepared in accordance with the Paleontological Guidelines which describes the results, analysis, and conclusions of all phases of the Paleontological Monitoring Program (with appropriate graphics) to MMC for review and approval within 90 days following the completion of monitoring.
 - a. For significant paleontological resources encountered during monitoring, the Paleontological Recovery Program shall be included in the Draft Monitoring Report.
 - b. Recording Sites with the San Diego Natural History Museum
The PI shall be responsible for recording (on the appropriate forms) any significant or potentially significant fossil resources encountered during the Paleontological Monitoring Program in accordance with the City's Paleontological Guidelines, and submittal of such forms to the San Diego Natural History Museum with the Final Monitoring Report.
 2. MMC shall return the Draft Monitoring Report to the PI for revision or, for preparation of the Final Report.
 3. The PI shall submit revised Draft Monitoring Report to MMC for approval.
 4. MMC shall provide written verification to the PI of the approved report.
 5. MMC shall notify the RE or BI, as appropriate, of receipt of all Draft Monitoring Report submittals and approvals.
- B. Handling of Fossil Remains
 1. The PI shall be responsible for ensuring that all fossil remains collected are cleaned and catalogued.
 2. The PI shall be responsible for ensuring that all fossil remains are analyzed to identify function and chronology as they relate to the geologic history of the area.

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that faunal material is identified as to species; and that specialty studies are completed, as appropriate

- C. Curation of fossil remains: Deed of Gift and Acceptance Verification
1. The PI shall be responsible for ensuring that all fossil remains associated with the monitoring for this project are permanently curated with an appropriate institution.
 2. The PI shall include the Acceptance Verification from the curation institution in the Final Monitoring Report submitted to the RE or BI and MMC.
- D. Final Monitoring Report(s)
1. The PI shall submit two copies of the Final Monitoring Report to MMC (even if negative), within 90 days after notification from MMC that the draft report has been approved.
 2. The RE shall, in no case, issue the Notice of Completion until receiving a copy of the approved Final Monitoring Report from MMC which includes the Acceptance Verification from the curation institution.

The above mitigation monitoring and reporting program will require additional fees and/or deposits to be collected prior to the issuance of building permits, certificates of occupancy and/or final maps to ensure the successful completion of the monitoring program.

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NORTH PARK PLANNING COMMITTEE
Draft Minutes: July 21, 2015 – 6:30 PM

www.northparkplanning.org

info@northparkplanning.org

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I. Call to order: 6:27 pm

II. Attendance Report:

Member	Robert Barry	Howard Blackson	Dionne Carlson	Steve Codraro	Daniel Gebreselassie	Vicki Granowitz	Peter Hill	Brandon Hilpert	Rachel Levin	Sarah McAlear	Lucky Morrison	Roger Morrison	Dang Nguyen	Rick Pyles	Rene Vidales
Attendance	11	13	9		1	2	3	4	10	5	6		7	12	8
Late		6:40													
Absences	1	2	1	2					2			2	1		1

III. Modifications to and Adoption of the 7/21/15 Agenda

- MOTION:** to move Conversion to head-in parking on Illinois St between Howard & Polk (Action Item B) to consent. Hill/McAlear 10-0-0
- MOTION:** to move Letter of Support for a Traffic Study for the Intersection at Grape/Fern & 30th St in South Park to consent (Action Item C). Hill/McAlear 12-0-0
- MOTION:** to approve Consent Agenda with modifications. Vidales/Nguyen 12-0-0
- MOTION:** Adopt 7/21/15 Agenda as modified. Hilpert/McAlear 12-0-0

IV. Consent Agenda Items:

- Park & Polk Apartments:** Includes affordable housing density bonus. **MOTION TO SUPPORT** an amendment to SDP #519003, for construction of an eight story, 59,279 square foot mixed-use project with 47 for rent residential units, 11 commercial spaces, and a 18,233 square foot subterranean garage; including three requested deviations:
 - increase glass allowed from 50% to 75%,
 - reduction in the number of offsetting plains from 7 to 3,
 - requested setback deviations on the north side.
 - additionally, the board requests that applicant include articulation on the east elevations.**Vidales/UPPR 12-0-0 (On Consent)**
- MOTION To Approve** an all-way stop at the intersection of 29th Street and North Park Way (through the alternative process). **Vidales/PF&T 12-0-0 (On Consent)** the NPPC has long supported putting a 4 way stop at this location, there is also support from NP Christian Fellowship & adjacent property owners. Petition has been submitted.
- MOTION To Approve Conversion to Head in Parking on Illinois St between Howard & Polk Vidales/PF&T 10-0-0 (On Consent)**
- MOTION To Approve** a Letter of Support for a Traffic Study for the Intersection at Grape/Fern, & 30th in South Park. **Vidales/Nguyen 12-0-0 (On Consent)**



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 **Project No. For City Use Only**
 Park and Polk 422693

Project Address:
 4075 Park Blvd San Diego, CA 92103

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: _____

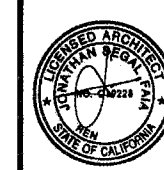
City/State/Zip: _____

Phone No: _____ Fax No: _____

Signature : _____ Date: _____

EXPEDITE VERY LOW INCOME HOUSING PROJECT

Park and Polk
4075 Park Blvd San Diego CA 92103
JONATHAN SEGAL / FAIA
3000 Upas Street Suite 101 San Diego, CA 92104



SHEET TITLE: TITLE SHEET
SCALE:
DATE: 3/2/16
REVISION 1:
REVISION 2:
REVISION 3:
REVISION 4:
REVISION 5:
SHEET:
SHEET NAME: T-1

PROJECT TEAM

ARCHITECT: JONATHAN SEGAL, FAIA
STRUCTURAL ENGINEER: DCI ENGINEERS
ELECTRICAL ENGINEER: NEDC, INC.

BUILDING CODE DATA

TYPE OF CONSTRUCTION: 1B
NFA 13 SPRINKLERED: YES
OCCUPANCY CLASSIFICATION(S): GARAGE = S2, COMMERCIAL = A2/A3

ALLOWABLE FLOOR AREAS

Table with columns for FLOOR, S2 ft2, B ft2, A2/A3 ft2, R2 ft2, TOTAL. Includes calculation for TOTAL BUILDING area.

Table with columns for FLOORS, S2 ft2, B ft2, A2/A3 ft2, R2 ft2, TOTAL. Lists storage, garage, and floors 1st through eighth.

*NOTE: SQUARE FOOTAGE TOTALS ARE BASED ON NET SQUARE FOOTAGE

PARKING:

Table with columns for LOCATION, SPACES, ACCESSIBLE, SUM. Lists GARAGE RES, GARAGE COMMERCIAL, GROUND FLOOR RES, GROUND FLOOR COMMERCIAL.

PARKING SPACES REQUIRED:
RESIDENTIAL PARKING
2 BR: 1.75 SPACES/DWELLING UNIT X 43 UNITS = 75.25

COMMERCIAL PARKING: (7,336 NET SF x 2.1)/1000 = 15.40
AFFORDABLE HOUSING INCENTIVE REDUCTION OF COMMERCIAL PARKING TO 7 SPACES

PARKING USAGE: SINGLE TENANT OFFICE 3,828 SF
RETAIL/RESTAURANT: 3,408 SF

TOTAL REQUIRED 96.71 = 97

ALL PARKING SPACES TO BE ASSIGNED.
PARKING SPACES PROVIDED: RESIDENTIAL = 81 COMMERCIAL = 7

PROJECT DATA

PROJECT NAME: PARK AND POLK
PROJECT ADDRESS: 4075 PARK BLVD
SUBMITTAL DATE: APRIL 28th 2015

HISTORIC: YES/NO
U.R.M.: YES/NO

APPROVED PERMITS: EXISTING SITE DEVELOPMENT PERMIT
SDP No: 519903

APPLICANT: JMAN AT POLK LP
3000 UPAS STREET SUITE 101
SAN DIEGO CA, 92103

PROPERTY OWNER: UPTOWN VILLAS LLC
P.O. Box 434
LA MESA CA, 92144-0434

A.P.N.: 445-551-27-00
F.A.R.: NO MAX FAR FOR COMMERCIAL/RESIDENTIAL DEVELOPMENT

DENSITY: MAXIMUM ALLOWABLE CL-2: 1 UNIT/800 SF
21000 / 800 = 35.00 Units

TOTAL ALLOWED UNITS: 35 UNITS
15% VERY LOW INCOME = 35.00% INCREASE IN DENSITY

MINIMUM ALLOWABLE COMMERCIAL: 290 LINEAR FEET x 20' = 5,800.00 SF

LEGAL DESCRIPTION: THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SAN DIEGO, COUNTY OF SAN

DIEGO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS: LOTS 1, 2, 3, 4, 5, AND 6 IN BLOCK 177 OF UNIVERSITY HEIGHTS, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA.

CONSTRUCTION CHANGES
DESIGNATION LOCATION DESCRIPTION OF CHANGES

DEFERRED SUBMITTAL ITEMS

- 1. TO AVOID DELAYS IN CONSTRUCTION, PLANS FOR FIRE SPRINKLERS SHALL BE SUBMITTED NOT LESS THAN 30 DAYS PRIOR TO INSTALLATION...

GREEN BUILDING NOTES

- 1. INDOOR WASTE WATER SHALL BE REDUCED TO 20% MINIMUM
2. DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION OPENINGS SHALL BE COVERED DURING CONSTRUCTION

USE OF BUILDING OR PROPERTY

- EXISTING USE: VACANT LAND
PROPOSED USE: RETAIL/COMMERCIAL
MULTI FAMILY RESIDENTIAL
ENCLOSED PARKING & ON GRADE PARKING

ADDITIONAL INFORMATION

- CHECK EACH APPLICABLE OVERLAY ZONE
AIRPORT APPROACH FAA PART 77
AIRPORT ENVIRONS LINDBERG FIELD

SYMBOL LEGEND



GENERAL NOTES

- 1. ALL OPENINGS IN FLOORS ARE TO BE ENCLOSED BY A VERTICAL SHAFT HAVING A 1 HOUR FIRE-RESISTIVE RATING.
2. PROTECT CONCRETE SLAB AT ALL LEVELS FROM PAINT AND DRYWALL TEXTURE...

INFORMATION INDEX

Table with columns T1-T4, A.0.0-A.3.0, L.0.0-L.3.0. Lists titles for sheets, site plan, structural observation, and landscaping.

DEFERRED SUBMITTAL ITEMS

- 1. TO AVOID DELAYS IN CONSTRUCTION, PLANS FOR FIRE SPRINKLERS SHALL BE SUBMITTED NOT LESS THAN 30 DAYS PRIOR TO INSTALLATION...

GREEN BUILDING NOTES

- 1. INDOOR WASTE WATER SHALL BE REDUCED TO 20% MINIMUM
2. DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION OPENINGS SHALL BE COVERED DURING CONSTRUCTION

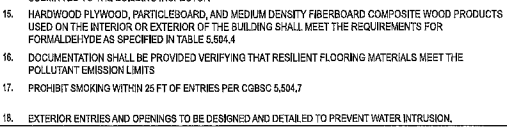
USE OF BUILDING OR PROPERTY

- EXISTING USE: VACANT LAND
PROPOSED USE: RETAIL/COMMERCIAL
MULTI FAMILY RESIDENTIAL
ENCLOSED PARKING & ON GRADE PARKING

ADDITIONAL INFORMATION

- CHECK EACH APPLICABLE OVERLAY ZONE
AIRPORT APPROACH FAA PART 77
AIRPORT ENVIRONS LINDBERG FIELD

SYMBOL LEGEND



BASIS FOR STRUCTURAL DESIGN

DESIGN LOADS: SEE STRUCTURAL DRAWINGS
SEISMIC CRITERIA: SEE STRUCTURAL DRAWINGS

FOUNDATIONS / SOILS CRITERIA:
SOILS ENGINEER: GEOCON INC. 6960 FLANDERS DRIVE, SAN DIEGO, CA 92121

IF THE BUILDING INSPECTOR SUSPECTS FILL, EXPANSIVE SOILS OR ANY GEOLOGIC INSTABILITY BASED UPON OBSERVATION OF THE FOUNDATION EXCAVATION...

STRUCTURAL OBSERVATION

STRUCTURAL OBSERVATION SHALL BE PROVIDED FOR THE FOLLOWING ITEMS:
SEE SHEET S-002 FOR STRUCTURAL OBSERVATION REQUIREMENTS

STRUCTURAL NOTES

- 1. ALL REQUIRED APPROVALS MUST BE OBTAINED FROM THE FIRE AND HAZARD PREVENTION SERVICES BEFORE THE BUILDING IS OCCUPIED.

SPECIAL INSPECTION & OFF-SITE FABRICATION

SPECIAL INSPECTION: YES/NO
OFF-SITE FABRICATION: YES/NO

SUSTAINABLE

THE BUILDING WILL USE NATIVE PLANTS IN LANDSCAPING TO REDUCE THE USE OF PESTICIDE, FERTILIZER, AND WATER USAGE.

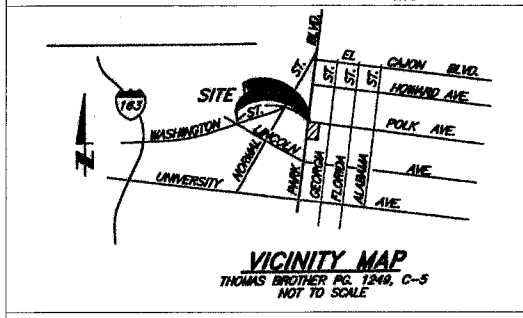
ELECTRICAL NOTES

- 1. ALL ELECTRICAL WORK SHALL COMPLY WITH THE 2010 CALIFORNIA ELECTRICAL CODE
2. ALL OUTDOOR LIGHTING SHALL COMPLY WITH THE CITY OF SAN DIEGO LIGHTING POLLUTION ORDINANCE

ACOUSTICAL NOTES

- 1-ALL NEW WINDOWS AND GLASS DOORS SHALL HAVE A MINIMUM SOUND TRANSMISSION CLASS (STC) OF 30
2-VENTILATION SHALL BE PROVIDED PER THE REQUIREMENTS OF THE CALIFORNIA MECHANICAL CODE (CMC), CHAPTER 4, THE VENTILATION SYSTEM

VICINITY MAP NTS



DETAILED SCOPE OF WORK

- NEW MIXED USE FOR RENT BUILDING CONSISTING OF:
47 DWELLING UNITS 4 OF WHICH ARE VERY LOW INCOME AFFORDABLE
2 GROUND FLOOR COMMERCIAL SPACES
8 SINGLE TENANT OFFICE SPACES

DEVELOPMENT SUMMARY

- NO EXISTING STRUCTURES ON SITE. PROPERTY IS A VACANT LOT
-GEOLOGICAL HAZARD CATEGORY 52
-NO EXISTING ON SITE EASEMENTS

FIRE NOTES

- BUILDINGS UNDERGOING CONSTRUCTION, ALTERATION OR DEMOLITION SHALL BE IN ACCORDANCE WITH CFC ARTICLE 87 (UFC/CFR SEC. 8701)
ADDRESS SHALL BE PROVIDED FOR ALL NEW AND EXISTING BUILDINGS IN A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY



FIRE HYDRANT LOCATION MAP

NOTE:
 -PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER FHPS POLICY P-00-6 (UFC 901.4.4)
 -NEW FINISHED GRADE PLANE TO FOLLOW EXISTING GRADE LEVEL +/- 0'-6"
 -NO ARCHITECTURAL SCREENING ELEMENTS ON SITE FOR MECHANICAL
 -NO EXISTING EASEMENTS
 -ALL CITY CURB GUTTER AND SIDEWALK TO BE REMOVE AND REPLACED ALONG ENTIRE PROPERTY LINE TO FULL-HEIGHT CITY STANDARD CURB AND GUTTER

FIRE ACCESS PLAN

AERIAL ACCESS CAN BE OBTAINED FROM PARK BLVD OR POLK AVENUE PER THE REQUIRED SETBACK FROM FIRE DEPARTMENT POLICY A-14-1

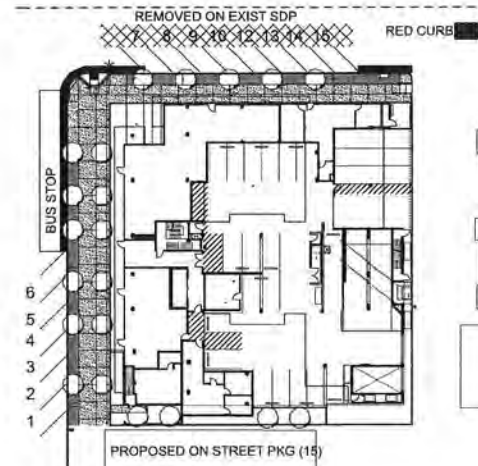
INDICATOR VALVES, FIRE DEPARTMENT CONNECTIONS, AND ALARM BELL TO BE LOCATED ON ADDRESS/ACCESS SIDE OF THE STRUCTURE. THERE MAY BE NEW REQUIREMENTS FOR LOCATION OF FDC - CONTACT DSD LIFE SAFETY: 619-446-5151

APPROVED STAIRWAY IDENTIFICATION SIGNS SHALL BE LOCATED AT EACH FLOOR LEVEL IN ALL ENCLOSED STAIRWAYS IN BUILDINGS FOUR OR MORE STORIES IN HEIGHT. SHOW DESIGN AND LOCATIONS OF SIGNS ON THE PLANS.

A CLASS I (OR I AND II OR III STANDPIPE OUTLET CONNECTION IS REQUIRED IN OCCUPANCIES OF 4 OR MORE STORIES AT EVERY FLOOR-LEVEL CONNECTION OF EVERY REQUIRED STAIRWAY ABOVE OR BELOW GRADE. OUTLETS AT STAIRWAYS SHALL BE LOCATED WITH THE EXIT ENCLOSURE OR, IN THE CASE OF PRESSURIZED ENCLOSURES, WITHIN THE VESTIBULE OR EXTERIOR BALCONY, GIVING ACCESS TO THE STAIRWAY. THERE SHALL BE AT LEAST 1' OUTLET ABOVE THE ROOF LINE WHEN THE ROOF HAS A SLOPE OF LESS THAN 4/12 UNITS HORIZONTAL. IN BLDGS WHERE MORE THAN 1 STANDPIPE IS PROVIDED, THE STANDPIPES SHALL BE INTERCONNECTED.

STAIRWAYS EXITING DIRECTLY TO THE EXTERIOR OF A BUILDING FOUR OR MORE STORIES IN HEIGHT SHALL BE PROVIDED WITH A MEANS FOR EMERGENCY ENTRY FOR FIRE DEPARTMENT ACCESS.

VEGETATION SHALL BE SELECTED AND MAINTAINED IN SUCH A MANNER AS TO ALLOW IMMEDIATE ACCESS TO ALL HYDRANTS, VALVES, FD CONNECTIONS, PULL STATION, EXTINGUISHERS, SPRINKLER RISERS, ALARM CONTROL PANELS, RESCUE WINDOWS, AND OTHER DEVICES OR AREAS USED FOR FIREFIGHTING PURPOSES. VEGETATION OR BUILDING FEATURES SHALL NOT OBSTRUCT ADDRESS NUMBERS OR INHIBIT THE FUNCTIONING OF ALARM BELLS, HORNS, OR STROBES.



ON STREET PARKING DIAGRAM

PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER FHPS POLICY P-00-6 (UFC 901.4.4)

ALL CURB AND GUTTER AT PARK AND POLK TO BE R&R W/ CITY STANDARD HEIGHT NEW SIDEWALK CURB AND GUTTER

EXIST. 6" A.C. WATER PER DWG. NO.31951-8-D
 EXIST 250 W. HPS STREET LIGHT PER DWG 24794-2-D

EXIST RAMP LOCATION TO BE RETAINED AND INTEGRATED INTO NEW SIDEWALK CURB AND GUTTER

EXIST PEDESTRIAN CROSSWALK BARRICADE

LEAD AND DISC STAMPED "L.S. 5653"

EXIST. 12 A.C. WATER PER DWG. NO. 13110-4-D

EXISTING FIRE HYDRANT

VISIBILITY AREA 15'-0" NOTHING HIGHER THAN 36"

EXISTING BUS STOP IF REQUIRED R&R PER SDG-102 12'x75'

REPLACE HISTORIC SCORING PATTERN WITH NEW CITY STANDARD SIDEWALK CURB AND GUTTER OR CONFORM TO HISTORIC DESIGN OF SIDEWALKS ON ADJACENT PROPERTIES, INCLUDING LOCATION, WIDTH, ELEVATION, SCORING PATTERN, TEXTURE, COLOR, AND MATERIAL.

EMERGENCY STAIR EGRESS FD ACCESS

LINE OF GARAGE BELOW

LINE OF EAVE ABOVE

NEW WATER SERVICE

NEW WATER SERVICE

NEW COMMERCIAL WATER SERVICE

NEW FIRE SERVICE

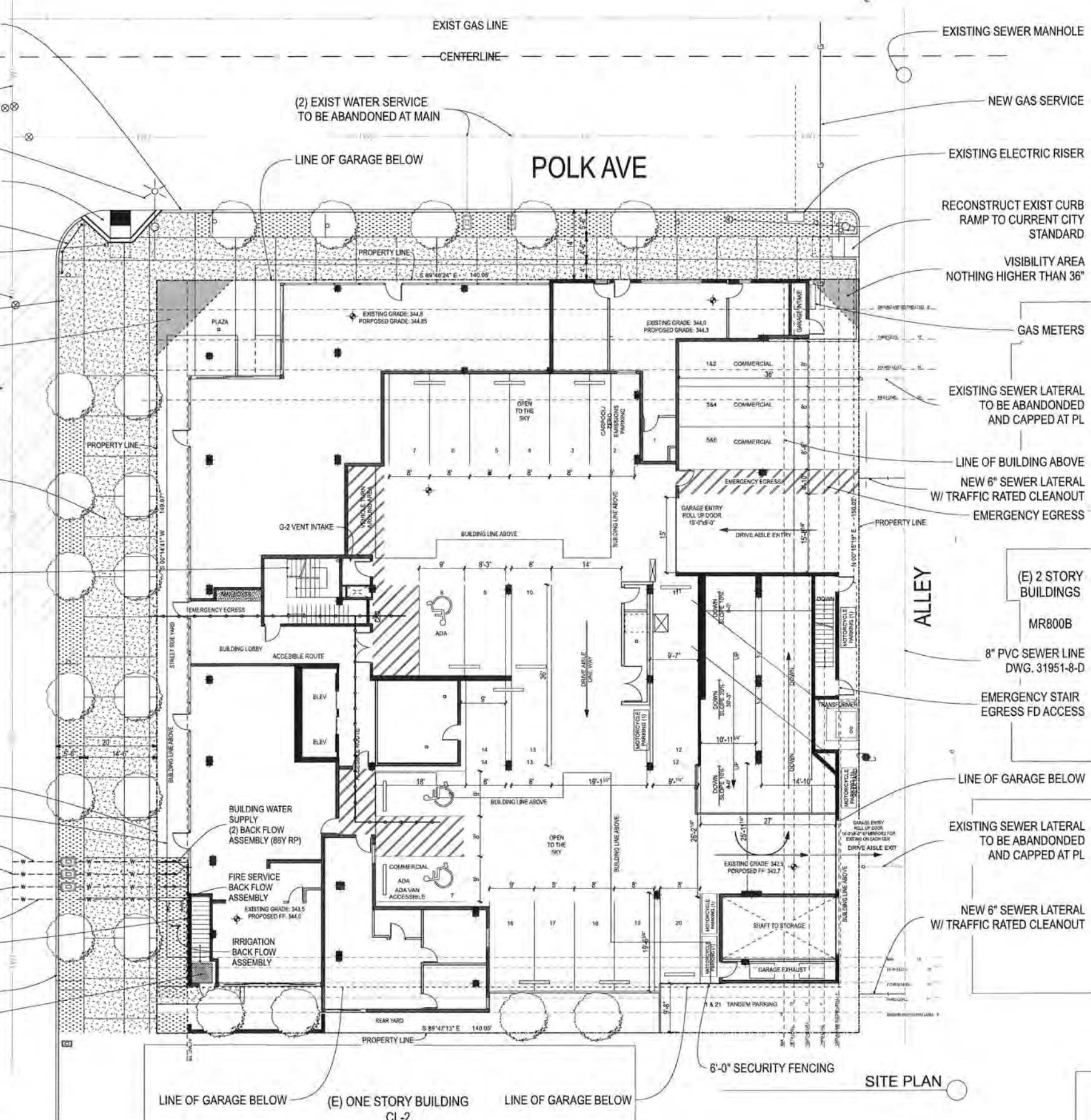
KNOX BOX LOCATION

REMOVE AND REPLACE EXISTING DRIVEWAY W/ CITY STANDARD NEW SIDEWALK CURB AND GUTTER

EMERGENCY STAIR EGRESS FD ACCESS

NOTE: CONTRACTOR DATE STAMPS ARE CONSIDERED SIGNIFICANT AND HISTORIC MARKINGS ARE TO BE PRESERVED ON SIDEWALK IN PLACE OR RELOCATED AND SET NEARBY

OWNER WILL BE REQUIRED TO CAP (ABANDON) AT PROPERTY LINE ANY EXISTING UNUSED SEWER LATERALS AND INSTALL NEW SEWER LATERAL(S) WHICH MUST BE LOCATED OUTSIDE OF ANY DRIVEWAY OR VUA. OWNER WILL BE REQUIRED TO REMOVE (KILL) AT THE WATER MAIN ANY EXISTING UNUSED WATER SERVICES.



NOTE: AFFORDABLE HOUSING UNITS: 104,105, 209,307



Park and Polk
 4075 Park Blvd San Diego CA 92103
 JONATHAN SEGAL / FAIA
 3000 Upas Street Suite 101 San Diego, CA 92104

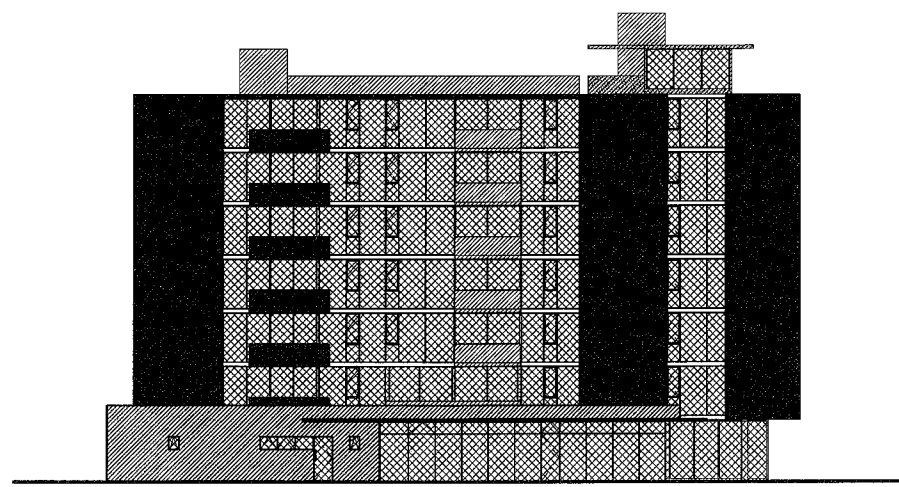


FIRE ACCESS PLAN
 SHEET TITLE:
 SITE PLAN
 SCALE:
 3/32" = 1'-0"
 DATE:
 3/2/16
 REVISION 1:
 REVISION 2:
 REVISION 3:
 REVISION 4:
 REVISION 5:
 REVISION 6:
 SHEET: ___ OF ___
 SHEET NAME:

A0.0

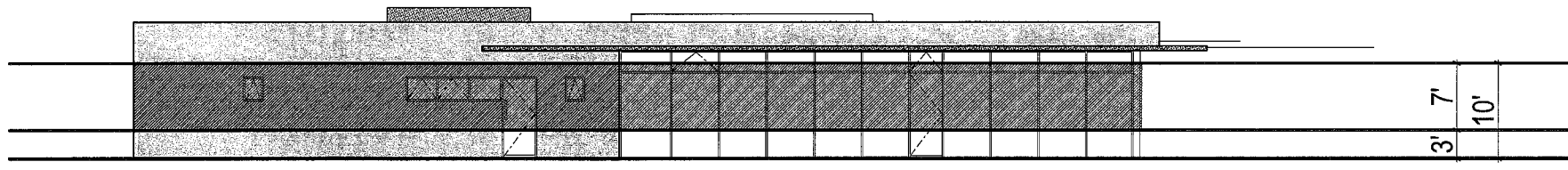


NORTH ELEVATION



TRANSPARENCY REQUIREMENT

LEVEL	SQ. FT.	GLAZING	%
8	543.15	117.48	21.00%
7	1249.65	611.71	49.00%
6	1249.65	611.71	49.00%
5	1249.65	611.71	49.00%
4	1249.65	611.71	49.00%
3	1249.65	611.71	49.00%
2	1441	528.47	36.00%
1	868	567.65	51.00%

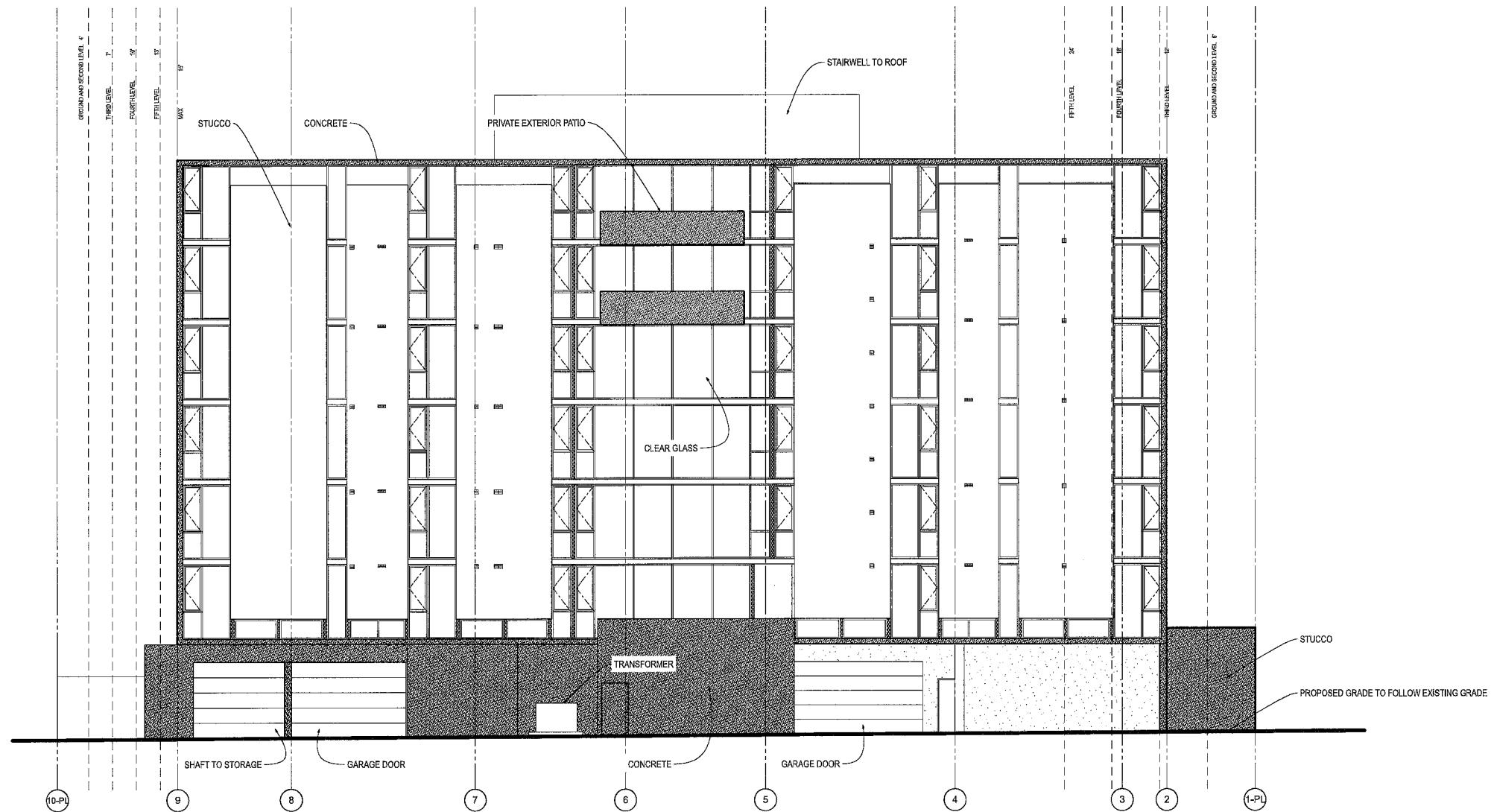


TRANSPARENCY REQUIREMENT

Park and Polk
 4075 Park Blvd San Diego CA 92103
 JONATHAN SEGAL / FAIA
 3000 Upas Street Suite 101 San Diego, CA 92104

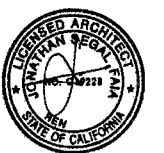


SHEET TITLE:
 NORTH ELEVATION
 SCALE:
 1/8" = 1'-0"
 DATE:
 3/2/16
 REVISION 1:
 REVISION 2:
 REVISION 3:
 REVISION 4:
 REVISION 5:
 REVISION 6:
 SHEET:
 OF
 SHEET NAME:

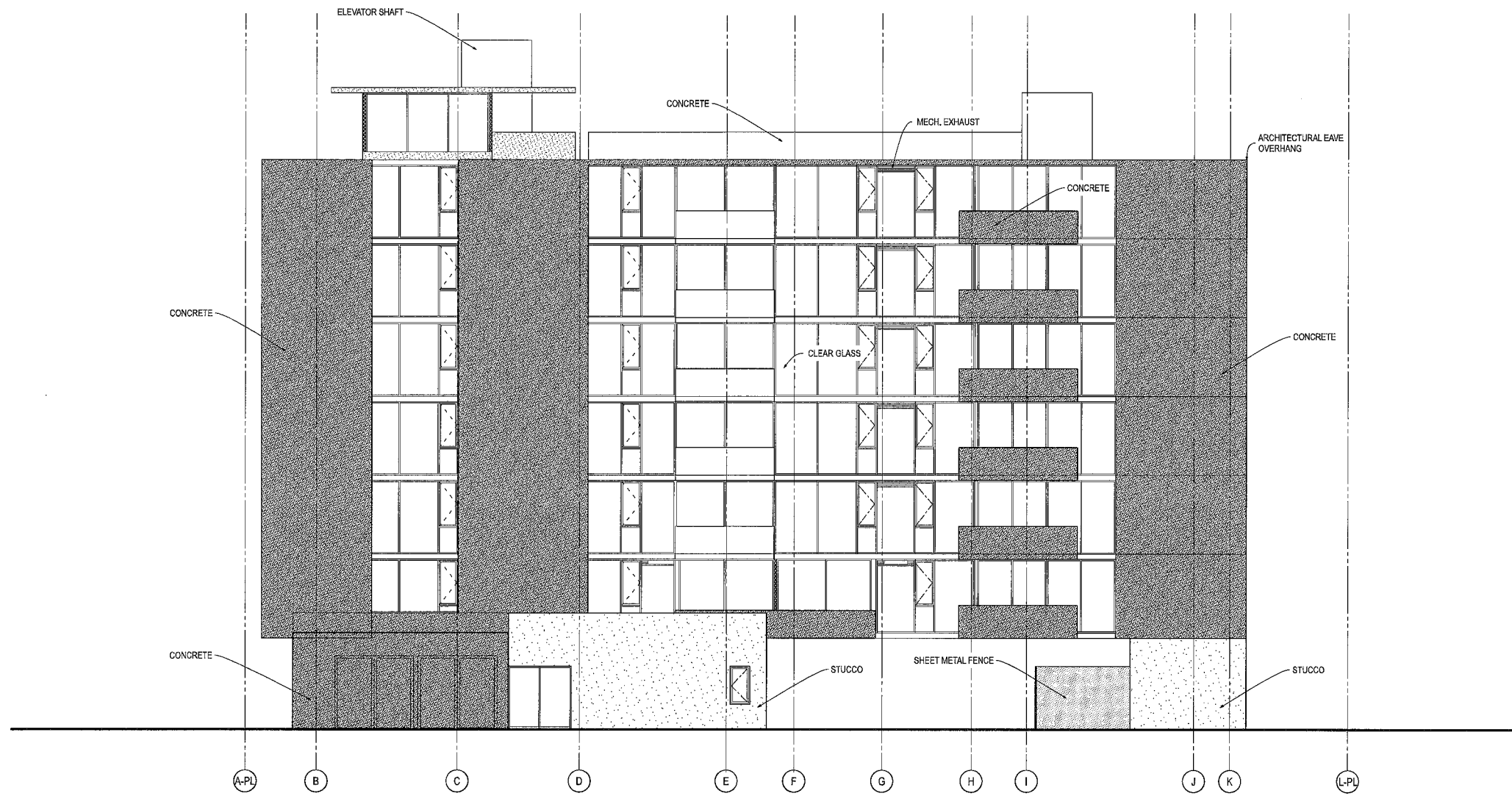


EAST ELEVATION

Park and Polk
 4075 Park Blvd San Diego CA 92103
 JONATHAN SEGAL / FAIA
 3000 Upas Street Suite 101 San Diego, CA 92104



SHEET TITLE:	
EAST ELEVATION	
SCALE:	1/8" = 1'-0"
DATE:	3/2/16
REVISION 1:	
REVISION 2:	
REVISION 3:	
REVISION 4:	
REVISION 5:	
REVISION 6:	
SHEET:	___ OF ___
SHEET NAME:	



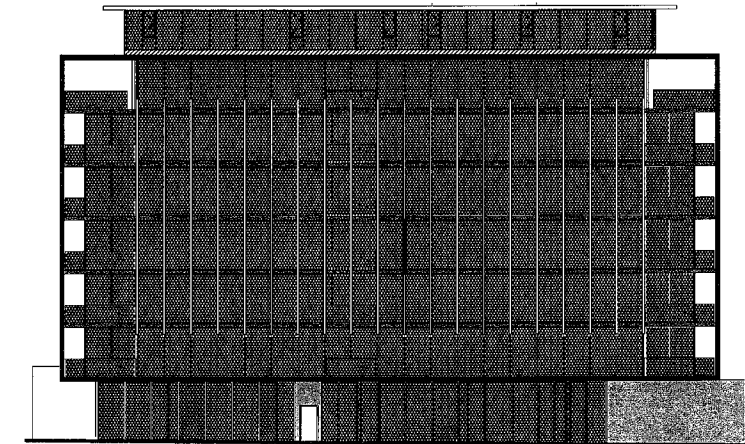
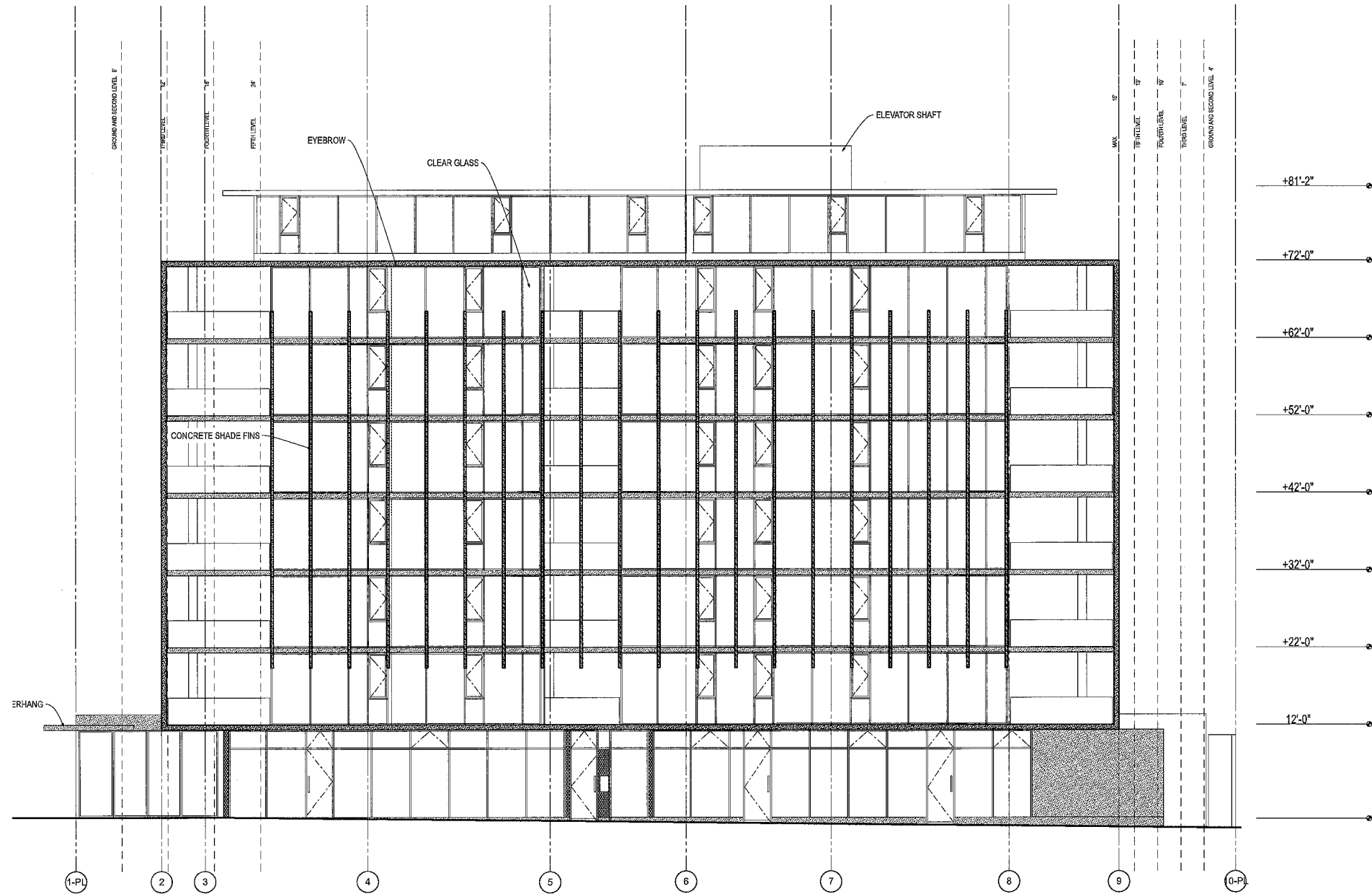
SOUTH ELEVATION

Park and Polk
 4075 Park Blvd San Diego CA 92103
 JONATHAN SEGAL / FAIA
 3000 Upas Street Suite 101 San Diego, CA 92104



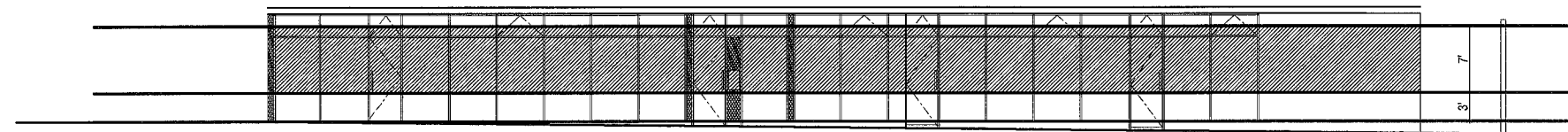
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SOUTH ELEVATION	
SCALE:	1/8" = 1'-0"
DATE:	3/2/16
REVISION 1:	
REVISION 2:	
REVISION 3:	
REVISION 4:	
REVISION 5:	
REVISION 6:	
SHEET:	__ OF __
SHEET NAME:	

A2.3



TRANSPARENCY REQUIREMENT

Level	Sq Ft	Total Glazing
8th floor/roc	818	497 0.60757946
7th floor	1240	936 0.75483871
6th floor	1240	950 0.76612903
5th floor	1240	950 0.76612903
4th floor	1240	950 0.76612903
3rd floor	1240	950 0.76612903
2nd floor	1240	936 0.75483871
1st floor	1654	1081 0.65356711
Total	9912	7250 73% Glazing

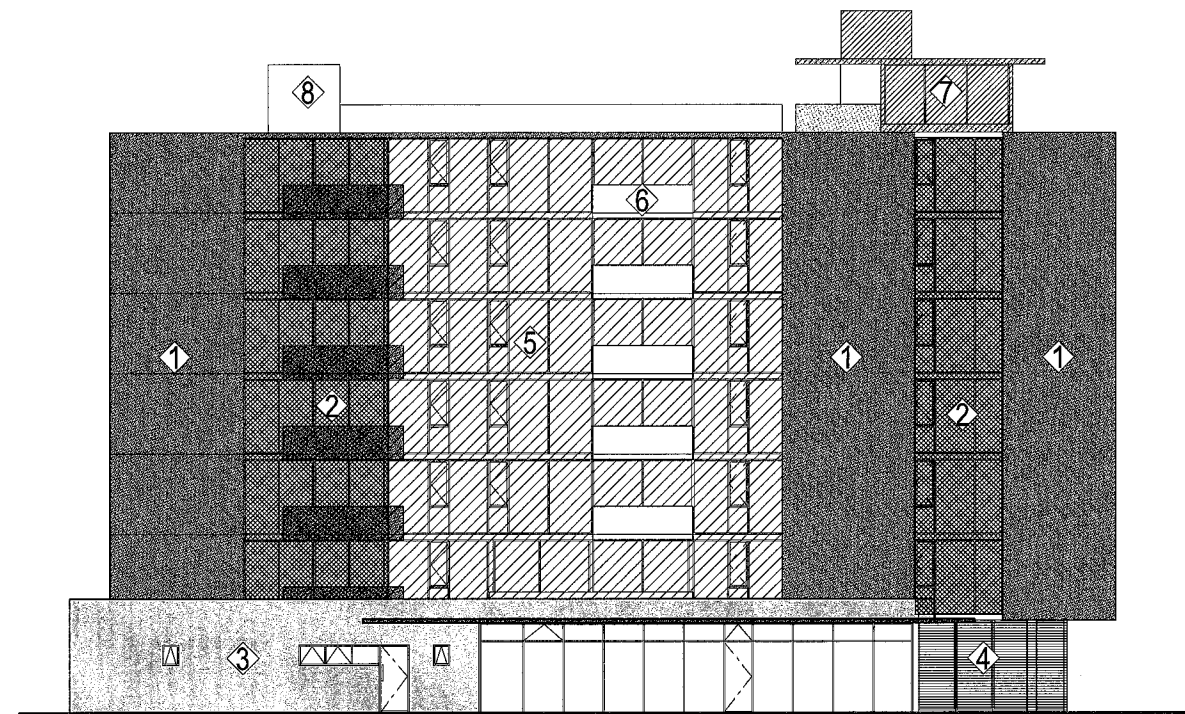


TRANSPARENCY REQUIREMENT

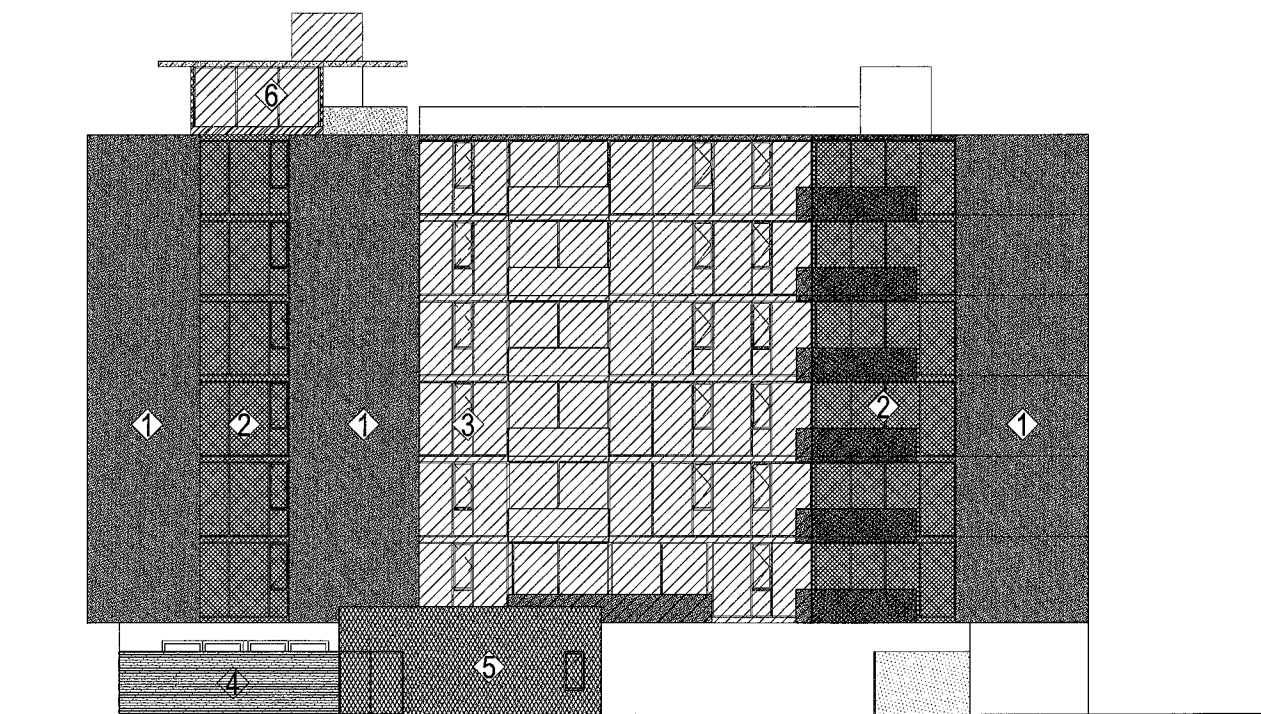
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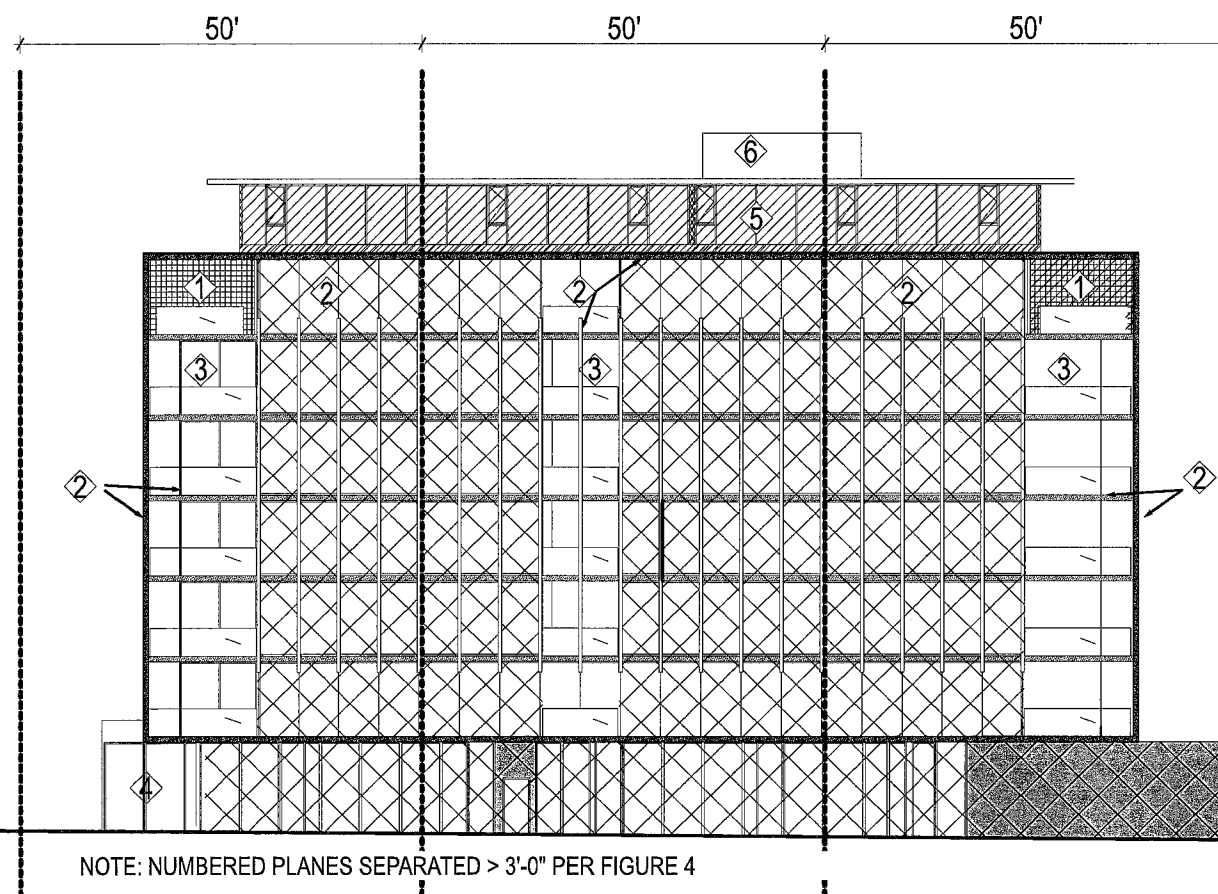
SHEET TITLE:
 WEST ELEVATION
 SCALE:
 1/8" = 1'-0"
 DATE:
 3/2/16
 REVISION 1:
 REVISION 2:
 REVISION 3:
 REVISION 4:
 REVISION 5:
 REVISION 6:
 SHEET:
 OF
 SHEET NAME:



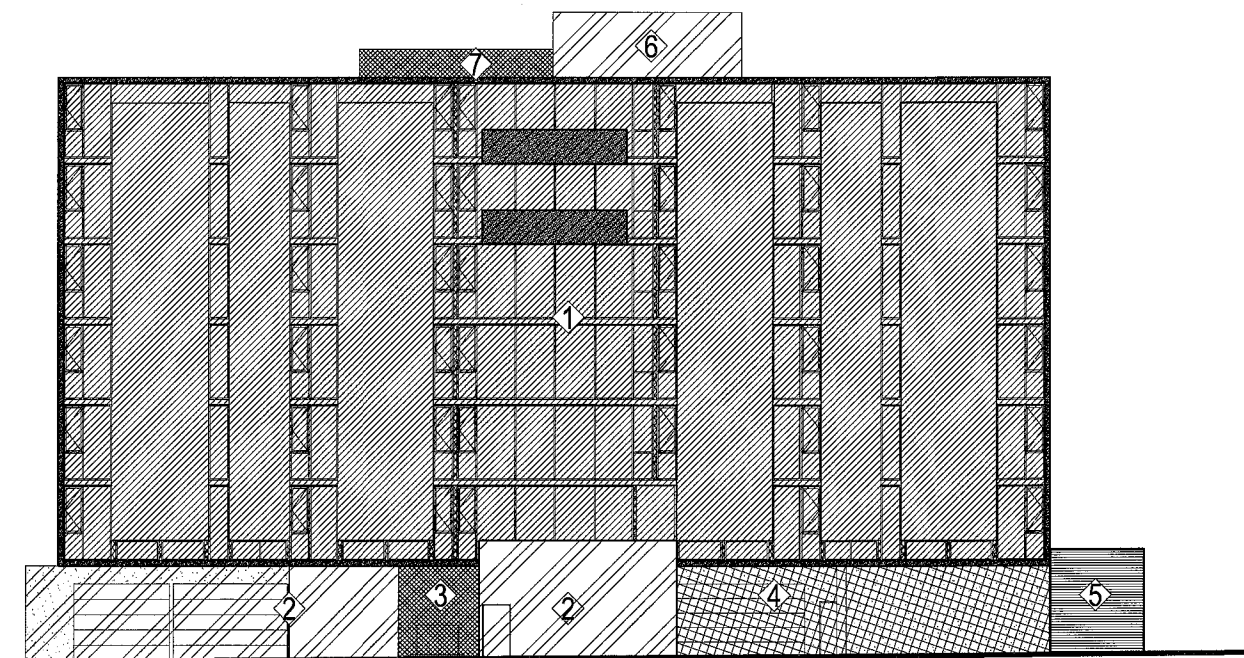
NORTH POLK AVE ELEVATION



SOUTH INTERIOR ELEVATION



WEST PARK BLVD ELEVATION



EAST INTERIOR ELEVATION

Park and Polk
 4075 Park Blvd San Diego CA 92103
 JONATHAN SEGAL / FAIA
 3000 Upas Street Suite 101 San Diego, CA 92104



SHEET TITLE:
 OFFSETTING
 PLANES
 SCALE:
 DATE:
 3/2/16
 REVISION 1:
 REVISION 2:
 REVISION 3:
 REVISION 4:
 REVISION 5:
 REVISION 6:
 SHEET:
 ___ OF ___
 SHEET NAME:

PLANTING LEGEND:

A MINIMUM ROOT ZONE OF 40 SQ FT IN AREA SHALL BE PROVIDED FOR ALL TREES THE MINIMUM DIMENSION FOR THIS AREA SHALL BE 5 FT PER SDMC 142.0403(B) (5)

TREES

SYMBOL	BOTANICAL NAME	COMMON NAME
	LIQUIDAMBAR STYRACIFLUA	AMERICAN SWEETGUM
STREET TREE		
Height: 60-75ft		
Spread: 40-50ft		
Crown Uniformity: Irregular outline or silhouette		
Crown Shape: pyramidal, more oval or rounded with age		
Crown Density: Shade tree		
Growth Rate: Medium		
Texture: Medium		
QTY = 18	SIZE	SPACING
*Including street trees	36" BOX	AS SHOWN
	WUCOLS PF MODERATE	

SYMBOL	BOTANICAL NAME	COMMON NAME
	JACARANDA MIMOSIFOLIA	JACARANDA
REMAINING YARD AREA / PLANTERS		
Height: 40ft		
Spread: 40ft		
Crown Uniformity: Irregular outline or silhouette		
Crown Shape: round		
Crown Density: Open		
Growth Rate: Medium		
Texture: Medium		
QTY = 16	SIZE	SPACING
	36" BOX	AS SHOWN
	WUCOLS PF MODERATE	

SHRUB & LOW GROUND COVER

SYMBOL	BOTANICAL NAME	COMMON NAME
	CAREX PANSA	CALIFORNIA MEADOW SAGE
QTY = 22	SIZE	SPACING
QTY = 11parkway	5 GAL	30" OC
	WUCOLS PF MODERATE	
	DYMONDIA MARGARETAE	DYMONDIA
QTY = 44 parkway	SIZE	SPACING
	FLAT	20" OC
	WUCOLS PF LOW	

SUCCULENTS

SYMBOL	BOTANICAL NAME	COMMON NAME
	YUCCA WHIPPLEI	OUR LORDS CANDLE
QTY = 6	SIZE	SPACING
	15 GAL	30" OC
	WUCOLS PF VERY LOW	
	AEONIUM ARBOREUM	LRG PURPLE AEONIUM
QTY = 16	SIZE	SPACING
	1 GAL	12" OC
	WUCOLS PF LOW	
	ALOE CAMERONII	RED ALOE
QTY = 12	SIZE	SPACING
	5 GAL	12" OC
	WUCOLS PF LOW	

MULCH

SYMBOL	DESCRIPTION / REMARKS	SYMBOL	DESCRIPTION / REMARKS
	CRUSHED BLACK LAVA ROCK TO BE 0-2" IN DEPTH TYPICAL		DECOMPOSED GRANITE

LANDSCAPE CALCULATIONS

Commercial Street Yard	1437 sq ft
Req'd Street yard planting area ground level	359 sq ft
Street Yard Planting Area Provided	379 sq ft
TOTAL STREET YARD PLANTING AREA	379 sq ft
EXCESS STREET YARD PLANTING AREA	20 sq ft

Commercial Street Yard Planting Points Req'd	71.8 points
Commercial Street Yard Planting Points Provided (trees)	100 points
Commercial Street Yard Planting Points provided (plants)	36 points
Excess points Provided	64.2 points

Residential Street Yard (NONE APPLICABLE)	N/A
---	-----

Remaining Yard Areas and Planting Points

Remaining yard shall be achieved through a combination of common use areas on the south side of the building, and on the 2nd and 8th floor common use decks

Required Remaining Yard Planting Area	60 points
Remaining Yard Points Provided	760 points
Remaining yard Area On Grade	430 sq ft
Remaining Yard Area At Level 2	1809 sq ft
Remaining Yard at Roof	150 sq ft
Total Remaining Yard Planting Area	2389

Planting Areas On-site and ROW

Right Of Way Planting Area Park and Polk	1295 sq ft
On site planting area	2768 sq ft
Total Planting Area	4063 sq ft

Water Budget Calculation MAWA

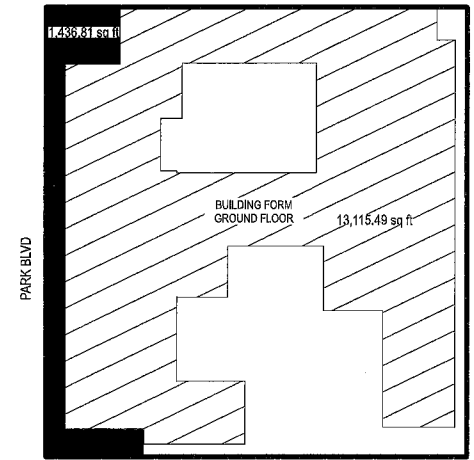
Water Budget = (Eto) x (0.62) x (LA) + (0.3) (SLA)

Evapotranspiration (greater North Park)	Eto	47
Conversion factor to Gal	0.62	0.62
Evapotranspiration Adj Factor	0.45	0.45
Landscaped Area	LA	4063
Evapotranspiration Adj Factor for special landscape area		0.45
Special Landscape Area		0
TOTAL WATER ALLOWED		53,278.12

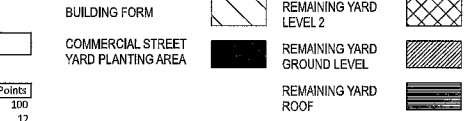
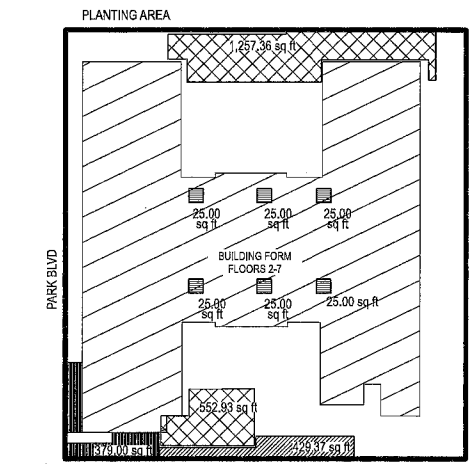
Water Budget Calculation ETWU

ETWU = (Eto) x (0.62) x (PP) x (IA) / (IE) + (SLA)

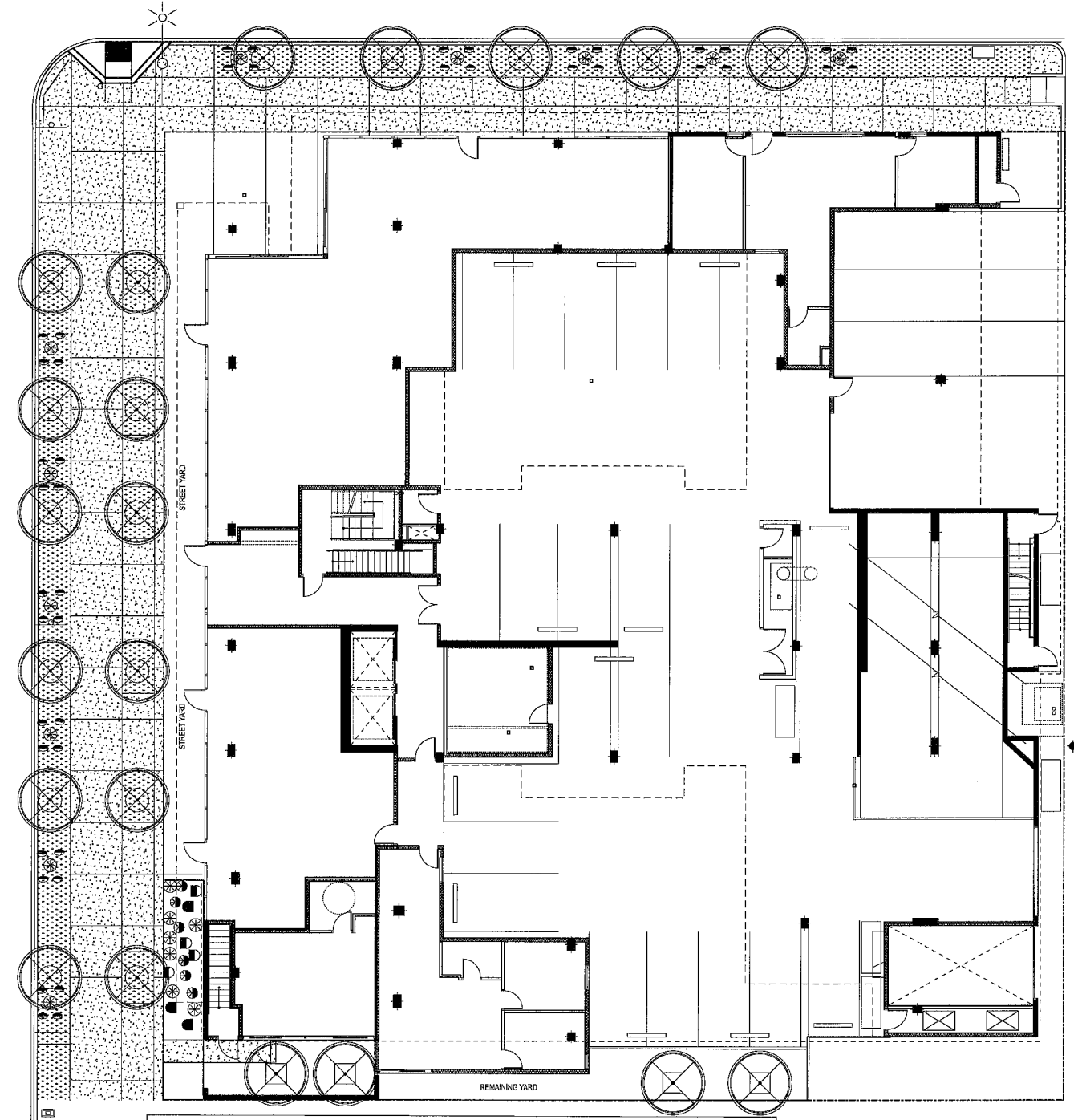
Evapotranspiration (greater North Park)	Eto	47
Conversion factor to Gal	0.62	0.62
Plant Factor from WUCOLS	0.3	0.3
Hydrozone area	LA	4063
Irrigation Efficiency	0.8	0.8
Special Landscape Area		0
TOTAL ESTIMATED USAGE		44,398.43



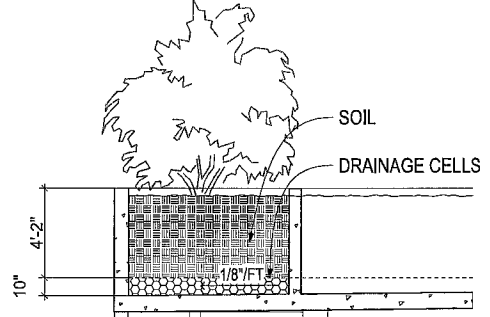
COMMERCIAL STREET YARD DIAGRAM NTS



PLANTING AREAS DIAGRAM NTS



GROUND LEVEL PLAN 3/32"=1-0"



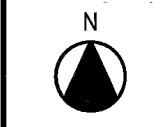
LANDSCAPE SECTION TYP ABOVE GRADE PLANTER

City of San Diego Development Services
 1222 First Ave, MS-501
 San Diego, CA 92101-4154
 (619) 448-8000

Landscape Calculations Worksheet
 Industrial Development in RM and C Zones
 Commercial Development in All Zones

Provide the following information on the Landscape Plans. The Landscape Calculations determine the planting area and points required by the Landscape Regulations, Chapter 14, Article 2, Division 4 of the Land Development Code.

STREET YARD		
Planting Area Required [142.0404]	Planting Area Provided	Excess Area Provided
Total Area 1437 sq. ft. x 25% = 359.3 sq. ft.	379 sq. ft.	20 sq. ft.
Planting Points		
Planting Points Required [142.0404]	Plant Points Provided - To be achieved with trees only	Excess Points Provided
Total Area 1437 sq. ft. x 0.05 = 71.8 points	100 points	64.2 points



Park and Polk
 4075 Park Blvd San Diego CA 92103
 JONATHAN SEGAL / FAIA
 3000 Upas Street Suite 101 San Diego, CA 92104



SHEET TITLE:
 LANDSCAPE PLAN
 SCALE:
 3/32" = 1-0'
 DATE:
 3/2/16
 REVISION 1:
 REVISION 2:
 REVISION 3:
 REVISION 4:
 REVISION 5:
 REVISION 6:
 SHEET:
 OF
 SHEET NAME:

L1.0

1. REFER TO PLANTING SPECIFICATIONS AND DETAILS FOR SOIL PREPARATION, FERTILIZATION, MULCHING AND OTHER PLANTING PREPARATION. FERTILIZATION, MULCHING AND OTHER PLANTING PREPARATION SHALL BE COMPLETED 48 HOURS PRIOR TO COMMENCEMENT OF WORK TO COORDINATE PROJECT INSPECTION SCHEDULES.

2. NOTIFY OWNERS AUTHORIZED REPRESENTATIVE 48 HOURS PRIOR TO COMMENCEMENT OF WORK TO COORDINATE PROJECT INSPECTION SCHEDULES.

3. VERIFY ALL EXISTING CONDITIONS, DIMENSIONS AND ELEVATIONS BEFORE PROCEEDING WITH THE WORK. NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY SHOULD FIELD CONDITIONS VARY FROM THOSE SHOWN ON PLAN.

4. REPORT DISCREPANCIES IN THE DRAWINGS OR BETWEEN THE DRAWINGS AND ACTUAL FIELD CONDITIONS TO THE LANDSCAPE ARCHITECT. CORRECTED DRAWINGS OR INSTRUCTIONS SHALL BE ISSUED PRIOR TO THE CONTINUATION OF THIS WORK. ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY CORRECTIONS DUE TO FAILURE TO REPORT KNOWN.

5. LOCATE ALL EXISTING UTILITIES WHETHER SHOWN HEREON OR NOT AND PROTECT THEM FROM DAMAGE. NOTIFY OWNERS REPRESENTATIVE IMMEDIATELY AND ASSUME FULL RESPONSIBILITY FOR EXPENSE OF REPAIR OR REPLACEMENT IN CONJUNCTION WITH DAMAGED UTILITIES.

6. LOCATION OF N.I.C. CONSTRUCTION ELEMENTS SUCH AS LIGHT, SIGNS, VENTS, HYDRANTS, TRANSFORMERS, ETC. ARE APPROXIMATE. NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY SHOULD THE LOCATION OF THESE ITEMS INTERFERE WITH THE PROPER EXECUTION OF WORK.

7. OBTAIN ALL SOIL FOR LANDSCAPE PLANTING AREAS OR BERMS FROM ON-SITE EXCAVATIONS. SHOULD IMPORT SOIL BE NECESSARY, SUBMIT IMPORT SOIL TESTING RESULTS FOR APPROVAL PRIOR TO IMPORTATION. SOIL SHALL BE SANDY INFORMATION. LOAM CONTAINING NO TOXIC CHEMICALS OR ELEMENTS WHICH MAY INHIBIT OR RETARD NORMAL PLANT GROWTH.

8. INSTALL SOIL PREPARATION AND BACK FILL MIX TO CONFORM TO THE SOILS REPORT RECOMMENDATIONS IN THE REPORT BELOW.

9. KILL AND REMOVE ALL EXISTING WEEDS FROM SITE AREAS PER SPECIFICATIONS.

10. ASSURE POSITIVE DRAINAGE IN ALL PLANTING AREAS, 2%.

11. LOCATE AND TAG ALL PLANT MATERIAL. MATERIAL SHALL BE IN CONFORMANCE WITH PLANTING PLAN DESCRIPTIONS AND SPECIFICATIONS. ALL PLANT MATERIAL IS SUBJECT TO REVIEW AND APPROVAL PRIOR TO INSTALLATION. PROVIDE PHOTOS OF REPRESENTATIVE EXAMPLES OF EACH TAGGED BLOCK TO LANDSCAPE ARCHITECT MINIMUM 21 DAYS BEFORE ANTICIPATED DISCREPANCIES.

12. DELIVERY PHOTOS SHALL INCLUDE A PERSON FOR SCALE PURPOSES. LANDSCAPE ARCHITECT MAY OPT TO REVIEW MATERIAL AT GROWING NURSERY. MATERIAL DELIVERED TO THE SITE MAY BE REJECTED BASED ON UNHEALTHY APPEARANCE OR NON CONFORMANCE WITH SPECIFICATIONS EVEN IF PREVIOUSLY REVIEWED BY THE LANDSCAPE ARCHITECT OR.

13. ALL TREES WITHIN A SPECIES SHALL HAVE MATCHING FORM.

14. FINAL LOCATION OF ALL PLANT MATERIALS SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER'S AUTHORIZED REPRESENTATIVE.

15. PLANTING QUANTITIES ARE GIVEN FOR CONVENIENCE ONLY. PLANT SYMBOLS AND SPECIFIED SPACING SHALL TAKE PRECEDENCE.

16. AT EDGES OF PLANTING AREAS, THE CENTER LINE OF THE LAST ROW OF SHRUBS AND/OR GROUND COVER SHALL BE LOCATED NO FARTHER FROM THE EDGE THAN ONE-HALF THE SPECIFIED ON-CENTER SPACING.

17. INSTALL GROUND COVER AND/OR SHRUB MASSES WITH TRIANGULAR SPACING UNLESS OTHERWISE INDICATED.

18. PROVIDE FERTILIZER TABLETS FOR EACH CONTAINER GROWN MINIMUM PLANT 1 GALLON AND LARGER PER SPECIFICATIONS.

19. FOR ALL TREES WITHIN 6' OF PAVING, INSTALL ROOT BARRIERS BY DEEP ROOT COMBINATION (7'4" DEEP). ROOT BARRIER SHALL NOT BE WRAPPED DIRECTLY AROUND ROOTBALL.

20. REMOVE ALL NURSERY STAKES AND ESPALIER RACKS IMMEDIATELY AFTER INSTALLATION UPON PROVIDING SUPPORT PER PLAN.

21. LIST ON THE PLANT MATERIAL GUARANTEE ALL EXISTING TREES THAT HAVE HAD WORK PERFORMED WITHIN 6' OF TRUNK.

22. DURING THE LENGTH OF THE GUARANTEE PERIOD BE RESPONSIBLE FOR PROPER STAKING AND/OR GUYING OF TREES TO ENSURE STABILITY.

23. ANNUAL COLOR TO BE SELECTED BY LANDSCAPE ARCHITECT AT TIME OF INSTALLATION. REQUEST RECOMMENDATION A MINIMUM 60 HOURS IN ADVANCE OF NEED FOR DELIVERY.

24. MULCH ALL LANDSCAPE AREAS (EXCLUDING TURF) HAVING LESS THAN A 2:1 SLOPE WITH A 2" DEEP LAYER OF MEDIUM GRAIN MULCH SUPPLIED BY MICHAEL RAWL'S COMPANY (714) 833-3866 AT THE CONCLUSION OF PLANTING OPERATIONS.

25. AFTER ROUGH GRADES HAVE BEEN ESTABLISHED IN PLANTING AREAS, HAVE SOIL SAMPLES TAKEN AT THE LOCATIONS INDICATED BY DESIGNATION ON SHEET L-3.0. HAVE SAMPLES TESTED BY A LOCAL SOILS LAB (E.G. BUTLER MILLS, SOILS AND PLANT LAB, ETC.) FOR SOIL FERTILITY, AGRICULTURAL SUITABILITY TEST AND SOIL PREPARATION RECOMMENDATIONS. TAKE TWO SAMPLES AT EACH LOCATION: (1) GROUND LEVEL TO 10" DEEP, (2) 24" TO 36" DEEP. EACH SAMPLE SHALL CONTAIN APPROXIMATELY 1 QUART OF SOIL TO BE LABELED PER LOCATION AND DEPTH. INSTALL SOIL PREPARATION AND BACKFILL MIX TO CONFORM TO THESE RECOMMENDATIONS ONLY UPON RECEIPT OF WRITTEN CHANGE ORDER FROM OWNER. SUBMIT SOIL REPORT TO LANDSCAPE ARCHITECT PRIOR TO PLANTING. IF LOCATIONS FOR SOILS TEST ARE NOT FOUND ON PLANS IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT THE LANDSCAPE ARCHITECT FOR SAID LOCATIONS PRIOR TO BEGINNING ANY WORK.

26. FINAL PLANT LOCATIONS TO BE APPROVED BY LANDSCAPE ARCHITECT. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT NO SHORTER THAN 48 HRS IN ADVANCE OF FINAL INSTALLATION. CONTRACTOR SHALL HAVE PLANT MATERIAL ON-SITE AND LOCATED PER PLANS FOR REVIEW PRIOR TO FINAL INSTALLATION.

02441 LANDSCAPE IRRIGATION SYSTEM

A. Explanation of Drawings:

Due to the scale of the Drawings, it is not possible to indicate all offsets, fittings, sleeves and other components which may be required. Carefully investigate the structure and finish conditions affecting the work and plan work accordingly. Finish such fittings and components as may be required to meet such conditions.

Drawings are generally diagrammatic and indicative of the work to be installed. Install the work in such a manner as to avoid conflicts between irrigation systems, piping, and architectural features. Equipment shown in paved areas is for design clarification only. Install such equipment within planted area whenever possible.

Do not willfully install irrigation system as shown on the Drawings when it is obvious in the field that unknown obstructions, grade differences or discrepancies in the area dimensions exist that might not have been considered in engineering.

B. Record and As-Built Drawings:

Provide owner with a reproducible set of "As-Built Drawings"

C. Guarantee:

Guarantee the landscape irrigation system for a period of one year. Provide a written statement of guarantee to include, at a minimum:

1. Irrigation system furnished and installed is free from defects in materials and Workmanship and the work has been completed in accordance with the Drawings and Specifications. Ordinary wear and tear and unusual abuse, or neglect excepted.
2. Agree to repair or replace any defects in material or workmanship which may develop during the period of one year from the date of acceptance and also to repair or replace any damage resulting from the repairing or replacing of such defects at no additional cost to the Owner.
3. Make such repairs or replacement within a reasonable time after receipt of written notice from the Owner. If unable to make such repairs or replacement within said reasonable time, authorize the Owner to proceed to have said repairs or replacements made at the Contractor's expense. Contractor to pay the cost and charges therefor upon demand.

D. Use all means necessary to protect irrigation system materials before, during and after installation and protect the installed work and materials of all other trades.

In the event of damage, immediately make all repairs and replacements necessary to the approval of the Owner and at no additional cost to the Owner.

E. Minimum Requirements For Piping and Fittings:

1. Asbestos cement: Class 150, AWWA C400.
2. Cast-iron fittings for ACP: ANSI 21.10 and AWWA C110
3. Galvanized steel: Schedule 40, galvanized mild steel screwed pipe.
4. Galvanized malleable iron fittings: ANSI B-16.3
5. Hard drawn copper: Type K: ANSI B-26.1 AND ASTM B 88.
6. Wrought copper or bronze solder fittings: ANSI B-16.22. Solder 50/50 leadfree.
7. PVC constant pressure main line piping: 2 inches and larger: solvent weld joint, PVC class 315.
8. PVC constant pressure main line piping: 1-1/2 inches and smaller: Solvent weld joint, PVC Schedule 40 where indicated.
9. PVC intermittent pressure lateral line piping: Solvent weld joint, PVC Schedule 40 where indicated.
10. PVC fittings: PVC schedule 40 solvent weld and factory manufactured, or Schedule 40 with rubber-ring joint.

F. PVC piping:

1. Install PVC Plastic pipe and fittings below grade.
2. PVC pipe: NSF-approved Type I, Grade I compound conforming to ASTM D 1784.
3. PVC Schedule 40 and Schedule 80 pipe: ASTM D1785 and ASTM D 2466.
4. PVC Class 150, Class 200, and Class 315 solvent weld and Ring-Tite pipe: ASTM D 2241.
5. PVC Solvent cement: ASTM D 2564.

G. Gate Valves and Valve Boxes:

1. Use gate valves of the same size as the pipe lines in which they are installed.
2. For sizes 2 inches and smaller: 150 pound saturated steam rated; brass body - ASTM B 62; screw joints; non-rising stem; screwed bonnet; solid disc; malleable iron "tee" handle or handwheel.
3. For sizes 2-1/2 inches and larger: 200 pound O.W.G.; iron body - ASTM A 126 Class B; flanged joints; non-rising stem; bolted bonnet; double disc type; equipped with square operating nut.
4. Provide two operating keys for valves buried 18 inches or deeper.
5. Valve Boxes: Lock lid type, adjustable 8 inches I.D., concrete sleeve with cast iron lid in paved areas. Plastic with bolt down lid in planted areas. All shall be marked with "PVC", "RVC", or "GV" respectively with control station numbers for control valves stenciled in white on the valve cover.

H. Backflow Prevention:

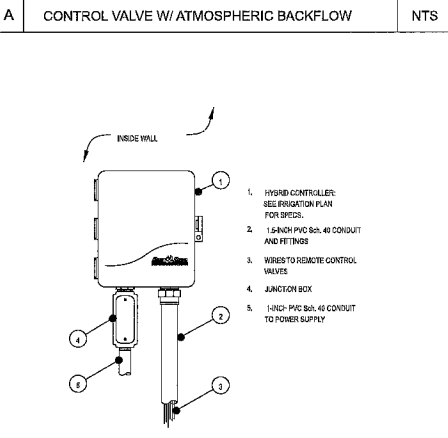
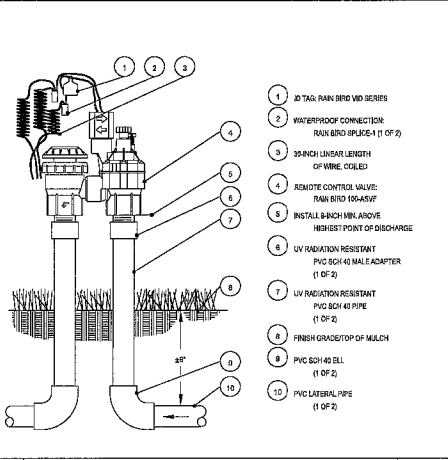
1. Use type as indicated on the Drawings.
2. All piping between point of connection and backflow prevention unit shall be copper as required by local code and/or County Health Department.

I. Check Valves:

Anti-drain valves shall be of heavy duty virgin PVC or brass construction with F.I.P. thread inlet and outlet. Internal parts shall be field adjusted against drainout from 5 to 40 feet of head. The anti-drain valve, when indicated on plans, shall have an excess flow feature which will automatically stop the flow of water when it exceeds the G.P.M. preset by the manufacturer. The anti-drain valve shall automatically reset itself when the water pressure is relieved. Anti-drain and excess flow valve shall be similar to the Valcon ADV-XS, Rainbird SM-1, or approved equal.

J. Irrigation Controllers

1. Controllers shall be weather- or soil moisture-based controllers that automatically adjust irrigation in response to changes in plants' needs as weather conditions change.
2. Weather-based controllers without integral rain sensor or communication systems that account for local rainfall shall have a separate wired or wireless rain sensor which connects or communicates with the controller(s). Soil moisture-based controllers are not required to have rain sensor input. Per 2010 Green Code Sec. 4.304.1



A CONTROL VALVE W/ ATMOSPHERIC BACKFLOW NTS

B WALL MOUNT CONTROLLER NTS

J. Control Wiring

1. Use direct burial copper wire AWG-LF, 800 volt for connections between the automatic controller and the electric control valves. No wire size less than #14. Use black color wire for pilot wires for control.
2. 120 volt wire shall be per local code as to type and quality.
3. Install wiring along same route as pressure supply or lateral lines wherever possible.
4. Where more than one wire is placed in a trench, tape wiring together at ten foot intervals.
5. Provide an expansion cut with three feet of each wire connection.

COMPLIANCE TO SDMC 142.0413

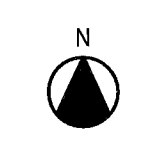
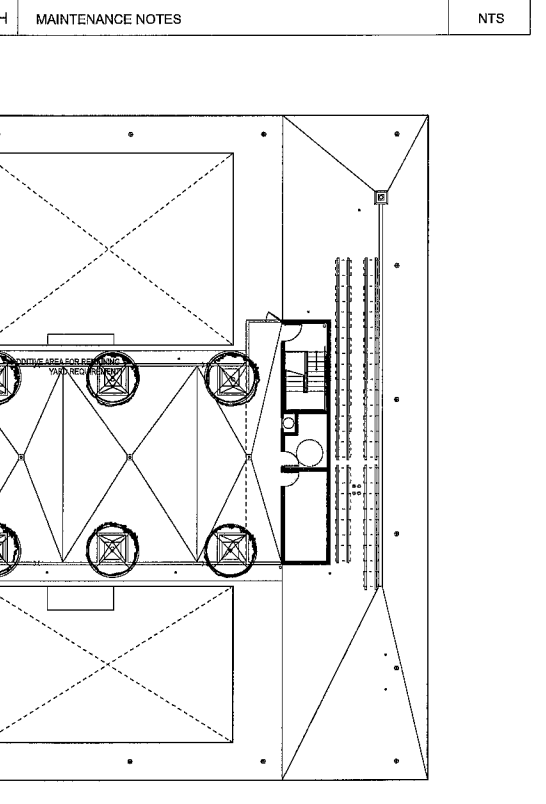
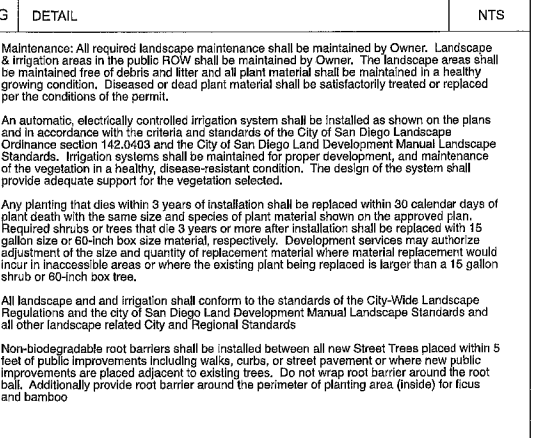
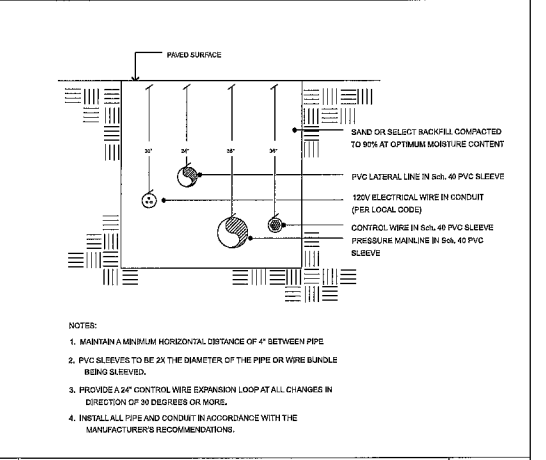
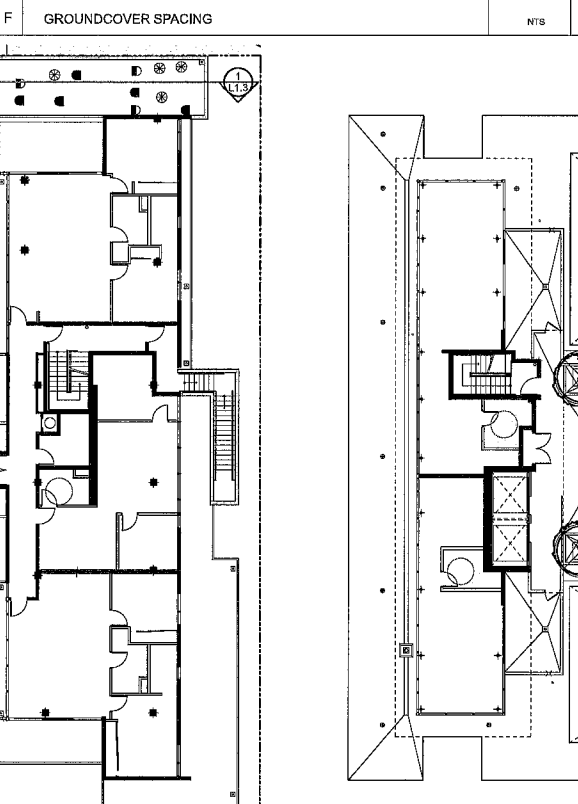
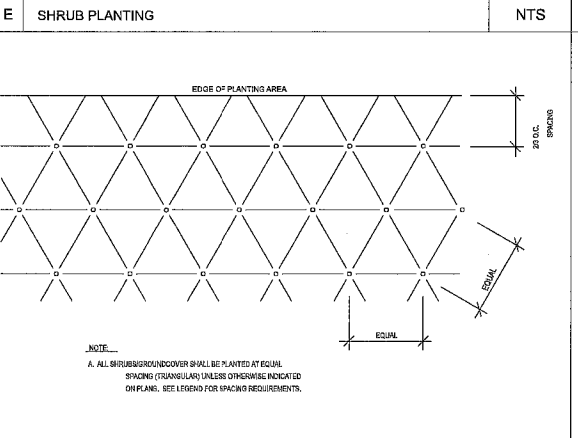
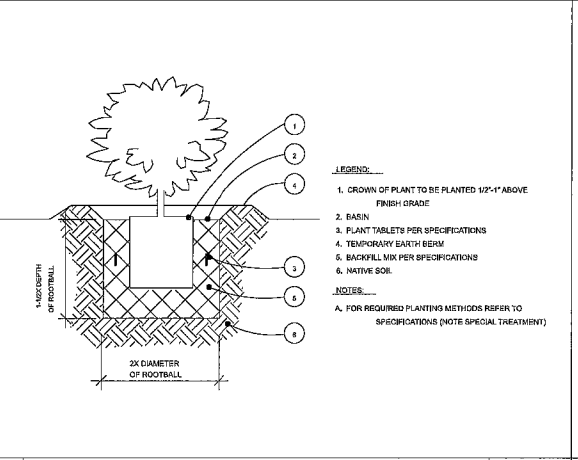
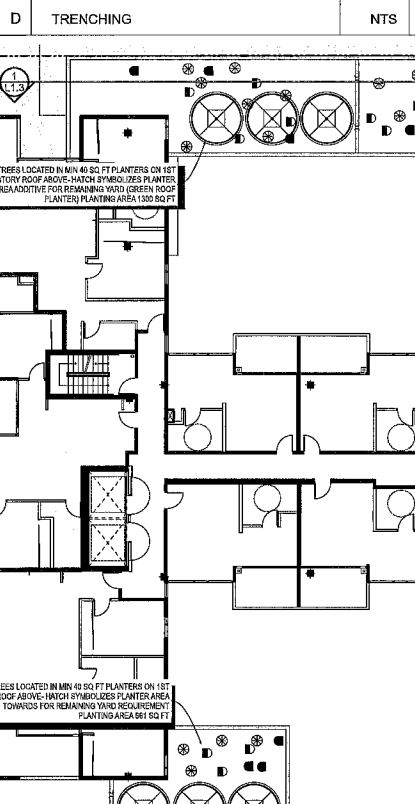
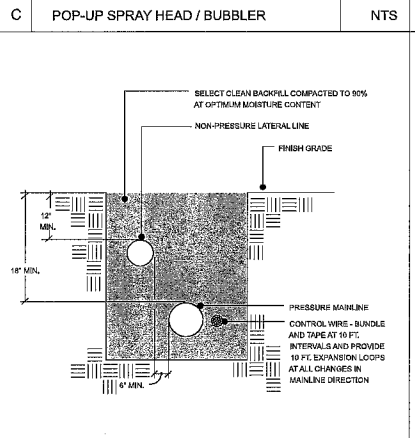
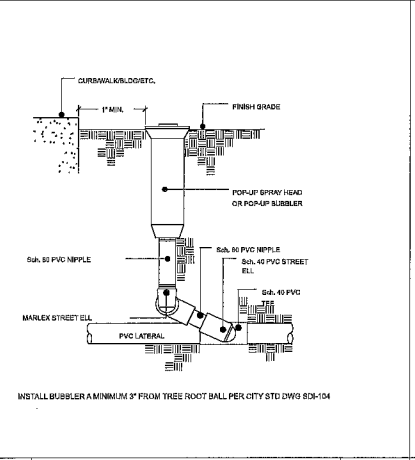
IRRIGATION: AN AUTOMATIC ELECTRICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED BY LDC 142.0403(C) FOR PROPER IRRIGATION, DEVELOPMENT, AND MAINTENANCE OF THE VEGETATION IN A HEALTHY, DISEASE RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED.

- ALL REQUIRED PLANTING AREAS AND ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL BE COVERED WITH MULCH TO A MINIMUM DEPTH OF 2 INCHES
- LAWN AREAS NOT TO EXCEED 10%
- IRRIGATION SYSTEM TO INCLUDE LOW VOLUME DRIP HEADS, TIMER, AND RAIN SENSOR
- DROUGHT TOLERANT PLANTS WHERE POSSIBLE
- SEPARATE LANDSCAPE WATER METER

Table 142-04E

Minimum Tree Separation Distance

Improvement Minimum Distance to Street Tree	20 feet
Traffic signal, Stop Sign	5 feet
Underground Utility Lines (except sewer)	10 feet
Sewer Lines	10 feet
Above Ground Utility Structures (Transformers, Hydrants, Utility poles, etc)	10 feet
Driveways	10 feet
Intersections (intersecting curb lines of two streets)	25 feet



SHEET TITLE:
LANDSCAPE PLAN
SCALE:
DATE:
3/2/16
REVISION 1:
REVISION 2:
REVISION 3:
REVISION 4:
REVISION 5:
REVISION 6:
SHEET:
OF OF
SHEET NAME:

Park and Polk
4075 Park Blvd San Diego CA 92103
JONATHAN SEGAL / FAIA
3000 Ujpas Street Suite 101 San Diego, CA 92104

L1.1

REMAINING YARD LEVEL 2 LANDSCAPE PLAN
1/16"=1'-0"

REMAINING YARD LEVEL 8 ROOFTOP LANDSCAPE PLAN
1/16"=1'-0"