

**OWNER**  
PMB LLC  
329 SOUTH HIGHWAY 101, SUITE 160,  
SOLANA BEACH, CA 92075

client

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key plan



# EL CAMINO REAL ASSISTED LIVING FACILITY

13860 EL CAMINO REAL, SAN DIEGO, CA 92130

## 06-28-2024 DEVELOPMENT PLAN RESUBMITTAL

BULLET POINT NARRATIVE:	DEVELOPMENT SUMMARY	PROJECT DIRECTORY:																														
<p>THE PROJECT IS AN AMENDMENT TO THE PREVIOUSLY APPROVED ST. JOHN GARABED CHURCH TO INCORPORATE THE DEVELOPMENT OF A 104,383 SF, THREE STORY 105-UNIT NURSING HOME FACILITY FOR ASSISTED LIVING FACILITY CONSISTING OF 18 MEMORY CARE ACCOMMODATIONS AND 87 ASSISTED LIVING ACCOMMODATIONS. INDOOR AMENITIES INCLUDE DINING AREAS, MULTI-PURPOSE ROOM, FITNESS, SALON, THEATER AND OTHER AMENITIES. OUTDOOR AMENITIES INCLUDE A LARGE OPEN COURTYARD, POOL, PET RELIEF AREA AND GARDENS.</p> <p>THE PROJECT IS CONSISTENT WITH THE UNDERLYING AR 1-1 (AGRICULTURAL RESIDENTIAL) ZONING AND REQUIRES THE FOLLOWING DISCRETIONARY APPROVALS:</p> <ul style="list-style-type: none"> <li>CONDITIONAL USE PERMIT TO ALLOW FOR A NURSING HOME FACILITY FOR ASSISTED LIVING AND MEMORY CARE</li> <li>SITE DEVELOPMENT PERMIT FOR DEVELOPMENT ON A SITE CONTAINING ENVIRONMENTALLY SENSITIVE LANDS</li> <li>COASTAL DEVELOPMENT PERMIT BY CALIFORNIA COASTAL COMMISSION</li> <li>NEIGHBORHOOD USE PERMIT FOR COMPREHENSIVE SIGN PLAN</li> <li>SITE SPECIFIC MUNICIPAL CODE AMENDMENT</li> </ul>	<p>ASSESSOR PARCEL NUMBERS: 304-650-37-00</p> <p>LEGAL DESCRIPTION: PORTION OF NORTHWEST 1/4 OF SOUTHWEST 1/4 OF SECTION 7 TOWNSHIP 14 S.R.3.W S.B.M. PARCEL A AS SHOWN ON EXHIBIT B PER LOT LINE ADJUSTMENT PLAT NO. U-15122, CERTIFICATE OF COMPLIANCE RECORDED JULY 29, 2010 AS INSTRUMENT NO. 2010-038458 OF OFFICIAL RECORDS.</p> <p>OWNER: THE BOARD OF TRUSTEES OF ST. JOHN GARABED ARMENIAN APOSTOLIC CHURCH TRUST FUND UNDER DECLARATION OF TRUST DATED 10-01-2000</p> <p>APPLICANT: PMB CARMEL VALLEY LLC</p> <p>TYPE OF CONSTRUCTION: TYPE: V.A</p> <p>OCCUPANCY CLASSIFICATION: R2.1</p> <p>ZONING DESIGNATION: AR-1-1 (AGRICULTURAL-RESIDENTIAL)</p> <p>OVERLAY ZONES: COASTAL OVERLAY ZONE (DEF-CER), HIGH FIRE SEVERITY ZONE, FIRE BRUSH ZONES 300' BUFFER, AND PARKING IMPACT.</p> <p>GROSS SITE AREA: 17.33 ACRES OR 754,855 SF</p> <p>CALCULATIONS: 3.97 ACRE OR 172,933 SF (ASSISTED LIVING FACILITY) + 13.36 ACRE OR 581,922 SF (CHURCH FACILITY)</p> <p>LOT COVERAGE AREA (MAX.): 75,485 SF (754,855 SF X 0.10) 34,525 SF (ASSISTED LIVING FACILITY) + 40,960 SF (CHURCH FACILITY)</p> <p>FLOOR AREA RATIO: 0.61 105,312 SF (GROSS FLOOR AREA) DIVIDED BY 172,933 SF (LOT AREA)</p> <p>EXISTING USE: AGRICULTURAL</p> <p>PROPOSED USE: ASSISTED LIVING FACILITY</p> <p>YEAR EXISTING STRUCTURES BUILT: DOES NOT APPLY</p> <p>GEOLOGICAL HAZARD CATEGORY: 31, 32, 52 AND 53.</p> <p>LANDSCAPE AREA: 30,111 SF</p> <p>ACCOMMODATIONS:</p> <table border="1"> <tr> <td>ASSISTED LIVING</td> <td></td> <td></td> <td></td> </tr> <tr> <td>1 BED</td> <td>55</td> <td>BED COUNT:</td> <td></td> </tr> <tr> <td>2 BED</td> <td>17</td> <td>ASSISTED LIVING =</td> <td>104 BEDS</td> </tr> <tr> <td>STUDIO</td> <td>15</td> <td>MEMORY CARE =</td> <td>20 BEDS</td> </tr> <tr> <td>ASSISTED LIVING: 87</td> <td>87</td> <td>TOTAL</td> <td>= 124 BEDS</td> </tr> </table> <table border="1"> <tr> <td>MEMORY CARE</td> <td></td> </tr> <tr> <td>DOUBLE</td> <td>2</td> </tr> <tr> <td>SINGLE</td> <td>16</td> </tr> <tr> <td>MEMORY CARE: 18</td> <td>18</td> </tr> <tr> <td>TOTAL COUNT: 105</td> <td>105</td> </tr> </table>	ASSISTED LIVING				1 BED	55	BED COUNT:		2 BED	17	ASSISTED LIVING =	104 BEDS	STUDIO	15	MEMORY CARE =	20 BEDS	ASSISTED LIVING: 87	87	TOTAL	= 124 BEDS	MEMORY CARE		DOUBLE	2	SINGLE	16	MEMORY CARE: 18	18	TOTAL COUNT: 105	105	<p><b>OWNER/DEVELOPER:</b> PMB CARMEL VALLEY LLC 329 SOUTH HIGHWAY 101, SUITE 160, SOLANA BEACH, CA 92075 858 794 1900 CONTACT: NOLAN WEINBERG</p> <p><b>OWNER/OPERATOR/DEVELOPER:</b> THE FRESHWATER GROUP 2020 WEST RUDASILL ROAD, TUCSON, AZ 85704 520 615 5243 CONTACT: DAVID FRESHWATER</p> <p><b>ARCHITECT:</b> WATG 801 WEST 5TH STREET, SUITE 800, LOS ANGELES, CA 90071 310 292 3629 CONTACT: DAJUN ST. AMAND</p> <p><b>ENTITLEMENT MANAGEMENT:</b> ATLANTIS GROUP 2488 HISTORIC DECATUR RD. 3220, SAN DIEGO, CA 92106 619 523 9300 CONTACT: MARCELA ESCOBAR-ECK</p> <p><b>LANDSCAPE ARCHITECT:</b> M.J.S. LANDSCAPE ARCHITECTURE 507 30TH STREET, NEWPORT BEACH, CA 92663 949 675 9864 CONTACT: MARK SCHATTINGER</p> <p><b>CIVIL ENGINEER:</b> LEPPERT ENGINEERING 5150 N GOVERNOR D, SUITE 205, SAN DIEGO, CA 92122 858 597 2001 CONTACT: JOHN LEPPERT</p> <p><b>STRUCTURAL ENGINEER:</b> ENGLEKIRK STRUCTURAL ENGINEERS 888 S FIGUEROA ST., 18TH FL., LOS ANGELES, CA 90017 323 779873 CONTACT: TONY GHODSI</p> <p><b>MEP ENGINEER:</b> GLUMAC 18200 VON KARMAN AVE., STE 200, IRVINE, CA 92612 949 8338190 CONTACT: JENNIFER BERG</p> <p><b>ENVIRONMENTAL CONSULTANT:</b> DUDEK ENVIRONMENTAL 905 THIRD AVENUE, ENCINITAS, CA 92024 760 4385155 CONTACT: BRIAN GROVER</p> <p><b>GEO TECHNICAL / SOILS:</b> GEO SOILS INC. 5741 PALMER WAY, CARLSBAD, CA 92010 760 4385155 CONTACT: ROBERT CHRISMAN</p> <p><b>TRAFFIC ENGINEER:</b> CHEN RYAN 3900 5TH AVE., SUITE 310, SAN DIEGO, CA 92103 619 7553868 CONTACT: PHUONG NGUYEN</p> <p><b>SIGNAGE CONSULTANT:</b> 4139 AVENIDA DE LA PLATA, OCEANSIDE, CA 92056 760 7442927 CONTACT: ELIZABETH MEANS-SPAMAN</p>
ASSISTED LIVING																																
1 BED	55	BED COUNT:																														
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ENTITLEMENT SHEET LIST	
NO.	SHEET NAME
GENERAL	
G-000	COVER SHEET
G-001	PROJECT INFORMATION
G-004	ACCESSIBILITY PLAN
G-005	FIRE ACCESS PLAN
G-002	AREA PLANS
G-003	SITE COVERAGE
G-011	3D RENDERINGS
CIVIL	
C1.0	TITLE SHEET
C1.1	SITE PLAN
C1.2	GRADING DRAINAGE
C1.3	UTILITIES
C2.0	SLOPE ANALYSIS
LANDSCAPE	
L-1	CONCEPTUAL LANDSCAPE PLAN
L-2	SHRUB PLANS AND NOTES
L-3	TREE PLANS AND NOTES
L-4	BRUSH MANAGEMENT EXHIBIT
L-5	LANDSCAPE CALCULATION EXHIBIT
L-6	POOL COURTYARD ENLARGEMENT
L-7	ENTERTAINMENT COURTYARD ENLARGEMENT
L-8	MEMORY CARE GARDEN ENLARGEMENT
ARCHITECTURAL	
A-101	LEVEL 1 FLOOR PLAN
A-102	LEVEL 2 FLOOR PLAN
A-103	LEVEL 3 FLOOR PLAN
A-104	ROOF PLAN
A-100	SITE PLAN
A-001	MATERIAL BOARD
A-200	ELEVATIONS
A-201	ELEVATIONS
A-300	SECTIONS

06-28-2024 PLANNING RESUBMITTAL  
03-31-2021 PLANNING RESUBMITTAL  
01-20-2021 PLANNING RESUBMITTAL  
09-14-2020 PLANNING SUBMISSION

no. date issue  
issues | revisions

### EL CAMINO REAL ASSISTED LIVING FACILITY

project title

#### COVER SHEET

sheet title

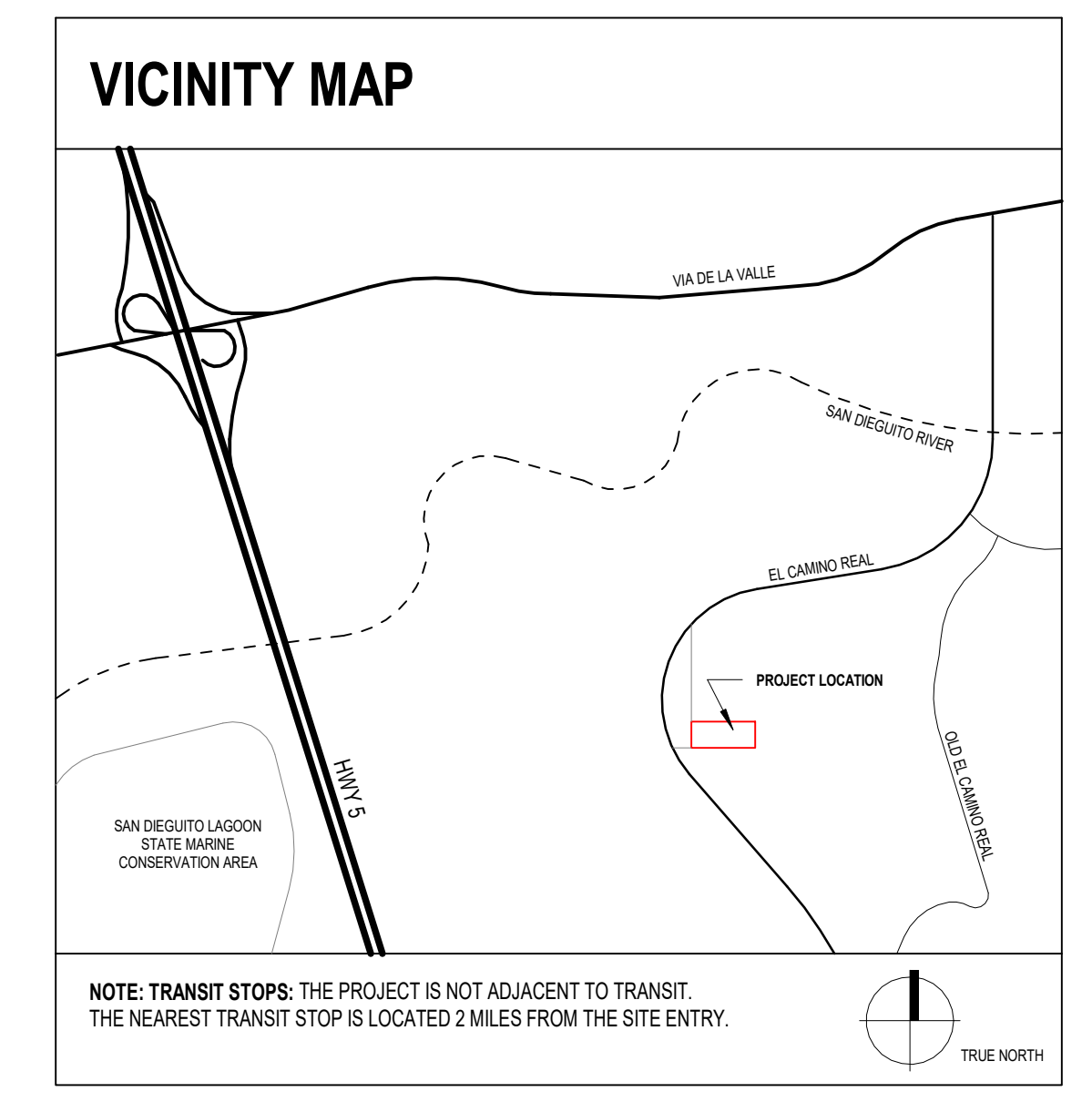
project no. 232034 date 06/28/24

G-000.

sheet no.

SYMBOL LEGEND table with columns for ROOM NAME, ROOM TAG, ROOM TAG W/ AREA, and symbols for various architectural elements like GUAZING TAG, WINDOW TAG, SECTION MARK, etc.

ABBREVIATIONS table with columns for letter abbreviations (A, B, C, D, E, F, G, H) and their corresponding terms like ANCHOR BOLT, BASE AS SCHEDULED, CABINETS, etc.



SETBACK AND DEVELOPMENT REGULATIONS:

Table with 3 columns: MAX PERMITTED DENSITY, MIN LOT AREA, MIN. LOT DIMENSIONS, SETBACK REQUIREMENTS, MAX. STRUCTURAL HEIGHT, MAX. LOT COVERAGE, MIN. FLOOR AREA, REFUSE AND MATERIAL STORAGE, VISIBILITY AREA. It compares AR-1-1 REQUIREMENTS with PROPOSED values.

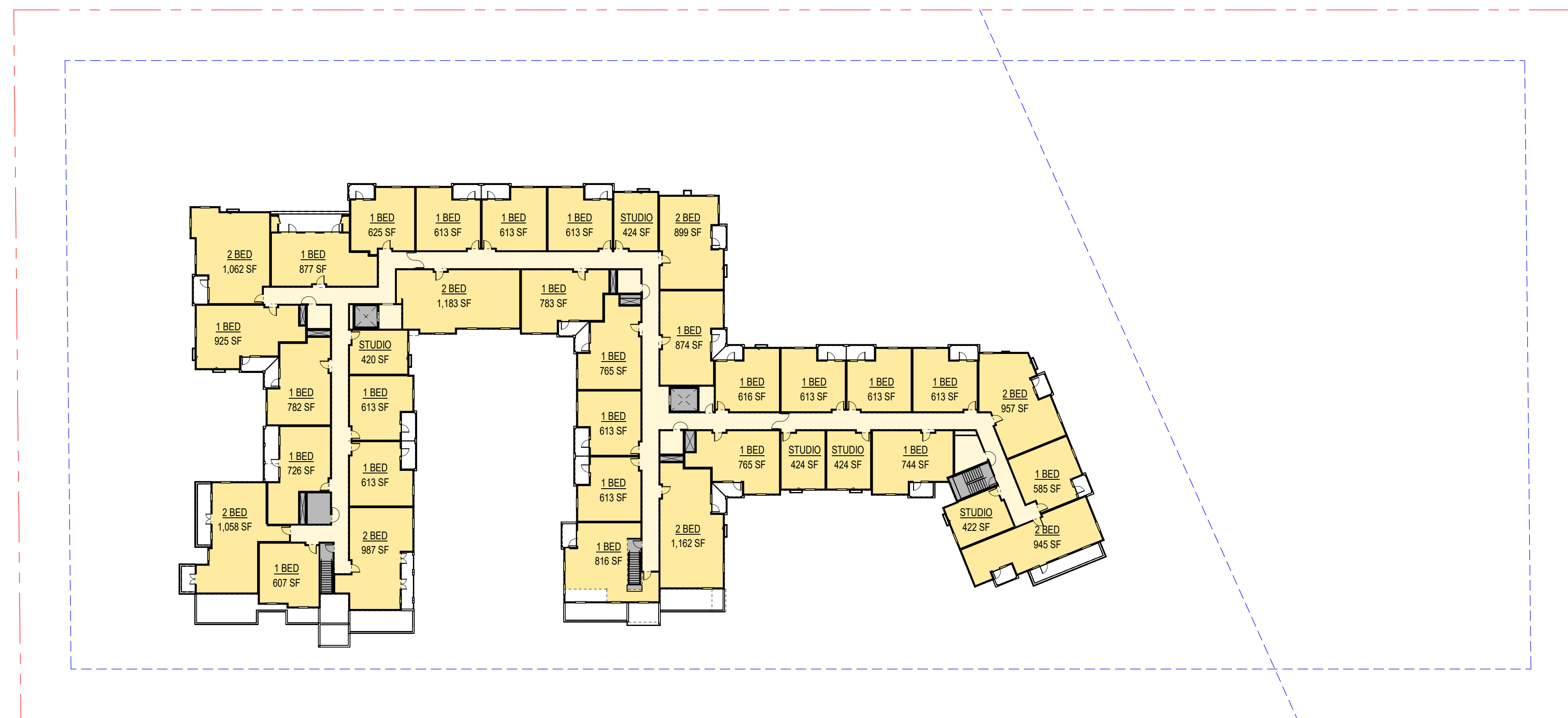
ACCOMMODATION BREAKDOWNS:

Two tables: MEMORY CARE and ASSISTED LIVING. Each table has columns for TYPE, COUNT, MIN., and MAX AREA. Below the tables are notes: '- ALL ACCOMMODATIONS HAVE MINIMUM 113 SF SLEEPING, 47 SF LIVING, 10 SF STORAGE PER RESIDENT' and '- ALL ACCOMMODATIONS HAVE INTERIOR REFUSE AND RECYCLING AREA'.

PARKING SUMMARY

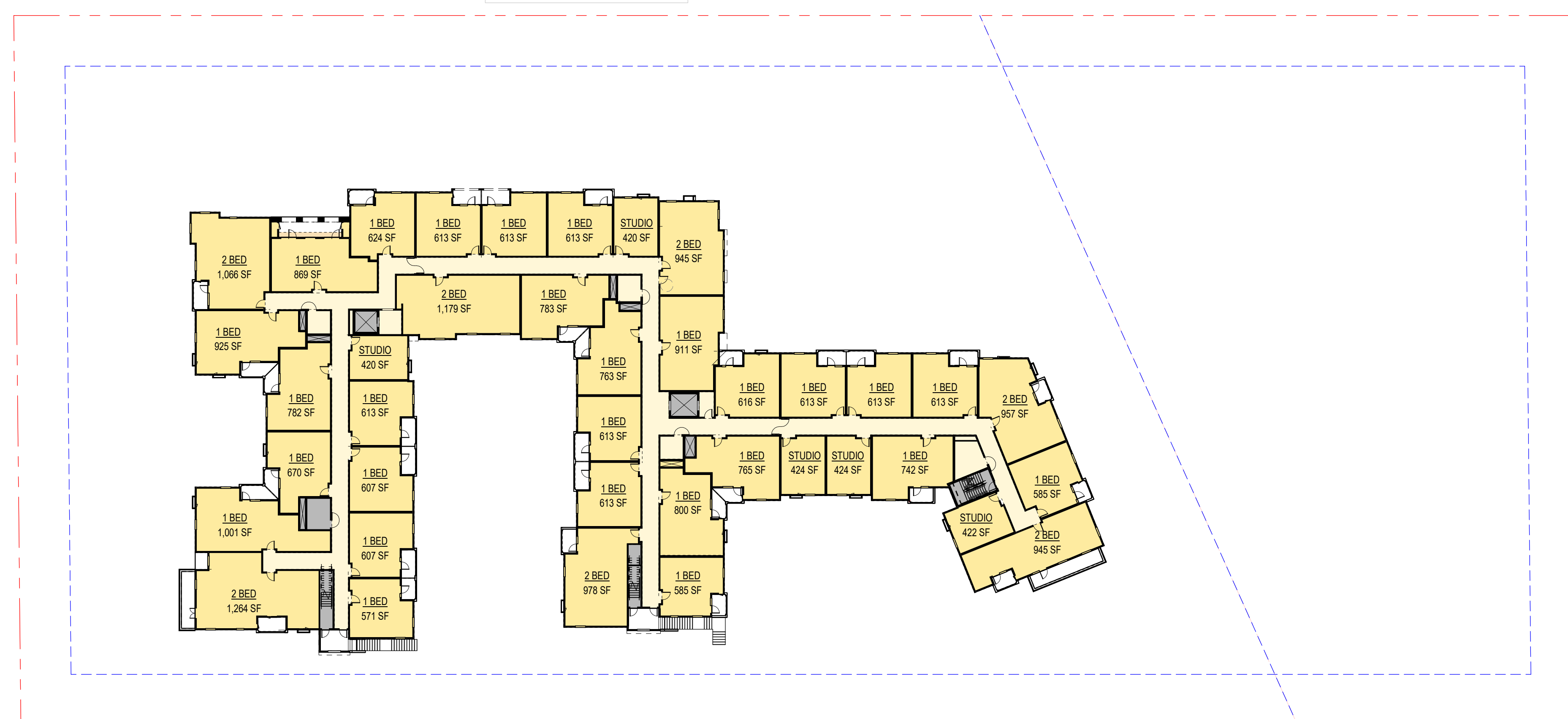
Table detailing parking requirements per San Diego Municipal Code (SDMC) under intermediate care facility requirements. It lists categories like ASSISTED LIVING, MEMORY CARE, TOTAL, PARKING PROVIDED, SHORT TERM BICYCLE PARKING, LONG TERM BICYCLE PARKING, MOTORCYCLE PARKING, ACCESSIBLE PARKING, CARPOOL AND ZERO EMISSION PARKING, ELECTRIC VEHICLE CHARGING STATIONS, and LOADING AREA.

6/28/2024 10:50:02 AM The original size of this drawing is 36"x48" Copyright © 2016 WATG. All rights reserved.



AREAS - L 3		
Name	Area	Count
L 3		
COMMON	4,190 SF	1
CORRIDOR	536 SF	5
MEP	4,726 SF	5
SUBTOTAL	4,726 SF	5
MAJOR VERTICAL PENETRATION		
ELEVATOR	1,296 SF	2
SHAFT	344 SF	7
STAIR	415 SF	3
SUBTOTAL	985 SF	3
RENTABLE		
1 BED	16,618 SF	24
2 BED	8,253 SF	8
STUDIO	2,113 SF	5
RENTABLE	26,984 SF	37
L3 TOTAL	32,695 SF	42

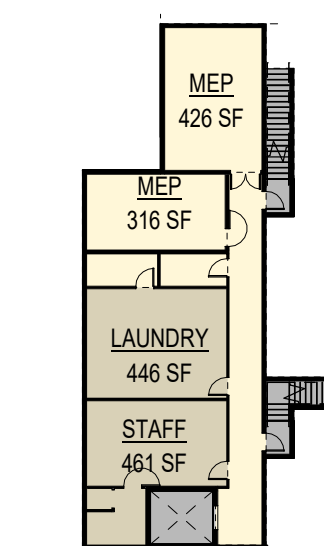
1 L3 AREA PLAN  
SCALE: 1/32" = 1'-0"



AREAS - L 2		
Name	Area	Count
L 2		
BALCONY	48 SF	1
SUBTOTAL	48 SF	1
COMMON		
CORRIDOR	4,497 SF	1
MEP	550 SF	5
SUBTOTAL	5,047 SF	6
MAJOR VERTICAL PENETRATION		
ELEVATOR	1,296 SF	2
SHAFT	302 SF	6
STAIR	467 SF	3
SUBTOTAL	997 SF	3
RENTABLE		
1 BED	18,721 SF	27
2 BED	7,333 SF	7
STUDIO	2,113 SF	5
SUBTOTAL	28,164 SF	39
L2 TOTAL	34,257 SF	45

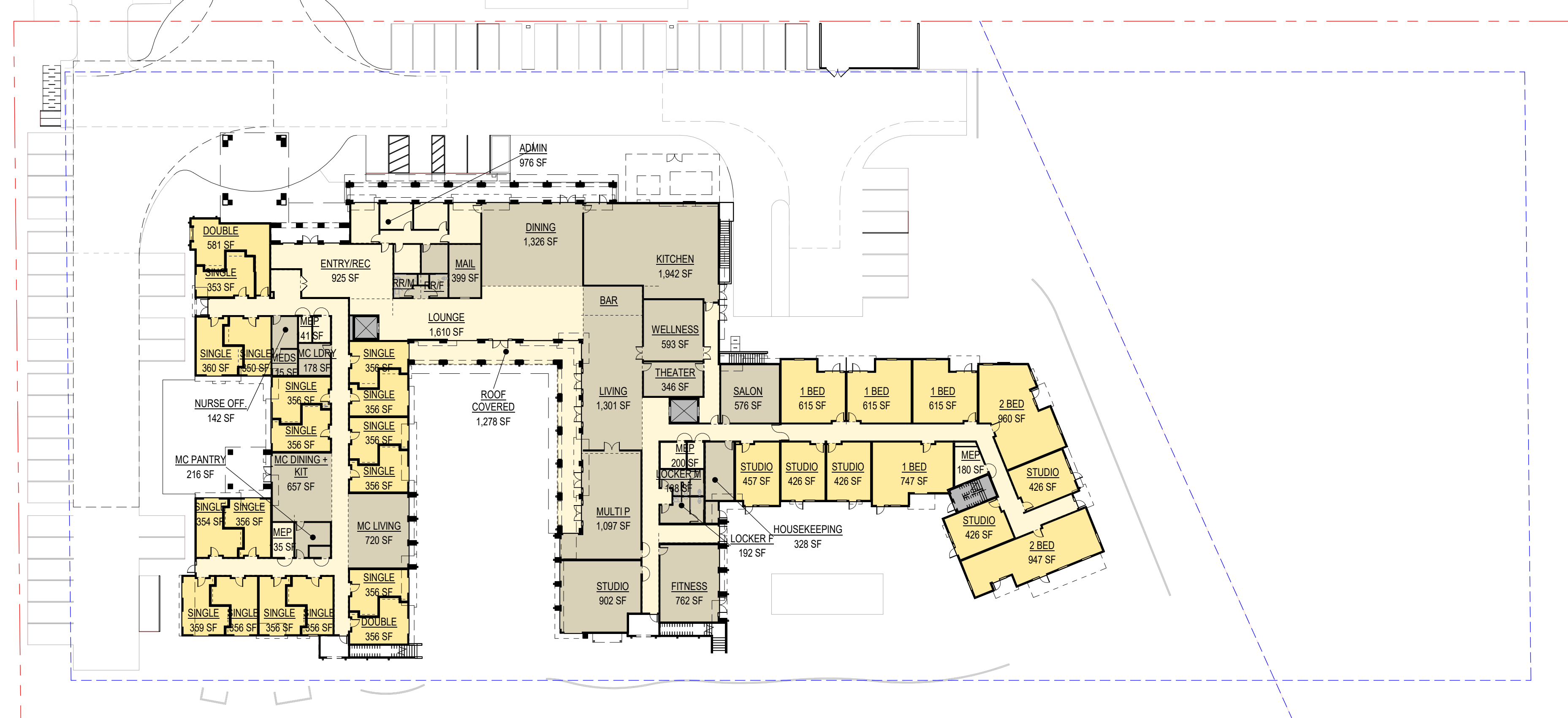
\* PER SDMC CHAPTER 11, 113.0234 (b)

2 L2 AREA PLAN  
SCALE: 1/32" = 1'-0"



AREAS - B 1		
NAME	AREA (SF)	#
B 1		
COMMON	420 SF	1
CORRIDOR	816 SF	3
MEP	88 SF	1
STO	1,304 SF	1
COMMON		
INTERIOR AMENITY	446 SF	1
LAUNDRY	446 SF	1
STAFF	461 SF	1
INTERIOR AMENITY	906 SF	1
MAJOR VERTICAL PENETRATION		
ELEVATOR	116 SF	1
STAIR	253 SF	2
MAJOR VERTICAL PENETRATION		
STAFF	369 SF	1
B 1	2,579 SF	1

4 B 1 AREA PLAN  
SCALE: 1/32" = 1'-0"



AREAS - L 1		
NAME	AREA (SF)	#
L 1		
COMMON	976 SF	1
ADMIN	4,155 SF	3
ENTRY/REC	925 SF	1
LOUNGE	1,610 SF	1
MEP	606 SF	4
ROOF COVERED *	1,278 SF	1
SUBTOTAL	9,600 SF	14
INTERIOR AMENITY		
BAR	288 SF	1
DINING	1,326 SF	1
FITNESS	762 SF	1
HOUSEKEEPING	328 SF	1
KITCHEN	1,942 SF	1
LIVING	1,301 SF	1
LOCKER F	192 SF	1
LOCKER M	188 SF	1
MAIL	399 SF	1
MC DINING + KIT	657 SF	1
MC LIVING	1,178 SF	1
MC PANTRY	216 SF	1
MEPS	115 SF	1
MULTI P	1,097 SF	1
NURSE OFF.	142 SF	1
RRM	112 SF	1
SALON	576 SF	1
STUDIO	902 SF	1
THEATER	346 SF	1
WELLNESS	593 SF	1
SUBTOTAL	12,470 SF	21
MAJOR VERTICAL PENETRATION		
ELEVATOR	246 SF	2
STAIR	179 SF	1
SUBTOTAL	425 SF	3
RENTABLE		
1 BED	2,592 SF	4
2 BED	1,907 SF	2
DOUBLE	536 SF	2
SINGLE	5,688 SF	16
STUDIO	2,162 SF	5
RENTABLE	13,286 SF	29
L1 TOTAL	35,795 SF	50

\* PER SDMC CHAPTER 11, 113.0234 (b)

3 L1 AREA PLAN  
SCALE: 1/32" = 1'-0"

ACCESSORY AREA MAX	
GROSS BUILDING AREA	15% ACCESSORY AREA MAX
105,313 SF	26,328 SF

TOTAL ACCESSORY AREA = 13,377 SF

ACCESSORY AREAS		
LEVEL	ACCESSORY AREA	AREA (SF)
B 1	LAUNDRY	446 SF
B 1	STAFF	461 SF
B 1		906 SF
L 1	BAR	288 SF
L 1	DINING	1,326 SF
L 1	FITNESS	762 SF
L 1	HOUSEKEEPING	328 SF
L 1	KITCHEN	1,942 SF
L 1	LIVING	1,301 SF
L 1	LOCKER F	192 SF
L 1	LOCKER M	188 SF
L 1	MAIL	399 SF
L 1	MC DINING + KIT	657 SF
L 1	MC LIVING	1,178 SF
L 1	MC PANTRY	216 SF
L 1	MEPS	115 SF
L 1	MULTI P	1,097 SF
L 1	NURSE OFF.	142 SF
L 1	RRM	112 SF
L 1	SALON	576 SF
L 1	STUDIO	902 SF
L 1	THEATER	346 SF
L 1	WELLNESS	593 SF
L 1 TOTAL		12,470 SF
L 1 TOTAL		13,377 SF

AREAS: COLOR LEGEND

- BALCONY
- COMMON
- INTERIOR AMENITY
- MAJOR VERTICAL PENETRATION
- PARKING
- RENTABLE
- RES EXT AMENITY
- RET COMMON
- RET LEASABLE

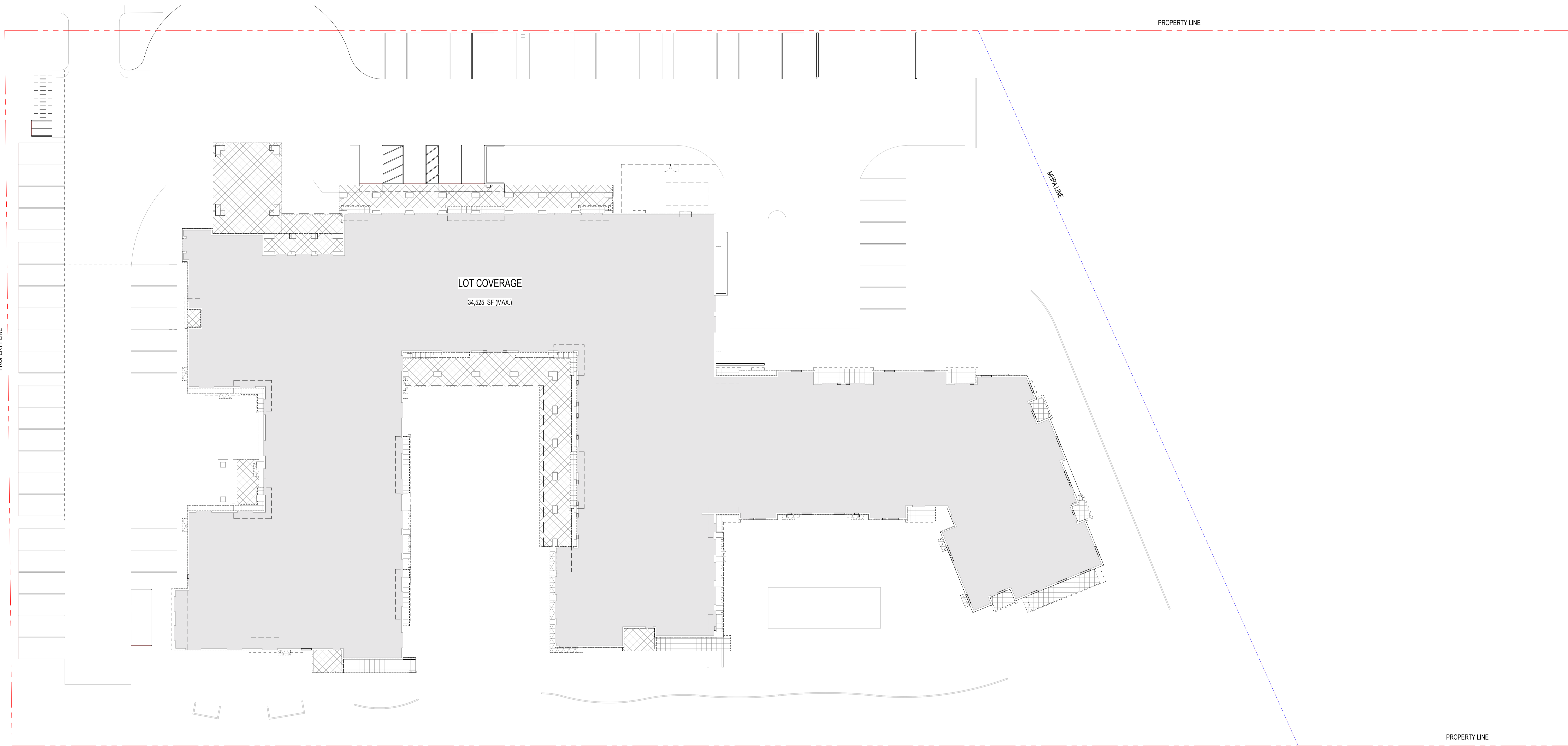
GROSS FLOOR AREA CALCULATIONS:	
2,579 SF (LEVEL B1)	
35,795 SF (LEVEL L1)	
34,257 SF (LEVEL L2)	
32,695 SF (LEVEL L3)	
13,286 SF	
L1 TOTAL	105,312 SF

\* PER SDMC CHAPTER 11, 113.0234 (b)



**EL CAMINO REAL ASSISTED LIVING FACILITY**

**SITE COVERAGE**



**1 L 1 SITE COVERAGE ENTITLEMENT**  
 SCALE: 1/8" = 1'-0"

AREAS - SITE COVERAGE		
AREA TYPE	NAME	AREA
BUILDING FOOTPRINT	BUILDING FOOTPRINT	34,525 SF
BUILDING FOOTPRINT		34,525 SF
EXCEPTION 1	EXCEPTION 1 - EXTERIOR BALCONIES	1,064 SF
EXCEPTION 1	EXCEPTION 1 - OPENLY SUPPORTED EXTERIOR STAIRWAYS	313 SF
EXCEPTION 1		1,377 SF
EXCEPTION 2	EXCEPTION 2 - ROOFED AREAS ENCLOSED BY 3 OR FEWER EXTERIOR WALLS	4,268 SF
EXCEPTION 2		4,268 SF
EXCEPTION 3	EXCEPTION 3 - ARCHITECTURAL PROJECTIONS	274 SF
EXCEPTION 3		274 SF

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09-14-2020 PLANNING SUBMISSION

no.    date    issue  
issues | revisions

## EL CAMINO REAL ASSISTED LIVING FACILITY

project title

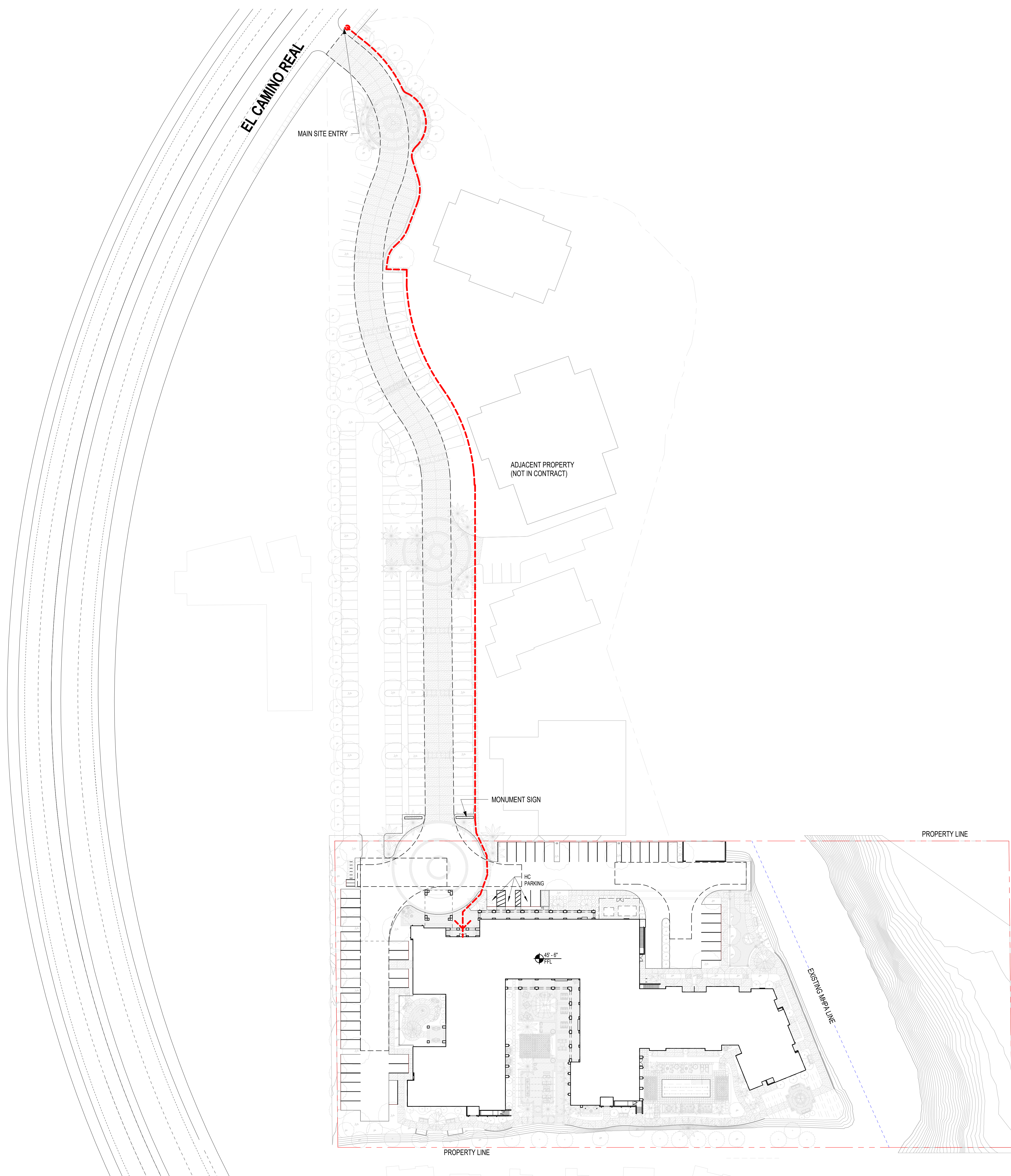
### ACCESSIBILITY PLAN

sheet title

project no. 232034    date 06/28/24

# G-004.

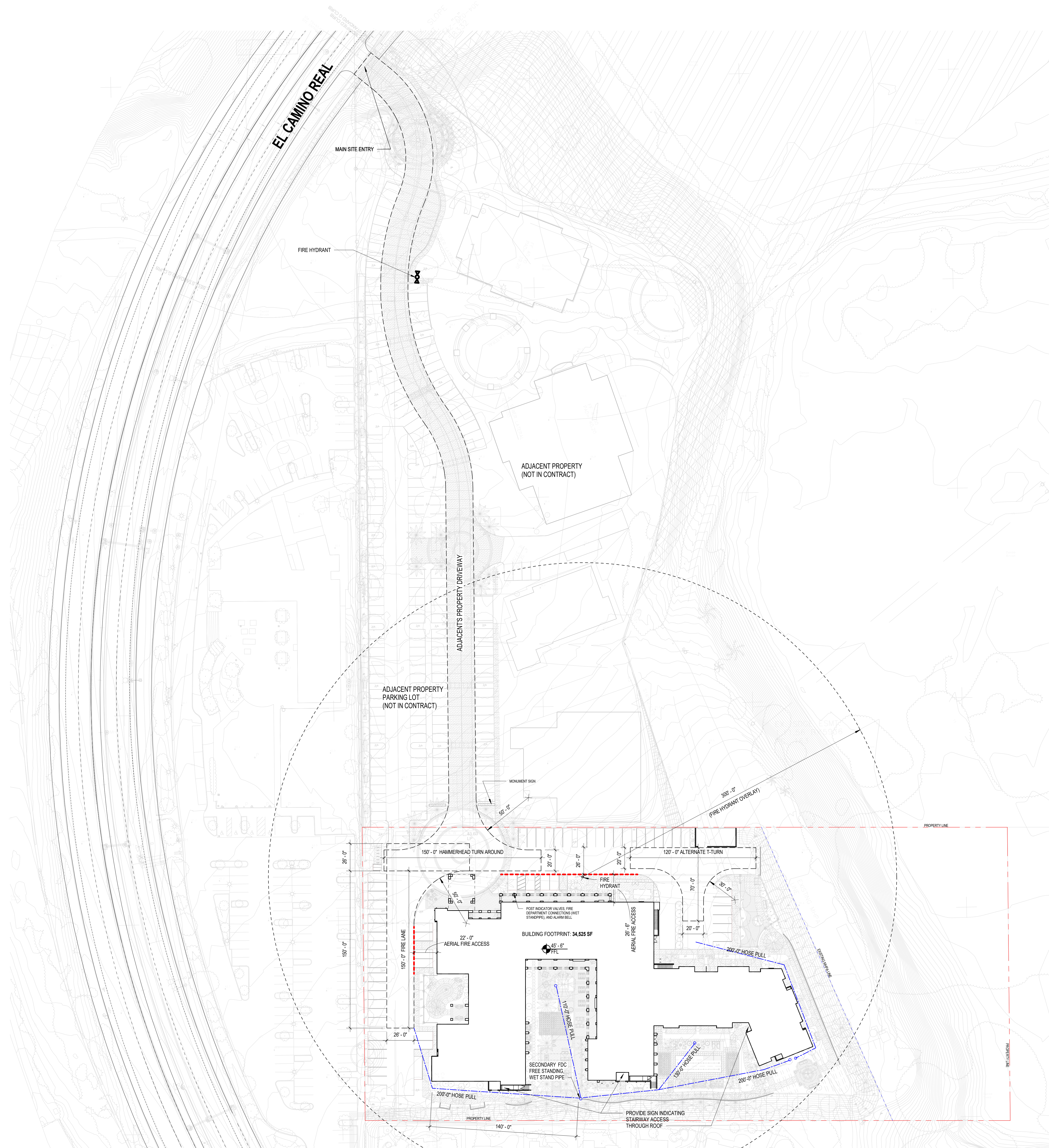
sheet no.



LEGEND	
	PROPERTY LINE
	SETBACK LINE
GENERAL NOTES	
	FIRE ACCESS LANE
	HANDICAP ACCESSIBLE ROUTE OF TRAVEL WHERE SLOPES DO NOT EXCEED 5% AND CROSS-SLOPES DO NOT EXCEED 2%. NOTE: PARKING AREAS COMPLY W/ THIS AS WELL.
DATUM: FFL (FINISH FLOOR LEVEL) SPOT ELEVATIONS ARE BASED ON SEA LEVEL. SEE CIVIL DRAWINGS.	

## 1 ACCESSIBILITY PLAN

SCALE: 1" = 40'-0"



FIRE ACCESS PLAN NOTES:

<b>AERIAL FIRE ACCESS ROAD</b>	<p>--- AERIAL FIRE ACCESS ROAD</p> <p>- AERIAL FIRE ACCESS ROAD(S) ADJACENT TO BUILDINGS THAT ARE GREATER THAN 30 FEET IN HEIGHT FROM GRADE PLANE, SHALL HAVE A MINIMUM WIDTH OF 26 FEET. THE PROXIMAL EDGE OF AERIAL FIRE ACCESS SHALL BE A MINIMUM OF 15-30 FEET FROM THE BUILDING FACADE(S) AND/OR PLUMB LINE OF EAVES(S). AERIAL ACCESS SHALL BE PROVIDED ALONG ONE ENTIRE LONG SIDE(S) OF THE BUILDING(S). (CFC APPENDIX D/FPB POLICY A-14.1)</p>
<b>HAMMERHEAD/TURNAROUND</b>	<p>--- HAMMERHEAD / TURNAROUND</p> <p>- ANY HAMMERHEAD / TURNAROUND / CUL-DE-SAC SHALL BE PROVIDED IN ACCORDANCE WITH APPENDIX D/CFC FIGURE D10.1. ALL DIMENSIONS HAVE BEEN SHOWN ON THE FIRE ACCESS PLAN. TURN RADIUS 30' INSIDE / 50' OUTSIDE. (SDGFP PB POLICY A-14.1)</p>
<b>FIRE HYDRANTS</b>	<p>- ALL EXISTING AND/OR PROPOSED FIRE HYDRANTS WITHIN 600' OF THE PROJECT SITE AND A 300' RADIUS OVERLAY SHALL BE SHOWN TO ENCOMPASS ALL PORTIONS OF ALL STRUCTURES AS PART OF SUBMITTED PROJECT. (SD ORDINANCE 17927)</p> <p>- CLEAR SPACE AROUND HYDRANTS: A 3-FEET RADIUS CLEAR SPACE SHALL BE MAINTAINED AROUND ALL FIRE HYDRANTS, EXCEPT AS OTHERWISE REQUIRED OR APPROVED. (CFC 907.5.5)</p> <p>- HYDRANT LOCATIONS SHALL BE IDENTIFIED BY THE INSTALLATION OF REFLECTIVE BLUE COLORED MARKERS. SUCH MARKERS SHALL BE AFFIXED TO THE ROADWAY SURFACE, APPROXIMATELY CENTERED IN ROADWAY AND/OR BETWEEN CURBS. THE MARKERS SHALL BE AT A RIGHT ANGLE TO THE HYDRANT. (SDMC SECTION 955.0507 ITEM (C))</p>
<b>HOSE PULLS</b>	<p>- ALL REQUIRED HOSE PULLS ARE SHOWN TO REACH ALL PORTIONS OF THE EXTERIOR OF THE BUILDINGS PER POLICY A-14.1. HOSE PULL IS MEASURED FROM THE FIRE APPARATUS (ENGINE) WHEN THE FIRE ENGINE IS IN A FIRE ACCESS ROADLINE. HOSE PULL CAN BE MEASURED FROM MULTIPLE LOCATIONS WITHIN THE ACCESS ROADLINE. THE HOSE PULLS MUST CONNECT OR OVERLAP TO SHOW COMPLETE COVERAGE FOR A SPRINKLERED BUILDING(S). THE MAXIMUM HOSE PULL IS 200'. FOR NON-SPRINKLERED BUILDING(S), THE MAXIMUM HOSE PULL IS 150'. CHANGE IN VERTICAL ELEVATION MUST ALSO BE ACCOUNTED FOR.*</p>
<b>FIRE DEPARTMENT CONNECTIONS</b>	<p>- POST INDICATOR VALVES, FIRE DEPARTMENT CONNECTIONS, AND ALARM BELL ARE TO BE LOCATED ON THE ADDRESS ACCESS SIDE OF THE STRUCTURE. (CFC 912.2.1)</p>
<b>STAIRWAY ROOF ACCESS</b>	<p>- NEW BUILDINGS FOUR OR MORE STORES ABOVE GRADE PLANE, EXCEPT THOSE WITH A ROOF SLUICE GREATER THAN FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL SHALL BE PROVIDED WITH A STAIRWAY TO THE ROOF IN ACCORDANCE WITH 911.2. STAIRWAY SHALL BE MARKED AT STREET AND FLOOR LEVELS WITH A SIGN INDICATING THAT THE STAIRWAY CONTINUES TO THE ROOF. (CFC 914.3)</p>
<b>RED CURB</b>	<p>RED CURB / NO PARKING SIGN AREAS</p> <p>- ALL RED CURB/NO PARKING SIGN AREAS HAVE BEEN SHOWN WITH A KEY INDICATOR. ALL REQUIRED ACCESS ROADWAYS SHALL NOT PROVIDE LESS THAN THE REQUIRED APPROVED WIDTH AND/OR BE OBSTRUCTED IN ANY MANNER, INCLUDING THE PARKING OF VEHICLES. WHERE INADEQUATE WIDTH HAS NOT PROVIDED FOR PARKING ALONG ACCESS ROADWAYS, THEN SUCH ACCESS SHALL BE KEPT CLEAR BY THE POSTING OF SIGNS OR THE PARKING OF CURBS PER POLICY A-14.1.</p>

1 FIRE ACCESS PLAN ENTITLEMENT  
SCALE: 1" = 40'-0"

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## EL CAMINO REAL ASSISTED LIVING FACILITY

project title

### 3D RENDERINGS

sheet title

project no. 232034    date 06/28/24

sheet no.



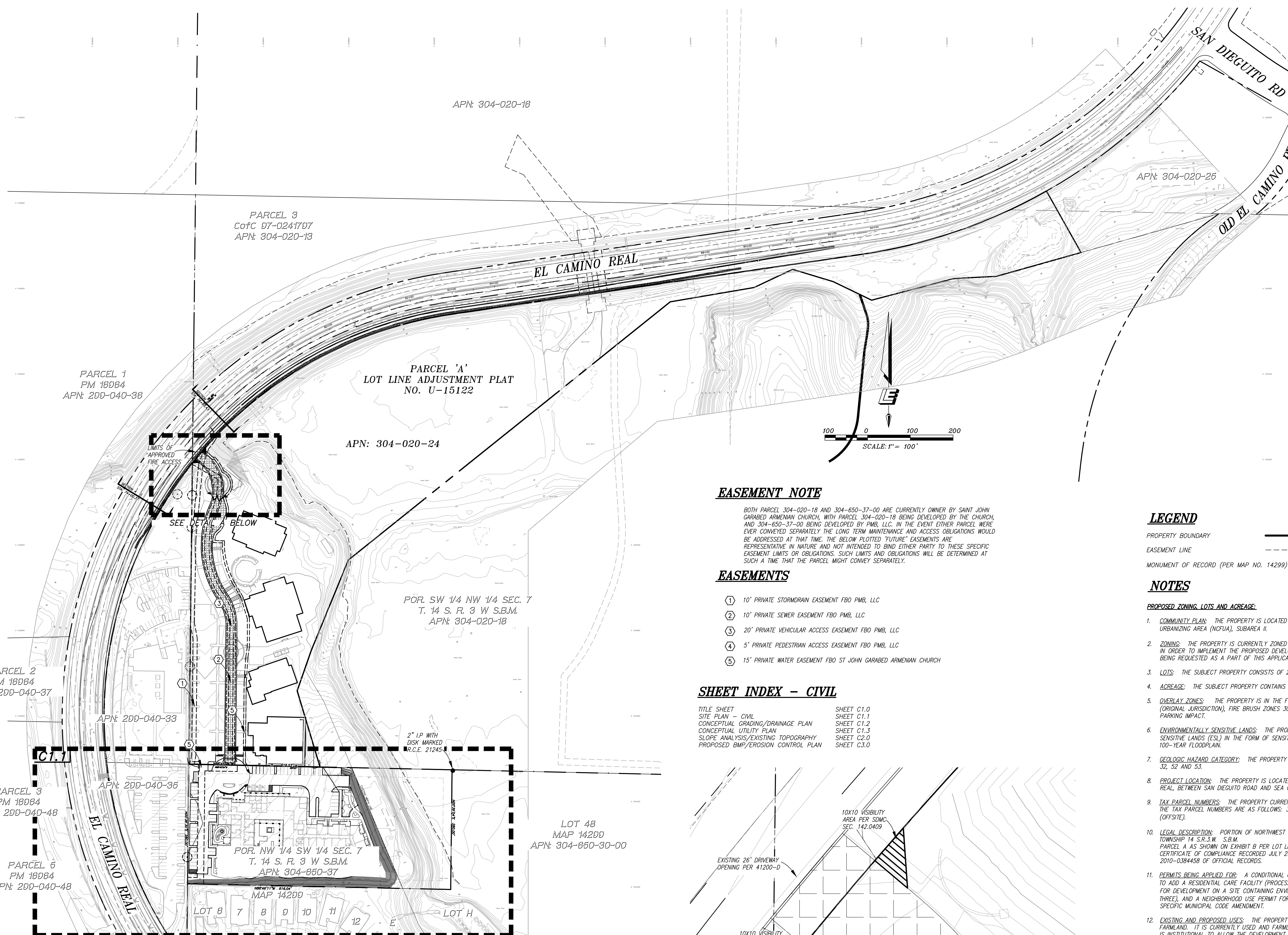
SITE ENTRY VIEW



AERIAL VIEW FROM NORTHWEST



AERIAL VIEW FROM SOUTHWEST



EASEMENT NOTE

BOTH PARCEL 304-020-18 AND 304-650-37-00 ARE CURRENTLY OWNED BY SAINT JOHN GARABED ARMENIAN CHURCH, WITH PARCEL 304-020-18 BEING DEVELOPED BY THE CHURCH, AND 304-650-37-00 BEING DEVELOPED BY PMB, LLC. IN THE EVENT EITHER PARCEL WERE EVER CONVEYED SEPARATELY THE LONG TERM MAINTENANCE AND ACCESS OBLIGATIONS WILL BE ADDRESSED AT THAT TIME. THE BELOW PLOTTED "FUTURE" EASEMENTS ARE REPRESENTATIVE IN NATURE AND NOT INTENDED TO BIND EITHER PARTY TO THESE SPECIFIC EASEMENT LIMITS OR OBLIGATIONS. SUCH LIMITS AND OBLIGATIONS WILL BE DETERMINED AT SUCH A TIME THAT THE PARCEL MIGHT CONVEY SEPARATELY.

EASEMENTS

- ① 10' PRIVATE STORMWATER EASEMENT FBO PMB, LLC
- ② 10' PRIVATE SEWER EASEMENT FBO PMB, LLC
- ③ 20' PRIVATE VEHICULAR ACCESS EASEMENT FBO PMB, LLC
- ④ 5' PRIVATE PEDESTRIAN ACCESS EASEMENT FBO PMB, LLC
- ⑤ 15' PRIVATE WATER EASEMENT FBO ST JOHN GARABED ARMENIAN CHURCH

SHEET INDEX - CIVIL

TITLE SHEET	SHEET C1.0
SITE PLAN - CIVIL	SHEET C1.1
CONCEPTUAL GRADING/DRAINAGE PLAN	SHEET C1.2
CONCEPTUAL UTILITY PLAN	SHEET C1.3
SLOPE ANALYSIS/EXISTING TOPOGRAPHY	SHEET C2.0
PROPOSED BMP/EROSION CONTROL PLAN	SHEET C3.0

LEGEND

- PROPERTY BOUNDARY
- EASEMENT LINE
- MONUMENT OF RECORD (PER MAP NO. 14299)

NOTES

PROPOSED ZONING, LOTS AND ACREAGE

1. **COMMUNITY PLAN:** THE PROPERTY IS LOCATED WITHIN THE NORTH CITY FUTURE URBANIZING AREA (NFUA), SUBAREA II.
2. **ZONING:** THE PROPERTY IS CURRENTLY ZONED AP 1-1 (AGRICULTURAL-RESIDENTIAL). IN ORDER TO IMPLEMENT THE PROPOSED DEVELOPMENT, A CONDITIONAL USE PERMIT IS BEING REQUESTED AS A PART OF THIS APPLICATION.
3. **LOTS:** THE SUBJECT PROPERTY CONSISTS OF 2 LEGAL LOTS.
4. **ACREAGE:** THE SUBJECT PROPERTY CONTAINS 2 LOTS TOTAL 17.33 ACRES.
5. **OVERLAY ZONES:** THE PROPERTY IS IN THE FOLLOWING OVERLAY ZONES: COASTAL (ORIGINAL JURISDICTION), FIRE BRUSH ZONES 300' BUFFER, FIRE HAZARD SEVERITY ZONE, PARKING IMPACT.
6. **ENVIRONMENTALLY SENSITIVE LANDS:** THE PROPERTY CONTAINS ENVIRONMENTALLY SENSITIVE LANDS (ESL) IN THE FORM OF SENSITIVE BIOLOGICAL RESOURCES AND 100-YEAR FLOODPLAIN.
7. **GEOLOGIC HAZARD CATEGORY:** THE PROPERTY IS IN GEOLOGIC HAZARD CATEGORIES J1, J2, S2 AND S3.
8. **PROJECT LOCATION:** THE PROPERTY IS LOCATED ON THE EAST SIDE OF EL CAMINO REAL, BETWEEN SAN DIEGO ROAD AND SEA COUNTRY LANE.
9. **TAX PARCEL NUMBERS:** THE PROPERTY CURRENTLY CONSISTS OF TWO TAX PARCEL. THE TAX PARCEL NUMBERS ARE AS FOLLOWS: 304-020-24-00 AND 304-650-37-00 (OFFSITE).
10. **LEGAL DESCRIPTION:** PORTION OF NORTHWEST 1/4 OF SOUTHWEST 1/4 OF SECTION 7 TOWNSHIP 14 S. R. 3 W. S.B.M. PARCEL A AS SHOWN ON EXHIBIT B PER LOT LINE ADJUSTMENT PLAT NO. U-15122, CERTIFICATE OF COMPLIANCE RECORDED JULY 29, 2010 AS INSTRUMENT NO. 2010-0384458 OF OFFICIAL RECORDS.
11. **PERMITS BEING APPLIED FOR:** A CONDITIONAL USE PERMIT AMENDMENT FOR A CHURCH TO ADD A RESIDENTIAL CARE FACILITY (PROCESS THREE), A SITE DEVELOPMENT PERMIT FOR DEVELOPMENT ON A SITE CONTAINING ENVIRONMENTALLY SENSITIVE LANDS (PROCESS THREE), AND A NEIGHBORHOOD USE PERMIT FOR COMPREHENSIVE SDG PLAN AND SITE SPECIFIC MUNICIPAL CODE AMENDMENT.
12. **EXISTING AND PROPOSED USES:** THE PROPERTY HAS HISTORICALLY BEEN USED AS FARMLAND. IT IS CURRENTLY USED AND FARMLAND. THE PROPOSED USE IS INSTITUTIONAL TO ALLOW THE DEVELOPMENT OF A RESIDENTIAL CARE FACILITY.

1. **BUS STOPS:** THERE ARE NO EXISTING OR PROPOSED BUS STOPS WITHIN THE AREA OF THE PROJECT SITE.
2. **FIRE HYDRANTS:** THERE ARE NO EXISTING PUBLIC FIRE HYDRANTS WITHIN 600' OF THE PROJECT SITE. TWO EXISTING PRIVATE HYDRANTS ARE INSTALLED ON THE CHURCH PARCEL.
3. **VISIBILITY TRIANGLES:** NO OBSTRUCTION INCLUDING SOLID WALLS IN THE VISIBILITY AREA SHALL EXCEED 3 FEET IN HEIGHT. PER SDMC SECTION 142.0409 (B)(2), PLANT MATERIAL OTHER THAN TREES, LOCATED WITHIN VISIBILITY AREAS OR THE ADJACENT PUBLIC RIGHT-OF-WAY SHALL NOT EXCEED 36 INCHES IN HEIGHT MEASURED FROM THE LOWEST GRADE ABUTTING THE PLANT MATERIAL TO THE TOP OF THE PLANT MATERIAL.
4. **PRIVATE EASEMENTS:** THE INDIVIDUAL PARCELS ARE CURRENTLY OWNED BY A SINGLE ENTITY EXECUTING A GROUND LEASE TO THE DEVELOPER. IN THE EVENT EITHER PARCEL IS CONVEYED SEPARATELY PRIVATE EASEMENTS WILL BE EXCLUDED FOR DRAINAGE, ACCESS, WATER, SEWER AND ANY OTHER JOINT FACILITIES THAT ARE SERVING BOTH SITES.

OWNER

THE BOARD OF TRUSTEES OF THE ST. JOHN GARABED ARMENIAN APOSTOLIC CHURCH TRUST FUND UNDER DECLARATION OF TRUST (10.01.2000)  
PHONE: (760) 310-0064

APPLICANT

PMB CARMEL VALLEY, LLC  
3394 CARMEL MOUNTAIN ROAD, SUITE 200  
SAN DIEGO, CA 92121

SITE ADDRESS

13901 1/3 EL CAMINO REAL  
SAN DIEGO, CA 92130

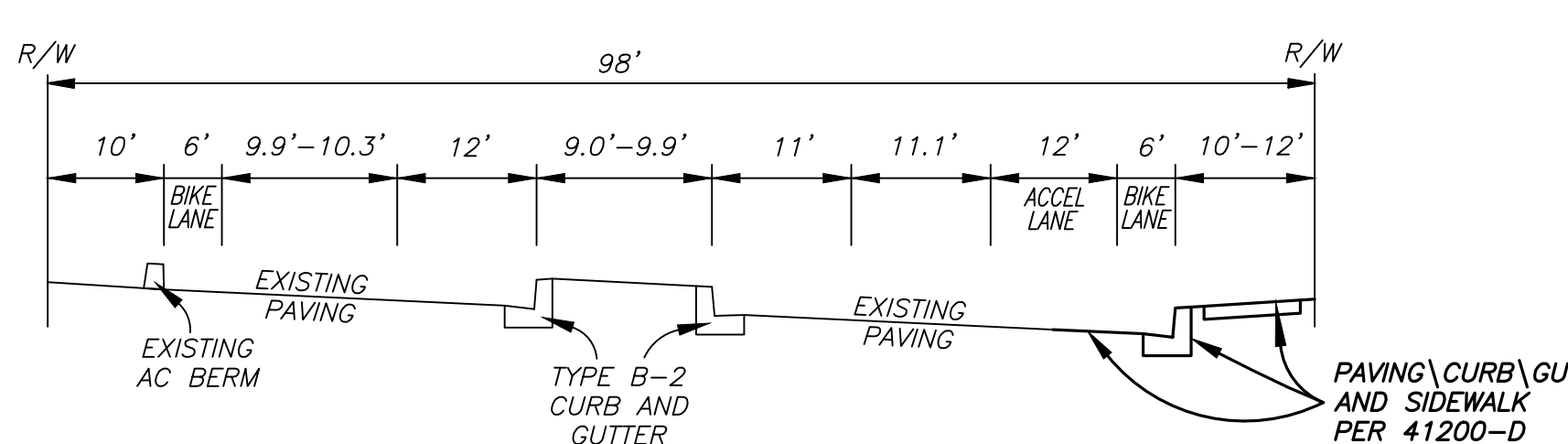
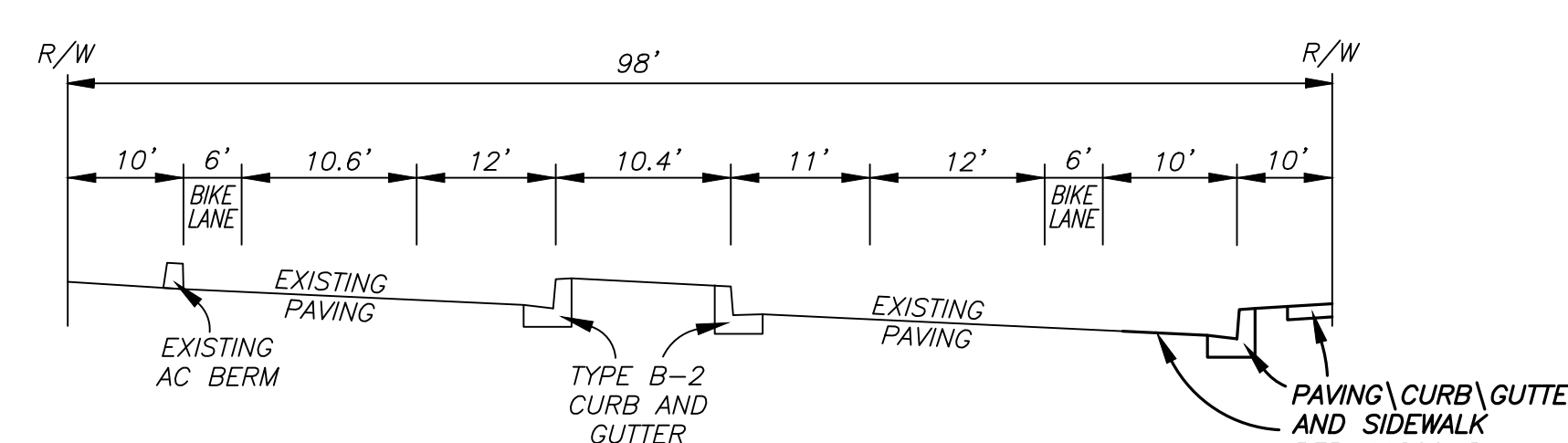
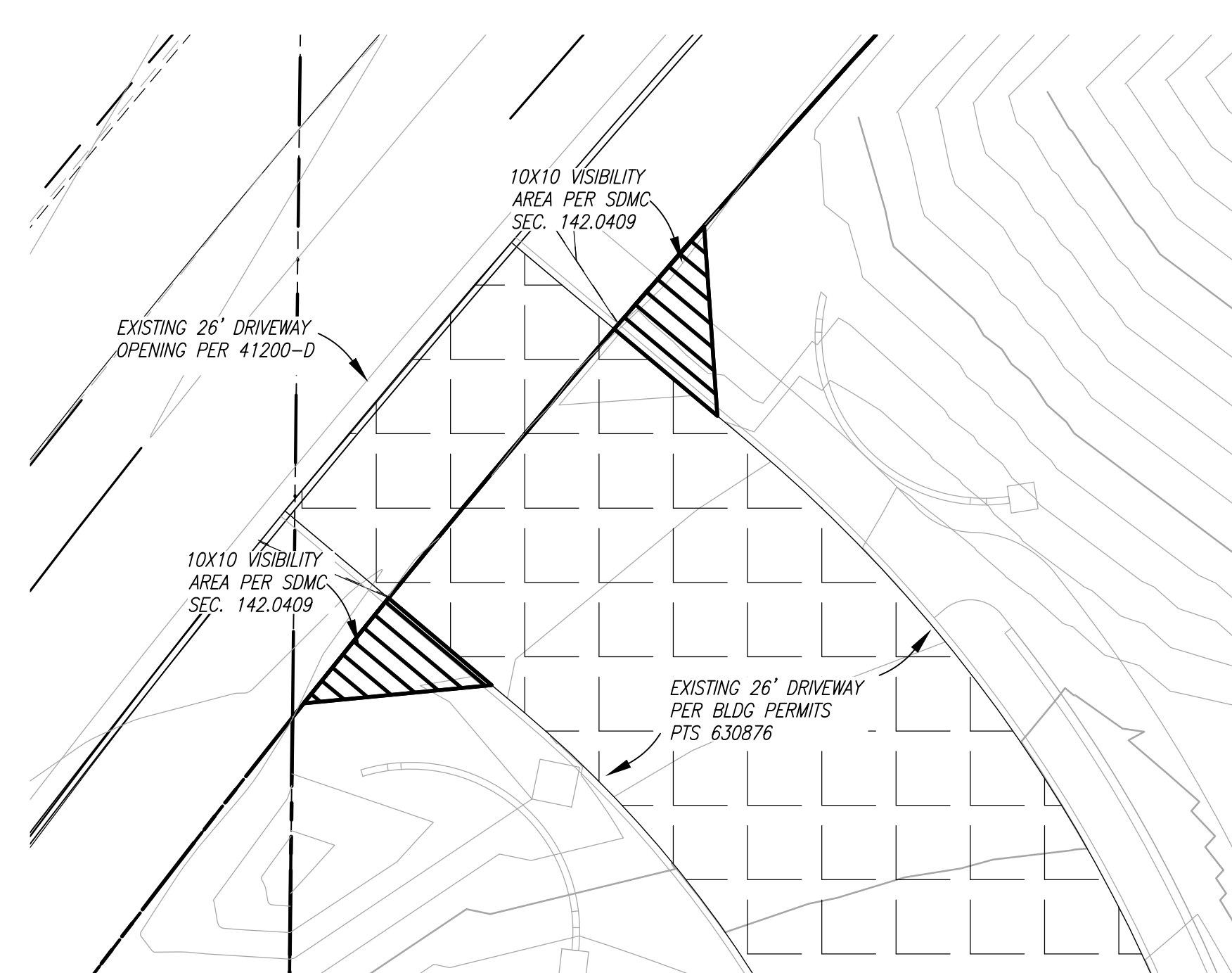
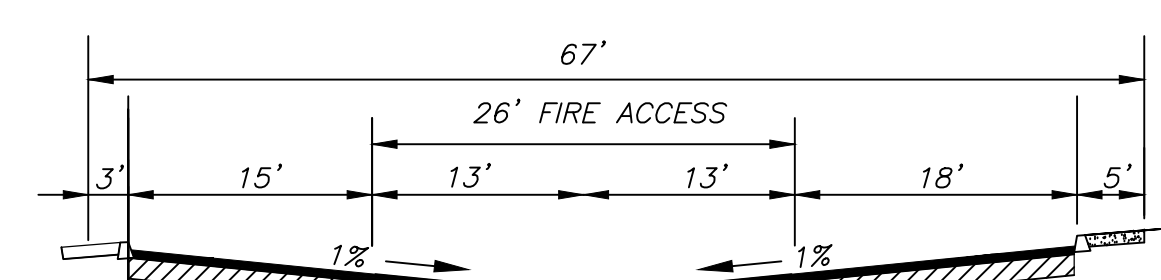
ENGINEER'S DECLARATION OF RESPONSIBLE CHARGE:

I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT, THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT AS DEFINED IN SECTION 67033 OF THE BUSINESS AND PROFESSIONS CODE, AND THAT THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS. I UNDERSTAND THAT THE CHECK OF PROJECT DRAWINGS AND SPECIFICATIONS BY THE CITY OF SAN DIEGO IS CONFINED TO A REVIEW ONLY AND DOES NOT RELIEVE ME, AS ENGINEER OF WORK, OF MY RESPONSIBILITIES FOR PROJECT DESIGN.

LEPPERT ENGINEERING CORPORATION  
5190 GOVERNOR DRIVE, SUITE 200  
SAN DIEGO, CA 92122

JOHN D. LEPPERT, RCE 26283  
EXP. 3-31-2012

DATE





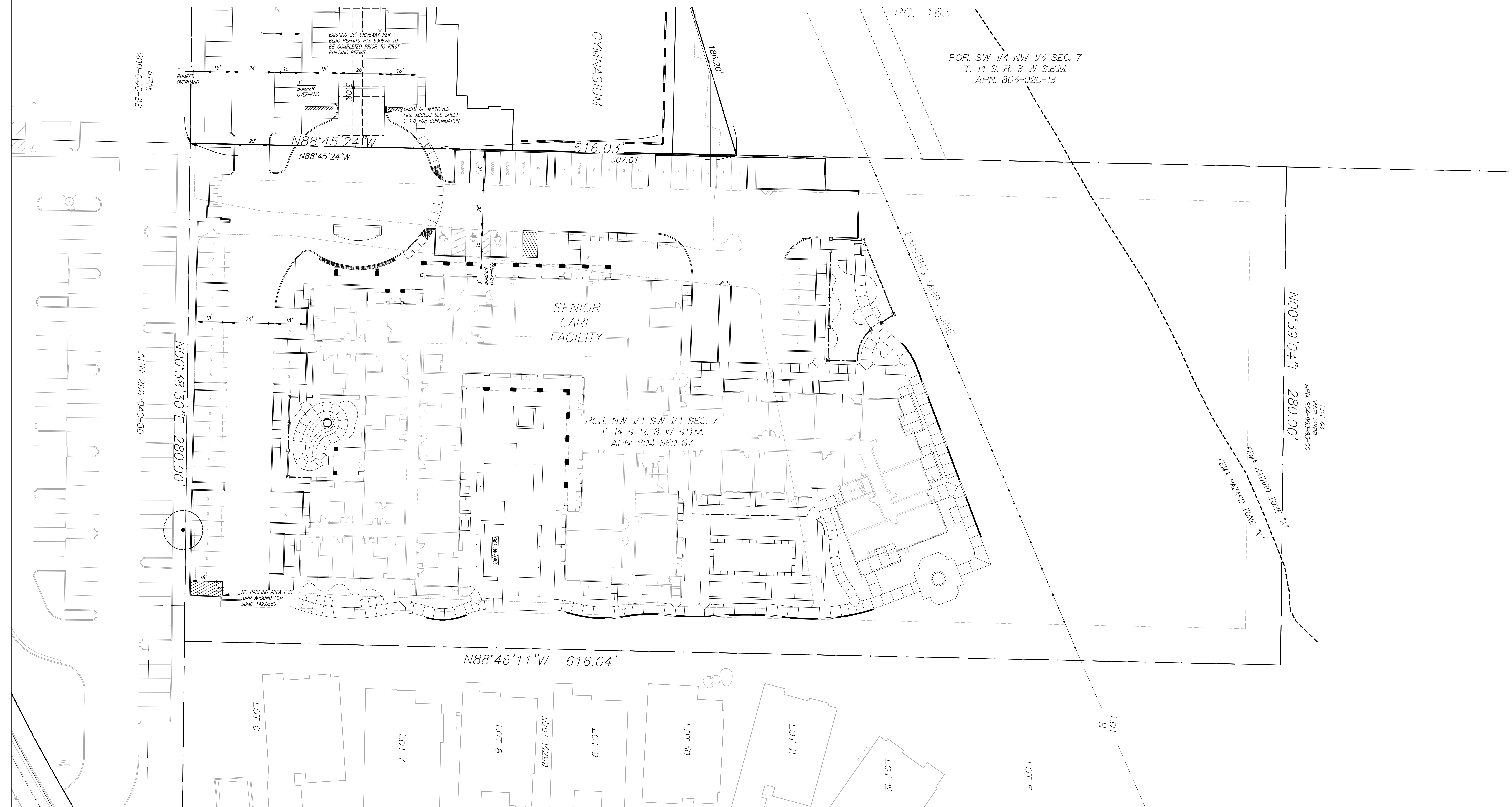
EL CAMINO REAL ASSISTED LIVING FACILITY

project title

SITE PLAN

sheet title

project no. 232034 date 06/28/24



PG. 163  
POR. SW 1/4 NW 1/4 SEC. 7  
T. 14 S. R. 3 W S.B.M.  
APN: 304-020-1B

GYMNASIUM  
186.20'  
616.03'  
307.01'

SENIOR CARE FACILITY  
POR. NW 1/4 SW 1/4 SEC. 7  
T. 14 S. R. 3 W S.B.M.  
APN: 304-050-37

APN: 200-040-33  
3" BUMPER OVERHANG

APN: 200-040-35  
NOO°38'30"E 280.00'

LOT 4B  
142'48"  
APN: 304-050-00-00  
NOO°39'04"E 280.00'

NO PARKING AREA FOR  
TURN AROUND PER  
SOMC 142.0560

N88°46'11"W 616.04'

LOT 6

LOT 7

LOT 8

LOT 9

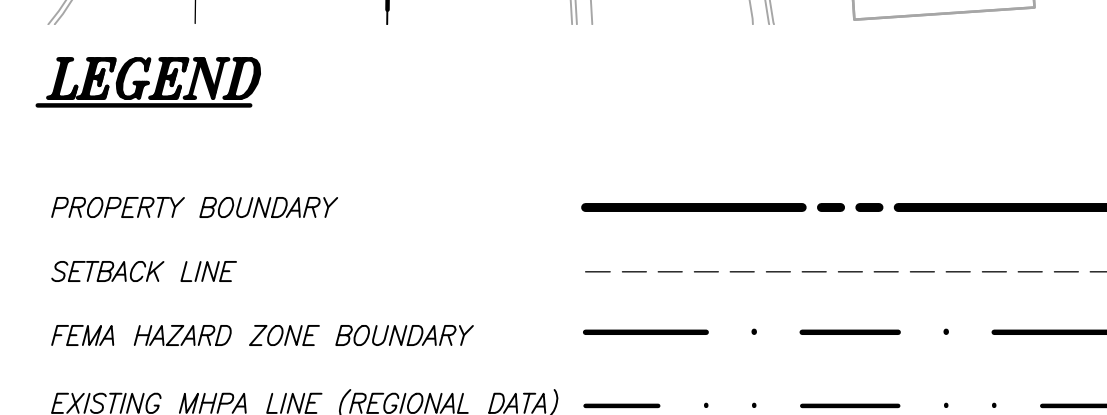
LOT 10

LOT 11

LOT 12

LOT E

LOT H



NOTES:

- PROPOSED ZONING, LOTS AND ACREAGE:
1. COMMUNITY PLAN: THE PROPERTY IS WITHIN THE NORTH CITY FUTURE URBANIZING AREA (NCFUA) SUBAREA II COMMUNITY PLAN.
2. ZONING: THE PROPERTY IS CURRENTLY ZONED AR 1-1 (AGRICULTURAL-RESIDENTIAL). IN ORDER TO IMPLEMENT THE PROPOSED DEVELOPMENT, A CONDITIONAL USE PERMIT IS BEING REQUESTED AS A PART OF THIS APPLICATION.
3. LOTS: THE SUBJECT PROPERTY CONSISTS OF 1 LEGAL LOT.
4. ACREAGE: THE SUBJECT PROPERTY CONTAINS 3.96 ACRES.
5. OVERLAY ZONES: THE PROPERTY IS IN THE FOLLOWING OVERLAY ZONES: COASTAL (ORIGINAL JURISDICTION), FIRE BRUSH ZONES 300' BUFFER, FIRE HAZARD SEVERITY ZONE, PARKING IMPACT.
6. ENVIRONMENTALLY SENSITIVE LANDS: THE PROPERTY CONTAINS ENVIRONMENTALLY SENSITIVE LANDS (ESL) IN THE FORM OF STEEP HILLSIDES, SENSITIVE BIOLOGICAL RESOURCES AND 100-YEAR FLOODPLAIN.
7. PROJECT LOCATION: THE PROPERTY IS LOCATED ON THE EAST SIDE OF EL CAMINO REAL, BETWEEN SAN DIEGO ROAD AND SEA COUNTRY LANE.
8. TAX PARCEL NUMBERS: THE PROPERTY CURRENTLY CONSISTS OF ONE TAX PARCEL, ALTHOUGH PROPOSED GRADING WILL ENCOMPASS 2 TAX PARCELS. THE TAX PARCEL NUMBERS ARE AS FOLLOWS: 304-020-24-00 AND 304-050-37-00 (OFFSITE).
9. LEGAL DESCRIPTION: PARCEL A AS SHOWN ON EXHIBIT B PER LOT LINE ADJUSTMENT PLAT NO. U-15122, CERTIFICATE OF COMPLIANCE RECORDED JULY 29, 2010 AS INSTRUMENT NO. 2010-0384458 OF OFFICIAL RECORDS.
10. PERMITS BEING APPLIED FOR: A CONDITIONAL USE PERMIT AMENDMENT FOR A CHURCH TO ADD A NURSING HOME FACILITY FOR ASSISTED LIVING AND MEMORY CARE (PROCESS THREE), A SITE DEVELOPMENT PERMIT FOR DEVELOPMENT ON A SITE CONTAINING ENVIRONMENTALLY SENSITIVE LANDS (PROCESS THREE), AND A NEIGHBORHOOD USE PERMIT FOR COMPREHENSIVE SIGN PLAN AND SITE SPECIFIC MUNICIPAL CODE AMENDMENT.

STREETS AND ACCESS:

- 1. EL CAMINO REAL HAS BEEN FULLY IMPROVED, PURSUANT TO CITY ENGINEER'S DRAWING NO. 35346-D AND 41200-D.
2. THE PROJECT PROPOSES A CENTRAL ACCESS POINT FROM EL CAMINO REAL TO SERVE THE PROJECT.

UTILITIES:

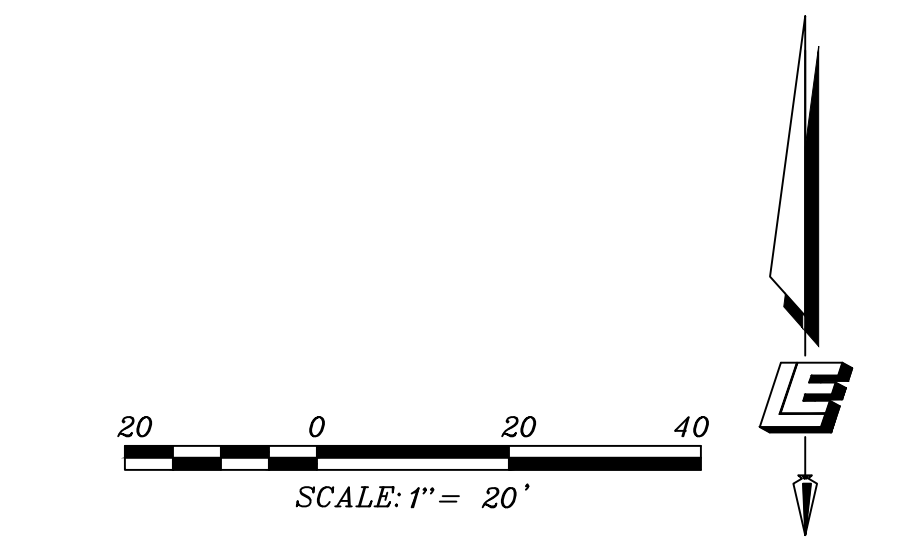
- THE PROPERTY IS ADEQUATELY SERVED BY THE FOLLOWING UTILITIES:
1. WATER: AN EXISTING 12" WATER MAIN EXISTS IN EL CAMINO REAL, TERMINATING AT STA: 67+34.82 PER CITY ENGINEER'S DWG. NO. 34463-D. WATER AND IRRIGATION SERVICES LATERALS WILL BE INSTALLED PER SEPARATE OFFSITE IMPROVEMENT AND WILL TAP INTO EXISTING APPROVED PRIVATE IMPROVEMENT PLAN PIS 619391. OUR PROPOSED DEVELOPMENT WILL CONNECT TO THIS PRIVATE WATER LATERAL.
2. SEWER: AN 8" SEWER MAIN PER CITY ENGINEER'S DWG. NO. 28175-D EXISTS IN EL CAMINO REAL. A PRIVATE LATERAL WAS EXTENDED FROM SAID SEWER MAIN PER ENGINEER'S DRAWING NO. 41200-D AND EXTENDED TO OUR SITE PER PRIVATE IMPROVEMENT BUILDING PLAN PIS 619391 WHICH THE PROPOSED DEVELOPMENT WILL CONNECT TO. (SEE DWG. C1.5).
3. RECLAIMED WATER: THERE ARE NO RECLAIMED WATER MAINS ADJACENT TO THE SUBJECT PROPERTY.

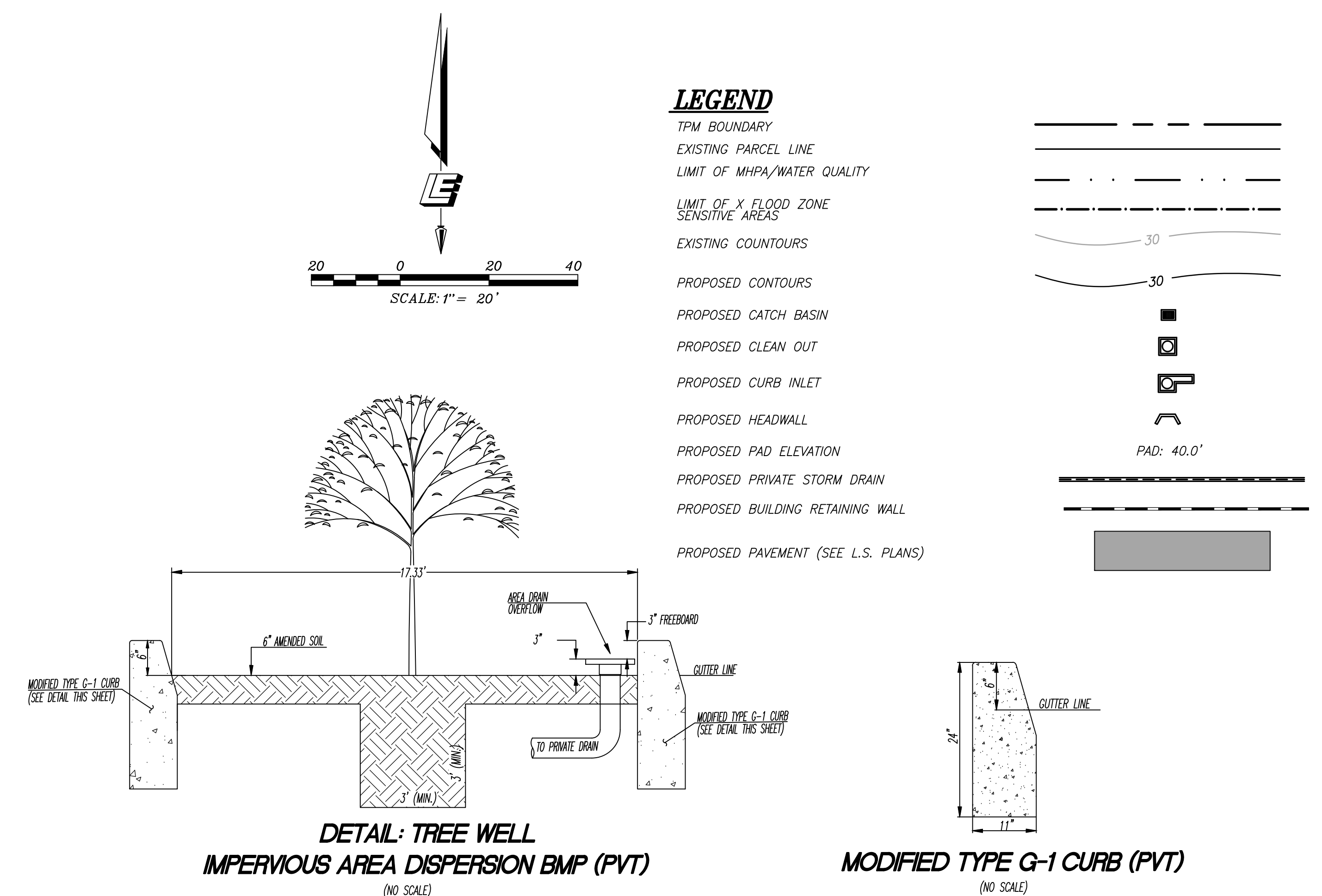
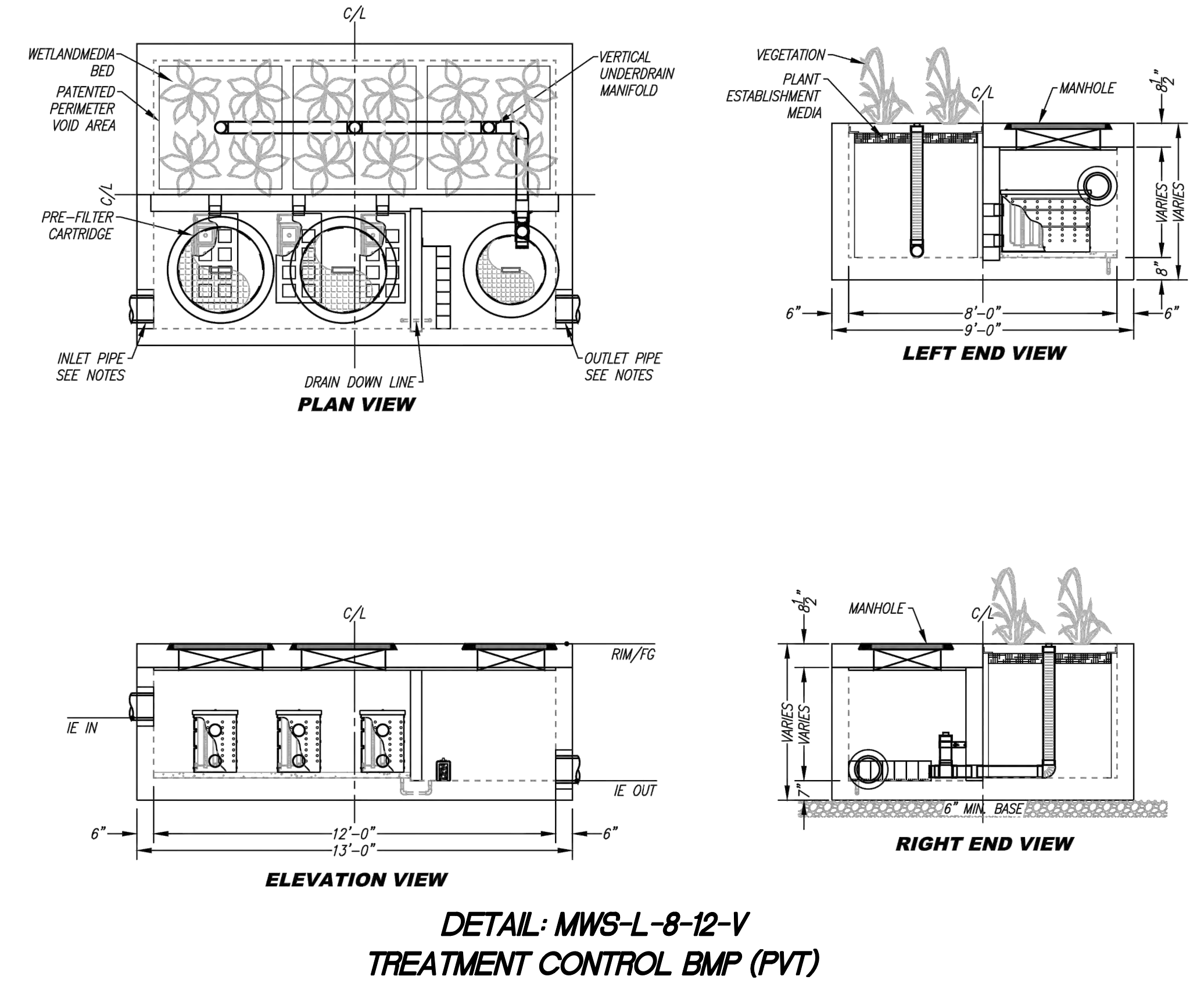
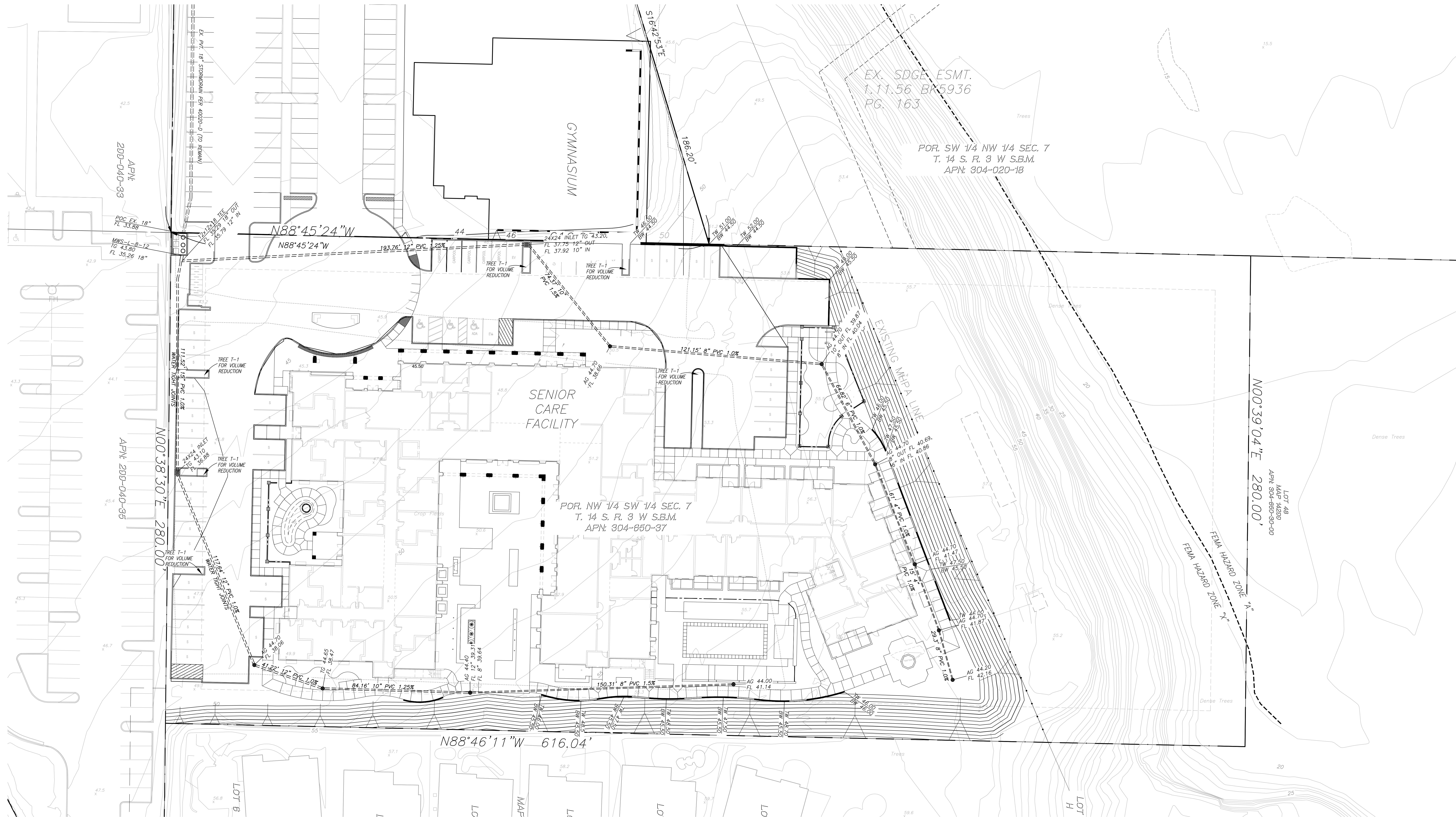
GRADING AND DRAINAGE NOTES:

- 1. GRADING AND DRAINAGE IMPROVEMENTS, AS WELL AS REQUIRED NOTES AND STATISTICS, ARE SHOWN ON DWG. C1.2.

TOTAL PROJECT

PROPOSED BUILDINGS:  
CHURCH BUILDING GROUND FLOOR: 40,960 SF  
EL CAMINO REAL ASSISTED LIVING FACILITY BUILDING: 34,525 SF  
TOTAL LOT AREA: 754,855 SF





**GRADING TABULATION**

1. TOTAL AMOUNT OF SITE TO BE GRADED:	2.84 AC.±
2. TOTAL AMOUNT OFF-SITE TO BE GRADED (WITH LETTER OF PERMISSION):	0.00 AC.±
3. PERCENT OF TOTAL SITE TO BE GRADED:	71%
4. AMOUNT OF CUT:	26,435 C.Y.±
5. MAXIMUM DEPTH OF CUT:	12.4 FT.±
6. AMOUNT OF FILL:	125 C.Y.±
7. MAXIMUM DEPTH OF FILL:	1 FT.±
8. MAXIMUM HEIGHT OF FILL SLOPE:	0 FT.±
9. MAXIMUM HEIGHT OF CUT SLOPE:	12 FT.±
10. CUT SLOPE RATIO:	2:1
11. FILL SLOPE RATIO:	2:1
12. AMOUNT OF IMPORT/EXPORT:	26,310 C.Y.±
13. RETAINING WALLS:	LENGTH=30± L.F. MAX HEIGHT=5.0± FT.

**GRADING AND DRAINAGE**

1. GRADING: IT IS PROPOSED THAT THE PROJECT BE GRADED AS SHOWN HEREON.
2. DRAINAGE: STORM WATER RUNOFF GENERATED ON-SITE WILL BE INTERCEPTED BY A PRIVATE STORM DRAIN SYSTEM AS SHOWN HEREON, AND DISCHARGED INTO SEPARATE OUTFALLS, BOTH OF WHICH EMPTY INTO THE SAN DIEGUITO RIVER VALLEY ON THE WESTERLY SIDE OF EL CAMINO REAL.
3. SITE DESIGN, SOURCE CONTROL, AND TREATMENT CONTROL BMP'S WILL BE ADDRESSED IN THE PROJECT'S WATER QUALITY TECHNICAL REPORT.
4. THE PROPOSED PROJECT WILL COMPLY WITH ALL THE REQUIREMENTS OF THE CURRENT CITY OF SAN DIEGO STORM WATER STANDARDS MANUAL BEFORE A GRADING OR BUILDING PERMIT IS ISSUED. IT IS THE RESPONSIBILITY OF THE OWNER/DESIGNER/APPLICANT TO ENSURE THAT THE CURRENT STORM WATER PERMANENT BMP DESIGN STANDARDS ARE INCORPORATED INTO THE PROJECT.
5. 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.
6. 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 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.

**BASE FLOOD ELEVATION**

PER FEMA FLOOD INSURANCE RATE MAP, PANEL 1326 OF 2375, THE PROPERTY IS SITUATED IN TWO SEPARATE HAZARD AREAS, ZONE A AND ZONE X, AS SUCH, NO BASE FLOOD ELEVATION FOR THIS PROPERTY IS DEFINED.

**TOPOGRAPHY SOURCE:**

PREPARED BY: AEROTECH MAPPING, INC.  
35771 TECHNOLOGY DRIVE, S-220-C  
MIRAMONTE, CA 92026  
DATE: DECEMBER, 2016

**BENCHMARK:**

BR ON SELBY COR BRIDGE OF EL CAMINO REAL AND SAN DIEGUITO RIVER BRIDGE  
N: 2968; E: 16997; ELE: 26.205  
DATUM: CITY OF SAN DIEGO VERTICAL CONTROL NGVD29 (MSL)  
CITY OF SAN DIEGO VERTICAL CONTROL BENCHMARK (04 OCTOBER 2011)

06-28-2024 PLANNING RESUBMITTAL  
03-31-2024 PLANNING RESUBMITTAL  
01-20-2024 PLANNING RESUBMITTAL  
09-14-2020 PLANNING SUBMISSION

no. date issue  
issues | revisions

**EL CAMINO REAL ASSISTED LIVING FACILITY**

project title

**GRADING DRAINAGE**

sheet title

project no. 232034 date 06/28/24

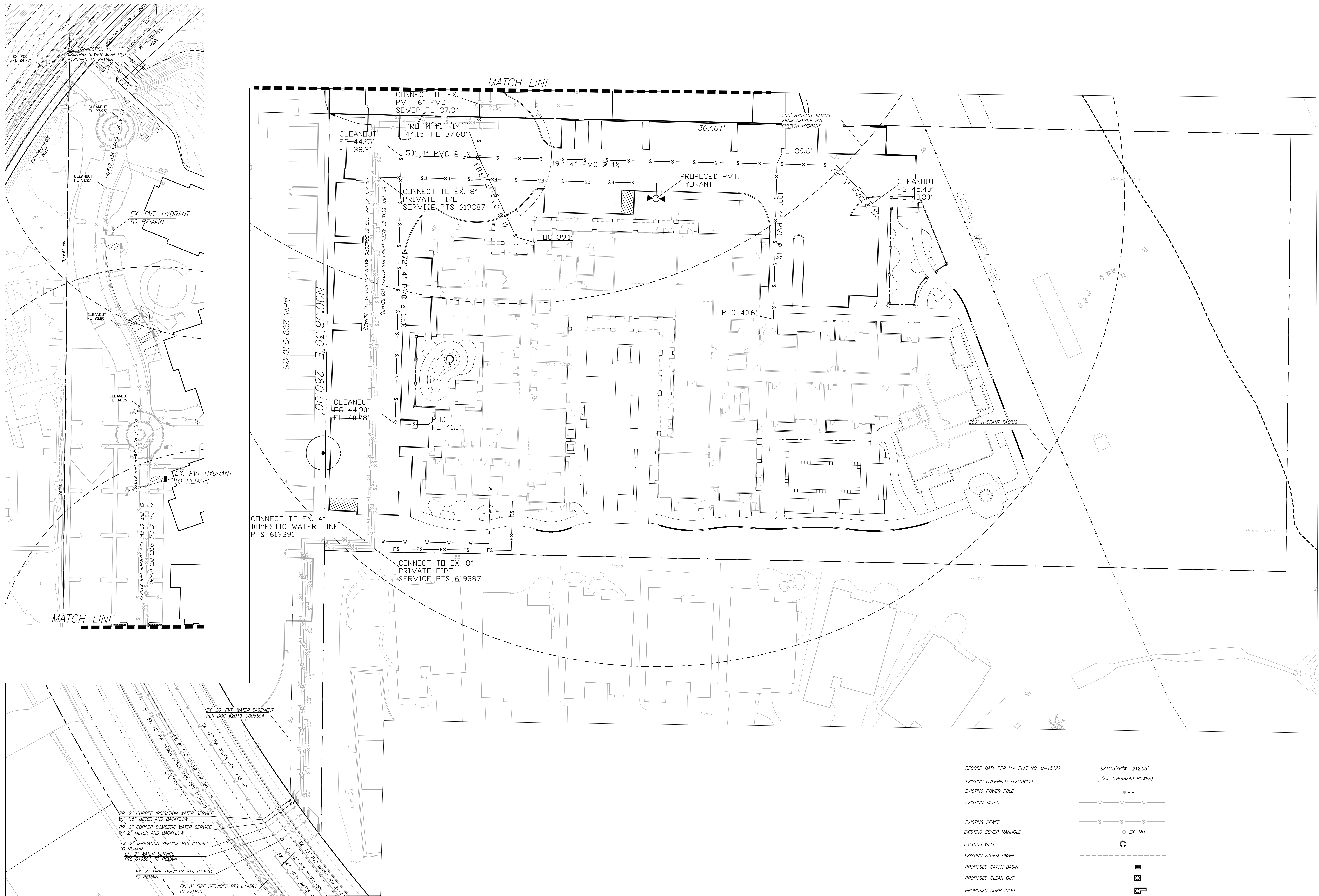
**EL CAMINO REAL ASSISTED LIVING FACILITY**

project title

**UTILITIES**

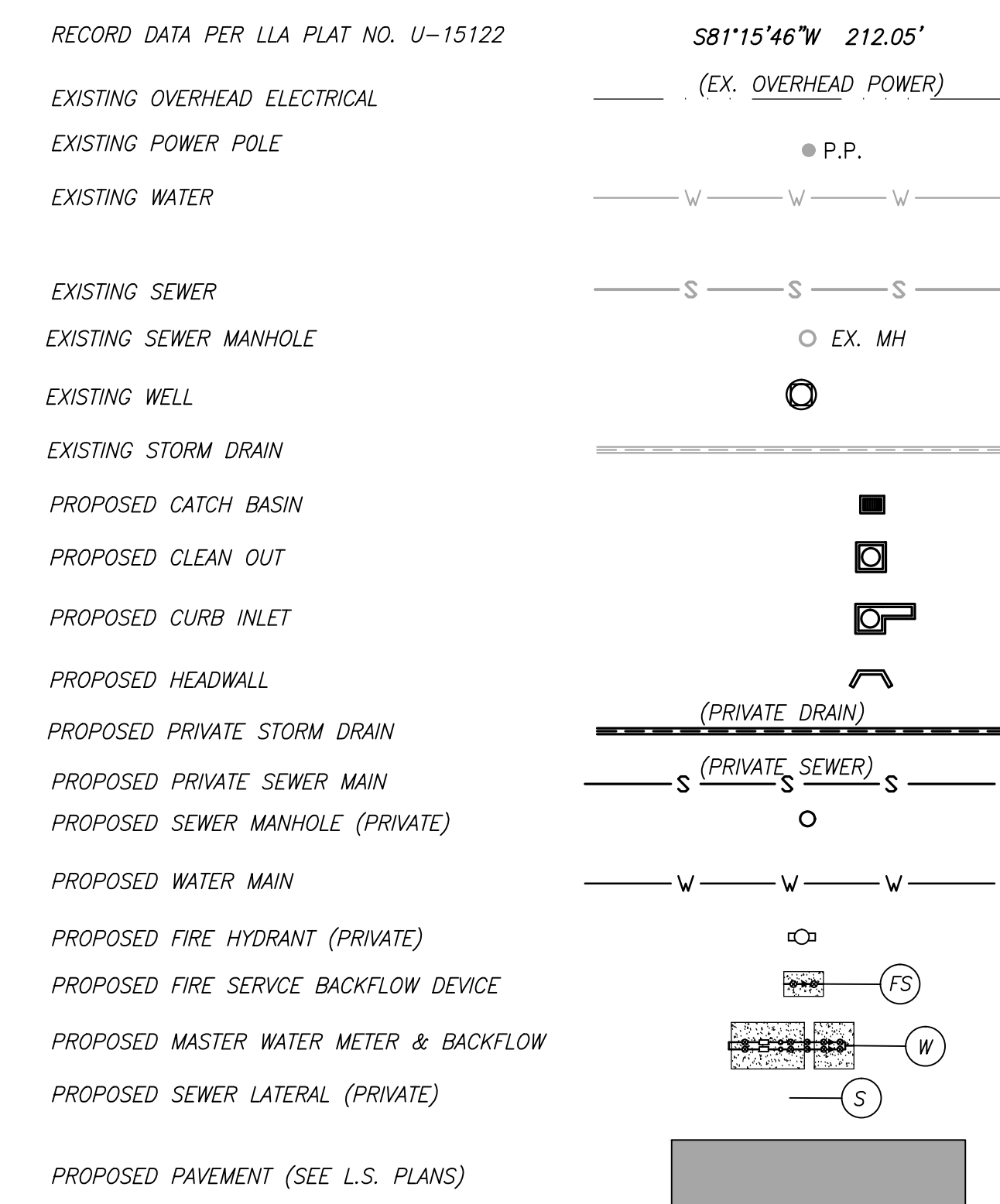
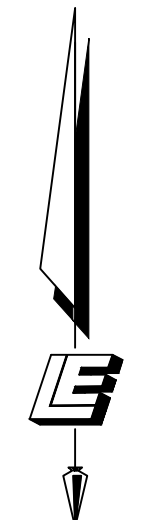
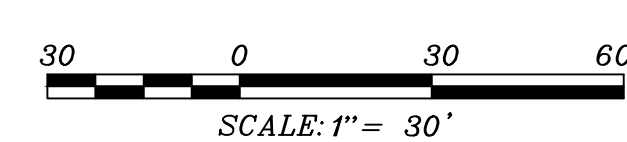
sheet title

project no. 232034 date 06/28/24



6/28/2024 9:07:34 AM  
The original size of this drawing is 36" x 48"  
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EXIST. UTILITY STATUS TABLE		
TYPE	OVERHEAD	UNDERGROUND
ELECTRIC	X	
TELEPHONE		X



**EL CAMINO REAL ASSISTED LIVING FACILITY**

project title

**SLOPE ANALYSIS**

sheet title

project no. 232034 date 06/28/24

**C2.0**  
 sheet no.



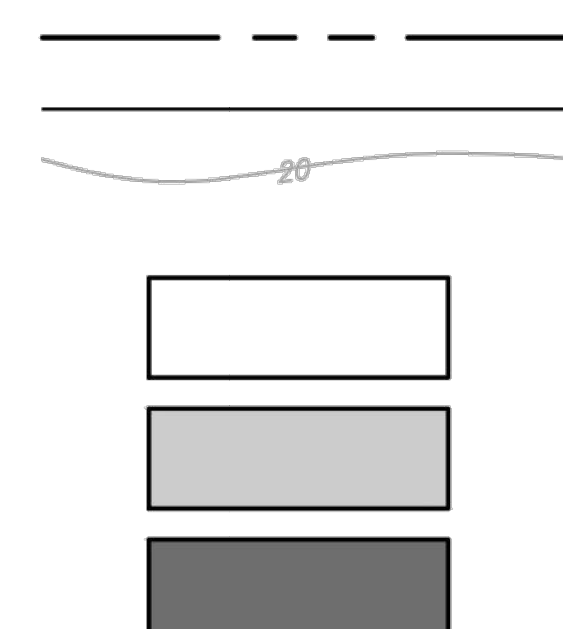
**LEGEND**

PROJECT BOUNDARY  
 EXISTING PARCEL LINE  
 EXISTING COUNTOURS

SLOPES 0-25%

SLOPES 25% TO 35%

SLOPES GREATER THAN 35%



**SLOPE ANALYSIS**

SLOPE CATEGORY	AREA	PERCENTAGE
1. SLOPES 0 TO 25%	3.43 AC.	86.7%
2. NATURAL SLOPES 25% TO 35%	0.05AC.	1.2%
3. MANUFACTURED SLOPES 25%-35%	0.00 AC.	0.0%
4. NATURAL SLOPES GREATER THAN 35%	0.48 AC.	12.1%
5. MANUFACTURED SLOPES GREATER THAN 35%	0.00 AC.	0.0%
<b>TOTAL:</b>	<b>3.96 AC.</b>	<b>100.00%</b>

**NOTES**

1. THERE ARE NO "STEEP SLOPES", AS DEFINED BY ESL, ON THIS PROPERTY INSIDE THE LIMITS OF WORK.