

(R-INSERT)

RESOLUTION NUMBER R-NUMBER

ADOPTED ON DATE

WHEREAS, Sterling-San Diego 2, L.P., a Delaware limited partnership, Owner/Permittee, filed an application with the City of San Diego for a Planned Development Permit No. 572630 and Site Development Permit No. 658951 for the demolition of existing structures, subdivision of land and development of an apartment project with 659 dwelling units of which 76 dwelling units shall be affordable housing units in compliance with the Inclusionary Housing Ordinance known as the Alvarado Apartments project, located on one parcel at 6599 Alvarado Road, and legally described as Lot 5 of Alvarado Plaza Unit 3, according to Map No. 6072, filed March 20, 1968, in the Office of the County Recorder, in the in the College Area community plan area, in the CC-1-3 and RS-1-1 Zones which is proposed to be rezoned to the RM-4-10 Zone; and

WHEREAS, on June 18, 2009, the Planning Commission of the City of San Diego considered Planned Development Permit No. 572630 and Site Development Permit No. 658951, and pursuant to Resolution No. XXXX-PC voted to recommend City Council approval of the permit; and

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

BE IT RESOLVED, by the Council of the City of San Diego, that it adopts the following findings with respect to Planned Development Permit No. 572630 and Site Development Permit No. 658951:

Planned Development Permit - Section 126.0604**A. Findings for all Planned Development Permits**

1. The proposed development will not adversely affect the applicable land use plan. The proposed project is a 659 apartment unit multi-family residential development with 2,290 square feet of retail space, a one-acre neighborhood pocket park and two parking structures on a 9.99 acre site. The proposed site is designated for Residential use by the College Area community plan and allows residential development at the densities allowed by the RM-4-10 Zone. The proposed project site is located within the College Area community plan area and designated for High Residential density residential development at 45-75 dwelling units per net residential acre. The project as proposed conforms to the density in the community plan. The project will help satisfy a variety of goals of the applicable land use plans. The College Area Community Plan encourages multi-family residential projects near San Diego State University to allow an increase in student housing opportunities. The project will increase the supply of housing in the community within walking distance of transit, shopping, and employment opportunities. Development of the property would not conflict with goals of the community plan relative to topography as the project site has been previously developed. Being determined the project is consistent with the General Plan and the College Area community plan, the regulations of the RM-4-10 Zone and the Planned Development Permit regulations, the proposed development will not adversely affect the applicable land use plan.

2. The proposed development will not be detrimental to the public health, safety, and welfare. The proposed project is a 659 apartment unit multi-family residential development with 2,290 square feet of retail space, a one-acre neighborhood pocket park and two parking structures on a 9.99 acre site. The proposed development will provide public benefits which would not have occurred otherwise. The proposed development will construct necessary sewer and water facilities to serve the residents of the development; will enter into a Maintenance Agreement for the ongoing permanent BMP maintenance; will comply with all requirements of State Water Resources Control Board (SWRCB) Order No. 99-08 DWQ and the Municipal Storm Water Permit, Order No. 2001-01(NPDES General Permit No. CAS000002 and CAS0108758), Waste Discharge Requirements for Discharges of Storm Water Runoff Associated With Construction Activity. The development will also provide for the health, safety, and welfare of the residents by constructing all buildings in accordance with current construction standards and codes. All structures constructed will be reviewed by professional staff for compliance with all relevant and applicable building, electrical, mechanical and fire codes to assure the structures will meet or exceed the current regulations. As such the proposed development will not be detrimental to the public health, safety, and welfare.

3. The proposed development will comply with the regulations of the Land Development Code. The proposed project is a 659 apartment unit multi-family residential development with 2,290 square feet of retail space, a one-acre neighborhood pocket park and two parking structures on a 9.99 acre site. The proposed development complies with the regulations of the RM-4-10 Zone and site-specific development

regulations for the property, as allowed with the approval of a Planned Development Permit. Deviations, as allowed by the approval of a Planned Development Permit, are required to approve the proposed project. The project will include six deviations:

- a. Allow a deviation from LDC Section 131.0454 to reduce by twenty-five percent the total number of exterior storage spaces provided;
- b. Allow a deviation from LDC Section 131.0445(c) to increase the maximum lot coverage from fifty percent to fifty-three percent;
- c. Allow a deviation from LDC Section 142.0406 and Table 142-04D to provide carports with photovoltaic panels on the roof of the parking garage rather than eighteen trees in containers;
- d. Allow a deviation from LDC Section 142.1001 to reduce the minimum size for four of five loading zones from twelve feet wide by thirty-five feet long to eight feet wide by twenty-two feet long where only four loading zones are required;
- e. Allow a deviation from LDC Section 131.0461(c) to allow the architectural encroachments within the required front yard to observe a zero foot setback from the front property line where a three foot setback is required for architectural encroachments; and
- f. Allow a deviation from LDC Section 142.0525(a) to allow a combination of standard parking spaces with “tandem” spaces to meet the required number of parking spaces provided in each parking structure.

The six deviations approved with the project will result in a better project than through the strict application of the zoning requirements. The proposed development complies with all other relevant regulations of the Land Development Code. Specific conditions of approval require the continued compliance with all relevant regulations of the City of San Diego effective for this site and have been written as such into Planned Development Permit No. 572630. Development of the property will meet all other requirements of these regulations. Concept plans for the project identify all other development criteria in effect for the site. All relevant regulations shall be complied with at all times for the life of the project. In these ways the proposed development will comply with the applicable and relevant regulations of the Land Development Code, as allowed through the approval of a Planned Development Permit.

4. The proposed development, when considered as a whole, will be beneficial to the community. The project will provide several significant features, amenities and improvements in the community. The project will provide 659 rental housing units to the housing stock of the City of San Diego at a time in the history of the city when there is a housing shortage and in a community with a very low vacancy rate. The city currently has a very limited supply of land designated and zoned for High Residential density residential development at 45-75 dwelling units per net residential acre multi-family housing. Increasing the housing supply will be particularly beneficial in the College Area

because of the large and expanding employment base and student population in the area. This proposal will help to alleviate the shortage of multi-family and student housing opportunities. This project will also provide affordable housing opportunities within the project on site. Housing near the many employment sites in the College Area community will aid in reducing automobile congestion, particularly during peak travel hours. The project will also create public areas within the property to promote pedestrian activity. Pedestrian walkways have been provided around the entire perimeter of the project and will create opportunities for the public display of art. The on-site retail component of the project will provide 2,290 square feet of commercial retail space to provide goods and services to the resident population. This will serve the resident population and reduce the need to leave the site for small purchases and other sundry items. Finally, the developer will be providing much needed FBA funding for the completion of identified public improvements. Furthermore, of the 659 units 76 dwelling units will be affordable to persons earning no more than sixty-five percent of the area median income. The project will provide a one-acre park on the property for use by residents and the general public in a community which is currently deficit of park acreage. In addition to the one-acre park onsite, the developer will improve 1.13 acres at Tubman Elementary School as a joint use facility for the community and fund five years of maintenance for the 1.13 acres. The project will provide photovoltaic electrical generation on-site, water efficient landscaping and building fixtures and will be LEED certified for energy efficiency. Thus the development of the project will materially benefit the city by providing both housing units during a shortage of supply, by providing affordable housing and a LEED certified development. The resulting benefits of the project will be positive for the community and City of San Diego.

5. Any proposed deviations pursuant to Section 126.0602(b)(1) are appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone. The project includes six deviations, all of which will result in a more desirable project than without the deviations. The deviations are as follows:

- a. A deviation from LDC Section 131.0454 to reduce by twenty-five percent the total number of exterior storage spaces provided.
- b. Allow a deviation from LDC Section 131.0445(c) to increase the maximum lot coverage from fifty percent to fifty-three percent.
- c. Allow a deviation from LDC Section 142.0406 and Table 142-04D to provide carports with photovoltaic panels on the roof of the parking garage rather than eighteen trees in containers on the roof of the parking garage.
- d. Allow a deviation from LDC Section 142.1001 to reduce the minimum size for four of five loading zones from twelve feet wide by thirty-five feet long to eight feet wide by twenty-two feet long where only four loading zones are required.
- e. Allow a deviation from LDC Section 131.0461(c) to allow the architectural encroachments within the required front yard to observe a zero foot setback from

the front property line where a three foot setback is required for architectural encroachments; and

- f. Allow a deviation from LDC Section 142.0525(a) to allow a combination of standard parking spaces with “tandem” spaces to meet the required number of parking spaces provided in each parking structure.

Reducing the total number of exterior storage spaces provided will not materially affect the operation and benefits associated with the development of the site as proposed. The site and architectural plans allocate a total of 494 storage spaces to accommodate 659 apartment units, or approximately seventy-five percent of the total units in the proposed project. Two hundred forty-seven spaces will be provided in Building One and 247 storage spaces will be provided in Building Two. Student populations have historically needed less storage space than more permanent populations. The developer will provide large interior closet space for each bedroom and this will reduce the demand and need for exterior storage space.

Increasing the maximum lot coverage from fifty percent to fifty-three percent will increase the efficient utilization of limited multi-family parcels by increasing the total number of dwelling units and affordable dwelling units.

Allowing the construction of carports for all the parking stalls located on the top deck of each parking structure rather than providing trees in raised containers to meet the tree distribution requirements for parking lots required in the City-wide Landscape Regulations will exceed the goals of planting trees on the roof deck of the garage for shade. The purpose of providing trees within parking lots is to create shading of the pavement to reduce the heat island effect of large expanses of pavement. Carports will provide a superior quality and quantity of shading on the parking structure deck when compared to living trees in that the shade created by carports will be 100 percent and immediate upon completion of the project. Trees installed in containers on the top deck of the parking structure will never attain a height and breadth capable of providing an equivalent amount of shade as will be permanently provided by the carports.

Reducing the size for four of five loading zones where only four are required will not negatively affect the successful operation of the property. The owner will furnish approximately seventy-five percent of all the apartment units. The furnishing of these units will reduce the need associated with providing loading areas for moving/delivery trucks and other vehicles used to move possessions and furniture onto the site and to the units.

Reducing the minimum size for four of five loading zones from twelve feet wide by thirty-five feet long to eight feet wide by twenty-two feet long will allow greater efficiency in the development of the property. Reducing the size for two of three loading zones will be consistent with the owner’s program of furnishing seventy-five percent of all dwelling units. Fewer moving/delivery trucks and other vehicles used to move possessions and furniture onto the site and to the units will be necessary to effectively serve the population of the project.

Allowing architectural encroachments within the required front yard to observe a zero foot setback from the front property line where a three foot setback is required for an architectural encroachment will add to the esthetic appeal of the architecture and create a more attractive and successful project as the project relates to the pedestrian experience from the sidewalk and upon entering the project site.

Allowing sixty-seven tandem parking spaces in the parking structure will be beneficial in many ways. The project location is directly across the street from Alvarado trolley Station. According to a two year study conducted by Caltrans, residents living in multi-family projects within close proximity to transit stations are five times more likely to use the transit. Additionally, with the close proximity of San Diego State and Alvarado Hospital, both major employers in the College Area, the trolley and other non-traditional methods will be the preferred means to travel to and from school and work. The project will also incorporate a Transportation Demand Management or TDM plan. As part of the TDM plan there will be an incentive program to encourage transit use. As part of this program the applicant would offer a one month transit pass per each dwelling unit for the first ten years Alvarado Apartments is occupied when that apartment is leased for one year. The project is also providing spaces in the garages for zip cars. Each zip car removes approximately 15-20 personally owned vehicles from the road. The deviation would also allow a reduction in the scale of the garage and create more project open space on-site for residents. A zip car is a car garaged on the site and owned by a private business which is available for short term rental to occupants of the complex. Each zip car removes approximately fifteen to twenty personally owned vehicles from the circulation system. The deviation is supported by several offsetting benefits. By reducing the scale of the parking structure the project will create an additional 2,000 square feet of project open space in the courtyards, reduces the amount of excavation necessary to construct the parking structure, reduces truck trips hauling earthwork from the site, and raises the bottom level of the structures above the water table by an additional five to six feet. The increase of project open space equates to ten percent more project open space. The additional open space will have a tremendous benefit for resident recreation, wellness and the functionality of the project.

As a result of the approved deviations and other design features of the project, the proposed project conforms to the overall policies, regulations and purpose and intent of the Planned Development regulations. The design will result in a more desirable project for the City and the community than would be realized through the strict application of the development regulations at this location.

Site Development Permit - Section 126.0504

A. Findings for all Site Development Permits

1. The proposed development will not adversely affect the applicable land use plan. The proposed project is a 659 apartment unit multi-family residential development with 2,290 square feet of retail space, a one-acre neighborhood pocket park and two parking structures on a 9.99 acre site. The proposed development complies with the

regulations of the RM-4-10 Zone and site-specific development regulations for the property, as allowed with the approval of a Planned Development Permit. The proposed site is designated for Residential use by the College Area community plan and allows residential development at the densities allowed by the RM-4-10 Zone. The proposed project site is located within the College Area community plan area and designated for High Residential density residential development at 45-75 dwelling units per net residential acre. See Planned Development Permit Finding No. 1 above for more information.

2. The proposed development will not be detrimental to the public health, safety, and welfare. The proposed project is a 659 apartment unit multi-family residential development with 2,290 square feet of retail space, a one-acre neighborhood pocket park and two parking structures on a 9.99 acre site. The proposed development complies with the regulations of the RM-4-10 Zone and site-specific development regulations for the property. The proposed development will provide public benefits which would not have occurred otherwise. The development will also provide for the health, safety, and welfare of the residents by constructing all buildings in accordance with current construction standards and codes. All structures constructed will be reviewed by professional staff for compliance with all relevant and applicable building, electrical, mechanical and fire codes to assure the structures will meet or exceed the current regulations. See Planned Development Permit Finding No. 2 above for more information.

3. The proposed development will comply with the applicable regulations of the Land Development Code. The proposed project is a 659 apartment unit multi-family residential development with 2,290 square feet of retail space, a one-acre neighborhood pocket park and two parking structures on a 9.99 acre site. The proposed development complies with the regulations of the RM-4-10 Zone and site-specific development regulations for the property. Development of the property will meet all other requirements of these regulations. Concept plans for the project identify all other development criteria in effect for the site. All relevant regulations shall be complied with at all times for the life of the project. In these ways the proposed development will comply with the applicable and relevant regulations of the Land Development Code. See Planned Development Permit Finding No. 3 above for more information.

B. Supplemental Findings--Environmentally Sensitive Lands

1. The site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands. The proposed project is a 659 apartment unit multi-family residential development with 2,290 square feet of retail space, a one-acre neighborhood pocket park and two parking structures on a 9.99 acre site. The proposed development complies with the regulations of the RM-4-10 Zone and site-specific development regulations for the property. The sensitive lands present on the site, the special flood hazard area at the rear of the property, will be protected and will not be impacted by the project. All technical reports required for the project evaluation have been prepared by licensed professionals and meet the criteria for such reports established by the City of San Diego. These reports indicate the site is suitable for the design and

siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands.

2. The proposed development will minimize the alteration of natural land forms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards. The proposed project is a 659 apartment unit multi-family residential development with 2,290 square feet of retail space, a one-acre neighborhood pocket park and two parking structures on a 9.99 acre site. The proposed development complies with the regulations of the RM-4-10 Zone and site-specific development regulations for the property. The existing site is developed with a medical office complex and is relatively level. The natural landform was altered decades in the past and the proposed project will not further alter the remaining natural land forms on the site. The recommendations of final geologic reports, slope erosion and water quality protections will protect the site and surrounding areas from any undue risk from geologic and erosional forces, flood hazards, or fire hazards.

3. The proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands. The proposed project is a 659 apartment unit multi-family residential development with 2,290 square feet of retail space, a one-acre neighborhood pocket park and two parking structures on a 9.99 acre site. The proposed development complies with the regulations of the RM-4-10 Zone and site-specific development regulations for the property. The sensitive lands present on the site, the special flood hazard area at the rear of the property, will be protected and will not be impacted by the project. All technical reports required for the project evaluation have been prepared by licensed professionals and meet the criteria for such reports established by the City of San Diego. These reports indicate the site is suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands.

4. The proposed development will be consistent with the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan. The proposed project is a 659 apartment unit multi-family residential development with 2,290 square feet of retail space, a one-acre neighborhood pocket park and two parking structures on a 9.99 acre site. The proposed development complies with the regulations of the RM-4-10 Zone and site-specific development regulations for the property. The MSCP Subarea Plan and Multiple Habitat Planning Area (MHPA) maps indicate the site is not within or immediately adjacent to any MHPA areas. Therefore the proposed project will be consistent with the City of San Diego's Multiple Species Conservation Program Subarea Plan.

5. The proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply. The proposed project is a 659 apartment unit multi-family residential development with 2,290 square feet of retail space, a one-acre neighborhood pocket park and two parking structures on a 9.99 acre site. The proposed development complies with the regulations of the RM-4-10 Zone and site-specific development regulations for the property. The proposed project will enter into a Maintenance Agreement for the ongoing permanent BMP maintenance and will

comply with all requirements of State Water Resources Control Board (SWRCB) Order No. 99-08 DWQ and the Municipal Storm Water Permit, Order No. 2001-01(NPDES General Permit No. CAS000002 and CAS0108758), Waste Discharge Requirements for Discharges of Storm Water Runoff Associated With Construction Activity. The site will not discharge uncontrolled storm water runoff to the San Diego River and by extension will not negatively impact public beaches or local sand supply. As result of the conditions of approval addressing water quality and storm water runoff, the project will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply.

6. The nature and extent of mitigation required as a condition of the permit is reasonably related to, and calculated to alleviate, negative impacts created by the proposed development. The proposed project is a 659 apartment unit multi-family residential development with 2,290 square feet of retail space, a one-acre neighborhood pocket park and two parking structures on a 9.99 acre site. The proposed development complies with the regulations of the RM-4-10 Zone and site-specific development regulations for the property. The environmental review process identified several subject areas which may reasonably be impacted by the project as a result of project implementation. However, as a result of this review process conditions of approval will require a Mitigation, Monitoring, and Reporting Program (MMRP) as specified in Mitigated Negative Declaration No. 157028, satisfactory to the Development Services Department and the City Engineer. Prior to issuance of the first grading permit, all conditions of the MMRP shall be complied with, to the satisfaction of the City Engineer. All mitigation measures as specifically outlined in the MMRP shall be implemented for the following issue areas:

Transportation/Circulation
Land Use/Multiple Species Conservation Program
Biological Resources
Historical Resources
Paleontological Resources
Air Quality
Utilities

Therefore, the nature and extent of mitigation required as a condition of the permit is reasonably related to, and calculated to alleviate, negative impacts which may result by the proposed development.

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

BE IT FURTHER RESOLVED, that the recommendation of the Planning Commission is sustained, and Planned Development Permit No. 572630 is granted to Plymouth Health

Investment, LLC, a Delaware Limited Liability Company and Sterling-San Diego 2, L.P., a Delaware limited partnership, Owner/Permittee, under the terms and conditions set forth in the permit attached hereto and made a part hereof.

APPROVED: JAN GOLDSMITH, City Attorney

By _____
Shannon Thomas
Deputy City Attorney

ATTY/SEC. INITIALS

DATE

Or.Dept:Clerk

R-INSERT

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Reviewed by John S. Fisher

1, 1987, the vacancy factor for the 92115 zip code area, which includes the College Area community, was 3.5 percent. Most of the housing units were in sound condition. The rental vacancy rate in 1987 was 7.7 percent. The median value of housing according to the 1980 census was \$92,700 compared to a citywide value of \$90,700, and median rent was \$288 per month compared to a citywide figure of \$249.

**TABLE 2
Population and Housing Characteristics -1988**

| | |
|---------------------------|---------------|
| Total Population | 19,000 |
| Total Housing Units | 7,500 |
| Single-Family Units | 3,900 |
| Multifamily Units | 3,600 |
| Average Family Size | 2.15 |
| Overall Community Density | 9 people/acre |
| Average Family Income | \$22,000 |
| Median Housing Value | \$92,700 |

Sources: U.S. Census, 1980; Population, Housing Inventory Data, January 1, 1988, City of San Diego

The overall profile of the community is that of a middle class community beginning to age but still somewhat family oriented. The overall density of the community is low (nine people/acre), while the relative wealth (income, housing value, rent) is higher than average. Even though there is a significant nonresident population, the community is still a stable, established area.

Table 3, below, represents projected growth in the College Area community based on the recommendations of this Plan. All new housing units are projected to be multifamily units with the number of single-family units remaining the same as in 1988. These projected numbers may not be used as absolute quantities representing future growth. These numbers are included for planning purposes only and represent gross estimates that do not reflect changing economics or social factors in the City or the region. They are included here only as possible future quantities (based on recommended land uses and densities) to be compared with existing numbers.

**TABLE 3
Projected Population and Housing Units**

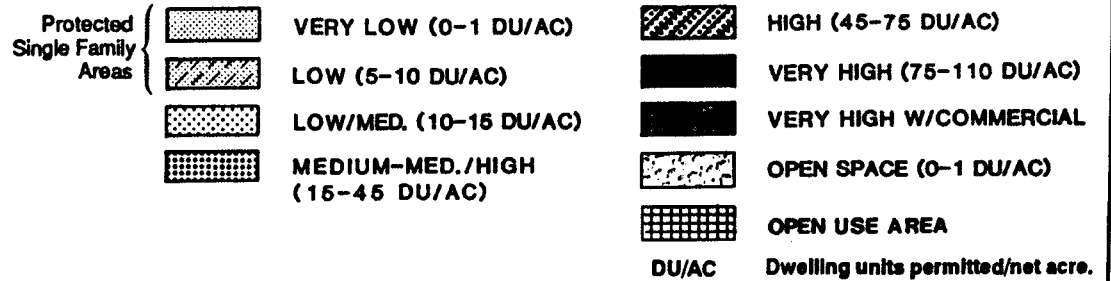
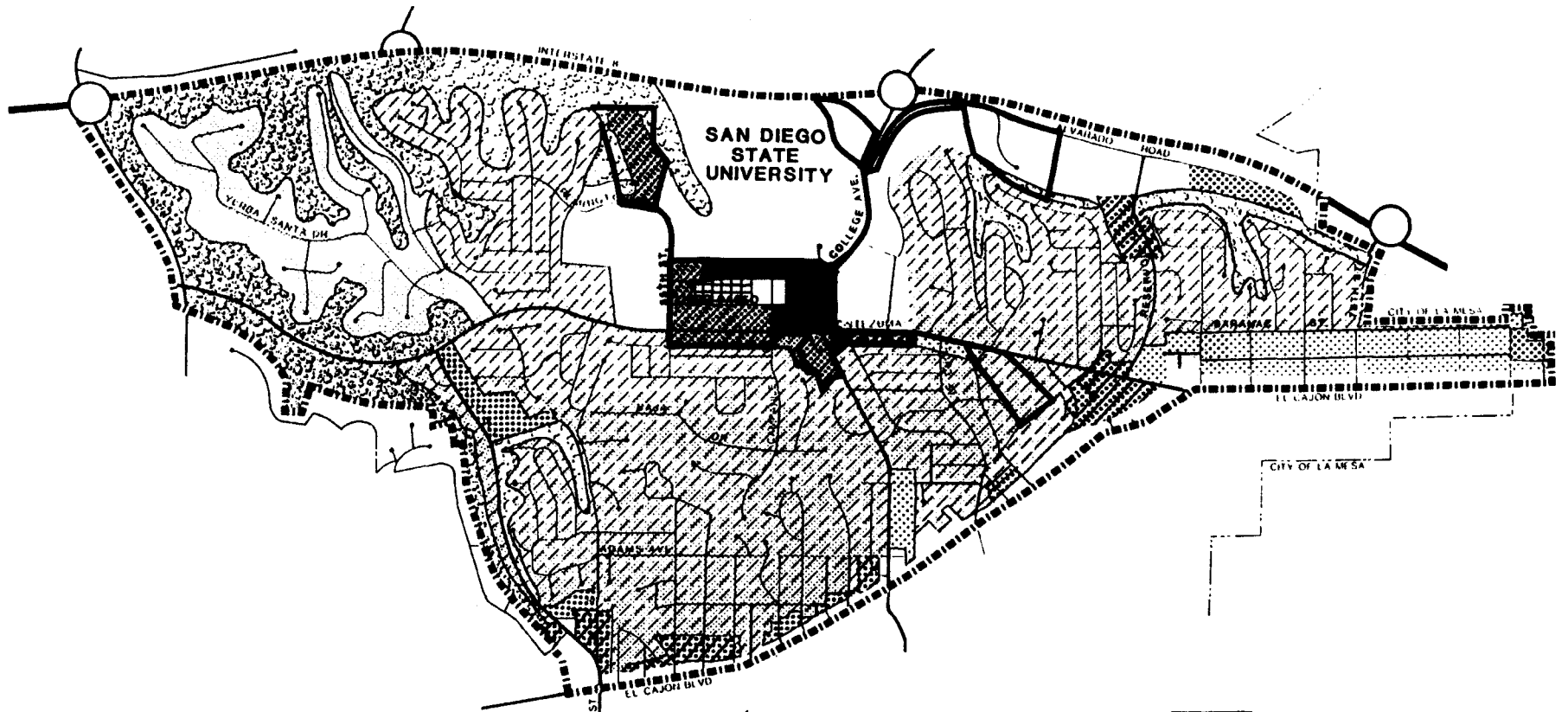
| | |
|-------------------------|--------|
| Total Population | 22,000 |
| Total Housing Units | 8,750 |
| Total Increase of Units | 1,250 |
| Percent Increase | 14% |

EXISTING CONDITIONS: HOSPITALS

Alvarado Medical Center is located within the plan area and provides a full range of hospital services, including emergency medical services to the area residents. ~~The medical offices adjacent to the Alvarado Medical Center are a part of this hospital facility. They~~ Adjacent medical offices are well integrated into the complex and are linked by sidewalks and driveways to other parts of the medical complex. The 200-bed Kaiser Hospital near Zion Avenue and Mission Gorge Road also serves the plan area. Mount Helix General Hospital and Grossmont Hospital are within convenient distance in the City of La Mesa.

RECOMMENDATIONS: HOSPITALS

1. The community should monitor hospital facilities within and adjacent to the planning area to ensure adequate hospital service for community residents.
2. Development in the office area adjacent to Alvarado Medical Center should emphasize medically-oriented and university-related office.
- 4.3. A pedestrian circulation system linking office development with the medical center should be maintained.



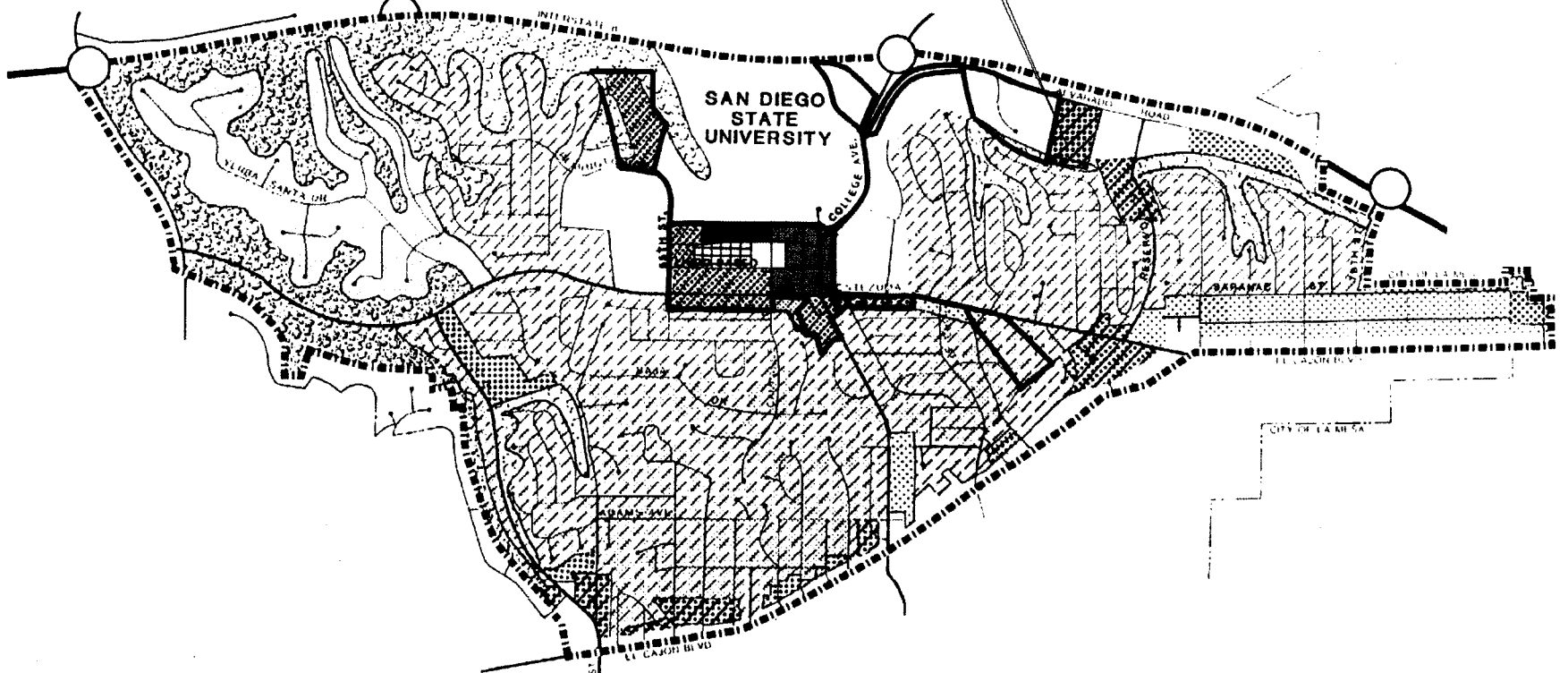
RECOMMENDED RESIDENTIAL DENSITIES

COLLEGE AREA COMMUNITY PLAN
CITY OF SAN DIEGO • PLANNING DEPARTMENT



FIGURE
6

Site: Proposed High (45-75 DU/AC)



| | | | | |
|-------------------------------|--|--------------------------------|-------|------------------------------------|
| Protected Single Family Areas | | VERY LOW (0-1 DU/AC) | | HIGH (45-75 DU/AC) |
| | | LOW (5-10 DU/AC) | | VERY HIGH (75-110 DU/AC) |
| | | LOW/MED. (10-15 DU/AC) | | VERY HIGH W/COMMERCIAL |
| | | MEDIUM-MED./HIGH (15-45 DU/AC) | | OPEN SPACE (0-1 DU/AC) |
| | | | | OPEN USE AREA |
| | | | DU/AC | Dwelling units permitted/net acre. |

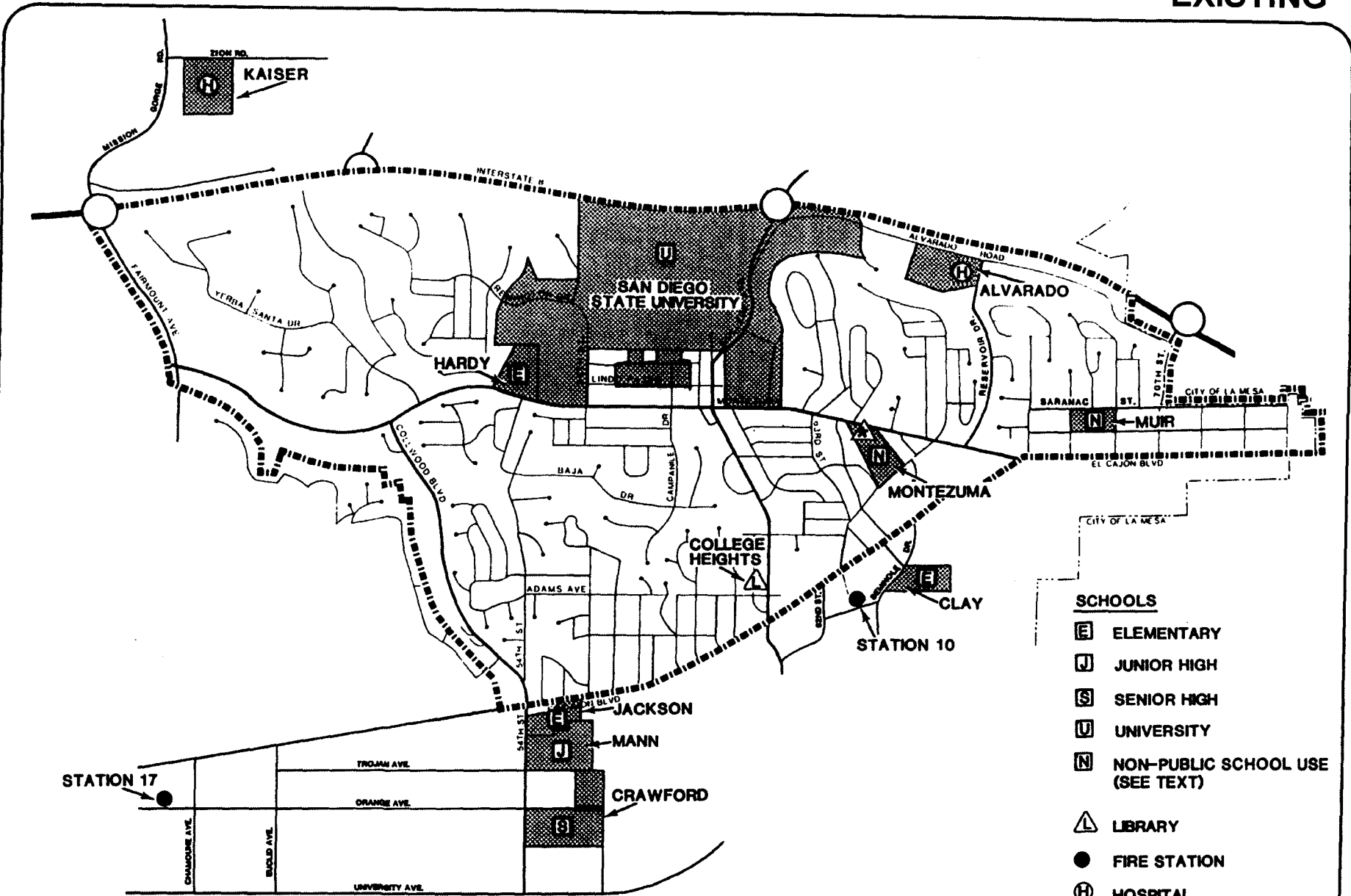


RECOMMENDED RESIDENTIAL DENSITIES

COLLEGE AREA COMMUNITY PLAN
CITY OF SAN DIEGO • PLANNING DEPARTMENT



FIGURE
6



- SCHOOLS**
- E** ELEMENTARY
 - J** JUNIOR HIGH
 - S** SENIOR HIGH
 - U** UNIVERSITY
 - N** NON-PUBLIC SCHOOL USE (SEE TEXT)
- △** LIBRARY
 - FIRE STATION
 - ⊕** HOSPITAL
 - △** SEE NOTE

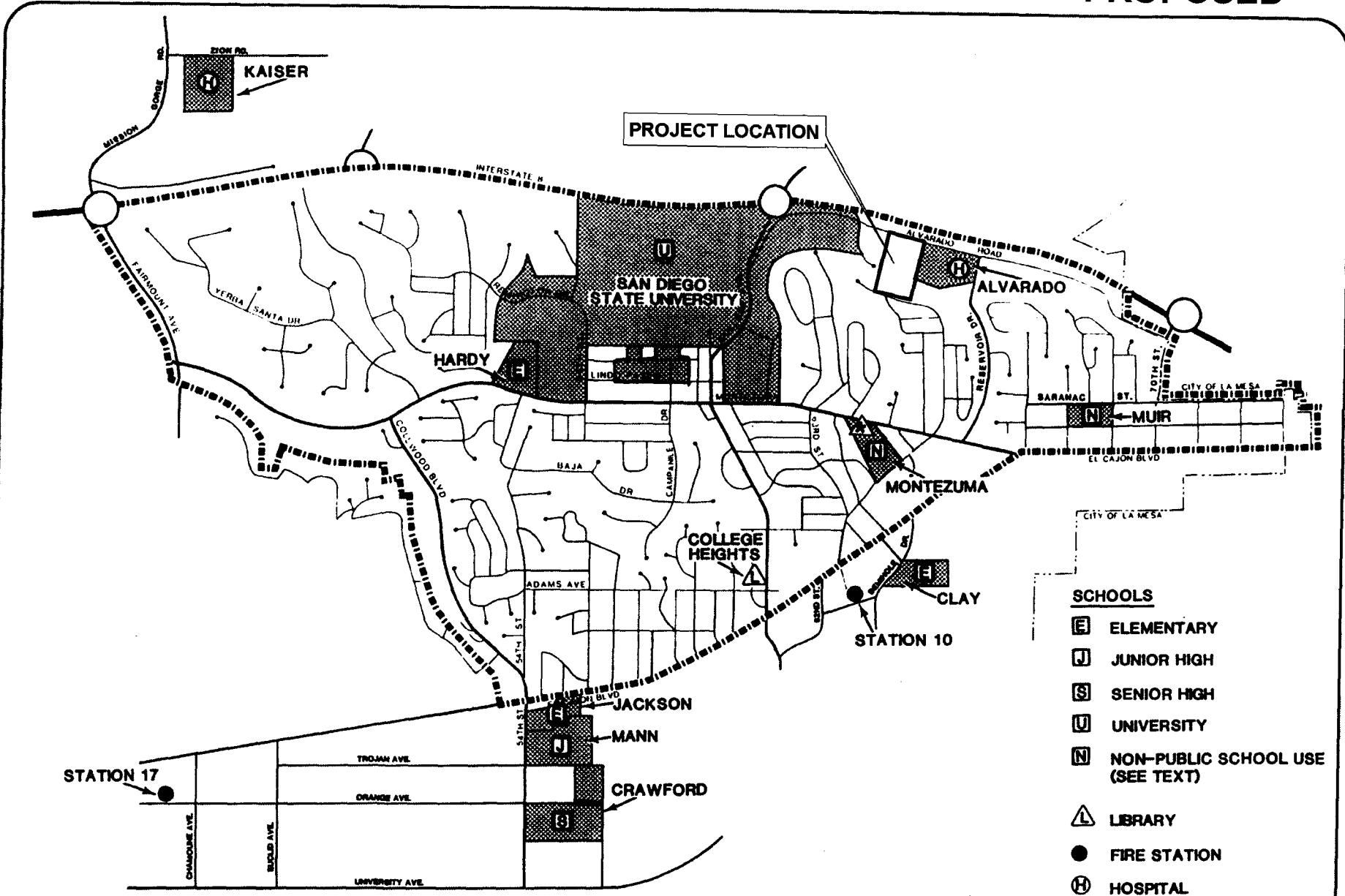
NOTE: The northern portion of the Montezuma Elementary School site may develop with a library (see SDSU Element).



FIGURE 22



PUBLIC FACILITIES
COLLEGE AREA COMMUNITY PLAN
 CITY OF SAN DIEGO • PLANNING DEPARTMENT



- SCHOOLS**
- [E]** ELEMENTARY
 - [J]** JUNIOR HIGH
 - [S]** SENIOR HIGH
 - [U]** UNIVERSITY
 - [N]** NON-PUBLIC SCHOOL USE (SEE TEXT)
 - [L]** LIBRARY
 - FIRE STATION
 - [H]** HOSPITAL
 - [▲]** SEE NOTE

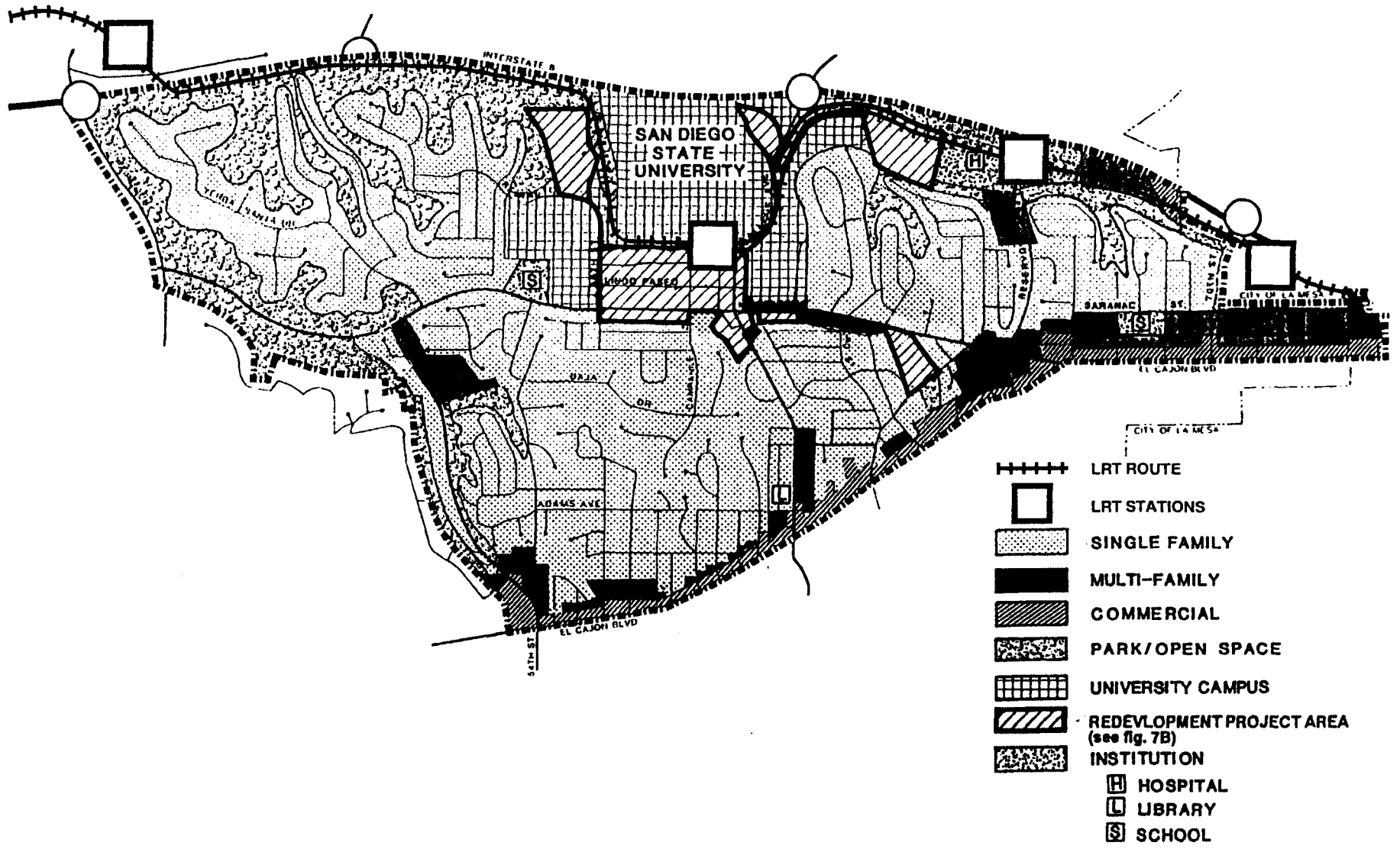
NOTE: The northern portion of the Montezuma Elementary School site may develop with a library (see SDSU Element).















PUBLIC FACILITIES
COLLEGE AREA COMMUNITY PLAN
 CITY OF SAN DIEGO • PLANNING DEPARTMENT



FIGURE
22



-  LRT ROUTE
-  LRT STATIONS
-  SINGLE FAMILY
-  MULTI-FAMILY
-  COMMERCIAL
-  PARK/OPEN SPACE
-  UNIVERSITY CAMPUS
-  REDEVELOPMENT PROJECT AREA (see fig. 7B)
-  INSTITUTION
 -  HOSPITAL
 -  LIBRARY
 -  SCHOOL

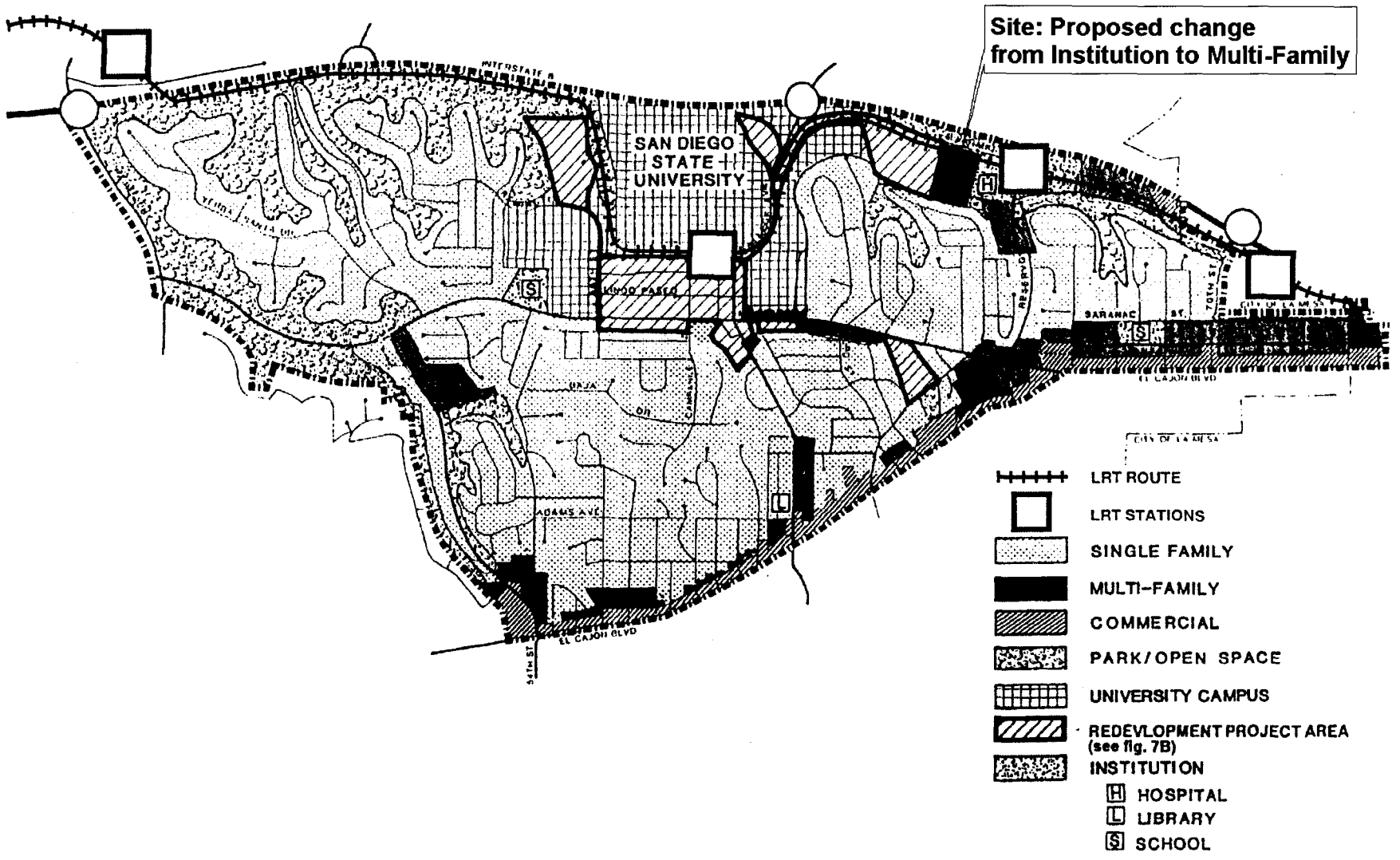














COMMUNITY PLAN MAP

COLLEGE AREA COMMUNITY PLAN
CITY OF SAN DIEGO • PLANNING DEPARTMENT



FIGURE
25



-  LRT ROUTE
-  LRT STATIONS
-  SINGLE FAMILY
-  MULTI-FAMILY
-  COMMERCIAL
-  PARK/OPEN SPACE
-  UNIVERSITY CAMPUS
-  REDEVELOPMENT PROJECT AREA (see fig. 7B)
-  INSTITUTION
-  HOSPITAL
-  LIBRARY
-  SCHOOL

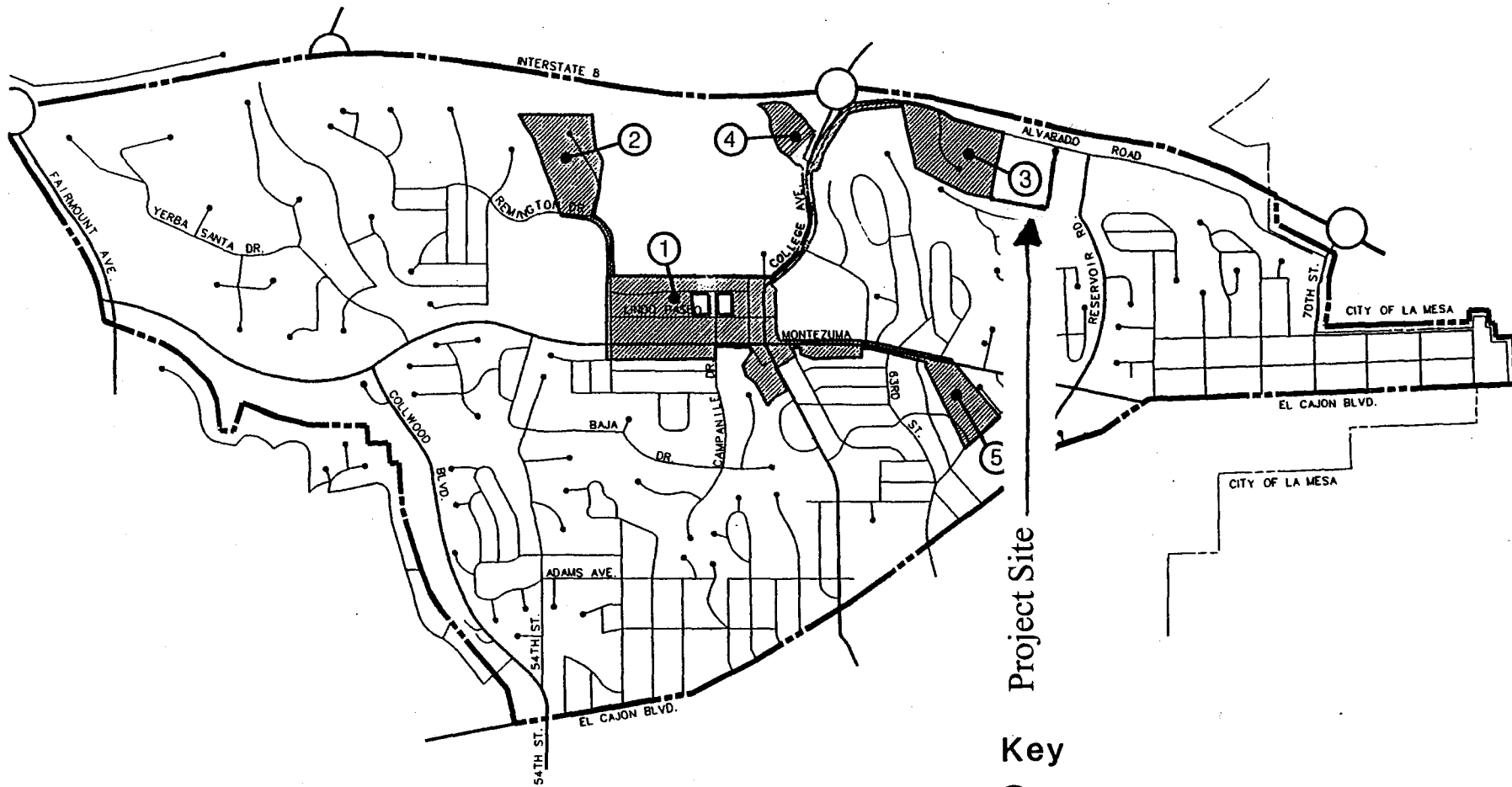


COMMUNITY PLAN MAP
COLLEGE AREA COMMUNITY PLAN
 CITY OF SAN DIEGO • PLANNING DEPARTMENT



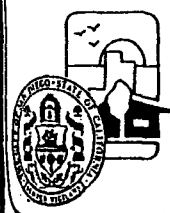
FIGURE
25

JYL: MAC-COLLEGE LIBRARY LRT FINES



Key

- ① Core Subarea
- ② 55th Street Subarea
- ③ Alvarado Road Subarea
- ④ Lot 'A' Subarea
- ⑤ Montezuma School Subarea

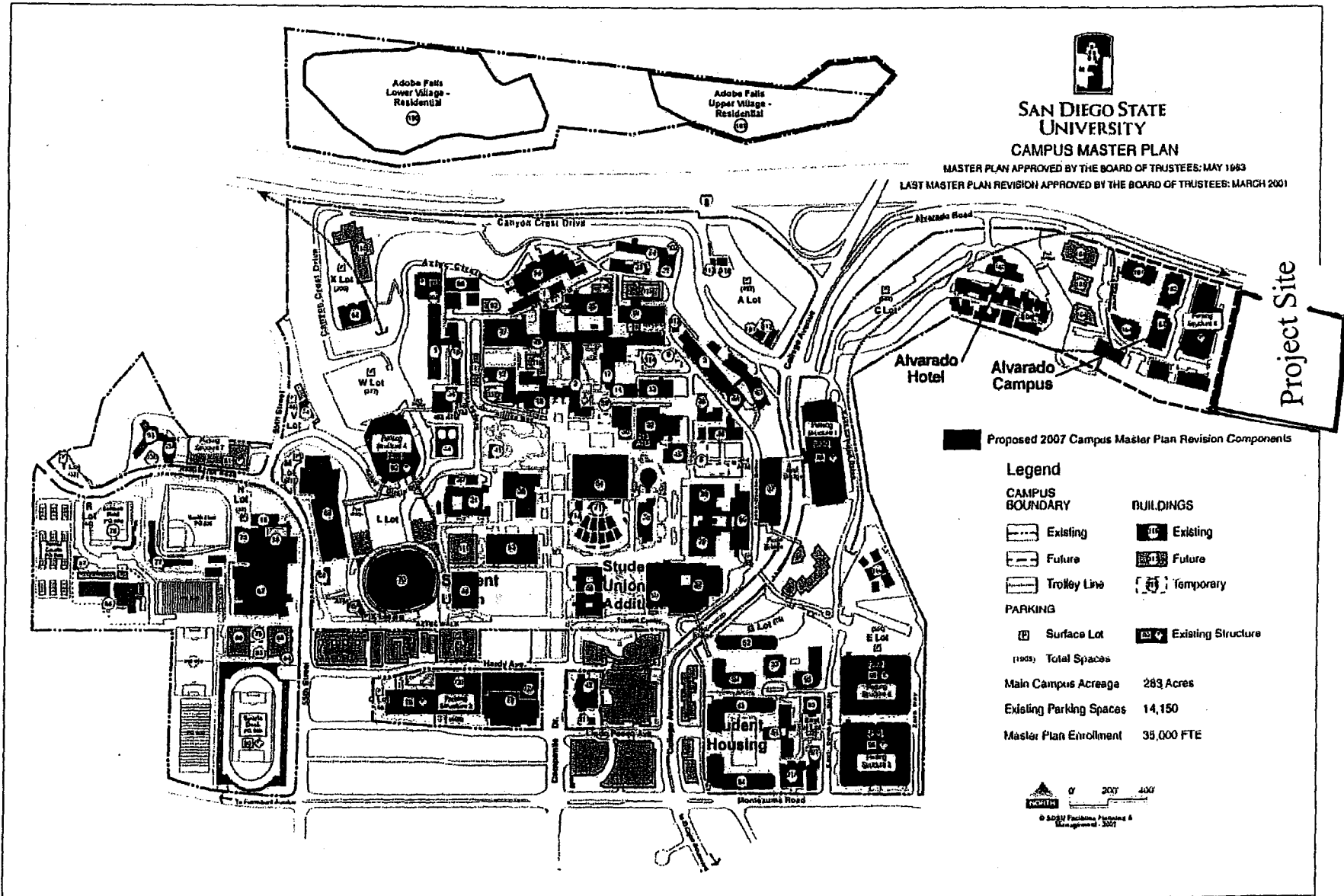


REDEVELOPMENT SUBAREAS

COLLEGE AREA COMMUNITY PLAN
 CITY OF SAN DIEGO • PLANNING DEPARTMENT



FIGURE
7A



2007 Campus Master Plan Revision
 NOP and Initial Study



Figure 4
 Proposed Campus Master Plan

ATTACHMENT 9

Planning Commission General/Community Plan Initiation Issues

1. Level and diversity of community support

The project site is located within the boundaries of the College Area Community Plan. The planning area is officially represented by the College Area Community Council (CACC) and the College Area Community Planning Board (CACPB). The 20 members of the CACC/ CACPB represent a broad cross-section of the community and include residents, business owners, University and student representatives, homeowners, and renters.

At the May 13, 2009 meeting of the College Area Community Planning Board, by a vote of 14:1:0, recommended approval of the project, with concerns. The Board, however, also voted express the following concerns about the project:

- 1) While the mitigations on Alvarado Road directly in front of the project, to be fully funded by the applicant, appear adequate, there is concern regarding adequacy of the long-range traffic infrastructure plans for Alvarado Road between 70th Street and College Avenue. The vote to submit this as a concern was 13:2:0.
- 2) The Planning Commission should pay special attention to the traffic study to see if credits for traffic reduction are appropriately taken. The vote to submit this as a concern was 13:2:0.
- 3) Any park development at the Tubman Village joint use park should integrate ideas from the community and the College Area Community Planning Board to insure the newly funded park is more than just a carpet of grass. The vote to submit this as a concern was 15:0:0.

2. Appropriate size and boundary for the amendment site; appropriate land use designation and zoning for the site

The project site is 9.9 acres and is situated between an existing hospital to the west, and medical offices and redevelopment area to the east. The site is located adjacent to Alvarado Road with Interstate 8 to the north. To the south of the project site are single-family residences which are separated from the project site by a significant elevation change. Staff has determined that the size and boundary of the amendment site is appropriate due to the site location and the constraints mentioned above. The applicant proposes to change the land use designation from Institutional (Hospital & Related Medical Offices) to High Residential (45-75 DU/NRA). Staff has determined that the proposed land use designation is appropriate and would facilitate the construction of 659 multi-family residential units, of which 76 units would be affordable housing units, in an area where none presently exist at a time when there is a declared housing crisis in the City of San Diego.

The project also includes a rezone from CC-1-3 and RS-1-1 Zones to RM-4-10 Zone. Staff has determined the proposed zoning classification would be appropriate for the site and is consistent with the proposed land use designation. The RM-4-10 Zone classification allows the construction of multi-family residences at a density of one dwelling unit for every 400 square feet of lot area, and allows limited neighborhood serving commercial use. The proposed zone change would foster the implementation of a mixed use development on the project site. Mixed-use is desirable in this location because business and resident serving commercial services are not conveniently available in the vicinity.

3. Provision of additional benefit to the community

The proposed project would provide additional public benefit to the community as compared to the existing land use designation, density/intensity range, and plan policy or site design. Presently, the site is designated as Institutional (Hospital & Related Medical Offices) and is developed with approximately 114,000 square feet of vacant medical related office space and surface parking. The proposed project would demolish the vacant structures and construct 659 dwelling units, including 76 affordable units on-site, and approximately 2,290 square feet of neighborhood serving commercial space. The project would strive to achieve LEED Silver status and provide photovoltaic panels to generate electricity to provide a portion of the project's energy requirements. Due to the proximity of the Alvarado Trolley Station, to promote mass transit and reduce dependence on fossil fuels future residents would be offered trolley passes for the first month of occupancy. The project would also provide space for the "zip car" program in an effort to reduce vehicle miles travelled. The project would also provide traffic improvements along Alvarado Road, including a signalized intersection and turn lanes at the project entrance.

4. Implementation of major General Plan and Community Plan goals, especially as related to the vision, values and City of Villages strategy, including but not limited to the City's Strategic Framework Element, Housing Element, and Public Facilities, Services and Safety Element, as well as others

The Land Use and Community Planning element of the General Plan contains policy direction for implementing the City of Villages strategy, provides City-wide land use policies and designations, and establishes community plans as integral components of the General Plan. The Land Use and Community Planning element includes a General Plan Land Use and Streets Map, which is a compilation of adopted community plan land use and circulation system maps. The Land Use and Community Planning element includes goals for balanced communities, equitable development, and environmental justice. A central goal of the Land Use and Community Planning element is to create diverse and balanced communities with a variety of housing. The Land Use and Community Planning element relies on community plans for site-specific land use and density designations and recommendations.

The College Area Community Plan includes the objective to identify areas appropriate for multi-family development; identifying density levels appropriate for multi-family development in order to ensure compatibility with existing single-family neighborhoods; and reduce the shortage of student housing by identifying a mixed-use area adjacent to the University for all forms of student housing.

The proposed community plan amendment would facilitate the construction of a multi-family residential development adjacent to the University and would implement the goals and objectives of the General and Community plan by increasing the availability of apartment housing in a mixed-use project adjacent to the University and public transit, with a density level appropriate for multi-family development.

The Housing Element of the General Plan serves as a comprehensive plan with specific measurable goals, policies, and programs to address the City's critical housing needs.

The College Area Community Plan includes recommendations that all new multi-family housing, including dormitories, fraternities and sororities, be developed adjacent to the University; be compatible with the bulk, scale, and character to adjacent development; structures up to 12 stories tall include enclosed or underground parking; include strong pedestrian links to the University, nearby commercial facilities and public transit; and multiple or mixed-use development consisting of housing, retail, and University-oriented office facilities be provided.

The proposed community plan amendment would allow the construction of a mixed use multi-family residential development with a density yield of 659 dwelling units and approximately 2,290 square feet of commercial area, in close proximity to the SDSU campus, and in doing so would help implement the goals and policies of the General and Community Plan. The proposed in-fill development would provide housing of an affordable nature within the San Diego region, at a time when the City of San Diego has declared a housing crisis and is searching for land to accommodate additional residential units.

The Public Facilities, Services and Safety element of the General Plan includes policies on the prioritization and provision of public facilities and services, evaluation of new growth, guidelines for implementing a financing strategy, and guidelines for the provision of specific facilities. Policies require new development to pay its fair-share, with the City and community-at-large responsible for remedying existing facilities deficiencies.

The College Area Community Plan includes the goal of ensuring a high level of public services to the community. The Plan further recommends: the community monitor hospital facilities within and adjacent to the community to ensure adequate hospital service for community residents; development in the office areas adjacent to Alvarado Medical Center emphasize medically-oriented and University-related

offices; and pedestrian circulation links between office developments and the medical center be maintained.

The proposed community plan amendment would remove approximately 9.9-acres of land designated as Institutional (Hospital & Related Medical Offices), and designate the site as High Residential (45-75 DU/NRA). Staff has evaluated the proposal for potential impacts related to the loss of medical offices and determined the proposal would not negatively impact the goals and recommendations of the General and Community Plans based on the availability of existing commercial office space in the College Area submarket, at the Alvarado Hospital, and new commercial/medical related facilities associated with the future expansion of the SDSU campus.

The City of Villages strategy of the Strategic Framework Element of the General Plan focuses growth into mixed-use activity centers that are pedestrian friendly districts linked to an improved regional transit system. The strategy draws upon the character and strengths of San Diego's natural environment, neighborhoods, commercial centers, institutions, and employment centers, and it is designed to sustain the long-term economic, environmental, and social health of the City and its many communities.

The proposed project would provide affordable on-site housing approximately five hundred feet from public transit. The project would also provide approximately 2,700 square feet of neighborhood commercial area for the needs of residents and local businesses. The proposed project would also be designed, constructed and operated to meet LEED silver standards and create a portion of their energy needs by incorporating photovoltaic panels onto the project parking structure. Improving mobility through development of a balanced, multi-modal transportation network is the purpose of the Mobility Element of the General Plan. To this end, the element contains goals and policies related to walk-able communities, transit first, street and freeway systems, Intelligent Transportation Systems, Transportation Demand Management, bicycling, parking management, airports, passenger rail, goods movement/freight, and regional coordination and financing.

The Transportation Element of the College Area Community Plan includes recommendations encouraging the use of public transit; encouraging students to use bicycles as a transportation alternative; and to provide adequate parking. The proposed project would be located in approximately five hundred feet the Alvarado Trolley Station which may reduce vehicle miles travelled. The proposed project would encourage future tenants to use the trolley by offering free trolley passes during the first month of occupancy. The project would also encourage residents to use a "zip car" provided by the developer and reduce vehicle miles travelled. The proposed project would also provide storage facilities for 312 bicycles. Parking for the proposed project would be provided in two multi-level parking structures.

The purpose of the Urban Design Element of the General Plan is to guide physical development toward a desired form and image consistent with the social, economic and aesthetic values of the City. Specific policies address general urban design, distinctive neighborhoods, and residential design, mixed-use village and commercial areas, office and business park development, public spaces and civic architecture, and public art and cultural amenities.

The Urban Design Element of the College Area Community Plan includes the recommendations that multi-family development should be harmonious with adjacent development; building bulk should be controlled through the use of various architectural treatments; parking areas should be enclosed; and special areas for bicycle parking should be included in project designs.

The proposed project would implement the Urban Design Element of the College Area Community Plan. The project site is located adjacent to the Alvarado Hospital, which includes two unarticulated five-story buildings. The project proposes the construction of two five-story residential buildings wrapped around a central parking structure. The project would incorporate numerous architectural treatments to reduce the apparent bulk of the building, including balconies, off-setting architectural planes, and a variety of building materials and colors. The project would provide storage facilities for 312 bicycles. The residential project would incorporate approximately 2,700 square feet of resident serving commercial space.

The purpose of the Conservation Element of the General Plan is for the City to become an international model of sustainable development, and to provide for the long-term conservation and sustainable management of the City's natural resources, recognizing that they define the City's identity, contribute to its economy, and improve its quality of life. The College Area Community Plan is silent regarding conservation.

The project would help implement the Conservation Element goals of the General Plan by being designed to attain LEED Silver certification, for which the applicant has applied. Roof mounted photovoltaic cells would provide an "off-grid" power source for a portion of the project's energy needs. The project would participate in a waste management plan to significantly reduce the project's contribution to cumulative waste management. The project would incorporate water conservation programs and drought tolerant landscaping. The project would be located in close proximity to the Alvarado Trolley Station which could help reduce vehicle miles travelled.

5. Provision of public facilities

The College Community planning area is an urbanized community and all necessary public services are available as outlined below.

Fire and Police Protection – The project is located within a developed community currently served by existing police and fire protection services and would not result in a need for new or altered facilities. The College Area Community is served by the Eastern Division substation of the San Diego Police Department (SDPD), and there is no substation or community relations office within the community. The community is also served by the University Police who are responsible for public safety on campus, and work closely with the SDPD in monitoring off-campus student activities. Stations No. 10 and 17 provide the necessary fire protection for the community, and there are no immediate plans to build another fire station or to enlarge the existing facilities.

Schools – The community is served by three elementary schools, one junior high, and one senior high school, all of which are within the Crawford Attendance Area. The Long Range Facilities Master Plan is used by the school district to determine long range needs of the school district as a whole. The project is expected to generate additional students and they will be accommodated at existing schools in the project area. Payment of school fees would help resolve any potential long-term capacity issues.

Parks or other recreational facilities – The project applicant has been negotiating with representatives from the City, and final park requirements will be included in the conditions of approval. The project would satisfy the park requirements through payment of Development Impact Fees (DIF), improving existing park facilities, and by providing on-site recreational facilities.

Libraries – The College Heights Branch Library is the library facility serving the community. The applicant will be required to pay \$390 per residential unit for library services.

Utilities – Existing services are sufficient to meet the project's needs and the project will not be required to provide new or altered natural gas, communication, sewer, storm drain, or electrical systems.

Water – The City of San Diego Water Utilities Department provides water service to the project site and no new or altered water systems would be required for project implementation. A Water Supply Assessment (WSA) and Water Supply Verification were prepared in compliance with the requirements under SB 610 and SB 221 by the Water Department. The project is not accounted for in SANDAG's (Series 10) forecast as represented in the City's 2005 Urban Water Management Plan however, the project would offset the increase in potable water demand over existing anticipated levels at the site through a separate Project Implementing Agreement with the Water Department. This agreement is a condition of approval in the Planned Development Permit. The project would also include incorporate LEED certified water conservation measures to reduce the water demand to 73,966 gallons per day or less.

Additional offsets would be accomplished through retrofitting the irrigation infrastructure at one or more public facilities along the City's recycled water distribution system.

Solid Waste Disposal – As mitigation for cumulative impacts to the landfill, a Preliminary Waste Management Plan was prepared by RECON and has conceptually been approved by the Environmental Services Department. Implementation of the waste management plan would reduce the project's contribution to cumulative waste management impacts to below a level of significance. As an example, the estimated materials that would be recycled as a result of demolition and construction are approximately eighty-five percent (85%).

6. Traffic circulation issues and the availability of public transit

The project site is located approximately five hundred feet (500') from the Alvarado Trolley station, and would be well served by public transit. Walk-ability will be improved by a non-contiguous sidewalk separated from the roadway by a landscaped parkway.

A Mitigated Negative Declaration has been prepared for the project, and the project could potentially result in significant but mitigable impacts in the area of Transportation/Traffic. A traffic study was prepared by Urban Systems Associates for the proposed project and serves as the basis for the following discussion.

Street segments included in the project study area include portions of Alvarado Road and College Avenue. Alvarado Road is a two-lane collector that runs east-west adjacent to the project site, and College Avenue exists as a four-lane major collector and is primarily a north-south roadway. The project study area also includes 5 intersections, including Alvarado Road at Reservoir Drive, and 70th Street, and College Avenue at Alvarado Road, and the EB and WB ramps of I-8.

Regarding Near-term Impacts, the proposed project would not result in direct significant impacts to street segments, intersections, ramp meters, or freeway segments because project traffic is below the threshold of significance.

Regarding Horizon Year Impacts however, the proposed project impact would be considered cumulative and significant to street segments, intersections, and ramp meters, but not to freeway segments. Therefore, a Mitigation Monitoring and Reporting Program (MMRP) would be implemented to minimize transportation/traffic circulation impacts. With implementation of the MMRP, potential transportation/traffic circulation impacts would be reduced to below a level of significance.

7. The possibility of including Medical Office or University Related mixed-use

Alvarado Hospital is a partner in the project and has a working relationship with the Nursing Program at SDSU which is the largest nursing program in the State. The

project could provide housing options for nurses and other medical personal employed at the adjacent Alvarado Hospital, as well as housing for university employees and personnel. Included in the project is approximately 2,290 square feet of neighborhood serving commercial which could provide limited food service and sundries for hospital employees. The project does not propose to include Medical Office or University Related uses due to the abundance of available and planned Medical Office and University Related uses. However, the project proposes to provide on-site recreation facilities which may include medical rehabilitation equipment and/or fitness equipment sponsored by Alvarado Hospital, in addition to the resident and neighborhood serving commercial which would help meet the needs of Hospital, Medical Office, and University employees.

-The analysis of the adequacy of Medical and Hospital facilities in the area to ensure sufficient health care service for community residents.

Staff requested an analysis of commercial office vacancy rates in the College area as well as an assessment by Alvarado Hospital of the adequacy of services. According to the information provided in a letter from Grubb & Ellis dated November 21, 2008, (Exhibit A), the existing College Area submarket consists of approximately 70 existing building which encompass almost 800,000 square feet of medical space with a vacancy rate of six percent (6%). As a result, the vacant space would take more than 13 months to absorb. It should be noted that the San Diego State University Master Plan calls for over 600,000 square feet of medical related use adjacent to the Alvarado Apartment project. The analysis also included the existing Medical Office space within the Grossmont Hospital area, which along with the Alvarado Hospital, serves the College area. This area includes another 350,000 square feet of medical space and a vacancy rate over eleven percent (11%).

Alvarado Hospital also provided an assessment of the adequacy of services in the area to meet the health care needs of all residents (Exhibit B). According to the information, Alvarado Hospital is currently operating at fifty percent (50%) of its bed capacity, which provides room to expand as the community grows. Additionally, Alvarado Hospital has almost 30,000 square feet of available hospital and medical office space in the hospital's existing medical buildings. Therefore, staff concludes that the proposed project would not have a negative impact on the adequacy of health care services for community residents.

8. Compatibility of the proposed amendment with the San Diego State University Campus Project Area

The proposed project is adjacent to the Alvarado Campus as identified in the SDSU 2007 Campus Master Plan. The Alvarado Campus will include an expansion of the current Campus Master Plan's northeastern boundary to incorporate additional property, consisting of the multi-phase development of approximately 612,000 Gross Square Feet (GSF) of academic/research/medical space, and a 552,000 GSF vehicle parking structure (Exhibit C). The future expansion would not include the site of the

proposed plan amendment however; the applicant has met with SDSU representatives on numerous occasions to discuss the proposed project. The Alvarado Hospital is a partner in the proposed project and works closely with the SDSU Nursing Program. As such, it is anticipated that the project could provide housing opportunities for nurses and students in the nursing program. Therefore, staff has determined that the proposed project would not have a negative impact on the SDSU Campus Project Area.

9. Housing affordability issues with the General Plan and College Area Community Plan.

The San Diego City Council has determined that the City of San Diego is in a housing state of emergency. The Housing Element of the General Plan serves as a comprehensive plan with specific measurable goals, policies, and programs to address the City's critical housing needs. The Housing Element was adopted by the City Council under separate cover from the rest of the General Plan on December 5, 2006.

The College Area Community Plan states that students living off campus in single-family residences have a negative impact on the established neighborhoods of the community, and identifies the provision of more multi-family housing close to the University as a possible solution. The plan also states that new multi-family development should provide a variety of on-site recreational facilities, and to be compatible with the bulk and scale of surrounding neighborhoods.

The College Area Community Plan also includes the recommendations that all new multi-family housing, including dormitories, fraternities and sororities should be developed adjacent to the University; that they should be compatible with the bulk, scale, and character of adjacent development and structures up to 12 stories tall should be considered with enclosed or underground parking. The plan also states that all new multi-family housing should include strong pedestrian links to the University, nearby commercial facilities and public transit; and multiple or mixed-use development consisting of housing, retail, and University-oriented office facility should be provided.

The proposed project would meet the recommendations set forth in the College Area Community Plan as it would provide 659 dwelling units in two five-story buildings wrapped around a central parking structure. Immediately adjacent to the project site, is the Alvarado Hospital which includes two five-story structures. There are single-family residences located above the project site and separated by a significant grade difference. The project proposes to provide 76 units of on-site affordable housing. The proposed project would provide a variety of on-site recreational amenities including pools, spas, a clubhouse, gym and physical therapy equipment, outdoor barbecues, seating, and a jogging trail/fitness course.

Therefore, based on the provision of on-site affordable housing in a well designed multi-story structure with a high degree of recreational facilities in close proximity to

public transit and the SDSU campus, staff has determined that the proposed project would help address the housing affordability issues with the General and College Area Community Plan.

10. Walk-ability and integration with the community

Due to the significant change in elevation, the project does not provide connectivity to the existing single-family residential neighborhoods. The project site is located in an area with limited neighborhood serving commercial. The project would incorporate approximately 2,290 square feet of neighborhood serving commercial space for the convenience of future residents as well as the employees of the neighboring hospital and other businesses.

The project is directly connected by an existing bridge to the adjacent Alvarado Hospital. The project would also provide non-contiguous sidewalk improvements separated from the roadway by a landscaped parkway. The close proximity of the Alvarado Trolley Station would also help integrate the project with the University and the larger community.

11. Provision of recreation amenities

The College Area Community Plan states that new multi-family development should provide a variety of on-site recreational facilities. The proposed project would provide a variety of on-site recreational amenities including pools, spas, a clubhouse, gym and physical therapy equipment, outdoor barbecues, seating, and a jogging trail/fitness course. The project would also satisfy the park requirements through payment of Development Impact Fees (DIF), improving existing park facilities, and by providing on-site recreational facilities.

PLANNING COMMISSION RESOLUTION NO. 4450-PC

INITIATING AN AMENDMENT TO THE GENERAL PLAN
AND THE COLLEGE AREA COMMUNITY PLAN

WHEREAS, on October 2, 2008, the Planning Commission of the City of San Diego held a public hearing for the purpose of considering a request to initiate an amendment to the General Plan and the College Area Community Plan; and

WHEREAS, the proposed amendment would change the land use designation of an approximately 9.99-acre parcel from Institutional (Hospital & Related Medical Offices) to Very High Residential (75-110 Dwelling Units per Acre); and

WHEREAS, the Planning Commission of the City of San Diego considered all maps, exhibits and written documents presented for this project, and had considered the oral presentations given at the public hearing; NOW, THEREFORE;

BE IT RESOLVED by the Planning Commission of the City of San Diego, that the initiation of a plan amendment in no way confers adoption of a plan amendment, that neither staff nor the Planning Commission is committed to recommend in favor or denial of the proposed amendment, and that the City Council is not committed to adopt or deny the proposed amendment; and

BE IT FURTHER RESOLVED that the Planning Commission of the City of San Diego determines that the proposed plan amendment meets the three criteria for initiation as described in section LU-D.10 of the Land Use Element of the General Plan:

- a) The amendment request appears to be consistent with the goals and policies of the General Plan and community plan and any community plan specific amendment criteria**

The proposed community plan amendment would allow construction of 749-1099 dwelling units adjacent to the university and may include student housing in close proximity to public transit, housing of an affordable nature, strong pedestrian links to nearby facilities, compatibility with the adjacent properties, on-site recreational amenities, and university or hospital related mixed-use. Additional consistency with goals and policies may be identified as the proposed amendment is evaluated.

- b) The proposed amendment provides additional public benefit to the community as compared to the existing land use designation, density/intensity range, plan policy or site design**

The proposed community plan amendment would allow construction of 749-1099 dwelling units in an area where housing is currently precluded. In-fill development could provide housing of an affordable nature within the San Diego

region, at a time when the City is searching for areas that can accommodate additional residential units. The proposed plan amendment may also provide an efficient use for the site by locating residential uses in close proximity to public transit. Additional public benefits may be identified as the proposed amendment is evaluated.

c) Public facilities appear to be available to serve the proposed increase in density/intensity, or their provision will be addressed as a component of the amendment process

The College Community planning area is an urbanized community and all necessary public facilities are available. Full analysis of existing and/or needed public facilities to serve the proposed amendment would be analyzed as part of the plan amendment process.

The following land use issues have been identified with the initiation request. These standard plan amendment issues, as well as others that have been and/or may be identified, will be analyzed and evaluated through the community plan amendment review process:

- Provision of public facilities including a Water Supply Assessment
- Appropriate land use designation and zoning for the site
- Traffic circulation issues and the availability of public transit
- The possibility of including Medical Office or University Related mixed-use
- The analysis of the adequacy of medical and hospital facilities in the area to ensure sufficient health care service for community residents
- Compatibility of the proposed amendment with the SDSU Campus Master Plan
- Compatibility of the proposed amendment with the College Community Redevelopment Project Area
- Housing affordability issues with the General Plan and College Area Community Plan
- Integration with the community and walkability
- Provision of recreation amenities

Maxx Stalheim
Senior Planner
City Planning & Community Investment

Elisa Contreras
Legislative Recorder

Initiated: October 2, 2008
By a Vote of: 4-0

November 21, 2008

Mr. John S. Fisher
Development Project Manager
City of San Diego
1222 First Avenue, Suite MS-501
San Diego, California 92101

**RE: Alvarado Apartments- Commercial Office Vacancy
Project No. 157028**

Dear Mr. Fisher:

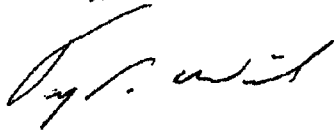
I was asked by the applicant to provide data related to the rate of office vacancy in the College Area. The data for this report is provided by CoStar, the industry's most comprehensive real estate research firm for commercial property.

From a real estate standpoint the College Area isn't viewed as a standalone market. The College Area is part of the submarket that includes La Mesa and East Mission Valley. There are approximately 378 existing office buildings located within this submarket. These buildings account for 3,575,326 square feet of rentable building area.

As of November 2008, 8% or 294,068 square feet are vacant. This includes both direct and sublet space. Since 2004 the vacancy rate has steadily increased from 4% to 8% today. In addition to a raising vacancy rate, there is close to 150,000 square feet of new commercial office development in the pipeline for this submarket. This doesn't take into account the 900,000 square feet of commercial office and retail recently approved for the Quarry Falls project which is located just west of the College Area submarket or the SDSU Master Plan which counts over 600,000 square feet of new medical/classroom/commercial space.

If I can be of any further assistance please don't hesitate to contact me.

Sincerely,



Tim Winslow
Grubb & Ellis|BRE Commercial
858.546.5436
twinslow@breb.com



BRE Commercial

January 7, 2009

Mr. John S. Fisher
Development Project Manager
City of San Diego
1222 First Avenue, Suite MS-501
San Diego, California 92101

**RE: Alvarado Apartments- Commercial Office Vacancy
Project No. 157028**

Dear Mr. Fisher,

The applicant, at the request of Long Range Planning, has asked me for additional information, specifically focused on determining the amount of medical related office space within the College Area submarket. Data used to compile this information was provided by CoStar.

As of January 2009, the College Area submarket consists of approximately 70 existing buildings which encompass almost 800,000 square feet of medical space. The vacancy rate has increased from 4.5% (2q 2008) to over 6% in the current quarter. As a result the vacant space would take over 13 months to absorb into the market. These numbers only include existing space. I made an attempt to contact San Diego State to discuss their future Master Plan, which calls out for over 600,000 square feet of medical related uses adjacent to the Alvarado Apartment project. I was unable to determine if the space on their campus will be available for public use or exclusively for university purposes.

I did look into existing Medical Office space within the Grossmont Hospital area, which along with Alvarado Hospital serves the College Area. This area includes another 350,000 square feet of medical space and a current vacancy rate over 11%. Again, these numbers only reflect existing medical space.

I hope this helps answer the questions posed by Long Range Planning. If I can help answer any additional questions please don't hesitate to contact me.

Sincerely,



Tim Winslow
twinslow@breb.com
858.546.5436

ALVARADO HOSPITAL

November 21, 2008

Mr. John S. Fisher
Development Project Manager
City of San Diego
1222 First Avenue, Suite MS-501
San Diego, California 92101

**RE: Alvarado Apartments
Project No. 157028**

Dear Mr. Fisher:

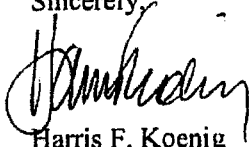
The applicant requested that we provide an assessment of the adequacy of services in the area to meet the health care needs of all residents. We believe there are the resources and capacity to meet community health care needs into the future. Our position is predicated on the following facts:

- In January 2007, Alvarado Hospital was acquired by Plymouth Health, a physician-owned corporation, with the vision to build upon Alvarado's strengths, and create an even more technologically advanced facility and highly personalized care environment. The hospital has been stabilized and is now growing to meet the needs of our community.
- Alvarado Hospital is currently operating at 50% of our bed capacity. This provides room to expand as the community around us grows. Additionally, we have almost 30,000 square feet of available space in the hospital and adjacent medical buildings we control. This space allows us to meet the needs of the community as their needs change
- Finally, along with Alvarado Hospital, Sharp Grossmont Hospital serves the College Area and east San Diego communities. These two institutions have grown, changed and been enhanced to serve this area for almost 35 years. Both are currently undertaking capital expansion plans that will expand capacity and modernize the care delivery system.

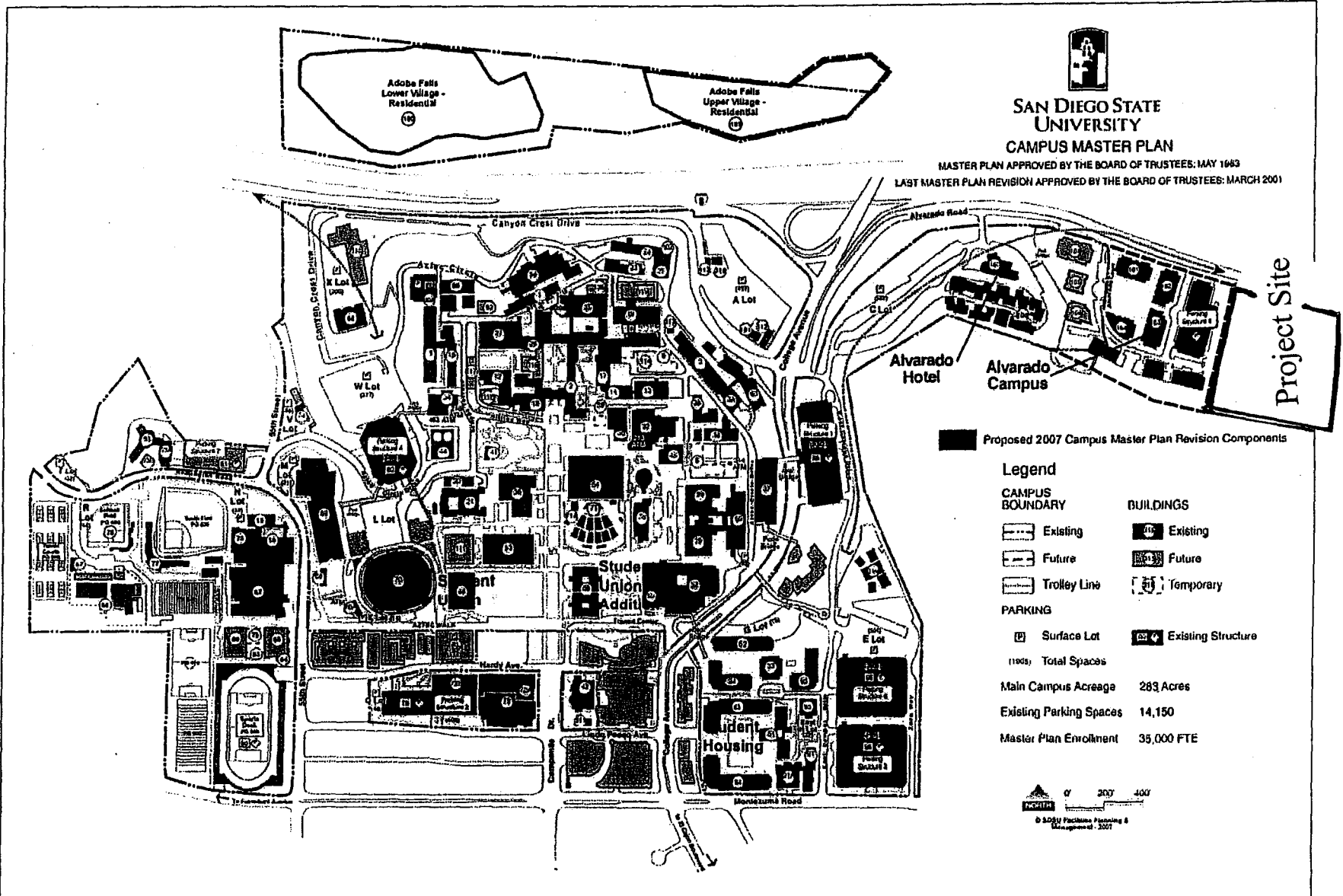
The health system locally and nationally is very challenged. Over the three and a half decades that Alvarado Hospital has served the community and region, it has seen

tremendous change, overcome many hurdles and has evolved in its passion for excellence in specialty medical and surgical services while offering services typical of community hospitals. We are positioned well for the future. I hope this is responsive to the question that you raised.

Sincerely,



Harris F. Koenig
Chief Executive Officer



2007 Campus Master Plan Revision
 NOP and Initial Study



Figure 4
 Proposed Campus Master Plan

College Area Community Planning Board
P.O. Box 15723, San Diego, CA 92175

May 22, 2009

John Fisher
Project Management Division
Development Services Department
City of San Diego
1222 First Ave., MS 302
San Diego, CA 92101

RE: **Alvarado Apartments – Project #157027**. Affordable Housing Expedite (Process 5), Community Plan Amendment, Rezone from CC-1-3 & RS-1-1 to RM-4-10, Planned Development Permit, Tentative Parcel Map to create 2 parcels from a 9.99 acre site to demolish existing buildings and construct 660 residential for rent units (including affordable) in two buildings and approximately 2800 sq ft of retail/commercial space at 6599 Alvarado Road.

Dear Mr. Fisher:

At the May 13, 2009 meeting of the College Area Community Planning Board, the board voted 14-1 to recommend approval of the above referenced project, community plan amendment and rezone, the requested deviations and the applicant's proposed park plan.

The board, however, also voted express the following concerns about the project:

- 1) While the mitigations on Alvarado Road directly in front of the project (to be fully funded by the applicant) appear adequate, there is concern regarding adequacy of the long-range traffic infrastructure plans for Alvarado Road between 70th Street and College Avenue. (Vote to submit this concern was 13-2.)
- 2) The Planning Commission should pay special attention to the traffic study to see if credits for traffic reduction are appropriately taken. (Vote to submit this concern was 13-2.)
- 3) Any park development at the Tubman Village joint use park should integrate ideas from the community and the College Area Community Planning Board to insure the newly funded park is more than just a carpet of grass. (Vote to submit this concern was 15-0.)

Additionally, the board voted 15-0 to submit the following comment regarding the Draft Mitigated Negative Declaration (which was submitted to the Environmental Planner via email on May 15, 2009):

Item 4 of the Transportation/Circulation Section of the Mitigation, Monitoring and Reporting Program states:

“The applicant shall pay \$121,600 (3.8% of a \$3,200,000 project) as a fair share mitigation for cumulative project impacts to widen Alvarado Road west to 70th Street to a three lane Collector to the satisfaction of the City Engineer.”

First, there is an error – it should read “east to 70th Street.”

The proposed mitigation would clearly require the removal parking on either the north or south side of Alvarado Road, or both, from Reservoir Drive to 70th Street in order to add an additional lane. On any given day, there are approximately 50-55 cars parked on the south side of Alvarado Road and 70-80 cars parked on the north side continuously at all hours of the day. The vast majority of the cars are owned by the residents of the apartments and condominiums on the south side of Alvarado Road. The proposed mitigation fails to discuss how this parking would be replaced. If the parking is not replaced, it would create a serious and completely unacceptable negative impact on those residents and the surrounding community. Please clarify whether parking would need to be removed from one or both sides of the street and the plan for replacing those parking spaces.

If you have any questions, please feel free to contact me at my office at (619) 594-2939 at my office email: Doug.Case@sdsu.edu

Sincerely,



Doug Case, Chair
College Area Community Planning Board

CITY COUNCIL RESOLUTION NO. – RESO NO.
TENTATIVE PARCEL MAP NO. 593503
ALVARADO APARTMENTS - PROJECT NO. 157028
DRAFT

WHEREAS, PLYMOUTH HEALTH INVESTMENTS, LLC, Subdivider and DMC San Diego 2, L.P., a Delaware limited partnership, Applicant, and JOHN D. LEPPRET, Engineer, submitted an application with the City of San Diego for a Tentative Parcel Map, No. 593503 for the subdivision of a 9.99 acre site into two parcels for the demolition of existing buildings and construction of 659 residential apartments. The project site is located at 6599 Alvarado Road, and legally described as Lot 5 of Alvarado Plaza Unit 3, according to Map No. 6072, filed March 20, 1968, in the Office of the County Recorder, in the RM-4-10 Zone in the College Area Community Plan; and

WHEREAS, the map proposes the subdivision of a 9.99 acre site into two lots for residential and commercial development; one lot for residential and one lot for residential and commercial retail; and

WHEREAS, the City of San Diego as Lead Agency under CEQA has prepared and completed a Mitigated Negative Declaration No. 157028, dated June 2, 2009, and Mitigation Monitoring and Reporting Program covering this activity; and

WHEREAS, the project complies with the requirements of a preliminary soils and/or geological reconnaissance report pursuant to the Subdivision Map Act and Section 144.0220 of the Municipal Code of the City of San Diego; and

WHEREAS, on HEARING DATE, the Council of the City of San Diego considered Tentative Parcel Map No. 593503, and pursuant to Section 125.0440 of the Municipal Code of the City of San Diego and Subdivision Map Act Section 66428, received for its consideration written and oral presentations, evidence having been submitted, and heard testimony from all interested parties at the public hearing, and the City Council having fully considered the matter and being fully advised concerning the same; NOW THEREFORE,

BE IT RESOLVED by the Council of the City of San Diego, that it adopts the following findings with respect to Tentative Parcel Map No. 593503:

- 1. The proposed subdivision and its design or improvement are consistent with the policies, goals, and objectives of the applicable land use plan (Land Development Code Section 125.0440.a and State Map Action Sections 66473.5, 66474(a), and 66474(b)).** The proposed uses of the lots shown on the Tentative Parcel Map are consistent with the College Area Community Plan which identifies these sites for multi-family residential development. The project site is situated within the College Area Community Plan. The proposed project is a multi-family residential development on a 9.99 acre site designated for Multiple

Family Residential use in the College Area Community Plan. With the adoption of the amendment to the General Plan and College Area Community Plan, the proposed project will provide a multi-family development consistent with the policies and guidelines of the General Plan and College Area Community Plan. Further the design and implementation of the proposed project will achieve the goal, policies and objectives of the College Area Community Plan.

2. **The proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code (Land Development Code Section 125.0440.b).** The proposed development complies with the regulations of the RM-4-10 Zone and site-specific development regulations for the property, as allowed through the approval of a Planned Development Permit. The project will include five deviations: 1. Reduction by nineteen percent of the total number of exterior storage spaces provided; 2. Increase the maximum lot coverage from fifty percent to fifty-three percent; 3. Provide carports with photovoltaic panels on the roof of the parking garage rather than eighteen trees in containers; 4. Reduce the minimum size for two of three loading zones from twelve feet wide by thirty-five feet long to eight feet wide by twenty-two feet long; and 5. Allow a deviation from LDC Section 131.0461(c) to allow the architectural encroachments within the required front yard to observe a zero foot setback from the front property line where a three foot setback is required for architectural encroachments. 6. Allow a deviation from LDC Section 142.0525(a) to allow a combination of standard parking spaces with “tandem” spaces to meet the required number of parking spaces provided in each parking structure. The proposed development complies with all relevant regulations of the Land Development Code, as allowed through the approval of a Planned Development Permit. Specific conditions of approval require the continued compliance with all relevant regulations of the City of San Diego effective for this site and have been written as such into Planned Development Permit No. 572630. Development of the property will meet all requirements of these regulations. Concept plans for the project identify all other development criteria in effect for the site. All relevant regulations shall be complied with at all times for the life of the project. In these ways the proposed development will comply with the applicable and relevant regulations of the Land Development Code.
3. **The site is physically suitable for the type and density of development (Land Development Code Section 125.0440.c and State Map Act Sections 66474(c) and 66474(d)).** The conclusions of several technical and scientific reports specifically concerned with determining the suitability of the site for the type and density of the proposed development concluded that in fact the site is suitable for both the type and density of the proposed project. The results of Water, Wastewater, Geotechnical, Traffic Analysis, Cultural Resource Survey, Noise Study, Water Quality Technical Report and Biology studies concluded individually the physical suitability of the site for the type and density of the proposed development.

4. **The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidable injure fish or wildlife or their habitat (Land Development Code Section 125.0440.d and State Map Act Section 66474(e)).** The conclusions of several technical and scientific reports specifically concerned with determining the suitability of the site for the type and density of the proposed development concluded that in fact the site is suitable for both the type and density of the proposed project. The results of Water, Wastewater, Geotechnical, Traffic Analysis, Cultural Resource Survey, Noise Study, Water Quality Technical Report, Biology studies concluded individually the physical suitability of the site for the type and density of the proposed development. In addition and more specifically the conclusions of the Mitigated Negative Declaration No. 157028 included specific mitigation for the potential impacts resulting from the implementation of the project at the site. The potential impacts associated with the proposed project would be adequately reduced to a level of insignificance. Therefore, the subdivision or the proposed improvements will not likely cause substantial environmental damage or substantially and avoidable injure fish or wildlife or their habitat.

5. **The design of the subdivision or the type of improvements will not be detrimental to the public health, safety, and welfare (Land Development Code Section 125.0440.e and State Map Act Section 66474(f)).** The proposed subdivision will construct necessary sewer and water facilities to serve the residents of the development; will enter into a Maintenance Agreement for the ongoing permanent Best Management Practices [BMP's] maintenance; will comply with all requirements of State Water Resources Control Board [SWRCB] Order No. 99-08 DWQ and the Municipal Storm Water Permit, Order No. 2001-01 (NPDES General Permit No. CAS000002 and CAS0108758), Waste Discharge Requirements for Discharges of Storm Water Runoff Associated With Construction Activity. The subdivision will also provide for the health, safety, and welfare of the residents by constructing all buildings in accordance with current construction standards and codes. All structures constructed will be reviewed by professional staff for compliance with all relevant and applicable building, electrical, mechanical and fire codes to assure the structures will meet or exceed the current regulations. As such the proposed subdivision will not be detrimental to the public health, safety, and welfare.

6. **The design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision (Land Development Code Section 125.0440.f and State Map Act Section 66474(g)).** Existing easements, identified, located within the project boundaries as shown on Tentative Parcel Map No. 593503, have been reviewed by all parties with a vested interest in the aforementioned easements and have been determined by all parties with a vested interest that no conflict will occur with the recording of the parcel map and

therefore no conflict will result which would negatively affect the public at large within the proposed subdivision.

7. **The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities (Land Development Code Section 125.0440.g and State Map Act Section 66473.1).** The design of the proposed subdivision will provide, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision. Examples of passive or natural heating opportunities in the subdivision design, include the design of lot size and configuration to permit orientation of a structure in an east-west alignment for southern exposure, to the extent feasible. Examples of passive or natural cooling opportunities in subdivision design include design of lot size and configuration to permit orientation of a structure to take advantage of shade or prevailing breezes, to the extent feasible. In providing for future passive or natural heating or cooling opportunities in the design of the proposed subdivision, consideration will be given to the local climate, to landform contours, to the configuration of the parcels to be divided, and to other design and improvement requirements, and such provisions will not result in reducing allowable densities or the percentage of a lot which may be occupied by a building or structure under applicable planning and zoning in force at the time the tentative parcel map is filed. For the purposes of this section, “feasible” means capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social and technological factors.
8. **The decision maker has considered the effects of the proposed subdivision on the housing needs of the region and that those needs are balanced against the needs for public services and the available fiscal and environmental resources (Land Development Code Section 125.0440.h and State Map Act Section 66412.3).** The proposed subdivision will provide 659 rental dwelling units. These dwelling units will assist the City in meeting the housing needs of the City, and region, which has determined to be experiencing a housing crisis. Of the 659 dwelling units, eleven percent or 72 dwelling units will be set aside as affordable housing units which will be rent restricted to sixty-five percent of the area median income. Additionally, the development of these 659 dwelling units will be balanced against their need for public services and available fiscal and environmental resources through the payment of property taxes, utility charges, economic stimulus effects, and diversity of contributions. The decision maker has determined the proposed subdivision and resulting development will balance the needs of the region with the fiscal and environmental resources of the City, region, state, and country.
9. **That said Findings are supported by the minutes, map(s), and exhibits, all of which are herein incorporated by reference.** The said findings stated above are supported by the drawings, design guidelines, subarea plan, and all other relevant

documents and reports used in the review process for evaluating the proposed subdivision and are a part of the official record for these decisions.

BE IT FURTHER RESOLVED, that, based on the Findings hereinbefore adopted by the City Council, Tentative Parcel Map No. 593503, is hereby granted to PLYMOUTH HEALTH INVESTMENTS, LLC, Subdivider/Applicant, subject to the following conditions:

GENERAL

1. This Tentative Parcel Map will expire [INSERT DATE - 3 YEARS FROM DECISION DATE].
2. Compliance with all of the following conditions shall be assured, to the satisfaction of the City Engineer, prior to recording the Parcel Map, unless otherwise noted.
3. Prior to the Tentative Parcel Map expiration date, a Parcel Map to consolidate the existing lots into two lots shall be recorded in the Office of the County Recorder.
4. Prior to the issuance of the Parcel Map, taxes must be paid on this property pursuant to section 66492 of the Subdivision Map Act. A tax certificate, recorded in the office of the County Recorder, must be provided to satisfy this condition
5. The Parcel Map shall conform to the provisions of Planned Development Permit No. 572630.
6. The Subdivider shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, including, but not limited to, any to any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify Subdivider of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Subdivider 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, Subdivider 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 Subdivider 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 Subdivider shall not be required to pay or perform any settlement unless such settlement is approved by Subdivider

Project No. 157028
TPM No. 593503
INSERT APPROVAL DATE

Attachment 12

AFFORDABLE HOUSING

7. Prior to recording the Parcel Map, the Subdivider shall enter into an affordable housing agreement with the Housing Commission to provide affordable housing units in compliance with the Affordable Housing Requirements of the City's Inclusionary Housing Ordinance (Chapter 14, Article 2, Division 13 of the Land Development Code).

ENGINEERING

8. Compliance with all conditions shall be assured, to the satisfaction of the City Engineer, prior to recording the Parcel Map, unless otherwise noted.
9. A Parcel Map shall be recorded in the Office of the County Recorder, prior to the Tentative Parcel Map expiration date.
10. The Parcel Map shall comply with the provisions of Planned Development Permit No. 572630.
11. Prior to recording the Parcel Map, taxes must be paid on this property pursuant to section 66492 of the Subdivision Map Act. A tax certificate, recorded in the office of the County Recorder, must be provided to satisfy this condition.
12. Prior to the issuance of any construction permit, the Subdivider shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance.
13. Prior to the issuance of any construction permit, the Subdivider shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the San Diego Municipal Code, into the construction plans or specifications.
14. Prior to the issuance of any construction permit, the Subdivider shall incorporate and show the type and location of all post-construction Best Management Practices (BMP's) on the final construction drawings, in accordance with the approved Water Quality Technical Report.
15. The drainage system proposed for this subdivision, as shown on the approved tentative parcel map, is private and subject to approval by the City Engineer.
16. The Subdivider shall obtain a bonded grading permit for the grading proposed for this project. All grading shall conform to requirements in accordance with the City of San Diego Municipal Code in a manner satisfactory to the City Engineer.
17. Development of this project shall comply with all requirements of State Water Resources Control Board (SWRCB) Order No. 99-08 DWQ and the Municipal Storm Water Permit, Order No. 2001-01(NPDES General Permit No. CAS000002

- and CAS0108758), Waste Discharge Requirements for Discharges of Storm Water Runoff Associated With Construction Activity. In accordance with said permit, a Storm Water Pollution Prevention Plan (SWPPP) and a Monitoring Program Plan shall be implemented concurrently with the commencement of grading activities, and a Notice of Intent (NOI) shall be filed with the SWRCB.
18. A copy of the acknowledgment from the SWRCB that an NOI has been received for this project shall be filed with the City of San Diego when received; further, a copy of the completed NOI from the SWRCB showing the permit number for this project shall be filed with the City of San Diego when received. In addition, the owner(s) and subsequent owner(s) of any portion of the property covered by this grading permit and by SWRCB Order No. 99 08 DWQ, and any subsequent amendments thereto, shall comply with special provisions as set forth in SWRCB Order No. 99 08 DWQ.
 19. The Subdivider shall underground existing and/or proposed public utility systems and service facilities in accordance with the San Diego Municipal Code.
 20. All driveways and curb openings shall comply with City Standard Drawings G14C, G-16 and SDG-100.
 21. The Subdivider shall construct new City standard curb, gutter, sidewalk, and curb ramps, adjacent to the site on Alvarado Road.
 22. The Subdivider shall dedicate additional right-of-way sufficient to provide a fifteen-foot-wide parkway, adjacent to the site along Alvarado Road.
 23. Whenever street rights-of-way are required to be dedicated, it is the responsibility of the Subdivider to provide the right-of-way free and clear of all encumbrances and prior easements. The Subdivider must secure "subordination agreements" for minor distribution facilities and/or "joint-use agreements" for major transmission facilities.
 24. The Subdivider shall denote on the parcel map and the improvement plans "Subject to Inundation" all areas lower than the base flood elevation plus two feet.
 25. The Subdivider shall obtain an Encroachment Maintenance and Removal Agreement, for the enhanced pavement, greenscreen vine walls, trellises, landscaping and appurtenances within the Alvarado Road right-of-way.
 26. The Subdivider shall be required to underground any new service run to the proposed structures within the subdivision.
 27. The Subdivider shall ensure that all existing onsite utilities serving the subdivision shall be undergrounded with the appropriate permits. The Subdivider shall provide written confirmation from applicable utilities that the conversion has

taken place, or provide other means to assure the undergrounding, satisfactory to the City Engineer.

28. Conformance with the "General Conditions for Tentative Subdivision Maps," filed in the Office of the City Clerk under Document No. 767688 on May 7, 1980, is required. Only those exceptions to the General Conditions which are shown on the Tentative Parcel Map and covered in these special conditions will be authorized.

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

MAPPING

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

GEOLOGY

32. Prior to the issuance of any construction permits, the Subdivider shall provide additional geotechnical information for the review and approval of the City

Geologist, satisfactory to the City Geologist and Development Services Department.

TRANSPORTATION

33. Prior to recording a parcel map, the Subdivider shall dedicate 15-19 feet of project frontage along Alvarado Road, satisfactory to the City Engineer.
34. Prior to recording a parcel map, the Subdivider shall assure by permit and bond the construction of a signalized intersection on Alvarado Road at the project driveway, with a westbound left turn lane, one through westbound lanes, one through eastbound lane, one right turn eastbound lane, with one inbound and two outbound lanes for the south leg, a 5 foot bike lane for both directions and appropriate pedestrian ramps at three corners of the intersection, satisfactory to the City Engineer.
35. Prior to recording a parcel map, the Subdivider shall assure by permit and bond the construction of an additional eastbound travel lane along the project frontage along Alvarado Road, including curbs, gutter and non-contiguous sidewalks, closing all unused driveways, installing a R3-7 (Right Lane Must Turn Right) east of the signalized driveway and installing 26 foot wide driveway consistent with Regional Standards drawing SDG-114 with bollards at the fire-lane adjacent to the west property line of the project 26 foot wide driveway consistent with Regional Standards drawing SDG-114 with bollards at the fire-lane adjacent to the east property line of the project satisfactory to the City Engineer.
36. Prior to recording a parcel map, the Subdivider shall assure by permit and bond the construction along the opposite side of the project frontage on Alvarado Road of curbs, gutter and contiguous sidewalk from the signalized intersection east to the existing improvements, satisfactory to the City Engineer.

PARKS AND OPEN SPACE

37. Prior to recording a parcel map, the Subdivider shall indicate on the parcel map a public access easement over all areas within the site intended for public recreation, in accordance with Exhibit "A", satisfactory to the Park & Recreation Department and the City Engineer.

INFORMATION:

- The approval of this Tentative Parcel Map by the Council of the City of San Diego does not authorize the Subdivider to violate any Federal, State, or City laws, ordinances, regulations, or policies including but not limited to, the Federal Endangered Species Act of 1973 and any amendments thereto (16 USC Section 1531 et seq.).

- If the Subdivider makes any request for new water and sewer facilities, including services, fire hydrants, and laterals, then the Subdivider shall design and construct such facilities in accordance with established criteria in the most current editions of the City of San Diego water and sewer design guides and City regulations, standards and practices pertaining thereto. Off-site improvements may be required to provide adequate and acceptable levels of service and will be determined at final engineering.
- Subsequent applications related to this Tentative Parcel Map will be subject to fees and charges based on the rate and calculation method in effect at the time of payment.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of the Tentative Parcel Map, may protest the imposition within 90 days of the approval of this Tentative Parcel Map by filing a written protest with the City Clerk pursuant to California Government Code Section 66020.
- Where in the course of development of private property, public facilities are damaged or removed the property owner shall at no cost to the City obtain the required permits for work in the public right-of-way, and repair or replace the public facility to the satisfaction of the City Engineer. Municipal Code Section 142.0607.
- This development may be subject to payment of School Impact Fees at the time of issuance of building permits, as provided by Education Code Section 17620, in accordance with procedures established by the Director of Building Inspection.

PASSED AND ADOPTED BY THE COUNCIL OF THE CITY OF SAN DIEGO,
CALIFORNIA, ON HEARING DATE [IN CAPS].

APPROVED: JAN I. GOLDSMITH, City Attorney

By _____
Shannon Thomas
Deputy City Attorney

ATTY/SEC. INITIALS
DATE
R- INSERT
Reviewed by John S. Fisher

Project No. 157028
TPM No. 593503
INSERT APPROVAL DATE

Attachment 12

J.O. 430968

RECORDING REQUESTED BY
CITY OF SAN DIEGO
DEVELOPMENT SERVICES
PERMIT INTAKE, MAIL STATION 501

WHEN RECORDED MAIL TO
CITY CLERK
MAIL STATION 2A

SPACE ABOVE THIS LINE FOR RECORDER'S USE

JOB ORDER NUMBER: 425739

PLANNED DEVELOPMENT PERMIT NO. 572630 and
SITE DEVELOPMENT PERMIT NO. 658951
ALVARADO APARTMENTS - PROJECT NO. 157028 [MMRP]
CITY COUNCIL

This Planned Development Permit No. 572630 and Site Development Permit No. 658951 is granted by the Council of the City of San Diego to PLYMOUTH HEALTH INVESTMENT, LLC, a Delaware Limited Liability Company, Owner and DMC-SAN DIEGO 2, L.P., a Delaware Limited Partnership, Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0600. The 9.99 acre site is located at 6599 Alvarado Road in the CC-1-3 and RS-1-1 Zones which is proposed to be rezoned to the RM-4-10 Zone in the College Area community plan area. The project site is legally described as Lot 5 of Alvarado Plaza Unit 3, according to Map No. 6072, filed March 20, 1968, in the Office of the County Recorder.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee for the demolition of existing structures, subdivision of land and development of an apartment project with 659 dwelling units, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated [INSERT Approval Date] , on file in the Development Services Department.

The project shall include:

- a. The demolition of existing structures, subdivision of land and development of an apartment project with 659 dwelling units of which 76 dwelling units shall be affordable housing units in compliance with the Inclusionary Housing Ordinance;
- b. Six deviations are approved with the project and are described as follows:
 - 1. Reduction by twenty-five percent the total number of exterior storage spaces provided;
 - 2. Increase the maximum lot coverage from fifty percent to fifty-three percent;
 - 3. Provide carports with photovoltaic panels on the roof of the parking garage rather than eighteen trees in containers;
 - 4. Reduce the minimum size for four of five loading zones from twelve feet wide by thirty-five feet long to eight feet wide by

twenty-two feet long where only four are required; 5. Allow architectural encroachments within the required front yard to observe a zero foot setback from the front property line where a three foot setback is required for architectural encroachments; and 6. Allow 67 tandem parking spaces towards the total required parking for the project.

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

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. Failure to utilize and maintain utilization of this permit as described in the SDMC will automatically void the permit unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in affect at the time the extension is considered by the appropriate decision maker.

2. No permit for the construction, occupancy or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:

- a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
- b. The Permit is recorded in the Office of the San Diego County Recorder.

3. Unless this Permit has been revoked by the City of San Diego the property included by reference within this Permit shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the Development Services Department.

4. This Permit is a covenant running with the subject property and shall be binding upon the Owner/Permittee and any successor or successors, and the interests of any successor shall be subject to each and every condition set out in this Permit and all referenced documents.

5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.

6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).

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

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

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

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

10. The 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, including, but not limited to, any to any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify 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.

HOUSING COMMISSION REQUIREMENTS:

11. Prior to issuance of the first residential building permit, the Owner/Permittee shall enter into an Affordable Housing Agreement with the San Diego Housing Commission. The Owner/Permittee shall comply with the affordable housing requirements of the City's Inclusionary Housing Ordinance (SDMC §142.1301) by providing ten percent of the units as affordable rental units at sixty-five percent area median income.

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

12. Mitigation requirements are tied to the environmental document, specifically the Mitigation, Monitoring, and Reporting Program (MMRP). These MMRP conditions are incorporated into the permit by reference or authorization for the project

13. The mitigation measures specified in the Mitigation Monitoring and Reporting Program, and outlined in Mitigated Negative Declaration No. 157028, shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL/MITIGATION REQUIREMENTS.

14. The Owner/Permittee shall comply with the Mitigation, Monitoring, and Reporting Program (MMRP) as specified in Mitigated Negative Declaration No. 157028, satisfactory to the Development Services Department and the City Engineer. Prior to issuance of the first grading permit, all conditions of the MMRP shall be complied with, to the satisfaction of the City Engineer. All mitigation measures as specifically outlined in the MMRP shall be implemented for the following issue areas:

- Transportation/Circulation
- Land Use/Multiple Species Conservation Program
- Biological Resources
- Historical Resources
- Paleontological Resources
- Air Quality
- Utilities

15. Prior to issuance of any construction permit, the Owner/Permittee shall pay the Long Term Monitoring Fee in accordance with the Development Services Fee Schedule to cover the City's costs associated with implementation of permit compliance monitoring.

ENGINEERING REQUIREMENTS:

16. This permit shall comply with the conditions of the Tentative Parcel Map No. 593503.

GEOLOGY REQUIREMENTS:

17. Prior to the issuance of any construction permits, the Owner/Permittee shall provide additional geotechnical information for the review and approval of the City Geologist, satisfactory to the City Geologist and Development Services Department.

LANDSCAPE REQUIREMENTS:

18. Prior to issuance of any construction permits for grading, the Owner/Permittee shall submit landscape construction documents for the revegetation and hydro-seeding of all disturbed land in accordance with the Land Development Manual Landscape Standards and to the satisfaction of the Development Services Department. All plans shall be in substantial conformance to this permit and Exhibit "A."

19. Prior to issuance of any construction permits for buildings, the Owner/Permittee shall submit complete landscape and irrigation construction documents consistent with the Land Development Manual, Landscape Standards to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit "A."

20. Prior to issuance of construction permits for public right-of-way improvements, the Owner/Permittee shall submit complete landscape construction documents for right-of-way improvements to the Development Services Department for approval. Improvement plans shall take indicate an area equal to forty square feet around each tree which is unencumbered by utilities. Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees.

21. Prior to issuance of construction permits for grading; the Owner/Permittee shall ensure all proposed landscaping, especially landscaping adjacent to native habitat and/or MHPA, shall not include exotic plant species considered to be invasive to native habitats. Plant species found within the California Invasive Plant Council's (Cal-IPC) Invasive Plant Inventory and the prohibited plant species list found in "Table 1" of the Landscape Standards shall not be permitted.

22. Prior to issuance of construction permits for grading; the Owner/Permittee shall ensure all existing, invasive plant species, including all vegetative parts and root systems, shall be completely removed from the development area of the premises when the combination of species type, location, and surrounding environmental conditions provides a means for the species to invade other areas of native plant material that are on or off of the premises consistent with the requirements of Land Development Code Section 142.0403(b)(2).

23. Prior to issuance of construction permits for public right-of-way improvements, the Owner/Permittee shall submit a letter signed by the Urban Forester of the City of San Diego's Street Tree Division approving the use of Liquidambar styraciflua as the proposed street tree along Alvarado Road.

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

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

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

27. If any required landscape, including but not limited to existing or new plantings, hardscape, landscape features, indicated on the approved construction document plans is damaged or removed during demolition or construction, the Owner/Permittee is responsible to repair and/or replace any landscape in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within thirty days of damage or prior to a Certificate of Occupancy.

PLANNING/DESIGN REQUIREMENTS:

28. No fewer than 683 parking spaces shall be permanently maintained at both the Building 1 and Building 2 sites within the approximate location shown on the Exhibit "A," which includes 14 disabled accessible spaces per CBC Chapter 11A, Section 1118A. Of the 683 total spaces provided 67 spaces shall be tandem parking spaces. Additionally, each building shall provide a minimum of 33 motorcycle and 156 bicycle spaces on site. Additionally, a minimum of four off-street loading spaces shall be provided on site. Further, all on-site parking stalls and aisle widths shall be in compliance with requirements of the City's Land Development Code, and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing by the Director of Development Services Department.

29. 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.

30. All signs associated with this development shall be consistent with sign criteria established by the City-wide sign regulations.

31. 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.

WASTEWATER REQUIREMENTS:

32. The Owner/Permittee shall design and construct all proposed public sewer facilities to the most current edition of the City of San Diego's sewer design guide. Proposed facilities that do not meet the current standards shall be private or re- designed.
33. The Owner/Permittee shall install all sewer facilities required by the accepted sewer study, necessary to serve this development. Sewer facilities as shown on the approved tentative map will require modification based on the accepted sewer study.
34. The Owner/Permittee shall design and construct all proposed private sewer facilities serving more than one lot to the most current edition of the City of San Diego's sewer design guide. Improvement drawings are required for private sewer facilities serving more than one lot.
35. No trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any public sewer facilities.
36. No structures or landscaping that would inhibit vehicular access shall be installed in or over any sewer access easement.
37. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of all public sewer facilities necessary to serve this development.
38. No improvements or landscaping shall be installed in or over any easement prior to the applicant acquiring an Encroachment Maintenance and Removal Agreement.
39. No other utilities, including gas, electric, telephone and fiber optic cable, shall be located within ten feet of any public sewer main when these utilities are installed parallel to the sewer main.
40. All on-site sewer facilities are private.
41. Sewer lateral connections shall be made in accordance with Table 2-6 Of the City of San Diego sewer design guide. The Owner/Permittee shall install cleanouts instead of the proposed manholes for the on-site private system. Private mains with welded joints and clean-outs shall be designed to meet the standards of the California Plumbing Code and will require a Plumbing Permit.

WATER REQUIREMENTS:

42. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of new water service(s) as needed, and the removal of any existing unused services, adjacent to the project site, in a manner satisfactory to the Director of Public Utilities and the City Engineer.

43. 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, within the development, in a manner satisfactory to the Director of Public Utilities and the City Engineer.

44. Prior to the issuance of any certificates of occupancy, the public water facilities, necessary to serve this development, shall be complete and operational in a manner satisfactory to the Director of Public Utilities and the City Engineer.

45. The Owner/Permittee agrees to design and construct all proposed public water facilities in accordance with established criteria in the most current editions of the City of San Diego Water Facility Design Guidelines and City regulations, standards and practices pertaining thereto. Public water facilities and associated easements, as shown on approved Exhibit "A," shall be modified at final engineering in accordance with accepted studies and standards.

46. No structures or landscaping that would inhibit access shall be installed in or over any water access easement.

47. The Owner/Permittee shall grant adequate water, and/or access easements, including vehicular access to each fire hydrant.

48. All proposed public water facilities, including services and meters, must be designed and constructed in accordance with established criteria in the most current edition of the City of San Diego Water Facility Design Guidelines and City regulations, standards and practices pertaining thereto.

PARK & RECREATION REQUIREMENTS:

49. Prior to the issuance of a building permit for Building One, the Owner/Permittee shall pay the College Area DIF applicable and in effect at the time of building permit issuance, for the 287 units. Prior to the issuance of a building permit for Building Two, the Owner/Permittee shall pay the College Area DIF, excluding the park portion, applicable and in effect at the time of building permit issuance for the 372 units. The Owner/Permittee shall include certain park improvements, as required below, in lieu of the park portion of the DIF for Building Two.

50. Prior to the issuance of a building permit for Building Two, the Owner/Permittee shall enter into a Park Development Agreement for construction joint-use facilities including artificial turf at Tubman Charter School, at an estimated value of \$1,130,000, consistent with City Standards and the City of San Diego Park & Recreation Department Consultant's Guide to Park Design and Development, and make a contribution of \$715,000, to be placed in an interest-bearing account, for turf maintenance, repair, and artificial turf replacement at ten years.

51. Prior to the issuance of a building permit for Building Two, the Owner/Permittee shall make a contribution of \$895,059, to be placed in an interest-bearing account, for miscellaneous improvements at Colina del Sol Community Park.

52. Prior to issuance of an occupancy for Building Two, the Owner/Permittee shall construct a 3,000 square foot community room within Building Two and a 1,300 square foot tot-lot, located at the most northeasterly corner of the development, adjacent to the fire lane, for public recreational purposes at an estimated value of \$418,000. The community room and tot-lot shall have a separate entrance accessible directly from the public right of way. The community room shall be a minimum 3,000 square feet in order to function as a public meeting place. All project improvements to satisfy population-based park requirements shall be built to City Standards and the City of San Diego Park & Recreation Department Consultant's Guide to Park Design and Development.

53. Prior to the issuance of a building permit for Building Two, the Owner/Permittee shall provide for review and approval the construction plans to the satisfaction of the Park & Recreation Department.

INFORMATION ONLY:

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

APPROVED by the Council of the City of San Diego on [date and resolution number] .

Permit Type/PTS Approval No.: PDP No. 572630 and
SDP No. 658951

Date of Approval:

AUTHENTICATED BY THE DEVELOPMENT SERVICES DEPARTMENT

Kelly Broughton
Director
Development Services

**NOTE: Notary acknowledgment
must be attached per Civil Code
section 1180 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.

PLYMOUTH HEALTH INVESTMENT, LLC,
a Delaware limited liability company
Owner

By _____
NAME
TITLE

**NOTE: Notary acknowledgments
must be attached per Civil Code
section 1180 et seq.**

STERLING-SAN DIEGO 2, L.P.,
a Delaware Limited Partnership
Permittee

By _____
NAME
TITLE

**NOTE: Notary acknowledgments
must be attached per Civil Code
section 1180 et seq.**

(O-INSERT~)

ORDINANCE NUMBER O-_____ (NEW SERIES)

ADOPTED ON _____

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SAN DIEGO CHANGING 10.33 ACRES LOCATED AT 6599 ALVARADO ROAD, WITHIN THE COLLEGE AREA COMMUNITY PLAN, IN THE CITY OF SAN DIEGO, CALIFORNIA, FROM THE CC-1-3 AND RS-1-1 ZONES TO THE RM-4-10 ZONE, AS DEFINED BY SAN DIEGO MUNICIPAL CODE SECTION 131.0400; AND REPEALING ORDINANCE NO. 0-18451 (NEW SERIES), ADOPTED DECEMBER 9, 1997, OF THE ORDINANCES OF THE CITY OF SAN DIEGO INsofar AS THE SAME CONFLICTS HEREWITH.

BE IT ORDAINED, by the Council of the City of San Diego, as follows:

Section 1. That 10.33 acres located at 6599 Alvarado Road, and legally described as Lot 5 of Alvarado Plaza Unit 3, according to Map No. 6072, filed March 20, 1968, in the Office of the County Recorder, in the College Area Community Plan area, in the City of San Diego, California, as shown on Zone Map Drawing No. B-4275 filed in the office of the City Clerk as Document No. OO- _____, are rezoned from the CC-1-3 and RS-1-1 Zones into the Residential Base zones, as the RM-4-10 Zone is described and defined by San Diego Municipal Code Chapter 13 Article 1 Division 4. This action amends the Official Zoning Map adopted by Resolution R-301263 on February 28, 2006.

Section 2. That Ordinance No. 0-18451 (New Series), adopted December 9, 1997, of the ordinances of the City of San Diego is repealed insofar as the same conflicts with the rezoned uses of the land.

Section 3. That a full reading of this ordinance is dispensed with prior to its final passage, a written or printed copy having been available to the City Council and the public a day prior to its final passage.

Section 4. This ordinance shall take effect and be in force on the thirtieth day from and after its passage, and no building permits for development inconsistent with the provisions of this ordinance shall be issued unless application therefore was made prior to the date of adoption of this ordinance.

APPROVED: JAN GOLDSMITH, City Attorney

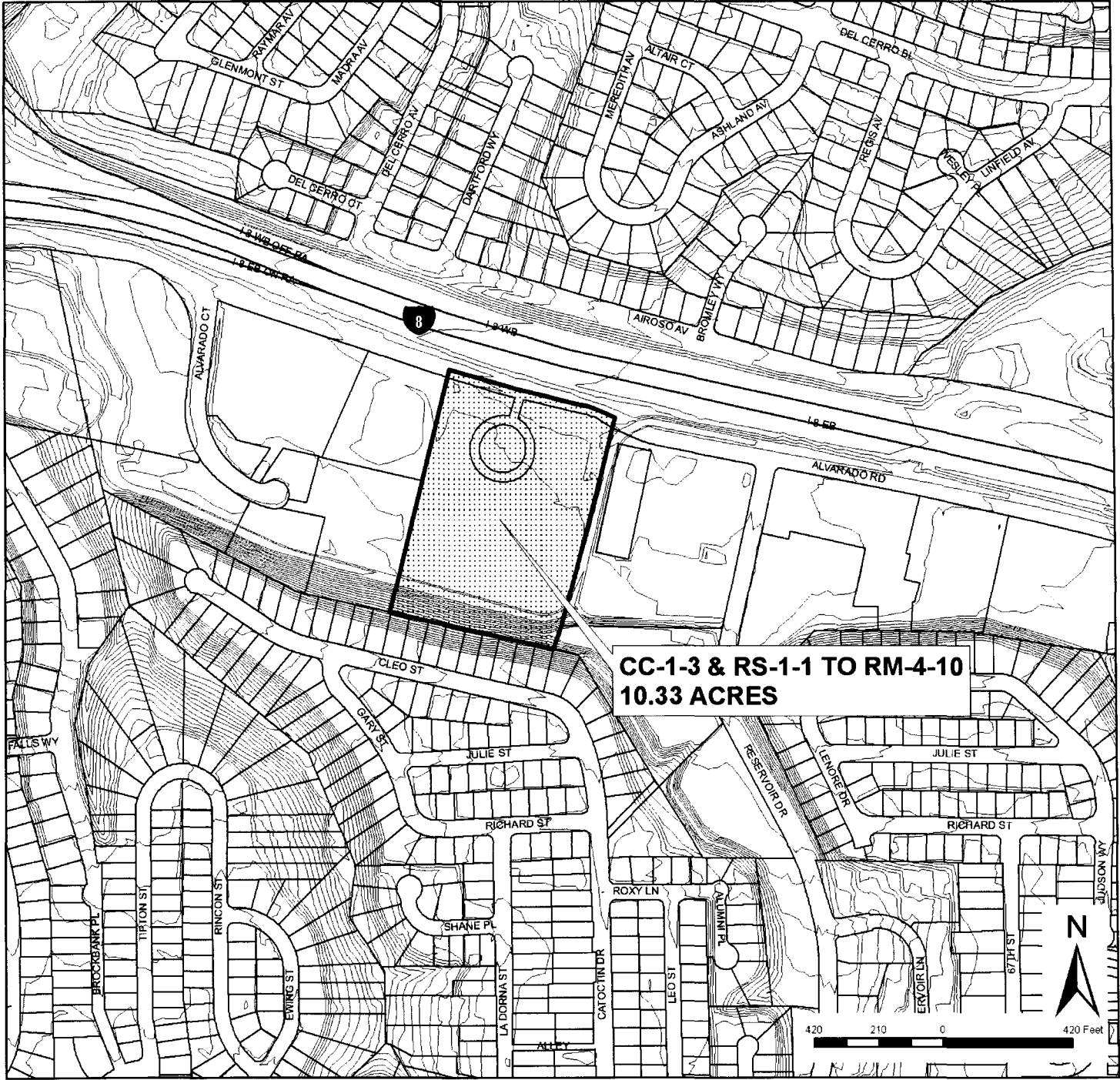
By _____
Shannon Thomas
Deputy City Attorney

Initials~
Date~
Or.Dept: INSERT~
Case No. 91647
O-INSERT~
Form=inloto.frm(61203wct)



CITY OF SAN DIEGO • DEVELOPMENT SERVICES

PROPOSED REZONING



**CC-1-3 & RS-1-1 TO RM-4-10
10.33 ACRES**

LOT 5 OF ALVARADO PLAZA UNIT 3, MAP NO 6072

ORDINANCE NO. _____
 EFF. DATE ORD. _____
 ZONING SUBJ. TO _____
 BEFORE DATE _____
 EFF. DATE ZONING _____
 MAP NAME AND NO. _____

REQUEST RM-4-10
PLANNING COMM. RECOMMENDATION
CITY COUNCIL ACTION

CASE NO. 157028

DEVELOPMENT SERVICES MANAGER

B- 4275

APN:463-590-09

(222-1719) 2-17-09 LDJ

Alvarado Apartments

Project Plans; Sheets 1-27

(available under separate cover)



City of San Diego
 Development Services
 1222 First Ave., MS-302
 San Diego, CA 92101
 (619) 446-6000

Ownership Disclosure Statement

Approval Type: Check appropriate box for type of approval (s) requested: Neighborhood Use Permit Coastal Development Permit
 Neighborhood Development Permit Site Development Permit Planned Development Permit Conditional Use Permit
 Variance Tentative Map Vesting Tentative Map Map Waiver Land Use Plan Amendment Other *Re-zone, Plan Amend.*

Project Title Project No. For City Use Only
 Alvarado Apartments
 Project Address:
 6599 Alvarado Road, San Diego CA 92120

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

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

Additional pages attached Yes No

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

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

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

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

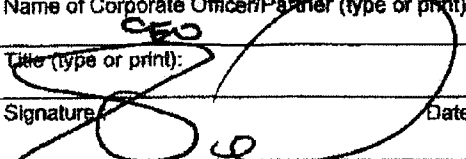
Project Title: _____

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

Legal Status (please check):

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

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property. Please list below the names, titles and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all corporate officers, and all partners in a partnership who own the property). A signature is required of at least one of the corporate officers or partners who own the property. Attach additional pages if needed. **Note:** The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process. **Additional pages attached** Yes No

Corporate/Partnership Name (type or print):
Plymouth Health Investments LLC
 Owner Tenant/Lessee
15477 Ventura Blvd
 Street Address:
Sherman Oaks CA 91403
 City/State/Zip:
818-205-2500 818-205-2588
 Phone No. Fax No.
P. Simpson
 Name of Corporate Officer/Partner (type or print):
CEO
 Title (type or print):
 Signature:  Date: 5/19/08

Corporate/Partnership Name (type or print):

 Owner Tenant/Lessee
 Street Address:

 City/State/Zip:

 Phone No. Fax No.

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

 Title (type or print):

 Signature : _____ Date: _____

Corporate/Partnership Name (type or print):

 Owner Tenant/Lessee
 Street Address:

 City/State/Zip:

 Phone No. Fax No.

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

 Title (type or print):

 Signature : _____ Date: _____

Corporate/Partnership Name (type or print):

 Owner Tenant/Lessee
 Street Address:

 City/State/Zip:

 Phone No. Fax No.

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

 Title (type or print):

 Signature : _____ Date: _____

Corporate/Partnership Name (type or print):

 Owner Tenant/Lessee
 Street Address:

 City/State/Zip:

 Phone No. Fax No.

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

 Title (type or print):

 Signature : _____ Date: _____

Corporate/Partnership Name (type or print):

 Owner Tenant/Lessee
 Street Address:

 City/State/Zip:

 Phone No. Fax No.

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

 Title (type or print):

 Signature : _____ Date: _____



RECORDING REQUESTED BY, AND WHEN RECORDED MAIL TO:

JAN 02, 2007 12:43 PM

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

FEES: 34.00
DC: AFNF
PAGES: 3 TAX: N.D.

Katten Muchin Rosenman LLP
2029 Century Park East, Suite 2600
Los Angeles, California 90067
Attention: Eric A. Klein

7592



2007-0000990

MAIL TAX STATEMENTS TO:

Plymouth Health Investments, LLC
15477 Ventura Boulevard, Suite 202
Sherman Oaks, California 91403
Attention: Pejman Salimpour, M.D.

A.P. Nos.: 463-590-09, 463-590-29 and
463-590-30

603030470-416

(SPACE ABOVE THIS LINE FOR RECORDER USE)

The undersigned grantor declares:
Documentary tax not shown pursuant to Section 11932
of the California Revenue and Taxation Code, as amended.

GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, ALVARADO HOSPITAL MEDICAL CENTER, INC., a California corporation, whose mailing address is c/o Tenet Healthcare Corporation, 13737 Noel Road, Suite 100, Dallas, Texas 75240, does hereby GRANT to PLYMOUTH HEALTH INVESTMENTS, LLC, a Delaware limited liability company, whose mailing address is 15477 Ventura Boulevard, Suite 202, Sherman Oaks, California 91403, the real property described on *Exhibit "A"* attached hereto and made a part hereof, which real property is located in the County of San Diego, State of California.

Dated: January 1, 2007.

GRANTOR:

ALVARADO HOSPITAL MEDICAL CENTER, INC.,
a California corporation

By: Paul O'Neill
Name: Paul O'Neill
Title: Authorized Signatory

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

SS.

On January 1, 2007, before me, Kathleen Paleno, Notary Public, personally appeared Paul O'Neill, Authorized Signatory on behalf of Alvarado Hospital Medical Center, Inc., a California corporation, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me all that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Kathleen Paleno
(Notary Public)



EXHIBIT A**LEGAL DESCRIPTION**

PARCEL 1: (463-590-09)

LOT 5 OF ALVARADO PLAZA UNIT NO. 3, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 6072, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MARCH 20, 1968.

PARCEL 2: (463-590-29 & 30)

PARCELS 1 AND 2 OF PARCEL MAP NO. 16123, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JUNE 15, 1990.

DEVELOPMENT SERVICES
Project Chronology
Alvarado Apartments - PTS# 157028

| Date | Action | Description | City Review Time | Applicant Response |
|-----------------------------------|-------------------------|---|-----------------------------|---------------------------|
| 10/03/08 | First Submittal | Project Deemed Complete | | |
| 10/31/08 | First Assessment Letter | | 20 days | |
| 11/21/08 | Second Submittal | | | 15 days |
| 12/08/08 | Second Review Complete | | 11 days | |
| 01/07/09 | Third Submittal | | | 22 days |
| 01/23/09 | Third Review Complete | | 12 days | |
| 02/12/09 | Fourth Submittal | | | 15 days |
| 02/26/09 | Fourth Review Complete | | 10 days | |
| 06/04/09 | Issues Complete | | | |
| 06/18/09 | Public Hearing | | 80 days | |
| TOTAL STAFF TIME | | | 133 days | |
| TOTAL APPLICANT TIME | | | | 42 days |
| TOTAL PROJECT RUNNING TIME | | From Deemed Complete to Planning Commission | 5 months and 25 days | |

PROJECT DATA SHEET

| | |
|---|--|
| PROJECT NAME: | Alvarado Apartments, Project 157028 |
| PROJECT DESCRIPTION: | Demolition of 114,000 square feet of medical offices and construction of 659 dwelling units. |
| COMMUNITY PLAN AREA: | College Area |
| DISCRETIONARY ACTIONS: | General/Community Plan Amendment, Rezone, Tentative Parcel Map, Planned Development Permit and Site Development Permit |
| COMMUNITY PLAN LAND USE DESIGNATION: | High Density Residential |

ZONING INFORMATION:

ZONE: RM-4-10

HEIGHT LIMIT: No limit

LOT SIZE: 7,000 square feet

FLOOR AREA RATIO: 3.60

FRONT SETBACK: 15 feet on north

SIDE SETBACK: 15 feet on east

STREETSIDE SETBACK: NA

REAR SETBACK: 0 feet

PARKING: 683 parking spaces required; 748 spaces provided.

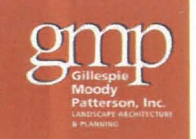
| <u>ADJACENT PROPERTIES:</u> | LAND USE DESIGNATION & ZONE | EXISTING LAND USE |
|-----------------------------|---|---|
| NORTH: | Low Density Residential North of the Freeway & RS-1-7 | Alvarado Road, Trolley, and Interstate 8. Single Unit Development north of I-8. |
| SOUTH: | Open Space and Low Density Residential & RS-1-1 and RS-1-7 | Open Space and Single Unit Development |
| EAST: | Institutional & CC-1-3 and RS-1-1 | Medical Hospital |
| WEST: | Office Commercial in Redevelopment Project Area & CO-1-2 and CP-1-1 | Medical Offices |

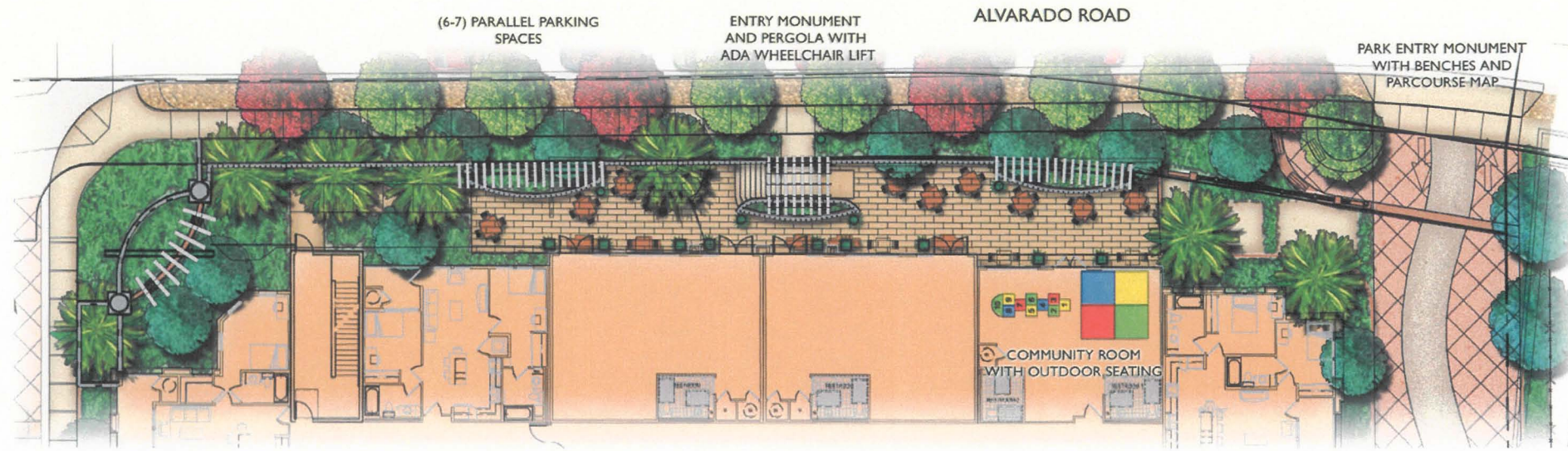
| | |
|--|---|
| <p>DEVIATIONS OR VARIANCES REQUESTED:</p> | <ol style="list-style-type: none"> 1. A deviation from LDC Section 131.0454 to allow less than 240 cubic feet of storage area for 494 of the units, where 240 cubic feet of storage area is required for all 659 units. 2. A deviation from LDC Section 131.0431(e) to allow lot coverage of 53% where 50% is allowed. 3. A deviation from LDC Section 142.0406 to allow the project to provide carports with photovoltaic panels on the roof of the parking garage rather than eighteen trees in containers. 4. Allow a deviation from LDC Section 131.0461(c) to allow the architectural encroachments within the required front yard to observe a zero foot setback from the front property line where a three foot setback is required for architectural encroachments. 5. Allow a deviation from LDC Section 142.0525(a) to count tandem parking spaces towards the total required parking for the project. 6. Allow a deviation from LDC Section 142.1001 to reduce the minimum size for four of five loading zones from twelve feet wide by thirty-five feet long to eight feet wide by twenty-two feet long where only four loading zones are required. |
| <p>COMMUNITY PLANNING GROUP RECOMMENDATION:</p> | <p>On May 13, 2009 meeting the College Area Community Planning Board voted 14:1:0 to recommend approval of the above referenced project, with concerns.</p> |



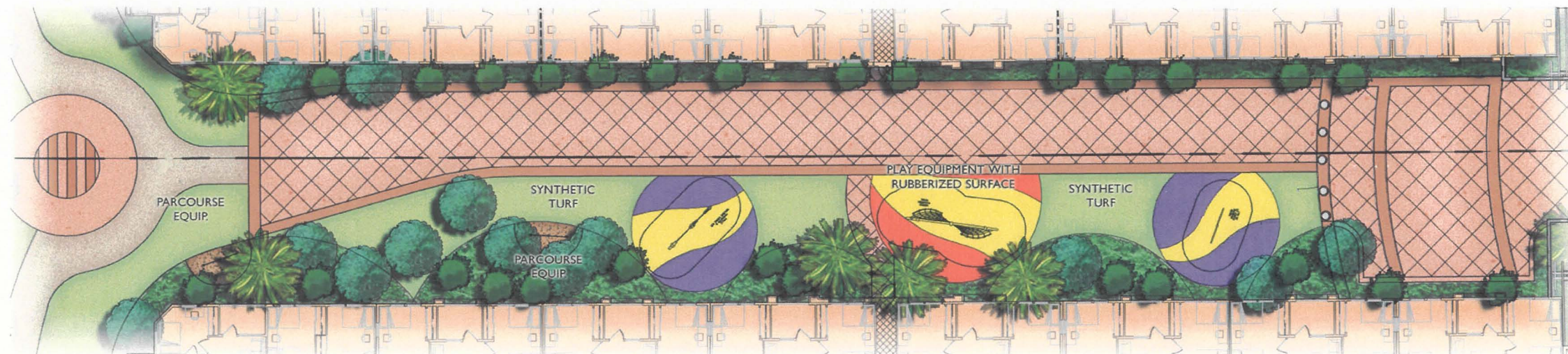
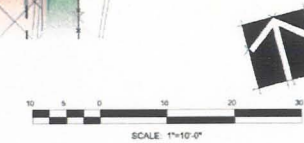
Alvarado Apartments

TTL Building Company Inc.

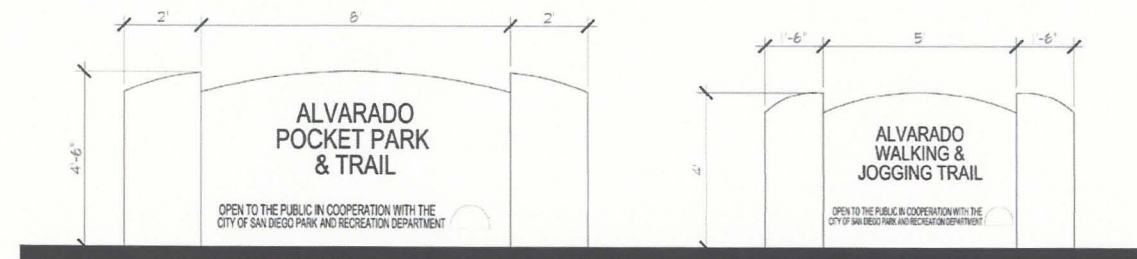




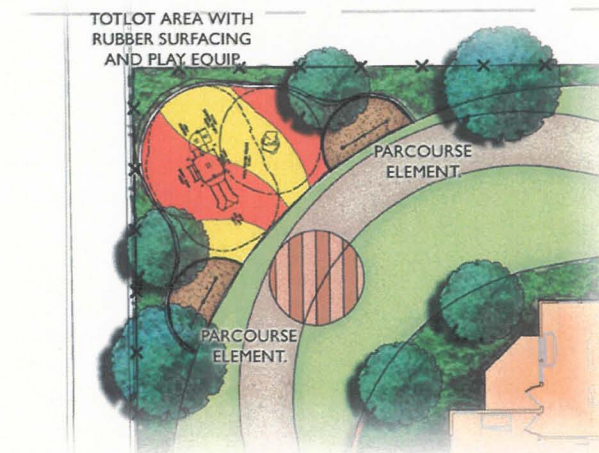
COMMUNITY ROOM ENLARGEMENT



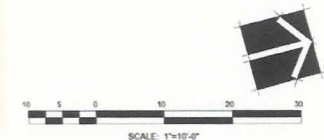
PARK ENLARGEMENT



PARK ENTRY MONUMENTS



SOUTHWEST TOTLOT & PARCOURSE ELEMENTS





ALVARADO HEART PARK
 PUBLICLY ACCESSIBLE USE AREAS AND PARKS SPACES