



THE CITY OF SAN DIEGO

REPORT TO THE HEARING OFFICER

HEARING DATE: March 11, 2015 REPORT NO. HO 15-024
ATTENTION: Hearing Officer
SUBJECT: POINT LOMA VILLAGE
PTS PROJECT NUMBER: 365489
LOCATION: 1166, 1168 and 1180 Rosecrans Street
APPLICANT: POINT LOMA VILLAGE, LLC (Attachment 9)

SUMMARY

Issue(s): Should the Hearing Officer approve the demolition of two (2) commercial buildings and construction of a mixed-use retail/residential building within the Peninsula Community Plan area?

Staff Recommendation(s) – **APPROVE** Site Development Permit No. 129972.

Community Planning Group Recommendation – On August 24, 2014, the Peninsula Community Planning Board voted 10-0-0 to recommend approval of the proposed project with conditions; all conditions have been incorporated into the project design (Attachment 8).

Environmental Review: The project was determined to be exempt pursuant to California Environmental Quality Act (CEQA) Guideline Section 15332 (In-Fill Development). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on January 6, 2015, and the opportunity to appeal that determination ended on January 21, 2015.

BACKGROUND

The 0.56-acre project site is located at 1166, 1168 and 1180 Rosecrans Street, at the southwesterly corner of Rosecrans and Byron Streets, within the CC-4-2 Zone, Community Plan Implementation Overlay Zone-Area B (CPIOZ-B) and Coastal Height Limit Overlay Zone, within the Peninsula Community Plan area (Attachment 1). The CC-4-2 Zone (Commercial-Community) is intended to accommodate development with high intensity, strip commercial characteristics; residential uses are also allowed when a commercial structure exists on the premises or is a part of the proposed development. Property within the CC zones are primarily

located along collector streets, major streets, and public transportation lines. The Peninsula Community Plan (PCP) designates the site for Mixed Commercial land use (Attachment 2A) and identifies the property as being within the boundaries of the Roseville Community Plan Implementation Overlay Zone (Attachment 2B). The purpose of the Community Plan Implementation Overlay Zone is to provide supplemental development regulations tailored to specific sites within a particular community, in this case the Roseville Commercial area. The San Diego Bay lies approximately three (3) blocks east of the project site; existing development surrounding the project site includes a 3-story motel adjacent to the south, a mix of older multi-family residential development to the north and west, and modest scaled commercial development to the east along Rosecrans Street (Attachment 3). The San Diego Metropolitan Transit System (MTS) provides bus service adjacent to the project site along Rosecrans Street (Attachment 4).

The proposed development requires a Site Development Permit (SDP) pursuant to San Diego Municipal Code (SDMC) Section 132.1402(b) and Table 132-14B, applicable to properties located within the boundaries of the CPIOZ "Type B" map area. The SDP is a Process Three (Hearing Officer as decision maker) and is appealable to the Planning Commission.

DISCUSSION

Project Description:

The project proposes to demolish two (2) existing commercial buildings and construct a 3-story, 41,191-square-foot mixed-use commercial/ residential building comprised of sixteen (16) residential rental units and 4,724-square-feet of ground floor retail and restaurant space. Ranging in size from 1,773 to 2,373-square-feet, the new residential units will be located on the 2nd/3rd floors above the ground floor commercial space. The proposed project will provide a total of thirty-four (34) parking spaces for the residential component (two (2) spaces for each of the (16) 2-bedroom units = 32, and two (2) surplus spaces for visitor use) with all parking for the residential uses to be accessed from Byron Street. Parking to serve the ground floor commercial uses will be accessed from a separate entry to the parking garage off Rosecrans Street and a total of twelve (12) parking spaces will be provided (at a rate of 2.5spaces/1,000-sq-ft) per SDMC 142.0530(a) (includes 1 van accessible space). An existing driveway along the Avenida de Portugal property frontage will be closed and reconstructed with curb, gutter and sidewalk to meet current engineering standards. The site will be landscaped with a mixture of trees, shrubs, and ground cover, including installation of eight (8) new Jacaranda street trees and retention of two (2) existing Jacaranda street trees within the Rosecrans Street, Byron Street and Avenida de Portugal public right-of-way areas.

As noted on the "Exhibit A" plans, the architectural design of the project "is modern with a strong gesture to its nautical surrounding, both past and present. Dominating all four heavily articulated facades on the residential levels are two-story high sail shaped balconies and bay windows. The sails will be framed with depressed and perforated light-bronzed/copper panels. These will all be "supported" with antique, recycled mast-like timbered columns along Rosecrans Street, Byron Street and Avenida de Portugal. There will be nautical inspired cable

railing, cedar planked soffits, sunscreens, screens and shades with some of this being recycled lumber.”

The proposed project complies with the RM-2-5 zone and applicable regulations of the Land Development Code, including density, setbacks, floor area ratio, landscaping, parking and height and no deviations are required.

Community Plan Analysis:

The Community Planning chapter of the General Plan Land Use element has a goal for community plans to maintain or increase planned density of residential land uses in appropriate locations. The residential element of the Peninsula Community Plan (PCP) has an objective to provide a balance of residential types, densities and prices, emphasizing new development and redevelopment at higher densities in neighborhoods able to accommodate growth without adverse impacts to the immediate area or to the community as a whole. The PCP designates the site for Mixed Commercial land use. As a mixed-use project with market-rate housing adjacent to a public transit route, the proposed project will implement Overall Community goals in the Peninsula Community Plan to provide multi-family infill development in an area proximate to transit lines, and promote housing opportunities for residents of various age groups. Providing easily accessible bicycle racks for tenant and visitor use will support the goal of the PCP to accommodate alternatives to automobile transportation.

Providing 16 residential units over ground floor commercial space, the project will implement PCP recommendations for the Roseville commercial area which state that “residential development should be allowed at densities not exceeding 29 du/acre on upper floors of commercial development”. A major goal of the Peninsula Community Plan (PCP) is the revitalization of the Roseville commercial district, and the PCP recommends upgrading of this district to be accomplished through application of Roseville CPIOZ Guidelines addressing signage, building placement and pedestrian orientation, architectural features and landscaping, including:

- “Placement of buildings should serve to enhance pedestrian activity”;
- “Use of architectural themes incorporating elements reminiscent of nautical, maritime, fishing . . . are desired”;
- “Projects should include amenities such as outdoor patios, street furniture . . . awnings and boat related features.”
- “At least 40 percent of the area of all new or redeveloped first-story street walls in commercial buildings should be devoted to pedestrian entrances, display windows or windows affording views into retail, office, gallery or lobby space.”

The project implements these recommendations through the architectural design of the building which will incorporate nautical inspired architectural features and awnings in the façade design, and by providing transparency through ground floor building fenestration and pedestrian interest at the street level on both the Rosecrans and Byron Street frontages. The public right of way along Avenida de Portugal will be enhanced by closure of a non-standard drive-way condition and through the addition of planter-boxes to add interest and scale at the pedestrian level; use of various building materials and a planter box along the façade on Rosecrans Street and will also

enhance the pedestrian experience. The CPIOZ recommends appropriate street trees be included in all new development and major remodeling and the Urban Design element PCP states that existing trees be preserved. The project will implement these policies by planting eight (8) new Jacaranda street trees and preserving two (2) existing Jacaranda street trees within the Rosecrans Street, Byron Street and Avenida de Portugal public right-of-way areas.

The proposed use and project design is consistent with the policies, goals, and objectives of the Peninsula Community Plan, and will not adversely affect the General Plan or other applicable plans adopted by the City Council.

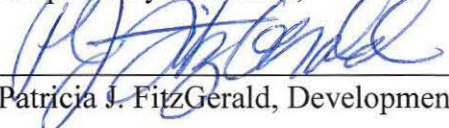
CONCLUSION

The project is consistent with the Peninsula Community Plan, implements the Roseville CPIOZ Guidelines, complies with the development regulations of the underlying CC-4-2 Zone, and meets the applicable San Diego Municipal Code regulations and requirements. Staff recommends approval of the project as proposed.

ALTERNATIVE

1. Approve Site Development Permit No. 129972, with modifications.
2. Deny Site Development Permit No. 129972, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

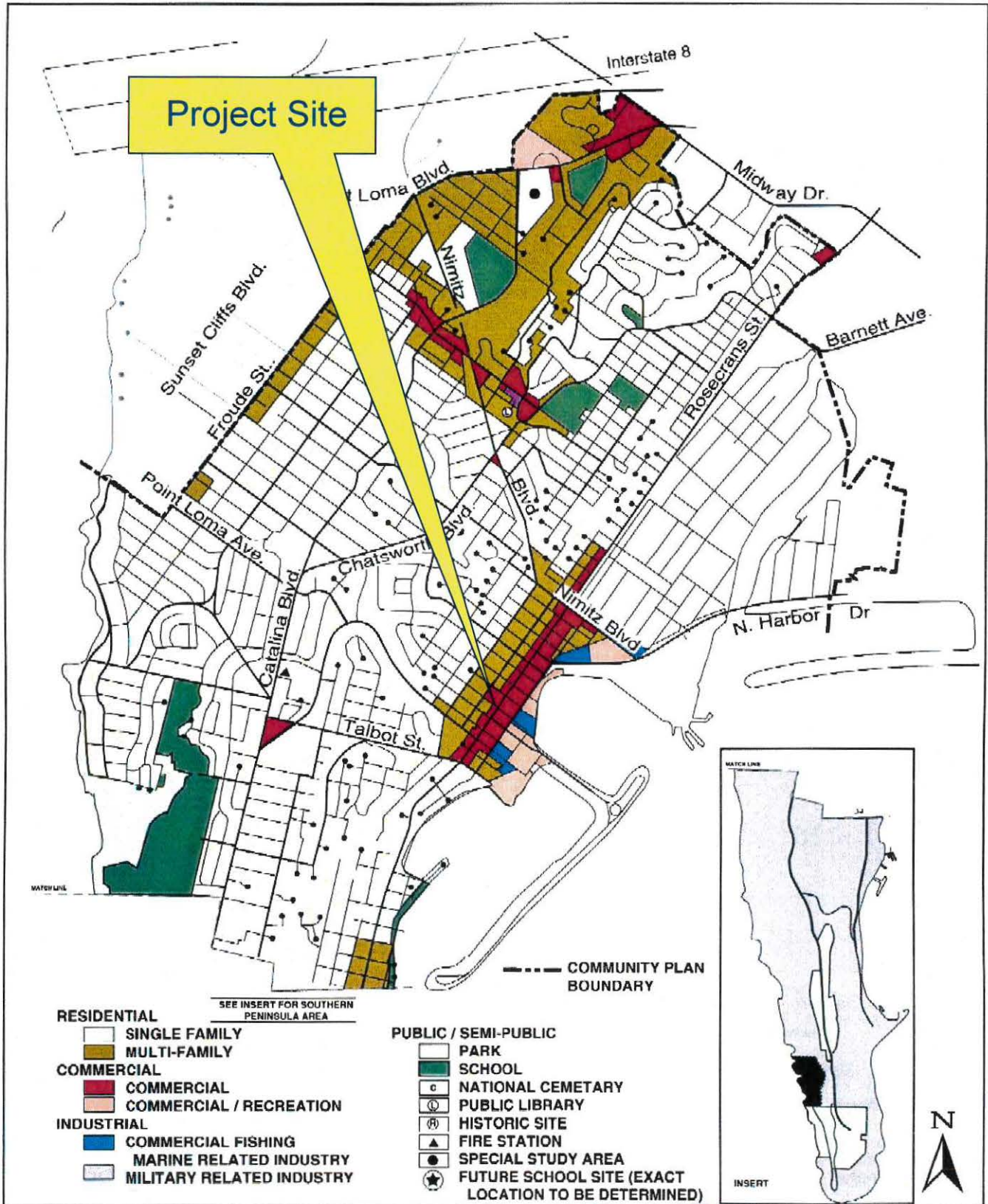


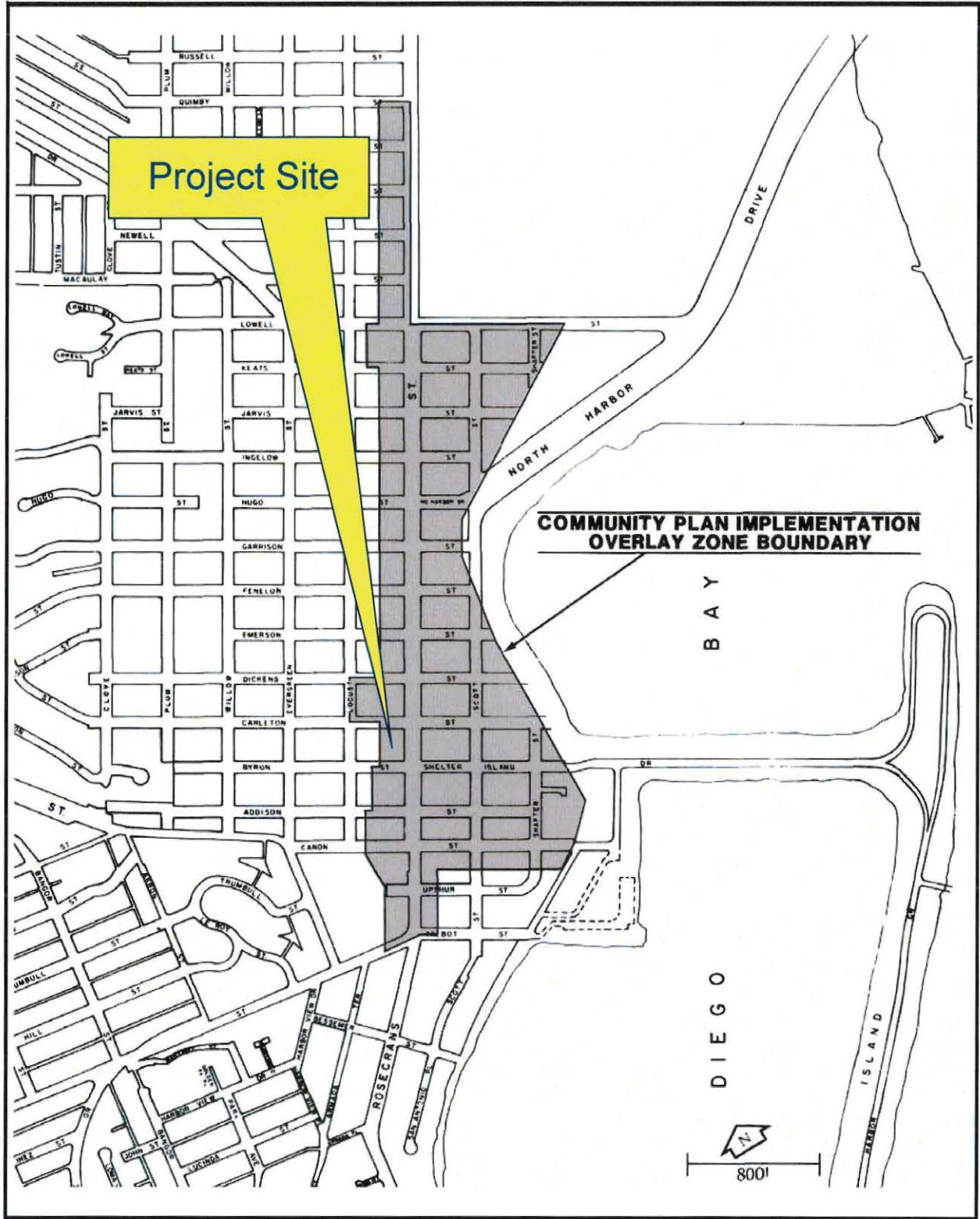
Patricia J. FitzGerald, Development Project Manager

Attachments:

1. Aerial Photograph
2. A) Community Plan Land Use Map; B) Roseville Commercial Area CPIOZ (B)
3. Project Location Map
4. MTS Public Transit Service Map
5. Project Data Sheet
6. Draft Permit Resolution with Findings
7. Draft Permit with Conditions
8. PCPB Recommendation
9. CEQA Determination
10. Ownership Disclosure Statement
11. Project Site Plans

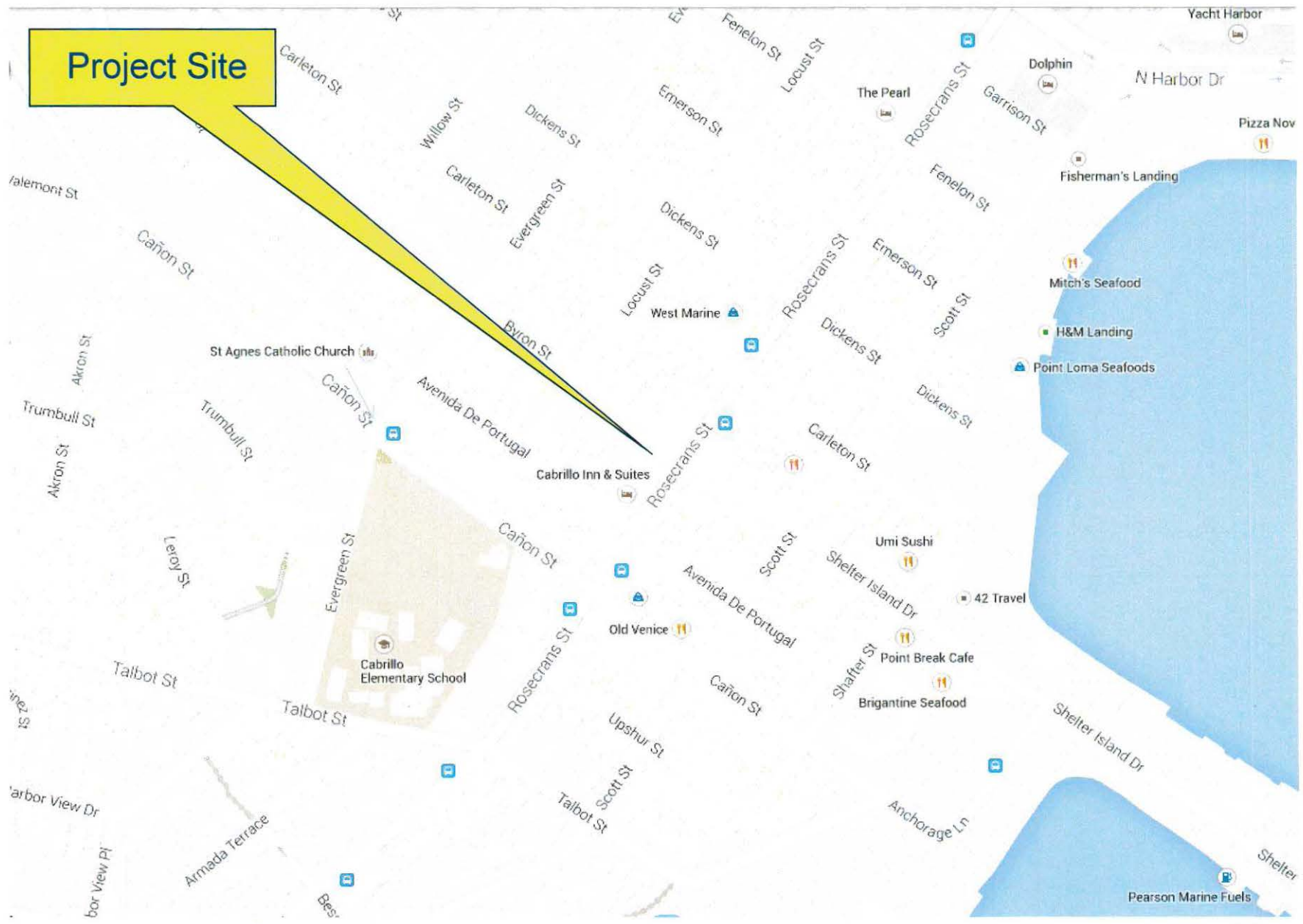






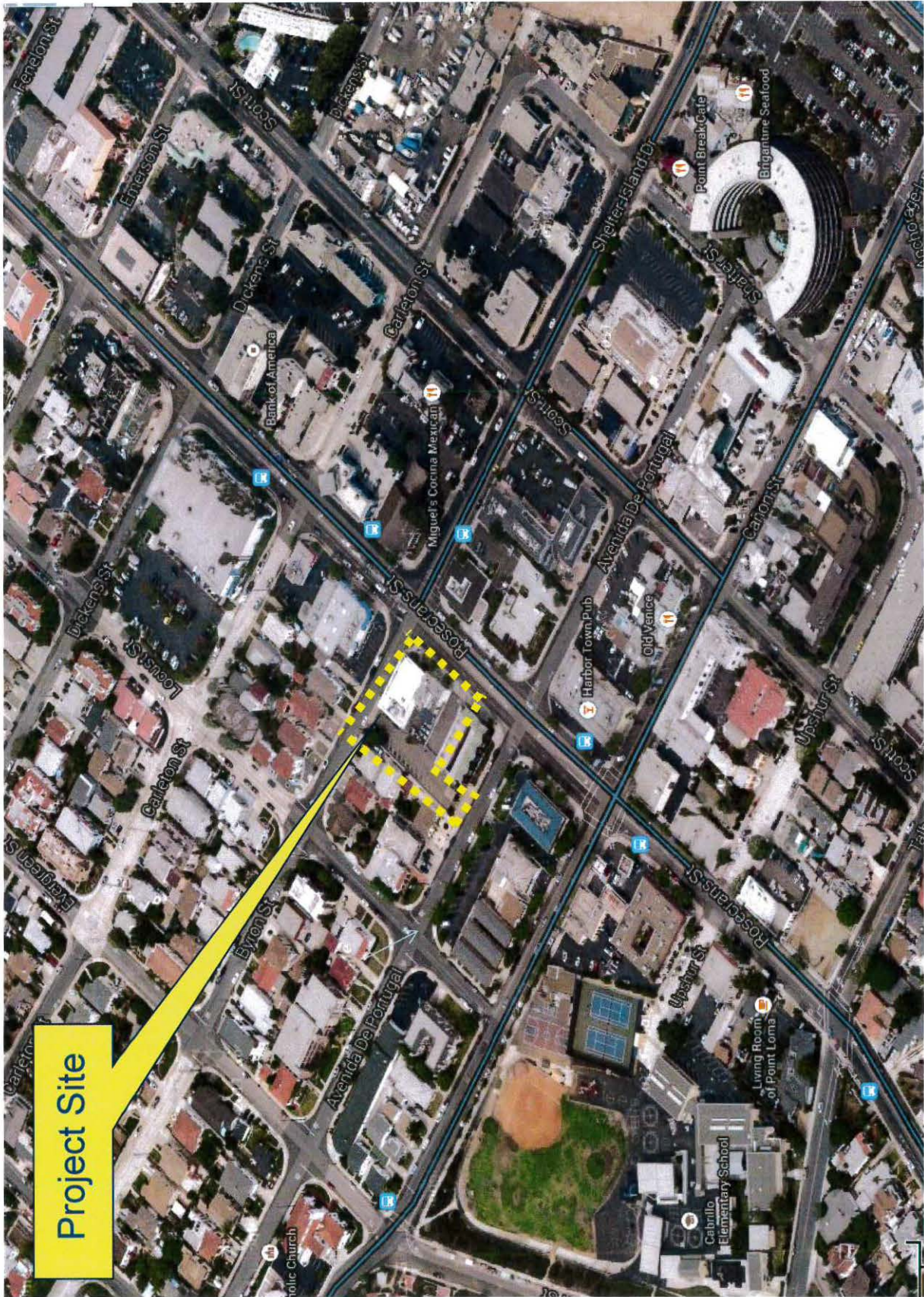
**Roseville Commercial Area Community Plan
Implementation Overlay Zone (CPIOZ) Boundaries
Peninsula Community Plan**





Project Location Map: 1166, 1168 and 1180 Rosecrans Street





Project Site



North

Public Transit: MTS Bus Service Routes

PROJECT DATA SHEET

PROJECT NAME:	Point Loma Village SDP	
PROJECT DESCRIPTION:	Demolition of two (2) commercial buildings and construction of a 3-story, 41,191-square-foot mixed-use commercial/ residential building comprised of 16 residential rental units (on 2nd/3rd floor) above 4,724-square-feet of ground floor retail space, on a 0.56 acre site.	
COMMUNITY PLAN AREA:	Peninsula	
DISCRETIONARY ACTIONS:	Site Development Permit (Community Plan Implementation Overlay Zone – Type B).	
COMMUNITY PLAN LAND USE DESIGNATION:	Mixed Commercial (Allows residential development up to 29 dwelling units per acre).	
<u>ZONING INFORMATION:</u>		
<p>ZONE: CC-4-2 (Commercial-Community zone that accommodates community-serving commercial services, retail uses, and limited industrial uses of moderate intensity and small to medium scale; intended to provide for a range of development patterns from pedestrian-friendly commercial streets to shopping centers and auto-oriented strip commercial streets, and may include residential development. The CC-4-2 Zone is intended to accommodate development with high intensity, strip commercial characteristics. Multi-family residential development is permitted at a density of one dwelling unit per 1,500 sq. ft. of lot area.</p> <p style="padding-left: 40px;">HEIGHT LIMIT: 60-foot maximum zone height limit; 30/40-foot Proposition “D”</p> <p style="padding-left: 40px;">LOT SIZE: 5,000 square-foot minimum lot size</p> <p style="padding-left: 40px;">FLOOR AREA RATIO: 2.0 maximum</p> <p style="padding-left: 40px;">FRONT SETBACK: no minimum; 100-foot maximum</p> <p style="padding-left: 40px;">SIDE SETBACK: 10-ft minimum; 0-ft optional</p> <p style="padding-left: 40px;">STREETSIDE SETBACK: no minimum</p> <p style="padding-left: 40px;">REAR SETBACK: 10-ft minimum; 0-ft optional</p> <p style="padding-left: 40px;">PARKING: 46 parking spaces required (34 residential use + 12 commercial use)</p>		
<u>ADJACENT PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Community-Commercial CC-4-2	Multi-Family; Apartments
SOUTH:	Community-Commercial CC-4-2; Commercial-Neighborhood CN-1-2	Commercial; Motel
EAST:	Community-Commercial CC-4-2	Commercial; Bank/Parking Lot
WEST:	Multi-Family Residential; RM-3-7	Commercial; Cleaners
DEVIATIONS/VARIANCES REQUESTED:	None	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On August 24, 2014, the Peninsula Community Planning Board voted 10-0-0 to recommend approval of the proposed project with conditions; all conditions have been incorporated into project design.	

HEARING OFFICER RESOLUTION NO. HO-_____
SITE DEVELOPMENT PERMIT NO. 129972
POINT LOMA VILLAGE - PROJECT NO. 365489

WHEREAS, POINT LOMA VILLAGE, LLC, Owner and Permittee, filed an application with the City of San Diego for a permit to demolish existing commercial buildings and construct a 41,191-square-foot, three-story mixed use development (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 129972), on portions of a 0.56-acre site; and

WHEREAS, the project site is located at 1166, 1168 and 1180 Rosecrans Street in the CC-4-2 Zone, Community Plan Implementation Overlay Zone (CPIOZ Area B) and Coastal Height Limit Overlay Zone, within the Peninsula Community Plan area; and

WHEREAS, the project site is legally described as Lots 4, 8 and 9, and Lot 6 (excepting the southwesterly 5 feet), and Lot 7 (excepting the southwesterly 5 feet), in Block 13 according to Map No. 165 (APN 531-321-13 and 531-321-14); and

WHEREAS, on March 11, 2015, the Hearing Officer of the City of San Diego considered Site Development Permit No. 129972, pursuant to the Land Development Code of the City of San Diego; and

WHEREAS, on January 6, 2015, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code section 21000 et. seq.) under CEQA Guideline Section 15332 (In-Fill Development) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

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 March 11, 2015.

FINDINGS:

SITE DEVELOPMENT PERMIT FINDINGS (SDMC Section 126.0504):

1. THE PROPOSED DEVELOPMENT WILL NOT ADVERSELY AFFECT THE APPLICABLE LAND USE PLAN.

The project proposes to demolish two (2) existing commercial buildings and construct a 3-story, 41,191-square-foot mixed-use commercial/ residential building comprised of sixteen (16) residential rental units and 4,724 square feet of ground floor retail and restaurant space. The Peninsula Community Plan (PCP) designates the site for Mixed Commercial land use and the project proposal is consistent with this land use designation. Providing residential units over ground floor commercial space, the project will implement PCP recommendations for the Roseville commercial area which state that “residential development should be allowed at densities not exceeding 29 du/acre on upper floors of commercial development”. As a mixed-use project with market-rate housing adjacent to a public transit route, the proposed project will implement Overall Community goals in the Peninsula Community Plan to provide multi-family infill development in an area proximate to transit lines, and promote housing opportunities for residents of various age groups. Providing easily accessible bicycle racks for tenant and visitor use will support the goal of the PCP to accommodate alternatives to automobile transportation. Revitalization of the Roseville commercial district is a major goal of the PCP and the project implements this goal by meeting the Roseville Community Plan Implementation Overlay Zone (CPIOZ) Guidelines addressing signage, building placement and pedestrian orientation, architectural features and landscaping. Architectural design of the building will incorporate nautical inspired features and awnings; at the street level on both the Rosecrans and Byron Street frontages, transparency and pedestrian interest will be provided through floor-to-ceiling building fenestration on the ground floor, use of various building materials, installation of planter boxes and street trees. To add interest and enhance the pedestrian experience along the project’s limited frontage on Avenida de Portugal, the public right of way will be improved by closure of an existing non-standard drive-way condition and replacement with new curb, gutter, sidewalk and planter-boxes. The proposed development will not adversely affect the Peninsula Community Plan.

2. THE PROPOSED DEVELOPMENT WILL NOT BE DETRIMENTAL TO THE PUBLIC HEALTH, SAFETY AND WELFARE.

The project proposes to demolish two (2) existing commercial buildings and construct a 3-story, 41,191-square-foot mixed-use commercial/residential building comprised of sixteen (16) residential rental units and 4,724 square feet of ground floor commercial space. The project was determined to be exempt pursuant to California Environmental Quality Act (CEQA) Guideline Section 15332 (In-Fill Development). The Project has been conditioned through Site Development Permit No. 129972 to comply with the development regulations in effect for the subject property as set forth in the Land Development Code, and will be required to obtain building permits to show that construction will comply with all applicable Building and Fire Codes. The proposed development and associated improvements will meet all development standards and 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.

The project proposes to demolish two (2) existing commercial buildings and construct a 3-story, 41,191-square-foot mixed-use commercial/residential building comprised of sixteen (16) residential rental units and 4,724 square feet of ground floor commercial space. The proposed development meets the purpose, intent and goals of the underlying CC-4-2 Zone, the Community Plan Implementation Overlay Zone (CPIOZ-Area B) and the adopted Peninsula Community Plan, requires no deviations and complies with the applicable regulations of the Land Development Code.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Site Development Permit No. 129972, is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 129972, a copy of which is attached hereto and made a part hereof.

Patricia J. FitzGerald
Development Project Manager
Development Services

Adopted on: March 11, 2015

Job Order No. 24004358

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: 24004583

SITE DEVELOPMENT PERMIT NO. 129972
POINT LOMA VILLAGE - PROJECT NO. 365489
HEARING OFFICER

This Site Development Permit No. 129972 is granted by the Hearing Officer of the City of San Diego to POINT LOMA VILLAGE, LLC, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] Section 126.0504. The 0.56 acre site is located at 1166, 1168 and 1180 Rosecrans Street in the CC-4-2 Zone, Community Plan Implementation Overlay Zone (CPIOZ Area B) and Coastal Height Limit Overlay Zone within the Peninsula Community Plan area. The project site is legally described as Lots 4, 8 and 9, and Lot 6 (excepting the southwesterly 5 feet), and Lot 7 (excepting the southwesterly 5 feet), in Block 13 according to Map No. 165 (APN 531-321-13 and 531-321-14).

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to demolish existing commercial buildings and construct a mixed use development, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated March 11, 2015, on file in the Development Services Department.

The project shall include:

- a. Demolition of two (2) existing commercial buildings;
- b. Construction of a 41,191-square-foot, three-story, mixed use building, including:
 - Sixteen (16), two-bedroom, residential rental units;
 - 4,724-square-feet of ground floor commercial/retail space;
 - Off-street parking facilities for 46 vehicles.
- c. Landscaping (planting, irrigation and landscape related improvements);
- d. 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 March 26, 2018.
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 sign and return the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
7. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.
8. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.

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

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

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

AFFORDABLE HOUSING REQUIREMENTS:

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

ENGINEERING REQUIREMENTS:

12. The project proposes to import material to the project site. All excavated material listed to be exported, shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2009 edition and Regional Supplement Amendments adopted by Regional Standards Committee.

13. The drainage system proposed for this development, as shown on the site plan, is private and subject to approval by the City Engineer.
14. Prior to the issuance of any building permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for the private landscape planters in the Byron Street and Rosecrans Street Right-of-Way.
15. Prior to the issuance of any building permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for the private curb outlets, in the Byron Street and Rosecrans Street Right-of-Way.
16. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the construction of a current City Standard SDG-163 25 ft wide concrete driveway, adjacent to the site on Byron Street and Rosecrans Street, satisfactory to the City Engineer.
17. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, to reconstruct existing curb ramp at the northwest corner of Byron Street and Rosecrans Street with current City Standard curb ramp Standard Drawing SDG-130 and SDG-132 with truncated domes, satisfactory to the City Engineer.
18. 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.
19. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the SDMC, into the construction plans or specifications.
20. Prior to the issuance of any construction permit the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Appendix E of the City's Storm Water Standards.
21. Prior to the issuance of any construction permit the Owner/Permittee Subdivider shall incorporate and show the type and location of all post-construction Best Management Practices (BMP's) on the final construction drawings, consistent with the approved Water Quality Technical Report.

TRANSPORTATION REQUIREMENTS:

22. The "Den" area within residential units as shown on the Exhibit "A" shall not be converted to any other use, including a bedroom, at any time. The restriction on the change of use for "Den" area shall be reflected and disclosed on any future lease agreement(s) of the dwelling units on this property.
23. The Owner/Permittee shall maintain a minimum of forty six (46) off-street parking spaces (including 1 van accessible space) as required 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.

PLANNING/DESIGN REQUIREMENTS:

24. 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.

25. All signage shall be consistent with the SDMC City-wide Sign Code regulations.

26. 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.

LANDSCAPING REQUIREMENTS:

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

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

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

WATER/SEWER UTILITIES REQUIREMENTS:

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

with the service and immediately adjacent to the right-of-way. The Public Utilities Department will not permit the required BFPDs to be located below grade or within the structure.

31. 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.

32. 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.

33. 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.

34. 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.

35. 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.

36. 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.

37. Prior to issuance of any building permits, the Owner/Permittee shall obtain Encroachment Maintenance and Removal Agreement (EMRA) for the proposed 4-inch private sewer lateral located in the driveway.

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 March 11, 2015, and Resolution No. HO-_____.

ATTACHMENT 7

Site Development Permit No. 129972
Date of Approval: March 11, 2015

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES
DEPARTMENT

Patricia J. FitzGerald
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.

By _____

POINT LOMA VILLAGE, LLC
Owner/Permittee

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



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

THE CITY OF SAN DIEGO

Community Planning Committee Distribution Form Part 2

Project Name: Point Loma Village SDP	Project Number: 365489	Distribution Date: 5/19/2014	
Project Scope/Location: PENINSULA Site Development Permit (Process 3) to demolish three existing buildings and construct a 3-story, 40,231 sq ft mixed-use commercial & residential building with 17 residential units and 4,976 sq ft retail space at 1166, 1168 & 1180 Rosecrans Drive. The 0.56 acre site is in the CC-4-2 zone & Coastal Height Limit of the Peninsula Community Plan area. Council District 2. Notice Cards=2.			
Applicant Name: Anthony Cutri		Applicant Phone Number: (619) 233-4857	
Project Manager: Sandra Teasley	Phone Number: (619) 446-5271	Fax Number: (619) 446-5245	
E-mail Address:			
Committee Recommendations (To be completed for Initial Review):			
<input type="checkbox"/> Vote to Approve	Members Yes	Members No	Members Abstain
<input checked="" type="checkbox"/> Vote to Approve With Conditions Listed Below	10	0	—
<input type="checkbox"/> Vote to Approve With Non-Binding Recommendations Listed Below	Members Yes	Members No	Members Abstain
<input type="checkbox"/> Vote to Deny	Members Yes	Members No	Members Abstain
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)		<input type="checkbox"/> Continued	
CONDITIONS: 16 LIVING UNITS MAX 34 PARKING SPACES NO AVENIDA DE PORTUGAL EGRESS HEIGHT CONFORM WITH 30 FEET			
NAME: DONALD E. SEVRENS		TITLE: SECRETARY	
SIGNATURE: <i>D E Sevrens</i>		DATE: 08/24/14	
<i>Attach Additional Pages If Necessary.</i>		Please return to: Project Management Division City of San Diego Development Services Department 1222 First Avenue, MS 302 San Diego, CA 92101	
Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services . Upon request, this information is available in alternative formats for persons with disabilities.			

NOTICE OF EXEMPTION

(Check one or both)

TO: RECORDER/COUNTY CLERK
 P.O. BOX 1750, MS A-33
 1600 PACIFIC HWY, ROOM 260
 SAN DIEGO, CA 92101-2422

FROM: CITY OF SAN DIEGO
 DEVELOPMENT SERVICES DEPARTMENT
 1222 FIRST AVENUE, MS 501
 SAN DIEGO, CA 92101

OFFICE OF PLANNING AND RESEARCH
 1400 TENTH STREET, ROOM 121
 SACRAMENTO, CA 95814

PROJECT No.: 365489

PROJECT TITLE: Point Loma Village

PROJECT LOCATION-SPECIFIC: The project is located at 1166, 1168 & 1180 Rosecrans Drive San Diego, California.

PROJECT LOCATION-CITY/COUNTY: San Diego/San Diego

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: Site Development Permit to demolish two existing commercial buildings and construct a 3-story, 41,191-square-foot mixed-use commercial and residential building on a 24,5008 square foot lot. The project would include 16 residential rental units (on 2nd/3rd floor) above 4,724-square-feet of ground floor retail space. The proposed project complies with height and bulk regulations and is located on a project site that is currently developed and would have public utilities in place to serve the development.

NAME OF PUBLIC AGENCY APPROVING PROJECT: City of San Diego Hearing Officer

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Anthony Cutri, 402 W Broadway, Suite 2600, San Diego, CA 92101 (619-233-4887).

EXEMPT STATUS: (CHECK ONE)

- MINISTERIAL (SEC. 21080(b)(1); 15268);
 DECLARED EMERGENCY (SEC. 21080(b)(3); 15269(a));
 EMERGENCY PROJECT (SEC. 21080(b)(4); 15269 (b)(c))
 CATEGORICAL EXEMPTION: Section 15332 (In-Fill Development)
 STATUTORY EXEMPTIONS:

REASONS WHY PROJECT IS EXEMPT: The City of San Diego conducted an environmental review and determined that since the project would be located on a previously developed site lacking sensitive resources and grading would not significantly impact paleontological resources that environmental impacts would not occur. The project does not have the scale to cause significant noise impacts and was reviewed by Transportation Development Staff and significant impacts were not identified. Therefore, the project would qualify to be categorically exempt from CEQA pursuant to Section 15332 (In-Fill Development). Furthermore, the exceptions listed in CEQA Section 15300.2 do not apply.

LEAD AGENCY CONTACT PERSON: Szymanski

TELEPHONE: (619) 446-5324

IF FILED BY APPLICANT:

1. ATTACH CERTIFIED DOCUMENT OF EXEMPTION FINDING.
2. HAS A NOTICE OF EXEMPTION BEEN FILED BY THE PUBLIC AGENCY APPROVING THE PROJECT?
 YES NO

IT IS HEREBY CERTIFIED THAT THE CITY OF SAN DIEGO HAS DETERMINED THE ABOVE ACTIVITY TO BE EXEMPT FROM CEQA

Natalie de Ortales FOR J. SZYMANSKI
 SIGNATURE/TITLE ASSOCIATE PLANNER/ SENIOR PLANNER

1/6/2015
 DATE

CHECK ONE:

 SIGNED BY LEAD AGENCY

DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR:

 SIGNED BY APPLICANT



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 Walver Land Use Plan Amendment • Other _____

Project Title POINT LOMA VILLAGE Project No. For City Use Only 365489

Project Address: 1166 - 1168 E 1180 ROSECRAWNS ST, SAN DIEGO, 92106

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

*NO * BUT ONLY AFTER APPLICANT HAS PURCHASED SUBJECT PROPERTY*

Name of Individual (type or print): CHRISTINE & JOSE J. GARCIA
 Owner Tenant/Lessee Redevelopment Agency

Street Address: 3333 MACAULLAY ST
 City/State/Zip: SAN DIEGO, CA 92106
 Phone No: 619 221-5961 Fax No: _____
 Signature: _____ Date: _____

Name of Individual (type or print): CHRISTINE GARCIA
 Owner Tenant/Lessee Redevelopment Agency

Street Address: 3333 MACAULLAY ST
 City/State/Zip: SAN DIEGO, CA 92106
 Phone No: 619 221-5961 Fax No: _____
 Signature: _____ Date: _____

Name of Individual (type or print): THE MESQUITA FAMILY PARTNERSHIP, L.P.
 Owner Tenant/Lessee Redevelopment Agency

Street Address: 3035 BYRON ST
 City/State/Zip: SAN DIEGO, CA 92106
 Phone No: 619 223-9043 Fax No: _____
 Signature: _____ Date: _____

Name of Individual (type or print): GRACE M. DASILVA
 Owner Tenant/Lessee Redevelopment Agency

Street Address: 3315 MACAULLAY ST
 City/State/Zip: SAN DIEGO, CA 92106
 Phone No: 619 223-9043 Fax No: _____
 Signature: Grace M. Dasilva Date: 4-3-14

ADRIANO L. DASILVA & GRACE M. DASILVA, TRUSTEES OF THE ADRIANO L. DASILVA LIVING TRUST W/D T DATED JULY 17, 2004
3315 MACAULLAY ST
SAN DIEGO, CA 92106 619 223-9043

March 26, 2014

Point Loma Village, LLC

PBS Real Estate Investments, LLC

Richard Simis

C/o Mr Rudy Medina

Re: 1166-1168 Rosecrans St.

San Diego CA 92106

Dear Mr. Medina,

This letter shall transmit a letter (copy attached) signed by the Owners of the above referenced real estate ("The Property") giving permission to Point Loma Village, LLC, PBS Real Estate Investments, LLC and Richard Simis ("Applicant") to make application to the City of San Diego for a proposed real estate development on The Property. By signature below, the Applicant agrees that said application is only that, an application and that Applicant will not alter the current zoning (by virtue of a City of San Diego Council resolution or approval), and/or record anything against the Property pertaining to this application and proposed development unless and until Applicant has previously closed escrow (Elite Escrow # 02-006636-JA) on The Property. If you have any questions, please feel free to contact our real estate representative, Steve Avoyer at 619-280-2600

Sincerely:

Owners:

- 1) THE ADRIANO L. DaSILVA AND GRACE M. DaSILVA LIVING TRUST UDT DATED JULY 7, 2004; ADRIANO L. DaSILVA AND GRACE M. DaSILVA, TRUSTEES, AS TO AN UNDIVIDED 25% INTEREST



ADRIANO L. DaSILVA, TRUSTEE

RS-

Grace M. DaSilva, Trustee

GRACE M. DaSILVA, TRUSTEE

- 2) CHRISTINE GARCIA, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY AS TO AN UNDIVIDED 10.75% INTEREST

Christine Garcia

CHRISTINE GARCIA

- 3) CHRISTINE GARCIA AND JOSE D. GARCIA, HUSBAND AND WIFE AS COMMUNITY PROPERTY AS TO AN UNDIVIDED 25% INTEREST

Christine Garcia

CHRISTINE GARCIA

Jose D. Garcia

JOSE D. GARCIA

- 4) GRACE M. DaSILVA, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY, AS TO AN UNDIVIDED 10.75% INTEREST

Grace M. DaSilva

GRACE M. DaSILVA

- 5) THE MESQUITA FAMILY PARTNERSHIP, L.P. a California limited partnership, as to an undivided 28.5% interest

By: Rosalinda Mesquita

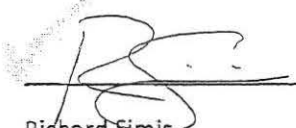
ROSALINDA G. MESQUITA

Title: General Partner

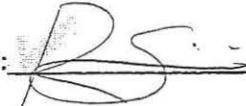
Agreed and accepted this 26th Day of March, 2014

Applicant:


RS


Richard Simis

PBS Real Estate Investments

By: 

Point Loma Village, LLC

By: 

March 26, 2014

City of San Diego
Planning Department

San Diego, Ca 92101

RE- 1166-1168 AND 1180 ROSECRANS STREET, SAN DIEGO 92106

To Whom it May Concern,

Point Loma Village LLC, PBS Real Estate Investments LLC and Richard Simis have our permission to make application to the City of San Diego for a proposed mixed use development on the real estate site known as 1166-1168 and 1180 Rosecrans Street, San Diego California 92106

The undersigned are the owners of the subject property and understand that Mr. Simis will be submitting an application for a mixed use project containing 17 units and approximately 5000 square feet of commercial rental space.

If there are any questions or concerns please feel free to contact our real estate representative, Mr. Steve Avoyer at 619-280-2600.

Sincerely,

SIGNATURE BLOCK INTENTIONALLY ON FOLLOWING PAGES

- 4) GRACE M. DaSILVA, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY, AS TO AN UNDIVIDED 10.75% INTEREST

Grace M. DaSilva

GRACE M. DaSILVA

- 5) THE MESQUITA FAMILY PARTNERSHIP, L.P. a California limited partnership, as to an undivided 28.5% interest

By: *Rosalinda G. Mesquita*
ROSALINDA G. MESQUITA

Title: General Partner

SIGNATURE BLOCK INTENTIONALLY ON FOLLOWING PAGES

Owners:

- 1) THE ADRIANO L. DaSILVA AND GRACE M. DaSILVA LIVING TRUST UDT DATED JULY 7, 2004; ADRIANO L. DaSILVA AND GRACE M. DaSILVA, TRUSTEES, AS TO AN UNDIVIDED 25% INTEREST

Adriano L. DaSilva Trustee

ADRIANO L. DaSILVA, TRUSTEE

Grace M. DaSilva, Trustee

GRACE M. DaSILVA, TRUSTEE

- 2) CHRISTINE GARCIA, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY AS TO AN UNDIVIDED 10.75% INTEREST

Christine Garcia

CHRISTINE GARCIA

- 3) CHRISTINE GARCIA AND JOSE D. GARCIA, HUSBAND AND WIFE AS COMMUNITY PROPERTY AS TO AN UNDIVIDED 25% INTEREST

Christine Garcia
CHRISTINE GARCIA

Jose D. Garcia
JOSE D. GARCIA



VIEW LOOKING WEST AT CORNER OF ROSECRANS & BYRON



VIEW LOOKING NORTH FROM ROSECRANS

Project Owner/Developer

Point Loma Village, LLC
 Attn: Rudy Medina
 3830 Valley Center Dr., Suite 701-571
 San Diego, CA 92130
 T 858-259-1373
rudy@medina-invest.com

Architects

Martinez + Cutri Architects
 Attn: Anthony G. Cutri, NCARB
 402 W. Broadway, Suite 2600
 San Diego, CA 92101
 T 619-233-4857
acutri@martinezcutri.com

Civil Engineer

Coffey Engineering, Inc.
 Attn: Michael Kinsner, PE
 106660 Scripps Ranch Blvd, Suite 102
 San Diego, CA 92131
 T 858-831-0111
michael@coffeyengineering.com

Landscape Architect

McCullough Landscape Architecture
 Attn: David McCullough, ASLA
 703 16th St., Suite 100
 San Diego, CA 92101
 T 619-296-3150
david@mlasd.com

Structural Engineer

Glotman Simpson US, Inc.
 Attn: Jim Desroches, PE
 3832 W. 36th Ave.
 Vancouver, BC
 Canada, v6N 2Y4
 T 604-434-2288
jdesroches@glotmansimpson.com

MEP Engineers

TTG Engineers
 Mike Scharoun, Sr. Associate (plumbing depart)
 16935 W. Bernardo Drive, Suite 100
 San Diego, CA 92127
 Phone: 858-271-9808
 Fax: 858-271-9932
 Email: mscharoun@ttgcorp.com
 Contact: Paul Yeh (pyeh@ttgcorp.com)

Drawing Legend

Sheet

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POINT LOMA VILLAGE LLC
 DEVELOPER
 3830 VALLEY CENTER DR. SUITE 701-571
 SAN DIEGO, CA 92130
 858-259-1373

ROSECRANS AND BYRON
 MIXED-USE -CONCEPTUAL DESIGN

Prepared By:	Martinez + Cutri Architects 402 W. Broadway, Ste 2600 San Diego, CA 92101 T- 619-233-4857 E- acutri@martinezcutri.com	Revision 10 Revision 9 Revision 8 Revision 7 Revision 6 Revision 5 Revision 4 Revision 3 Revision 2 Revision 1
Project No:	365488	11/2/14 8/17/14 8/1/14
Project Address:	1166, 1168 & 1160 Rosecrans St. San Diego, CA 92106	
Project Name:	Rosecrans & Byron Mixed Use	January 28, 2015
Sheet Title:	Cover Sheet & Renderings	T 1.01 Sheet 1 of 19

DEP#

Peninsula Community Plan Quotes Relative to the Proposed Rosecrans & Byron Mixed Use Development

OVERALL COMMUNITY GOALS

- *Promote multi family infill in areas proximate to transit lines*
- *Promote housing opportunities for residential of all age levels and age groups*
- *Develop a balanced transportation system including alternatives to automobiles (i.e. mass transit bikeways...)*

PLAN ELEMENTS – RESIDENTIAL

- *Encourage mixed use development that incorporates housing with commercial uses....within the Roseville and Voltaire commercial districts.*
- *Provide housing opportunities within the Peninsula for elderly and empty nesters who desire to remain in the Peninsula community but no longer desire to maintain a single family dwelling.*
- *Encourage multifamily housing development and redevelopment in areas proximate to transit lines.*

ROSEVILLE CPIOZ GUIDELINES

- *Placement of buildings should serve to enhance pedestrian activity*
- *Use of architectural themes incorporating element reminiscent of nautical, maritime, fishing are desired*
- *Projects should include amenities such as outdoor patios, street furniture...awnings and boat related features.*

POINT LOMA VILLAGE LLC
DEVELOPER
3830 VALLEY CENTER DR. SUITE 701-571
SAN DIEGO, CA 92130
858 259 1373

ROSECRANS AND BYRON MIXED-USE - CONCEPTUAL DESIGN

Prepared By:	Martinez • Cullit Architects 402 W. Broadway, Ste 2600 San Diego, CA 92101 T: 619-233-8857 E: lcullit@martinezcullit.com	Revision 10 _____ Revision 9 _____ Revision 8 _____ Revision 7 _____ Revision 6 _____ Revision 5 _____ Revision 4 _____ Revision 3 _____ Revision 2 _____ Revision 1 _____
Project No:	365489	11/3/14 8/17/14 8/11/14
Project Address:	1166, 1168 & 1180 Rosecrans St San Diego, CA 92106	
Project Name:	Rosecrans & Byron Mixed Use	January 28, 2015
Sheet Title:	Community Compliance Plan	T 1.02 Sheet 2 of 19 DEPF# _____

Project Description:

The proposed development is in the Roseville Commercial Area Community Plan Implementation Overlay Zone (CPIOZ) Boundaries and as such requires a discretionary review for CPIOZ Type B. It is located on the southwest corner of the intersection of Rosecrans and Byron. 145 ft fronts on Rosecrans; 150.03 ft. fronts on Byron, 60.02 ft. fronts on Avenida de Portugal. It is a 24,508 sf development lot. There is a 5 ft plus elevation rise diagonally across the site from Rosecrans & Byron to the West edge on Avenida de Portugal. Fronting on Rosecrans currently there is a vacant one story Blockbuster Video store which formerly was a bank with 50 ft. frontage. Adjacent to that there are retail businesses, Ipanema Watch & Jewelry and Gus's Subs & Pizza. Adjacent to the restaurant is a parking lot accessed off Rosecrans and what was formerly the parking for the bank and Blockbuster store running block thru behind the retail from Byron to Avenida de Portugal. West of the development is a two story multi family building and a single family home. South of the development on the same block with 55 ft of frontage on Rosecrans is the 3 story Cabrillo Inn & Suites which has parking accessed of Rosecrans on the ground floor. To the South, North & East across Byron, Avenida de Portugal and Rosecrans are varied retail businesses.

The development will be a new commercial/residential, mixed use, pedestrian/bicycle friendly project with 4,724 sf of retail on Rosecrans with 102 ft of frontage and 16 units of high end, residential on 2 floors above the commercial. The idea is to facilitate residence/users of the project to walk or bicycle, recycle and be low energy and water users as much as possible. The residential units face out to Rosecrans, Byron, Avenida de Portugal and to the adjacent residential to the West with a courtyard in the center. The parking is in the existing locations at existing grades under the new residential and behind and adjacent to the commercial but completely visually screened from the street and adjacent residential and is "open" air and will not require mechanical ventilation and electric vehicle charging stations will be available. The commercial will be of concrete construction and the residential will be wood framed.

The architecture is modern with a strong gesture to it's nautical surrounding both past and present. Dominating

all four heavily articulated facades on the two residential levels are two story high sail shaped balconies and bay windows. The sails will be framed with depressed and perforated light bronzed/copper panels. These will all be "supported" with antique, recycled mast like timbered columns along Rosecrans, Byron and Avenida de Portugal. There will be nautical inspired cable railing, cedar planked soffits, sunscreens, screens and shades with some of this being recycled lumber. On Rosecrans and Byron there will be sidewalk cafes, public benches, public bicycle parking, trash containers, retail signage and possible "bicycle sharing" locations - all with a nautical theme in terms of finishes and forms. The intent is to be responsive to the historic and current "flavor" of the area while making a project for the 21st Century.

The project will be sustainable and highly energy efficient with the use of simple but effective passive energy design elements such as: minimized grading operations, sunshading, daylighting, natural ventilation (aided by the Venturi Effect in the courtyard), high performance glass, water conservation, onsite stormwater natural filtration, electric car charging stations, onsite & public bicycle parking, highly efficient HVAC and lighting systems and the use of low energy intensive materials that are as recycled and "local" as much as possible. Potential use of rooftop flat array photovoltaics is also being investigated for onsite electrical production. With a 30 ft height limit, this is a challenge.

The development totals 41,191 gsf (FAR 2.0 allows allows 49,000 gsf) and is under the 30 ft height limit. There are 46 residential and commercial parking spaces provided. The development is completely consistent with the zoning ordinance. See attached zoning analysis.

SW Corner Rosecrans St. and Shelter Island Dr., San Diego, CA
Zoning Analysis - Market Rate Housing & Retail - Martinez + Cutri - 7/10/14
Planning Area - Peninsula - Roseville CPIOZ

Zoning - CC-4.2 - Commercial-Community/Mixed Uses - High Intensity Strip Commercial

CC-4.2			
Lot Area	24,508 sf -	0.563Ac	
Max Residential Density	29 units/Acre		1512-031
Residential Permitted	16 units(16.33 units)	131-04G	was 17 units
Supplemental Res Reg	applies	131-05B	
Lot Area	min 5,000sf		
	Max - none		
Min width/Str Frontage	50/50'		
Min/Max Depth	100'		
Setbacks Front Min/Max	None - 1st 30ft. of grnd fr retail on Rosecrans		
Setback Min Side	0/10'		
Setback Side Abut'g Res	applies	131.0543(c)	
Setback Str Side Min/Max	none		
Setback Rear Min/Opt	10/0'	131.0543(b)	
Setback Rear Abut'g Res	applies - 10'	131.0543(c)	
Max Structure Height	30' - Coastal Zone		
Max FAR	2.00 (excluding retail) - Prop. 36, 467sf FAR 1.40		
	12,499 sf less than allowed		
	1.68 with retail		

Mixed Use FAR Bonus	none		
Min Rec'd % Residential	50%	131.0546(a)	
Allowable SF	50,000 sf (excluding retail)		
Pedestrian Path	applies (sidewalks fronting retail OK)	131.0550	
Transparency	none	131.0552	
Building Articulation	applies	131.0554	
Parking Lot Orientation	applies (under 100,000sf - none)		
Parking (basic)	studio - 1.25	142-05C	
	1br - 1.50;		
	2 br - 2.00;	(was 1.75 for assumed transit zone)	
	3-4 br - 2.25;	(no 3br - 2brdm w/den/study open to LR)	
	retail - 2.5/1,000sf	142-05D (basic)	
	eating/drinking est - 2.5/1,000	142-05F (basic)	
	(was 2.1 for assumed transit zone)		

Ground floor retail is required on Rosecrans

Parking - Residential - 2br x 16 units = 32 spaces + 2 visitor** = 34 spaces was 30
Retail - 4,724 sf/1,000sf x 2.5 = 11.81 spaces = 12 spaces was 11
* Including Dining & Eating Establishments 2.5/1,000 - 142-05F (basic)
**Not required but provided

Area Calculations - Enclosed/Conditioned Space

Units	Unit Area (sf)	# of Units	Subtotal (sf)
A	1,786	6	10,716
B	2,041	2	4,082
C	1,878	2	3,756
D*	2,373	2	4,746
E	2,135	4	8,540
Total		16	31,840

Stairs, Trash & Elevator (2nd & 3rd Floors)	1,220
Stairs, Lobby & Service (Ground Floor)	2,509
Retail	4,724
Total	41,191 sf

Site Area = 24,508 sf
FAR = 36,467/24,508 = 1.49 (allowable 2.0 Excluding retail as per ordinance)
41,191/24,508 = 1.68 (including retail)
-As per 113.0124(4)(3)(B) - Parking garage area is excluded from the FAR Calculation

Maximum Building Height = 29'-10" above grade - Site slopes 5"-8" diagonally from the corner of Byron & Rosecrans to the west corner of lot on Avenida de Portugal

Parking - Required and Provided

2 bedroom units	-16 x 2.0 = 32 spaces
Visitor	- 2
Retail** - 2,5/1,000 sf	- 12 (**catering & drinking 142-05F for mixed use)
Total	46 spaces

Carpool Vehicles & Electric Car Charging Stations - 10 Automobile - 18
Motorcycle Parking - 6 Van Accessible - 2
Onsite Secure (Long Term) Bicycle Parking - 7 (17 if hangar) Accessible - 3
Public Bicycle (Short Term) Parking at Curbs - 18 (potential for bike sharing program)

Loading Spaces - N/A > 10,000 sf Motorcycle - 7
Showers/Lockers - N/A

A Historic Review was performed on 1166-1168 Rosecrans Drive.
A Historic Review is not required for 1180 Rosecrans Drive since it is not 45 years or older.



1

AVENIDA de PORTUGAL



2

ROSECRANS ELEVATIONS



3

BYRON STREET



4

AVENIDA de PORTUGAL



5

SHELTER ISLAND DRIVE



6

ROSECRANS



7

BYRON STREET



8

AVENIDA de PORTUGAL ADJACENT SINGLE FAMILY RESIDENCE



9

AVENIDA de PORTUGAL CABRILLO INN and MULTIPLE FAMILY RESIDENCES

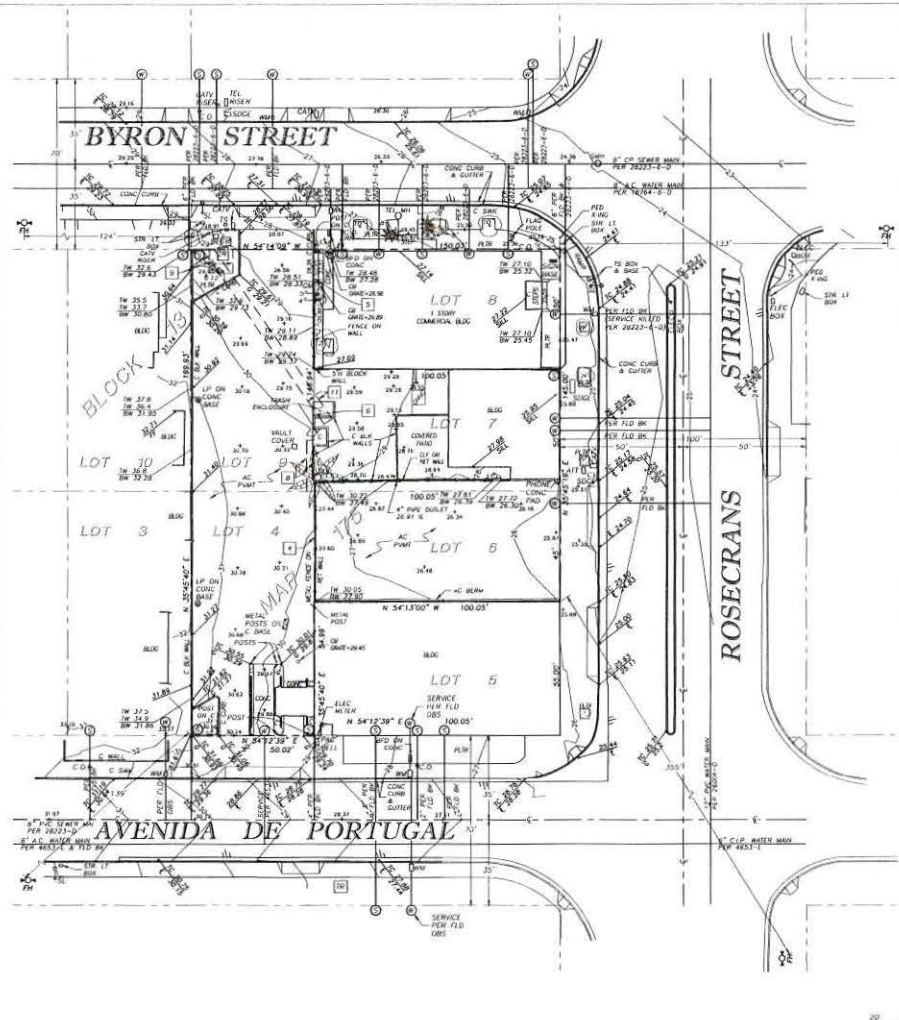


PHOTO KEY PLAN

POINT LOMA VILLAGE LLC
DEVELOPER
3830 VALLEY CENTER DR, SUITE 701-571
SAN DIEGO, CA 92130
858 259 1373

ROSECRANS AND BYRON
MIXED-USE - CONCEPTUAL DESIGN

Prepared By:	Martinez + Cutri Architects 402 W. Broadway, Ste 2600 San Diego, CA 92101 T- 619-233-4857 E- tcutri@martinezcutri.com	Revision 10 _____ Revision 9 _____ Revision 8 _____ Revision 7 _____ Revision 6 _____ Revision 5 _____ Revision 4 _____ Revision 3 _____ Revision 2 _____ Revision 1 _____
Project No:	305489	11/23/14 9/17/14 8/1/14
Project Address:	1166, 1168 & 1180 Rosecrans St. San Diego, CA 92106	
Project Name:	Rosecrans & Byron Mixed Use	January 28, 2015
Sheet Title:	Project Data & Photos of Site	T 1.03 Sheet 3 of 19 DEPR



LEGAL DESCRIPTION

IN BLOCK 13 OF ROSEVILLE, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREON NO. 165, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.

PARCEL A, LOTS 4, 8, AND 9, ALONG WITH THE SOUTHWESTERLY 5 FEET, ALONG WITH THE SOUTHWESTERLY 5 FEET OF LOT 7, PARCEL C, LOT 7, EXCEPTING THEREFROM THE SOUTHWESTERLY 5 FEET.

APN: 531-321-13 & 531-321-14

EASEMENTS / ENCUMBRANCES

PER CHICAGO TITLE COMPANY PRELIMINARY TITLE REPORT (P/PT) DATED AUGUST 29, 2013, THERE ARE EASEMENTS AFFECTING THE SUBJECT PROPERTY THE FOLLOWING EXCEPTIONS NOTED WERE LISTED IN THE ABOVE REPORT:

- 1. EASEMENT GRANTED TO THE SAN DIEGO GAS & ELECTRIC COMPANY FOR THE PURPOSE OF PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 24, 1938 IN BOOK 738, PAGE 14 OF OFFICIAL RECORDS. AFFECTS THE ROUTE IS IMMEDIATELY ADJACENT TO THE SOUTHWESTERLY LINE OF LOT 4 AND 8 OF UNDETERMINED WIDTH.
- 2. EASEMENT GRANTED TO THE SAN DIEGO GAS & ELECTRIC COMPANY FOR THE PURPOSE OF PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED AUGUST 31, 1949 IN BOOK 300, PAGE 301 OF OFFICIAL RECORDS. AFFECTS THE ROUTE IS IMMEDIATELY ADJACENT TO THE NORTHWESTERLY LINE OF LOT 7 AND 12 OF UNDETERMINED WIDTH.
- 3. AN AGREEMENT TO HOLD PROPERTY AS ONE PARCEL, RECORDED FEBRUARY 27, 1970 AS FILE NO. 89707 OF OFFICIAL RECORDS. AFFECTS LOT 8 AND LOT 9.
- 4. EASEMENT GRANTED TO THE SAN DIEGO GAS & ELECTRIC COMPANY FOR THE PURPOSE OF PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED MAY 11, 1970 AS FILE NO. 80917 OF OFFICIAL RECORDS. AFFECTS THE ROUTE IS IMMEDIATELY ADJACENT TO THE SOUTHWESTERLY 21.9 FEET OF THE SOUTHWESTERLY 10' OF THE NORTHWESTERLY 17.00 FEET OF LOT 6.
- 5. ENCROACHMENT REMOVAL AGREEMENT RECORDED JANUARY 12, 1973 AS FILE NO. 71 01491 OF OFFICIAL RECORDS. AFFECTS PORTION OF IRRIGATION SYSTEM INSTALLED IN ROW OF BYRON STREET FOR LOT 8 AND LOT 9.
- 6. EASEMENT GRANTED TO THE SAN DIEGO GAS & ELECTRIC COMPANY FOR THE PURPOSE OF PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED MAY 18, 1984 AS FILE NO. 84-188223 OF OFFICIAL RECORDS. AFFECTS THE ROUTE AFFECTS A 4.0 FEET WIDE PORTION OF LOT 9 AND LOT 7.
- 7. CITY OF SAN DIEGO-SECTION OF THE SIGN CODE ADMINISTRATION-118807 SIGN UMBRELLA, RECORDED SEPTEMBER 8, 1988 AS FILE NO. 88-448206 OF OFFICIAL RECORDS. AFFECTS EASEMENT SIGN FOR LOT 4, LOT 8, AND LOT 9.
- 8. ENCROACHMENT REMOVAL AGREEMENT RECORDED MARCH 4, 1996 AS FILE NO. 7899-012414 OF OFFICIAL RECORDS. AFFECTS BUILDING EAST DOOR ON LOT 8.
- 9. MEMORANDUM OF LEASE, LESSOR ALFREDO G. MESAQUITA ROSALINDA G. MESAQUITA JOSE D. GARCIA CHRISTINE GARCIA ADRIANO L. DA SILVA AND GRACE W. DA SILVA AND LESSEE BUDROUNBEY VIDEOS INC. RECORDED MARCH 27, 1996 AS FILE NO. 7899-019337 OF OFFICIAL RECORDS. AFFECTS LOT 4, LOT 6, LOT 7, LOT 8, AND LOT 9.

LEGEND

DESCRIPTION	STD. DWG.	SYMBOL
PROPERTY LINE - OFFSITE		1/4"=1'-0"=1/2"
RIGHT OF WAY CENTRALLINE		100.00'
SPOT ELEVATION		100.00'
BUILDING FOOTPRINT		100.00'
REINFORCING WALL		100.00'
CONTOUR		100.00'
EDGE OF STREET PAVEMENT		100.00'
FENCE		100.00'
PALM TREE / TREE	(SIZE IN INCHES)	100.00'
FREE STANDING WALL		100.00'
STREET LIGHT		100.00'
FAKE HYDRANT		100.00'

ABBREVIATIONS

AC	ASPHALTIC CONCRETE	C	GROUND
E	CENTER LINE	CM	GAS METER
BPD	BACKFLOW DEVICE	CV	IRRIGATION CONTROL VALVE
BLR	BLOCK	E	INVERT ELEVATION
BLM	BOTTOM	OB	OBSERVATION
BSW	BOTTOM READING WALL	IR	IRRIGATION
CB	CATCH BASIN	PLR	PLANTER
CH	CHIMNEY	RE	REINFORCING
C.I.P.	CAST IRON PIPE	SL	STREET LIGHT
CC	CONCRETE	SM	SEWER
C.C.	CLEARANCE	TC	TOP CURB
CL	CHAIN LINK FENCE	TW	TOP OF RETAINING WALL
CP	CONCRETE PAVE	TR	TRANSFORMER
EP	EDGE OF PAVEMENT	TS	TRAFFIC SIGN
EMT	EASEMENT	TW	TOP WALL
FF	FRESH FLOOD	TP	TYPICAL
FL	FLOW LINE	WV	WATER VALVE
F.D.B.K.	FIELD BOOK	WM	WATER MILEY

NOTES

- THIS TOPOGRAPHIC SURVEY WAS PERFORMED FOR THE PURPOSES OF A SPECIFIC PROJECT, AND SOME AREAS MAY HAVE GREATER OR LESSER DETAILED SURVEY REQUIREMENTS. CHANGES TO THE SCOPE, DESIGNER, OR LOCATION OF WORK MAY REQUIRE THAT ADDITIONAL SURVEYING BE PERFORMED TO SATISFY THE NEW REQUIREMENTS.
- THIS IS A TOPOGRAPHIC SURVEY, NOT A BOUNDARY SURVEY OR RECORD OF SURVEY. THE PROPERTY LINES DEPICTED ON THIS PLAN ARE GENERATED FROM EXISTING PUBLIC RECORD MAPS, UMBRELLAS, OR DESCRIPTIONS. THE PROPERTY LINES AND/OR EASEMENTS SHOWN HEREON HAVE BEEN INCLUDED TO REPRESENT THEIR APPROXIMATE LOCATIONS RELATIVE TO THE TOPOGRAPHIC FEATURES.
- THE LOCATIONS OF UTILITIES, IF ANY, SHOWN ON THIS PLAN ARE GENERATED FROM RECORDS PROVIDED BY UTILITY GOVERNING AGENCIES AND/OR FIELD MARKS COLLECTED DURING THE SURVEY. THE PLOTTING OF UTILITIES ON THIS PLAN DOES NOT CONSTITUTE A GUARANTEE OF THEIR LOCATION, DEPTH, SIZE, OR TYPE.

BENCHMARK

BMSP AT THE CORNER OF BYRON STREET AND LOCUST STREET.
 EL = 33.650 MSL, CITY OF SAN DIEGO VERT. CONTROL BOUND.



VICINITY MAP
 THOMAS DROPS MAP 1288-02
 NO SCALE



POINT LOMA VILLAGE LLC
 DEVELOPER
 3830 VALLEY CENTER DR. SUITE 701-571
 SAN DIEGO, CA 92130
 858 259 1373

ROSECRANS AND BYRON
 MIXED-USE - CONCEPTUAL DESIGN

Prepared By:	Martinez + Cusi Architects 402 W. Broadway, Ste 2800 San Diego, CA 92101 T-619-233-4857 E-tcusi@martinezcusi.com	Revision 10 Revision 9 Revision 8 Revision 7 Revision 6 Revision 5
Project No:	385499	Revision 4 Revision 3 Revision 2 Revision 1
Project Address:	1166, 1168 & 1180 Rosecrans St San Diego, CA 92106	11/3/14 9/17/14 8/1/14
Project Name:	Rosecrans & Byron Mixed Use	January 28, 2015
Sheet Title:	Topographic Survey	Sheet 5 of 19

DEPS

CONSTRUCTION PERMIT NOTES:

- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE, SATISFACTORY TO THE CITY ENGINEER.
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (DRINKING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPP) THAT SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN APPENDIX E OF THE CITY'S STORM WATER STANDARDS.
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE/ENGINEER SHALL INCORPORATE AND SHOW THE TYPE AND LOCATION OF ALL POST-CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPs) ON THE FINAL CONSTRUCTION DRAWINGS, CONSISTENT WITH THE APPROVED WATER QUALITY TECHNICAL REPORT.
- PRIOR TO WORK STARTING IN THE PUBLIC RIGHT-OF-WAY, THE APPLICANT SHALL APPLY FOR A PUBLIC NOTIFICATION OF WORK PERMIT FOR TRAFFIC CONTROL.
- THE APPLICANT WILL BE REQUIRED TO KILL ANY UNUSED WATER SERVICES AT THE MAIN.
- IF A 3" OR LARGER WATER MAIN IS REQUIRED FOR THIS PROJECT, THE OWNER/PERMITEE SHALL CONDUCT THE NEW WATER MAIN PRIVATE BACKFLOW PREVENTION SURVEY BEFORE ANY CONSTRUCTION OF THE SIZED WATER MAINS IN A MANNER SATISFACTORY TO THE DIRECTOR OF PUBLIC UTILITIES AND THE CITY ENGINEER.

FAA NOTE

A PRE-CONSTRUCTION INSPECTION IS REQUIRED DUE TO THE HEIGHT OF THE PROPOSED CONCRETE IN RELATION TO THE FAA PART 77 NOTIFICATION SURFACE REQUIREMENTS. THE PRE-CONSTRUCTION INSPECTION MUST BE SCHEDULED AND CARRIED BY THE FIELD INSPECTOR BEFORE ANY SIGNIFICANT INSPECTIONS CAN BE SCHEDULED.

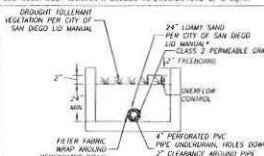
PERMANENT POST CONSTRUCTION BMP NOTES

- OPERATION AND MAINTENANCE SHALL BE SECURED BY AN EXECUTED AND RECORDED STORM WATER MANAGEMENT AND DISCHARGE CONTROL MAINTENANCE AGREEMENT (SWMDCMA), OR ANOTHER MECHANISM APPROVED BY THE CITY ENGINEER, THAT ASSURES ALL PERMANENT BMP'S WILL BE MAINTAINED IN ACCORDANCE WITH THE LAND DEVELOPMENT MANUAL, STORM WATER STANDARDS.
- PERMANENT POST CONSTRUCTION BMP DEVICES SHOWN ON PLAN SHALL NOT BE MOVED OR MAINTAINED WITHOUT THE APPROVAL OF THE CITY ENGINEER OR RESIDENT ENGINEER AND THE ENGINEER OF WORK.

GRADING QUANTITIES

GRADED AREA	56 ACRES	MAX CUT DEPTH 8.83 FT
CUT QUANTITIES	0' C/D	MAX CUT SLOPE RATIO (2:1 MAX) A/A
FILL QUANTITIES	88 C/D	MAX FILL DEPTH 3.0 FT
IMPACT/REPAIR	66 C/D	MAX FILL SLOPE RATIO (2:1 MAX) Z:1

* SEE MAINS CONSISTS OF 80% MEDIUM GRADE SAND, 10% SILT (RANGE 8-12% SILT < 2" IN/HR INFILTRATION RATE), 10% SILT (RANGE 8-12% SILT < 2" IN/HR INFILTRATION RATE), AND 8% SAND (RANGE 8-12% SILT < 2" IN/HR INFILTRATION RATE). FOR ADDITIONAL STANDARDS SEE SAN DIEGO SOIL IMPACT DEVELOPMENT DESIGN MANUAL SECTION 1.2.4.2. SOIL MEDIUM MUST MAINTAIN A MINIMUM INFILTRATION RATE OF 2 IN/HR.



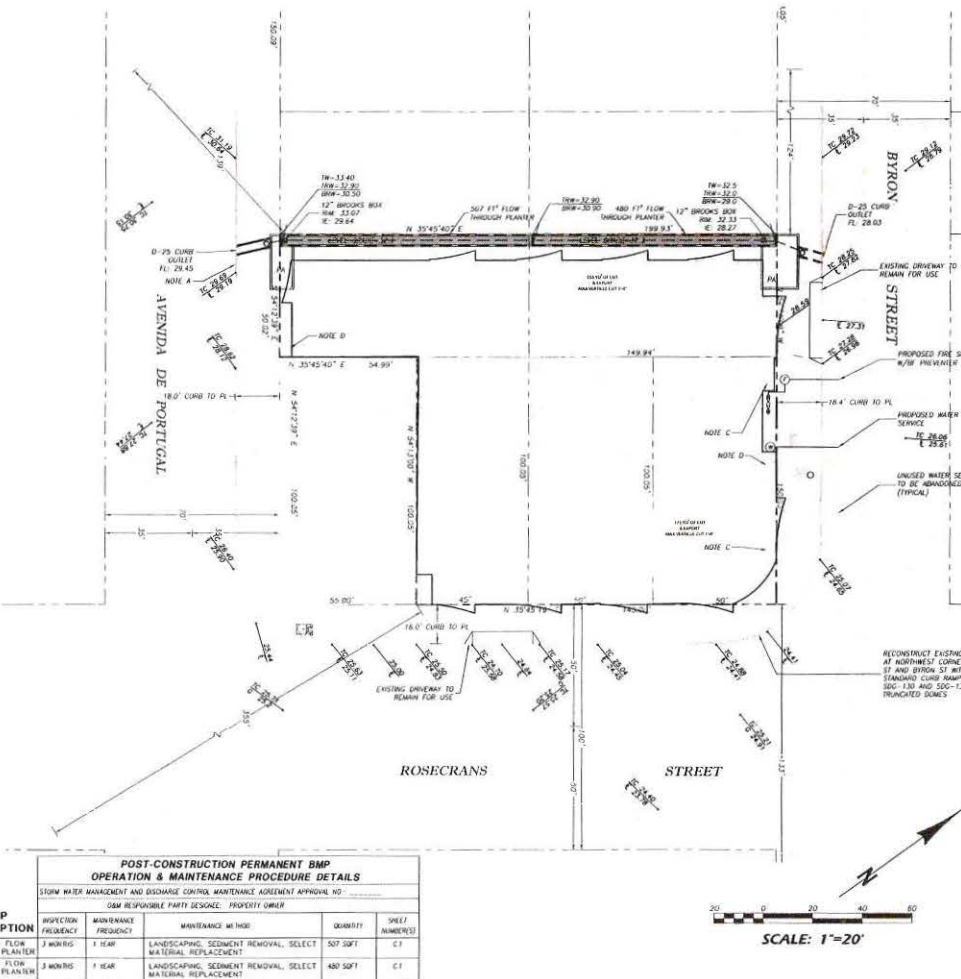
SECTION FLOW THROUGH PLANTER NOT TO SCALE

POST-CONSTRUCTION PERMANENT BMP OPERATION & MAINTENANCE PROCEDURE DETAILS

STORM WATER MANAGEMENT AND DISCHARGE CONTROL MAINTENANCE AGREEMENT APPROVAL NO: _____

OSM RESPONSIBLE PARTY DESIGNER: PROPERTY OWNER

DESCRIPTION	PROTECTION FREQUENCY	MAINTENANCE FREQUENCY	MAINTENANCE METHOD	QUANTITY	SHEET NUMBER(S)
BMP A.1 - FLOW THROUGH PLANTER	3 MONTHS	1 YEAR	LANDSCAPING, SEDIMENT REMOVAL, SELECT MATERIAL REPLACEMENT	507 SQFT	C.1
BMP B.1 - FLOW THROUGH PLANTER	3 MONTHS	1 YEAR	LANDSCAPING, SEDIMENT REMOVAL, SELECT MATERIAL REPLACEMENT	480 SQFT	C.1



LEGEND

DESCRIPTION	STD DWG	SYMBOL
PROPERTY LINE	144'24\"/>	

EXISTING IMPROVEMENTS

EXIST WATER
EXIST SEWER
EXIST CURB & OUTER SIDEWALK AND DRIVEWAY

ABBREVIATIONS

AC	ASPHALTIC CONCRETE
FF	FRESH FLOOR
FM	FIRE HYDRANT
FL	FINISH LINE
FG	FRESH GRADE
EL	EXISTING
HP	HIGH POINT
E	INVERT ELEVATION
PA	PLANTER AREA
RMW	10' UNDEE WIDTH OF RETAINING WALL (GRADE AT) TOP OF HEAVING WALL
RMW	10' UNDEE WIDTH OF RETAINING WALL (GRADE AT) TOP OF HEAVING WALL
DS	DOWNPOUT
TC	TOP OF CURB

- NOTES**
- CLOSE PORTION OF EXISTING DRIVEWAY. REPLACE WITH 6\"/>



VICINITY MAP
TOWNSDISTRICT MAP 1205-80
NO SCALE



POINT LOMA VILLAGE LLC
DEVELOPER
3830 VALLEY CENTER DR, SUITE 701-571
SAN DIEGO, CA 92130
858 259 1373

**ROSECRANS AND BYRON
MIXED-USE - CONCEPTUAL DESIGN**

Prepared By: **Martinez + Court Architects**
402 W. Broadway, Ste 2600
San Diego, CA 92101
T- 619-233-4857
E- tsu@martinezcourtr.com

Project No: 385489

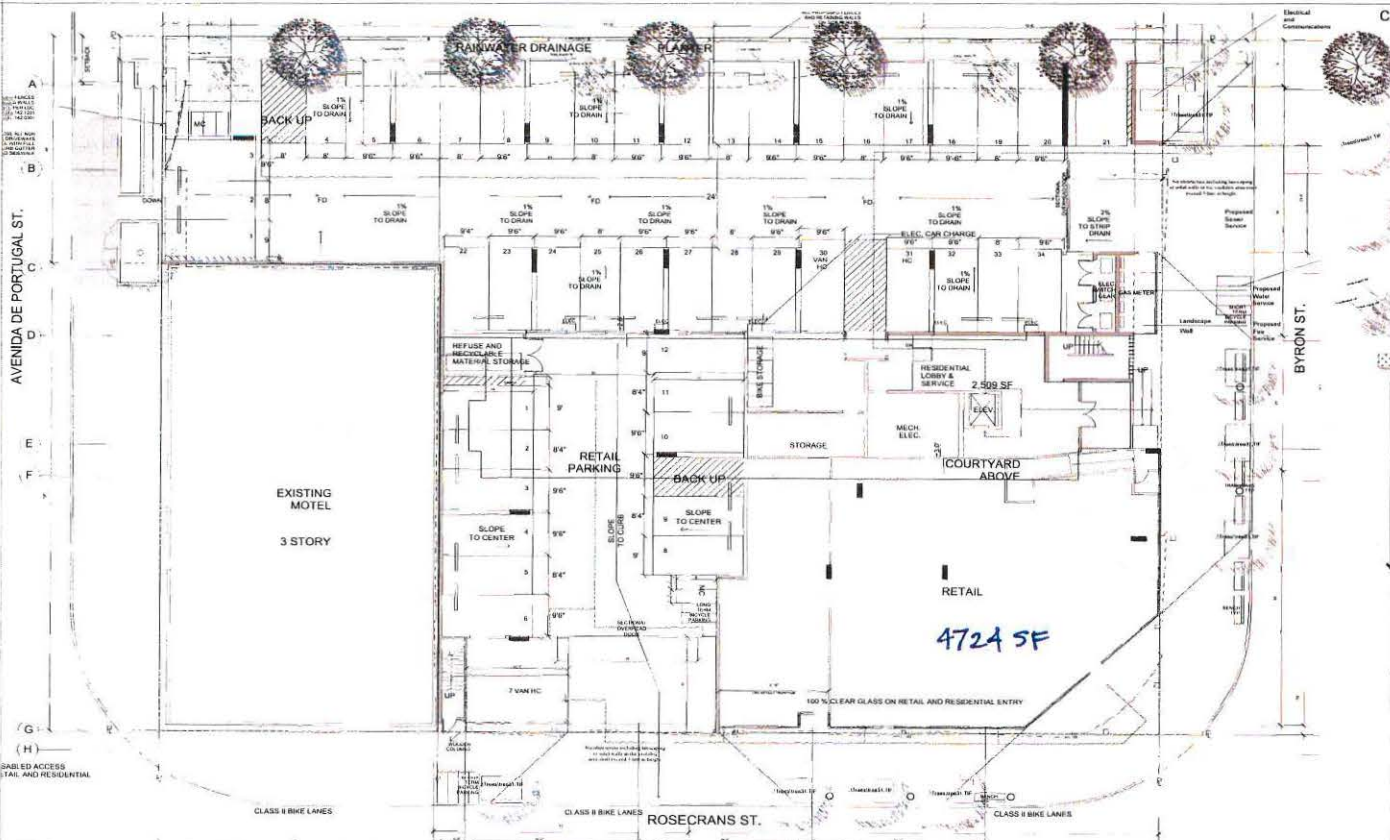
Project Address: 1166, 1168 & 1180 Rosecrans St
San Diego, CA 92106

Project Name: **Rosecrans & Byron Mixed Use**

Sheet Title: **CIVIL PLAN**

Revision 10	_____
Revision 9	_____
Revision 8	_____
Revision 7	_____
Revision 6	_____
Revision 5	_____
Revision 4	_____
Revision 3	11/2/14
Revision 2	9/17/14
Revision 1	8/1/14

DATE: _____
Sheet # of 19
DEP: _____



CANDIDATE PLANT MATERIAL

TREES	DIMENSIONS	SIZE	FORM AND FUNCTION
FRAXINO COMERTA CRISTINA BURE	15 SPREAD X 25 HEIGHT	24" DIA.	DAT
JACARANDA MANGROVIA LUCASIANA	20 SPREAD X 25 HEIGHT	24" DIA.	DAT
JACARANDA MANGROVIA LUCASIANA	20 SPREAD X 25 HEIGHT	N/A	DAT
EVERGREEN ACCENT SHRUB			
SYNTIA COPPER UNISTRANUM 3000 FORM	6-8" HT.	15 GAL	15 GAL
DIACONIA MARONATA (DRAGON PALM)	6-8" HT.	15 GAL	15 GAL
PLICUS SPP.	8-20" HT.	5 GAL	5 GAL
EVERGREEN BORDER SHRUB/VACCANT SHRUB			
MINIMA DOMESTICA (DR. HE. HE. HE. Y. BARRON)	2-3 FT. 2" DIA.	50% 1 GAL/50% 5 GAL	50% 1 GAL/50% 5 GAL
PT. TROPICANUS CONGOLLOM (DWARF ANGIO)	2-3 FT. 2" DIA.	50% 1 GAL/50% 5 GAL	50% 1 GAL/50% 5 GAL
PRODRUM TENA TUMANOY (NEW ZEALAND PALM)	2-3 FT. 2" DIA.	50% 1 GAL/50% 5 GAL	50% 1 GAL/50% 5 GAL
AMERICAN TIGER PALM (DR. HANCOCK'S SPY)	2-3 FT. 2" DIA.	50% 1 GAL/50% 5 GAL	50% 1 GAL/50% 5 GAL
WARTER CHAMBERS COMPACTA (DWARF WHITE)	2-3 FT. 2" DIA.	50% 1 GAL/50% 5 GAL	50% 1 GAL/50% 5 GAL
LEUCOPHYPS SPP. 'SILVER PRINCE' (DWARF SILVERWAX)	2-3 FT. 2" DIA.	50% 1 GAL/50% 5 GAL	50% 1 GAL/50% 5 GAL
BURSA MICHOPYLLA (SAPPHIRE BURMOSA)	2-3 FT. 2" DIA.	50% 1 GAL/50% 5 GAL	50% 1 GAL/50% 5 GAL
BODENBERG DFF. 'TIGER BALLET' (DWARF BODENBERG)	2-3 FT. 2" DIA.	50% 1 GAL/50% 5 GAL	50% 1 GAL/50% 5 GAL
EVERGREEN SCREENING SHRUB			
CARINA MACROCARPA NATAL FLAM	2-4 FT. 2" DIA.	50% 1 GAL/50% 15 GAL	50% 1 GAL/50% 15 GAL
VELUTIA HELIOMIA (DWARF WHITE)	4-6 FT. 2" DIA.	50% 1 GAL/50% 15 GAL	50% 1 GAL/50% 15 GAL
ORONDA OCCIDENTALE (DWARF ORONDA)	4-6 FT. 2" DIA.	50% 1 GAL/50% 15 GAL	50% 1 GAL/50% 15 GAL
EDUARDIA JAPONICUM TETRAUM (TETRA PINK)	4-6 FT. 2" DIA.	50% 1 GAL/50% 15 GAL	50% 1 GAL/50% 15 GAL
LEUCOBIUM GIBBERUM (DWARF GIBBERUM)	4-6 FT. 2" DIA.	50% 1 GAL/50% 15 GAL	50% 1 GAL/50% 15 GAL
PRODRUM ROBBELLEN (DWARF WHITE PALM)	4-6 FT. 2" DIA.	50% 1 GAL/50% 15 GAL	50% 1 GAL/50% 15 GAL
EVERGREEN GROUND COVER			
VELUTIA ORNATA (DWARF VELUTIA)	1" HT. 18" DIA.	50% 1 GAL/50% PLATE	50% 1 GAL/50% PLATE
ORONDA OCCIDENTALE (DWARF ORONDA)	1" HT. 18" DIA.	50% 1 GAL/50% PLATE	50% 1 GAL/50% PLATE
PRODRUM ROBBELLEN (DWARF WHITE PALM)	1" HT. 18" DIA.	50% 1 GAL/50% PLATE	50% 1 GAL/50% PLATE
LEUCOBIUM GIBBERUM (DWARF GIBBERUM)	1" HT. 18" DIA.	50% 1 GAL/50% PLATE	50% 1 GAL/50% PLATE
LEUCOBIUM GIBBERUM (DWARF GIBBERUM)	1" HT. 18" DIA.	50% 1 GAL/50% PLATE	50% 1 GAL/50% PLATE
LEUCOBIUM GIBBERUM (DWARF GIBBERUM)	1" HT. 18" DIA.	50% 1 GAL/50% PLATE	50% 1 GAL/50% PLATE

FORM AND FUNCTION ABBREVIATIONS

DAT: DRAINAGE
 VAP: VERTICAL ACCELT. PLANT
 FSL: FLOOR SLAB
 TSS: TRENCH
 SLO: SLOPE
 EPIC: EROSION PROTECTION
 LAM: LANDSCAPE MATERIAL
 DAT: DRAINAGE

WATER CONSERVATION STATEMENT

IN ACCORDANCE WITH THE CALIFORNIA WATER CONSERVATION ACT, THE FOLLOWING WATER CONSERVATION MEASURES WILL BE INSTALLED ON THE CITY OF SAN DIEGO WATER SUPPLY:

- THE DEVELOPER SHALL INSTALL WATER SAVING TOILETS AND SHOWERHEADS TO REDUCE WATER CONSUMPTION.
- THE DEVELOPER SHALL INSTALL WATER SAVING FAUCETS TO REDUCE WATER CONSUMPTION.
- THE DEVELOPER SHALL INSTALL WATER SAVING TUBS TO REDUCE WATER CONSUMPTION.
- THE DEVELOPER SHALL INSTALL WATER SAVING SINKS TO REDUCE WATER CONSUMPTION.
- THE DEVELOPER SHALL INSTALL WATER SAVING DISHWASHERS TO REDUCE WATER CONSUMPTION.
- THE DEVELOPER SHALL INSTALL WATER SAVING REFRIGERATORS TO REDUCE WATER CONSUMPTION.
- THE DEVELOPER SHALL INSTALL WATER SAVING WASHING MACHINES TO REDUCE WATER CONSUMPTION.
- THE DEVELOPER SHALL INSTALL WATER SAVING DRYERS TO REDUCE WATER CONSUMPTION.
- THE DEVELOPER SHALL INSTALL WATER SAVING LAUNDRIES TO REDUCE WATER CONSUMPTION.
- THE DEVELOPER SHALL INSTALL WATER SAVING STOVE COOKTOPS TO REDUCE WATER CONSUMPTION.
- THE DEVELOPER SHALL INSTALL WATER SAVING OVEN COOKTOPS TO REDUCE WATER CONSUMPTION.
- THE DEVELOPER SHALL INSTALL WATER SAVING RANGE COOKTOPS TO REDUCE WATER CONSUMPTION.
- THE DEVELOPER SHALL INSTALL WATER SAVING BURNERS TO REDUCE WATER CONSUMPTION.
- THE DEVELOPER SHALL INSTALL WATER SAVING GRILLS TO REDUCE WATER CONSUMPTION.
- THE DEVELOPER SHALL INSTALL WATER SAVING BROILERS TO REDUCE WATER CONSUMPTION.
- THE DEVELOPER SHALL INSTALL WATER SAVING ROASTERS TO REDUCE WATER CONSUMPTION.
- THE DEVELOPER SHALL INSTALL WATER SAVING TOASTERS TO REDUCE WATER CONSUMPTION.
- THE DEVELOPER SHALL INSTALL WATER SAVING POPCORN POPPERS TO REDUCE WATER CONSUMPTION.
- THE DEVELOPER SHALL INSTALL WATER SAVING AIR FRYERS TO REDUCE WATER CONSUMPTION.
- THE DEVELOPER SHALL INSTALL WATER SAVING DEHYDRATORS TO REDUCE WATER CONSUMPTION.
- THE DEVELOPER SHALL INSTALL WATER SAVING SLOW COOKERS TO REDUCE WATER CONSUMPTION.
- THE DEVELOPER SHALL INSTALL WATER SAVING RICE COOKERS TO REDUCE WATER CONSUMPTION.
- THE DEVELOPER SHALL INSTALL WATER SAVING CROCK POT COOKERS TO REDUCE WATER CONSUMPTION.
- THE DEVELOPER SHALL INSTALL WATER SAVING INSTANT POT COOKERS TO REDUCE WATER CONSUMPTION.
- THE DEVELOPER SHALL INSTALL WATER SAVING PRESSURE COOKERS TO REDUCE WATER CONSUMPTION.
- THE DEVELOPER SHALL INSTALL WATER SAVING SLOW COOKERS TO REDUCE WATER CONSUMPTION.
- THE DEVELOPER SHALL INSTALL WATER SAVING RICE COOKERS TO REDUCE WATER CONSUMPTION.
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- THE DEVELOPER SHALL INSTALL WATER SAVING INSTANT POT COOKERS TO REDUCE WATER CONSUMPTION.
- THE DEVELOPER SHALL INSTALL WATER SAVING PRESSURE COOKERS TO REDUCE WATER CONSUMPTION.

FIRE NOTE

VEGETATION SHALL BE SELECTED AND MAINTAINED IN SUCH A MANNER AS TO ALLOW IMMEDIATE ACCESS TO ALL HYDRANTS, VALVES, FIRE DEPARTMENT CONNECTIONS, PULL STATIONS, EXTINGUISHERS, SPRINKLER ALARMS, CONTROL PANELS, RESCUE WINDOWS, AND OTHER DEVICES OR AREAS USED FOR FIRE-RELATED PURPOSES. VEGETATION OR BUILDING FEATURES SHALL NOT OBSTRUCT ADDRESS NUMBERS OR IMPAIR THE FUNCTIONING OF ALARM BELLS, HORN OR STROBES.

EXISTING TREE/LANDSCAPE NOTE

EXISTING TREES TO REMAIN ON SITE WITHIN THE AREA OF WORK SHALL BE PROTECTED BY THE FOLLOWING MEASURES:

- A 6" BRIGHT YELLOW ORANGE TEMPORARY FENCE SHALL BE PLACED AROUND EXISTING TREES AT THE DWP LINE.
- SUPPORTS, SIGNAGE, DISTURBANCE, VEHICLE USE, AND MATERIAL STORAGE OF ANY KIND IS PROHIBITED WITHIN THE DWP LINE.
- THE WORKING SCHEDULE SHALL BE MAINTAINED AND DOCUMENTED DURING CONSTRUCTION.
- ALL DAMAGED TREES SHALL BE REPLACED WITH ONE OF EQUAL OR GREATER SIZE.

IF ANY REQUIRED LANDSCAPE INDICATED ON THE APPROVED CONSTRUCTION DOCUMENTS IS DAMAGED OR REMOVED DURING DEMOLITION OR CONSTRUCTION, IT SHALL BE REPAIRED AND/OR REPLACED IN KIND AND EQUIVALENT SIZE PER THE APPROVED DOCUMENTS TO THE SATISFACTION OF THE DEVELOPMENT SERVICES DEPARTMENT WITHIN 30 DAYS OF DAMAGE.

Prepared By: Martinez + Cutil Architects
 432 W. Broadway, Ste 2600
 San Diego, CA 92101
 T: 619-233-4857
 E: scutil@martinezcutil.com

Project No: 365469

Project Address: 1166, 1168 & 1180 Rosecrans St.
 San Diego, CA 92106

Project Name: Rosecrans & Byron Mixed Use

Sheet Title: Landscape Development Plan 1_{DEP}

Revision 10	11/2/14
Revision 9	8/1/14
Revision 8	8/1/14
Revision 7	8/1/14
Revision 6	8/1/14
Revision 5	8/1/14
Revision 4	8/1/14
Revision 3	8/1/14
Revision 2	8/1/14
Revision 1	8/1/14

January 28, 2015
 Sheet 8 of 19

INVASIVE PLANT NOTE

ALL EXISTING INVASIVE PLANT SPECIES INCLUDING VEGETATIVE PARTS AND ROOT SYSTEMS SHALL BE COMPLETELY REMOVED FROM THE PREMISES WHEN THE COMBINATION OF SPECIES, TYPE, LOCATION AND SURROUNDING ENVIRONMENTAL CONDITIONS PROVIDES A MEANS FOR THE SPECIES TO INVADIE OTHER AREAS OF NATIVE PLANT MATERIAL THAT ARE ON OR NEAR THE PREMISES.

LONG TERM MAINTENANCE

ALL REQUIRED LANDSCAPE AREAS TO BE MAINTAINED BY OWNER, LANDSCAPE AND IRRIGATION AREAS IN THE PUBLIC RIGHT OF WAY SHALL BE MAINTAINED BY THE OWNER. THE LANDSCAPED AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DAMAGED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMITS.

TREES SHALL BE MAINTAINED SO THAT ALL BRANCHES OVER WALKWAYS OR DRIVEWAYS ARE 4 FEET ABOVE THE WALKWAY GRADE AND BRANCHES OVER VEHICULAR TRAVEL WAYS ARE 8 FEET ABOVE THE GRADE OF THE TRAVEL WAY PER THE SAN DIEGO MUNICIPAL CODE, SECTION 142.89A(2)(1)(C).

ROOT BARRIER NOTE

NON-Biodegradable ROOT BARRIERS SHALL BE INSTALLED AROUND ALL NEW STREET TREES PER USC 142.89A(2)(1)(C).

DISTURBED AREA NOTE

ALL GRADED, DISTURBED OR ERODED AREAS THAT WILL NOT BE PERMANENTLY PAVED OR COVERED BY STRUCTURES SHALL BE PERMANENTLY RE-VEGETATED AND IRRIGATED AS SHOWN IN TABLE 142.89F AND IN ACCORDANCE WITH THE STANDARDS IN THE LAND DEVELOPMENT MANUAL (142.89A) (1)(C).

UTILITY SCREENING

ALL WATER, SEWER, AND GAS UTILITIES SHALL BE EFFECTIVELY SCREENED WITH PLANT MATERIAL AT THE TIME OF PLANT INSTALLATION.

PLANT MATERIAL NEAR SEWER LINES

NO TREE OR SHRUB EXCEEDING 2' HEIGHT SHALL BE PLANTED WITHIN 10' OF ANY PUBLIC SEWER FACILITIES.

MULCHING NOTE

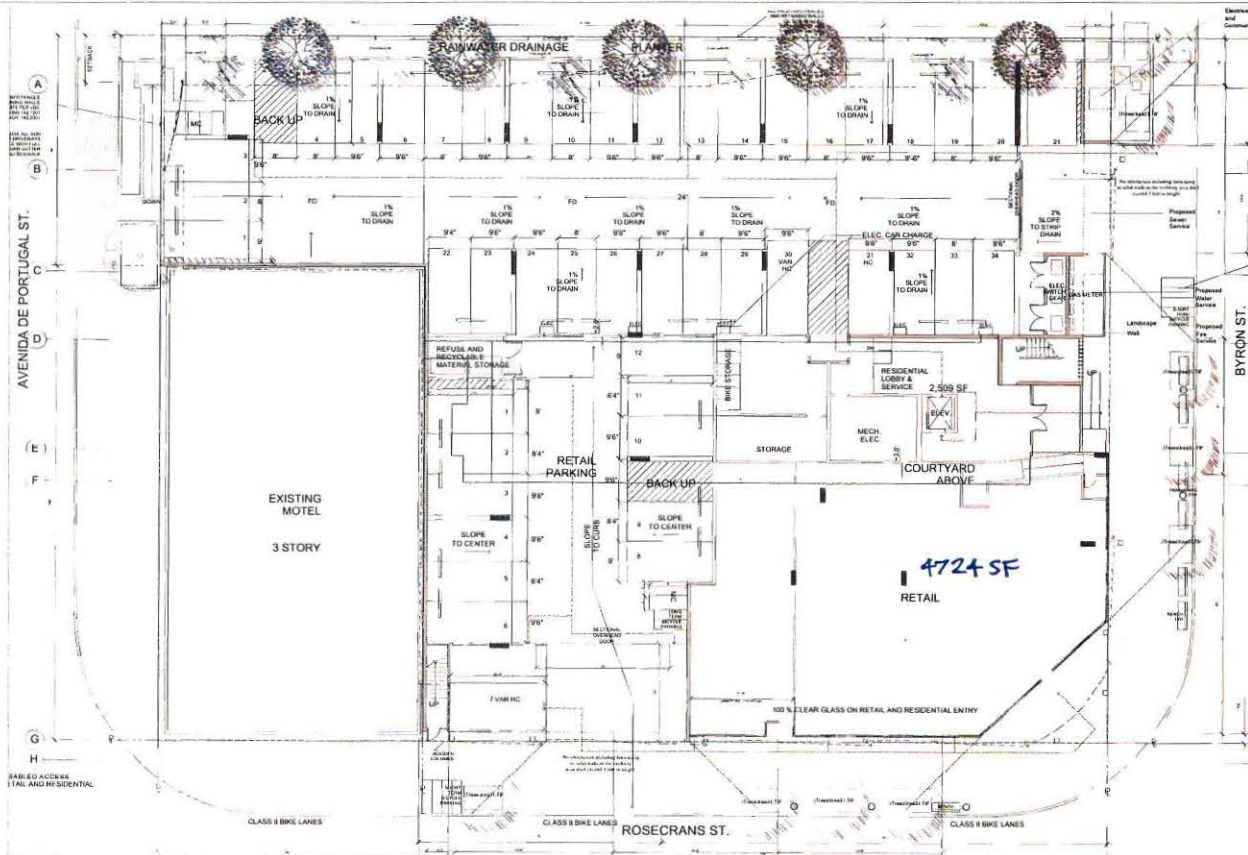
ALL REQUIRED PLANTING AREAS SHALL BE COVERED WITH MULCH TO A MINIMUM DEPTH OF 2 INCHES, EXCLUDING SLOPES REQUIRING REVEGETATION AND AREAS PLANTED WITH GROUNDCOVER. ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL ALSO BE MULCHED TO THE MINIMUM DEPTH.

DESIGN STATEMENT

THE LANDSCAPE DESIGN INTENT OF THE MURPHY MIXED-USE DEVELOPMENT IS TO DEVELOP A LIVABLE, COMFORTABLE, EXTENSIVE ENVIRONMENT FOR THE DWELLINGTENANTS AS AN EXTENSION OF THEIR INTERIOR SPACES UTILIZING DROUGHT TOLERANT, ENVIRONMENTALLY SENSITIVE PLANT MATERIAL AND BUILDING PRODUCTS.

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ROSECRANS AND BYRON MIXED-USE -CONCEPTUAL DESIGN



CANDIDATE PLANT MATERIAL

TREES	DIMENSIONS	SIZE	FORM AND FUNCTION
TRISTEMA CONFERTA (BUSH/SHRUB)	15 SPREAD X 24' HEIGHT	24' BOX	DAT
STREET TREE			
JACARANDA MIMOSIFOLIA (JACARANDA)	20' SPREAD X 25' HEIGHT	24' BOX	DAT
STREET TREE (EXISTING TO REMAIN)			
JACARANDA MIMOSIFOLIA (JACARANDA)	20' SPREAD X 25' HEIGHT	NA	DAT
EVERGREEN ACCENT SHRUB			
DAUBAY COPPER HAZELHURST TREE FERN	6' H.T.	15 GAL.	
DRASEA MARGARITA ERASION PALM	6' H.T.	15 GAL.	
EMBALLIA SPY	6' H.T.	5 GAL.	
EVERGREEN BORDER SHRUB/ACCENT SHRUB			
ANDROMEDA CONFERTA (W/ HEAVY FOLIAGE)	2-3' H.T. 2-3' C.	50% 1 GAL/50% 15 GAL.	ESS
PISTIA STRIATA (W/ HEAVY FOLIAGE)	2-3' H.T. 2-3' C.	50% 1 GAL/50% 15 GAL.	ESS
PHORADENDRON TENAX (W/ HEAVY FOLIAGE)	2-3' H.T. 2-3' C.	50% 1 GAL/50% 15 GAL.	ESS
PROSTREA STRIATA (W/ HEAVY FOLIAGE)	2-3' H.T. 2-3' C.	50% 1 GAL/50% 15 GAL.	ESS
ROSEMYRTUS QUINQUEFIDA (W/ HEAVY FOLIAGE)	2-3' H.T. 2-3' C.	50% 1 GAL/50% 15 GAL.	ESS
ROSEMYRTUS QUINQUEFIDA (W/ HEAVY FOLIAGE)	2-3' H.T. 2-3' C.	50% 1 GAL/50% 15 GAL.	ESS
ROSEMYRTUS QUINQUEFIDA (W/ HEAVY FOLIAGE)	2-3' H.T. 2-3' C.	50% 1 GAL/50% 15 GAL.	ESS
ROSEMYRTUS QUINQUEFIDA (W/ HEAVY FOLIAGE)	2-3' H.T. 2-3' C.	50% 1 GAL/50% 15 GAL.	ESS
ROSEMYRTUS QUINQUEFIDA (W/ HEAVY FOLIAGE)	2-3' H.T. 2-3' C.	50% 1 GAL/50% 15 GAL.	ESS
EVERGREEN SCREENING SHRUB			
CASIMIROA MARIANA (W/ HEAVY FOLIAGE)	3-4' H.T. 4-5' C.	50% 1 GAL/50% 15 GAL.	ESS
FALSA SCLEROMORPHA (W/ HEAVY FOLIAGE)	3-4' H.T. 4-5' C.	50% 1 GAL/50% 15 GAL.	ESS
GRASSA OCCIDENTALE (W/ HEAVY FOLIAGE)	3-4' H.T. 4-5' C.	50% 1 GAL/50% 15 GAL.	ESS
IGUALIA (W/ HEAVY FOLIAGE)	3-4' H.T. 4-5' C.	50% 1 GAL/50% 15 GAL.	ESS
PLANTER (W/ HEAVY FOLIAGE)	3-4' H.T. 4-5' C.	50% 1 GAL/50% 15 GAL.	ESS
PROSTREA STRIATA (W/ HEAVY FOLIAGE)	3-4' H.T. 4-5' C.	50% 1 GAL/50% 15 GAL.	ESS
EVERGREEN GROUND COVER			
PERSEA OVATA (W/ HEAVY FOLIAGE)	1-1.5' H.T. 2-3' C.	50% 1 GAL/50% 15 GAL.	ESS
PERSEA OVATA (W/ HEAVY FOLIAGE)	1-1.5' H.T. 2-3' C.	50% 1 GAL/50% 15 GAL.	ESS
PERSEA OVATA (W/ HEAVY FOLIAGE)	1-1.5' H.T. 2-3' C.	50% 1 GAL/50% 15 GAL.	ESS
PERSEA OVATA (W/ HEAVY FOLIAGE)	1-1.5' H.T. 2-3' C.	50% 1 GAL/50% 15 GAL.	ESS
PERSEA OVATA (W/ HEAVY FOLIAGE)	1-1.5' H.T. 2-3' C.	50% 1 GAL/50% 15 GAL.	ESS

FORM AND FUNCTION ABBREVIATIONS

BHCT	BROAD HEADED CANOPY SHADE TREE
VE	VERTICAL ACCENT TREE
ES	EVERGREEN SCREENING TREE
ES	EVERGREEN SCREENING SHRUB
ES	EVERGREEN SCREENING SHRUB
ES	EVERGREEN ACCENT SHRUB
ES	EVERGREEN ACCENT SHRUB
ES	EVERGREEN ACCENT SHRUB
ES	EVERGREEN ACCENT SHRUB
ES	EVERGREEN ACCENT SHRUB
ES	EVERGREEN ACCENT SHRUB

WATER CONSERVATION STATEMENT

ALL PLANTING MATERIAL SHALL BE SELECTED AND MAINTAINED IN SUCH A MANNER AS TO ALLOW IMMEDIATE ACCESS TO ALL HYDRANTS UNLESS FIRE DEPARTMENT CONNECTIONS, FULL SIZED EXTINGUISHERS, SPRINKLER RISERS, ALARM CONTROL PANELS, INCLUSIVE WINDOWS, AND OTHER DEVICES OR AREAS USED FOR OPERATIONAL PURPOSES. VEGETATION SHALL BE MAINTAINED IN SUCH A MANNER AS TO NOT OBSTRUCT ADDRESS NUMBERS OR IMPAIR THE FUNCTIONING OF ALARM BELLS, HORN OR S TROBLES.

FIRE NOTE

VEGETATION SHALL BE SELECTED AND MAINTAINED IN SUCH A MANNER AS TO ALLOW IMMEDIATE ACCESS TO ALL HYDRANTS UNLESS FIRE DEPARTMENT CONNECTIONS, FULL SIZED EXTINGUISHERS, SPRINKLER RISERS, ALARM CONTROL PANELS, INCLUSIVE WINDOWS, AND OTHER DEVICES OR AREAS USED FOR OPERATIONAL PURPOSES. VEGETATION SHALL BE MAINTAINED IN SUCH A MANNER AS TO NOT OBSTRUCT ADDRESS NUMBERS OR IMPAIR THE FUNCTIONING OF ALARM BELLS, HORN OR S TROBLES.

INVASIVE PLANT NOTE
 ALL EXISTING INVASIVE PLANT SPECIES INCLUDING VEGETATIVE PARTS AND ROOT SYSTEMS SHALL BE COMPLETELY REMOVED FROM THE PREMISES WITHIN THE COMBINATION OF SPECIES, THE LOCATION, AND SURROUNDING ENVIRONMENTAL CONDITIONS PROVIDES A HAZARD FOR THE SPECIES TO INVADE OTHER AREAS OF NATIVE PLANT MATERIAL THAT ARE ON OR OFF OF THE PREMISES.

LONG TERM MAINTENANCE
 ALL REQUIRED LANDSCAPE AREAS TO BE MAINTAINED BY OWNER LANDSCAPE AND IRRIGATION AREAS TO THE PUBLIC RIGHT OF WAY SHALL BE MAINTAINED BY THE OWNER. THE LANDSCAPED AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION, PRUNED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMITS.

UTILITY SCREENING
 ALL WATER, SEWER, AND GAS UTILITIES SHALL BE EFFECTIVELY SCREENED WITH PLANT MATERIAL AT THE TIME OF PLANT INSTALLATION.

ROOT BARRIER NOTE
 NON-Biodegradable root barriers shall be installed around all new street trees (PERIODIC MAINTENANCE).

MULCHING NOTE
 ALL REQUIRED PLANTING AREAS SHALL BE COVERED WITH MULCH TO A MINIMUM DEPTH OF 2 INCHES, EXCLUDING SLOPES REQUIRING REVEGETATION AND AREAS PLANTED WITH GRASSHORNERS. ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL ALSO BE MULCHED TO THIS MINIMUM DEPTH.

DESIGN STATEMENT
 THE LANDSCAPE DESIGN INTENT OF THE MIXED-USE DEVELOPMENT IS TO DEVELOP A "CRISTAL" COMFORTABLE EXTERIOR ENVIRONMENT FOR THE OWNERS/TENANTS AS AN EXTENSION OF THEIR INTERIOR SPACES UTILIZING DROUGHT TOLERANT ENVIRONMENTALLY SENSITIVE PLANT MATERIAL AND BUILDING PRODUCTS.



POINT LOMA VILLAGE LLC
 DEVELOPER
 3830 VALLEY CENTER DR. SUITE 701-571
 SAN DIEGO, CA 92130
 858 259 1373

ROSECRANS AND BYRON
 MIXED-USE - CONCEPTUAL DESIGN

Prepared By: Martinez + Cutil Architects
 412 W. Broadway, Ste 2800
 San Diego, CA 92101
 T-619-233-4857
 E- lucas@martinezcutil.com

Project No: 355499

Project Address: 1166, 1168 & 1180 Rosecrans St.
 San Diego, CA 92106

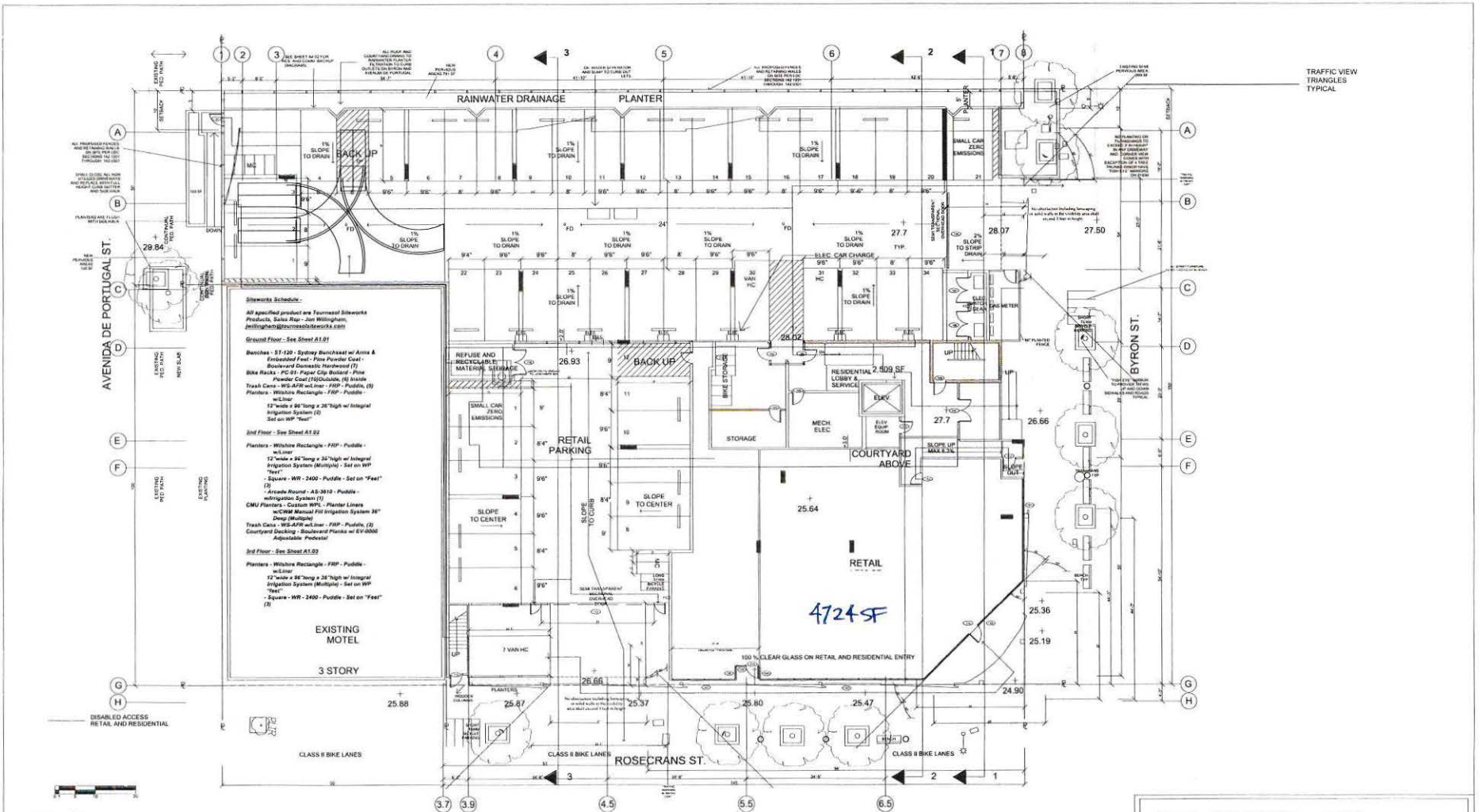
Project Name: Rosecrans & Byron Mixed Use
 Landscape Development Plan 2

Revision 10
 Revision 9
 Revision 8
 Revision 7
 Revision 6
 Revision 5
 Revision 4
 Revision 3
 Revision 2
 Revision 1

11/3/14
 9/17/14
 8/1/14

January 28, 2015

Sheet 9 of 19



Siteworks Schedule

All specified products are Turfmate Siteworks Products. Salsar Top - Jon Williamson, jwilliamson@turfmate.com

Ground Floor - See Sheet A1.01

Benches - ST-130 - Sydney Benches w/ Arms & Embroidered Feet - Pine Powder Coat - Rosecrans & Damon St. Rosecrans (1)

Bike Racks - PC-01 - Paper City Bifold - Pine Powder Coat (10) Damon, 10 Inside

Trash Cans - WS-2400 w/ Lid - FRP - Puddle, (3)

Planters - Withhore Rectangle - FRP - Puddle - w/ Liner
 12" wide x 36" long x 28" high w/ Integral Irrigation System (3)
 Set on 3/4" "feet"

2nd Floor - See Sheet A1.02

Planters - Withhore Rectangle - FRP - Puddle - w/ Liner
 12" wide x 36" long x 28" high w/ Integral Irrigation System (Multiple) - Set on 3/4" "feet"

Square - WR - 2400 - Puddle - Set on "feet" (3)

Arched Round - AR-3010 - Puddle - w/ Irrigation System (1)

CMU Planters - Custom WFL - Planter Lines w/ CWMA Manual Fill Irrigation System 26" Deep (Multiple)

Trash Cans - WS-2400 w/ Lid - FRP - Puddle, (3)

Courtyard Decking - Boulevard Planks w/ EV-0006 Adjustable Pedestal

3rd Floor - See Sheet A1.03

Planters - Withhore Rectangle - FRP - Puddle - w/ Liner
 12" wide x 36" long x 28" high w/ Integral Irrigation System (Multiple) - Set on 3/4" "feet"

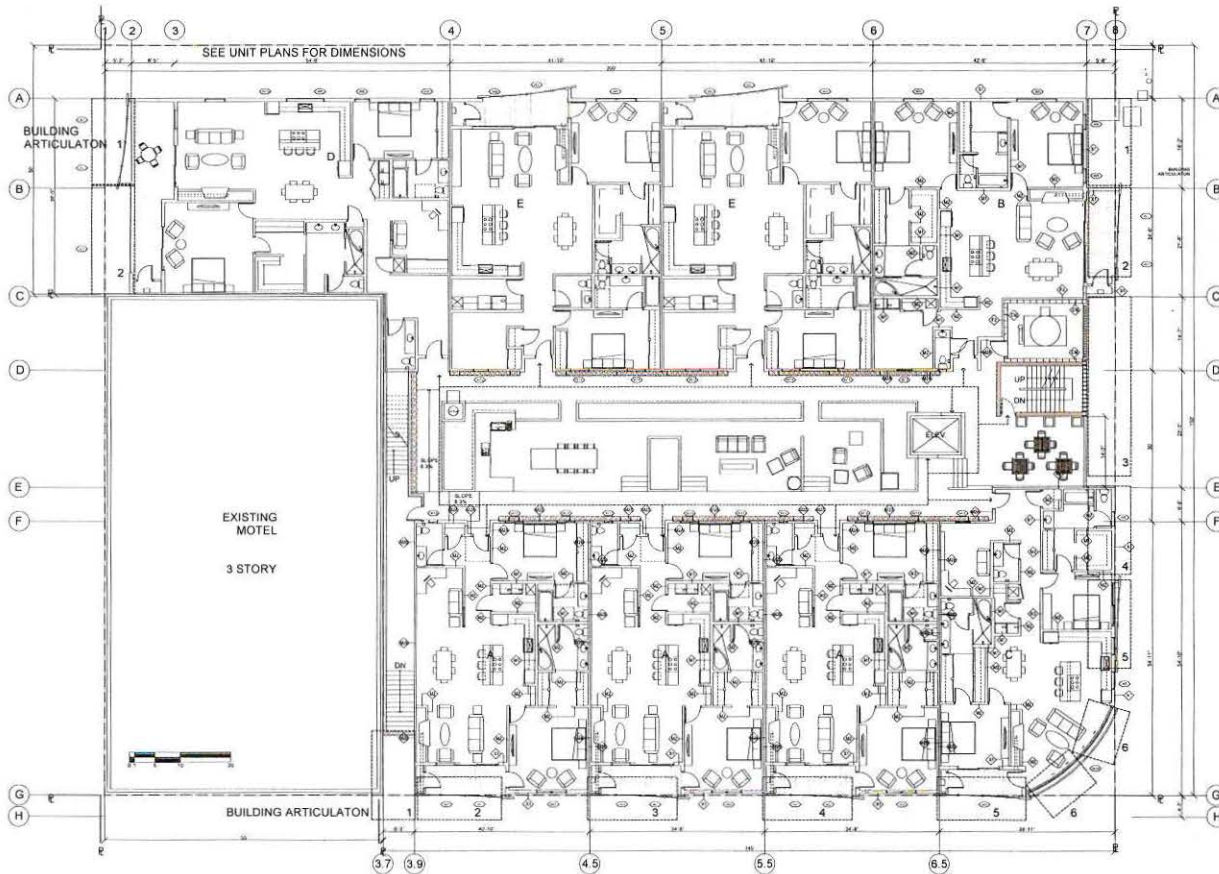
Square - WR - 2400 - Puddle - Set on "feet" (3)

4724 SF

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ROSECRANS AND BYRON
 MIXED-USE - CONCEPTUAL DESIGN

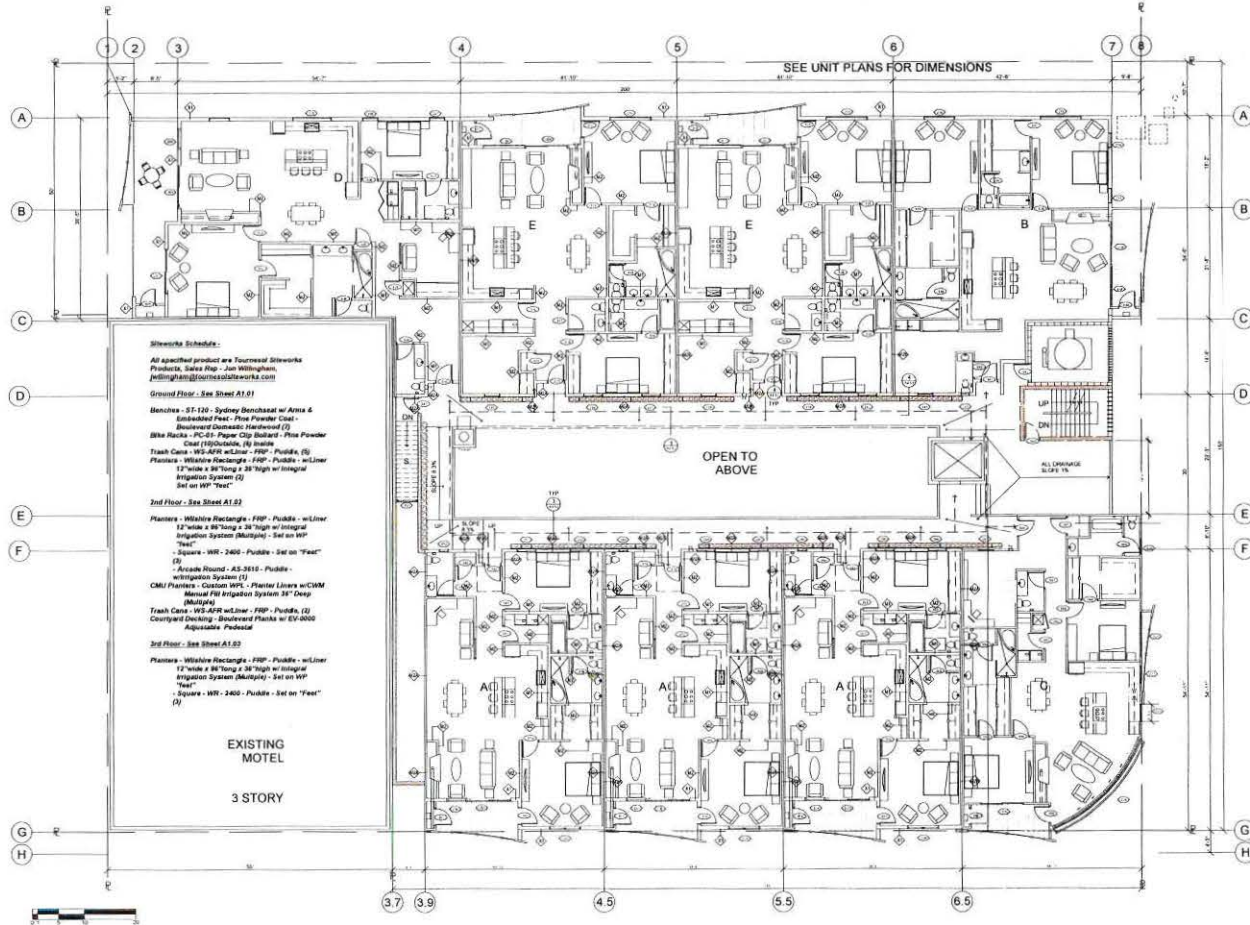
Prepared By:	Martinez + Cull Architects 402 W. Broadway, Ste 2600 San Diego, CA 92101 T: 619-233-4857 E: tcull@martinezcultrn.com	Revision 10 _____ Revision 9 _____ Revision 8 _____ Revision 7 _____ Revision 6 _____ Revision 5 _____ Revision 4 _____ Revision 3 11/3/14 Revision 2 8/17/14 Revision 1 8/1/14
Project No:	365489	
Project Address:	1166, 1168 & 1180 Rosecrans St San Diego, CA 92106	
Project Name:	Rosecrans & Byron Mixed Use	January 28, 2015
Sheet Title:	Site Plan/ Ground Floor Plan	A 2.01 Sheet 10 of 19 DEPN



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 DEVELOPER
 3830 VALLEY CENTER DR. SUITE 701-571
 SAN DIEGO, CA 92130
 858 259 1373

ROSECRANS AND BYRON
 MIXED-USE - CONCEPTUAL DESIGN

Prepared By:	Martinez + Cutri Architects 402 W. Broadway, Ste 2600 San Diego, CA 92101 T: 619-233-4857 E: tcutri@martinezcutri.com	Revision 10 _____ Revision 9 _____ Revision 8 _____ Revision 7 _____ Revision 6 _____ Revision 5 _____
Project No:	305489	Revision 4 _____ Revision 3 11/3/14 Revision 2 9/17/14 Revision 1 8/11/14
Project Address:	1166, 1168 & 1180 Rosecrans St San Diego, CA 92106	
Project Name:	Rosecrans & Byron Mixed Use	January 28, 2015
Sheet Title:	Second Floor Plan	A 2.02 Sheet 11 of 19
DEPN		



Siteworks Schedule:
 All specified product are Fourwood Siteworks
 Products, Sales Rep - Jan Willingham,
 janwill@fourwoodsiteworks.com

Ground Floor - See Sheet A1.01

Benches - ST-120 - Sydney Benchseat w/ Arms 4
 Unbreaked Feet - Fine Powder Coat -
 Resincoat/Onyxite Handrail (2)

Bike Racks - PC-81 - Paper Clip Bulbar - Fine Powder
 Coat (Polyethylene, 6) Inside

Trash Cans - WS-APR w/liner - FRP - Publix (2)

Planters - White Rectangle - FRP - Publix - w/liner
 12" wide x 36" long x 36" high w/ integral
 irrigation system (2)

12" wide x 36" long x 36" high w/ integral
 irrigation system (2)
 Set on WVP "Teat"

2nd Floor - See Sheet A1.02

Planters - White Rectangle - FRP - Publix - w/liner
 12" wide x 36" long x 36" high w/ integral
 irrigation system (Multiple) - Set on WVP
 "Teat"

Square - WR - 2400 - Publix - Set on "Teat"
 (2)

Arched Round - AS-3510 - Publix -
 w/irrigation system (1)

CMU Planters - Custom WVP - Planter Liners w/CMU
 Manual FBI Irrigation System 30" Deep
 (Multiple)

Trash Cans - WS-APR w/liner - FRP - Publix (2)
 Compound Decking - Resincoat Planks w/UV-6000
 Adjustable Pedestal

3rd Floor - See Sheet A1.03

Planters - White Rectangle - FRP - Publix - w/liner
 12" wide x 36" long x 36" high w/ integral
 irrigation system (Multiple) - Set on WVP
 "Teat"

Square - WR - 2400 - Publix - Set on "Teat"
 (2)

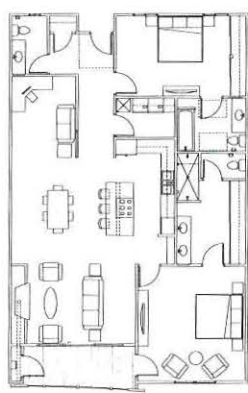
EXISTING
 MOTEL
 3 STORY



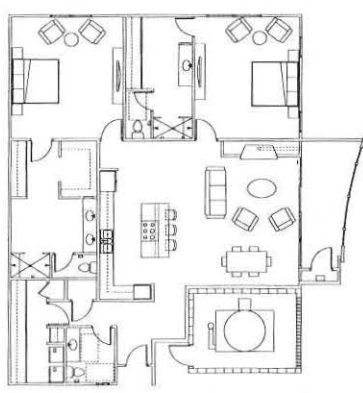
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 DEVELOPER
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 958.259.1373

ROSECRANS AND BYRON
 MIXED-USE - CONCEPTUAL DESIGN

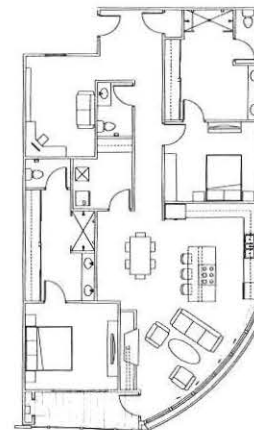
Prepared By:	Martinez + Cuh Architects 402 W. Broadway, Ste 2600 San Diego, CA 92101 T: 619-233-4857 E: tcuh@martzincuh.com	Revision 10 _____ Revision 9 _____ Revision 8 _____ Revision 7 _____ Revision 6 _____ Revision 5 _____ Revision 4 _____ Revision 3 11/3/14 Revision 2 2/12/14 Revision 1 8/1/14
Project No:	365489	
Project Address:	1166, 1168 & 1180 Rosecrans St. San Diego, CA 92106	January 28, 2015
Project Name:	Rosecrans & Byron Mixed Use	
Sheet Title:	Third Floor Plan	A.2.03 Sheet 12 of 19
		DEP# _____



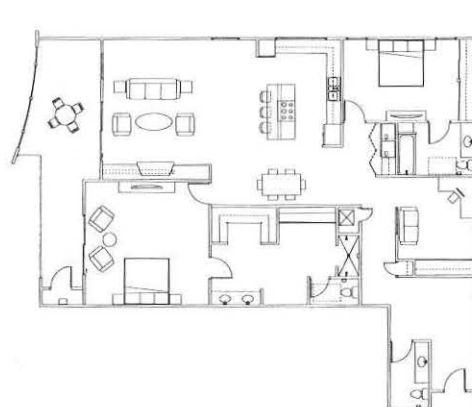
UNIT A



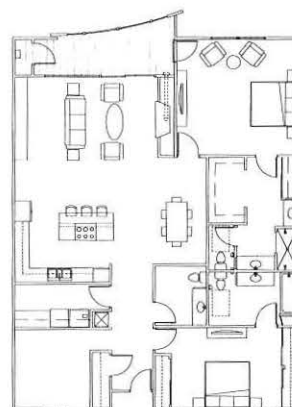
UNIT B



UNIT C



UNIT D



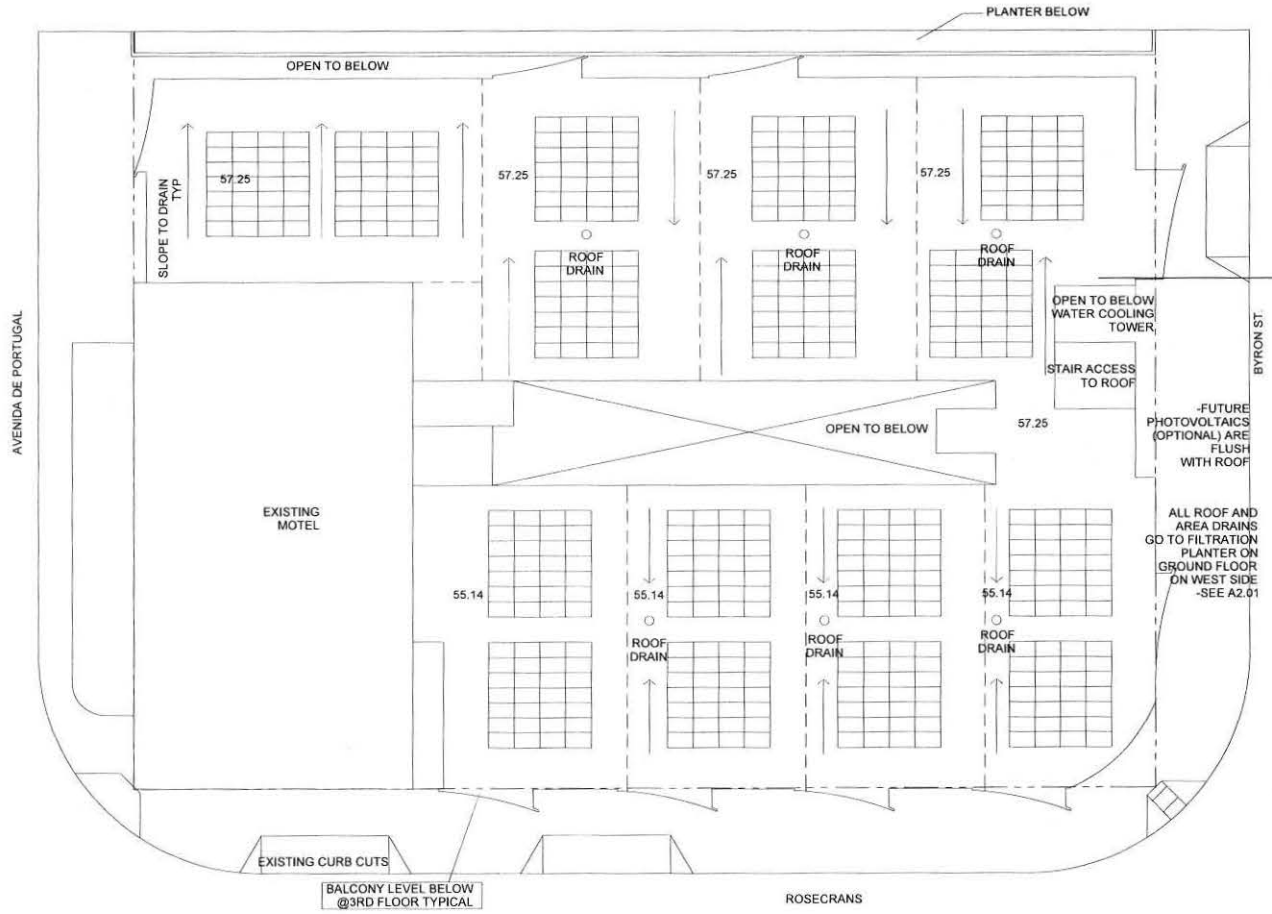
UNIT E

UNIT PLANS

Prepared By:	Martinez + Cobi Architects 402 W. Broadway, Ste 2600 San Diego, CA 92101 T- 619-233-4857 E- lcohi@martinezcobi.com	Revision 10 _____ Revision 9 _____ Revision 8 _____ Revision 7 _____ Revision 6 _____ Revision 5 _____ Revision 4 _____ Revision 3 _____ Revision 2 _____ Revision 1 _____
Project No:	365489	11/3/14 9/17/14 8/1/14
Project Address:	1166, 1168 & 1180 Rosecrans St. San Diego, CA 92106	January 28, 2015
Project Name:	Rosecrans & Byron Mixed Use	
Sheet Title:	Unit Plans	A 2.1 Sheet 13 of 19
	DEP#	

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DEVELOPER
3830 VALLEY CENTER DR, SUITE 701 -571
SAN DIEGO, CA 92130
858.259.1373

ROSECRANS AND BYRON MIXED-USE -CONCEPTUAL DESIGN



ALL ROOF DRAINS DISCHARGE INTO FILTERING PLANTER WEST OF CLUMN LINE A ON THE GROUND LEVEL.

-FUTURE PHOTOVOLTAICS (OPTIONAL) ARE FLUSH WITH ROOF
 ALL ROOF AND AREA DRAINS GO TO FILTRATION PLANTER ON GROUND FLOOR ON WEST SIDE -SEE A2.01

ROOF PLAN



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 DEVELOPER
 3830 VALLEY CENTER DR, SUITE 701-571
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 858.259.1373

ROSECRANS AND BYRON
 MIXED-USE -CONCEPTUAL DESIGN

Prepared By:	Martinez + Cutil Architects 402 W. Broadway, Ste 2600 San Diego, CA 92101 T: 619-233-4867 E: lcut4@martinezcuti.com	Revision 10	_____
		Revision 9	_____
		Revision 8	_____
		Revision 7	_____
		Revision 6	_____
		Revision 5	_____
		Revision 4	11/3/14
		Revision 3	9/17/14
		Revision 2	8/1/14
		Revision 1	8/1/14
Project No:	385489		
Project Address:	1166, 1168 & 1180 Rosecrans St. San Diego, CA 92106		
Project Name:	Rosecrans & Byron Mixed Use	January 28, 2015	
Sheet Title:	Roof Plan	A 2.RF	Sheet 14 of 19
		DEP#	

FOR REFERENCE USE ONLY, NTS. FOR DIMENSION USE, SEE A 3.01 ELEVATIONS.



NORTH ELEVATION(BYRON ST.)



SOUTH ELEVATION(AVENIDA DE PORTUGAL)



WEST ELEVATION



EAST ELEVATION(ROSECRANS ST.)



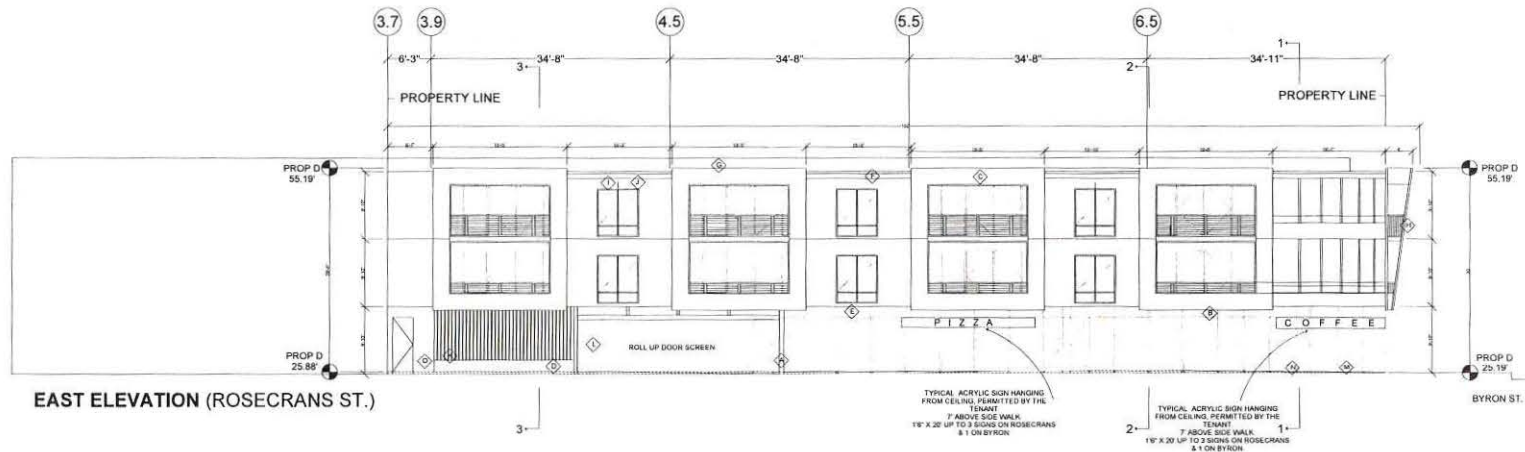
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 DEVELOPER
 3830 VALLEY CENTER DR, SUITE 701-571
 SAN DIEGO, CA 92130
 658.258.1373

**ROSECRANS AND BYRON
 MIXED-USE - CONCEPTUAL DESIGN**

Prepared By:	Martinez + Cutil Architects 402 W. Broadway, Ste 2000 San Diego, CA 92101 T- 619-233-4857 E- mcutil@gmail.com	Revision 10	_____
Project No:	365489	Revision 9	_____
Project Address:	1166, 1168 & 1180 Rosecrans St. San Diego, CA 92106	Revision 8	_____
Project Name:	Rosecrans & Byron Mixed Use	Revision 7	_____
Sheet Title:	Elevations	Revision 6	_____
		Revision 5	_____
		Revision 4	11/2/14
		Revision 3	9/17/14
		Revision 2	8/11/14
		Revision 1	8/11/14
		January 28, 2015	
		A 3.02	Sheet 16 of 19
		DEP#	

EXTERIOR MATERIALS LEGEND

- A VINTAGE RECYCLED STRUCTURAL TIMBER POSTS
- B VINTAGE RECYCLED WOOD SLAT SOFFITS
- C "DIE" SHAPED BALCONY FASCIA - PERFORATED COPPER
- D GLASS RAILING AT BALCONIES
- E JOB SHIPPED SIGNAGE BACKDROP
- F CEDAR TRELLIS/SLAT BUSHINGS
- G PHOTOVOLTAIC PANELS - "FLAT" ON ROOF TOP
- H NAUTICAL "WEDGE LINE" CURVED CORNER WITH PAINTED RAILS AND RAILING
- I BRIGHT/CHOCOLATE NEUTRAL COLORED STUCCO WITH GALVANIZED CONTROL JOINTS
- J BLUE TINTED WINDOW WALL
- K VINE COVERED PARKING SCREEN
- L BACKLIT BLUE TINTED PERFORATED METAL ROLL DOWN GARAGE DOOR
- M HARDWOOD & GALVANIZED METAL OUTDOOR CAFE GARDEN FURNITURE
- N NAUTICAL THEME STREET ACCESSORIES - TRASH ENCLOSURE, BIKE RACKS, SIGNAGE, ETC.
- O BICYCLE PARKING & BICYCLE SHARING



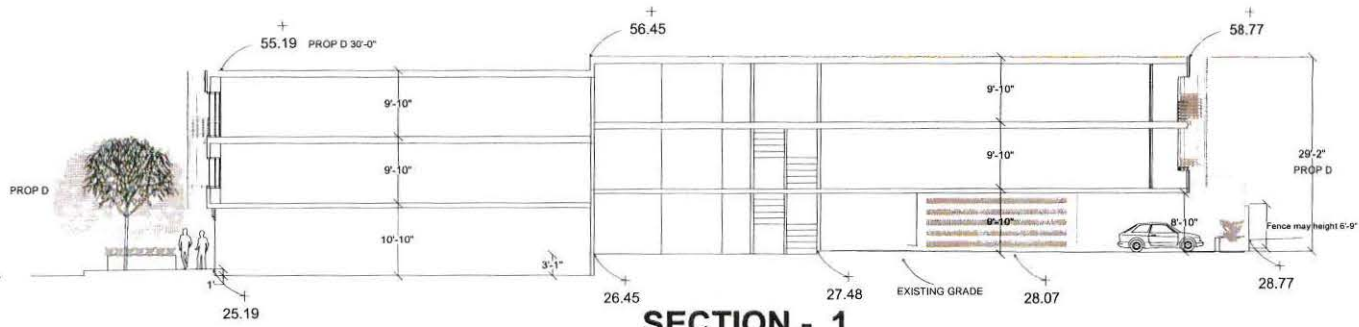
EAST ELEVATION (ROSECRANS ST.)

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 DEVELOPER
 3830 VALLEY CENTER DR., SUITE 701-571
 SAN DIEGO, CA 92130
 658.259.1373

ROSECRANS AND BYRON
 MIXED-USE - CONCEPTUAL DESIGN

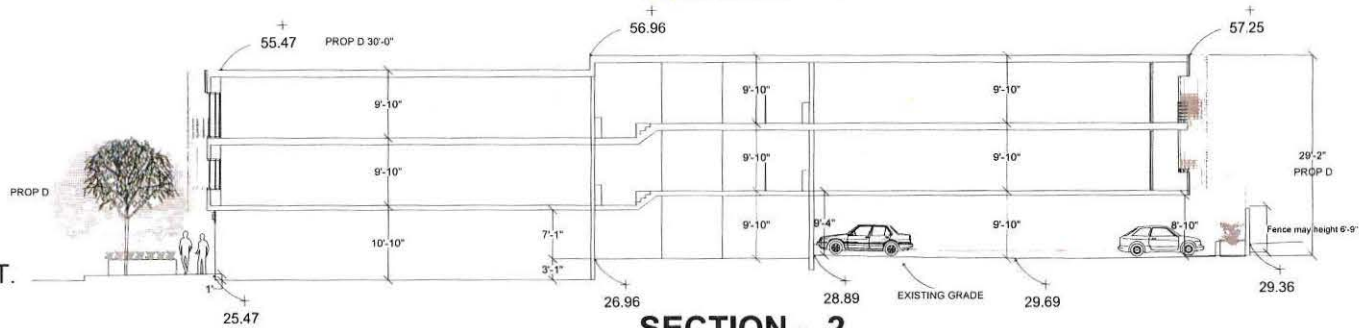
Prepared By:	Marinez + Cull Architects 402 W. Broadway, Ste 2600 San Diego, CA 92101 T-619-233-4857 E-rcull@marinez-cull.com	Revision 10 _____ Revision 9 _____ Revision 8 _____ Revision 7 _____ Revision 6 _____ Revision 5 _____ Revision 4 _____ Revision 3 11/3/14 Revision 2 9/17/14 Revision 1 8/1/14
Project No:	385489	
Project Address:	1166, 1168 & 1180 Rosecrans St. San Diego, CA 92106	
Project Name:	Rosecrans & Byron Mixed Use	January 28, 2015
Sheet Title:	Exterior Material Legend	A 3.03 Sheet 17 of 19 DEP#

ROSECRANS ST.



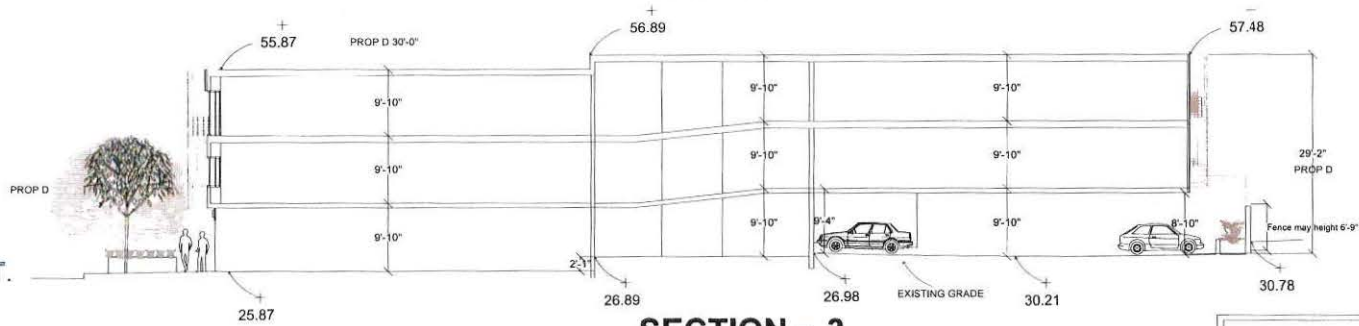
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ROSECRANS ST.



SECTION - 2

ROSECRANS ST.

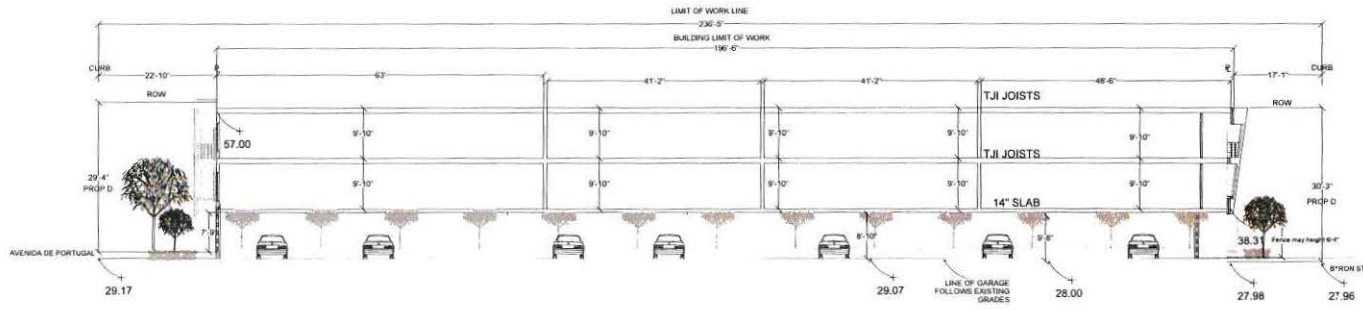


SECTION - 3

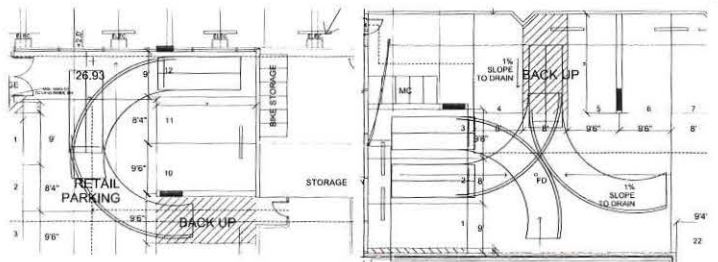
POINT LOMA VILLAGE LLC
 DEVELOPER
 3830 VALLEY CENTER DR, SUITE 701-571
 SAN DIEGO, CA 92130
 619.259.1373

ROSECRANS AND BYRON
 MIXED-USE - CONCEPTUAL DESIGN

Prepared By:	Martinez - Cutil Architects 402 W. Broadway, Ste 2600 San Diego, CA 92101 T-619-233-4857 E- scutil@martinezcutil.com	Revision 10	_____
Project No:	365489	Revision 9	_____
Project Address:	1166, 1168 & 1180 Rosecrans St San Diego, CA 92105	Revision 8	_____
Project Name:	Rosecrans & Byron Mixed Use	Revision 7	_____
Sheet Title:	Building Sections	Revision 6	_____
		Revision 5	_____
		Revision 4	11/3/14
		Revision 3	9/17/14
		Revision 2	8/1/14
		Revision 1	8/1/14
		January 28, 2015	
		A 4.01	Sheet 16 of 16
		DEPW	

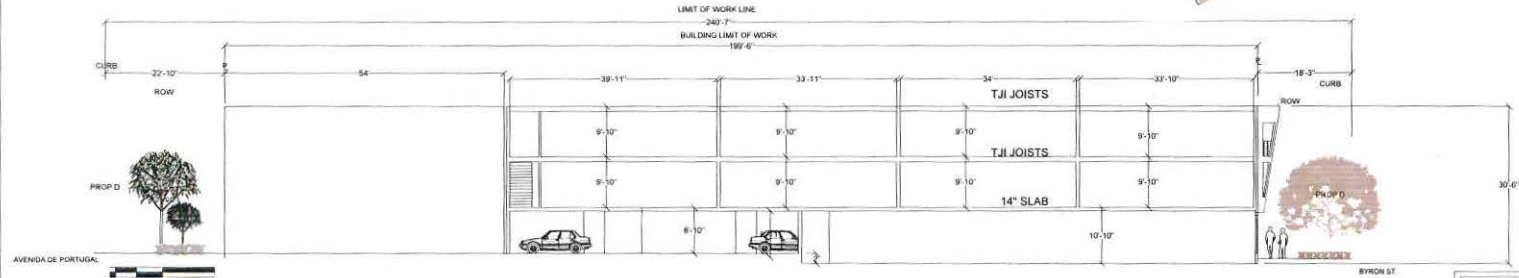
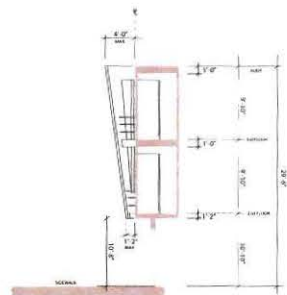
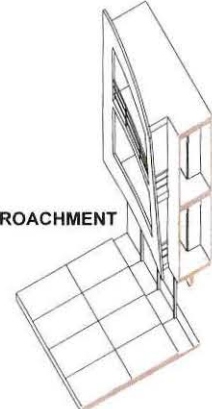


SECTION - AA



**RES. & COMM
BACKUP DIAGRAMS
(NOT TO SCALE)**

**BALCONY ENCROACHMENT
DETAIL
SAILSECTION
(NOT TO SCALE)**



SECTION - AB

POINT LOMA VILLAGE LLC
DEVELOPER
3830 VALLEY CENTER DR, SUITE 701-571
SAN DIEGO, CA 92130
656.259.1373

**ROSECRANS AND BYRON
MIXED-USE - CONCEPTUAL DESIGN**

Prepared By:	Martinez + Cuti Architects 402 W. Broadway, Ste 2600 San Diego, CA 92101 T- 619-233-4857 E- kcuti@martinezcuti.com	Revision 10	_____
Project No:	385489	Revision 9	_____
Project Address:	1166, 1168 & 1180 Rosecrans St. San Diego, CA 92106	Revision 8	_____
Project Name:	Rosecrans & Byron Mixed Use	Revision 7	_____
Sheet Title:	3D Sail Section	Revision 6	_____
		Revision 5	_____
		Revision 4	11/2/14
		Revision 3	9/17/14
		Revision 2	9/17/14
		Revision 1	8/11/14
		DATE	January 28, 2015
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